



Planning, Development and Transportation

Transportation Planning
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DATE: 01.02.2019
TO: ProTrak
FROM: Mitesh Baxi
Traffic Engineering

■ **RIVERLIGHTS CONVENTIONAL PH V&VI [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.



BASE INFORMATION:

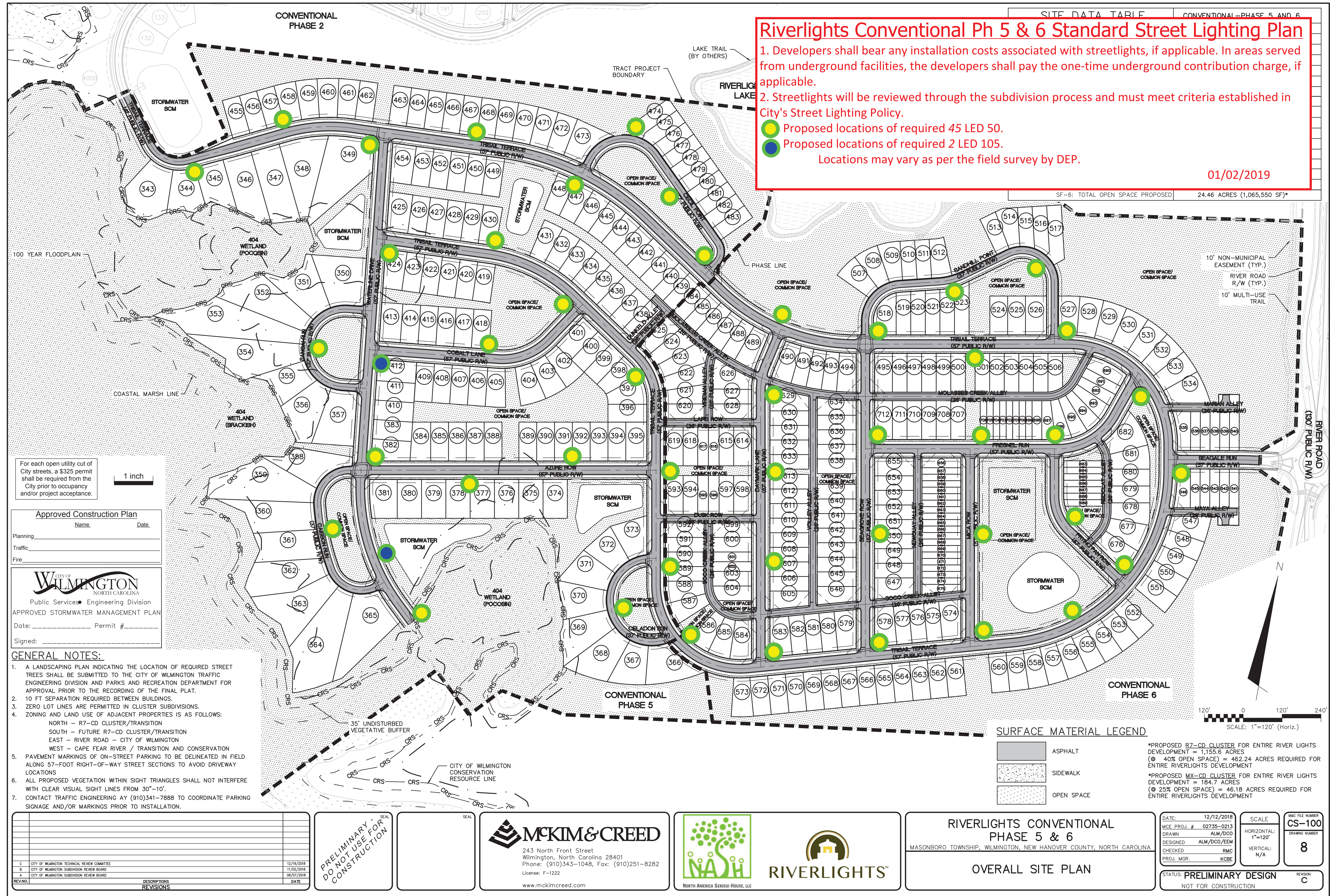
- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link 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>
- Please show all the traffic signage, pavement markings and street light locations for the roundabout at River Rd including details for N Lorraine Dr intersection on the site plan.
- Show the existing/proposed street light at the conjunction of phase 5 with phase 2 on Trisail Terrace.

TECHNICAL STANDARDS – NEW ROADS:

1. Dimension the turnarounds off Marian Aly and Maya Aly. Please verify if it is in accordance with the City standards.
2. An appropriate pavement markings and/or signage shall be installed for the turnarounds off Marian Aly and Maya Aly to restrict parking in that area and keep the space available for the maneuvering of emergency vehicles.
3. Please provide the traffic signage and pavement marking plan for this project.
4. Site plan shows a crosswalk across Trisail Terrace, at the intersection of Trisail Terrace and Waterline Dr. Installation of the curb ramp will be required on both the sides of the crosswalk. Connect the sidewalk to the ramp. [ADA/City Standards]

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 47 (forty seven) street lights are required for this sub-division. 45 LED 50's and two LED 105's will be required. 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. No lights are proposed on residential service alleys as per policy.
6. All the street light shall be installed within the public ROW.



Riverlights Conventional Ph 5 & 6 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 45 LED 50.
 - Proposed locations of required 2 LED 105.
- Locations may vary as per the field survey by DEP.

01/02/2019

SF-6: TOTAL OPEN SPACE PROPOSED 24.46 ACRES (1,065,550 SF)*

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

1 inch

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

CITY OF WILMINGTON
NORTH CAROLINA
Public Services - Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

GENERAL NOTES:

1. 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 APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
2. 10 FT SEPARATION REQUIRED BETWEEN BUILDINGS.
3. ZERO LOT LINES ARE PERMITTED IN CLUSTER SUBDIVISIONS.
4. ZONING AND LAND USE OF ADJACENT PROPERTIES IS AS FOLLOWS:
NORTH - R7-CD CLUSTER/TRANSITION
SOUTH - FUTURE R7-CD CLUSTER/TRANSITION
EAST - RIVER ROAD - CITY OF WILMINGTON
WEST - CAPE FEAR RIVER / TRANSITION AND CONSERVATION
5. PAVEMENT MARKINGS OF ON-STREET PARKING TO BE DELINEATED IN FIELD ALONG 57-FOOT RIGHT-OF-WAY STREET SECTIONS TO AVOID DRIVEWAY LOCATIONS
6. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'.
7. CONTACT TRAFFIC ENGINEERING AY (910)341-7888 TO COORDINATE PARKING SIGNAGE AND/OR MARKINGS PRIOR TO INSTALLATION.

SURFACE MATERIAL LEGEND

- ASPHALT
- SIDEWALK
- OPEN SPACE

*PROPOSED R7-CD CLUSTER FOR ENTIRE RIVER LIGHTS DEVELOPMENT = 1,155.6 ACRES
(@ 40% OPEN SPACE) = 462.24 ACRES REQUIRED FOR ENTIRE RIVERLIGHTS DEVELOPMENT

*PROPOSED MX-CD CLUSTER FOR ENTIRE RIVER LIGHTS DEVELOPMENT = 184.7 ACRES
(@ 25% OPEN SPACE) = 46.18 ACRES REQUIRED FOR ENTIRE RIVERLIGHTS DEVELOPMENT

REV. NO.	DESCRIPTIONS	DATE
C	CITY OF WILMINGTON TECHNICAL REVIEW COMMITTEE	12/19/2018
B	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	11/02/2018
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	08/07/2018

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SEAL

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NASH
RIVERLIGHTS™
NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS CONVENTIONAL PHASE 5 & 6
MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

OVERALL SITE PLAN

DATE: 12/12/2018	SCALE: CS-100
MCE PROJ. # 02735-0213	DRAWING NUMBER 8
DRAWN ALM/DCC	HORIZONTAL: 1"=120'
DESIGNED ALM/DCC/EEM	VERTICAL: N/A
CHECKED RMC	REVISION C
PROJ. MGR. KGBE	STATUS: PRELIMINARY DESIGN
	NOT FOR CONSTRUCTION