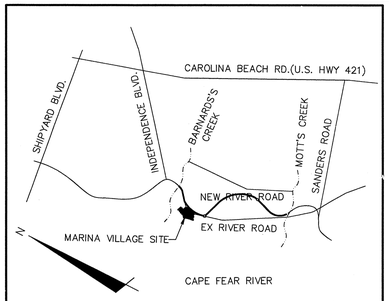


VICINITY MAP

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 BRACKISH/SALT MARSH AND POCOSIN WETLANDS AND CONSERVATION RESOURCE SETBACK LINES WERE GENERATED AS 100' AND 25', RESPECTIVELY, 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 MARINA VILLAGE 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.

CITY OF WILMINGTON NOTES:

1. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
2. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
3. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
4. 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.
5. ZERO LOT LINES ARE PERMITTED.
6. BUILDINGS LOCATED ON THE PERIPHERY OF THE MX DISTRICT SHALL BE SET BACK A MINIMUM OF 20 (TWENTY) FEET FROM THE MX DISTRICT BOUNDARY.
7. ZONING AND LAND USE OF ADJACENT PROPERTIES IS AS FOLLOWS:
   - NORTH – FUTURE MX-CD / TRANSITION
   - SOUTH – FUTURE MX-CD / TRANSITION AND CONSERVATION AREA
   - WEST – FUTURE MX-CD / TRANSITION
   - EAST – I-2 / TRANSITION AND CONSERVATION AREA

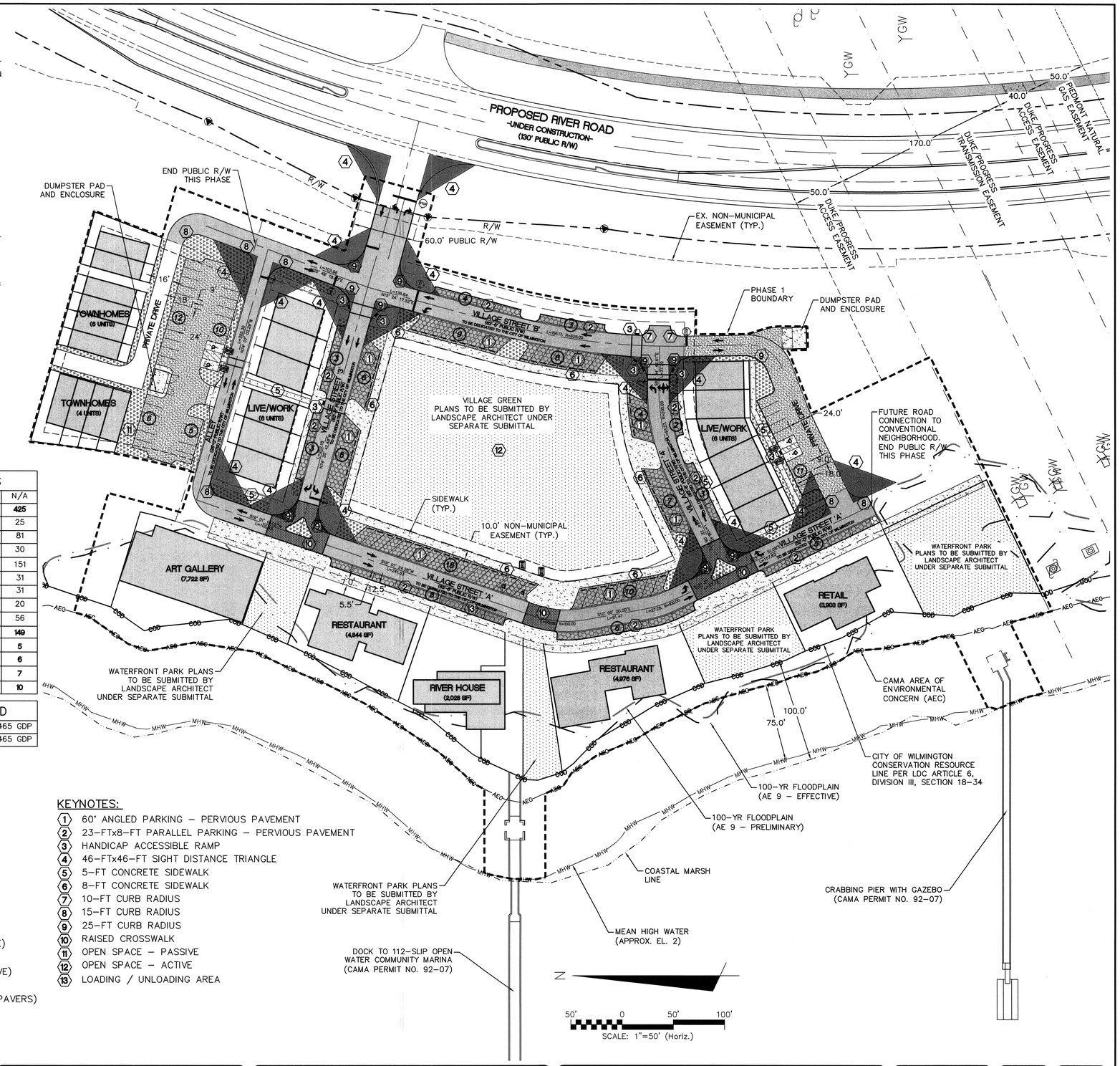
OPEN SPACE CALCULATIONS*	
TOTAL OPEN SPACE REQUIRED	46.18 ACRES (2,011,601 SF)*
TOTAL OPEN SPACE PROPOSED	1.92 ACRES (83,509 SF)

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

SITE DATA TABLE	MARINA VILLAGE – PHASE 1	
PARCEL ADDRESS	4410 RIVER ROAD	
TAX PARCEL IDENTIFICATION NUMBER	R07000-006-009-000	
ZONING DISTRICT	MX	
CAMA LAND USE CLASSIFICATION	TRANSITION	
TOTAL ACREAGE WITHIN THE RIVERLIGHTS BOUNDARY	1,329.41 ACRES (57,909,100 SF)	
TOTAL ACREAGE WITHIN THE MARINA VILLAGE BOUNDARY	8.36 ACRES (364,174 SF)	
BUILDING SETBACKS AND SEPARATIONS (MX ZONING)	REQUIRED	PROPOSED
FRONT	N/A	N/A
REAR	N/A	N/A
SIDE (INTERIOR)	N/A	N/A
SIDE (CORNER)	N/A	N/A
TOTAL BUILDING(S) SIZE (SQUARE FOOTAGE)	46,380 SF	
NC BUILDING CODE CONSTRUCTION TYPE	VB	
BUILDING LOT COVERAGE	30%	
NUMBER OF BUILDINGS	17	
TOTAL AMOUNT OF DISTURBED AREA	9.15 AC (398,488 SF)	
TOTAL ACRES OF WETLANDS	0 ACRES (0 SF)	
TOTAL ACRES WITHIN 100-YR FLOODPLAIN/BELOW MHW MARK	1.38 ACRES (60,017 SF)	
IMPERVIOUS AREA (EXISTING)		
ROOF TOPS	0	SF
ROADWAYS	19,549	SF
PARKING	0	SF
SIDEWALKS	0	SF
OTHER	0	SF
TOTAL PRE DEVELOPMENT/%	19,549/4.0	SF/%
IMPERVIOUS AREA (PROPOSED)		
ROOF TOPS	105,076	SF
ROADWAYS	48,754	SF
PARKING	18,115	SF
PERVIOUS PARKING (60% REDUCTION)	7,619	SF
IMPERVIOUS PARKING	10,496	SF
SIDEWALKS	29,689	SF
PERVIOUS (60% REDUCTION)	0	SF
IMPERVIOUS SIDEWALK	29,689	SF
FUTURE ALLOTMENT	0	SF
OTHER	0	SF
TOTAL S.F. (ONSITE IMPERVIOUS AREA)	201,634	SF
PERCENTAGE (ONSITE IMPERVIOUS AREA/ONSITE AREA)	56.7	%
PERCENTAGE (EXIST. ONSITE IMPERVIOUS AREA/ONSITE AREA)	4	%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACES SHOWN IN THE STREET YARD	0	SF

PARKING CALCULATIONS	
MINIMUM NUMBER OF SPACES REQUIRED	N/A
MAXIMUM NUMBER OF SPACES ALLOWED	**425**
TOWNHOMES (2.5 SPACES/UNIT)	25
OFFICES (1 SPACE / 200 SF GFA)	81
APARTMENTS (2.5 SPACES/UNIT)	30
RESTAURANTS (1 SPACE / 65 SF GFA)	151
ART GALLERY (1 SPACE / 250 SF GFA)	31
RIVER HOUSE (1 SPACE / 65 SF GFA)	31
RETAIL (1 SPACE / 200 SF GFA)	20
MARINA (1 SPACE / 2 WET SLIPS)	56
PARKING SPACES PROVIDED	**149**
ACCESSIBLE SPACES REQUIRED	**5**
ACCESSIBLE SPACES PROVIDED	**6**
BICYCLE PARKING SPACES REQUIRED	**7**
BICYCLE PARKING SPACES PROVIDED	**10**

WATER & SEWER DEMAND	
WATER DEMAND	21,465 GDP
SANITARY SEWER DEMAND	21,465 GDP



SURFACE MATERIAL LEGEND

- ASPHALT
- GRAVEL PARKING
- PERVIOUS PAVEMENT
- SIDEWALK
- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- CROSSWALK (BRICK PAVERS)

KEYNOTES:

1. 60° ANGLED PARKING – PERVIOUS PAVEMENT
2. 23-FTx8-FT PARALLEL PARKING – PERVIOUS PAVEMENT
3. HANDICAP ACCESSIBLE RAMP
4. 46-FTx46-FT SIGHT DISTANCE TRIANGLE
5. 5-FT CONCRETE SIDEWALK
6. 8-FT CONCRETE SIDEWALK
7. 10-FT CURB RADIUS
8. 15-FT CURB RADIUS
9. 25-FT CURB RADIUS
10. RAISED CROSSWALK
11. OPEN SPACE – PASSIVE
12. OPEN SPACE – ACTIVE
13. LOADING / UNLOADING AREA

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON TRC SUBMITTAL	04/08/2015

REVISIONS

FINAL DRAWINGS DO NOT USE FOR CONSTRUCTION

SEAL

NORTH CAROLINA PROFESSIONAL CIVIL ENGINEER 035107 NICHOLAS J. LAURITTA 04/08/15

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www.mckimcreed.com

NASH — NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™ by Newland COMMUNITIES

RIVERLIGHTS MARINA VILLAGE

SITE PLAN

DATE:	08APR15
MCE PROJ. #	2735-0124
DRAWN	EEM
DESIGNED	EEM
CHECKED	RMC
PROJ. MGR.	NJL

SCALE: HORIZONTAL: 1"=50' VERTICAL: --

M&C FILE NUMBER CS-101

DRAWING NUMBER 8

8 OF28

STATUS: FINAL DESIGN
NOT FOR CONSTRUCTION

REVISION A