

Percy Cove – Maxwell Rd.
Preliminary SP Plan

PEPPERTREE
FOREST

DAVENPORT
DOWNS

NEW LIVING
HOPE CHURCH

US ARMY CORPS OF ENGINEERS
PERCY PRIEST RESERVOIR

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

MAP 176 PARCEL 49.00
THADDEUS DALE
JENKINS

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

US ARMY CORPS OF ENGINEERS
PERCY PRIEST RESERVOIR

HURRICANE CREEK

D.R. HORTON
HERITAGE LANDING

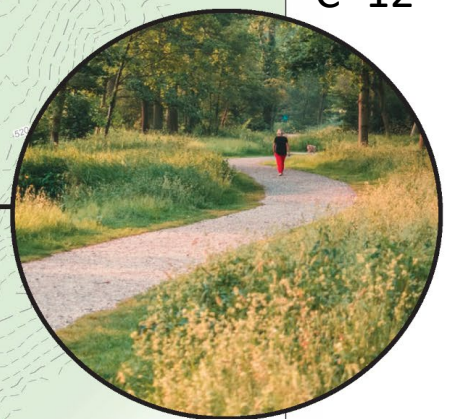
RUTHERFORD COUNTY

CREEK

Lot Count
 A- 12
 B- 62
 C- 12



New Living Hope Church



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.)

Tree Preservation / Landscape Buffer

US Army Corps of Engineers
 Percy Priest Reservoir

Landscaped Stormwater Bioretention (Rain Garden)

Landscaped Stormwater Bioretention (Rain Garden)

Community walking trail with connections to amenity area and public sidewalk

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

Maxwell Road

Tree Preservation / Landscape Buffer

Landscaped Stormwater Bioretention (Rain Garden)

Heritage Landing Community

Open Space Community Park / Dog Park
 0.75 Acres

Hurricane Creek

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

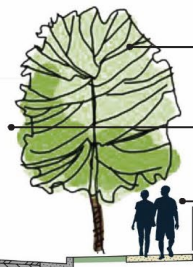
Open Space
 8.75 Acres

Total Area
 24.61 Acres

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
