



**Planning, Development and Transportation**

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**DATE:** 04.03.2019  
**TO:** ProTrak  
**FROM:** Mitesh Baxi  
Traffic Engineering

■ **RIVERLIGHTS WATERCRAFT FERRY EXTENSION [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 relevant sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices, pavement markings and street lights for all the street intersections 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>

**TECHNICAL STANDARDS – NEW ROADS:**

1. Show a vertical profile for each of the proposed streets as per City’s standard details.
2. Provide sidewalk detail SD 3-10 on the plan. [Sec. 18-529(b)(2) CofW LDC]
3. The proposed sidewalk must alignment with the existing sidewalk at the connection of Watercraft Ferry Ave public ROW and private ROW.
4. Please dimension the section of the proposed Watercraft Ferry Ave public ROW, where the width changes at the connection with private ROW.

**STREET LIGHTING [City of Wilmington Street Lighting Policy]:**

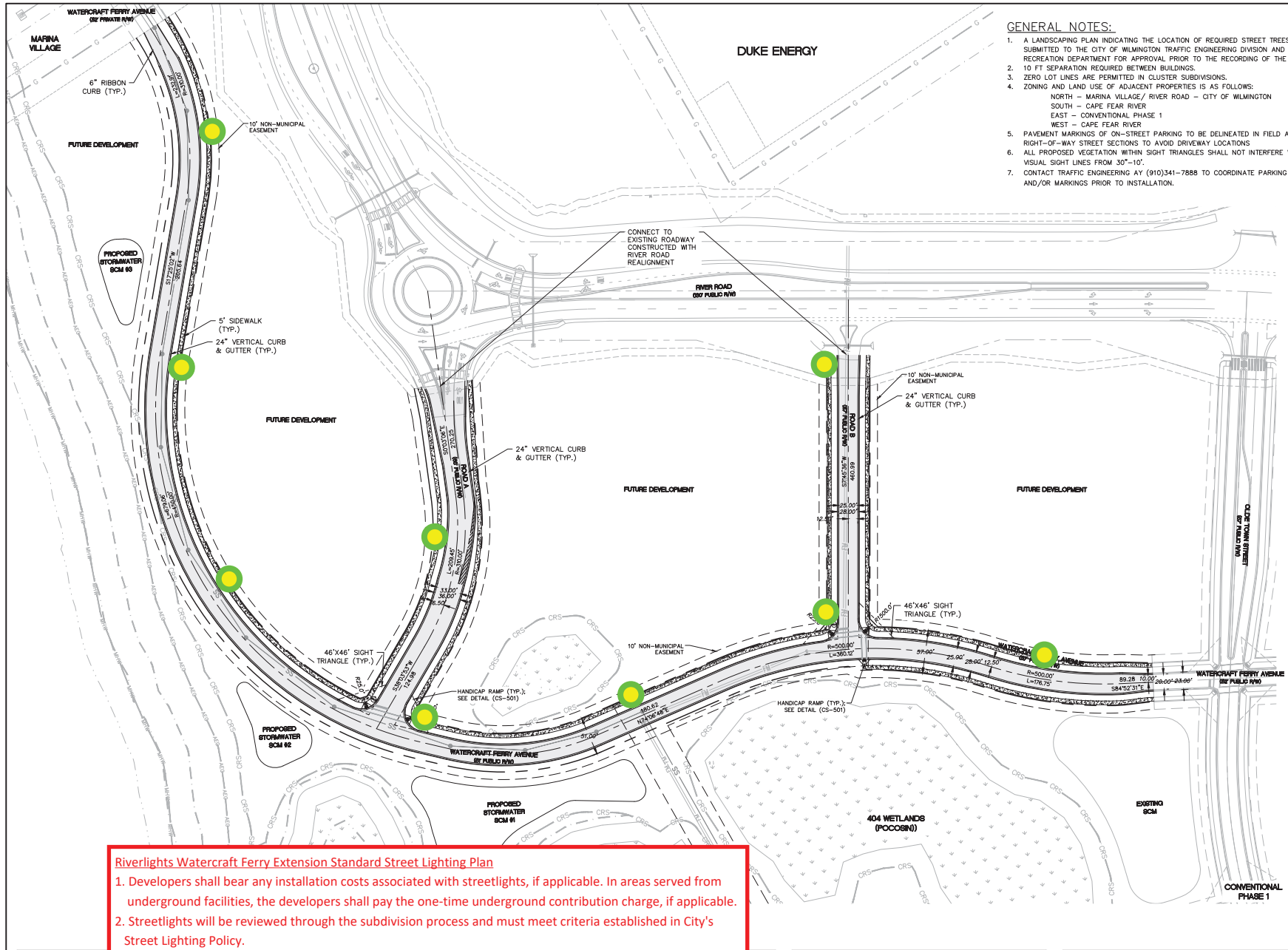
1. The standard streetlight shall be a DEP designated LED equivalent fixture installed within the recommended range of mounting heights for the specific fixture. The standard streetlight shall be installed on a wooden pole in areas served from overhead facilities and on a fiberglass pole in areas served from underground facilities.
2. A layout for the Standard street lighting has been provided with the review. Minimum of nine street lights are required for this sub-division. 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. Street lights must be located a minimum of 15 feet from street trees and vice versa. [\[CofW SD 15-17\]](#)
  6. All the street light shall be installed within the public ROW.

**GENERAL NOTES TO ADD TO THE PLAN:**

- A. 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.

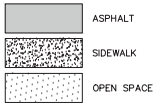
Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.



**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 - MARINA VILLAGE/ RIVER ROAD - CITY OF WILMINGTON  
 SOUTH - CAPE FEAR RIVER  
 EAST - CONVENTIONAL PHASE 1  
 WEST - CAPE FEAR RIVER
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**

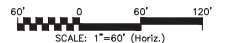


**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Service Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Approved Construction Plan**

|          |      |
|----------|------|
| Name     | Date |
| Planning |      |
| Traffic  |      |
| File     |      |

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



- Riverlights Watercraft Ferry Extension 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.
  3. If any of the existing street lights coincide with the proposed, required number of street lights must be amended to comply with the street lighting policy.
  4. Street lights must be located a minimum of 15 feet from street trees and vice versa. [CoFw SD 15-17].
  5. All the street light shall be installed within the public ROW.
- Proposed locations of required *nine* street lights. Locations may vary as per the field survey by DEP.

04/03/2019

**RIVERLIGHTS**  
**WATERCRAFT FERRY AVE. EXTENSION**  
 MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

**OVERALL SITE PLAN**

|                            |                           |                         |
|----------------------------|---------------------------|-------------------------|
| DATE: 03/20/2019           | SCALE: HORIZONTAL: 1"=60' | SAC FILE NUMBER: CS-100 |
| WIDE PROJ. #: 02735-0237   | VERTICAL: N/A             | DRAWING NUMBER: 8       |
| DRAWN: ALM/DDC             |                           |                         |
| DESIGNED: ALM/DDC/REM      |                           |                         |
| CHECKED: RMG               |                           |                         |
| PROJ. MGR.: KGBE           |                           |                         |
| STATUS: PRELIMINARY DESIGN |                           | REVISION: A             |
| NOT FOR CONSTRUCTION       |                           |                         |