



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

**DATE:** 03.20.2015  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

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

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■ **RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PHASE 1 [SRB 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:**

- Please revise all sheets to remove the Label Mask around the Street Name labels. The label mask covers the section of the plan beneath the name.
- Identify all streets ROWs as a Public ROW or a Private ROW.

**TRAFFIC IMPACT:**

- ❖ The Riverlights Development Agreement and TIA required a three lane cross section with a least 300' of internal storage, (Driveway 3B) for this access point. However, the site plans show approximately 100' of internal storage.
- ❖ Maintain the Taper for the left turn lane at the Old Towne Street and River Road intersection.

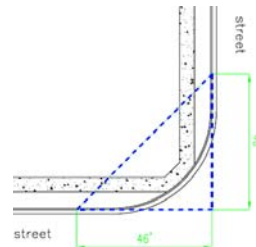
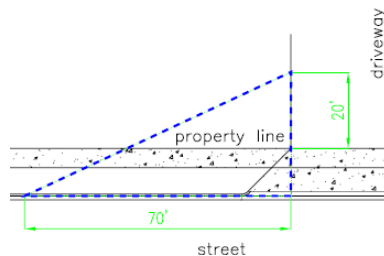
**TECHNICAL STANDARDS – NEW ROADS:**

1. Water Willow Alley does not meet the minimum requirements for Horizontal Centerline Radius for a public street. The alley has two horizontal centerline radiuses that are less than R100'. [7-5 CofW Tech Stds]
2. Correct the spelling of Shell Quarry Drive on the site plan.
3. The subdivision does not meet the minimum distance requirement between intersections. The current intersections are closer than the 200'/400' minimum distance per the City's technical standards. [7-5 CofW Tech Stds]
4. If the Old Towne Street and River Road intersection is planned as a signalized intersection, please show the base for the signal on the site plan. If it planned for a future phase, it can be shown as future.

5. Please consider making the Sea Loft ROW a 37' ROW, to accommodate a sidewalk from Old Towne Street and Estuary to the parking area and Multi-Use Path around the Riverlights Lake.
6. Install wheelchair ramp at corner of Sea Loft and Estuary, per City standards. Connect sidewalk with ramp.
7. The right turn/ merge lane on Oyster Tabby Drive does not appear to match a standard city street. This lane may require SRB approval.
8. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
9. Verify the minimum tangent length on Shell Quarry. The minimum tangent length between reverse curves is 100'. [\[7-5 CofW Tech Stds\]](#)
10. Verify the minimum tangent length on Water Willow Alley. The minimum tangent length between reverse curves is 100'. [\[7-5 CofW Tech Stds\]](#)
11. Provide the name of Marsh Edge Dr on all sheets.

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

12. Label the Open Space at the southern end of lot #60-#63 on sheets CS-100 and CU-102.
13. Please show/ note the lots that will be served with rear driveways.
14. The marked crosswalk at the corner of Sea Holly Alley and Old Towne Street is greater than 10' width and incorrectly aligned with the geometry for the street.
15. Provide a sidewalk to the parking areas near the Riverlights Lake.
16. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
17. 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'. [\[Sec.18-566 CofW LDC\]](#)



**TECHNICAL STANDARDS – PARKING:**

18. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [\[Sec.18-526 CofW LDC\]](#)
19. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
20. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
21. Provide a backing stub and landscaping islands for the parking areas near the Riverlights Lake.
22. 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. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
23. Protection from vehicles is required around all required landscaped areas within vehicular areas.
24. The Western Parking lot must meet requirements of standard details SD 15-13 and 15-10 for parking lots under 25 stalls. Provide a continuous perimeter border and 6" gravel surface. [\[SD 15-11 CofW Tech Stds\]](#)
25. Provide a turning movement analysis of a trash truck vehicle for the streets with a 37' ROW and 26' ROW.

26. As the developer has chosen to provide automobile spaces at the Riverlights Lake, bicycle parking shall be provided in accordance with Sec. 18-528. Please add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [[Sec.18-528 CofW LDC](#)]

**TECHNICAL STANDARDS – Barrier Free Design:**

27. For the two parking lots adjacent to the Riverlights Lake, please show location of handicap parking, ramp(s) and signs and provide details on the plan.
28. Note the required and proposed number of handicapped spaces in the development data. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]

**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. All parking stall markings and lane arrows within the parking areas shall be white.
- E. 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.
- 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. A sign shall be placed at the northeastern 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. 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.