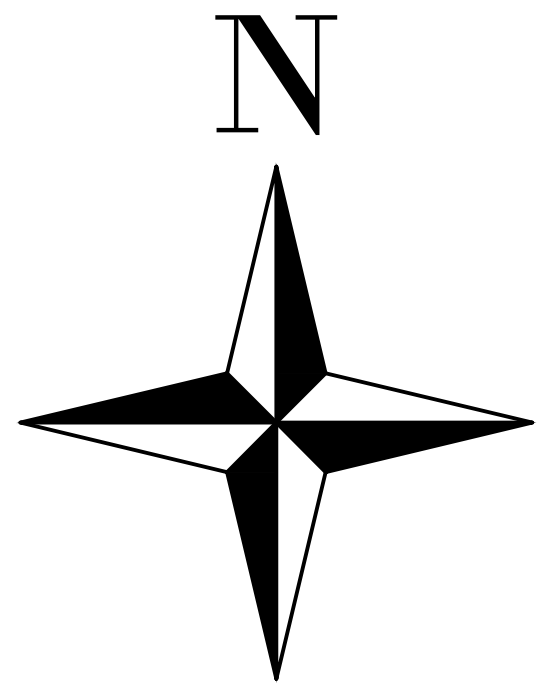
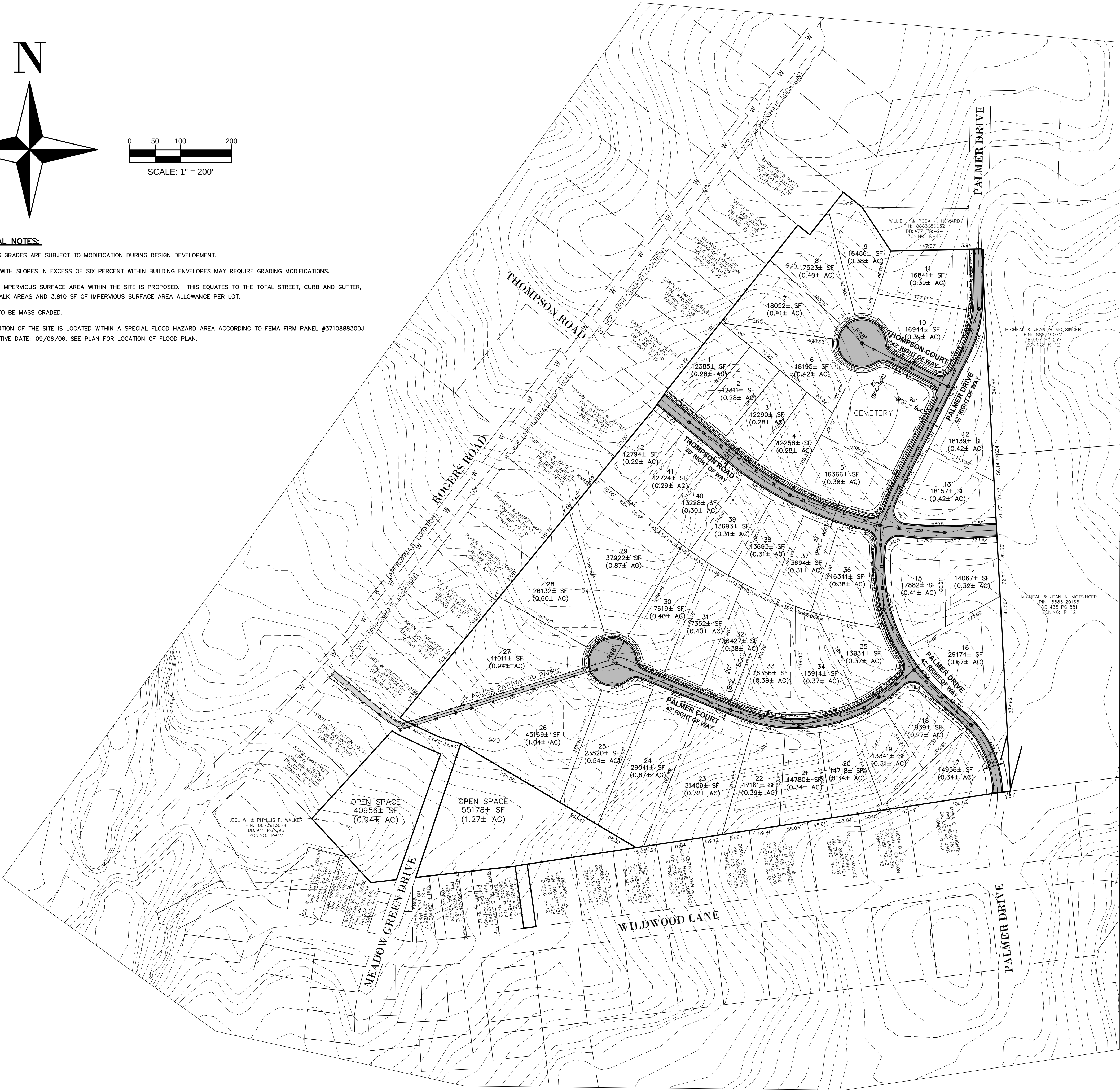
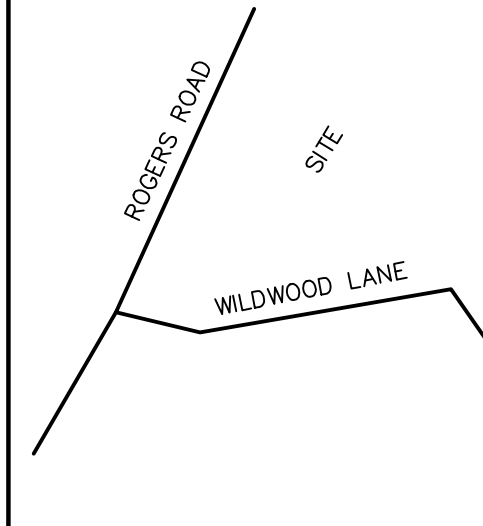


GENERAL NOTES:

1. PLANS GRADES ARE SUBJECT TO MODIFICATION DURING DESIGN DEVELOPMENT.
2. LOTS WITH SLOPES IN EXCESS OF SIX PERCENT WITHIN BUILDING ENVELOPES MAY REQUIRE GRADING MODIFICATIONS.
3. 23.9% IMPERVIOUS SURFACE AREA WITHIN THE SITE IS PROPOSED. THIS EQUATES TO THE TOTAL STREET, CURB AND GUTTER, SIDEWALK AREAS AND 3,810 SF OF IMPERVIOUS SURFACE AREA ALLOWANCE PER LOT.
4. SITE TO BE MASS GRADED.
5. A PORTION OF THE SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM PANEL #3710888300J EFFECTIVE DATE: 09/06/06. SEE PLAN FOR LOCATION OF FLOOD PLAN.



OVERALL SITE DATA:

- 1) DEED REFERENCE: DB WB20, PG 0017
- 2) PLAT REFERENCE:
- 3) PARCEL ID: 8883022350
- 4) TOTAL AREA: 23.91± ACRES
- 5) EXIST. NO. OF LOTS: 1 LOT
- 6) ZONING: RS-12
- 7) CURRENT LAND USE: UNDEVELOPED
- 8) PROPOSED LAND USE: SINGLE FAMILY
- 9) OPEN SPACE REQUIRED: 0.00± ACRES
OPEN SPACE PROVIDED: 2.21± ACRES
- 10) MINIMUM LOT AREA: 12,000 SF
MINIMUM LOT WIDTH: 60'
- 11) MINIMUM SETBACKS:
FRONT: 30'
SIDE: 10' COMBINED: 20'
SIDE STREET: 20'
REAR: 20% OF LOT DEPTH
- 12) BUILDING HEIGHT = 45'
- 13) UNITS PROPOSED: 42
- 14) DENSITY: 42 UNITS / 23.91± AC = 1.76 UNITS/AC
- 15) THIS SITE IS NOT LOCATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA.
- 16) BOUNDARY SURVEY PROVIDED BY N/A.
- 17) OWNER: GEORGE O. ROGERS, JR. (HEIRS)
1526 ROGERS ROAD
GRAHAM, NC 27253
- 18) PROPOSED LOTS ARE TO HAVE A MAXIMUM IMPERVIOUS SURFACE OF 3,810 SF.
- 19) DATUM:

CONSTRUCTION NOTES:

1. IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR MUST CONTACT NC ONE-CALL, CITY OF GRAHAM, PUBLIC WORKS DEPARTMENT, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
3. LOCATION SURVEY INFORMATION REGARDING EXISTING FEATURES WITHIN THE SITE HAS NOT BEEN PERFORMED.
4. CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE CITY OF GRAHAM/ NCDENR.
5. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS OF THE CITY OF GRAHAM.
6. WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH NCDOT AND CITY OF GRAHAM TRAFFIC CONTROL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
7. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION OF ALL UTILITY SERVICES WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS.
8. EXISTING BOUNDARY INFORMATION TO BE SURVEYED AT A LATER DATE.

SEALS:

DEVELOPER:



Greg Garrett
983 Mar-Don Drive
Winston-Salem, NC 27107
Phone: (336) 765-9661
Cell: (336) 399-7197
greg@shugartmanagement.com

STATE: NORTH CAROLINA
COUNTY: ALAMANCE

ROGERS SPRING SUBDIVISION

MUNICIPALITY: CITY OF GRAHAM
TOWNSHIP: GRAHAM

DESIGNED BY: DF/VCT

CHECKED BY: VCT

DATE: 2015-25-06

PROJECT: 7A15-027

JOB. NO. _____

SHEET TITLE:

PRELIMINARY PLAT

SCALE: 1" = 100'

SHEET NO.:

C-1