

November 13, 2015

M&C 02735-0141 (40)

Ron Satterfield
City of Wilmington
Development Services
305 Chestnut Street, 4th Floor
Wilmington, North Carolina 28401

RE: Conventional Phase 2 Technical Review Committee Comments

Dear Ron:

In response to TRC comments received in regards to the Conventional Neighborhood Phase 2, we offer the following responses:

City of Wilmington – Rob Gordon, PE - Engineering

Stormwater comments have not been issued and will be addressed under separate cover once received.

City of Wilmington – Angela Faison – Associate Planner (Environmental)

1. Please strategically and consistently show the Conservation Resource Setbacks, CAMA “AEC” setbacks and widths along all boundaries.

Please reference the pertinent plan sheets for the modification to the plans to consistently show the above requirements throughout.

2. Please submit the certified wetlands delineation.

Please reference the certified wetlands delineation which is herein attached with this re-submittal.

3. Please provide a copy of any wetland disturbance permits.

Wetlands disturbance is not anticipated for this project.

4. Some additional Low Impact design measures to consider include:
 - a. Vegetated swale conveyance of runoff;
 - b. Incorporating cisterns.
 - c. Incorporating pervious materials where soils permit for on-site sidewalks, new driveways and parking spaces.
 - d. Consider allowing roof runoff to drain over foundation planting areas, instead of piped.
 - e. Incorporating Xeric landscaping

All of the above measures have been considered.

City of Wilmington –Bill McDow – Planning, Development and Transportation

TECHNICAL STANDARDS - NEW ROADS:

1. Phase 1 installed deterrents to prevent vehicular traffic within the proposed open space between Endurance Drive and Worthylake Run and between Worthylake Run and Waves Pointe, which may appear to be alleys. Please add bollards or similar devices to the site plan.

Please reference the Plan Sheet CS-100 for the inclusion of bollards to prevent vehicular traffic within the proposed open space areas. Also please reference Plan Sheet CS-502 for the bollard detail associated with this addition.

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

1. Please provide sidewalk on Waves Pointe for Lot #46 through Lot #57.

The approved street section for this area does not include sidewalk due to limited street and right of way widths. Due to this constraint and the placement of necessary utilities in this area, the inclusion of sidewalk is not possible. However, the lake trail is located in front of lots 46-57 and provides reconnection to the proposed sidewalk system.

GENERAL NOTES TO ADD TO THE PLAN:

- A. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.

As referenced in previous submissions, please reference plan sheet CS-502 for the inclusion of Note #4 (Additional Notes).

City of Wilmington – Ron Satterfield – Assistant Planning Director

1. Tree protection fencing – I didn't see any tree protection fencing on the tree preservation / removal plan. On the erosion control plan the tree protection fencing appears to be around small groupings of trees or individual trees, but not along the limit of disturbance line. Is that appropriate?

Please reference Plan Sheet CX-102 for the inclusion of tree protection fencing.

2. Lots 1-8 are within the 100-year floodplain. Please work with Kathryn Thurston, City Floodplain Administrator to determine what is needed to confirm compliance with the City of Wilmington's floodplain regulations found in Article 13 of the Land Development Code.

At this time a CLOMR is in process for the entire RiverLights Development. Coordination will be handled through Kathryn Thurston, City Floodplain Administrator.

3. Per the SRB approval, appropriate signage is required for notifying emergency vehicle traffic of approaching by-pass lane at the Trisail/Waves Pointe intersection shall be coordinated through TRC. I did not find this sign located at this intersection on the site plan, nor did I find a detail of the sign.

Please reference Plan Sheet CS-102 for the inclusion of signage notifying emergency vehicle traffic of the approaching by-pass lane at Trisail/Waves Pointe intersection.

4. The submitted plan includes a statement that the "street tree plant schedule is intended to provide a list of plant species that may be installed as street trees." The landscaping plan(s) need to provide detail, specifically indicating the type of tree and planting location, quantity of each tree/planting etc.

The above statement "street tree plant schedule is intended to provide a list of plant species that may be installed as street trees." has been removed from the sheet set. Please refer to L161 and L162 for street tree quantity, type and location. Please refer to L162 for street tree planting schedule.

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5. Please coordinate your street lighting plan with Traffic Engineering, specifically Alina Jakubcanin. She may be reached at 910-341-7893 or alina.jakubcanin@wilmingtonnc.gov

Based on the landscape architect's phone conversation, Ms. Alina Jakubcanin would like to see the non-standard street lighting 250' apart and we will revise where needed. The landscape architect is showing street lighting for reference only; final design and layout will be provided by the power company.

6. All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

Noted.

City of Wilmington – Jim Sahlie – GIS Manager

1. No Comments

City of Wilmington – Aaron Reese – City Arborist

1. No Comments

City of Wilmington Fire Department – Sammy Flowers- Fire Battalion Chief

1. No Comments

If you have any questions, please do not hesitate to contact me at 910-343-1048.

Sincerely,
McKIM & CREED, INC.


Kathryn Espinoza, PE