



**Planning, Development  
and Transportation**

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

**DATE:** 11.09.2018  
**TO:** ProTrak  
**FROM:** Mitesh Baxi  
Traffic Engineering

910 341-3258  
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Dial 711 TTY/Voice

■ **RIVERLIGHTS CONVENTIONAL PH V & VI [Subdivision Plan Review #3]**

- 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.

**TECHNICAL STANDARDS – NEW ROADS:**

1. Show a vertical profile/sectional details for each of the proposed streets.

**TECHNICAL STANDARDS – PAVEMENT MARKINGS AND SIGNAGE:**

2. An appropriate pavement markings and signage shall be installed for the turnarounds at the end of Marian Aly and Maya Aly to restrict parking in that area.
3. Please provide pavement markings and signage plan for further comments.

**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 47 (forty seven) street lights are required for this sub-division. 45 LED 50's and two LED 105's will be required. 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. 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.

**MISCELLANEOUS:**

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



KEYNOTES:

SITE DATA TABLE

CONVENTIONAL - PHASE 5 AND 6

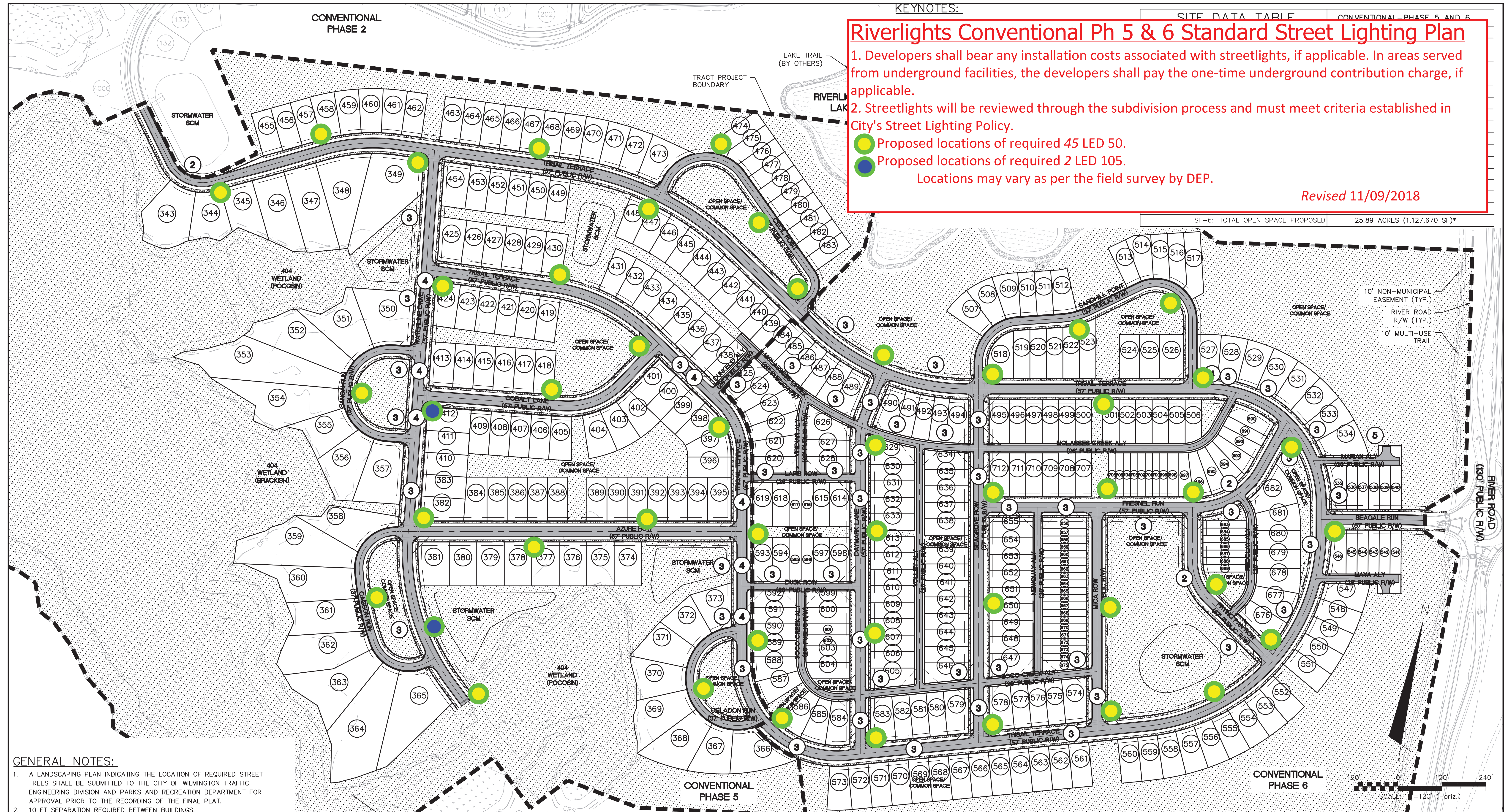
# Riverlights Conventional Ph 5 & 6 Standard Street Lighting Plan

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 45 LED 50.
  - Proposed locations of required 2 LED 105.
- Locations may vary as per the field survey by DEP.

Revised 11/09/2018

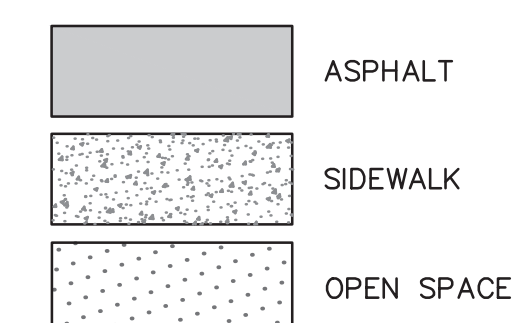
SF-6: TOTAL OPEN SPACE PROPOSED 25.89 ACRES (1,127,670 SF)\*



### 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



\*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.	DESCRIPTION	DATE
B	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	11/02/2018
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	08/07/2018
REVISIONS		

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SEAL

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**NASH**  
 NORTH AMERICA SEKISUI HOUSE, LLC

**RIVERLIGHTS**

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

**OVERALL SITE PLAN**

DATE: 08/06/2018  
 MCE PROJ. # 02735-0213  
 DRAWN DCO/EEM  
 DESIGNED DCO/EEM  
 CHECKED RMC  
 PROJ. MGR. KGBE

SCALE: HORIZONTAL: 1"=120'  
 VERTICAL: N/A

MAC FILE NUMBER: CS-100  
 DRAWING NUMBER: 3

STATUS: PRELIMINARY DESIGN  
 NOT FOR CONSTRUCTION

REVISION: A