



**Planning, Development
and Transportation**
Transportation Planning
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

DATE: 05.06.2014
TO: ProTrak
FROM: Bill McDow
Transportation Planning

910 341-3258
910 341-7801 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice

■ **JACOBS CREEK [Initial 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.



BASE INFORMATION:

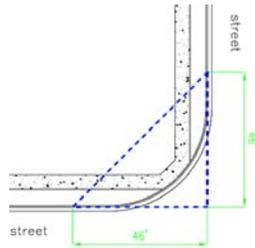
- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings for Jacobs Creek Lane. Please refer to the Technical Standards and Specifications Manual Ch. VII C.1.a.2. for specific information and distance requirements.

TECHNICAL STANDARDS – NEW ROADS:

1. Show the cross section for the proposed cul-de-sac. [[Chapter VII, Table 2, pg. 7-5 CofW Tech Stds](#)]
2. The proposed cul-de-sac does not appear to meet the minimum requirements for street design. [[Chapter VII, Table 2, pg. 7-5 CofW Tech Stds](#)]
3. Show the angle of the proposed intersection of Jacobs Creek Lane. If the cul-de-sac is forming a new street, then the minimum angle of intersection must be between 75 degrees and 90 degrees. [[Chapter VII, Table 2, pg. 7-5 CofW Tech Stds](#)]
4. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
5. The minimum tangent length between reverse curves is 100'.
6. Revise the proposed street cross section. Please increase the pavement width to 16' and reduce the utility area at the rear of the curb from 10.5' to 10'.

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

7. Show driveways for adjacent lots and lots across the street.
8. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [Chapter VII ,Detail SD 8-02 (curb) CofWTSSM]
9. Dimension driveway widths and tapers. Residential driveways should meet the guidelines specified within Table 3 and Table 4 of Technical Standards. [7-10 and 7-11 CofW Tech Stds]
10. Driveways are to intersect the street at a 90 degree angle. [7-11 #3 CofW Tech Stds]
11. Provide sidewalk detail SD 8-15 on the plan.
12. 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]

**TECHNICAL STANDARDS – Barrier Free Design:**

13. Please show any proposed connections from the public sidewalk to the active recreation area.
14. If the proposed development has a community center planned, please show the location of building and any proposed handicap ramp(s) and signs and provide details on the plan.
15. If a community center or parking area is proposed for the active or passive recreation area, please note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]

GENERAL NOTES TO ADD TO THE PLAN:

- A. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [Sec.18-378 (e) CofW LDC]

MISCELLANEOUS:

- ❖ We will reserve comments on driveway geometry and other technical issues until a full construction drawing is submitted.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.