

SITE DATA	
LOCATION:	BUSH DRIVE CONOVER, NC (PIN # 37500638631)
CURRENT ZONING:	R-40
CONTRACT:	MANUFACTURED HOME PARK HERSCHONEY DAY HENSON 756.813.451
ITEM:	PROVIDED
LOT AREA:	30.94 AC
NUMBER OF LOTS:	74
MIN FRONT SETBACK:	10 FT
MIN REAR SETBACK:	10 FT
MIN SIDE SETBACK:	10 FT
FEAS. EFFECTIVE DATE:	SEPTEMBER 05, 2007
WATERSHED:	WS-IV PROTECTED AREA
SOIL TYPE:	CR C/C CH/TYPE A Soil, Infill/Type B Soil, Chalk/Type D Soil

IMPERVIOUS SUMMARY			
ITEM	SQ FT	ACRES	% OF TOTAL SITE
TOTAL SITE AREA	1,347,460 SF	30.94 AC	N/A
EXISTING IMPERVIOUS	0 SF	0.00 AC	0.00 %
EXISTING IMPERVIOUS REMOVED	1,347,460 SF	30.94 AC	100.00 %
PROPOSED BUILDING	0 SF	0.00 AC	0.00 %
PROPOSED PAVEMENT & CONCRETE	214,120 SF	4.92 AC	15.89 %
TOTAL PROPOSED IMPERVIOUS (BVA)	148,136 SF	3.40 AC	10.99 %
TOTAL COMMON AREA	342,254 SF	8.32 AC	26.88 %
TOTAL IMPERVIOUS	221,590 SF	5.09 AC	16.44 %
TOTAL PERVIOUS	985,404 SF	22.62 AC	73.12 %

- IMPERVIOUS CALCULATION NOTES:**
- BUILDING IMPERVIOUS AREA CALCULATION IS MANUFACTURED HOME SITE PER 801. ALL EXTRA COMMONS ARE INCLUDED FOR CONNINGENY PURPOSES.
 - PAVEMENT & CONCRETE IMPERVIOUS AREA CALCULATION INCLUDES PRIVATE ROAD, PARKING PADS (20' X 20'), AND DIMWIPER AREAS.

- GENERAL NOTES:**
- CURRENT LANDSCAPE IS SUBSTANTIALLY WOODED AND SHALL REMAIN AS EXISTING VEGETATION IN COMMON AREAS AS MUCH AS POSSIBLE.
 - DOUBLE ROW OR GRADE SEPARATED BUFFER SHALL MEET THE COUNTY OF CALAWAYA ZONING ORDINANCE SECTION 44.447.18.
 - LOT 1 AND LOT 15 MAY BE USED FOR RUTILE OFFICE.
 - ALL DECK SHALL BE PLACED WITHIN SETBACKS, STEPS MAY ENROACH INTO SIDE SETBACKS.
 - BUILDING FOOTPRINT FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND BUILDING STAIRS.
 - CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ALL DRIVE ALISTS TO BE HEAVY DUTY PAVEMENT. PARKING SPACES TO BE LIGHT DUTY PAVEMENT.
 - DIMWIPERS SHALL BE SET ON A CONCRETE PAD AND SHALL BE IDENTIFIED BY AN ORANGE REFLECTOR OR WALL OF SUFFICIENT HEIGHT TO SCREEN THE BVA AND ANY APPLIANCE, BUT NOT LESS THAN 6' IN HEIGHT.
 - WHEREVER USED, FENCES AND WALLS SHOULD BE CONSTRUCTED TO MATCH THE ARCHITECTURAL DETAIL OF THE MAIN BUILDING.
 - ALL NEW OUTLET UTILITIES (ELECTRIC, TELEPHONE, CABLE, ETC.) MUST BE LOCATED UNDERGROUND UNLESS TECHNICAL RESTRICTIONS FURNISHED BY THE CLIENT.
 - ALL COORDINATE DATA IS REFERENCED TO A NORTH/SOUTH EAST/WEST GRID.
 - SURVEYOR SHALL REPORT ANY ENCROACHMENT OR DISCREPANCIES IDENTIFIED BY THE LAYOUT PLAN IMMEDIATELY TO PERSON FOLDER FOR DECISION.
 - SURVEYOR SHALL CONTACT HENSON FOLDER IMMEDIATELY UPON COMPLETION OF FIELD STAKING PRIOR TO CONSTRUCTION.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND ACCESS POINT LOCATIONS.
 - ROADWAY AND PARKING DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL PLAN FOR COORDINATE AND VERY DETAILED LAYOUT ADJACENT TO BUILDING.
 - ALL BUILDING AND MONUMENT SIGNS WILL BE PERMITTED SEPARATELY.
 - FINAL GRADE FOR ALL MANUFACTURED HOME PADS SHALL NOT EXCEED THREE (3) PERCENT.
 - ALL BUILDING LIGHTING AND EXTERIOR LIGHTING SHALL MEET THE REQUIREMENTS OF THE COUNTY OF CALAWAYA ZONING ORDINANCE SECTION 44.447.11(e).
 - SITE PLAN ONLY REFLECTS MAXIMUM ALLOWABLE LOTS. FINAL LOT NUMBER WILL DEPEND ON SEWER SYSTEM CAPACITY.
 - INGRESS AND EGRESS ROAD THAT CONNECT TO BUSH DRIVE SHALL BE BUILT TO MEET STANDARDS.

811 Know what's below. Call before you dig.

CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION. FOR PLACING BARBERS USING FLAGMEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

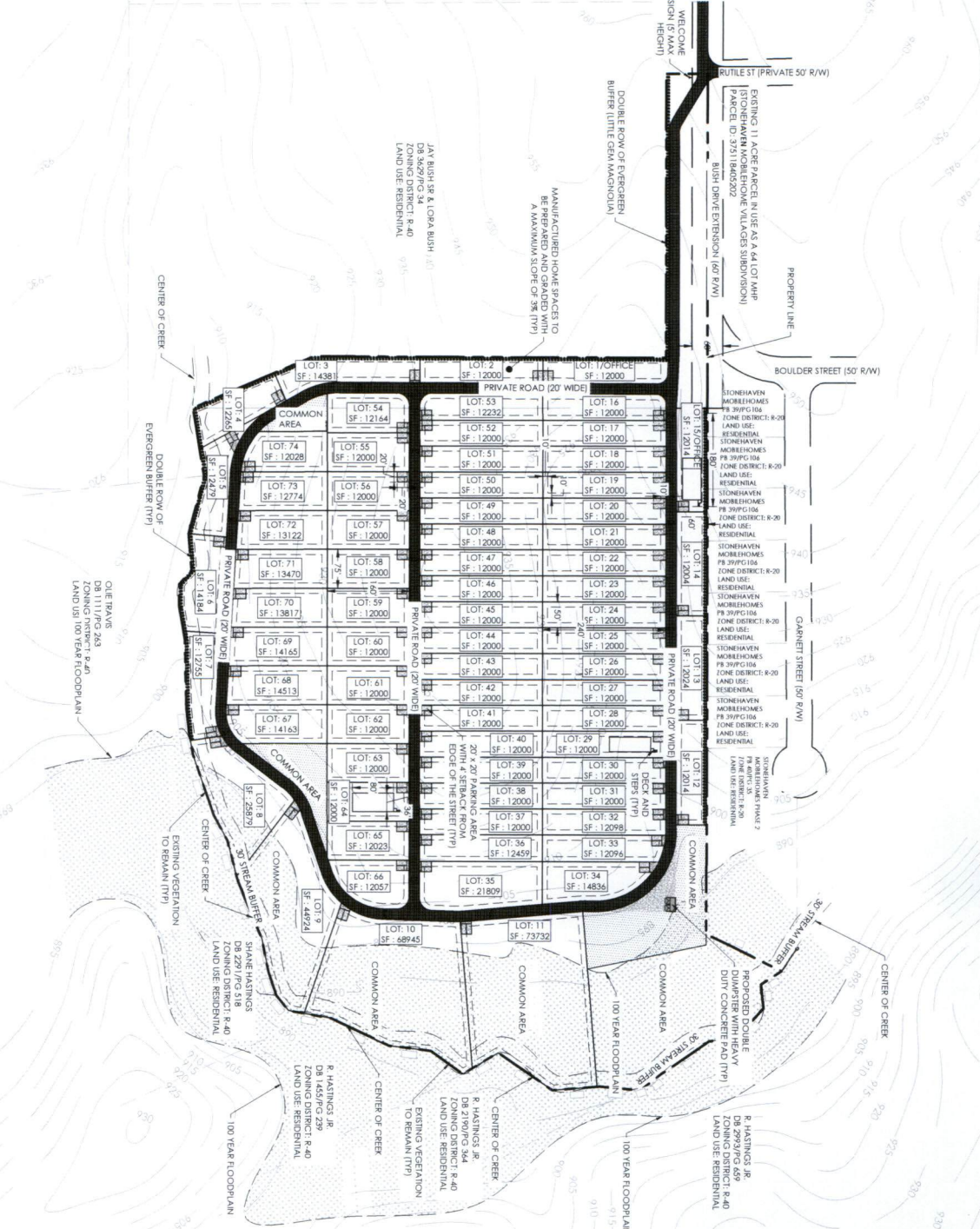
ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.

CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STANDARDS (811) 792-5197 PART 1, OR AS AMENDED.

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TRASH SERVICE:

- TRASH SERVICE WILL BE PROVIDED IN A DIMWIPER (LOCATED AS SHOWN).

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/05/2023	ISSUED FOR PERMITS

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BUSH DRIVE MHP
PIN # 37500638631
CONOVER, NC

SITE PLAN

PRELIMINARY PLAN DO NOT USE FOR CONSTRUCTION

GRAPHIC SCALE 1"=50' FT

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