



**Planning, Development  
and Transportation**  
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**DATE:** 07.29.2014  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

■ **ILM FINANCIAL LLC SUBDIVISION [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.



**BASE INFORMATION:**

- Revise preliminary sheet to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Show existing driveways for the brick and block houses shown on this plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.
- Show proposed and required easements for this subdivision (including 10' utility easements, access easements, etc.) on the preliminary plan.
- Revise the preliminary plan to show the location of existing and proposed buildings. An existing building behind lot #2 does not appear to be shown on the plan.

**TECHNICAL STANDARDS- Streets, Site Plan**

1. Show the existing pavement width for Jacksonville Street.
2. Revise the spelling of Franklin Avenue within the Vicinity Map (currently "FRAKLIN") and Preliminary Plan (currently "FRANKLINE").
3. Revise the spelling of Preliminary within the Preliminary Plan (currently "PRELIMINAY").

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

4. Show driveways for adjacent lots and the existing driveways on lots within this subdivision.
5. The driveway curb return must be at least 6.5' from intersecting property lines. [[Chapter VII, C, Table 4 CofWTSSM](#)]
6. Note which existing driveways will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
7. Show proposed driveway locations and dimensions. [[Sec.18-529 CofW LDC](#)]
8. The soil driveways on the site, (Northern Driveway to North State Bank property and other soil drives) appear to be providing access to adjacent parcels and future development tracts. These soil drives may require upgrades to become alleys, streets or access easements.
9. Provide a public sidewalk along the frontage of Jacksonville Street.
10. Provide sidewalk detail SD 8-15 on the plan.
11. Show all adjacent traffic signs and pavement markings on the plan. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]

**MISCELLANEOUS:**

- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

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.