

FLEXIBLE SUBDIVISION PLAN FOR STONEWALL SUBDIVISION ORANGE COUNTY NC

ECE GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY DATA SUPPLIED BY R.S. JONES & ASSOCIATES AND SUPPLEMENTED WITH ORANGE COUNTY GIS TOPOGRAPHIC DATA.
- WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS, NOTIFICATIONS, STANDARDS AND POLICIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL MEASURES FOR ALL WORK W/IN PUBLIC R/W PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE N.C. SUPPLEMENT TO THE MUTCD, AND LOCAL INSPECTORS DIRECTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS, LOCAL STANDARD DETAILS AND CONSTRUCTION STANDARDS, STATE CONSTRUCTION STANDARDS, AND OTHER APPLICABLE CONTRACT DOCUMENTS.
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION; CALL NO ONE CALL (PREVIOUSLY ULOCO) AT 1-800-632-4949 FOR UTILITY LOCATING SERVICES 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- UNDERGROUND UTILITIES SHOWN USING BEST AVAILABLE INFORMATION. ALL LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE MORE UNDERGROUND UTILITIES THAN ARE SHOWN HEREON. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO REMAIN DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
- ALL CLEARING, GRUBBING AND UNSUITABLE FILL MATERIAL SHALL BE DISPOSED OF LEGALLY.
- ALL PAVEMENT, CURB, STORM DRAINAGE PIPE, AND STRUCTURES TO BE REMOVED SHALL BE HAULED OFFSITE AND DISPOSED OF LEGALLY.
- SIGNAGE SHALL BE LOCATED AS SHOWN. SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS.
- SITE LIGHTING SHALL AS SHOWN, AND SHALL BE SUFFICIENT TO PROPERLY ILLUMINATE THE SITE IN ACCORDANCE WITH LOCAL STANDARDS.
- LANDSCAPING SHALL BE INSTALLED IN THE PROVIDED YARDS, IN ACCORDANCE WITH LOCAL STANDARDS.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGNS BETWEEN THE HEIGHT OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
- ALL LOTS TO BE SERVED BY WELL AND SEPTIC.

CONTRACTOR SHALL NOT MAKE ANY MODIFICATIONS TO THE APPROVED DRAWINGS WITHOUT PRIOR APPROVAL OF BOTH THE DESIGN ENGINEER AND LOCAL INSPECTOR.

ECE GRADING & STORM DRAINAGE NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL CONSTRUCTION STANDARDS, SPECIFICATIONS, AND PROCEDURES AND THE NCDOT'S SEDIMENTATION AND EROSION CONTROL STANDARDS, SPECS., AND PROCEDURES.
- CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE STATE AND LOCAL PERMITS REQUIRED FOR THE COMMENCEMENT OF GRADING OPERATIONS HAVE BEEN OBTAINED PRIOR TO START OF GRADING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF DEMOLITION AND/OR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO REMAIN DURING ALL CONSTRUCTION ACTIVITIES.
- ALL STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL STATE AND LOCAL REQUIREMENTS, INCLUDING THE STATE STANDARDS FOR WATER QUALITY AND DETENTION FACILITIES (CURRENT EDITION).
- EROSION CONTROL MEASURES ARE PERFORMANCE BASED AND SHALL BE PROVIDED PER THE EROSION CONTROL PLANS AND AS NEEDED TO PROTECT ADJACENT PROPERTIES.
- CONTRACTOR SHALL PROVIDE ALL STAKING, FLAGGING AND/OR FENCING NECESSARY TO PROVIDE PROPER PROTECTION OF ANY STREAM BUFFERS AND SURFACE WATERS.

ECE LEGEND

	NEW	EXISTING
PROPERTY LINE (P/L)	---	---
ADJACENT PROPERTY LINE	---	---
EASEMENT (ESMT)	---	---
SETBACK (S/B)	---	---
RIGHT-OF-WAY (R/W)	---	---
CENTERLINES (C/L)	---	---
CURB & GUTTER	---	---
EDGE OF PAVEMENT (EOP)	---	---
SIDEWALK	---	---
CREEK	---	---
CATCH BASIN (CB)	OR	OR
YARD INLET (YI)	OR	OR
STORM DRAINAGE JUNCTION BOX (JB)	OR	OR
CURB INLET (CI)	OR	OR
SANITARY SEWER MANHOLE (MH)	OR	OR
SANITARY SEWER CLEANOUT (CO)	OR	OR
METER BOX	OR	OR
VALVE	OR	OR
FIRE HYDRANT (FH)	OR	OR
FIRE DEPARTMENT CONNECTION (FDC)	OR	OR
LIGHT POLE (LP)	OR	OR
UTILITY POLE (PP) & GUY WIRE	OR	OR
CABLE TV LINE	OR	OR
ELECTRIC LINE & TRANSFORMER	OR	OR
FIBER OPTIC CABLE	OR	OR
GAS LINE	OR	OR
OVERHEAD UTILITY LINE	OR	OR
SANITARY SEWER (SS)	OR	OR
STORM DRAIN PIPE (SD)	OR	OR
TELEPHONE	OR	OR
WATER LINE (WL)	OR	OR
GRADE CONTOUR	OR	OR
FINISHED GRADE SPOT ELEVATION	OR	OR
CLEARING LIMIT/TREE LINE	OR	OR
LIMITS OF DISTURBANCE	OR	OR
DITCH OR SWALE FLOWLINE	OR	OR
TREE PROTECTION FENCE (TPF)	OR	OR
SILT FENCE (SF)	OR	OR
FENCE	OR	OR
RIP RAP APRON	OR	OR
CHECK DAM	OR	OR
SEDIMENT FENCE OUTLET	OR	OR
INLET PROTECTION	OR	OR
CONCRETE MONUMENT / STONE FOUND	OR	OR
EXISTING IRON PIPE (EIP)	OR	OR
EXISTING IRON ROD (EIR)	OR	OR
IRON PIPE SET (IPS)	OR	OR
PK NAIL SET (PKS)	OR	OR
COMPUTED POINT (CP)	OR	OR

CALL BEFORE YOU DIG... IT'S THE LAW.

CALL N.C. ONE--CALL 811 (1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
3 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122

PROJECT DATA

SITE INFORMATION

PARCEL ID & OWNER B

PLAT REFERENCE
ACREAGE

ZONING

WATERSHED

TOWNSHIP

SCHOOL DISTRICT

FIRE DISTRICT

FEMA

SOILS

PROPOSED LOT DATA

NUMBER OF LOTS:

AVERAGE LOT SIZE:

MINIMUM LOT SIZE:

OVERALL DENSITY:

FRONT & CORNER SETBACKS:

SIDE & REAR SETBACKS:

LAND USE BUFFER:

OPEN SPACE DATA

PRIMARY OPEN SPACE:

SECONDARY OPEN SPACE:

TOTAL OPEN SPACE PROVIDED:

NOTE

RECREATIONAL FACILITIES PAYMENT IN LIEU FEES SHALL BE PAID TOWARDS NORTH

HILLSBOROUGH/CHEEKS COMMUNITY PARK BEFORE FINAL PLAT APPROVAL.

PROPOSED PUBLIC ROADWAY DATA:

NEW ROADWAY 50' WIDE PUBLIC RIGHT-OF-WAY

2.08 ACRES (8,454 SF) IN RIGHT-OF-WAY

1,651 LINEAR FEET OF CENTER LINE

35,823 SF (0.82 ACRES) IMPERVIOUS AREA

DEDICATE 0.33 ACRES (14,351 SF) TO NCDOT MILLER RD R/W

IMPERVIOUS SURFACE INFORMATION:

LOT IMPERVIOUS:

NEW ROADWAY:

MAIL KIOSK:

TOTAL IMPERVIOUS AREA:

NOTES:

1.) UNDER ROOF LIMITS MEASURED AT FOUNDATION AND INCLUDE THE FOLLOWING

ADDITIONAL AREAS: ALL PORCHES, COVERED DECKS AND PATIOS, AND ALL COVERED

CARPORTS AND OUTBUILDINGS.

2.) HARDSCAPE AREAS INCLUDE ALL SIDEWALKS, UNCOVERED PATIOS, CONCRETE

PARKING PADS AND UTILITY PADS

3.) GENERAL ALLOWANCES ARE INTENDED TO OFFSET MINOR OVERAGES CAUSED DURING

CONSTRUCTION.

ATTENTION BUILDERS:

GIVEN THAT ALL LOTS ARE PART OF A COMMON PLAN OF DEVELOPMENT, BUILDERS

ARE RESPONSIBLE FOR OBTAINING A BUILDING PERMIT AND LAND DISTURBING PERMIT

(LDP) FROM ORANGE COUNTY PRIOR TO BEGINNING ANY ON-SITE CLEARING OR

CONSTRUCTION. LOTS PROPOSING TO EXCEED IMPERVIOUS ALLOTMENTS NOTED SHALL

ALSO REQUIRE A STORMWATER MANAGEMENT PLAN (SMP) ADDRESSING METHODS FOR

OFFSETTING ANY OVERAGES.

SLOPE ANALYSIS (SOUTH OF STREAM)

SURFACE FILE: P:\21-70A\21-70 Drawings\21-70A EG SURVEY.TIN

AVERAGE SLOPE: 5.5%

MINIMUM SLOPE: 0.1% AT 1977219, 3.853820.5

MAXIMUM SLOPE: 1158.6% AT 1976886.5, 854497.0

ZONE RANGE

HORIZONTAL SURFACE AREA S.F.

ACRES

SLOPE SURFACE AREA S.F.

ACRES

% OF TOTAL

1 7.50% 1,128,587.7 25.909 1,129,691.4 25.934 82.0

2 15.00% 201,745.2 4.631 202,690.0 4.653 14.7

3 35.123.5 0.806 35,742.4 0.821 2.6

4 25.00% 11,571.5 0.266 12,525.9 0.288 0.8

TOTAL 1,377,027.9 31.612 1,380,649.8 31.695

SLOPE ANALYSIS LEGEND

BY PERCENT SLOPE

7.5% to 15% SLOPE, NO ROCK OUTCROPPINGS NOTED

15% to 25% SLOPE

> 25% SLOPE

ENGINEER:

CHARLES P. KOCH P.E.

EARTHCENTRIC ENGINEERING, INC.

204 WEST CLAY STREET

MEBANE, NC 27302

PHONE: 919-563-9041

FAX: 919-304-3234

PHIL.KOCH@EARTHCENTRIC.COM

SURVEYOR:

ROBERT S. JONES NCPLS#L-3939

R.S. JONES & ASSOCIATES, INC.

FIRM# C-2565

P.O. BOX 1700

204 N. FIFTH ST. SUITE I

MEBANE, NC 27302

PHONE: 919-563-3623

BOBBY@RSJSURVEYORS.COM

OWNER / DEVELOPER:

KEVIN CURRIN

GRAYROSE PROPERTIES, LLC

1050 RHODES GAP TRAIL

DURHAM, NC 27705

PHONE: 919-808-8227

GRAYROSEPROPERTIES@GMAIL.COM

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C3.0 SITE PLAN, FLEXIBLE SUBDIVISION

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C3.2 SITE ANALYSIS MAP, POST-DEVELOPMENT

C5.1 GRADING & STORM DRAINAGE

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E-Mail: Phil.Koch@EarthCentric.com

PRELIMINARY
NOT FOR
CONSTRUCTION

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

STONEWALL SUBDIVISION
ORANGE COUNTY, NORTH CAROLINA

COVER SHEET

REV. DATE DESCRIPTION BY

1 02/09/2024

PER DAC COMMENTS

SSS

DATE: JANUARY 04, 2024

HORIZONTAL SCALE: N/A

VERTICAL SCALE: N/A

PROJECT MANAGER: CPK

DRAWN BY: CPK

PROJECT NO: 21-70A

DRAWING NAME: 21-70A WORKING

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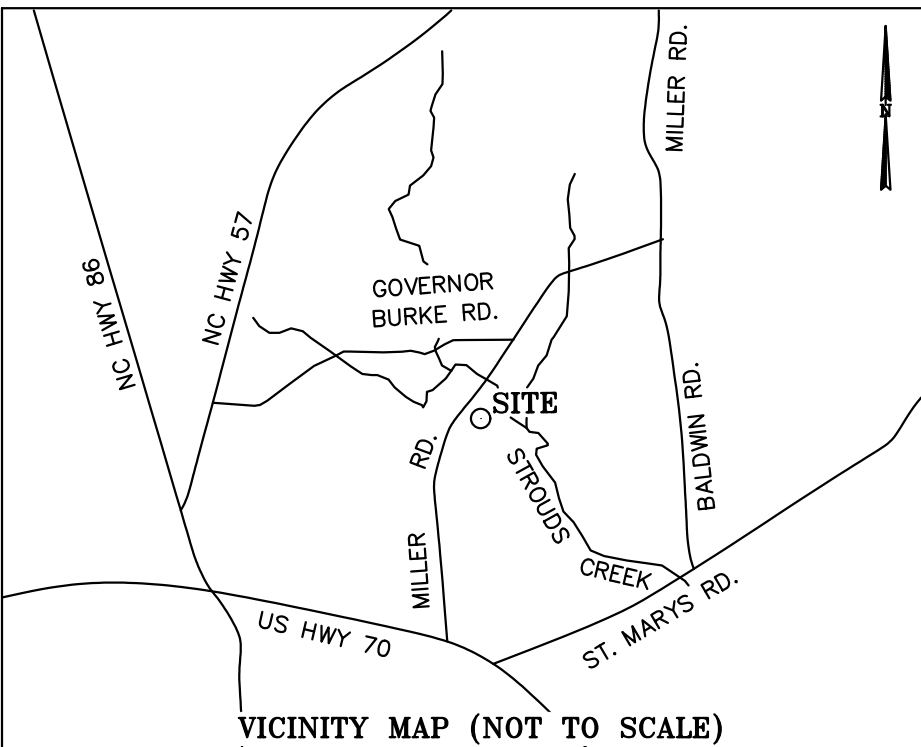
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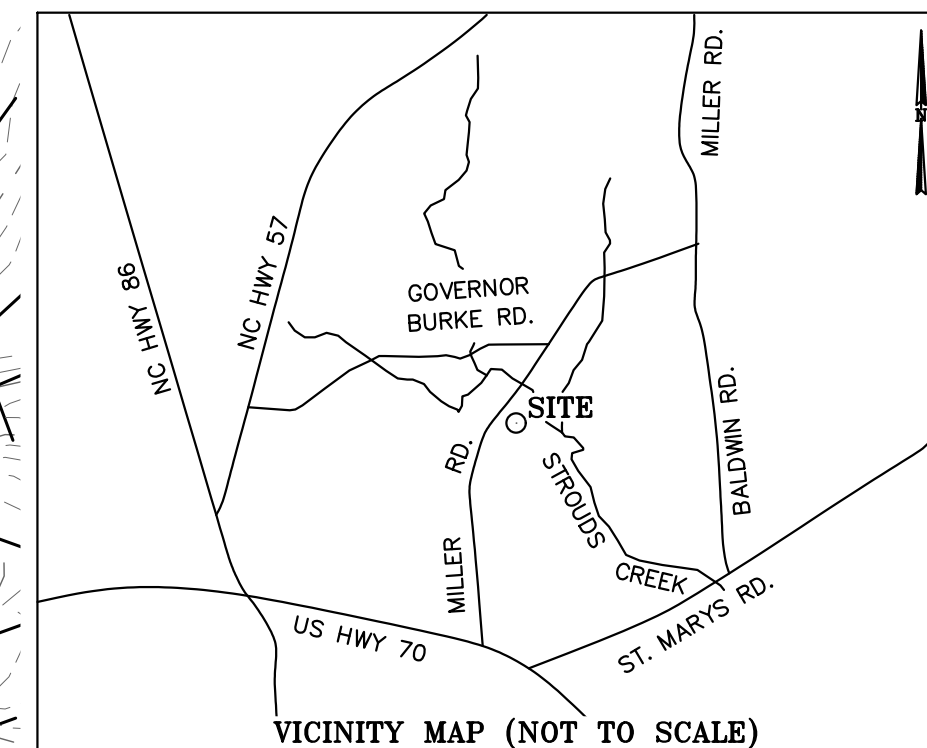
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PRELIMINARY



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NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122



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PRINCIPAL ENGINEER
PHIL KOCH - NCRP #22634

STONEWALL SUBDIVISION
ORANGE COUNTY, NORTH CAROLINA

AREA MAP GIS

[illegible]

DATE:	JANUARY 04, 2021
HORIZONTAL SCALE:	1" = 40'
VERTICAL SCALE:	N/A
PROJECT MANAGER:	CPJ
DRAWN BY:	CPJ
PROJECT NO:	21-70
DRAWING NAME:	21-70A WORKING

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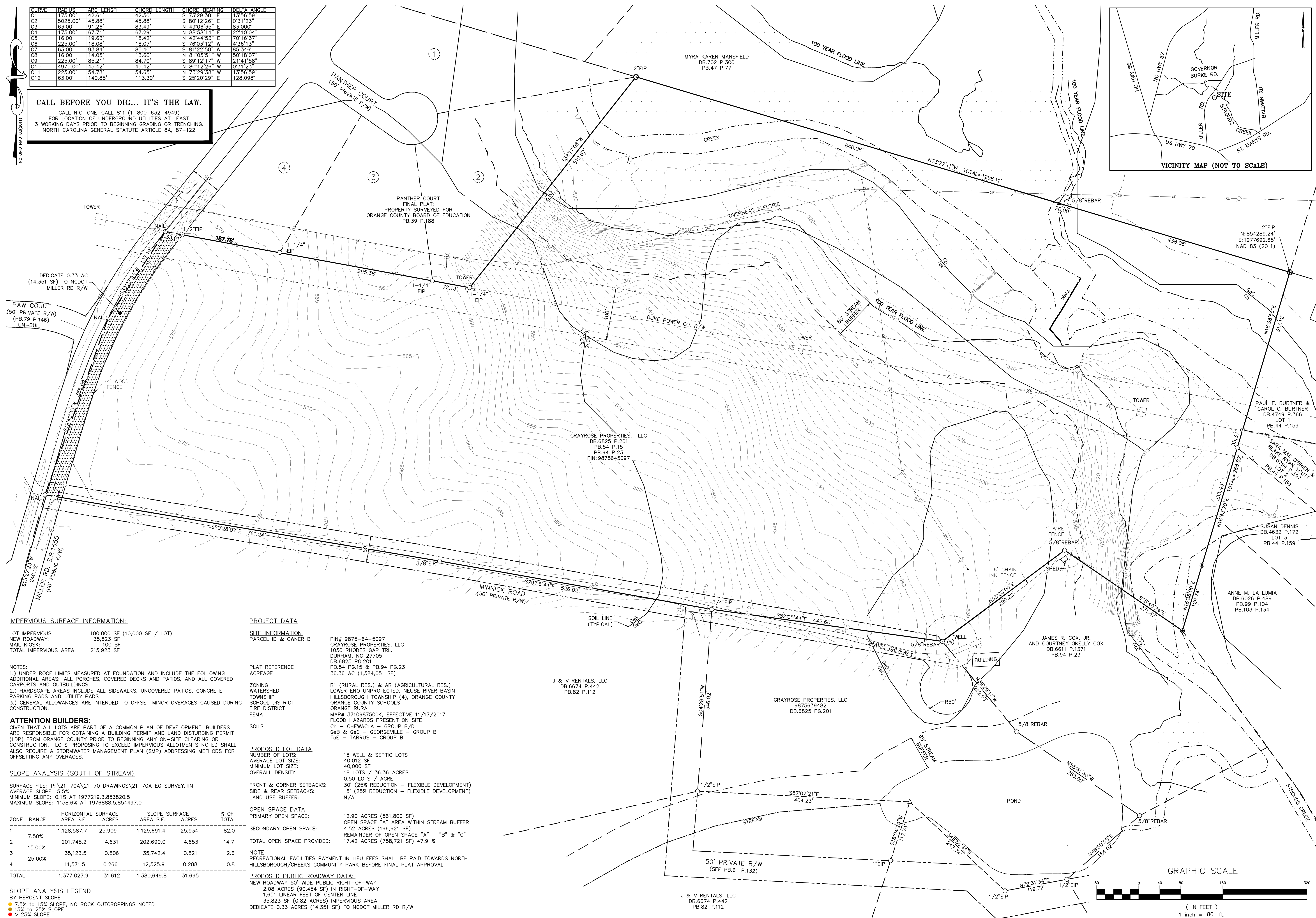
C2.0

PRELIMINARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	42.61'	42.50'	S 73°23'36" E	13°56'59"
C2	5025.00'	45.88'	45.88'	S 80°12'26" E	0°31'23"
C3	63.00'	91.26'	83.49'	N 49°06'35" E	83.000°
C4	175.00'	67.71'	67.29'	N 88°59'14" E	22°10'04"
C5	16.00'	19.63'	18.42'	N 42°44'53" E	70°16'37"
C6	225.00'	18.08'	18.07'	S 76°03'12" W	4°36'13"
C7	63.00'	93.84'	85.40'	S 81°22'50" W	85.346°
C8	16.00'	14.05'	13.60'	N 81°05'51" W	50°18'07"
C9	225.00'	85.21'	84.70'	S 89°12'17" W	21°41'58"
C10	4975.00'	45.42'	45.42'	N 80°12'26" W	0°31'23"
C11	225.00'	54.78'	54.65'	N 73°23'36" W	13°56'59"
C12	63.00'	140.85'	113.30'	S 25°20'29" E	128.098°

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3 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122



IMPERVIOUS SURFACE INFORMATION:

LOT IMPERVIOUS: 180,000 SF (10,000 SF / LOT)
NEW ROADWAY: 35,823 SF
MAIL KIOSK: 100 SF
TOTAL IMPERVIOUS AREA: 215,923 SF

NOTES:

- 1.) UNDER ROOF LIMITS MEASURED AT FOUNDATION AND INCLUDE THE FOLLOWING ADDITIONAL AREAS: ALL PORCHES, COVERED DECKS AND PATIOS, AND ALL COVERED CARPORTS AND OUTBUILDINGS
- 2.) HARDSCAPE AREAS INCLUDE ALL SIDEWALKS, UNCOVERED PATIOS, CONCRETE PARKING PADS AND UTILITY PADS
- 3.) GENERAL ALLOWANCES ARE INTENDED TO OFFSET MINOR OVERAGES CAUSED DURING CONSTRUCTION.

ATTENTION BUILDERS:

GIVEN THAT ALL LOTS ARE PART OF A COMMON PLAN OF DEVELOPMENT, BUILDERS ARE RESPONSIBLE FOR OBTAINING A BUILDING PERMIT AND LAND DISTURBING PERMIT (LDP) FROM ORANGE COUNTY PRIOR TO BEGINNING ANY ON-SITE CLEARING OR CONSTRUCTION. LOTS PROPOSING TO EXCEED IMPERVIOUS ALLOTMENTS NOTED SHALL ALSO REQUIRE A STORMWATER MANAGEMENT PLAN (SMP) ADDRESSING METHODS FOR OFFSETTING ANY OVERAGES.

SLOPE ANALYSIS (SOUTH OF STREAM)

SURFACE FILE: P:\21-70A\21-70A EG SURVEY.TIN
AVERAGE SLOPE: 5.5%
MINIMUM SLOPE: 0.1% AT 1977219.3, 853820.5
MAXIMUM SLOPE: 1158.6% AT 1976688.5, 854497.0

ZONE	RANGE	HORIZONTAL SURFACE AREA S.F.	ACRES	SLOPE SURFACE AREA S.F.	ACRES	% OF TOTAL
1	7.50%	1,128,587.7	25.909	1,129,691.4	25.934	82.0
2	15.00%	201,745.2	4.631	202,690.0	4.653	14.7
3	25.00%	35,123.5	0.806	35,742.4	0.821	2.6
4		11,571.5	0.266	12,525.9	0.288	0.8
TOTAL		1,377,027.9	31.612	1,380,649.8	31.695	

SLOPE ANALYSIS LEGEND

BY PERCENT SLOPE
● 7.5% to 15% SLOPE, NO ROCK OUTCROPPINGS NOTED
● 15% to 25% SLOPE
● > 25% SLOPE

PROJECT DATA

SITE INFORMATION

PARCEL ID & OWNER B
PIN# 9875-64-5097
GRAYROSE PROPERTIES, LLC
1050 RHODES GAP TRL.
DURHAM, NC 27705
DB.6825 PG.201
PB.54 PG.15 & PB.94 PG.23
36.36 AC (1,584,051 SF)

PLAT REFERENCE

ACREAGE

ZONING

WATERSHED

TOWNSHIP

SCHOOL DISTRICT

FIRE DISTRICT

FEMA

SOILS

PROPOSED LOT DATA

NUMBER OF LOTS:
AVERAGE LOT SIZE:
MINIMUM LOT SIZE:
OVERALL DENSITY:

FRONT & CORNER SETBACKS:

SIDE & REAR SETBACKS:

LAND USE BUFFER:

OPEN SPACE DATA

PRIMARY OPEN SPACE:

SECONDARY OPEN SPACE:

TOTAL OPEN SPACE PROVIDED:

NOTE

RECREATIONAL FACILITIES PAYMENT IN LIEU FEES SHALL BE PAID TOWARDS NORTH HILLSBOROUGH/CHEEKS COMMUNITY PARK BEFORE FINAL PLAT APPROVAL.

PROPOSED PUBLIC ROADWAY DATA:

NEW ROADWAY 50' WIDE PUBLIC RIGHT-OF-WAY

2.08 ACRES (90,454 SF) IN RIGHT-OF-WAY

1,651 LINEAR FEET OF CENTER LINE

35,823 SF (0.82 ACRES) IMPERVIOUS AREA

DEDICATE 0.33 ACRES (14,351 SF) TO NCDOT MILLER RD R/W

PIN# 9875-64-5097
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1050 RHODES GAP TRL.
DURHAM, NC 27705
DB.6825 PG.201
PB.54 PG.15 & PB.94 PG.23
36.36 AC (1,584,051 SF)

R1 (RURAL RES.) & AR (AGRICULTURAL RES.)
LOWER ENO UNPROTECTED, NEUSE RIVER BASIN
HILLSBOROUGH TOWNSHIP (4), ORANGE COUNTY
ORANGE COUNTY SCHOOLS
ORANGE RURAL
MAP# 3710987500K, EFFECTIVE 11/17/2017
FLOOD HAZARDS PRESENT ON SITE
Ch - CHEWALA - GROUP B/D
GeB & GeC - GEORGEVILLE - GROUP B
ToE - TARRUS - GROUP B

18 WELL & SEPTIC LOTS
40,012 SF
40,000 SF
18 LOTS / 36.36 ACRES
0.50 LOTS / ACRE
30' (25% REDUCTION - FLEXIBLE DEVELOPMENT)
15' (25% REDUCTION - FLEXIBLE DEVELOPMENT)
N/A

12.90 ACRES (561,800 SF)
OPEN SPACE "A" AREA WITHIN STREAM BUFFER
4.52 ACRES (196,921 SF)
REMAINDER OF OPEN SPACE "A" + "B" & "C"
17.42 ACRES (758,721 SF) 47.9 %

NOTE
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J & V RENTALS, LLC
DB.6674 P.442
PB.82 P.112

GRAYROSE PROPERTIES, LLC
9875639482
DB.6825 PG.201

J & V RENTALS, LLC
DB.6674 P.442
PB.82 P.112

EarthCentric Engineering, Inc.

License # C-2638



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CONSTRUCTION

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

STONEWALL SUBDIVISION
ORANGE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS
PLAN, SURVEY

REV.	DATE	DESCRIPTION	BY
1	02/09/2024	PER D&C COMMENTS	SSS

DATE:	JANUARY 04, 2024
HORIZONTAL SCALE:	1" = 80'
VERTICAL SCALE:	N/A
PROJECT MANAGER:	CPK
DRAWN BY:	CPK
PROJECT NO.:	21-70A
DRAWING NAME:	21-70A WORKING

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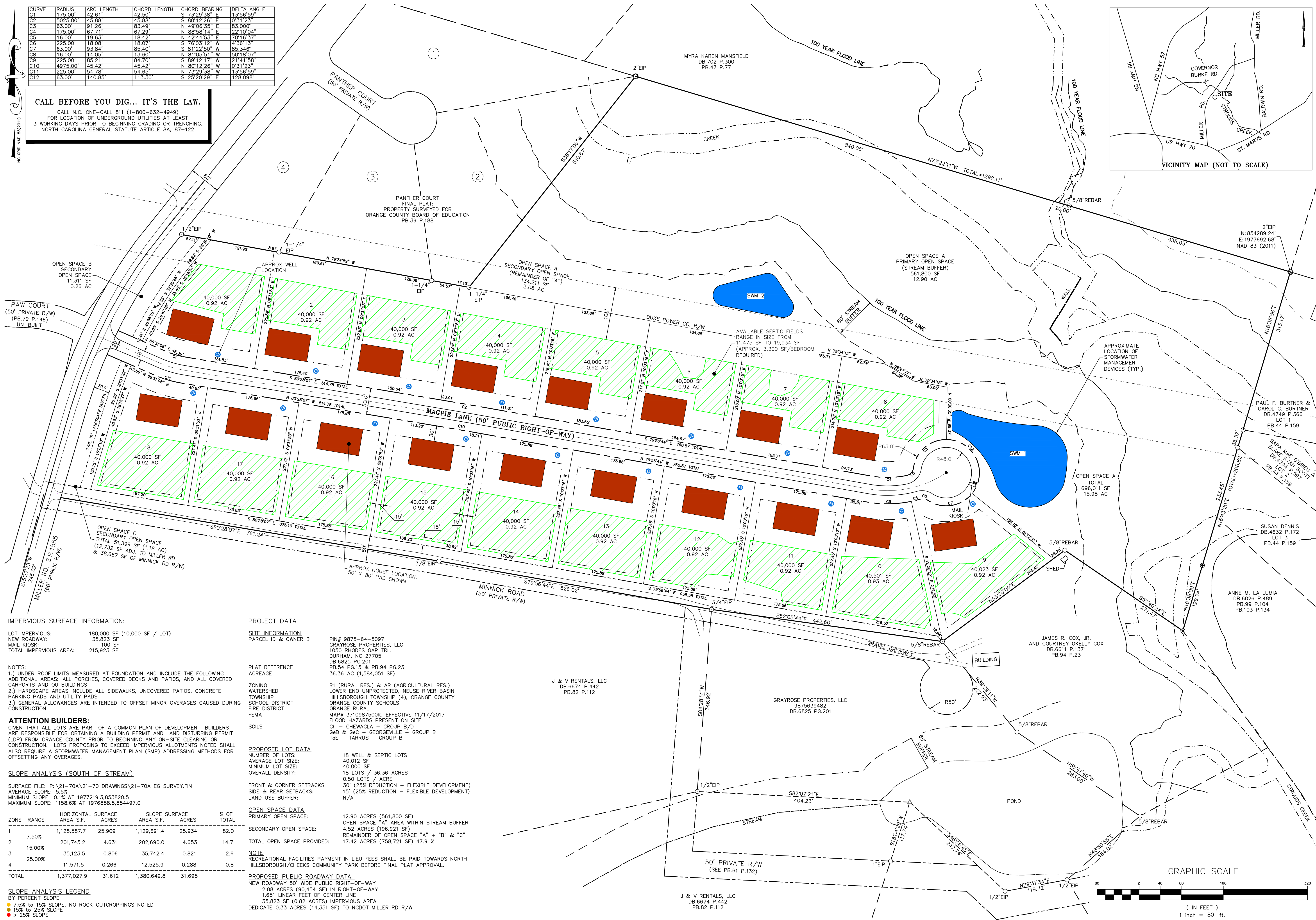
C2.1

PRELIMINARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122



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MAIL KIOSK: 100 SF
TOTAL IMPERVIOUS AREA: 215,923 SF

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- 3.) GENERAL ALLOWANCES ARE INTENDED TO OFFSET MINOR OVERAGES CAUSED DURING CONSTRUCTION.

ATTENTION BUILDERS:

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SLOPE ANALYSIS (SOUTH OF STREAM)

SURFACE FILE: P:\21-70A\21-70 Drawings\21-70A EG SURVEY.TIN
AVERAGE SLOPE: 5.5%
MINIMUM SLOPE: 0.1% AT 1977219.3, 853820.5
MAXIMUM SLOPE: 1158.6% AT 1976888.5, 854497.0

ZONE	RANGE	HORIZONTAL SURFACE AREA S.F.	ACRES	SLOPE SURFACE AREA S.F.	ACRES	% OF TOTAL
1	7.50%	1,128,587.7	25.909	1,129,691.4	25.934	82.0
2	15.00%	201,745.2	4.631	202,690.0	4.653	14.7
3	25.00%	35,123.5	0.806	35,742.4	0.821	2.6
4		11,571.5	0.266	12,525.9	0.288	0.8
TOTAL		1,377,027.9	31.612	1,380,649.8	31.695	

SLOPE ANALYSIS LEGEND

- BY PERCENT SLOPE
- 7.5% to 15% SLOPE, NO ROCK OUTCROPPINGS NOTED
 - 15% to 25% SLOPE
 - > 25% SLOPE

PROJECT DATA

SITE INFORMATION

PARCEL ID & OWNER B

PLAT REFERENCE

ACREAGE

ZONING

WATERSHED

TOWNSHIP

SCHOOL DISTRICT

FIRE DISTRICT

FEMA

SOILS

PROPOSED LOT DATA

NUMBER OF LOTS:

AVERAGE LOT SIZE:

MINIMUM LOT SIZE:

OVERALL DENSITY:

FRONT & CORNER SETBACKS:

SIDE & REAR SETBACKS:

LAND USE BUFFER:

OPEN SPACE DATA

PRIMARY OPEN SPACE:

SECONDARY OPEN SPACE:

TOTAL OPEN SPACE PROVIDED:

NOTE

RECREATIONAL FACILITIES PAYMENT IN LIEU FEES SHALL BE PAID TOWARDS NORTH HILLSBOROUGH/CHEEKS COMMUNITY PARK BEFORE FINAL PLAT APPROVAL.

PROPOSED PUBLIC ROADWAY DATA:

NEW ROADWAY 50' WIDE PUBLIC RIGHT-OF-WAY

2.08 ACRES (90,454 SF) IN RIGHT-OF-WAY

1,651 LINEAR FEET OF CENTER LINE

35,823 SF (0.82 ACRES) IMPERVIOUS AREA

DEDICATE 0.33 ACRES (14,351 SF) TO NCDOT MILLER RD R/W

PIN# 9875-64-5097

GRAYROSE PROPERTIES, LLC

1050 RHODES GAP TRL.

DURHAM, NC 27705

DB.6825 PG.201

PB.54 PG.15 & PB.94 PG.23

36.36 AC (1,584,051 SF)

R1 (RURAL RES.) & AR (AGRICULTURAL RES.)

LOWER ENO UNPROTECTED, NEUSE RIVER BASIN

HILLSBOROUGH TOWNSHIP (4), ORANGE COUNTY

ORANGE COUNTY SCHOOLS

ORANGE RURAL

MAP# 3710987500K, EFFECTIVE 11/17/2017

FLOOD HAZARDS PRESENT ON SITE

Ch - CHEWACLA - GROUP B/D

Ch & Gc - GEORVILLE - GROUP B

Tc - TARRUS - GROUP B

J & V RENTALS, LLC

DB.6674 P.442

PB.82 P.112

GRAYROSE PROPERTIES, LLC

9875639482

DB.6825 PG.201

50' PRIVATE R/W

(SEE PB.61 P.132)

1/2" EIP

1/2" EIP

1/2" EIP

1/2" EIP

1/2" EIP

1/2" EIP

1/2" EIP

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PRELIMINARY
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CONSTRUCTION

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

STONEWALL SUBDIVISION
ORANGE COUNTY, NORTH CAROLINA

SITE PLAN

BY

SCS

DATE

DESCRIPTION

PER/DAC COMMENTS

REV.

1

02/09/2024

1

21-70A WORKING

DRAWING NAME:

PROJECT NO:

DRAWN BY:

CHECKED BY:

DATE:

JANUARY 04, 2024

HORIZONTAL SCALE:

1" = 80'

VERTICAL SCALE:

N/A

PROJECT MANAGER:

CPK

DATE:

21-70A

DRAWING NAME:

21-70A WORKING

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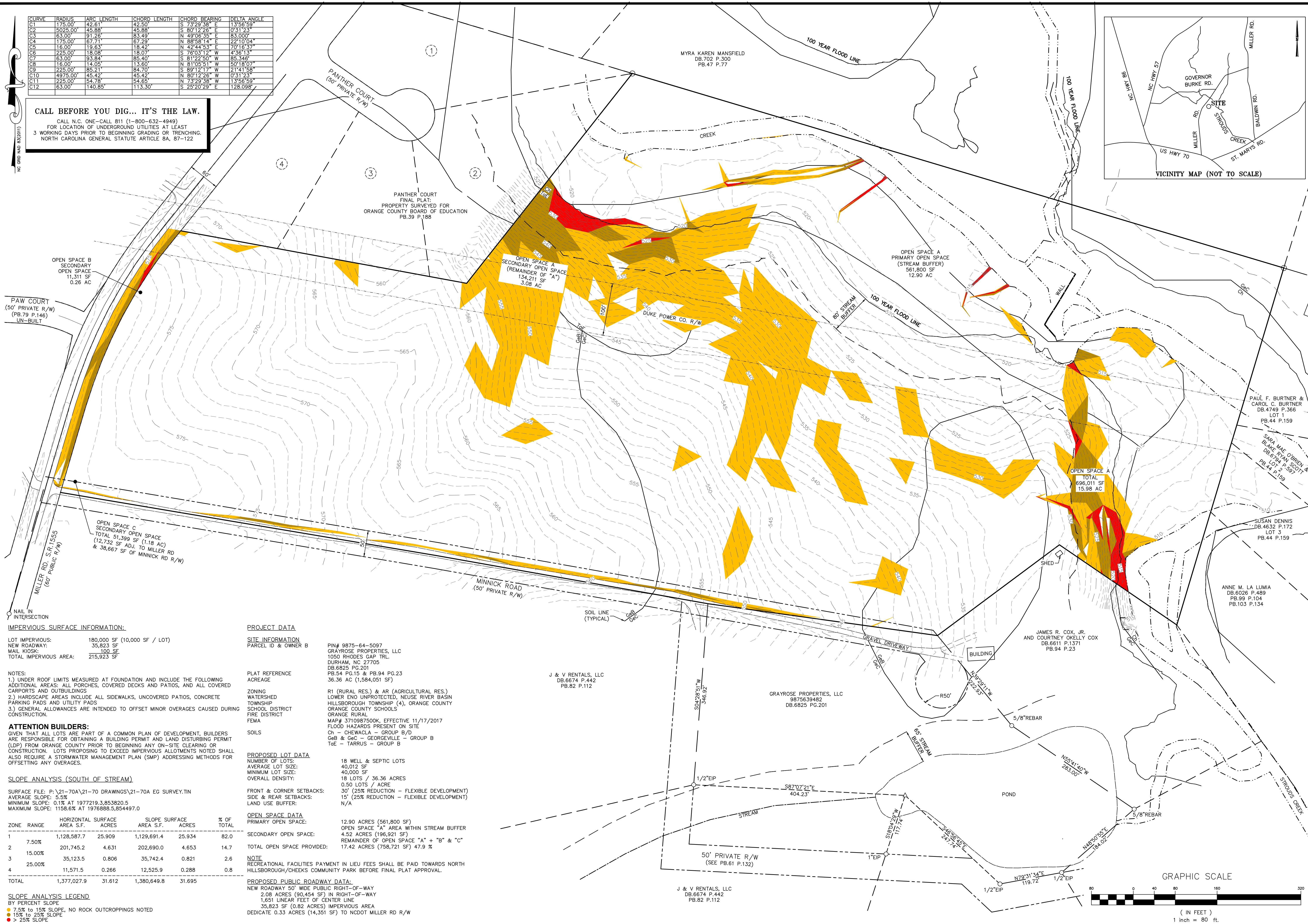
C3.0

PRELIMINARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	42.61'	42.50'	S 73°29'38" E	13°56'59"
C2	5025.00'	45.88'	45.88'	S 80°12'28" E	0°31'23"
C3	63.00'	91.26'	83.49'	N 49°06'35" E	83.000°
C4	175.00'	67.71'	67.29'	N 88°58'14" E	22°10'04"
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C6	225.00'	18.08'	18.07'	S 76°03'12" W	4°36'13"
C7	63.00'	93.84'	85.40'	S 81°22'50" W	85.346°
C8	16.00'	14.05'	13.60'	N 81°05'51" W	50°18'07"
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3 WORKING DAYS PRIOR TO BEGINNING GRAVING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122



IMPERVIOUS SURFACE INFORMATION:

LOT IMPERVIOUS: 180,000 SF (10,000 SF / LOT)
NEW ROADWAY: 35,823 SF
MAIL KIOSK: 100 SF
TOTAL IMPERVIOUS AREA: 215,923 SF

NOTES:

- 1.) UNDER ROOF LIMITS MEASURED AT FOUNDATION AND INCLUDE THE FOLLOWING ADDITIONAL AREAS: ALL PORCHES, COVERED DECKS AND PATIOS, AND ALL COVERED CARPORTS AND OUTBUILDINGS
- 2.) HARDSCAPE AREAS INCLUDE ALL SIDEWALKS, UNCOVERED PATIOS, CONCRETE PARKING PADS AND UTILITY PADS
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PROJECT DATA

SITE INFORMATION

PARCEL ID & OWNER B

PLAT REFERENCE

ACREAGE

ZONING

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TOWNSHIP

SCHOOL DISTRICT

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NUMBER OF LOTS:

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FRONT & CORNER SETBACKS:

SIDE & REAR SETBACKS:

LAND USE BUFFER:

OPEN SPACE DATA

PRIMARY OPEN SPACE:

SECONDARY OPEN SPACE:

TOTAL OPEN SPACE PROVIDED:

NOTE

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PROPOSED PUBLIC ROADWAY DATA:

NEW ROADWAY 50' WIDE PUBLIC RIGHT-OF-WAY
2.08 ACRES (80,454 SF) IN RIGHT-OF-WAY
1,651 LINEAR FEET OF CENTER LINE
35,823 SF (0.82 ACRES) IMPERVIOUS AREA
DEDICATE 0.33 ACRES (14,351 SF) TO NCDOT MILLER RD R/W

PIN# 9875-64-5097
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1050 RHODES GAP TRL.
DURHAM, NC 27705
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Ob & Gc - GEORGEVILLE - GROUP B
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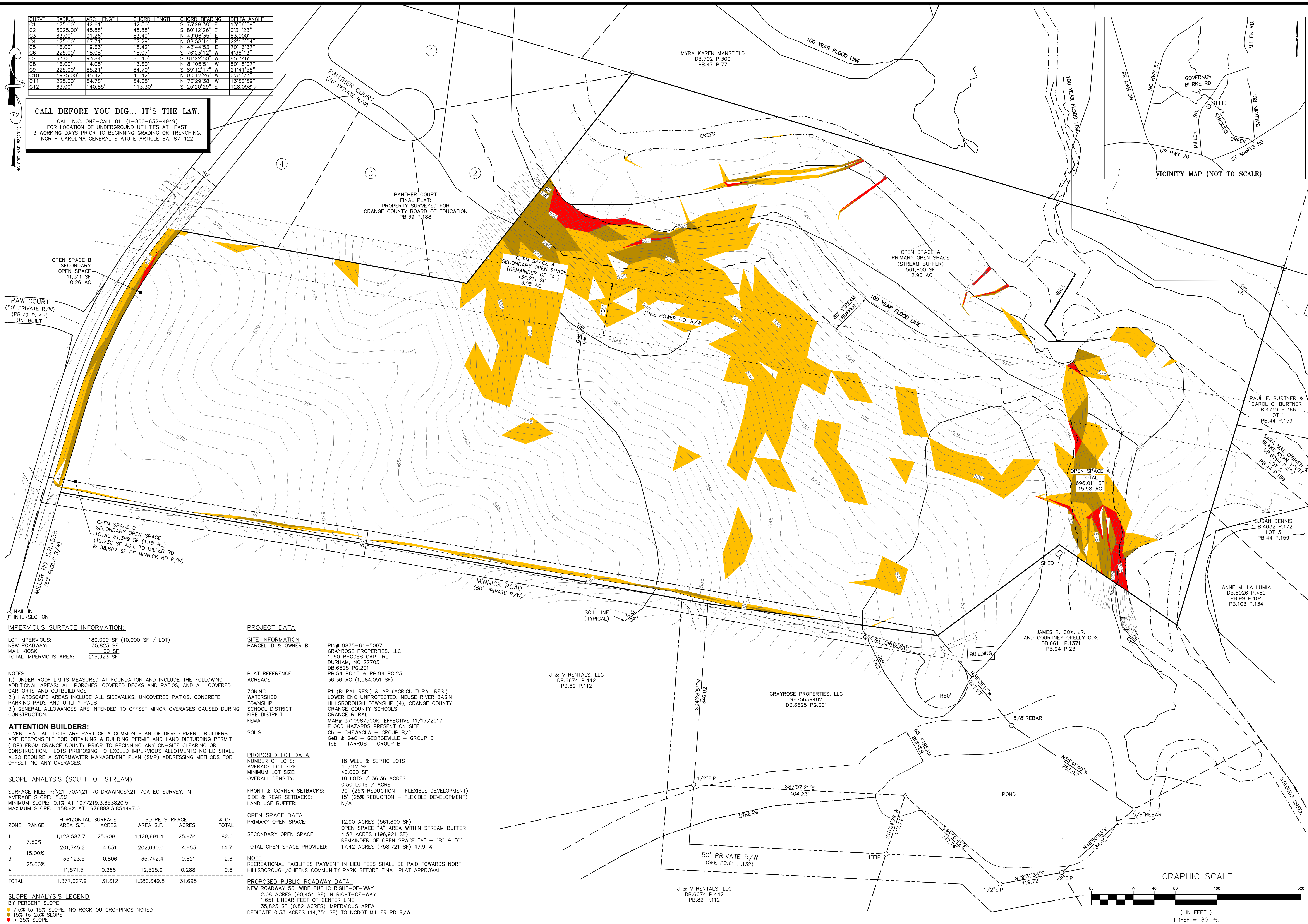
18 WELL & SEPTIC LOTS
40,012 SF
40,000 SF
18 LOTS / 36.36 ACRES
0.50 LOTS / ACRE
30' (25% REDUCTION - FLEXIBLE DEVELOPMENT)
15' (25% REDUCTION - FLEXIBLE DEVELOPMENT)
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12.90 ACRES (561,800 SF)
OPEN SPACE "A" AREA WITHIN STREAM BUFFER
4.52 ACRES (196,921 SF)
REMAINDER OF OPEN SPACE "A" & "B" & "C"
17.42 ACRES (756,721 SF) 47.9 %

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PRINCIPAL ENGINEER
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STONEWALL SUBDIVISION
ORANGE COUNTY, NORTH CAROLINA

SITE ANALYSIS MAP
PRE-DEVELOPMENT CONDITIONS

REV.	DATE	DESCRIPTION	BY
1	02/09/2024	PER DAC COMMENTS	SCS

DATE: JANUARY 04, 2024
HORIZONTAL SCALE: 1" = 80'
VERTICAL SCALE: N/A
PROJECT MANAGER: CPK
DRAWN BY: CPK
PROJECT NO: 21-70A
DRAWING NAME: 21-70A WORKING

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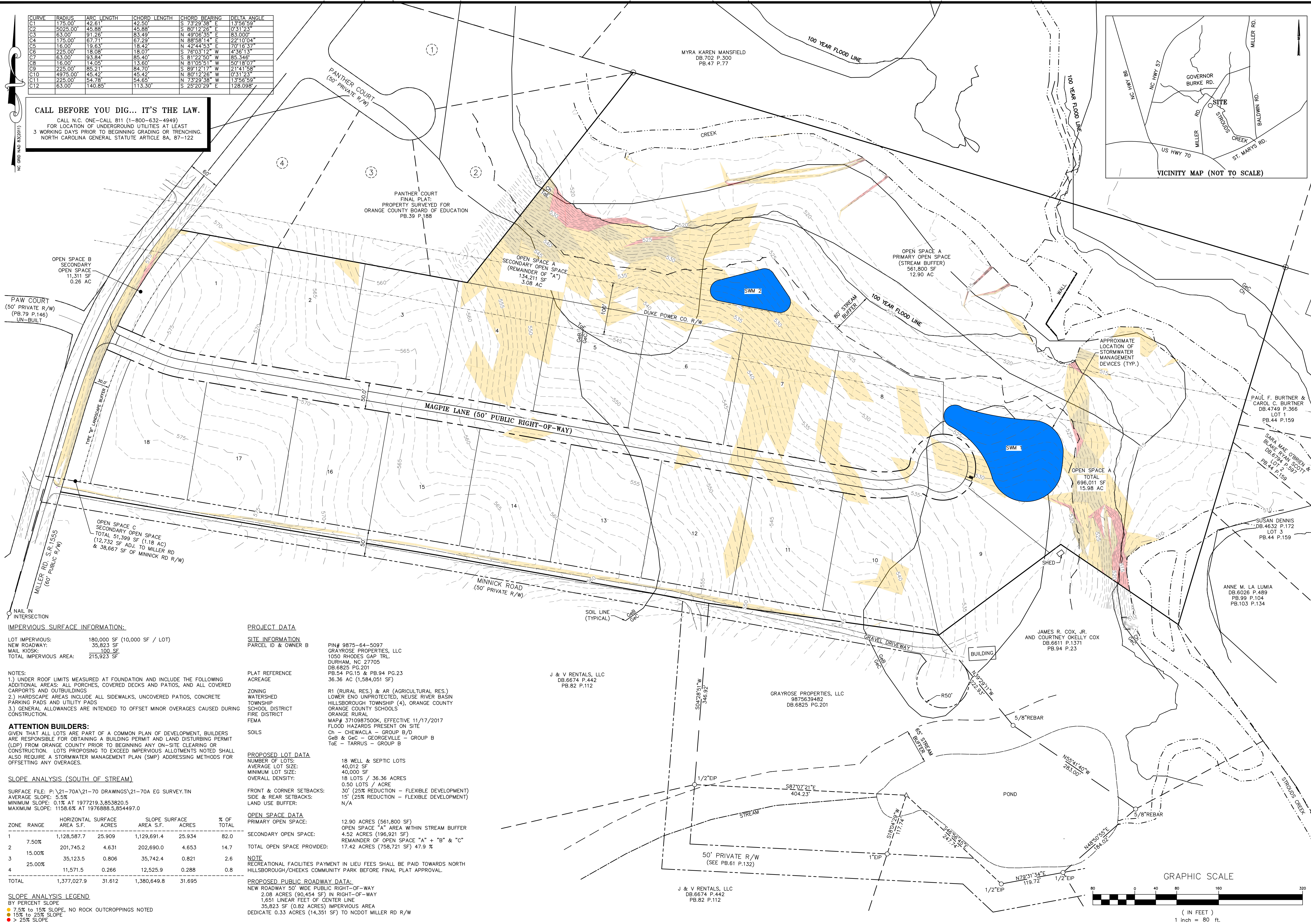
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NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122



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TOWNSHIP

SCHOOL DISTRICT

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MINIMUM LOT SIZE:

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SIDE & REAR SETBACKS:

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SECONDARY OPEN SPACE:

TOTAL OPEN SPACE PROVIDED:

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STONEWALL SUBDIVISION
ORANGE COUNTY, NORTH CAROLINA

SITE ANALYSIS MAP
POST-DEVELOPMENT CONDITIONS

REV.	DATE	DESCRIPTION	BY
1	02/09/2024	PER DAC COMMENTS	SCS
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VERTICAL SCALE:	N/A		
PROJECT MANAGER:	CPK		
DRAWN BY:	CPK		
PROJECT NO.:	21-70A		
DRAWING NAME:	21-70A WORKING		

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STONEWALL SUBDIVISION
ORANGE COUNTY, NORTH CAROLINA

GRADING & STORM
DRAINAGE PLAN

REV.	DATE	DESCRIPTION	BY
1	12/09/2024	PER DAC COMMENTS	SCS
DATE: JANUARY 04, 2024			
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VERTICAL SCALE: N/A			
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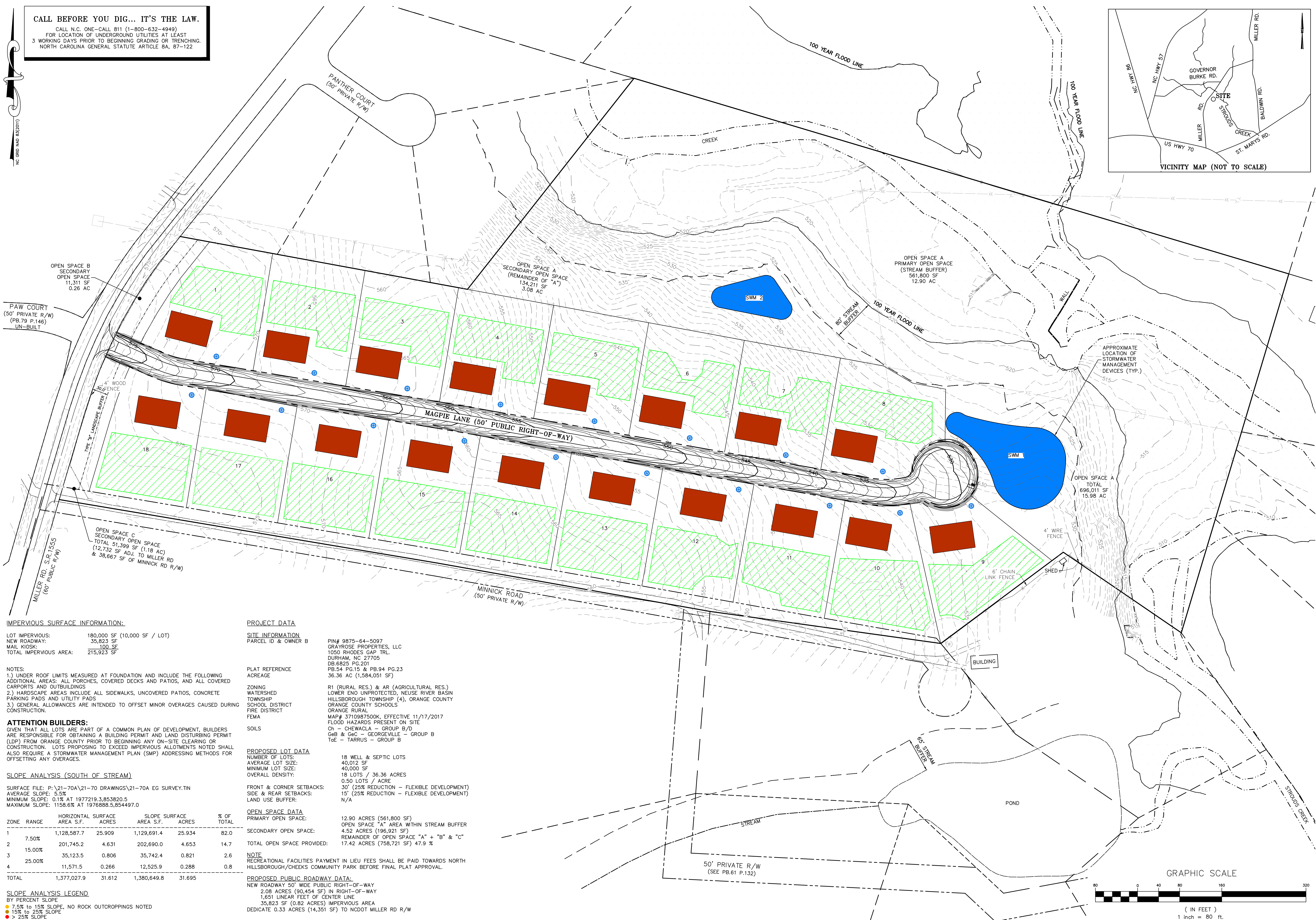
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SHEET NO.

C5.0

PRELIMINARY



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MINIMUM SLOPE: 0.1% AT 1977219.3,853820.5
MAXIMUM SLOPE: 1158.6% AT 1976888.5,854497.0

ZONE	RANGE	HORIZONTAL SURFACE AREA S.F.	ACRES	SLOPE SURFACE AREA S.F.	ACRES	% OF TOTAL
1	7.50%	1,128,587.7	25.909	1,129,691.4	25.934	82.0
2	15.00%	201,745.2	4.631	202,690.0	4.653	14.7
3	25.00%	35,123.5	0.806	35,742.4	0.821	2.6
4		11,571.5	0.266	12,525.9	0.288	0.8
TOTAL		1,377,027.9	31.612	1,380,649.8	31.695	

SLOPE ANALYSIS LEGEND

- BY PERCENT SLOPE
- 7.5% to 15% SLOPE, NO ROCK OUTCROPPINGS NOTED
 - 15% to 25% SLOPE
 - > 25% SLOPE

PROJECT DATA

SITE INFORMATION

PARCEL ID & OWNER B
PIN# 9875-64-5097
ORANGE PROPERTIES, LLC
1050 RHODES GAP TRL.
DURHAM, NC 27705
DB 6825 PG 201
PB 54 PG 15 & PB 94 PG 23
36.36 AC (1,584,051 SF)

PLAT REFERENCE

ACREAGE
ZONING
WATERSHED
TOWNSHIP
SCHOOL DISTRICT
FIRE DISTRICT
FEMA

SOILS

PROPOSED LOT DATA

NUMBER OF LOTS: 18 WELL & SEPTIC LOTS
AVERAGE LOT SIZE: 40,012 SF
MINIMUM LOT SIZE: 40,000 SF
OVERALL DENSITY: 18 LOTS / 36.36 ACRES
0.50 LOTS / ACRE
30' (25% REDUCTION - FLEXIBLE DEVELOPMENT)
SIDE & REAR SETBACKS: 15' (25% REDUCTION - FLEXIBLE DEVELOPMENT)
LAND USE BUFFER: N/A

OPEN SPACE DATA

PRIMARY OPEN SPACE: 12.90 ACRES (561,800 SF)
OPEN SPACE "A" AREA WITHIN STREAM BUFFER
4.52 ACRES (196,921 SF)
SECONDARY OPEN SPACE: REMAINDER OF OPEN SPACE "A" + "B" & "C"
TOTAL OPEN SPACE PROVIDED: 17.42 ACRES (758,721 SF) 47.9 %

NOTE

RECREATIONAL FACILITIES PAYMENT IN LIEU FEES SHALL BE PAID TOWARDS NORTH HILLSBOROUGH/CHEEKS COMMUNITY PARK BEFORE FINAL PLAT APPROVAL.

PROPOSED PUBLIC ROADWAY DATA:

NEW ROADWAY 50' WIDE PUBLIC RIGHT-OF-WAY
2.08 ACRES (90,454 SF) IN RIGHT-OF-WAY
1,651 LINEAR FEET OF CENTER LINE
35,823 SF (0.82 ACRES) IMPERVIOUS AREA
DEDICATE 0.33 ACRES (14,351 SF) TO NCDOT MILLER RD R/W