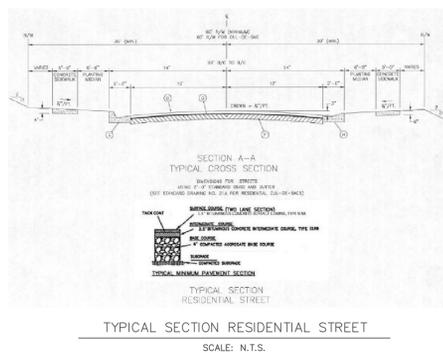
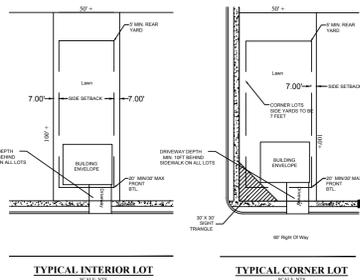


PROJECT DATA: PROPOSED SUBDIVISION NAME: DAVIS CREEK SUBDIVISION DEVELOPER: AREY PROPERTIES 1401 EAST 7TH ST, SUITE 200 CHARLOTTE, NORTH CAROLINA 28204 704-782-6800 DESIGNER: AMICUS PARTNERS, PLLC 7140 WEDDINGTON RD, SUITE 140 CONCORD, NORTH CAROLINA 28027 704-573-1621	PROJECT DATA: PARCEL NUMBERS (NOW OR FORMERLY): 5517077683 ZONING: CZ-C-1 SITE ACREAGE: 15.30 ACRES PROPOSED USE: SINGLE FAMILY DETACHED PROPOSED DENSITY: 3.13 DENSITY UNITS PER ACRE PROPOSED BUILDING TYPE: SINGLE FAMILY RESIDENTIAL	PROJECT DATA: PROPOSED LOTS: 48 LOTS LOT WIDTH 50' MIN LOT DEPTH 100' - 210' TOTAL ROAD LENGTH = +/- 2,482 LINEAR FEET	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	DEVELOPMENT STANDARDS: BUILD TO LINE: 20'-30' SIDE YARD: 7' REAR YARD: 5' PASSIVE OPEN SPACE = 0.15 ACRES ACTIVE OPEN SPACE = 1.64 ACRES INACCESSIBLE OPEN SPACE = 1.11 ACRES TOTAL OPEN SPACE = 2.90 ACRES
---	---	--	--	---

SINGLE FAMILY DETACHED LOTS



- 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. (NFPA 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 BUILDINGS 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.

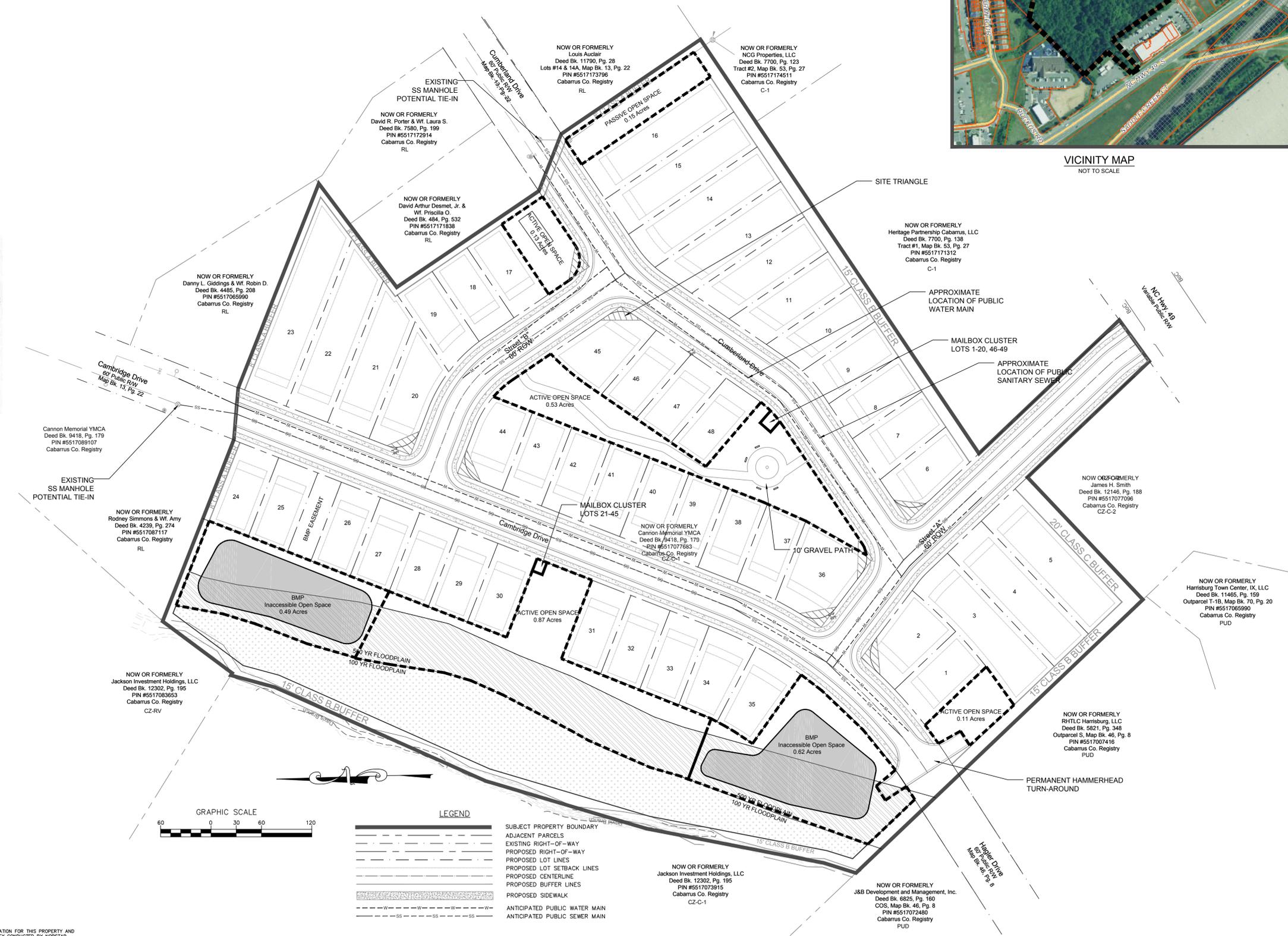
COPYRIGHT © 2017, AMICUS PARTNERS, PLLC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, OR ADDITIONS OR OMISSIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF AMICUS ENGINEERING, IS STRICTLY PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, AS APPROVED BY THE ENGINEER SHALL BE CONSIDERED TO BE VALID. THE COPIES REFERENCED: ALL PARCEL AND BOUNDARY INFORMATION FOR THIS PROPERTY AND ADJACENT PROPERTIES REFERENCED FROM A SURVEY CONDUCTED BY NORSTAR LAND SURVEYING. PROPERTY DIMENSIONS AND COORDINATES FOR PROPERTY REFERENCED FROM A SURVEY CONDUCTED BY NORSTAR LAND SURVEYING.



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

Seals:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



**DAVIS CREEK SUBDIVISION
 HARRISBURG, NORTH CAROLINA**

FOR:
AREY PROPERTIES

Project Number: 17.17.165
 Date: 11/14/2017
 Drawn By: CMM
 Checked By: NRP

Revisions:

1	1-14-17	ORIGINAL SUBMITTAL
---	---------	--------------------

Sheet Title:

**SITE
 PLAN**

Sheet No:

C-2.0