LOT SUMMARY TABLE		
LOT NUMBER	AREA (SQFT.)	AREA (AC.)
1	16,042	0.37
2	18,803	0.43
3	22,011	0.51
4	23,661	0.54
5	22,817	0.52
6	29,250	0.67
7	28,764	0.66
8	17,002	0.39
9	20,268	0.47
10	18,075	0.41

LOT SUMMARY TABLE		
LOT NUMBER	AREA (SQFT.)	AREA (AC.)
11	20,192	0.46
12	22,156	0.51
13	28,025	0.64
14	20,097	0.46
15	20,513	0.47
16	19,838	0.46
17	29,498	0.68
18	33,005	0.76
19	18,495	0.42
20	17,766	0.41

LOT SUMMARY TABLE		
LOT NUMBER	AREA (SQFT.)	AREA (AC.)
21	15,934	0.37
22	17,913	0.41
23	23,985	0.55
24	24,085	0.55
25	24,433	0.56
26	16,702	0.38
27	16,403	0.38
28	16,405	0.38
29	16,390	0.38
30	15,902	0.37

LOT SUMMARY TABLE		
LOT NUMBER	AREA (SQFT.)	AREA (AC.)
31	15,018	0.34
32	15,659	0.36
33	20,169	0.46
34	19,885	0.46
35	24,973	0.57
36	28,522	0.65
37	18,873	0.43
38	19,021	0.44
39	17,697	0.41
40	17,105	0.39

LOT SUMMARY TABLE		
LOT NUMBER	AREA (SQFT.)	AREA (AC.)
41	24,200	0.56
42	18,314	0.42
43	20,979	0.48
44	24,062	0.55
45	21,392	0.49
46	16,322	0.37
47	16,943	0.39
48	17,344	0.40
49	20,504	0.47
50	24,554	0.56

FLOOD HAZARD SOILS NOTE:

ANY FLOOD HAZARD SOILS SHOWN IN THE DEVELOPMENT AREA WILL BE REMOVED WITH GRADING AND/OR A FLOOD STUDY WITH CONSTRUCTION DRAWINGS. LOTS ARE DENOTED WITH AN "*".

LEGEND:

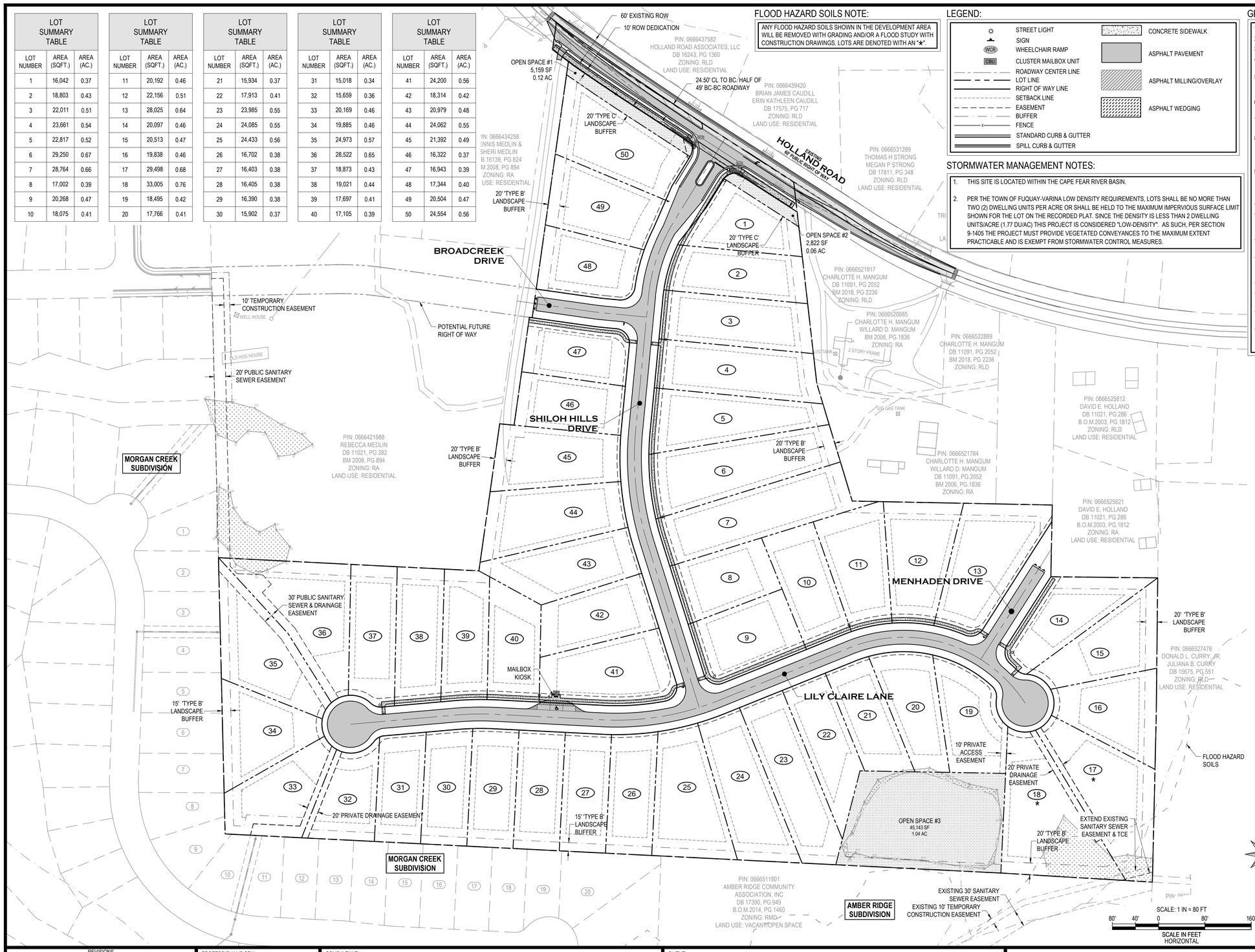
- STREET LIGHT
- SIGN
- WCR WHEELCHAIR RAMP
- CBU CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT
- BUFFER
- FENCE
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT MILLING/OVERLAY
- ASPHALT WEDGING

STORMWATER MANAGEMENT NOTES:

1. THIS SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN.
2. PER THE TOWN OF FUQUAY-VARINA LOW DENSITY REQUIREMENTS, LOTS SHALL BE NO MORE THAN TWO (2) DWELLING UNITS PER ACRE OR SHALL BE HELD TO THE MAXIMUM IMPERVIOUS SURFACE LIMIT SHOWN FOR THE LOT ON THE RECORDED PLAT. SINCE THE DENSITY IS LESS THAN 2 DWELLING UNITS/ACRE (1.77 DU/AC) THIS PROJECT IS CONSIDERED "LOW-DENSITY". AS SUCH, PER SECTION 9-1405 THE PROJECT MUST PROVIDE VEGETATED CONVEYANCES TO THE MAXIMUM EXTENT PRACTICABLE AND IS EXEMPT FROM STORMWATER CONTROL MEASURES.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PER TOWN OF FUQUAY-VARINA STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE IN FEET AND TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
5. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
6. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE
7. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
10. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
12. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
13. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
14. COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
15. ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE TOWN OF FUQUAY-VARINA FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
16. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
17. AREAS OF PARENT PARCEL THAT ARE NOT SUBDIVIDED TO CREATE SINGLE FAMILY RESIDENTIAL LOTS ARE TO REMAIN AS ONE PARCEL TO BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION OF THE NEIGHBORHOOD.



SITE INFORMATION

CONVENTIONAL SUBDIVISION

LOCATION:	0, 0, 804, 806, 808, & 820 HOLLAND ROAD FUQUAY-VARINA, NC 27526
COUNTY:	WAKE
PARENT PIN:	0666422289, 0666428465, 0666428912, 0666439015, 0666523374, 0666523886
ZONING:	RA & RLD - REZONING TO RLD-CZD
ZONING REFERENCE:	REZ-2020-18
ACREAGE:	28.28 AC * BASED ON AREA AFTER ROW DEDICATION & EXCLUDES AREAS RETAINED BY OWNER
LAND CLASS:	RESIDENTIAL
MINIMUM BUILDING SETBACKS:	
FRONT YARD:	30'
SIDE YARD:	10'
REAR YARD:	30'
CORNER YARD:	20'
RIGHT OF WAY & OTHER AREAS:	
RIGHT OF WAY DEDICATION:	0.12 AC
NATURAL WETLANDS:	0.00 AC
STREAM BUFFER:	0.00 AC
LOT ACREAGE:	
TOTAL NUMBER PROPOSED LOTS:	50
MAXIMUM ALLOWED DENSITY:	2 DU/AC (BY ZONING CONDITION)
PROPOSED DENSITY:	1.77 DU/AC
MINIMUM ALLOWED LOT SIZE:	14,500 SF
MINIMUM PROPOSED LOT SIZE:	15,018 SF
MAXIMUM PROPOSED LOT SIZE:	33,005 SF
AVERAGE PROPOSED LOT SIZE:	20,719 SF
MINIMUM ALLOWABLE LOT WIDTH:	80'
MINIMUM PROPOSED LOT WIDTH:	80'
NUMBER OF PHASES:	1
MAILBOX KIOSK PARKING:	
(2 PER 60 UNITS + 1 ADA)	
REQUIRED PARKING:	3 SPACES 2 STD + 1 ADA
PROVIDED PARKING:	3 SPACES 2 STD + 1 ADA
OPEN SPACE & HOA AREA BREAKDOWN:	
PROPERTY BOUNDARY:	28.28 AC
REQUIRED OPEN SPACE (0%):	0.00 AC
VOLUNTARY OPEN SPACE PROVIDED:	1.22 AC
VOL. OPEN SPACE #1:	0.12 AC
VOL. OPEN SPACE #2:	0.06 AC
VOL. OPEN SPACE #1:	1.04 AC
STREET NETWORK:	
TOTAL LENGTH OF STREETS:	2,678 LF
ALLOWABLE CUL-DE-SACS:	2 (1/1,000 LF)
PROPOSED CUL-DE-SACS:	2
ENTRANCES REQUIRED:	1 (60 LOTS OR LESS)
ENTRANCES PROVIDED:	1 + 2 STUB STREETS
IMPERVIOUS AREAS:	
ROADWAYS:	1.70 AC
SIDEWALKS:	0.25 AC
LOTS (EST. 5,500 SF/LOT*):	6.31 AC
TOTAL ON-SITE IMPERVIOUS AREA:	8.26 AC
TOTAL ON-SITE IMPERVIOUS PERCENT:	29.2%

* - IMPERVIOUS SURFACE SHOWN IS NOT A MAX. REFER TO STORMWATER MANAGEMENT NOTES

UTILITY DEMANDS	
SEWAGE USAGE:	15,000 GPD 4 BED X 75 GPD/BED X 50 UNITS
WATER USAGE:	18,000 GPD 4 BED X 90 GPD/BED X 50 UNITS

REVISIONS

STATUS
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: DECEMBER 4, 2020 | HORZ. SCALE: 1" = 80'
FILE NO. 2019-042 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL — ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
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CLIENT
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Fuquay-Varina, NC 27526
919.552.0849 (o)
Contact: Don Curry or Andy Petty
don@curryeng.com
andy@curryeng.com

CONSTRUCTION DRAWINGS
CONVENTIONAL SUBDIVISION

THE PRESERVES AT HOLLAND

OVERALL LOT LAYOUT

C3.0

Z:\PROJECTS FOLDER\ZEBULON\2019\2019-042 MANGUM - HOLLAND RD - FUQUAY-VARINA\PLANS\CONSTRUCTION DRAWINGS\SHEET FILES\C3.0 OVERALL LOT LAYOUT.DWG
PLOTTED: 5/10/2021 4:23 PM