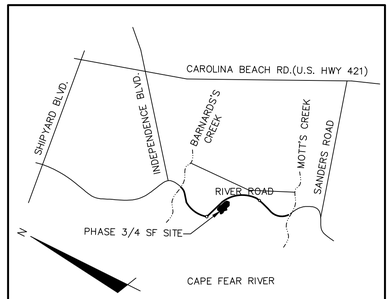
RIVERLIGHTS

SINGLE FAMILY PHASES 3 & 4

CITY OF WILMINGTON, NC

OCTOBER 4, 2016

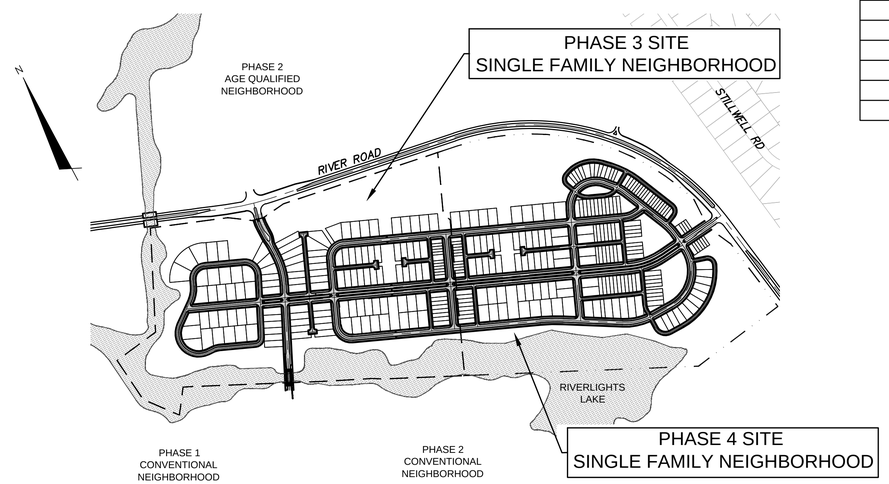
SUBDIVISION REVIEW BOARD SUBMITTAL



VICINITY MAP

NOT TO SCALE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



VICINITY MAP

1'=500'

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	G-001	
2	CX-101	EXISTING CONDITIONS & SITE INVENTORY
3	CS-101	SF-3 SITE PLAN
4	CS-102	SF-4 SITE PLAN
5	CL-101	CONCEPTUAL LANDSCAPE PLAN
6	CL-102	TYPICAL ROADWAY SECTIONS
7	CU-101	SF-3 UTILITY PLAN
8	CU-102	SF-4 UTILITY PLAN

SITE DATA TABLE	RIVERLIGHTS SF - 3 & 4
PARCEL ADDRESS	4410 RIVER ROAD
TAX PARCEL IDENTIFICATION NUMBER	R07000-006-009-000
ZONING DISTRICT	R7-CD CLUSTER
CAMA LAND USE CLASSIFICATION	TRANSITION
WATER BODY CLASSIFICATION	SC
TOTAL ACREAGE WITHIN RIVER LIGHTS BOUNDARY	1,329.41 ACRES (57,909,100 SF)
TOTAL ACREAGE PHASE 3 AND 4 CONVENTIONAL BOUNDARY	133.2 ACRES (5,802,091 SF)
PROPOSED NUMBER OF LOTS	328 SINGLE FAMILY
TOTAL PARKING REQUIRED	0
TOTAL PARKING PROVIDED	0
TOTAL BICYCLE SPACES PROVIDED	0
SF-3 OPEN SPACE PROPOSED	20.14 ACRES (877,229 SF)
SF-4 OPEN SPACE PROPOSED	23.02 ACRES (1,002,570 SF)
LAKE OPEN SPACE PROPOSED	19.02 ACRES (828,651 SF)

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

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

COUNTY AND AGENCY CONTACTS

A. City of Wilmington
Planning Department
102 North Third Street
PO BOX 1810
Wilmington, NC 28402-1810
(910)341-3255
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: Christyn Fertenbaugh
Email: christyn.fertenbaugh@ncdenr.gov

NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™

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243 North Front Street
Wilmington, North Carolina 28401
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License: F-1222
www.mckimcreed.com

PROJECT DATA

NAME OF PROJECT:
RIVERLIGHTS- PHASE 3/4 SINGLE FAMILY NEIGHBORHOOD
WILMINGTON, NORTH CAROLINA

OWNER/DEVELOPER:
NNP IV-CAPE FEAR RIVER, LLC
3410 RIVER ROAD, SUITE 103
WILMINGTON, NC 28412
CONTACT: DOUG BROWN
PHONE: (704)813-8697

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

811 Know what's below. Call before you dig.

RIVERLIGHTS SF-3/4 SRB SUBMITTAL

02735-0155

OCTOBER 4, 2016

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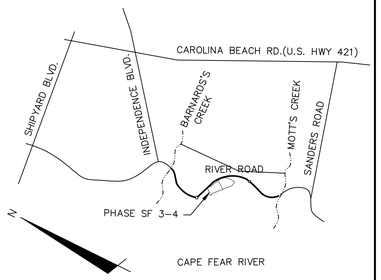


VICINITY MAP

NOT TO SCALE

LEGEND

SS	SANITARY SEWER MAIN
PDE	EXISTING PRIVATE DRAINAGE EASEMENT
FM	EXISTING FORCE MAIN
WM	EXISTING WATER LINE

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. WETLANDS ARE NOT PRESENT IN THIS PORTION OF RIVERLIGHTS.
3. FINISHED FLOOR ELEVATIONS OFF ALL INHABITABLE STRUCTURES WILL BE MIN. 2-FEET ABOVE BASE FLOOD ELEVATION. CLOMR PROCESS IS CURRENTLY BEING COORDINATED WITH THE CITY OF WILMINGTON FLOODPLAIN MANAGER AND FEMA FOR LOT FILL AREA WITHIN EXISTING FLOODPLAIN.
4. RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD 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.
5. PLATS AND DOCUMENTS SHALL BE RECORDED TO PROVIDE PERPETUAL PROTECTIONS FOR CONSERVATION RESOURCES AND BUFFERS AND PROHIBIT IMPERVIOUS SURFACES WITHIN THE BUFFER, UNLESS EXCEPTIONS ARE PROVIDED BY THE LAND DEVELOPMENT CODE (LDC).
6. ANY IMPROVEMENTS ENCROACHING INTO THE CONSERVATION RESOURCE SETBACK AND/OR PRIMARY CONSERVATION AREA BUFFERS SHALL BE IN ACCORDANCE WITH 18-341 AND 18-433, RESPECTIVELY.

TREE LEGEND

	CEDAR
	GUM
	HOLLY
	OAK
	MAPLE
	PINE

10

EXAMPLE ONLY

NOTE:

EXISTING TREE CALIPER INCH SIZE IS SHOWN WITHIN THE TREE SYMBOL

N

150' 0 150' 300'

SCALE: 1"=150' (Horiz.)

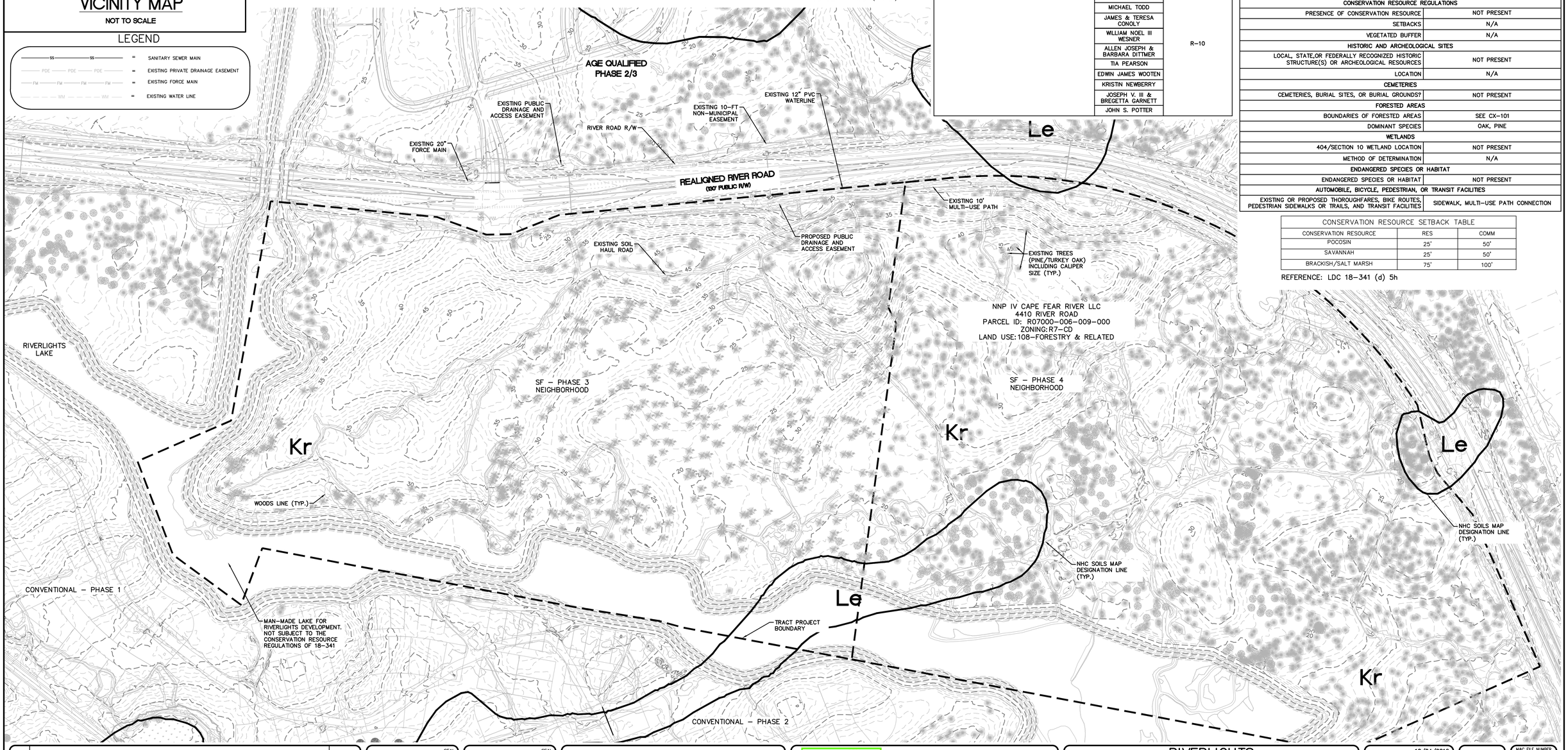
SITE DATA TABLE	SINGLE FAMILY – PHASE 3 & 4
GENERAL INFORMATION	
APPLICANT NAME	NNP IV– CAPE FEAR RIVER, LLC
SITE ADDRESS	4410 RIVER ROAD
PROPERTY OWNER	NNP IV– CAPE FEAR RIVER, LLC
DEVELOPER	NNP IV– CAPE FEAR RIVER LLC
MAP SCALE	1"=150'
PROPERTY BOUNDARY	
TAX PARCEL IDENTIFICATION NUMBER	R07000–006–009–000
ZONING DISTRICT	R–7/CD CLUSTER
TOTAL ACREAGE WITHIN THE RIVER LIGHTS BOUNDARY	1,329.41 ACRES (57,909,100 SF)
TOTAL ACREAGE WITHIN THE SF–3/4 BOUNDARY	133.20 ACRES (5,802,091 SF)
ADJACENT PROPERTY	

	PROPERTY OWNER	ZONING
ADJACENT PROPERTY	DUKE PROGRESS ENERGY	I–2
	BILL CLARK HOMES OF WILM. LLC	R–10
	CAROL BRANNER	
	RITCHIE PAGE	
	MICHAEL TODD	
	JAMES & TERESA CONOLY	
	WILLIAM NOEL III WESNER	
	ALLEN JOSEPH & BARBARA DITTMER	
	TIA PEARSON	
	EDWIN JAMES WOOTEN	
	KRISTIN NEWBERRY	
	JOSEPH V. III & BREGETTA GARNETT	
	JOHN S. POTTER	

SITE DATA TABLE	SINGLE FAMILY – PHASE 3 & 4	
VICINITY		
VICINITY MAP	SEE CX–101	
TOPOGRAPHY AND DRAINAGE		
2–FT TOPOGRAPHY MINIMUM INTERVAL	SEE CX–101	
DATE OF TOPOGRAPHY DATA	5/5/2015	
100–YR FLOODPLAIN LINE	SEE CX–101	
LOCATION OF NATURAL WATER FEATURES	LOCATION	CLASSIFICATION
DITCHES	N/A	
STREAMS	N/A	
CREEKS	N/A	
FLOOD PRONE AREAS	N/A	
AREAS OF NATURALLY CONCENTRATED SURFACE DRAINAGE	N/A	
SOIL		
SOIL TYPE(S) AND BOUNDARIES	SEE CX–101	
NORTH CAROLINA COASTAL AREA MANAGEMENT AD INFORMATION		
CAMA AREA OF ENVIRONMENTAL CONCERN	NOT PRESENT	
SETBACKS	N/A	
CAMA LAND USE CLASSIFICATION(S)	TRANSITION/CONSERVATION	
CONSERVATION RESOURCE REGULATIONS		
PRESENCE OF CONSERVATION RESOURCE	NOT PRESENT	
SETBACKS	N/A	
VEGETATED BUFFER	N/A	
HISTORIC AND ARCHEOLOGICAL SITES		
LOCAL, STATE,OR FEDERALLY RECOGNIZED HISTORIC STRUCTURE(S) OR ARCHEOLOGICAL RESOURCES	NOT PRESENT	
LOCATION	N/A	
CEMETERIES		
CEMETERIES, BURIAL SITES, OR BURIAL GROUNDS?	NOT PRESENT	
FORESTED AREAS		
BOUNDARIES OF FORESTED AREAS	SEE CX–101	
DOMINANT SPECIES	OAK, PINE	
WETLANDS		
404/SECTION 10 WETLAND LOCATION	NOT PRESENT	
METHOD OF DETERMINATION	N/A	
ENDANGERED SPECIES OR HABITAT		
ENDANGERED SPECIES OR HABITAT	NOT PRESENT	
AUTOMOBILE, BICYCLE, PEDESTRIAN, OR TRANSIT FACILITIES		
EXISTING OR PROPOSED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS, AND TRANSIT FACILITIES	SIDEWALK, MULTI–USE PATH CONNECTION	

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



REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	10/04/2016

REVISIONS

SEAL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SEAL

McKIM&CREED
243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343–1048, Fax: (910)251–8282
License: F–1222
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NASH — NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™

RIVERLIGHTS SINGLE FAMILY PHASE 3 AND 4

EXISTING CONDITIONS & SITE INVENTORY

DATE:	10/04/2016
MCE PROJ. #	02735–0155
DRAWN	ALM
DESIGNED	TSM/NJL
CHECKED	KCBE
PROJ. MGR.	NJL

SCALE: HORIZONTAL: 1"=150' VERTICAL: N/A

M&C FILE NUMBER: CX–101

DRAWING NUMBER: 2

STATUS: FINAL DESIGN — NOT FOR CONSTRUCTION

REVISION: ----

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KEYNOTES:

1. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM HORIZONTAL CENTERLINE RADIUS OF 50 FEET ON LOCAL STREET
2. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM HORIZONTAL CENTERLINE RADIUS OF 100 FEET ON COLLECTOR STREET
3. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM TANGENT LENGTH BETWEEN HORIZONTAL CURVES LESS THAN 100 FEET
4. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM DISTANCES BETWEEN CENTERLINES OF INTERSECTIONS LESS THAN 400 FEET
5. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM ANGLE OF INTERSECTION BETWEEN ANY TWO OR MORE STREETS LESS THAN 75 DEGREES
6. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM OFFSET BETWEEN CENTERLINES OF INTERSECTIONS ON OPPOSITE SIDES OF STREET (DOG-LEG) LESS THAN 200 FEET
7. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM RIGHT-OF WAY WIDTH FOR PUBLIC STREET LESS THAN 40 FEET

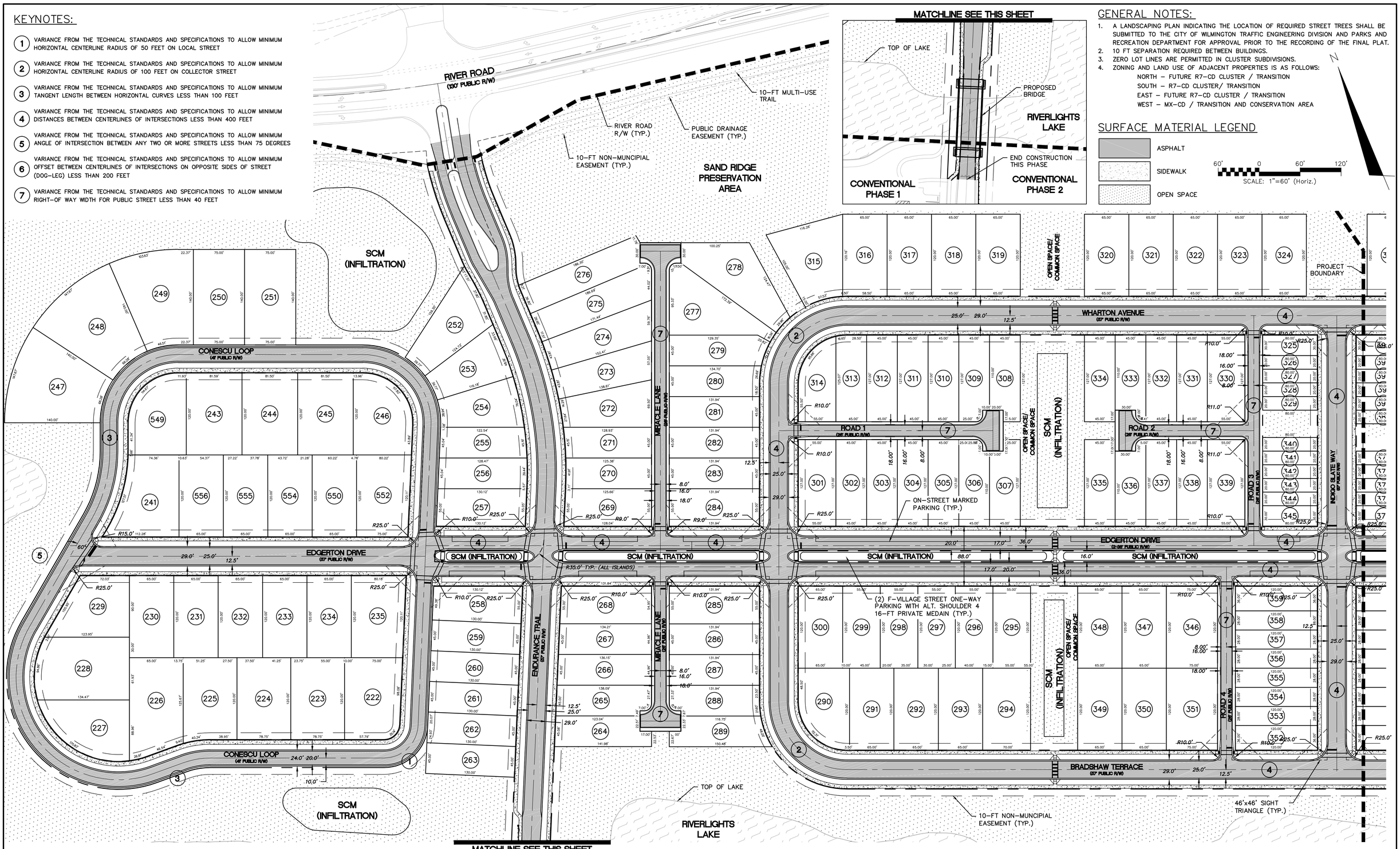
GENERAL NOTES:

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 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 – R7-CD CLUSTER/ TRANSITION
   EAST – FUTURE R7-CD CLUSTER / TRANSITION
   WEST – MX-CD / TRANSITION AND CONSERVATION AREA

SURFACE MATERIAL LEGEND

- ASPHALT
- SIDEWALK
- OPEN SPACE

60' 0 60' 120'
SCALE: 1"=60' (Horiz.)



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RIVERLIGHTS™

RIVERLIGHTS SINGLE FAMILY PHASE 3 AND 4

SF-3 SITE PLAN

DATE:	10/04/2016
MCE PROJ. #	02735-0155
DRAWN	ALM
DESIGNED	TSM/NJL
CHECKED	KCBE
PROJ. MGR.	NJL

SCALE
HORIZONTAL: 1"=60'
VERTICAL: N/A

M&C FILE NUMBER: CS-101
DRAWING NUMBER: 3

STATUS: FINAL DESIGN
NOT FOR CONSTRUCTION
REVISION: A

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KEYNOTES:

1. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM HORIZONTAL CENTERLINE RADIUS OF 50 FEET ON LOCAL STREET
2. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM HORIZONTAL CENTERLINE RADIUS OF 100 FEET ON COLLECTOR STREET
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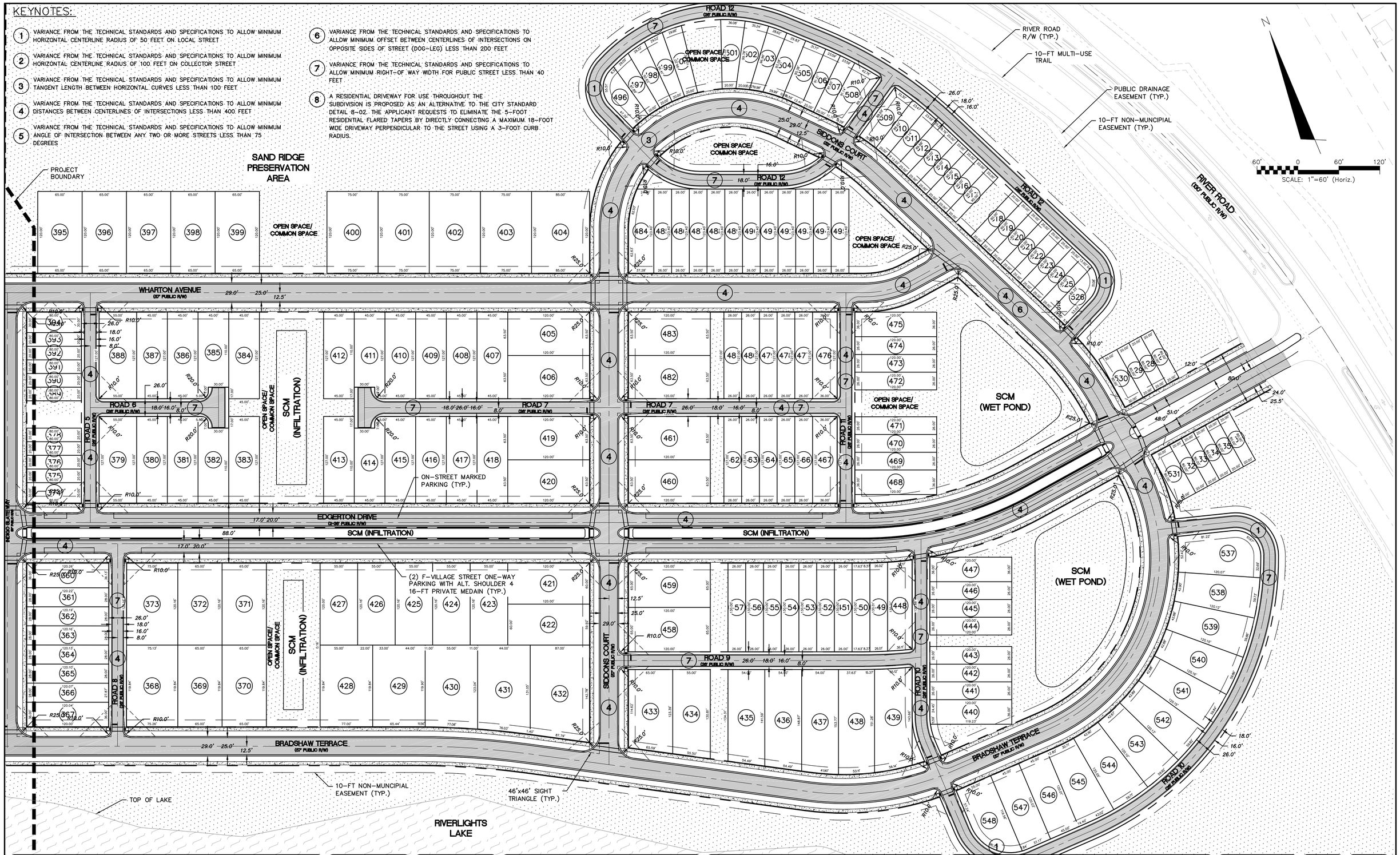
6. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM OFFSET BETWEEN CENTERLINES OF INTERSECTIONS ON OPPOSITE SIDES OF STREET (DOG-LEG) LESS THAN 200 FEET
7. VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM RIGHT-OF WAY WIDTH FOR PUBLIC STREET LESS THAN 40 FEET
8. A RESIDENTIAL DRIVEWAY FOR USE THROUGHOUT THE SUBDIVISION IS PROPOSED AS AN ALTERNATIVE TO THE CITY STANDARD DETAIL 8-02. THE APPLICANT REQUESTS TO ELIMINATE THE 5-FOOT RESIDENTIAL FLARED TAPERS BY DIRECTLY CONNECTING A MAXIMUM 18-FOOT WIDE DRIVEWAY PERPENDICULAR TO THE STREET USING A 3-FOOT CURB RADIUS.



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RIVERLIGHTS™

RIVERLIGHTS SINGLE FAMILY PHASE 3 AND 4

SF-4 SITE PLAN

DATE:	10/04/2016
MCE PROJ. #	02735-0155
DRAWN	ALM
DESIGNED	TSM/NJL
CHECKED	KCBE
PROJ. MGR.	NJL

SCALE: HORIZONTAL: 1"=60' VERTICAL: N/A

M&C FILE NUMBER: CS-102

DRAWING NUMBER: 4

STATUS: FINAL DESIGN — NOT FOR CONSTRUCTION

REVISION: A

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PARCEL TABLE		
PARCEL NO.	AREA (SF)	AREA (AC)
222	9786	0.22
223	9450	0.22
224	9450	0.22
225	9525	0.22
226	10973	0.25
227	9305	0.21
228	12439	0.29
229	8821	0.20
230	7800	0.18
231	7800	0.18
232	7800	0.18
233	7800	0.18
234	7800	0.18
235	9311	0.21
241	10450	0.24
243	9791	0.22
244	9780	0.22
245	9780	0.22
246	9247	0.21
247	14977	0.34
248	14977	0.34
249	13642	0.31
250	10500	0.24
251	10500	0.24
252	9006	0.21
253	7186	0.16
254	6879	0.16
255	5664	0.13
256	5834	0.13
257	7157	0.16
258	6785	0.16
259	5850	0.13
260	5850	0.13
261	5850	0.13
262	5850	0.13
263	5850	0.13
264	5969	0.14
265	6103	0.14
266	6165	0.14
267	6078	0.14

PARCEL TABLE		
PARCEL NO.	AREA (SF)	AREA (AC)
268	7310	0.17
269	6977	0.16
270	5634	0.13
271	5708	0.13
272	7370	0.17
273	7194	0.17
274	8110	0.19
275	8660	0.20
276	8258	0.19
277	9510	0.22
278	10418	0.24
279	6292	0.14
280	5962	0.14
281	5937	0.14
282	5937	0.14
283	5937	0.14
284	7257	0.17
285	7257	0.17
286	5937	0.14
287	5937	0.14
288	5798	0.13
289	5943	0.14
290	7903	0.18
291	7800	0.18
292	7800	0.18
293	7800	0.18
294	8400	0.19
295	6600	0.15
296	6600	0.15
297	6600	0.15
298	6600	0.15
299	6600	0.15
300	7800	0.18
301	6985	0.16
302	5715	0.13
303	5715	0.13
304	5715	0.13
305	5715	0.13
306	5524	0.13
307	5375	0.12

PARCEL TABLE		
PARCEL NO.	AREA (SF)	AREA (AC)
308	5375	0.12
309	5524	0.13
310	5715	0.13
311	5715	0.13
312	5715	0.13
313	5704	0.13
314	5898	0.14
315	9960	0.23
316	7800	0.18
317	7800	0.18
318	7800	0.18
319	7800	0.18
320	7800	0.18
321	7800	0.18
322	7800	0.18
323	7800	0.18
324	7800	0.18
325	2400	0.06
326	1600	0.04
327	1600	0.04
328	1600	0.04
329	1600	0.04
330	6985	0.16
331	5715	0.13
332	5715	0.13
333	5184	0.12
334	5715	0.13
335	5715	0.13
336	5184	0.12
337	5715	0.13
338	5715	0.13
339	6985	0.16
340	1600	0.04
341	1600	0.04
342	1600	0.04
343	1600	0.04
344	1600	0.04
345	2400	0.06
346	9000	0.21
347	7800	0.18

PARCEL TABLE		
PARCEL NO.	AREA (SF)	AREA (AC)
348	7800	0.18
349	7800	0.18
350	7800	0.18
351	9000	0.21
352	4320	0.10
353	3360	0.08
354	3360	0.08
355	3360	0.08
356	3360	0.08
357	3360	0.08
358	3360	0.08
359	4320	0.10
360	4336	0.10
361	3366	0.08
362	3365	0.08
363	3364	0.08
364	3363	0.08
365	3362	0.08
366	3354	0.08
367	4321	0.10
368	9011	0.21
369	7790	0.18
370	7790	0.18
371	7810	0.18
372	7810	0.18
373	9019	0.21
374	2400	0.06
375	1600	0.04
376	1600	0.04
377	1600	0.04
378	1600	0.04
379	6985	0.16
380	5715	0.13
381	5715	0.13
382	5184	0.12
383	5715	0.13
384	5715	0.13
385	5184	0.12
386	5715	0.13
387	5715	0.13

PARCEL TABLE		
PARCEL NO.	AREA (SF)	AREA (AC)
388	6985	0.16
389	1600	0.04
390	1600	0.04
391	1600	0.04
392	1600	0.04
393	1600	0.04
394	2400	0.06
395	7800	0.18
396	7800	0.18
397	7800	0.18
398	7800	0.18
399	7800	0.18
400	9000	0.21
401	9000	0.21
402	9000	0.21
403	9000	0.21
404	10200	0.23
405	7620	0.17
406	7620	0.17
407	5715	0.13
408	5715	0.13
409	5715	0.13
410	5715	0.13
411	5184	0.12
412	5715	0.13
413	5715	0.13
414	5184	0.12
415	5715	0.13
416	5715	0.13
417	5715	0.13
418	5715	0.13
419	7620	0.17
420	7620	0.17
421	7219	0.17
422	7200	0.17
423	6609	0.15
424	6609	0.15
425	6609	0.15
426	6609	0.15
427	6609	0.15

PARCEL TABLE		
PARCEL NO.	AREA (SF)	AREA (AC)
428	9228	0.21
429	9228	0.21
430	9322	0.21
431	9751	0.22
432	11912	0.27
433	7735	0.18
434	6990	0.16
435	7449	0.17
436	7843	0.18
437	8203	0.19
438	8114	0.19
439	8131	0.19
440	4317	0.10
441	3120	0.07
442	3120	0.07
443	3120	0.07
444	3120	0.07
445	3120	0.07
446	3120	0.07
447	4320	0.10
448	4698	0.11
449	3382	0.08
450	3380	0.08
451	3380	0.08
452	3380	0.08
453	3380	0.08
454	3380	0.08
455	3380	0.08
456	3380	0.08
457	3380	0.08
458	7800	0.18
459	7800	0.18
460	7620	0.17
461	7620	0.17
462	3302	0.08
463	3302	0.08
464	3302	0.08
465	3302	0.08
466	3302	0.08
467	4572	0.10

PARCEL TABLE		
PARCEL NO.	AREA (SF)	AREA (AC)
468	4320	0.10
469	3120	0.07
470	3120	0.07
471	3120	0.07
472	3120	0.07
473	3120	0.07
474	3120	0.07
475	4320	0.10
476	4572	0.10
477	3302	0.08
478	3302	0.08
479	3302	0.08
480	3302	0.08
481	3302	0.08
482	7620	0.17
483	7620	0.17
484	4347	0.10
485	3208	0.07
486	3208	0.07
487	3208	0.07
488	3208	0.07
489	3208	0.07
490	3208	0.07
491	3208	0.07
492	3208	0.07
493	3208	0.07
494	3208	0.07
495	3208	0.07
496	2805	0.06
497	2198	0.05
498	2321	0.05
499	2417	0.06
500	2484	0.06
501	2819	0.06
502	2711	0.06
503	2298	0.05
504	2728	0.06
505	2800	0.06
506	1993	0.05
507	1992	0.05

PARCEL TABLE		
PARCEL NO.	AREA (SF)	AREA (AC)
508	3280	0.08
509	2758	0.06
510	1931	0.04
511	1946	0.04
512	1889	0.04
513	1800	0.04
514	1800	0.04
515	1800	0.04
516	1800	0.04
517	1800	0.04
518	1800	0.04
519	1800	0.04
520	1800	0.04
521	1800	0.04
522	1800	0.04
523	1800	0.04
524	1800	0.04
525	1798	0.04
526	2408	0.06
527	1600	0.04
528	1600	0.04
529	1600	0.04
530	2400	0.06
531	2400	0.06
532	1600	0.04
533	1600	0.04
534	1600	0.04
535	1600	0.04
536	1600	0.04
537	7205	0.17
538	6163	0.14
539	6171	0.14
540	6173	0.14
541	6171	0.14
542	6170	0.14
543	6174	0.14
544	6160	0.14
545	6057	0.14
546	5401	0.12
547	5401	0.12

PARCEL TABLE		
PARCEL NO.	AREA (SF)	AREA (AC)
548	5754	0.13
549	9048	0.21
550	7800	0.18
552	9313	0.21
554	7800	0.18
555	7800	0.18
556	7800	0.18

REV.NO.	DESCRIPTIONS	DATE
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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'	–	–
ILOT		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 VIGINIANA	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 AQUTIFOLIA 'CARL FORESTER'	FEATHER REED GRASS	–	–	–	–
CAB		CALAMOGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	–	–	–	–
CHL		CHASMANTHUM 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 CAREOLATA	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 BANKSAIE	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'	–	–
CDK		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'	–	–
PRS		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		FEJOIA SELLOWIANA	PINEAPPLE GUAVA	CONT	12"	12"	FULL, DENSE
GAK		GARDENIA JASMINOIDES 'KLEIM'S HARDY'	GARDENIA	CONT	12"	12"	FULL, DENSE
IGS		ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY	CONT	12"	12"	FULL, DENSE
IVN		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 VERTIOLLATA 'JIM DANDY'	WINTERBERRY	CONT	12"	12"	FULL, DENSE
IVR		ILEX VERTIOLLATA 'RED SPIRITE'	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 'GAMAD I'	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 'RADKAZ'	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 MUSCARI	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	–	–	–	–

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.

Site Circulation - Multiuse Pathways, Sidewalks and Boardwalks

NOT TO SCALE

RIVERLIGHTS by Newland COMMUNITIES

November 2014

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	01/08/2015

REVISIONS

SEAL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™ by Newland COMMUNITIES

RIVERLIGHTS SINGLE FAMILY PHASE 3 AND 4

CONCEPTUAL LANDSCAPE PLAN

DATE:	10/04/2016
MCE PROJ. #	02735-0155
DRAWN	ALM
DESIGNED	TSM/NJL
CHECKED	KCBE
PROJ. MGR.	NJL

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

M&C FILE NUMBER CL-101
DRAWING NUMBER 6

STATUS: FINAL DESIGN
NOT FOR CONSTRUCTION

REVISION ----

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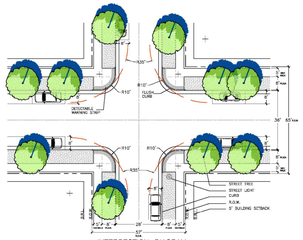
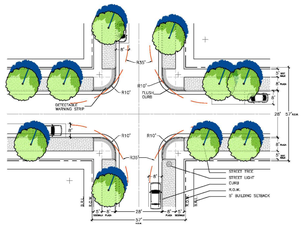
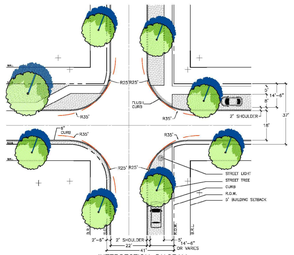


INTERSECTION DIAGRAM
MAIN STREET AND
VILLAGE STREET



INTERSECTION DIAGRAM
VILLAGE STREET AND
VILLAGE STREET



INTERSECTION DIAGRAM
OLD RIVER ROAD I AND
OLD RIVER ROAD II

PALMETTO BLUFF, BLUFFTON, S.C.

WILMINGTON, N.C.

ION, MT. PLEASANT, S.C.

PALMETTO BLUFF, BLUFFTON, S.C.

RIVERLIGHTS
WILMINGTON, NORTH CAROLINA
NOVEMBER 12, 2008

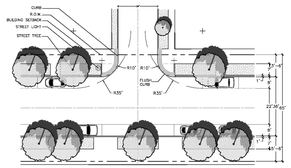
EXHIBIT E
Proposed Technical
Standards Alternatives for
Intersections

PARKER RODRIGUEZ
Planning
Urban Design
Landscape Architecture

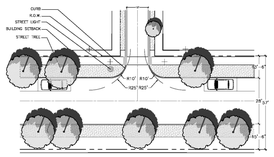
Newland COMMUNITIES

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

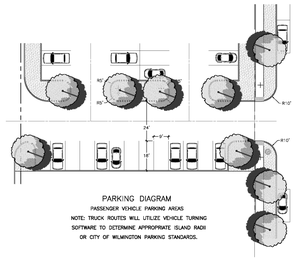
0 20 80 100



INTERSECTION DIAGRAM
MAIN STREET (COMMERCIAL)
AND PRIVATE STREET (PARKING ACCESS)



INTERSECTION DIAGRAM
VILLAGE (RESIDENTIAL)
AND ALLEY II



PARKING DIAGRAM
PASSENGER VEHICLE PARKING AREAS
NOTE: TRUCK ROUTES WILL UTILIZE VEHICLE TURNING
SOFTWARE TO DETERMINE APPROPRIATE ISLAND RADII
OR CITY OF WILMINGTON PARKING STANDARDS.

RIVERLIGHTS
WILMINGTON, NORTH CAROLINA
NOVEMBER 12, 2008

EXHIBIT E
Proposed Technical
Standards Alternatives for
Intersections

PARKER RODRIGUEZ
Planning
Urban Design
Landscape Architecture

Newland COMMUNITIES

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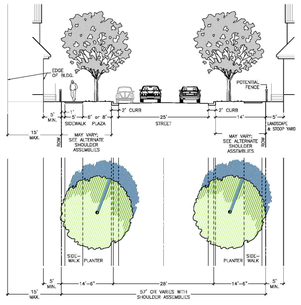
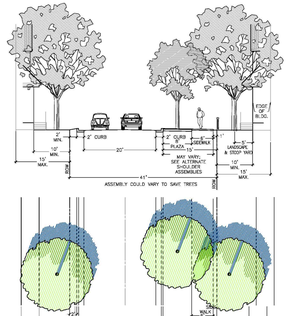
0 20 80 100



C – VILLAGE STREET

Right-of-Way Width	57 feet
Asphalt Width	34 feet
Design Speed	25 MPH
Traffic Lanes	2 lanes
Parking Lanes	One Side @ 8 feet, marked
Curb Radius	15 feet
Walkway Type	5 foot Sidewalk
Curb Type	Curb "A"
Landscape Type	Irregular spacing -50'oc max

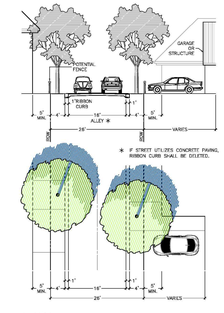


E-VILLAGE STREET II

Right-of-Way Width	41 feet
Asphalt Width	22 feet
Design Speed	25 MPH
Traffic Lanes	2 lanes
Parking Lanes	No Parking
Curb Radius	15 feet
Walkway Type	5 foot Sidewalk
Curb Type	Curb "A"
Landscape Type	Irregular Tree Spacing

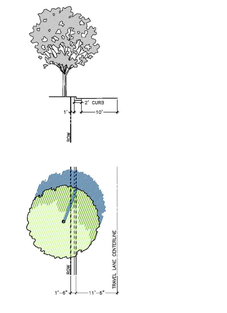
F – VILLAGE ONE-WAY STREET PARKING

Right-of-Way Width	48 feet
Asphalt Width	17 feet
Design Speed	25 MPH
Traffic Lanes	1 lane
Parking Lanes	One Side @ 8 feet, marked
Curb Radius	15 feet
Walkway Type	5 foot Sidewalk
Curb Type	Curb "A"
Landscape Type	Irregular spacing -50'oc max



J – ALLEY 1

Right-of-Way Width	26 feet
Asphalt Width	16 feet
Design Speed	25 MPH
Traffic Lanes	2 lanes
Parking Lanes	No Parking
Curb Radius	15 feet
Walkway Type	NA
Curb Type	12" Ribbon Curb
Landscape Type	Irregular Tree Spacing



ALTERNATE SHOULDER – TYPE 4

PROVIDE ADDITIONAL STREET TREES ON OPPOSITE SIDE OF STREET FOR THIS SHOULDER TYPE

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	01/08/2015

REVISIONS

SEAL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™ by Newland COMMUNITIES

RIVERLIGHTS SINGLE FAMILY PHASE 3 AND 4

TYPICAL ROADWAY SECTIONS

DATE:	10/04/2016
MCE PROJ. #	02735-0155
DRAWN	ALM
DESIGNED	TSM/NJL
CHECKED	KCBE
PROJ. MGR.	NJL

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

M&C FILE NUMBER CL-102
DRAWING NUMBER 7

STATUS: FINAL DESIGN
NOT FOR CONSTRUCTION

REVISION ---

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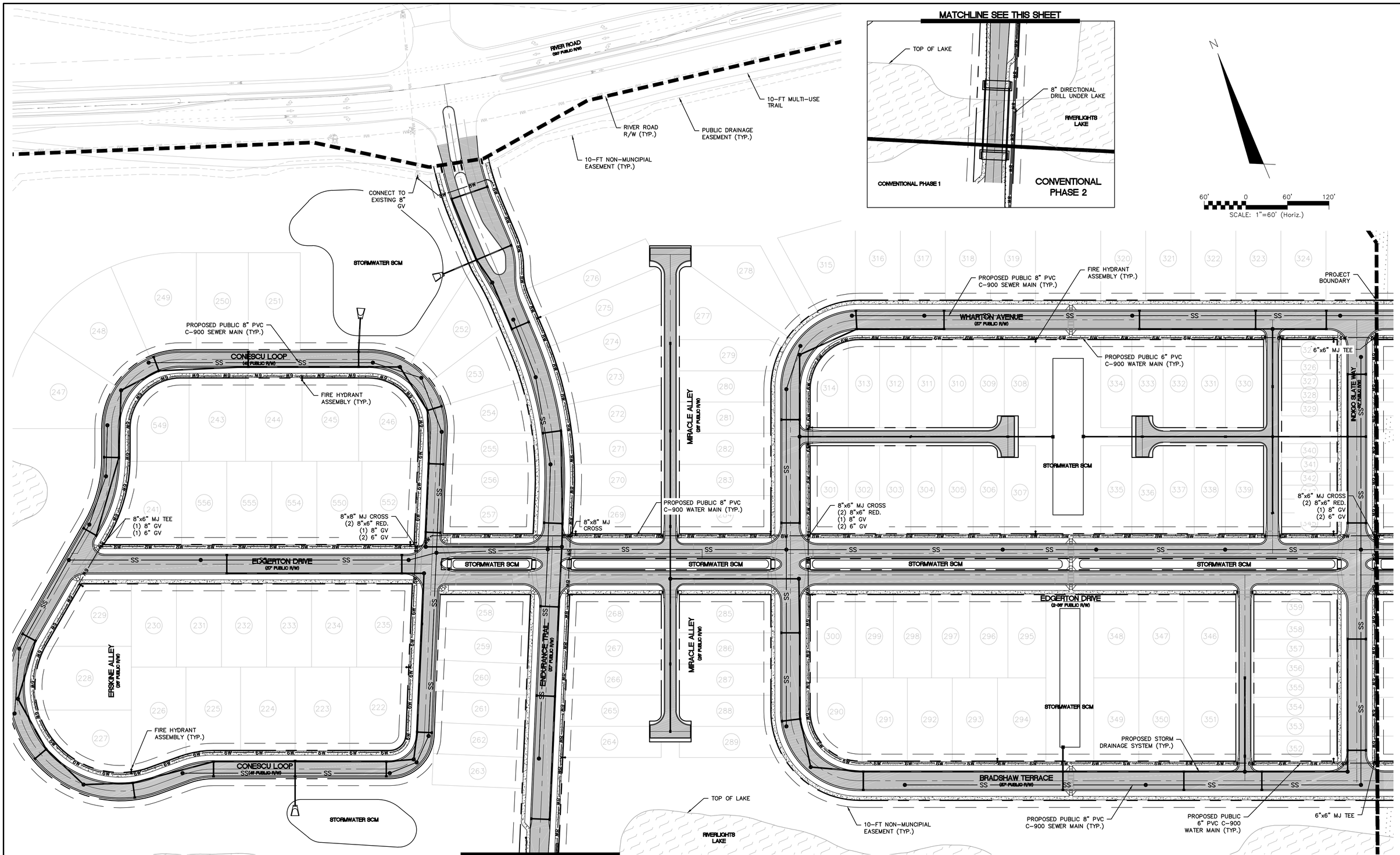

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	10/04/2016

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NASH
NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™

RIVERLIGHTS SINGLE FAMILY PHASE 3 AND 4

SF-3 UTILITY PLAN

DATE:	10/04/2016
MCE PROJ. #	02735-0155
DRAWN	ALM
DESIGNED	TSM/NJL
CHECKED	KCBE
PROJ. MGR.	NJL

SCALE
HORIZONTAL: 1"=60'
VERTICAL: N/A

M&C FILE NUMBER CU-101
DRAWING NUMBER 8

STATUS: FINAL DESIGN
NOT FOR CONSTRUCTION
REVISION A

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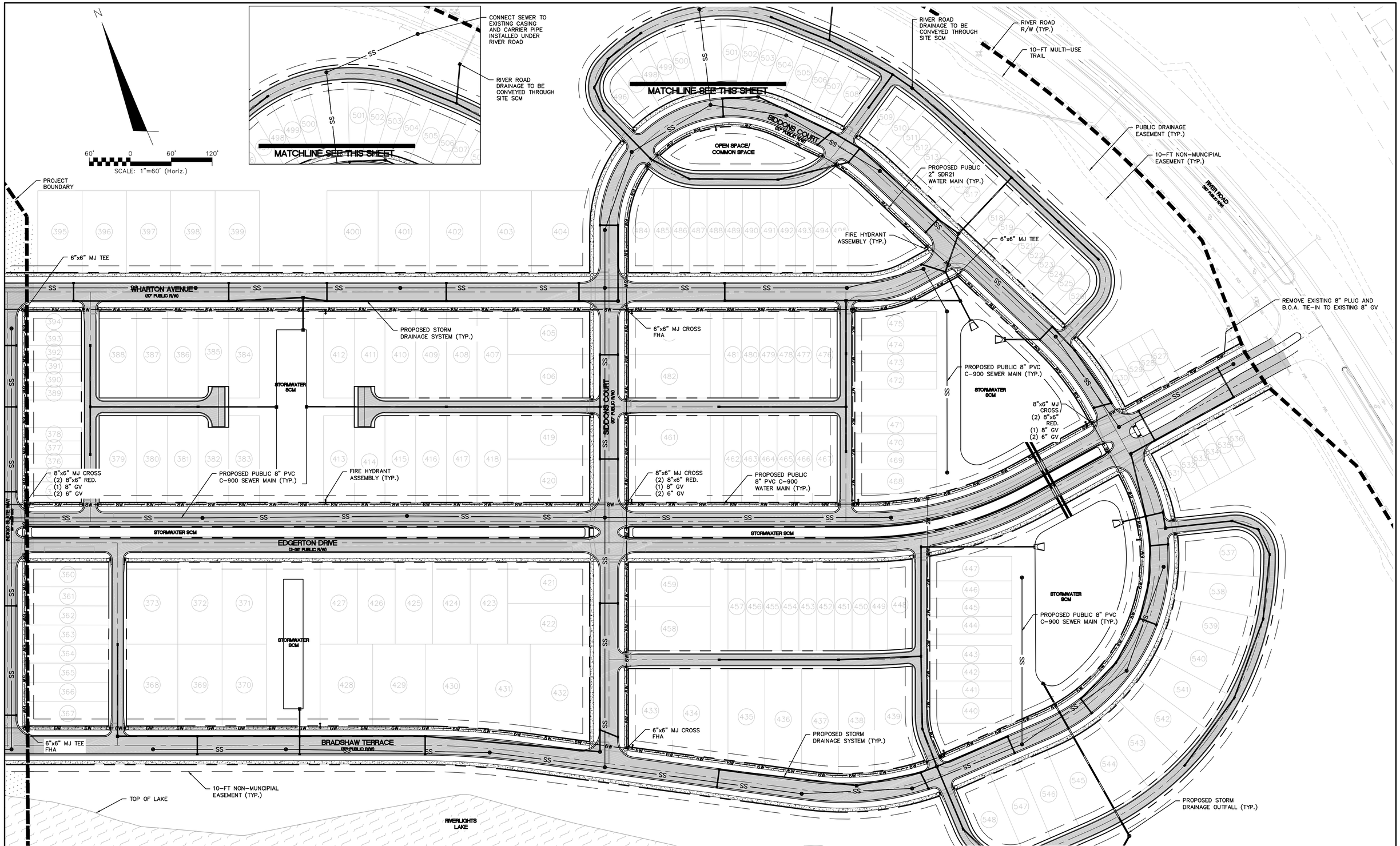

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	10/04/2016

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RIVERLIGHTS SINGLE FAMILY PHASE 3 AND 4

SF-4 UTILITY PLAN

DATE:	10/04/2016
MCE PROJ. #	02735-0155
DRAWN	ALM
DESIGNED	TSM/NJL
CHECKED	KCBE
PROJ. MGR.	NJL

SCALE
HORIZONTAL: 1"=60'
VERTICAL: N/A

M&C FILE NUMBER: CU-102
DRAWING NUMBER: 9

STATUS: FINAL DESIGN
NOT FOR CONSTRUCTION
REVISION: A

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