



**Planning, Development  
and Transportation**  
Transportation Planning  
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**DATE:** 02.23.2018  
**TO:** ProTrak  
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Transportation Planning

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■ **WOODLANDS AT ECHO FARMS TRACT 2 [TRC 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. Access Easements will not be allowed at the end of Road U. Please extend the Road to reach Lot #49, Lot #50 and Lot #51. The length of the end of Road U to the turnaround shall not extend further than 150’.
2. As previously stated, provide approved street names for the proposed streets.
3. Any Improvements specified in the TIA for this overall project (Woodlands/ Echo TIA) must be installed by the developer.
4. The proposed pavement Section on sheet C-5.0 does not match city technical standards for local and collector streets, which require a minimum of 3” asphalt and 8” ABC Stone base.

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

5. Distinguish between proposed and existing sidewalk(s) and provide dimension.
6. The Site plans appear to be missing the location of Street Trees, Stop Signs, Pedestrian Crossing Signs, and Street Lights.
7. Provide a Landscape plan for this project.

**TECHNICAL STANDARDS – PARKING:**

8. The proposed parking area adjacent to the open areas appears to connect to a walking path, however, a wheel chair ramp which connects the path to the parking lot has not been shown.
9. The backing stub does not appear to be 10’ deep. Please revise. [Chapter VII ,Detail SD 15-12 CofWTSSM]

**TECHNICAL STANDARDS – Barrier Free Design:**

10. The Handicap Parking space in the active open area, does not have a 5’ sidewalk to form an ADA Accessible path to the sidewalk on Road R or to the walking path at the end of the parking lot.

11. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space to the sidewalks and walking path. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

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

- A. 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.
- B. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- C. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

**MISCELLANEOUS:**

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Sheet C -1.0, and sheets C-3.4 through C-5.2 do not have City of Wilmington Approval Stamps. Include appropriate City of Wilmington approval stamps prior to these plan sheets.
- ❖ 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.