

To: Kathryn Espinoza, McKim & Creed
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 1/28/2022
Re: Riverlights MX3 Road Improvements Revision 2 TRC Rev. 1

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, 910.342.2782

Comments:

- Provide updated tree removal tables for permit.

Project Name: RIVERLIGHTS MIXED-USE PHASE 3 ROAD IMPROVEMENTS

Formal TRC #4 Date: 01.03.2022

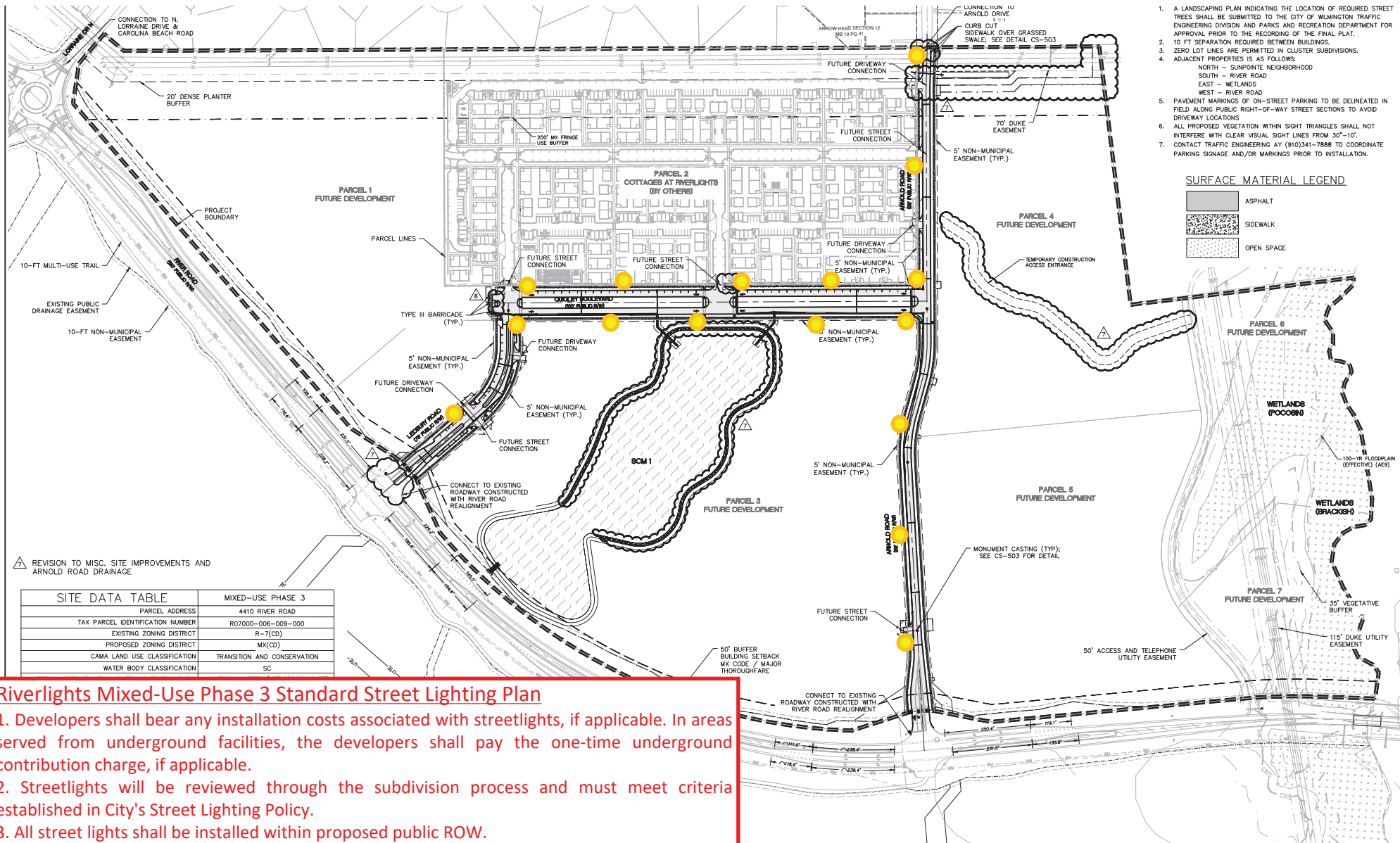
Reviewer Name: Mitesh Baxi

Reviewer Department/Division: PDT/Traffic Engineering

STREETLIGHTS:

1. A standard streetlighting layout for an updated plan is provided for the record purpose.
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.

Please let me know if you have any questions or if I can be of further assistance.



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 PLAN.
2. 10 FT SEPARATION REQUIRED BETWEEN BUILDINGS.
3. ZERO LOT LINES ARE PERMITTED IN CLUSTER SUBDIVISIONS.
4. ADJACENT PROPERTIES IS AS FOLLOWS:
NORTH – SUNPOINTE NEIGHBORHOOD
SOUTH – RIVER ROAD
EAST – WETLANDS
WEST – RIVER ROAD
5. PAVEMENT MARKINGS OF ON-STREET PARKING TO BE DELINEATED IN FIELD ALONG PUBLIC 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.

SURFACE MATERIAL LEGEND

	ASPHALT
	SIDEWALK
	OPEN SPACE

REVISION TO MISC. SITE IMPROVEMENTS AND ARNOLD ROAD DRAINAGE

SITE DATA TABLE	
PARCEL ADDRESS	MIXED-USE PHASE 3 4410 RIVER ROAD
TAX PARCEL IDENTIFICATION NUMBER	R07000-006-009-000
EXISTING ZONING DISTRICT	R-7(CD)
PROPOSED ZONING DISTRICT	MX(CD)
CAMA LAND USE CLASSIFICATION	TRANSITION AND CONSERVATION
WATER BODY CLASSIFICATION	SC

Riverlights Mixed-Use Phase 3 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. All street lights shall be installed within proposed public ROW.
4. Streetlight shall be installed in an advance of a potential pedestrian crosswalk, if applicable.
5. Street trees must be located a minimum of 15 feet from street lights. [CofW SD 15-17]

● Proposed locations of minimum required 16 LED 50 street lights.
This layout is subject to change based on the study by DEP.

01/03/2022

 AMERICA SUSTAINABLE HOUSE, LLC		RIVERLIGHTS MX-3 MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA		DATE: 08/19/2020 DATE PLOTTED: 02/15/2025	SCALE: HORIZONTAL: 1"=100' VERTICAL: N/A
		SITE PLAN		DESIGNED: EEM CHECKED: KJBB PROJ. MGR: KJBB	SHEET NUMBER: CS-100 DRAWING NUMBER: 9
STATUS: FINAL DRAWINGS ISSUED FOR CONSTRUCTION				REVISION: 7	

Project Name: Riverlights MX-3 Modification
Reviewer: Eric Seidel, PE
Department: Engineering – Plan Review Section

1. This modification submittal qualifies as a Major Construction revision and requires a \$500 review fee. Please include with the next submittal package.
2. Please provide updated SCM DA-2 (CG-002).
3. How was the infiltration rate of 31.8 in/hr. determined? Is there a geotechnical report?
4. Provide swale and/or drainage arrows from eastern elevated sidewalk to infiltration basin. It is unclear how the drainage is getting to the basin.
5. Confirm the SCM can be constructed and maintained within the Power Easement.
6. Confirm the ability to record public and private drainage easements within existing Power Easement. Show Public Drainage Easement for piping outside of the right-of-way which shall include the FES's and Rip Rap Apron. Show proposed private drainage easements for SCM, associates swales, and spillway outfall to adjacent property line.
7. Provide City O&M Agreement for the Infiltration Basin.