

DATE: 10.21.2019

TO: ProTrak

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■ WILMINGTON TREATMENT CENTER [TRC Plan Review]

Initial Review Note

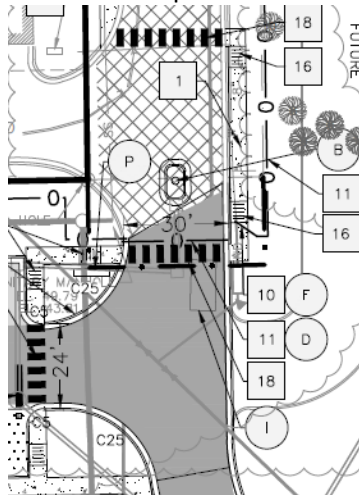
All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for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

TRAFFIC IMPACT:

- ❖ The project has submitted estimated Trip Generation numbers for the proposed ***Patient Dormitory for Congregate Care with 36 Dwelling Units (72 beds total)*** (ite land use code 253) the is 6 total driveway volume in the AM peak hours, 8 total driveway volume in the PM peak hours and 73 average weekday 2-way driveway volume.
- ❖ Based upon the submission, a TIA will not be required for the development if the information is consistent with the proposed use. Contact Transportation Planning prior to resubmitting plans if the intended use or intensity of the site is different than what is outlined above.

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

1. The proposed site plan does not show the sidewalk that was provided for the original Wilmington Treatment Center project and first two Dormitory Buildings. Sidewalk was approved for the North East portion of Reflections Loop and the connection to the Wilmington Fire Department drive aisle.



Original Sidewalk and Painted Crosswalks

2. The site plans do not show the painted crosswalks approved for the original Wilmington Treatment Center and Dormitory Buildings. Please show the painted crosswalks on the plan.
3. Provide a sidewalk connection between the site and the sidewalk approved during the original project.

TECHNICAL STANDARDS – PARKING:

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. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
5. 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. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)
6. Please provide bicycle parking adjacent to the new dormitory building and parking lot.
7. The landscape plans appear to show street trees located within the proposed sidewalk areas, including sidewalk that was approved during the original Wilmington Treatment Center plan. Please revise the landscape plans to place the trees outside the sidewalk areas.

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.