

Architect

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REVISIONS

No.	Date	Action

PROJECT NAME

PROPOSED 8 UNIT TOWNHOMES

533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

DRAWING NAME

PROPOSED SITE PLAN

Drawn By : Author  
 Checked By : Checker  
 Issue Date : 02/10/2026  
 Scale : 1/16" = 1'-0"  
 Job No. : T001

A-100

SEAL



# PROPOSED 8 UNIT TOWNHOMES

533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

GENERAL NOTES

REFER TO CIVIL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR COORDINATION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO BEGINNING CONSTRUCTION.

ALL EXTERIOR DIMENSIONS ARE TO FACE OF WOOD STUD FRAME UNLESS OTHERWISE INDICATED.

CONCRETE SLAB AT FIRST FLOOR TO BE INSULATED PER NC ENERGY CODE REQUIREMENTS.

ALL CONSTRUCTION SHALL COMPLY WITH 2024 NORTH CAROLINA BUILDING CODE (WOOD FRAME TYPE VB CONSTRUCTION).

APPLICABLE CODES:

NORTH CAROLINA STATE BUILDING CODE - 2024 EDITION  
 NC FIRE PREVENTION CODE - 2024 EDITION  
 NC ENERGY CONSERVATION CODE - 2024 EDITION  
 ANSI A117.1 - ACCESSIBILITY STANDARD

TERMITE PROTECTION NOTE:

TERMITE TREATMENT SHALL BE PROVIDED TO ALL STRUCTURAL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR GRADE, IN ACCORDANCE WITH NCBC SECTION 1816. A CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED BY A LICENSED PEST CONTROL COMPANY PRIOR TO FOUNDATION INSPECTION.

PUBLIC RIGHT-OF-WAY NOTE:

ANY WORK IMPACTING THE PUBLIC RIGHT-OF-WAY (INCLUDING DRIVEWAYS, CURB CUTS, LANDSCAPING, OR UTILITIES) SHALL BE SUBJECT TO APPROVAL AND PERMITTING BY THE CITY OF FAYETTEVILLE PUBLIC SERVICES DEPARTMENT.

ADDRESS:

533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

LEGAL DESCRIPTION:

SITE DATA:

GENERAL SITE INFO:

EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: TOWNHOUSE  
 ZONING DESIGNATION: MR5 (MIXED RESIDENTIAL 5 DISTRICT)  
 LAND USE DESIGNATION: RESIDENTIAL GROSS SITE AREA: 36,356.78 SF  
 BUILDING FOOTPRINT: 10,632.48 SF (29.24%)  
 PARKING & DRIVE AISLES (ASPHALT): 6,530.98 SF (17.96%)  
 PERVIOUS AREA (LANDSCAPE): 18,809.32 SF (51.73%)  
 TOTAL BUILDING GROSS FLOOR AREA: 15,936.84 SF  
 FLOOR AREA RATIO (FAR): 0.4

LOT COVERAGE AREA % COVERAGE

	AREA	% COVERAGE
BUILDING LOT COVERAGE (FOOTPRINT)	10,632.48 SF	29.24%
PARKING AND DRIVE AISLES	6,530.98 SF	17.96%
PERVIOUS AREA (LANDSCAPE)	18,809.32 SF	51.73%

VEHICULAR PARKING DATA

DWELLING:	REQUIRED	PROPOSED
MULTI-FAMILY DWELLING	1.8 PER DU	2 PER DU

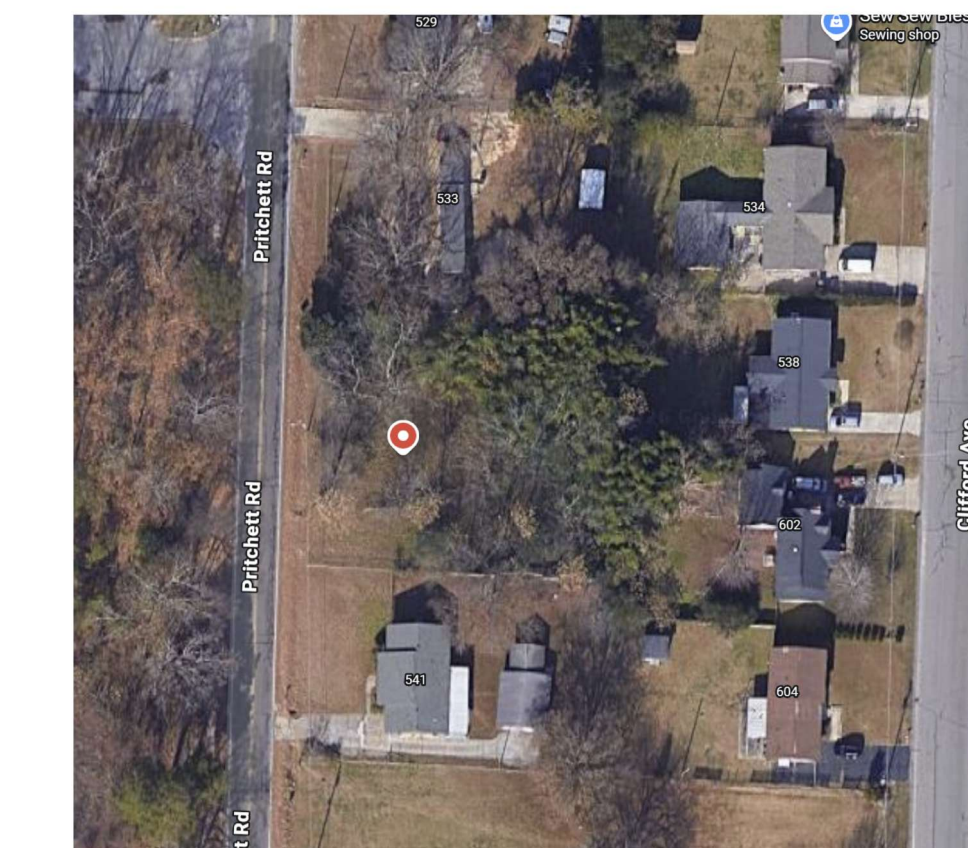
BUILDING HEIGHTS AND SETBACKS

SETBACK TYPE	REQUIRED	PROPOSED
FRONT	25'	25'
REAR	30'	30'
SIDE	10'	10'
BUILDING HEIGHT	75'	23'

UTILITIES PROVIDER

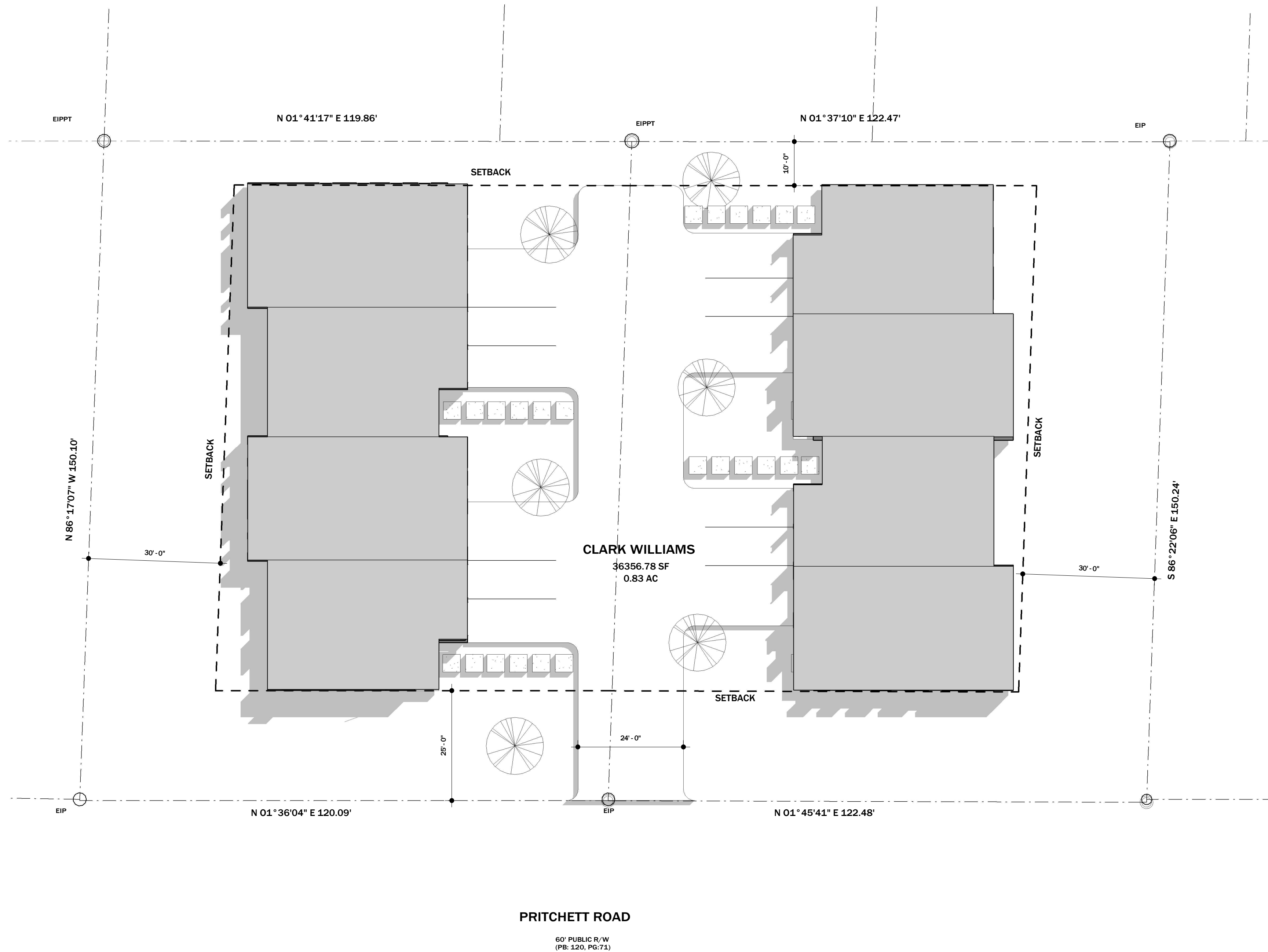
SEWER AND WATER SERVICES: CITY OF FAYETTEVILLE

SITE AND ZONING DATA		
ZONE: MR-5 (MIXED RESIDENTIAL 5 DISTRICT)		
	REQUIRED	SITE
MIN. LOT AREA	15,000 SF + 1,000 SF PER UNIT	36356.78 SF
MIN. LOT WIDTH	60'	150.10'
MIN. FRONT YARD SETBACK	25' OR 50' FROM CENTERLINE OF PRIVATE STREETS	25'
MIN. REAR YARD SETBACK	30' OR 16' WHEN CORNER SIDE SETBACK IS 25' OR MORE	30'
MIN. SIDE SETBACK	10'	10'
MAX. LOT COVERAGE (% OF LOT AREA)	55%	48.26%



PROJECT LOCATION NTS

ALL IDEAL ARRANGEMENT AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KCA DESIGN STUDIO INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED



PRITCHETT ROAD  
 60' PUBLIC R/W  
 (PB. 120, PG. 71)

1 SITE PLAN  
 SCALE: 1/16" = 1'-0"

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533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

DRAWING NAME

PROPOSED FIRST FLOOR PLAN

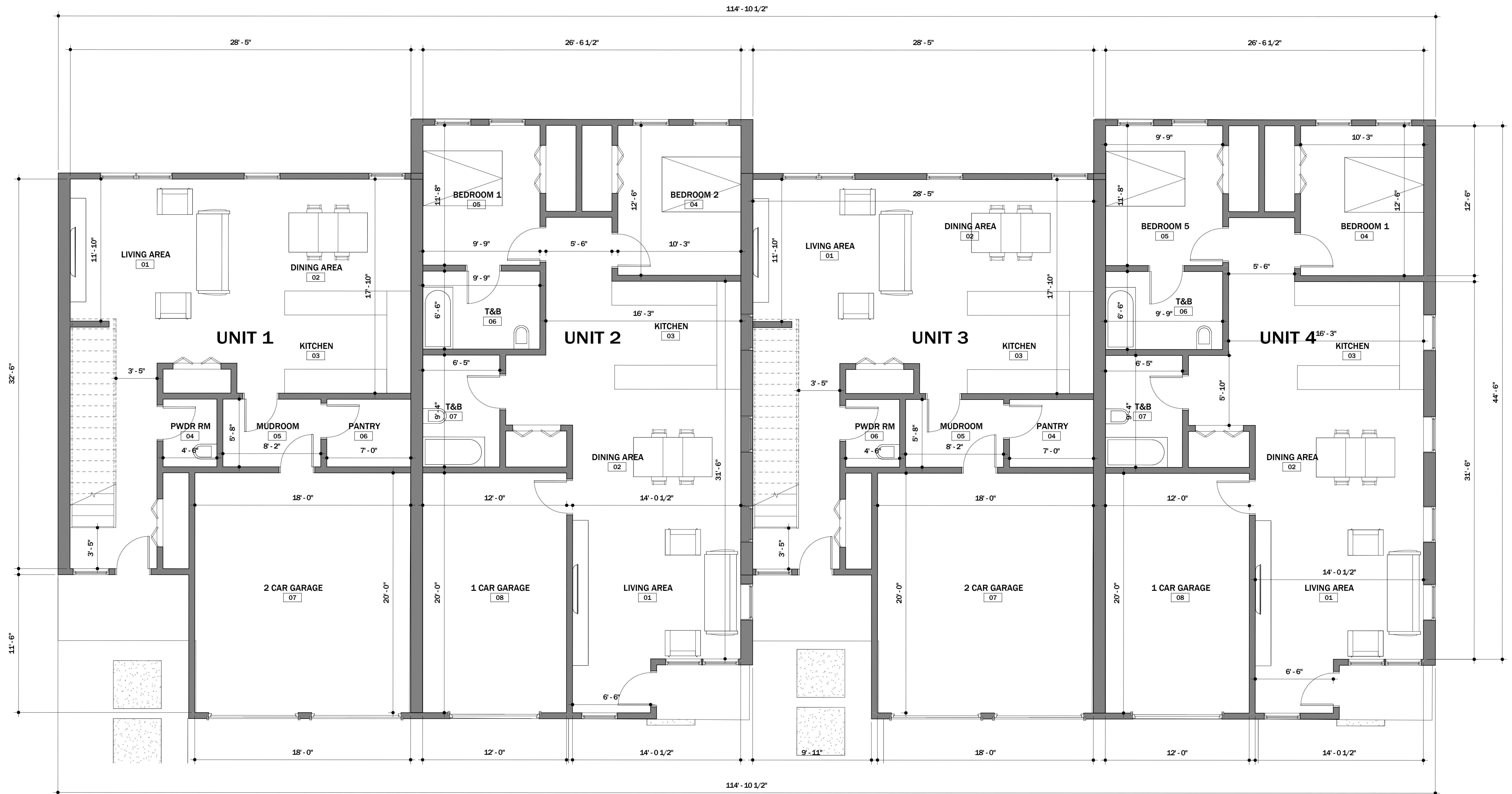
Drawn By : Author  
 Checked By : Checker  
 Issue Date : 11/15/2023  
 Scale : As indicated  
 Job No. : T001

A-101

SEAL



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1

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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PROJECT NAME

PROPOSED 8 UNIT TOWNHOMES

533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

DRAWING NAME

PROPOSED SECOND FLOOR PLAN

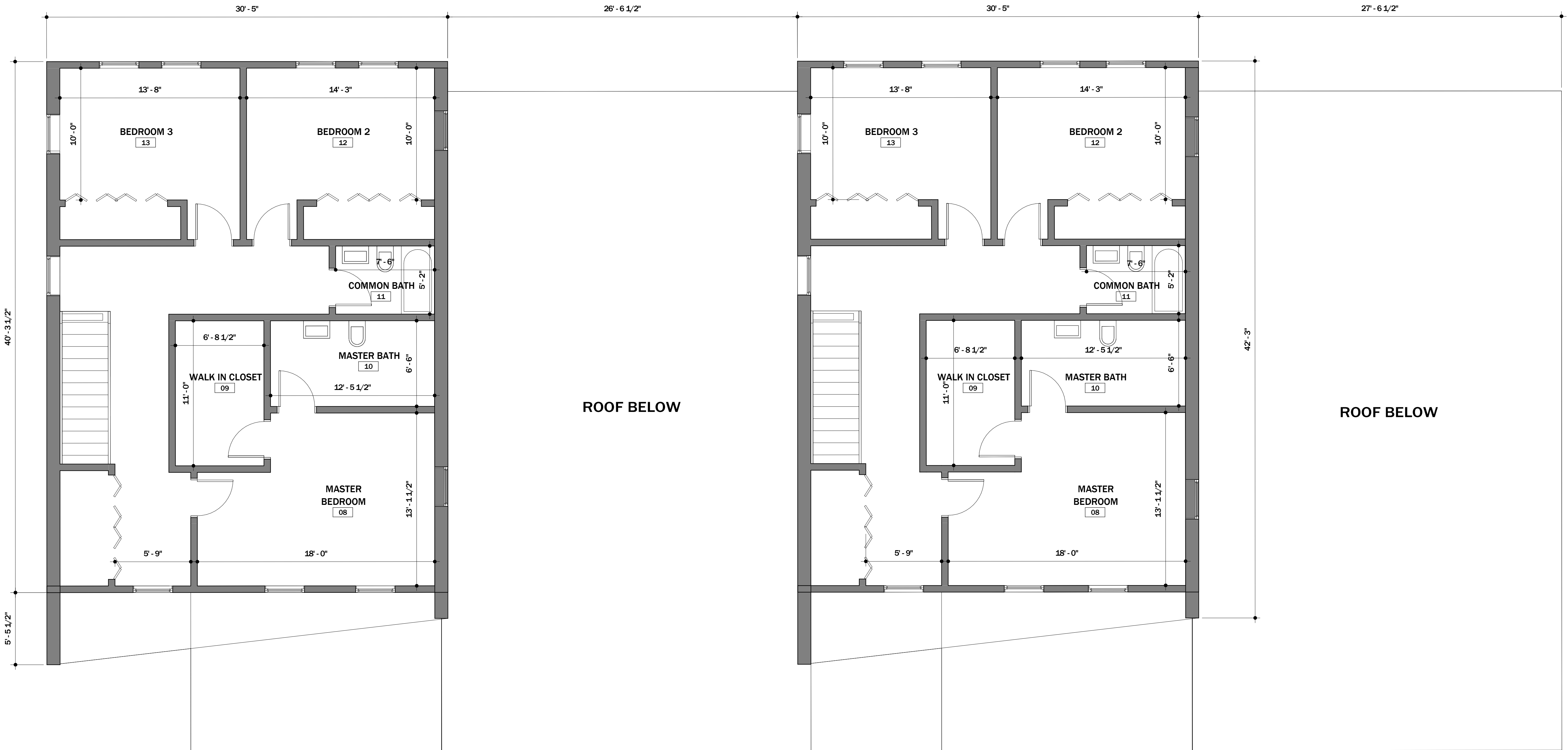
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 Checked By : Checker  
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 Job No. : T001

A-102

SEAL



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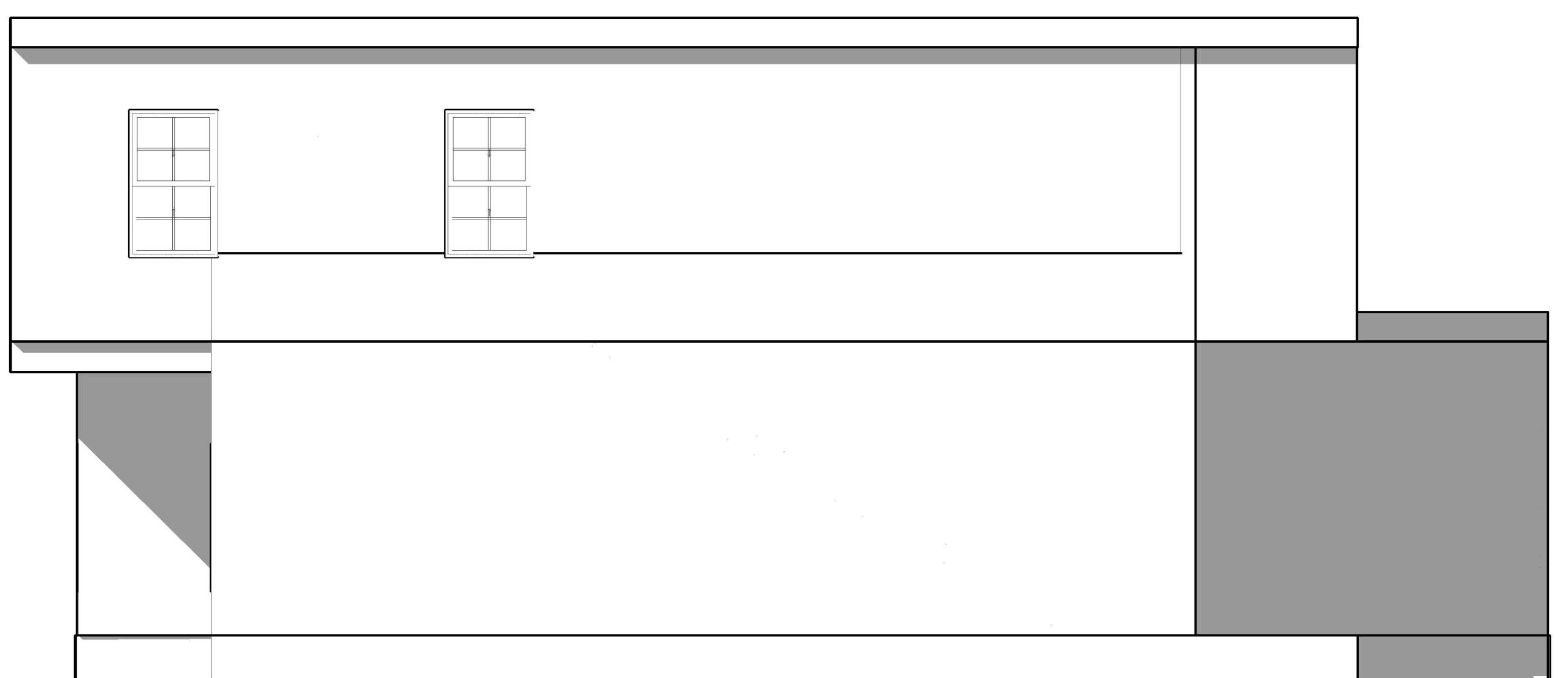
**1** PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

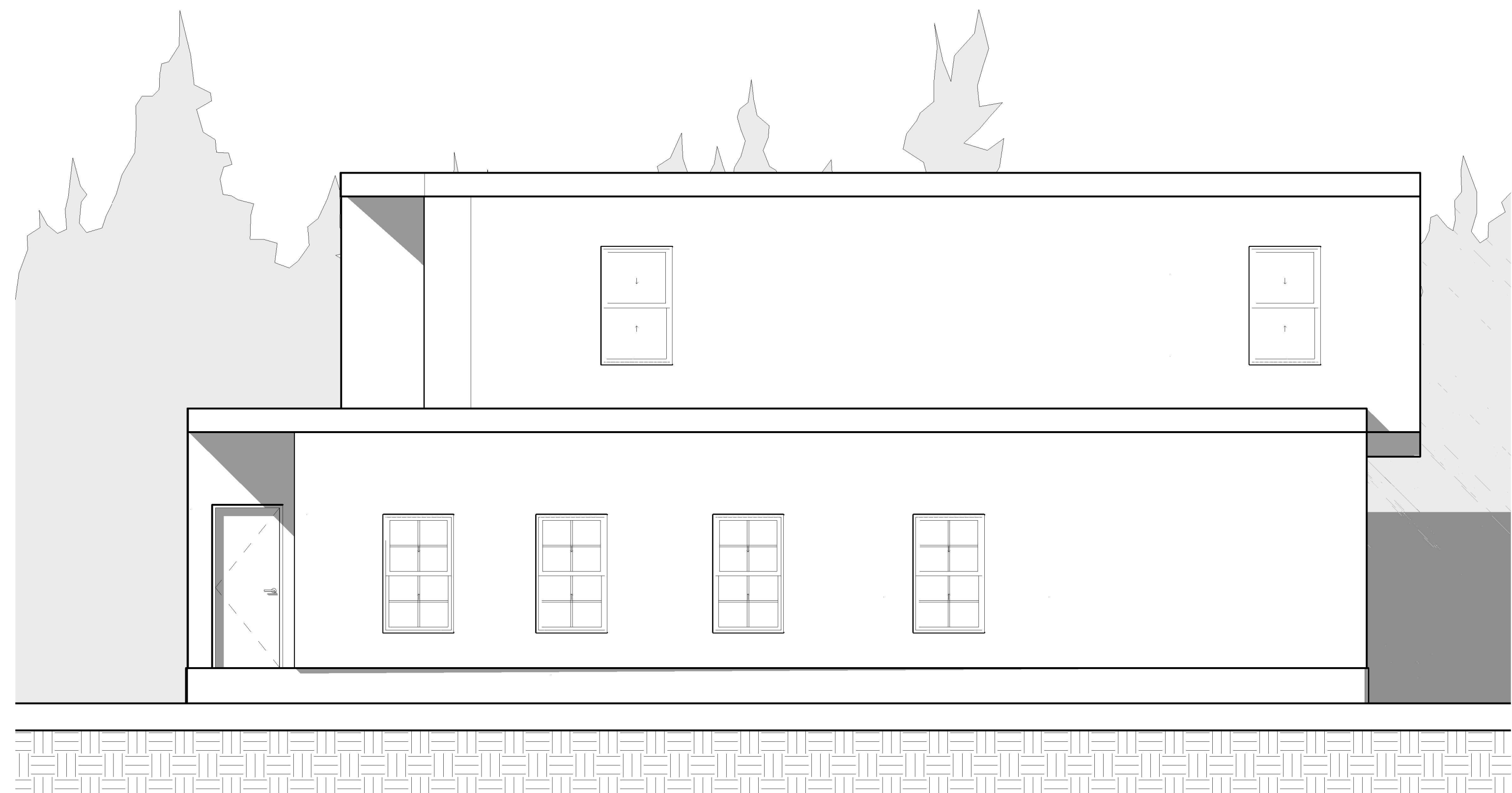
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**1** NORTH  
SCALE: 1/4" = 1'-0"



**2** SOUTH  
SCALE: 1/4" = 1'-0"

PROJECT NAME  
**PROPOSED 8 UNIT TOWNHOMES**  
 533 & 537 PRITCHETT ROAD, FAYETTEVILLE, NC

DRAWING NAME

PROPOSED ELEVATION

Drawn By : Author  
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**A-201**

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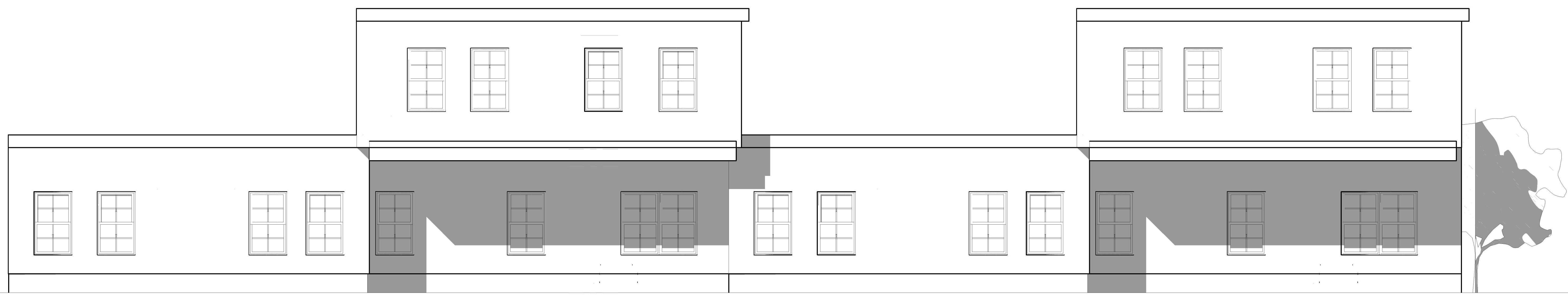
DRAWING NAME

PROPOSED ELEVATION

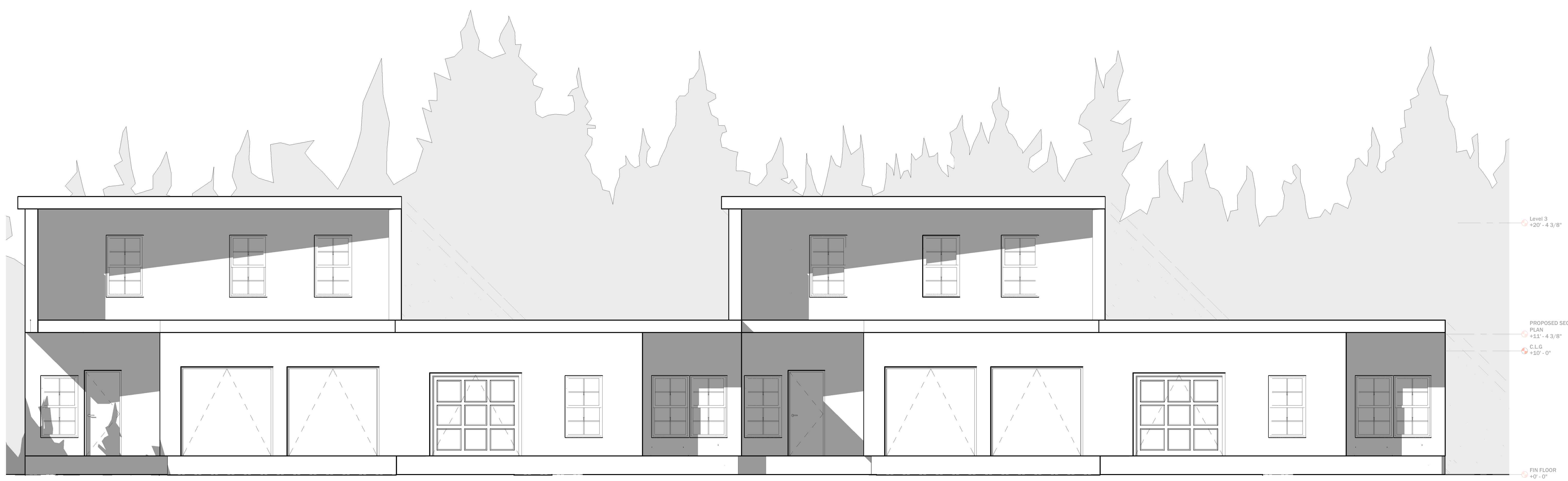
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Job No. : T001

A-202

SEAL



2 WEST  
SCALE: 1/4" = 1'-0"



1 EAST  
SCALE: 1/4" = 1'-0"