

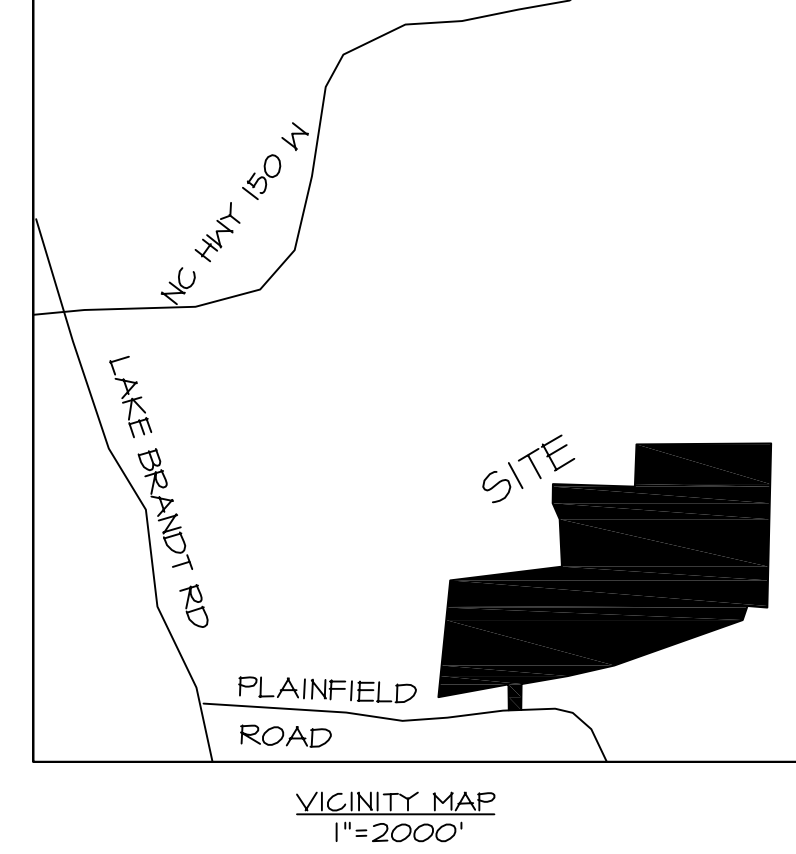
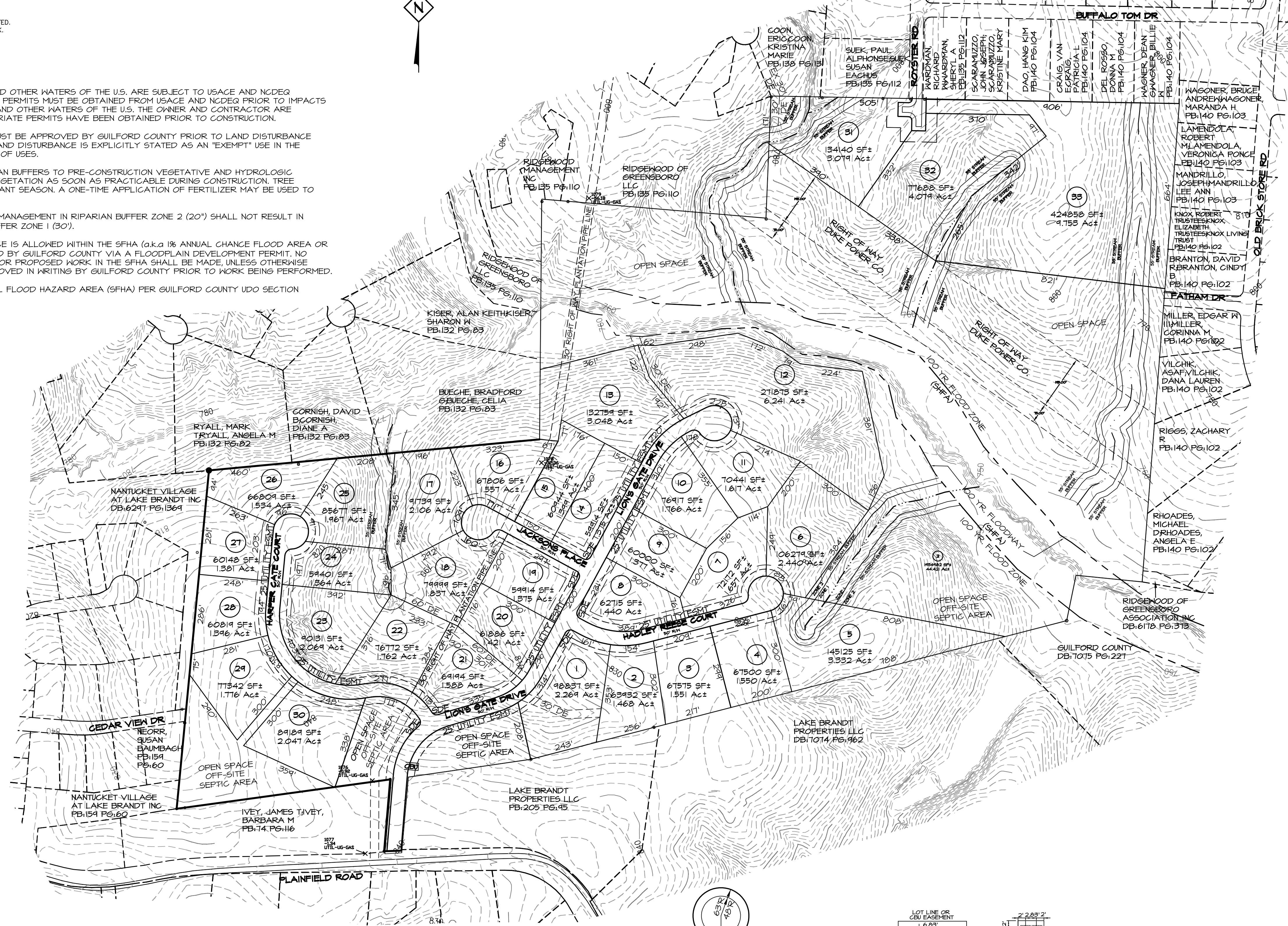
ZONE 1 MUST REMAIN NATURAL AND UNDISTURBED.
 ZONE 2 MAY BE DISTURBED, BUT MUST BE REVEGETATED.
 ALL BUFFER DIMENSIONS ARE FROM THE STREAM BANK.

STREAM BUFFER DETAIL
TYPICAL SECTION
 NO SCALE

- NOTES:**
- JURISDICTIONAL STREAMS, WETLANDS, AND OTHER WATERS OF THE U.S. ARE SUBJECT TO USAGE AND NCDEQ REGULATIONS. REQUIRED APPROVALS AND PERMITS MUST BE OBTAINED FROM USAGE AND NCDEQ PRIOR TO IMPACTS TO JURISDICTIONAL STREAMS, WETLANDS AND OTHER WATERS OF THE U.S. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ENSURING ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
 - BUFFER AUTHORIZATION APPLICATION MUST BE APPROVED BY GUILFORD COUNTY PRIOR TO LAND DISTURBANCE WITHIN A RIPARIAN BUFFER, UNLESS THE LAND DISTURBANCE IS EXPLICITLY STATED AS AN 'EXEMPT' USE IN THE GUILFORD COUNTY UDO TABLE 9.1.6 TABLE OF USES.
 - RESTORE DISTURBED AREAS OF RIPARIAN BUFFERS TO PRE-CONSTRUCTION VEGETATIVE AND HYDROLOGIC CONDITIONS WITH COMPARABLE NATIVE VEGETATION AS SOON AS PRACTICABLE DURING CONSTRUCTION. TREE PLANTINGS MAY OCCUR DURING THE DORMANT SEASON. A ONE-TIME APPLICATION OF FERTILIZER MAY BE USED TO ESTABLISH VEGETATION.
 - TREE TRIMMING AND OTHER VEGETATION MANAGEMENT IN RIPARIAN BUFFER ZONE 2 (20') SHALL NOT RESULT IN IMPACTS TO VEGETATION IN RIPARIAN BUFFER ZONE 1 (30').
 - NO DEVELOPMENT OR LAND DISTURBANCE IS ALLOWED WITHIN THE SFHA (a.k.a 1% ANNUAL CHANCE FLOOD AREA OR 100-YEAR FLOODPLAIN) UNLESS APPROVED BY GUILFORD COUNTY VIA A FLOODPLAIN DEVELOPMENT PERMIT. NO DEVIATIONS FROM THE APPROVED PLAN FOR PROPOSED WORK IN THE SFHA SHALL BE MADE, UNLESS OTHERWISE REQUESTED BY THE APPLICANT AND APPROVED IN WRITING BY GUILFORD COUNTY PRIOR TO WORK BEING PERFORMED.
 - NO FILL IS ALLOWED WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) PER GUILFORD COUNTY UDO SECTION 9.3.P.1.p.

DEED RESTRICTION - RESTRICTIVE COVENANT:
 DEVELOPMENT OF SUBJECT PROPERTY IS TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION ON PROPERTY USAGE THAT RUNS WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND/OR REDEVELOPMENT SHALL MAINTAIN THE SITE IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS. ANY ALTERATIONS TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION.

NOTE:
 STREET SIGNS SHALL BE INSTALLED BEFORE HOME CONSTRUCTION BEGINS
NOTE:
 OFF-SITE SEPTIC SYSTEMS MUST COMPLY WITH 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS" AND 18A06 2016-01



- NOTES:**
- REF: PB: 51 PG: 106
 - PARCEL #137606
 - NUMBER OF LOTS = 33
 - ZONE R5-40
 - LINEAR FEET OF STREET = 5,065± LF
 - WATER SERVED BY PRIVATE WELLS
SEWER SERVED BY INDIVIDUAL SEPTIC AREAS
 - AREAS
 AREA IN LOTS = 71,408 ACRES
 AREA IN STREETS = 475 ACRES
 AREA IN R/W = 5,841 ACRES
 AREA IN COMMON ELEMENTS = 41,535 ACRES
 TOTAL AREA = 130,740 ACRES
 - SETBACK REQUIREMENTS
 STREET FRONT = 40' FROM R/W
 STREET SIDE = 40' FROM R/W
 SIDE YARD = 15'
 REAR YARD = 30'
 - SITE IS IN THE GREENSBORO WATERSHED, WS111 GENERAL WATERSHED AREA
 - DISTANCE FROM NEAREST FLOODWAY: 2,000'
 - SOILS: MCB2, MoD, MoC, MoE, MoG2, MoD2
 - UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 SDE = 10'X70' SITE DISTANCE EASEMENT
 PSLME = PRIVATE SUPPLY LINE & MAINTENANCE EASEMENT
 PP = POWER POLE
 - THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON SITE.
 - ALL STREETS TO BE PAVED TO NCDOT STANDARDS.
 PAVEMENT WIDTHS = 20'
 C-0-3 PAVEMENT RADII = 48'
 - PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS PER FLOODWAY/F.I.R.M MAP COMMUNITY-PANEL NO. 1054 & 1052 J, FOR GUILFORD COUNTY, NC, DATED JUNE 18, 2007.
 - BUA DENSITY
 AREA IN STREETS = 2,498 AC
 3,000SF/LOT*34 LOTS = 102,000SF = 2,342AC
 BUA = (2,498AC+2,342AC)/130,740 TOTAL = 3.7%
 - DWELLING UNITS PER ACRE:
 33 DU/130,740 ACRES = 0.25 DU/ACRE
 - IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN ALL DRAINAGEWAYS AND DRAINAGE EASEMENTS LOCATED ON THE PROPERTY.
 - CBU UNITS MUST BE MAINTAINED BY HOA
 - STREET SIGNS SHALL BE POSTED BEFORE HOME CONSTRUCTION BEGINS
 - NCDOT DRIVEWAY PERMIT REQUIRED TO CONNECT TO PLAINFIELD ROAD

PRELIMINARY PLAN SUBMITTAL NOTE:
 WE REQUEST PRELIMINARY PLAN APPROVAL FOR THIS SUBDIVISION IN ORDER TO RELEASE US TO BEGIN CONSTRUCTION PLANS FOR THESE STREETS AND LOTS.

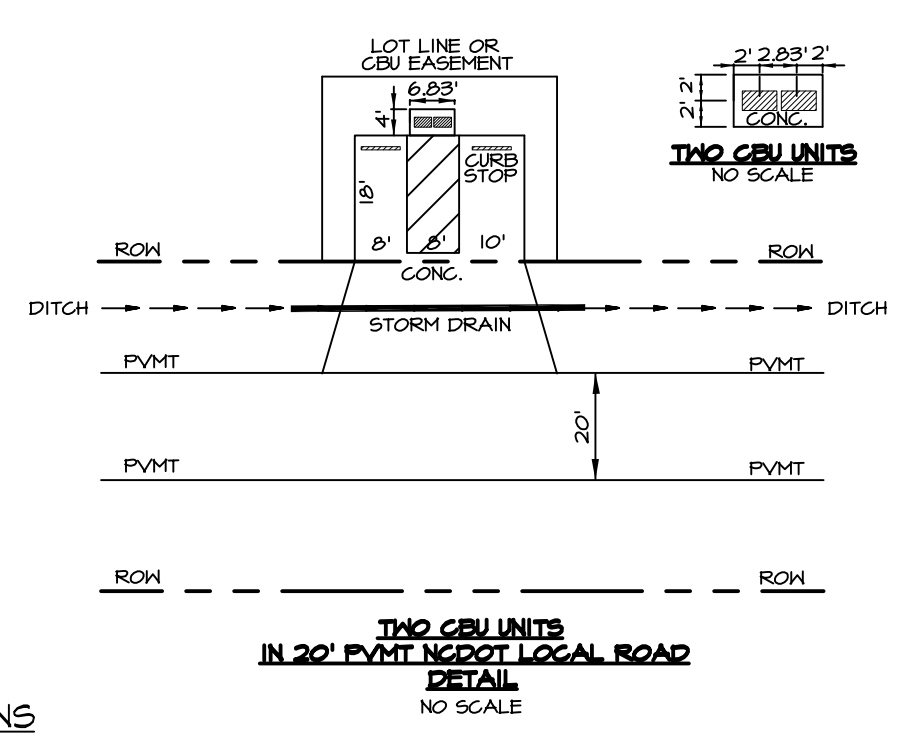
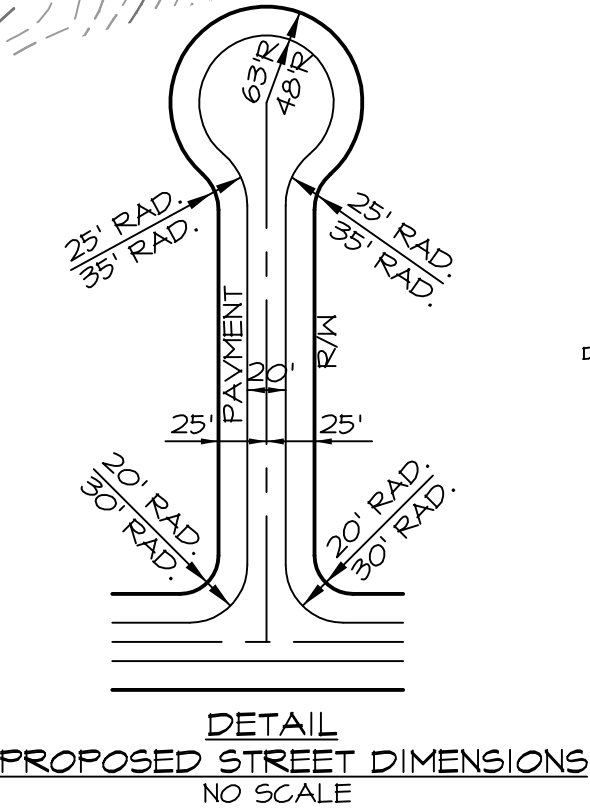
THIS INCLUDES STREET PLAN AND PROFILES, EROSION CONTROL PLANS AND CALCULATIONS (WITH PIPE AND SWALE DRAINAGE DESIGN).

STORMWATER AND WATERSHED COMMENTS CAN BE ADDRESSED AND FINALIZED IN CONJUNCTION WITH THE EROSION CONTROL PLAN SUBMITTAL.

THIS PRELIMINARY PLAN APPROVAL ALLOWS THE DEVELOPER TO CONTACT THE ENVIRONMENTAL HEALTH DEPARTMENT FOR SOIL EVALUATIONS FOR SEPTIC SYSTEMS AND FINAL LOT COUNT AND CONFIGURATION.

AFTER ALL THESE PLANS ARE APPROVED, A FINAL ADDITIONAL PRELIMINARY PLAN (SHOWING ANY REVISIONS) WOULD BE SUBMITTED FOR APPROVAL BEFORE SUBMITTAL OF THE FINAL PLAT FOR RECORDING.

- LEGEND:**
- CA & OS = COMMON AREA AND OPEN SPACE
 - PSLAME = PRIVATE SEWER LINE ACCESS AND MAINTENANCE EASEMENT
 - MIN/BL = MINIMUM BUILDING LINE
 - MAX/BL = MAXIMUM BUILDING LINE
 - SE = SIDEWALK EASEMENT
 - UE = UTILITY EASEMENT
 - UTIL. ESMT. = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - DRN. ESMT = DRAINAGE EASEMENT
 - SDE = SIGHT DISTANCE EASEMENT
 - SF = SQUARE FEET



OWNER:
 FIRST ACRES, LLC
 7135 VALLEY FALLS ROAD
 GREENSBORO, NC 27455

DEVELOPER:
 D STONE BUILDERS
 2404 LANDALE DRIVE
 GREENSBORO, NC 27408
 CONTACT JOE GONZALES
 TELE: 336-362-6584

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

LIONS GATE SUBDIVISION
602 PLAINFIELD RD.
 602 PLAINFIELD RD.
 CENTER GROVE TOWNSHIP, GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA

REV. 3/21/2022
 DATE: 05-24-2021 SCALE: 1"=200' SHEET: 1 of 1

HUGH CREED ASSOCIATES, INC., P.A.
 CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 9623 GREENSBORO, N.C. 27408
 PHONE: (336) 275-9826 OR (336) 275-8084
 FIRM LICENSE #C-0551
 E-MAIL: HCA@HUGHCREEDASSOCIATES.COM