

50' RIGHT-OF-WAY RESERVATION MAY BE USED TO CONNECT TO CORBIN STREET AT THE DISCRETION OF THE TOWN OF HILLSBOROUGH

NEIGHBORHOOD GARDENS AND POTTING SHED (6,577 SF)

FUTURE PEDESTRIAN CONNECTION TO CAINE ST. AVAILABLE UPON AUTHORIZATION OF TOWN BOARD.

NEIGHBORHOOD GARDENS AND POTTING SHED (10,861 SF)

**TRACTS**

TRACT 1:	M.A.H.S. FACILITY	4.90 ACRES
TRACT 2:	APARTMENTS/CONDOS	1.00 ACRE
TRACT 3:	APARTMENTS/CONDOS	1.24 ACRES
TRACT 4:	OFFICE/RETAIL	1.20 ACRES
TRACT 5:	APARTMENTS/CONDOS	1.03 ACRES
TRACT 6:	69 LOTS	30.75 ACRES
	PUBLIC ROW	
	H.O.A. COMMON PROPERTY	

**PROJECT NOTES**

- TOPOGRAPHIC INFORMATION TAKEN FROM ORANGE COUNTY GIS.
- BOUNDARY INFORMATION IS BASED FIELD SURVEY.
- PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER. CABLE TV, TELEPHONE AND ELECTRICAL SERVICE WILL BE AVAILABLE TO THE SITE.
- UTILITY AND STREET DESIGNS WILL BE IN COMPLIANCE WITH SUBDIVISION, ZONING AND OTHER APPLICABLE REQUIREMENTS.
- ALL TOWNHOMES SIT ON INDIVIDUAL LOTS.
- OFF-SITE SEWER IMPROVEMENTS WILL BE REQUIRED TO SERVE THIS DEVELOPMENT AND WILL BE COORDINATED WITH TOWN OF HILLSBOROUGH ENGINEERING. THE UTILITY LAYOUT AND EASEMENTS SHOWN IN THIS DEVELOPMENT PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
- DUE TO ATTACHED NATURE OF THE BUILDING PROGRAM, THE SITE WILL BE MASS GRADED.
- THE LAYOUT ILLUSTRATED ON THIS SITE PLAN IS SUBJECT TO MINOR CHANGES, WITH THE EXCEPTION OF THE FOLLOWING COMMITTED ELEMENTS:
  - OPEN SPACE AMOUNT.
  - STREET INGRESS / EGRESS LOCATIONS.
  - THREE PRESERVATION AREAS
  - RECREATION AREA
  - WALKING PATH
- THERE IS NO PUBLIC TRANSPORTATION TO THIS SITE.
- ROW DEDICATION TO OCCUR PRIOR TO RECEIVING FIRST BUILDING PERMIT.
- BUILDINGS SHALL NOT EXCEED THREE STORIES.
- THIS SITE IS IN THE NEUSE RIVER BASIN; STATE AND LOCAL REQUIREMENTS APPLY.
- BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCODOT AND TOWN OF HILLSBOROUGH STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER ROADWAY IMPROVEMENTS AND BIKELANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION, ENGINEERING DETAILS REGARDING ALL ROADWAY IMPROVEMENTS WILL BE ADDRESSED AT THE CONSTRUCTION PLAN STAGE.
- TRASH/RECYCLING, BY PRIVATE VENDOR, IS PROPOSED TO BE PICKED UP AT DESIGNATED LOCATIONS FOR THE APARTMENT BUILDINGS AND ASSISTED LIVING BUILDING. IF PUBLIC SOLID WASTE COLLECTION IS EVER REQUESTED, SITE MUST BE BROUGHT INTO COMPLIANCE WITH THE MINIMUM SOLID WASTE STATIONARY CONTAINER STANDARDS.
- MAIL IS PROPOSED TO BE PICKED UP AT DESIGNATED LOCATIONS FOR ALL UNITS.
- ALL PUBLIC STREETS WILL HAVE TO BE BUILT TO NCODOT STANDARDS.
- ALL MULTI-FAMILY DEVELOPMENT SHALL PROVIDE PEDESTRIAN ACCESS BY MEANS OF WALKWAYS FROM PARKING AREAS TO PUBLIC ENTRANCES AS WELL AS CONNECTION BETWEEN RESIDENCES AND OPEN OR COMMON AREAS.
- THIS SITE DOES NOT CONTAIN A FLOOD ZONE. FIRM 370343 005 B
- U.S. HIGHWAY 70 TO BE WIDENED TO INCLUDE A LEFT AND RIGHT TURN LANE AT EACH INTERSECTION.
- COMMUNITY CENTER INCLUDES THE FOLLOWING:
  - 1ST FLOOR CONSISTS OF: INDOOR POOL, EXERCISE ROOM, LOCKER ROOM, LARGE MULTI-PURPOSE ROOM WITH ROLLING DIVIDERS TO CREATE 1,2 OR 3 MEETING SPACES, KITCHEN, LIBRARY, ARTS AND CRAFTS AREA, GENERAL LOBBY, COVERED MEETING/SOCIALIZING AREA OPEN TO SITE.
  - 2ND FLOOR CONSISTS OF: ADMINISTRATIVE OFFICES, TEMPORARY OR PART TIME RETAIL SERVICES SUCH AS BANKER, INSURANCE, HAIR SALON, MASSAGE, AND BASE FOR OTHER COMMUNITY SERVICES.
  - OUTSIDE CONSISTS OF POOL.
- THE NATURE TRAIL SHOWN WILL CONSIST OF A MINIMUM 6' PAVED PATH. THERE WOULD BE SIGNAGE AS NEEDED AND BENCHES. IT WOULD NOT BE LIGHTED SO AS TO ENCOURAGE USE IN DAYLIGHT HOURS ONLY.
- M.A.H.S. FACILITY BUILDING NOT TO EXCEED 2 STORIES.

**SITE DATA**

PIN: 987440015 & 987438181  
 TAX MAP: 4.37.A.30 & 4.37.A.3C  
 EXISTING ZONING: R-20  
 PROPOSED USE: MIXED RESIDENTIAL SPECIAL USE DISTRICT (ASSOCIATED RECREATIONAL AMENITIES, UTILITIES, LANDSCAPING, AND OPEN SPACE)  
 TOTAL SITE AREA: 40.12 ACRES  
 NET DENSITY: 5.25 UNITS / ACRE  
 PROPOSED NUMBER OF UNITS: 211  
 APARTMENTS/CONDOS: 102  
 M.A.H.S. FACILITY: 40  
 SINGLE FAMILY: 69  
 IMPERVIOUS SURFACE AREA  
 STREETS: 237,436 SF  
 SIDEWALKS: 86,852 SF  
 BUILDINGS: 61,897 SF  
 SINGLE FAMILY LOTS: 131,000 SF  
 TOTAL: 546,985 SF (12.56 ACRES)  
 PERCENT IMPERVIOUS AREA: 31.3%  
 SITE IS IN THE NEUSE RIVER BASIN  
 PERMETER SETBACKS: 50'  
 MULTI-FAMILY BUILDING SEPARATION:  
 SIDE TO SIDE: 20 FEET (MINIMUM)  
 BACK TO BACK: 35 FEET (MINIMUM)  
 BUILDING HEIGHT: 3 STORIES (MAXIMUM)  
 MINIMUM BUILDING SETBACKS:  
 APARTMENTS: FRONT: 5'  
 SIDE: 20'  
 REAR: 20'  
 M.A.H.S. FACILITY: FRONT 5'  
 SIDE 20'  
 REAR 20'

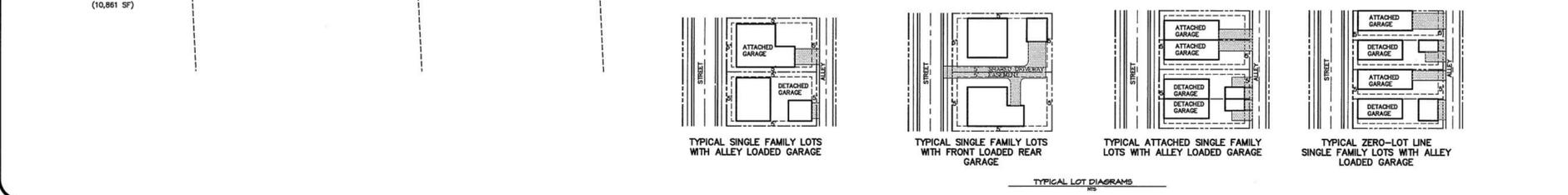
**OPEN SPACE REQUIREMENTS**

TOTAL SITE AREA: 40.12 AC.  
 - OPEN SPACE REQUIRED: 4.01 AC. (10% OF SITE AREA)  
 - OPEN SPACE PROVIDED: 4.25 AC. MINIMUM

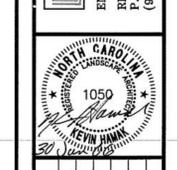
**PARKING PROVIDED (BY TRACT)**

TRACT	PARKING SPACES	HC SPACES (INCLUDED IN TOTAL)
1	53	3
2 & 3	96	4
4	36	2
5	37	2
COMMUNITY CENTER	19	1
TOTAL	241	12

PARKING FOR MULTI-FAMILY: APARTMENTS/CONDOS (102): 134 SPACES (1.31 / UNIT)  
 M.A.H.S. FACILITY (40): 53 SPACES  
 MULTI-FAMILY ACTIVE RECREATION AREA PROVIDED: 5,000 SF  
 (THE ACTIVE RECREATION AREA FOR THE APARTMENTS COULD INCLUDE ACTIVITIES SUCH AS SHUFFLEBOARD, CROQUET AND HORSESHOES. THE SPECIFIC ACTIVITY WOULD DEPEND ON THE NEEDS AND PREFERENCES OF THE RESIDENTS AT ANY GIVEN TIME. THERE IS ALSO A NEIGHBORHOOD GARDEN AND POTTING SHED.)

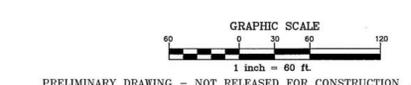


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**CORBINTON COMMONS**  
 SPECIAL USE PERMIT/MASTER PLAN  
 HILLSBOROUGH, NORTH CAROLINA  
 SITE PLAN  
 PROJECT NO: EYC-02010  
 FILENAME: EYC02010-S1  
 DESIGNED BY: KH  
 DRAWN BY: PRM  
 SCALE: 1" = 60'  
 DATE: 04/03/03  
 SHEET NO: C-2  
 McADAMS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION