

MULTI-FAMILY APARTMENT SECTION
 OTHER ALLOWED USES TO INCLUDE PERMITTED RESIDENTIAL USES AS ALLOWED IN THE R-G ZONING DISTRICT
 360 UNITS MAX.
 26.511 AC
 13.58 UNITS/AC

MULTI-FAMILY TOWNHOMES
 OTHER ALLOWED USES TO INCLUDE RESIDENTIAL USES ALLOWED IN THE R-G ZONING DISTRICT WITH THE EXCEPTION OF APARTMENT BUILDINGS
 136 UNITS MAX.
 62.260 AC
 2.18 UNITS/AC

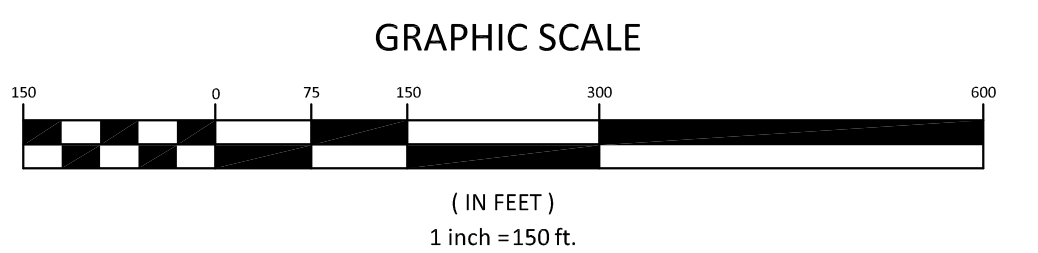
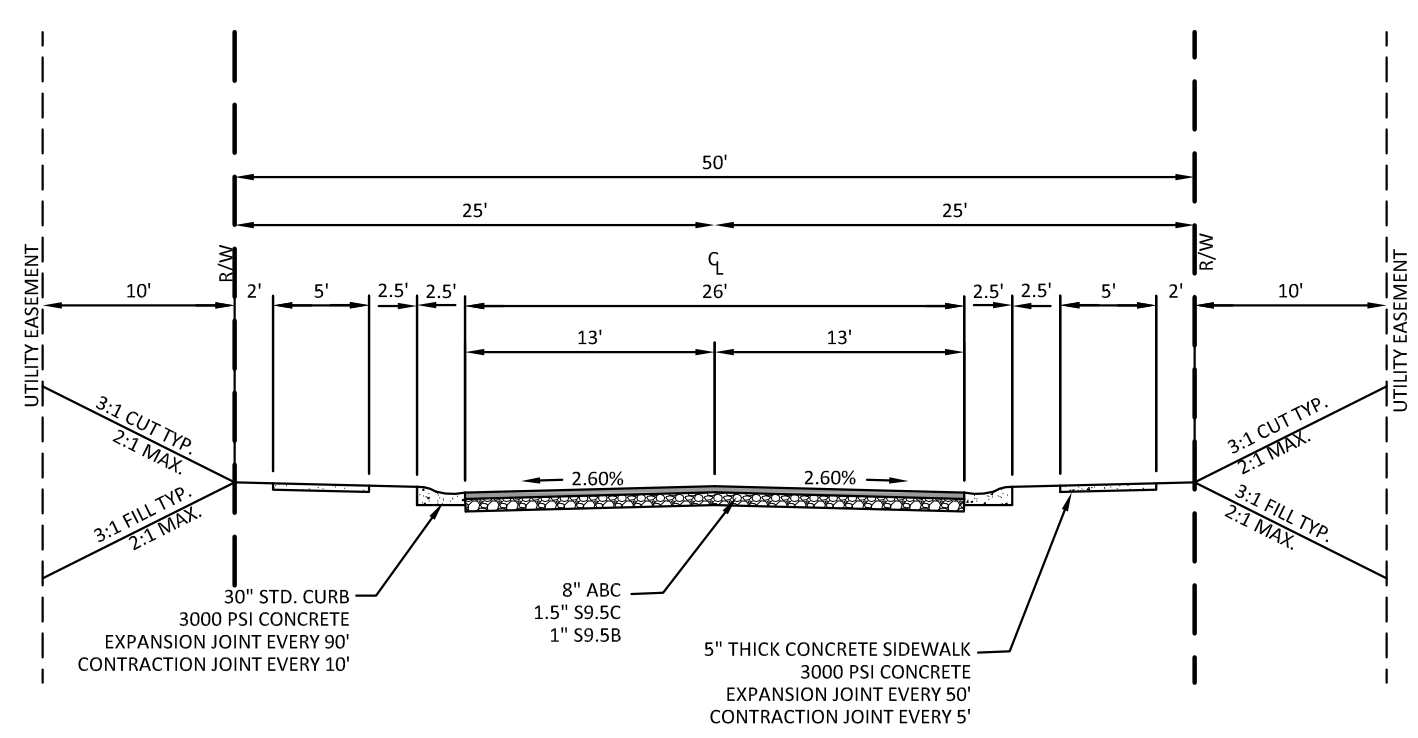
SINGLE FAMILY DETACHED
 34 UNITS
 17.240 AC
 2.0 UNITS/AC MAX.

- APARTMENTS
- SINGLE FAMILY
- TOWNHOMES



LEGEND

- WATER METER BOX (WMB)
- WATER VALVE (WV)
- STORM MANHOLE (STMH)
- SANITARY SEWER MANHOLE (SSMH)
- CLEAN OUT
- DEED BOOK
- UTILITY POLE
- FLAT BOOK
- PAGE
- R/W RIGHT-OF-WAY
- E/P EDGE OF PAVEMENT
- E/G EDGE OF GRAVEL
- CONC CONCRETE
- RCP REINFORCED CONCRETE PIPE
- DI DROP INLET
- CI CURB INLET
- FFE FINISH FLOOR ELEVATION
- BSMT BASEMENT
- TPED TELEPHONE PEDESTAL
- THH TELEPHONE HAND HOLD
- DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT
- FIRE HYDRANT (HYD)
- SANITARY SEWER MANHOLE (SSMH)
- CLEAN OUT
- DEED BOOK
- UTILITY POLE
- FLAT BOOK
- PAGE
- R/W RIGHT-OF-WAY
- E/P EDGE OF PAVEMENT
- E/G EDGE OF GRAVEL
- CONC CONCRETE
- RCP REINFORCED CONCRETE PIPE
- DI DROP INLET
- CI CURB INLET
- FFE FINISH FLOOR ELEVATION
- BSMT BASEMENT
- TPED TELEPHONE PEDESTAL
- THH TELEPHONE HAND HOLD
- DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT
- GAS VALVE
- OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRICAL
- FENCE LINE
- WOODSLUICE (TYP.)



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Aden R. Stoltzfus, PE C-3812
 aden@seengineering.com
 336-904-0207
 683 Gralin Street
 Kernersville, NC 27284

Stoltzfus Engineering Inc.
 Civil Engineering Consultants

STONE STREET PROPERTY
 SITE EXHIBIT

PROPERTY OWNER INFORMATION:
 EBP PROPERTY HOLDINGS, LLC
 P.O. BOX 2083
 BURLINGTON, NC 27215

PROJECT LOCATION:
 STONE STREET, LINA
 COUNTY: GRANVILLE
 TOWNSHIP: HAW RIVER

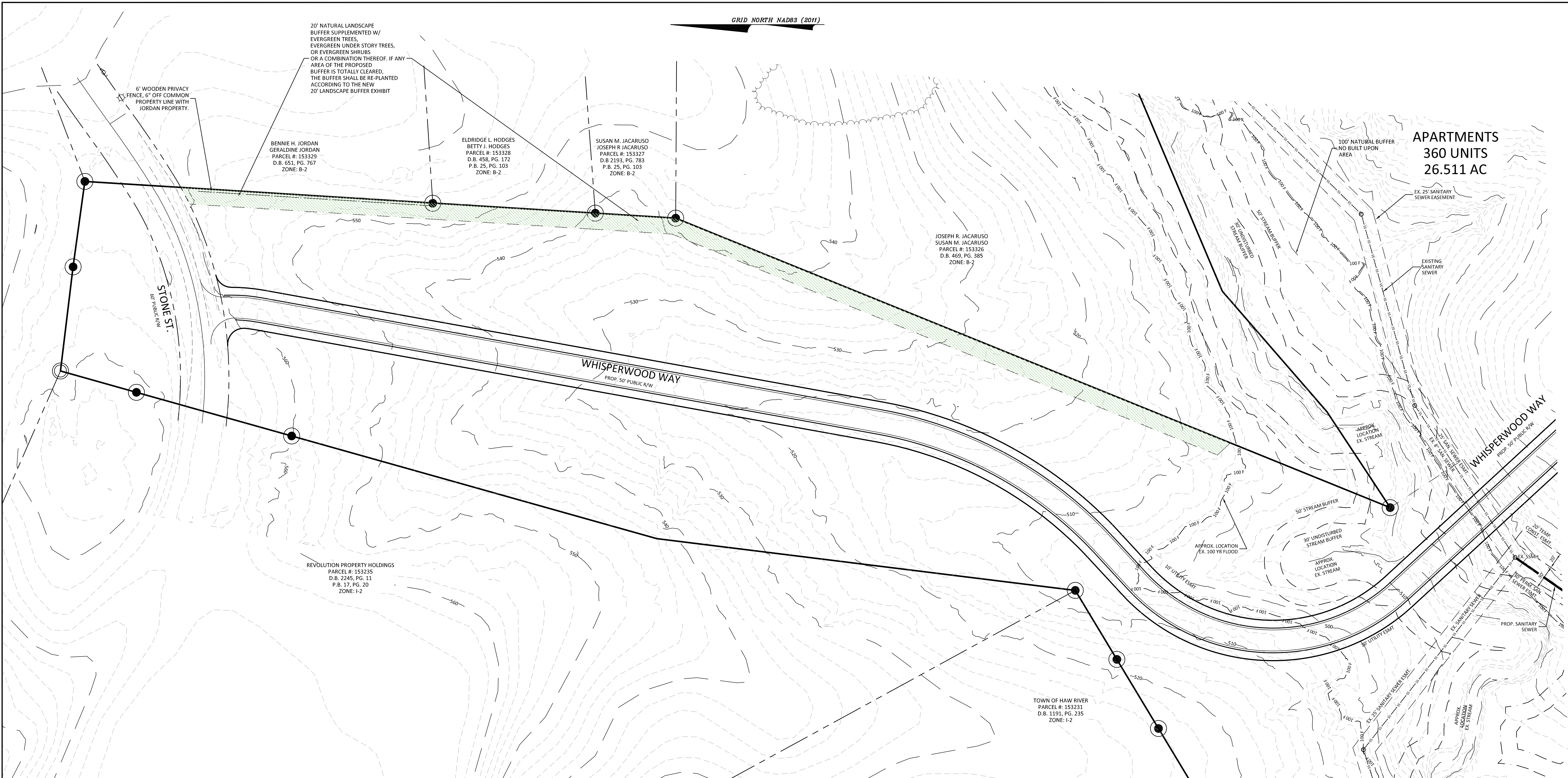
NO.	DATE	REVISION NOTE

DRAWN BY: SDT
 CHECKED BY: ARS
 DATE: 02/03/2023
 PROJECT NO.: 207.01
 REF. NO.:
 SCALE: 1"=150'

PRELIMINARY

C1
1 OF 4

GRID NORTH NAD83 (2011)



APARTMENTS
360 UNITS
26.511 AC

6' WOODEN PRIVACY FENCE, 6" OFF COMMON PROPERTY LINE WITH JORDAN PROPERTY.

BENNIE H. JORDAN
GERALDINE JORDAN
PARCEL #: 153329
D.B. 651, PG. 767
ZONE: B-2

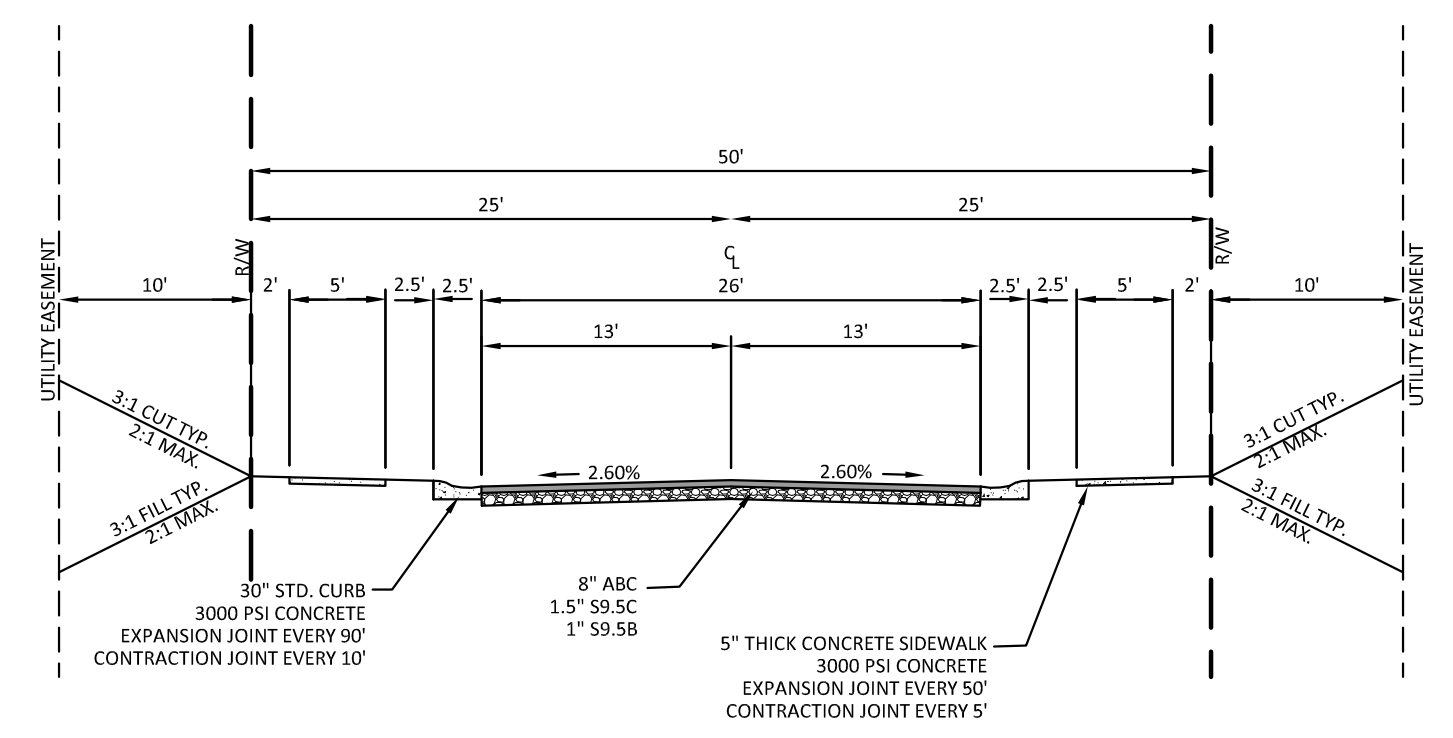
ELDRIDGE L. HODGES
BETTY J. HODGES
PARCEL #: 153328
D.B. 458, PG. 172
P.B. 25, PG. 103
ZONE: B-2

SUSAN M. JACARUSO
JOSEPH R. JACARUSO
PARCEL #: 153327
D.B. 2193, PG. 783
P.B. 25, PG. 103
ZONE: B-2

JOSEPH R. JACARUSO
SUSAN M. JACARUSO
PARCEL #: 153326
D.B. 469, PG. 385
ZONE: B-2

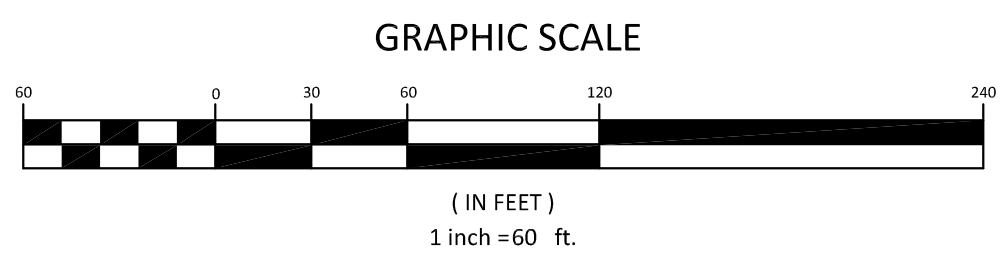
REVOLUTION PROPERTY HOLDINGS
PARCEL #: 153235
D.B. 2245, PG. 11
P.B. 17, PG. 20
ZONE: I-2

TOWN OF HAW RIVER
PARCEL #: 153231
D.B. 1191, PG. 235
ZONE: I-2



NOTE: ALL ASPHALT CEMENT PLANT MIX AND METHOD OF PLACEMENT SHALL COMPLY WITH N.C. DOT STANDARD SPECIFICATIONS
STREET "A"
31' BOC TO BOC TYPICAL SECTION
N.T.S.

NOTES:
THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.
THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.
THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.
TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM SURVEY BY CAROLINA CORNERSTONE SURVEYING, INC. DATED 02/26/2021
NO SURVEYING OR SUBSURFACE INVESTIGATIONS PERFORMED BY STOLTZFUS ENGINEERING, INC.



LEGEND

- WATER METER BOX (WMB)
- ⊗ WATER VALVE (WV)
- ⊙ STORM MANHOLE (STMH)
- ⊕ UTILITY POLE
- ☆ LIGHT POLE
- ⬆ GROUND LIGHT
- ⊙ GUY WIRE
- ⊗ YARD INLET (YI)
- ⊗ GAS VALVE
- OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRICAL
- FENCE LINE
- WOODS/LINE (TYP.)
- ⊗ FIRE HYDRANT (HYD)
- ⊙ SANITARY SEWER MANHOLE (SSMH)
- CLEAN OUT
- ⊕ DEED BOOK
- ⊕ PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- E/P EDGE OF PAVEMENT
- E/G EDGE OF GRAVEL
- CONC CONCRETE
- RCP REINFORCED CONCRETE PIPE
- DI DITCH INLET
- CI CURB INLET
- FFE FINISH FLOOR ELEVATION
- BSMT BASEMENT
- TPEL TELEPHONE PEDESTAL
- THM TELEPHONE HAND HOLD
- DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT

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aden@seengineering.com
336-904-0207
683 Gralin Street
Kernersville, NC 27284



STONE STREET DEVELOPMENT
SITE EXHIBIT

PROPERTY OWNER INFORMATION:
BEP PROPERTY HOLDINGS, LLC
P.O. BOX 2083
BURLINGTON, NC 27215

PROJECT LOCATION:
TOWN OF HAW RIVER
COUNTY: IAN/CNC
TOWNSHIP: HAW RIVER

NO.	DATE	REVISION NOTE

DRAWN BY: SDT
CHECKED BY: ARS
DATE: 02/03/2023
PROJECT NO.: 207-01
REF. NO.:
SCALE: 1"=60'

PRELIMINARY

SINGLE FAMILY
34 UNITS
17.240 AC

JOSEPH R. JACARUSO
SUSAN M. JACARUSO
PARCEL #: 153326
D.B. 469, PG. 385
ZONE: B-2

GRID NORTH NAD83 (2011)

100' NATURAL BUFFER
NO BUILT UPON
AREA

APARTMENTS
360 UNITS

LI BUILDING, LLC.
PARCEL #: 152829
D.B. 2146, PG. 248
ZONE: I-2

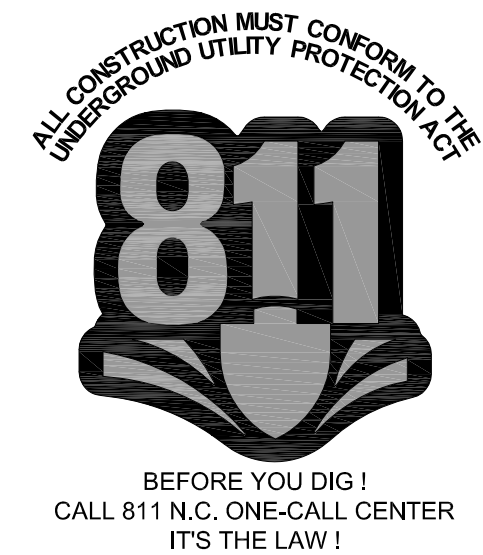
WHISPERWOOD WAY
PROP. 50' PUBLIC R/W

TOWNHOMES
136 UNITS
62.260 AC

WHISPERWOOD WAY
PROP. 50' PUBLIC R/W

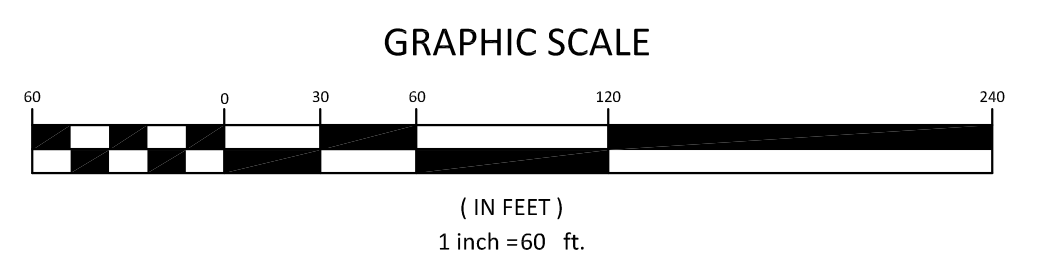
FUTURE CONNECTION
TO TROLLINGWOOD ROAD

HAWTHORNE AT
THE RIVER APARTMENT
COMPLEX
CURRENTLY IN PLANNING PHASE



LEGEND

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- ⊕ UTILITY POLE
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- ⊠ YARD INLET (YI)
- ⊠ GAS VALVE
- OHJ — OVERHEAD POWER LINE
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- WOODS LINE (TYP.)
- ⊠ FIRE HYDRANT (HYD)
- ⊙ SANITARY SEWER MANHOLE (SSMH)
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- TPEF TELEPHONE PEDESTAL
- THH TELEPHONE HAND HOLD
- DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT



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SITE EXHIBIT

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683 Galin Street
Kernersville, NC 27284



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RFP PROPERTY HOLDINGS, LLC.
P.O. BOX 2083
BURLINGTON, NC 27215

PROJECT LOCATION:
STONE STREET, LINA
COUNTY, NC
TOWNSHIP: HAW RIVER

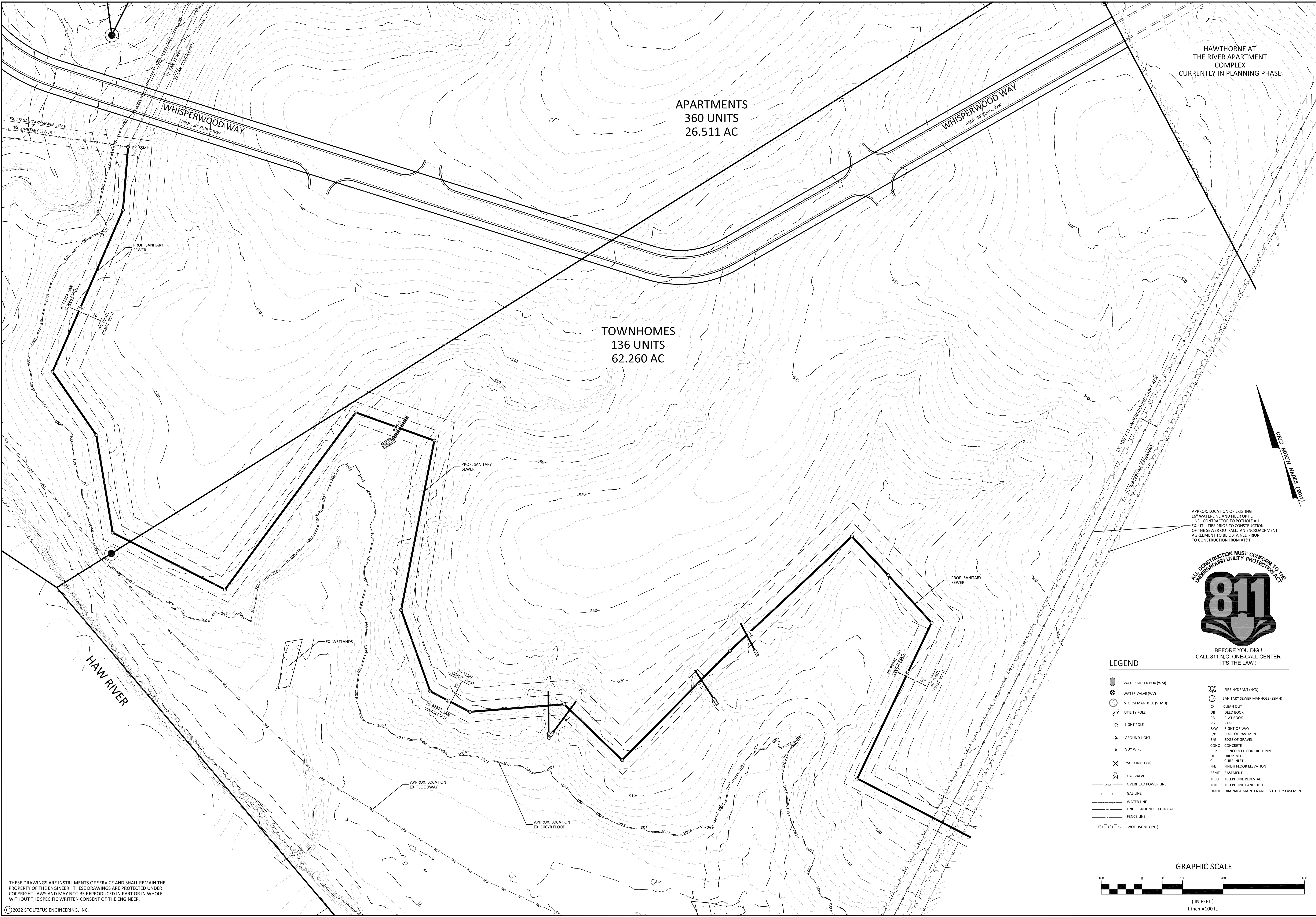
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PRELIMINARY

C3
3 OF 4

DRAWING FILE PATH: SEI\Projects\207-01\Draw\Map\Map-Apartment.dwg



HAWTHORNE AT THE RIVER APARTMENT COMPLEX
CURRENTLY IN PLANNING PHASE

APARTMENTS
360 UNITS
26.511 AC

TOWNHOMES
136 UNITS
62.260 AC

WHISPERWOOD WAY
PROP. 50' PUBLIC R/W

WHISPERWOOD WAY
PROP. 50' PUBLIC R/W

HAW RIVER

APPROX. LOCATION OF EXISTING 16" WATERLINE AND FIBER OPTIC LINE. CONTRACTOR TO POTHOLE ALL EX. UTILITIES PRIOR TO CONSTRUCTION OF THE SEWER OUTFALL. AN ENCROACHMENT AGREEMENT TO BE OBTAINED PRIOR TO CONSTRUCTION FROM AT&T

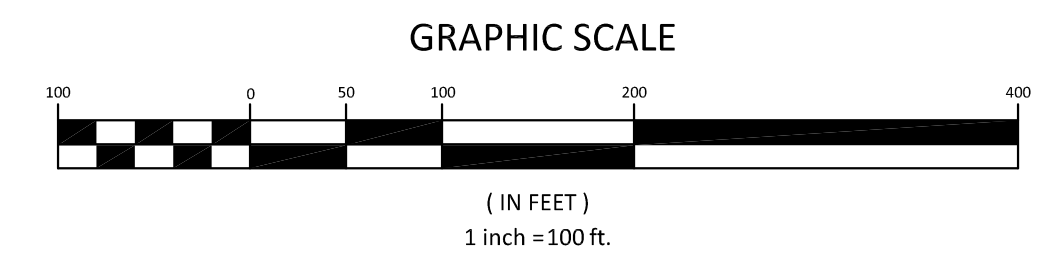
ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT



BEFORE YOU DIG!
CALL 811 N.C. ONE-CALL CENTER
IT'S THE LAW!

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TOWNSHIP: HAW RIVER

NO.	DATE	REVISION NOTE
1		
2		
3		
4		
5		

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PROJECT NO.: 207-01
REF. NO.:

SCALE: 1"=100'

PRELIMINARY

C4
4 OF 4