



**Planning, Development
and Transportation**
 Transportation Planning
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 Wilmington, NC 28402-1810

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DATE: 05.16.2018
TO: ProTrak
FROM: Mitesh Baxi
 Traffic Engineering

■ **WOODLANDS AT ECHO FARMS TRACT 5 [Subdivision 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 site is within 250’ of a street intersections. 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 for the intersection of Carolina Beach Rd and Mccarley Blv 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.

NCDOT:

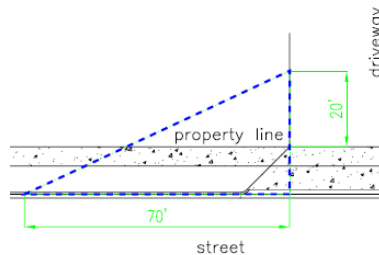
It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – NEW ROADS:

1. The intersections of Carolina Beach Rd/Mccarley Blv, Appleton Way/ Mccarley Blv and proposed Road A/Mccarley Blv are closer than the 400’ minimum distance per the City’s technical standards. [7-5 CofW Tech Stds]. Subject to variance.
2. Install wheelchair ramps as per NCDOT and/or City standards. [Chapter II (E) (6) of CofWTSSM] [CofW SD 3-07, SD 3-09 & SD 11-11].
3. Please show all applicable traffic control devices and signage for this project as per MUTCD.
4. ‘No outlet’ (W14-2) sign is required to be installed at the entrance of Road A as per MUTCD.
5. ‘Dead End’ (W14-1) sign is required to be installed at the entrance of Road C as per MUTCD.

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

6. Proposed driveways shall be City-standard ramp-type. Show appropriate City standard detail(s) on plan. [SD 3-03.1 & 3-03.2 CofWTSSM]
7. The driveway curb return must be at least 6.5' from intersecting property lines. [Chapter VII, C, Table 4 CofWTSSM]. A variance may be required.
8. Please revise the backing stub design for Unit #37 confirming that the vehicle exiting driveway is not backing in front of Unit#38/39. Same would be applicable for Unit #42. [Sec.18-526 CofW LDC].
9. Provide sidewalk detail SD 3-10 on the plan.
10. Provide curbing detail SD 3-11 on the plan.
11. Show and apply the City's 20'x70' sight distance triangle at each driveway 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.18-556 CofW LDC]

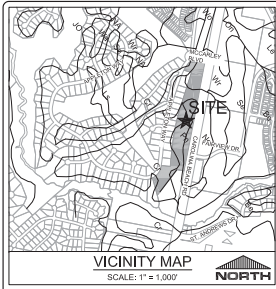
**STREET LIGHTING [City of Wilmington Street Lighting Policy]:**

1. The standard streetlight shall be a DEP enclosed cutoff (Cobra type), high pressure sodium vapor (HPSV) or DEP designated LED equivalent fixture installed within the recommended range of mounting heights for the specific fixture. The standard streetlight shall be installed on a wooden pole in areas served from overhead facilities and on a fiberglass pole in areas served from underground facilities.
2. A layout for the Standard street lighting has been provided with the review. Minimum of *Five* street lights are required for this sub-division. Although, developers may choose to provide any extra lights or ornamental. Any installations above the criteria of Standard street lighting, will be considered as non-standard and has to conform to the City's non-standard street lighting procedure as per the policy.
3. Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
4. The Planning, Development and Transportation Director or designee and the City Landscape Designer will coordinate plaza plantings and streetlight locations to minimize the obstruction of light by vegetation.

MISCELLANEOUS:

- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
- ❖ We will reserve comments on other technical issues until a full construction drawing is submitted.

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.



SITE DATA TABULATION

ECHO FARMS, LLC
MATRIX DEVELOPMENT GROUP
CN 400 FORSGATE DRIVE
CRANBURY, NJ 08512

PROJECT ADDRESS: 4114 ECHO FARMS BLVD, WILMINGTON, NC 28412

TAX PARCEL IDENTIFICATION #: R07095-002-001-000
RECORDED DEED BOOK: BK 2907, PG 450
TOTAL SITE AREA: 13.57 ACRES (591,022 SF)
CURRENT ZONING: MF-4
CAMA LAND USE CLASSIFICATION: URBAN CONSERVATION AREA
MAXIMUM ALLOWABLE BUILDING HEIGHT: 35'-96" (WITH ADDITIONAL YARD REQ.)
EXISTING LAND USE: GOLF COURSE
PROPOSED LAND USE: 4 - SINGLE-FAMILY RES. (DETACHED)
42 - MULTIFAMILY (ATTACHED)
REQUIRED/PROPOSED LOT COVERAGE: 50% MAX PER CODE

SINGLE FAMILY SETBACK STANDARDS

	PROVIDED	REQUIRED
MINIMUM FRONT SETBACK	15 FT	15 FT
MINIMUM SIDE SETBACK	5 FT	5 FT
MINIMUM CORNER SETBACK	10 FT	10 FT
MINIMUM REAR SETBACK	15 FT	15 FT

SINGLE FAMILY LOT SIZE

APPROXIMATELY 60' WIDE x 120' LONG
MINIMUM WIDTHS = 50'
MINIMUM SQUARE FOOTAGE = 5,000 SF

MULTI FAMILY SETBACK STANDARDS

	PROVIDED	REQUIRED
MINIMUM FRONT SETBACK	35 FT	35 FT
MINIMUM SIDE SETBACK	25 FT	25 FT
MINIMUM REAR SETBACK	25 FT	25 FT

MAXIMUM ALLOWED DENSITY TRACT 5

46 UNITS TOTAL
50 MAXIMUM ALLOWED UNITS PER SUB APPROVAL
46 PROPOSED UNITS = 3.39 UNITS/ACRE

OPEN SPACE REQUIREMENTS

	PROVIDED	REQUIRED
46) UNITS X 0.03 ACRES	8.20 AC	1.36 AC
TOTAL	0.70 AC	0.69 AC
ACTIVE (50% OF REQUIRED)	7.50 AC	0.69 AC
PASSIVE (50% OF REQUIRED)		

FLOOD NOTE

THE SUBJECT TRACT 5 PARCEL DOES NOT LIE WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY FEMA FLOOD ZONE PANEL 37203125001 BEARING AN EFFECTIVE DATE OF APRIL 3, 2006.

GENERAL NOTES:

- INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERS MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
- 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 ENGINEERS AT 910-541-7885 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- CONTACT TRAFFIC ENGINEERING FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY. 910-341-3258

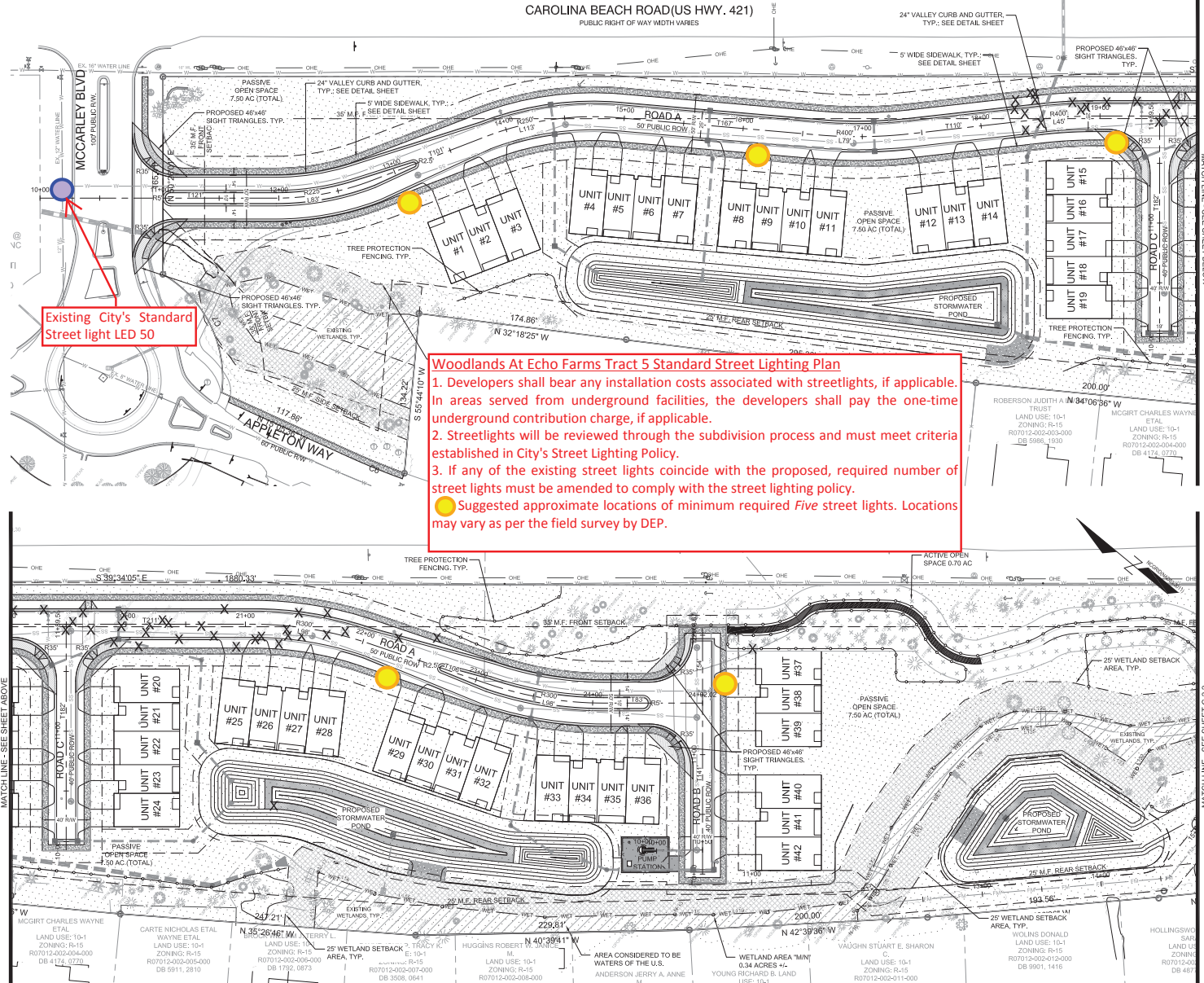
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	274.12	55.31	64.59	N 08°07'35" E	13°46'32"
C2	274.12	64.74	64.59	N 05°31'35" W	13°31'55"
C3	274.12	64.51	64.36	N 19°02'04" W	13°29'02"
C4	274.12	65.86	65.87	N 32°47'07" W	13°47'10"
C5	274.12	27.02	27.01	N 42°23'10" W	5°36'49"
C6	630.67	49.34	49.33	N 17°20'05" W	4°29'00"
C7	100.00	17.08	110.51	N 23°56'33" E	67°50'03"

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

NCDENR PWSS WATER PERMIT #:
WATER CAPACITY: _____ GPD
DWO SEWER PERMIT #:
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT:
SEWER TO FLOW THROUGHLINE: YES or NO (CIRCLE ONE)

CAROLINA BEACH ROAD (US HWY. 421)
PUBLIC RIGHT OF WAY WIDTH VARIES



Woodlands At Echo Farms Tract 5 Standard Street Lighting Plan

- Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
- Streetlights will be reviewed through the subdivision process and must meet criteria established in City's Street Lighting Policy.
- If any of the existing street lights coincide with the proposed, required number of street lights must be amended to comply with the street lighting policy.

● Suggested approximate locations of minimum required Five street lights. Locations may vary as per the field survey by DEP.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION

ECHO FARMS, LLC
MATRIX DEVELOPMENT GROUP
CN 400 FORSGATE DRIVE
CRANBURY, NJ 08512

PARAMOUNT
122 Clatsop Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SITE PLAN
TRACT 5
WOODLANDS @ ECHO FARMS
CITY OF WILMINGTON
NORTH CAROLINA

PROJECT STATUS:
CONCEPT LAYOUT
PRELIMINARY DESIGN
DESIGN INFORMATION
PERMITS
CONSTRUCTION

C-2.1
PEJ JOB#: 18153.PE

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Name: _____ Date: _____
Flanking: _____
Traffic: _____
File: _____

Approved Construction Plan

811
Know what's below.
Call before you dig.

GRAPHIC SCALE
0 50 100 200
SCALE: 1"=100'