

SETBACK NOTES:

- ALL FRONT YARD SETBACKS BASED ON ADJACENT HOMES WITHIN 500' PER TOWN OF DAVIDSON ZONING REQUIREMENTS.
- ALL LOTS FOR SINGLE FAMILY HOMES TO HAVE MINIMUM 20' REAR YARD SETBACK.
- ALL LOTS FOR SINGLE FAMILY HOMES TO HAVE MINIMUM 5' SIDE YARD SETBACK AND MINIMUM SIDE YARD SETBACKS TO TOTAL 30% OF LOT WIDTH.

OPEN SPACE:

TOTAL EXISTING SITE AREA:	4.56 ACRES
PROPOSED COMMON OPEN SPACE:	0.81 ACRES
REQUIRED COMMON OPEN SPACE:	10.0%
REQUIRED UNDISTURBED OPEN SPACE:	17.5%
PROPOSED COMMON OPEN SPACE:	17.8%

LOT SCHEDULE:

WIDTH(FT)	QTY	COMMENT
50-60	2	SINGLE FAMILY HOMES, LOTS 2-3
60-70	4	SINGLE FAMILY HOMES, LOTS 4-7
90-100	1	SINGLE FAMILY HOMES, LOT 1
>100	1	SINGLE FAMILY HOMES, LOT 8
TH	8	TOWNHOMES, LOTS 9-16

PHASING:

PHASE III : LOT 1
PHASE IV : LOTS 2-16

LANDSCAPING LEGEND

- SMALL MATURING TREE
- LARGE MATURING TREE

STORMWATER MANAGEMENT NOTES:

- ONSITE STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS AS SET FORTH IN TOWN OF DAVIDSON POST-CONSTRUCTION STORM WATER ORDINANCE.
- THE FINAL STORM ROUTING WILL BE BASED UPON THE FINAL LOCATION OF ON-SITE FEATURES.
- BMP'S WERE PRELIMINARILY SIZED TO CONTAIN THE DIFFERENCE IN VOLUME BETWEEN THE PREDEVELOPMENT AND POST DEVELOPMENT 50 YEAR STORMS AND THE WATER QUALITY VOLUME. THE BMP WAS ALSO SIZED TO HOLD AN APPROXIMATED VOLUME FOR WATER QUALITY VOLUME, CHANNEL PROTECTION VOLUME, AND PERMANENT POOL VOLUME. THE APPROX. REQUIRED STORAGE VOLUME IS 53,000 CF (50 YR POST DEVELOPMENT VOLUME) - 39,400 CF (PRE-DEVELOPMENT VOLUME) = 13,600 CF

TREE SAVE NOTES

- TOTAL PARCEL AREA IS 198,634 SQUARE FEET. PER SECTION 9.3.1, 2 LARGE MATURING TREES ARE REQUIRED PER 7,000 SQUARE FEET, OR A TOTAL OF 57 LARGE MATURING TREES. THE MINIMUM TREE COVERAGE REQUIREMENT MAY BE MET THROUGH THE PRESERVATION OF EXISTING VEGETATION, NEW TREE PLANTINGS, OR A COMBINATION OF BOTH; HOWEVER, EVERY REASONABLE EFFORT SHOULD BE MADE TO MEET THE MINIMUM TREE COVERAGE REQUIREMENT THROUGH THE PRESERVATION OF EXISTING TREES WITHIN PRIMARY CONSERVATION AREAS. NEW STREET TREES ARE NOT COUNTED TOWARDS MEETING THIS REQUIREMENT. PRIOR TO THE FINAL PLAT APPROVAL OF PHASE IV, THE APPLICANT WILL PROVIDE A SURVEY SHOWING THE LARGE MATURING TREES WHICH ARE BEING PRESERVED, AS WELL AS PLAN FOR NEW PLANTINGS ON INDIVIDUAL BUILDING LOTS. THE TOWN OF DAVIDSON MAY PLACE AN OCCUPANCY HOLD ON INDIVIDUAL BUILDING LOTS WHICH WILL BE RELEASED UPON ONE OF THE FOLLOWING: (A) VERIFICATION THAT THE TYPE AND QUANTITY OF TREES (MINIMUM 3 INCH CALIPER) HAVE BEEN PLANTED, OR (B) A PAYMENT OF \$500 FOR EACH TREE WHICH HAS NOT BEEN PLANTED ON THE INDIVIDUAL BUILDING LOT. IT IS THE INTENT OF THE APPLICANT TO COMPLY VIA OPTION (A), ALTHOUGH OPTION (B) IS TO BE ACCEPTED BY THE TOWN OF DAVIDSON. IF OPTION (B) IS EXERCISED, PAYMENTS WILL BE USED BY THE TOWN OF DAVIDSON TO PLANT MINIMUM 3 INCH CALIPER LARGE MATURING TREES, PREFERABLY WITHIN THE VILLAGE INFILL PLANNING AREA

DRAINAGE AREA CALCULATIONS

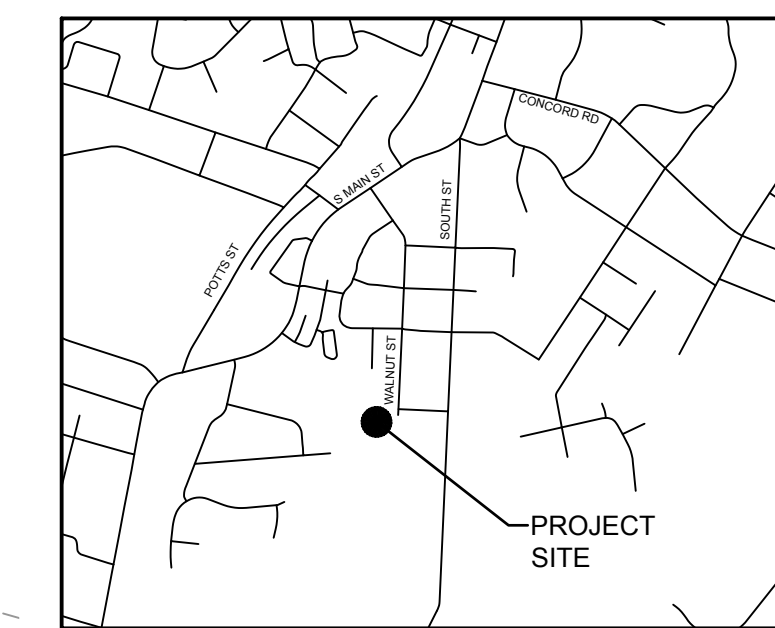
TOTAL DRAINAGE AREA: TO BMP: 3.39 AC	
PRE-DEVELOPMENT: DRAINAGE AREA: 3.39 AC CN: 69 TC: 11 MIN. Q50: 13 CFS VOLUME: 39,400 CF APPROX. STORAGE = 53,000 CF (POST) - 39,400 CF (PRE) = 13,600 CF	POST-DEVELOPMENT: DRAINAGE AREA: 3.39 AC CN: 80 TC: 5 MIN. Q50: 22 CFS VOLUME: 53,000 CF

IMPERVIOUS AREA CALCULATIONS

PRE-DEVELOPMENT:	POST-DEVELOPMENT:
PERVIOUS: 4.53 AC (99.4%)	PERVIOUS: 3.07 AC (67.3%)
IMPERVIOUS: 0.03 AC (0.6%)	IMPERVIOUS: 1.49 AC (32.7%)
TOTAL: 4.56 AC	TOTAL: 4.56 AC

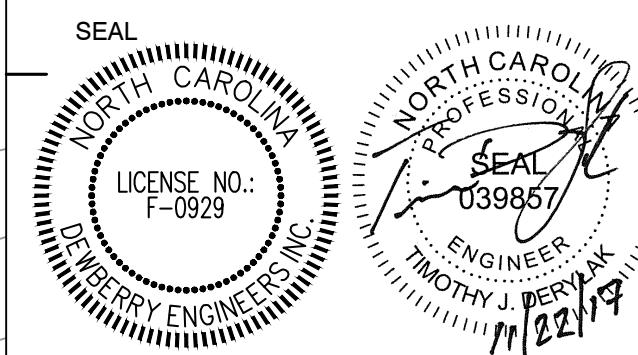
SITE PLAN DATA TABLE

PROJECT NAME: DAVIDSON SPRINGS PHASE III & IV
 PARCEL NUMBERS: 007-05-121, 007-05-122, 007-05-123
 TOTAL ACRES: 4.56 AC
 TOTAL SQUARE FEET: 198,634 SF
 PRINCIPAL USES: SINGLE FAMILY RESIDENTIAL VILLAGE INFILL
 EXISTING ZONING DISTRICT: N/A
 PERCENTAGE OF BUA ALLOWED: 32.7%
 PERCENTAGE OF BUA ESTIMATED: 2018
 TIME FRAME: ROCKY RIVER LAKE NORMAN
 STREAM WATERSHED: REGULATED DRINKING WATERSHEDS:



Dewberry Engineers Inc.
 9300 Harris Corner Parkway
 Suite 220
 Charlotte, NC 28269
 Phone: 704.509.9918
 Fax: 704.509.9937
 NCBELS #F-0929

DAVIDSON SPRINGS
 PHASE III & IV
 DAVIDSON, NORTH CAROLINA



KEY PLAN

NO.	DATE	BY	DESCRIPTION

REVISIONS
 DRAWN BY: BML
 APPROVED BY: TJD
 CHECKED BY: TJD
 DATE: NOVEMBER 21, 2017
 TITLE: MASTER PLAN

PROJECT NO. 50098744

1 OF 1

E
D
C
B
A

