

DATE: 10.23.2019
TO: ProTrak
FROM: Bill McDow
Transportation Planning

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■ **WILMINGTON TREATMENT CENTER [TRC Plan Review #2] Landscape**

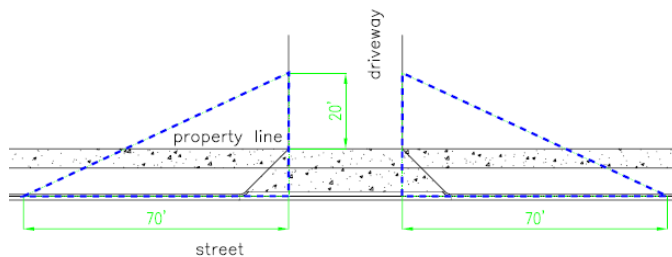
↻ Initial Review Note ↻

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.

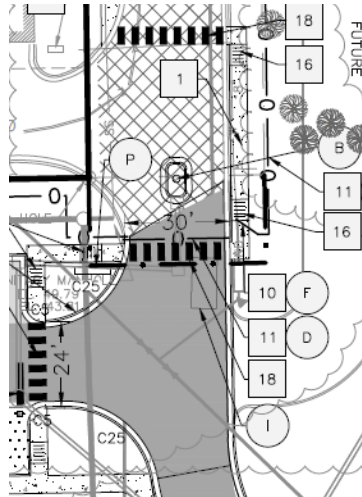
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email 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 proposed site plan appears to have existing trees or vegetation located within the driveway area, Reflections Road and the area where the 20'X 70' Sight Distance Triangles should be located. Please verify the landscape layer is properly shown on this plan.
2. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection 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]



3. The plans do not show the western side of the Reflections Loop.
4. Show the location of sidewalks and street trees on the landscape plan.
5. The proposed dumpster location will be located within the 20'X70' Sight Distance Triangle for the new parking lot and driveway area. Please revise.
6. The 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

TECHNICAL STANDARDS – PARKING:

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.