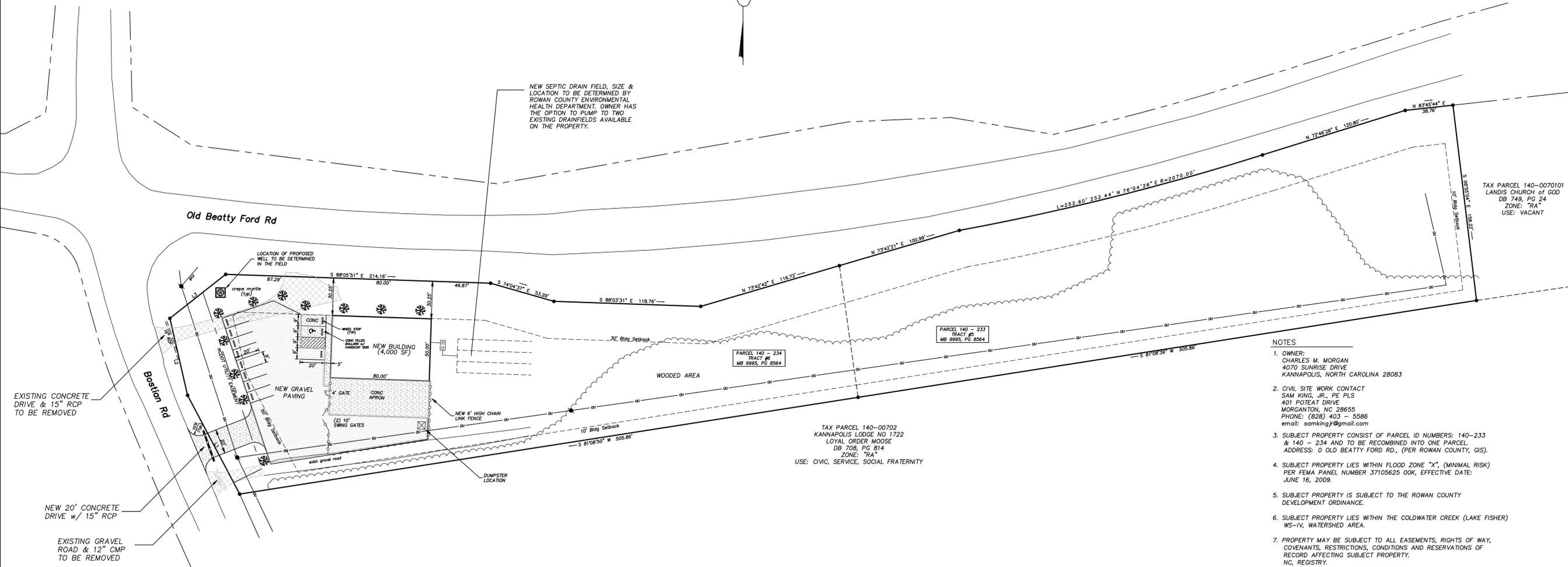


VICINITY MAP



NEW SEPTIC DRAIN FIELD, SIZE & LOCATION TO BE DETERMINED BY ROWAN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. OWNER HAS THE OPTION TO PUMP TO TWO EXISTING DRAINFIELDS AVAILABLE ON THE PROPERTY.

TAX PARCEL 140-0070101  
LANDIS CHURCH of GOD  
DB 749, PG 24  
ZONE: "RA"  
USE: VACANT

TAX PARCEL 140-00702  
KANNAPOLIS LODGE NO 1722  
LOYAL ORDER MOOSE  
DB 708, PG 814  
ZONE: "RA"  
USE: CIVIC, SERVICE, SOCIAL FRATERNITY

NOTES

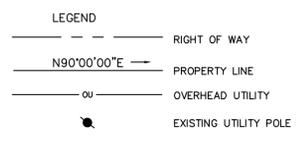
- OWNER: CHARLES M. MORGAN  
4070 SUNRISE DRIVE  
KANNAPOLIS, NORTH CAROLINA 28083
- CIVIL SITE WORK CONTACT  
SAM KING, JR., PE PLS  
401 POTEAT DRIVE  
MORGANTON, NC 28655  
PHONE: (828) 403 - 5586  
email: samkingjr@gmail.com
- SUBJECT PROPERTY CONSIST OF PARCEL ID NUMBERS: 140-233 & 140 - 234 AND TO BE RECOMBINED INTO ONE PARCEL. ADDRESS: 0 OLD BEATTY FORD RD., (PER ROWAN COUNTY, GIS).
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", (MINIMAL RISK) PER FEMA PANEL NUMBER 37105625 00K, EFFECTIVE DATE: JUNE 16, 2009.
- SUBJECT PROPERTY IS SUBJECT TO THE ROWAN COUNTY DEVELOPMENT ORDINANCE.
- SUBJECT PROPERTY LIES WITHIN THE COLDWATER CREEK (LAKE FISHER) WS-IV, WATERSHED AREA.
- PROPERTY MAY BE SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AFFECTING SUBJECT PROPERTY. NC, REGISTRY.
- POST DEVELOPED IMPERVIOUS SUMMARY  
CONCRETE: 4,045 SF  
NEW BUILDING: 4,000 SF  
EXIST GRVEL: 2,153 SF  
NEW GRVEL: 9,452 SF  
TOTAL IMPERVIOUS: 19,650 SF  
TOTAL AREA: 136,298 SF (3.129 AC)  
%IMPERVIOUS = 19,650/136,298 x 100 = 14.42%
- PARKING SUMMARY:  
10 EMPLOYEES, ONE SHIFT, 8-5, M-F  
STANDARD SPACES: 10 EA  
HANDICAP SPACES: 1 EA  
TOTAL SPACES: 11 EA
- SUBJECT PROPERTY CURRENTLY ZONED "RA", TO RE-ZONED "CBI-CD". SETBACKS (CBI) - FRONT: 50', SIDE: 10', SIDE STREET: 30', REAR: 10'
- LOCATION OF WELL AND SEPTIC AND CONSTRUCTION AUTHORIZATION TO BE OBTAINED THROUGH THE ROWAN COUNTY ENVIRONMENTAL DEPARTMENT.
- PROPOSED USE: "WATER WELL DRILLING CONTRACTOR" FLOOR TO AREA RATIO = 4,000 SF/136,298 SF x 100 = 2.93%
- DRIVEWAY PERMIT TO ACCESS FROM BOSTIAN ROAD HAS BEEN APPROVED BY NCDOT.
- 0.75 ACRES TO BE DISTURBED DURING CONSTRUCTION AND EROSION CONTROL PLAN APPROVAL BY ROWAN COUNTY IS NOT REQUIRED. THE OWNER AND ITS CONTRACTOR WILL BE RESPONSIBLE FOR CONTAINING ALL SEDIMENT AND EROSION ON SITE.

PROJECT NARRATIVE

THE SCOPE OF THIS PROJECT IS TO PROVIDE A NEW 4,000 SF METAL BUILDING AND ASSOCIATED PARKING AND ACCESS AREAS FOR A WELL DRILLING CONTRACTOR BUSINESS. THE NEW FACILITY WILL BE USED FOR OFFICE SPACE AND STORAGE OF EQUIPMENT AND MATERIALS. NO WELL DRILLING OPERATIONS WILL BE CONDUCTED ON THE PROJECT SITE. PROPOSED SITE LIGHTING TO BE LOW INTENSITY NIGHT LIGHT, WALL MOUNTED ON THE NEW BUILDING AND DIRECTED AWAY FROM ADJOINING STREETS AND PROPERTY. THE SUBJECT PROPERTY CONSIST OF TWO PARCELS TO BE RECOMBINED INTO ONE PARCEL AND REZONED FROM "RA" TO "CBI-CD". LOCATION OF SEPTIC FIELD TO BE DETERMINED BY ROWAN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. THE OWNER HAS THE OPTION TO PUMP TO TWO EXISTING DRAIN FIELDS AVAILABLE ON THE PROPERTY.

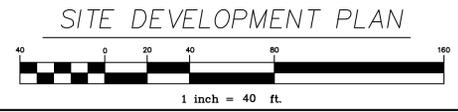
THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY FOR THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION AND ANY OTHER UNDERGROUND AND OVERHEAD UTILITY BEFORE STARTING CONSTRUCTION. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE CONTRACT DRAWINGS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

LINE DATA  
L1: N 27°54'32" W, 89.94'  
L2: N 13°00'26" W, 63.47'  
L3: N 51°51'57" E, 57.35'

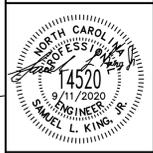


PLANT LEGEND: STREET & PERIMETER BUFFERS ONLY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crepe Myrtle	6' planting height	As Shown	11



KING ENGINEERING OF CONCORD, RLLP  
35 CHURCH STREET, S., SUITE 107  
CONCORD, NORTH CAROLINA 28025  
PHONE (828) 403 - 5586  
F-1438



New Building for:  
Morgan Well & Pump  
Bostian Road  
China Grove, North Carolina

DRAWN BY: SLK  
DESIGN BY: SLK  
PROJ. MGR.: SLK

NO.	DATE	DESCRIPTION OF REVISIONS
2	9/11/2020	REVISED PER ROWAN COUNTY PLAN REVIEW COMMENTS
1	8/20/2020	REVISED PER ROWAN COUNTY PLAN REVIEW COMMENTS

DATE: JUL 31, 2020  
DWG NO. 2020105  
SHEET NUMBER 1 OF 1