



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

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

DATE: 02.12.2015
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **ANDREWS REACH PHASE 2 [Plan Review# 2]**

↻ 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.

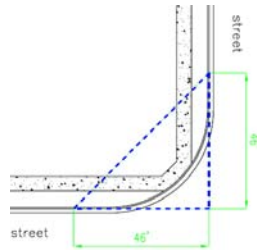
TECHNICAL STANDARDS – NEW ROADS:

1. As previously stated, the proposed Private Access Easement exceeds the maximum 400' length allowed for a Private Access Easement. The proposed Dovecote Avenue may operate better as a street or alley. Dovecote Avenue has a 40' Right of Way that narrows to 34'. Please maintain the right of way for the entire length of the Street or divide the street from the access easement. A variance will be required for this private access easement.
2. The proposed 68' horizontal centerline radius does meet the standard for minimum horizontal centerline radius on a city street. The minimum horizontal centerline radius is 100' for local streets. A variance will be required for this radius. [7-5 CofW Tech Stds].
3. The minimum street corner radius is 35'. The proposed street entrance to Dovecote Ave looks like a driveway and not a street entrance. Please design the entrance with standard 35' street corner radius or design it to match the existing street corner radius for Andrews Reach Loop. [7-5 CofW Tech Stds]

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

4. Has the project requested or been granted a waiver for sidewalk along Dovecote Ave?
5. The landscaping plan does not appear to show any street trees or landscaping. The dry detention basin detail shows some vegetation, however, the landscaping plan is blank.
6. The intersection of Dovecote Ave and Andrews Reach Loop is a standard street intersection, therefore, 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'. [\[Sec.18-566 CofW LDC\]](#)



GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [\[Detail SD-13 CofW Tech Stds\]](#)
- B. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- C. 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.
- D. It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- E. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- F. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)
- G. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- H. 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:

- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.