

**To:** Richard Collier, McKim & Creed  
**From:** Brian Chambers, Senior Planner; 910.342.2782  
**CC:** File;  
**Date:** 4/27/2021  
**Re:** RiverLights Conventional Phase V & VI 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	Comments below
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No comments

#### Planning Review

Brian Chambers, [brian.chambers@wilmingtonnc.gov](mailto:brian.chambers@wilmingtonnc.gov), 910.342.2782

#### Comments:

- SRB conditions shown do not match approval order (SRB-3-918)
- Approved waivers shown do not match approval order (SRB-3-918)
- Please confirm approval of proposed street names with addressing coordinator.
- Please provide updated tree removal plan for the overall RiverLights project.
- Please provide overall open space/common area total for all phases to date.

Engineering has reviewed the TRC submittal for the Riverlights Conventional – Phase V & VI project and offers the following comments:

1. Site Plan (CS100 -104): Provide subdivision monumentation locations on the Site Plan while including City Details 14-05 & 15-01 on detail sheet. Coordinate with City Surveyor to verify appropriate locations.
2. Why is there such a large drainage easement proposed (117') between Shoal Way & Mica Row?
3. Provide proposed drainage easements on enlarged Grading & Stormwater plans CG101-104. It looks like a few pipes carrying public runoff, located in open space, are missing easements.
4. Drainage Area Map: With DA-SF2 draining back to an existing SF2 SCM#10 a permit Modification will be needed for permit# SWP2016012. Provide updated Application and \$1000 Major Modification review fee.
5. DA Map: Please add SCM #s to each corresponding Drainage Area.
6. Application, Page 4b of 6: Please clarify where 105,225sf of Offsite BUA is coming from? This area is also described in the Narrative as BUA not being treated by a SCM. This is a significant amount of BUA which needs treatment....please clarify. Can this be shown on the Drainage Area Map?
7. Please provide Operation & Maintenance Agreements. They could have been part of the submittal package, but I did not see them.
8. CG-102: Breakpoint drainage arrows along with roof drain labels are needed for lots 587 – 617. The contractor / home builder need to be aware that the rear half of these lot are to drain to Infiltration Basin SCM#6.
9. CN-501: Update the existing conditions to reflect that the pond exists. It is difficult to tell what is being upsized / proposed. Is the pond getting larger? Is the riser being modified? Distinguish which piping is existing and which is proposed.
10. CU-704 & CU-712: Add % grade label on Trisail Terrace Profile.
11. CU-721: Please confirm there is not a conflict between the stormwater cross pipe and SS along Gathering Way.
12. CN-502: Re-locate riser structure out of Forebay. Current location does not meet short circuit avoidance criteria.
13. Draw in Emergency Spillways for all SCMs on Grading /Drainage and detail sheets.
14. CN-503: Is an emergency spillway proposed? If so, please add detail to sheet.

15. How is BUA runoff from lots 565 – 572 transported to SCM #14? Is Caisson Run superelevated? If so, provide a cross section. Same concern with SCM #5 Provision Lane & SCM #13 Sancai Run
16. Supplement: SCM 1, 3, 4, & 5 Drainage areas do not match application.
17. Supplement: SCM 3, 4, & 5 Impervious areas do not match application.
18. Calcs: SCM #3 Infiltration Basin Drainage Area does not match application.
19. Calcs: Many of the Impervious BUA #s such as Lots, Sidewalks, Streets....ect. do not match the applications. Please update.
20. Routing Calcs: Please update SCM naming structure to match plans. For example, page 20 of the Pond Report references Infiltration SCM 4 while plans and supplement have SCM 4 as a Wet Pond. Also references to SCM's 7 and 9 which are not on plans. Hopefully this is just a simple renaming exercise.
21. Provide Lot BUA Deed Restrictions. It could have been submitted but I did not see it.

**BASE INFORMATION:**

- List all the waivers or variances approved for this subdivision. With the change in proposed layout and street names for this version, an additional variance requests may be required.
- Coordinate with Engineering division for any variance to the technical standards.

**TECHNICAL STANDARDS:**

1. Dimension for the horizontal radius, pavement width, and lane width for Sancai Run ROW.
2. Dimension the depths of turnarounds off Stepping Stone Way and Patina Lane. Please verify if it is in accordance with the City standards.
3. Provide a separate sheet for overall signage and pavement marking plan showing all proposed traffic control signs, street name signs, and related pavement markings locations and types. Label the signs and pavement markings in accordance with City/MUTCD standards.  
<https://www.wilmingtonnc.gov/home/showdocument?id=3940>
4. Provide the turning movements of largest vehicle/s for the street

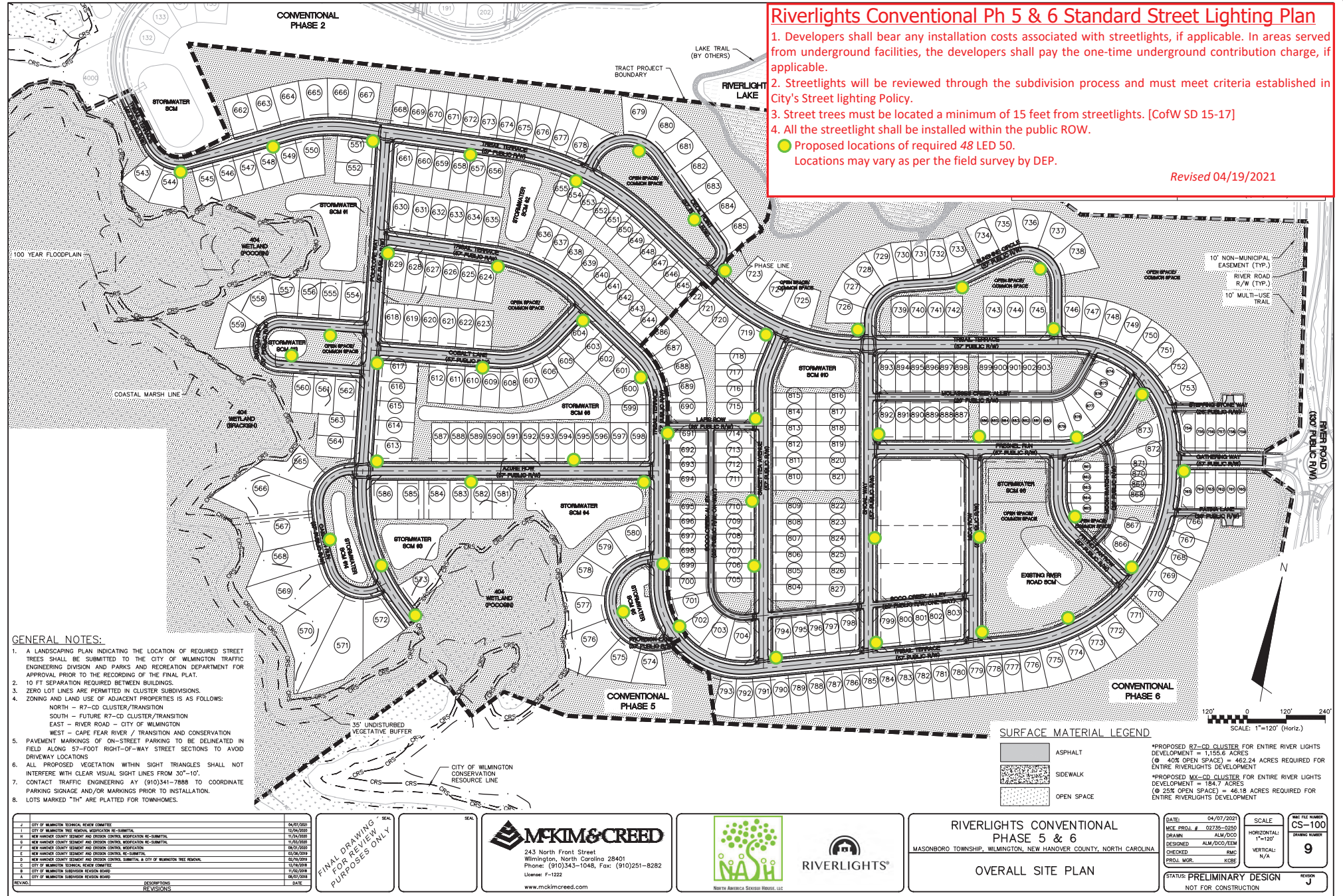
**STREET LIGHTING [City of Wilmington Street Lighting Policy]:**

1. Show the existing/proposed streetlight at the conjunction of phase 5 with phase 2 on Trisail Terrace. Show this on existing and proposed overall site plan sheet.
2. The standard streetlight shall be a DEP designated LED 50 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.
3. A revised layout for the Standard street lighting has been provided with this review. Minimum of 48 (forty-eight) LED 50 streetlights 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 must conform to the City's non-standard street lighting procedure as per the policy.
4. 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.
5. No streetlights are proposed or required on residential service alleys as per policy.
6. All the streetlights shall be installed within the public ROW.

**GENERAL NOTES TO ADD TO THE PLAN:**

- A. Any required installation or relocation of traffic signs is the responsibility of the project developer. Please coordinate with City Traffic Signs and Markings Manager or supervisor prior to installation of any traffic signs or markings in public ROW.

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 04/19/2021

**GENERAL NOTES:**

1. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON DEPARTMENT OF ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
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.
6. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.
7. CONTACT TRAFFIC ENGINEERING 'AY' (910)341-7888 TO COORDINATE PARKING SIGNAGE AND/OR MARKINGS PRIOR TO INSTALLATION.
8. LOTS MARKED "TM" ARE PLATTED FOR TOWNHOMES.

**SURFACE MATERIAL LEGEND**

	ASPHALT	*PROPOSED R7-CD CLUSTER FOR ENTIRE RIVER LIGHTS DEVELOPMENT = 1,155.6 ACRES (@ 40% OPEN SPACE) = 462.24 ACRES REQUIRED FOR ENTIRE RIVERLIGHTS DEVELOPMENT
	SIDEWALK	*PROPOSED MX-CD CLUSTER FOR ENTIRE RIVER LIGHTS DEVELOPMENT = 184.7 ACRES (@ 25% OPEN SPACE) = 46.18 ACRES REQUIRED FOR ENTIRE RIVERLIGHTS DEVELOPMENT
	OPEN SPACE	

1	CITY OF WILMINGTON TECHNICAL REVIEW COMMITTEE	04/07/2021
2	CITY OF WILMINGTON TRAFFIC ENGINEERING RE-SUBMITTAL	02/06/2020
3	NEW HANOVER COUNTY ZONING AND PROVISION CONTROL RE-SUBMITTAL	11/29/2019
4	NEW HANOVER COUNTY ZONING AND PROVISION CONTROL RE-SUBMITTAL	11/05/2019
5	NEW HANOVER COUNTY ZONING AND PROVISION CONTROL RE-SUBMITTAL	09/17/2019
6	NEW HANOVER COUNTY ZONING AND PROVISION CONTROL RE-SUBMITTAL	05/06/2019
7	NEW HANOVER COUNTY ZONING AND PROVISION CONTROL RE-SUBMITTAL	02/19/2019
8	CITY OF WILMINGTON TECHNICAL REVIEW COMMITTEE	03/29/2018
9	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	11/02/2018
10	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	08/07/2018
REVISION	DESCRIPTION	DATE
	REVISIONS	

FINAL DRAWING FOR REVIEW PURPOSES ONLY

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**NASH**  
 NORTH AMERICA STREET LIGHTING, LLC

**RIVERLIGHTS**

**RIVERLIGHTS CONVENTIONAL PHASE 5 & 6**  
 MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

**OVERALL SITE PLAN**

DATE: 04/07/2021  
 MCK PROJ. # 02735-0250  
 DRAWN: ALM/DCM  
 DESIGNED: ALM/DCM/DEM  
 CHECKED: BMC  
 PROJ. MGR: KCB

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

MCK FILE NUMBER: CS-100  
 DRAWING NUMBER: 9

STATUS: PRELIMINARY DESIGN  
 NOT FOR CONSTRUCTION