



*Department of Transportation*  
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[www.durhamnc.gov](http://www.durhamnc.gov)

The following is a list of site plan and preliminary plat requirements from the Department of Transportation. This list is intended to give general guidelines only and is not to be considered all-inclusive.

## 1. Access Points

- a) 90 or less units – one public street access
- b) More than 90 units – 2 public street accesses
- c) Add a note on the plan regarding the limit of units before another access street is built
- d) Access points needed for connectivity

## 2. Usability of Access Points

- a) Sight distances (horizontal and vertical alignments and obstructions)
- b) Landscaping in right-of-way or interfering with sight distance (sight triangle)
- c) Sight distance triangles for adjacent drives
- d) Relationship to other streets and drives
- e) Entrance type
- f) Turning radii (particularly fire access)
- g) Turning lanes (left and right turns in and out)

## 3. Adjoining Property

- a) Dedicated streets (are connections made or needed?)
- b) Land locking (is access to adjoining property needed?)

## 4. Conformance with adopted plans

- a) Impact of any proposed transportation improvements adjacent to or through the property (right-of-way and construction)
- b) Additional right-of-way needed on streets adjoining project

## 5. Street Design

- a) Meets Table of Minimum Design Requirements for Public and Private Residential Streets
- b) Sight Distance (vertical and horizontal curves, landscaping, signs etc.)
- c) Street Lighting
- d) Driveway spacing, width, location and distance from intersection
- e) Correct street and right-of-way width – according to street type
- f) Provisions for on-street parking
- g) Minimum centerline radius – as per design speed
- h) Maximum cul-de-sac length = 800'
- i) Minimum cul-de-sac bulb radius
- j) Corner right-of-way radius or triangle needed
- k) Accommodations for bicyclists (Durham Comprehensive Bicycle Transportation Plan)
- l) Adequate right-of-way width to accommodate sidewalk and other proposed improvements. Is there a dedication of right-of-way?



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## 6. Parking

- a) Parking location and control (maneuvering away from entrances and intersections)
- b) Parking stalls and aisle widths
- c) Handicapped parking requirement and van accessibility
- d) Bicycle parking (number, location, rack type)
- e) Is a complex source permit required?

## 7. Miscellaneous

- a) Dumpster location and access
- b) Pedestrian access (internal and external sidewalks)
- c) Stacking requirements
- d) Internal site circulation
- e) Transit accommodations (where applicable)
- f) Off-site improvements needed (signals, street widening, turn lanes at intersections, etc.)
- g) Traffic Impact Analysis required (peak hour generation > 150 trips)
- h) Name and dimension cross-sections and right-of-way
- i) General notes