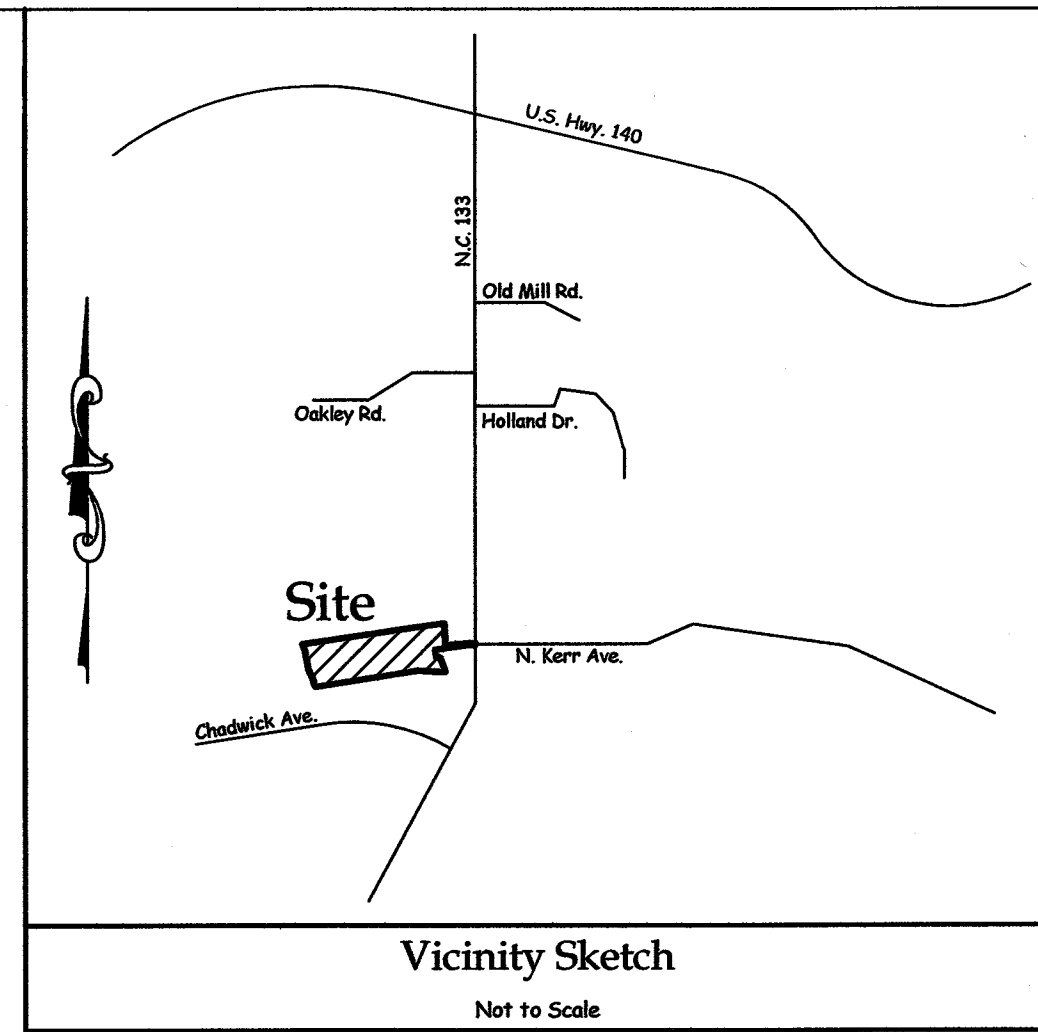


Multi-family Notes

- All drives to be private.
- All drive signs are provided by owner.
- All drives & parking to be asphalt.
- The Multi-family area is not affected by any special flood hazards per FEMA Map CPN 370168 31297 (New Hanover County) effective April 3, 2006.
- There are no Areas of Environmental Concern as defined by the Coastal Area Management Act (CAMA) on this site.
- Boundary information taken from partial survey by Parker & Associates, Inc. dated December 2014. The remaining boundary information for the portion of the boundary that was not surveyed was taken from record map in Map Book 53, Page 346.
- Topography shown is from lidar information provided by the NC Flood Mapping Program.
- Wetlands line delineated by Withers & Ravenel: Surveyed by Withers & Ravenel in 10/13/06, Delineation approved by the U.S.A.C.O.E. on 9/21/07 and expires 9/21/12, unless there is a change in the law or published regulations.
- Drainage easements are reserved over each lot, but outside any building, for building, & storm drainage.
- Common areas (including drives, parking & ponds) will be maintained by The Homeowners Associations.
- 30' utility & access easement to be centered over all sewer mains, 20' utility & access easements to be centered over all water mains, & 10' utility & access easements to be centered over all water services up to & including water meters & sewer clean-outs.
- Development area is partially wooded.
- No N.C.G.S. or U.S.G.S. monuments within 2000' of site.
- All radii labels to the back of curb unless otherwise noted.
- All radii are 5' unless otherwise noted.
- Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
- Stop signs shall be R1-1, 30"x30" high intensity diamond grade reflective, installed on a breakaway or two piece "U" channel post, 7 (seven) feet above adjacent pavement height to bottom of sign face, with a horizontal clearance of a minimum of 1 foot from existing pavement edge to outermost part of sign bow. Street signs shall be engineer grade reflective, installed on a 2 3/8" O.D. galvanized post using same vertical and horizontal clearance as stop sign using

Site Benchmark

Nail in West side of 30" Pipe
Elevation: 31.0 (29 Datum)
written on existing stake
Current Survey - Elevation
29.95 (NAVD '88 Datum)



Multi-family Tract Data

Acres in Multi-family Tract	10.86 AC
Acres in Open Space Required	1.50 AC
Acres in Open Space Provided	4.21 AC
Acres of Land to be Disturbed	7.1 AC
Acres of Wetlands	0.91 AC
Acres of Land in AE Flood Zone	0 AC
Number of Units	72-2x3 Bedroom Units
Existing Use	Vacant
Proposed Use	Multi-family
Water Service	Cape Fear Public Utility Authority
Sewer Service	Cape Fear Public Utility Authority
Zone	Performance Residential Development
Performance Residential Density:	95.15 Ac. @ 2.5 Units/Ac.
Total Units Allowed	238
Single-Family Lots Proposed	166
(3 Bedroom Single Family Lots)	
Multi-Family Units Proposed	72
(2 & 3 Bedroom Apartment Units)	
Total Project Units Proposed	238

PID: R03300-001-015-000
Map ID: 3129(10)-37-3236
Deed Ref.: M.B. 53, Pg. 346
D.B. 5613, Pg. 201

Setbacks

Building Setbacks to be a min. of 20' from all perimeter boundaries, and 20' between buildings.

Parking Data

Parking Required	Two (2) parking spaces on the same lot for each dwelling unit
	72 Units = 144 Spaces (6 H/C Spaces)
Parking Provided	165 Spaces (6 H/C Spaces)
	32 Garage Spaces
	197 Total Spaces
Compact Spaces Provided	0 Spaces

Building Data

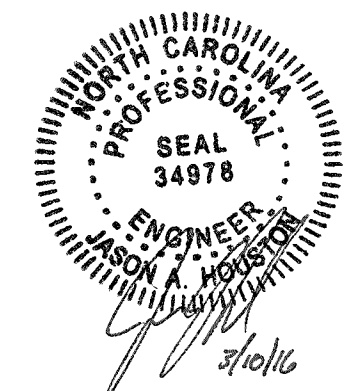
Existing Building S.F.	0
Proposed Building S.F.	43,246 SF

Impervious Surfaces

Building	43,246 S.F.
Parking	69,234 S.F.
Sidewalks	7,668 S.F.
Total	120,148 S.F.

Recreation Area

72 Lots x 0.03 Ac./Units	
Area Required	2.16 Ac.
Passive Area Provided	2.31 Ac.
Active Area Provided	1.91 Ac.
Total Area Provided	4.21 Ac.



Certificate of Approval
New Hanover County Planning Department
Date _____ Planning Director _____

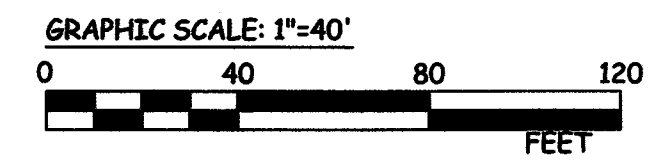
Site Plan - Multi-family Area

**RIVERSIDE DEVELOPMENT
PERFORMANCE RESIDENTIAL DEVELOPMENT**

Cape Fear Twp., New Hanover Co., North Carolina

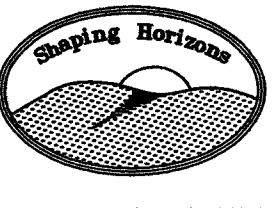
Owner/Developer:
Clearly Development, Inc.
100 Carolina Plantations Boulevard
Jacksonville, NC 28546
(910) 455-6956

DATE: 05/08/15



SCALE: 1"=40'

Parker & Associates, Inc.
Consulting Engineers - Land Surveyors - Land Planners
P.O. Box 978 - 28541-0978
306 New Bridge Street - 28640
Jacksonville, North Carolina
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: P-0109



Z:\Land Project 3\ Riverside\dwg\Riverside-Gen.dwg, 3/10/2016 11:08:33 AM, BLD

Note:

Contractor shall insure that he and all his workers (contractors, subcontractors and other site personnel) do not damage construction stakes or other measures used in laying out the project whether by the Engineer or another entity including those under the employ of the contractor. Contractor shall cause his workers to observe and verify to the fullest extent practicable that stakes, other measures and grades are, or appear to be, accurate and correct, and immediately, but prior to any associated work, notify the staking entity of any potential conflict, error or question regarding the work. The Engineer shall not be responsible if all of the above measures are not strictly adhered to. The Engineer shall not be responsible where due to damage, his staking can not be verified. For critical or costly components of the work, where the contractor believes that staking may not be preserved, the contractor shall request the staking entity to place staking in an area where its preservation can be insured.

- Rev. 03/10/16 BLD - Revise Easement
- Rev. 01/15/16 BLD - Add Utility Easement
- Rev. 11/05/15 BLD - Moved Sewage Pump Station, Add 20' Easement
- Rev. 07/30/15 BLD - Rev. Pond Number and Revise Handicap Ramps
- Rev. 06/05/15 BLD - Rev. per TRC Comments

Legend

- Ac. - Acreage
- B-B - Back of Curb to Back of Curb
- BG - Below Ground
- o catv - Cable TV Box
- Ch - Chord
- C.O.D. - Conservation Overlay District
- Conc. - Concrete
- D.B. - Deed Book
- eeb - Existing Electrical Box
- EOP - Edge of Pavement
- Ex. - Existing
- IPF - Iron Pipe Found
- GL - Ground Level
- L - Arc Length
- M.B. - Map Book
- Pg. - Page
- R/W - Right-of-way
- R - Radii
- s.t. - 10'x70' Sight Triangle
- Typ. - Typical
- Lot Number
- Stop Bar
- Stop Sign
- Street Sign
- Traffic Flow Arrow
- Wetlands Hatch
- Fence Line
- Underground Utility Line
- Wetlands Line

Field Book: Field Book: Riverside, Pg. 1-41
Disk Name: Acad #2540
Filename: Riverside-Gen.dwg
Job No.: 5140409-5781