

To: Adam Grady, Hanover Site Design
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 6/16/2020
Re: WESCP Building TRC Rev. 1

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Pat O'Mahony	Planning, Plan Review	Comments attached
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Site Plan Comments (Pat O'Mahony, Planning):

1. Sec. 18-462 (d) (10): Show approximate locations of all trees greater than eight (8) inch DBH within the required buffers and of all natural vegetation to be used part of the buffer.
2. Sec. 18-462 (d)(14): Approximate location of all existing protected trees clearly indicating those to be retained and those proposed for removal and all trees to be planted on site to meet any mitigation requirements.
 - a. Please show retained trees on landscape plan.
3. Provide mitigation calculations for removal of significant trees.
4. Show the square footage of each landscape island to ensure compliance with required sizes.
5. Parking schedule:
 - a. Maximum allowable spaces is 100, minimum is 68 spaces.
6. Show the number of bicycle parking spaces required and provided.

Engineering (Eric Seidel)

Stormwater Management Permit Application Form:

- 1) IV. Project Information, Line Item #8: Assure BUA numbers match Impervious Data Table on Plan sheet 6 of 8. The building and future BUA look to differ.
- 2) IV. Project Information, Line Item #12: Offsite sidewalks and driveways should be account for in this section.
- 3) IV. Project Information, Line Item #13: Building, Other, & Future Impervious totals for each SCM do not equal totals from Line Item #8. They are close – please update.

Stormwater Calculations:

- 4) Assure Impervious breakdown match Application & Site Data Table.
- 5) Please provide a Pre/Post summary table.

Plans:

- 6) Provide a cross section for each Trench. You can use SC-740 Cross Section Detail as a template. Please show SHWT, Trench Bottom, Arched Pipe Invert, Trench Depth, and Top Elevations.
- 7) Provide Weir Box Details for each trench showing Weir dimensions & elevations along with corresponding pipe inverts and rim elevations.
- 8) The amount of drainage area going to single inlets ST-19 and ST-13 is concerning. Please demonstrate there is not the need for dual inlets.
- 9) Drainage Area Map: Please clearly define each SCM drainage Area. A thicker / darker line type can be used.

Fire (Chris Walker)

1. The type of Building Construction according to the International Building Code must be present on the plans. (Preferably the site data table) Textured Concrete is not an IBC Construction Type.

Traffic Engineering (Mitesh Baxi)

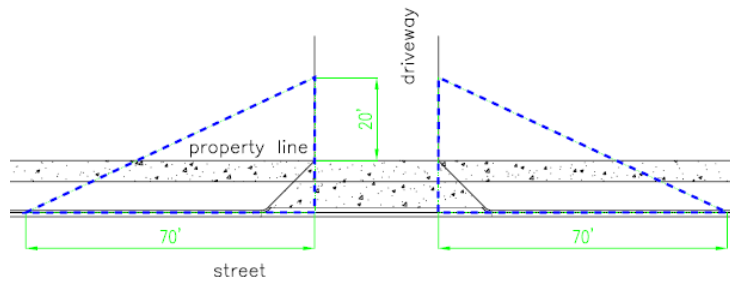
BASE INFORMATION:

1. Accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent lane configurations, traffic control devices and pavement markings for the intersections of Robin Hood Rd with S 16th St and S 17th St. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. <https://www.wilmingtonnc.gov/home/showdocument?id=1910>
2. Coordinate with engineering division for any variance to the technical standards.
3. Show any of the existing traffic control signage applicable in the site plan. Any of the required signs shall not be installed in the public right-of-way when the signs being installed are intended to function as traffic control for a private driveway (Figure 1.4, Figure 2.1). [Sec 1 A (18) CofW Sign Specification].
<https://www.wilmingtonnc.gov/home/showdocument?id=3940>

TECHNICAL STANDARDS:

4. This segment of S 16th St is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. Driveways for lots along major thoroughfares must be at least 75' offset from property lines measured at the curb line. [Chap VII (C) (2) (c) (2) of CofW Tech Stds]. Driveway off S 16th St is subject to variance.
5. Detectable warning domes are not required and shall not be installed at the corner of commercial driveways as pedestrian ROW continues across the driveway apron. Please revise.
6. When the use of any driveway has been permanently discontinued, replace all necessary curbs, gutters, aprons, sidewalks, and appurtenances thereto [Sec. 18-530 CofW LDC]. Please label the existing driveway off S 17th St accordingly.
7. Dimension driveway tapers. [Sec.18-530 CofW LDC]
8. Provide curbing detail SD 3-11 on the plan. [Sec. 18-529(b)(2) CofW LDC]
9. Dimension parking landscape island radii and drive aisles. [Sec. 18-529(b)(2) CofW LDC]
10. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. [Chapter VII, Detail SD 15-13 CofWTSSM]. Subject to variance.
11. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.
12. S 16th and S 17th are one-way streets. Show an appropriate pavement markings and/or traffic control signage for traffic exiting the driveways to these streets.
13. Please show and label location of accessible parking signs on the plan.
14. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the nearest entrance of the building. [Sec. 18-529(b)(2) CofW LDC]

15. Dimension and label the City's 20'x70' sight distance triangle at each driveway on the site plan [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC].



16. **SIGHT DISTANCE TRIANGLE FOR ANY STREET/DRIVEWAY INTERSECTIONS WITH THOROUGHFARES**

17. S 16th and S 17th St is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. In accordance with the City Code, sight distances along thoroughfares must be calculated in compliance with the AASHTO requirements. [Chap VII (C) (1) of CofW Tech Stds] [Sec.18-556 CofW LDC]. Show AASHTO in addition to 20'x70' SDT for driveways.

Transportation Planning (Bill McDow)

TECHNICAL STANDARDS:

1. The site has proposed a 17,008 SF building for a medical office building.
2. The proposed Trip Generation Estimate provide an estimate that is less than 100 new trips in the AM Peak Hour and PM Peak Hour. If the Estimated Trip Generation remains the same, then no TIA will be required for this project.
3. The proposed site plans show modifications to the S. 16th Street and S. 17th Street driveway. These changes may require a NCDOT Driveway permit. The city will review the permit when the project submits a copy of the NCDOT Driveway Permit to the city for signature.
4. The site appears to have a one-way drop-off area with a vehicle queuing line, (at the entrance for the building). The site must ensure that vehicles queued at the drop-off entrance do not extend into the S. 16th Street ROW and S. 16th Street Travel lanes. Vehicles Queuing will not be permitted to block traffic on S. 16th Street nor interfere with queuing for the Traffic Signal at S. 16th Street and Robin Hood Road.
5. The existing Driveway along S. 17th Street appears to be within the functional area of the signal. Please coordinate with NCDOT, and Traffic Engineer to determine if additional improvements will be required to mitigate traffic impact to signal.