



**Planning, Development
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DATE: 12.14.2015
TO: ProTrak
FROM: Bill McDow
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■ **THE POINTE AT BARCLAY COMMERCIAL LANDSCAPE PLAN [Phase 1 Plan Review]**

TECHNICAL STANDARDS – NEW ROADS:

1. Show 46'X46' sight distance triangles at each street corner intersection. [[Sec.18-529\(c\)\(3\)CofW LDC](#)]
2. Ensure that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [[Sec.18-566 CofW LDC](#)]
3. The street trees must be located at least 5' from sewer and fire lines.
4. The plaza area has not been maintained on both sides of the streets with angled parking. Where the subdivision has angled parking, the plaza area adjacent to the curb has been replaced with sidewalk.

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

5. Show 20'X70' sight distance triangles at each driveway intersection with a subdivision street. [[Sec.18-529\(c\)\(3\)CofW LDC](#)]
6. Ensure that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [[Sec.18-566 CofW LDC](#)]
7. The driveways from the parking lots on Barclay Pointe Blvd, Stone Crop Dr., and Dusty Miller Ln must account for sight distance for these locations. Please relocate proposed street trees from these intersections.
8. The site has constructed two right in and right out driveways on Barclay Pointe Blvd with concrete islands (near building #4). The street has a 15' median, therefore, these islands are unnecessary and hinder vehicular movement in these driveways. Remove the concrete islands.
9. Ensure to maintain 4' of clear sidewalk area between the tree wells and the edge of the sidewalk. [Building #2, and Building #3]. The requirements of developments with buildings over 40,000' SQFT require additional sidewalk width beyond the 5' minimum proposed.
10. The sidewalk adjacent to the angled parking along Stonecrop Drive, Barclay Pointe Blvd., and Dusty Miller Ln. (north of Blockbuster Rd), does not have the minimum sidewalk requirements of SD 3-10. Sidewalk at the back of curb must be a minimum of 6' per SD 3-10.
11. The sidewalk adjacent to the angled parking without plaza does not meet the minimum 2.5' vehicular overhang for parking adjacent to sidewalks. Please install the plaza between the sidewalk and angled parking or increase the width of the sidewalk to 6.5'.

TECHNICAL STANDARDS – Barrier Free Design:

12. The tree wells appear to be blocking the sidewalk. Ensure sidewalk area behind the tree wells meets minimum ADA requirements. 4' of the sidewalk must remain clear for pedestrian use.