

Memo

To: Jimmy Fentress, Stroud Engineering
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 6/30/2020
Re: Marshes at Rives Edge River Road Improvements TRC Review 2

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Brian Chambers	Planning	No comments
Rich Christensen	Engineering	Comments attached
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Engineering has reviewed the plans for The Marshes 3, 4 and 5 project submitted June 11, 2020 and have the following comments:

1. Please verify that all existing utilities, guy wires, etc. have been located and shown on the plan near the intersection of Independence and River Road in order to avoid conflicts with the proposed swale and 12" pipe w/FES.

The following comments and attachments come from Jason Pace, City Senior Project Engineer. Please contact him at James.Pace@wilmingtonnc.gov, or 910-341-7808 with any questions or comments you might have.

Comments on Sheet 5 of 9

2. With your recommended coordination with CFPUA adjacent project, have you seen any plans? This will affect the "DIP" repair scope in the pavement
3. Plans say, "Level Dip in Ex. Pavement" up near the bridge. Adding more pavement to settling pavement is not a satisfactory solution. Would recommend having Geotech look at this area and recommend a more permanent fix. Possibly remove, stabilize subgrade, and replace pavement as needed here.
4. If no work is happening around Guardrail you may retain it. But I do not feel like that is the case here. Since we are performing work in and around the existing guardrail, the project needs to update the guardrail to current standards which would involve removing and resetting the guardrail to the 2'-1" required height and to have the TL-3 anchor units installed on the ends.
5. Label radius proposed on sidewalk meander around poles/guy wires....would recommend this be smoother (at least 20' reverse curve).
6. Show a curb and gutter flare detail; recommend 20' radius taking face of curb at least 2' back further away from EOP; then tapering asphalt pavement at a 10:1 to this point. (If you need a sketch let me know).
7. Show/label any "wet utility" adjustments to be performed (i.e. valve adjustments, manhole adjustments, FH relocates, etc.) on the plans for the Contractor to perform with appropriate CFPUA details).
8. Show/label any "dry utility" conflicts/adjustments and label who you need to coordinate those conflicts with. These need to be coordinated ahead of construction (i.e. guy wires, poles, utility handholes, gas valves, pedestals, etc.).
Please note that Duke Energy has recently installed some new poles and guy wires along roadway; Engineer will need to review any additional conflicts with these.
9. Existing there are three (3) front/back Chevron signs (MUTCD W1-8); See MUTCD section 2C.10 for Chevron Alignment and proper installation height/size.
10. Please note on plans that in the area where you are not building sidewalk (Sta 7+00 to 9+00 +/- LT) shoulder (12' wide with 3:1 slopes) still needs to be constructed and seeded.

Comments on Sheet 5A of 9

11. Please See Pavement Marking comments and sketch; NCDOT has been going with 90 mils now on most markings; Recommend showing signs on pavement marking plans; Show retain or

relocate for ALL signs within work area. Coordinate with Randall Glazier, Signs & Markings Engineer (#341-0069, Randall.Glazier@wilmingtonnc.gov).

GENERAL NOTES:

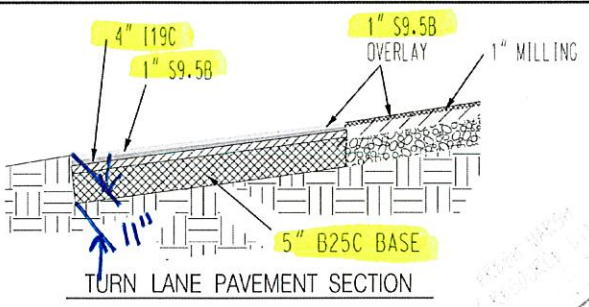
- The proposed left turn lane is required to meet City of Wilmington Technical Standards and MUTCD requirements.
- The Walk Wilmington plan and Comp Greenway plan call for a future MUP along the River Road frontage of the Marshes. There are no funded plans for the MUP connection from Independence to the River Road MUP. The City would prefer construction of this required sidewalk from Independence to the Phase 3 entrance to provide a more immediate connection between Phase 3 portion of the project and the neighborhood amenities and park project within Echo Farm.
- City staff is willing to accept a payment in lieu for the portion of the sidewalk between the Ph 3 entrance and the bridge. The developer desires to submit such a payment-in-lieu (PIL).

A PAYMENT IN LIEU OF CONSTRUCTION FOR THE ORIGINALLY APPROVED 5' SIDEWALK ON INDEPENDENCE IS IN PLACE

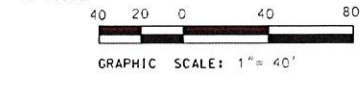
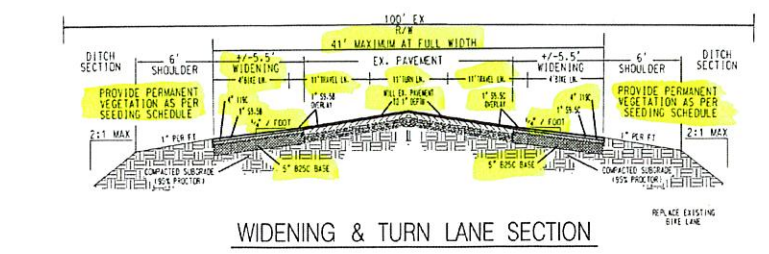
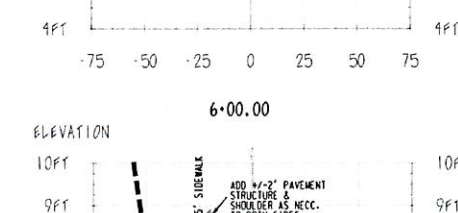
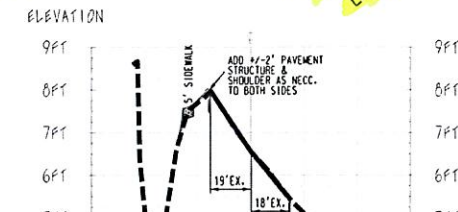
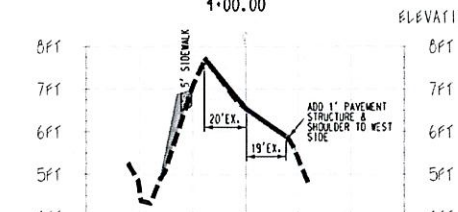
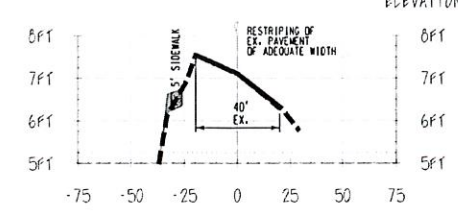
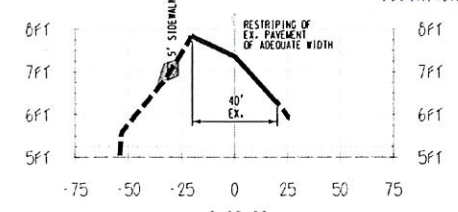
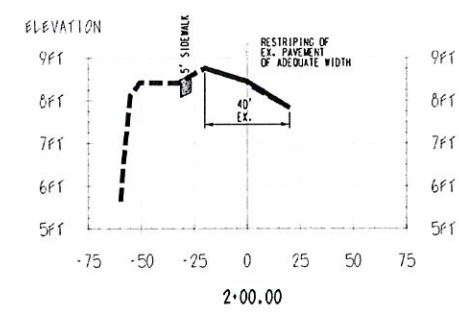
Show label w/ utility conflicts
Show flare detail

PROVIDE 5' SIDEWALK ON RIVER ROAD TO PHASE 3 DRIVEWAY

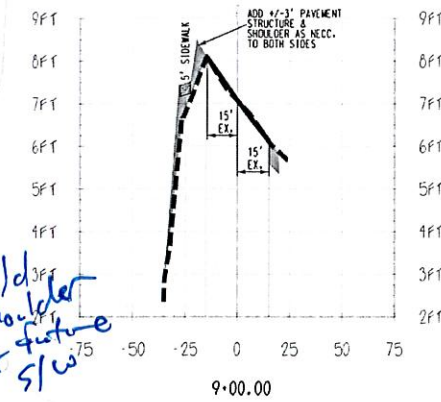
PROVIDE 85LF OF VERTICAL 2'6" CURB & GUTTER ON RIVER RD. FOR 6' OFFSET & FLARE



- DENOTES PROPOSED CONTOUR
- DENOTES EX. CONTOUR
- DENOTES PROPOSED GRADE
- DENOTES PROPOSED STORM DRAINAGE
- DENOTES DROP INLET OR CATCH BASIN W/ INLET PROTECTION
- DENOTES LIMITS OF DISTURBANCE
- DENOTES SILT FENCE
- DENOTES SEDIMENT TRAP
- DENOTES DRAINAGE DIRECTION
- DENOTES WETLAND LINES
- DENOTES DRAINAGE AREA
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES PROPOSED MANHOLE
- DENOTES PROPOSED B IN SANITARY SEWER
- DENOTES PHASE LINE
- DENOTES SQUARE FOOTAGE OF STREET YARD
- DENOTES PROPOSED WATER
- DENOTES PROPOSED GATE VALVE
- DENOTES PARKING LOT LANDSCAPE AREA

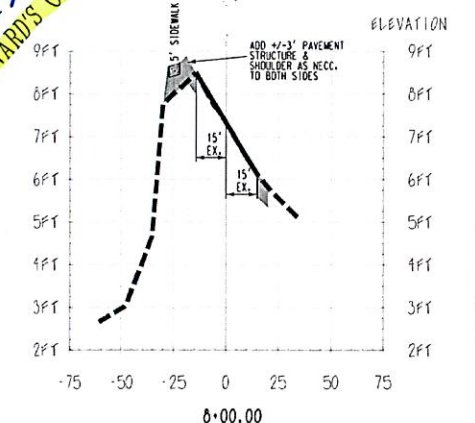


PHASE 3



PROVIDE PAYMENT IN LIEU FOR SIDEWALK ON RIVER ROAD FROM PHASE 3 DRIVEWAY TO BRIDGE

EX. GUARDRAIL TO REMAIN *May be able to retain if no work is happening here*



Approved Construction Plan
 Name: _____ Date: _____
 Planning: _____
 Public Utilities: _____
 Traffic: _____
 Fire: _____

STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE: _____ PERMIT # _____
 SIGNED: _____



JAMES H. PENTRESS, JR., P.E.
 DATE: 6/12/2020

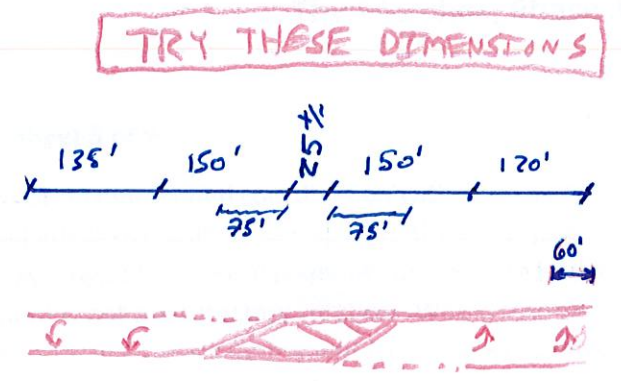
RIVER ROAD RIGHT OF WAY IMPROVEMENTS

THE MARSHES
 PHASE 3

WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

OWNER: RIVERS EDGE I, LLC	DESIGNED: JHF
ADDRESS: 1224 PEMBROKE JONES DRIVE WILMINGTON, NC 28045	DRAWN: JHF
PHONE: (910) 819-8814	APPROVED: JHF
STROUD ENGINEERING, P.A. 102 SUITE D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775	DATE: 6/05/19
	SCALE: 1" = 40'
	SHEET 5 OF 9

GENERAL NOTES:
 1. The proposed left turn lane is required to meet City of Wilmington Technical Standards and MUTCD requirements.
 2. The Walk Wilmington plan and Comp Greenway plan call for a future MUP along the River Road frontage of the Marshes. There are no funded plans for the MUP connection from Independence to the Riverlights MUP. The City would prefer construction of this required sidewalk from Independence to the Phase 3 entrance to provide a more immediate connection between Phase 3 portion of the project and the neighborhood amenities and park project within Echo Farms.
 3. City staff is willing to accept a payment-in-lieu for the portion of the sidewalk between the Ph 3 entrance and the bridge. The developer desires to submit such a payment-in-lieu (PII).



TRY THESE DIMENSIONS

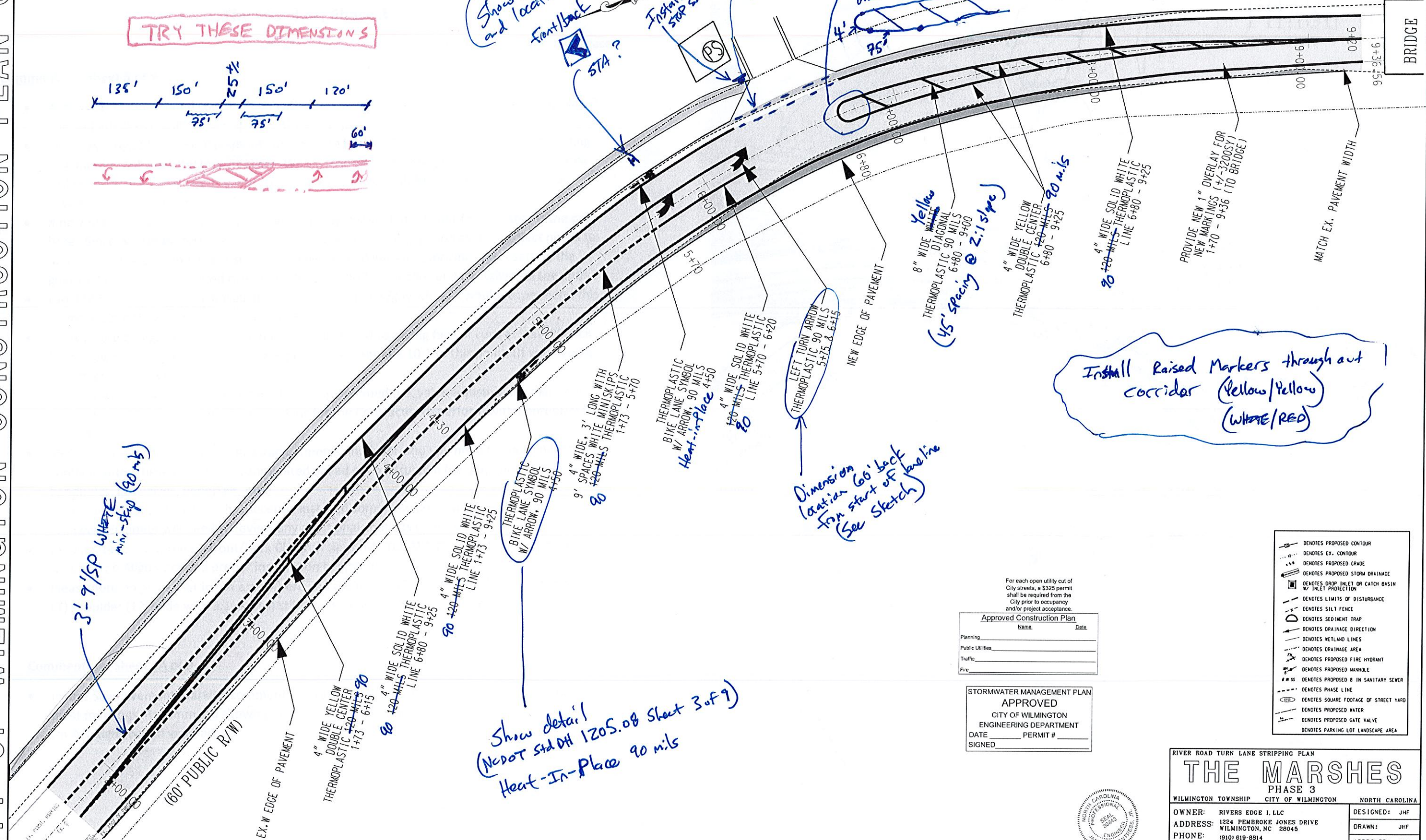
(Show signs and location)
 Front/back
 STA ?
 Install STOP SIGN

Recommend 7 one small radius and one large radius

3'-9 1/2" SP WHITE Mini-strip (90 mls)

Install Raised Markers throughout corridor (Yellow/Yellow) (White/Red)

Show detail (NOT STD 1205.08 Sheet 3 of 9) Heat-In-Place 90 mls



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

Approved Construction Plan	
Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

STORMWATER MANAGEMENT PLAN APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____

- DENOTES PROPOSED CONTOUR
- DENOTES EX. CONTOUR
- DENOTES PROPOSED GRADE
- DENOTES PROPOSED STORM DRAINAGE
- DENOTES DROP INLET OR CATCH BASIN W/ INLET PROTECTION
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- DENOTES PROPOSED 8 IN SANITARY SEWER
- DENOTES PHASE LINE
- DENOTES SQUARE FOOTAGE OF STREET YARD
- DENOTES PROPOSED WATER
- DENOTES PROPOSED GATE VALVE
- DENOTES PARKING LOT LANDSCAPE AREA



PROJECT NO.: PW-1310BC
 DRAWING NAME: W:/MASTER/PW1310BC/DGN/MARSHES BLDG 15 TURN LANE.DGN

RIVER ROAD TURN LANE STRIPPING PLAN
THE MARSHES
 PHASE 3
 WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

OWNER: RIVERS EDGE I, LLC	DESIGNED: JHF
ADDRESS: 1224 PEMBROKE JONES DRIVE WILMINGTON, NC 28045	DRAWN: JHF
PHONE: (910) 819-8814	APPROVED: JHF
 STROUD ENGINEERING, P.A. 102 SUITE D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775	DATE: 6/10/20
	SCALE: 1" = 20'
	SHEET 5A OF 9

JAMES H. FENTRESS, JR., P.E.
 DATE: 6/10/20

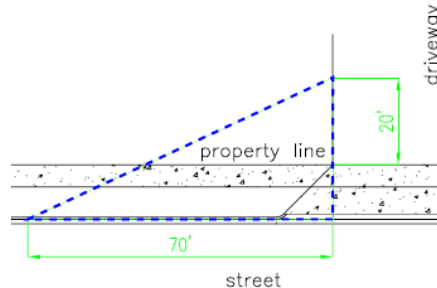
DATE: 06.24.2020
TO: ProTrak
FROM: Mitesh Baxi
Traffic Engineering

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

■ **MARSHES AT RIVER'S EDGE PHASES 3, 4, 5 [Other Version Review #2]**

TECHNICAL STANDARDS:

- The City's 20'x70' sight distance triangle at the driveway is not shown correctly. Refer below image and revise. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 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]



- **SIGHT DISTANCE TRIANGLE FOR ANY STREET/DRIVEWAY INTERSECTIONS WITH THOROUGHFARES**
River Rd is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. In accordance with the City Code, sight distances along thoroughfares must be calculated in compliance with the AASHTO requirements. [Chap VII (C) (1) of CofW Tech Stds] [Sec.18-556 CofW LDC]. Show AASHTO in addition to 20'x70' SDT.

This was not commented on in review but will also be required from the driveway permit point of view.

Please let me know if you have any questions.



**Planning, Development
and Transportation**

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

DATE: 06.23.2020

TO: ProTrak

FROM: Bill McDow
Transportation Planning

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

■ **MARSHES AT RIVER'S EDGE PHASES 3-5 [Roadway Plan Review #2]**

TECHNICAL STANDARDS – NEW ROADS:

1. Please ensure the proposed left turn arrows do not extend beyond the proposed yellow lane line for the Turn lane.
2. No Further Comments.