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**DATE:** 01.03.2018  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

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■ **WOODLANDS AT ECHO FARMS TRACT 2 [TRC 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.

**BASE INFORMATION:**

- Show existing sidewalks and utilities on Independence Blvd.

**TRAFFIC IMPACT:**

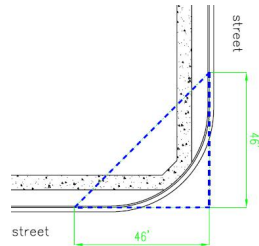
- ❖ A TIA is in progress for this project. Please contact Amy Kimes, PE, [amy.kimes@wilmingtonnc.gov](mailto:amy.kimes@wilmingtonnc.gov) at (910) 473-5130 to discuss the TIA review process.

**TECHNICAL STANDARDS – NEW ROADS:**

1. The proposed Road U does not extend to the end of the proposed lots, (lots #49, #50 and # 51). Please revise this street.
2. The proposed street with a T-intersection for Lot #25 to Lot #30 is unnamed. Provide an approved street name for the street per City addressing coordinator.
3. Provide street names for all subdivision streets.
4. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
5. Verify the minimum horizontal centerline geometry for Road R. Collector streets require a minimum of R200' for the horizontal centerline radius. The minimum tangent length between reverse curves is 100'. If the minimum tangent length can not be met, a variance request may be required.
6. The proposed pavement section does not meet the minimum pavement thickness for new streets. Please revise pavement cross section to meet city standards.
7. Please verify the minimum centerline distance between Road R and Echo Farms Blvd. A minimum of 400' is required between these streets.
8. The minimum street corner radii is 35'. The plans show R34'. [7-5 CofW Tech Stds]

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

9. The parking area for the open area must be configured to accommodate two-way traffic. The minimum two-lane driveway width is 23'. [\[7-9 CofW Tech Stds\]](#)
10. Provide a sidewalk connection between the open space access site and the public sidewalk on Road R.
11. Distinguish between proposed and existing sidewalk(s) and provide dimensions
12. Street intersections such as Road R and Road U, require the City's 46'x46' sight distance triangle at each street corner intersection on the site plan and landscaping plan.. Please revise site plans. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#)



#### TECHNICAL STANDARDS – PARKING:

13. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
14. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
15. Provide bicycle parking in the open space access area. Please add the proposed number to the site data table and graphically indicate on the plans the location of bike parking.

#### TECHNICAL STANDARDS – Barrier Free Design:

16. Please provide a handicap ramp of both sides of Road R, such as at the unnamed T street. If a cross walk is added at this location, please show the pedestrian crossing sign and provide details on the plan.
17. Please provide handicap accessible parking for the open access area. Note the proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

#### GENERAL NOTES TO ADD TO THE PLAN:

- A. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- 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.

#### MISCELLANEOUS:

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.