KEY:

- 22' X 90' TOWNHOMES
- 26' X 100' TOWNHOMES
- 26' X 95' REAR-LOAD TOWNHOMES
- 42' X 105' REAR-LOAD SINGLE FAMILY
- 50' X 117' FREEDOM
- 52' X 93' DRHE/ EXPRESS
- 62' X 100' HORTON

RESIDENTIAL SUMMARY:

22' X 90' TOWNHOMES	169
26' X 100' TOWNHOMES	165
26' X 95' REAR-LOAD TOWNHOMES	18
42' X 105' REAR-LOAD SINGLE FAMILY	176
50' X 117' FREEDOM	151
52' X 93' DRHE/ EXPRESS	177
62' X 100' HORTON	130
TOTAL UNITS	**986**

SITE PLAN GENERAL NOTES:
- REFER TO JAMESTOWN/ DRH DEVELOPMENT AGREEMENT FOR SPECIFIC REQUIREMENTS NOT SHOWN ON THIS PLAN.
- THIS IS A CONCEPTUAL PLAN FOR THE PROPOSED FUTURE DEVELOPMENT OF THIS PROPERTY AND IS SUBJECT TO CHANGE UPON APPROVAL BY JAMESTOWN TRC AS ENGINEERED DRAWING ARE PREPARED. ROUTING AND ALIGNMENT OF ROADWAYS ARE PRELIMINARY IN NATURE AND SUBJECT TO REFINEMENT AS PLANS ARE FURTHER DEVELOPED.
- PHASING IS APPROXIMATE AND SUBJECT TO CHANGE.
- THE AMENITY CENTER/ CLUBHOUSE IS ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE.

SIDEWALKS:
- INTERNAL SIDEWALKS: IN ACCORDANCE WITH TECHNICAL STANDARD 510.00, SIDEWALKS INTERNAL TO THE PROJECT SHALL BE FIVE FEET IN WIDTH AND PLACED ON BOTH SIDES OF ALL DOUBLE LOT LOADED STREETS. INTERNAL SINGLE LOT LOADED STREETS SHALL HAVE FIVE-FOOT SIDEWALKS ONLY ALONG LOADED SIDE. INTERNAL SIDEWALKS SHALL BE CONNECTED TO SIDEWALKS ALONG MACKAY ROAD AND GUILFORD COLLEGE ROAD.
- EXTERNAL SIDEWALKS: FIVE-FOOT NCDOT STANDARD 848.01 SIDEWALK OR CURRENT EQUIVALENT WITH TWO-FOOT GRASS STRIP SHALL BE INSTALLED BY DRH ALONG THE ENTIRE SOUTHERN RIGHT-OF-WAY OF MACKAY ROAD AND CONNECTING TO A SIDEWALK ALONG THE EASTERN RIGHT-OF WAY OF GUILFORD COLLEGE ROAD SOUTH UNTIL IT SHALL MEET ACCESS 3. EXTERNAL SIDEWALKS SHALL ALSO BE INSTALLED BETWEEN ACCESS 2 AND ACCESS 1. NO EXTERNAL SIDEWALK SHALL BE REQUIRED BETWEEN ACCESS 3 AND ACCESS 2 OR EAST OF ACCESS 1. EACH SIDEWALK SHALL BE CONSTRUCTED CONSISTENT WITH CONSTRUCTION OF THE PHASE IN WHICH THE SIDEWALK IS LOCATED. NO GRASS STRIP SHALL BE REQUIRED NEXT TO THE TURN LANES DESCRIBED IN THE TIA. EXTERNAL SIDEWALKS ALONG MACKAY ROAD AND GUILFORD COLLEGE ROAD SHALL BE PERMITTED TO MEANDER TO THE BACK OF CURB AND TO A MINIMUM WIDTH OF FOUR FEET WHERE NECESSARY TO AVOID UTILITIES.

OPEN SPACE:
- ALL OPEN AND RECREATIONAL SPACE STANDARDS, INCLUDING LOCATION, DESIGN, AND CONNECTION TO PUBLIC STREET RIGHTS-OF-WAY AND OTHER DEDICATED OPEN SPACES ARE ILLUSTRATED ON THE SITE-SPECIFIC DEVELOPMENT PLAN. ALL OPEN SPACE NOT PUBLICLY DEDICATED TO THE TOWN SHALL BE OWNED AND MAINTAINED BY THE HOA.
- OPEN SPACE MAY INCLUDE PARKS, GREENS, SQUARES, PLAZAS, PATHWAYS, PLAYGROUNDS, POCKET PARKS, PICKLEBALL COURTS, AMENITY AREA, STREAM BUFFERS, FLOOD PLAINS, WATER QUALITY DEVICES, AND PLAYING FIELDS.
- THE SITE-SPECIFIC DEVELOPMENT PLAN SHALL INCLUDE NEIGHBORHOOD SECTIONS ("PEDESTRIAN SHEDS") MEASURED BY A QUARTER-MILE RADIUS. EACH NEIGHBORHOOD SECTION SHALL INCLUDE PROMINENT AND CENTRALLY LOCATED OPEN AND RECREATIONAL SPACES. THE TOWN HAS DETERMINED THAT THE SITE-SPECIFIC DEVELOPMENT PLAN ASSOCIATED WITH THE PROJECT MEETS THIS REQUIREMENT AND THAT NO HOUSING UNITS WILL BE LOST BY THIS REQUIREMENT.
- NO PUBLIC OR PRIVATE TRAILS SHALL BE REQUIRED FOR THIS PROJECT. NO PUBLIC PARKS OR PUBLIC OPEN SPACE SHALL BE REQUIRED FOR THIS PROJECT.
- A MINIMUM OF 15,000 SQUARE FEET OF USEABLE OPEN SPACE SHALL BE REQUIRED FOR EACH QUARTER MILE OF PEDESTRIAN SHED. STORMWATER CONTROL AREAS SHALL NOT BE COUNTED TOWARDS THE 15,000 SQUARE FEET OF OPEN SPACE PER QUARTER MILE OF PEDESTRIAN SHEDS BUT MAY BE COUNTED TOWARDS OVERALL PROJECT OPEN SPACE. THE TOWN HAS DETERMINED THAT THE SITE-SPECIFIC DEVELOPMENT PLAN ASSOCIATED WITH THE PROJECT MEETS THIS REQUIREMENT AS WELL AND THAT NO HOUSING UNITS WILL BE LOST BY THIS REQUIREMENT.
- A MINIMUM OF 20% OF THE OVERALL SITE SHALL BE UTILIZED FOR OPEN SPACE.

PROJECT JAMESTOWN
Site-Specific Development Plan - January 9, 2023

SCALE 1"=200'
0   200'   400'

D·R·HORTON
America's Builder