



Planning, Development and
Transportation

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April 18, 2015

Kathryn Espinoza, PE
McKim & Creed
243 Front St.
Wilmington NC 28401

RE: RiverLights Age Qualified Ph 2 & 3 Cluster Subdivision SRB-7-116

Dear Ms. Espinoza:

On January 26, 2016 the Subdivision Review Board (SRB) conditionally approved the Preliminary Plan for a 223-lot single-family cluster subdivision on 127.16 acres located at 4410 River Road that includes utility extensions, storm water management facilities, and open space dedication. The subject property is zoned R-7(CD), Residential (Conditional District). Approval of the Preliminary Plan is subject to the following conditions:

1. The development of the subject property shall be in accordance with the preliminary plan as approved by the Subdivision Review Board.
2. Utilities shall be located under the asphalt to avoid landscaping conflicts.
3. A tree preservation plan and tree removal permit shall be required for this project and city staff will issue these based on acceptable limits of clearing and tree preservation.
4. The applicant is required to work with staff to preserve trees to the maximum extent practical. Trees designated to be preserved shall be properly protected during construction. Tree clearing will be limited to essential site improvements within the project limits as shown on the approved site plan.
5. Trees designated to be preserved must be properly protected during construction and tree protection fencing shall be noted on the construction plans.
6. If necessary, resource areas, buffers and setbacks per requirements of the LDC shall be shown and labeled on the Preliminary Plan.
7. A pedestrian connection shall be provided between the sidewalk on Deveraux Drive (between lots 12 and 13) and the walking path that surrounds the River Lights Lake (Riverlights Age-qualified Phase I).
8. All City, State and Federal regulations shall be met.
9. All Technical Review Committee comments shall be followed.
10. An acceptable Preliminary Plan which adequately addresses all TRC/SRB comments shall be submitted to the Subdivision Coordinator for signature within thirty (30) calendar days of SRB approval.
11. The modification of the residential driveway standard detail to eliminate the 5-foot residential flared taper and directly connect driveways of up to 18 feet in width perpendicular to the street using a 3-foot curb radius shall be permitted on the condition that Autoturn data allow satisfactory use of this driveway by SUV's. **APPROVED, 5-0**

The vote of the SRB was as follows regarding your allowance/waiver requests:

1. Waiver to allow abbreviated offsets between centerlines of intersections and distances between centerlines of intersections. **APPROVED, 5-0**
2. Waiver to allow two 100-foot centerline curve radii along Broomsedge Terrace. **APPROVED, 5-0**
3. Waiver to allow the subdivider to modify the residential driveway standards by eliminating the 5-foot residential flared taper by directly connecting a driveway of up to 18 feet in width perpendicular to the street using a 3-foot curb radius. A condition was added that this modification shall be permitted on the condition that Autoturn data allow satisfactory use of this driveway by SUV's. Autoturn data must show that vehicle tires remain on pavement and vehicles do not enter on coming travel lane. **APPROVED AS AMENDED, 5-0**

An appeal from a decision of the Subdivision Review Board shall be to the Planning Commission, provided written notice of the appeal is filed within twenty (20) days of the Board's action to the secretary of the Planning Commission. The appeal shall be set for hearing before the Planning Commission within thirty (30) days receipt of the appeal or as soon thereafter as is practicable.

The decision of the Planning Commission shall be subject to review by the New Hanover County Superior Court. The appellant must file a petition for judicial review in Superior Court within thirty (30) days of the Planning Commission's final decision. Failure to file such petition within the time frame stated shall bar Superior Court review.

Should you or any interested party elect not to file an appeal, approval of the Preliminary Plan is effective for a period of eighteen (18) months, or until July 26, 2017.

Development Services staff will be glad to assist you with site plan submission so that the necessary review can occur so you can obtain release for construction. Prior to the start of construction activity on the site, City issuance of a clearing and grading release is required. If you need additional information, please contact me at 342-2782.

Sincerely,

Brian Chambers

Brian Chambers
Associate Planner

Cc: Newland Real Estate Group, LLC