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**DATE:** 02.22.2016  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

■ **SHIPYARD VILLAGE APARTMENTS [SRB 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.



**NCDOT**

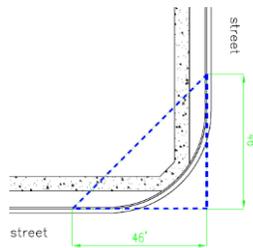
- The proposed project ties into Utility lines within Carolina Beach Road, a NCDOT controlled Public Street. The project must coordinate with NCDOT to determine if Reviews/Revisions/ Encroachment Agreements are required. Contact NCDOT at (910) 251-2655. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – NEW ROADS:**

1. The proposed Street “A” does not extend to the centerline of the intersecting Travelway/ Drive Aisle for this development. A private driveway cannot terminate into a public street or in a parking lot. A variance must be requested for this street to end prior to an intersection.
2. The proposed Street “A” does not meet the minimum pavement width for a 60’ ROW. The street cross section shows a total of 33’ measured Face of Curb to Face of Curb, however, the standard requires 33’ of Asphalt plus 2’ Type A Curb and Gutter on each side of the street. [pg. 7-4 CofW Tech Stds, and SD 1-01]
3. Revise the proposed Street “A” cross section to include 33’ Asphalt and 2’ Type A Curb and Gutter on each side of the street for each plan sheets.
4. Install wheelchair ramp at corner of Street “A” and Carolina Beach Rd, per NCDOT and/or City standards. Connect sidewalk with ramp.
5. The proposed street corner radius of R25’ does not meet the minimum Technical Standards for a public street. The minimum street corner radii is 35’. [7-5 CofW Tech Stds]
6. The proposed Street “A” does not have standard Traffic Control Devices. Provide Stop Signs, Stop Bars, and Pavement Markings for the proposed street intersections.

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

7. The parking lot driveway for this site appears to stub into the public street (Street "A") proposed for this project. The current design terminates the Public streets at a property line that leads to a private parking lot.
8. Provide sidewalk detail SD 3-10 on the plan.
9. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
10. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
11. The plan has proposed placing a hot box for the RPZ Hotbox Enclosure at the intersection of the private parking lot and Street "A". Please ensure the location of the box does not block clear visual sight distance of vehicles attempting to exit the parking area. If the proposed hot box enclosure is planned to be over 30" height, ensure it does not obstruct the area of a 20'X70' sight distance triangle at this portion of the parking lot/ driveway.
12. The plan sheets refer to a "45'X45' Sight Distance Triangle", however, the note should be "46'X46' Sight Distance Triangle". Please revise.
13. Show and apply 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. The proposed parking spaces in front of the Clubhouse will back directly into a public street from the proposed parking area for this project. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles, and shall not back from private parking lots into a public street. [Sec.18-526 CofW LDC]
15. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [Chapter VII , C (4), pg. 7-15 to 7-16 CofWTSSM]
16. 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:**

17. The proposed parking lot has installed CB# 1 within a handicap space and Handicap Accessible aisle. The CB RIM elevation of 54.75. Please ensure the proposed CB# 1 does not interfere with the slope or cross slope for the Handicap Space and Accessible Aisle. Please consider moving the CB outside the HC parking space and Accessible Aisle.
18. The proposed plan does not provide spot elevations for the Top of Curb/ Top of Sidewalk adjacent to the Handicap Spaces and Handicap Ramps. 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]
19. The proposed building has a FFE of 57'. Please ensure the slope of the sidewalk does not exceed ADA guidelines from the Handicap Space to the buildings.

**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 signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [[Detail SD 15-13 CofW Tech Stds](#)]
- C. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- D. 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 Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- E. 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](#)]
- F. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, [Alina.Jakubcanin@wilmingtonnc.gov](mailto:Alina.Jakubcanin@wilmingtonnc.gov), 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.