



**Planning, Development  
and Transportation**

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**DATE:** 10.31.2017  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

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■ **WOODLANDS AT ECHO FARMS TRACT 3B [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:**

- ❖ The Woodland TIA (ECHO FARMS) for this project is not valid. A request for resubmittal of the TIA was sent to Ramey Kemp and Associates, on 3/14/17, however, no resubmittal has been received for the project.
- ❖ The project must resubmit the TIA. Contact Amy Kimes, PE, [Amy.kimes@wilmingtonnc.gov](mailto:Amy.kimes@wilmingtonnc.gov), at (910)473-5130 to start the resubmittal of the TIA.
- ❖ The project will be responsible to install TIA Improvements for this development.

**TECHNICAL STANDARDS – NEW ROADS:**

1. Provide approved street names of the project. Please contact City GIS to discuss street names for this development. Please label and name the new streets.
2. The roundabout and one-way street section appears to be acting as a cul-de-sac.
3. Please pave the Road L pavement to the edge of the property line.
4. The Road Y Cul-de-sac exceeds the maximum length of 500'. Please revise the maximum length of the Cul-De-Sac. [\[Chapter VII, Sec. B \(2\) CofWTSSM\]](#)

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

5. The site plans do not provide internal sidewalk for the Cul-De-Sac Bulbs. Provide a sidewalk for these areas.
6. Show the location of Stop Bars and Yield Signs and other regulatory signs on the site plan.
7. Traffic Engineering, signs and marking section will review the pavement marking plan for compliance.

**TECHNICAL STANDARDS – PARKING:**

8. Provide a turning movement analysis of a SU-30 and WB-50 Truck at the One-Way Street Sections of this development, on Road E.

**REVISIONS TO NOTES ON THE PLAN:**

9. 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.