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**DATE:** 02.04.2015  
**TO:** ProTrak  
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 Transportation Planning

■ **MELTON OAKS [Plan Review# 4]**

↻ 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 – NEW ROADS:**

1. A 35’ street corner radius is required for the intersection of Navaho Trail and Antler Drive. [7-5, Table 2 of CofW Tech Stds]

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

2. Visual clearance is referenced in Section 18-556 of the Land Development Code and required per the City Code of ordinances; Sec. 18.60. Visual sight distance for street intersections shall meet either AASTHO requirements or the city Technical Standards and Specifications Manual. As Navaho Trail is not designated as a Major Thoroughfare within the City of Wilmington Technical Standards and Specifications Manual, the City Code and City Technical Standards and Specifications Manual would apply to this instance. Per the City Code,

**Sec. 18-60. - Site plan review. Paragraph 4 (c) 10 Site Plan Content**

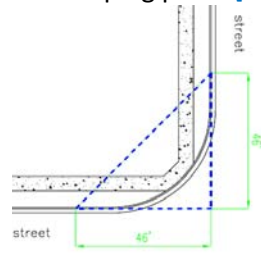
*Site plan content.* Site plans shall depict or otherwise provide the information required below, whether the improvements exist or are proposed. Whenever applicable, the proposed site improvements shall be designed in accordance with the City of Wilmington Technical Standards and Specifications Manual. In general, the following information shall be provided:

10. Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets, triangular sight distance, and curb and sidewalk lines;

Section 5.1 of the City Code of Ordinance defines the Sight Distance Triangle for the intersection of the curb lines for two streets as

- *Sight distance triangle:* The area located in a triangle created by connecting the point created by the intersection of curblines, or roadway edges, and the points forty-six (46) feet or other approved distance from said intersection measured along each curbline or roadway edge.

3. Show and apply the City's 46'x46' sight distance triangle at the intersection of Antler Drive and Navaho Trail on the site plan and landscaping plan. [\[Sec. 5.1 and Sec. 18.60 City Code of Ordinances\]](#)



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.