

- NOTES**
- EXISTING SURVEY INFORMATION IS BASED ON FIELD SURVEY PROVIDED BY BASS, NIXON & KENNEDY INC.
  - LOTS SHALL NOT ENCRoACH INTO FLOOD ZONE LINES, JURISDICTIONAL BUFFERS, OR WETLANDS. IF PLACED IN PHASES, ALL ZONING REQUIREMENTS SHALL BE MET PROPORTIONALLY WITHIN THE FIRST PHASE OF THE DEVELOPMENT AND SHALL CONTINUE TO BE MET WHEN COMBINED WITH SUBSEQUENT PHASES.
  - GRADING OF CLEARING IN ANY FLOOD ZONES, JURISDICTIONAL BUFFERS, WETLANDS, OR WATERS OF THE UNITED STATES, IF NECESSARY, MAY ONLY BE PERFORMED UNDER APPROPRIATE JURISDICTIONS HAVING AUTHORITY.
  - A TYPICAL LOT SIZES SHOWN ARE ONLY MINIMUMS. THE DEVELOPER AND/OR BUILDER WILL NOT BE LIMITED TO PROVIDING A VARIETY OF LARGER LOT SIZES FOR PRODUCT VARIABILITY, WHILE THIS PLAN SHOWS TYPICAL LOT SIZES, QUANTITY, AVAILABILITY, AND FINAL LOCATION OF LOTS, ROADWAYS, AND INFRASTRUCTURE ARE SUBJECT TO FINAL DESIGN CONSTRAINTS.
  - A FIRE-ACCESS TURN-AROUND SUCH AS A CUL-DE-SAC SHALL BE REQUIRED FOR ROAD LENGTHS GREATER THAN 150' FROM THE NEAREST INTERSECTION. CUL-DE-SACS WITHOUT RIGHT-OF-WAY DEDICATED FOR FUTURE ROAD EXTENSION SHALL BE LESS THAN 250' IN LENGTH.
  - CURB PROFILES WILL VARY AND WILL BE DETERMINED AT TIME OF CONSTRUCTION DRAWINGS.
  - MONUMENTATION SHALL MEET THE REQUIREMENTS SET FORTH IN COATS DEVELOPMENT ORDINANCE ARTICLE 17.
  - ALL INTERNAL PUBLIC ROADS SHALL BE TOWN OF COATS SUBDIVISION ROADS AND MEET TOWN OF COATS MINIMUM SECTION STANDARDS. ROADWAYS AND INTERSECTIONS SHALL BE AS SHOWN, WITH MINOR MODIFICATIONS AS APPROVED BY THE PLANNING DIRECTOR TO ACHIEVE THE LAYOUT SHOWN.
  - STREET TREES SHALL BE PLANTED IN OPEN SPACE AREAS EVERY 60 FEET.
  - STREET TREES SHALL BE INSTALLED ONE PER LOT.

**SITE DATA**

HARNETT COUNTY PIN	AC	DB : PG
1601-00-2125	36.69 AC	2327 : 0739
1601-00-6239	10.72 AC	2327 : 0734
1600-09-3373	33.32 AC	2290 : 0191
TOTAL	80.73 AC	

CURRENT LAND USE: VACANT  
 EXISTING ZONING: COATS - R-A  
 PROPOSED ZONING: COATS - SR-3 TNDU  
 WATERSHED: UPPER BLACK RIVER  
 RIVER BASIN: CAPE FEAR RIVER

SINGLE FAMILY UNITS: 198 DU  
 54' WIDTH TYP. +/- 102 (52%)  
 64' WIDTH TYP. +/- 96 (48%)

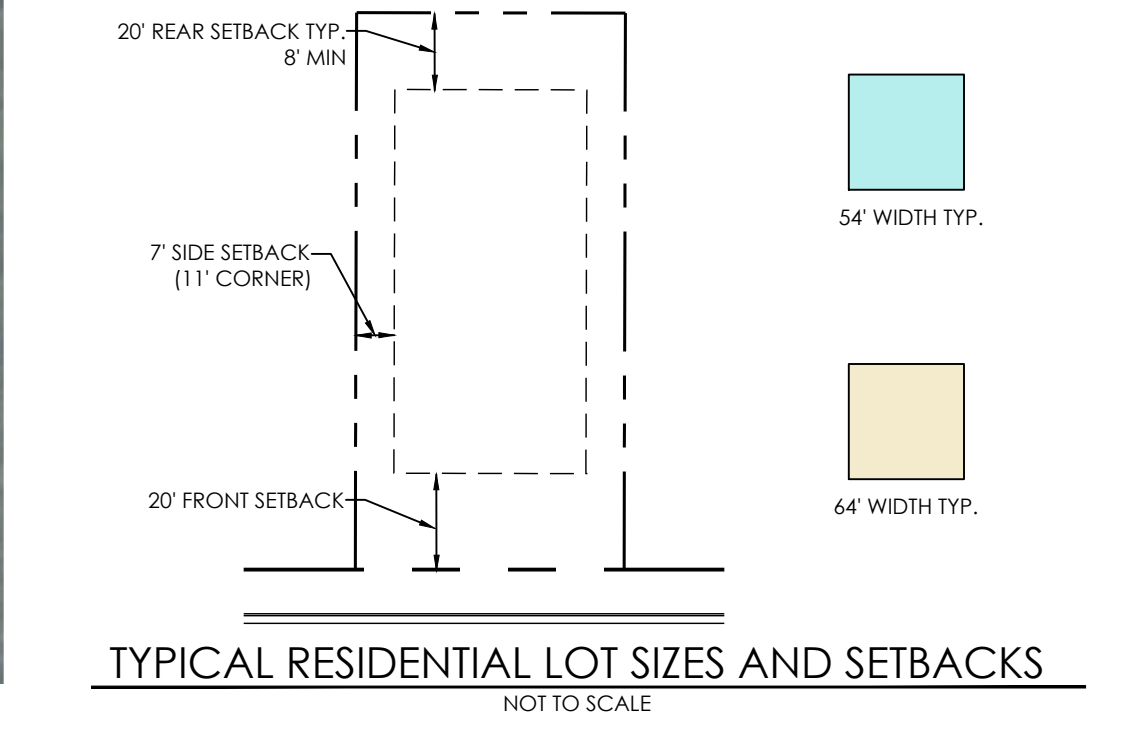
DENSITY: +/- 2.45 DU/AC

SETBACKS:  
 FRONT: 20' MIN.  
 REAR: 20' TYP. - 8' MIN.  
 SIDE: 7'  
 SIDE (STREET SIDE): 11'

**OPEN SPACE CALCULATIONS**

	SF	AC	%
TOTAL AREA OF PROJECT	3,516,675 SF	80.73 AC	
REQUIRED (UDO ARTICLE 21 - TABLE 21.1)	175,833.75 SF	4.04 AC	5%
PROVIDED OPEN SPACE (+/-)			
OPEN SPACE 1	56,827 SF	1.30 AC	0.32%
OPEN SPACE 2	36,667 SF	0.84 AC	0.21%
OPEN SPACE 3	51,212 SF	1.18 AC	0.29%
OPEN SPACE 4	255,502 SF	5.87 AC	1.45%
OPEN SPACE 5	655,243 SF	15.04 AC	3.73%
OPEN SPACE 6	8,090 SF	0.19 AC	0.05%
OPEN SPACE 7	98,365 SF	2.26 AC	0.56%
OPEN SPACE 8	8,609 SF	0.20 AC	0.23%
OPEN SPACE 9	6,614 SF	0.15 AC	0.18%
OPEN SPACE: PUMP STATION SITE (PS)	20,827 SF	0.48 AC	0.57%
TOTAL OPEN SPACE PROVIDED	1,197,956 SF	27.50 AC	34%

\* FINAL LOT COUNTS AND OPEN SPACE AREAS MAY VARY. REQUIRED OPEN SPACE REQUIREMENTS MUST MEET TOWN OF COATS ORDINANCES. TYPICAL SETBACKS SHALL BE PER DETAIL THIS SHEET.



FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS AND YIELDS SUBJECT TO VERIFICATION/CLARIFICATION WITH JURISDICTIONAL ENTITIES.

# STEWART'S CREEK

## MASTER SITE DEVELOPMENT PLAN

### COATS, NORTH CAROLINA