



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

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

DATE: 07.10.2018
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **WOODLANDS AT ECHO TRACT 3A [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 project connects to the signalized intersection of Echo Farms Blvd and Carolina Beach Road. Show the signalized intersection and 250' on each side of the signal.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) is underway for this development. Please contact Fred Royal, PE to discuss the TIA review process and begin the scoping discussion.
- ❖ The development will be required to implement the traffic improvements identified in the TIA for this development prior to COA.

TECHNICAL STANDARDS – NEW ROADS:

1. The proposed Chastain Drive ROW does not match the approved ROW (“previously called ‘Road M’”) identified in the approval for the initial Woodlands Project. The approved ‘Road M’ ROW was for a 60’ ROW that connected from the Roundabout and from Tract 3B.
2. The proposed street cross-section detail does not meet city Technical Standards for a Residential Collector Street. Provide 5’ sidewalk and 6’ plaza sections on both sides of the street. [7-5 CofW Tech Stds] (Cond. # 16 and Cond. #22)
3. The SRB Conditions of the Woodlands at Echo project required the minimum horizontal centerline radius to be 200’ for Chastain Drive, (‘Road M’) Collector Street. (Cond. #18)
4. The proposed site is required to have an Emergency Access from Chastain Drive, (‘Road M’), to the driveway, which is adjacent to buildings #16 and Building #17. (Cond. # 17)
5. The minimum tangent length between reverse curves is 100’.

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

6. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]

7. The site plans do not meet requirements for SRB Conditions for Woodlands at Echo Farms (Cond. #22), which stated "Sidewalk shall be provided along all road frontages, including both existing roundabouts."
8. Provide a sidewalk connection between the site and proposed parkland and active recreation areas.
9. Provide an Auto Turns analysis for a Fire Engine, (C.O.W. Fire truck template is 48.1' length) on the site, including the Clubhouse.
10. Provide a vehicle turn around for the compactor/ dumpster facility to prevent vehicles from backing into the ROW of Chastain Drive. All vehicle parking areas shall be arranged so that ingress and egress is by the forward motion of vehicles.
11. Provide connections from the proposed sidewalk to the proposed 5' wide asphalt pedestrian trails.

TECHNICAL STANDARDS – PARKING:

12. Provide bicycle parking at the Clubhouse.
13. The frontage of Building #13 is located on a curved section of Chastain Drive. Please increase sight distance or arrange the building / parking areas to prevent vehicles from backing into Chastain Drive within this curve. All vehicle parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [[Sec.18-526 CofW LDC](#)]

TECHNICAL STANDARDS – Barrier Free Design:

14. The proposed site plan does not have handicap parking available at Building #3 and Building #10.
15. Building #12 and #13 do not appear to be accessible.
16. 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](#)]

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 traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- C. All parking stall markings and lane arrows within the parking areas shall be white.
- D. 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:

- ❖ 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.