



**Planning, Development
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DATE: 3.14.2017
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **THE WOODLANDS AT ECHO FARMS DEVELOPMENT [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.

BASE INFORMATION:

- Please show the conditions on and surrounding this parcel on Independence Blvd. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.
- Show driveways and streets along Independence Blvd, including those across the street, especially on the Site Plan.
- Provide additional required elements for the TRC plan, including locations of all types of parking, (on-street, Accessible Parking,), sidewalks, driveway locations to Townhouse units, dimensions, etc.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) is underway for this development. Please contact Amy Kimes, PE, (910) 473-5130, amy.kimes@wilmingtonnc.gov to discuss the TIA review process and current discussions. TIA improvements will be required to be incorporated into these plans.

TECHNICAL STANDARDS – NEW ROADS:

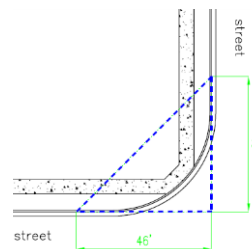
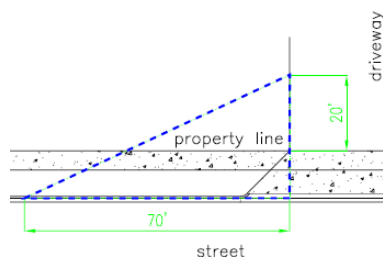
1. The proposed Street L requires sidewalk on both sides of the street per SRB conditions for sidewalk on both sides of proposed streets.
2. The proposed Street U requires sidewalk on both sides of the street per SRB conditions for sidewalk on both sides of proposed streets. The Sidewalk on this street appears to end prior to the final three lots #52- #54.
3. Several plan sheets show an unnamed street that services lots #26 to #31. Provide a name for this 6 lot street. [7-5 CofW Tech Stds]
4. Provide street names for all proposed streets. Contact Jim Sahlie, PE for street name approval.
5. The current sheets do not show all the streets around Tracts 3A and 3C.
6. Show a pavement cross section for the proposed streets.
7. Please address the previously stated centerline distances. The project appears to have intersections that are closer than the required 200'/400' minimum distance between

centerlines, per the City's technical standards. [7-5 CofW Tech Stds] The intersections with centerline distances less than 400' include:

- (a) All streets in Tract 3C, such as Road P and adjacent streets.
 - (b) Intersection of St Anne's Moor and entrance street to Tract 3C.
 - (c) Intersection of Road J and Foxhall Court.
 - (d) Intersection of Road E and Belfairs Drive/Appleton Way Roundabout.
 - (e) Intersection of Road T and Independence Blvd.
8. Street M has a R160' horizontal centerline radius, which is less than the minimum of 200' for collector streets.
 9. Show wheelchair ramps at each street corner with sidewalk present, per City standards.
 10. The minimum street corner radii is 35', please label the dimensions. [7-5 CofW Tech Stds]
 11. A number of the proposed fire hydrant locations appear to be within the sidewalks instead of in the plaza areas. Shade the sidewalk locations along with the hydrant locations.
 12. Ensure the proposed hydrants are not blocked by on street parking. All on street parking shall be at least 15' from fire hydrants.
 13. Show proposed turn lanes on Independence Blvd. for this development.
 14. Provide a street cross section that shows On-street Parking.

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

15. Ensure proposed utilities, such as Fire Hydrants are not located in the sidewalks, (see Street L and Street J).
16. Provide sidewalk to the amenity areas, Mail Kiosk, Club house, Pool and Pool house.
17. The Mail Kiosk, pool and club house must be ADA accessible. Provide ADA path to these structures.
18. Some of the proposed driveways do not intersect the street at a 90 degree angle. The driveways must have a minimum 75 degree angle. [7-11 #3 CofW Tech Stds]
19. Provide driveway connections to the Townhouses. If the curb transitions to non-vertical curb at the Townhouse driveway aprons, please show the transition area and a detail on the site details sheet.
20. Public sidewalk is required on the frontage of public streets, such as the frontage near the roundabouts. Please provide sidewalk on site frontage as conditioned by the SRB.
21. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
22. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
23. Show and apply the City's 20'x70' sight distance triangle at each driveway and 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]



TECHNICAL STANDARDS – PARKING:

24. Update site plans to show the sidewalk adjacent to On-street parking area, in accordance with the detail for the On-street parking shown on sheet C5.1.
25. Provide parking at the amenity areas and public areas. It is unclear if the Clubhouse and Pool House have parking or whether they will have to share parking with the apartments. [Sec.18-526 CofW LDC]
26. Site Layout Plans do not have dimensions. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]

27. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
28. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
29. Please dimension backing stubs. [\[Chapter VII ,Detail SD 15-12 CofWTSSM\]](#)
30. Provide a turning movement analysis of a Trash Truck, Fire Truck and WB-50 vehicle at the MF sites and vehicle Turnaround locations, such as Road L, Road T and Road U.

TECHNICAL STANDARDS – Barrier Free Design:

31. Handicap parking spaces are not shown on the site plans.
32. Ensure to show proposed 5' sidewalk adjacent to buildings. In areas where sidewalk is adjacent to 90 degree parking spaces provide an allowance for a 2.5' vehicle overhang to meet ADA requirements. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
33. Please show location of handicap ramp(s) and signs and provide details on the plan.
34. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the buildings. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

GENERAL NOTES TO ADD TO THE PLAN: (Provide Standard notes for 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. All parking stall markings and lane arrows within the parking areas shall be white.
- E. 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.
- F. 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.
- G. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- H. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- I. Contact Traffic Engineering at 341-7888 (48) hours prior to any excavation in the right of way.

MISCELLANEOUS:

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

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.