



Planning, Development and Transportation

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DATE: 10.18.2016
TO: ProTrak
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■ **RIVERLIGHTS AGE QUALIFIED PHASE 4 AND 5 [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:

- Ensure Street information is continued/ verified on all plan sheets.

TECHNICAL STANDARDS – NEW ROADS:

1. The proposed Craddock Drive ROW is not consistent from Sheet to Sheet. In some areas Craddock is shown as 57' ROW, then on the next sheet it is listed as 41' ROW. The ROW shown on Sheet CS-100 Lot 549- Lot 545, changes on Sheet CS-101. Similar issues are shown between CU-100 and CU-101 and between CU-100 and CU-102.
2. The 44' ROW on Craddock Drive on Sheet CS-100 changes to a 41' ROW on CS-102, (Lot 438- Lot 450 on CS-102. Please clarify the ROW width and cross section is consistent on all sheets.
3. Barnards Landing Road is shown as a 44' ROW Public street, which connects to Craddock Drive on CS-100. However, the name is missing on subsequent sheets, and the term "Gravel Emergency Access Road (20' Public Easement)" is used instead. This road is required by the development agreement. Please revise the plan sheets.
4. Please clarify the name for the street section that extends south of the intersection of Craddock Drive and Barnards Landing Road, (the section is adjacent to Lot 449). If the street name changes at this intersection, please label the street section with the proper name.

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

5. The residential driveway standards have changed. The standard detail SD 8-02 has been replaced with Standard detail SD 3-03.1. Please show the appropriate City standard detail(s) on plan. If a different driveway type was approved by the SRB, please show the SRB approved driveway instead of the city standard detail. [\[Chapter VII ,Detail SD 3-03.1\) CofWTSSM\]](#)
6. The proposed Landscape Concept plan does not meet Technical Standards. Please provide a landscaping plan, with street names, phase boundaries, proposed street light locations, proposed wheel chair ramps, and a drawing scale of less than 1':100'.

7. Ensure the proposed landscaping plan has a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)

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.
- B. 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. [\[SD 15-14 CofW Tech Stds\]](#)

MISCELLANEOUS:

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.