

PARCEL DATA
Alamance County Tax Information (Per Alamance County GIS)
Parcel ID: 115178

APN: 8862860854
Property Address: 212 Foster Drive
Township: Elton

Property Area: 0.57 Acres ± (24,942 sf. calculated)
Plat Reference: PB 016 PG 0084, Deed Reference: DB 4512 PG 0888.

MINIMUM BUILDING SETBACKS:

Per Town of Elton Land Management Ordinance (LMO) Section 3.2.7:

Front Setback - 25'
Rear Setback - 25'
Side Setback - 10'
ADU Side Setback - 20'
ADU Rear Setback - 20'
Max. Building Height - 26'

Site Soils Classification:

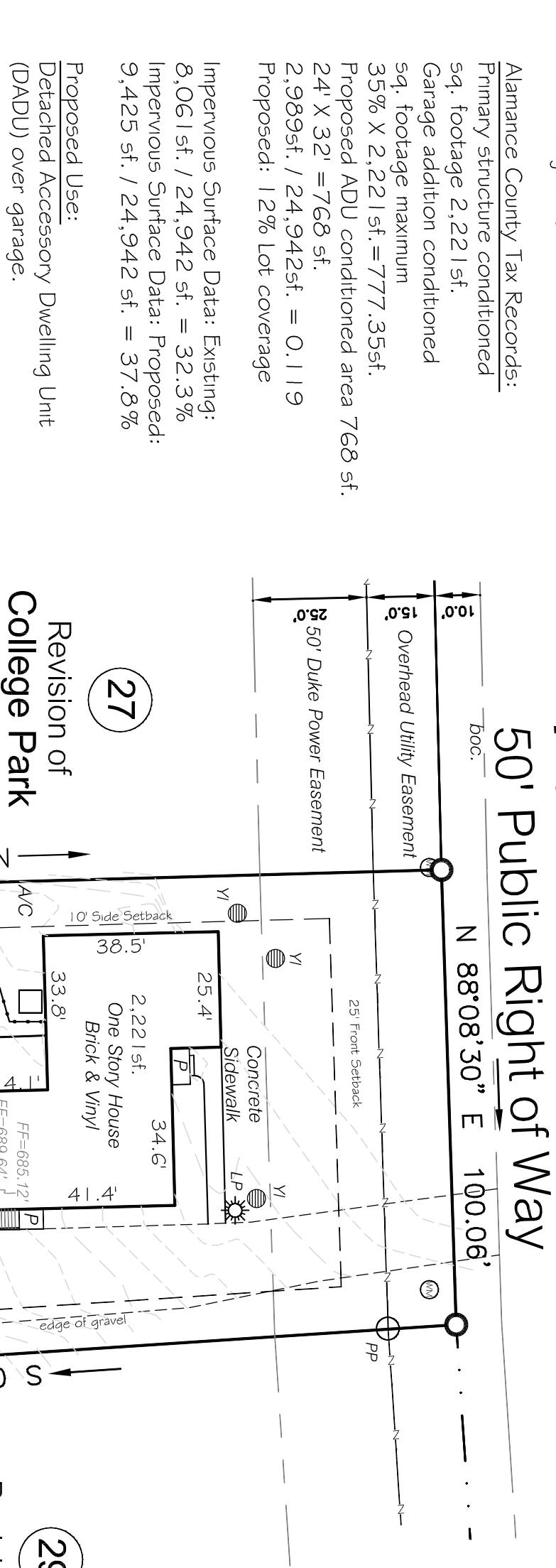
Unclassified. Classification of near surface soils shall be made per owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

Water and Sewer Connection Notes:

Water is to be connected to the existing water service. New sewer pump tank will be connected to the existing sewer service. All per NC Plumbing Code. (LMO 4.5.5-B)

Foster Drive

50' Public Right of Way



Scale: 1" = 30'

The Wooddale Subdivision
P.B. 5, Pg. 29

0.57 Acres ±
Parcel ID: 115178

The Wooddale Subdivision
P.B. 5, Pg. 29

GENERAL NOTES:

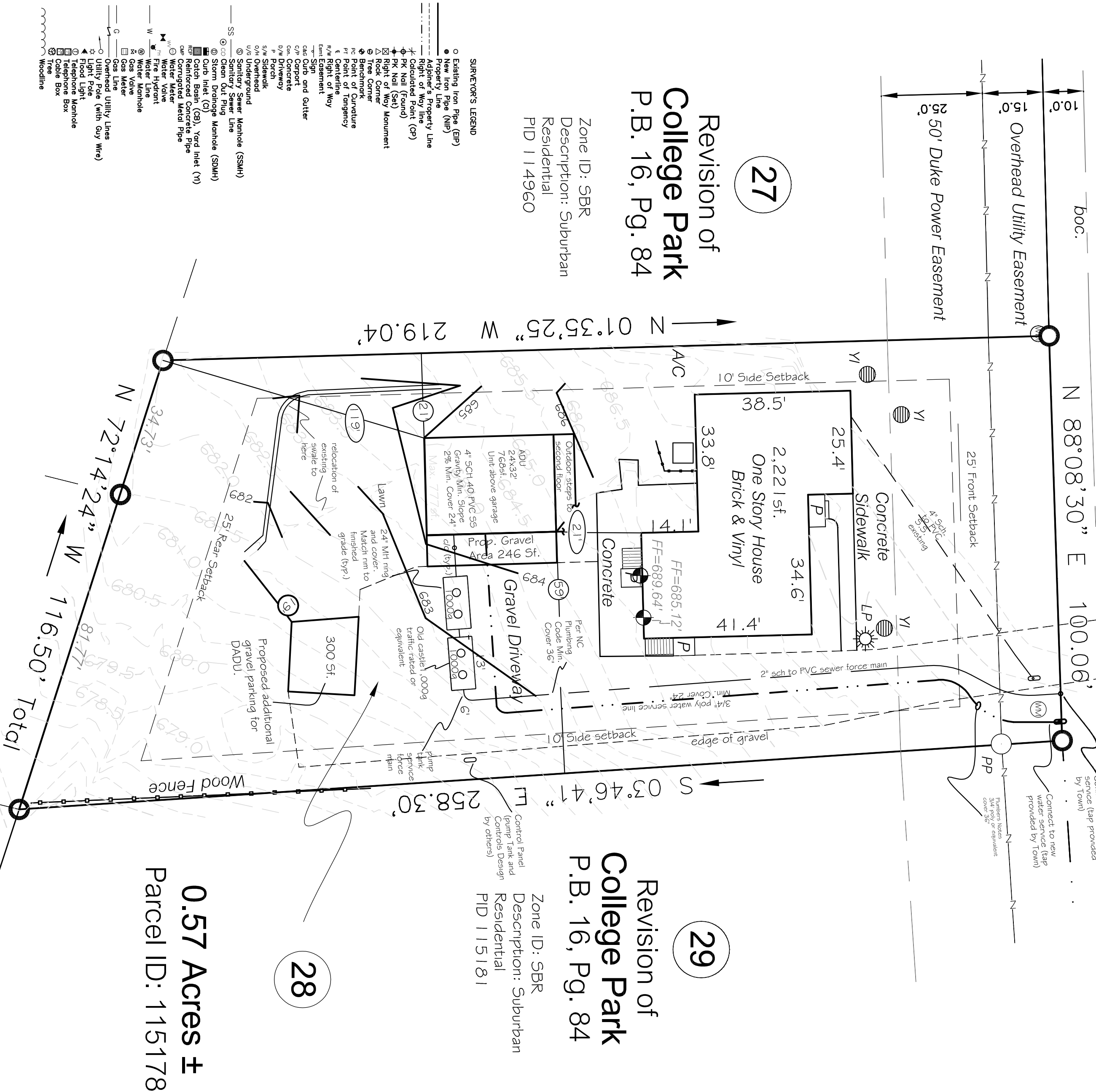
1. All utility installation, construction methods, and materials shall conform to the North Carolina Erosion and Sediment Control Practice Standard Specifications, Alamance County Standard Specifications, and the NC Plumbing Code.
2. Boundary, topographic, and existing feature information obtained from Field Survey by Boswell Surveys, Inc. and Alamance County GIS data.
3. Plat Reference: PB 016 PG 0084, Deed Reference: DB 4512 PG 0888.
4. Existing Conditions are shown based on field surveys and best available record at the time of this plan. Any discrepancies shall be reported to the engineer immediately.
5. Water service is proposed as shown. Connect to existing water service (LMO 4.5.5-B)
6. Sanitary sewer service are proposed as shown. Connect new sewer pump tank to existing sewer service at the cleanout.(LMO 4.5.5-B)
7. Exact size and location of utilities are to be field verified prior to construction.
8. Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
9. Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:
Ernie Brothers LLC,
212 Foster Dr.,
Elton, NC 27244
Contact: Josh Ernie - 336- 266 4453

PROPOSED SITE PLAN

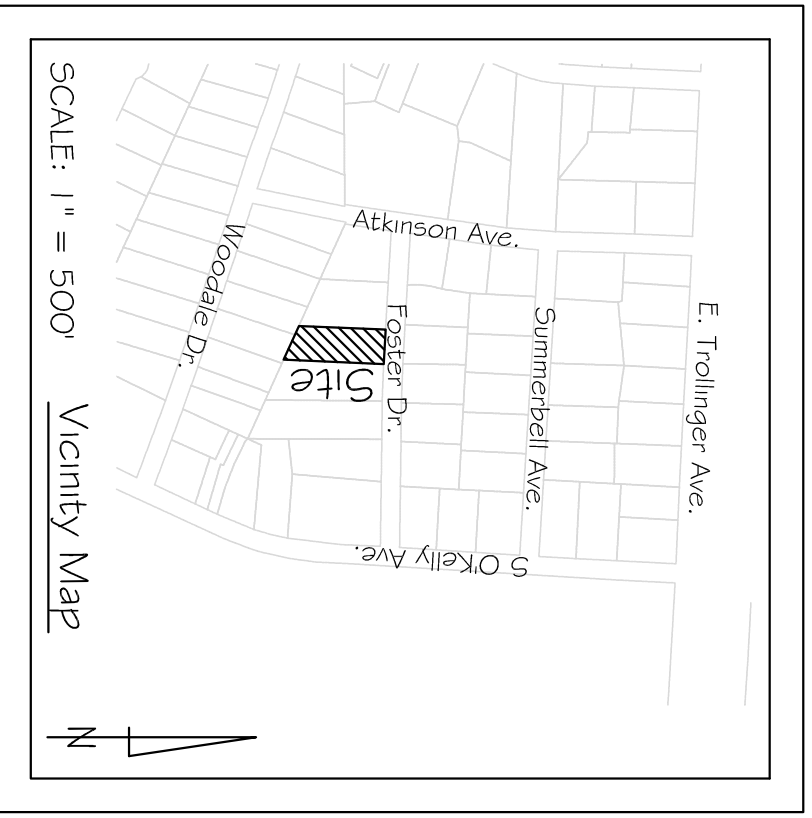
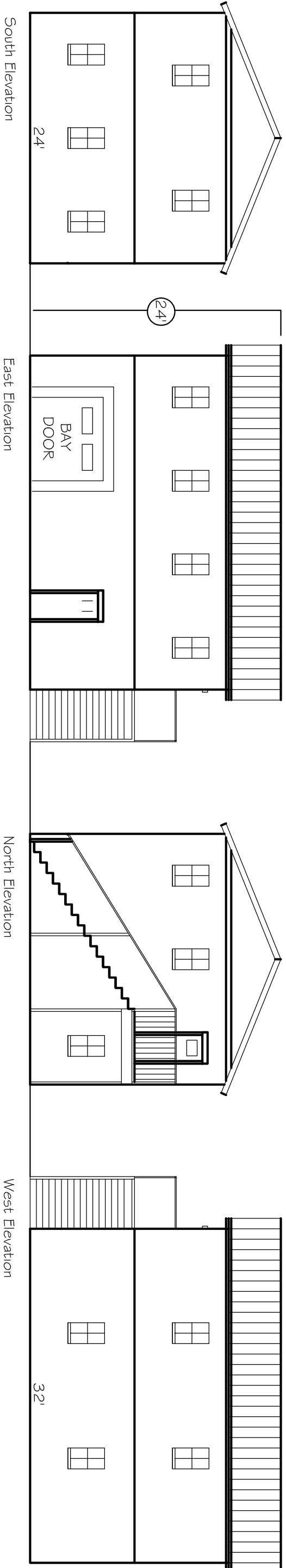
Foster Drive

50' Public Right of Way



Scale: 1" = 10'

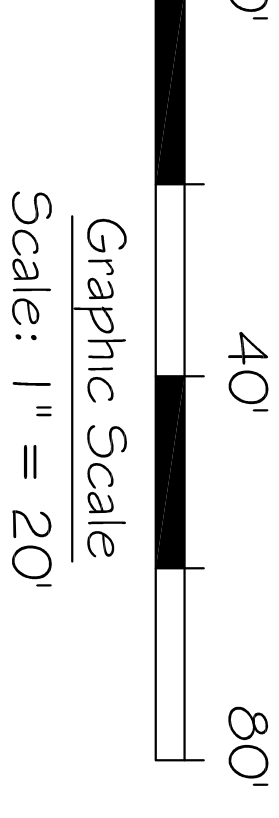
Exterior construction Materials shall be masonry vinyl or Hardie plank



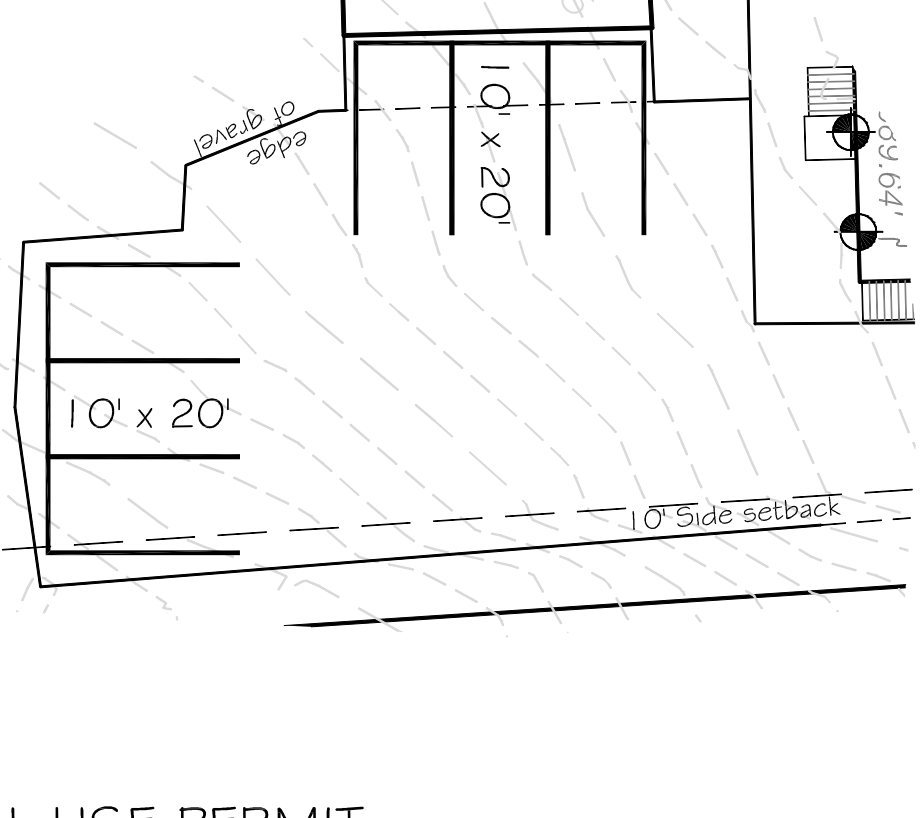
The construction of the ADU shall comply with Elton LMO section 4.5.5.A

READ THE PERMIT - READ THE PLANS

CALL BEFORE YOU DIG! IT'S THE LAW
ULOCO North Carolina One Call Center
1-800-632-4949



ADDITIONAL PARKING SPACES PLAN



SPECIAL USE PERMIT

THE L.E.A.D.S. GROUP, P.A.
105 EAST DAVIS STREET
BURLINGTON, NC 27215
Phone: (336) 272-4740
Fax: (336) 272-9917
CR 1939

212 Foster Drive Garage

Residential Site Plan

1-24-1012

7-2-24
1" = 20'

1" = 2'