



**Planning, Development
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■ **WILMINGTON TREATMENT –PARTIAL HOSPITALIZATION CENTER [TRC Plan Review #2]**

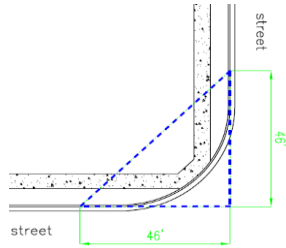
↻ Initial Review Note ↻

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. Please designate each proposed roadways, as public, private or Private Access Easement and provide cross sections.
2. The proposed gates must be able to open by siren or Knox box to allow for Fire and Emergency Access to buildings or structures.
3. It is unclear where the ingress key pads or sensors will be located for the 30' driveway and 24' driveways on the Western side of the loop road for the PHC building. These entrances have transport II cantilever gates shown on the legend for the site plan.
4. As previously stated, dimension the driveway widths and tapers for the Carolina Beach Driveway/ entrance. [\[Sec.18-529 CofW LDC\]](#)
5. Show the pavement markings for the Carolina Beach Entrance. This entrance is currently shown as a three lane section with 1 ingress lane and 2 egress lanes. Ensure driveway section does not exceeds maximum three-lane driveway width of 36'. [\[7-9 CofW Tech Stds\]](#)
6. The 50' Access Easement Roadway and 24' Wide Loop Roadway appears to be missing sections of Sidewalk (southern side of the Access Road and Eastern Side of the Loop Road).
7. Please show how the sidewalk gates will be activated/ opened. The sidewalk connections to the public sidewalk are shown with gates, which may need to be accessed for a security or evacuation event.
8. Provide the horizontal centerline radius for the 50' Access Easement. This route will be used by the Fire and Rescue vehicles therefore a minimum R100' centerline will be required.
9. The Carolina Beach Entrance was designated by City GIS as a private street entrance. Please show and apply the City's 46'X46' Sight Distance Triangle at this intersection on the site and landscaping plans. [\[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:

10. The keypad pedestal at the Northern portion of the loop road appears to be blocking the turning movement for a Fire Engine moving onto the City of Wilmington Fire Easement road. Please reposition the key pad pedestal so Fire and Rescue vehicles can make this maneuver.
11. The Stop Bar on the Northern Loop Road appears to be on the wrong side of the crosswalk. Please revise the location of the Stop Bar and the directional arrows near these cross walks.
12. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot.
A Variance request must be made to the City Engineer for this condition. [Chapter VII , C (4), pg 7-15 to 7-16 CofWTSSM]

TECHNICAL STANDARDS – Barrier Free Design:

13. Please add bollards or raised curbing at the landscape island that is adjacent to the Van Accessible parking space at the main hospital entrance. The curb at this island is flush with the space (elevations 54.18 to 54.11 on Sheet C301) and the City Technical Standards require protection around landscape islands.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Traffic Engineering at 341-7888 to discuss street lighting options.

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.