

VICINITY MAP  
NO SCALE

LEGEND

- EIR EXISTING IRON ROD (PROPERTY CORNER)
- EIP EXIST IRON PIPE (PROPERTY CORNER)
- ISS IRON STAKE SET (PROPERTY CORNER)
- CP COMPUTED POINT (PROPERTY CORNER)
- LP EXISTING LIGHT POLE
- PP EXISTING POWER POLE
- GUT--- EXISTING GUT WIRE
- OHE--- EXISTING OVERHEAD ELECTRICAL
- 234--- EXISTING CONTOUR
- EXISTING NATURAL GAS LINE

NOTES

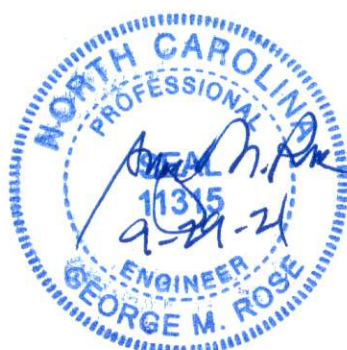
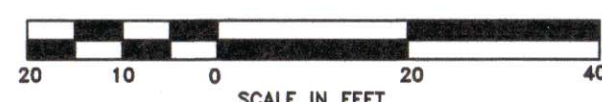
- TOTAL AREA IN ORIGINAL TRACT = 43,643 SF = 1.00 ACRES  
TOTAL AREA IN RECOMBINED TRACT (SF-6 ZONING) = 41,746 SF = 1.10 ACRES
- OWNER/DEVELOPER:  
RAMSEY PLAZA, LLC (ARASH AINOLHAYAT)  
3711 RAMSEY STREET  
FAYETTEVILLE, NC 28311  
sub1130@tchoco.com  
910-411-3030
- REFERENCE: DB 10305 PG 564; PB 102 PG 114
- REID NO. 0407305808000
- EXISTING IMPERVIOUS SURFACES:  
CONCRETE 3062 SF  
CONCRETE FOOTING 250 SF  
TOTAL = 3,312 SF = 0.08 ACRES

0407303904000  
SHORTSLEEVES REAL ESTATE LLC  
DB 113066 PG 823  
ZONED SF-6

0407315207000  
LUHARIE PROPERTIES LLC  
DB 10313 PG 161  
ZONED SF-15

0407305808000  
RAMSEY PLAZA, LLC  
DB 10305 PG 564  
ZONED LC

EXISTING CONDITIONS  
SCALE 1" = 20'



REVISIONS

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LITTLE DRIVE TOWNHOUSES  
2860 LITTLE DRIVE  
FAYETTEVILLE, NC

EXISTING CONDITIONS

DATE: SEP 2021

DRAWN BY: GMR

CHECKED: GMR

SCALE: NOTED

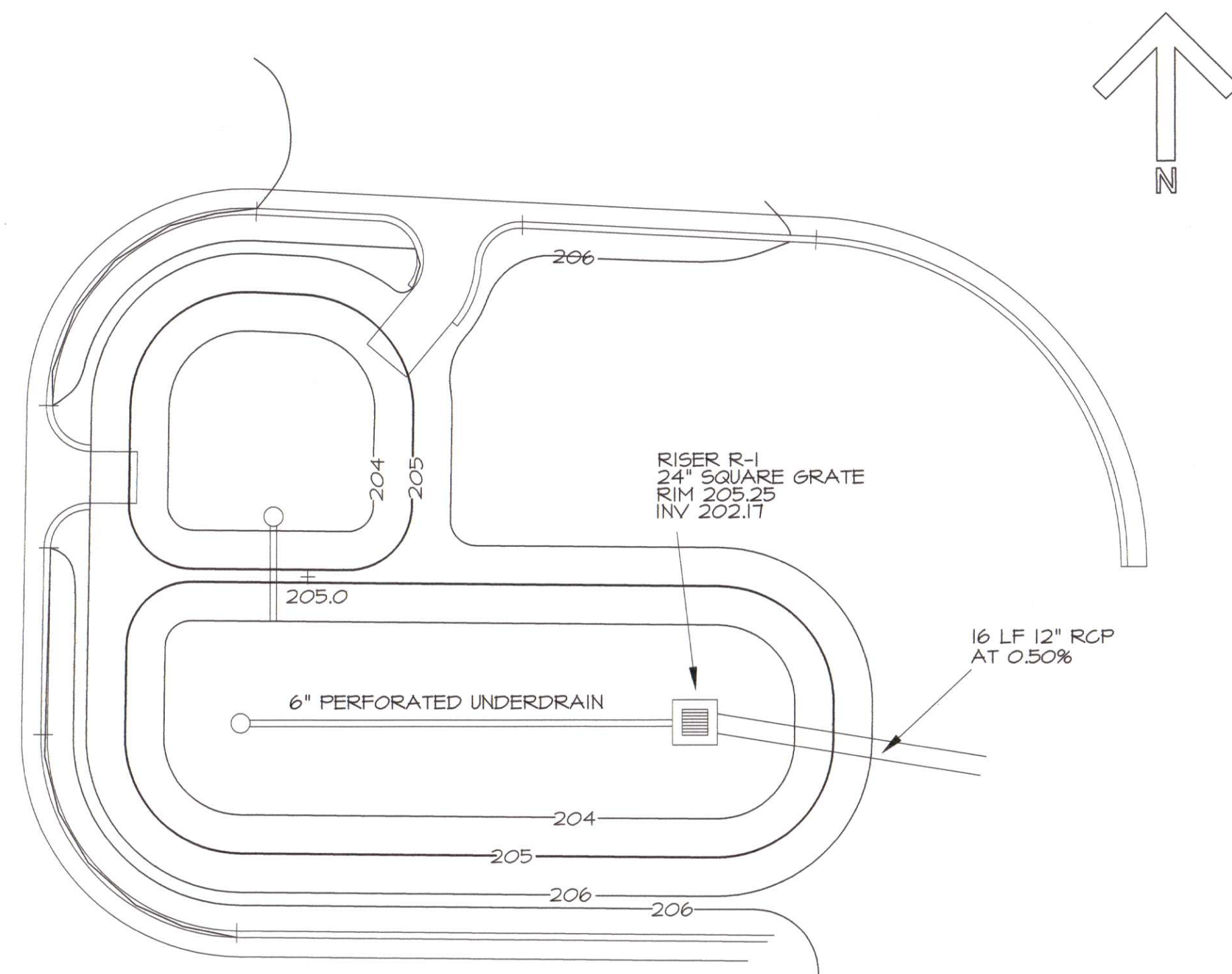
SHEET NO.

SP1

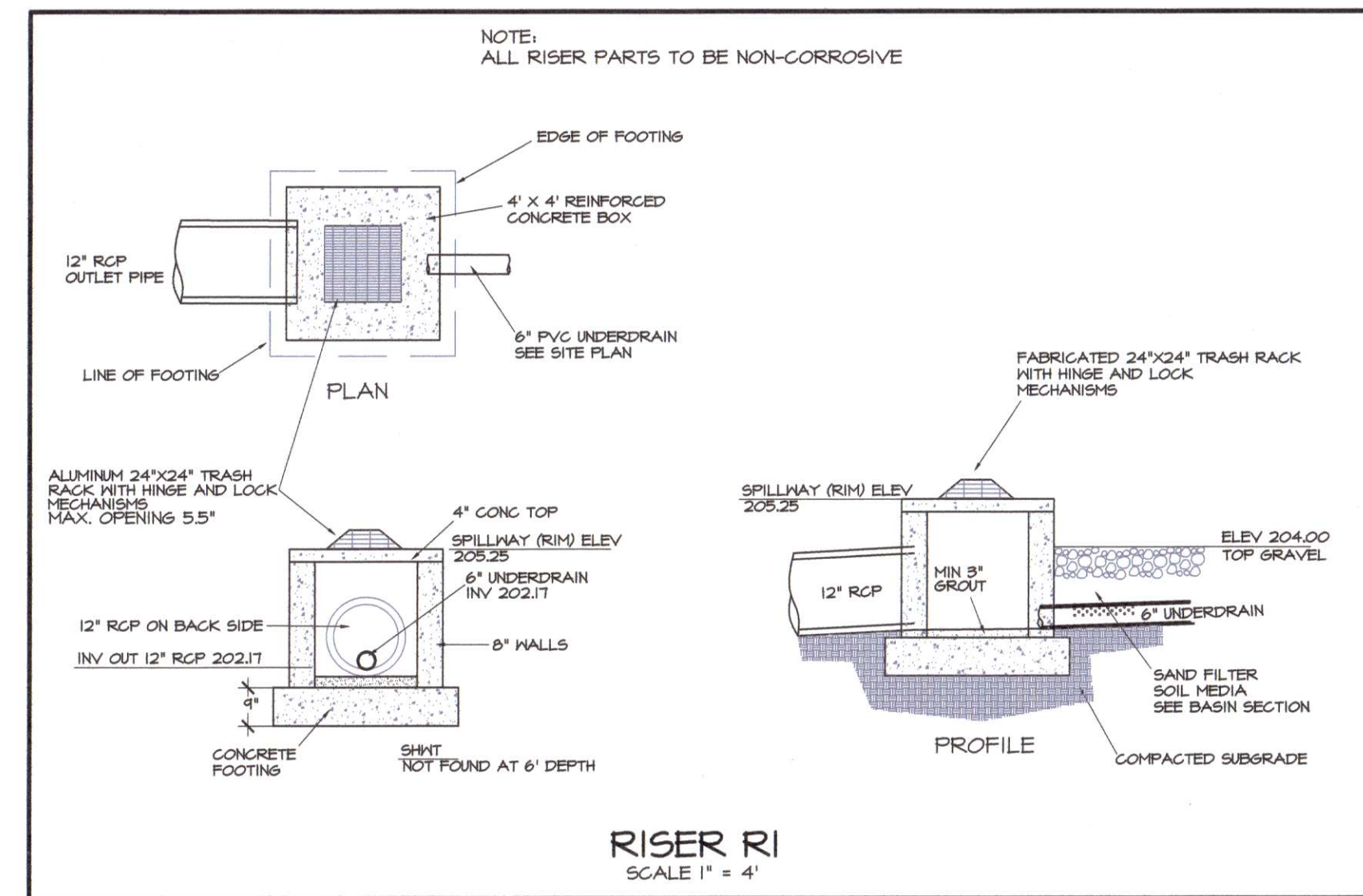








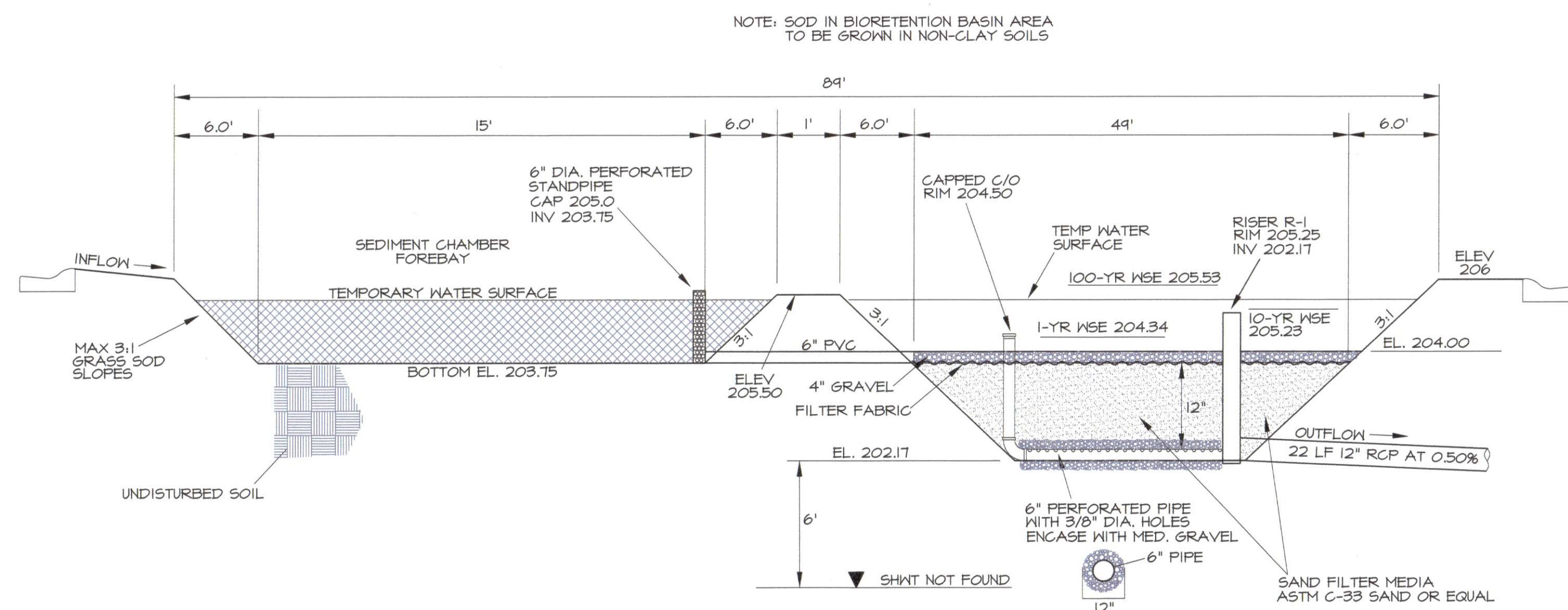
BASIN PLAN  
SCALE 1" = 10'



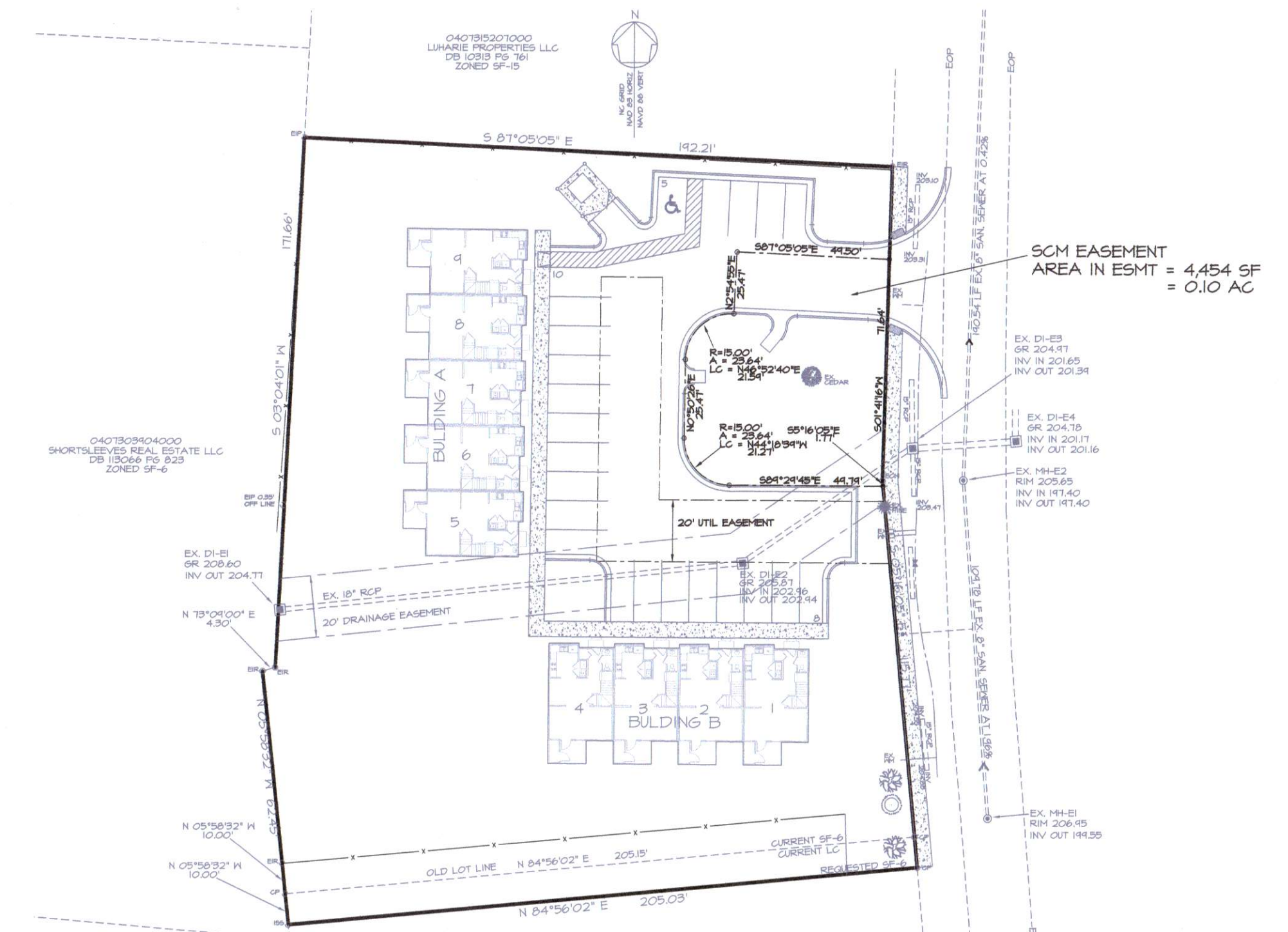
RISER R-1  
SCALE 1" = 4'

#### SAND FILTER MAINTENANCE

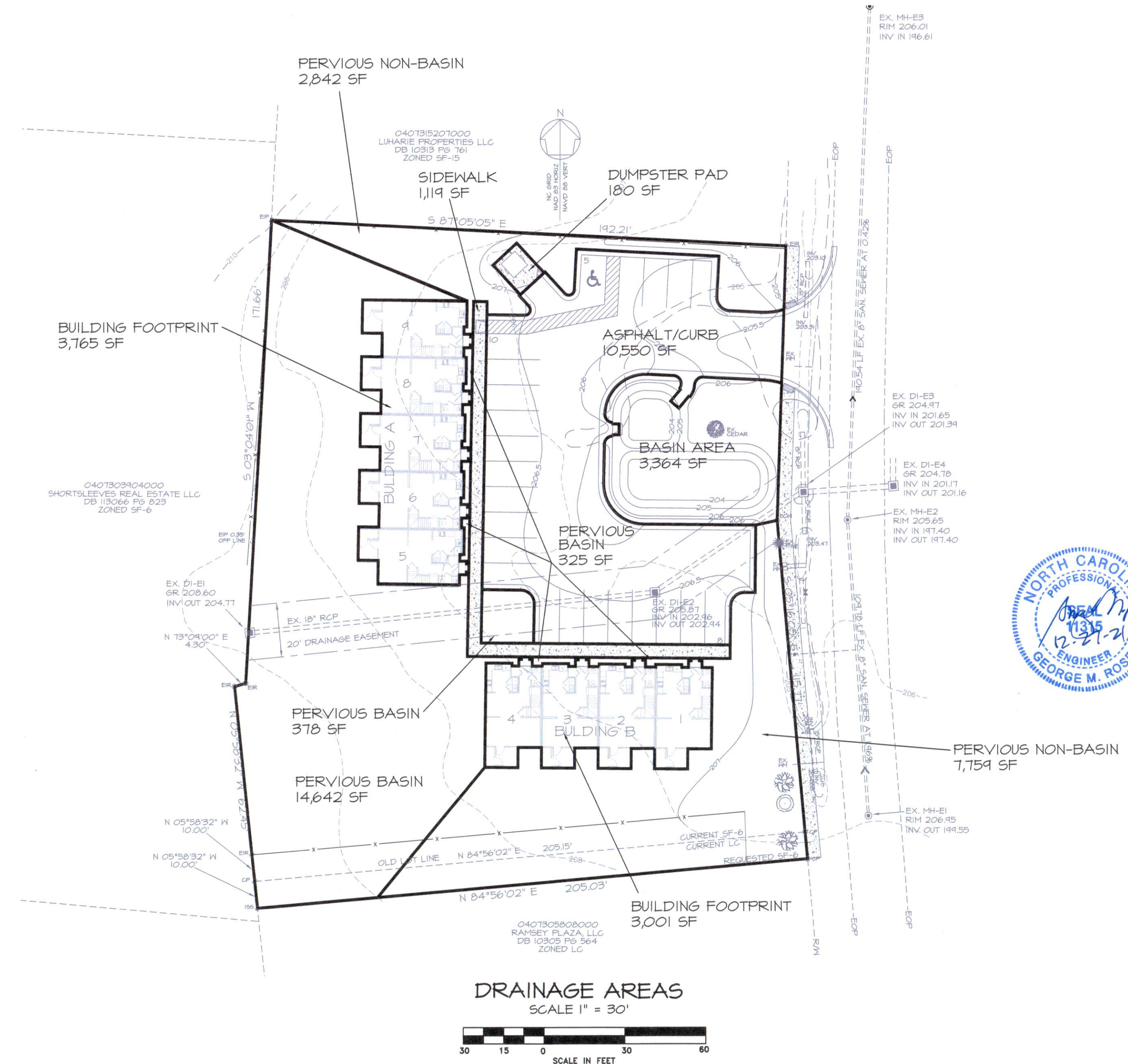
- SAND FILTER TO BE INSPECTED AT LEAST EVERY QUARTER AND SHALL BE MAINTAINED AS NEEDED TO REMOVE SURFACE SEDIMENT ACCUMULATION, TRASH, DEBRIS AND LEAF LITTER TO PREVENT THE FILTER AND STANDPIPE FROM CLOGGING.
- CLEAN OUT SEDIMENT FROM FOREBAY/SEDIMENTATION CHAMBER WHEN IT ACCUMULATES TO A DEPTH OF MORE THAN 6 INCHES.
- RISER AND OUTLETS SHALL BE CHECKED ANNUALLY AT A MINIMUM FOR DAMAGE OR DEGRADATION.
- SKIM THE SAND MEDIA AT LEAST ONCE A YEAR. REPLACE THE SAND FILTER MEDIA WHENEVER IT FAILS TO FUNCTION PROPERLY AFTER MAINTENANCE.
- MAINTAIN OPERATION AND MAINTENANCE RECORDS IN A KNOWN SET LOCATION.



SECTION A-A  
OPEN BOTTOM SAND FILTER  
NO SCALE



DRAINAGE, UTILITY AND SCM EASEMENTS  
SCALE 1" = 40'



DRAINAGE AREAS  
SCALE 1" = 30'

REVISIONS:  
A-11-21 MOVE SOUTHERN LINE  
11-15-21 RISER DETAIL, ESM15

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LITTLE DRIVE TOWNHOUSES  
FAYETTEVILLE, NC  
2860 LITTLE DRIVE  
STORMWATER AREAS AND DETAILS

DATE: NOV 2021

DRAWN BY: GMR

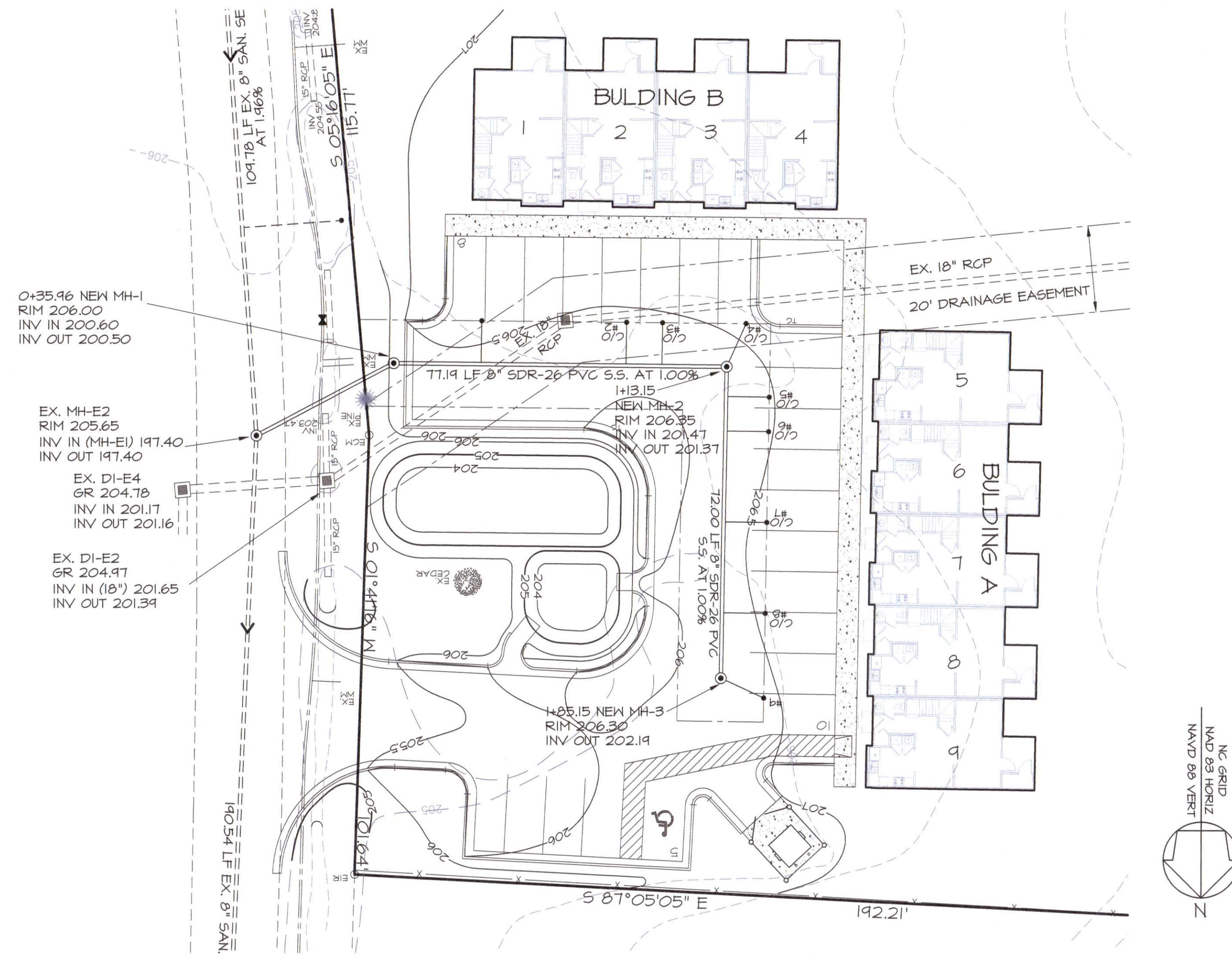
CHECKED: GMR

SCALE: NOTED

SHEET NO.

SP3



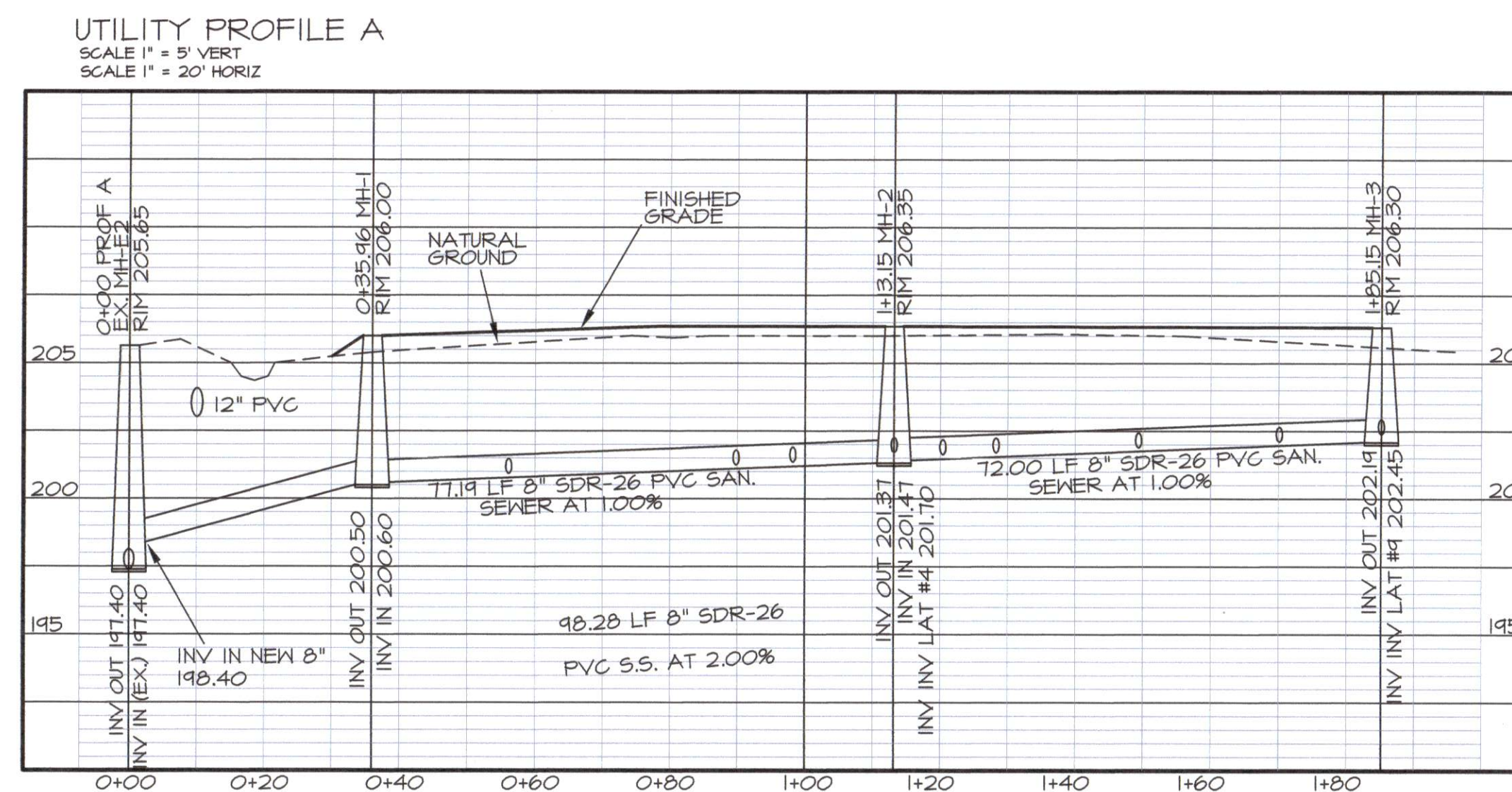


0+35.96 NEW MH-1  
RIM 206.00  
INV IN 200.60  
INV OUT 200.50

EX. MH-E2  
RIM 205.65  
INV IN (MH-E1) 197.40  
INV OUT 197.40

EX. DI-E4  
GR 204.78  
INV IN 201.17  
INV OUT 201.16

EX. DI-E2  
GR 204.97  
INV IN (18") 201.65  
INV OUT 201.34



REVISIONS

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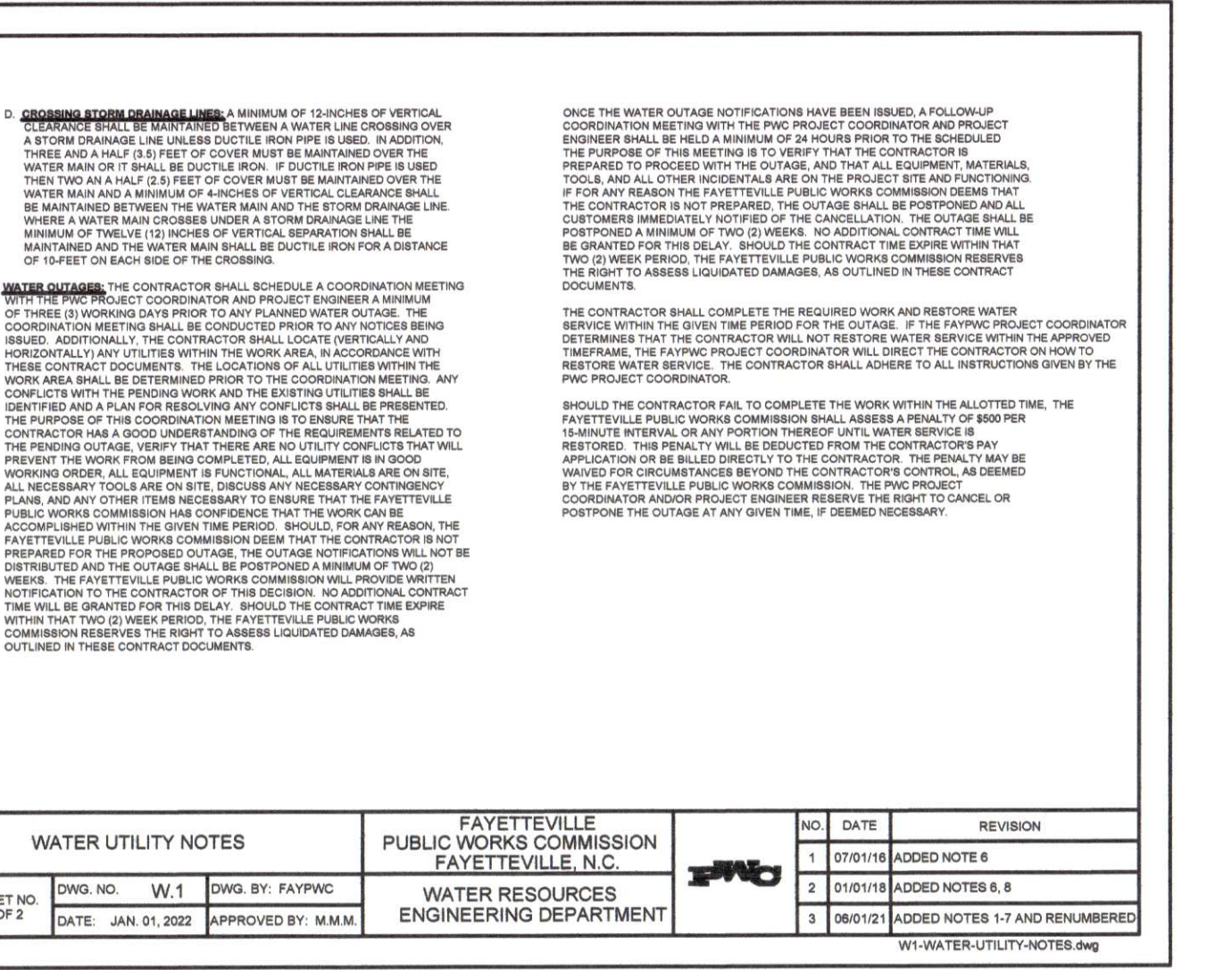
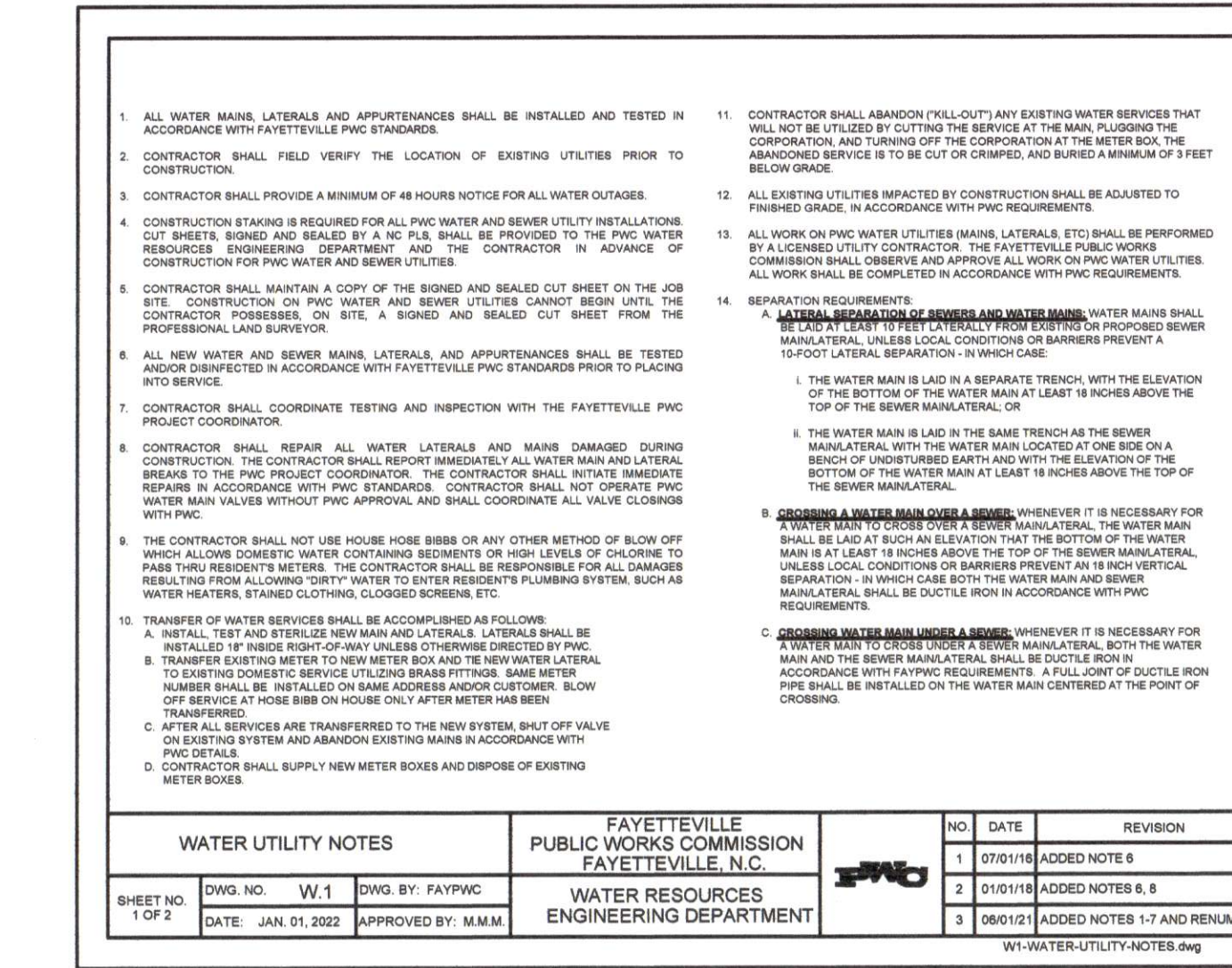
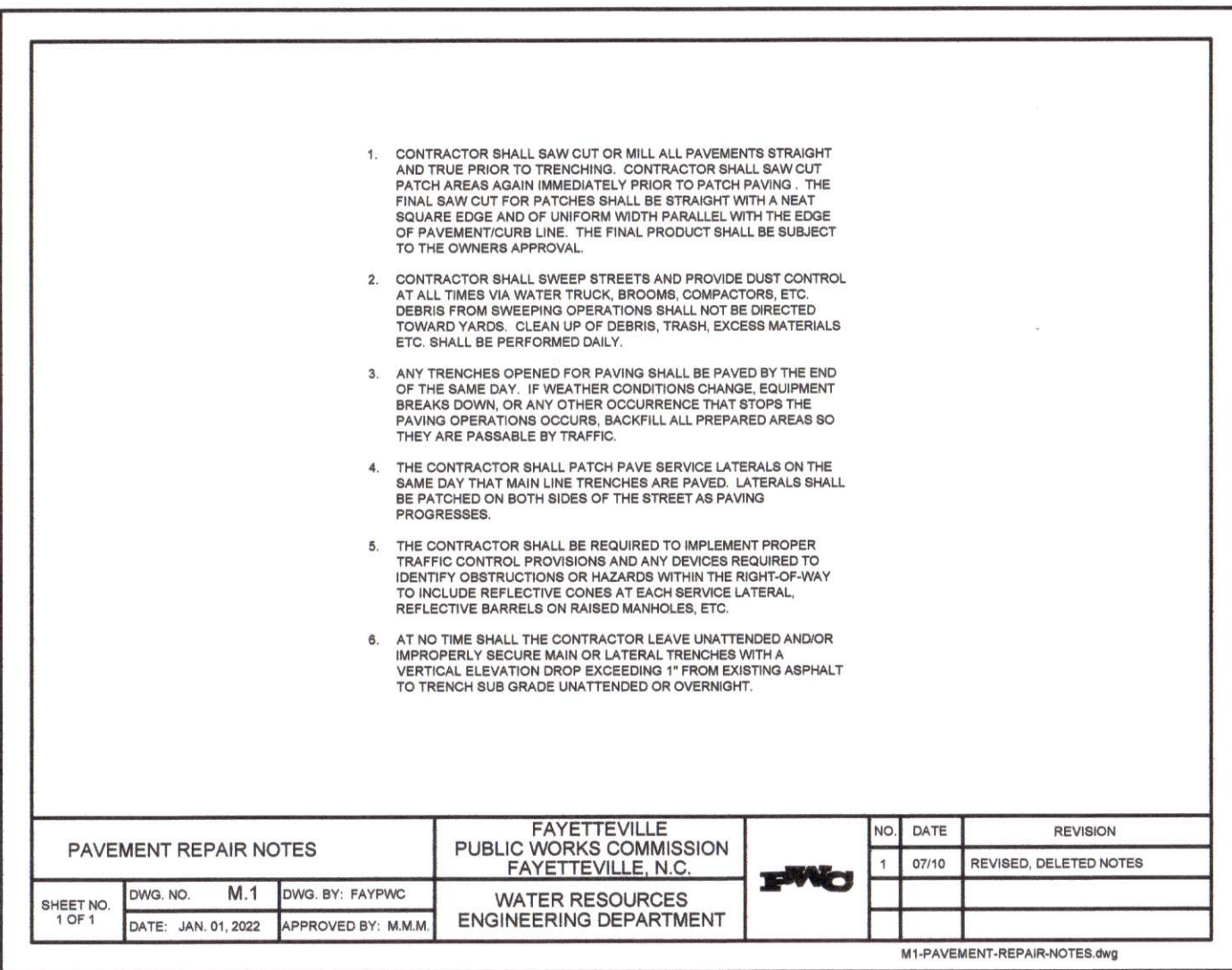
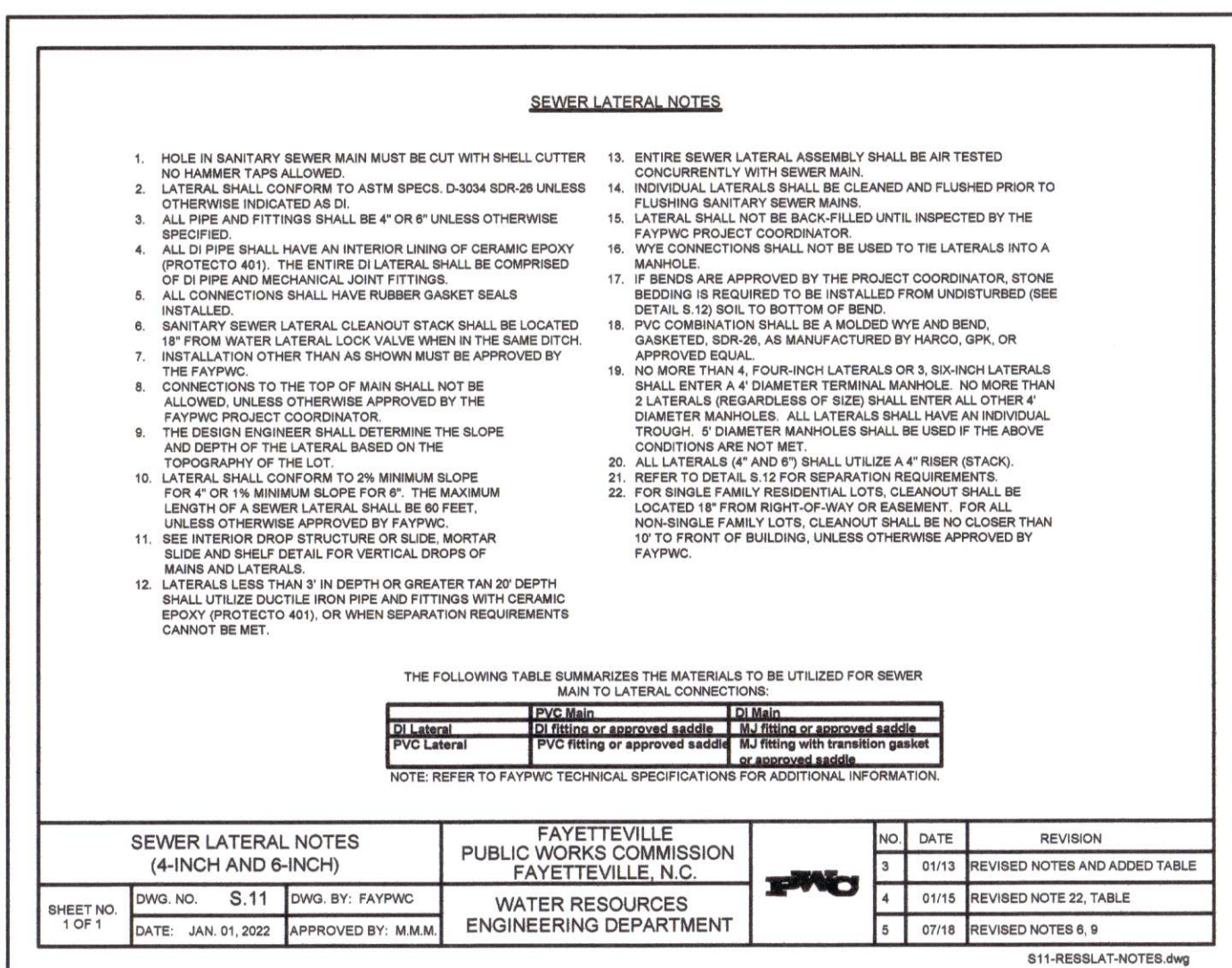
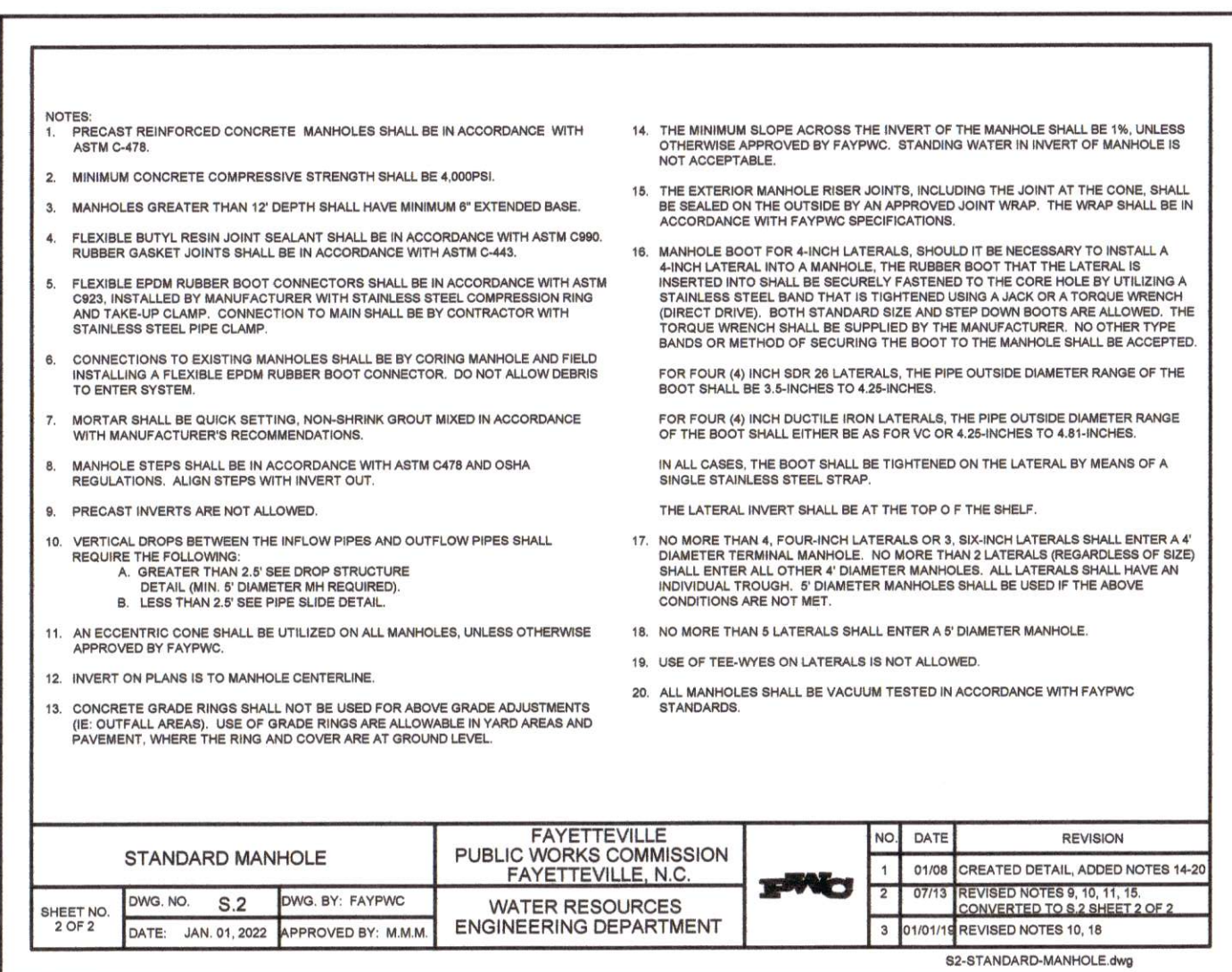
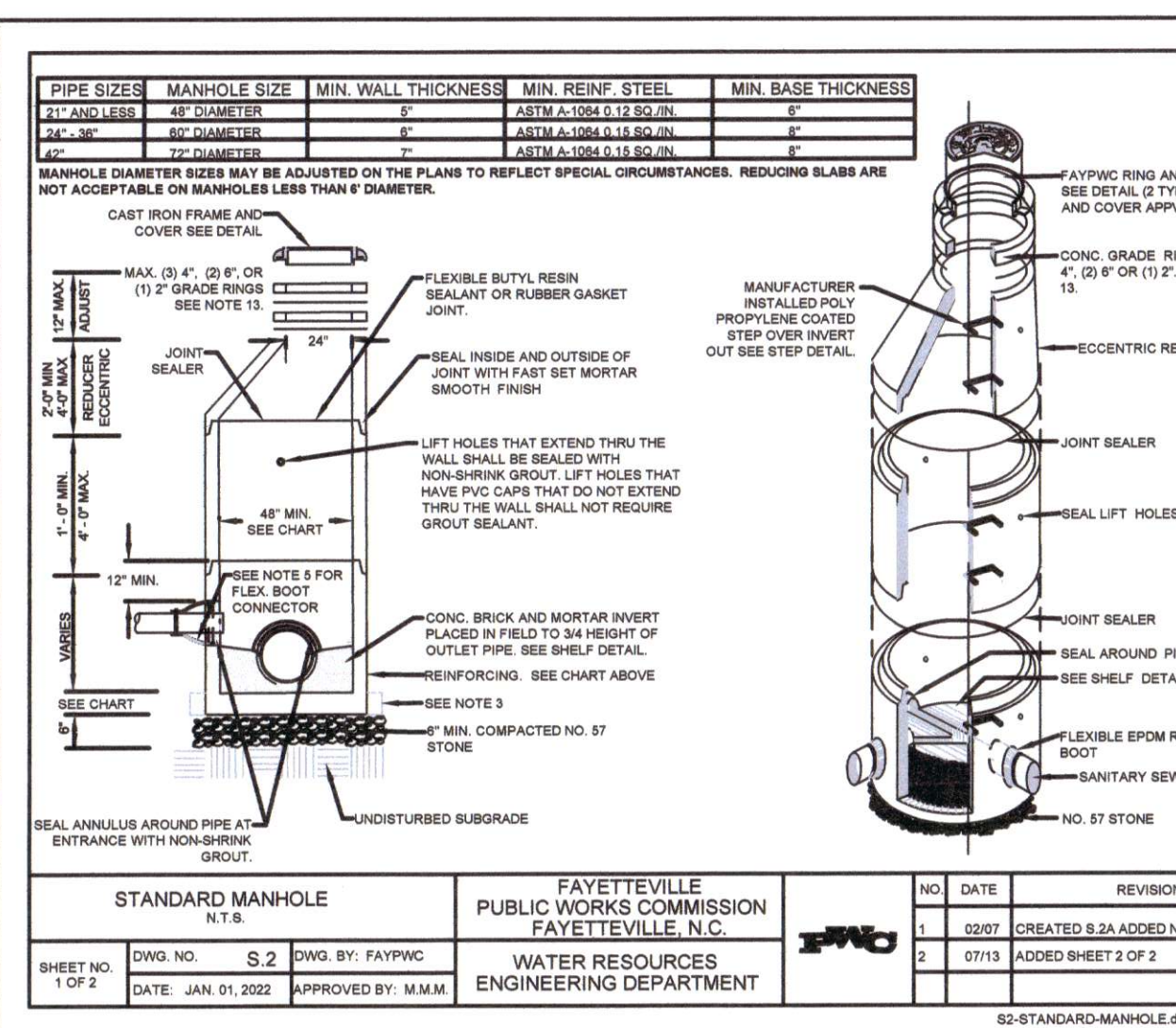
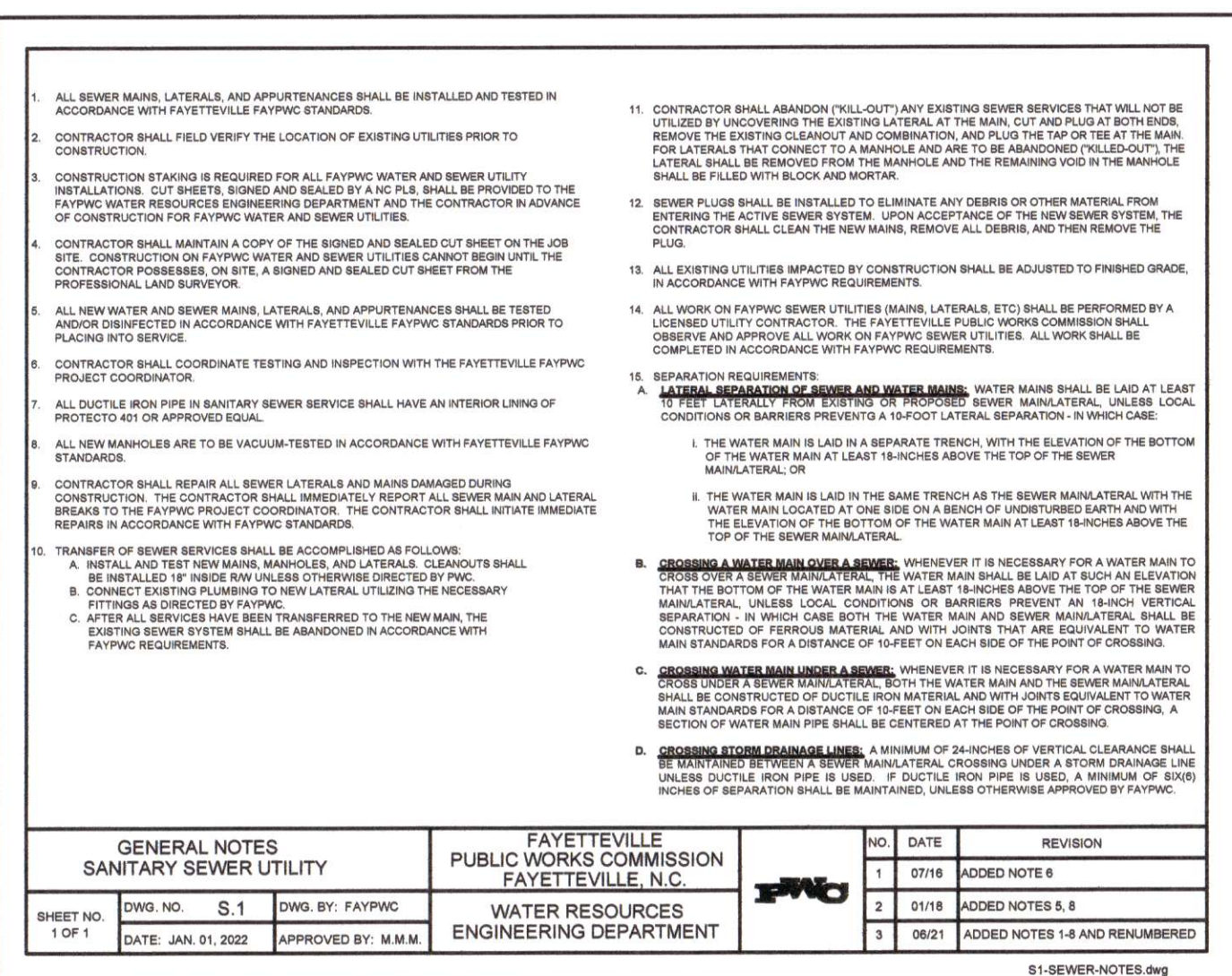
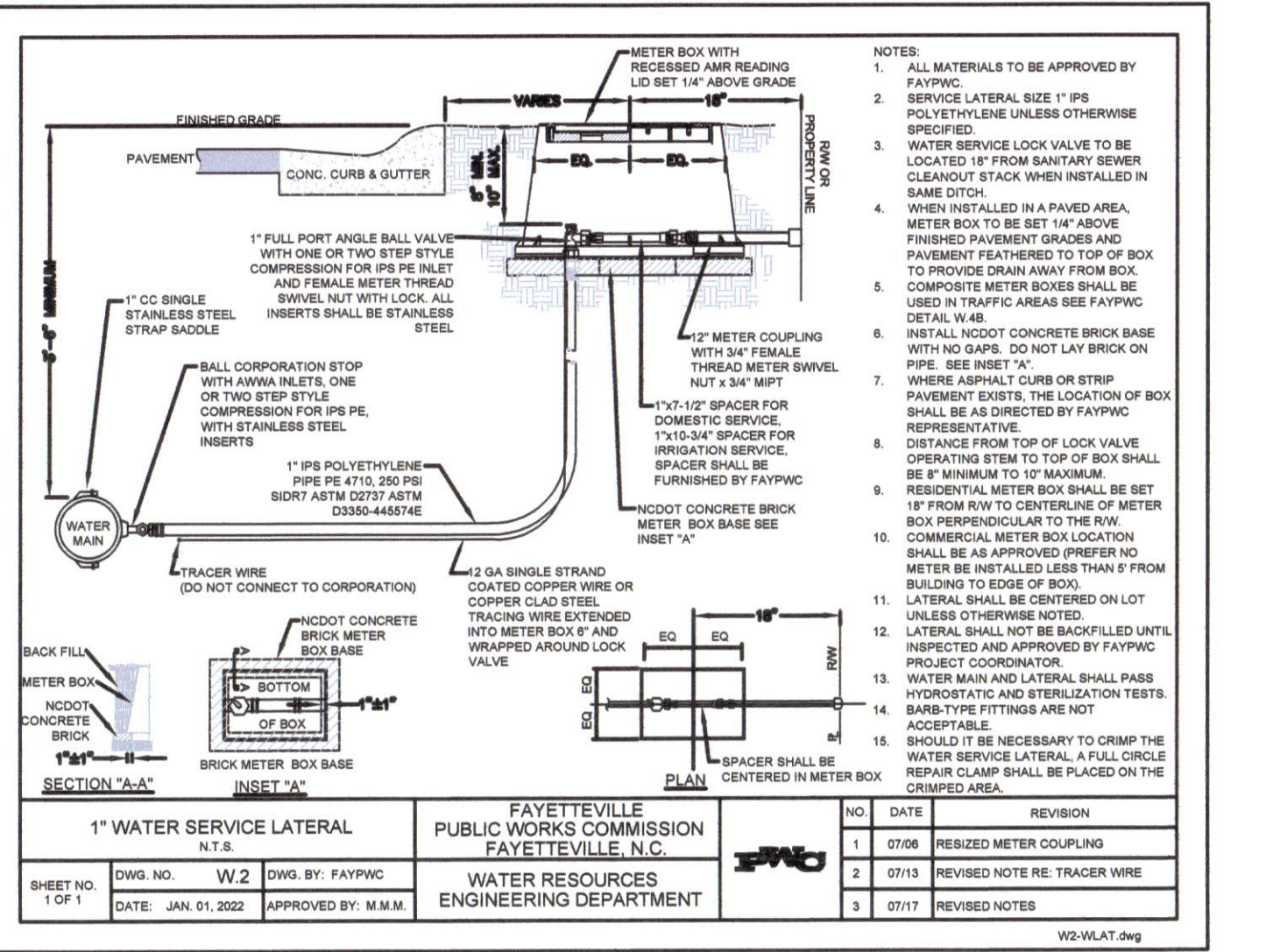
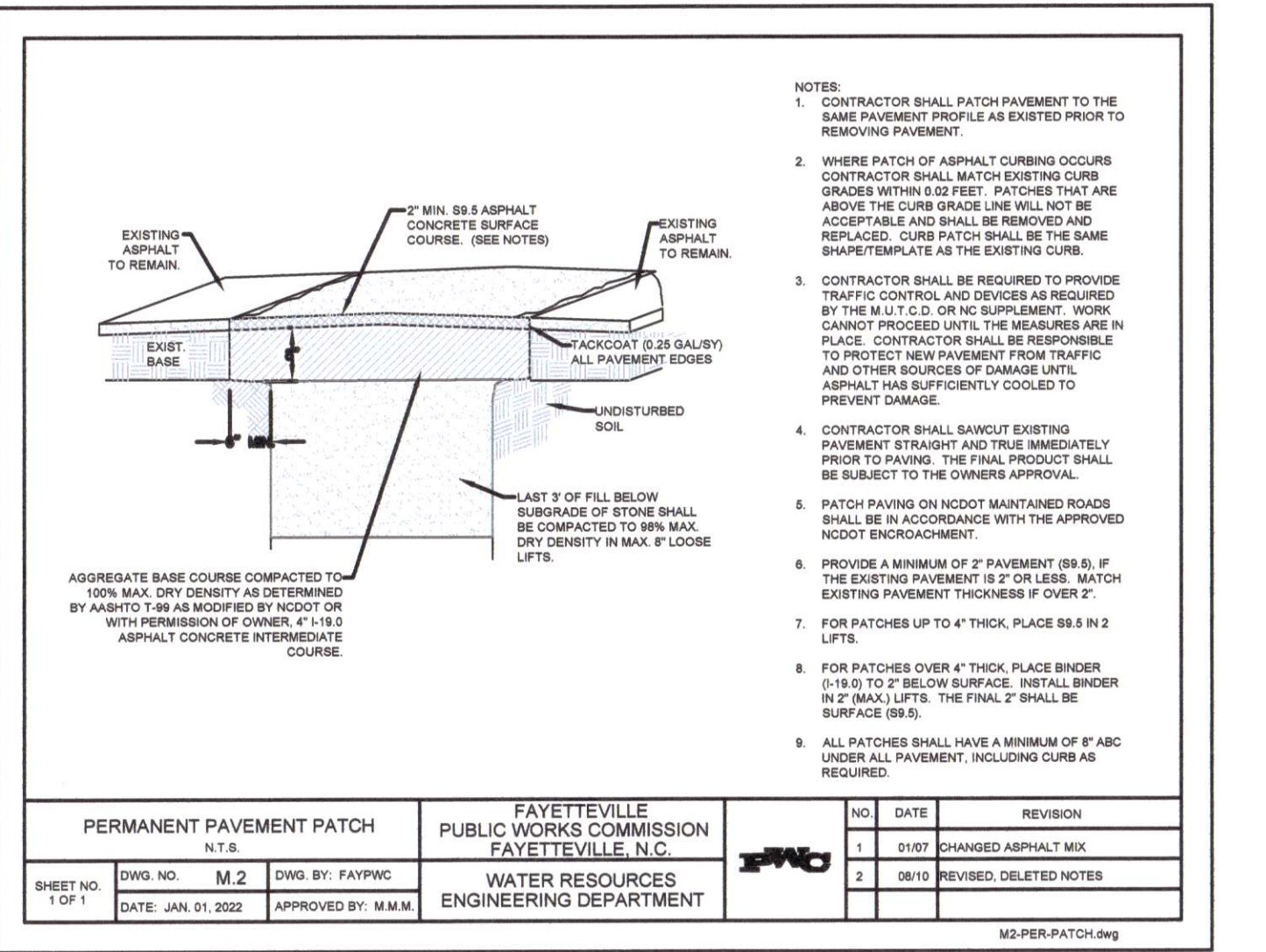
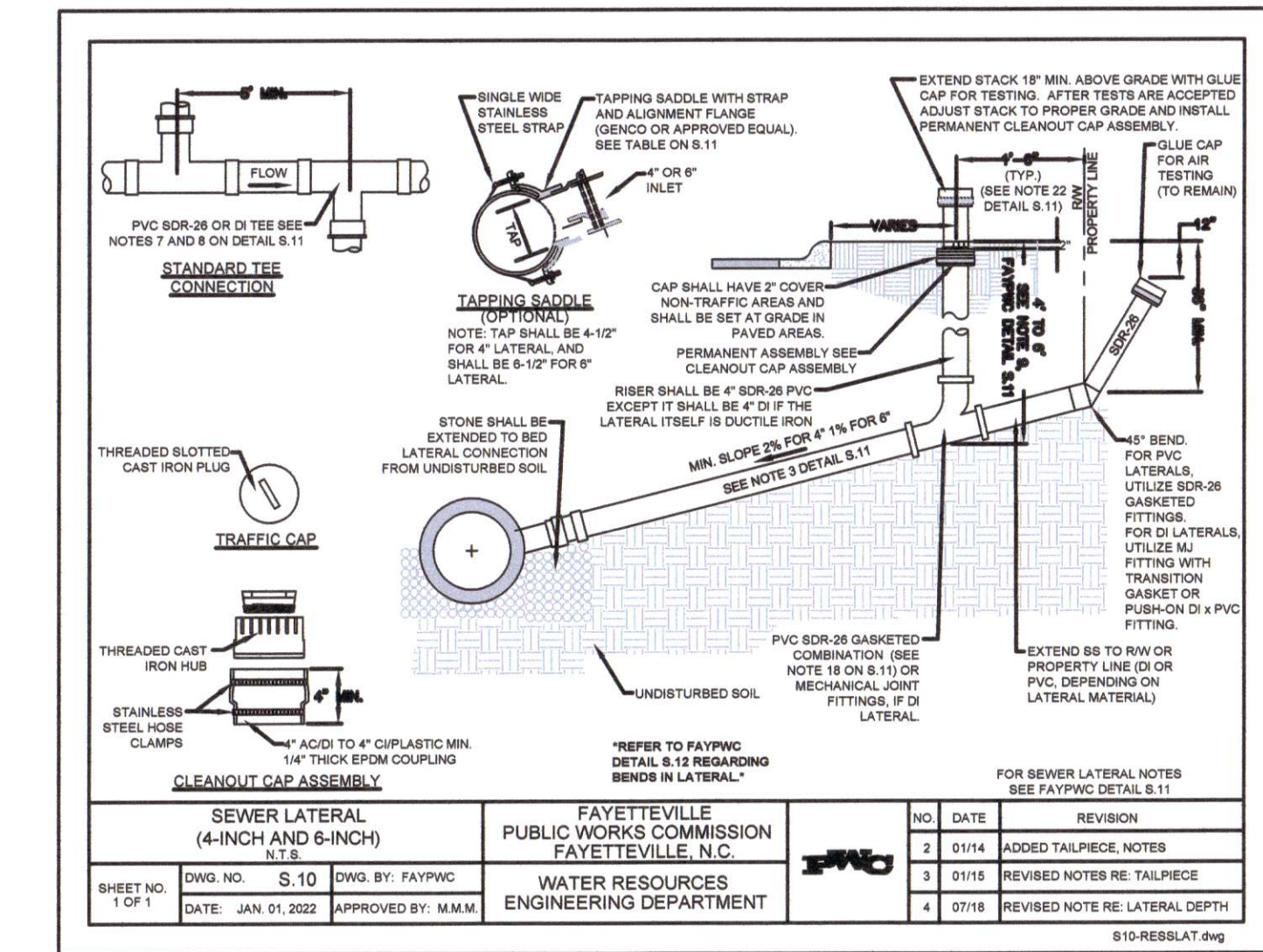
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**LITTLE DRIVE TOWNHOUSES**  
2860 LITTLE DRIVE  
FAYETTEVILLE, NC

**PLAN AND PROFILE**

DATE: SEP 2021  
DRAWN BY: GMR  
CHECKED: GMR  
SCALE: NOTED  
SHEET NO.  
**SP4**



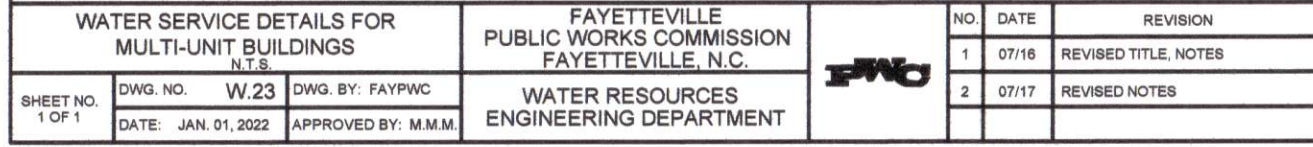
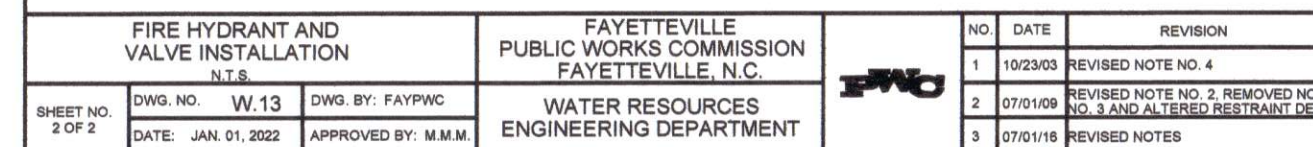




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## CONSTRUCTION DETAILS

# SP6



- WHEELCHAIR RAMP NOTES

SD-2.3



SD-2.4



SD-2.5





LANDSCAPING REQUIREMENTS

TOTAL AREA IN RECOMBINED TRACT (SF-6 ZONING) = 41,746 SF = 1.10 ACRES

1. OPEN SPACE  
OPEN SPACE REQUIREMENT =  $0.05(41746) = 2,307$  SF  
USE BASIN AREA = 3,458 SF
2. 15' STREET YARD  
TOTAL ROAD FRONTAGE LITTLE DRIVE = 208 LF  
TREE PLANTING REQUIREMENT = 3 CANOPY TREES AND 1 UNDERSTORY TREE PER 100 LF  
 $208/100(3) = 7$  CANOPY TREES (3 EXISTING TO REMAIN)  
 $208/100(1) = 2$  UNDERSTORY TREES (1 EXISTING TO REMAIN)  
SHRUB PLANTING REQUIREMENT = 95 SHRUBS PER 100 LF  
 $208/100(95) = 198$  SHRUBS (ALL ARE EVERGREEN)  
SEE SITE PLAN FOR SPACING
3. BUILDING AREA AND SITE  
TWO CANOPY TREES PER ACRE PLUS 1 SHRUB FOR EVERY 5' OF BUILDING PERIMETER.  
TOTAL PERIMETER OF BUILDINGS =  $356 + 296 = 652$  LF  
TOTAL SHRUBS REQUIRED FOR BUILDING =  $652/5 = 130$  (4 VARIETIES REQUIRED)  
TOTAL SHRUBS SHOWN AT BUILDINGS = 130 (SEE CHART)  
125 SHRUBS CURRENTLY SHOWN WITHIN 15' OF THE BUILDINGS  
SITE TREES (2" CALIPER - CANOPY SIZE) REQUIRED = 2 PER AC X 1.10 = 3 TREES  
EXISTING CEDAR TO REMAIN COUNTS AS 1 SITE TREE
4. VEHICULAR USE AREAS  
ONE TREE FOR EVERY 12 PARKING SPACES, ONE CANOPY TREE WITHIN 60' OF EVERY PARKING SPACE OR ONE UNDERSTORY TREE WITHIN 30' OF EVERY PARKING SPACE.  
23 PARKING SPACES =  $23/12 = 2$  TREES  
CONTINUOUS ROW OF SHRUBS WHERE PARKING AREAS ADJUT THE STREET R/W AND BETWEEN COMMERCIAL PROPERTIES ALONG DRIVE AISLES
5. NO SPECIMEN TREES WILL BE REMOVED DURING DEVELOPMENT OF THIS SITE.

LANDSCAPING NOTES

1. SHRUBBERY IS TO BE PLANTED MIN. 30" FROM CURBING AND PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANGS.
2. SHRUBS INSTALLED AS VEHICULAR USE SCREENING ARE TO BE MAINTAINED AT MIN. HEIGHT 36". MIN. INSTALLATION HEIGHT 24".
3. LIGHT POLES TO BE MIN. 15' FROM TREES. ANY FIELD ADJUSTMENTS MUST COMPLY WITH THIS STANDARD AND BE APPROVED BY CITY STAFF PRIOR TO INSTALLATION.
4. CREPE MYRTLES MAY BE USED FOR SHRUBS BUT NOT AS UNDERSTORY TREES.
5. EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE ROOT FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT FLARE WITH MULCH.
6. DO NOT PLACE MULCH IN CONTACT WITH THE TREE TRUNK. KEEP MULCH A MINIMUM OF 4 INCHES AWAY FROM THE TRUNK BASE.
7. ANY CHANGES TO THE PROPOSED PLANT SCHEDULE MUST BE APPROVED BY THE DESIGNER OF RECORD AND THE CITY. IN CASES WHERE THE PLANT SCHEDULE ONLY INCLUDES THE PLANT TYPE AND DOES NOT INCLUDE THE PLANT SPECIES, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT TO THE CITY FOR APPROVAL A DETAILED PLANT SCHEDULE AND ASSOCIATED PLANTING PLAN PREPARED BY A PROFESSIONAL KNOWLEDGEABLE ABOUT PLANT MATERIAL AND DESIGN, PRIOR TO PROCEEDING WITH INSTALLATION.
8. PROPERTY PERIMETER BUFFER - IN AREAS WHERE EXISTING VEGETATION IS TO BE USED TO SATISFY PERIMETER LANDSCAPE BUFFER, THE CITY MAY DETERMINE, AFTER AN ON-SITE INSPECTION, THAT ADDITIONAL PLANTING IS REQUIRED TO SATISFY THE REQUIRED BUFFER.

PLANTING LEGEND

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ZE	4	ZELKOVA SERRATA	ZELKOVA GREEN VASE	2"	MIN. 8' HEIGHT
UNDERSTORY TREES					
ER	5	CERCIS CANADENSIS	EASTERN REDBUD	1-1/2"	MIN. 6' HEIGHT
SHRUBS					
CJ	104	CLEYERA JAPONICA	JAPANESE CLEYERA	MIN 18"	
CH	5	ILEX CORNUTA	CARISSA HOLLY	MIN 18"	
NH	45	LLEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	MIN 18"	
LO	54	LOROPETALUM CHINESE NUMBRUM 'FIRE DANCE'	PURPLE LEAF FRINGE FLOWER	MIN 18"	

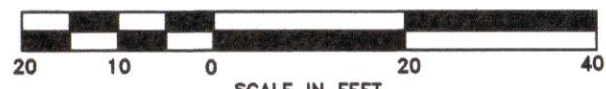
 COMMERCIAL GRADE BENCH IN DESIGNATED OPEN SPACE

0407303904000  
SHORTSLEEVES REAL ESTATE LLC  
DB 113066 PG 823  
ZONED SF-6

0407315201000  
LUHARIE PROPERTIES LLC  
DB 10313 PG 761  
ZONED SF-15

0407305808000  
RAMSEY PLAZA LLC  
DB 10305 PG 564  
ZONED LC

LANDSCAPING PLAN  
SCALE 1" = 20'



REVISIONS:
8-17-21 MOVE SOUTHERN LINE

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LITTLE DRIVE TOWNHOUSES  
FAYETTEVILLE, NC  
2860 LITTLE DRIVE  
LANDSCAPING PLAN

DATE: SEP 2021

DRAWN BY: GMR

CHECKED: GMR

SCALE: NOTED

SHEET NO.

SP7