

# Memo

**To:** Kathryn Espinoza, McKim & Creed  
**From:** Brian Chambers, Senior Planner; 910.342.2782  
**CC:** File;  
**Date:** 2/22/2022  
**Re:** RiverLights Conventional Phase V & VI Revision 1 TRC Rev 2

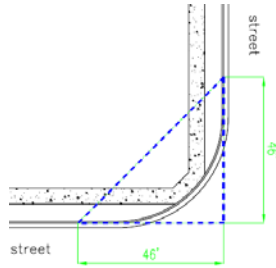
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The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Brian Chambers	Planning, Plan Review	No comments
Eric Seidel	Engineering	No comments
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No comments

**TECHNICAL STANDARDS – NEW ROADS:**

1. Show and apply the City's 46'x46' sight distance triangle at the street corner intersection of Sloane Alley, Everlong Lane and Keepers Lane. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC]. These sight distances were missed to comment on with newly proposed streets but will be required. Please provide site plan and landscape plan sheets only to reflect these.



**STREETLIGHTS:**

1. A standard streetlighting layout with newly proposed street names is attached with this review.
2. If non-standard post-top streetlights are desired, the spacing should be ½ of the standard streetlights spacings as outlined in City streetlighting policy.
3. Streets lights are required to be installed on all the proposed public ROWs in accordance with City streetlight policy prior to the acceptance by City for the maintenance.

No further comments. Please let me know if you have any questions or if I can be of further assistance.

**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.
3. Street trees must be located a minimum of 15 feet from streetlights. [CofW SD 15-17]
4. All the streetlight shall be installed within the public ROW.

● Proposed locations of required 48 LED 50.  
Locations may vary as per the field survey by DEP.

Revised 02/14/2022

