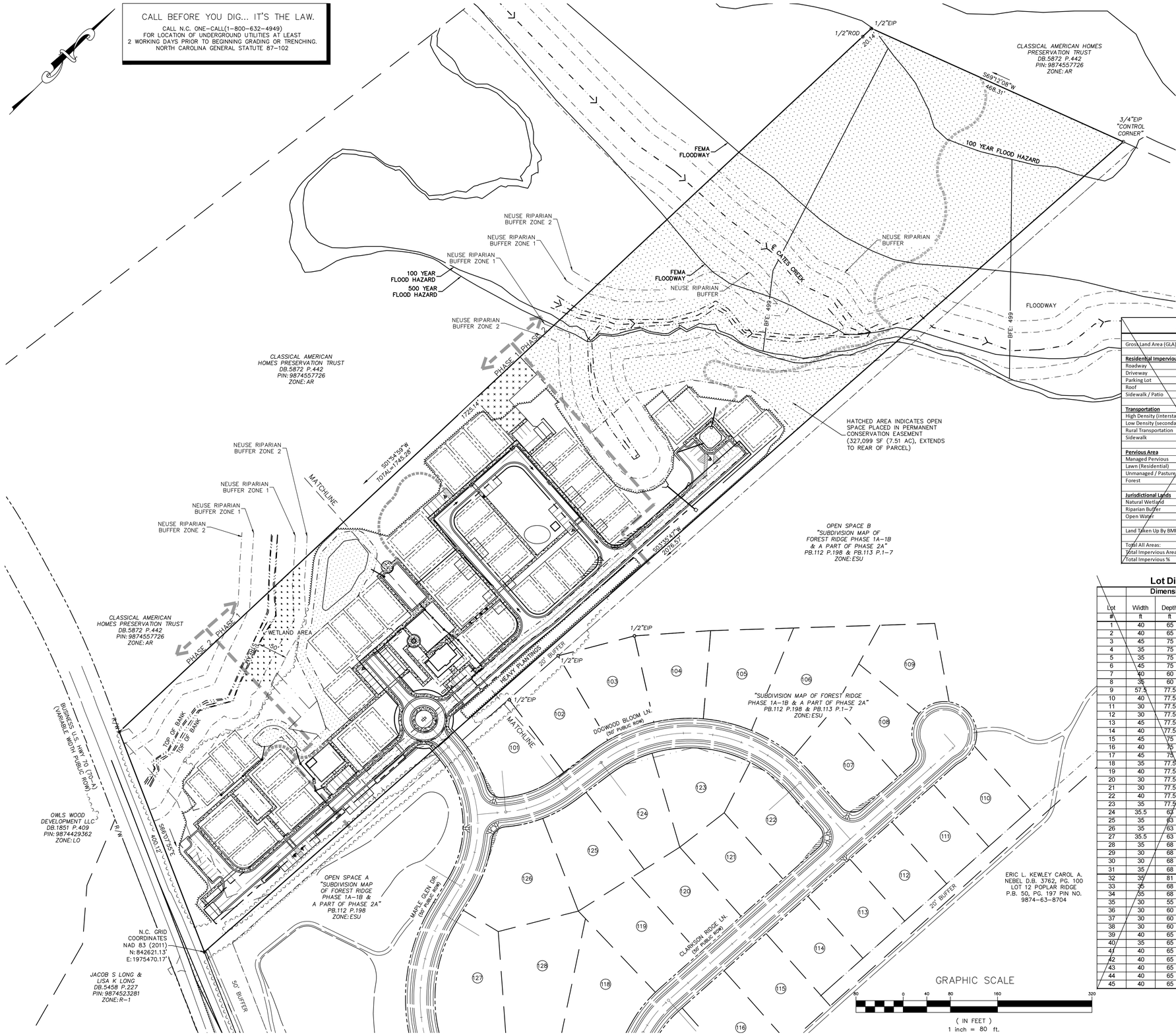
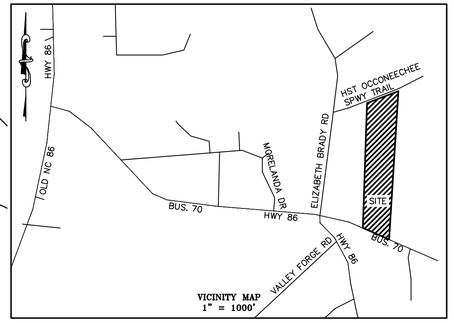
CALL BEFORE YOU DIG... IT'S THE LAW.
CALL N.C. ONE-CALL(1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE 87-102





VICINITY MAP
1" = 1000'

NOTES:

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DEVELOPMENT WILL CONTRACT PRIVATELY FOR THE COLLECTION OF SOLID WASTE AND MIXED RECYCLABLES (INCLUDING CARDBOARD)

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86 STANDARD PARKING SPACES MIN: 9' X 18'
6 HANDICAP PARKING SPACES MIN: 8' X 18' W/ 5' OR 8' ISLE

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED PER UDO 6.12.3.1 = 10% OF GROSS PARCEL AREA.
GROSS PARCEL AREA = 766,752 SF X 10% = 76,675.20 SF OPEN SPACE REQ.

OPEN SPACE PROVIDED = 327,099 SF PLACED IN PERMANENT CONSERVATION EASEMENT + 5,963 SF ACCESS TO CONSERVATION EASEMENT =
TOTAL OPEN SPACE PROVIDED = 333,062 SF

RECREATION AREA CALCULATIONS: (UDO 6.15)

RECREATION POINTS REQUIRED PER 6.15.3.B = 12 POINTS PER DWELLING
TOTAL DWELLING UNITS = 45 X 12 POINTS / DWELLING = 540 POINTS REQ.

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HIKING TRAIL – 381 LF LOCATED OUTSIDE OF OPEN SPACE AREA
381 LF X 5' WIDE = 1,905 SF OF TRAIL
0.016 REC POINTS PER SF = 30.48 RECREATION POINTS
GAZEBO – 144 SF GAZEBO IN COMMONS
0.326 REC POINTS PER SF = 46.94 RECREATION POINTS
PLAY AREA – 1,075 SF OF PLAY AREA WITH EQUIPMENT IN COMMONS
0.216 REC POINTS PER SF = 232.2 RECREATION POINTS
COMMUNITY HOUSE – 1,922 SF (PER PROVIDED FLOOR PLAN)
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TOTAL RECREATION POINTS PROVIDED = 1,575.56

SOLID WASTE NOTES:

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14-039 - Fiori Hill

	Existing	Proposed
Gross Land Area (GLA):	766,752	766,752
Residential Impervious		
Roadway	0	42,719
Driveway	9,199	0
Parking Lot	0	20,104
Roof	2,657	75,411
Sidewalk / Patio	0	22,789
Transportation		
High Density (Interstate, main)	0	0
Low Density (secondary, feeder)	0	0
Rural Transportation	0	0
Sidewalk	0	0
Pervious Area		
Managed Pervious	123,722	200,282
Lawn (Residential)	0	0
Unmanaged / Pasture (Non-Res)	0	0
Forest	538,245	216,233
Jurisdictional Lands		
Natural Wetland	8,444	8,444
Riparian Buffer	79,749	173,007
Open Water	4,836	7,763
Land Taken Up By BMP	0	0
Total All Areas:	766,752	766,752
Total Impervious Area:	11,856	161,004
Total Impervious %	1.55%	21.00%

Lot Dimensions

Lot #	Dimensions Width ft	Depth ft	Area sf	Setbacks Front/ Rear ft	Side ft
1	40	65	2600	5	5
2	40	65	2600	5	5
3	45	75	3375	5	5
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23	35	77.5	2695	5	4
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43	40	65	2600	5	5
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Phone: (919) 563-9041
Fax: (919) 304-3234
E-Mail: Phil.Koch@EarthCentric.com

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

FIORI HILL
HILLSBOROUGH, NORTH CAROLINA

SITE PLAN (OVERVIEW)

REV	DATE	DESCRIPTION	BY
1	03/20/15	PER TRC REVIEW	CPK
2	03/31/15	PER TRC REVIEW #2	SCS
3	XX/XX/15	CONSTRUCTION SET	SCS

DATE:	FEBRUARY 14, 2015
HORIZONTAL SCALE:	1" = 80'
VERTICAL SCALE:	N/A
PROJECT MANAGER:	CPK
DRAWN BY:	CPK
PROJECT NO:	14-039
DRAWING NAME:	CONST-OPTION 2015-05-20

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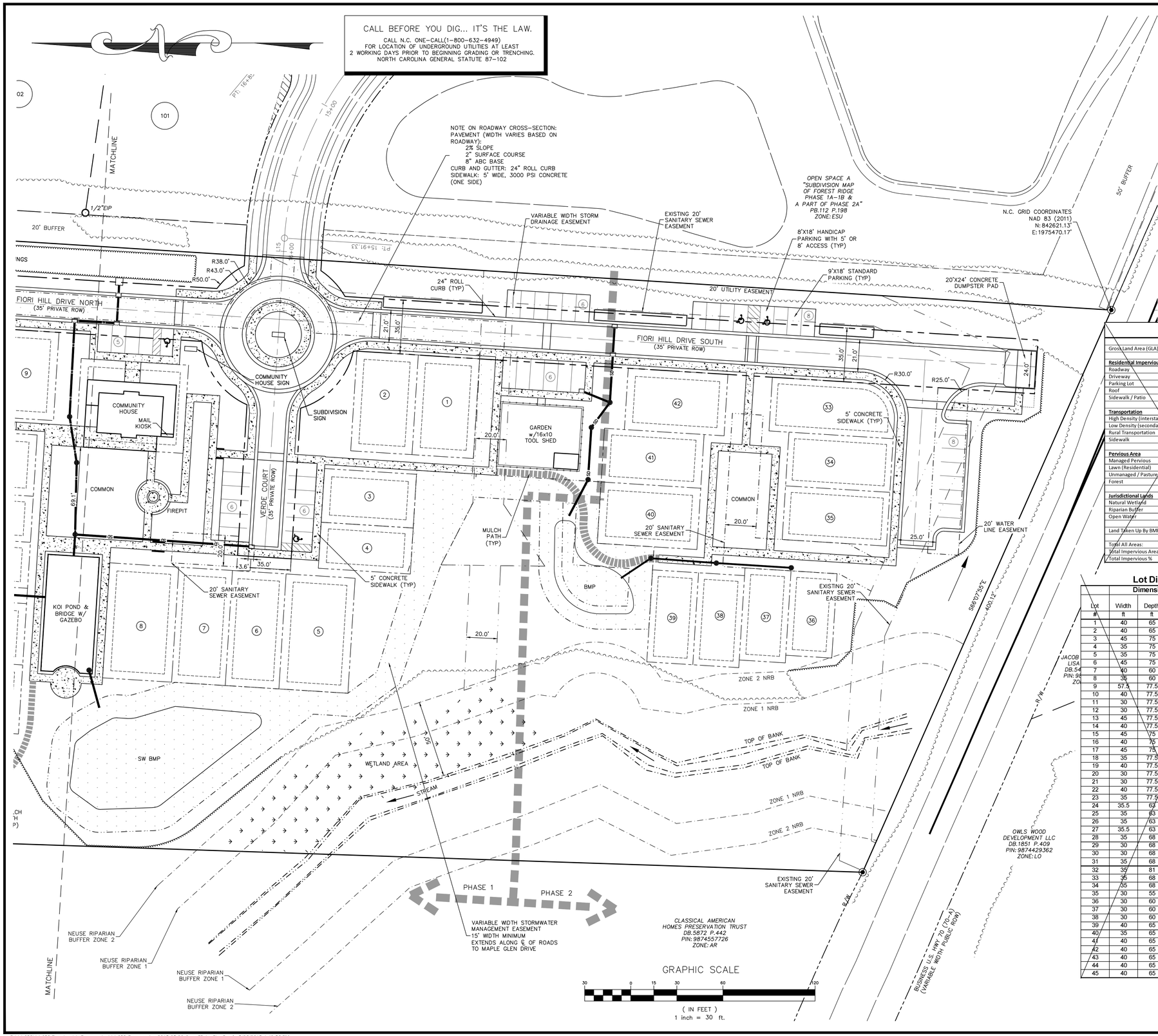
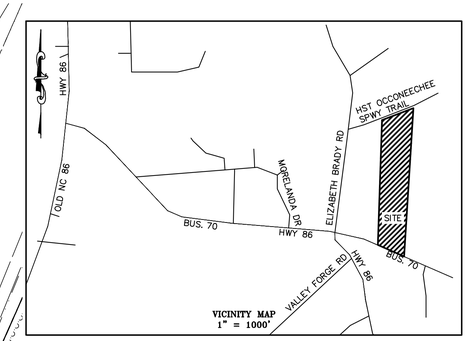
SHEET NO.
C3.0
CONSTRUCTION





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14-039 - Fiori Hill

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PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

FIORI HILL
HILLSBOROUGH, NORTH CAROLINA

SITE PLAN
(SOUTH)

REV.	DATE	DESCRIPTION	BY
1	03/20/15	PER TRC REVIEW	CPK
2	03/31/15	PER TRC REVIEW #2	SCS
3	XXXX/15	CONSTRUCTION SET	SCS

DATE:	FEBRUARY 14, 2015
HORIZONTAL SCALE:	1" = 30'
VERTICAL SCALE:	N/A
PROJECT MANAGER:	CPK
DRAWN BY:	CPK
PROJECT NO:	14-039
DRAWING NAME:	4. CONST-OPTION 2015-05-20

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SHEET NO.
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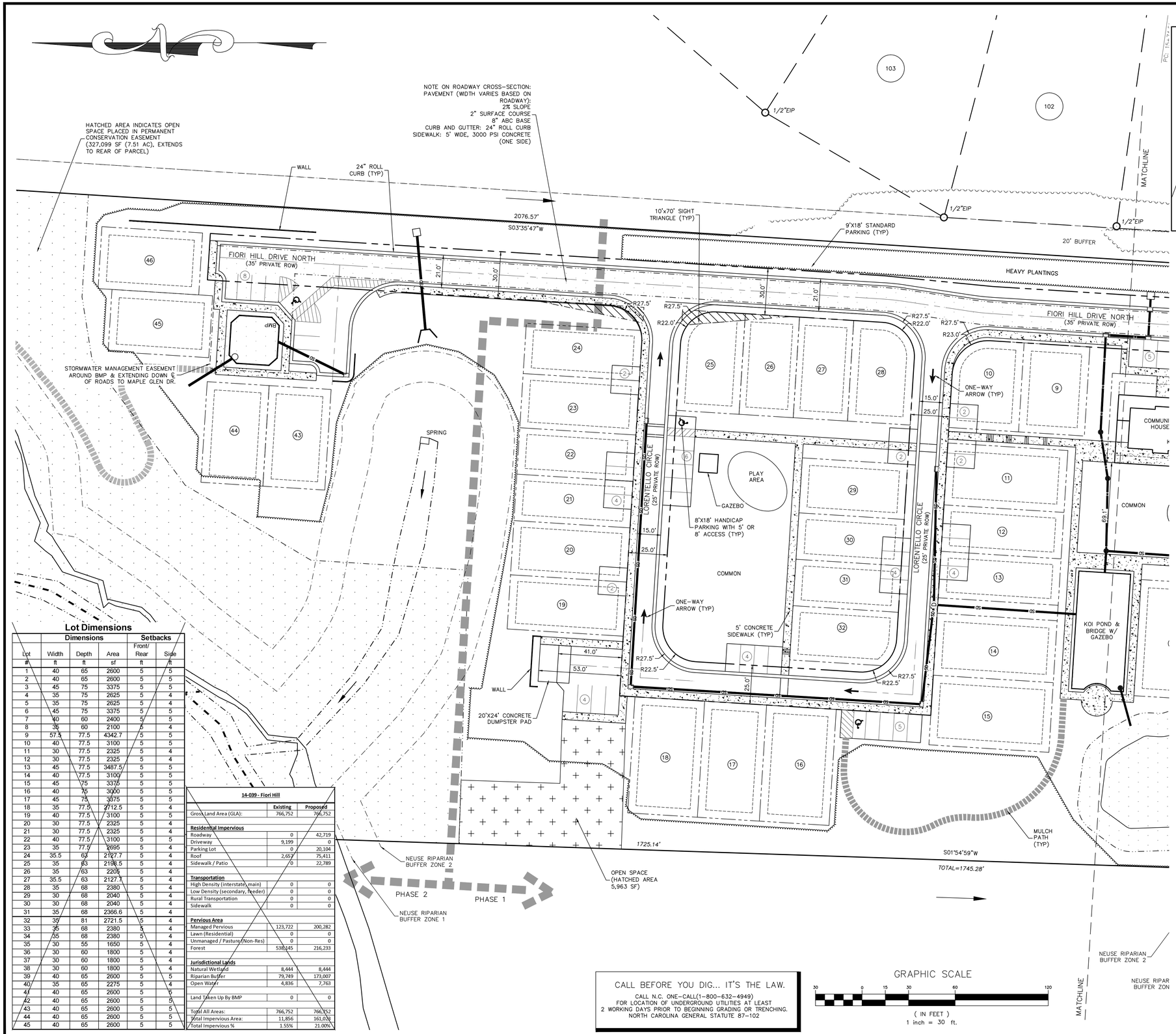

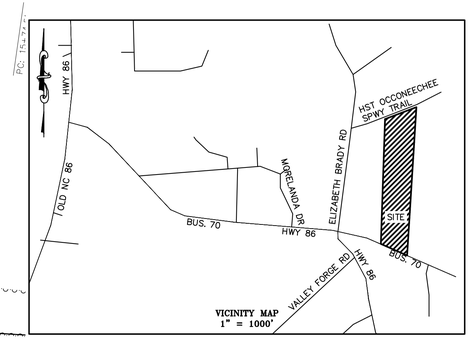

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14-039 - Fiori Hill

	Existing	Proposed
Gross Land Area (GLA):	766,752	766,752
Residential Impervious		
Roadway	0	42,719
Driveway	9,199	0
Parking Lot	0	20,104
Roof	2,657	75,411
Sidewalk / Patio	0	22,789
Transportation		
High Density (Interstate, main)	0	0
Low Density (secondary, feeder)	0	0
Rural Transportation	0	0
Sidewalk	0	0
Pervious Area		
Managed Pervious	123,722	200,282
Lawn (Residential)	0	0
Unmanaged / Pasture (Non-Res)	0	0
Forest	538,145	216,233
Jurisdictional Lands		
Natural Wetland	8,444	8,444
Riparian Buffer	79,749	173,007
Open Water	4,836	7,763
Land Taken Up By BMP	0	0
Total All Areas:	766,752	766,752
Total Impervious Area:	11,856	161,020
Total Impervious %	1.55%	21.00%

CALL BEFORE YOU DIG... IT'S THE LAW.
CALL N.C. ONE-CALL(1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE 87-102

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

FIORI HILL
HILLSBOROUGH, NORTH CAROLINA

SITE PLAN (NORTH)

REV.	DATE	DESCRIPTION	BY
1	03/20/15	PER TRC REVIEW	CPK
2	03/31/15	PER TRC REVIEW #2	SCS
3	XX/XX/15	CONSTRUCTION SET	SCS

DATE: FEBRUARY 14, 2015
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A
PROJECT MANAGER: CPK
DRAWN BY: CPK
PROJECT NO: 14-039
DRAWING NAME: CONST-OPTION 2015-05-20

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SHEET NO.
C3.2
CONSTRUCTION