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DATE: 05.15.2018
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **WOODLANDS AT ECHO TRACT 5 [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:

- The proposed site plans do not show NCDOT requirements for McCarley Blvd, including the closing of the median cut at Road A.
- Revise all sheets to accurately illustrate the NCDOT requirements and 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.
- The plans refer to conditions “allowed by the SRB”, however, this appears to be a new project. Please clarify the previous submission(s) and conditions for the SRB Approval of plans that included Woodlands at Echo Tract 5.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) is underway for this development. The project will be required to install all TIA improvements for this project.

NCDOT:

The project will be required to install NCDOT required improvements including median changes, driveway/street connections and lane configurations and traffic islands. Please revise the plans to show these changes.

TECHNICAL STANDARDS – NEW ROADS:

1. Plan sheet C-2.1 shows a 1"=100' graphic scale, however, the apparent scale of the drawing appears to be a 1"=40' scale. Please ensure that site drawings and graphic scales are shown in the same graphic scale.
2. Provide approved Street Names for this subdivision. The names used for Tract 5; Road A, Road B and Road C, have been used in multiple tracts within this subdivision.
3. The proposed Road A with T-style Turnaround appears to be operating as a cul-de-sac style roadway. Road A off McCarley Blvd. exceeds the maximum length of 500'. [[Chapter VII, Sec. B \(2\) CofWTSSM](#)]
4. The proposed western median at the intersection of Road A and McCarley Blvd must be able to accommodate turning movements from Fire Engines, WB-50 Trucks, Trash Trucks and other vehicles. The length, width and location of the median may require changes. Please show vehicle turning movements for these vehicles to demonstrate safe movement at the median.
5. The proposed eastern median on Road A, which is adjacent to Unit# 30 to Unit #36, prevent residential vehicles from turning left on Road A. Provide turning movement for Passenger vehicles, SU-30, and SUVs that show the U-turns around this median.
6. The proposed Road C has a T182' length without an approved Fire/ Emergency Vehicle Turnaround. Provide a cul-de-sac or approved emergency vehicle turnaround for this street.
7. The access to the Pump Station must accommodate safe ingress and egress of service vehicles. Vehicle ingress and egress movements in the ROW must be in the forward direction. Please show the turning movements for Service Trucks to this pump station. [[Sec.18-526 CofW LDC](#)]

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

8. Show the driveways for the proposed SF parcels, labeled as Lot #1 to Lot #4.
9. Show the driveways for the lots across the street from Lot #1 to Lot #4.
10. Dimension the driveway widths and tapers for the proposed Multi-family units. [[Sec.18-529 CofW LDC](#)]
11. The proposed parking areas for the Unit #1 through Unit #42 do not appear to be wide enough to park 2 vehicles per unit. Increase the parking area to a minimum 18' width and 18' length to accommodate two vehicles per each unit within these driveways.
12. The site has over 1900' of frontage along the Carolina Beach Road ROW. Please show 5' public sidewalk along this ROW. If the sidewalk is placed outside the ROW, then a pedestrian access easement will be required for the sidewalk.
13. Provide a sidewalk connection between the site and the active and passive open areas.
14. The site has proposed a marked pedestrian cross walk at the intersection of Road A and Road C. Please provide pedestrian crossing signs at the cross walk.

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.