



**Planning, Development  
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**DATE:** 04.22.2015  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

■ **ECHO WEST SINGLE FAMILY SUBDIVISION [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:**

- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. 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.

**TRAFFIC IMPACT:**

- ❖ Was this project part of an existing TIA for this area, such as Echo Farms, or Independence South? If so please provide the TIA name and date of approval.

**NCDOT:**

It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – NEW ROADS:**

1. The proposed Gleneagles Dr. appears to be a long cul-de-sac. Cul-de-sac length cannot exceed the maximum length of 500’. If the Cul-de-sac begins at Turnberry Lane, then it must meet the minimum Cul-de-sac length of 138’. [\[Chapter VII, Sec.B \(2\) CofWTSSM\]](#)
2. Show a vertical profile for each of the proposed streets.
3. Show centerline geometry of new streets.
4. Install wheelchair ramp each proposed street corner per NCDOT and/or City standards. Connect sidewalk with ramp.

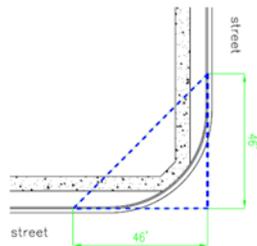
5. Please verify the dimensions of the proposed cul-de-sacs with minimum and maximum street design standards in the technical manual. [7-5 and 7-6 CofW Tech Stds]
6. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets. The turn on Turnberry Dr. appears to be less than the 100' radius. [7-5 CofW Tech Stds]
7. The minimum street corner radii is 35'. [7-5 CofW Tech Stds]
8. Show the location of fire hydrants on the site plan. All on street parking shall be at least 15' from fire hydrants.

**TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):**

9. Driveways for lots along major thoroughfares must at least 75' offset from property lines to the curb line.

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

10. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [Chapter VII ,Detail SD 8-02 (curb) CofWTSSM]
11. Provide standard details and dimensions for the project on the site plan, including pavement width, curb type, horizontal centerline radius, sidewalk width, location of tactile mats and curb ramps, sign locations, etc.
12. The sidewalk adjacent to the mail kiosk appears to end. Continue the sidewalk in this area.
13. Provide a sidewalk connection between the site and the public sidewalk.
14. Distinguish between proposed and existing sidewalk(s) and provide dimensions
15. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
16. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
17. Show and apply 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:**

18. The proposed mailbox kiosk parking area appears to be too close to the street entrance off Independence Blvd. Please relocate it further in the Subdivision.
19. Dimension on street parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
20. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.

**TECHNICAL STANDARDS – Barrier Free Design:**

21. Please show location of handicap ramp(s) and signs and provide details on the plan.

**GENERAL NOTES TO ADD TO 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. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- G. 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.
- H. Any broken or missing sidewalk panels and curbing will be replaced.
- I. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- J. Contact Traffic Engineering at 341-7888 forty-eight 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.
- ❖ Provide a graphic scale.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.
- ❖ 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.