



**Planning, Development
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DATE: 08.17.2017
TO: ProTrak
FROM: Bill McDow
Transportation Planning

WOODLANDS AT ECHO FARMS TRACT 3C [SRB 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.

TRAFFIC IMPACT:

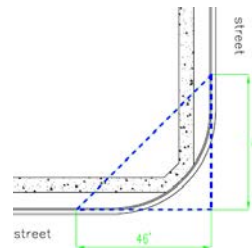
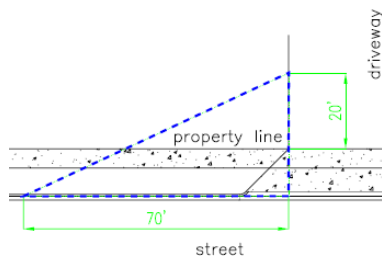
- ❖ A Traffic Impact Analysis (TIA) is underway for this development. Please contact Amy Kimes, PE, at Amy.kimes@wilmingtonnc.gov, (910)473-5130 to discuss the TIA review process.
- ❖ The project will be responsible to install TIA Improvements for this development.

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]

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

3. The site plans do not provide internal sidewalk for Unit #15 to Unit #50. Provide a sidewalk for the One-Way streets and these Townhouses.
4. 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:

5. Please provide dimensions for parallel parking spaces. 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.
6. Please verify that the proposed island at the end of Street A will not hinder Fire Engine and Emergency Vehicle access to this development.
7. Provide a turning movement analysis of a SU-30 and WB-50 Truck at the One-Way Street Sections of this development.
8. The project has provided additional parking above the maximum permitted parking spaces. 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:

9. The site has provided on-street parking, however, the site does not have any Handicap Accessible Parking Spaces shown.
10. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

REVISIONS TO NOTES ON THE PLAN:

11. Remove the name “**Karen Dixon**” as the Street Light contact for Traffic Engineering. 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.

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.