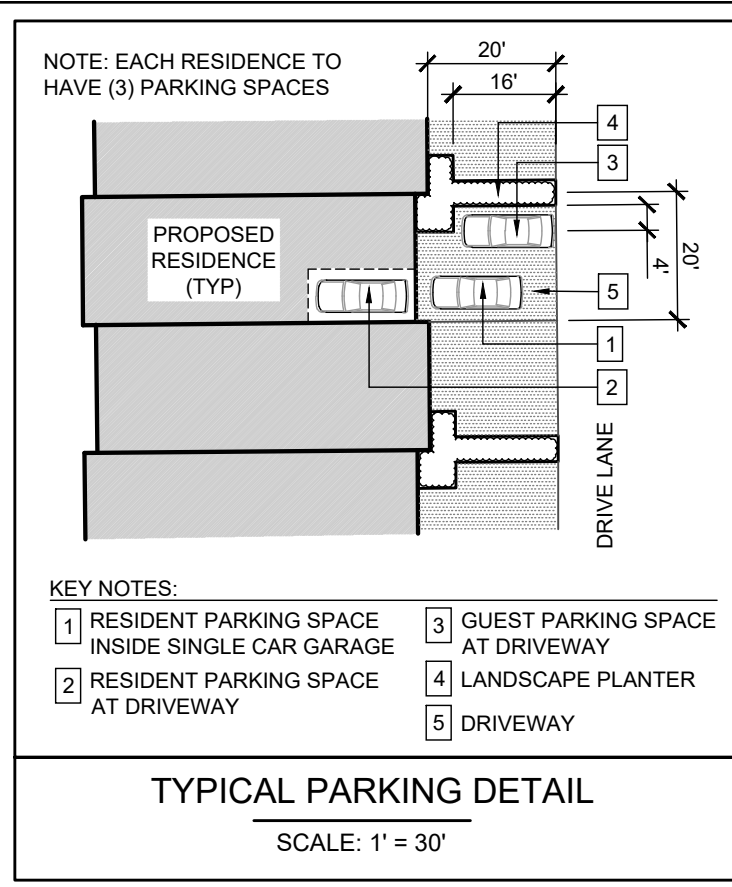
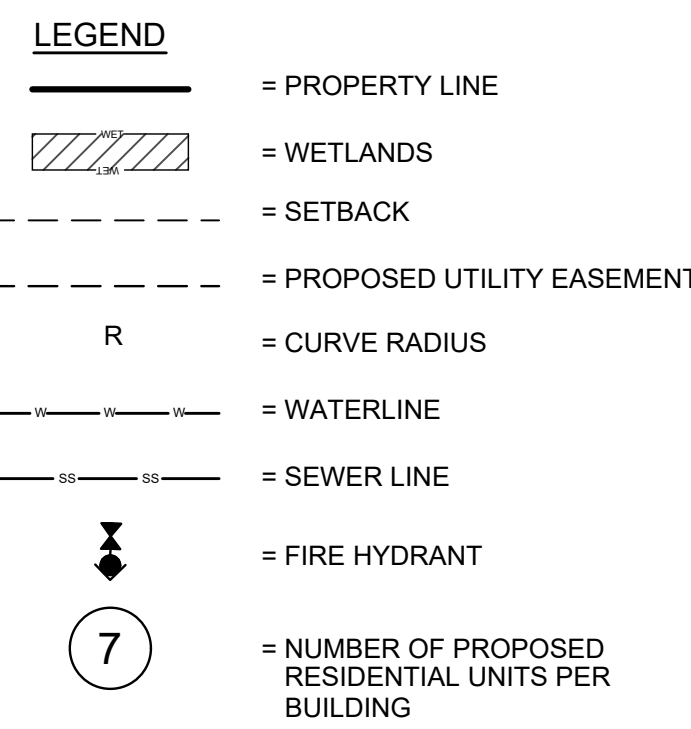


VICINITY MAP
SCALE: 1" = 1000'



- KEY NOTES:
- 1 RESIDENT PARKING SPACE INSIDE SINGLE CAR GARAGE
 - 2 RESIDENT PARKING SPACE AT DRIVEWAY
 - 3 GUEST PARKING SPACE AT DRIVEWAY
 - 4 LANDSCAPE PLANTER AT DRIVEWAY
 - 5 DRIVEWAY

TYPICAL PARKING DETAIL
SCALE: 1" = 30'



SITE INFORMATION
OWNER: ISABELLA HOLDING COMPANY, LLC
PO BOX 3167
WILMINGTON, NC 28406

PROJECT ADDRESS: 6550 RIVER ROAD
WILMINGTON, NC 28412
R07800-005-013-000

PARCEL IDs: ZONING (PER NHC GIS): R-15
APPROVED ZONING: PD, PER APPROVED BEAU RIVAGE MASTER PLAN, DATED MAY 2015

TOTAL SITE AREA: 17.19 AC
RECORDED DEED BOOK: BK005700, PG 002531
CAMA LAND USE CLASSIFICATION: CONSERVATION AREA
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL ATTACHED
COMPREHENSIVE LAND USE: UNDEVELOPED

SITE DATA
ATTACHED SINGLE FAMILY UNITS: 76 TOTAL
UNIT FOOTPRINT 52' X 20': 68
UNIT FOOTPRINT 47' X 20': 8
MAX BUILDING HEIGHT: 40' (PER PD ZONE)

BUILDING SF:	76 UNITS	78,255 SF
	CLUBHOUSE	800 SF
TOTAL		79,055 SF

VEHICULAR AREAS: 66,406 SF
(PARKING, DRIVE LANES AND DRIVEWAYS)

PEDESTRIAN PAVING: 2,951 SF
(SIDEWALKS, POOL DECK)

SWIMMING POOL: 445 SF

DIMENSION STANDARDS
PLANNED DEVELOPMENT (PD) DISTRICT REQUIREMENTS
54.2-2(3) BUILDINGS ON THE PERIPHERY OF A PLANNED DEVELOPMENT (PD) DISTRICT DEVELOPMENT SHALL SETBACK NO LESS THAN TWENTY (20) FEET FROM THE PD DISTRICT BOUNDARY.

ALL BUILDINGS SHALL BE SETBACK AT LEAST TEN (10) FEET FROM ALL PEDESTRIAN AND BICYCLE PATHS AND FIFTY (50) FEET ALONG US AND NC NUMBERED HIGHWAYS AND MAJOR THOROUGHFARES. NO BUILDING SHALL ENCRUCH UPON THE RIGHT-OF-WAY OF A PROPOSED THOROUGHFARE AS DESIGNATED BY THE WILMINGTON AREA THOROUGHFARE PLAN OR ITS EQUIVALENT ADOPTED TRANSPORTATION PLANNING DOCUMENT.

NO CASE SHALL ANY PART OF A MULTIPLE DWELLING UNIT OR ITS ACCESSORY STRUCTURE BE LOCATED CLOSER THAN TWENTY (20) FEET TO ANY PART OF ANOTHER DWELLING UNIT, ACCESSORY STRUCTURE, OR NON RESIDENTIAL BUILDINGS.

ASSOCIATION MAINTENANCE
ALL BUFFERS, DRAINAGE AREAS AND PASSIVE / ACTIVE OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

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. ALL SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH ADA REQUIREMENTS.

UTILITIES
1. ALL WATER AND SEWER UTILITIES WILL BE COORDINATED WITH CFPWA.
2. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND LOCAL STORMWATER STANDARDS.
3. VERTICAL CONSTRUCTIONS, FENCES, WALLS, ETC. ARE NOT ALLOWED IN UTILITY/DRAINAGE EASEMENTS.
4. STREET LIGHTS WILL BE PROVIDED AS PER SECTION 52-9 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE.

TRAFFIC
1. THIS PROJECT IS A PART OF THE APPROVED TIA FOR THE BEAU RIVAGE MASTER PLAN (APPROVED MAY 2015) FROM WMPO, NCDOT AND NEW HANOVER COUNTY.

LANDSCAPE
1. ALL LANDSCAPE WILL COMPLY WITH NEW HANOVER COUNTY ORDINANCES AND A LANDSCAPE PLAN WILL BE SUPPLIED AS PART OF THE PERMITTING DOCUMENTS AS NECESSARY.
2. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. REMOVAL OF TREES SHALL PERTAIN TO NECESSARY AND ESSENTIAL SITE IMPROVEMENTS CONCERNING DEVELOPMENT.
3. EXISTING TREES GREATER THAN 8" DBH SHALL NOT BE REMOVED FROM A TWENTY FOOT BUFFER STRIP ALONG THE PERIMETER.

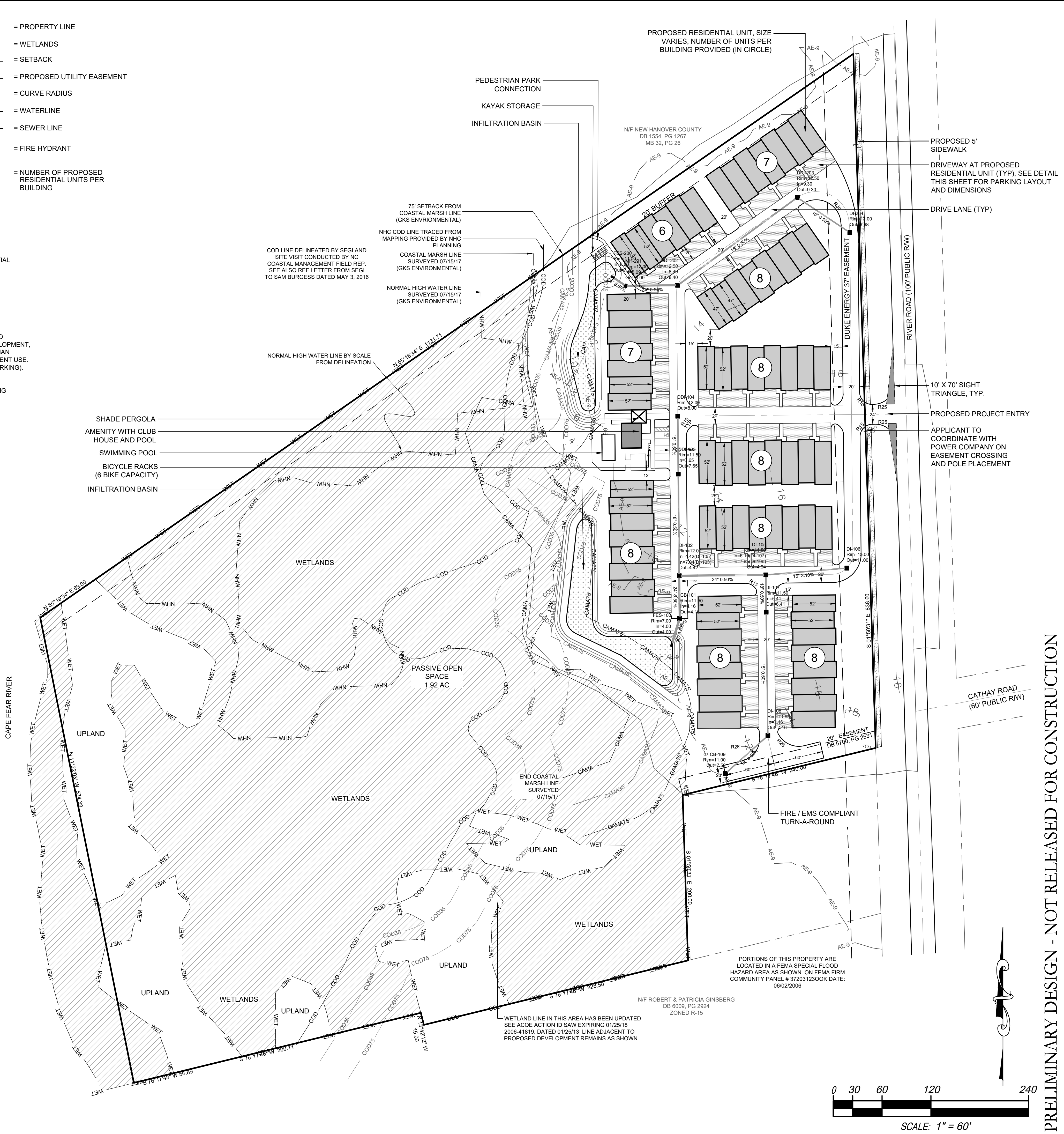
TREE PRESERVATION
1. ANY SIGNIFICANT TREES REQUIRING REMOVAL WILL BE MITIGATED / PAID FOR IN-LIEU IN ACCORDANCE WITH SECTIONS 62.1-3 AND 67.
2. THERE ARE NO SIGNIFICANT TREES WITHIN THE PROJECT AREA.

WETLAND DELINEATION NOTES
1. REFER TO THE APPROVED BEAU RIVAGE MASTER PLAN FOR WETLAND DELINEATION AND THE UPDATED SURVEY INFORMATION SHOWN ON THIS PLAN, DATED 1/25/18 CONFIRMING PREVIOUS LOCATIONS OF WETLAND DELINEATION.

SURVEY NOTE:
TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY PARAMOUNT ENGINEERING, INC. AND SEALED BY CHRISTOPHER J. GAGNE, PLS, ON APRIL 25, 2017.

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:
MOST LOTS EXIST WITHIN FLOOD ZONE 'X', AS SHOWN BY FEMA FLOOD PANEL 3720313300J WITH AN EFFECTIVE DATE OF APRIL 3, 2006. PORTIONS OF LOTS LIE WITHIN FLOOD ZONE 'AE' WITH A BASE ELEVATION OF 10'.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p>	<p>CLIENT INFORMATION: ISABELLA HOLDING COMPANY, LLC PO BOX 3167 WILMINGTON, NC 28406</p> <p>PARAMOUNT ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846</p>
<p>PROJECT STATUS: PRELIMINARY LAYOUT: FINAL DESIGN: RELEASED FOR CONSTRUCTION:</p>	<p>SITE PLAN GRAND BAY AT BEAU RIVAGE RIVER ROAD WILMINGTON, NORTH CAROLINA</p> <p>DRAWING INFORMATION: DATE: 08/20/18 SCALE: 1" = 60' DRAWN: JMC CHECKED: JMC</p>
<p>SEAL</p>	<p>06/26/18</p> <p>C2.0</p> <p>PEI JOB#: 18113.PE</p>