

ROWAN COUNTY  
TRACT 2 - 17.527 ACRES  
"SUMMIT CORPORATE CENTER"  
BK OF MAPS 9995, PG. 3221  
tm 402c, p 2

UTILITY NOTE: PUBLIC WATER IS AVAILABLE ALONG JULIAN ROAD AND SUMMIT PARK DR. PUBLIC SEWER IS AVAILABLE ALONG THE WESTERN BOUNDARY.

**LAND USE SUMMARY**

PARCEL	TOTAL AREA	IMPERVIOUS AREA
LOT 1	1.97 ACRES	1.38 ACRES*
LOT 2	1.57 ACRES	1.12 ACRES (71%)
LOT 3	1.74 ACRES	1.39 ACRES**
LOT 4	2.36 ACRES	1.95 ACRES (83%)
LOT 5	2.09 ACRES	1.74 ACRES (83%)
LOT 6	0.66 ACRES	****
LOT 7,8,9	17.71 ACRES	8.51 ACRES (48%)
TOTAL	28.11 ACRES	16.8 ACRES (60%)

\*LOT 1 ASSUMED TO BE 70% IMPERVIOUS WHEN DEVELOPED.  
\*\*LOTS 3 ASSUMED TO BE 80% IMPERVIOUS WHEN DEVELOPED.  
\*\*\*LOTS 7,8,9 IMPERVIOUS AREA ORIGINALLY INCLUDED 0.94 ACRES FOR FUTURE ROADWAY THAT HAS BEEN ABANDONED AND REDISTRIBUTED TO LOTS 3,4,5,6.  
\*\*\*\*0.71 ACRES ALLOWABLE IMPERVIOUS REMAINS.

**PARKING SUMMARY**

PARKING REQUIREMENTS: 1 SPACE PER 400 SF FOR RETAIL/RESTAURANT PLUS 1 SPACE PER EMPLOYEE (ASSUMED 1 EMPLOYEE PER 2000 SF)

PARCEL	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
LOT 1			
LOT 2	13,000 SF	39	68
LOT 3			
LOT 4	35,000 SF	105	135
LOT 5	7,570 SF	44	169
LOT 6			
LOT 7,8,9	127,225 SF	382	494
TOTAL	182,795 SF (14.9%)	570	866

(4.74 SPACES PER 1000 SF)

ACCESSIBLE SPACES PROVIDED: 23 PROVIDED (15 REQUIRED)

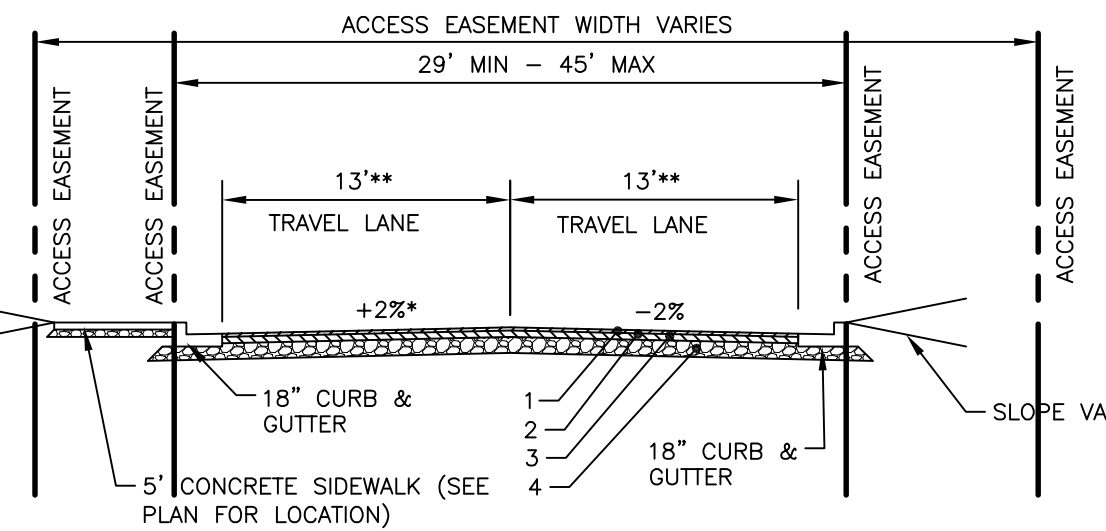
\*LOTS 1, 2, & 3 WILL BE SELF PARKED WHEN DEVELOPED  
\*\*LOTS 4, 5, 6, 7, 8, AND 9 WILL SHARE PARKING AREAS

E & B Brown Enterprises, LLC  
1036 - 207  
tm 402, p 81  
ZONE: CBI

ROWAN COUNTY  
1036 - 208  
tm 402, p 83  
ZONE: CBI

**SITE DATA**

PROJECT DESCRIPTION: MODIFICATION TO AN EXISTING SHOPPING CENTER  
LOCATION: JULIAN ROAD & SUMMIT PARK DR, ROWAN COUNTY, NC  
ZONING: CBI (SUBJECT TO SUMMIT CORPORATE CENTER COVENANTS & RESTRICTIONS)  
FLOOD ZONE: ZONE X, AS SHOWN ON FEMA FIRM 3710565800J EFFECTIVE DATE JUNE 16, 2009  
SITE AREA: 28.11 ACRES  
BUILDING SETBACKS:  
FRONT (EAST) 50'  
REAR (SOUTH) 50'  
SIDE (WEST) 10'  
SIDE (NORTH) 10'



**PRIVATE DRIVE TYPICAL SECTION**

\*DRIVE ALONG THE SOUTHERN BORDER OF LOTS 3 & 4 HAS A CONSTANT SLOPE IN LIEU OF A CROWN  
\*\*TWO LANE SECTION SHOWN, THREE LANE REQUIRED AT JULIAN ROAD ENTRANCE.  
1 - 1.5" ASPHALT SURFACE (GDOT 9.5 TYPE 2)  
2 - TACK COAT  
3 - 2.5" ASPHALT BINDER (GDOT 19MM)  
4 - 8" CRUSHED AGGREGATE BASE COURSE

CIVIL ENGINEER:  
**BERRY ENGINEERS LLC**  
3555 KEITH ST, NW, SUITE 109  
CLEVELAND, TN 37312  
TEL: (423) 790-5880  
DBA BERRY ENGINEERS, PLLC, FIRM LICENSE: P-1188

DEVELOPER:  
**Hutton**  
REAL ESTATE DEVELOPMENT CONSTRUCTION  
736 CHERRY STREET  
CHATTANOOGA, TN 37402

PROJECT:  
**ROWAN SUMMIT SHOPPING CENTER**  
I-85 & JULIAN ROAD  
ROWAN COUNTY, NC

NORTH CAROLINA PROFESSIONAL SEAL  
REGISTERED PROFESSIONAL ENGINEER  
CHRISTOPHER M BERRY

REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NAME:  
**PLANNED DEVELOPMENT SUBDIVISION**

DATE: 12/09/2020  
DRAWN BY: BMB  
CHECKED BY: CMB  
PROJECT NO.: 14005  
SHEET NUMBER:  
**EX-A**

