



**Planning, Development
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DATE: 05.06.2019
TO: ProTrak
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■ **ECHO FARMS PARK [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 – ACCESS (driveway, sidewalk, and sight distance):

1. 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.
2. The site plans do not show the correct detail for the 10’ Asphalt Multi-Use Path. The current details refer to a mulch path.
3. The Multi-Use Path crosses large areas of Wetlands and Drainage Ditches. The Path will be reviewed by City Engineering. Please submit an engineered submission for the path along with the Stormwater Submission. The submission must include details on footings/ pilings within the wetlands, materials, railings, and elevations/ views of the path over the wetlands.
4. The proposed 10’ Multi-Use Trail crosses the new streets for the adjacent Woodlands at Echo Tracts, such as Chastain Drive, however, the plans do not show Tactile Mats, Crosswalks, Pedestrian Crossing Signs, or handicap ramps, at the crossing location.
5. The path crosses a ditch near Chastain Drive. Please show a pervious crossing similar to the crossings in other wetland areas and ditch areas, on the plan, (adjacent to the Tennis Courts).
6. 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.
7. The 10’ Asphalt Multi-Use Path does not appear to have connections to the proposed subdivisions, such as Woodlands at Echo Tract 3A and Tract 3B. Please revise.

TECHNICAL STANDARDS – PARKING:

8. Drop off/pick up areas are required for daycare centers, schools and similar uses. Show the location of any proposed drop-off and pick-up areas for this project. [\[Sec.18-553 CofW LDC\]](#)

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.