

OPEN SPACE SUMMARY

TOTAL SITE AREA: 5.507 ACRES (TOTAL)
 BUILT UPON AREA (BUA): 17.4%

SITE AREA (PIN #: 007-25-107) 5.401 ACRES (235,247.18-SQFT.)
 AREA ACQUIRED (PIN #: 007-25-120) 0.420 ACRES (18,300-SQFT.)
 50-FT NCDOT PUBLIC RIGHT-OF-WAY 0.314 ACRES (13,660-SQFT.)
 PROPOSED PUBLIC RIGHT-OF-WAY 0.387 ACRES (16,838-SQFT.)

PROPERTY AREA = SITE AREA + AREA ACQUIRED - EXISTING RIGHT-OF-WAY - PROPOSED RIGHT-OF-WAY
 PROPERTY AREA = 235,247-SQFT. + 18,300-SQFT. - 13,660-SQFT. - 16,838-SQFT. = 223,049-SQFT. (5.121 ACRES)

REQUIRED OPEN SPACE: 70% OF 5.121 ACRES = 3.584 ACRES
 PROPOSED OPEN SPACE: 3.584 AC. OPEN SPACE/5.121 AC TOTAL = 70.0%
 (PER DPO REQUIREMENTS 7.5.1.A.4 OVERHEAD UTILITY EASEMENTS ARE NOT PERMITTED TO COUNT TOWARDS OPEN SPACE REQUIREMENTS)

REQUIRED UNDISTURBED OPEN SPACE: PER TOWN OF DAVIDSON PLANNING ORDINANCE 20.5.3, A PROJECT WITH LESS THAN 24% BUILT-UPON AREA SHALL INCLUDE AS UNDISTURBED OPEN SPACE WITHIN THE BOUNDARIES OF THE PROJECT A MINIMUM OF 25% OF THE PROJECT AREA.

REQUIRED UNDISTURBED OPEN SPACE: 25% X 5.121 ACRES = 1.280 ACRES
 PROVIDED UNDISTURBED OPEN SPACE: 1.374 ACRES (26.80%)

DIERDRA A. GARDNER
 PIN # 00725111
 DEED BOOK 6772 PAGE 466

DEVELOPMENT SUMMARY

ZONING: RURAL PLANNING AREA
 DEVELOPMENT OPT A: 1 UNIT PER ACRE + 70% OPEN SPACE
 SITE AREA: 5.507 ACRES (TOTAL)

SITE AREA (PIN #: 007-25-107) 5.401 ACRES (235,247.18-SQFT.)
 AREA ACQUIRED (PIN #: 007-25-120) 0.420 ACRES (18,300-SQFT.)
 50-FT NCDOT PUBLIC RIGHT-OF-WAY 0.314 ACRES (13,660-SQFT.)
 PROPOSED PUBLIC RIGHT-OF-WAY 0.387 ACRES (16,838-SQFT.)

TOTAL SITE AREA = 235,247-SQFT. + 18,300-SQFT. - 13,660-SQFT. = 239,887-SQFT. (5.507 ACRES)

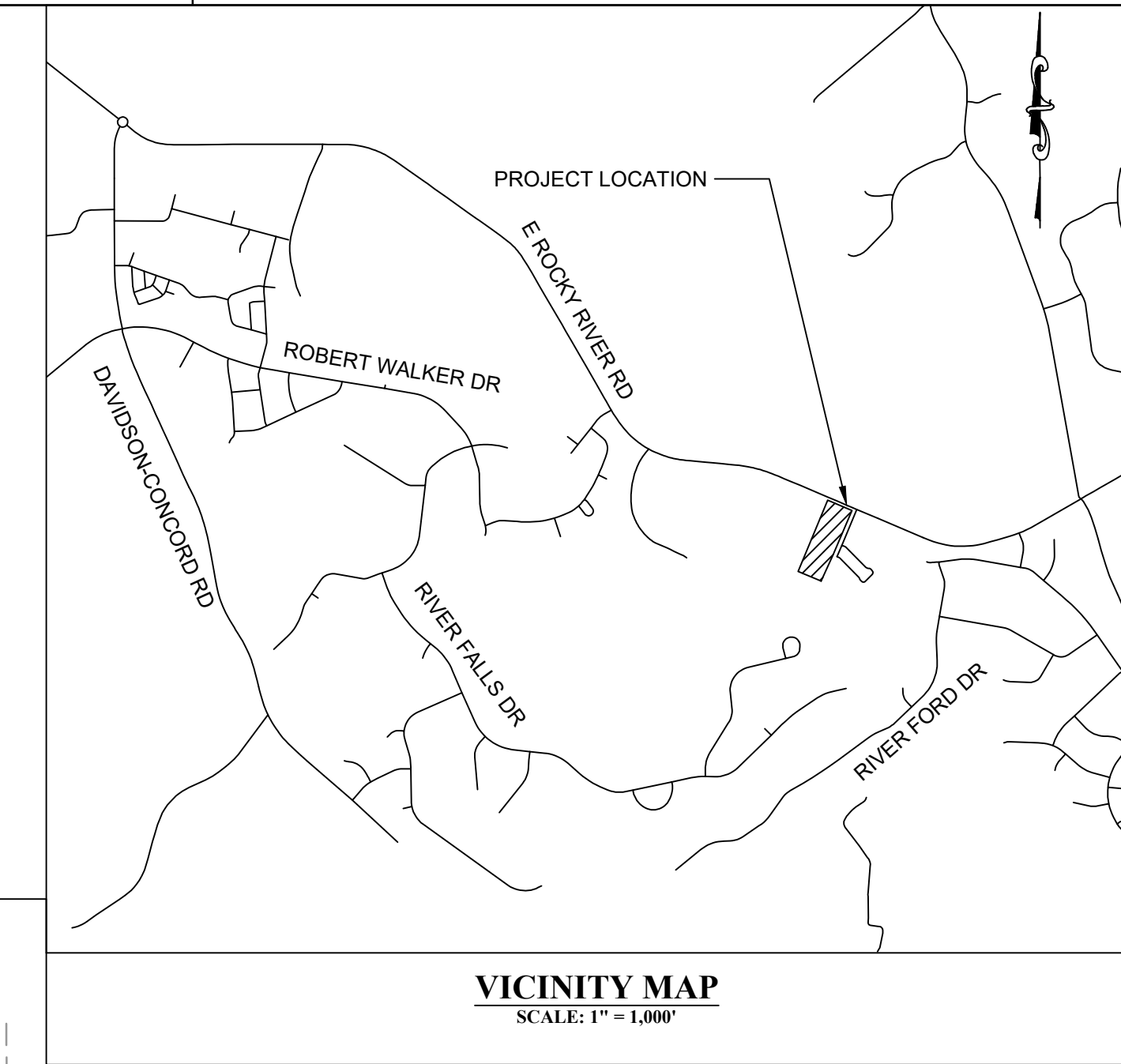
NUMBER OF UNITS: 5.507/1 = 6 PERMITTED, 6 UNITS PROPOSED

PROPOSED ROAD IMPROVEMENTS TO GENERALLY FOLLOW PROPOSED TYPICAL SECTIONS AS SHOWN ON SHEET EXH-02. SUBJECT TO ORDINANCE REQUIREMENTS AND PLANNING DIRECTOR APPROVAL DURING THE CONSTRUCTION DOCUMENT APPROVAL PROCESS.

LOT ORIENTATION: LOTS 1 THROUGH 6 TO FACE ROAD A

DRIVEWAY ORIENTATION: DRIVEWAY FOR ALL LOTS SHALL COME FROM ROAD A

DRIVEWAY CULVERTS: DRIVEWAY CULVERTS AND APRONS ARE THE RESPONSIBILITY OF THE DEVELOPER OR BUILDER AND SHALL BE BONDED PRIOR TO FINAL PLAT APPROVAL.



Dewberry

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 Phone: 704.509.9918
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 NCBELS #F-0929

ROCKY RIVER ROAD DEVELOPMENT

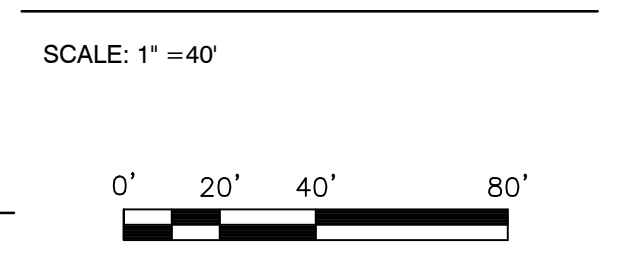
MASTER PLAN SCHEMATIC DESIGN

DAVIDSON, NORTH CAROLINA

SEAL

10/16/2020

KEY PLAN



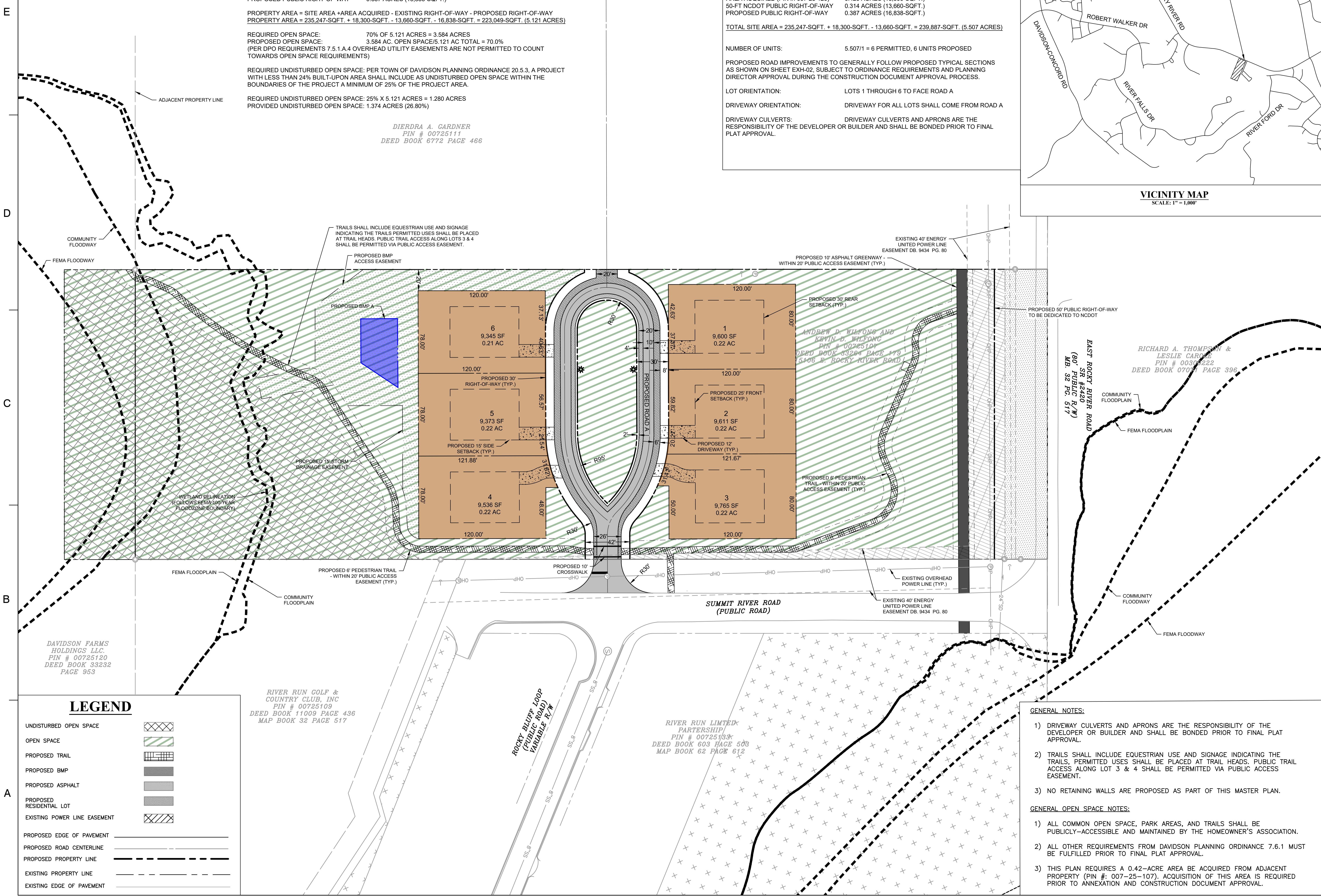
NO.	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN BY: MTK
 APPROVED BY: BML
 CHECKED BY: BML
 DATE: OCTOBER 15, 2020
 TITLE:

CONCEPTUAL SKETCH PLAN

PROJECT NO. 50111960

EXH-01



LEGEND

- UNDISTURBED OPEN SPACE
- OPEN SPACE
- PROPOSED TRAIL
- PROPOSED BMP
- PROPOSED ASPHALT
- PROPOSED RESIDENTIAL LOT
- EXISTING POWER LINE EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT

GENERAL NOTES:

- DRIVEWAY CULVERTS AND APRONS ARE THE RESPONSIBILITY OF THE DEVELOPER OR BUILDER AND SHALL BE BONDED PRIOR TO FINAL PLAT APPROVAL.
- TRAILS SHALL INCLUDE EQUESTRIAN USE AND SIGNAGE INDICATING THE TRAILS, PERMITTED USES SHALL BE PLACED AT TRAIL HEADS. PUBLIC TRAIL ACCESS ALONG LOT 3 & 4 SHALL BE PERMITTED VIA PUBLIC ACCESS EASEMENT.
- NO RETAINING WALLS ARE PROPOSED AS PART OF THIS MASTER PLAN.

GENERAL OPEN SPACE NOTES:

- ALL COMMON OPEN SPACE, PARK AREAS, AND TRAILS SHALL BE PUBLICLY-ACCESSIBLE AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL OTHER REQUIREMENTS FROM DAVIDSON PLANNING ORDINANCE 7.6.1 MUST BE FULFILLED PRIOR TO FINAL PLAT APPROVAL.
- THIS PLAN REQUIRES A 0.42-ACRE AREA BE ACQUIRED FROM ADJACENT PROPERTY (PIN #: 007-25-107). ACQUISITION OF THIS AREA IS REQUIRED PRIOR TO ANNEXATION AND CONSTRUCTION DOCUMENT APPROVAL.

DAVIDSON FARMS HOLDINGS LLC.
 PIN # 00725120
 DEED BOOK 33232
 PAGE 953

RIVER RUN GOLF & COUNTRY CLUB, INC
 PIN # 00725109
 DEED BOOK 11009 PAGE 436
 MAP BOOK 32 PAGE 517

ROCKY BLUFF LOOP (PUBLIC ROAD)
 VARIABLE R/W

RIVER RUN LIMITED PARTNERSHIP
 PIN # 00725133
 DEED BOOK 603 PAGE 612
 MAP BOOK 62 PAGE 612

ANDREW D. WILSON AND KEVIN D. WILSON
 PIN # 00725107
 DEED BOOK 33204 PAGE 179
 5106 E. ROCKY RIVER ROAD

RICHARD A. THOMPSON & LESLIE CAROSE
 PIN # 00308222
 DEED BOOK 07007 PAGE 396

EAST ROCKY RIVER ROAD
 SR #2240
 (90' PUBLIC R/W)
 MB 32 PG. 517