

Civil Engineers and Land Surveyors  
 8518 Triad Drive, Colfax, NC 27235  
 (336) 852-9797  
 www.feiconsulting.com  
 License No. C-0950

SEMCAP DEVELOPMENT, LLC  
 DEED BOOK 3662 PAGE 654  
 TOTAL AREA: 1.08 ACRES  
 DISTURBED AREA: 0.85 ACRES

ZONING:  
 EXISTING ZONING: R-7  
 PROPOSED ZONING: B-2  
 DEVELOPMENT STANDARDS: CITY OF GRAHAM  
 STREET SETBACK: 40'  
 SIDE SETBACK: N/A  
 REAR SETBACK: N/A  
 MAXIMUM HEIGHT: N/A

WATERSHED DATA:  
 WATERSHED: COUNTY HOVE BRANCH (STILL HOUSE BRANCH)  
 WATERSHED CLASSIFICATION: WS-V, NEW  
 RIVER BASIN: CAPE FEAR  
 STREAM INDEX: 16-17-1  
 SOIL TYPES: U, S082  
 AVG. SLOPE: 5%

LANDSCAPE YARD REQUIREMENTS:  
 PROPOSED LAND-USE CLASSIFICATION: 4  
 ADJACENT PROPERTY LAND-USE CLASSIFICATION: 3  
 STREET YARD: 8'  
 SIDE & REAR YARD: 20' TYPE C (10' W/ OPAQUE FENCE)

PARKING REQUIREMENTS:  
 PROPOSED USE: VEHICLE ACCESSORIES/REPAIR/WASH  
 REQUIRED: 1,800 S.F. X 1 SF/SPACE / 200 SF SPA = 9 SPACES

- NOTES:
- PROPERTY WILL BE SERVED BY COG WATER AND PUBLIC SEWER.
  - ALL CONSTRUCTION IS TO BE TO CITY OF GRAHAM, NCDOT, AND NCDDED STANDARDS.
  - FIELD LOCATION INFORMATION SHOWN PROVIDED BY CAIN SURVEYING, P.C. PER SURVEY DATED 03/02/2020.
  - THIS MAP DOES NOT MEET G.S. 47-30 REQUIREMENTS AND IS NOT FOR RECORDING OR CONVEYANCE.
  - THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS NOT VISIBLE OR APPARENT AT THE TIME OF THE SURVEY.
  - THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION; THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.
  - WHERE POSSIBLE, EXISTING VEGETATION WITHIN THE 20' TYPE C PLANTING YARD WILL REMAIN AND BE INSPECTED BY CITY OF GRAHAM FOR APPROVAL. SEE SHEET 7 FOR LIMITS OF TREE FENCING FOR TREE PRESERVATION.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CONSTRUCTION SHALL COMPLY WITH THE SOUTH MAIN STREET/HIGHWAY 87 OVERLAY DISTRICT STANDARDS.
  - EXISTING DRIVEWAY ON SOUTH MAIN STREET (HIGHWAY 87) IS TO BE REMOVED.
  - PRIOR TO CONSTRUCTION DRIVEWAY PERMITS WILL BE OBTAINED FROM CITY OF GRAHAM NCDOT AS APPLICABLE.
  - CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IMMEDIATELY IF SURVEY DOES NOT MATCH EXISTING CONDITIONS. THE EXISTING LOCATION OF THE WATER LINE AND SEWER MAIN HAS NOT BEEN FIELD LOCATED. CONTRACTOR SHALL HAVE BOTH UTILITIES FIELD VERIFIED BEFORE OPEN CUTTING ROAD FOR SERVICE INSTALLATION/MODIFICATION.
  - THE EXACT LOCATION OF THE WATER AND SEWER MAIN IS UNKNOWN. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING MAINS AND COORDINATE WITH NCDOT PRIOR TO PERFORMING SERVICE TIES. WHEN WORKING WITHIN NCDOT PUBLIC RW, CONTRACTOR SHALL FOLLOW ALL GUIDELINES AND REQUIREMENTS OUTLINED IN THE ENCROACHMENT AGREEMENT AND DRIVEWAY PERMIT. CONTRACTOR SHALL COORDINATE WITH COG UTILITIES DEPARTMENT WHEN INSTALLING WATER SERVICE AND BACKFLOW PREVENTER.

**STRICKLAND BROTHER'S 10 MINUTE OIL CHANGE**  
**DEMOLITION PLAN**

PROJECT LOCATION:  
 801 N. MARSHALL STREET, SUITE 201  
 WINGTOWN, NC 27170

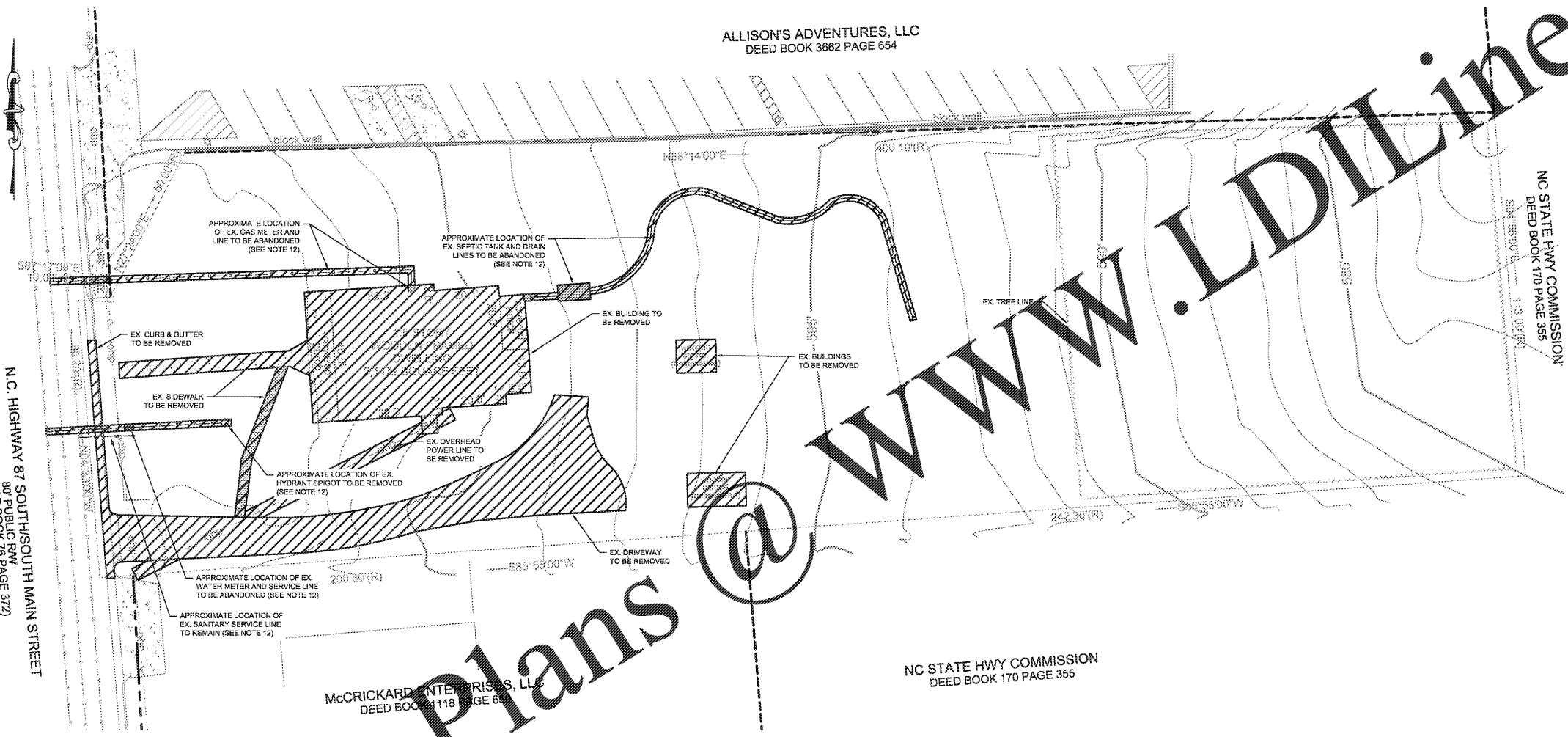
OWNER INFORMATION:  
 SEMCAP DEVELOPMENT, LLC  
 418 N. MARSHALL STREET, SUITE 201  
 WINGTOWN, NC 27170

NO.	DATE	REVISION NOTE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

DRAWN BY : CP  
 CHECKED BY: AC  
 DATE: 05/14/2020  
 PROJECT NO. 07510.018  
 REF. NO. :  
 SCALE: N/A



**SHEET**  
**4 OF 10**



www.LDILine.com

Order Plans @

