

**Davie County
Planning Board Minutes
Tuesday March 24, 2026
Commissioners Meeting Room-123 South Main Street**

- A. Call to order**-The meeting was called to order at 3:00 P.M.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Ellen Grubb	Board Member	Present
Keith Beck	Chairman	Present
Tamara Taylor	Vice-Chair	Present
Mark White	Board Member	Present
Justin Miller	Board Member	Present
Chris Cole	Board Member	Present
Nick Gibietis	Board Member	Absent
Anthony Hunckler	Board Member	Present

- B. Adopt the agenda**-The agenda was *unanimously* adopted. *Motion* made by ***Vice-Chair Taylor*** seconded by ***Mrs. Grubb***
- C. Approval of Minutes**-Minutes from the February 24, 2026 meeting were *unanimously* approved. *Motion* by ***Mrs. Grubb***, seconded by ***Chairman Beck***.
- D. Public Comment from Citizens**-Members of the public may address the Planning Board on items not on the agenda for today's meeting.

Jim Myers spoke about the Lake Myers proposed subdivision. He stated he has had no response back from the developer in regards to access to his family mausoleum.

Public comments were closed.

1. **Zoning Ordinance Text Amendment DC26-TEXT-26-1**: Chapter 154: Subdivision Regulations, § 154.01 Definitions, Chapter 155: Zoning Code: Zoning, Sections, § 155.125 Table of Use Districts, § 155.151 Special Purpose District (S-P).
2. **Zoning Ordinance Text Amendment DC26-TEXT-26-2** Chapter 154: Subdivision Regulations

Johnny Easter introduced the item and presented a Power Point of the proposed revisions to the Subdivision Ordinance (attached).

The following revisions were discussed and decided on as follows:

Buffering between homes in a subdivision was unanimously denied. They unanimously agreed to keep the buffering around the perimeter of the subdivision.

Lot Width was not established.

Parking areas were unanimously approved.

Front Yard Setbacks were unanimously approved to be increased to 40 feet from 30 or the developer could choose to stagger the setbacks to 30 and 40.

Side Yard setbacks could not be established until lot width is determined.

RA major subdivisions increasing to 3 acres was not addressed until further clarification by the General Assembly.

Guidelines for Major Subdivisions were unanimously approved to remain as they currently are written.

Class Subdivisions were unanimously approved to remain as they are currently written.

Open Space was approved to remain as it is currently written.

Public Water requirements were unanimously approved to remain as it is currently written.

Clustered Mailbox Units were unanimously approved to remain as it is currently written.

Underground Utilities were unanimously approved to remain as it is currently written.

Performance Guarantees were unanimously approved.

Lot Limitations on Built along State Maintained Roads were not decided on due to the potential of Down Zoning and until further clarification by the General Assembly.

Public comment period in opposition: **Chairman Beck** opened the floor for public comment in opposition of the project. *There were none.*

Public comment section in favor: **Chairman Beck** opened the floor for public comment in favor of the rezoning request. *There were none*

Public comment section was closed.

Mr. Easter asked the Board to consider rescinding the vote for subdivision changes made at February's meeting due to the potential of violating down zoning.

Mrs. Grubb made the *motion* to rescind, **Mr. Cole** *seconded* the motion. The motion was *unanimously approved*.

- E. **Old or New Business:** An administrative review of the site plans for Ridgeland, Water's Edge, The Enclave and Fieldside subdivisions. All the site plans were reviewed and determined to have met the ordinance requirements for Class III and IV subdivisions.

Mrs. Grubb made a *motion* to adjourn, **Mr. Miller** *seconded*.

- F. **Adjournment:** The meeting was adjourned at 3:50 p.m.



Proposed Subdivision Ordinances Changes



Areas for Consideration:

- Buffers
- Lot Width
- Parking Area
- Setbacks
- Lots Larger Than 5 ac.
- Underground Utilities
- Lot Limitations on Built along State Maintained Roads
- RA Subdivisions
- Major Sub. Class Requirements
- Open Space Requirements
- Public Water Requirement
- Clustered Mailbox Units
- Performance Guarantees

Proposed Subdivision Changes

-Buffers

All Major Subdivisions shall have a Type C buffer strip installed around the perimeter and between each home.

Type C.

(a) Buffer: Ten feet.

(b) Screening shall consist of:

1. A row of evergreen conifers or broadleaf evergreens placed not more than five feet apart which would grow to form a continuous hedge of at least six feet in height within two years of planting; and

2. Lawn, low-growing evergreen shrubs, evergreen ground cover, or rock mulch covering the balance of the buffer.

-Lot Width

All lots in a major subdivision shall meet the following requirements:

(a) Lot width. 125 feet shall be the minimum width of each lot. The measurement shall be made from one side property line to the other at the building at the building setback line.

Proposed Subdivision Changes



-Parking Areas

All lots in a major subdivision shall meet the following requirements:

(A) Off-street parking space shall be provided in accordance with this provision.

(B) The off-street parking required by this subchapter shall be permanent space and shall not be used for any other purposes.

(C) Each parking space shall not be less than nine feet by 18 feet, exclusive of adequate egress and ingress drives, landscaping, and maneuvering space.

(D) New parking areas shall be able to accommodate 6 vehicles.



Proposed Subdivision Changes



-Setbacks

All lots in a major subdivision shall meet the following requirements:

Front yard setback. 60 feet shall be minimum setback of the principal structure, measured from the nearest point of the building and the right-of-way line.

-or-

Front yard setback. 60 feet shall be minimum setback of the principal structure, measured from the nearest point of the building and the right-of-way line; with every other lot having a 40 foot minimum setback of the principal structure, measured from the nearest point of the building and the right-of-way line.



-Setbacks

All lots in a major subdivision shall meet the following requirements:

Side yard setback. 30 feet shall be the minimum side yard for each principal building, measured from the nearest point of the building and the side lot line.

-Lots Larger than 5 ac.

Major Subdivisions where each lot within the subdivision is at least five acres.
TRC and Staff approval of site plan.

- ***RA Major Subdivision***

Major Subdivisions in RA Zoning District Shall have a minimum lot size of at least three acres.

Proposed Subdivision Changes

■ All Major Subdivisions shall meet the follow:

- TRC and Staff approval of site plan.
- Common open space shall not be less than 22% of the total development area. Open space shall be held in common ownership by a homeowner's association as public open space.
- Pedestrian access. Sidewalks shall be provided on at least one side of all street. Sidewalks shall be constructed of concrete, brick, or stone paving materials on a case- by-case basis. Sidewalks shall be a minimum width of five (5) feet. Vertical clearance along all sidewalks shall be at least eight (8) feet maintained by a homeowners association.
- Sidewalk lighting shall be required along all sidewalks, all lighting shall be 15' or less in height, all light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across property boundaries and be directed in a way so as not to jeopardize traffic safety. Sidewalk lighting shall have a character compatible with the nature of the area and complementary to the building architecture and shall be provided at pedestrian intersections, public spaces and along paths to parking lots and other destinations maintained by a homeowners association.
- Street trees shall be planted along both sides of all public streets maintained by a homeowners association.
- Shall have at least 2 NC DOT approved entries/exists that connect or are accessed by a publicly-dedicated or maintained street/road.
- Curb and gutter shall be required along all streets/roadways.
- Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners.

Proposed Subdivision Changes

■ Open Space

To qualify as common open space, land shall be usable for recreation purposes or shall provide visual, aesthetic or environmental amenities and may not be occupied by streets, drives, parking areas, or structures other than recreational structures. At least 30% of the gross area (unless otherwise allowed by the Davie County Board of Commissioners dedicated (for open space) must be suitable for and designed to be used as active recreation space (for example, walking trails, ball fields, community swimming pools, playgrounds and the like).

Open space shall be held in common ownership by a homeowner's association as public open space.

Proposed Subdivision Changes



■ Public Water Requirement

Major subdivision shall meet the following requirements:

County or Municipal Public Water.

County or Municipal Public Water is required in a Major Subdivision as follows:

Any subdivision which has public water lines available within 1000 foot shall extend the public water system throughout the subdivision to each lot as required.



Proposed Subdivision Changes

■ Clustered Mailbox Units

Major subdivision shall meet the following requirements:

- When cluster mailbox units are required by the US Postal Service, they shall be configured in accordance with the following:
- Cluster mailbox units shall be configured in accordance with all applicable USPS standards.
- Cluster mailbox units shall be served by a sidewalk connected to the larger pedestrian network in the development, or shall provide at least two designated parking spaces that provide safe and unobstructed access to the mailbox unit.
- Cluster mailbox units shall be covered to protect pedestrians from inclement weather while accessing their individual mailbox.
- Cluster mailbox units shall be served by exterior illumination of at least 2 foot-candles to ensure safety during night time hours.
- Cluster Mailbox Units must be located on a lot or area dedicated for open space or public access easement obtained by the developer.
- Cluster Mail Box Units may not be placed in the Right of Way (ROW) of any road.
- The location of the Cluster Mailbox Unit within the subdivision shall be determined by the Zoning Administrator or Subdivision Administrator; local Post Master; and developer or builder.

■ Underground Utilities

Major subdivision shall meet the following requirements:

Underground utilities. Electrical, fiber optic, cable, and telephone utility lines installed within major subdivisions shall be underground unless the Planning and Development Services Department determines underground installation is inappropriate; without expense to Davie County.

■ Performance Guarantees

Major subdivision shall have a Performance Guarantee:

§ 160D-804.1. Performance guarantees. To assure compliance with G.S. 160D-804 and other development regulation requirements, a subdivision regulation may provide for performance guarantees to assure successful completion of required improvements.

Proposed Subdivision Changes

- **Lot Limitations on Built along State Maintained Roads**

Major subdivision shall meet the following requirements:

The total number of lots that are accessed along a State maintained Road shall be limited to 10 lots.



Proposed Subdivision Changes

§ 155.125 TABLE OF USE DISTRICTS.

A. *Types of uses by districts.*

(1) X. Indicates permitted uses.

(2) S. Indicates special use required.

(3) P. Indicates permitted uses that must be approved by the Project Review Committee to ensure compliance with the prescribed development standards.

(4) P/C. Indicates permit required from Zoning Administrator; use must meet additional conditions.



Proposed Subdivision Changes

§ 155.151 SPECIAL PURPOSE DISTRICT (S-P).

(A) *Intent.*

(1) The Special Purpose District is established to accommodate uses that may constitute health or safety hazards, have greater than average impacts on the environment, aesthetics, community identity, view shed or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, vibration, commercial vehicle traffic, or similar nuisances.

(2) If there are discrepancies with this section and § [155.130](#)(BB), the stricter requirements shall prevail.

(B) *Dimensional requirements* (Major Subdivisions).

Proposed Subdivision Changes

- (1) *Lot size.* Twenty-five acres shall be the minimum lot area. Any part of the property located in the road right-of-way shall not be included in this minimum lot area.
- (2) *Lot width.* No specified minimum.
- (3) *Front yard.* One hundred feet shall be the minimum setback of the structure or any installed equipment, measured from the nearest point of the building and the right-of-way line.
- (4) *Side yard setback.* Twenty-five feet shall be the minimum side yard for each structure or any installed equipment, measured from the nearest point of the building to the side lot line.
- (5) *Rear yard setback.* Forty feet shall be the minimum rear yard for each structure or any installed equipment, measured from the point of the building nearest the rear line and the rear lot line.
- (6) *Off-street loading and unloading.* Buildings constructed or converted to uses permitted in this district shall provide off-street loading and unloading space as required in §§ [155.070](#) through [155.072](#) of this chapter.
- (7) *Off-street parking.* Requirements specified in §§ [155.050](#) through [155.053](#) of this chapter.



Proposed Subdivision Changes

(8) *Buffer strip.* Upon any lot line that abuts a residential district or public street, there shall be a densely planted and maintained Type B buffer strip as specified in § [155.172](#) of this chapter.

(C) *Access.* Except for Solar Energy Generating Facilities **and Major Subdivisions**, which shall require access to a state-maintained road, the Special Purpose site shall be accessed by a major or minor arterial road way as identified on the Davie County Comprehensive Transportation Plan.

(D) *Community meeting.* The applicant shall organize and conduct a community meeting with the surrounding property owners at a minimum of 30 days prior to the scheduled Planning Board meeting date. The petitioner must file in the office of the County Clerk a written report of any community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting.

(E) A second community meeting shall be arranged by the application following the Planning Board meeting and notes submitted to the Planning Department at least 15 days prior to the next regular Board of Commissioners meeting.





Proposed Subdivision Changes

(F) *Community meetings For Major Subdivisions.* The applicant shall organize and conduct two community meetings with the surrounding property owners, within a 500' radius, at a minimum of 30 days prior to the scheduled Planning Board meeting date. The meetings shall be held at least 14 days apart. The petitioner must file in the office of the County Clerk a written report of the community meetings held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meetings and the manner and date of contact, the date, time and location of the meetings, a roster of the persons in attendance at the meetings, a summary of issues discussed at the meetings, and a description of any changes to the rezoning petition made by the petitioner as a result of the meetings.



§ 160D-804.1. Performance guarantees.

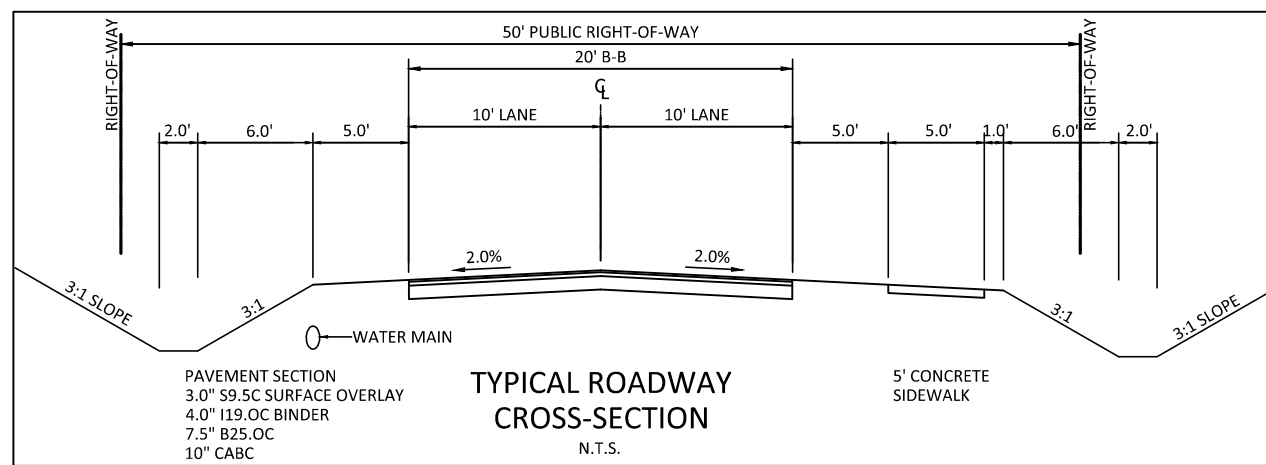
To assure compliance with G.S. 160D-804 and other development regulation requirements, a subdivision regulation may provide for performance guarantees to assure successful completion of required improvements.

For purposes of this section, all of the following apply with respect to performance guarantees:

- (1) Type. – The type of performance guarantee shall be at the election of the developer. The term "performance guarantee" means any of the following forms of guarantee:
 - a. Surety bond issued by any company authorized to do business in this State.
 - b. Letter of credit issued by any financial institution licensed to do business in this State.
 - c. Other form of guarantee that provides equivalent security to a surety bond or letter of credit.
- (1a) Duration. – The duration of the performance guarantee shall initially be one year, unless the developer determines that the scope of work for the required improvements necessitates a longer duration. In the case of a bonded obligation, the completion date shall be set one year from the date the bond is issued, unless the developer determines that the scope of work for the required improvements necessitates a longer duration.
- (1b) Extension. – A developer shall demonstrate reasonable, good-faith progress toward completion of the required improvements that are secured by the performance guarantee or any extension. If the improvements are not completed to the specifications of the local government, and the current performance guarantee is likely to expire prior to completion of the required improvements, the performance guarantee shall be extended, or a new performance guarantee issued, for an additional period. An extension under this subdivision shall only be for a duration necessary to complete the required improvements. If a new performance guarantee is issued, the amount shall be determined by the procedure provided in subdivision (3) of this subsection and shall include the total cost of all incomplete improvements.
- (1c) Inspection. – A local government shall conduct an inspection of the improvements subject to a performance guarantee within 30 days of a request received from a developer and advise the developer whether the improvements are completed to the required specifications. In the event a local government and developer disagree whether a required improvement is completed to the specifications of a local government, a developer may obtain a certification under seal from a licensed professional engineer that the required improvements have been completed to the specifications of the local government.
- (2) Release. – The performance guarantee shall be returned or released, as appropriate, within 30 days upon the acknowledgement by the local government that the improvements for which the performance guarantee is being required are complete or upon receipt of a certification under seal from a professional engineer that the required improvements have been completed to the specification of the local government. The local government shall return letters of credit or escrowed funds within 30 days upon completion of the required improvements to its specifications or upon acceptance of the required improvements, if the required improvements are subject to local government

acceptance. When required improvements that are secured by a bond are completed to the specifications of the local government, or are accepted by the local government, if subject to its acceptance, upon request by the developer, the local government shall timely provide written acknowledgement that the required improvements have been completed.

- (3) Amount. – The amount of the performance guarantee shall not exceed one hundred twenty-five percent (125%) of the reasonably estimated cost of completion at the time the performance guarantee is issued. The local government may determine the amount of the performance guarantee or use a cost estimate determined by the developer. The reasonably estimated cost of completion shall include one hundred percent (100%) of the costs for labor and materials necessary for completion of the required improvements. Where applicable, the costs shall be based on unit pricing. The additional twenty-five percent (25%) allowed under this subdivision includes inflation and all costs of administration regardless of how such fees or charges are denominated. The amount of any extension of any performance guarantee shall be determined according to the procedures for determining the initial guarantee and shall not exceed one hundred twenty-five percent (125%) of the reasonably estimated cost of completion of the remaining incomplete improvements still outstanding at the time the extension is obtained.
- (3a) Timing. – A local government, at its discretion, may require the performance guarantee to be posted either at the time the plat is recorded or at a time subsequent to plat recordation.
- (4) Coverage. – The performance guarantee shall only be used for completion of the required improvements and not for repairs or maintenance after completion. No performance guarantee may be required for maintenance of any improvement once the improvement is completed to the specification of a local government or upon receipt of a certification under seal from a professional engineer that the required improvements have been completed to the specification of the local government.
- (5) Legal responsibilities. – No person shall have or may claim any rights under or to any performance guarantee provided pursuant to this subsection or in the proceeds of any such performance guarantee other than the following:
 - a. The local government to whom the performance guarantee is provided.
 - b. The developer at whose request or for whose benefit the performance guarantee is given.
 - c. The person or entity issuing or providing the performance guarantee at the request of or for the benefit of the developer.
- (6) Multiple guarantees. – The developer shall have the option to post one type of a performance guarantee as provided for in subdivision (1) of this section, in lieu of multiple bonds, letters of credit, or other equivalent security, for all development matters related to the same project requiring performance guarantees.
- (7) Exclusion. – Performance guarantees associated with erosion control and stormwater control measures are not subject to the provisions of this section. (2020-25, s. 20(b); 2024-49, s. 1.12(a).)



TYPICAL ROADWAY CROSS-SECTION
N.T.S.

EXISTING
ARROW GLEN COURT
(VARIABLE WIDTH PUBLIC R/W)

PIN: 5870864492
JTT LLC
DB 1161, PG 0153
PB 0013, PG 0218
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870754850
LINGLEBACH MATTHEW BRYCE
LINGLEBACH MARANDA SHINN
DB 1158, PG 0737
PB 0013, PG 0130
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870852526
YARBROUGH JEAN B
DB 1236, PG 0510
PB 0000, PG 0000
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870651578
ADCOCK JACOB J
ADCOCK AMIE LYNN
DB 1289, PG 0130
PB 0013, PG 0130
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870653578
WALESH SARAH H
DB 1254, PG 1072
PB 0013, PG 0130
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870657515
HENDERSON TIMOTHY JOHN
HENDERSON PRISCILLA OLASCO
DB 1220, PG 0064
PB 0013, PG 0130
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870750681
WHITLEY ISAMAH RAY
WHITLEY EMALINE TRACH
DB 1305, PG 0332
PB 0013, PG 0130
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870658650
JENNINGS MARK FRANKLIN
JENNINGS AMANDA GRAY
DB 1190, PG 0614
PB 0013, PG 0130
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870655546
HOBSON DARRIN M
HOBSON LARA M
DB 1254, PG 0229
PB 0013, PG 0130
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870651139
MURPHY BRIAN P
MURPHY KALA H
DB 1030, PG 0171
PB 0010, PG 0213
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870653392
BUTLER TERRY BLAKE
BUTLER AMBER LYNN
DB 1288, PG 0885
PB 0010, PG 0213
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870654147
BUTLER TERRY BLAKE
BUTLER AMBER LYNN
DB 0761, PG 0233
PB 0009, PG 0290
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870644929
KEYSER BRIAN M
KEYSER TERESA R
DB 0967, PG 0191
PB 0009, PG 0290
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870644804
SMITH DOUGLAS SCOTT
SMITH LORI DILLARD
DB 0750, PG 0306
PB 0009, PG 0290
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870643458
SILVEY GARET REESE
SILVEY BRITANY
DB 1122, PG 0817
PB 0009, PG 0290
DAVIE COUNTY LAND USE CODE: R/MU

PIN: 5870643673
CLINE DAVID V
CLINE ALICIA M
DB 0999, PG 0523
PB 0009, PG 0290
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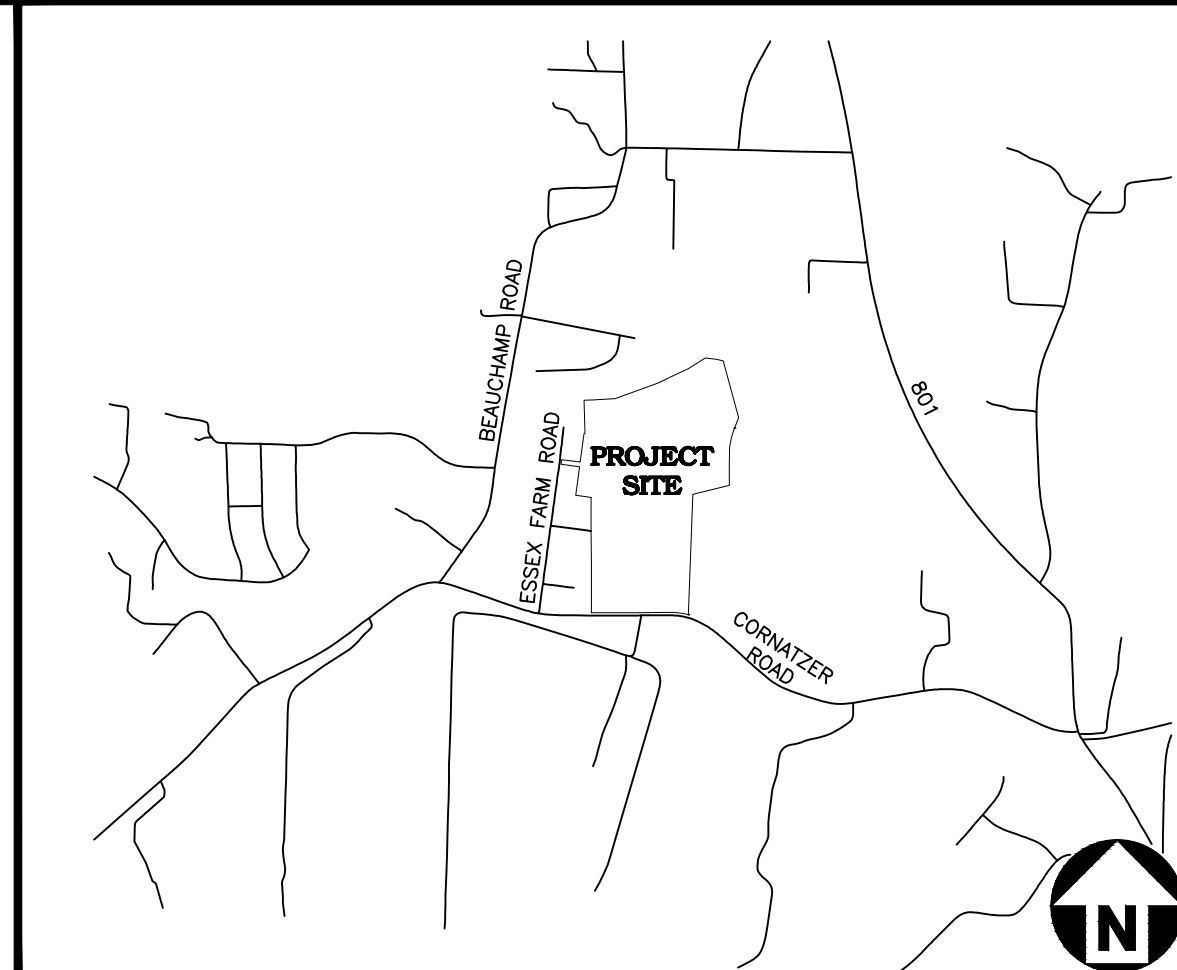
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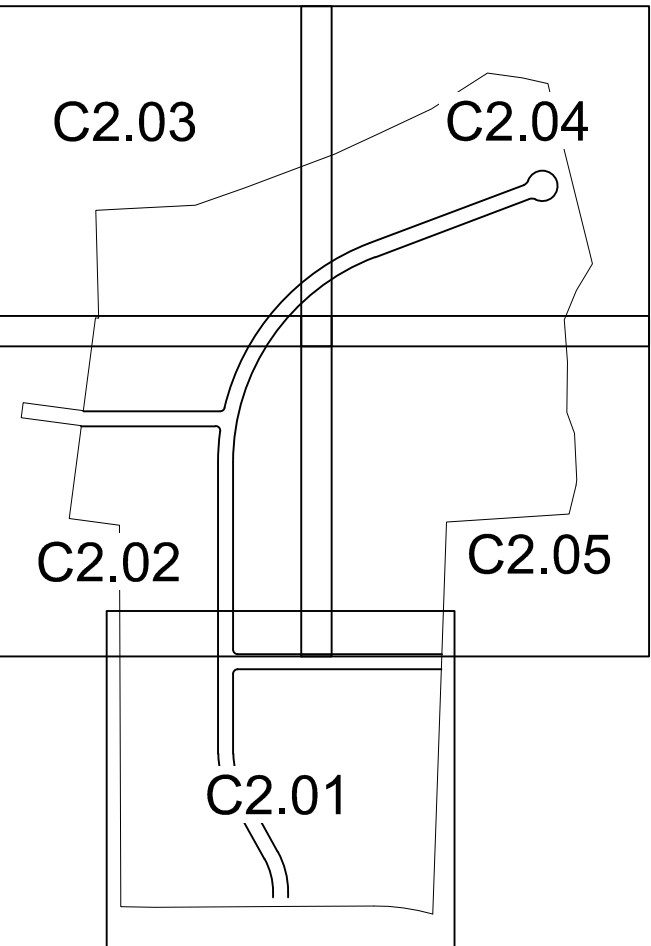


VICINITY MAP

NTS

SITE DATA	
SITE ADDRESS/PIN#	5870-73-1744, 5870-64-2265
OWNER:	ELECTRIFORCE INC, PSC DEVELOPMENT COR INC
CURRENT ZONING:	R-20
PROJECT SITE AREA:	74.29 AC±
JURISDICTION:	DAVIE COUNTY/NCDEQ
ZONING LOT SETBACKS:	FRONT: 30'
	SIDE BUILDING (ONE / COMBINED): 15'
	REAR: 30'
	SIDE STREET: 15'
ZONING LOT SIZES:	MIN. LOT AREA: 40,000 SF
	MIN. LOT WIDTH: 80 FT
	MIN. LOT DEPTH: 150 FT
PROJECT DENSITY:	UNITS: 49 SINGLE FAM.
	TOTAL AREA: 74.29 AC
DWELLING DENSITY:	(49 UNITS/74.29 ACRES)=0.66 DU/AC
ROAD LENGTH:	4176 LF±
STORM SEWER:	N/A
SANITARY SEWER:	N/A
WATER MAIN:	4241 LF±
STREET A:	2902 LF±
STREET B:	711 LF±
STREET C:	563 LF±
OPEN SPACE:	TOTAL SITE AREA: 74.29 AC
	OPEN SPACE REQUIRED: 20% * 74.29 = 14.89 AC
	PROVIDED OPEN SPACE: 15.07 AC
	ACTIVE OPEN SPACE REQUIRED: 30% * 15.07 = 4.52 AC
	PROVIDED ACTIVE OPEN SPACE: 4.54 AC
WATER DESIGNATION:	STREAM NAME: N/A
	CLASSIFICATION: N/A
	WATERSHED: NON-WS
	RIVER BASIN: YADKIN PEE-DEE
	MAX BUA PERCENTAGE: N/A
	WATERSHED MAXIMUM BUA: N/A
FIRM MAP #/DATE:	3710587000J 09/17/2008
PARKING CALCULATIONS:	REQUIRED PARKING: 0
	PROVIDED PARKING: 0

NOTE: ALL STREET LIGHTS AND TREES ARE PRELIMINARY IN NATURE. SUBJECT TO CHANGE PENDING FINAL APPROVED CONSTRUCTION DRAWING.



KEY MAP

N.T.S.

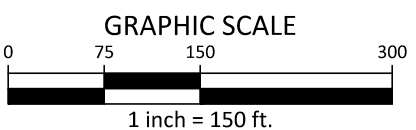
SITE LEGEND

- SIGNAGE
- STREET LIGHT
- PROPOSED TREE
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SETBACK LINE
- SEPTIC FIELD LINE
- CENTERLINE
- EASEMENT
- 10' PUBLIC UTILITY EASEMENT
- EXISTING STREAM CENTERLINE
- EXISTING STREAM BUFFER
- SEPTIC FIELD BUFFER
- TRAIL EASEMENT
- FORESTED AREA
- SEPTIC FIELD EASEMENT
- USABLE SEPTIC SOIL AREA
- CONCRETE SIDEWALK
- STREAM BUFFER
- COMMON OPEN SPACE
- TRAIL EASEMENT
- OPEN SPACE
- RIGHT OF WAY DEDICATION

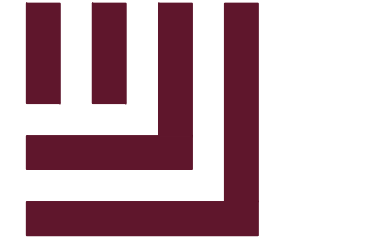
EASEMENT LEGEND

- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- 10'X70' SITE DISTANCE TRIANGLE
- 10' PRIVATE SEPTIC LINE ACCESS & MAINTENANCE EASEMENT (UNLESS NOTED DIFFERENTLY)

TYPICAL STREET LIGHT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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Winston-Salem, NC 27101

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

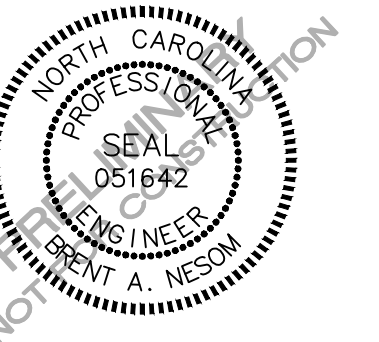
www.mcadamsco.com

CLIENT

THIRD GENERATION HOMES
2625 NEUDORF ROAD UNIT 700
CLEMMONS, NC 27102
ANDREW REECE
PHONE: 336.469.5680



RIDGELAND SUBDIVISION
CONSTRUCTION DRAWINGS
CORNATZER ROAD
ADVANCE, NC 27006



REVISIONS

NO.	DATE
1	
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PLAN INFORMATION

PROJECT NO. SPEC24514
FILENAME SPEC24514-OAS1
CHECKED BY BAN
DRAWN BY HTC
SCALE 1" = 150'
DATE 04.03.2026

SHEET

OVERALL SITE PLAN

C2.00

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ANDREW REECE
PHONE: 336.469.5680



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CORNATZER ROAD
ADVANCE, NC 27006**



REVISIONS

NO.	DATE
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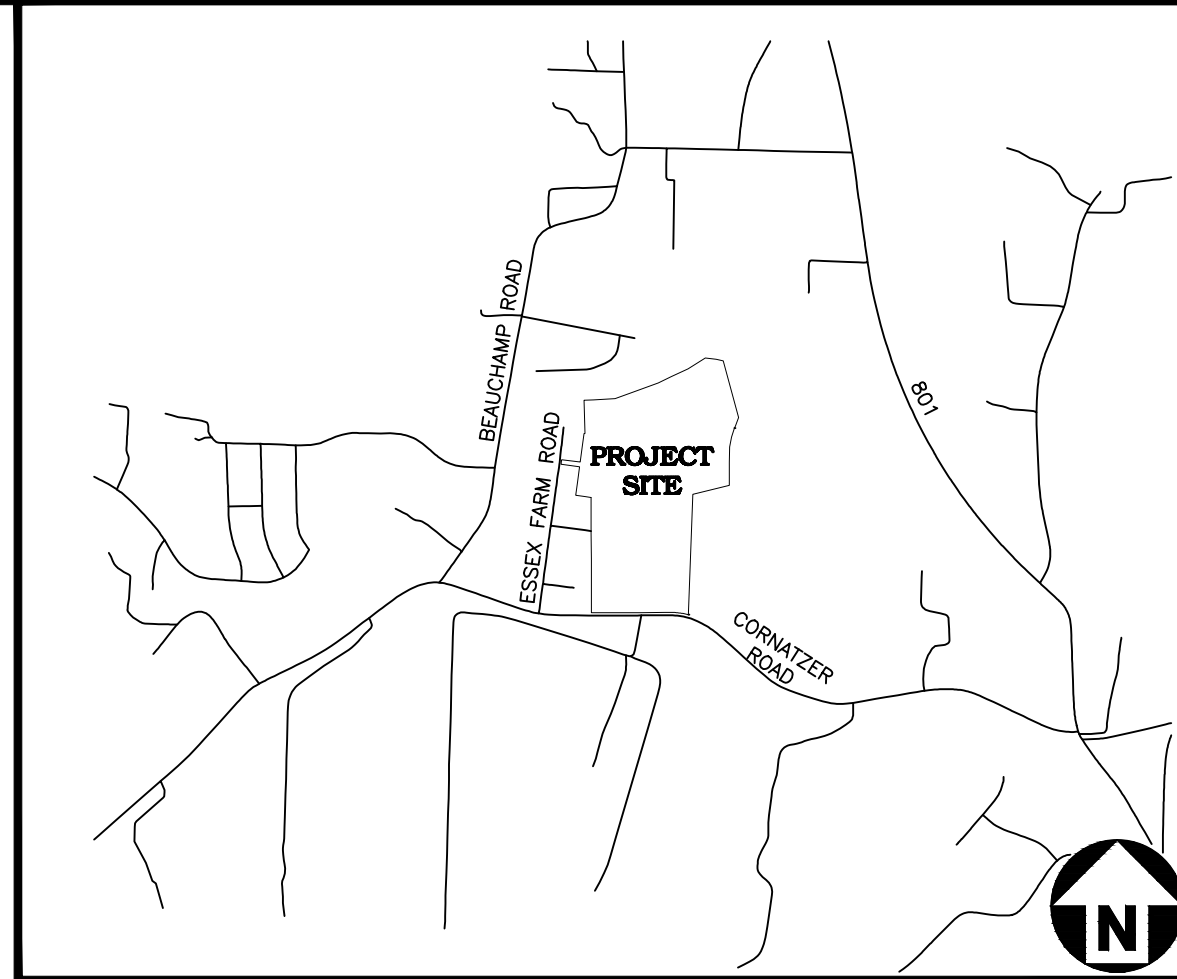
PLAN INFORMATION

PROJECT NO.	SPEC24514
FILENAME	SPEC24514-S1
CHECKED BY	BAN
DRAWN BY	HTC
SCALE	1" = 50'
DATE	04.03.2026

SHEET

DETAILED SITE PLAN

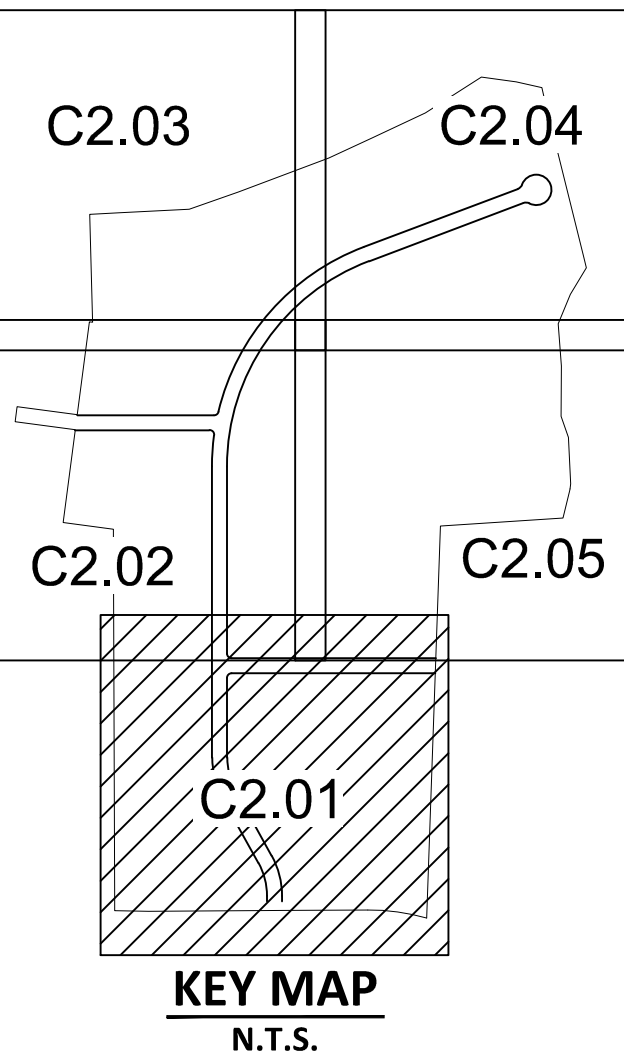
C2.01



VICINITY MAP

NTS

SITE DATA	
SITE ADDRESS/PINH	5870-73-1744, 5870-64-2265
OWNER:	ELECTRIFORCE INC, PSC DEVELOPMENT COR INC
CURRENT ZONING:	R-20
PROJECT SITE AREA:	74.29 AC±
JURISDICTION:	DAVIE COUNTY/NCDEQ
ZONING LOT SETBACKS:	FRONT: 30'
	SIDE BUILDING (ONE / COMBINED): 15'
	REAR: 30'
	SIDE STREET: 15'
ZONING LOT SIZES:	MIN. LOT AREA: 40,000 SF
	MIN. LOT WIDTH: 80 FT
	MIN. LOT DEPTH: 150 FT
PROJECT DENSITY:	UNITS: 49 SINGLE FAM.
	TOTAL AREA: 74.29 AC
	DWELLING DENSITY: (49 UNITS/74.29 ACRES)=0.66 DU/AC
	ROAD LENGTH: 4176 LF±
	STORM SEWER: N/A
	SANITARY SEWER: N/A
	WATER MAIN: 4241 LF±
STREET LENGTHS:	STREET A: 2902 LF±
	STREET B: 711 LF±
	STREET C: 563 LF±
OPEN SPACE:	TOTAL SITE AREA: 74.29 AC
	OPEN SPACE REQUIRED: 20% * 74.29 = 14.89 AC
	PROVIDED OPEN SPACE: 15.07 AC
	ACTIVE OPEN SPACE REQUIRED: 30% * 15.07 = 4.52 AC
	PROVIDED ACTIVE OPEN SPACE: 4.54 AC
WATER DESIGNATION:	STREAM NAME: N/A
	CLASSIFICATION: N/A
	WATERSHED: NON-WS
	RIVER BASIN: YADKIN PEE-DEE
	MAX BUA PERCENTAGE: N/A
	WATERSHED MAXIMUM BUA: N/A
FIRM MAP #/DATE:	3710587000J 09/17/2008
PARKING CALCULATIONS:	REQUIRED PARKING: 0
	PROVIDED PARKING: 0



SITE LEGEND

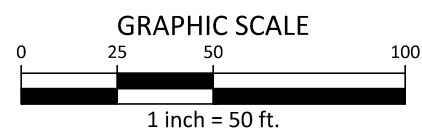
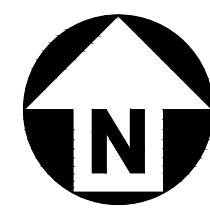
	SIGNAGE
	STREET LIGHT
	PROPOSED TREE
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	SEPTIC FIELD LINE
	CENTERLINE
	10' PUBLIC UTILITY EASEMENT
	EASEMENT
	EXISTING STREAM CENTERLINE
	EXISTING STREAM BUFFER
	SEPTIC FIELD BUFFER
	TRAIL EASEMENT
	FORESTED AREA
	SEPTIC FIELD EASEMENT
	USABLE SEPTIC SOIL AREA
	CONCRETE SIDEWALK
	STREAM BUFFER
	VEGETATIVE BUFFER
	COMMON OPEN SPACE
	TRAIL EASEMENT
	RIGHT OF WAY DEDICATION
	OFFSITE SEPTIC LOT

EASEMENT LEGEND

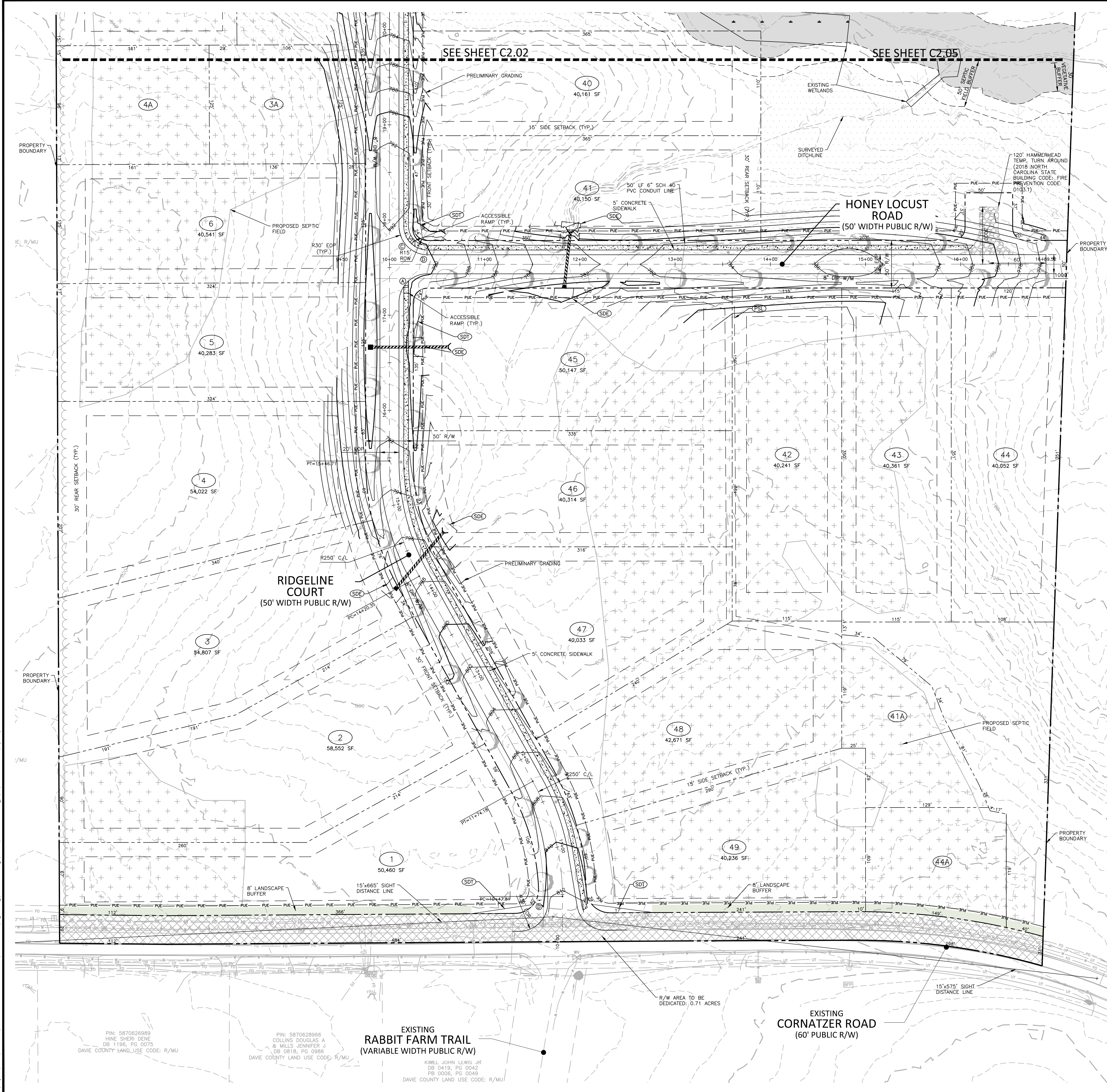
	20' PUBLIC DRAINAGE & UTILITY EASEMENT
	10'X70' SITE DISTANCE TRIANGLE
	10' PRIVATE SEPTIC LINE ACCESS & MAINTENANCE EASEMENT (UNLESS NOTED DIFFERENTLY)

KEY LEGEND

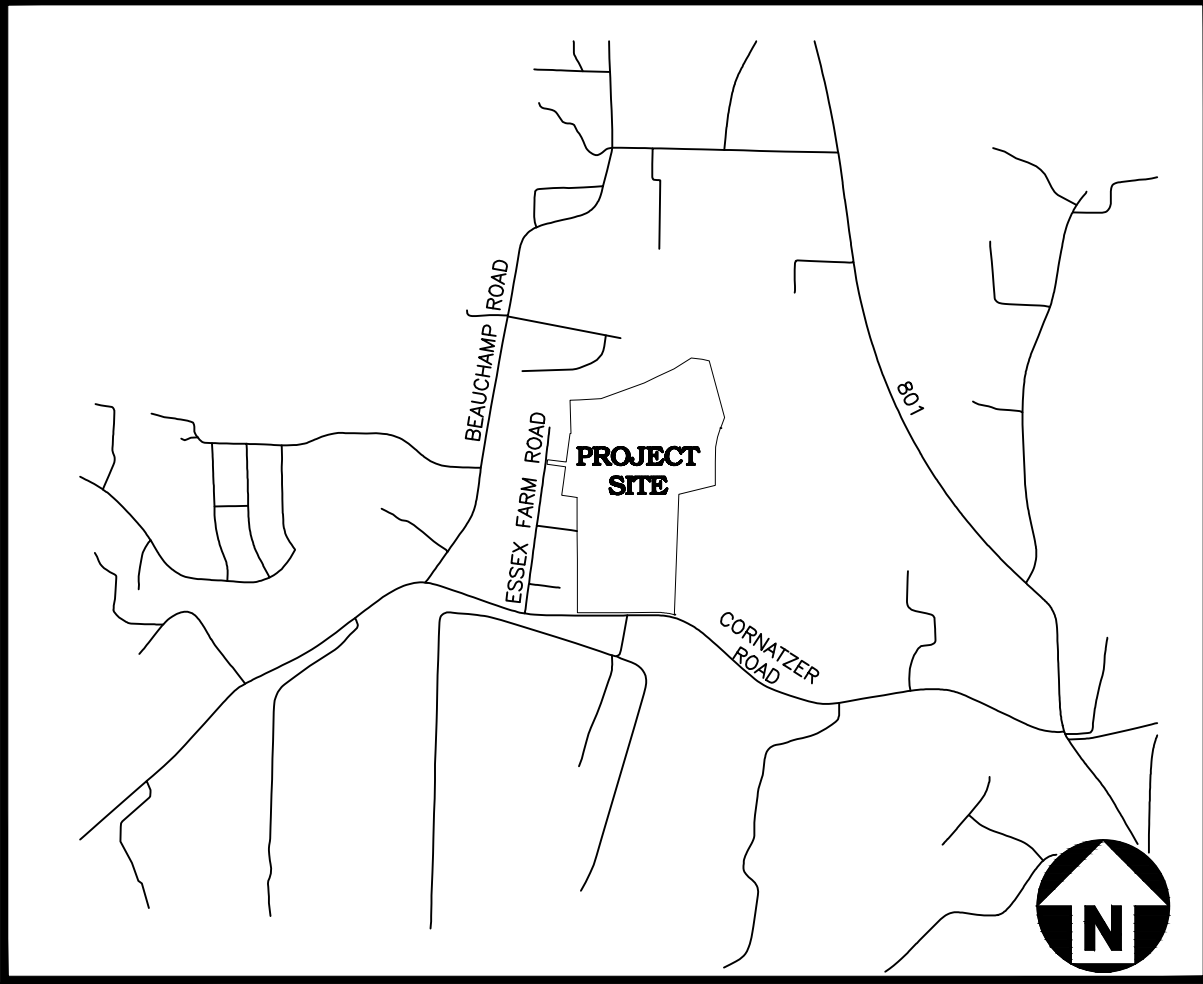
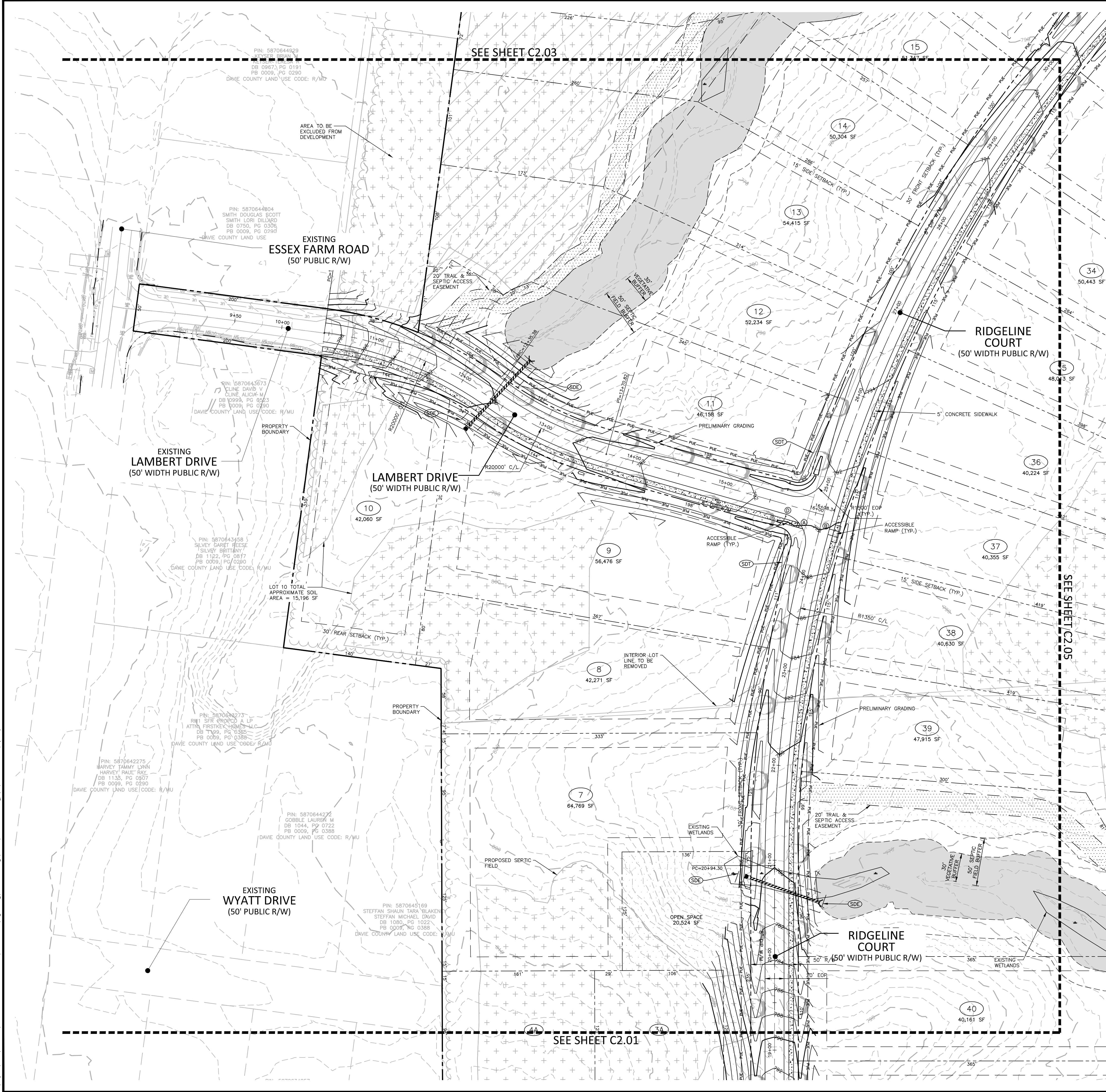
	NCDOT 848.06 TYPE 1 MODIFIED CURB RAMP
	NCDOT 848.06 TYPE 3 CURB RAMP
	NCDOT 848.06 TYPE 3 MODIFIED CURB RAMP
	STOP SIGN (R1-1)



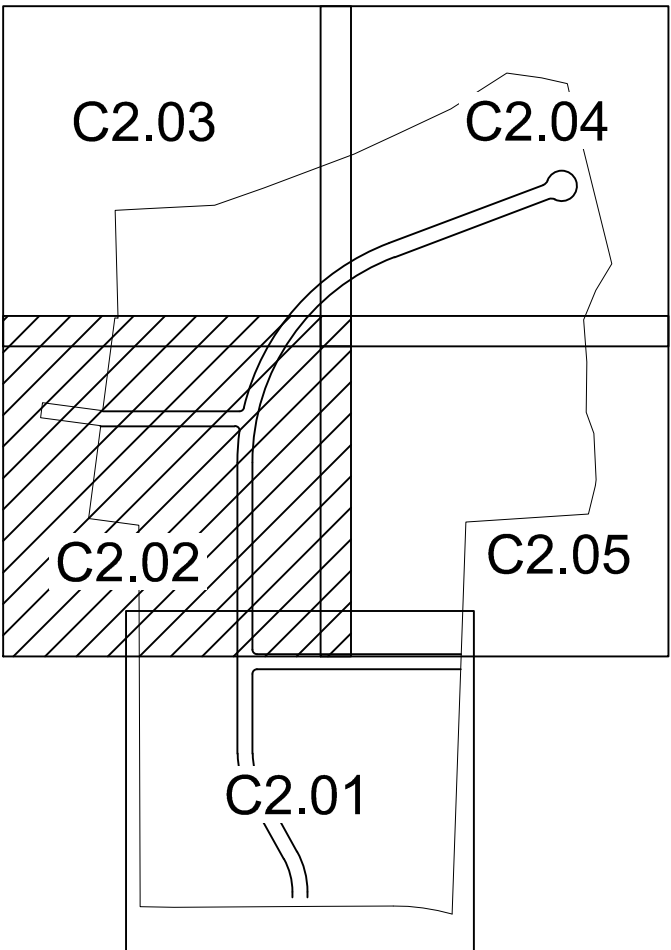
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



V:\Projects\SPEC\2024\SPEC2024\Cornatzer Subdivision\04-Production\Engineering\Current Drawings\Sheets\SPEC24514-S1.dwg, 3/12/2026 3:25:29 PM, T. Chappin



VICINITY MAP



KEY MAP
N.T.S.

NTS	
SITE DATA	
SITE ADDRESS/PIN#	5870-73-1744, 5870-64-2265
OWNER:	ELECTRIFORCE INC, PSC DEVELOPMENT COR INC
CURRENT ZONING:	R-20
PROJECT SITE AREA:	74.29 AC±
JURISDICTION:	DAVIE COUNTY/NCDEQ
ZONING LOT SETBACKS:	FRONT: 30'
	SIDE BUILDING (ONE / COMBINED): 15'
	REAR: 30'
	SIDE STREET: 15'
ZONING LOT SIZES:	MIN. LOT AREA: 40,000 SF
	MIN. LOT WIDTH: 80 FT
	MIN. LOT DEPTH: 150 FT
PROJECT DENSITY:	UNITS: 49 SINGLE FAM.
	TOTAL AREA: 74.29 AC
	DWELLING DENSITY: (49 UNITS/74.29 ACRES)=0.66 DU/AC
	ROAD LENGTH: 4176 LF±
	STORM SEWER: N/A
	SANITARY SEWER: N/A
	WATER MAIN: 4241 LF±
STREET LENGTHS:	STREET A: 2902 LF±
	STREET B: 711 LF±
	STREET C: 563 LF±
OPEN SPACE:	TOTAL SITE AREA: 74.29 AC
	OPEN SPACE REQUIRED: 20% * 74.29 = 14.89 AC
	PROVIDED OPEN SPACE: 15.07 AC
	ACTIVE OPEN SPACE REQUIRED: 30% * 15.07 = 4.52 AC
	PROVIDED ACTIVE OPEN SPACE: 4.54 AC
WATER DESIGNATION:	STREAM NAME: N/A
	CLASSIFICATION: N/A
	WATERSHED: NON-W5
	RIVER BASIN: YADKIN PEE-DEE
	MAX BUA PERCENTAGE: N/A
	WATERSHED MAXIMUM BUA: N/A
FIRM MAP #/DATE:	3710587000J 09/17/2008
PARKING CALCULATIONS:	REQUIRED PARKING: 0
	PROVIDED PARKING: 0

SITE LEGEND

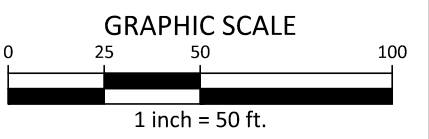
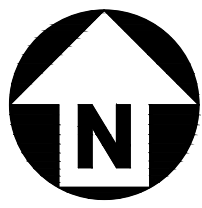
	SIGNAGE
	STREET LIGHT
	PROPOSED TREE
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	SEPTIC FIELD LINE
	CENTERLINE
	10' PUBLIC UTILITY EASEMENT
	EASEMENT
	EXISTING STREAM CENTERLINE
	EXISTING STREAM BUFFER
	SEPTIC FIELD BUFFER
	TRAIL EASEMENT
	FORESTED AREA
	SEPTIC FIELD EASEMENT
	USABLE SEPTIC SOIL AREA
	CONCRETE SIDEWALK
	STREAM BUFFER
	VEGETATIVE BUFFER
	COMMON OPEN SPACE
	TRAIL EASEMENT
	RIGHT OF WAY DEDICATION
	OFFSITE SEPTIC LOT

EASEMENT LEGEND

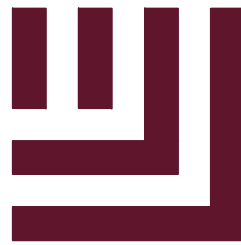
	20' PUBLIC DRAINAGE & UTILITY EASEMENT
	10'X70' SITE DISTANCE TRIANGLE
	10' PRIVATE SEPTIC LINE ACCESS & MAINTENANCE EASEMENT (UNLESS NOTED DIFFERENTLY)

KEY LEGEND

	NCDOT 848.06 TYPE 1 MODIFIED CURB RAMP
	NCDOT 848.06 TYPE 3 CURB RAMP
	NCDOT 848.06 TYPE 3 MODIFIED CURB RAMP
	STOP SIGN (R1-1)



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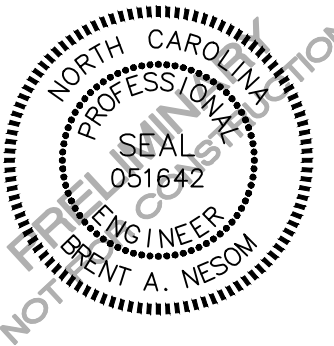
CLIENT

THIRD GENERATION HOMES
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CLEMMONS, NC 27102
ANDREW REECE
PHONE: 336.469.5680



THIRD GENERATION
HOMES

RIDGELAND SUBDIVISION
CONSTRUCTION DRAWINGS
CORNATZER ROAD
ADVANCE, NC 27006



REVISIONS

NO.	DATE
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PLAN INFORMATION

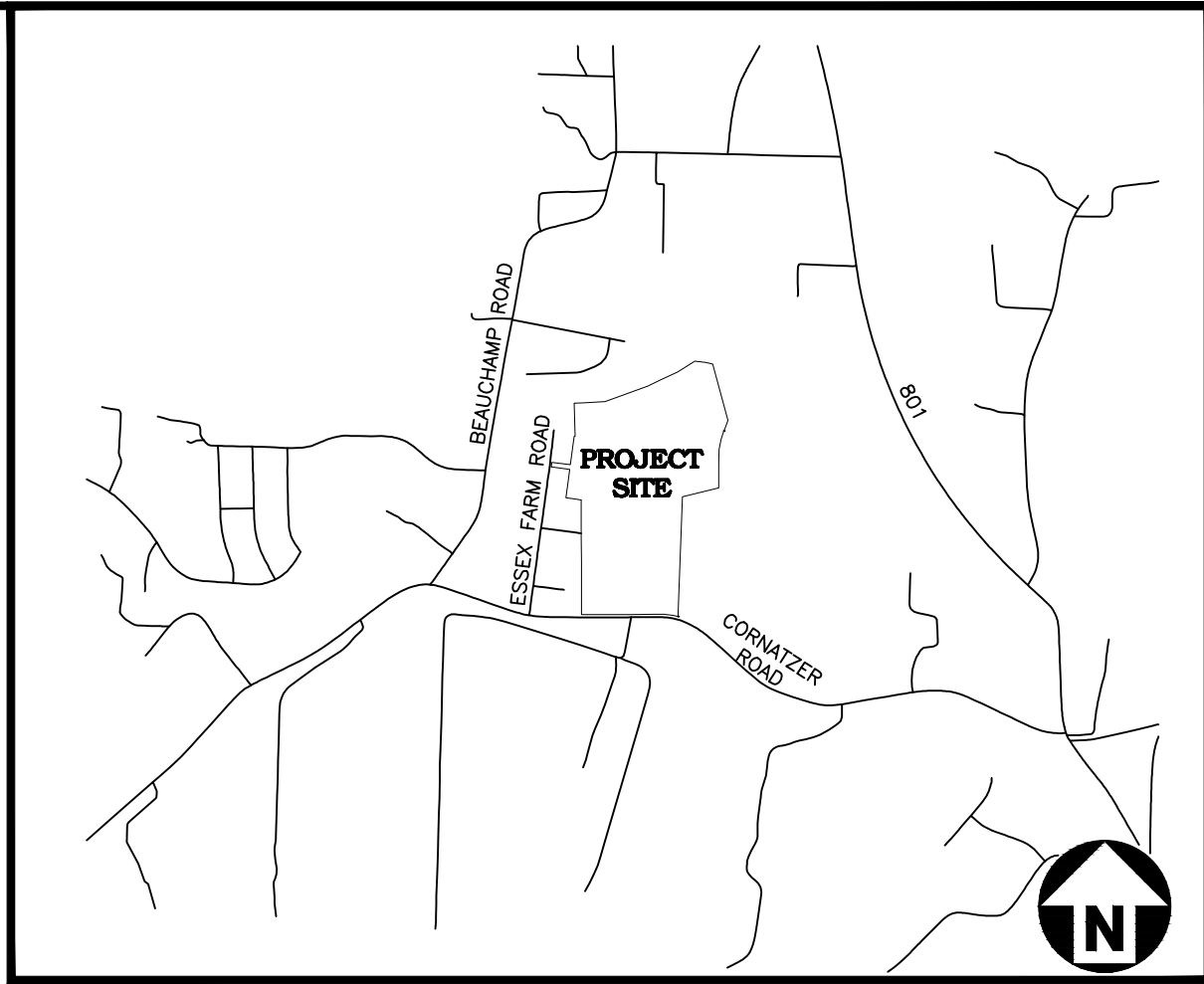
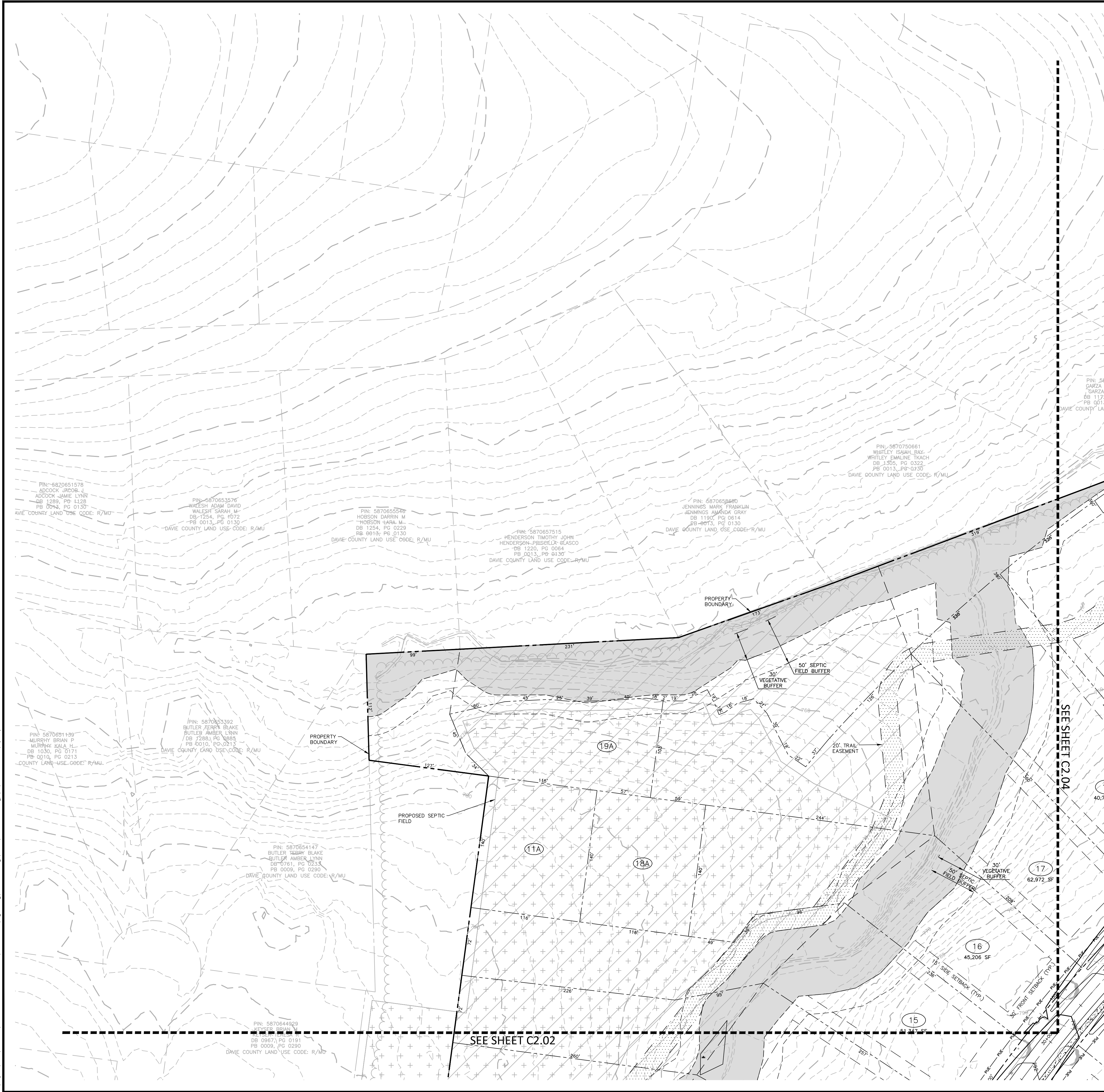
PROJECT NO.	SPEC24514
FILENAME	SPEC24514-S1
CHECKED BY	BAN
DRAWN BY	HTC
SCALE	1" = 50'
DATE	04.03.2026

SHEET

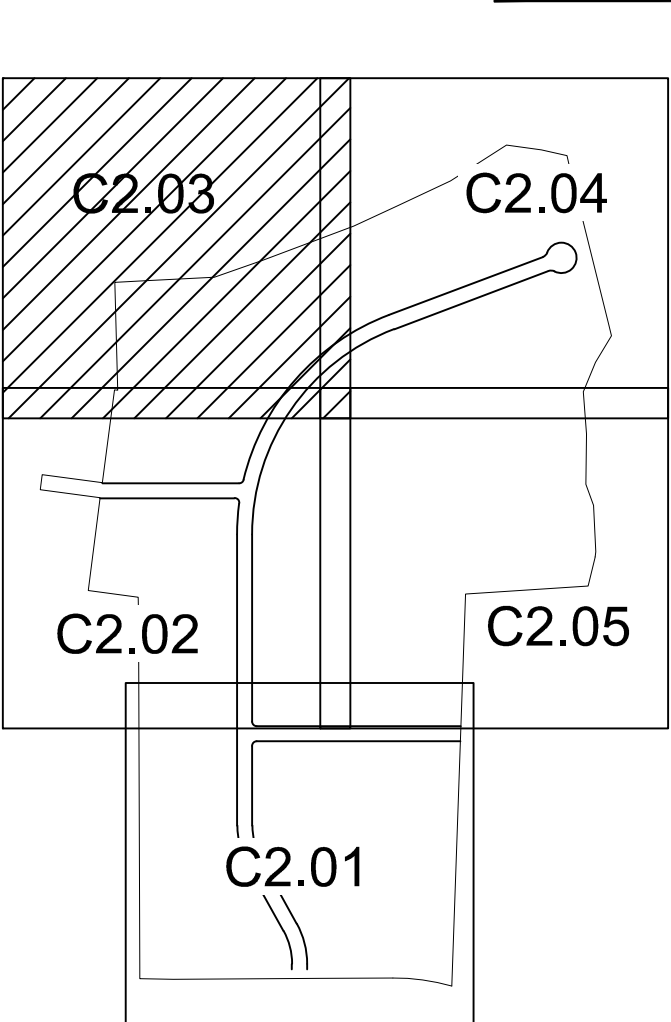
DETAILED SITE PLAN

C2.02

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VICINITY MAP



KEY MAP

N.T.S.

SITE LEGEND

	SIGNAGE
	STREET LIGHT
	PROPOSED TREE
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	SEPTIC FIELD LINE
	CENTERLINE
	10' PUBLIC UTILITY EASEMENT
	EASEMENT
	EXISTING STREAM CENTERLINE
	EXISTING STREAM BUFFER
	SEPTIC FIELD BUFFER
	TRAIL EASEMENT
	FORESTED AREA
	SEPTIC FIELD EASEMENT
	USABLE SEPTIC SOIL AREA
	CONCRETE SIDEWALK
	STREAM BUFFER
	VEGETATIVE BUFFER
	COMMON OPEN SPACE
	TRAIL EASEMENT
	RIGHT OF WAY DEDICATION
	OFFSITE SEPTIC LOT

NTS

SITE DATA

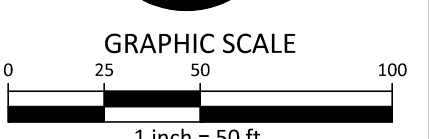
SITE ADDRESS/PIN#	5870-73-1744, 5870-64-2265
OWNER:	ELECTRIFORCE INC, PSC DEVELOPMENT COR INC
CURRENT ZONING:	R-20
PROJECT SITE AREA:	74.29 AC±
JURISDICTION:	DAVIE COUNTY/NCDEQ
ZONING LOT SETBACKS:	FRONT: 30'
	SIDE BUILDING (ONE / COMBINED): 15'
	REAR: 30'
	SIDE STREET: 15'
ZONING LOT SIZES:	MIN. LOT AREA: 40,000 SF
	MIN. LOT WIDTH: 80 FT
	MIN. LOT DEPTH: 150 FT
PROJECT DENSITY:	UNITS: 49 SINGLE FAM.
	TOTAL AREA: 74.29 AC
	DWELLING DENSITY: (49 UNITS/74.29 ACRES)=0.66 DU/AC
	ROAD LENGTH: 4176 LF±
	STORM SEWER: N/A
	SANITARY SEWER: N/A
	WATER MAIN: 4241 LF±
STREET LENGTHS:	STREET A: 2902 LF±
	STREET B: 711 LF±
	STREET C: 563 LF±
OPEN SPACE:	TOTAL SITE AREA: 74.29 AC
	OPEN SPACE REQUIRED: 20% * 74.29 = 14.89 AC
	PROVIDED OPEN SPACE: 15.07 AC
	ACTIVE OPEN SPACE REQUIRED: 30% * 15.07 = 4.52 AC
	PROVIDED ACTIVE OPEN SPACE: 4.54 AC
WATER DESIGNATION:	STREAM NAME: N/A
	CLASSIFICATION: N/A
	WATERSHED: NON-WS
	RIVER BASIN: YADKIN PEE-DEE
	MAX BUA PERCENTAGE: N/A
	WATERSHED MAXIMUM BUA: N/A
FIRM MAP #/DATE:	3710587000J 09/17/2008
PARKING CALCULATIONS:	REQUIRED PARKING: 0
	PROVIDED PARKING: 0

EASEMENT LEGEND

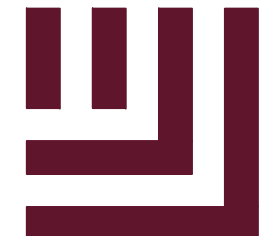
	20' PUBLIC DRAINAGE & UTILITY EASEMENT
	10'X70' SITE DISTANCE TRIANGLE
	10' PRIVATE SEPTIC LINE ACCESS & MAINTENANCE EASEMENT (UNLESS NOTED DIFFERENTLY)

KEY LEGEND

	NCDDT 848.06 TYPE 1 MODIFIED CURB RAMP
	NCDDT 848.06 TYPE 3 CURB RAMP
	NCDDT 848.06 TYPE 3 MODIFIED CURB RAMP
	STOP SIGN (R1-1)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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ANDREW REECE
PHONE: 336.469.5680



THIRD GENERATION
HOMES

RIDGELAND SUBDIVISION
CONSTRUCTION DRAWINGS
CORNATZER ROAD
ADVANCE, NC 27006



REVISIONS

NO.	DATE
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PLAN INFORMATION

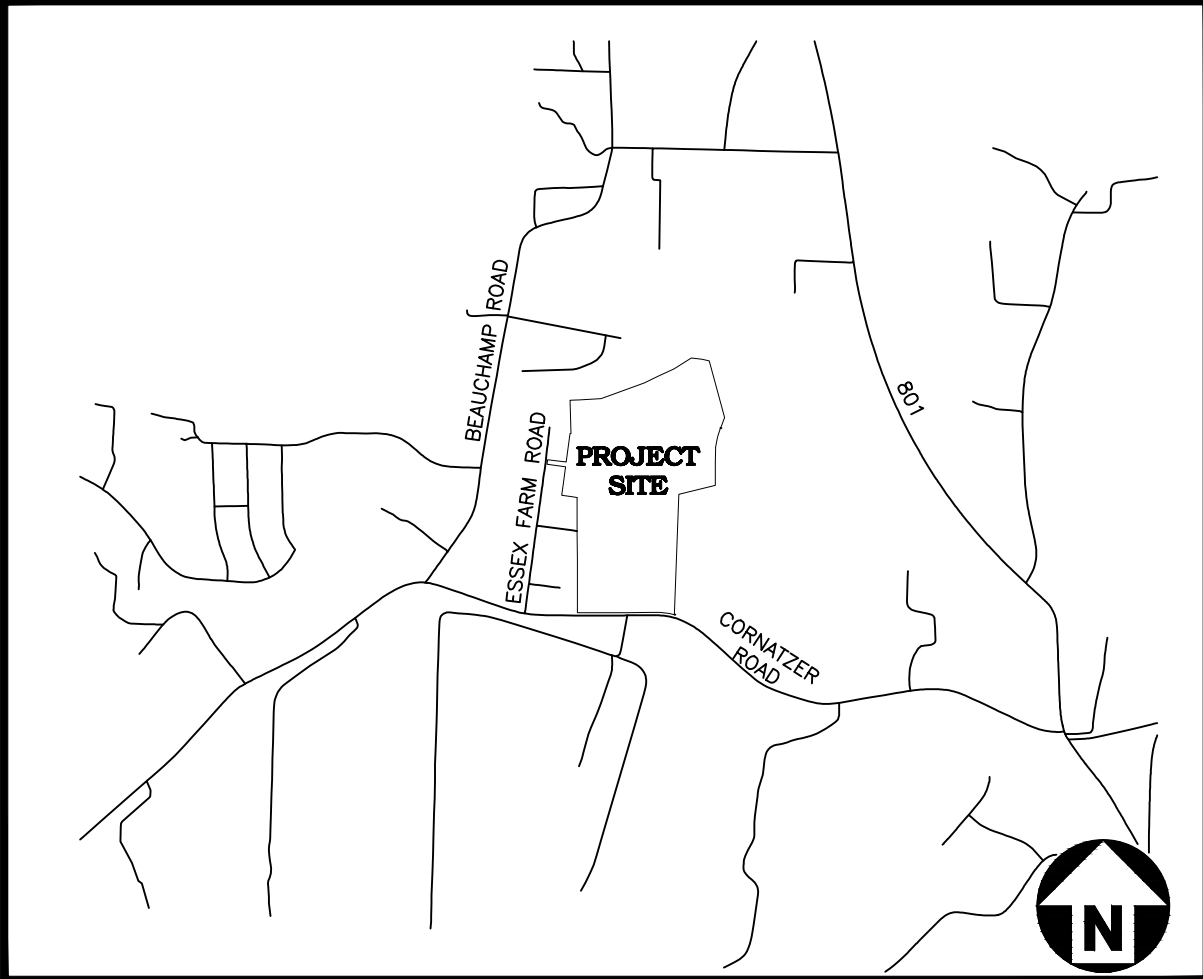
PROJECT NO.	SPEC24514
FILENAME	SPEC24514-S1
CHECKED BY	BAN
DRAWN BY	HTC
SCALE	1" = 50'
DATE	04.03.2026

SHEET

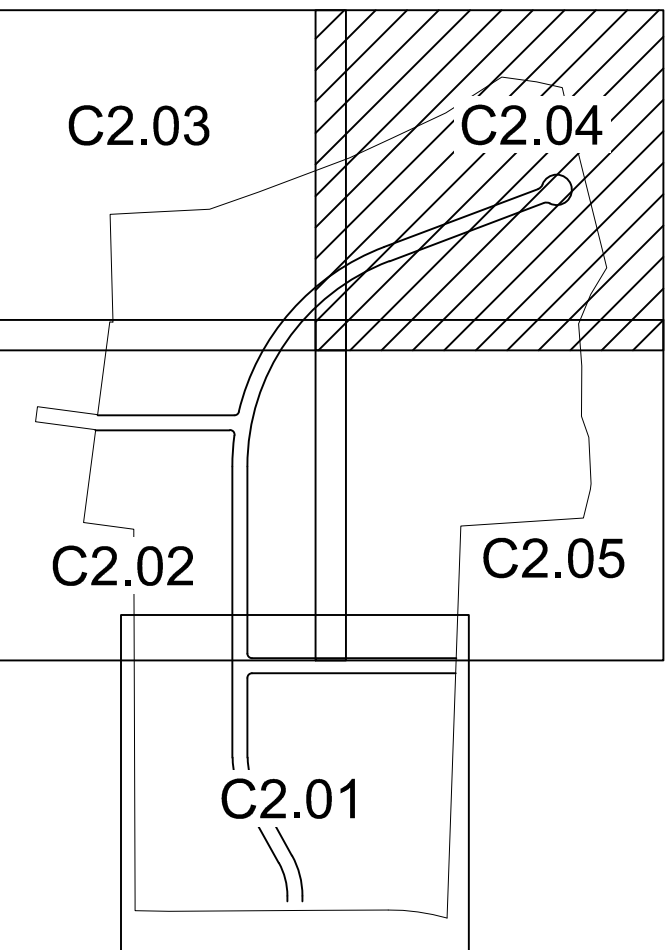
DETAILED SITE PLAN

C2.03

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VICINITY MAP



KEY MAP
N.T.S.

NTS	
SITE DATA	
SITE ADDRESS/PINH	5870-73-1744, 5870-64-2265
OWNER:	ELECTRIFORCE INC, PSC DEVELOPMENT COR INC
CURRENT ZONING:	R-20
PROJECT SITE AREA:	74.29 AC±
JURISDICTION:	DAVIE COUNTY/NCDEQ
ZONING LOT SETBACKS:	FRONT: 30'
	SIDE BUILDING (ONE / COMBINED): 15'
	REAR: 30'
	SIDE STREET: 15'
ZONING LOT SIZES:	MIN. LOT AREA: 40,000 SF
	MIN. LOT WIDTH: 80 FT
	MIN. LOT DEPTH: 150 FT
PROJECT DENSITY:	UNITS: 49 SINGLE FAM.
	TOTAL AREA: 74.29 AC
	DWELLING DENSITY: (49 UNITS/74.29 ACRES)=0.66 DU/AC
	ROAD LENGTH: 4176 LF±
	STORM SEWER: N/A
	SANITARY SEWER: N/A
	WATER MAIN: 4241 LF±
STREET LENGTHS:	STREET A: 2902 LF±
	STREET B: 711 LF±
	STREET C: 563 LF±
OPEN SPACE:	TOTAL SITE AREA: 74.29 AC
	OPEN SPACE REQUIRED: 20% * 74.29 = 14.89 AC
	PROVIDED OPEN SPACE: 15.07 AC
	ACTIVE OPEN SPACE REQUIRED: 30% * 15.07 = 4.52 AC
	PROVIDED ACTIVE OPEN SPACE: 4.54 AC
WATER DESIGNATION:	STREAM NAME: N/A
	CLASSIFICATION: N/A
	WATERSHED: NON-WS
	RIVER BASIN: YADKIN PEE-DEE
	MAX BUA PERCENTAGE: N/A
	WATERSHED MAXIMUM BUA : N/A
FIRM MAP #/DATE:	3710587000J 09/17/2008
PARKING CALCULATIONS:	REQUIRED PARKING: 0
	PROVIDED PARKING: 0

SITE LEGEND

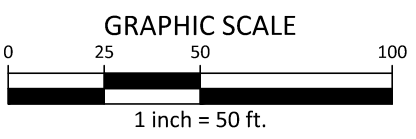
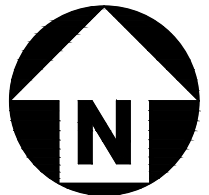
- Signage
- STREET LIGHT
- PROPOSED TREE
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SETBACK LINE
- SEPTIC FIELD LINE
- CENTERLINE
- 10' PUBLIC UTILITY EASEMENT
- EASEMENT
- EXISTING STREAM CENTERLINE
- EXISTING STREAM BUFFER
- SEPTIC FIELD BUFFER
- TRAIL EASEMENT
- FORESTED AREA
- SEPTIC FIELD EASEMENT
- USABLE SEPTIC SOIL AREA
- CONCRETE SIDEWALK
- STREAM BUFFER
- VEGETATIVE BUFFER
- COMMON OPEN SPACE
- TRAIL EASEMENT
- RIGHT OF WAY DEDICATION
- OFFSITE SEPTIC LOT

EASEMENT LEGEND

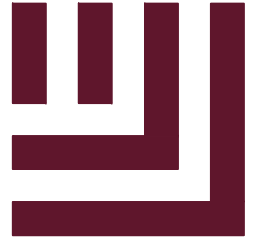
- (SDE) 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- (SDT) 10'X70' SITE DISTANCE TRIANGLE
- (PSL) 10' PRIVATE SEPTIC LINE ACCESS & MAINTENANCE EASEMENT (UNLESS NOTED DIFFERENTLY)

KEY LEGEND

- (A) NCDOT 848.06 TYPE 1 MODIFIED CURB RAMP
- (B) NCDOT 848.06 TYPE 3 CURB RAMP
- (C) NCDOT 848.06 TYPE 3 MODIFIED CURB RAMP
- (D) STOP SIGN (R1-1)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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ANDREW REECE
PHONE: 336.469.5680



THIRD GENERATION
HOMES

RIDGELAND SUBDIVISION

CONSTRUCTION DRAWINGS

CORNATZER ROAD

ADVANCE, NC 27006



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	SPEC24514
FILENAME	SPEC24514-S1
CHECKED BY	BAN
DRAWN BY	HTC
SCALE	1" = 50'
DATE	04.03.2026

SHEET

DETAILED SITE PLAN

C2.04



McAdams

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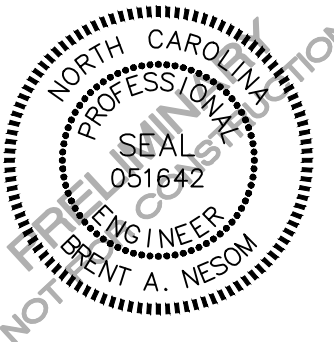
CLIENT

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THIRD GENERATION
HOMES

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4	
5	
6	

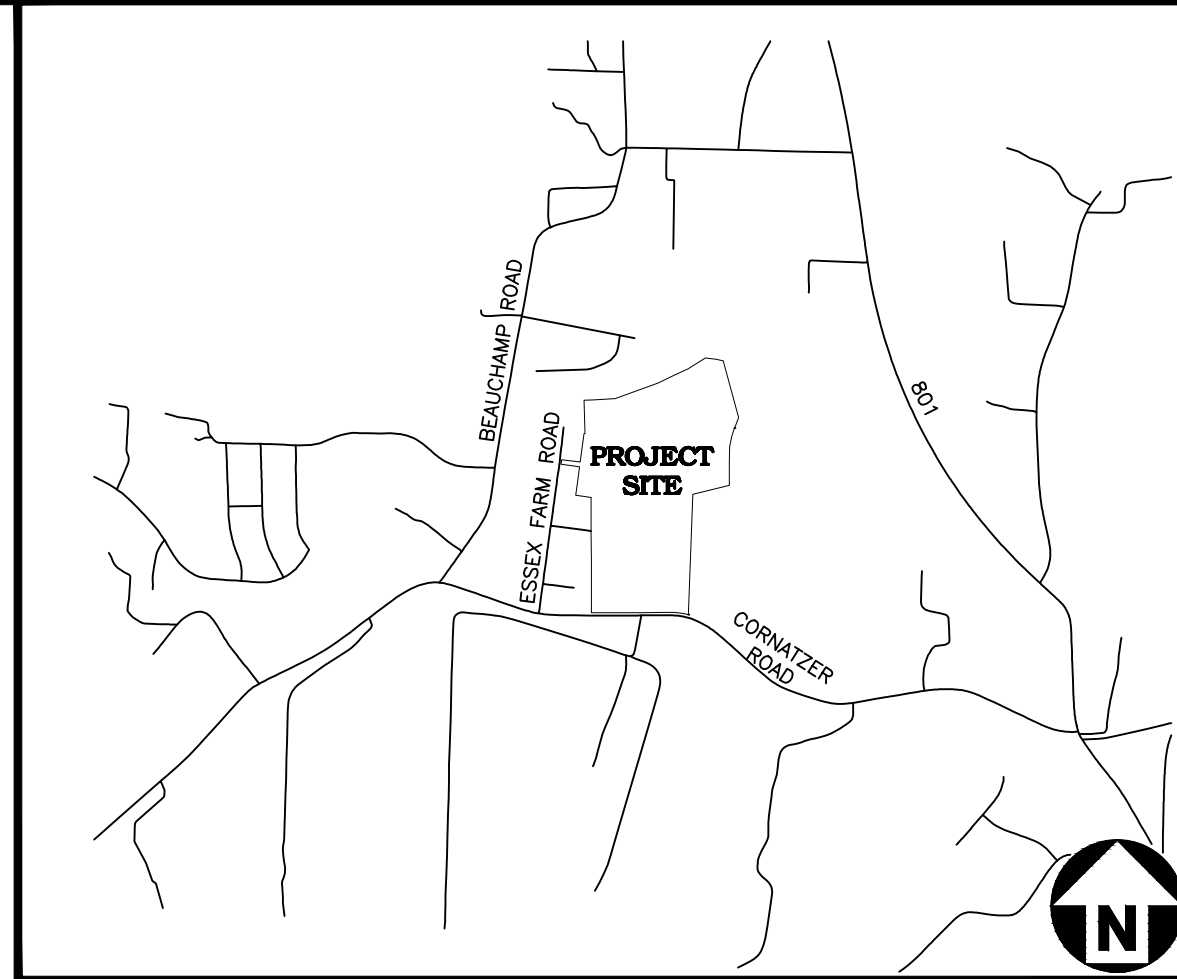
PLAN INFORMATION

PROJECT NO.	SPEC24514
FILENAME	SPEC24514-S1
CHECKED BY	BAN
DRAWN BY	HTC
SCALE	1" = 50'
DATE	04.03.2026

SHEET

DETAILED SITE PLAN

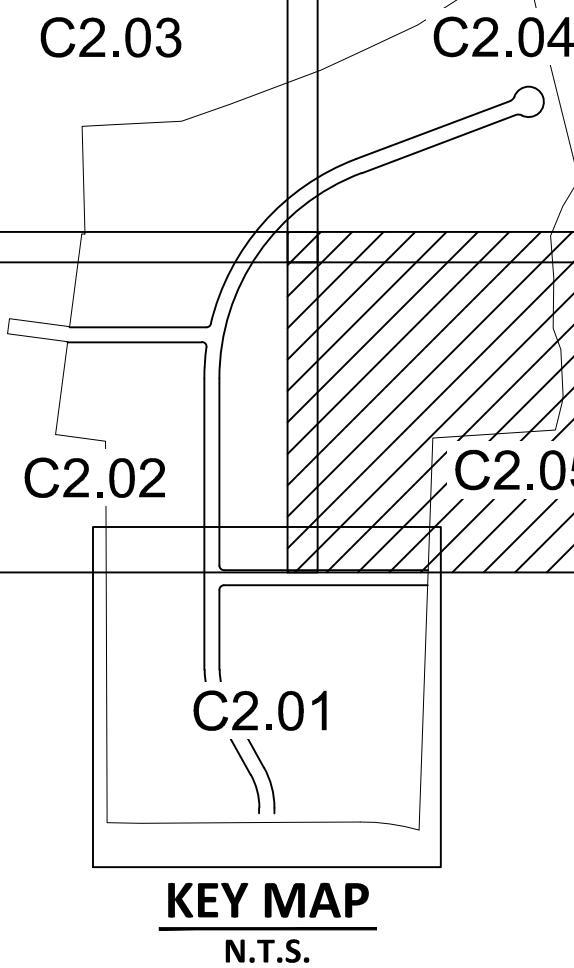
C2.05



VICINITY MAP

NTS

SITE DATA	
SITE ADDRESS/PINH	5870-73-1744, 5870-64-2265
OWNER:	ELECTRIFORCE INC, PSC DEVELOPMENT COR INC.
CURRENT ZONING:	R-20
PROJECT SITE AREA:	74.29 AC±
JURISDICTION:	DAVIE COUNTY/NCDEQ
ZONING LOT SETBACKS:	FRONT: 30'
	SIDE BUILDING (ONE / COMBINED): 15'
	REAR: 30'
	SIDE STREET: 15'
ZONING LOT SIZES:	MIN. LOT AREA: 40,000 SF
	MIN. LOT WIDTH: 80 FT
	MIN. LOT DEPTH: 150 FT
PROJECT DENSITY:	UNITS: 49 SINGLE FAM.
	TOTAL AREA: 74.29 AC
	DWELLING DENSITY: (49 UNITS/74.29 ACRES)=0.66 DU/AC
	ROAD LENGTH: 4176 LF±
	STORM SEWER: N/A
	SANITARY SEWER: N/A
	WATER MAIN: 4241 LF±
STREET LENGTHS:	STREET A: 2902 LF±
	STREET B: 711 LF±
	STREET C: 563 LF±
OPEN SPACE:	TOTAL SITE AREA: 74.29 AC
	OPEN SPACE REQUIRED: 20% * 74.29 = 14.89 AC
	PROVIDED OPEN SPACE: 15.07 AC
	ACTIVE OPEN SPACE REQUIRED: 30% * 15.07 = 4.52 AC
	PROVIDED ACTIVE OPEN SPACE: 4.54 AC
WATER DESIGNATION:	STREAM NAME: N/A
	CLASSIFICATION: N/A
	WATERSHED: NON-WS
	RIVER BASIN: YADKIN PEE-DEE
	MAX BUA PERCENTAGE: N/A
	WATERSHED MAXIMUM BUA: N/A
FIRM MAP #/DATE:	3710587000J 09/17/2008
PARKING CALCULATIONS:	REQUIRED PARKING: 0
	PROVIDED PARKING: 0



KEY MAP
N.T.S.

SITE LEGEND

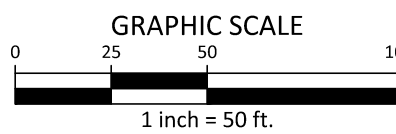
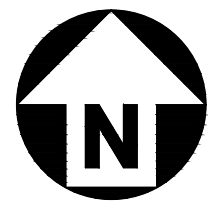
	SIGNAGE
	STREET LIGHT
	PROPOSED TREE
	ACCESSIBLE RAMP
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	SEPTIC FIELD LINE
	CENTERLINE
	10' PUBLIC UTILITY EASEMENT
	EASEMENT
	EXISTING STREAM CENTERLINE
	EXISTING STREAM BUFFER
	SEPTIC FIELD BUFFER
	TRAIL EASEMENT
	FORESTED AREA
	SEPTIC FIELD EASEMENT
	USABLE SEPTIC SOIL AREA
	CONCRETE SIDEWALK
	STREAM BUFFER
	VEGETATIVE BUFFER
	COMMON OPEN SPACE
	TRAIL EASEMENT
	RIGHT OF WAY DEDICATION
	OFFSITE SEPTIC LOT

EASEMENT LEGEND

	20' PUBLIC DRAINAGE & UTILITY EASEMENT
	10'X70' SITE DISTANCE TRIANGLE
	10' PRIVATE SEPTIC LINE ACCESS & MAINTENANCE EASEMENT (UNLESS NOTED DIFFERENTLY)

KEY LEGEND

	NCDOT 848.06 TYPE 1 MODIFIED CURB RAMP
	NCDOT 848.06 TYPE 3 CURB RAMP
	NCDOT 848.06 TYPE 3 MODIFIED CURB RAMP
	STOP SIGN (R1-1)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PIN: 587053477J
ZIMMERMAN FAMILY LLC
DB 0320, PB 0868
PB 0314, PG 0946
DAVIE COUNTY LAND USE CODE: R/MU

SEE SHEET C2.04

SEE SHEET C2.01

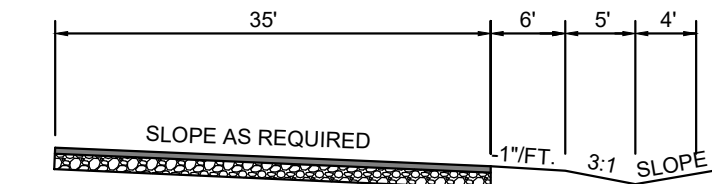
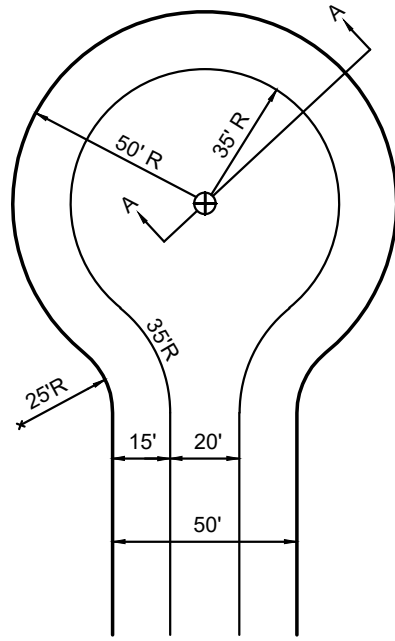
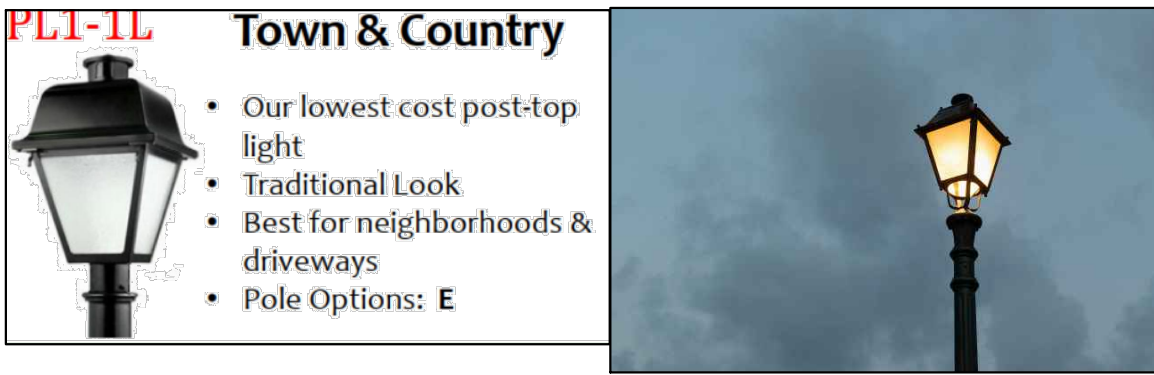
SEE SHEET C2.02

V:\Projects\SPEC\SPEC 2024\SPEC24514 Cornatzer Subdivision\04-Production\Engineering\Current Drawings\Sheets\SPEC24514-S1.dwg, 3/12/2026 3:25:44 PM, T. Chappin

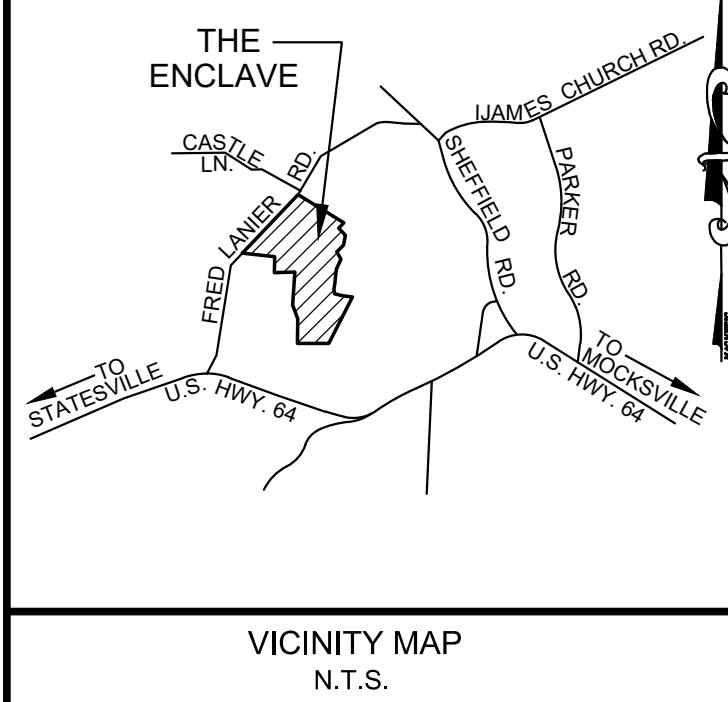
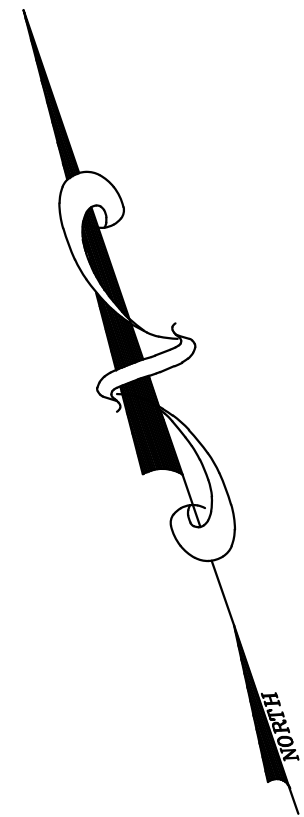
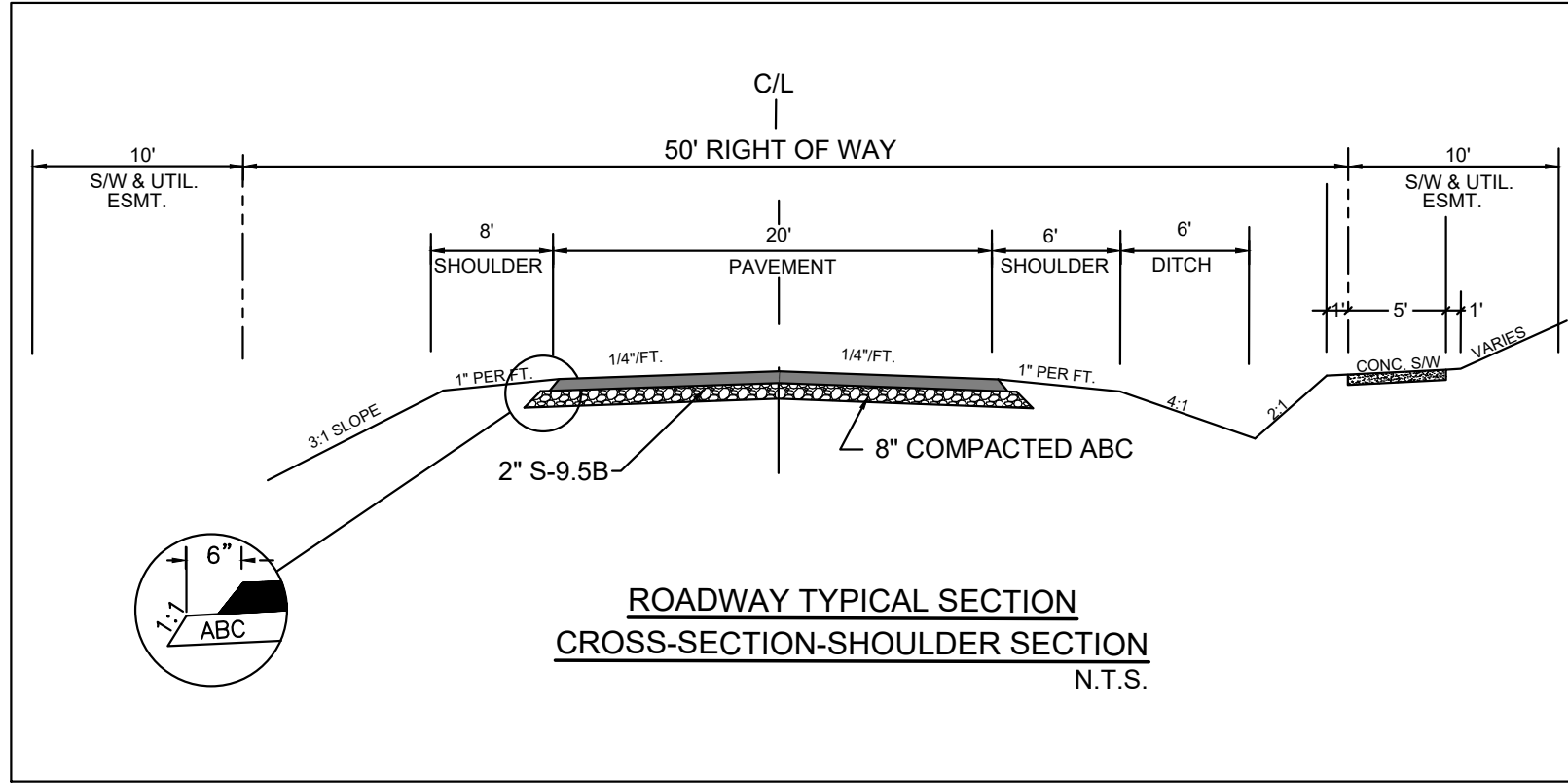
SITE DATA
1. JURISDICTION: DAVIE COUNTY, N.C.
2. COUNTY ID: H2-000-00-016-04
NC PIN: 5719157469
PORTION OF DB. 1272, PG. 0019
ZONING: R-20
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
3. PROJECT ACREAGE: ±75.94 AC. (FROM GIS)
4. COMMON OPEN SPACE PROVIDED: 16.15 AC. (21.27%)
COMMON OPEN SPACE REQUIRED: 15.19 AC. (20%)
5. BUFFERS REQUIRED: NONE
6. UNIT CALCULATIONS:
NUMBER OF LOTS: 60
LOT MIN. WIDTH: 80'
LOT MIN. AREA: 40,000 S.F.
7. WATERSHED: DAVIE COUNTY, WS-III, BW
8. FEMA FLOOD FIRM: 3710570800J DATE: 9/17/2008
*PORTIONS OF THIS PROPERTY ARE LOCATED IN THE 100 YR. FLOOD ZONE
9. BOUNDARY AND TOPOGRAPHY INFORMATION:
BOUDARY TAKEN FROM DAVIE COUNTY GIS
TOPOGRAPHIC INFORMATION TAKEN FROM GIS LIDAR
10. INFRASTRUCTURE:
WATER: PUBLIC (CITY/COUNTY UTILITIES)
SEWER: PRIVATE SEPTIC SYSTEMS
STREETS: PUBLIC; 50' R/W; 20' RIBBON; 4071 L.F.±

PLI-1L Town & Country

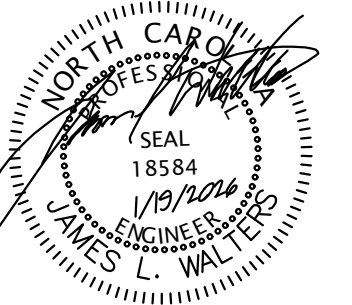
- Our lowest cost post-top light
- Traditional Look
- Best for neighborhoods & driveways
- Pole Options: E



TERRAIN MAX. SLOPE
LEVEL 2 : 1
ROLLING 2 : 1
HILLY 1-1/2 : 1
SECTION AA
CUL-DE-SAC
WITH NO CURB AND GUTTER
N.T.S.



LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTH CROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



BRAXTON REAL
ESTATE AND
DEVELOPMENT CO.,
LLC

6420 HAMPTON KNOLL RD.
CLEMMONS, N.C. 27012
PHONE: (336) 399-7197
braxtonreanddev@gmail.com

THE ENCLAVE SUBDIVISION
FRED LANIER RD., DAVIE COUNTY, NORTH CAROLINA
PRELIMINARY SITE
PLAN

REVISIONS

PROJECT NO.: 2025.11 S3
SCALE: 1" = 150'
DRAWN BY: MRH
CHECKED BY: JLW
DATE: 1/19/2026

SHEET NO.

C1.0



GRAPHIC SCALE



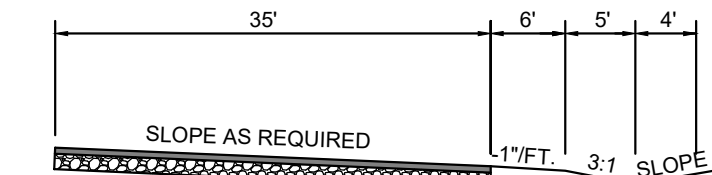
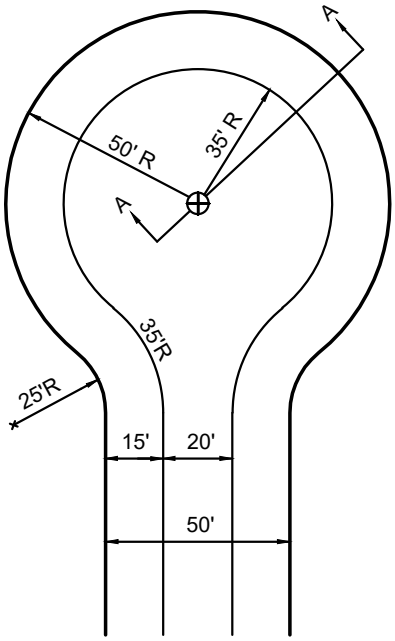
(IN FEET)
1 inch = 150 ft.



Know what's below.
Call before you dig.

- 1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- 3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

SITE DATA
1. JURISDICTION: DAVIE COUNTY, N.C.
2. COUNTY ID: H2-000-00-016-04
NC PIN: 5719157469
PORTION OF DB. 1272, PG. 0019
ZONING: R-20
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
3. PROJECT ACREAGE: ±63.42 AC. (FROM GIS)
4. COMMON OPEN SPACE PROVIDED: 20.87 AC. (32.91%)
COMMON OPEN SPACE REQUIRED: 11.42 AC. (18%)
5. BUFFERS REQUIRED: NONE
6. UNIT CALCULATIONS:
NUMBER OF LOTS: 161
LOT MIN. WIDTH: 80'
LOT MIN. AREA: 40,000 S.F.
7. WATERSHED: DAVIE COUNTY, WS-III, BW
8. FEMA FLOOD FIRM: 3710570800J DATE: 9/17/2008
*PORTIONS OF THIS PROPERTY ARE LOCATED IN THE 100 YR. FLOOD ZONE
9. BOUNDARY AND TOPOGRAPHY INFORMATION:
BOUDARY TAKEN FROM DAVIE COUNTY GIS
TOPOGRAPHIC INFORMATION TAKEN FROM GIS LIDAR
10. INFRASTRUCTURE:
WATER: PUBLIC (CITY/COUNTY UTILITIES)
SEWER: PRIVATE SEPTIC SYSTEMS
STREETS: PUBLIC; 50' R/W; 20' RIBBON; 2387 L.F.±



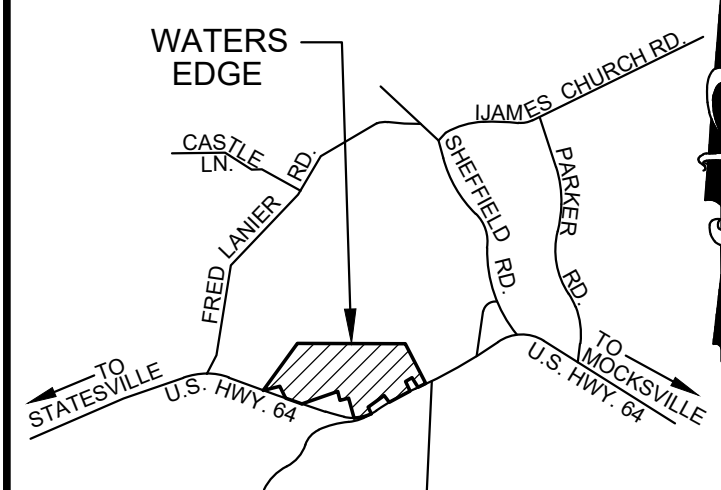
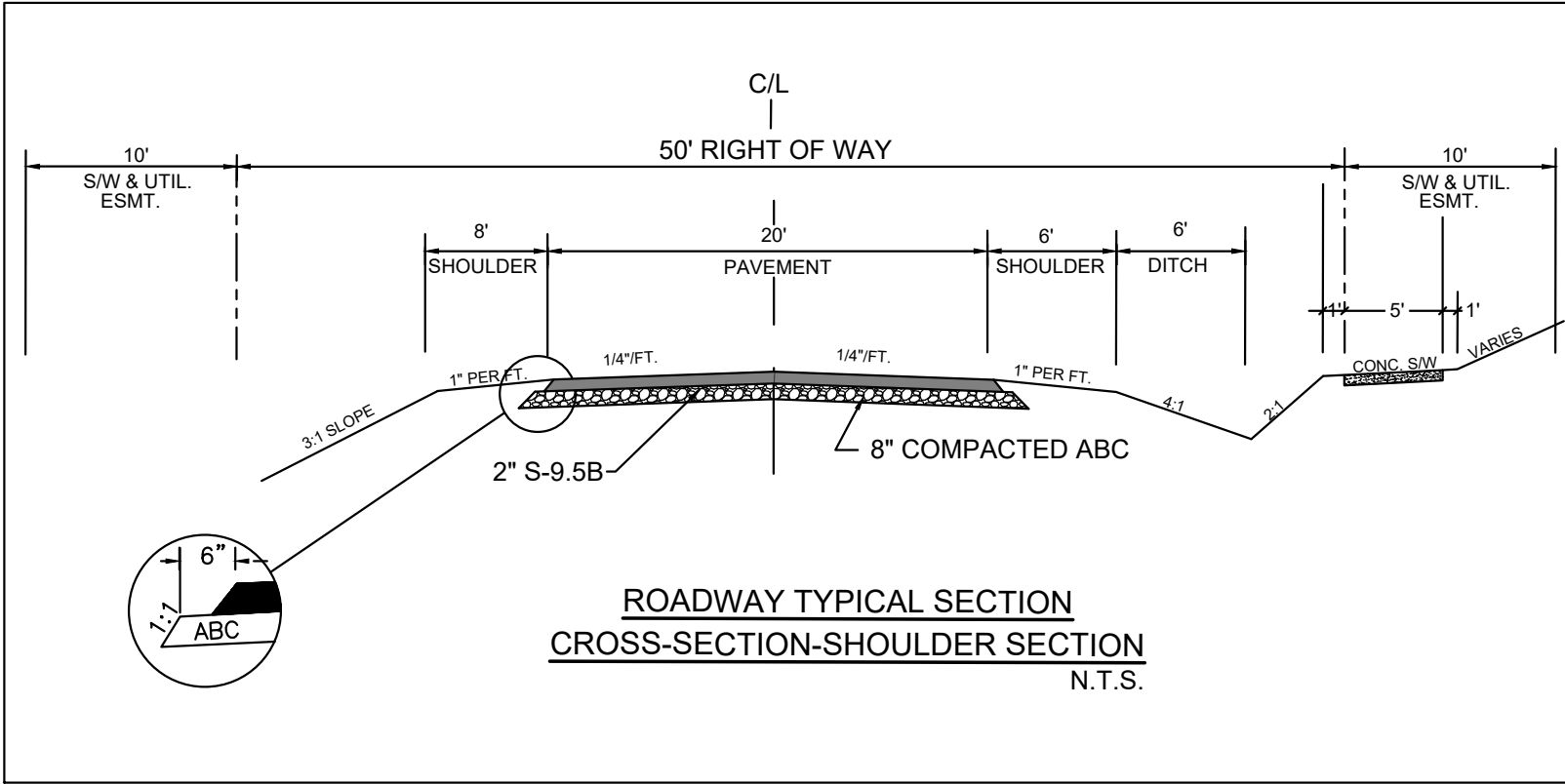
TERRAIN MAX. SLOPE
LEVEL ROLLING 2 : 1
HILLY 1-1/2 : 1

CUL-DE-SAC
WITH NO CURB AND GUTTER
N.T.S.



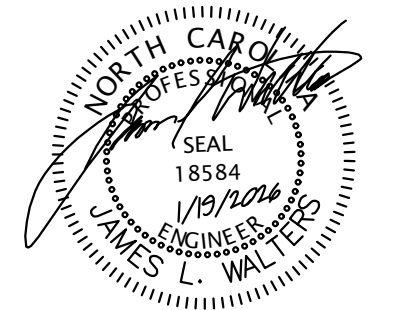
Town & Country

- Our lowest cost post-top light
- Traditional Look
- Best for neighborhoods & driveways
- Pole Options: **E**



VICINITY MAP
N.T.S.

LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTH CROSS DRIVE
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BRAXTON REAL ESTATE AND DEVELOPMENT CO., LLC

6420 HAMPTON KNOLL RD.
CLEMMONS, N.C. 27012
PHONE: (336) 399-7197
braxtonreandev@gmail.com

WATERS EDGE SUBDIVISION
HWY. 64, DAVIE COUNTY, NORTH CAROLINA

PRELIMINARY SITE PLAN

REVISIONS

PROJECT NO.: 2025.11 S1

SCALE: 1" = 100'

DRAWN BY: MRH

CHECKED BY: JLW

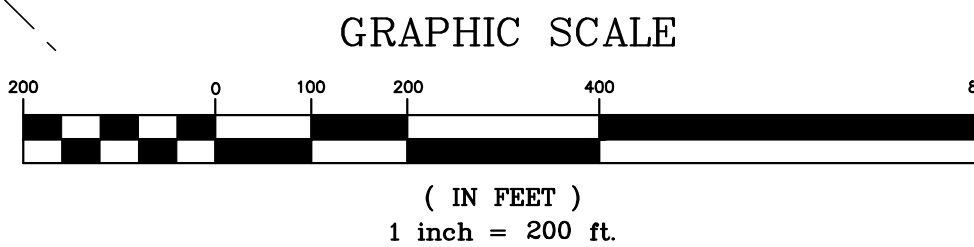
DATE: 1/19/2026

SHEET NO:

C1.0



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- 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- 3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



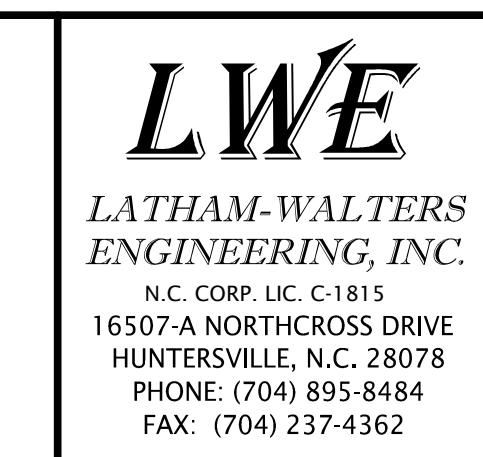
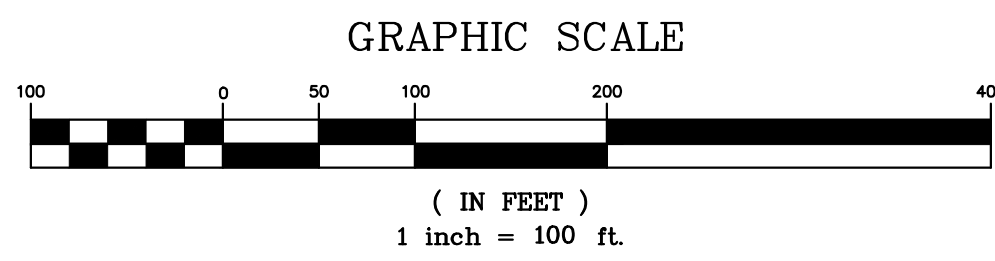


PLI-1L


Town & Country

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- Best for neighborhoods & driveways
- Pole Options: **E**





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ESTATE AND
DEVELOPMENT CO.,
LLC**

**6420 HAMPTON KNOLL RD.
CLEMMONS, N.C. 27012**

**PHONE: (336) 399-7197
braxtonreanddev@gmail.com**

FIELDSIDE SUBDIVISION
TRACT 64, DAVIE COUNTY, NORTH CAROLINA

PRELIMINARY SITE PLAN

[illegible]

C1.0

2511-SP-SITE 2.dwg