



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

**DATE:** 12.08.2014  
**TO:** ProTrak  
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Transportation Planning

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■ **IVORY TRACT SUBDIVISION [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, and pavement markings on the site inventory 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.

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

1. Show driveways for adjacent lots and lots across the street.
2. Reduce the width of the private access easement to match the existing 50' public ROW for Lantern Way.
3. The proposed private access easement is greater than 150' in length required for a turnaround for the Fire Department. Please align the driveways for lots #2 and #4 to form the "T" for the turnaround at the end of the access easement.
4. The design of the infiltration trench and the proposed driveway aprons appears to create a conflict. The driveways shall be concrete and the infiltration trench shall be clean stone and grass material. Show how the driveway will cross the infiltration trench for lots #3 and #4.

5. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. Due to the roll type curbing on Lantern Way, the applicant must use SD 8-05 to properly connect the driveways. [Chapter VII ,Detail SD 8-05 (curb) CofWTSSM]
6. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
7. Driveways are to intersect the street at a 90 degree angle. [7-11 #3 CofW Tech Stds]
8. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]

**REVISIONS TO NOTES ON THE PLAN:**

9. Please revise notes #7 and 10 on sheet 1 to reflect the following verbiage:

#7: A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.

#10: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

**MISCELLANEOUS:**

- ❖ 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.