



**Planning, Development  
and Transportation**

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**DATE:** 08.22.2018  
**TO:** ProTrak  
**FROM:** Mitesh Baxi  
Traffic Engineering

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■ **RIVERLIGHTS CONVENTIONAL PH V & VI [Subdivision 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 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>
- Please provide all the traffic signage, pavement markings and street light locations for the roundabout intersection at River Rd.
- Include details for N Lorraine Dr intersection on the site plan.
- Show the existing/proposed street light at the conjunction of phase 5 with phase 2 on Trisail Terrace.

**NCDOT:**

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – NEW ROADS:**

1. Show a vertical profile for each of the proposed streets.
2. A mid-block pedestrian crossing is shown at the western end of proposed collector street Trisail terrace. Please revise/relocate the pedestrian such a way that it does not conflict with the maneuvering of the vehicles accessing driveways for the surrounding properties.
3. The proposed driveways for the adjacent lots should co-ordinate with the crosswalk placement.

4. Provide an AASHTO safe stopping distance to the crosswalk Sight distance on easements and the landscaping plan.
5. Pedestrian Crossing Signs shall be installed for this crosswalk as per MUTCD.
6. An enhanced advanced warning shall be required for this pedestrian crosswalk. [MUTCD]
7. The minimum street corner radii is 35'. [7-5 CofW Tech Stds]. A variance may be required.

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

8. The Stop Bars and crosswalk pavement markings are difficult to see on subdivision streets. Please highlight those appropriately on the site plan.
9. Label 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.18-556 CofW LDC]

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

1. The standard streetlight shall be a DEP enclosed cutoff (Cobra type), high pressure sodium vapor (HPSV) or 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 48 (forty eight) 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. No lights are proposed on residential service alleys as per policy.
6. All the street light shall be installed within the public ROW.

**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 11-03 and SD 15-13 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. 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.
- E. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

**MISCELLANEOUS:**

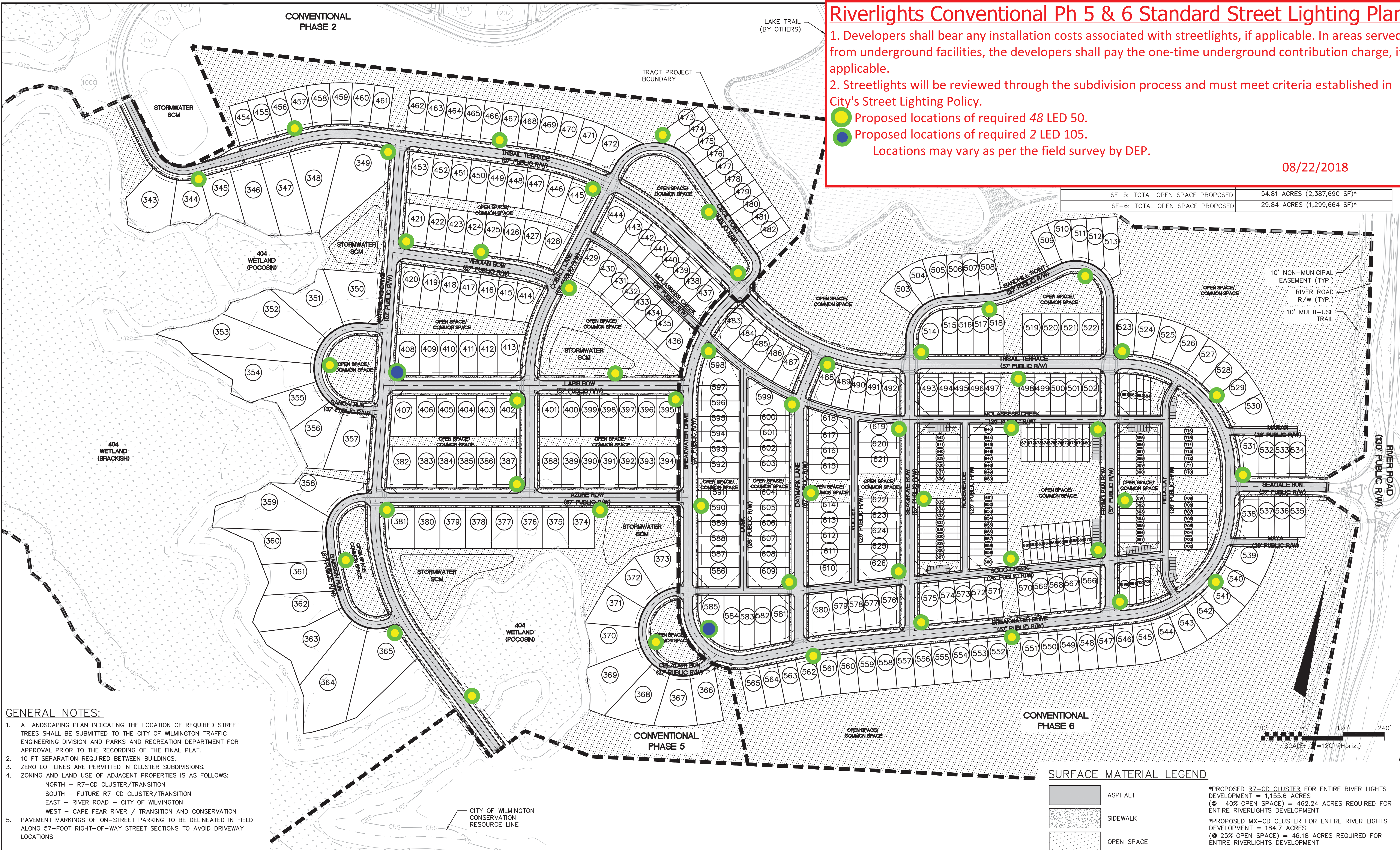
- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

# Riverlights Conventional Ph 5 & 6 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.
- Proposed locations of required 48 LED 50.
  - Proposed locations of required 2 LED 105.
- Locations may vary as per the field survey by DEP.

08/22/2018

SF-5: TOTAL OPEN SPACE PROPOSED	54.81 ACRES (2,387,690 SF)*
SF-6: TOTAL OPEN SPACE PROPOSED	29.84 ACRES (1,299,664 SF)*



- 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 - R7-CD CLUSTER/TRANSITION  
 SOUTH - FUTURE R7-CD CLUSTER/TRANSITION  
 EAST - RIVER ROAD - CITY OF WILMINGTON  
 WEST - CAPE FEAR RIVER / TRANSITION AND CONSERVATION
  5. PAVEMENT MARKINGS OF ON-STREET PARKING TO BE DELINEATED IN FIELD ALONG 57-FOOT RIGHT-OF-WAY STREET SECTIONS TO AVOID DRIVEWAY LOCATIONS

**SURFACE MATERIAL LEGEND**

- ASPHALT
- SIDEWALK
- OPEN SPACE

\*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

REV. NO.	DESCRIPTIONS / REVISIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	08/07/2018

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SEAL

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**RIVERLIGHTS**  
 NORTH AMERICA SENSUS HOUSE, LLC

**RIVER LIGHTS SINGLE FAMILY PHASE 5 & 6**  
 MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

**OVERALL SITE PLAN**

DATE: 08/06/2018	SCALE: 1"=120'	MAC FILE NUMBER: CS-100
MCE PROJ. #: 02735-0213	HORIZONTAL: 1"=120'	DRAWING NUMBER: 3
DRAWN: DCO/EEM	VERTICAL: N/A	REVISION: A
DESIGNED: DCO/EEM		
CHECKED: RMC		
PROJ. MGR: KCB		

STATUS: **PRELIMINARY DESIGN**  
 NOT FOR CONSTRUCTION