

St Mark – Mayfaire Entrance

TRC Planning Review 3/14/19

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Planning Comments:

- The 'not a thru street' sign should be placed closer to Eastwood Road, southwest of the roundabout. *I have confirmed placement with traffic engineering.*
- Include existing and proposed impervious for each parcel on the plan set. *Please include the total existing and proposed for entire St Mark site.*
- Exceptional Design Narrative
 - *Scaled Criteria:* Awaiting confirmation from Engineering on stormwater retention points claimed.
 - *Scaled Criteria:* Multi-use path does not qualify as a greenway. You can claim 15 points if you provide 50% xeriscaping as an alternative approach.
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Greenways. Establish interconnecting greenway corridors and opportunities for future connection. The plans must assure connection and access across the property for any relevant greenway corridor that is part of a greenway network, current or future. The land of this corridor may be dedicated (deeded) to the city or a conservation agency or held in common ownership by a homeowners' association and must be a minimum of thirty (30) feet in width or of a wider width as necessary to be consistent with the intended use, planned use on adjacent properties, or use identified in any city or county greenway plans. The project plan shall include a maintenance plan to be included in the homeowners' association documents if ownership is held by a homeowners' association.

- *Scaled Criteria: Can you please identify where the open space is on the plan? To claim points it must meet the standards prescribed in the code (e.g. 1 acre minimum).*

Undeveloped open space. Conserve in perpetuity at least ten (10) percent of the site (minimum of one (1) acre) in undeveloped, undisturbed natural open space. This area must be protected from disturbance during the construction process (e.g., not graded, driven upon, nor used for construction storage, staging, nor parking) and must be permanently protected by dedicating to the city or third party approved by the city manager, by restrictive covenants, by a conservation easement, or by some other method approved by the city. Areas that are required to be set aside for conservation areas, or active recreation or areas that are cleared for utility easement cannot be counted to qualify for bonus points in this category. Areas that are required to be protected in a natural state by any provision of the city or other regulatory program will not count toward meeting the qualifications for this category. Previously disturbed areas that are revegetated to pre-disturbance plant community types may qualify for credit in this category.

- Bufferyard is required, this is a requirement of the approved Special Use Permit.