



DATE: 02.23.2016
TO: ProTrak
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ZIMMER CANCER CENTER RENOVATION [TRC Plan Review]

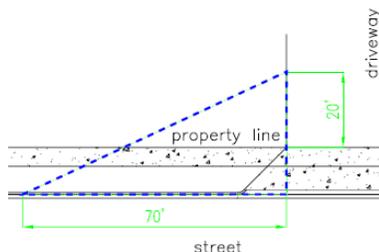
Initial Review Note

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.

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

1. The new drop off and pick-up aisle is 24' wide, which is the typical width of a two way driveway. Provide signage and pavement markings to guide vehicle movements in this area.
2. The proposed handicap ramp location on the addition, is between the two ramps on the south side of the street. Please place the ramp directly across from one of the two southern ramps.
3. The proposed western crosswalk for this expansion forms a "V". Please provide a cross walk that intersects the street at a 90 degree angle.
4. The western handicap ramp appears to be in the center of the R35 and R25 curb radius points for this drop off and pick-up area. The ramp should be at the end of the radius not in between the two radius points. Move the ramp to align with the furthest western ramp for this location.
5. Please provide pedestrian crossing signs for the crosswalks that are proposed for this location.
6. Although this expansion is not constructing a driveway, sight distance for vehicles using the drop off and pick-up area will be important. Therefore, show and apply the City's 20'x70' sight distance triangle at this location 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:

7. There are markings on the new area of asphalt that are over 8' X27'. Will these areas be used for parking in front of the expansion?
8. The entrance and exit to the drop off and pick-up area has a 24' drive aisle and a 24' wide street. If left turns are permitted on the egress and ingress points to this area, please provide a turning movement analysis for typical vehicles at this location, (SUV, Hospital Shuttle van and Courtesy Van, etc.).
9. If the drop off and pick-up area will not allow for left turns into and out of the area, then no left turn signs will be required.
10. Although not a requirement, it is requested the Applicant consider adding some additional bicycle parking and handicap parking on the site.
11. If a sign and landscaping is proposed for the 100' island, please note it on the site plan and provide a landscaping plan.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.