

**To:** Tyler Broughton  
**From:** Brian Chambers, Senior Planner; 910.342.2782  
**CC:** File;  
**Date:** 12/12/2022  
**Re:** 41<sup>st</sup> Tract Subdivision Preliminary Plan Rev 1

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The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Brian Chambers	Planning, Plan Review	Comments below
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No comments

Planning Comments

- Setback is measured from the paved portion of the easement, confirm compliance.
- Remove Lot 3 from Preliminary Plan.
- Specify what species the 27” Oak tree is (e.g. Live Oak?).
- Provide justification for the removal of the 12” Oak and 8” Hickory north of the drive.

Engineering has reviewed the 12/02/2022 preliminary plan submittal for the 41<sup>st</sup> Tract Subdivision and offers the following comments:

1. This project proposes greater than 2,500 sf of onsite newly constructed impervious, which qualifies as a drainage plan. A drainage plan submittal should include: \$400 check for drainage plan review fee, stormwater permit application form (Form SWP 2.3), revised plans, and calculations if necessary.
2. Provide all necessary City standard details in the plan set. Please include SD 1-05 for pavement repairs for utility street cuts.
3. 41<sup>st</sup> St. should be demolished and replaced as one whole section for the utility connections.
4. Include the private access easement City standard detail on the plans, SD 1-14.
5. Maple Avenue must be improved to City street standards up to Lot 3 in order to utilize it for access.
6. Lot 3 and Lot 4 should be combined as one lot until Maple Avenue is improved to City street standards.
7. The private access easement should include a City standard residential driveway in the ROW per SD 3-03.1 & 3-03.2. These details should be added to the plan set.
8. Provide a grading and drainage plan with spot elevations. Stormwater should be conveyed by pipe or swale to the 41<sup>st</sup> St. ROW ditch.

Project Name: **41ST TRACT SUBDIVISION**

Pre-TRC Pre-Plan Date: **12.08.2022**

Reviewer Name: **Mitesh Baxi**

Reviewer Department/Division: **Engineering/Traffic Engineering**

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**TECHNICAL STANDARDS:**

1. Reconcile the locations of driveways off 41<sup>st</sup> St on site plan and Utility plan.
2. Dimension all the driveway widths at property line and dimension the corner radii.
3. Show and apply the City's 20'x70' sight distance triangle at each driveway off 41<sup>st</sup> St accessing this development [Sec. 18-667 CofW Updated LDC] [Sec. 18-693 CofW Updated LDC]. Add a note 'No parking spaces, fences, walls, posts, lights, shrubs, trees, or other type of obstructions not specifically exempted shall be permitted in the space between 30 inches and above ground and 10 feet above ground level within a triangular sight distance [Sec. 18-667 Figure 18-667 CofW Updated LDC: Vision clearance].

**GENERAL NOTES TO ADD TO THE PLAN:**

- A. 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]
- B. 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.
- C. Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.

Please let me know if you have any questions or if I can be of further assistance.

Project: 41<sup>st</sup> Street Tract Subdivision

Date: November 17, 2022

Reviewer: Miranda - Zoning

1. All lots have minimum of 10,000 square feet excluding easement.
2. ADU's would be permitted – easements can only serve 4 units.