



DATE: 04.24.2014
TO: ProTrak
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■ **FORTUNE PLACE [Plan Review #2]**

↻ 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.

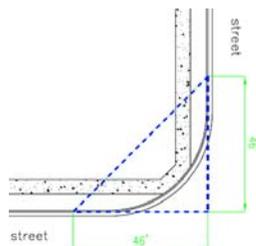
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email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

1. Gate Post Lane appears to be functioning as a collector street for this subdivision. As previously stated the Horizontal Centerline radius length of curb section leading into the first curb adjacent to lot 6 on Gate Post Lane needs revision. This centerline radius section is shown as a R100 curve section and the second section of the street has a R145 Horizontal Centerline radius length. However, the minimum Horizontal Centerline Radius for a collector street is R200'. [CofW Tech Stds, Chapter 7, Sec. B, 7-5, Table 2]
2. The subdivision streets do not meet the 400' minimum distance between the centerline of intersections. The Centerline distance is less than 400', between the intersections of Gate Post Lane and Good Wood Lane and the intersection of Good Wood Lane and Good Wood Lane.

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

3. Show and apply 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]



4. Show the connections for the proposed sidewalk at the end of Gate Post Lane near existing lot #46 and #47.
5. Please verify the street cross section for the project per SD 3-11 (Curbing). The detail shows 6" of ABC under the street, and then it shifts to 4" of ABC under the curb section.
6. Provide a Driveway detail for a typical driveway connection.

MISCELLANEOUS:

- ❖ 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.