



**Planning, Development
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DATE: 01.07.2015
TO: ProTrak
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Transportation Planning

■ **NHRMC EMERGENCY DEPARTMENT ADDITION [TRC Plan Review]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

BASE INFORMATION:

- Revise sheet I1, [Site Inventory Plan] to accurately represent drawing scale. The graphic scale is listed as 1"=30', however, the drawing scale appears to be closer to 1"=20'
- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.
- If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, do not show the markings as existing, rather show them as proposed on the site plan.

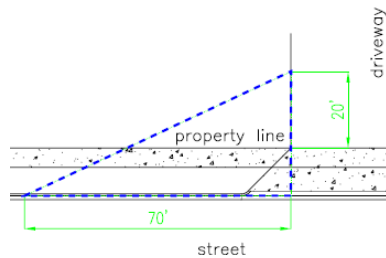
TRAFFIC IMPACT:

- ❖ Provide Estimated Trip Generation data for the proposed addition; [i.e. the estimated Trip Generation for the proposed **Emergency Room Addition of 10,532 SF**. The data should show the existing volumes and increased volumes due to the expansion for the Emergency Department.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, sight distance):

1. Install a wheelchair ramp at corner of the new patient parking area and site access road, per NCDOT and/or City standards. Connect sidewalk with the ramp.
2. The proposed fire hydrant, which is repositioned at the patient drop off / pick-up area, appears to be hindered by the proposed landscaping. Landscaping and parking cannot block or impede the fire department connections or fire hydrants. Fire hydrants must have a minimum 3' clear space around the circumference of the fire hydrant connection and the fire hydrant.

3. Show the dimensions for the corner radius, aisle width, and driveway width for the entrances to the proposed and existing patient parking and ambulance areas. [\[7-5 CofW Tech Stds\]](#)
4. 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'. This request must be made in writing or email. [\[Chapter VII, Detail SD 15-13\]](#)
5. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
6. Provide a sidewalk connection between the site and the public sidewalk.
7. The sight distance triangle does not appear to be correct for this project. The proposed SDT was not measured from the rear of the sidewalk. Revise the drawing, then show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

8. Show the dimensions (inner and outer lanes) for the drive aisles at the patient drop off area. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
9. Provide a turning movement analysis of a Fire Engine at the location.
10. The landscaping for the center island and drop off area appears to reduce the effective drive aisles behind the perpendicular parking to less than the required 24' drive aisles.
11. Show the location of bike parking for this project, which is listed in the site data table.
12. If the proposed project does not remove street signs, the note about the installation of street signs is not required.

TECHNICAL STANDARDS – Barrier Free Design:

13. The sidewalk as proposed at the handicap ramp/parking spaces does not appear to meet ADA requirements. The sidewalk does not appear to have the required landing area at the top of the ramp.
14. Show the location of tactile mats and handicap ramps on the revised project area.
15. The sidewalk connection to the existing hospital building (western building) does not appear to be ADA accessible, due to stairs between the buildings.
16. The project has added over 10,000 SF to the Emergency Department; however, the project removes 4 handicap spaces. Please explain the loss of handicap facilities with this expansion. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

MISCELLANEOUS:

- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.