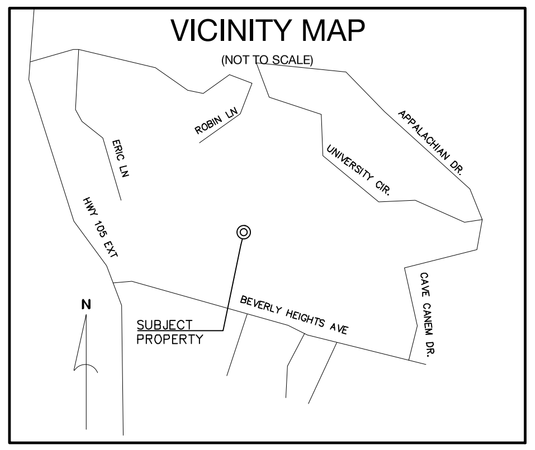
Exhibit 5

SITE NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. SINGLE-PHASE CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION. CONTACT ENGINEER TO CONFIRM IF ADDITIONAL PERMITS ARE NEEDED.
6. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. SIDEWALKS TO MEET ALL ADA/PROWAG STANDARDS. CONTRACTOR TO NOTIFY ENGINEER AFTER FORMING BUT PRIOR TO POURING SIDEWALK. ANY SIDEWALK/CROSSWALK NOT INSTALLED TO REQUIRED STANDARDS SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
9. ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 30' UNLESS OTHERWISE NOTED.
10. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
11. CURB AND GUTTER ON THE HIGH SIDE OF PAVED AREAS AND ROADS SHALL BE CONSTRUCTED WITH SPILLOUT CURB AND GUTTER. CURB AND GUTTER ON THE LOW SIDE SHALL BE CONSTRUCTED WITH STANDARD CURB AND GUTTER; REFER TO SPILLOUT CURB AND GUTTER DETAILS. CURB END TREATMENT SHALL BE APPLIED AT ALL CURB ENDS; REFER TO CURB END TREATMENT DETAIL.
12. PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.





DEVELOPMENT DATA

OWNER/DEVELOPER:	LCD ACQUISITIONS, LLC 315 OCONEE STREET ATHENS, GA 30601
CONTACT:	CHASE POWELL (706) 543-1910
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 84 COXE AVENUE - SUITE 260 ASHEVILLE, NC 28801
CONTACT:	GREGORY R. HOFFMAN, P.E. (828) 252-5388
SURVEYOR:	THREE NOTCH GROUP 122 LYMAN STREET ASHEVILLE, NC 28801
CONTACT:	TREY A. SHRIVER (828) 232-4700
ARCHITECT:	NILES BOLTON ASSOCIATES 3060 PEACHTREE RD NW, SUITE 600 ATLANTA, GA 30305
CONTACT:	CHRISTOPHER R. FORTNER (404) 365-7600

PROJECT DATA

PIN:	2910-36-7347; 2910-46-0833; 2910-46-1791; 2910-46-26; 2910-46-3578
ADDRESS:	115 BEVERLY HEIGHTS AVE
DEED BOOK/PAGE:	502/247; 502/253; 502/538
PROJECT ACREAGE:	23.11± ACRES
CURRENT ZONING:	B3/R3
PROPOSED ZONING:	B-3 CZD
SETBACKS:	
ROAD:	20'
INTERIOR:	17'
DISTURBED AREA:	17.4 AC
LIVABILITY AREA REQUIRED:	1.13 AC
LIVABILITY AREA PROVIDED:	1.18 AC
MAX BUILDING HEIGHT:	45'
PROPOSED UNIT COUNT:	185 UNITS
RECREATION SPACE:	REQUIRED = 1.15 AC (5%) PROVIDED = 5% OF SITE MIN.
	PRE / POST
IMPERVIOUS AREA:	0.24 ACRES (1%) / 7.23 ACRES (31%)
PERVIOUS AREA:	22.87 ACRES (99%) / 15.88 ACRES (69%)
SOLID WASTE:	DUMPSTER/COMPACTOR
PCCO:	PER ORDINANCE

SITE LEGEND

- SETBACK LINE
- ROAD CENTER LINE
- LANDSCAPE BUFFER
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED EARTHEN BERM

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCGO.COM

811 Know what's below. Call before you dig.

NORTH

MASTER SITE PLAN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

84 COXE AVENUE - SUITE 260
ASHEVILLE, NC 28801
PHONE (828) 252-5388

110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
PHONE (864) 242-0972

52 WALNUT STREET - SUITE 9
WAKE FOREST, NC 27587
PHONE (828) 452-2410

Civil Design Concepts, PA
www.cdcgo.com
NCBELS #: C-2184 SCLLR #: 4736

NO.	DESCRIPTION	DATE	BY

I, CAROLINE R. HOFFMAN, PE, NC PE #050371, AM AUTHORIZED UNDER THE LAWS OF NORTH CAROLINA TO ENGAGE IN THE PRACTICE OF ENGINEERING. THESE PLANS ARE PROGRESS DRAWINGS AND ARE NOT FOR CONSTRUCTION PURPOSES.

MASTER SITE PLAN FOR:

WALK AT BOONE

LCD ACQUISITIONS, LLC - TOWN OF BOONE, NORTH CAROLINA

DRAWN BY: MP
CDC PROJECT NO.: 26036
XXX PERMIT NO. XXXX

SHEET
C200