STORM SEWER CHART

Pipe No.	Surf. Area (Ac.)	Inlet Pipes	Total Area (Ac.)	Runoff Coeff. C	Rainfall Intensity I	Surface Flow Qi (cfs)	Inlet Pipe Flow Qp (cfs)	Total Flow Qt=Qi+Qp	Outlet Pipe Theo. Dia. (in.)	Outlet Pipe Diameter (in.)	Min. Slope (ft/ft)	Min. Cap. (cfs)	Prov. Slope (ft/ft)	Prov. Capacity (cfs)	Full Flow Velocity (ft/sec)	Head Required (ft.)
1	1.20	-	1.20	0.35	6.25	2.6	0.0	**2.6**	10.7	**18**	1.00%	10.5	**0.00%**	**0.00**	**0.0**	**0.8**
2	0.23	1	1.43	0.35	6.25	0.5	2.6	**3.1**	11.4	**18**	1.00%	10.5	**0.00%**	**0.00**	**0.0**	**0.9**
3	0.40	-	0.40	0.35	6.25	0.9	0.0	**0.9**	7.1	**18**	1.00%	10.5	**0.00%**	**0.00**	**0.0**	**0.8**
4	3.53	-	3.53	0.35	6.25	7.7	0.0	**7.7**	16.0	**18**	1.00%	10.5	**0.00%**	**0.00**	**0.0**	**1.6**
5	0.18	4	3.71	0.35	6.25	0.4	7.7	**8.1**	16.3	**18**	1.00%	10.5	**0.00%**	**0.00**	**0.0**	**1.7**
6	5.84	-	5.84	0.35	6.25	12.8	0.0	**12.8**	19.4	**24**	1.00%	22.6	**0.00%**	**0.00**	**0.0**	**1.7**
7	0.77	6	6.61	0.35	6.25	1.7	12.8	**14.5**	20.3	**24**	1.00%	22.6	**0.00%**	**0.00**	**0.0**	**1.9**

C = 0.35 (LESS THAN 2-DWELLING UNITS PER AC.)
I = 6.25 (25 YR. STORM)

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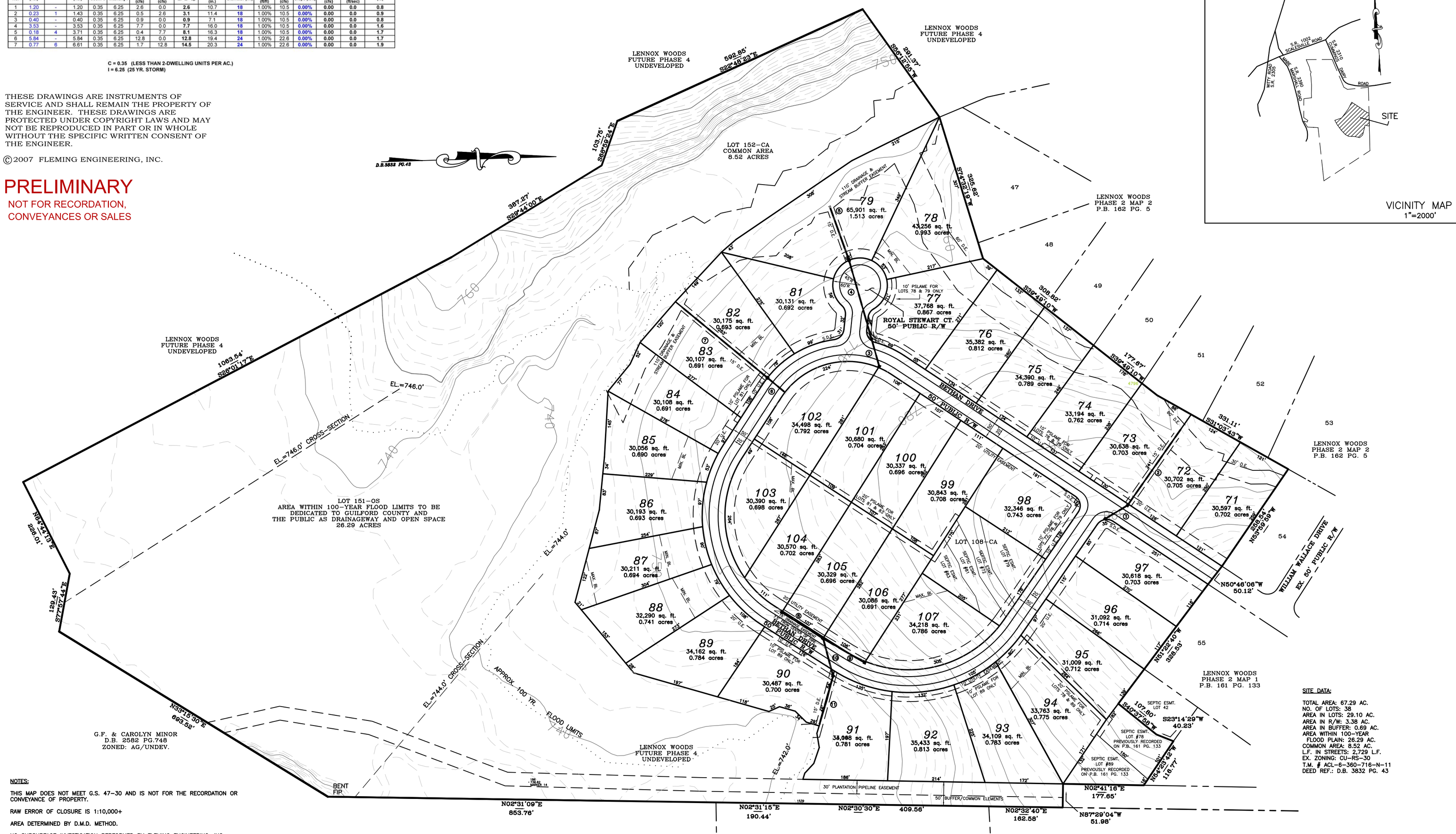

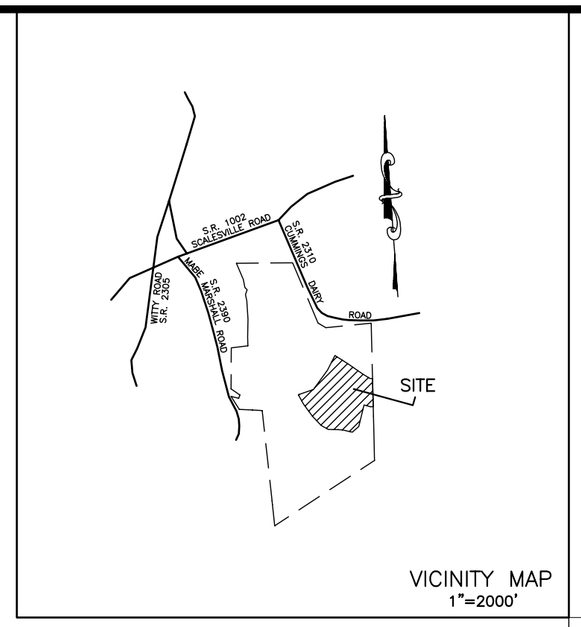

VICINITY MAP
1"=2000'

NOTES:

THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR THE RECORDATION OR CONVEYANCE OF PROPERTY.

RAW ERROR OF CLOSURE IS 1:10,000+

AREA DETERMINED BY D.M.D. METHOD.

NO SUBSURFACE INVESTIGATION PERFORMED BY FLEMING ENGINEERING, INC.

EXISTING TOPOGRAPHY FROM GUILFORD COUNTY G.I.S. & FIELD SURVEY BY FLEMING ENGINEERING, INC.

THIS MAP IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY RECORDED PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

THIS MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY IS NOT LOCATED IN A DESIGNATED WATERSHED.

FLOOD INFORMATION TAKEN FROM F.I.R.M. COMMUNITY PANEL 370111 0035 B DATED JUNE 4, 1980.

100 YEAR LIMITS MAPPED FROM FIELD LOCATION BY FLEMING ENGINEERING, INC.

ALL COMMON AREA AND OFF-SITE SEPTIC AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CU-RS-30
MIN. STREET FRONTAGE: 50'
MIN. LOT WIDTH: 100'
MIN. STREET SETBACK:
LOCAL/SUBCOLLECTOR: 40'/65'
MIN. INTERIOR SETBACKS:
SIDE: 10'
REAR: 30'

ZONING CONDITIONS:

1. A 100' BUFFER TO BE MAINTAINED SOUTH AND WEST OF CUMMINGS DAIRY ROAD.
2. A 50' BUFFER TO BE MAINTAINED ALONG EASTERN PROPERTY LINE.
3. PAVEMENT OF CUMMINGS DAIRY ROAD FROM ITS INTERSECTION WITH SCALESVILLE ROAD TO THE SECOND NEW ROAD CONNECTION TO THE DEVELOPMENT AS SHOWN ON THE SKETCH PLAN.
4. THE BUFFERS LOCATED ALONG CUMMINGS DAIRY ROAD AND ALONG SOUTHERN BOUNDARY OF THE PROPERTY SHALL CONSIST OF EXISTING, UNDISTURBED VEGETATION AND SUPPLEMENTED WITH ADDITIONAL VEGETATION AND/OR BERMING SO AS TO OBSCURE THE HOMES ON THE PROPERTY FROM VIEW AS MEASURED FROM CUMMINGS DAIRY ROAD AND ADJOINING RESIDENCES ON THE SOUTHERN BOUNDARY.

LEGEND:
F.I.P. = FOUND IRON PIPE
S.I.P. = SET IRON PIN
CH. = CHORD
R/W = RIGHT OF WAY
P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
D.E. = DRAINAGE EASEMENT
MIN. = MINIMUM BUILDING LINE
MAX. = MAXIMUM BUILDING LINE
PSSLAME = PRIVATE SANITARY SEWER LINE ACCESS AND MAINTENANCE EASEMENT

100 0 50 100 200 400

Fleming Engineering, Inc.
700 Carnegie Place Greensboro, NC 27409
Phone: 336-852-9797 * Fax: 336-852-9766

LENNOX WOODS PHASE 3

PRELIMINARY PLAT

PROJECT LOCATION:
STATE: NORTH CAROLINA
COUNTY: GUILFORD
TOWNSHIP: CENTER GROVE

PROPERTY OWNER INFORMATION:
LENNOX WOODS, LLC.
342 N. ELM STREET – SUITE 6
GREENSBORO, N.C. 27401
336-230-1111

DEVELOPER INFORMATION:
LENNOX WOODS, LLC.
342 N. ELM STREET – SUITE 6
GREENSBORO, N.C. 27401
336-230-1111

NO.	DATE	REVISION NOTE
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DRAWING FILE PATH: 1329-02\dwg\Phase3.dwg

DRAWN BY: JMR
CHECKED BY: BCS
DATE: 06-07-06
PROJECT NO.: 1329-07
REF. NO.: 06-019
SCALE: 1"=100'

NORTH CAROLINA PROFESSIONAL SEAL 027339 ENGINEER BRENTLEY C. SILVERS

SHEET
1 OF 1

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