LEGEND

PROPOSED P-1 XX L.F. XX" CMP/HDPE STA. XX+XX.XX INV IN = XXXX.XX INV OUT = XXXX.XX	PROPOSED CULVERT/INLET/MANHOLE LABEL
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER LINE
	PROPOSED WATER HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER LINE
	PROPOSED SILT FENCE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
	LIMITS OF DISTURBANCE
	PROPOSED STORM PIPE
	PROPOSED INLET PROTECTION
	PROPOSED OUTLET DISSIPATOR
	TEMPORARY DIVERSION DITCH
	FLOW ARROW
PROPOSED HEADWALL	PROPOSED HEADWALL REFRENCE LABEL
PROPOSED CATCH BASINS	PROPOSED CATCH BASIN REFRENCE LABEL
PROPOSED JUNCTION BOX	PROPOSED STORM JUNCTION REFRENCE LABEL
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED FENCE
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	PROPOSED TOP OF BACK OF CURB ELEVATION
	EXISTING STORM
	EXISTING STORM WATER MANHOLE
	EXISTING CATCH BASIN
XX.XX	EXISTING TOP OF BACK OF CURB ELEVATION
	TEMPORARY SEDIMENT BASIN
	BOUNDARY
	CURB AND GUTTER
	36"OR 72" TRANSITION TO 0" CURB HEIGHT

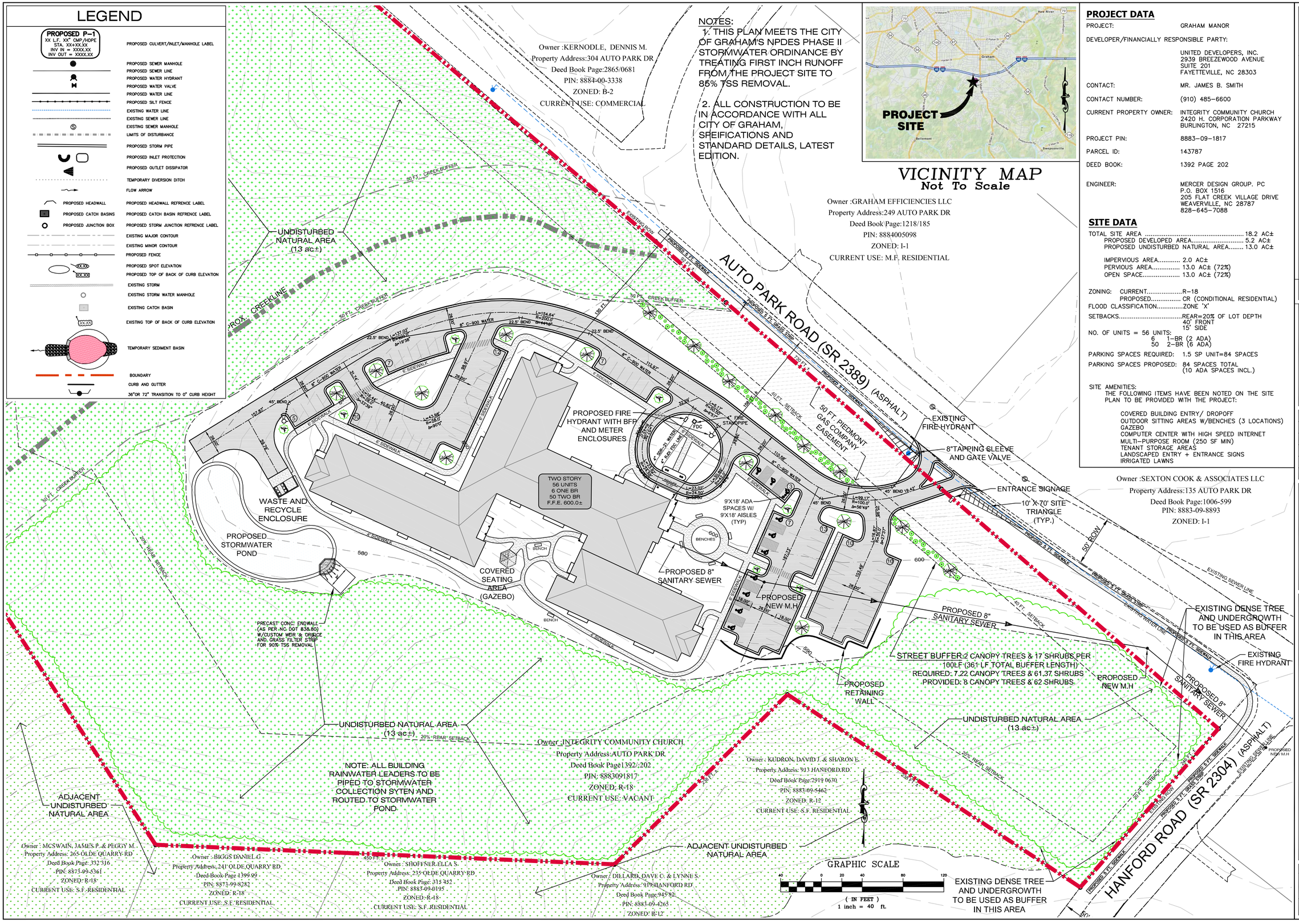
Owner :KERNODLE, DENNIS M.
Property Address:304 AUTO PARK DR
Deed Book Page:2865/0681
PIN: 8884-00-3338
ZONED: B-2
CURRENT USE: COMMERCIAL

NOTES:
1. THIS PLAN MEETS THE CITY OF GRAHAM'S NPDES PHASE II STORMWATER ORDINANCE BY TREATING FIRST INCH RUNOFF FROM THE PROJECT SITE TO 85% TSS REMOVAL.

2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF GRAHAM, SPEIFICATIONS AND STANDARD DETAILS, LATEST EDITION.

VICINITY MAP
Not To Scale

Owner :GRAHAM EFFICIENCIES LLC
Property Address:249 AUTO PARK DR
Deed Book Page:1218/185
PIN: 8884005098
ZONED: I-1
CURRENT USE: M.F. RESIDENTIAL



Owner :INTEGRITY COMMUNITY CHURCH
Property Address:AUTO PARK DR
Deed Book Page1392/202
PIN: 8883091817
ZONED: R-18
CURRENT USE: VACANT

Owner : KUDRON, DAVID J. & SHARON E.
Property Address: 913 HANFORD RD.
Deed Book Page:2919 0630
PIN: 8883-09-5462
ZONED: R-12
CURRENT USE: S.F. RESIDENTIAL

Owner :SEXTON COOK & ASSOCIATES LLC
Property Address:135 AUTO PARK DR
Deed Book Page:1006-599
PIN: 8883-09-8893
ZONED: I-1

Owner : MCSWAIN, JAMES P. & PEGGY M.
Property Address: 265 OLDE QUARRY RD
Deed Book Page: 332 316
PIN: 8873-99-5361
ZONED: R-18
CURRENT USE: S.F. RESIDENTIAL

Owner : BIGGS DANIEL G.
Property Address: 241 OLDE QUARRY RD.
Deed Book Page 4399 99
PIN: 8873-99-8282
ZONED: R-18
CURRENT USE: S.F. RESIDENTIAL

Owner : SHOFFNER ELLA S.
Property Address: 235 OLDE QUARRY RD
Deed Book Page: 315 452
PIN: 8883-09-0195
ZONED: R-18
CURRENT USE: S.F. RESIDENTIAL

Owner : DILLARD, DAVE C. & LYNNE S.
Property Address: 919 HANFORD RD
Deed Book Page:945 82
PIN: 8883-09-4265
ZONED: R-12

PROJECT DATA

PROJECT:	GRAHAM MANOR
DEVELOPER/FINANCIALLY RESPONSIBLE PARTY:	UNITED DEVELOPERS, INC. 2939 BREEZEWOOD AVENUE SUITE 201 FAYETTEVILLE, NC 28303
CONTACT:	MR. JAMES B. SMITH
CONTACT NUMBER:	(910) 485-6600
CURRENT PROPERTY OWNER:	INTEGRITY COMMUNITY CHURCH 2420 H. CORPORATION PARKWAY BURLINGTON, NC 27215
PROJECT PIN:	8883-09-1817
PARCEL ID:	143787
DEED BOOK:	1392 PAGE 202
ENGINEER:	MERCER DESIGN GROUP. PC P.O. BOX 1516 205 FLAT CREEK VILLAGE DRIVE WEAVERVILLE, NC 28787 828-645-7088

SITE DATA

TOTAL SITE AREA ..... 18.2 AC±
PROPOSED DEVELOPED AREA..... 5.2 AC±
PROPOSED UNDISTURBED NATURAL AREA..... 13.0 AC±

IMPERVIOUS AREA..... 2.0 AC±
PERVIOUS AREA..... 13.0 AC± (72%)
OPEN SPACE..... 13.0 AC± (72%)

ZONING: CURRENT.....R-18
PROPOSED..... CR (CONDITIONAL RESIDENTIAL)
FLOOD CLASSIFICATION.....ZONE 'X'
SETBACKS.....REAR=20% OF LOT DEPTH
40' FRONT
15' SIDE
NO. OF UNITS = 56 UNITS:
6 1-BR (2 ADA)
50 2-BR (6 ADA)
PARKING SPACES REQUIRED: 1.5 SP UNIT=84 SPACES
PARKING SPACES PROPOSED: 84 SPACES TOTAL
(10 ADA SPACES INCL.)

SITE AMENITIES:
THE FOLLOWING ITEMS HAVE BEEN NOTED ON THE SITE PLAN TO BE PROVIDED WITH THE PROJECT:

COVERED BUILDING ENTRY/ DROPOFF
OUTDOOR SITTING AREAS W/BENCHES (3 LOCATIONS)
GAZEBO
COMPUTER CENTER WITH HIGH SPEED INTERNET
MULTI-PURPOSE ROOM (250 SF MIN)
TENANT STORAGE AREAS
LANDSCAPED ENTRY + ENTRANCE SIGNS
IRRIGATED LAWNS

NO.	REVISIONS/SUBMISSIONS	DATE

PRINT DATE BELOW
Mar 04, 2015 - 2:35pm
DRAWING-NAME

NORTH CAROLINA PROFESSIONAL SEAL C-2383 ENGINEERS MERCER DESIGN GROUP, P.C.
NOT VALID FOR CONSTRUCTION UNLESS SIGNED BY PROFESSIONAL ENGINEER

Designed:	JHM
Graphics:	MDG
Checked:	JHM-JMM
Reviewed:	JHM/JMM
Scale:	1"= 40'
Date:	Mar 04, 2015 - 2:35pm

MDG
ENGINEERING EXCELLENCE
C-2383
CIVIL ENGINEERING · STRUCTURAL ENGINEERING
MUNICIPAL INFRASTRUCTURE · CONSTRUCTION ADMINISTRATION
P.O. BOX 1516
WEAVERVILLE, NORTH CAROLINA 28787
P: 828.645.7088
F: 828.645.7714
info@mdgeng.com
www.mdgeng.com

GRAHAM MANOR
SENIOR HOUSING COMMUNITY
GRAHAM, NORTH CAROLINA
ALAMANCE COUNTY
DRAWING TITLE:
SITE PLAN

Sheet No.: OF NO
Sheet: M2
Project No: 14-096