



REVISIONS

56
 N/F
 RETHA ANDREWS
 DB 4939, PG 671
 PB 52, PG 74

PROJECT NAME

DANISH DRIVE TOWNHOMES

SITE PLAN

CLIENT

KING CONSTRUCTION, INC.

8736 King Road
 Fayetteville, North Carolina 28306
 Phone: (910) 424-3119

PROJECT INFORMATION

DESIGNED BY:	CALEB
DRAWN BY:	CALEB
CHECKED BY:	SCOTT
PROJECT NUMBER:	1624

DRAWING SCALE

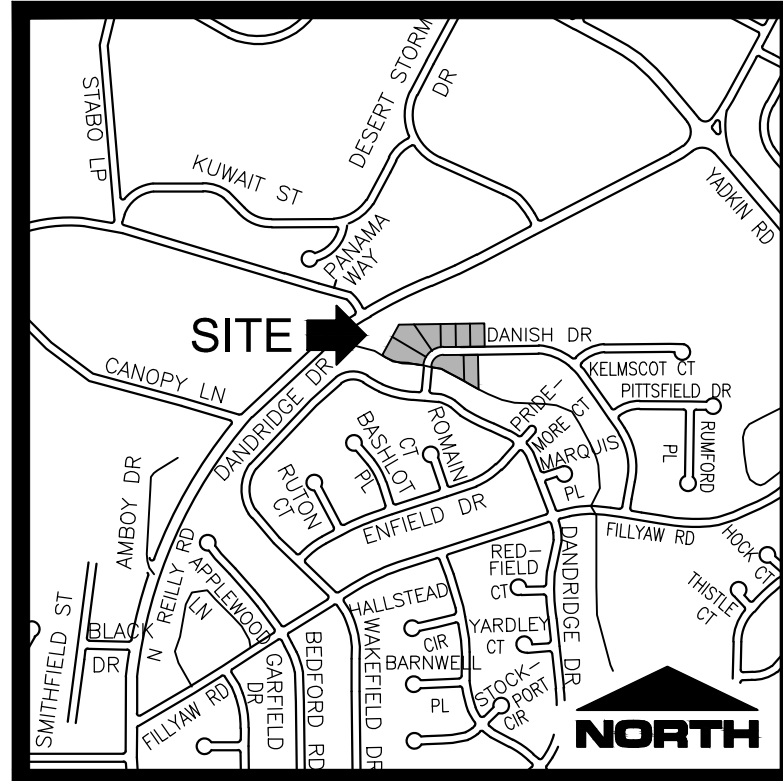
HORIZONTAL: 1"=30'

DATE RELEASED

OCTOBER 18, 2021

SHEET NUMBER

C-2.0



**VICINITY MAP
 NOT TO SCALE**

N/F
 DEPARTMENT OF TRANSPORTATION
 DB 9425, PG 784

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - ER - EXISTING IRON ROD
 - EPK - EXISTING PK NAIL
 - ERB - EXISTING REBAR
 - - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - TIE LINE
 - - - RIGHT-OF-WAY
 - SS - SANITARY SEWER LINE
 - SD - STORM DRAINAGE
 - WL - WATER LINE
 - PE - PERMANENT EASEMENT
 - X - FENCE LINE
 - WO - WOODEN FENCE
 - TL - TREE LINE
 - 240 - MAJOR CONTOUR
 - 243 - MINOR CONTOUR
 - 229.44' - SPOT ELEVATION
 - BM - BENCHMARK
 - TR - TRANSFORMER
 - UP - UTILITY POLE
 - GW - GUY WIRE
 - TP - TELEPHONE PEDESTAL
 - WV - WATER VALVE
 - FH - FIRE HYDRANT
 - WM - WATER METER
 - SSM - SANITARY SEWER MANHOLE
 - CL - CLEANOUT
 - AS - ASPHALT
 - BL - BUILDINGS
 - OS - OPEN SPACE
 - UOS - USEABLE OPEN SPACE
 - 30' - 30' STREAM BUFFER
 - 50' - 50' STREAM BUFFER

SITE NOTES

- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE EVIDENCE COULD BE FOUND TO VERIFY LOCATION. PRIOR TO CONSTRUCTION OR EXCAVATION OF THE SITE, THE GENERAL CONTRACTOR SHALL VERIFY ALL UTILITY COMPANIES TO VERIFY THE LOCATION OF THEIR RESPECTIVE UTILITIES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.
- ASPHALT AND BASE TYPE SHALL BE PER THE DETAILS.
- HANDICAP RAMPS, SIGNAGE AND PARKING SPACES SHALL BE PROVIDED BY THE CONTRACTOR AND INSTALLED PER FEDERAL ADA AND LOCAL REQUIREMENTS.
- ALL DIMENSIONS ARE TO THE BACK OF CURB OR TO THE FACE OF SIDEWALK UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- PARKING STALLS MUST BE STRIPED WITH A 4 INCH CONTRASTING STRIPE (YELLOW ON CONCRETE AND ASPHALT PARKING LOT).
- HANDICAP PARKING SPACES ARE TO BE DESIGNATED BY BLUE STRIPING AND EITHER A BLUE SYMBOL ON A WHITE BACKGROUND OR A WHITE SYMBOL ON A BLUE BACKGROUND. ALL HANDICAP PARKING STALLS REQUIRE THE INSTALLATION OF THE PROPER SIGNAGE.
- ALL PARKING SPACES ARE TO BE LAID OUT IN ACCORDANCE WITH THE SITE PLAN DIMENSIONS.
- ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER CITY OF FAYETTEVILLE AND STATE REGULATIONS.

SITE DATA

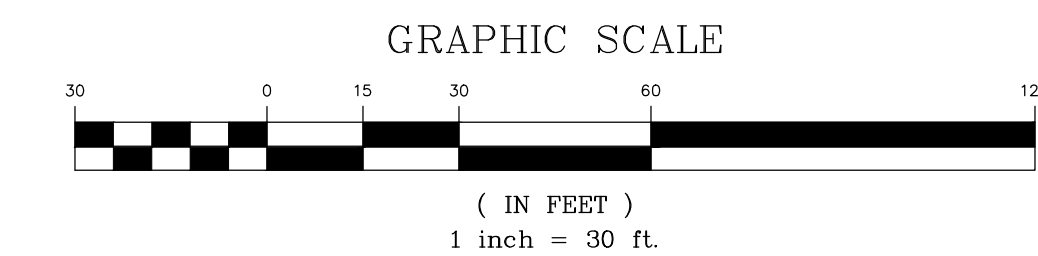
DEVELOPER	KING CONSTRUCTION, INC
MAILING ADDRESS	8736 KING ROAD
CITY, STATE	FAYETTEVILLE, NORTH CAROLINA 28306
PIN NUMBER	9499-83-5427 & 9499-83-7311
TOTAL LOT AREA	165,852 SF (3.81 AC)
AREA TO BE DEVELOPED	165,852 SF (3.81 AC)
PROPOSED ZONING	SF-10
EXISTING USE	VACANT
PROPOSED USE	TOWN HOMES
DISTURBED/DENUDED AREA	2.69 AC
SETBACKS REQUIRED:	
FRONT	30 FT
SIDE	10 FT
REAR	35 FT
OPEN SPACE:	
REQUIRED	16,585 SF
PROPOSED (TOTAL)	17,926 SF
USABLE	10,920 SF
PARKING:	
REQUIRED	32
PROPOSED	32

QTY.	TYPE	PLANTING SIZE	MIN. HEIGHT	SCIENTIFIC NAME
CANOPY TREES				
11	WILLOW OAK	2" CALIPER	8'	QUERCUS PHELLOS
13	PRINCETON ELM	2" CALIPER	8'	ULMUS AMERICANA 'PRINCETON'
14	TULIP POPLAR	2" CALIPER	8'	LIRIODENDRON TULIPIFERA
5	AMERICAN HOLLY	N/A	6'	ILEX OPACA
SHRUBS				
68	JAPANESE HOLLY	5 GAL.	18"	ILEX CRENATA
68	NANDINA	2 GAL.	18"	NANDINA DOMESTICA
68	CARISSA HOLLY	5 GAL.	24"	ILEX CORNUTA 'CARISSA'
68	LITTLE RICHARD ABELIA	2 GAL.	24"	ABELIA GRANDIFLORA

LANDSCAPING NOTES:

- HEIGHT AND SPREAD OF TREE SPECIMEN SHALL MEET REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK.
- SITE LIGHTING PLANS REQUIRE LIGHTS TO BE A MIN. OF 15 FEET FROM TREES. ANY ADJUSTMENTS IN THE FIELD NEED TO COMPLY WITH THIS STANDARD AND BE APPROVED BY CITY STAFF.
- EACH TREE MUST 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.
- DO NOT PLACE MULCH IN CONTACT WITH THE TREE TRUNK. KEEP MULCH A MIN. OF 4" AWAY FROM THE TRUNK BASE.
- 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.

*THIS LANDSCAPING PLAN IS THE MINIMUM REQUIRED TO MEET WITH THE CITY OF FAYETTEVILLE UDO. THE OWNER OR DEVELOPER IS ENCOURAGED TO CONSULT WITH A LANDSCAPE ARCHITECT IN ORDER TO DEVELOP A PLAN THAT IS MORE IN DEPTH THAN THE MINIMUM REQUIREMENTS. THIS PLAN IS FOR PERMITTING PURPOSES ONLY.



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 10/18/21 10:11:13 AM