

**Planning, Development
and Transportation**

Transportation Planning
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DATE: 12.27.2016

TO: ProTrak

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FROM: Bill McDow
Transportation Planning

■ **NHRMC ORTHOPEDIC EXPANSION PLAN [TRC Plan Review]**

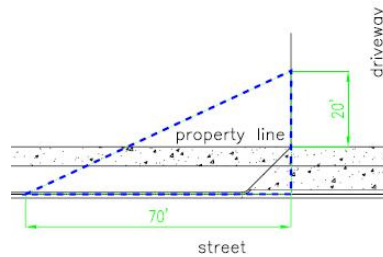
🌀 Initial Review Note 🌀

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 site plans do not show building elevations or views for the proposed building.
2. Please provide a separate demolition sheet for the site. Include the building demolition, parking space removal, curb removal and sidewalk removal for the project.
3. The project has frontage on Savannah Court, however, the required 5' public sidewalk is not shown on the site plan. Show the sidewalk.
4. Provide a sidewalk connection from the required sidewalk on Savannah Court to the interior sidewalk at the new building.
5. The sidewalk adjacent to the accessible parking spaces appears to be flush curbing (beside the building). If these spaces do not have vertical curb and gutter, then wheel stops will be required to installed.
6. Please show the curb radius on the landscape islands. A R25' radius is required for islands adjacent to travel aisles where Fire, Emergency and Large vehicles will travel.
7. If radius on the landscape islands are less than R25', then verify the Access and vehicle movement for Fire, Emergency and Trash Truck Vehicles with Auto Turns.
8. Please show the dimensions for the existing and proposed sidewalks.
9. Show signage, and pavement markings (regulatory, city and site specific signs) on the site driveways. Show the location of Stop Bars and directional arrows. [7-9 CofW Tech Stds]
10. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
11. Show and apply the City's 20'x70' sight distance triangle at each driveway 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:

12. The proposed site plan has a parking schedule. Please show the number of parking spaces removed during construction and the number of spaces required by the expansion in the site data table.
13. The proposed 60 degree parking spaces do not appear to meet the minimum dimensions for angled parking, shown in City Technical Standards, for 8.5' width and 20' length. [Chpt. 7, Table 6, pg 7-19]
14. The proposed pavement cross section appears to be less than the standard City Standard of at least 2" asphalt. Please revise to meet Technical Standards and Specifications for pavement.
15. Hospitals, schools, day care facilities and similar uses require a drop-off and pick-up area, Please show this on the site plan.
16. The pervious pavement does not appear to have will signage to distinguish it from regular pavement.
17. Show the proposed dumpster location and the trash truck route to and from the dumpster facilities.
18. Some of the proposed spaces do not have the HC label, however, they appear to be handicap spaces.
19. The proposed Landscaping index of the proposed street trees, shrubs, and plantings, does not provide the height of the vegetation at planting.
20. Provide a sidewalk detail for the site. [SD 3-10, City Technical Standards]
21. Provide Bicycle parking at the proposed building per parking specifications. [Sec. 18-529, CofW LDC]
22. Show a detail for the bicycle racks.

TECHNICAL STANDARDS – Barrier Free Design:

23. The proposed ADA Accessible Path appears to be missing the elevations, grades and slopes for the sidewalks and ADA Accessible Path. Please show spot elevations from the parking spaces to the building on the site plan.
24. Provide 4" or 6" curb to prevent vehicles from hitting walls or parking on the sidewalk. A minimum vehicle overhang of 2.5' must be allowed for vehicles that overhang sidewalk.
25. Please show pavement markings for the internal crosswalks along the ADA Accessible Path.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Traffic Engineering at 910-341-7888 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.