

**PARCEL DATA**  
 SITE NAME: COVEY COMMONS  
 SITE ADDRESS: COVEY LANE  
 CURRENT ZONING: R-15 RESIDENTIAL DISTRICT  
 NEW HANOVER COUNTY TAX PARCEL ID#: R02700-001-004-027

**PERFORMANCE RESIDENTIAL DISTRICT REQUIREMENTS: R-15**  
 1. BUILDINGS ON THE PERIPHERY OF A PERFORMANCE RESIDENTIAL DEVELOPMENT SHALL SETBACK NO LESS THAN TWENTY (20) FEET FROM THE ADJOINING PROPERTY LINE.  
 2. IN NO CASE SHALL ANY PART OF A DETACHED SINGLE-FAMILY DWELLING UNIT BE LOCATED CLOSER THAN TEN (10) FEET TO ANY PART OF ANY OTHER DETACHED SINGLE-FAMILY DWELLING.

**DENSITY CALCULATIONS**  
 TOTAL TRACT AREA: 6.36 ACRES  
 DENSITY ALLOWED: 2.5 UNITS PER ACRE = 16 UNITS  
 TOTAL NUMBER PROPOSED: 15 UNITS

**SITE DATA AND LOT INFORMATION**  
 1. TAX PARCEL ID#: R02700-001-004-027  
 2. DEED INFORMATION: DB 5938 PG 1929  
 MB 61 PG 95, TRACT 5  
 3. TOTAL ACREAGE IN TRACT: 6.36 AC.  
 4. TOTAL NUMBER OF LOTS: 15 SINGLE FAMILY LOTS  
 5. OPEN SPACE/RECREATIONAL AREA (BASED ON 15 LOTS):  
 TOTAL AREA REQ'D (0.33 AC/UNITY): 0.45 AC  
 TOTAL AREA PROVIDED: 1.65 AC  
 - ACTIVE OPEN SPACE REQ'D: 0.20 AC  
 - ACTIVE OPEN SPACE PROVIDED: 1.23 AC  
 - PASSIVE OPEN SPACE PROVIDED: 0.42 AC  
 6. SINGLE FAMILY RESIDENCE WITH APPROXIMATELY 3 BEDROOMS  
 7. ALL RECREATION AND OPEN SPACE AREA TO BE DEDICATED AND MAINTAINED BY THE CAMERON TRACE HOMES OWNERS ASSOCIATION.

**IMPERVIOUS INFORMATION**  
 ROADS: 38,810± SF  
 SIDEWALK: 6,300± SF

- ROADS**
1. ALL STREETS SHALL BE PRIVATE AND CONSTRUCTED TO NCDOT STANDARDS AND INSPECTED AND CERTIFIED BY ENGINEER TO VERIFY THEY WERE BUILT TO NCDOT STANDARDS.
  2. NO GATES, OBSTRUCTIONS, SPEED CALMING DEVICES, OR ON STREET PARKING IS PERMITTED.
  3. ALL SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH ADA REQUIREMENTS.
  4. STREET NAMES TO BE VERIFIED BY E-911 PRIOR TO RECORDED OF SINGLE FAMILY LOTS.
  5. AREA WITHIN RIGHT-OF-WAY = 1.63 AC
  6. CONNECTIVITY RATIO = 3 LINKS/ 2 NODES= 1.5
  7. ALL SIDEWALKS SHALL HAVE ADA RAMPS WITH TACTILE WARNING MAPS

- UTILITIES**
1. ALL WATER AND SEWER UTILITIES WILL BE COORDINATED WITH CFPWA.
  2. WATER PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY. CFPWA VERIFIED CAPACITY IS AVAILABLE TO SERVE THIS PROJECT.
  3. SANITARY SEWER PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY. CFPWA VERIFIED CAPACITY IS AVAILABLE TO SERVE THIS PROJECT.
  4. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND LOCAL STORMWATER STANDARDS.
  5. STREET LIGHTS WILL BE PROVIDED AS PER SECTION 52-9 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE.
  6. VERTICAL OBSTRUCTIONS, FENCES, WALLS, ETC. ARE NOT ALLOWED IN UTILITY/DRAINAGE EASEMENTS.
  7. A 10' UTILITY EASEMENT WILL BE PROVIDED ALONG ALL LOT FRONTS.

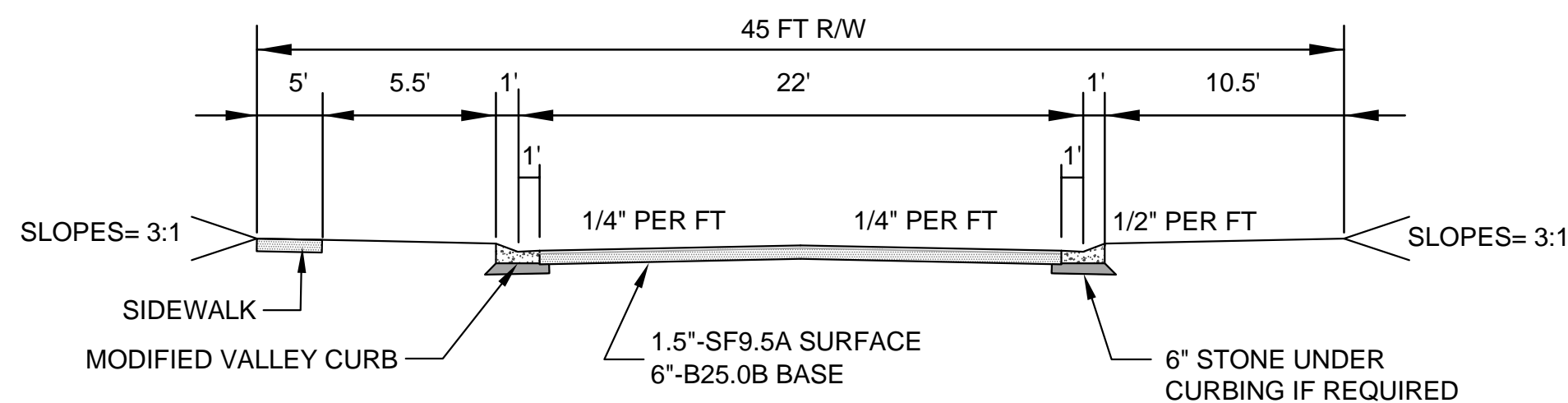
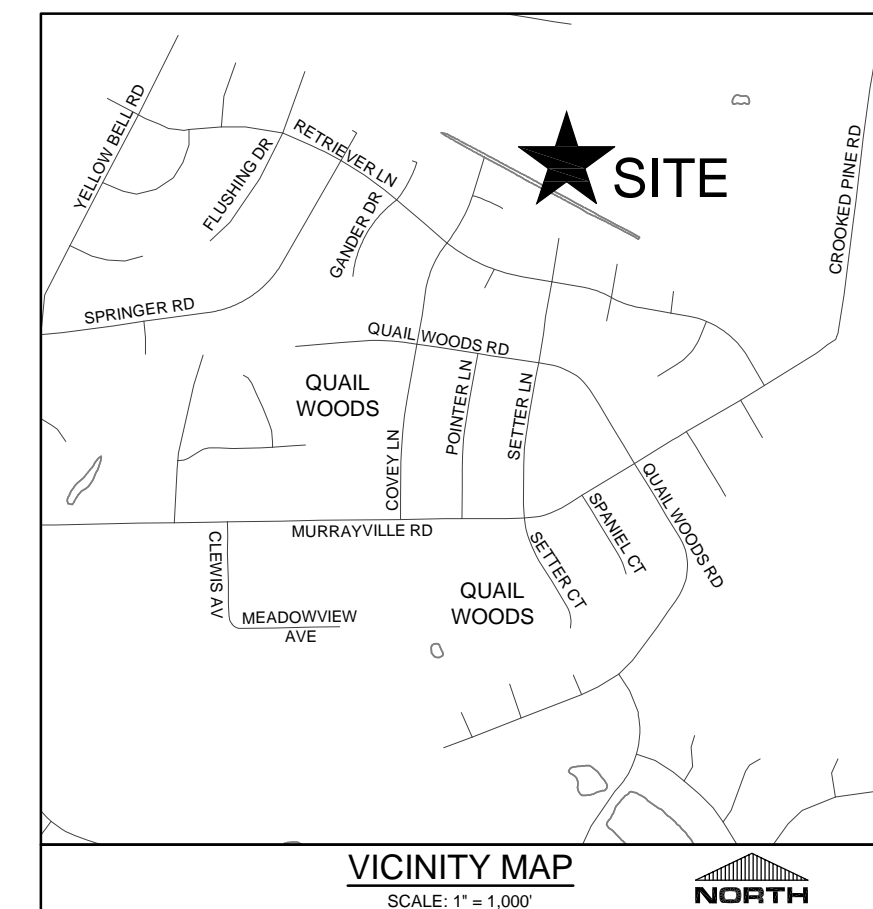
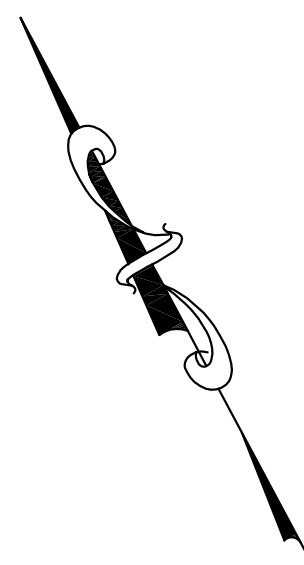
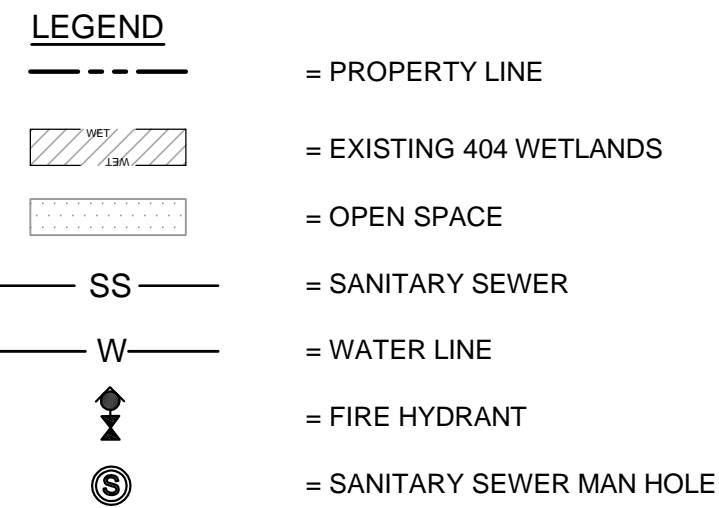
- LANDSCAPE**
1. ALL LANDSCAPE WILL COMPLY WITH NEW HANOVER COUNTY ORDINANCES AND A LANDSCAPE PLAN WILL BE SUPPLIED AS PART OF THE PERMITTING DOCUMENTS.

**PRIVATE ROADS CERTIFICATION**

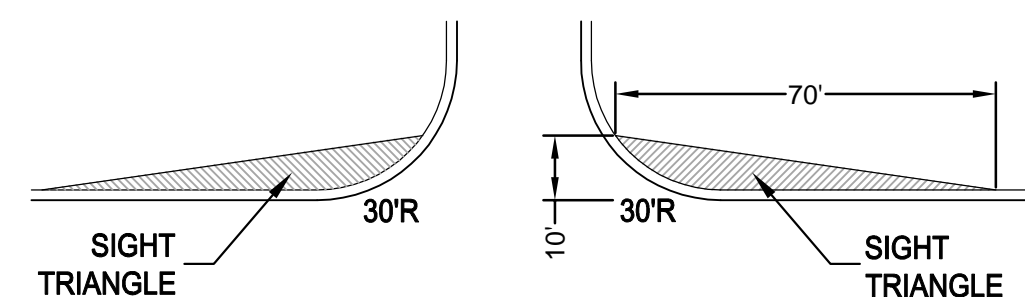
I (WE) THE DEVELOPERS OF COVEY COMMONS SUBDIVISION LOCATED IN THE UNINCORPORATED AREA OF NEW HANOVER COUNTY UNDERSTAND THAT THE ROADS IN SAID SUBDIVISION ARE DESIGNATED PRIVATE. I UNDERSTAND THAT OWNERSHIP AND MAINTENANCE OF THE ROADS WILL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME THAT THE DEVELOPER DESIGNATES THE RESPONSIBILITY TO THE PROPERTY OWNERS ASSOCIATION. RESPONSIBILITIES MUST BE ACCEPTED BY THE HOMEOWNERS ASSOCIATION AS SPECIFIED IN THE HOMEOWNER COVENANTS FOR SAID SUBDIVISION. THE PRIVATE ROADS IN SAID SUBDIVISION ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 52-4 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE AND ALL APPLICABLE COUNTY CODES WHICH INCLUDES THE DESIGN, INSTALLATION, INSPECTION, AND APPROVAL BY A LICENSED ENGINEER (PE) RECOGNIZED IN THE STATE OF NORTH CAROLINA PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION. IF ALL OR A PORTION OF THE ROAD INFRASTRUCTURE SYSTEM WITHIN THE SUBDIVISION IS BONDED THROUGH A SURETY, PERFORMANCE BOND, OR CASH ESCROW, NO BOND SHALL BE RELEASED UNTIL ALL ROAD CONSTRUCTION IMPROVEMENTS ARE COMPLETE AND CERTIFIED BY THE PROFESSIONAL ENGINEER.

IT SHALL BE DISCLOSED TO THE PROSPECTIVE BUYER OF A LOT OR LOTS WITHIN A SUBDIVISION THAT ROAD MAINTENANCE SHALL RUN THROUGH THE PROPERTY OWNERS ASSOCIATION IN PERPETUITY AFTER ACCEPTANCE FROM THE DEVELOPER UNTIL SUCH TIME THAT THE ROADS ARE RE-PLATTED AS PUBLICLY DESIGNATED ROADS AND TAKEN OVER FOR MAINTENANCE THROUGH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) OR APPROPRIATE GOVERNING AUTHORITY.

DEWITT THREE, LLC  
 DATE: \_\_\_\_\_



**TYPICAL LOCAL ROAD CROSS SECTION**  
 NOT TO SCALE



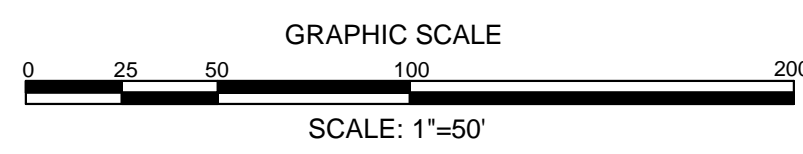
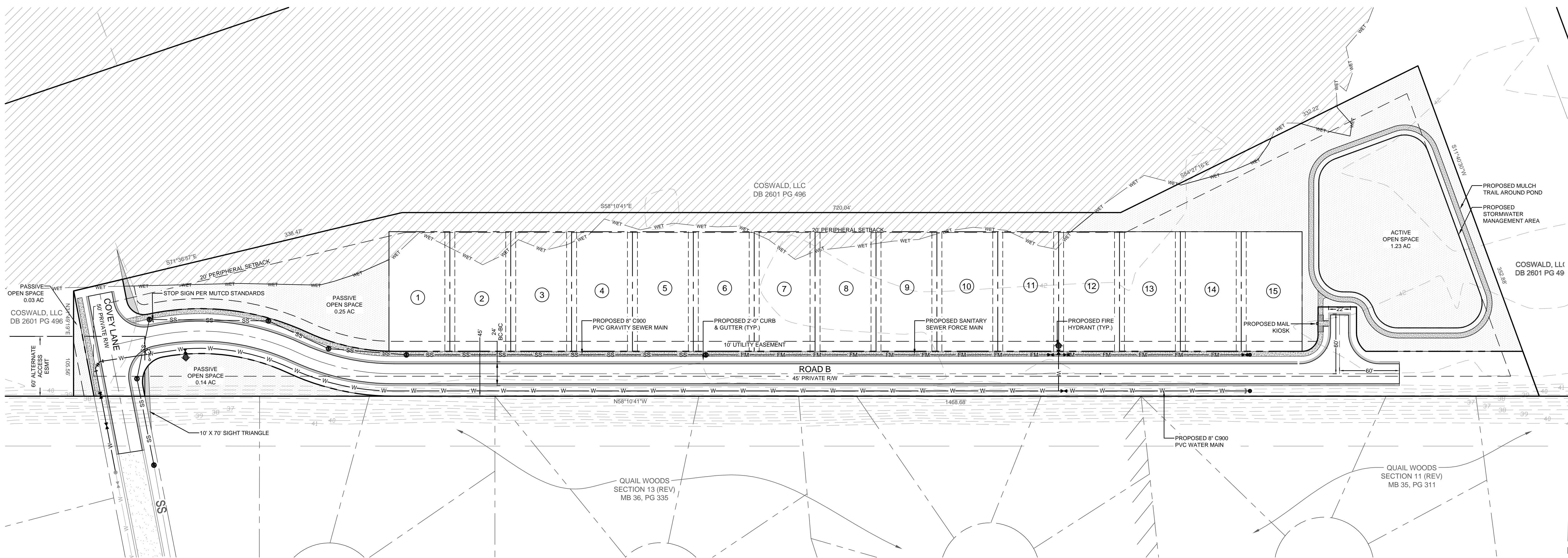
**TYPICAL STREET INTERSECTION**  
 NOT TO SCALE

**TREE NOTE:**  
 THERE ARE NO SIGNIFICANT TREES IN THE UPLAND AREAS OF THIS TRACT AS SHOWN ON THE SURVEY COMPLETED BY C.I. GLOVER COMPANY AND SEALED BY CHRIS GLOVER, PLS.

**SURVEY NOTE:**  
 TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY C.I. GLOVER COMPANY AND SEALED BY CHRIS GLOVER, PLS.

**LAND DISTURBANCE NOTE:**  
 SITE EXCEEDS ONE ACRE IN DISTURBANCE, ALL STATE PERMITS WILL HAVE TO BE SECURED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

**FEMA NOTE:**  
 SITE DOES NOT FALL WITHIN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER 3720325000J HAVING AN EFFECTIVE DATE OF APRIL 3, 2006.



**PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION**

REVISIONS:	

CLIENT INFORMATION:  
 DEWITT THREE, LLC  
 1800 EASTWOOD ROAD, UNIT 114  
 WILMINGTON, NC 28403

**PARAMOUNT ENGINEERING**  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License #: C-2846

**SITE PLAN**  
 COVEY COMMONS  
 PERFORMANCE RESIDENTIAL  
 NEW HANOVER COUNTY  
 NORTH CAROLINA

PROJECT STATUS	3/15/16
CONCEPTUAL LAYOUT:	
FINAL DESIGN LAYOUT:	
RELEASED FOR CONST:	
DRAWING INFORMATION	
DATE:	3/15/16
SCALE:	1"=50'
DRAWN BY:	JCM
CHECKED BY:	TCC

SEAL

**C-2.0**

PEJ JOB#: 16146.PE