



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

**DATE:** 05.20.2015  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

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

---

■ **RIVERLIGHTS CONVENTIONAL SUBDIVISION 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:**

- The Subdivision Plan has changed the number of proposed lots from 104 lots proposed for the SRB to 107 lots in this submission.
- The Subdivision Plan has added another street that was not shown on the SRB submission. [See Sheet CS-100] The Unnamed Street is located north of Shell Quarry Drive and goes to the Riverlights Lake.
- What is the plan to address the new street and new lots introduced in this submission? Will the applicant submit a variance for these changes?

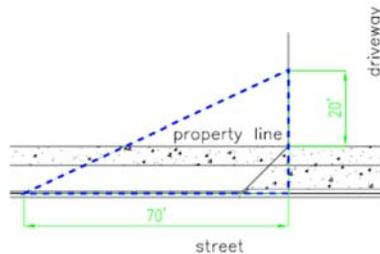
**TECHNICAL STANDARDS – NEW ROADS:**

1. Dimension the New Unnamed street shown north of Shell Quarry Drive. [7-5 CofW Tech Stds]
2. Sheets CS-101 and CU-101 do not show the end of the Unnamed Street or the second parking lot for the Future Amenity Building and Pool Area.
3. Show the hydrants for the Amenity Building and Pool located near the Riverlights Lake.
4. Provide stop signs at the intersection of the Unnamed Street and Old Towne Street.

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

5. Provide sidewalk between parking areas and the Pool and Amenity Building located north of the Riverlights Lake.
6. The Amenity Building Parking spaces do not appear to be listed in the site data table. [22 spaces listed in the Site Data Table] Will these parking lots be constructed in this phase?
7. The sidewalk near Lot 56 appears to end after the Proposed Lift Station. Please show the continuation of the sidewalk or install a crosswalk at the Stormwater BMP (vicinity of Lot 61).
8. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]

9. Show and apply the City's 20'x70' sight distance triangle at each driveway for the parking areas 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:

10. Provide dimensions for the parking areas located near the Future Amenity Building and Pool.
11. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking. The drive aisle for the parking lot located north of Sea Loft Alley appears to be less than 24'.
12. Provide a 10'X15' backing stub for the Amenity Building Parking Lot [7 space lot]. [Chapter VII ,Detail SD 15-12 CofWTSSM]
13. For the Amenity Building and Pool Areas, provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data and graphically indicate on the plans the location of bike parking. [Sec.18-528 CofW LDC]

#### TECHNICAL STANDARDS – Barrier Free Design:

14. The future Amenity Building parking lots do not have marked Handicap Spaces. Please provide handicap spaces at these Amenity Areas.
15. Please show location of handicap ramp(s) and signs for the parking areas and provide details on the plan.
16. For the Amenity Building, please Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [Sec. 18-529(b)(2) CofW LDC]
17. 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 traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- B. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- C. 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]

#### MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.

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.