



**Planning, Development
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DATE: 02.06.2019
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **ECHO FARMS PARK [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:

- If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, do not show the markings as existing, and rather show them as proposed on the site plan.
- Please show plans for the Woodlands at Echo Tracts that are adjacent to this project, either as existing conditions for approved plans or as future for plans that are currently under review.

TRAFFIC IMPACT:

- ❖ A TIA is currently underway for Echo Farms, (Woodlands Project), please provide trip generation estimates for this usage, Park/ Tennis Courts and Pool. Per the Institute of Transportation Engineers (ite) Trip Generation 9th Edition, 2012, Microtrans trip Generation Software; the estimated Trip Generation for the proposed **LIST PROPOSED USE + INTENSITY** (ite land use code xxx) is xx total driveway volume in the AM peak hours, xx total driveway volume in the PM peak hours and xx average weekday 2-way driveway volume.
- ❖ You may contact Fredric Royal, PE at (910) 772-4170, Fredric.Royal@wilmingtonnc.gov to discuss the status of the Woodlands TIA or determine if this project was included in the Woodlands Scope.

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

1. Show the sidewalk for adjacent parcels, and parcels across the street, such as Arbor Trace Apartments.
2. The site has property frontage on both sides of Echo Farms Blvd. Please show the sidewalk on the frontage for the Echo Farms Park land located on the north side of Echo Farms Blvd.
3. The site plans do not show the locations where the proposed 10’ Multi-Use Trail crosses the new streets for the adjacent Woodlands at Echo Tracts, such as Chastain Drive.

4. Please provide a page that shows how the Multi-Use Path crosses the wetlands and stream areas. If the path borders a Stormwater pond, please show it with a scale that is less than 1":100' scale on the plan.

TECHNICAL STANDARDS – PARKING:

5. The site has proved reduced radius on landscape islands within the parking area. Please provide Auto Turns Movements for Fire Engines and Rescue Vehicles to demonstrate that the reduced radius locations will not negatively impact Fire and emergency response. The Fire Engine template for the City is 48.1' vehicle length. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
6. Drop off/pick up areas are required for daycare centers, schools and similar uses. Please show the location of any proposed drop-off and pick-up areas for this project. [\[Sec.18-553 CofW LDC\]](#)
7. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)
8. The site has more than the maximum vehicle parking spaces. Please consider replacing excess vehicle parking spaces with additional bicycle parking spaces.

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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. [\[SD 15-14 CofW Tech Stds\]](#)

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ 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.