

IMPERVIOUS AREA:				
DESCRIPTION	TOTAL AREA (SQFT)	% OF TOTAL AREA	IMPERVIOUS AREA (SQFT)	% OF IMPERVIOUS AREA
RESIDENTIAL LOTS	1,545,801	36.96	523,951	50.01
RIGHT-OF-WAYS	561,495	18.85	385,209	68.80
RIPARIAN BUFFERS & 100 YR FLOOD PLAIN	286,625	10.13	47,225	16.48
TOTAL OPEN SPACE	935,301	33.05	X	X

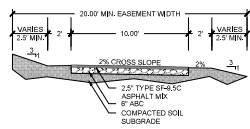
SITE DATA:

TOTAL PARCEL AREA:	59.28 AC. 2,451,556 SF
PROJECT LOCATION:	SMITHFIELD
POSTING NUMBER:	010
PROPOSED ZONING:	PLANNED DEVELOPMENT - RESIDENTIAL
OVERLAY DISTRICT:	WATERSHED PROTECTION OVERLAY
CURRENT FUTURE LAND USE DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
EXISTING USE:	VACANT, LARGE LOT SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	SINGLE FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL

IMPOSED DENSITY (D.U./A.C.):	5.21
Utilities:	
• WATER (PUBLIC):	TOWN OF SMITHFIELD, WEST WATER SYSTEM
• SEWER (PUBLIC):	TOWN OF SMITHFIELD
• ELECTRIC:	TOWN OF SMITHFIELD
MAX. BUILDING HEIGHT:	3 STORES, 35'

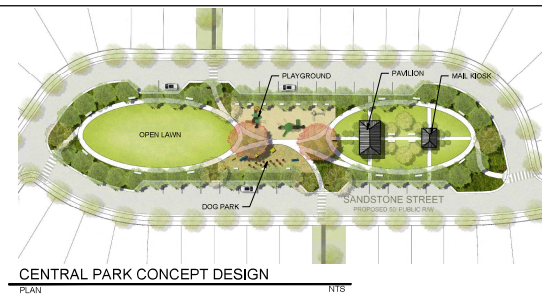
<p>PARKING CALC:</p> <p>PARKING REQUIRED:</p> <ul style="list-style-type: none"> • AMENTY: • RESIDENTIAL LOTS <p>PARKING PROVIDED:</p> <ul style="list-style-type: none"> • AMENTY: • SINGLE FAMILY & TRIPLEX: • TOWNHOUSE: 	<p>1/300 SF OF AMENTY BUILDING</p> <p>2 SPACES PER UNIT</p> <p>25 SPACES (ON STREET, PARALLEL)</p> <p>2 SPACES PER UNIT</p> <p>130 MIN. SPACES (SURFACE)</p>	<p>20' PUBLIC GREENW EASEMENT TO CONSTRUCTED IN PHAS</p>
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FEMA FLOOD MAP	3720169400K	
TOTAL SITE IMPERVIOUS AREA:	22.05 AC.	960,498 SF
RECREATION SPACE REQ'D PER LOT (1157 AC PER LOT)	5.14 AC.	223,914 SF
100 YEAR FLOODPLAIN DEDICATED	8.28 AC.	360,758 SF
PASSIVE RECREATION SPACE PROVIDED	18.55 AC.	808,140 SF
ACTIVE RECREATION SPACE PROVIDED	1.54 AC.	67,266 SF



PHASE	GREENWAY (LF)
1	4017
2	0
3	207
4	0
5	285
6	513
7	403

EAST RIVER MASTER DEVELOPMENT CHART									
PHASE	AREA OF PHASE (AC)	% OF OVERALL LOTS	NUMBER OF LOTS	RIGHT OF WAY	MANAGED OPEN SPACE	IMPERVIOUS AREA	% IMPERVIOUS OF OVERALL DEVELOPMENT	PERVIOUS AREA	
OVERALL SITE	68.19	100	310	11.61	40.04	22.05	32.34	42.39	
PHASE 1	26.93	39.49	40	1.61	21.16	3.83	17.37	23.1	
PHASE 2	3.98	5.84	32	1.23	0	2.22	10.07	1.76	
PHASE 3	4.90	7.19	66	1.66	2.13	3.81	17.38	6.98	
PHASE 4	6.41	9.40	29	1.95	5.55	2.88	13.06	3.53	
PHASE 5	9.07	13.30	78	2.1	4.1	4.77	21.63	4.3	
PHASE 6	5.59	8.20	42	1.19	2.61	2.72	12.34	2.87	
PHASE 7	4.27	6.26	23	0.87	2.5	8.75	4.5	8.5	
TOTAL	68.19	100.00	310	11.61	40.04	22.05	100.00	46.34	



GENERAL NOTES:



Client: RIVERMID
114 W. MAIN STREET
CLAYTON, NC 27520

Consultants:

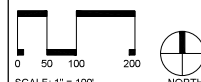
STOKES SURVEYING & MAPPING, PLLC
1425 ROCK QUARRY RD, SUITE 105-B
RALEIGH, NC 27610

MITCHELL ENVIRONMENTAL, PA
1501 LAKESTONE VILLAGE LANE
FUCUAY-JARINA, NC 27526

Vicinity map:

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Seal: PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:

EAST RIVER

Issued for:
**CONSTRUCTION
DOCUMENTS**

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Title:

OVERALL SITE PLAN

Project number: L20035 Sheet #:
Issued Date: 03.17.2021
Drawn by: HN
Approved by: MT