



**Planning, Development  
and Transportation**

Transportation Planning  
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**DATE:** 09.26.2018

**TO:** ProTrak

**FROM:** Mitesh Baxi  
Traffic Engineering

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■ **SALVATION ARMY CORPS COMMUNITY CENTER & CENTER OF HOPE [Subdivision 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 site is within 250' of a street intersections. Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices, pavement markings and power poles/street lights for the intersections of N 30<sup>th</sup> St/Spaulding Dr and Kornegay Ave/Martin Luther King Jr Pky on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.  
<https://www.wilmingtonnc.gov/home/showdocument?id=1910>

**NCDOT:**

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 910-398-9100. Please note additional comments may be forthcoming once coordination occurs.

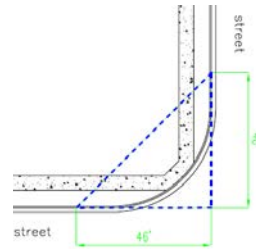
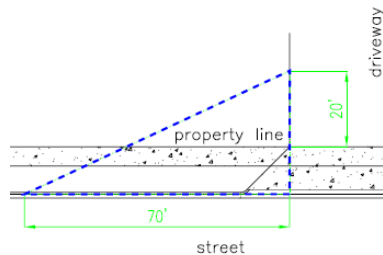
**TECHNICAL STANDARDS – NEW ROADS:**

1. The intersections of N 30<sup>th</sup> St/Spaulding Dr and N 30<sup>th</sup> St/Proposed William Booth Blv are closer than the 400' minimum distance per the City's technical standards. [7-5 CofW Tech Stds]. A variance may be required.
2. Show a cross-section detail showing the existing street and the proposed widening.
3. Show a vertical profile for each of the proposed streets.
4. Install wheelchair ramp at corner of N 30<sup>th</sup> St and Proposed William Booth Blv per NCDOT and/or City standards. Connect sidewalk with ramp.

5. 'Stop' sign and stop bar shall be installed at the intersection of N 30<sup>th</sup> St and William Booth Blv for William Booth Blv vehicular traffic. [MUTCD]
6. Site plan indicates that proposed ROW William Booth Blv will not be connected to the Kornegay Ave and will be terminated for future connection. In these circumstances 'End of roadway' markers at the northern end of street, 'No outlet' signage at the intersection of N 30<sup>th</sup> St and Proposed William Booth Blv [MUTCD] and a turnaround shall be required at the northern end of proposed ROW.

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

7. Show appropriate City standard detail(s) on plan. [SD 3-03.3 & 3-03.4 CofWTSSM]
8. Dimension driveway tapers widths. [Sec.18-530 CofW LDC]
9. Provide dimension for the width of plaza.
10. Provide dimension for the width of sidewalk.
11. Provide sidewalk detail SD 3-10 on the plan.
12. Provide curbing detail SD 3-11 on the plan.
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.18-556 CofW LDC]



**TECHNICAL STANDARDS – PARKING:**

14. Dimension parking radii. [Sec. 18-529(b)(2) CofW LDC]
15. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [Chapter VII, Detail SD 15-13 CofWTSSM]
16. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.
17. Provide a turning movement analysis of an emergency vehicle for this development.
18. Handicap ramps shall be installed at the end of sidewalks within parking facility.
19. Appropriate pavement markings/signage will be required wherever pavement is approaching the entrance of the building facility.

**TECHNICAL STANDARDS – Barrier Free Design:**

20. Parking summary indicates ADA compliant spaces but site plan is missing the location details.
21. International symbol of Accessibility parking space marking is required as per fig. 3B-22 of MUTCD.
22. Please show location of accessible ramp(s) and parking signs and provide details on the plan.
23. Show the typical handicap sign detail on the plan as per ADA and City standards. [Sheets A1 of 5 and A2 of 5, CofW Sign Specification]  
<https://www.wilmingtonnc.gov/home/showdocument?id=3940>

24. Sidewalk as proposed where adjacent to 90 degree parking spaces shall meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
25. 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\]](#)

**STREET LIGHTING** [\[City of Wilmington Street Lighting Policy\]](#):

1. The standard streetlight shall be a DEP enclosed cutoff (Cobra type), high pressure sodium vapor (HPSV) or DEP designated LED equivalent fixture installed within the recommended range of mounting heights for the specific fixture. The standard streetlight shall be installed on a wooden pole in areas served from overhead facilities and on a fiberglass pole in areas served from underground facilities.
2. A layout for the Standard street lighting has been provided with the review. Minimum of 8 (eight) street lights are required for this sub-division. Although, developers may choose to provide any extra lights or ornamental. Any installations above the criteria of Standard street lighting, will be considered as non-standard and has to conform to the City's non-standard street lighting procedure as per the policy.
3. Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
4. The Planning, Development and Transportation Director or designee and the City Landscape Designer will coordinate plaza plantings and streetlight locations to minimize the obstruction of light by vegetation.
5. All the street light shall be installed within the public ROW.

**GENERAL NOTES TO ADD TO THE PLAN:**

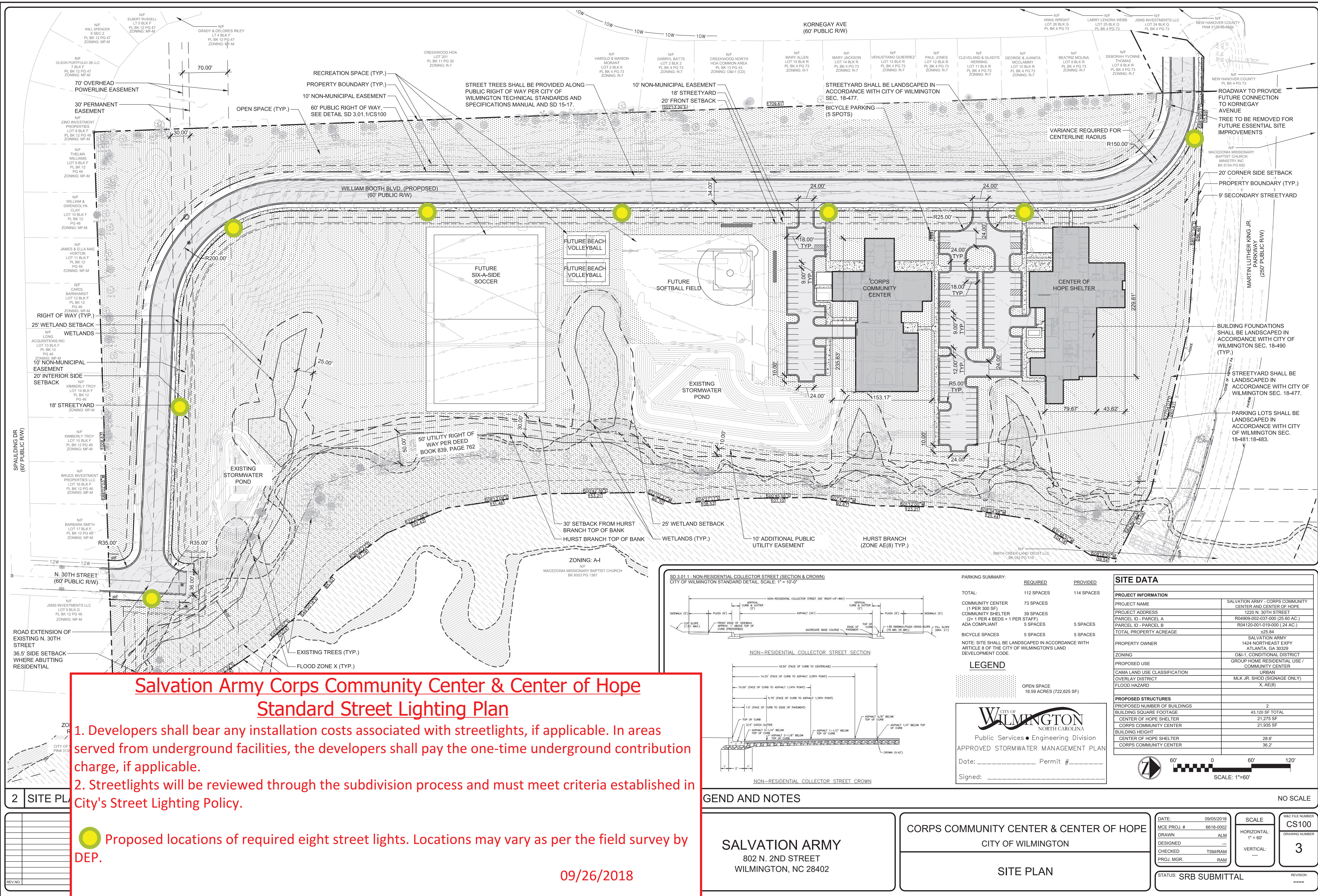
- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [\[Detail SD 11-03 and SD 15-13 CofW Tech Stds\]](#)
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [\[Detail SD 15-13 CofW Tech Stds\]](#)
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. 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.
- E. A sign shall be placed at the northern boundary of the property indicating that a future connection will be opened when the property to the north develops. Please note this on the site plan.
- F. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

**MISCELLANEOUS:**

- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

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.





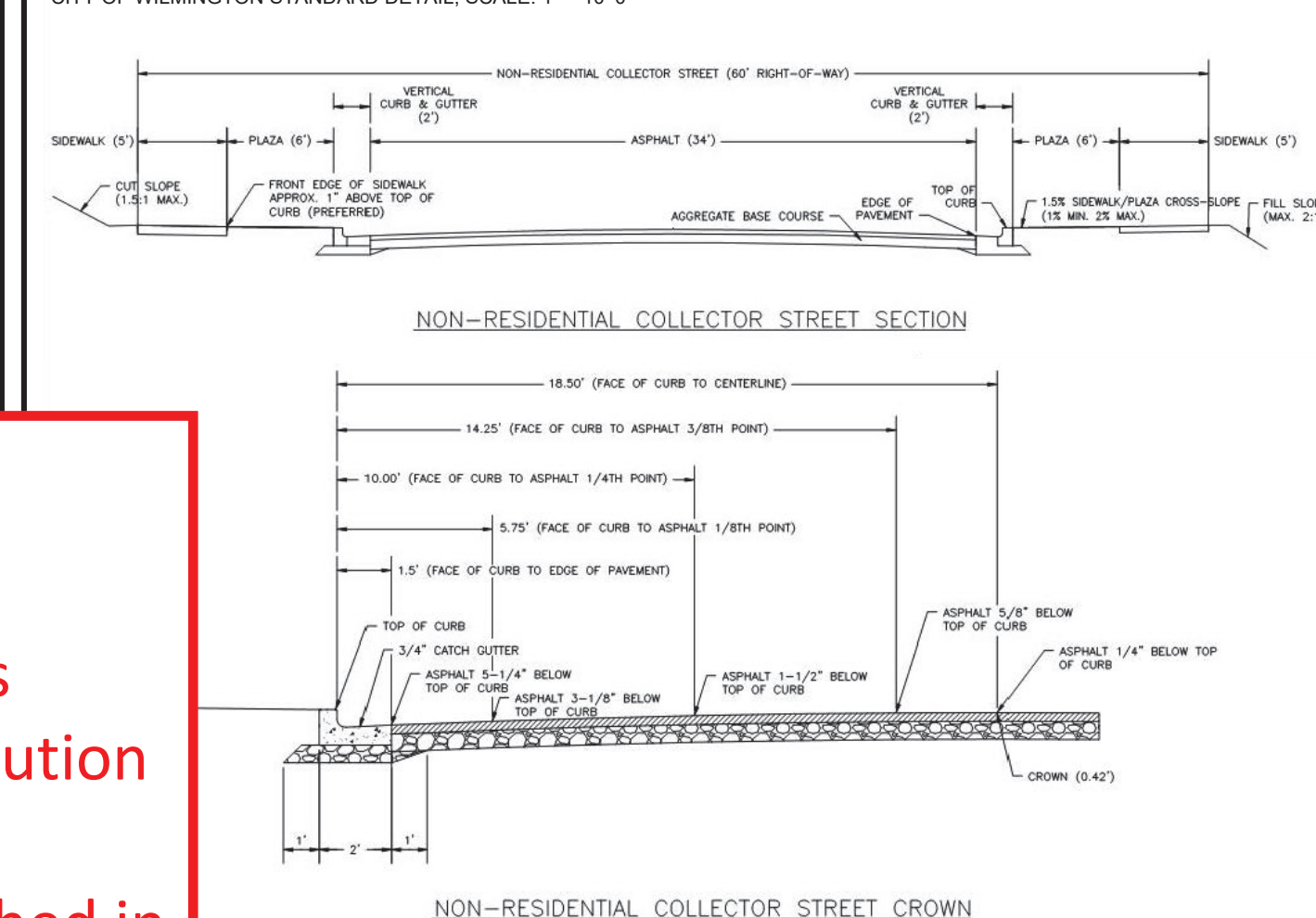
# Salvation Army Corps Community Center & Center of Hope Standard Street Lighting Plan

1. Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
2. Streetlights will be reviewed through the subdivision process and must meet criteria established in City's Street Lighting Policy.

Proposed locations of required eight street lights. Locations may vary as per the field survey by DEP.

09/26/2018

SD 3.01.1 - NON-RESIDENTIAL COLLECTOR STREET (SECTION & CROWN)  
CITY OF WILMINGTON STANDARD DETAIL, SCALE: 1" = 10'-0"



PARKING SUMMARY:

	REQUIRED	PROVIDED
TOTAL:	112 SPACES	114 SPACES
COMMUNITY CENTER (1 PER 300 SF)	73 SPACES	
COMMUNITY SHELTER (2+ 1 PER 4 BEDS + 1 PER STAFF)	39 SPACES	
ADA COMPLIANT	5 SPACES	5 SPACES
BICYCLE SPACES	5 SPACES	5 SPACES

NOTE: SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH ARTICLE 8 OF THE CITY OF WILMINGTON'S LAND DEVELOPMENT CODE.

LEGEND

OPEN SPACE  
16.59 ACRES (722,625 SF)

CITY OF WILMINGTON  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

SITE DATA	
PROJECT INFORMATION	
PROJECT NAME	SALVATION ARMY - CORPS COMMUNITY CENTER AND CENTER OF HOPE
PROJECT ADDRESS	1220 N. 30TH STREET
PARCEL ID - PARCEL A	R04909-002-037-000 (25.60 AC.)
PARCEL ID - PARCEL B	R04120-001-019-000 (24 AC.)
TOTAL PROPERTY ACREAGE	25.84
PROPERTY OWNER	SALVATION ARMY 1424 NORTHEAST EXPY ATLANTA, GA 30329
ZONING	O&I-1, CONDITIONAL DISTRICT
PROPOSED USE	GROUP HOME RESIDENTIAL USE / COMMUNITY CENTER
CAMA LAND USE CLASSIFICATION	URBAN
OVERLAY DISTRICT	MLK JR. SHOD (SIGNAGE ONLY)
FLOOD HAZARD	X, AE(8)
PROPOSED STRUCTURES	
PROPOSED NUMBER OF BUILDINGS	2
BUILDING SQUARE FOOTAGE	43,120 SF TOTAL
CORPS COMMUNITY CENTER	21,275 SF
CORPS COMMUNITY CENTER	21,835 SF
BUILDING HEIGHT	28.6'
CORPS COMMUNITY CENTER	36.2'

## GENERAL NOTES

**SALVATION ARMY**  
802 N. 2ND STREET  
WILMINGTON, NC 28402

**CORPS COMMUNITY CENTER & CENTER OF HOPE**  
CITY OF WILMINGTON  
  
SITE PLAN

DATE: 09/05/2018	SCALE: CS100
MCE PROJ. # 6618-0002	HORIZONTAL: 1" = 60'
DRAWN: ALM	VERTICAL: 1" = 12'
DESIGNED: ---	REVISION: ---
CHECKED: TSM/AM	
PROJ. MGR: RAM	
STATUS: SRB SUBMITTAL	