



Planning, Development and Transportation

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DATE: 04.08.2019
TO: ProTrak
FROM: Bill McDow
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■ **WOODLANDS AT ECHO TRACT 3A [TRC Plan Review #5]**

↻ 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.

TRAFFIC IMPACT:

- ❖ The development will be required to implement the traffic improvements identified in the TIA for this development prior to COA. Please refer to TIA letter for Woodlands at Echo Farms Development Tracts 3A, 3B and 3C dated 1-15-19 and preliminary drawings by Norris and Tunstall for Woodlands Road Improvements.

TECHNICAL STANDARDS – NEW ROADS:

1. As previously stated, dimension the width of the proposed splitter islands and width of the crosswalks. Crosswalks shall be a minimum of 6’, and 10’ is preferred. [\[Standard Detail 3-09 CofW Tech Stds\]](#)
2. Please coordinate street names on Site plans and Landscape plans. The plans do not show the same street names for the section of Midvale Drive, near Building 1, and Chastain Drive, south of the roundabout at Building 12.
3. The proposed Chastain Drive Typical cross-section detail does not meet city Technical Standards. Provide 23’ of Asphalt, 5’ sidewalk and 6’ plaza sections on both sides of the street. [\[7-5 CofW Tech Stds\]](#) (Cond. # 16 and Cond. #22)

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

4. Provide a sidewalk connection between the site and proposed parkland and active recreation areas.
5. Provide connections from the proposed sidewalk to the proposed 5’ wide asphalt pedestrian trails.

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.