



**Planning, Development
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DATE: 10.06.2014
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■ **ANDREWS REACH PHASE 2 [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.

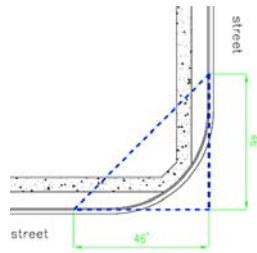
TECHNICAL STANDARDS – NEW ROADS:

1. 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.
2. If the proposed access easement starts at Andrews Reach Loop, then the Private Access Easement will exceed the maximum 400' length allowed for a Private Access Easement.
3. Show centerline geometry of new streets. On the site plan.
4. Install wheelchair ramp at corner of Andrews Reach Loop and Dovecote Avenue, per NCDOT and/or City standards. Connect sidewalk with ramp.
5. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets. The traffic page shows a 73' radius for the outer radius and a 56' radius for the inner radius.
6. The minimum street corner radius is 35'. [\[7-5 CofW Tech Stds\]](#)

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

7. Provide a sidewalk connection between the site and the public sidewalk.
8. Distinguish between proposed and existing sidewalk(s) and provide dimensions
9. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
10. 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.

11. 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 signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [Detail SD 15-13 CofW Tech Stds]
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. 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.
- E. 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.
- F. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- G. 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]
- H. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- I. 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.