



**Planning, Development  
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**DATE:** 03.18.2015  
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■ **RIVERLIGHTS AGE QUALIFIED- PHASE 1 [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.

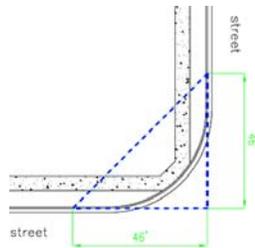
**TECHNICAL STANDARDS – NEW ROADS:**

1. The WALKFINDERS Alley shown on Sheets CS-102, CU-102 is shown as a 42' Public ROW, however, other references to the Alley shows it as a 20' Private ROW.
2. The majority of subdivision intersections, such as Penn Way and Pineland, and Big Oak Terrace and Dune Summit Ave are closer than the 200'/400' minimum distance per the City's technical standards. The subdivision design may require approval from the SRB. [7-5 CofW Tech Stds]
3. Show a cross-section detail showing the 26' Alleys, (Verbena, Bullrush, Fox Sedge, Aquaglide, Sweet Gum, and Terebinth) on the site plan.
4. Please provide street classification names on Sheet CS-100, (i.e. Village St or Alley 2, etc).
5. Some of the information listed within the street data tables is difficult to read, (Alley 2.
6. Confirm whether the streets will be public or private, the street data tables list each

7. Ensure neighborhood street adhere to Collector Street standards. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets. Sand Path Way and Big Oak Terrace appear to be acting as Collector Streets.
8. Provide details on the Traffic Islands and Traffic Calming Island. Based upon the type of Traffic Calming device, the structure may require additional approvals.
9. The Egress lanes on Dune Summit Avenue must be increased to accommodate minimum TIA requirements. The cross walk cuts the turn lane, so factored this into the length provided.
10. Provide Stop signs on both directions of Stop Controlled Streets and Alleys, such as Dune Summit Ave. and Walkfinders Alley.
11. Confirm the type of median curb used for this subdivision. The plan calls for 18" curbing but does not provide specify which type curbing will be used, (vertical or Type A).
12. Provide street connection details and/or stub for the Future Age Qualified Amenity Area.
13. Provide the name of the Collector Street at the end of Sand Path Way, (it leads to the future phase of the Age Qualified Homes).

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

14. Reposition the proposed crosswalk adjacent to the intersection of Pineland Dr. and Dune Summit Ave. The current requires vehicles attempting to make right turns from Pineland Dr to stop within 60' of the intersection, which may lead to rear end collisions or unsafe conditions for pedestrians using the cross walk to the lake. Please consult with the Fire Department may to determine if the proposed fire hydrant at this corner will conflict with the crosswalk.
15. Provide a sidewalk connection between the open areas and the public sidewalk.
16. Provide sidewalk detail SD 3-10 on the plan.
17. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these. If a traffic signal is proposed for Dune Summit Avenue in this phase or the future phase, please show the base on the plan as a future signal.
18. Show and apply the City's 46'x46' sight distance triangle at each street corner intersection on the 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'. [\[Sec.18-566 CofW LDC\]](#)



19. Provide a turning movement analysis of a Trash Trucks within the subdivision. If the trucks are not going down the alleys, please provide a note on the plan to discuss trash cart pick up.
20. Please add standard notes to the plan.

**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. 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. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- F. 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.
- G. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- H. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- I. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- J. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [\[Sec.18-378 \(e\) CofW LDC\]](#)
- K. 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.

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

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.