

**NOTES**

1. TOPOGRAPHIC AND GEOMETRIC DATA FROM SURVEY BY SACKS SURVEYING & MAPPING, P.C., 3308-B EDGEFIELD ROAD, GREENSBORO, N.C. 27409, DATED JUNE 17, 2014.

2. THIS SITE IS NOT LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE PER F.I.R.M. COMMUNITY PANEL #371088300K, EFFECTIVE DATE SEPTEMBER 6, 2006.

3. THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED WATER SUPPLY WATERSHED.

4. SITE BENCHMARK AS ESTABLISHED WITH REFERENCE TO A SURVEY OF 820 S. MAIN ST. BY SACKS SURVEYING & MAPPING DATED 28 DECEMBER, 2010 [FILE H:CPART.DWG]. PROJECT BENCHMARK IS THE TOP OF CURB ELEVATION OF A CATCH BASIN IN THE EASTERN CURB LINE OF S. MAIN ST. ELEV. = 597.17'. THE VERTICAL DATUM IS NAVD 88.

LEGEND	
EXISTING	NEW

Site Data	
<b>Property Owner</b> Kourescent Properties LLC P.O. Box 850 Burlington, NC 27216	<b>Developer</b> Total Renal Care, Inc. 2451 Cumberland Parkway #3633 Atlanta, GA 30339 Contact - Richard Porterfield Phone - (240) 893-2521 Email - richard.porterfield@davita.com
<b>Project Address</b> W. Crescent Square Drive Graham, NC 27253	<b>References</b> D.B. 2892, Pg. 213 P.B. 65, Pg. 287
<b>Tax Parcel</b> GPIN #8883192554	<b>Zoning</b> B-2 General Business District
<b>Existing Use</b> Vacant	<b>Proposed Use</b> Medical Clinic
<b>Parcel Information</b> Existing Built Upon Area Proposed Built Upon Area Total Built Upon Area Disturbed Area Undisturbed Area	<b>Site Data</b> Lot Size - 1.425 Acres 0.093 Acres (6.53%) 0.697 Acres (48.91%) 0.790 Acres (55.44%) 42523 sq.ft. / 0.976 Acres (68.50%) 0.449 Acres (31.50%)

Zoning Data: B-2 General Business District		
Item	Required	Provided
Min. Lot Size	-	62086 sq ft / 1.425 Acres
Min. Lot Width	50 ft.	401.67'
Min. Setbacks:		
Front (South)	40 ft.	63 ft.
Rear (North)	0 ft.	10 ft.
Side (East)	0 ft.	234'
Side (West)	20 ft.	40 ft.
Max. Bldg. Ht.	35 ft.	
Parking Spaces	19	32
H/C Spaces	2	4
Parking Requirements: (1) Doctor, 4 spaces/Doctor and (15) employees, 1 space/employee		

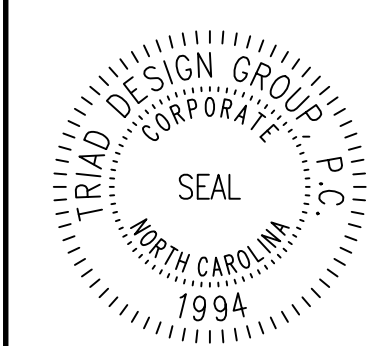
**SITE NOTE:**  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF GRAHAM, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION

**STREETYARD LANDSCAPE NOTE:**  
STREETYARD PLANTINGS WITHIN THE PIEDMONT NATURAL GAS RIGHT-OF-WAY SHALL CONSIST OF SHRUBS ONLY, MAXIMUM 4' MATURE HEIGHT, PLANTED AT A RATE OF 17 SHRUBS / 100 LF OF PLANTING YARD. THE REQUIRED CANOPY TREES SHALL BE LOCATED WITHIN THE SITE, OUTSIDE OF THE PIEDMONT NATURAL GAS RIGHT-OF-WAY.



Triad Design Group, P.C.  
4807-C Koger Boulevard  
Greensboro, NC 27407  
Telephone 336-218-8282  
Facsimile 336 218-8010  
www.triad-designgroup.com

NC Architecture Reg. 50709  
NC Engineering Lic. C-1108



**Graham Dialysis**  
**Davita Inc.**  
West Crescent Square Drive  
Graham, North Carolina

Mk	Date	Description

**Site Plan**

Date: December 1, 2014  
Drawn: NPR Check: LAH  
Job Number: 14-094  
Sheet:

**C1.1**