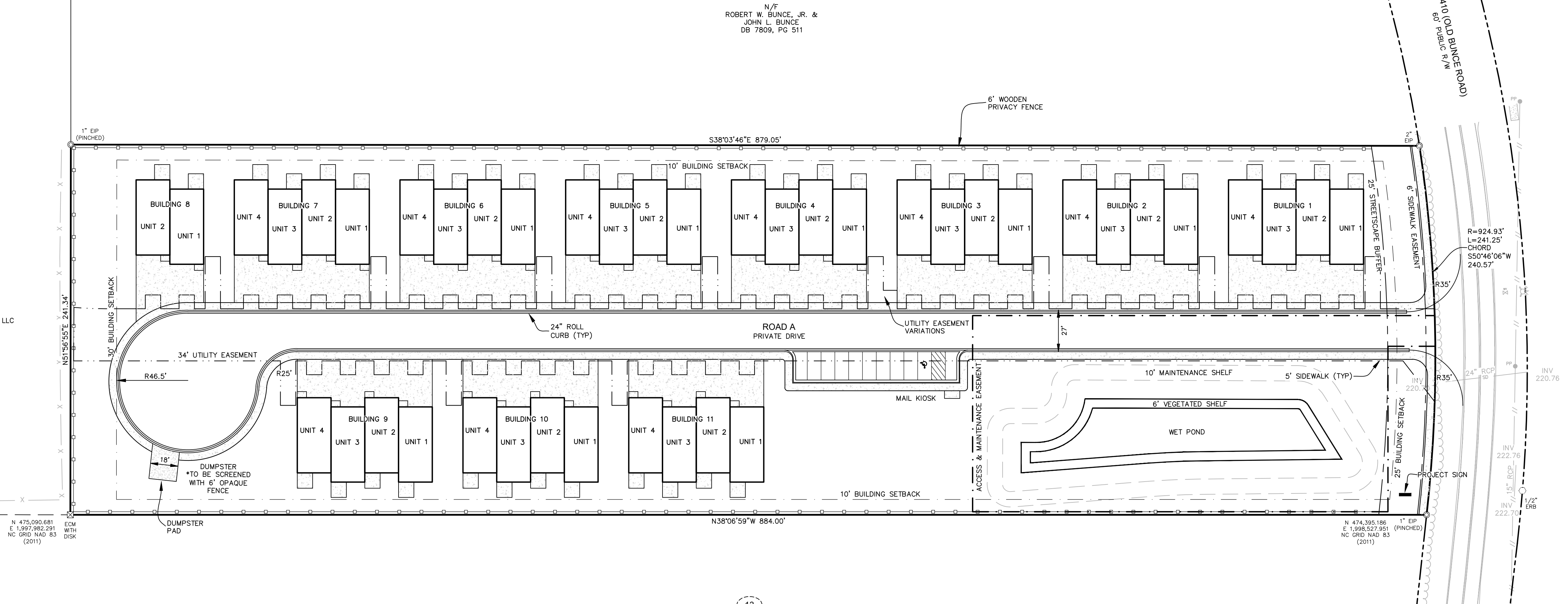
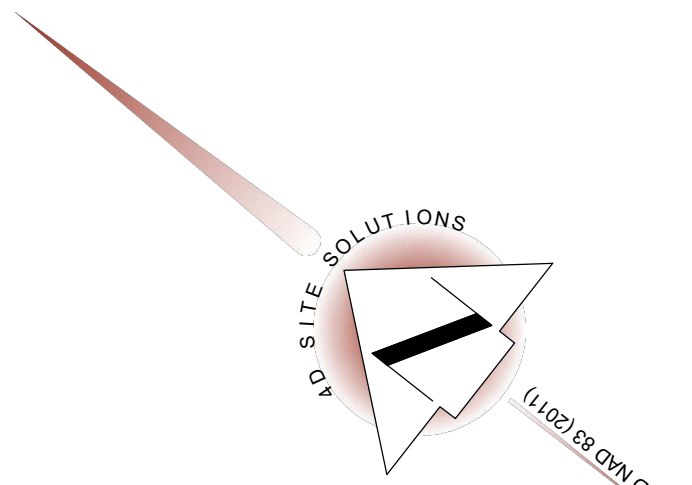


VICINITY MAP  
NOT TO SCALE

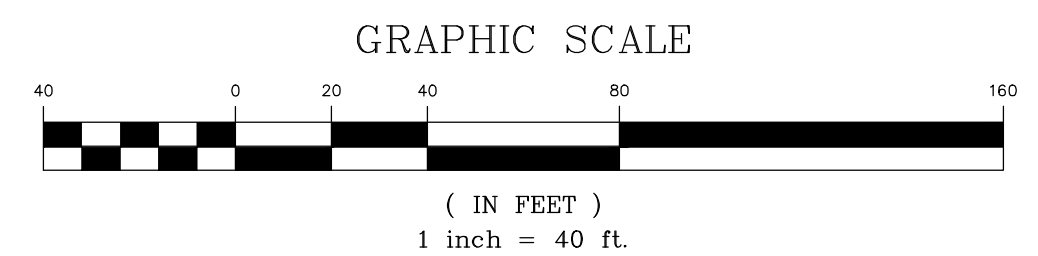
- LEGEND:
- ECM EXISTING CONCRETE MONUMENT
  - EP EXISTING IRON PIPE
  - ERB EXISTING REBAR
  - CP COMPUTED POINT
  - N/F NOW OR FORMERLY
  - R/W RIGHT OF WAY
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - RIGHT-OF-WAY
  - SS SANITARY SEWER LINE
  - SD STORM DRAINAGE
  - W WATER LINE
  - UG UNDERGROUND GAS LINE
  - OH OVERHEAD UTILITY
  - FENCE LINE
  - TR TREE LINE
  - 210 MAJOR CONTOUR
  - 207 MINOR CONTOUR
  - 208.47 SPOT ELEVATION
  - BENCHMARK
  - UTILITY POLE
  - GUY WIRE
  - TELEPHONE PEDESTAL
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - ASPHALT
  - CONCRETE
- N/F HIDDEN CREEK VILLAGE APARTMENTS, LLC DB 6539, PG 128



SITE DATA	
DEVELOPER	STOUT LAND DEVELOPMENT, LLC
MAILING ADDRESS	1786 METROMEDICAL DRIVE
CITY, STATE	FAYETTEVILLE, NORTH CAROLINA 28304
PIN NUMBER	9497-84-3830
TOWNSHIP	SEVENTY-FIRST
TOTAL SITE ACREAGE	4.90 AC
ACREAGE TO BE DEVELOPED	4.90 AC
ZONING	SF-6
EXISTING USE	UNDEVELOPED
PROPOSED USE	RESIDENTIAL
UNITS ALLOWED	42
UNITS PROPOSED	42
DISTURBED/DENUDED AREA	XX.XX AC
IMPERVIOUS CALCS:	
PRE-DEVELOPMENT	XX.XX%
POST-DEVELOPMENT	XX.XX%
SETBACKS REQUIRED:	
FRONT	25 FT
SIDE	10 FT
REAR	30 FT
OPEN SPACE REQUIRED:	
REQUIRED (10%)	21,365 SF
TOTAL PROVIDED	111,768 SF
USEABLE	XX,XXX SF
PARKING:	
REQUIRED	
1.8 SP/UNIT	72 SPACES
PROPOSED SPACES	95 SPACES
DENSITY:	
NET DENSITY	8.2 UNITS/ACRE

13  
N/F JOHN OSCAR BUNCE DB 2355, PG 375  
FB 20, PG 37

- SITE NOTES
- 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 RADI ARE 5' UNLESS OTHERWISE NOTED.
  - PARKING STALLS MUST BE STRIPED WITH 4 INCH CONTRASTING STRIPE (YELLOW ON CONCRETE AND YELLOW OR WHITE ON 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 SPACES 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.



REVISIONS

35% SUBMITTAL  
NOT RELEASED FOR CONSTRUCTION

PROJECT NAME

**OLD BUNCE ROAD TOWNHOMES**

SITE PLAN

CLIENT

**STOUT LAND DEVELOPMENT, LLC**

1786 Metromedical Drive  
Fayetteville, North Carolina 28304  
Phone: (910) 779-0919

PROJECT INFORMATION

DESIGNED BY:	BRETT
DRAWN BY:	BRETT
CHECKED BY:	SCOTT
PROJECT NUMBER:	1969

DRAWING SCALE

HORIZONTAL: 1"=40'

DATE RELEASED

MARCH 28, 2023

SHEET NUMBER

**C-2.0**