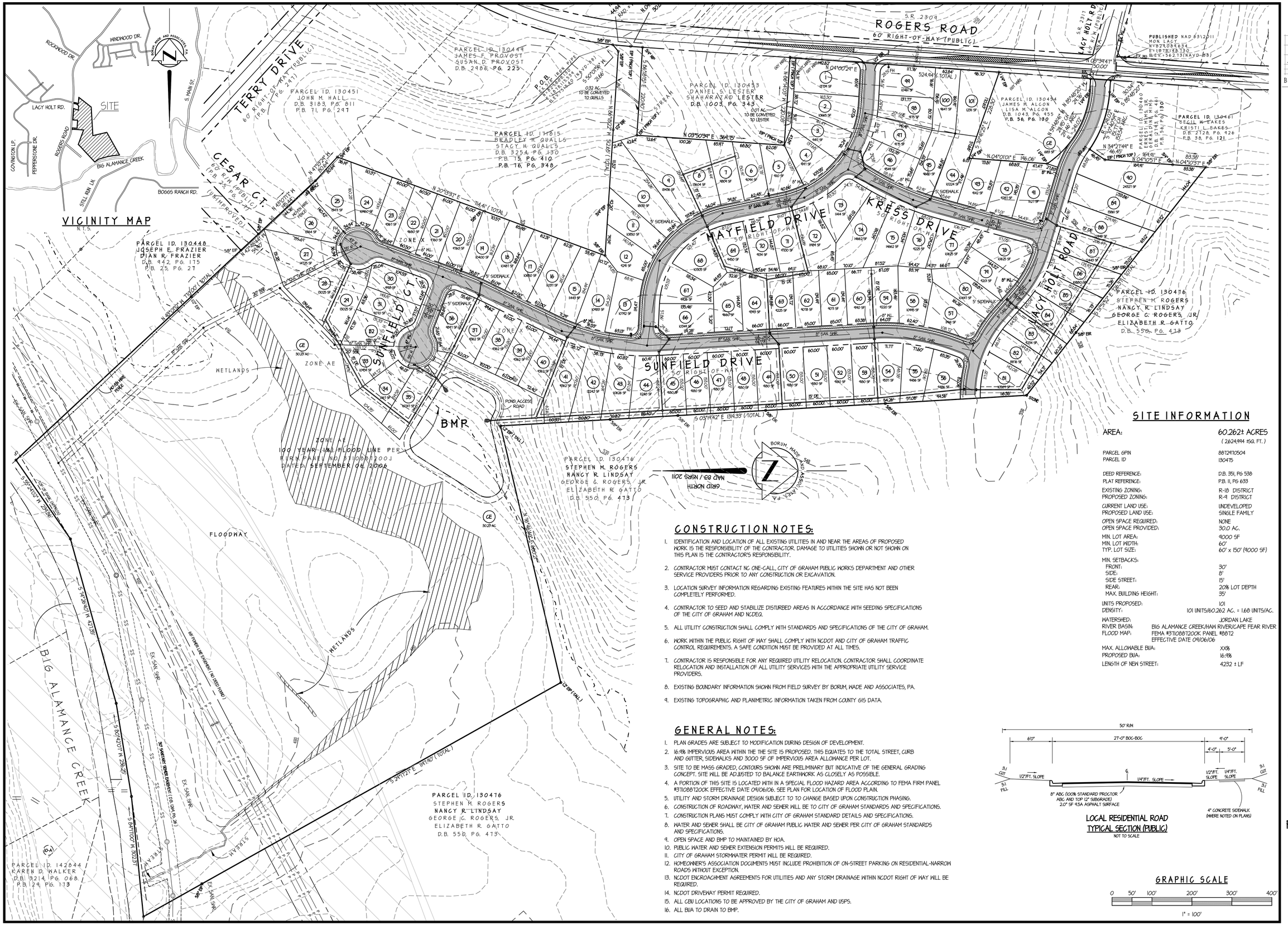

SITE INFORMATION

AREA:	60.262± ACRES (2,624,994 SQ. FT.)
PARCEL GPIN	8872410504
PARCEL ID	130415
DEED REFERENCE:	D.B. 351, PG 538
PLAT REFERENCE:	P.B. 11, PG 633
EXISTING ZONING:	R-18 DISTRICT
PROPOSED ZONING:	R-9 DISTRICT
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	SINGLE FAMILY
OPEN SPACE REQUIRED:	NONE
OPEN SPACE PROVIDED:	30.0 AC.
MIN. LOT AREA:	9000 SF
MIN. LOT WIDTH:	60'
TYP. LOT SIZE:	60' x 150' (9000 SF)
MIN. SETBACKS:	
FRONT:	30'
SIDE:	8'
SIDE STREET:	15'
REAR:	20% LOT DEPTH
MAX. BUILDING HEIGHT:	35'
UNITS PROPOSED:	101
DENSITY:	101 UNITS/60.262 AC. = 1.68 UNITS/AC.
WATERSHED:	JORDAN LAKE
RIVER BASIN:	BIG ALAMANCE CREEK/MAN RIVER/CAPE FEAR RIVER
FLOOD MAP:	FEMA #3710887200K PANEL #8872 EFFECTIVE DATE 09/06/06
MAX. ALLOWABLE BUA:	XX%
PROPOSED BUA:	16.9%
LENGTH OF NEW STREET:	4232 ± LF

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 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 PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
3. LOCATION SURVEY INFORMATION REGARDING EXISTING FEATURES WITHIN THE SITE HAS NOT BEEN COMPLETELY PERFORMED.
4. CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE CITY OF GRAHAM AND NCDEQ.
5. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS OF THE CITY OF GRAHAM.
6. WORK WITHIN THE 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 SHOWN FROM FIELD SURVEY BY BORUM, WADE AND ASSOCIATES, PA.
9. EXISTING TOPOGRAPHIC AND PLANIMETRIC INFORMATION TAKEN FROM COUNTY GIS DATA.

GENERAL NOTES:

1. PLAN GRADES ARE SUBJECT TO MODIFICATION DURING DESIGN OF DEVELOPMENT.
2. 16.9% IMPERVIOUS AREA WITHIN THE THE SITE IS PROPOSED. THIS EQUATES TO THE TOTAL STREET, CURB AND GUTTER, SIDEWALKS AND 3000 SF OF IMPERVIOUS AREA ALLOWANCE PER LOT.
3. SITE TO BE MASS GRADED, CONTOURS SHOWN ARE PRELIMINARY BUT INDICATIVE OF THE GENERAL GRADING CONCEPT. SITE WILL BE ADJUSTED TO BALANCE EARTHWORK AS CLOSELY AS POSSIBLE.
4. A PORTION OF THIS SITE IS LOCATED WITH IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM PANEL #3710887200K EFFECTIVE DATE 09/06/06. SEE PLAN FOR LOCATION OF FLOOD PLAIN.
5. UTILITY AND STORM DRAINAGE DESIGN SUBJECT TO TO CHANGE BASED UPON CONSTRUCTION PHASING.
6. CONSTRUCTION OF ROADWAY, WATER AND SEWER WILL BE TO CITY OF GRAHAM STANDARDS AND SPECIFICATIONS.
7. CONSTRUCTION PLANS MUST COMPLY WITH CITY OF GRAHAM STANDARD DETAILS AND SPECIFICATIONS.
8. WATER AND SEWER SHALL BE CITY OF GRAHAM PUBLIC WATER AND SEWER PER CITY OF GRAHAM STANDARDS AND SPECIFICATIONS.
9. OPEN SPACE AND BMP TO MAINTAINED BY HOA.
10. PUBLIC WATER AND SEWER EXTENSION PERMITS WILL BE REQUIRED.
11. CITY OF GRAHAM STORMWATER PERMIT WILL BE REQUIRED.
12. HOMEOWNER'S ASSOCIATION DOCUMENTS MUST INCLUDE PROHIBITION OF ON-STREET PARKING ON RESIDENTIAL-NARROW ROADS WITHOUT EXCEPTION.
13. NCDOT ENCROACHMENT AGREEMENTS FOR UTILITIES AND ANY STORM DRAINAGE WITHIN NCDOT RIGHT OF WAY WILL BE REQUIRED.
14. NCDOT DRIVEWAY PERMIT REQUIRED.
15. ALL CBU LOCATIONS TO BE APPROVED BY THE CITY OF GRAHAM AND USPS.
16. ALL BUA TO DRAIN TO BMP.

LOCAL RESIDENTIAL ROAD
TYPICAL SECTION (PUBLIC)
NOT TO SCALE

GRAPHIC SCALE

0 50' 100' 200' 300' 400'

1" = 100'

BWA Engineers Planners Surveyors
Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882 Greensboro, NC 27420-1882
Phone: 336-273-0471 Fax: 336-275-7719
Web: www.borum-wade.com
N.C. License #: C-0868

SEALS:

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

PROJECT:

FORKS OF ALAMANCE SUBDIVISION
ROGERS ROAD
GRAHAM TOWNSHIP, ALAMANCE COUNTY
GRAHAM, NORTH CAROLINA

OWNER/DEVELOPER:

WINDSOR HOMES
5603 NEW GARDEN VILLAGE DRIVE
GREENSBORO, NORTH CAROLINA 27410
(336) 282-3535
CONTACT: TOM HALL

DRAWN BY: BWA
DATE: JAN. 25, 2016
REVISIONS:

SHEET TITLE:
PRELIMINARY SITE and UTILITY PLAN

FILE NO: F:\WINDSOR\rogers rd\sitebase
DRAWING SCALE: 1" = 100'
PLAN SHEET NO.
P-1