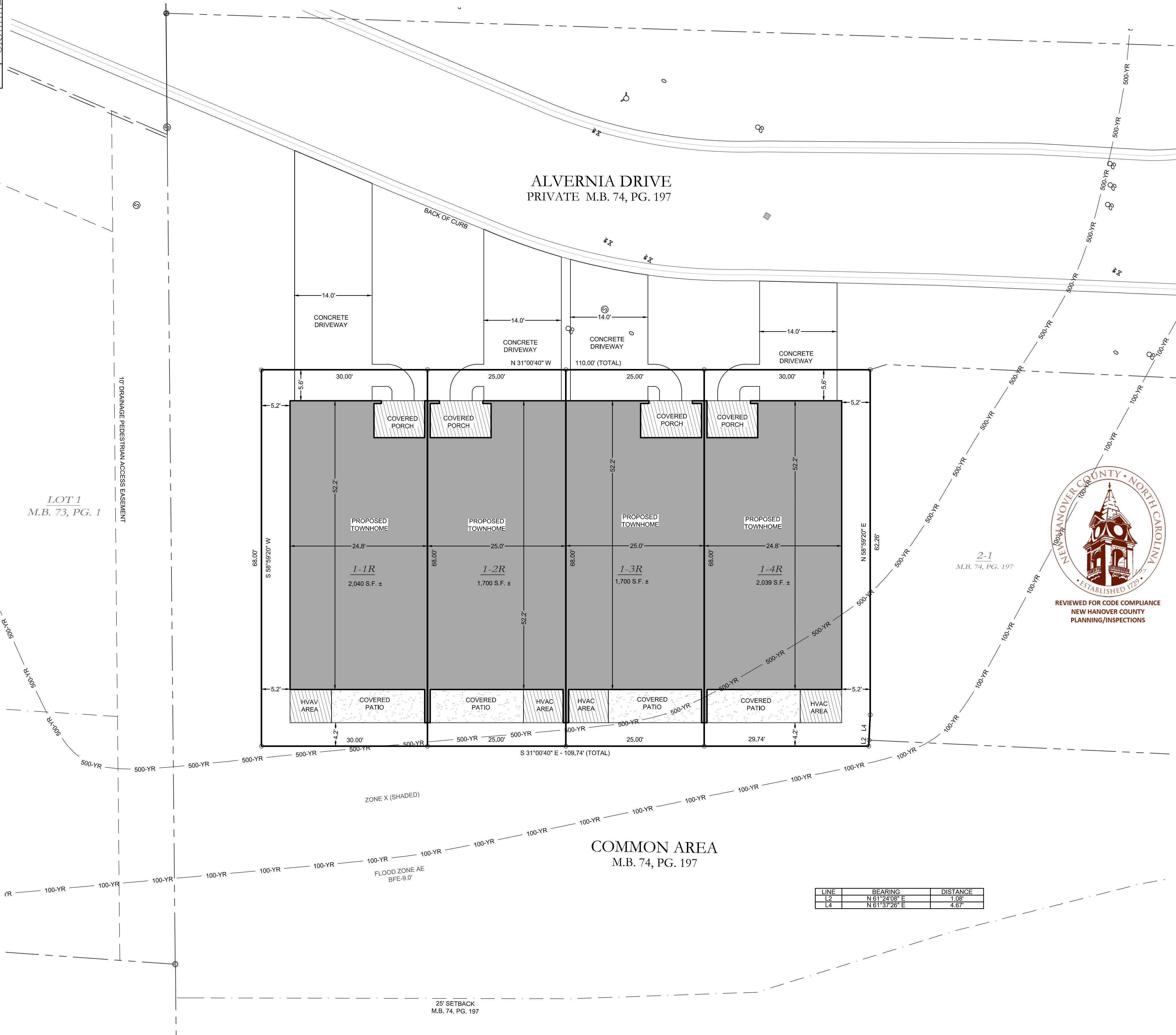


NOTES

- AREAS CALCULATED BY COORDINATE METHOD.
- THIS PARCEL IS LOCATED IN ZONE X AND X-SHADED - NOT A SPECIAL FLOOD HAZARD AREA - AS SHOWN ON FEMA FLOOD MAP NO. 3720321000K BEARING AN EFFECTIVE DATE OF AUGUST 28TH, 2018.
- PROPERTY IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
- PROPERTY IS SUBJECT TO STATE STORMWATER PERMIT NO. SW8 220307.

LEGEND:

- BOUNDARY LINE
- - - ADJOINING BOUNDARY LINE
- CENTERLINE
- FLOOD ZONE AE
- EASEMENT
- SETBACK
- IRP
- IRON ROD SET
- COMPUTED POINT



LOT 1-1R DATA
 PAR ID: R02400-002-579-000
 ADDRESS: 2897 ALVERNIA DR.
 OWNER: STARBOARD DEVELOPMENT LLC
 ZONING: R-15
 IMPERVIOUS SURFACE AREA FOR THIS LOT = 2,071 SQ. FT.
 HOUSE = 1,238± SQ. FT.
 COVERED PORCH = 80± SQ. FT.
 COVERED PATIO = 101± SQ. FT.
 HVAC AREA = 45± SQ. FT.
 DRIVEWAY AND WALKWAY = 627± SQ. FT.
 LOT AREA = 2,040 SQ. FT. ± OR 0.047 AC ±

LOT 1-2R DATA
 PAR ID: R02400-002-580-000
 ADDRESS: 2899 ALVERNIA DR.
 OWNER: STARBOARD DEVELOPMENT LLC
 ZONING: R-15
 IMPERVIOUS SURFACE AREA FOR THIS LOT = 1,881 SQ. FT.
 HOUSE = 1,239± SQ. FT.
 COVERED PORCH = 72± SQ. FT.
 COVERED PATIO = 101± SQ. FT.
 HVAC AREA = 43± SQ. FT.
 DRIVEWAY AND WALKWAY = 428± SQ. FT.
 LOT AREA = 1,700 SQ. FT. ± OR 0.039 AC ±

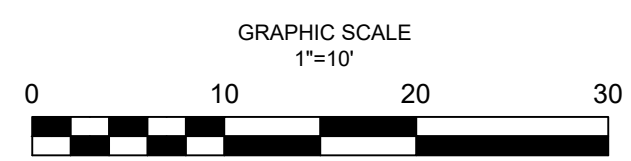
LOT 1-3R DATA
 PAR ID: R02400-002-581-000
 ADDRESS: 2899 ALVERNIA DR.
 OWNER: STARBOARD DEVELOPMENT LLC
 ZONING: R-15
 IMPERVIOUS SURFACE AREA FOR THIS LOT = 1,820 SQ. FT.
 HOUSE = 1,239± SQ. FT.
 COVERED PORCH = 72± SQ. FT.
 COVERED PATIO = 101± SQ. FT.
 HVAC AREA = 43± SQ. FT.
 DRIVEWAY AND WALKWAY = 365± SQ. FT.
 LOT AREA = 1,700 SQ. FT. ± OR 0.039 AC ±

LOT 1-4R DATA
 PAR ID: R02400-002-582-000
 ADDRESS: 2885 ALVERNIA DR.
 OWNER: STARBOARD DEVELOPMENT LLC
 ZONING: R-15
 IMPERVIOUS SURFACE AREA FOR THIS LOT = 1,780 SQ. FT.
 HOUSE = 1,238± SQ. FT.
 COVERED PORCH = 80± SQ. FT.
 COVERED PATIO = 101± SQ. FT.
 HVAC AREA = 45± SQ. FT.
 DRIVEWAY AND WALKWAY = 336± SQ. FT.
 LOT AREA = 2,039 SQ. FT. ± OR 0.047 AC ±

LINE	BEARING	DISTANCE
L2	N 81°24'08" E	1.08'
L4	N 81°37'26" E	4.67'

CERTIFICATE OF ACCURACY AND MAPPING
 I, JOSHUA TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-1600), THIS 30TH DAY OF APRIL, A.D., 2024.

I, JOSHUA TAYLOR, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 Joshua W. Taylor
 JOSHUA TAYLOR, PLS. LICENSE NO. L-5217



REVISIONS:

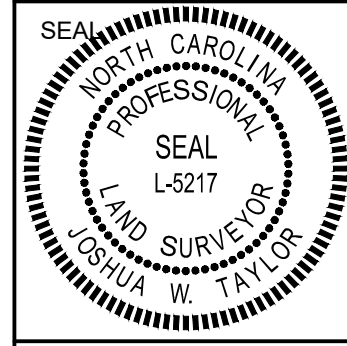
CLIENT INFORMATION:
 COPPER BUILDERS
 5555 FAIRVIEW ROAD
 CHARLOTTE, NC 28209

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

PROPOSED PLOT PLAN
 BUILDING 1
 ALVERNIA DRIVE
 MAP BOOK 74, PAGE 197
 CAPE FEAR TOWNSHIP
 NEW HANOVER COUNTY, NC

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 PRELIMINARY LAYOUT:
 RELEASED FOR CONST.

DRAWING INFORMATION
 04/30/2024
 17:10
 DATE:
 DESIGNED:
 CHECKED:



SHEET 1 OF 1

PEI JOB#: 24119.PE