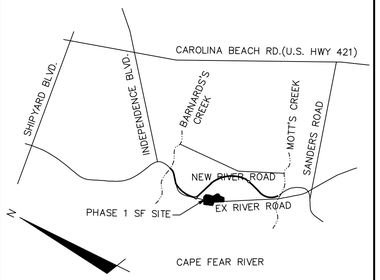

VICINITY MAP

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

N

100' 0 100' 200'

SCALE: 1"=100' (Horiz.)

LEGEND

RBC	=	REBAR & CAP
	=	POWER POLE
	=	SANITARY SEWER MANHOLE
	=	WETLAND
OHE	=	OVERHEAD ELECTRIC LINE
COD	=	CITY OF WILMINGTON CONSERVATION RESOURCE SETBACK LINE
SS	=	SANITARY SEWER MAIN
MHW	=	MEAN HIGH WATER
AEC	=	AREA OF ENVIRONMENTAL CONCERN
	=	100–YEAR FLOODPLAIN (PRELIMINARY)
	=	100–YEAR FLOODPLAIN (EFFECTIVE)
	=	COASTAL MARSH LINE
	=	35' CONSERVATION RESOURCE VEGETATED BUFFER
TPF	=	TREE PROTECTION FENCE
LOD	=	LIMITS OF DISTURBANCE
SF	=	SILT FENCE
>TDD	=	TEMPORARY DIVERSION DITCH

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	10/30/2015

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243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343–1048, Fax: (910)251–8282
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NASH NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™ by Newland COMMUNITIES

RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PH 1–A

OVERALL TREE REMOVAL PLAN

DATE:	2015–10–30
MCE PROJ. #	2735–0129
DRAWN	EEM
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	KCBE

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

M&C FILE NUMBER: CX–102

DRAWING NUMBER: 3

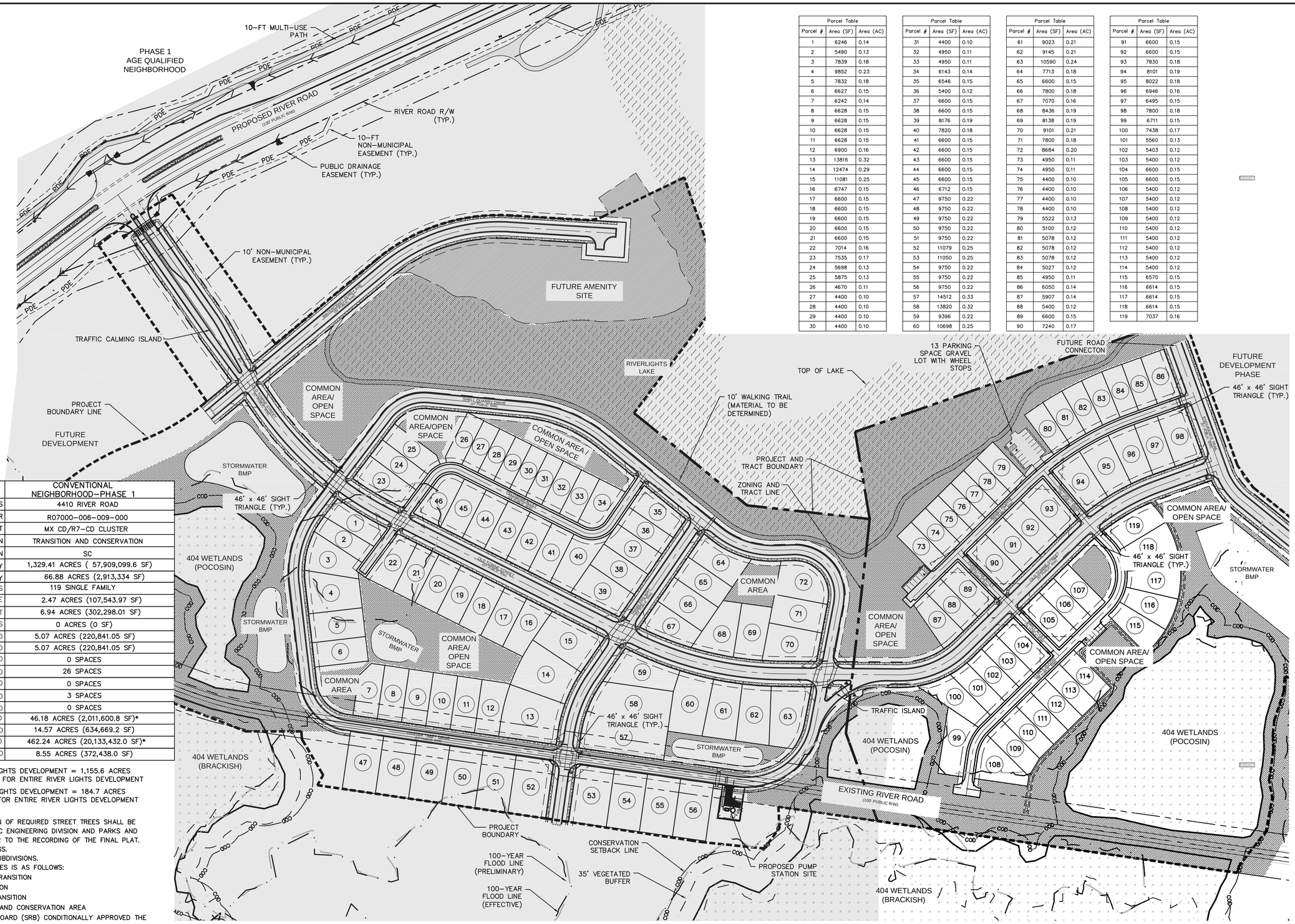
STATUS: PRELIMINARY PLANS

REVISION: A

S:\2735\0129 Ph 1 SP\80-Drawings-Additional Iists\CX102-02735\0129-A.dwg, 12/2/2015 7:06:32 PM, AMendenhall

SURFACE MATERIAL LEGEND

- ASPHALT
- SIDEWALK
- OPEN SPACE



Parcel Table		
Parcel #	Area (SF)	Area (AC)
1	6246	0.14
2	5490	0.13
3	7839	0.18
4	9852	0.23
5	7832	0.18
6	6627	0.15
7	6242	0.14
8	6628	0.15
9	6628	0.15
10	6628	0.15
11	6628	0.15
12	6900	0.16
13	13816	0.32
14	12474	0.29
15	11081	0.25
16	6747	0.15
17	6600	0.15
18	6600	0.15
19	6600	0.15
20	6600	0.15
21	6600	0.15
22	7014	0.16
23	7535	0.17
24	5698	0.13
25	5875	0.13
26	4670	0.11
27	4400	0.10
28	4400	0.10
29	4400	0.10
30	4400	0.10

Parcel Table		
Parcel #	Area (SF)	Area (AC)
31	4400	0.10
32	4950	0.11
33	4950	0.11
34	6143	0.14
35	6546	0.15
36	5400	0.12
37	6600	0.15
38	6600	0.15
39	8176	0.19
40	7820	0.18
41	6600	0.15
42	6600	0.15
43	6600	0.15
44	6600	0.15
45	6600	0.15
46	6712	0.15
47	9750	0.22
48	9750	0.22
49	9750	0.22
50	9750	0.22
51	9750	0.22
52	11079	0.25
53	11050	0.25
54	9750	0.22
55	9750	0.22
56	9750	0.22
57	14512	0.33
58	13820	0.32
59	9396	0.22
60	10698	0.25

Parcel Table		
Parcel #	Area (SF)	Area (AC)
61	9023	0.21
62	9145	0.21
63	10590	0.24
64	7713	0.18
65	6600	0.15
66	7800	0.18
67	7070	0.16
68	8436	0.19
69	8138	0.19
70	9101	0.21
71	7800	0.18
72	8684	0.20
73	4950	0.11
74	4950	0.11
75	4400	0.10
76	4400	0.10
77	4400	0.10
78	4400	0.10
79	5522	0.13
80	5100	0.12
81	5078	0.12
82	5078	0.12
83	5078	0.12
84	5027	0.12
85	4950	0.11
86	6050	0.14
87	5907	0.14
88	5400	0.12
89	6600	0.15
90	7240	0.17

Parcel Table		
Parcel #	Area (SF)	Area (AC)
91	6600	0.15
92	6600	0.15
93	7830	0.18
94	8101	0.19
95	8022	0.18
96	6946	0.16
97	6495	0.15
98	7800	0.18
99	6711	0.15
100	7438	0.17
101	5560	0.13
102	5403	0.12
103	5400	0.12
104	6600	0.15
105	6600	0.15
106	5400	0.12
107	5400	0.12
108	5400	0.12
109	5400	0.12
110	5400	0.12
111	5400	0.12
112	5400	0.12
113	5400	0.12
114	5400	0.12
115	6570	0.15
116	6614	0.15
117	6614	0.15
118	6614	0.15
119	7037	0.16

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 AND CONSERVATION
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	66.88 ACRES (2,913,334 SF)
PROPOSED NUMBER OF LOTS	119 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	26 SPACES
TOTAL HANDICAP SPACES REQUIRED	0 SPACES
TOTAL HANDICAP SPACES PROVIDED	3 SPACES
TOTAL BICYCLE SPACES PROVIDED	0 SPACES
MX–CD CLUSTER: TOTAL OPEN SPACE REQUIRED	46.18 ACRES (2,011,600.8 SF)*
MX–CD CLUSTER: TOTAL OPEN SPACE PROPOSED	14.57 ACRES (634,669.2 SF)
R7–CD CLUSTER: TOTAL OPEN SPACE REQUIRED	462.24 ACRES (20,133,432.0 SF)*
R7–CD CLUSTER: TOTAL OPEN SPACE PROPOSED	8.55 ACRES (372,438.0 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 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
5. THE CITY OF WILMINGTON SUBDIVISION REVIEW BOARD (SRB) CONDITIONALLY APPROVED THE PRELIMINARY PLAN FOR CONVENTIONAL NEIGHBORHOOD – PHASE 1 ON APRIL 15TH, 2015.

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	10/30/2015

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NORTH AMERICA SEKISUI HOUSE, LLC

RIVERLIGHTS™ by Newland COMMUNITIES

RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PH 1–A

OVERALL SITE PLAN

DATE:	2015–10–30
MCE PROJ. #	2735–0129
DRAWN	EEM
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	KCBE

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

MAC FILE NUMBER CS–100
DRAWING NUMBER 4

STATUS: PRELIMINARY PLANS
REVISION A

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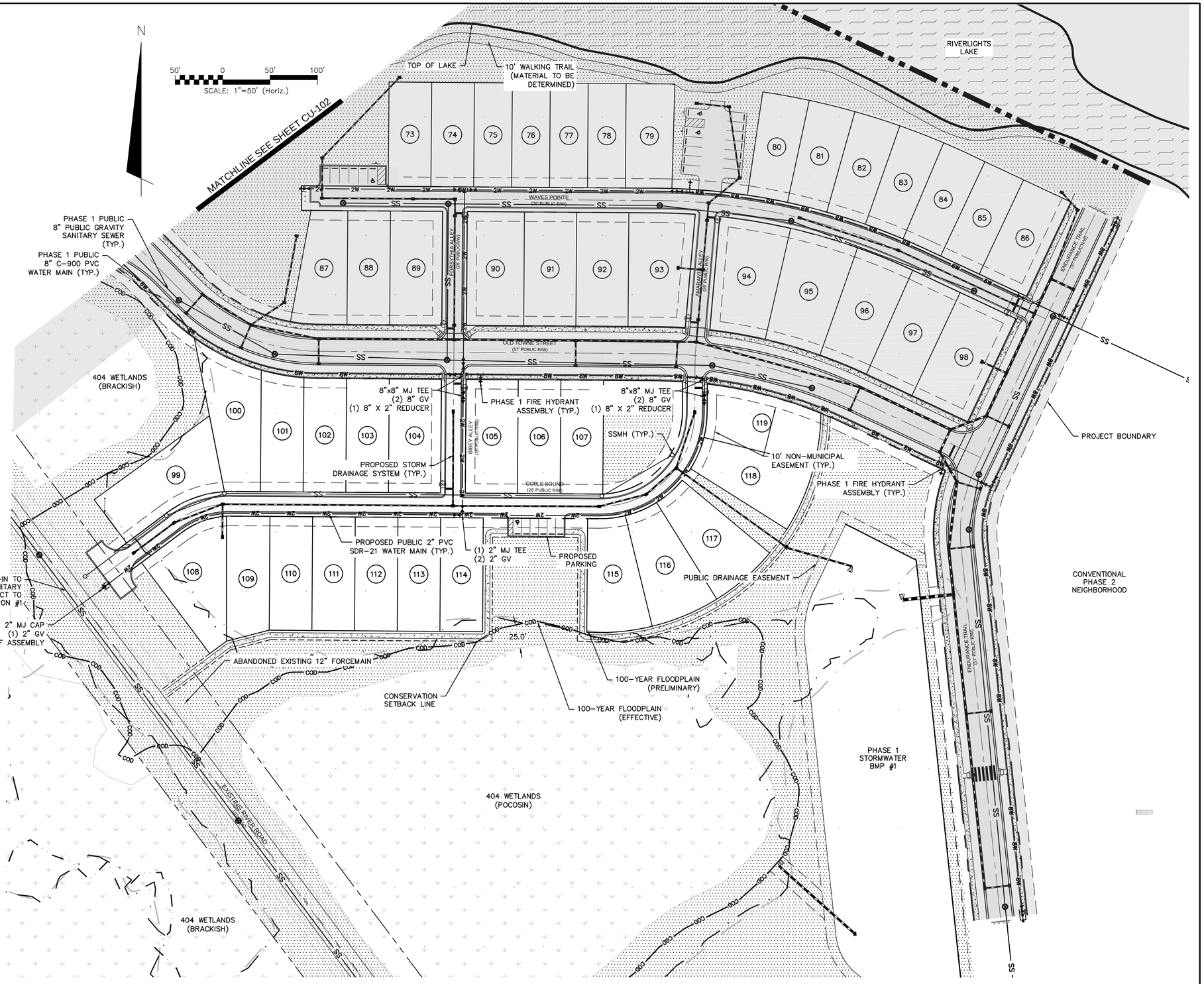

REV.NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD SUBMITTAL	10/30/2015

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NASH North America Sekisui House, LLC

RIVERLIGHTS by Newland COMMUNITIES

RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PH 1-A

UTILITY PLAN

DATE:	2015-10-30
MCE PROJ. #	2735-0129
DRAWN	EEM
DESIGNED	KCBE
CHECKED	NJL
PROJ. MGR.	KCBE

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

M&C FILE NUMBER CU-101
DRAWING NUMBER 6

STATUS: PRELIMINARY PLANS
REVISION A

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