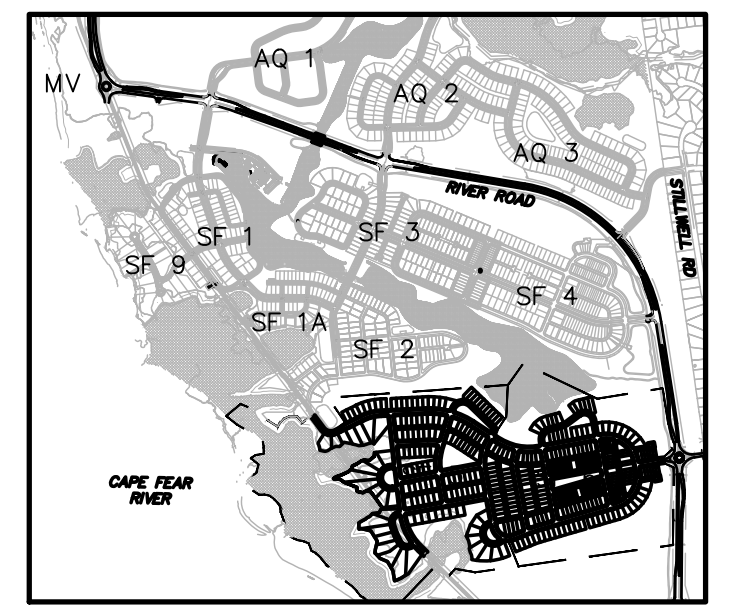


RIVERLIGHTS CONVENTIONAL - PHASE 5 & 6

CITY OF WILMINGTON, NC

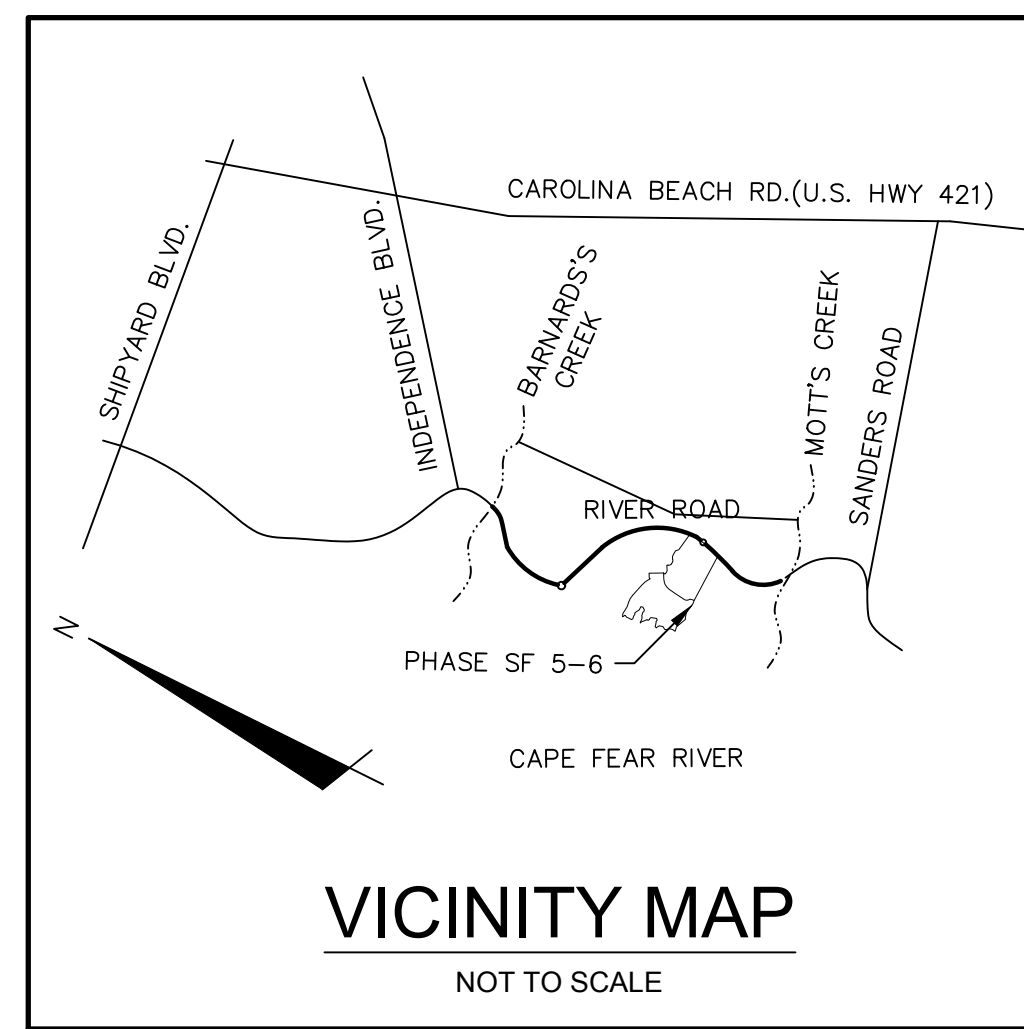
AUGUST 30, 2018

SUBDIVISION REVISION BOARD SUBMITTAL



VICINITY MAP

1" = 2,000'



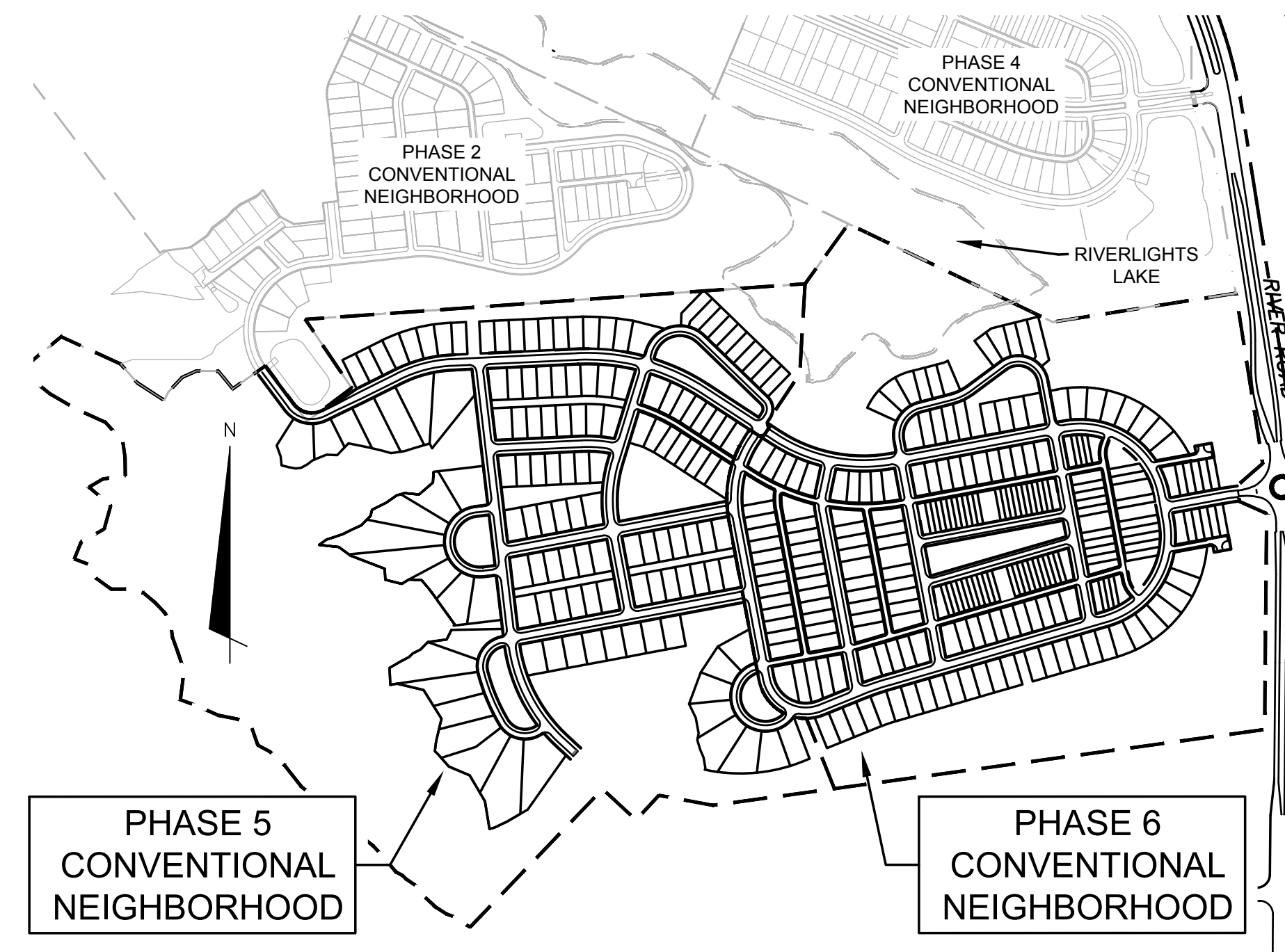
VICINITY MAP

NOT TO SCALE

PRELIMINARY - DO NOT USE
FOR CONSTRUCTION

COUNTY AND AGENCY CONTACTS

- A. City of Wilmington**
Planning Department
102 North Third Street
PO BOX 1810
Wilmington, NC 28402-1810
(910)342-2782
Contact: Brian Chambers
Email: Brian.Chambers@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) 707-9076
Contact: Brad Whitman
Email: Bradley.Whitman@ncdenr.gov



VICINITY MAP

1"=500'

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	G-001	COVER
2	CX-101	EXISTING CONDITIONS
3	CS-100	OVERALL SITE PLAN
4	CS-101	SF-5 SITE PLAN
5	CS-102	SF-5 SITE PLAN
6	CS-103	SF-6 SITE PLAN
7	CS-104	SF-6 SITE PLAN
8	CS-105	SF-6 SITE PLAN
9	CU-101	SF-5 UTILITIES PLAN
10	CU-102	SF-5 UTILITIES PLAN
11	CU-103	SF-6 UTILITIES PLAN
12	CU-104	SF-6 UTILITIES PLAN
13	CL-101	LANDSCAPE CONCEPT ROADWAY TYPICAL SECTIONS

PROJECT DATA

NAME OF PROJECT:
RIVERLIGHTS- PHASE 5/6 CONVENTIONAL NEIGHBORHOOD
MASONBORO TOWNSHIP, WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER/DEVELOPER:
NNP IV-CAPE FEAR RIVER, LLC
109 PIER MASTER POINT, SUITE 209
WILMINGTON, NC 28412
PHONE: (910)442-2846
CONTACT: ANDY KERKHOFF
EMAIL: AKERKHOFF@NEWLANDCO.COM

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



Know what's below.
Call before you dig.



NORTH AMERICA SEKISUI HOUSE, LLC



RIVERLIGHTS™



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Wilmington, North Carolina 28401
Phone: (910)343-1048 , Fax: (910)251-8282

License: F-1222

www.mckimcreed.com

WATER AND SEWER DEMAND:
1. WATER 0 GPD (CURRENT USE)
2. WATER 134,640 GPD (PROPOSED USE)
3. SEWER 0 GPD (CURRENT USE)
4. SEWER 134,640 GPD (PROPOSED USE)

GENERAL NOTES:

- 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.
- WETLANDS SHOWN IN THIS PORTION OF RIVERLIGHTS WERE DESCRIBED AS POCOSIN (25' SETBACK) AND BRACKISH (75' SETBACK). CONSERVATION RESOURCE SETBACK LINES WERE GENERATED OUTSIDE OF THE RESOURCE BASED ON THE DESIGNATION.
- 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.
- 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.
- 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).
- ANY IMPROVEMENTS ENCRDACHING INTO THE CONSERVATION RESOURCE SETBACK AND/OR PRIMARY CONSERVATION AREA BUFFERS SHALL BE IN ACCORDANCE WITH 18-341 AND 18-433, RESPECTIVELY.

SITE DATA TABLE		SINGLE FAMILY - PHASE 5 & 6	
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 ROAD BOUNDARY	1,329.41 ACRES (57,909,099.6 SF)		
TOTAL ACREAGE WITHIN THE SF-5/6 BOUNDARY	175.36 ACRES (7,638,658 SF)		

ADJACENT PROPERTY	
PROPERTY OWNER	ZONING
NNP IV CAPE FEAR RIVER LLC	R-7/CD CLUSTER
SEVENTY WEST BUILDERS INC	R-7/CD CLUSTER

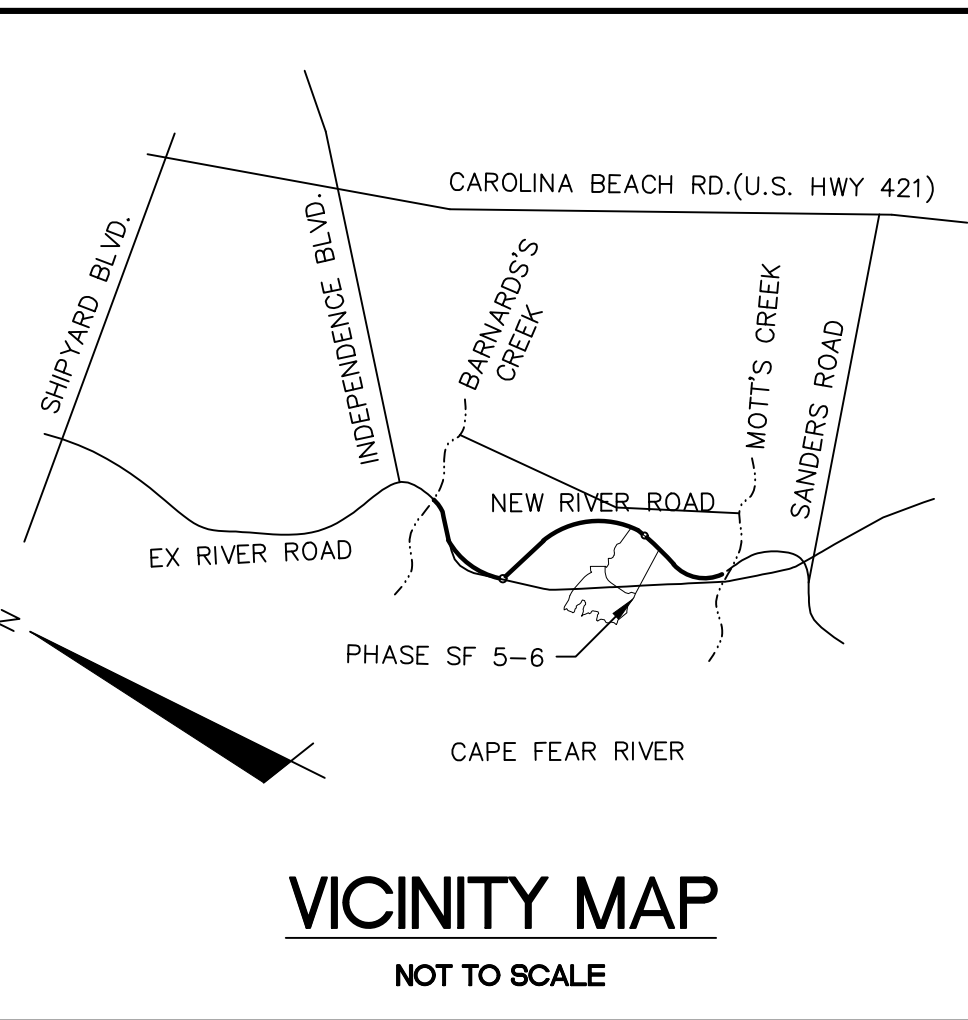
SITE DATA TABLE		SINGLE FAMILY - PHASE 5 AND 6	
VICINITY			
VICINITY MAP	SEE CX-101		
TOPOGRAPHY AND DRAINAGE			
2-FT TOPOGRAPHY MINIMUM INTERVAL	SEE CX-101		
DATE OF TOPOGRAPHY DATA	5/5/2015		
100-YR FLOODPLAIN LINE	SEE CX-101		
LOCATION OF NATURAL WATER FEATURES			
DITCHES	LOCATION	CLASSIFICATION	
STREAMS	SEE CX-101	NON-JURISDICTIONAL	
CREEKS	N/A		
FLOOD PRONE AREAS			
AREAS OF NATURALLY CONCENTRATED SURFACE DRAINAGE	SEE CX-101		
SOIL			
SOIL TYPE(S) AND BOUNDARIES	SEE CX-101		
NORTH CAROLINA COASTAL AREA MANAGEMENT AD INFORMATION			
CAMA AREA OF ENVIRONMENTAL CONCERN	SEE CX-101		
SETBACKS	75 FT		
CAMA LAND USE CLASSIFICATION(S)	TRANSITION/CONSERVATION		
CONSERVATION RESOURCE REGULATIONS			
PRESENCE OF CONSERVATION RESOURCE	PRESENCE; SEE CX-101		
SETBACKS	TABLE; SEE CX-101		
VEGETATED BUFFER	35'; SEE CX-101		
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	PRESENCE; SEE CX-101		
METHOD OF DETERMINATION	ENVIRONMENTAL EVALUATION		
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

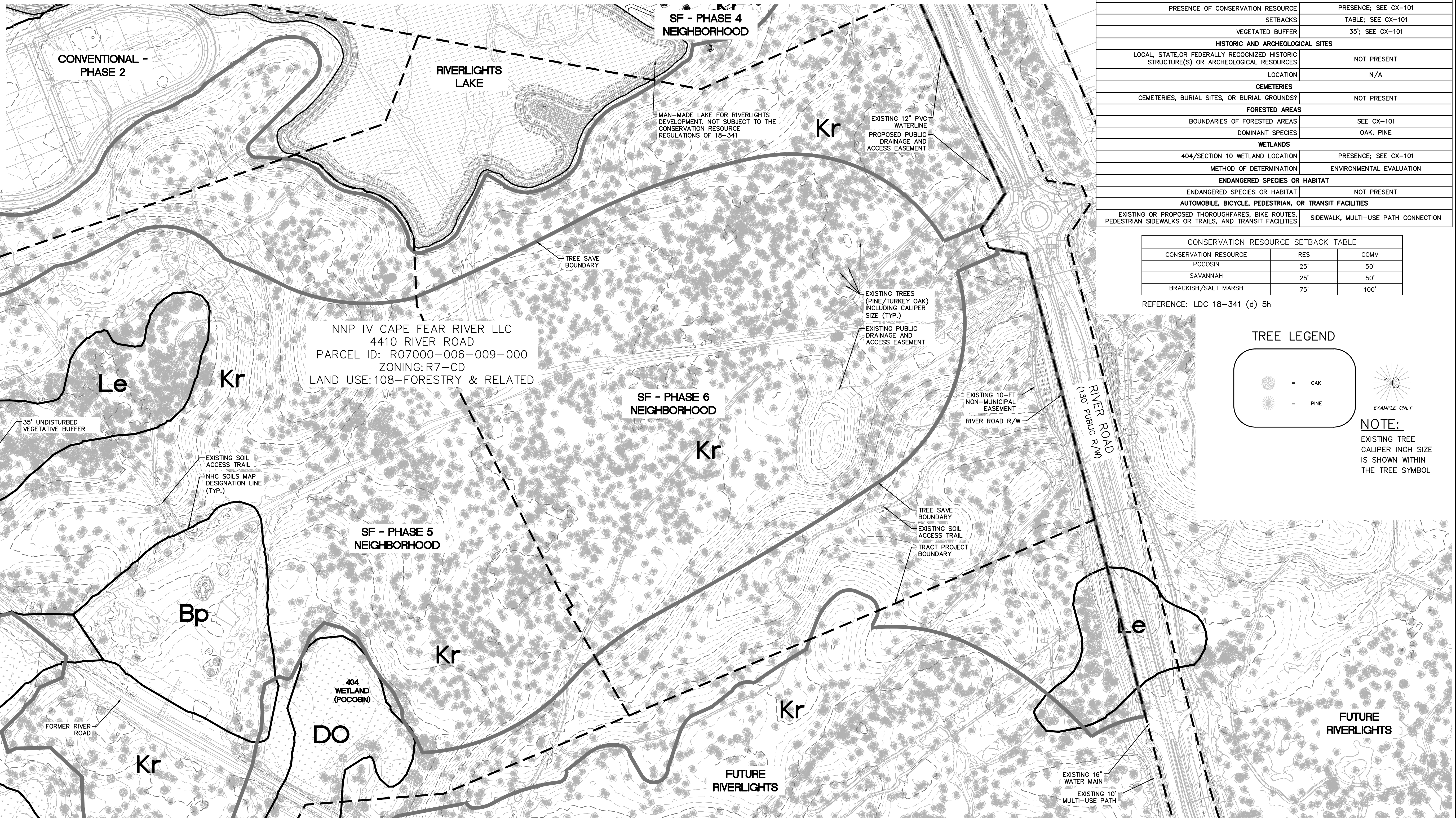
TREE LEGEND

NOTE:
EXISTING TREE CALIPER INCH SIZE IS SHOWN WITHIN THE TREE SYMBOL



LEGEND

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



REVNO.	DESCRIPTIONS	DATE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

MCKIM & CREED
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Wilmington, North Carolina 28401
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License: F-1222
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RIVER LIGHTS SINGLE FAMILY PHASE 5 & 6
MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

DATE: 08/06/2018	SCALE: HORIZONTAL: 1"=150'	M&C FILE NUMBER: CX-101
M&C PROJ. #: 02735-0213	VERTICAL: N/A	DRAWING NUMBER: 2
DRAWN: DCO/DEM		
DESIGNED: DCO/DEM		
CHECKED: BMC		
PROJ. MGR.: KCB		
STATUS: PRELIMINARY DESIGN		REVISION: A
NOT FOR CONSTRUCTION		

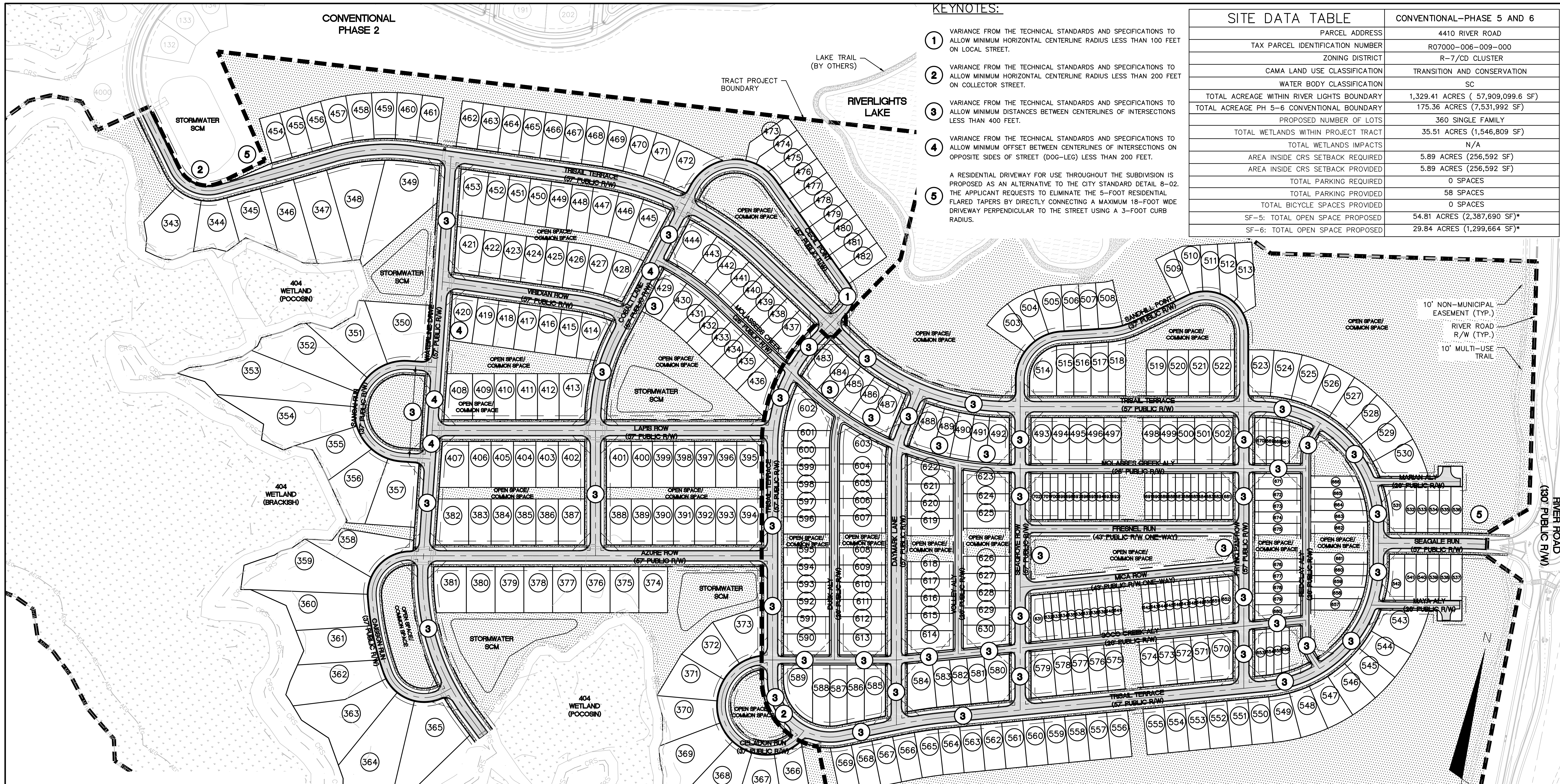
CONVENTIONAL PHASE 2

KEYNOTES:

- 1 VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM HORIZONTAL CENTERLINE RADIUS LESS THAN 100 FEET ON LOCAL STREET.
- 2 VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM HORIZONTAL CENTERLINE RADIUS LESS THAN 200 FEET ON COLLECTOR STREET.
- 3 VARIANCE FROM THE TECHNICAL STANDARDS AND SPECIFICATIONS TO ALLOW MINIMUM DISTANCES BETWEEN CENTERLINES OF INTERSECTIONS LESS THAN 400 FEET.
- 4 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.
- 5 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.

SITE DATA TABLE

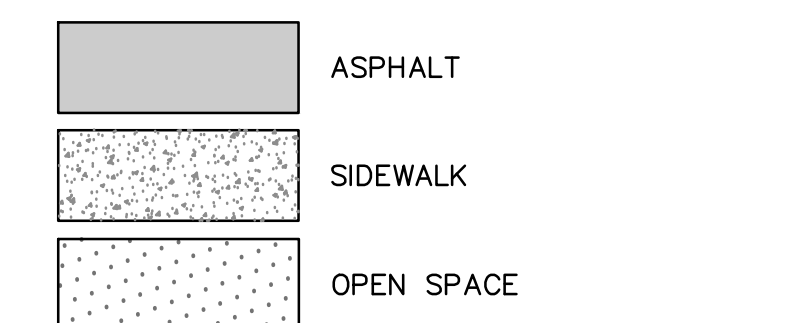
	CONVENTIONAL-PHASE 5 AND 6
PARCEL ADDRESS	4410 RIVER ROAD
TAX PARCEL IDENTIFICATION NUMBER	R07000-006-009-000
ZONING DISTRICT	R-7/CD CLUSTER
CAMA LAND USE CLASSIFICATION	TRANSITION AND CONSERVATION
WATER BODY CLASSIFICATION	SC
TOTAL ACREAGE WITHIN RIVER LIGHTS BOUNDARY	1,329.41 ACRES (57,909,099.6 SF)
TOTAL ACREAGE PH 5-6 CONVENTIONAL BOUNDARY	175.36 ACRES (7,531,992 SF)
PROPOSED NUMBER OF LOTS	360 SINGLE FAMILY
TOTAL WETLANDS WITHIN PROJECT TRACT	35.51 ACRES (1,546,809 SF)
TOTAL WETLANDS IMPACTS	N/A
AREA INSIDE CRS SETBACK REQUIRED	5.89 ACRES (256,592 SF)
AREA INSIDE CRS SETBACK PROVIDED	5.89 ACRES (256,592 SF)
TOTAL PARKING REQUIRED	0 SPACES
TOTAL PARKING PROVIDED	58 SPACES
TOTAL BICYCLE SPACES PROVIDED	0 SPACES
SF-5: TOTAL OPEN SPACE PROPOSED	54.81 ACRES (2,387,690 SF)*
SF-6: TOTAL OPEN SPACE PROPOSED	29.84 ACRES (1,299,664 SF)*



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 - R7-CD CLUSTER/TRANSITION
 SOUTH - FUTURE R7-CD CLUSTER/TRANSITION
 EAST - RIVER ROAD - CITY OF WILMINGTON
 WEST - CAPE FEAR RIVER / TRANSITION AND CONSERVATION
5. PAVEMENT MARKINGS OF ON-STREET PARKING TO BE DELINEATED IN FIELD ALONG 57-FOOT RIGHT-OF-WAY STREET SECTIONS TO AVOID DRIVEWAY LOCATIONS

SURFACE MATERIAL LEGEND



*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

REV. NO.	DESCRIPTIONS / REVISIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	08/07/2018

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SEAL

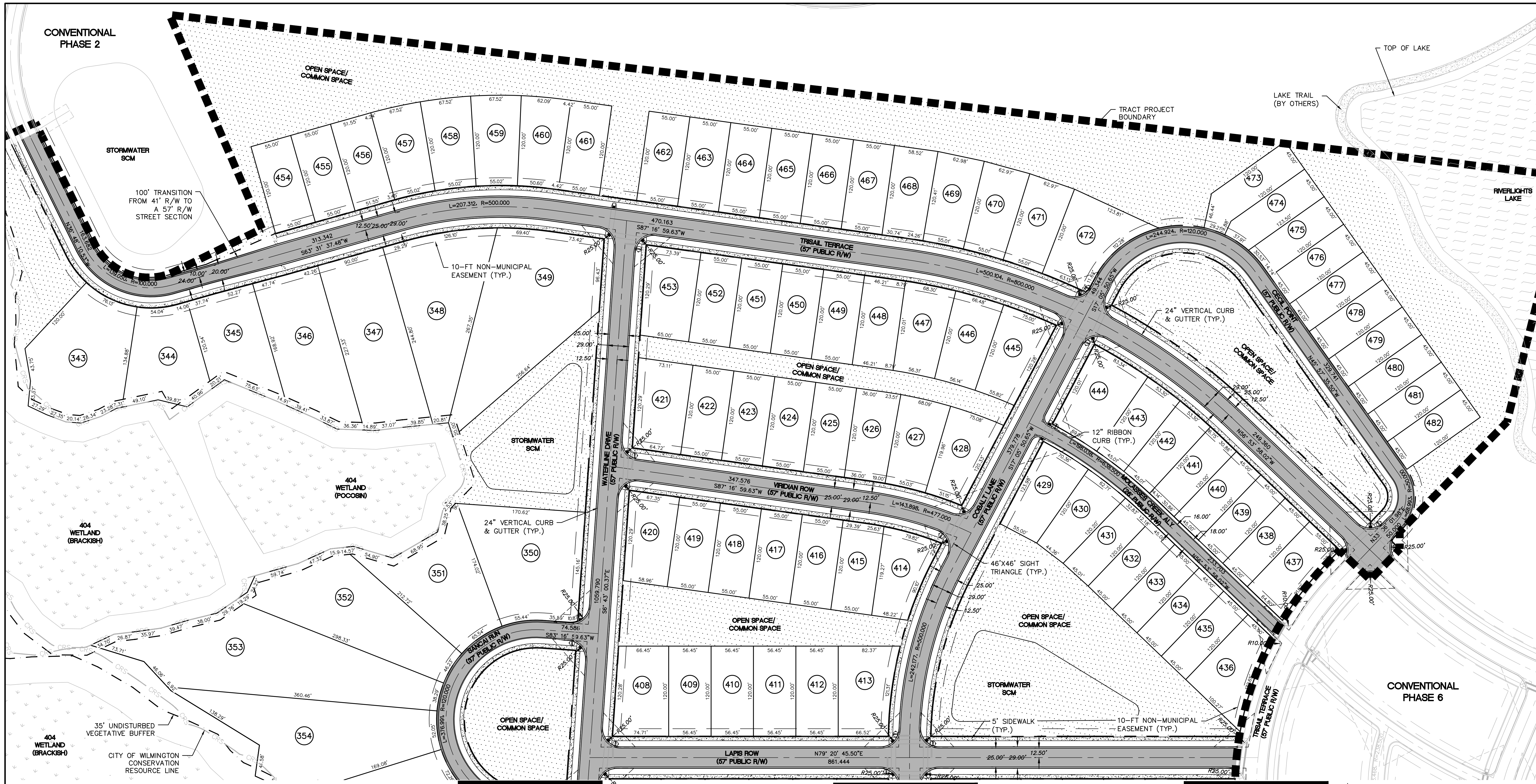
MCKIM & CREED
 243 North Front Street
 Wilmington, North Carolina 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 License: F-1222
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RIVERLIGHTS
 NORTH AMERICA SENSUIV HOUSE, LLC

RIVER LIGHTS SINGLE FAMILY PHASE 5 & 6
 MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
OVERALL SITE PLAN

DATE: 08/06/2018	SCALE: 1"=120'	M&C FILE NUMBER: CS-100
M&C PROJ. #: 02735-0213	HORIZONTAL: 1"=120'	DRAWING NUMBER: 3
DRAWN: DCO/EEM	VERTICAL: N/A	REVISION: A
DESIGNED: DCO/EEM		
CHECKED: RMC		
PROJ. MGR: KOCBE		

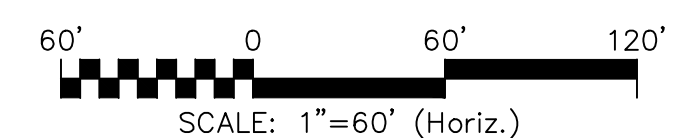
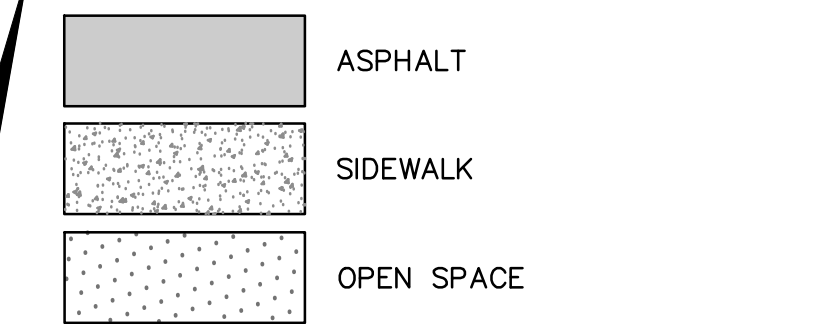
STATUS: **PRELIMINARY DESIGN**
 NOT FOR CONSTRUCTION



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 - R7-CD CLUSTER/TRANSITION
 SOUTH - FUTURE R7-CD CLUSTER/TRANSITION
 EAST - RIVER ROAD - CITY OF WILMINGTON
 WEST - CAPE FEAR RIVER / TRANSITION AND CONSERVATION
5. PAVEMENT MARKINGS OF ON-STREET PARKING TO BE DELINEATED IN FIELD ALONG 57-FOOT RIGHT-OF-WAY STREET SECTIONS TO AVOID DRIVEWAY LOCATIONS
6. SEE SHEET CL-101 (13) FOR ROADWAY TYPICAL SECTIONS.

SURFACE MATERIAL LEGEND



REV. NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	08/07/2018

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SEAL

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 NORTH AMERICA SENSUS HOUSE, LLC

RIVER LIGHTS SINGLE FAMILY PHASE 5 & 6
 MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

SF-5 SITE PLAN

DATE: 08/06/2018	SCALE: 1"=60'	MAC FILE NUMBER: CS-101
MCE PROJ. # 02735-0213	HORIZONTAL: 1"=60'	DRAWING NUMBER: 4
DRAWN: DCO/EEM	VERTICAL: N/A	REVISION: A
DESIGNED: DCO/EEM		
CHECKED: RMC		
PROJ. MGR: KCBE		
STATUS: PRELIMINARY DESIGN		
NOT FOR CONSTRUCTION		

PARCEL NO.	AREA (SF)	AREA (AC)
347	21316	0.49
348	22051	0.51
349	30631	0.70
350	20560	0.47
351	17549	0.40
352	23653	0.54
353	34648	0.80
354	27335	0.63
355	12508	0.29
356	16948	0.39
357	17986	0.41
358	16549	0.38
359	30922	0.71
360	21107	0.48
361	17494	0.40
362	21858	0.50
363	24217	0.56
364	36048	0.83
365	27806	0.64
366	11611	0.27
367	13844	0.32
368	17635	0.40
369	20538	0.47
370	13892	0.32
371	12449	0.29
372	10776	0.25
373	11912	0.27
374	9000	0.21

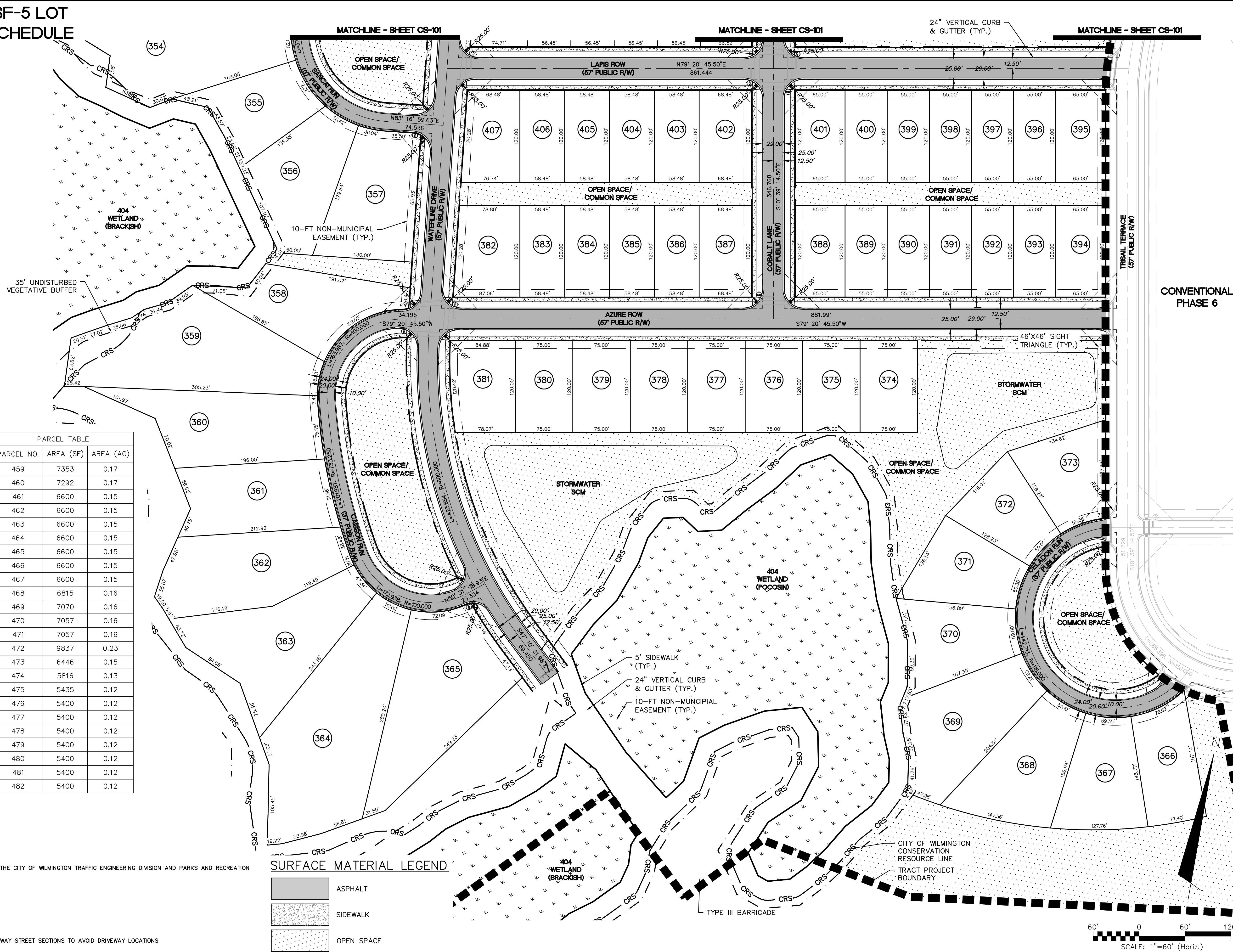
PARCEL NO.	AREA (SF)	AREA (AC)
375	9000	0.21
376	9000	0.21
377	9000	0.21
378	9000	0.21
379	9000	0.21
380	9000	0.21
381	10032	0.23
382	9952	0.23
383	7018	0.16
384	7018	0.16
385	7018	0.16
386	7018	0.16
387	8218	0.19
388	7800	0.18
389	6600	0.15
390	6600	0.15
391	6600	0.15
392	6600	0.15
393	6600	0.15
394	7800	0.18
395	7800	0.18
396	6600	0.15
397	6600	0.15
398	6600	0.15
399	6600	0.15
400	6600	0.15
401	7800	0.18
402	8218	0.19

PARCEL NO.	AREA (SF)	AREA (AC)
403	7018	0.16
404	7018	0.16
405	7018	0.16
406	7018	0.16
407	8713	0.20
408	8469	0.19
409	6774	0.16
410	6774	0.16
411	6774	0.16
412	6774	0.16
413	8653	0.20
414	7193	0.17
415	6594	0.15
416	6600	0.15
417	6600	0.15
418	6600	0.15
419	6600	0.15
420	7578	0.17
421	8270	0.19
422	6600	0.15
423	6600	0.15
424	6600	0.15
425	6600	0.15
426	6871	0.16
427	7386	0.17
428	7569	0.17
429	7668	0.18
430	6439	0.15

PARCEL NO.	AREA (SF)	AREA (AC)
431	5415	0.12
432	5400	0.12
433	5400	0.12
434	5400	0.12
435	5400	0.12
436	8265	0.19
437	6896	0.16
438	5400	0.12
439	5400	0.12
440	5400	0.12
441	5556	0.13
442	5898	0.14
443	5898	0.14
444	9141	0.21
445	7849	0.18
446	7357	0.17
447	7477	0.17
448	6600	0.15
449	6600	0.15
450	6600	0.15
451	6600	0.15
452	6600	0.15
453	8303	0.19
454	6600	0.15
455	6600	0.15
456	6647	0.15
457	7353	0.17
458	7353	0.17

SF-5 LOT SCHEDULE

PARCEL NO.	AREA (SF)	AREA (AC)
459	7353	0.17
460	7292	0.17
461	6600	0.15
462	6600	0.15
463	6600	0.15
464	6600	0.15
465	6600	0.15
466	6600	0.15
467	6600	0.15
468	6815	0.16
469	7070	0.16
470	7057	0.16
471	7057	0.16
472	9837	0.23
473	6446	0.15
474	5816	0.13
475	5435	0.12
476	5400	0.12
477	5400	0.12
478	5400	0.12
479	5400	0.12
480	5400	0.12
481	5400	0.12
482	5400	0.12



- GENERAL NOTES:**
- 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.
 - 10 FT SEPARATION REQUIRED BETWEEN BUILDINGS.
 - ZERO LOT LINES ARE PERMITTED IN CLUSTER SUBDIVISIONS.
 - ZONING AND LAND USE OF ADJACENT PROPERTIES IS AS FOLLOWS:
 NORTH - R7-CO CLUSTER/TRANSITION
 SOUTH - FUTURE R7-CO CLUSTER/TRANSITION
 EAST - RIVER ROAD - CITY OF WILMINGTON
 WEST - CAPE FEAR RIVER / TRANSITION AND CONSERVATION
 - PAVEMENT MARKINGS OF ON-STREET PARKING TO BE DELINEATED IN FIELD ALONG 57-FOOT RIGHT-OF-WAY STREET SECTIONS TO AVOID DRIVEWAY LOCATIONS
 - SEE SHEET CL-101 (13) FOR ROADWAY TYPICAL SECTIONS.

SURFACE MATERIAL LEGEND

- ASPHALT
- SIDEWALK
- OPEN SPACE

PRELIMINARY -
DO NOT USE FOR
CONSTRUCTION

SEAL

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RIVERLIGHTS
 NORTH AMERICA SENSUIV HOUSE, LLC

**RIVER LIGHTS SINGLE FAMILY
 PHASE 5 & 6**
 MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

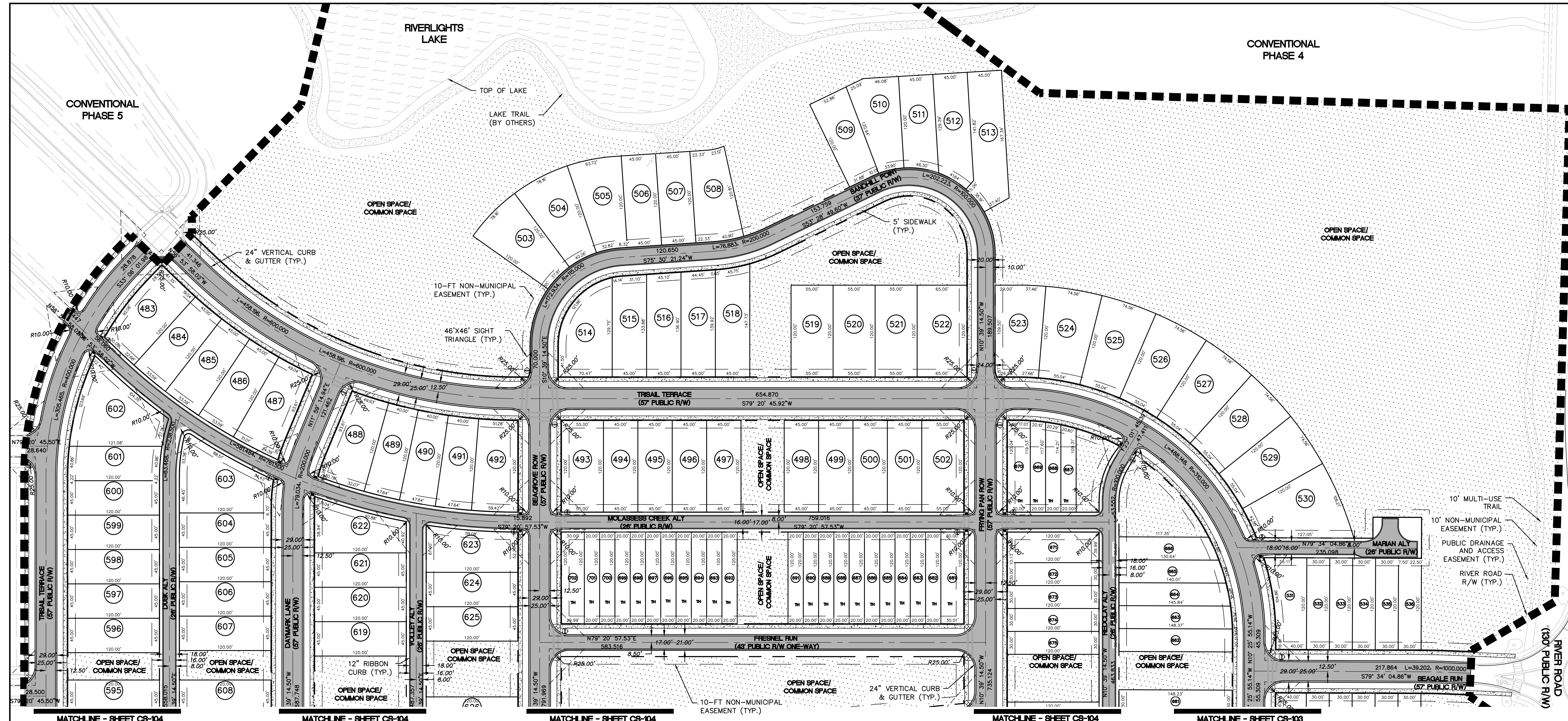
SF-5 SITE PLAN

DATE: 08/06/2018
 MCE PROJ. # 02735-0213
 DRAWN DCO/EEM
 DESIGNED DCO/EEM
 CHECKED RMC
 PROJ. MGR. KCBF

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

MAC FILE NUMBER: CS-102
 DRAWING NUMBER: 5
 REVISION: A

STATUS: PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION



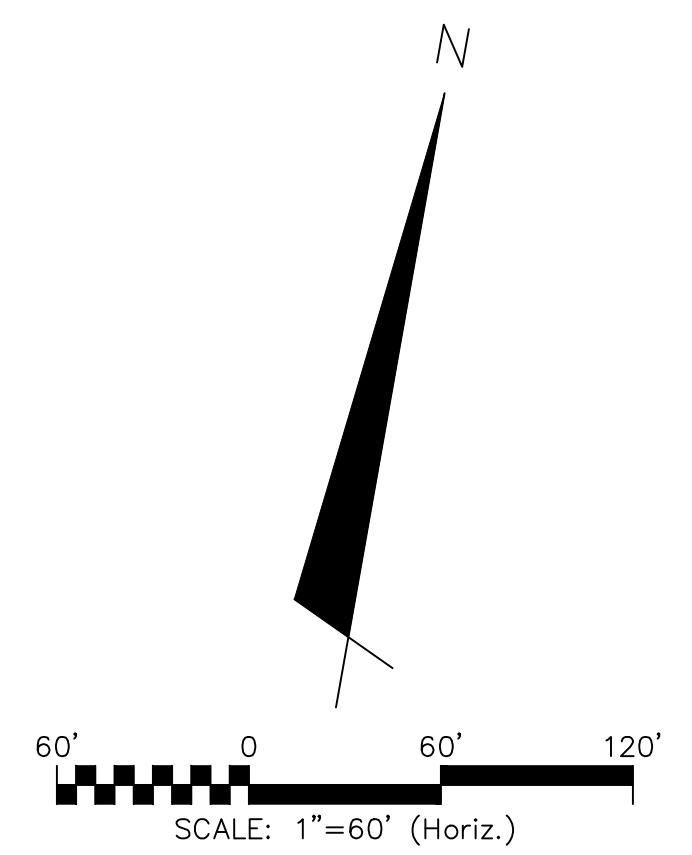
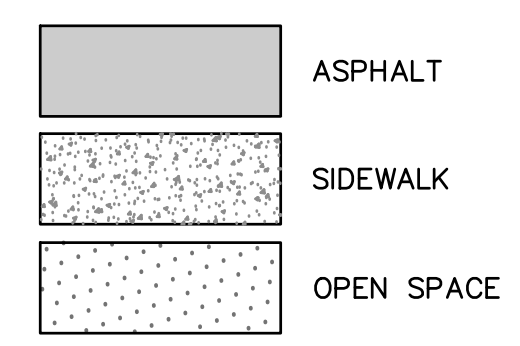
CONVENTIONAL
PHASE 4

CONVENTIONAL
PHASE 5

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 - R7-CD CLUSTER/TRANSITION
SOUTH - FUTURE R7-CD CLUSTER/TRANSITION
EAST - RIVER ROAD - CITY OF WILMINGTON
WEST - CAPE FEAR RIVER / TRANSITION AND CONSERVATION
5. PAVEMENT MARKINGS OF ON-STREET PARKING TO BE DELINEATED IN FIELD ALONG 57'-FOOT RIGHT-OF-WAY STREET SECTIONS TO AVOID DRIVEWAY LOCATIONS
6. SEE SHEET CL-101 (13) FOR ROADWAY TYPICAL SECTIONS.
7. LOTS MARKED "TH" ARE PLATTED FOR TOWNHOMES.

SURFACE MATERIAL LEGEND



REV. NO.	DESCRIPTIONS / REVISIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	08/07/2018

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

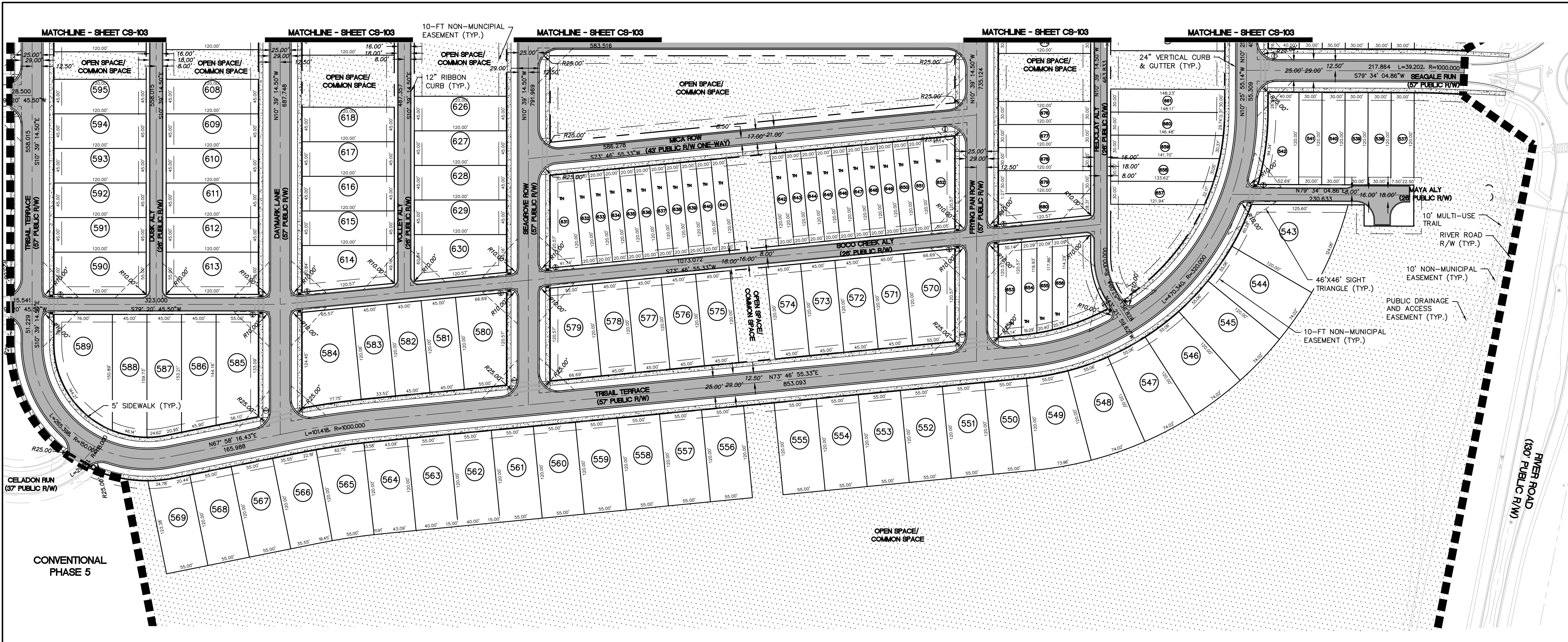
RIVERLIGHTS
NORTH AMERICA SENSUI HOUSE, LLC

**RIVER LIGHTS SINGLE FAMILY
PHASE 5 & 6**
MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

SF-6 SITE PLAN

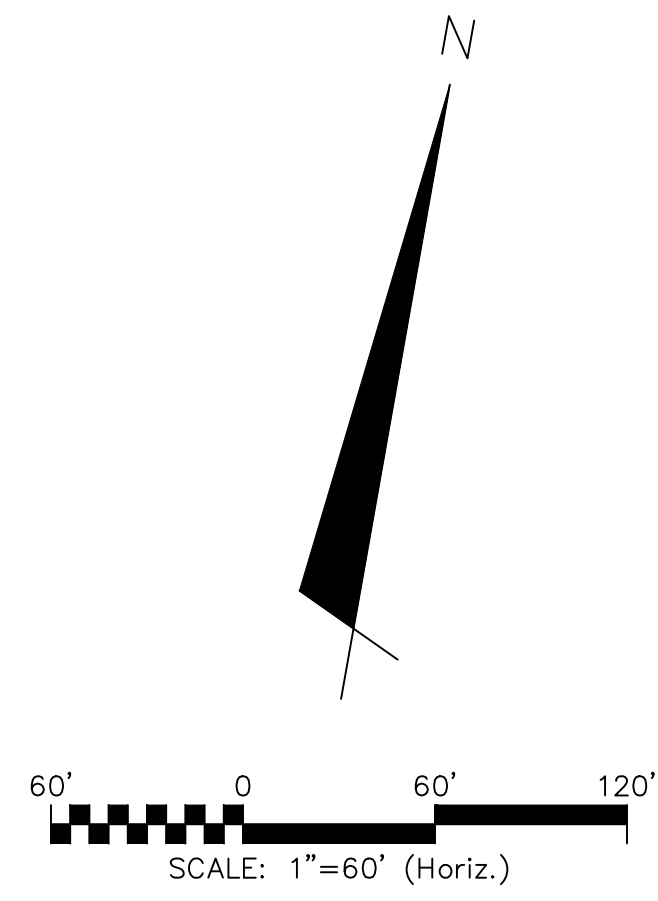
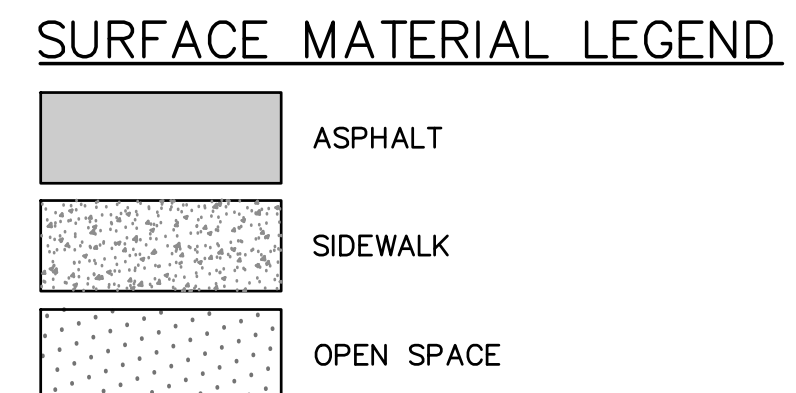
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MCE PROJ. # 02735-0213	HORIZONTAL: 1"=60'	DRAWING NUMBER: 6
DRAWN: DCO/EEM	VERTICAL: N/A	REVISION: A
DESIGNED: DCO/EEM		
CHECKED: RMC		
PROJ. MGR: KCBCE		

STATUS: **PRELIMINARY DESIGN**
NOT FOR CONSTRUCTION



CONVENTIONAL PHASE 5

- 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.
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 SOUTH - FUTURE R7-CD CLUSTER/TRANSITION
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 6. SEE SHEET CL-101 (13) FOR ROADWAY TYPICAL SECTIONS.
 7. LOTS MARKED "TH" ARE PLATTED FOR TOWNHOMES.



REV. NO.	DESCRIPTIONS	DATE
A	CITY OF WILMINGTON SUBMISSION REVIEW BOARD	08/07/2018

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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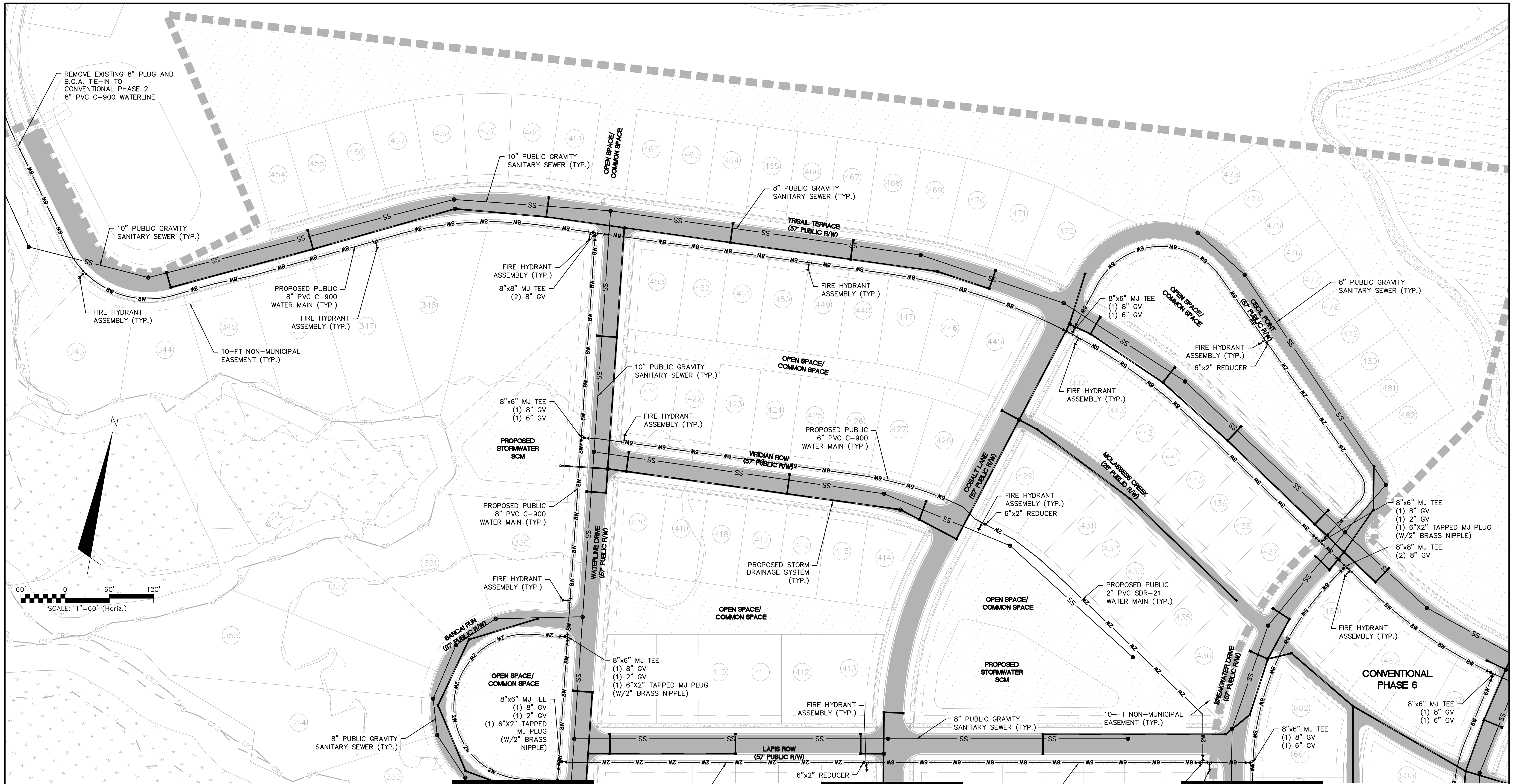
MCKIM & CREED
 243 North Front Street
 Wilmington, North Carolina 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 License: F-1222
 www.mckimcreed.com

RIVERLIGHTS
 NORTH AMERICA SEXSUII HOUSE, LLC

RIVER LIGHTS SINGLE FAMILY PHASE 5 & 6
 MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
SF-6 SITE PLAN

DATE: 08/06/2018	SCALE: 1"=60'	MAC FILE NUMBER: CS-104
MCE PROJ. #: 02735-0213	HORIZONTAL: 1"=60'	DRAWING NUMBER: 7
DRAWN: DCO/EE	VERTICAL: N/A	REVISION: A
DESIGNED: DCO/EE		
CHECKED: RMC		
PROJ. MGR.: KGBE		

STATUS: **PRELIMINARY DESIGN**
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CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD NOTES:

- SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
- WATER AND SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SEWER SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN END OF LINE MANHOLE AND TERMINATE IN RIGHT-OF-WAY LINE.
- ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
- MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
- NO FLEXIBLE COUPLINGS SHALL BE USED.
- ALL STAINLESS STEEL FASTENERS SHALL BE 316.
- CLEANOUTS SHALL BE LOCATED A MINIMUM OF 12 FEET FROM ALL PROPERTY CORNERS. WATER METER BOXES ARE TO BE A MINIMUM OF 5 FEET FROM THE PROPERTY CORNER.

MATCHLINE - SHEET CU-102

UTILITY NOTES:

- ALL VALVES AND FITTINGS TO BE RESTRAINED JOINT OR BLOCKED PER CFPWA STANDARD DETAILS AND SPECIFICATIONS. SEE CFPWA STANDARD DETAIL SHEETS AND UTILITY NOTES G-002.
- VALVE LOCATIONS TO BE FIELD ADJUSTED TO AVOID PLACEMENT WITHIN HANDICAP RAMPS.
- WATER METERS AND CLEAN OUTS TO BE INSTALLED ON STRUCTURE SIDE OF MAIN (NO REVERSE TAPS).

MATCHLINE - SHEET CU-102

MATCHLINE - SHEET CU-102

REVNO.	DESCRIPTIONS / REVISIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	08/07/2018

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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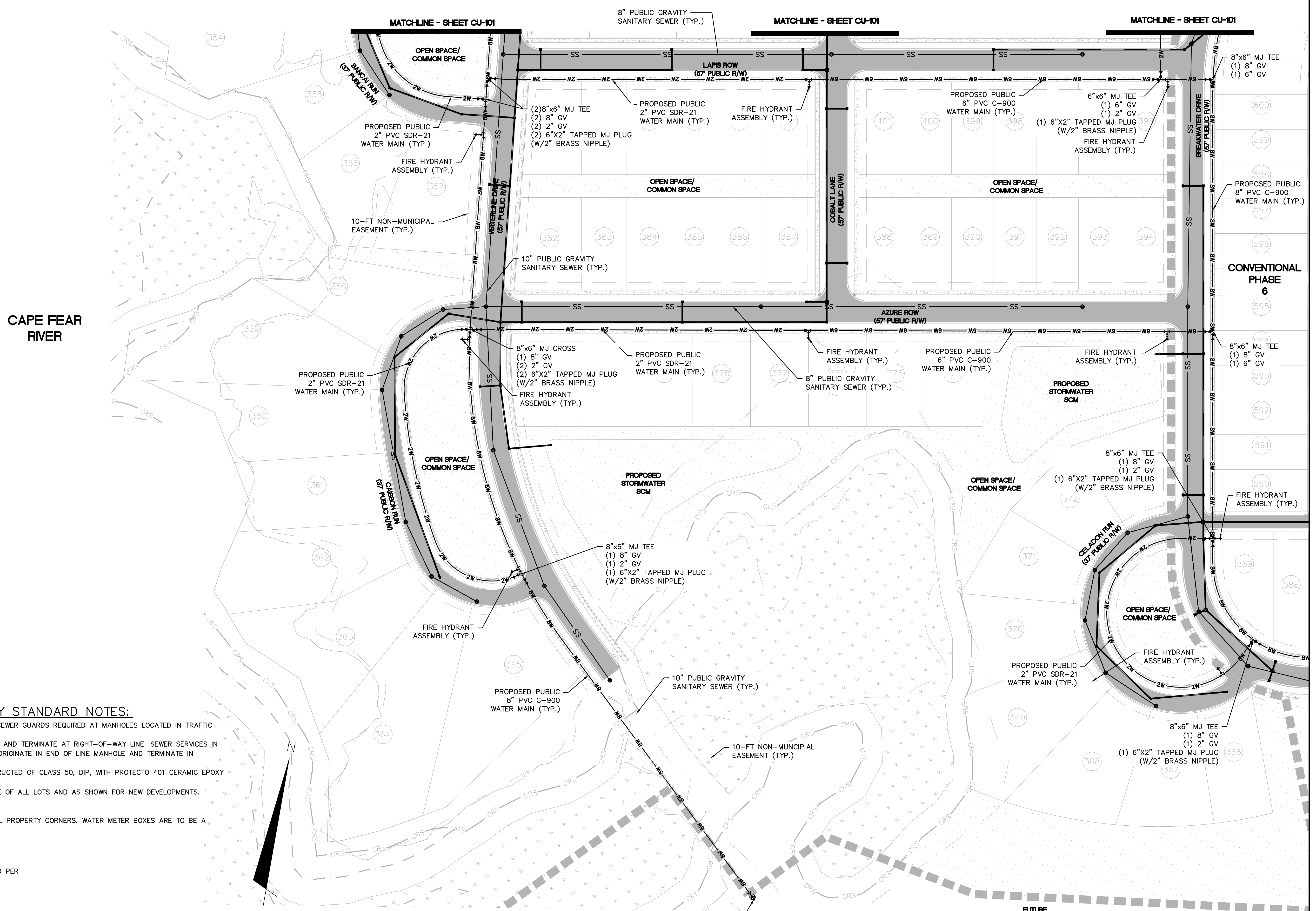
NORTH AMERICA SENSUS HOUSE, LLC

RIVER LIGHTS SINGLE FAMILY PHASE 5 & 6
MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
SF-5 UTILITIES PLAN

DATE:	08/06/2018
MCE PROJ. #	02735-0213
DRAWN	DCO/EEM
DESIGNED	DCO/EEM
CHECKED	RMC
PROJ. MGR.	KCBE

SCALE	MAC FILE NUMBER
HORIZONTAL: 1"=60'	CU-101
VERTICAL: N/A	DRAWING NUMBER
	9

STATUS: **PRELIMINARY DESIGN**
NOT FOR CONSTRUCTION

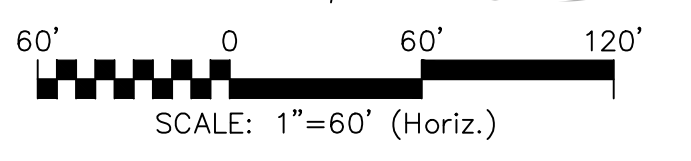


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3. WATER METERS AND CLEAN OUTS TO BE INSTALLED ON STRUCTURE SIDE OF MAIN (NO REVERSE TAPS).



REV.	NO.	DESCRIPTION	DATE

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NORTH AMERICA SERVICES HOUSE, LLC

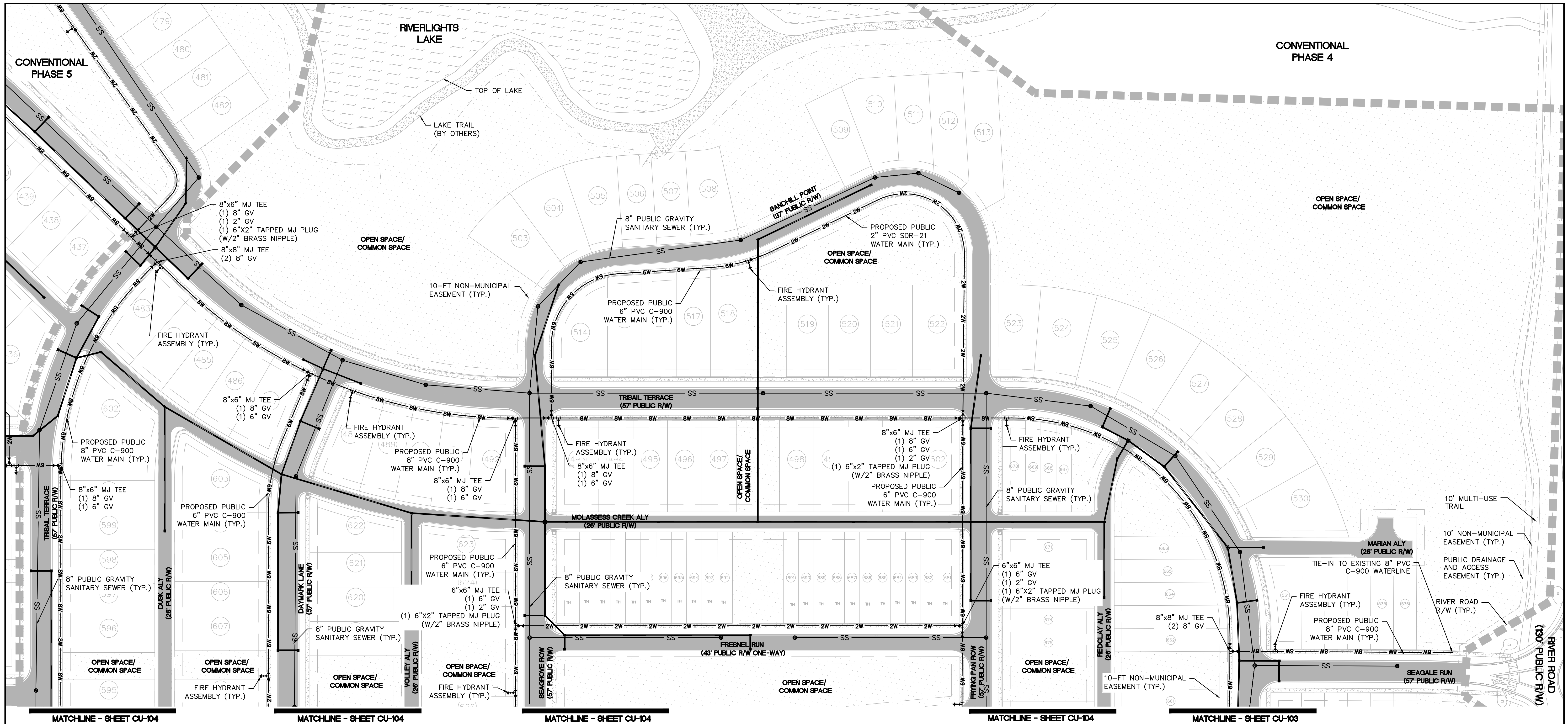
RIVER LIGHTS SINGLE FAMILY PHASE 5 & 6
MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

SF-5 UTILITIES PLAN

DATE:	08/06/2018
MCE PROJ. #:	02735-0213
DRAWN:	DCO/EEM
DESIGNED:	DCO/EEM
CHECKED:	RMC
PROJ. MGR.:	KCBE

SCALE:	1"=60'
HORIZONTAL:	1"=60'
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DRAWING NUMBER:	10
REVISION:	A

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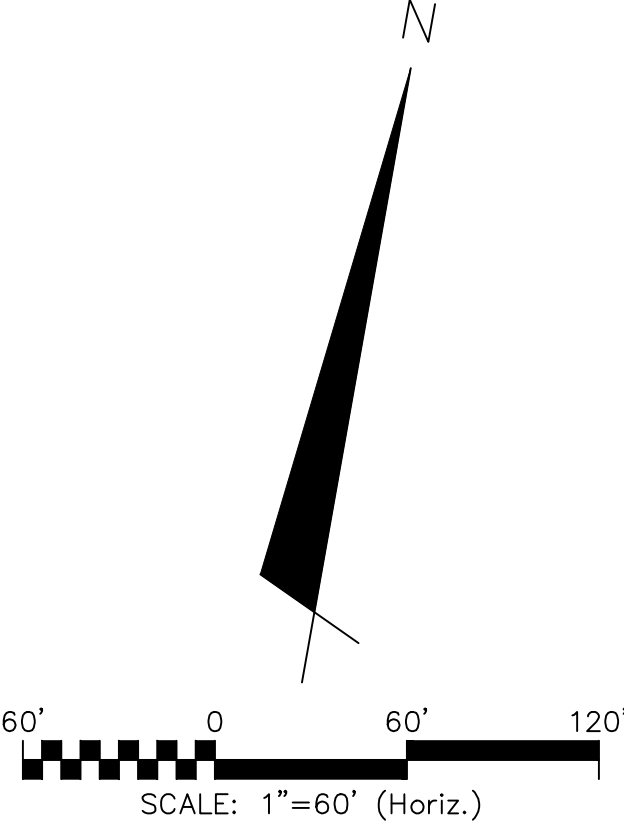


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REV. NO.	DESCRIPTIONS/REVISIONS	DATE
A	CITY OF WILMINGTON SUBDIVISION REVIEW BOARD	08/07/2018

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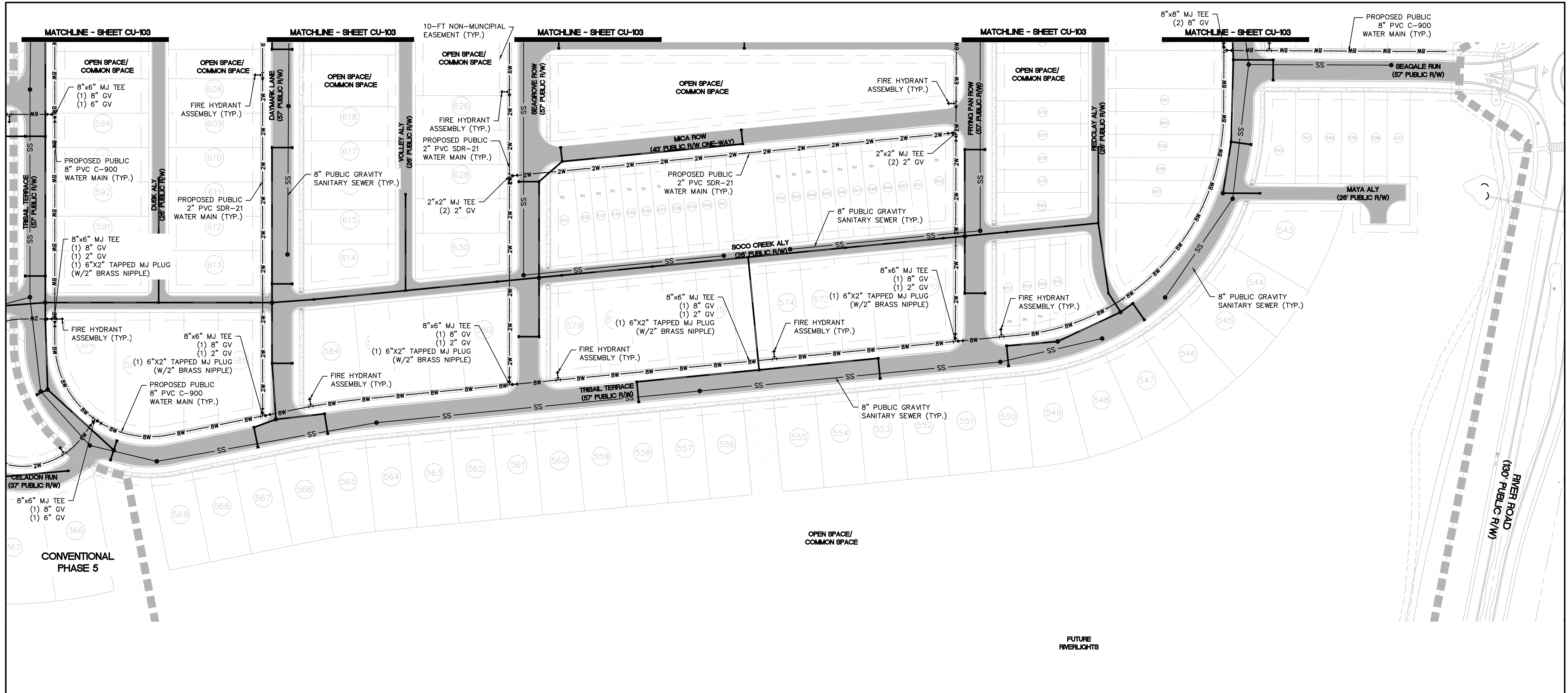

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 NORTH AMERICA SENSUI HOUSE, LLC

RIVERLIGHTS™

**RIVER LIGHTS SINGLE FAMILY
 PHASE 5 & 6**
 MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
SF-6 UTILITIES PLAN

DATE: 08/06/2018	SCALE: CU-103
MCE PROJ. # 02735-0213	HORIZONTAL: 1"=60'
DRAWN: DCO/EEM	VERTICAL: N/A
DESIGNED: DCO/EEM	REVISION: 11
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PROJ. MGR.: KCBE	NOT FOR CONSTRUCTION

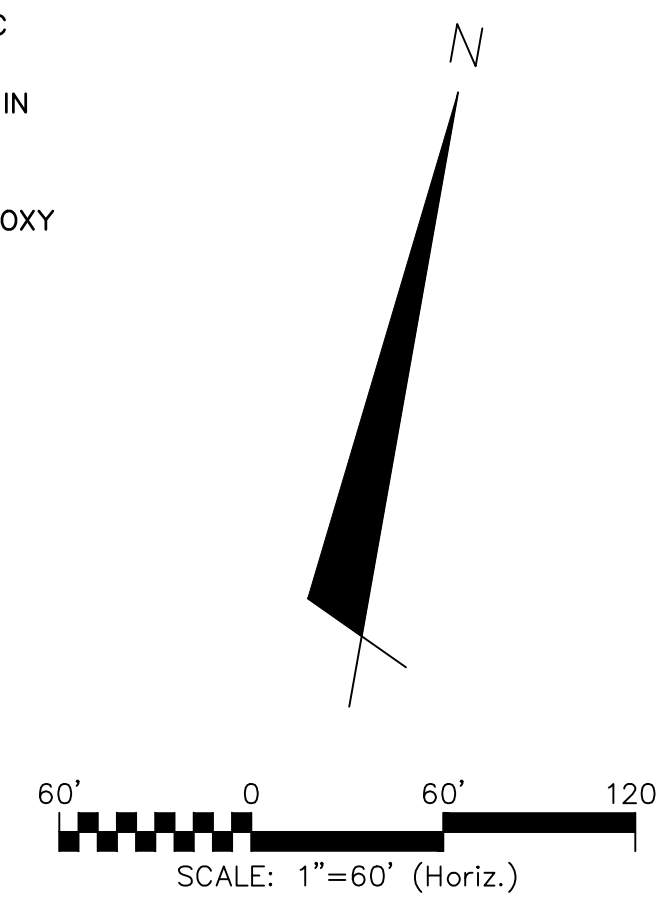


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RIVERLIGHTS™
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**RIVER LIGHTS SINGLE FAMILY
PHASE 5 & 6**
MASONBORO TOWNSHIP, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

SF-6 UTILITIES PLAN

DATE: 08/06/2018	SCALE: 1"=60'	MAC FILE NUMBER: CU-104
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DRAWN: DCO/EEM	VERTICAL: N/A	REVISION: A
DESIGNED: DCO/EEM		
CHECKED: RMC		
PROJ. MGR.: KGBE		
STATUS: PRELIMINARY DESIGN NOT FOR CONSTRUCTION		

PLANT LIST

Table with columns: SYM, BOTANICAL NAME, COMMON NAME, CALRT, MIN HT, MIN SFR, REMARKS. Contains lists of flowering and evergreen trees.

Table listing Evergreen Trees with columns: SYM, BOTANICAL NAME, COMMON NAME, CALRT, MIN HT, MIN SFR, REMARKS.

Table listing Ornamental Grasses with columns: SYM, BOTANICAL NAME, COMMON NAME, CALRT, MIN HT, MIN SFR, REMARKS.

Table listing Groundcovers with columns: SYM, BOTANICAL NAME, COMMON NAME, CALRT, MIN HT, MIN SFR, REMARKS.

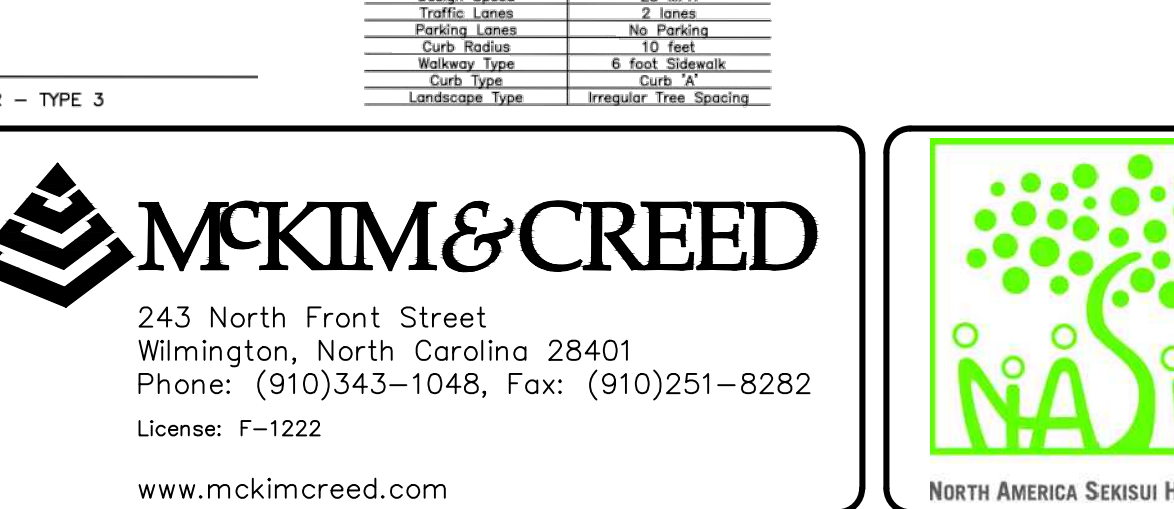
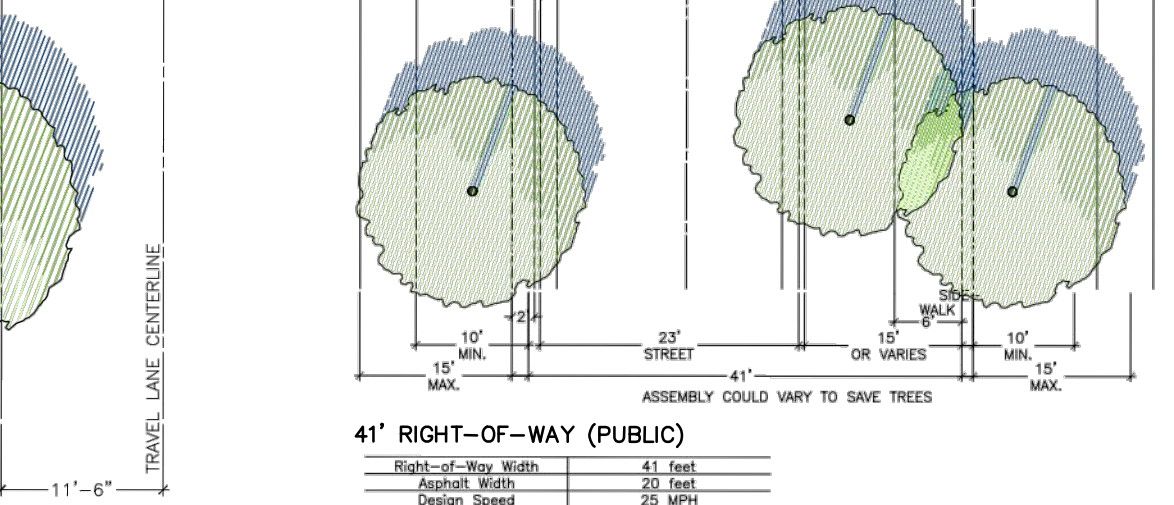
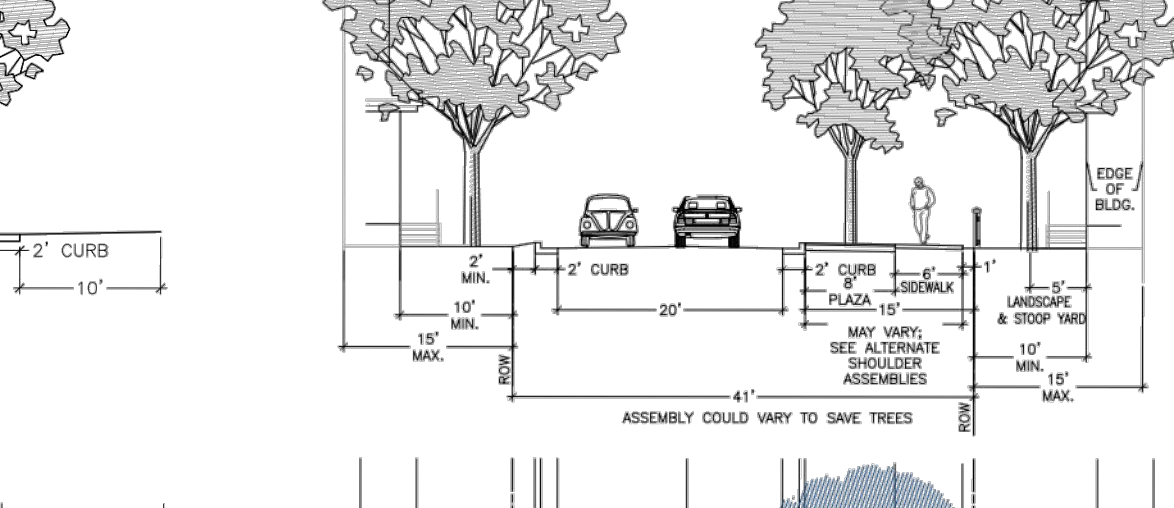
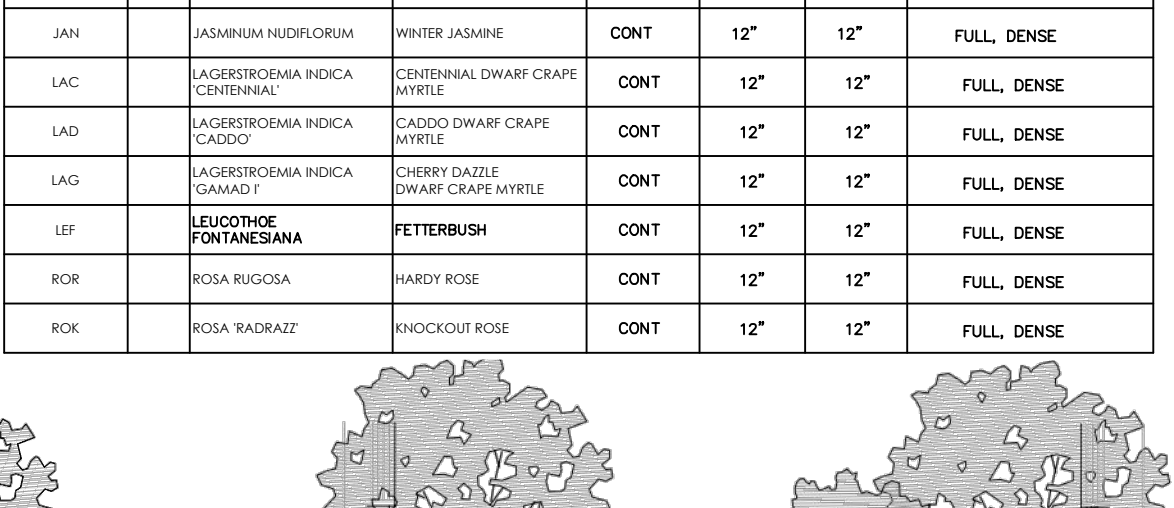
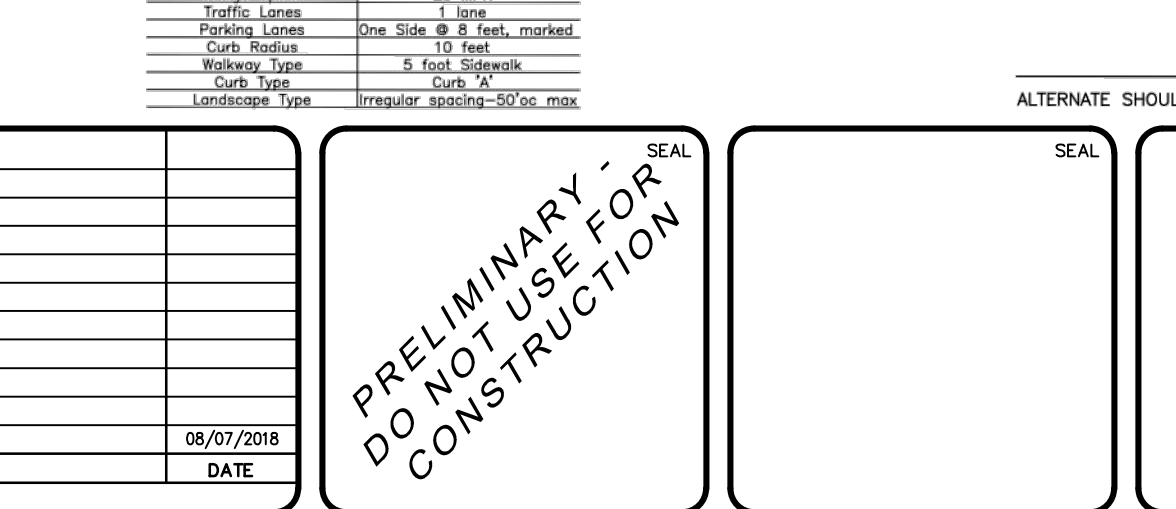
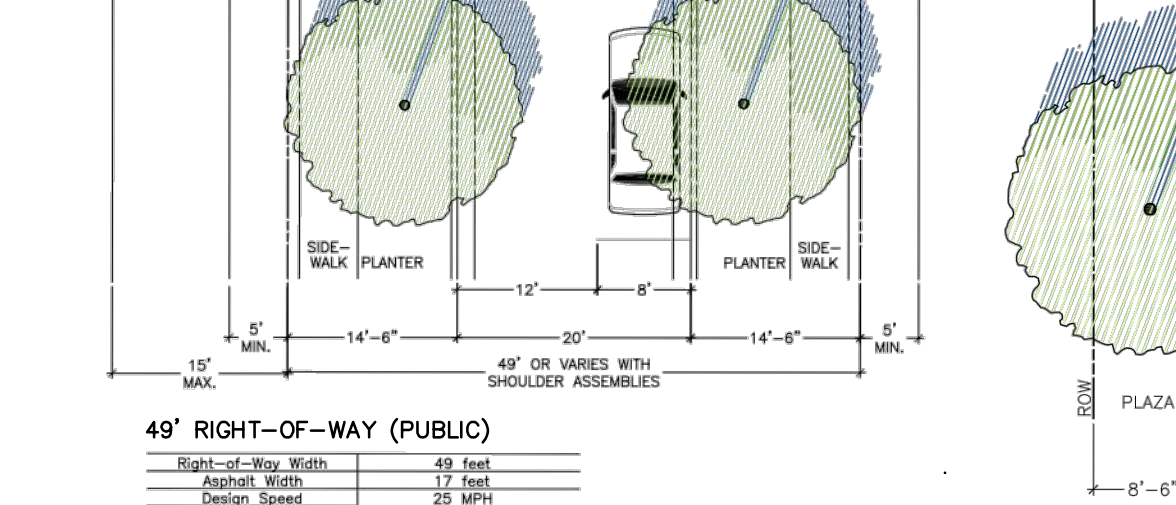
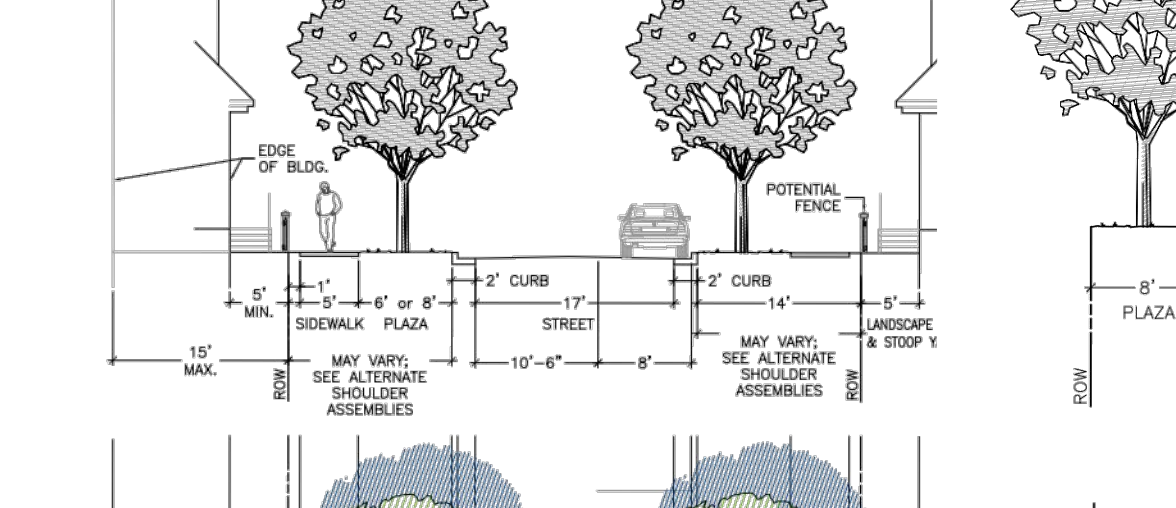
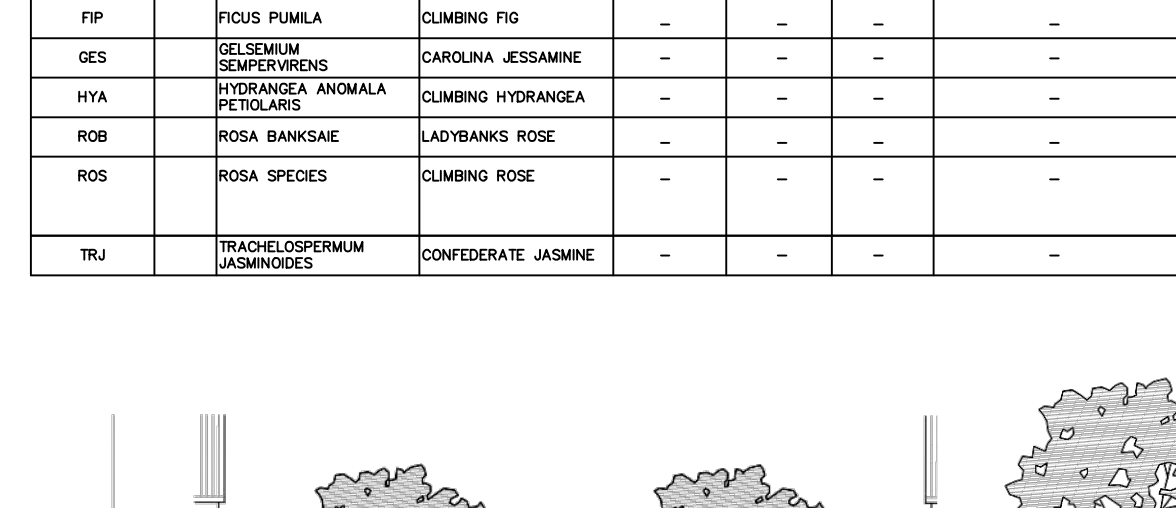
Table listing Flowering Understory Trees with columns: SYM, BOTANICAL NAME, COMMON NAME, CALRT, MIN HT, MIN SFR, REMARKS.

Table listing Evergreen Shrubs / Evergreen Palms with columns: SYM, BOTANICAL NAME, COMMON NAME, CALRT, MIN HT, MIN SFR, REMARKS.

Table listing Vines with columns: SYM, BOTANICAL NAME, COMMON NAME, CALRT, MIN HT, MIN SFR, REMARKS.

Table listing Perennials with columns: SYM, BOTANICAL NAME, COMMON NAME, CALRT, MIN HT, MIN SFR, REMARKS.

Table listing Deciduous Shrubs with columns: SYM, BOTANICAL NAME, COMMON NAME, CALRT, MIN HT, MIN SFR, REMARKS.



CONVENTIONAL PHASE 5 AND 6 PLANTING NARRATIVE. The landscape design for the conventional areas of Riverlights will integrate sustainable landscape design principles in order to provide a cohesive planting composition for the development.

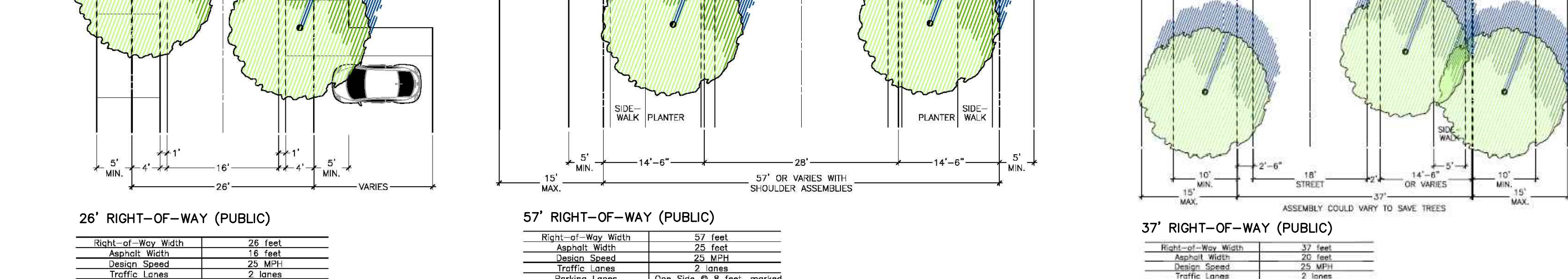
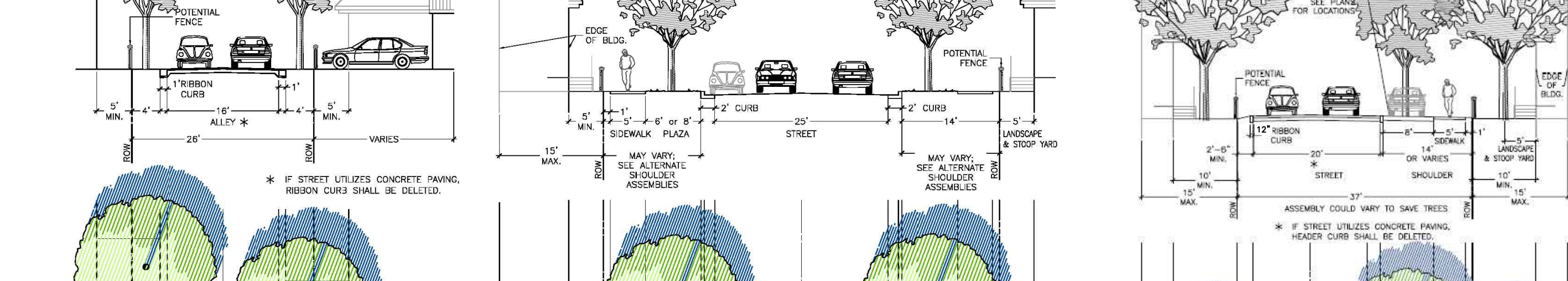
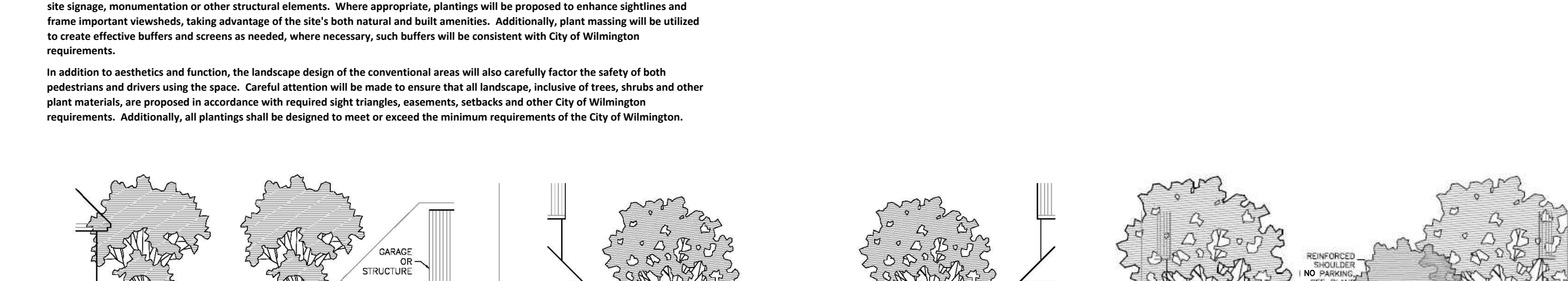


Table with columns: REVNO, DESCRIPTIONS, REVISIONS. Includes a date of 06/07/2018.

PRELIMINARY - DO NOT USE FOR CONSTRUCTION. Includes a seal area.

MCKIM & CREED logo and contact information: 243 North Front Street, Wilmington, North Carolina 28401.

RIVERLIGHTS logo and contact information: NORTH AMERICA SEXISUI HOUSE, LLC.

RIVER LIGHTS SINGLE FAMILY PHASE 5 & 6 LANDSCAPE CONCEPT ROADWAY TYPICAL SECTIONS.

Project information including DATE (08/06/2018), SCALE (1/8" = 1'-0"), and STATUS (PRELIMINARY DESIGN).