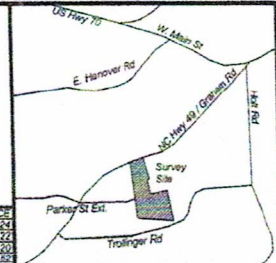


- Notes**
- No NCGS Monuments found within 2000' of property.
  - This project is not located within a special flood hazard area.
  - Area calculated by coordinate geometry.
  - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
  - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
  - Deeds and plats referenced (Alamance Co. registry):  
 Deeds:  
 DB 2408 PG 729  
 DB 844 PG 499  
 DB 2408 PG 729  
 Plats:  
 PB 48 PG 159  
 7. Alamance County Tax Parcel: 147646, 147582, 147650, 147646 & 147582

**Legend**

- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Old Plat Book Line
- Existing Iron Rod/Pipe
- NIR
- Point Not Set/Computed Point
- Well



Location Map  
(Not to Scale)

- I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:
- Class of survey: Class A
  - Positional accuracy: <math><0.10'</math>
  - Type of GNSS field procedure: Real-Time Kinematic Networks
  - Dates of survey: January 25, 2018
  - Datum/Epoch: NAD83(2011) / 2010.00
  - Published/Fixed-control use: North Carolina Real Time Network
  - Geoid model: Geoid 12A
  - Combined grid factor(s): 0.99995319
  - GPS/GNSS Scale Point:  
 N: 846,516.95 E: 1,837,435.19
  - Units: US Survey Feet

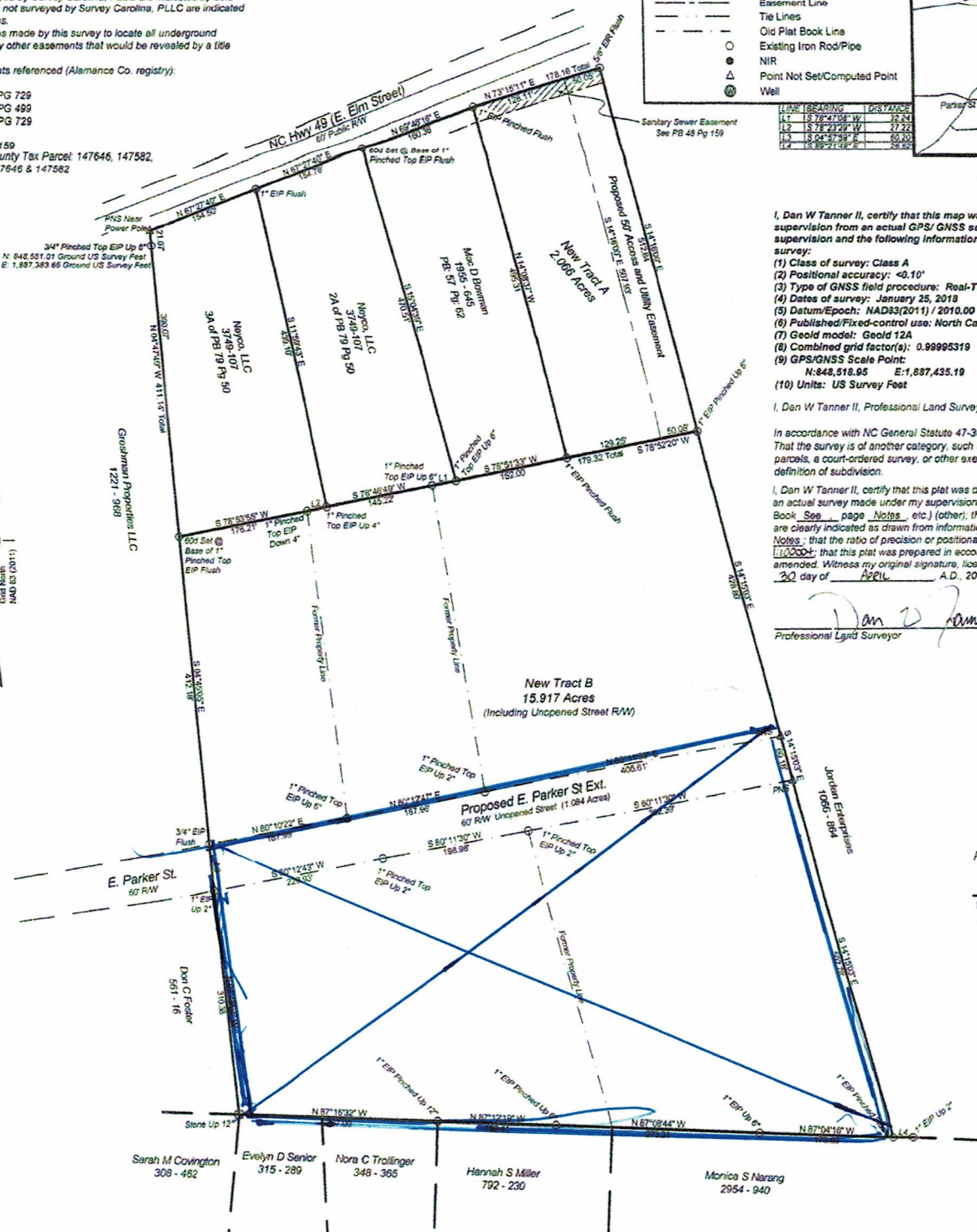
I, Dan W Tanner II, Professional Land Surveyor, certify:  
 In accordance with NC General Statute 47-30(f)(11d) That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.  
 I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book See Notes, etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book See Notes; that the ratio of precision or positional accuracy as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 20 day of April, A.D., 2018.

*Dan W Tanner II*  
 Professional Land Surveyor L-4787

FILED  
 ALAMANCE COUNTY, NC  
 HUGH WEBSTER  
 REGISTER OF DEEDS

FILED Jun 05, 2018  
 AT 01:10:59 pm  
 BOOK 00079  
 START PAGE 0190  
 END PAGE 0190  
 INSTRUMENT # 09289  
 EXCISE TAX (None)

Owners:  
 J Mack Isley Jr  
 and Others  
 PO Box 717  
 Asheboro, NC 27204



I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which was conveyed to me by Deed recorded in Book 2838 Page 852, and that I hereby acknowledge this Plat and statement to be my free and clear deed and hereby establish the minimum building lines, and dedicate to Public Use as streets, alleys, crosswalks, easements, parks, and other spaces forever as shown or indicated. Further, I certify that the property as shown hereon is within the Subdivision-Regulation Jurisdiction of the City of Burlington.

*J Mack Isley Jr*  
 Owner Date 05/29/18

*Dan W Tanner II*  
 Date 05/29/18

This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of Alamance County, N.C. in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ this the \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_\_ M

Recombination Survey For:  
**J Mack Isley Jr and Others**  
 City of Graham  
 Haw River Township Alamance County  
 North Carolina April 30, 2018  
 Scale: 1" = 100 US Survey Feet  
 Bar Scale:

**SURVEY CAROLINA, PLLC**  
 516 B S. Cox St, Asheboro, NC 27203  
 Phone Number: 336 625-8000  
 Email: mail@surveycarolina.com

Firm #: P-1110  
 Dan W Tanner II L-4787  
 © 2018 Survey Carolina, PLLC Job #: 10275isley

STATE OF NORTH CAROLINA

I, Nathan Pace Review Officer of Alamance County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

*Nathan Pace*  
 Date 6/5/2018 Review Officer

Approved by the City Planner as a Minor Subdivision in accordance with the City of Graham Development Ordinance.

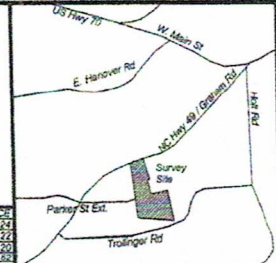
*Tracy R...*  
 Date 6/5/2018 City of Graham Planning Director

79-190

- Notes**
- No NCGS Monuments found within 2000' of property.
  - This project is not located within a special flood hazard area.
  - Area calculated by coordinate geometry.
  - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
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**Legend**

- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Old Plat Book Line
- Existing Iron Rod/Pipe
- NIR
- Point Not Set/Computed Point
- Well



LINE	BEARING	DISTANCE
L1	S 74° 47' 58" W	27.34
L2	S 74° 23' 22" W	27.22
L3	S 84° 47' 39" E	60.00
L4	S 85° 21' 30" E	28.52

Location Map (Not to Scale)

I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: <0.10'
- (3) Type of GNSS field procedure: Real-Time Kinematic Networks
- (4) Dates of survey: January 25, 2018
- (5) Datum/Epoch: NAD83(2011) / 2010.00
- (6) Published/Fixed-control use: North Carolina Real Time Network
- (7) Geoid model: Geoid 12A
- (8) Combined grid factor(s): 0.99995319
- (9) GPS/GNSS Scale Point:  
 N: 848,516.55 E: 1,887,435.19
- (10) Units: US Survey Feet

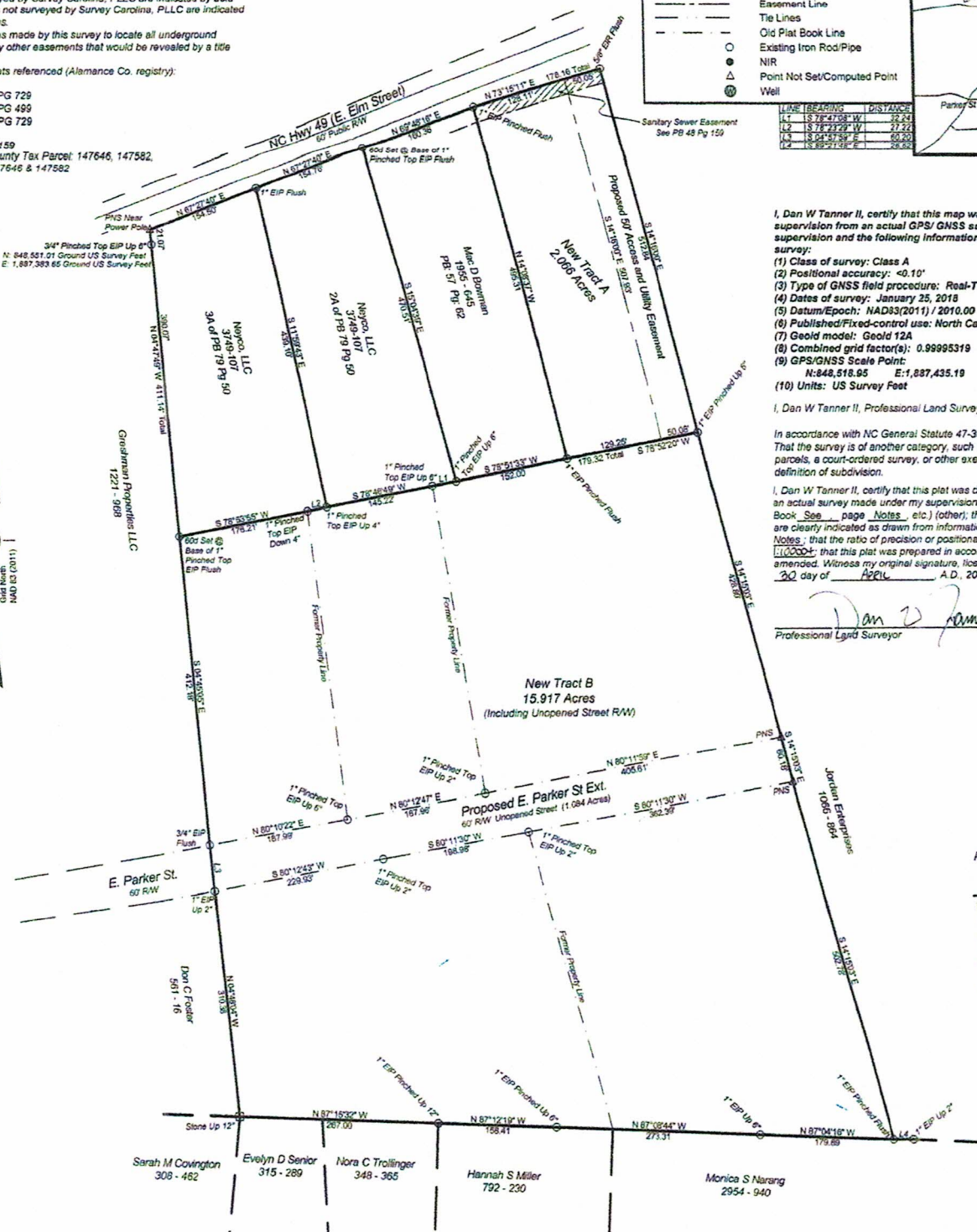
I, Dan W Tanner II, Professional Land Surveyor, certify:  
 In accordance with NC General Statute 47-30(f)11c That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.  
 I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book See page Notes, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book See page Notes; that the ratio of precision or positional accuracy as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 20 day of April, A.D., 2018.

*Dan W Tanner II*  
 Professional Land Surveyor L-4787



FILED  
 ALAMANCE COUNTY, NC  
 HUGH WEBSTER  
 REGISTER OF DEEDS  
 FILED Jun 05, 2018  
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 BOOK 00079  
 START PAGE 0190  
 END PAGE 0190  
 INSTRUMENT # 09289  
 EXCISE TAX (None)

Owners:  
 J Mack Isley Jr  
 and Others  
 PO Box 717  
 Asheboro, NC 27204



I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which was conveyed to me by Deed recorded in Book: 3638 Page: 682, and that I hereby acknowledge this Plat and agreement to be my free act and deed and hereby establish the minimum building lines, and dedicate to Public Use as streets, alleys, crosswalks, easements, parks, and other spaces forever as shown or indicated. Further, I certify that the property as shown hereon is within the Subdivision-Regulation Jurisdiction of the City of Burlington.

*J Mack Isley Jr*  
 Owner Date 6/5/2018  
*J Mack Isley Jr*  
 Owner Date 6/5/2018

This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of Alamance County, N.C. in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ this the \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_ O'Clock \_\_\_\_\_ M

Register of Deeds

STATE OF NORTH CAROLINA  
 I, *Nathan Pace* Review Officer of Alamance County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
 Date: 6/5/2018 Review Officer: *Nathan Pace*

Approved by the City Planner as a Minor Subdivision in accordance with the City of Graham Development Ordinance.  
 Date: 6/5/2018 City of Graham Planning Director: *Tracy R...*

**Recombination Survey For: J Mack Isley Jr and Others**

City of Graham  
 Haw River Township Alamance County  
 North Carolina April 30, 2018  
 Scale: 1" = 100 US Survey Feet  
 Bar Scale:



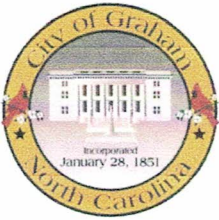
**SURVEY CAROLINA, PLLC**  
 516 B S. Cox St, Asheboro, NC 27203  
 Phone Number: 336 625-8000  
 Email: mail@surveycarolina.com

Firm #: P-1110  
 Dan W Tanner II L-4787  
 © 2018 Survey Carolina, Plc

Job #: 10275isley

79-190





# Application for SITE PLAN REVIEW

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

A site plan must be approved before any building, structure or parking facility is constructed, installed, expanded or extended. Also, several types of development activity require a preliminary site plan as part of the application process, including conditional rezonings, multifamily development, manufactured home parks and telecommunications towers. When completing this application, applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner for the requirements specific to the development.

## Site

Street Address: \_\_\_\_\_

Tax Map#: \_\_\_\_\_ GPIN: \_\_\_\_\_

Current Zone(s):  R-MF  R-G  Other R  Cond.  
 O-I  B-1  B-2  B-3  I-1  I-2

Overlay District, if applicable:

Historic  S Main St/Hwy 87  E Harden St/Hwy 54

Current Use: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone # \_\_\_\_\_

## Applicant and Project Contact

Name: \_\_\_\_\_

Property Owner  Engineer/Surveyor

Other \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone # \_\_\_\_\_

Email: \_\_\_\_\_

I hereby make application for review of a

Preliminary  Final Site Plan.

I have completed this application truthfully and to the best of my ability. I have prepared the site plan in accordance with the Site Plan Checklist and have submitted the required plans.

Signature of Applicant

Date

**SUBMIT 1 HARD COPY AND 1 PDF OF THE SITE PLAN**

## Proposed Development

Project Name: \_\_\_\_\_

Proposed Zone (if applicable): \_\_\_\_\_

Proposed Use(s) (from Sec. 10.135 Table of Permitted Uses): \_\_\_\_\_

Brief description, including information such as number of dwelling units, type of multifamily development, size and number of buildings, and other descriptive information:

## Site Plan Checklist

This application **must be accompanied** by a site plan, which may include one or more sheets to provide sufficient detail for review. **See the back of this application for a checklist of items that should be shown on the site plan, as applicable.**

## Other Requirements

**NCDOT Driveway Permit**, if a new or relocated driveway is proposed on a NCDOT road, or for existing driveways if the use of the property is changing

**NCDOT 3-Party Encroachment Agreement**, if things such as a sidewalk or utility connection is proposed in the right-of-way

**Flood Elevation Certificate**, if there is Special Flood Hazard Area near the development

**Floodplain Development Permit**, if development is proposed in a Special Flood Hazard Area

**Stormwater Permit**, if one or more acres is disturbed

**Erosion Control Permit** from the NC Dept. of Environment and Natural Resources if the land disturbing activity exceeds one acre

### FOR OFFICE USE ONLY

DEVID#

Fee \$

## Site Plan Checklist

### Title Block and Data

- Indicate the type of development proposed (e.g. Conditional Rezoning, Multifamily Development)
- Owner's name with address and daytime phone number
- Developer's name, address and daytime phone number, if different from owner
- Site location, including address
- Name, address and telephone number of map preparer
- Dates map prepared or revised
- Scale of drawing in feet per inch and bar scale
- North arrow and orientation (north arrow shall not be oriented towards the bottom of the map)
- Zoning and overlay districts in the area
- Proposed land use on the property and existing land use on adjacent properties
- Tax map, block and lot numbers
- Acreage of all proposed lots and of total tract
- Total number of lots, dwelling units and/or square footage of nonresidential development proposed
- Label all existing and proposed structures
- Setbacks for all structures, clearly indicated
- Seal of licensed development professional

### Planimetric

- City limits and other jurisdiction lines
- Boundaries of the tract to be developed, distinctly and accurately represented and showing all distances
- Existing property lines on the tract to be subdivided; show any property lines to be changed as dashed lines
- Proposed lot lines and dimensions
- Dimensions, location and use of all existing and proposed buildings; distance from building to nearest property lines
- Railroad lines and rights-of-way
- Locations designated as common areas or open space
- Existing and proposed topography of the tract and beyond showing contour intervals of no greater than 5ft (2ft preferred) and labeling at least two contours per map
- Location, dimension and type of any easements, existing or proposed
- Proposed phasing, if any

### Landscaping

- Location, dimensions and type of required planting yards and opaque screens/buffers
- Location of proposed plantings with a description of the species to be used
- Approximate height, species and method of tree protection where existing vegetation is to be preserved
- Location, pad dimensions and screening of dumpster
- 10'x70' site triangle at all street and driveway intersections
- Location and angle of exterior lighting

### Transportation and Parking

- Existing and proposed right-of-way lines
- Existing and proposed streets showing pavement or curb lines, width, and existing and proposed street names
- Profile of any proposed new street
- Width of driveways and internal circulation roadways
- Driveways adjacent to or across the street from the site and the distance between driveways
- Existing and proposed sidewalks and handicap ramps, including dimensions
- Dimensions and location of all parking, queuing and loading areas, including spaces and maneuvering areas
- Calculation of maximum required off-street parking spaces and total spaces provided

### Utilities

- Utility layout showing connections to existing systems, line sizes, material of lines, manholes, force mains, clean-outs, rim elevations, invert elevations, direction of flow, etc. for sanitary sewer lines
- Utility layout showing connections to existing systems, meter sizes and location, backflow preventer location and type, material of lines, location of fire hydrants and fire department connection, blowoffs, valves, etc. for water distribution system
- Location of overhead utility lines, poles and guy wires

### Stormwater Control, Stream Buffers and Floodplains

- Location and type of existing and proposed stormwater controls, including location of inlets
- Layout of stormwater control, grading and significant components
- Location of all streams and drainageways
- Location of stream buffers on all USGS and NRCS Soil Survey mapped streams
- Indicate that all buffers are to remain in an undisturbed state
- Location of jurisdictional waters and wetlands (Note 1)
- Location of proposed stream crossings showing the proposed grading and overall stream impact, including culvert and outlet protection length
- Identify any FEMA regulated floodway or floodplain on the property and locate and label the 100-year Base Flood Elevation
- Extent and size (in acres) of area to be disturbed (Note 2)
- Location and type of proposed erosion control devices

**Note 1.** The US Army Corps of Engineers and the NC Division of Water Quality regulate wetlands and waters of the United States through the 404 Corps Permit and 401 State Water Quality Certification process. Site designers and developers are responsible for obtaining all applicable local, state and federal permits, certifications or approvals as necessary for proposed site development activities.

**Note 2.** If the proposed land disturbing activity exceeds one (1) acre, an Erosion Control Permit from NCDENR Land Quality is required.