

Riverlights Conventional Phase V & VI

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Preliminary Plan Requirements

- Plan includes 41' right-of-way detail but I don't see where it is being used in the design.
- Please confirm approval of proposed street names with addressing coordinator.
- Include contour elevations for topo layer.
- New lots are required to abut a street. The SRB may approve alley frontage for the proposed townhome lots. Include this request in your waiver letter.
- Include maximum and proposed density
- Provide waiver request letter for any variances/waivers from the technical standards that are required.
- Staff has concerns with off-street parking as proposed. Vehicles cannot back into the right-of-way.

Cluster Subdivision Requirements

- A 35-foot buffer is required around all ponds and wetlands and both sides of streams. The buffer is considered part of the primary conservation area and open space. Open space areas must be under the ownership of the homeowner's association (undivided/not part of proposed lots).
- Protected trees shall be removed from individual home sites and common areas only to accommodate essential site improvements, non-municipal easements, and allowable building envelopes as determined by established setbacks and stormwater allocations.

Construction Plans (future submittal)

- Identify trees to be removed. Show tree removal with proposed improvements.
- Identify buffer as 35' "undisturbed" vegetated buffer.
- Please provide updated tree removal plan for the overall RiverLights project.
- Please provide overall lot numbers for all phases
- Please provide overall open space/common area total for all phases to date.
- A tree removal permit will be required.
- A landscape plan will be required.
- All federal, state, and local permits will be required prior to full construction release.