

WATER LINE EXTENSION FOR FIRE GENERATOR MAY/COULD BE WAVED DUE TO DISTANCE ??

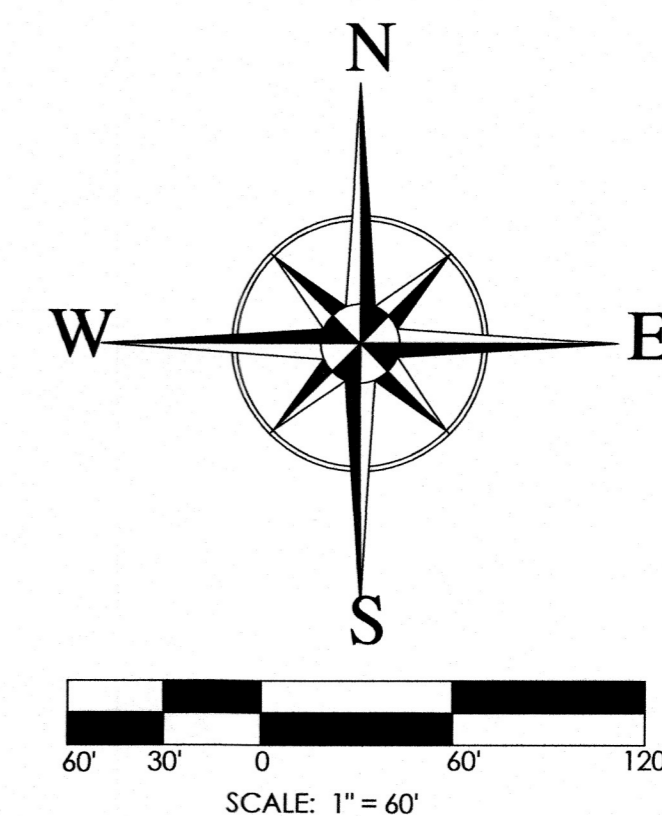
PRELIMINARY SKETCH "B"
ON SITE SEPTIC VERSION

CONCEPT / SKETCH PLAN NOTES

1. BASE FILE ASSEMBLED WITH WAKE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS (SEPTIC SOILS), SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
3. ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.

SITE DATA

OWNER:	MILLS TRUSTEES
OWNER ADDRESS:	2614 CRAVENRIDGE PLACE, GARNER
PROPERTY ADDRESS:	1225 HOME COURT
PIN:	0790-68-0703
REID:	?
DEED:	DBXXXX/DPXXXX
PLAT:	PBXXXX/PPXXXX
AREA:	XXX.XXX SF / X.XXX AC
EX. USE:	VACANT
PROPOSED USE:	INDUSTRIAL
EX. ZONING:	LIGHT INDUSTRIAL
OVERLAYS:	SWIFT CREEK
BUILDING AREA:	0 SF EXISTING ? SF PROPOSED
FRONT SETBACK:	50' MIN.
SIDE SETBACK:	25' MIN.
REAR SETBACK:	50' MIN.
BUILDING HEIGHT:	XX' MAX, XX' PROPOSED
WATERSHED:	SWIFT CREEK/NEUSE
WATERSHED OVERLAY:	SWIFT CREEK LMO
OPEN SPACE:	XXXXX
TREE COVERAGE:	XXXXX
VEHICULAR PARKING:	?
BICYCLE PARKING:	N/A
WETLANDS:	?
FLOODPLAIN:	N/A



1 CONCEPT PLAN
C-1 SCALE: 1"=40'

TMTLA ASSOCIATES



2022-XX-XX
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

PRELIMINARY SKETCH PLAN
1225 HOME COURT
1225 HOME COURT
GARNER, NC 27529

SCALE:
1"=40'
DRAWN BY:
TMT
PROJECT #
22XXX
DATE:
08/2023
SHEET
C-1
OF XX

LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com