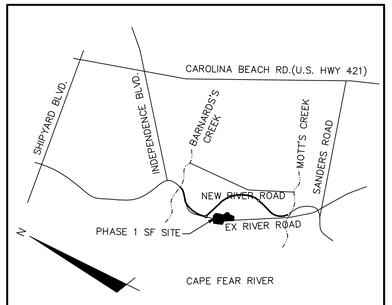
RIVERLIGHTS

PHASE I CONVENTIONAL

CITY OF WILMINGTON, NC

MARCH 2015

SUBDIVISION REVIEW BOARD SUBMITTAL



VICINITY MAP

NOT TO SCALE

COUNTY AND AGENCY CONTACTS

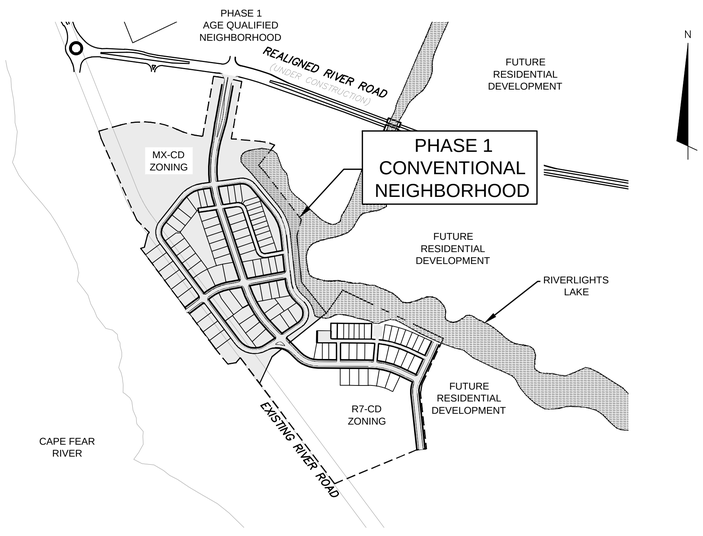
A. City of Wilmington
Planning Department
102 North Third Street
PO BOX 1810
Wilmington, NC 28402-1810
(910)341-7800
Contact: Ron Satterfield
Email: Ron.Satterfield@wilmingtonnc.gov

B. City of Wilmington
Engineering
212 Operations Center Drive
PO BOX 1810
Wilmington, NC 28402-1810
(910) 341-7807
Contact: Rob Gordon
Email: Rob.Gordon@wilmingtonnc.gov

C. New Hanover County
Sediment and Erosion Control
230 Government Center Drive, Suite 160
Wilmington, NC 28403
(910) 798-7432
Contact: Beth Wetherill
Email: BWetherill@nhcgov.com

D. Cape Fear Public Utility Authority
235 Government Center Drive
Wilmington, NC 28403
(910) 332-6626
Contact: David Dailey
Email: David.Dailey@cfpua.org

E. NCDENR
Division of Environmental Health
Public Water Supply Section
1634 Mail Service Center
Raleigh, NC 27699-1634
(919) 715-3226
Contact: Henri Ou
Email: heinrich.ou@ncdenr.gov



VICINITY MAP

1"=500'

SHEET INDEX

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13	CS-101	SITE PLAN
14	CS-102	SITE PLAN
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PROJECT DATA

NAME OF PROJECT:
RIVERLIGHTS- PHASE 1 CONVENTIONAL NEIGHBORHOOD
WILMINGTON, NORTH CAROLINA

OWNER/DEVELOPER:
NNP IV-CAPE FEAR RIVER, LLC
3410 RIVER ROAD, SUITE 103
WILMINGTON, NC 28412

PREPARED BY:
MCKIM & CREED, INC
243 NORTH FRONT ST
WILMINGTON, NC 28401
PHONE: (910)343-1048
FAX: (910)251-8282
CONTACT: KATHRYN ESPINOZA, PE
EMAIL: KESPINOZA@MCKIMCREED.COM

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Wilmington, North Carolina 28401
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NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™ by Newland COMMUNITIES

PHASE I CONVENTIONAL

02735-0129

MARCH 2015

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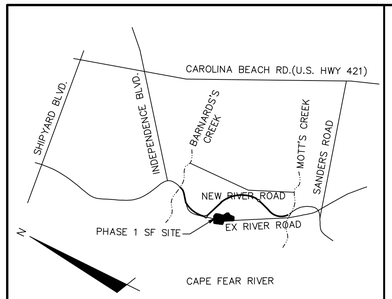


VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. FLOODPLAIN INFORMATION WAS OBTAINED FROM NC FLOODPLAIN MAPPING FLOOD RISK INFORMATION SYSTEM PROGRAM. RIVERLIGHTS IS LOCATED WITHIN FIRM MAP 3720312400K, PANEL 3124 AS REVISED JUNE 02, 2006.
2. ITEMS DESIGNATED AS "PROPOSED" ARE PART OF THE RIVER ROAD REALIGNMENT PROJECT THAT IS CURRENTLY UNDER CONSTRUCTION. RIVER ROAD CONSTRUCTION TO BE COMPLETE SPRING 2016.
3. WETLANDS SHOWN IN THIS PORTION OF RIVERLIGHTS WERE DESCRIBED AS POCOSIN WETLAND AND CONSERVATION RESOURCE SETBACK LINES WERE GENERATED AS 25' MINIMUM OUTSIDE OF THE RESOURCE.
4. FINISHED FLOOR ELEVATIONS OFF ALL INHABITABLE STRUCTURES WILL BE MIN. 2-FEET ABOVE BASE FLOOD ELEVATION
5. RIVERLIGHTS PHASE 1 AGE QUALIFIED COMMUNITY DOES NOT CONTAIN ANY LOCAL, STATE, OR FEDERALLY RECOGNIZED HISTORIC STRUCTURES OR ARCHEOLOGICAL SITES ON SITE. RIVERLIGHTS WAS ISSUED A NOTICE OF NO FURTHER ACTION LETTER DATED JUNE 2, 2008 FOLLOWING COMPLETION OF AN EA/SEPA DOCUMENT.

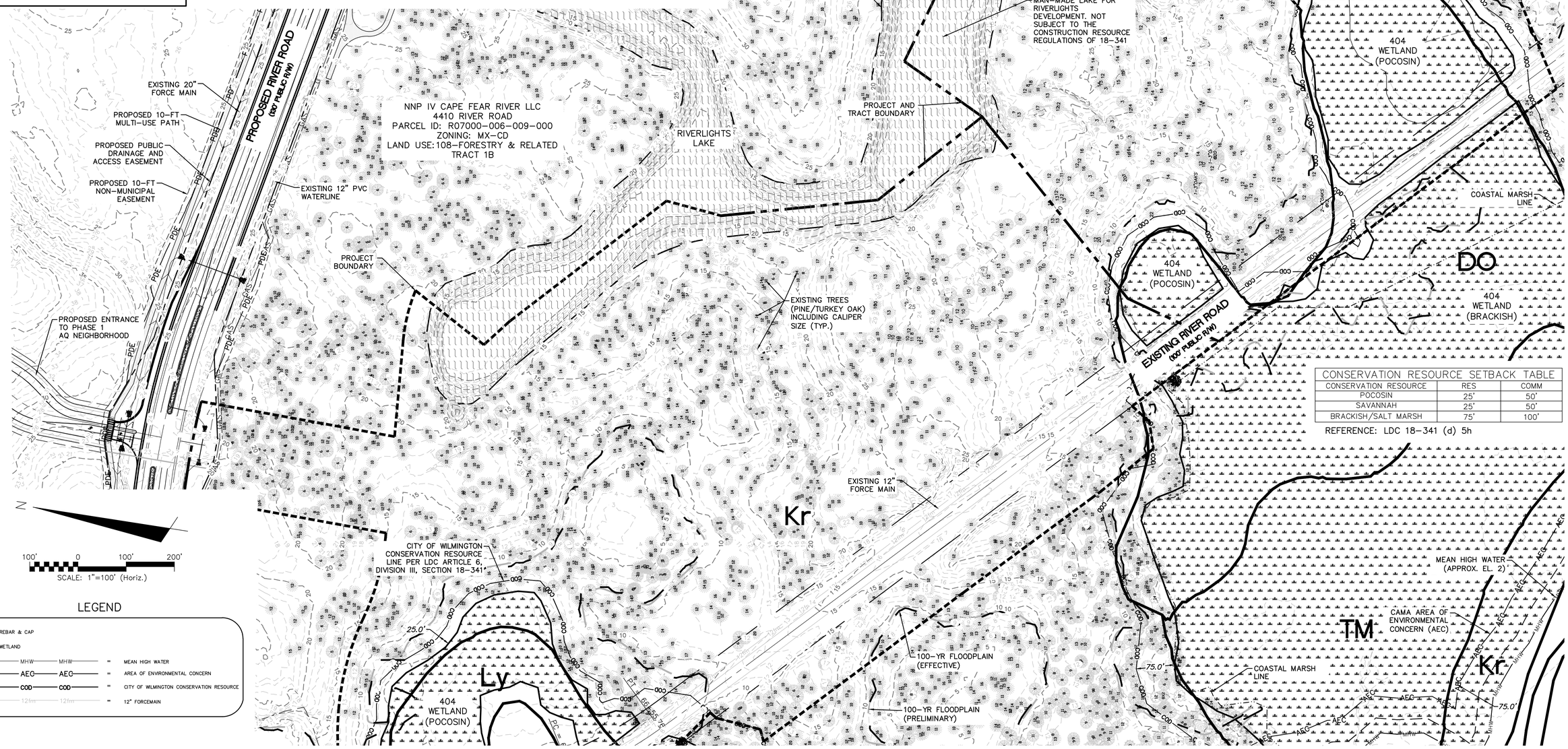
TREE LEGEND

- = CEDAR
- = GUM
- = HOLLY
- = OAK
- = MAPLE
- = PINE

NOTE:

EXISTING TREE CALIPER INCH SIZE IS SHOWN WITHIN THE TREE SYMBOL

EXAMPLE ONLY 10



CONSERVATION RESOURCE SETBACK TABLE		
CONSERVATION RESOURCE	RES	COMM
POCOSIN	25'	50'
SAVANNAH	25'	50'
BRACKISH/SALT MARSH	75'	100'

REFERENCE: LDC 18-341 (d) 5h

LEGEND

- RBC = REBAR & CAP
- = WETLAND
- MHW = MEAN HIGH WATER
- AEC = AREA OF ENVIRONMENTAL CONCERN
- COD = CITY OF WILMINGTON CONSERVATION RESOURCE
- 12fm = 12" FORCEMAIN

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	03/06/2015

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RIVERLIGHTS™ by Newland COMMUNITIES

RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PH. 1

EXISTING CONDITIONS/ SITE INVENTORY PLAN

DATE:	02-03-2015
MCE PROJ. #	02735-0129
DRAWN	EEM/KCBE
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	RMC

SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A

MAC FILE NUMBER: CX-101

DRAWING NUMBER: 4 OF

STATUS: PRELIMINARY PLANS

REVISION: A

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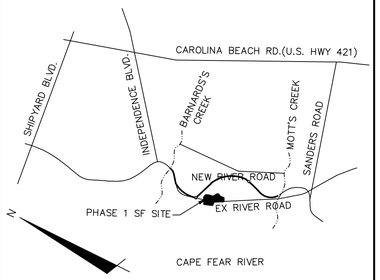

VICINITY MAP

NOT TO SCALE

DEMOLITION NOTES:

1. NO EARTH DISTURBING ACTIVITIES SHALL COMMENCE UNTIL ALL PERIMETER EROSION CONTROL MEASURES ARE IN PLACE IN ACCORDANCE WITH THE EROSION CONTROL SEQUENCE SHOWN IN THESE PLANS.
2. NO EARTH–DISTURBING ACTIVITY OR OTHER WORK SHALL TAKE PLACE WITHIN WETLANDS AREAS NOTED ON SURVEY. CONTRACTOR SHALL FIELD VERIFY WETLAND LIMITS FLAGGING IS IN PLACE AND SHALL NOT ENTER WETLAND AREAS. IF WETLAND FLAGGING IS MISSING OR OTHERWISE DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE WETLAND LIMITS AND PREVENT DISTURBANCE OR OTHER ACTIVITY WITHIN WETLANDS.
3. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL PROPERTY CORNER MONUMENTS, AND SHALL HAVE, AT HIS EXPENSE. ALL CORNER MONUMENTS REPLACED WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS, AT HIS EXPENSE, DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION AND DISPOSAL DO ALL DEMOLITION DEBRIS.
6. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
7. CONTRACTOR SHALL TAKE SPECIAL CARE TO PROTECT ALL UTILITIES AND APPURTENANCES TO REMAIN.

TREE LEGEND

- = CEDAR
- = GUM
- = HOLLY
- = OAK
- = MAPLE
- = PINE

LEGEND

- RBC = REBAR & CAP
- = WETLAND
- MHW — MHW — MHW = MEAN HIGH WATER
- AEC — AEC — AEC = AREA OF ENVIRONMENTAL CONCERN
- COD — COD — COD = CITY OF WILMINGTON CONSERVATION RESOURCE

REV.NO.	DESCRIPTIONS	DATE
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RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PH. 1

TREE REMOVAL PLAN

DATE:	02–03–2015
MCE PROJ. #	02735–0129
DRAWN	EEM/KCBE
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N/A

M&C FILE NUMBER CX–102
DRAWING NUMBER 5 OF

STATUS: PRELIMINARY PLANS
REVISION A

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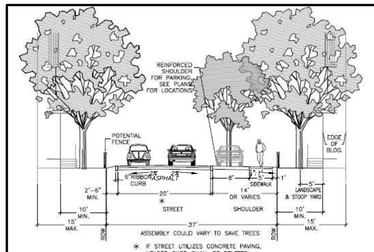

1 – OLD RIVER ROAD II

Right-of-Way Width	37 feet
Asphalt Width	20 feet
Design Speed	25 MPH
Traffic Lanes	2 lanes
Parking Lanes	On Shoulder
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Curb Type	6" Ribbon Curb
Landscape Type	Irregular Tree Spacing

26' PUBLIC R/W

Right-of-Way Width	26 feet
Asphalt Width	16 feet
Design Speed	25 MPH
Traffic Lanes	2 lanes
Parking Lanes	No Parking
Curb Radius	5 feet
Walkway Type	NA
Curb Type	12" Ribbon Curb
Landscape Type	Irregular Tree Spacing

57' PUBLIC R/W

Right-of-Way Width	57 feet
Asphalt Width	25 feet
Design Speed	25 MPH
Traffic Lanes	2 lanes
Parking Lanes	One Side @ 8 feet, marked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Curb Type	Curb "A"
Landscape Type	Irregular spacing-50'oc max

52' PUBLIC R/W

Right-of-Way Width	52 feet
Asphalt Width	20 feet
Design Speed	25 MPH
Traffic Lanes	2 lanes
Parking Lanes	No Parking
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Curb Type	Curb "A"
Landscape Type	Irregular spacing-50'oc max

SITE DATA TABLE	CONVENTIONAL NEIGHBORHOOD–PHASE 1
PARCEL ADDRESS	4410 RIVER ROAD
TAX PARCEL IDENTIFICATION NUMBER	R07000–006–009–000
ZONING DISTRICT	MX CD/R7–CD CLUSTER
CAMA LAND USE CLASSIFICATION	TRANSITION
WATER BODY CLASSIFICATION	SC
TOTAL ACREAGE WITHIN RIVER LIGHTS BOUNDARY	1,329.41 ACRES (57,909,099.6 SF)
TOTAL ACREAGE PHASE 1 CONVENTIONAL BOUNDARY	60.33 ACRES (2,628,144.01 SF)
PROPOSED NUMBER OF LOTS	104 SINGLE FAMILY
FUTURE AMENITY SITE	2.47 ACRES (107,543.97 SF)
TOTAL WETLANDS WITHIN PROJECT TRACT	6.94 ACRES (302,298.01 SF)
TOTAL WETLANDS IMPACTS	0 ACRES (0 SF)
AREA INSIDE COD SETBACK REQUIRED	5.07 ACRES (220,841.05 SF)
AREA INSIDE COD SETBACK PROVIDED	5.07 ACRES (220,841.05 SF)
TOTAL PARKING REQUIRED	0 SPACES
TOTAL PARKING PROVIDED	22 SPACES
MX–CD CLUSTER: TOTAL OPEN SPACE REQUIRED	46.18 ACRES (2,011,600.8 SF)*
MX–CD CLUSTER: TOTAL OPEN SPACE PROPOSED	11.72 ACRES (510,523.2 SF)
R7–CD CLUSTER: TOTAL OPEN SPACE REQUIRED	462.24 ACRES (20,133,432.0 SF)*
R7–CD CLUSTER: TOTAL OPEN SPACE PROPOSED	14.90 ACRES (649,044.0 SF)

*PROPOSED R7–CD CLUSTER FOR ENTIRE RIVER LIGHTS DEVELOPMENT = 1,155.6 ACRES
(@ 40% OPEN SPACE) = 462.24 ACRES REQUIRED FOR ENTIRE RIVER LIGHTS DEVELOPMENT

*PROPOSED MX–CD CLUSTER FOR ENTIRE RIVER LIGHTS DEVELOPMENT = 184.7 ACRES
(@ 25% OPEN SPACE) = 46.18 ACRES REQUIRED FOR ENTIRE RIVER LIGHTS DEVELOPMENT

GENERAL NOTES:

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 REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
2. 10 FT SEPARATION REQUIRED BETWEEN BUILDINGS.
3. ZERO LOT LINES ARE PERMITTED IN CLUSTER SUBDIVISIONS.
4. ZONING AND LAND USE OF ADJACENT PROPERTIES IS AS FOLLOWS:
   NORTH – FUTURE R7–CD CLUSTER / TRANSITION
   SOUTH – CAPE FEAR RIVER / TRANSITION
   EAST – FUTURE R7–CD CLUSTER / TRANSITION
   WEST – FUTURE MX–CD / TRANSITION AND CONSERVATION AREA

REV.NO.	DESCRIPTIONS	DATE
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RIVERLIGHTS by Newland COMMUNITIES

RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PH. 1

OVERALL SITE PLAN

DATE:	02–03–2015
MCE PROJ. #	02735–0129
DRAWN	EEM/KCBE
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=100'
VERTICAL: N/A

M&C FILE NUMBER CS–100
DRAWING NUMBER 12 OF

STATUS: PRELIMINARY PLANS
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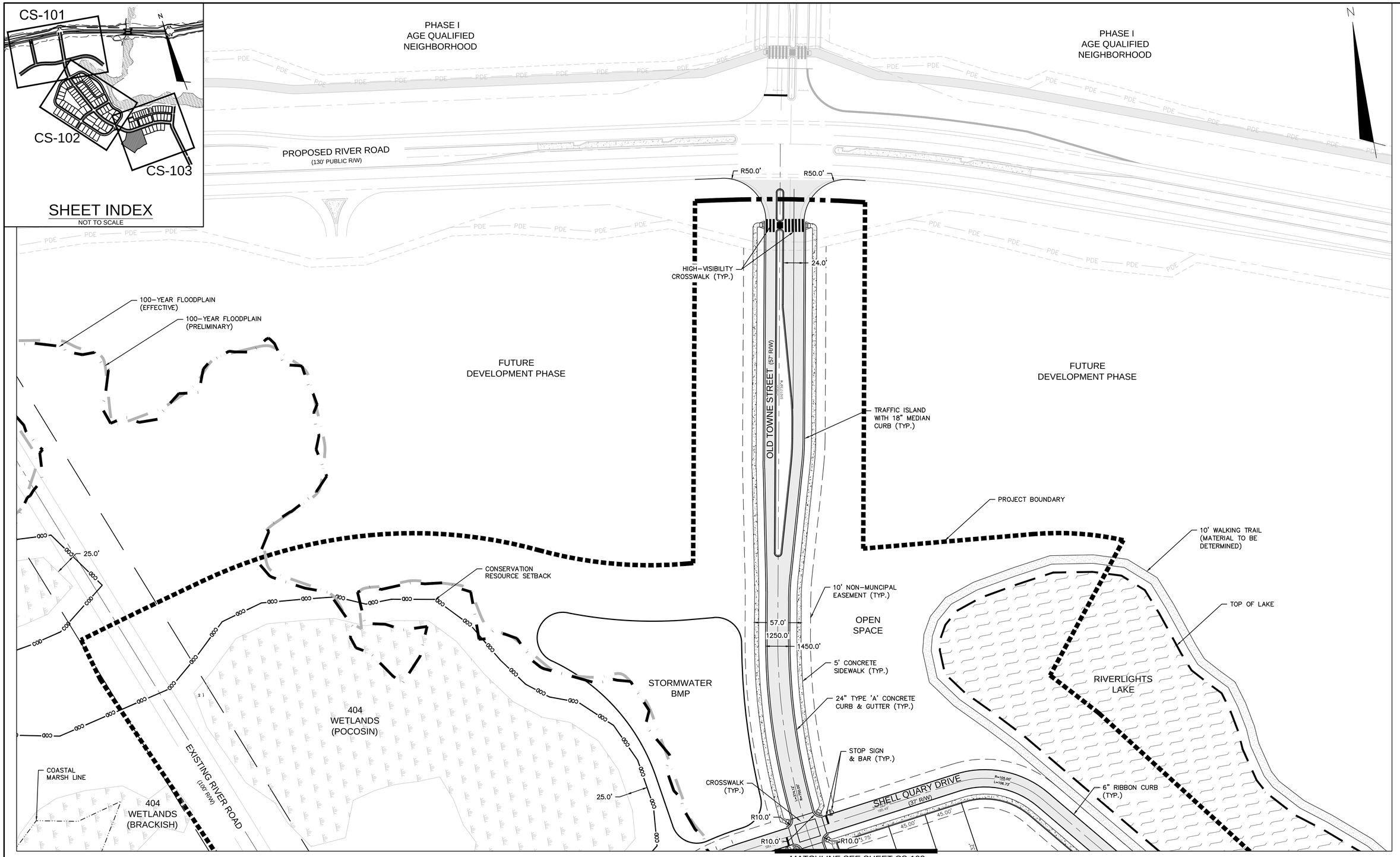

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RIVERLIGHTS
CONVENTIONAL NEIGHBORHOOD PH. 1

SITE PLAN

DATE:	02-03-2015
MCE PROJ. #	02735-0129
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CHECKED	NJL
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N/A

M&C FILE NUMBER CS-101
DRAWING NUMBER 13 OF

STATUS: PRELIMINARY PLANS
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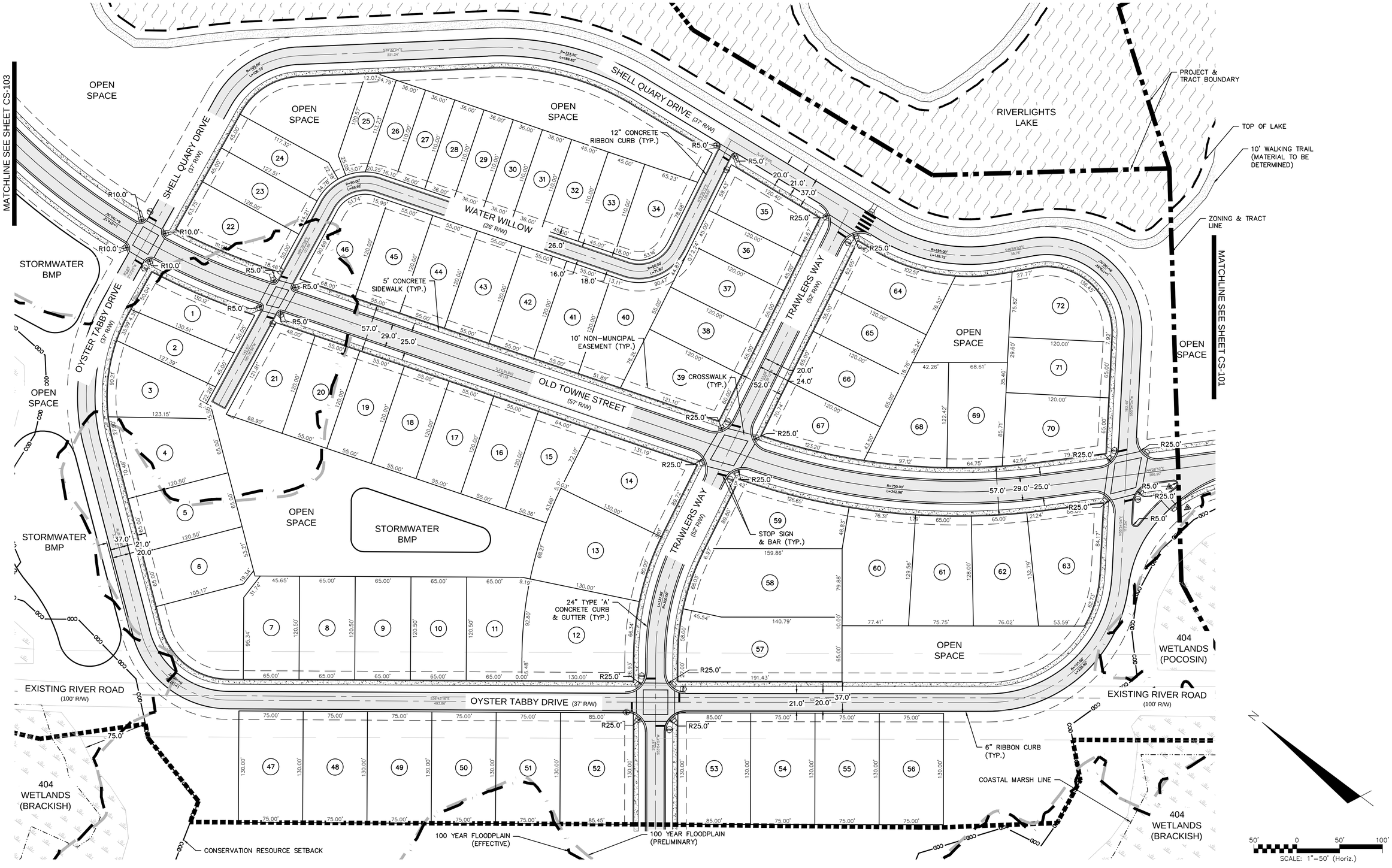

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SITE PLAN

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PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N/A

M&C FILE NUMBER CS-102
DRAWING NUMBER 14 OF

STATUS: PRELIMINARY PLANS
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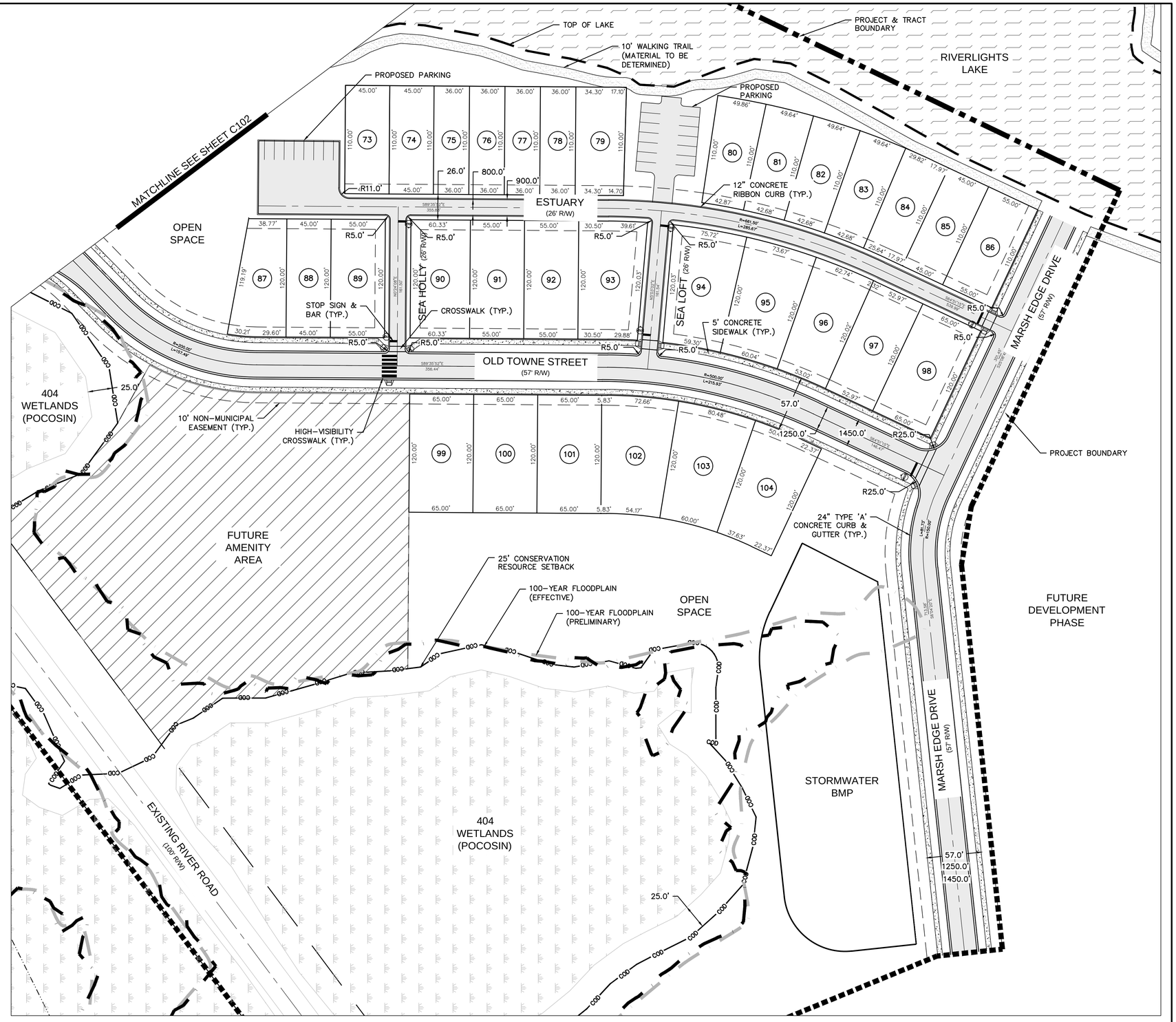

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RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PH. 1

SITE PLAN

DATE:	02-03-2015
MCE PROJ. #	02735-0129
DRAWN	EEM/KCBE
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N/A

M&C FILE NUMBER CS-103
DRAWING NUMBER 15 OF

STATUS: PRELIMINARY PLANS
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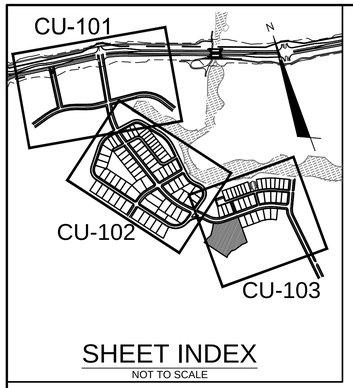

SHEET INDEX

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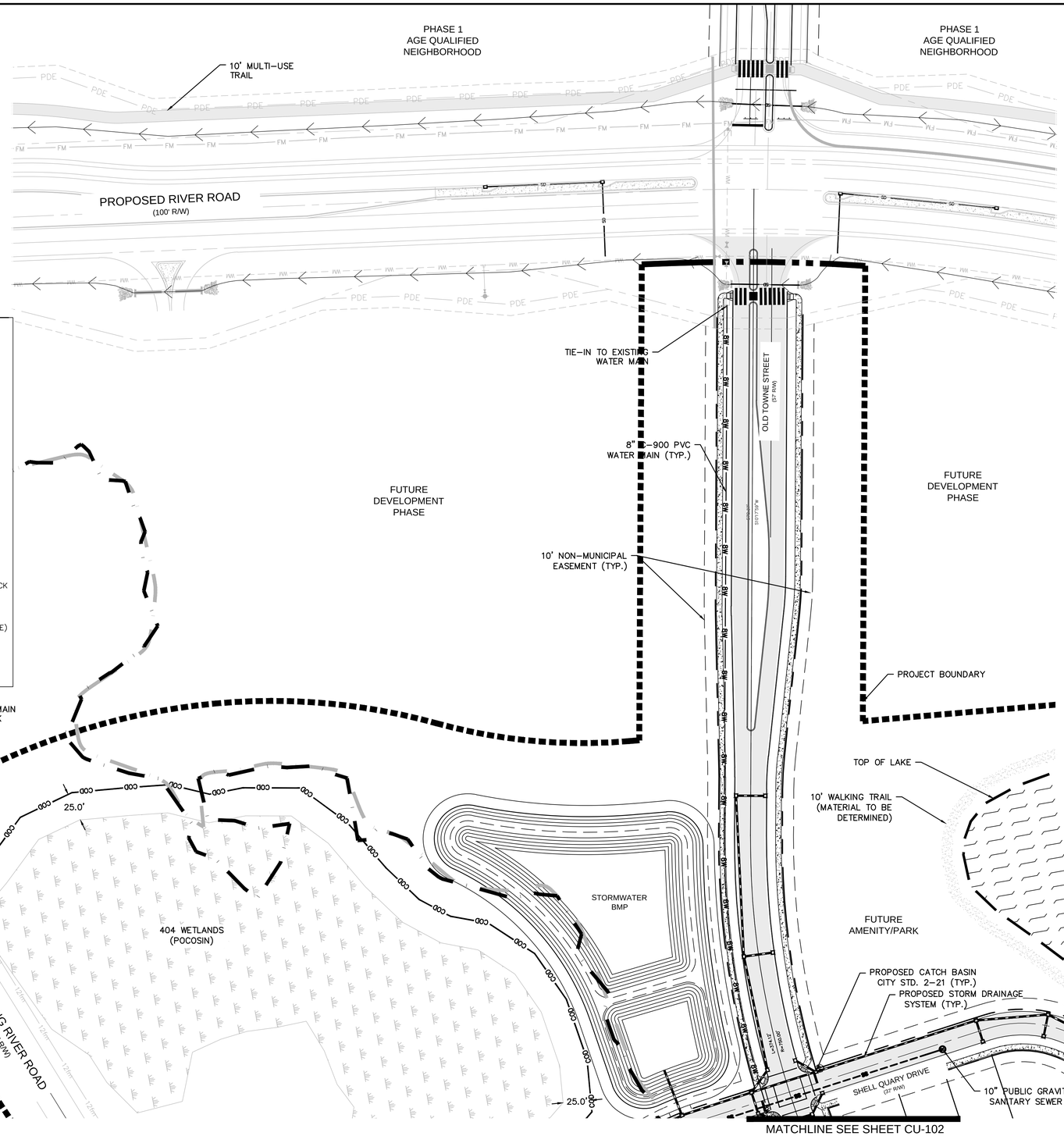
LEGEND

SS	SANITARY SEWER LINE
W	WATER MAIN
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER MAIN
SS	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER METER
	FIRE HYDRANT ASSEMBLY (FHA)
	ROADWAY CENTERLINE
	ROW
	LOT LINE
COD COD	CONSERVATION RESOURCE SETBACK
	100-YEAR FLOODPLAIN (PRELIM)
	100-YEAR FLOODPLAIN (EFFECTIVE)
	EXISTING WETLANDS



MATCHLINE SEE SHEET CU-102

50' 0 50' 100'

SCALE: 1"=50' (Horiz.)

UTILITY NOTES:

1. SCHEDULE A PRECONSTRUCTION MEETING WITH CAPE FEAR PUBLIC UTILITY AUTHORITY 48 HOURS PRIOR TO CONSTRUCTION OF WATER AND SEWER LINES.
2. WATER AND SANITARY SEWER UTILITY MAINS ARE PRIVATE BEYOND THE PUBLIC STREET RIGHT-OF-WAY.
3. THIS PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND NCDENR HAS ISSUED THE "FINAL APPROVAL".
4. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPUA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO CFPUA AND APPROVED BY USCFCCCHR OR ASSE.
5. BACKFLOW PREVENTION AND METERS WILL BE PROVIDED FOR BOTH FIRE LINES (RPDA) AND DOMESTIC SERVICE (RPZ). FIRE LINE BACKFLOW PREVENTER AND DOMESTIC SERVICE BACKFLOW PREVENTER WILL BE LOCATED AS SHOWN ON THE UTILITY PLANS. INSTALLER OF BACKFLOW PREVENTERS MUST CONTACT CFPUA PRIOR TO INSTALLING UNITS TO GIVE CFPUA THE OPTION TO VERIFY INSTALLATION PROCEDURES.
   - 5.1. REDUCED PRESSURE PRINCIPLE ASSEMBLY FOR DOMESTIC WATER SERVICE
   - 5.2. REDUCE PRESSURE DETECTOR ASSEMBLY WILL BE UTILIZED FOR THE BACKFLOW PREVENTER ON THE FIRE SERVICE.
6. IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
7. WATER: 1.5" & 2" PVC MAINS SHALL BE CONSTRUCTED USING ASTM D2241, IPS, GASKETED PIPE, SDR 21. 4"-12" PVC MAINS AND SERVICES SHALL BE CONSTRUCTED USING AWWA C-900 PVC, CL235 (DR-18).
8. SANITARY SEWER: FOR PIPE SIZES 4" AND 6" PIPE SHALL BE SCH 40 CONFORMING TO THE REQUIREMENTS OF ASTM D1785 WITH SOLVENT WELD JOINTS CONFORMING TO ASTM D2672. FOR PIPE SIZES 8" THROUGH 12", PIPE SHALL BE CLASS 150, DR18 CONFORMING TO THE REQUIREMENTS OF AWWA C900 WITH ELASTOMERIC PUSH-ON JOINTS CONFORMING TO ASTM D3212 OR ASTM D3139.
9. WATER AND SEWER SERVICES CANNOT BE ACTIVATED ON NEW MAINS UNTIL ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY PUBLIC WATER SUPPLY SECTION OF NCDENR AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY OF NCDENR.
10. PVC WATER MAINS AND POLYETHYLENE SERVICES ARE TO BE MARKED WITH NO. 10 SINGLE STRAND INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
11. SITE UTILITY CONTRACTOR TO PROVIDE WATER AND SANITARY SEWER SERVICE TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
12. MAXIMUM BENDING RADIUS FOR 8" C-900 PVC WATER MAIN BENDS IS 380' (ONE-HALF MANUFACTURER'S RECOMMENDED ALLOWABLE LONGITUDINAL BENDING).
13. MANHOLES SHALL BE INSTALLED AT EACH DEFLECTION OF LINE AND/OR GRADE WITH A MINIMUM DROP OF 0.2 FEET. MANHOLES FOR SEWERS GREATER THAN 21 INCHES IN DIAMETER SHALL BE 5 FOOT MANHOLES. MANHOLES FOR SEWERS 12 FEET OR DEEPER SHALL BE MINIMUM 5 FOOT DIAMETER. MANHOLE TOPS SHALL BE SET FLUSH WITH PAVEMENT WHERE INSTALLED IN A STREET.
14. SERVICE CONNECTIONS FOR THE SANITARY SEWER LINES SHOULD BE PERPENDICULAR FROM THE MAIN LINE TO THE EDGE OF THE SERVICED LOT'S RIGHT OF WAY LINE OR EASEMENT WITH A MINIMUM GRADE OF 1/4 INCH/FOOT FOR 4 INCH AND .6 FOOT/100 FOOT FOR 6 INCH. ALL CLEANOUTS SHALL EXTEND A MINIMUM OF 6 INCHES ABOVE THE FINISHED GRADE. WHERE A SERVICE LINE IS CONNECTED TO A MANHOLE, THE LINE SHALL TERMINATE AT THE EDGE OF THE INVERT IN THE MANHOLE. NO CLEANOUTS SHALL BE PLACED IN STREETS, SIDEWALKS, PARKING AREAS, OR DRIVEWAYS.
15. ALL SANITARY SEWER LINES ARE 8" PVC SDR 35 UNLESS OTHERWISE NOTED AND ALL WATER MAIN LINES ARE 8" DI CLASS 350 UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICES ARE 4" SCHEDULE 40 PVC AND ALL WATER MAIN SERVICES ARE 1".
16. SANITARY SEWER WITHIN PRIVATE EASEMENTS TO BE OWNED, OPERATED AND MAINTAINED BY HOME OWNERS ASSOCIATION OR AGENT THEREOF.
17. UNDERGROUND UTILITIES: ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG THE PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
18. MINIMUM OF 36" COVERAGE ABOVE ALL WATERMAINS.
19. MINIMUM OF 36" VERTICAL SEPARATION BETWEEN WATERLINES AND STORMDRAIN CURB INLETS.

RELATION OF WATER MAINS TO SEWERS:

1. LATERAL SEPARATION OF SEWERS AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:
   - 1.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
   - 1.2. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 24 INCHES ABOVE THE TOP OF THE SEWER MAIN. UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION – IN WHICH CASE BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
4. CROSSING A SEWER MAIN/WATER MAIN OVER OR UNDER A STORM DRAIN: WHENEVER IT IS NECESSARY FOR A SEWER MAIN/WATER MAIN TO CROSS A STORM DRAIN PIPE, THE SEWER MAIN/WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER MAIN/WATER MAIN NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 24 INCH CLEAR SEPARATION DISTANCE HORIZONTAL, OR THE SEWER MAIN/WATER MAIN SHALL EITHER BE CONSTRUCTED OF DUCTILE IRON PIPE OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING.

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	03/06/2015

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NASH — NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™ by Newland COMMUNITIES

RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PH. 1

UTILITY PLAN

DATE:	02-03-2015
MCE PROJ. #	02735-0129
DRAWN	EEM/KCBE
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	RMC

SCALE — HORIZONTAL: 1"=50' — VERTICAL: N/A

M&C FILE NUMBER: CU-101

DRAWING NUMBER: 16 OF

STATUS: PRELIMINARY PLANS — REVISION: A

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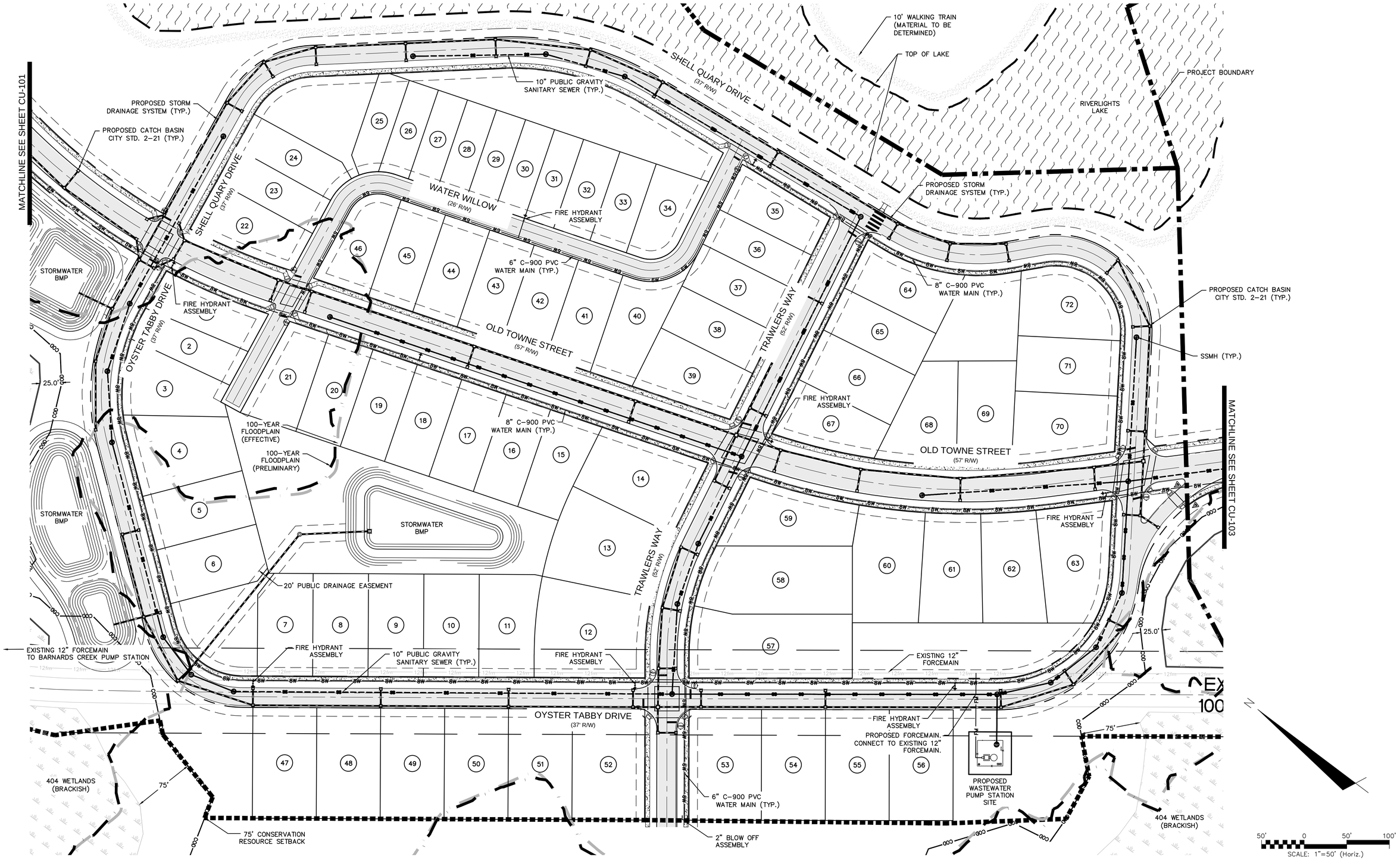

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A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	03/06/2015

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CHECKED	NJL
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N/A

M&C FILE NUMBER CU-102
DRAWING NUMBER 17 OF

STATUS: PRELIMINARY PLANS
REVISION A

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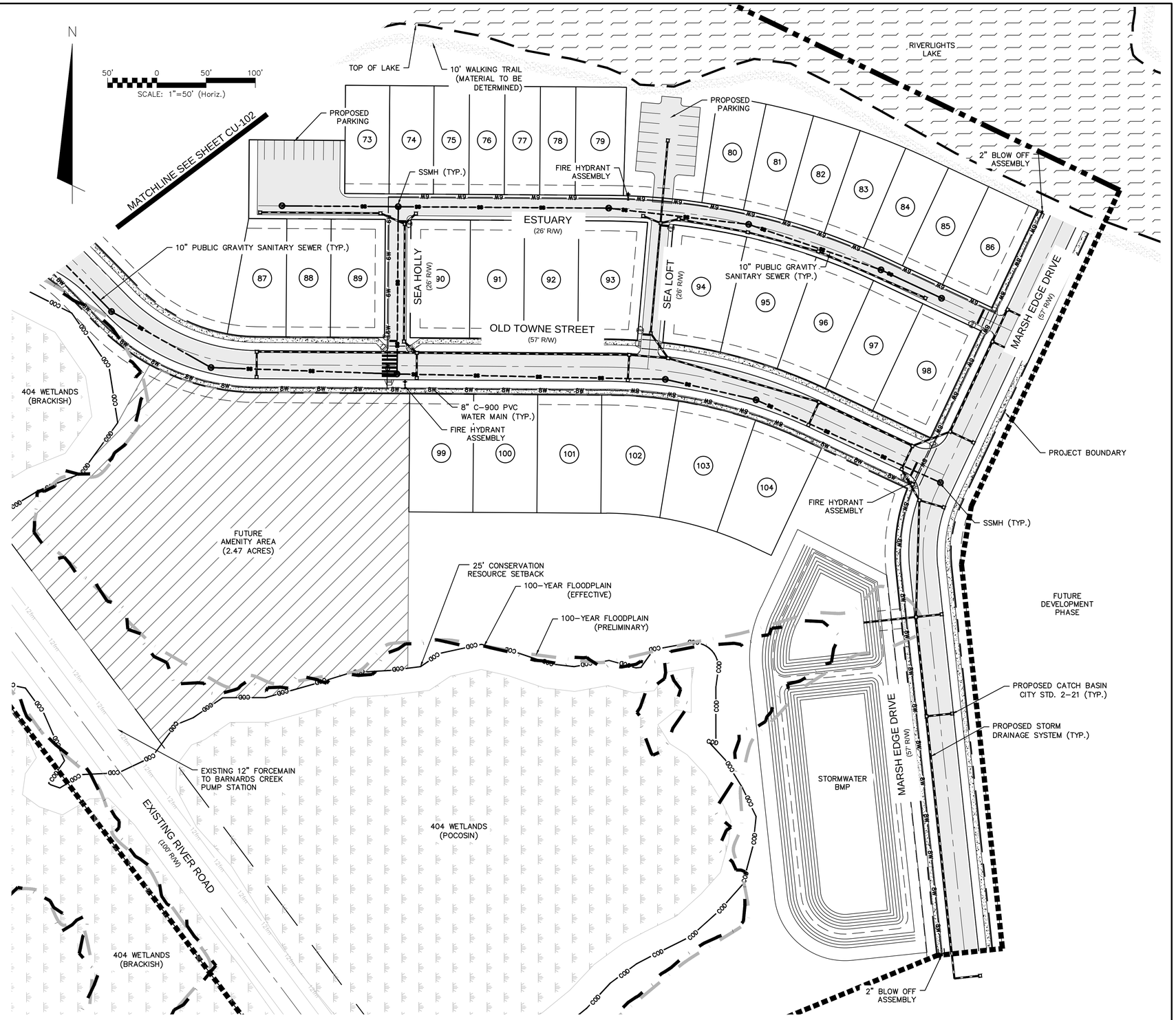

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	03/06/2015

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UTILITY PLAN

DATE:	02-03-2015
MCE PROJ. #	02735-0129
DRAWN	EEM/KCBE
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N/A

M&C FILE NUMBER CU-103
DRAWING NUMBER 18 OF

STATUS: PRELIMINARY PLANS
REVISION A

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PLANT LIST

SYM		BOTANICAL NAME	COMMON NAME	CAL/RT	MIN. HT.	MIN. SPR.	REMARKS
CANOPY / SHADE / STREET TREES							
ACB		ACER BUERGERIANUM	TRIDENT MAPLE	2~2 1/2"	–	–	–
ACR		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2~2 1/2"	–	–	–
ACS		ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2~2 1/2"	–	–	–
BEN		BETULA NIGRA 'DURA HEAT' 'HERITAGE'	RIVER BIRCH	2~2 1/2"	–	–	–
CAAQ		CARYA AQUATICA	WATER HICKORY	2~2 1/2"	–	–	–
CLL		CLADRASTIS LUTEA	AMERICAN YELLOWWOOD	2~2 1/2"	–	–	–
CHR		CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	2~2 1/2"	–	–	–
DIV		DIOSPYROS VIRGINIANA	AMERICAN PERSIMMON	2~2 1/2"	–	–	–
FAG		FAGUS GRANDIFOLIA	AMERICAN BEECH	2~2 1/2"	–	–	–
FRA		FRAXINUS AMERICANA	WHITE ASH	2~2 1/2"	–	–	–
LIT		LIRIODENDRUM TULIPIFERA	TULIP TREE	2~2 1/2"	–	–	–
MAA		MAGNOLIA ACUMINATA	CUCUMBER~TREE	2~2 1/2"	–	–	–
NYS		NYSSA SYLVATICA	BLACK GUM	2~2 1/2"	–	–	–
PLO		PLANTANUS X OCCIDENTALIS	AMERICAN PLANE TREE	2~2 1/2"	–	–	–
QUA		QUERCUS ALBA	WHITE OAK	2~2 1/2"	–	–	–
QUAC		QUERCUS ACUTISSIMA	SAWTOOTH OAK	2~2 1/2"	–	–	–
QUB		QUERCUS BICOLOR	SWAMP WHITE OAK	2~2 1/2"	–	–	–
QUC		QUERCUS COCCINEA	SCARLET OAK	2~2 1/2"	–	–	–
QUF		QUERCUS FALCATA	SOUTHERN RED OAK	2~2 1/2"	–	–	–
QUL		QUERCUS LYRATA	OVERCUP OAK	2~2 1/2"	–	–	–
QUN		QUERCUS NIGRA	WATER OAK	2~2 1/2"	–	–	–
QUNU		QUERCUS NUTTALLI	NUTTAL OAK	2~2 1/2"	–	–	–
QUP		QUERCUS PALUSTRIS	PIN OAK	2~2 1/2"	–	–	–
QUP		QUERCUS PHELLOS	WILLOW OAK	2~2 1/2"	–	–	–
QUS		QUERCUS SHUMARDII	SHUMARD OAK	2~2 1/2"	–	–	–
TAD		TAXODIUM DISTICHUM	BALD CYPRESS	2~2 1/2"	–	–	–
ULP		ULMUS PARVIFOLIA	CHINESE ELM	2~2 1/2"	–	–	–
ZES		ZELKOVA SERRATA	JAPANESE ZELKOVA	2~2 1/2"	–	–	–
EVERGREEN TREES							
CHT		CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	BB	6'	–	–
CRJY		CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	BB	6'	–	–
CRJR		CRYPTOMERIA JAPONICA 'RADICANS'	RADICANS JAPANESE CEDAR	BB	6'	–	–
CUL		CUNNINGHAMIA LANCEOLATA	CHINA FIR	BB	6'	–	–
ILGT		ILEX OPACA "TINGA"	TINGA AMERICAN HOLLY	BB	6'	–	–
ILOG		ILEX OPACA 'GREENLEAF'	GREENLEAF AMERICAN HOLLY	BB	6'	–	–
ILV		ILEX VOMITORIA	YAUPON HOLLY	BB	6'	–	–
JUV		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	BB	6'	–	–
MAGA		MAGNOLIA GRANDIFLORA 'ALTA'	ALTA SOUTHERN MAGNOLIA	BB	8'	–	–
MAGH		MAGNOLIA GRANDIFLORA 'HESSE'	HESSE SOUTHERN MAGNOLIA	BB	8'	–	–
MAGD		MAGNOLIA GRANDIFLORA 'D.D.'	D.D. SOUTHERN MAGNOLIA	BB	8'	–	–
MAV		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	BB	6'	–	–
PIP		PINUS PALUSTRIS	LONGLEAF PINE	BB	6'	–	–
PIT		PINUS TAEDA	LOBLOLLY PINE	BB	6'	–	–
PITH		PINUS THUMBERGIANA	JAPANESE BLACK PINE	BB	6'	–	–
PRC		PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	BB	5'	–	–
QUH		QUERCUS HEMISPHAERICA 'DARLINGTON'	LAUREL OAK	2~2 1/2"	–	–	–
QUV		QUERCUS VIRGINIANA	LIVE OAK	2~2 1/2"	–	–	–
ORNAMENTAL GRASSES							
ANT		ANDROPOGON TERNARIUS	SPLIT~BEARD BROOMSEDGE	–	–	–	–
AMB		AMMOPHILA BREVILIGULATA	AMERICAN BEACHGRASS	–	–	–	–
BRM		BRIZA MEDIA	QUAKING GRASS	–	–	–	–
CAA		CALAMAGRASTIS AGUTIFOLIA 'CARL FORESTER'	FEATHER REED GRASS	–	–	–	–
CAB		CALAMOGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	–	–	–	–
CHL		CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	–	–	–	–
JUE		JUNCUS EFFESUS	COMMON RUSH	–	–	–	–
MUC		MUHLENBERGIA CAPILLARIS " WHITE CLOUD"	MUHLY GRASS	–	–	–	–
MUF		MUHLENBERGIA FILIPES	SWEETGRASS	–	–	–	–
NAT		NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	–	–	–	–
PAA		PANICUM AMARUM 'DEWEY BLUE'	DEWEY BLUE SWITCH GRASS	–	–	–	–
PAVC		PANICUM VIRGATUM 'CLOUD NINE'	SWITCH GRASS	–	–	–	–
PAVN		PANICUM VIRGATUM 'NORTHWIND'	UPRIGHT SWITCH GRASS	–	–	–	–
PAVS		PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	–	–	–	–
SCL		SCHIZACHYRIUM LITTORALE	SEASIDE LITTLE BLUESTEM	–	–	–	–
SCS		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	–	–	–	–
SON		SORGHASTRUM NUTANS	INDIAN GRASS	–	–	–	–
SPB		SPARTINA BAKERI	SAND CORDGRASS	–	–	–	–
SPP		SPARTINA PATENS	SALTMEADOW CORDGRASS	–	–	–	–
SPV		SPOROBOLUS VIRGINICUS	SEASHORE DROPSEED	–	–	–	–
UNP		UNIOLA PANICULATA	SEA OATS	–	–	–	–
VINES							
BIC		BIGONIA CAPEOLATA	CROSS VINE	–	–	–	–
CAR		CAMPSIS RADICANS	TRUMPET CREEPER	–	–	–	–
CARF		CAMPSIS RADICANS 'FLAVA'	YELLOW TRUMPET CREEPER	–	–	–	–
CLA		CLEMATIS X ARMADII	EVERGREEN CLEMATIS	–	–	–	–
CLJ		CLEMATIS X JACKMANII	JACKMAN'S CLEMATIS	–	–	–	–
FIP		FICUS PUMILA	CLIMBING FIG	–	–	–	–
GES		GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	–	–	–	–
HYA		HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	–	–	–	–
ROB		ROSA BANKSIAE	LADYBANKS ROSE	–	–	–	–
ROS		ROSA SPECIES	CLIMBING ROSE	–	–	–	–
TRJ		TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	–	–	–	–

SYM		BOTANICAL NAME	COMMON NAME	CAL/RT	MIN. HT.	MIN. SPR.	REMARKS
FLOWERING / UNDERSTORY TREES							
AEP		AESCULUS PARVIFOLIA	BOTTLEBRUSH BUCKEYE	–	8'~10'	–	–
AMA		AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	–	8'~10'	–	–
AMC		AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	–	8'~10'	–	–
CAC		CARPINUS CAROLINIANA	IRONWOOD	–	8'~10'	–	–
CEC		CERCIS CANADENSIS	EASTERN REDBUD	–	8'~10'	–	–
CHV		CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	–	8'~10'	–	–
COK		CORNUS KOUSA	KOUSA DOGWOOD	–	8'~10'	–	–
CORC		CORNUS FLORIDA	FLOWERING DOGWOOD	–	8'~10'	–	–
CORCH		CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS FLOWERING DOGWOOD	–	8'~10'	–	–
HAC		HALESIA CAROLINA	CAROLINA SILVERBELL	–	8'~10'	–	–
HAV		HAMAMELIS VIGINIANA	WITCHHAZEL	–	8'~10'	–	–
LAI		LAGERSTROEMIA INDICA	CRAPE MYRTLE	–	8'~10'	–	–
MAS		MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	–	8'~10'	–	–
PIC		PISTACHIA CHINENSIS	CHINESE PISTACHIO	–	8'~10'	–	–
PRM		PRUNUS MUME	FLOWERING APRICOT	–	8'~10'	–	–
PRI		PRUNUS X INCAM 'OKAME'	OKAME CHERRY	–	8'~10'	–	–
PRIS		PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	–	8'~10'	–	–
PRY		PRUNUS YEDOENSIS	YOSHINO CHERRY	–	8'~10'	–	–
SUC		SUMAC COPALLINUM	WINGED SUMAC	–	8'~10'	–	–
VIA		VITEX AGNUS~CASTUS	CHASTE TREE	–	8'~10'	–	–
EVERGREEN SHRUBS / EVERGREEN PALMS							
CHA		CHAMAECYPARIS OBTUSA 'NANA GRACILIS'	DWARF HINOKI CYPRESS	CONT	12"	12"	FULL, DENSE
CYR		CYCAS REVOLUTA	KING SAGO	CONT	12"	12"	FULL, DENSE
CYT		CYCAS TAITUNGENSIS	EMPEROR SAGO	CONT	12"	12"	FULL, DENSE
FAT		FATSIA JAPONICA	FATSIA	CONT	12"	12"	FULL, DENSE
FEJ		FEJOA SELLOWIANA	PINEAPPLE GUAVA	CONT	12"	12"	FULL, DENSE
GAE		GARDENIA JASMINOIDES 'ELEMIS HARDY'	GARDENIA	CONT	12"	12"	FULL, DENSE
IGS		ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY	CONT	12"	12"	FULL, DENSE
INN		ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	CONT	12"	12"	FULL, DENSE
ILL		ILLICIUM ANISATUM	JAPANESE ANISE TREE	CONT	12"	12"	FULL, DENSE
JUC		JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	CONT	12"	12"	FULL, DENSE
JUH		JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	CONT	12"	12"	FULL, DENSE
MIC		MICHALIA FIGO	BANANA SHRUB	CONT	12"	12"	FULL, DENSE
MYC		MYRICA CERIFERA	WAXMYRTLE	CONT	12"	12"	FULL, DENSE
OSF		OSMANTHUS FORTUNEI	TEA OLIVE	CONT	12"	12"	FULL, DENSE
OSA		OSMANTHUS AMERICANUS	DEVILWOOD	CONT	12"	12"	FULL, DENSE
PIT		PITTOSPORUM TOBIRA	PITTOSPORUM	CONT	12"	12"	FULL, DENSE
POM		PODOCARPUS MACROPHYLLUS	CHINESE PODOCARPUS	CONT	12"	12"	FULL, DENSE
SR		SERENOA REPENS	SAW PALMETTO	CONT	12"	12"	FULL, DENSE
VIA		VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	CONT	12"	12"	FULL, DENSE
VIB		VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	CONT	12"	12"	FULL, DENSE
DECIDUOUS SHRUBS							
BUD		BUDDLEIA DAVIDII	BUTTERFLY BUSH	CONT	12"	12"	FULL, DENSE
CAA		CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	CONT	12"	12"	FULL, DENSE
CAD		CALLICARPA DICHOTOMA 'ISSAI'	PURPLE BEAUTYBERRY 'ISSAI'	CONT	12"	12"	FULL, DENSE
CAF		CALYCANTHUS FLORIDUS	SWEET SHRUB	CONT	12"	12"	FULL, DENSE
CAC		CARYOPTERIS X CLANDONENSIS	BLUEBEARD	CONT	12"	12"	FULL, DENSE
CAN		CLETHRA ANIFOLIA	SWEET PEPPERBUSH	CONT	12"	12"	FULL, DENSE
COC		COTINUS COGGYGRIA	SMOKEBUSH	CONT	12"	12"	FULL, DENSE
FOI		FORSYTHIA x INTERMEDIA	FORSYTHIA	CONT	12"	12"	FULL, DENSE
IDS		ILEX DECIDUA 'SUNDANCE'	SUNDANCE POSSUM HAW	CONT	12"	12"	FULL, DENSE
IVJ		ILEX VERTICILLATA 'JIM DANDY'	WINTERBERRY	CONT	12"	12"	FULL, DENSE
IVR		ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY	CONT	12"	12"	FULL, DENSE
ITV		ITEA VIRGINICA	VIRGINIA SWEETSPIRE	CONT	12"	12"	FULL, DENSE
JAN		JASMINUM NUDIFLORUM	WINTER JASMINE	CONT	12"	12"	FULL, DENSE
LAC		LAGERSTROEMIA INDICA 'CENTENNIAL'	CENTENNIAL DWARF CRAPE MYRTLE	CONT	12"	12"	FULL, DENSE
LAD		LAGERSTROEMIA INDICA 'CADDO'	CADDO DWARF CRAPE MYRTLE	CONT	12"	12"	FULL, DENSE
LAG		LAGERSTROEMIA INDICA 'GAMADZ'	CHERRY DAZZLE DWARF CRAPE MYRTLE	CONT	12"	12"	FULL, DENSE
LEF		LEUCOTHOE FONTANESIANA	FETTERBUSH	CONT	12"	12"	FULL, DENSE
ROR		ROSA RUGOSA	HARDY ROSE	CONT	12"	12"	FULL, DENSE
ROK		ROSA 'RADRAZZ'	KNOCKOUT ROSE	CONT	12"	12"	FULL, DENSE
GROUNDCOVERS							
GAJ		GARDENIA JASMINOIDES 'RADICANS'	DWARF GARDENIA	–	–	–	–
HYC		HYPERICUM CALYCINUM	ST. JOHN'S WORT	–	–	–	–
IVI		IVA IMBRICATA	SEASHORE ELDERS	–	–	–	–
JUC		JUNIPERUS CONFERTA	SHORE JUNIPER	–	–	–	–
LIM		LIRIOPE MUSCARII	LIRIOPE, LILYTURF	–	–	–	–
LIS		LIRIOPE SPICATA	CREEPING LIRIOPE	–	–	–	–
MAR		MAZUS REPTANS	MAZUS	–	–	–	–
OPJ		OPHIOPOGAN JAPONICUS	MONDO GRASS	–	–	–	–
SAH		SARCOCOCCA HOOKERIANA	SWEETBOX	–	–	–	–

SYM		BOTANICAL NAME	COMMON NAME	CAL/RT	MIN. HT.	MIN. SPR.	REMARKS
PERENNIALS							
ACS		ACANTHUS 'SUMMER BEAUTY'	BEAR'S BREECHES	–	–	–	–
ACM		ACHILLEA MILLEFOLIUM	CORONATION GOLD YARROW	–	–	–	–
AJR		AJUGA REPTANS	CARPET BUGLE	–	–	–	–
ANW		ANISACANTHUS WRIGHTII	TEXAS FIRECRACKER	–	–	–	–
AST		ASCLEPIAS TUBEROSA	BUTTERFLY WEED	–	–	–	–
ASE		ASPIDISTRA ELATIOR	CAST IRON PLANT	–	–	–	–
ASN		ASTER NOVAE~ANGLIAE	NEW ENGLAND ASTER	–	–	–	–
ASR		ASTER TARTARICUS	TARTARIAN ASTER	–	–	–	–
BAA		BAPTISIA ALBA	WHITE WILD INDIGO	–	–	–	–
CAH		CANNA HYBRIDS	CANNA LILY	–	–	–	–
CEP		CERATOSTIGMA PLUMBAGINOIDES	LEADWORT	–	–	–	–
COA		COREOPSIS AURICULATA 'SUPERBA'	SUPERBA COREOPSIS	–	–	–	–
ECP		ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	–	–	–	–
EUM		EUPATORIUM MACULATUM 'GATEWAY'	JOE PYE WEED	–	–	–	–
HEA		HELIANTHUS ANGUSTIFOLIUS	SWAMP SUNFLOWER	–	–	–	–
HEL		HELIANTHUS X 'LEMON QUEEN'	LEMON QUEEN PERENNIAL SUNFLOWER	–	–	–	–
HEHY		HELLEBORUS X HYBRIDUS	LENTEN ROSE	–	–	–	–
HIM		HIBISCUS MOSCHEUTUOS	HARDY HIBISCUS	–	–	–	–
HIC		HIBISCUS COCCINEUS	SCARLET HIBISCUS	–	–	–	–
IRV		IRIS VIRGINIANA	BLUE FLAG	–	–	–	–
LAC		LANTANA CAMARA	LANTANA	–	–	–	–
PEA		PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRES'	SMALL RUSSIAN SAGE	–	–	–	–
POA		POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	–	–	–	–
RUF		RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM RUDBECKIA	–	–	–	–
SAL		SALVIA LEUCANTHA	MEXICAN BLUE SAGE	–	–	–	–
SAI		SALVIA 'INDIGO SPIRES'	INDIGO SPIRES SALVIA	–	–	–	–
SEM		SEDUM 'MATRONA'	SEDUM	–	–	–	–
SER		SEDUM REFLEXUM 'BLUE SPRUCE'	BLUE SPRUCE SEDUM	–	–	–	–
SOR		SOLIDAGO RUGOSA 'FIREWORKS'	FIREWORKS GOLDENROD	–	–	–	–
SOS		SOLIDAGO SEMPERVIRENS	SEASIDE GOLDENROD	–	–	–	–
VEC		VERBEA CANADENSIS	VERBENA	–	–	–	–
VEP		VERONICA PEDUNCULARIS 'GEORGIA BLUE'	CREEPING VERONICA	–	–	–	–
VES		VERONICA SPICATA	SPEEDWELL	–	–	–	–

Site Circulation - Multiuse Pathways, Sidewalks and Boardwalks

NOT TO SCALE

RIVERLIGHTS by Newland COMMUNITIES

014

All Age Amenity

NOT TO SCALE

RIVERLIGHTS by Newland COMMUNITIES

AGE QUALIFYING PLANTING NARRATIVE

The landscape design for the age qualified areas of Riverlights will integrate sustainable landscape design principles in order to provide a cohesive planting composition for the development. Such principles will include the use of native and adaptive plant species, as well as preservation of existing vegetation and natural resources where feasible.

The planting palette that is developed for the age qualified area will include a variety of street trees, canopy trees, evergreen trees, shrubs, ornamental grasses, groundcovers, perennials, turf grass and meadow or dune grasses. The planting plan for the age qualified area will carefully leverage the combination of native plant species, adaptive plant species, and drought tolerant species, as well as those species suitable for the protection of wildlife, such as deer resistant plants where applicable. The seasonal quality of all proposed plant material will be thoughtfully considered in order to maximize the use of seasonal change occurring within the Wilmington climate.

The planting plan will be designed to effectively respond to both the natural and built environments within the age qualified areas. Plantings will be proposed to complement the architecture of the community, whether this consists of amenity buildings, residences, site signage, monumentation or other structural elements. Where appropriate, plantings will be proposed to enhance sightlines and frame important viewsheds, taking advantage of the site's both natural and built amenities. Additionally, plant massing will be utilized to create effective buffers and screens as needed, where necessary, such buffers will be consistent with City of Wilmington requirements.

In addition to aesthetics and function, the landscape design of the age qualified areas will also carefully factor the safety of both pedestrians and drivers using the space. Careful attention will be made to ensure that all landscape, inclusive of trees, shrubs and other plant materials, are proposed in accordance with required sight triangles, easements, setbacks and other City of Wilmington requirements. Additionally, all plantings shall be designed to meet or exceed the minimum requirements of the City of Wilmington.

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	03/04/2015

REVISIONS

SEAL

SEAL

PRELIMINARY- DO NOT USE FOR CONSTRUCTION

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NASH NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™ by Newland COMMUNITIES

RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PH. 1

LANDSCAPE CONCEPT PLAN

DATE:	02-03-2015
MCE PROJ. #	02735-0129
DRAWN	EEM/KCBE
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N/A

M&C FILE NUMBER CL-101

DRAWING NUMBER 19

STATUS: PRELIMINARY PLANS

REVISION A

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