

### OPEN SPACE SUMMARY

TOTAL SITE AREA: 5.507 ACRES (TOTAL)  
 BUILT UPON AREA (BUA): 17.4%

SITE AREA (PIN #: 007-25-107) 5.401 ACRES (235,247.18-SQFT.)  
 AREA ACQUIRED (PIN #: 007-25-120) 0.420 ACRES (18,300-SQFT.)  
 50-FT NCDOT PUBLIC RIGHT-OF-WAY 0.314 ACRES (13,660-SQFT.)  
 EXISTING OVERHEAD UTILITY EASEMENT 0.224 ACRES (9,796-SQFT.)

PROPERTY AREA = SITE AREA + AREA ACQUIRED - NCDOT RIGHT-OF-WAY - EXISTING OVERHEAD EASEMENT  
 PROPERTY AREA = 235,247-SQFT. + 18,300-SQFT. - 13,660-SQFT. - 9,796-SQFT. = 230,091-SQFT. (5.28 ACRES)

REQUIRED OPEN SPACE: 70% OF 5.28 ACRES = 3.698 ACRES  
 PROPOSED OPEN SPACE: 3.698 AC. OPEN SPACE/5.28 AC TOTAL = 70.0%  
 (PER DPO 7.5.1.A.4 OVERHEAD UTILITY EASEMENTS ARE NOT PERMITTED TO COUNT TOWARDS OPEN SPACE REQUIREMENTS)

REQUIRED UNDISTURBED OPEN SPACE: PER TOWN OF DAVIDSON PLANNING ORDINANCE 20.5.3, A PROJECT WITH LESS THAN 24% BUILT-UPON AREA SHALL INCLUDE AS UNDISTURBED OPEN SPACE WITHIN THE BOUNDARIES OF THE PROJECT A MINIMUM OF 25% OF THE PROJECT AREA.

REQUIRED UNDISTURBED OPEN SPACE: 25% X 5.28 ACRES = 1.32 ACRES  
 PROVIDED UNDISTURBED OPEN SPACE: 1.325 ACRES (25.08%)

DIERDRA A. GARDNER  
 PIN # 00725111  
 DEED BOOK 6772 PAGE 466

### DEVELOPMENT SUMMARY

ZONING: RURAL PLANNING AREA  
 DEVELOPMENT OPT A: 1 UNIT PER ACRE + 70% OPEN SPACE  
 SITE AREA: 5.507 ACRES (TOTAL)

SITE AREA (PIN #: 007-25-107) 5.401 ACRES (235,247.18-SQFT.)  
 AREA ACQUIRED (PIN #: 007-25-120) 0.420 ACRES (18,300-SQFT.)  
 50-FT NCDOT PUBLIC RIGHT-OF-WAY 0.314 ACRES (13,660-SQFT.)  
 TOTAL SITE AREA = 235,247-SQFT. + 18,300-SQFT. - 13,660-SQFT. = 239,887-SQFT. (5.507 ACRES)

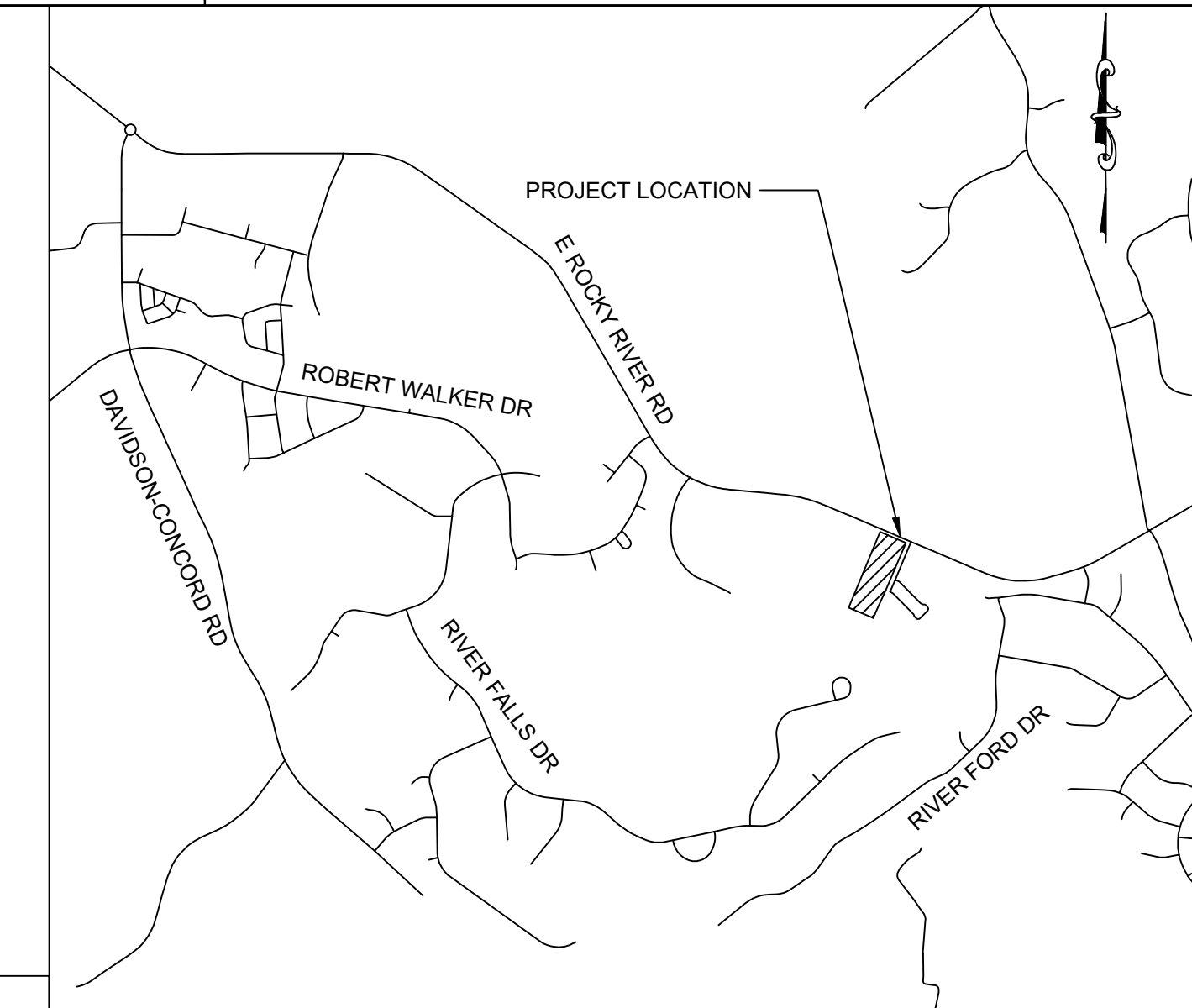
NUMBER OF UNITS: 5.507/1 = 6 PERMITTED, 6 UNITS PROPOSED

PROPOSED ROAD IMPROVEMENTS TO GENERALLY FOLLOW PROPOSED TYPICAL SECTIONS AS SHOWN ON SHEET EXH-02, SUBJECT TO ORDINANCE REQUIREMENTS AND PLANNING DIRECTOR APPROVAL DURING THE CONSTRUCTION DOCUMENT APPROVAL PROCESS.

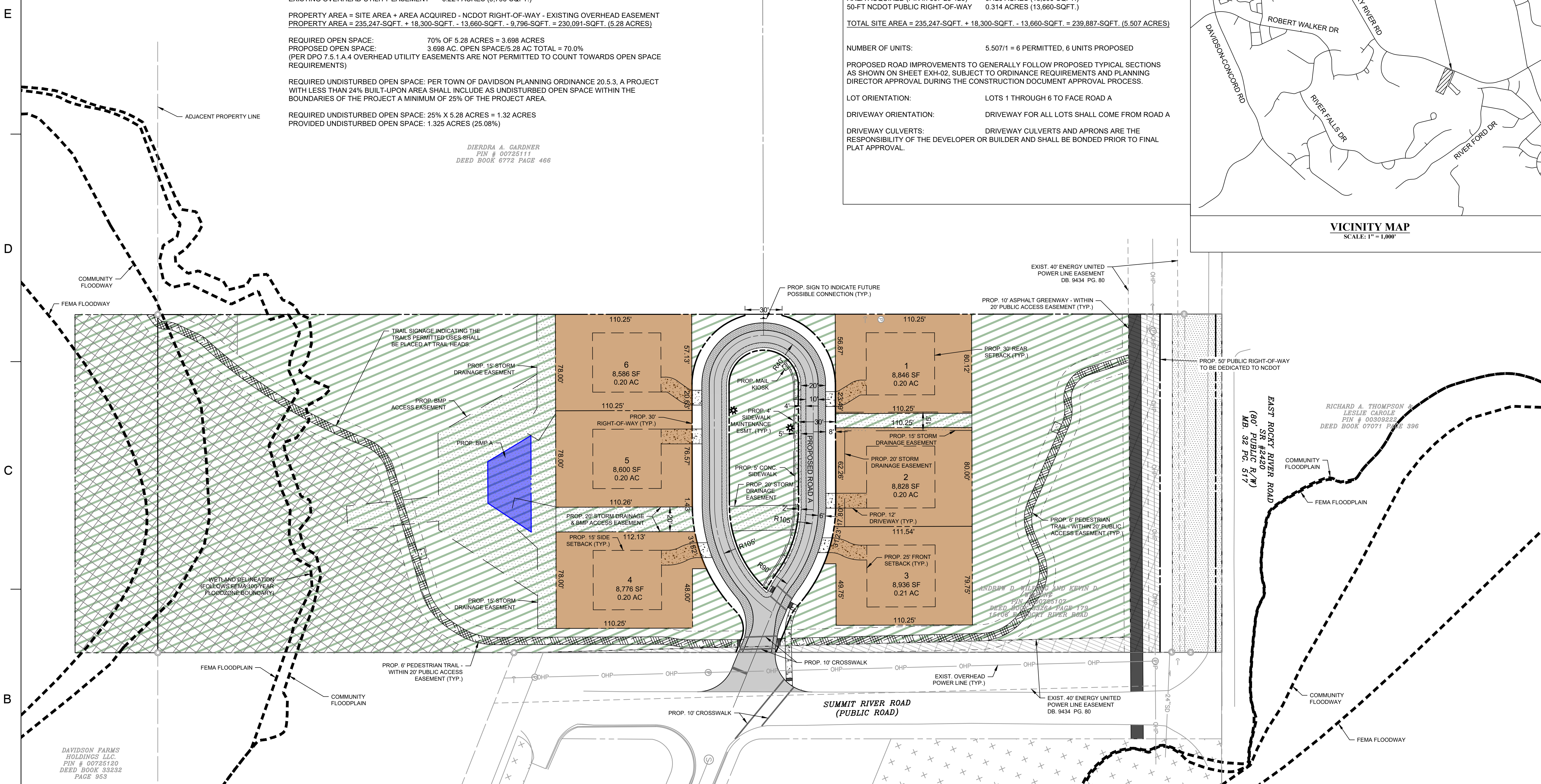
LOT ORIENTATION: LOTS 1 THROUGH 6 TO FACE ROAD A

DRIVEWAY ORIENTATION: DRIVEWAY FOR ALL LOTS SHALL COME FROM ROAD A

DRIVEWAY CULVERTS: DRIVEWAY CULVERTS AND APRONS ARE THE RESPONSIBILITY OF THE DEVELOPER OR BUILDER AND SHALL BE BONDED PRIOR TO FINAL PLAT APPROVAL.



VICINITY MAP  
 SCALE: 1" = 1,000'



**Dewberry**

Dewberry Engineers Inc.  
 9300 Harris Corners Pkwy, Suite 220  
 Charlotte, NC 28299  
 Phone: 704.509.9918  
 Fax: 704.509.9937  
 www.dewberry.com  
 NCBELS #F-0929

ROCKY RIVER ROAD DEVELOPMENT

MASTER PLAN SCHEMATIC DESIGN

DAVIDSON, NORTH CAROLINA

SEAL

KEY PLAN

SCALE: 1" = 40'

NO.	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN BY: MTK  
 APPROVED BY: BML  
 CHECKED BY: BML  
 DATE: OCTOBER 15, 2020  
 TITLE:

CONCEPTUAL SKETCH PLAN

PROJECT NO. 50111960

EXH-01

### LEGEND

- UNDISTURBED OPEN SPACE
- OPEN SPACE
- PROPOSED TRAIL
- PROPOSED BMP
- PROPOSED ASPHALT
- PROPOSED ASPHALT (BRICK STAMP PATTERN)
- ALTERNATIVE GRASSED PAVING
- PROPOSED RESIDENTIAL LOT
- EXISTING POWER LINE EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT

**GENERAL NOTES:**

- DRIVEWAY CULVERTS AND APRONS ARE THE RESPONSIBILITY OF THE DEVELOPER OR BUILDER AND SHALL BE BONDED PRIOR TO FINAL PLAT APPROVAL.
- NO RETAINING WALLS ARE PROPOSED AS PART OF THIS MASTER PLAN.
- FINAL TRAIL PLACEMENT SHALL BE DETERMINED WITH TOWN OF DAVIDSON STAFF TO AVOID MATURE TREES.
- ALL TREES PLANTED BY THE DEVELOPER ON PRIVATE LOTS TO SATISFY LANDSCAPE REQUIREMENTS IN DPO SECTION 9 MAY NOT BE REMOVED. SELECT TREES MAY BE RELOCATED AND/OR REPLANTED ONLY WITH WRITTEN PERMISSION FROM THE TOWN OF DAVIDSON PLANNING DIRECTOR AND ARBORIST.

**GENERAL OPEN SPACE NOTES:**

- ALL COMMON OPEN SPACE, PARK AREAS, AND TRAILS SHALL BE PUBLICLY-ACCESSIBLE AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL OTHER REQUIREMENTS FROM DAVIDSON PLANNING ORDINANCE 7.6.1 MUST BE FULFILLED PRIOR TO FINAL PLAT APPROVAL.
- THIS PLAN REQUIRES A 0.42-ACRE AREA BE ACQUIRED FROM ADJACENT PROPERTY (PIN #: 007-25-107). ACQUISITION OF THIS AREA IS REQUIRED PRIOR TO ANNEXATION AND CONSTRUCTION DOCUMENT APPROVAL.

RIVER RUN GOLF & COUNTRY CLUB, INC  
 PIN # 00725109  
 DEED BOOK 11009 PAGE 436  
 MAP BOOK 32 PAGE 517

RIVER RUN LIMITED PARTNERSHIP  
 PIN # 00725133  
 DEED BOOK 603 PAGE 503  
 MAP BOOK 62 PAGE 572

DAVIDSON FARMS HOLDINGS LLC  
 PIN # 00725120  
 DEED BOOK 33232 PAGE 953

EAST ROCKY RIVER ROAD  
 SR #2420  
 (80' PUBLIC R/W)  
 MB 32 PG. 517

RICHARD A. THOMPSON & LESLIE CAROLE  
 PIN # 00309292  
 DEED BOOK 07071 PAGE 396

ANDREW D. WILLIAMS AND KEVIN D. ...  
 PIN # 007045107  
 DEED BOOK 33264 PAGE 179  
 15-FOOT WIDE ROCKY RIVER ROAD