



Vicinity Map 03

Site Data 02	
TOTAL ACREAGE	15.44 AC
PERM #	8883552739
ZONING	CONDITIONAL MIXED USE RESIDENTIAL (C-MUR)
EXISTING LANDUSE	UNDEVELOPED
PROPOSED LANDUSE	RESIDENTIAL/MULTIFAMILY
TOTAL NUMBER OF TOWNHOMES	80
PROVIDED PARKING	90 SPACES WITH OPTION TO INCREASE TO 120 SPACES (SHADED AREA)
ACCESSIBLE PARKING REQUIRED	11 SPACES
CLUB	0
ACCESSIBLE PARKING PROVIDED	9
SURFACE REQUIRED	41.5 AC REQUIRED
OPEN SPACE REQUIRED (10% NET)	1.57 AC PROPOSED

- NOTES:
1. GENERAL, INTERNAL WATER AND SEWER LINES WILL BE PRIVATE.
 2. OFFSITE WATER AND SEWER IMPROVEMENTS WILL BE PUBLIC.
 3. ALL BLDGS TO BE ONE STORY.
 4. ALL UNITS TO BE ONE OR TWO BEDROOM.
 5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF GRAHAM AND NODOT STANDARDS AND SPECIFICATIONS. SUPPLY WATERSEED.
 6. SURVEY DATA PROVIDED BY LANDMARK SURVEYING, INC. 109 E. HARDEN STREET, GRAHAM, NORTH CAROLINA.
 7. PROJECT WILL COMPLY WITH NPDES PHASE II STORMWATER REGULATIONS AND ORDINANCE.
 8. PROJECT WILL COMPLY WITH JORDAN LAKE RIPARIAN BUFFER PROTECTION ORDINANCE.
 9. EROSION CONTROL MEASURES AND REDUCTION MAY BE REQUIRED AND WILL BE EVALUATED DURING SITE PLAN APPROVAL.
 10. ROADWAYS WILL BE PRIVATELY MAINTAINED WITH PRIVATE GARAGE PICKUP.
 11. PROJECT TO BE AGE RESTRICTED SENIORS FOR RENT.

Preliminary Site Plan 01
Scale: 1" = 50'

Greenway Residential Development, LLC
Patterson Place
Graham, North Carolina

Amended Conditional Rezoning

PROJECT: 015011
DATE: 02.25.2015

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/25/2015	3.6.15

DRAWN BY: SP
CHECKED BY: ML

Preliminary Site Plan

SD1.00

GLINE DESIGN

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