

Percy Cove – Maxwell Rd.  
**Preliminary SP Plan**

PEPPERTREE  
FOREST

US ARMY CORPS OF ENGINEERS  
PERCY PRIEST RESERVOIR

DAVENPORT  
DOWNS

MAP 176 PARCEL 22.00  
W. DONALD JENKINS,  
JR, ET UX

NEW LIVING  
HOPE CHURCH

MAP 176 PARCEL 49.00  
THADDEUS DALE  
JENKINS

US ARMY CORPS OF ENGINEERS  
PERCY PRIEST RESERVOIR

MAP 176 PARCEL 48.00  
W. DONALD JENKINS,  
JR, ET UX

HURRICANE CREEK

D.R. HORTON  
HERITAGE LANDING

RUTHERFORD COUNTY

CREEK



# Lot Count

- A- 12
- B- 62
- C- 12

Pedestrian access to Percy Priest WMA / US Army Corps of Engineers property

US Army Corps of Engineers  
Percy Priest Reservoir

Traffic calming speed humps (Typ.)

Street light (Typ.)



New Living Hope Church



US Army Corps of Engineers  
Percy Priest Reservoir

Sidewalk connection to Heritage Landing to provide continuous pedestrian access from this property to eastern end of the Peppertree Forest subdivision at Flagstone Drive

Community walking trail with connections to amenity area and public sidewalk

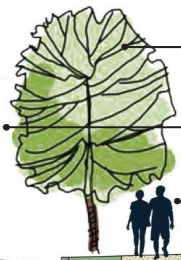


Lot Types	
A	- 75' x 125' (9,000 SF MIN) Alley Loaded
B	- 40' x 125' (5,000 SF MIN) Front Loaded
C	- 40' x 125' (5,000 SF MIN) Alley Loaded
Open Space	
8.75 Acres	
Total Area	
24.61 Acres	

Heritage Landing Community

Open Space Community  
Park / Dog Park  
0.75 Acres

Hurricane Creek



4' Planting Strip

Mill and overlay full width of roadway

5' Sidewalk

MAXWELL ROAD IMPROVEMENTS  
\* Roadway improvement shall comply with NDOT / Public works standard section ST - 252



# Conceptual Elevations

---





# Conceptual Elevations

---