

MEMO TO: Kathryn Espinoza, PE
McKim & Creed

FROM: Ron Satterfield, Assistant Planning Director

SUBJECT: Comments for Phase I RiverLights Marina Village- Plan Dated 6/1/15

DATE: June 17, 2015

The following comments regarding the constructions plans Phase I RiverLights Marina Village are offered:

Comments on Sheet 4 of 26

- Note 4 indicates that the finished floor elevation of all inhabitable buildings will be a minimum 2-foot above the BFE. Is this the case for habitable buildings as well, or is the plan to meet floodplain regulations in other ways, such as flood proofing?
- Sheet 4 of 26: The site inventory map requirements found in Section 18-136 require the CAMA land classification boundaries to be delineated [(g)(2)] and information regarding the presence or absence of cemeteries, burial sites, or burial grounds (j) to be shown. I could not find them on this page or other pages within the plan. Please not accordingly. This information was also identified by Angela Faison as part of her TRC comments.

Comments on Sheet 10 of 26

- The decking/Riverwalk encroaches into the required conservation resource setback. Consistent with Section 18-341(d)(5) of the land development code, impervious surface encroachments up to 25% is permitted. Please provide the amount of and % of impervious encroachment within the conservation resource setback on all pertinent plans.
- Please include the following information for MX, Mixed Use developments as required in Section 18-185(g)(5)j of the land development code:
 - a. Total acreage of land lying within the 100-year flood plain and below mean high water mark
 - b. Total acreage within wetland
 - c. Required and proposed common space (as defined in 18-185(f) of the LDC)
 - d. Required and proposed internal landscaping
 - e. Community property owners' association proposed covenants
 - f. Boundaries of all open space
 - g. Total number of dwelling units proposed for the MX zoned area
 - h. A narrative description of how the project will incorporate the general site design characteristics required by the MX code, including any deed restrictions that will enforce design standards.
- To show compliance with the mixture of use requirements of Section 18-185 (b), please provide a use breakdown with devoted square foot and percentage of the proposed uses for the MX development (including the SF portion of the conventional subdivision, Phase 1)

Other:

- Consistent with your conversation with and follow up email from Kathryn Thurston, City of Wilmington Zoning/Floodplain Administrator, on June 3, 2015, please provide either an engineer certification noting that any fill added will not have any adverse impact on the surrounding properties or a letter stating such signed by a professional engineer rather than shown on the site plan.
- At our meeting on Thursday, I would like to discuss the wetland permits provided to city staff on June 16, 2015.

