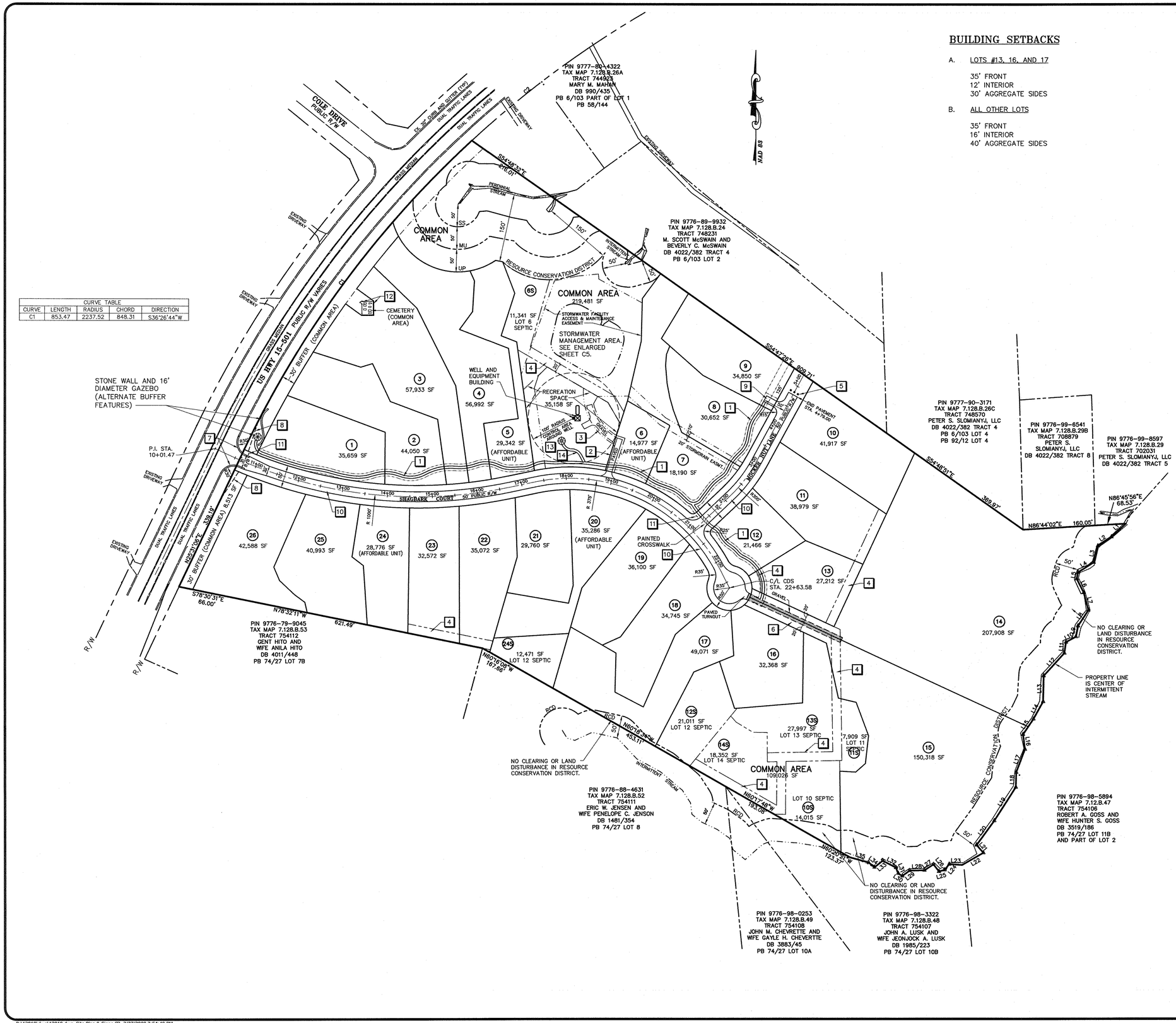

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	853.47	2237.52	848.31	S36°26'44"W

BUILDING SETBACKS

A. LOTS #13, 16, AND 17

35' FRONT
12' INTERIOR
30' AGGREGATE SIDES

B. ALL OTHER LOTS

35' FRONT
16' INTERIOR
40' AGGREGATE SIDES

KEY — KEYED NOTES

KEY	KEYED NOTES
1	WALKING TRAIL TO BE 5' WIDE PAVEMENT WITHIN A 15' WIDE EASEMENT. FIELD-ADJUST TO PRESERVE EXISTING TREES AS PRACTICAL.
2	20' WIDE COMBINATION WELL ACCESS AND STORMWATER FACILITY ACCESS EASEMENT WITH 12' WIDE PRIVATE PAVED DRIVEWAY FOR LOT 6. DEVELOPER WILL PAVE DRIVEWAY IN CONJUNCTION WITH LOT 6 CONSTRUCTION.
3	20' WIDE COMBINATION WELL ACCESS AND STORWATER FACILITY ACCESS EASEMENT WITH 12' WIDE GRAVEL DRIVEWAY & TURNAROUND AS SHOWN.
4	20' WIDE PRIVATE SANITARY SEWER PIPING AND ACCESS EASEMENT
5	INSTALL (3) 6"x6 WOOD POST WITH REFLECTORS AT END OF STREET AND POST SIGN STATING "THIS ROAD IS SUBJECT TO FUTURE EXTENSION."
6	20' WIDE PRIVATE SANITARY SEWER PIPING & 40' WIDE ACCESS EASEMENT AND SHARED DRIVEWAY FOR LOTS 14 & 15. INSTALL 230 L.F. OF 12' WIDE GRAVEL DRIVE.
7	30" STANDARD CONCRETE CURB & GUTTER.
8	10'x70' SIGHT DISTANCE EASEMENT.
9	14' WIDE PAVED DRIVEWAY/TEMPORARY TURNAROUND WITH 30'x30' EASEMENT. EASEMENT AGREEMENT TO BE TERMINATED WHEN STREET IS EXTENDED.
10	22' WIDE ASPHALT PAVEMENT. SEE TYPICAL SECTION ON SHEET C4.
11	STOP SIGN, R1-1 30"x30"
12	4' HIGH GALVANIZED CHAINLINK FENCE AROUND CEMETERY WITH 4' WIDE PEDESTRIAN GATE ON WEST SIDE.
13	GAZEBO.
14	5' WIDE MULCHED PATH.

SITE NOTES

1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY SUMMIT CONSULTING ENGINEERS ENTITLED PROPERTY SURVEYED FOR SPANG DEVELOPMENT, DATED NOVEMBER 21, 2006.
2. WHERE NEW CURB AND GUTTER IS INSTALLED IN A PUBLIC STREET RIGHT-OF-WAY, USE 30" CURB AND GUTTER.
3. ALL CURB DIMENSIONS ARE MEASURED TO BACK OF CURB.
4. ALL SITE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE INDICATED.
5. INSTALL ALL PAVEMENT WITH POSITIVE SURFACE DRAINAGE.
6. ALL ONSITE PAVEMENT MARKINGS SHALL BE MADE WITH PAINT CONFORMING TO NCDOT "STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES", LATEST EDITION, AND SHALL HAVE A MINIMUM DRY FILM THICKNESS OF 10 MILS. ALL STRIPING SHALL BE WHITE UNLESS OTHERWISE SPECIFIED.
7. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL MEASURES DURING THE COURSE OF PROJECT WORK IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, THE N.C. SUPPLEMENT TO THE MUTCD, ANY REGULATORY AGENCY REQUIREMENTS, AND PROJECT-SPECIFIC SAFETY CONSIDERATIONS.
8. TIE-INS TO EXISTING PAVEMENT, CURBS, WALKS, ETC. SHALL BE MADE WITH NEAT EDGES AND SMOOTH, GRADUAL TRANSITIONS THAT ARE SAFE, FUNCTIONAL, DURABLE, AND VISUALLY ACCEPTABLE TO THE OWNER AND REVIEW AUTHORITIES.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 14999 ENGINEER TONY M. WHITAKER 3/31/09

SOUTH GROVE
ORANGE COUNTY, NORTH CAROLINA

SITE PLAN, SIGN PLAN & PAVEMENT MARKING PLAN

REV.	DATE	DESCRIPTION	BY

DATE:	MARCH 23, 2009
HORIZONTAL SCALE:	1"=100'
VERTICAL SCALE:	NA
PROJECT MANAGER:	TMW
DRAWN BY:	RAM
PROJECT NO:	13010
DRAWING NAME:	13010.DWG

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SHEET NO.
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