



**Planning, Development
and Transportation**
Transportation Planning
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

DATE: 02.26.2019
TO: ProTrak
FROM: Mitesh Baxi
Traffic Engineering

910 341-3258
910 341-7801 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice

RIVERLIGHTS AQ PH 4 & 5 [TRC Plan Review #4]

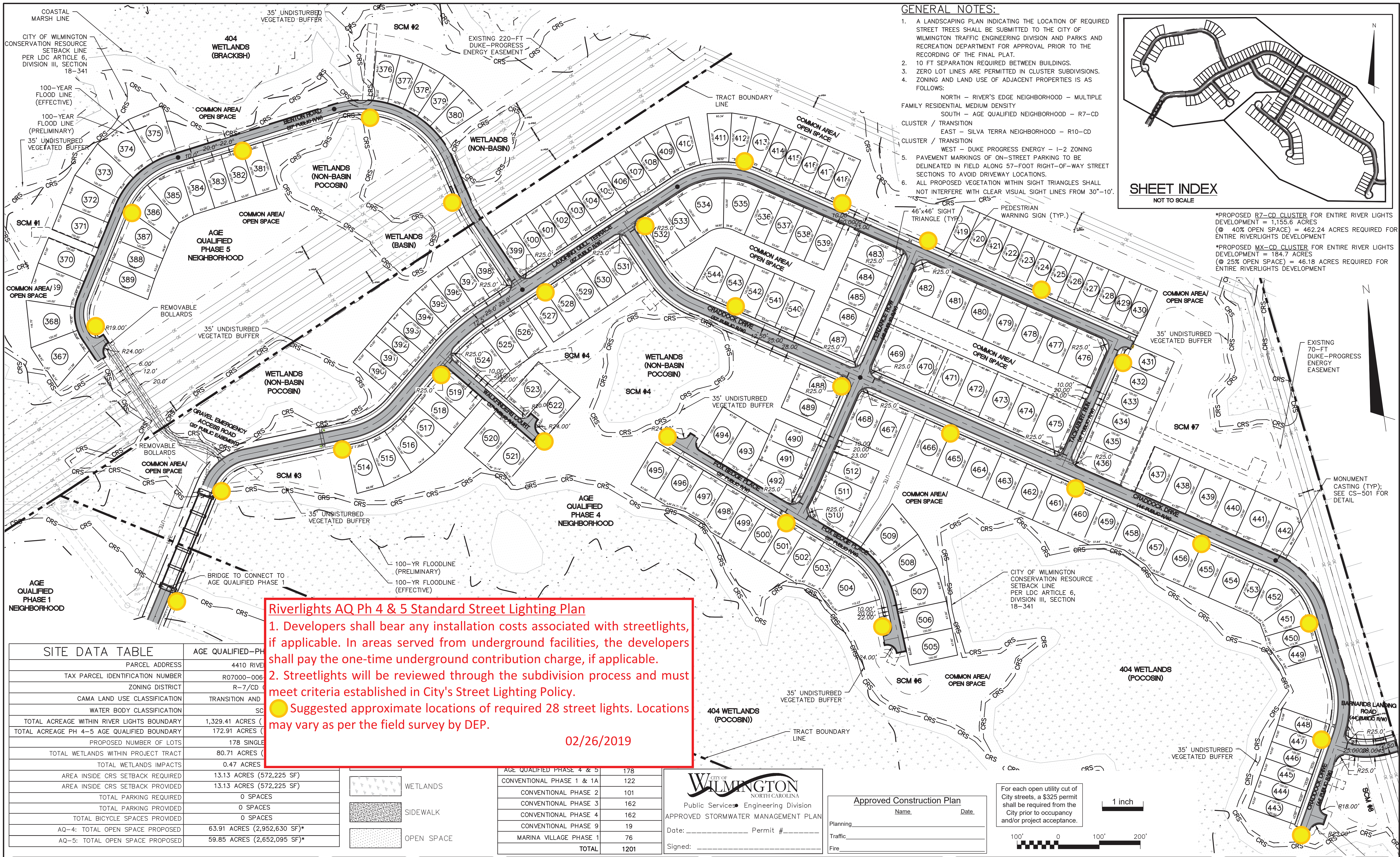
STREET LIGHTING [City of Wilmington Street Lighting Policy]:

A revised standard Street lighting plan has been provide with this review as a record for the basis of street light reimbursement. Minimum of 28 street lights requirement are same as previous review. Other comments as per initial review are still applicable.

MUTCD:

Please ensure that all the stubs are installed with an appropriate 'No parking' signage to keep it available for an emergency vehicle maneuvering.

A separate revision is not required for the above comments. You may include this in the final submission. No further comments.



- GENERAL NOTES:**
- 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 PLAN.
 - 10 FT SEPARATION REQUIRED BETWEEN BUILDINGS.
 - ZERO LOT LINES ARE PERMITTED IN CLUSTER SUBDIVISIONS.
 - ZONING AND LAND USE OF ADJACENT PROPERTIES IS AS FOLLOWS:
 NORTH - RIVER'S EDGE NEIGHBORHOOD - MULTIPLE FAMILY RESIDENTIAL MEDIUM DENSITY
 SOUTH - AGE QUALIFIED NEIGHBORHOOD - R7-CD CLUSTER / TRANSITION
 EAST - SILVA TERRA NEIGHBORHOOD - R10-CD CLUSTER / TRANSITION
 WEST - DUKE PROGRESS ENERGY - I-2 ZONING
 - PAVEMENT MARKINGS OF ON-STREET PARKING TO BE DELINEATED IN FIELD ALONG 57-FOOT RIGHT-OF-WAY STREET SECTIONS TO AVOID DRIVEWAY LOCATIONS.
 - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.



*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

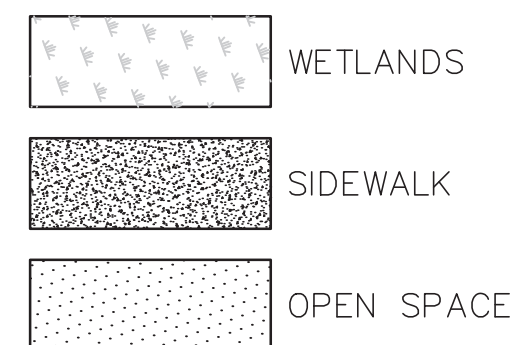
Riverlights AQ Ph 4 & 5 Standard Street Lighting Plan

- 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.
- Streetlights will be reviewed through the subdivision process and must meet criteria established in City's Street Lighting Policy.

● Suggested approximate locations of required 28 street lights. Locations may vary as per the field survey by DEP.

02/26/2019

SITE DATA TABLE		AGE QUALIFIED-PH
PARCEL ADDRESS	4410 RIVER	
TAX PARCEL IDENTIFICATION NUMBER	R07000-006	
ZONING DISTRICT	R-7/CD	
CAMA LAND USE CLASSIFICATION	TRANSITION AND	
WATER BODY CLASSIFICATION	SC	
TOTAL ACREAGE WITHIN RIVER LIGHTS BOUNDARY	1,329.41 ACRES ()	
TOTAL ACREAGE PH 4-5 AGE QUALIFIED BOUNDARY	172.91 ACRES ()	
PROPOSED NUMBER OF LOTS	178 SINGLE	
TOTAL WETLANDS WITHIN PROJECT TRACT	80.71 ACRES ()	
TOTAL WETLANDS IMPACTS	0.47 ACRES	
AREA INSIDE CRS SETBACK REQUIRED	13.13 ACRES (572,225 SF)	
AREA INSIDE CRS SETBACK PROVIDED	13.13 ACRES (572,225 SF)	
TOTAL PARKING REQUIRED	0 SPACES	
TOTAL PARKING PROVIDED	0 SPACES	
TOTAL BICYCLE SPACES PROVIDED	0 SPACES	
AQ-4: TOTAL OPEN SPACE PROPOSED	63.91 ACRES (2,952,630 SF)*	
AQ-5: TOTAL OPEN SPACE PROPOSED	59.85 ACRES (2,652,095 SF)*	



AGE QUALIFIED PHASE 4 & 5	178
CONVENTIONAL PHASE 1 & 1A	122
CONVENTIONAL PHASE 2	101
CONVENTIONAL PHASE 3	162
CONVENTIONAL PHASE 4	162
CONVENTIONAL PHASE 9	19
MARINA VILLAGE PHASE 1	76
TOTAL	1201

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Name: _____ Date: _____

Permit #: _____

Signed: _____

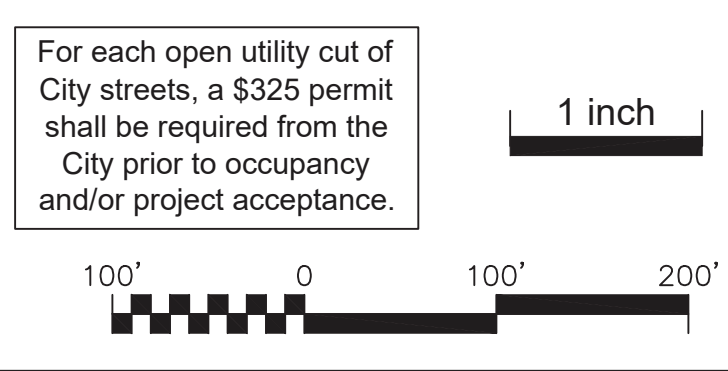
Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____



REV.	DESCRIPTION	DATE
K	CITY OF WILMINGTON TECHNICAL REVIEW COMMITTEE AND STORMWATER RESUBMITTAL	02/13/2019
J	PUBLIC WATER SUPPLY RESUBMITTAL	01/17/2019
I	CITY OF WILMINGTON TECHNICAL REVIEW COMMITTEE RESUBMITTAL, STORMWATER RESUBMITTAL AND NEW HANOVER COUNTY PHASE 2 SUBMITTAL	11/12/2018
H	CFPIA ADDITIONAL INFORMATION	10/12/2018
G	CFPIA RE-SUBMITTAL	08/21/2018
F	CITY OF WILMINGTON TECHNICAL REVIEW COMMITTEE RESUBMITTAL	07/19/2018
E	CITY OF WILMINGTON STORMWATER SUBMITTAL	07/09/2018
D	CAPE FEAR PUBLIC UTILITY AUTHORITY SUBMITTAL	07/06/2018
C	NEW HANOVER COUNTY SEDIMENT AND EROSION CONTROL RESUBMITTAL	01/05/2018
B	CITY OF WILMINGTON TECHNICAL REVIEW COMMITTEE SUBMITTAL	11/01/2017
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	08/08/2017

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

SEAL

MCKIM & CREED

243 North Front Street
 Wilmington, North Carolina 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 License: F-1222
 www.mckimcreed.com

NASH RIVERLIGHTS

NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS AGE QUALIFIED PHASE 4 & 5

MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

OVERALL SITE PLAN

DATE: 01/25/2018
 MCE PROJ. #: 02735-0177
 DRAWN: EEM/ALM/MDH
 DESIGNED: EEM/KCBE
 CHECKED: KCBE
 PROJ. MGR.: KCBE

SCALE: HORIZONTAL: 1" = 100'
 VERTICAL: N/A

MAC FILE NUMBER: CS-100
 DRAWING NUMBER: 8

STATUS: PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION

REVISION: K