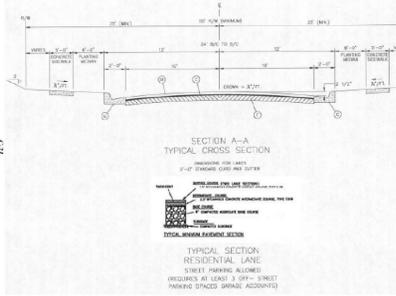
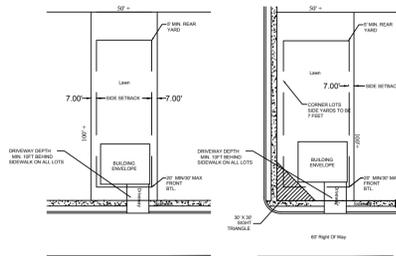
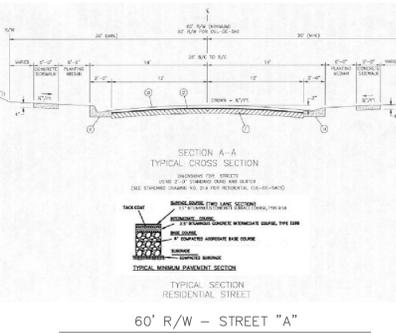


SINGLE FAMILY DETACHED LOTS



50' R/W - STREET "B", CUMBERLAND DR, CAMBRIDGE DR
SCALE: N.T.S.



60' R/W - STREET "A"
SCALE: N.T.S.

- GENERAL NOTES:**
- REQUIRED FIRE FLOW, 1,000 GPM @ 20 PSI. HYDRANTS ARE TO BE WITHIN 400 FEET OF EACH HOME.
 - ACCESS AND WATER SUPPLY SHALL BE ESTABLISHED AND MAINTAINED PRIOR TO VERTICAL CONSTRUCTION. (NEPA 241)
 - APPROVED FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. ACCESS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. (FC 503.1.1)
 - ACCESS ROADS ARE REQUIRED TO BE 20 FEET WIDE MEASURED PAVEMENT TO EDGE OF PAVEMENT AND 26 FEET WIDE IF THE BUILDING HEIGHT IS GREATER THAN 30 FEET TO ROOF PEAK. (FC D103.6.1) NOTE: ALL ROADS WITH HYDRANTS INSTALLED ARE REQUIRED TO BE 26 FEET IN WIDTH. (FC D103.1)
 - FIRE HYDRANTS SHALL BE PROVIDED WITH A TRAVEL DISTANCE AS DETERMINED BY APPENDIX C TABLE C105.1 (FC TABLE C105.1) NOTE: DISTANCE VARIES BASED UPON NEEDED FIRE FLOW.
 - FIRE HYDRANTS SHALL BE PLACED NOT GREATER THAN 200 FEET FROM THE END OF EACH CUL DE SAC. (FC TABLE C105.1)
 - WATER MAINS AND HYDRANTS INSTALLED SHALL BE DESIGNED FOR FLOW AND DURATION AS REQUIRED IN APPENDIX B TABLE 105.1 (FC)
 - MINIMUM FIRE FLOW IS 1,000 GPM @ 20 PSI. FOR DWELLINGS. DWELLINGS OVER 3,600 S.F. NEEDED FIRE FLOW ARE TO BE BASED ON TABLE B105.1 (FC APPENDIX B)
 - CUL DE SAC RADIUS FOR RESIDENTIAL INSTALLATION SHALL BE 38'6" (FC)
 - RESIDENTIAL PROJECTS HAVING MORE THAN 100 DWELLING SHALL BE EQUIPPED WITH 2 SEPARATE AND REMOTE FIRE ACCESS ROADS. (FC D106.1)
 - THE REQUIRED TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROAD SHALL BE 42 FEET. (FC D103.3)
 - RESIDENTIAL PROJECTS MAY ONLY HAVE 29 HOMES ON EACH CUL DE SAC. A GREATER NUMBER REQUIRES A SECOND ACCESS CONNECTION.

- ENVIRONMENTAL NOTES:**
- DEVELOPER WILL BE REQUIRED TO PROVIDE A BMP ACCESS EASEMENT IN AND AROUND ANY BMPs USED FOR STORMWATER TREATMENT AND DETENTION AND EXECUTE A MAINTENANCE AGREEMENT.

- LANDSCAPE/BUFFER NOTES:**
- NO PLANTINGS REQUIRED FOR THE 8'-FT TYPE A BUFFER LOCATED WITHIN FLOODWAY/FLOODPLAIN. DEVELOPER TO ENSURE AREA REMAINS UNDISTURBED IN ORDER TO KEEP THE EXISTING NATURAL BUFFER IN PLACE.

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PROJECT DATA:
 PROPOSED SUBDIVISION NAME: DAVIS CREEK SUBDIVISION
 DEVELOPER: AREY PROPERTIES
 1401 EAST 7TH ST, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28204
 704-782-6800
 DESIGNER: AMICUS PARTNERS, PLLC
 7140 WEDDINGTON RD, SUITE 140
 CONCORD, NORTH CAROLINA 28027
 704-573-1621

CONDITIONS FOR REZONING:
 NO OUTSIDE STORAGE, NO VINYL SIDING, HOA SHALL MAINTAIN ALL ACTIVE AND PASSIVE OPEN SPACES AS WELL AS THE BMP EASEMENT AREA.

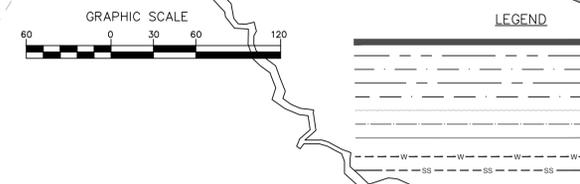
PROJECT DATA:
 PARCEL NUMBERS (NOW OR FORMERLY): 5517077683
 CURRENT ZONING: CZ-C-1
 PROPOSED ZONING: RESIDENTIAL COMPACT CD
 SITE ACREAGE: 15.30 ACRES
 PROPOSED USE: SINGLE FAMILY DETACHED
 PROPOSED DENSITY: 2.87 DENSITY UNITS PER ACRE
 PROPOSED BUILDING TYPE: SINGLE FAMILY RESIDENTIAL

PROJECT DATA:
 PROPOSED LOTS : 44 LOTS
 LOT WIDTH 50' MIN
 LOT DEPTH 100' - 210'
 TOTAL ROAD LENGTH
 = +/- 2,511 LINEAR FEET
 TOTAL ACREAGE IN RIGHT-OF-WAY
 = +/- 2.89 ACRES

DEVELOPMENT STANDARDS:
 LOT SIZE RANGE: 5,000 SQ. FT. - 12,081 SQ. FT.
 MINIMUM LOT SIZE: 5,000 SQ. FT.
 MAXIMUM LOT SIZE: 12,081 SQ. FT.
 LOT WIDTH RANGE: 50 FEET - 70 FEET
 MINIMUM LOT WIDTH: 50 FEET
 MAXIMUM LOT WIDTH: +/- 70 FEET
 LOT DEPTH RANGE: 100 FEET - 185 FEET
 MINIMUM LOT DEPTH: 100 FEET
 MAXIMUM LOT DEPTH: +/- 185 FEET
DEVELOPMENT STANDARDS:
 BUILD TO LINE: 20'-30'
 SIDE YARD: 7'
 REAR YARD: 5'
 OPEN SPACE REQUIRED
 15.30 ACRES X 10% = 1.53 ACRES
 ACTIVE OPEN SPACE REQUIRED
 44 LOTS X 0.025 ACRES/LOT = 1.1 ACRES
 ACTIVE OPEN SPACE PROVIDED = 1.12 ACRES
 TOTAL OPEN SPACE PROVIDED = 2.06 ACRES



VICINITY MAP
NOT TO SCALE



Firm License # P-1191
 7140 Weddington Road
 Suite 140
 Concord, NC 28027
 Civil Site Design
 Low Impact Development
 Small-Scale Building Design
 Telephone: 704.573.1621
 Facsimile: 704.248.7951

PRELIMINARY
NOT FOR
CONSTRUCTION

DAVIS CREEK SUBDIVISION
 HARRISBURG, NORTH CAROLINA
 FOR:
 AREY PROPERTIES

Project Number: 17.17.165
 Date: 01/03/2018
 Drawn By: CMM
 Checked By: NRP

Revisions:

01-03-18	ORIGINAL SUBMITTAL
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Sheet Title:

54FT
LOTS

Sheet No:

C-2.0