



**Planning, Development  
and Transportation**  
Transportation Planning  
305 Chestnut Street  
PO Box 1810  
Wilmington, NC 28402-1810

**DATE:** 06.20.2017  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

910 341-3258  
910 341-7801 fax  
www.wilmingtonnc.gov  
Dial 711 TTY/Voice

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■ **WOODLANDS AT ECHO FARMS TRACT 3C [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.

**TRAFFIC IMPACT:**

- ❖ A Traffic Impact Analysis (TIA) is underway for this development. Please contact Amy Kimes, PE, at [Amy.kimes@wilmingtonnc.gov](mailto:Amy.kimes@wilmingtonnc.gov), (910)473-5130 to discuss the TIA review process.
- ❖ The project will be responsible to install TIA Improvements for this development.

**NCDOT:**

This development is part of a larger development. 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.

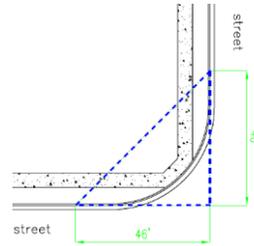
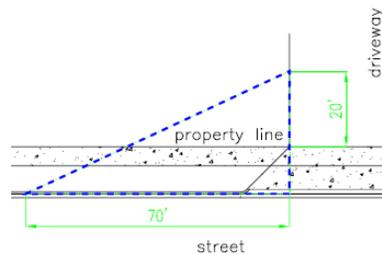
**TECHNICAL STANDARDS – NEW ROADS:**

1. The roundabout and one-way street section appears to be acting as a cul-de-sac. This Cul-de-sac off Appleton Way exceeds the maximum length of 500'. [[Chapter VII, Sec.B \(2\) CofWTSSM](#)]
2. The intersections of Echo Farms Blvd. and the new Street A and are closer than the 400' minimum distance per the City's technical standards. [[7-5 CofW Tech Stds](#)]
3. Show a cross-section detail showing the One-Way Street ROW and Parking and the proposed roundabout.
4. Show centerline geometry of one way streets.
5. Install wheelchair ramp at each street corner where sidewalk and crossing locations are present, per NCDOT and/or City standards. Connect sidewalk with ramp.
6. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
7. The minimum tangent length between reverse curves is 100'. Verify this measurement for the One-Way Streets.
8. The minimum street corner radii is 35'. [[7-5 CofW Tech Stds](#)]
9. All on street parking shall be at least 15' from fire hydrants. Please verify spacing from parking.

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

10. Provide a sidewalk for the One-Way streets and sidewalk connections between the parking areas and the Townhouses.

11. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
12. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
13. Show and apply the City's 20'x70' sight distance triangle at each driveway and 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:

14. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. Backing from the Angled Parking appears to be unsafe motions. [Sec.18-526 CofW LDC]
15. Dimension parking stalls, radii and parking aisles. Please verify the total count of parking spaces provided. [Sec. 18-529(b)(2) CofW LDC]
16. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
17. The minimum parallel parking space size is 8' in width by 23'' in length. Please revise. If the spaces are not going to meet this standard, a variance will be required.
18. The One Way Street section adjacent to Townhouse #1 to Townhouse #12 appears to have dimensions/ intersection angle that will not support a standard turn by a Fire Engine. Please provide an Auto Turn movement for a Fire Engine to demonstrate that Engines can safely respond to these units.
19. Please verify that the proposed island at the end of Street A will not hinder Fire Engine and Emergency Vehicle access to this development.
20. Show the location of any Dumpsters for this project. Provide a turning movement analysis of a Trash Truck at Dumpster location.
21. Provide a turning movement analysis of a SU-30 and WB-50 Truck at the One-Way Street Sections of this development.
22. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [Sec.18-528 CofW LDC]

#### TECHNICAL STANDARDS – Barrier Free Design:

23. The site does not have any Handicap Accessible Parking Spaces shown.
24. Please show location of handicap ramp(s) and signs and provide details on the plan.
25. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]
26. If HC spaces are required. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [Sec. 18-529(b)(2) CofW LDC]

#### REVISIONS TO NOTES ON THE PLAN:

1. Please revise notes #12 on sheet C5.2 to reflect the following verbiage:  
#12: Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

#### MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.

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.