



SITE INFORMATION

SITE ADDRESS: HWY. 13 & RODELL BARROW ROAD, GREENE COUNTY, N.C.
 TRACT ACREAGE: 130.92 Ac.
 NUMBER OF LOTS: 145
 LINEAR FOOTAGE OF STREETS: 8,502
 AREA OF PROPOSED STREET R/W: 11.32 Ac.
 DISTURBED AREA: 17.92 Ac.
 ZONE: R/R
 TAX ID #: 3651069367
 TOWNSHIP: SHINE
 MINIMUM BUILDING SETBACKS:
 FRONT: 30'
 SIDE: 10'
 REAR: 10'
 REAR STREET: 20'
 SIDE STREET: 25'
 MINIMUM LOT SIZE: 20,000 S.F.
 IMPERVIOUS AREA:
 STREET IMPERVIOUS AREA: 4.86 Ac.
 MAXIMUM IMPERVIOUS PER LOT: 4,100 S.F.
 147 LOTS * 4,200 SF = 14,174 Ac.
 TOTAL IMPERVIOUS AREA: 18.03 Ac.
 TOTAL SITE ACREAGE: 130.92 Ac.
 IMPERVIOUS AREA %: 14.54%

SHINE FARM IS LOCATED WITHIN 750 FT OF THE BOUNDARY OF THE PARCEL.
 NOTE: DRAINAGE EASEMENTS OUTSIDE OF THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOA.
 NOTE: LOTS 32 & 41 REMOVED DUE TO RIGHT OF WAY DEDICATION.

NCCS "MORGAN"
 OBSERVED COORDINATES:
 N:617523.42'
 E:2350172.26'
 PUBLISHED COORDINATES:
 N:617523.33'
 E:2350172.35'

US HIGHWAY 13
 (100' PUBLIC R/W)

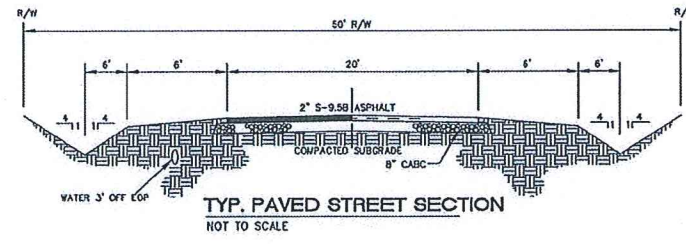
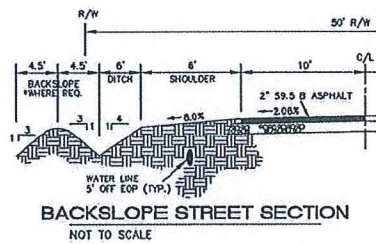
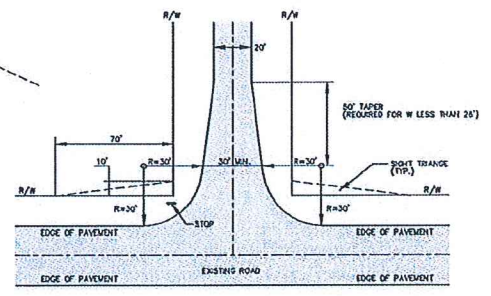
APPROXIMATE AREA OF RIGHT-OF-WAY TO BE DEDICATED TO NCCOT IN LIEU OF HWY-13 WIDENING IMPROVEMENTS.

Curve #	Radius	Length	Chord Distance	Chord Length	Delta	Tangent
C1	225.00	125.83	S54° 27' 01.61"E	125.07	69.80	65.78
C2	225.00	207.64	S58° 06' 59.31"E	205.70	122.53	104.68
C3	225.00	22.73	S63° 41' 41.07"E	22.72	127.50	16.40
C4	225.00	122.35	N57° 24' 24.25"W	121.94	67.50	61.61
C5	225.00	228.13	N51° 29' 11.50"E	218.74	125.07	125.07
C6	225.00	132.18	N07° 29' 11.50"E	130.37	122.82	67.97
C7	225.00	215.05	N37° 44' 49.06"E	210.35	124.35	102.43
C8	1425.17	204.89	N64° 40' 29.39"E	202.55	219.48	254.95
C9	625.00	201.11	N20° 41' 58.19"E	199.46	220.81	126.26
C10	494.76	131.76	N33° 15' 58.08"E	118.12	236.06	205.71
C11	500.00	246.83	N40° 24' 38.68"E	238.64	238.71	188.55
C12	250.00	102.23	N27° 27' 32.01"E	60.11	113.81	30.28
C13	250.00	102.23	N27° 27' 32.01"E	60.12	113.81	30.28
C14	225.00	215.05	N37° 44' 49.06"E	210.35	124.35	102.43
C15	225.00	225.00	N84° 12' 26.80"E	224.81	225.24	128.92

N/F
 KYLE D. LAWRENCE
 PIN: 3651-27-6296
 DB 676 PG 928

Line #	Length	Direction
L1	260.00	S64° 03' 55.00"E
L2	818.11	S68° 24' 50.00"E
L3	176	S61° 24' 21.13"E
L4	610.53	N53° 10' 16.00"W
L5	792.70	N23° 57' 08.00"E
L6	480.67	N01° 01' 02.00"E
L7	261.18	N33° 57' 08.00"E
L8	121.50	N08° 54' 36.50"W
L9	617.35	N30° 33' 10.00"E
L10	314.00	N54° 58' 10.12"E
L11	128.11	N20° 35' 21.13"E
L12	227	N54° 21' 24.80"E
L13	477.84	N30° 33' 10.00"E
L14	351.71	N54° 58' 10.12"E
L15	234.68	S58° 31' 16.51"E

N/F
 DANELL R. BUTLER
 PIN: 3651-24-6898
 DB 632 PG 15



SCALE: 1" = 150'

REVISED PLANS
 Phase 1
 Highlighted
 11/7/24

- TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY
- RIPARIAN BUFFER
- WETLAND AREA
- SUITABLE SOILS FOR SEPTIC
- PROVISIONABLY SUITABLE SOILS FOR SEPTIC
- PROVISIONABLY UNSUITABLE SOILS FOR SEPTIC

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BLN-C-1874

HAM FARM SUBDIVISION
GREENE COUNTY, NORTH CAROLINA



PRELIMINARY PLAT

REVISOR'S
 2/13/24 - GREENE CO.
 9/13/24 - NCCOT

FILE NO. 2123-071
 HORIZ. SCALE: 1"=150'
 VERT. SCALE: NONE

CE-02