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DATE: 12.31.2012

TO: ProTrack

FROM: Tara S. Murphy, ASLA/RLA/LEED AP Dave Brent
 Transportation Planning Traffic Engineering

■ **HOSPICE [TRC 01.03.2013]**

↻ 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.

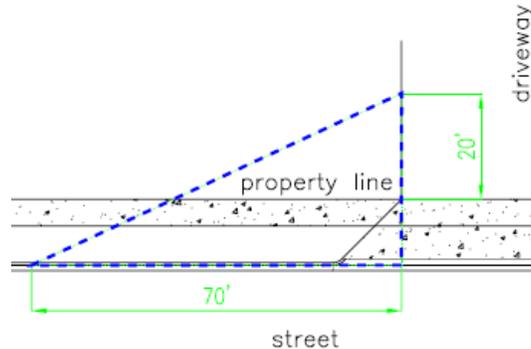
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email 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:

1. Show both driveways for 801 Physician Drive.
2. Show existing landscape island and driveway flares at the main entrance.
3. 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\]](#)
4. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
5. Dimension the existing driveway radii near the "Proposed Dumpster" location.
6. Driveways are to intersect the street at a 90 degree angle. [\[7-11 #3 CofW Tech Stds\]](#) Revise the proposed driveway to meet Physicians drive at a 90 degree angle.
7. The proposed angled parking spaces are all drawn at the same angle from a straight line and do not take into account the curve in the driveway. The parking angle varies from 45 degrees to 63 degrees. Please correct this and dimension the angle. The proposed 13' drive aisle meets the current City Standard minimum width for 45 degree parking; however, it is strongly recommended that you analyze the parking maneuver with AutoTurns. (A 13' drive aisle works well with small cars)
8. Show signage and pavement markings to control traffic flow. The proposed directional arrows on the new two-way sections are not as critical as identifying the one-way sections. The leader for the arrow note on sheet C-2.1 is improperly located. The wide median creates one-way sections that need traffic control.
9. The City's 20'x70' sight distance triangle has not been applied properly. Please refer to the illustration below and revise the sight triangles accordingly. Show 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]



10. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. An allowance for a 3' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [Chapter VII, Detail SD 15-13 CofWTSSM] Provide wheel stops for the existing spaces to the left and right of the drop off area.
11. Wheel stops shall not exceed 4" in height and shall be placed 2.5' from the end of the parking stall. Please revise the wheel stop detail to show this.
12. Please show location of handicap ramp(s) on the plan.
13. If any existing ADA parking spaces do not meet the current standards, they must be brought into compliance.
14. Provide City Standard Curb Detail SD 7-01.
15. Please revise notes #3, 4 and 5 (Traffic Notes) and #14 (Site Notes) on sheet C-1.0 to reflect the following:
 - #3: All traffic control signs and markings off the right-of-way are to be maintained by the property owner **in accordance with MUTCD standards.**
 - #4: markings (not "marings")
 - #5: Remove reference to Skeet Carr.
 - #14: All parking stall markings and lane arrows within the parking areas shall be white.
16. Please add the following note to the Traffic Notes on Sheet C-1.0:

All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [Detail SD 15-13 CofW Tech Stds]

MISCELLANEOUS:

- ❖ Include appropriate City of Wilmington approval stamps on the lower right corner of each plan sheet prior to submitting final plans for signature.
- ❖ 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.