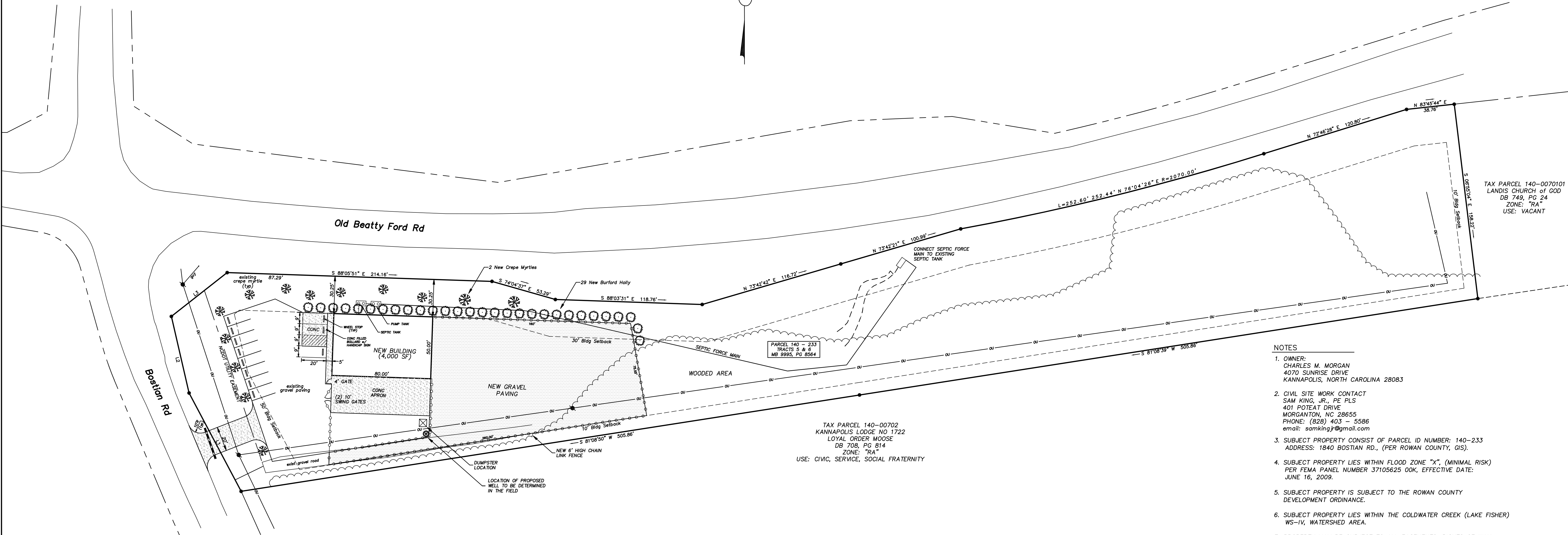


VICINITY MAP



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

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

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 NUMBER: 140-233  
ADDRESS: 1840 BOSTIAN 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:	4,047 SF
NEW BUILDING:	4,000 SF
EXIST GRAVEL:	486 SF
NEW GRAVEL:	22,410 SF
TOTAL IMPERVIOUS:	30,943 SF
TOTAL AREA:	136,298 SF (3.129 AC)
IMPERVIOUS =	33,259/136,298 x 100 = 24.40%
- 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 "CBI-CD".  
 SETBACKS - 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.
- 1.25 ACRES TO BE DISTURBED DURING CONSTRUCTION AND EROSION  
CONTROL PLAN APPROVAL BY ROWAN COUNTY WILL BE REQUIRED.  
THE OWNER AND ITS CONTRACTOR WILL BE RESPONSIBLE FOR  
CONTAINING ALL SEDIMENT AND EROSION ON SITE.

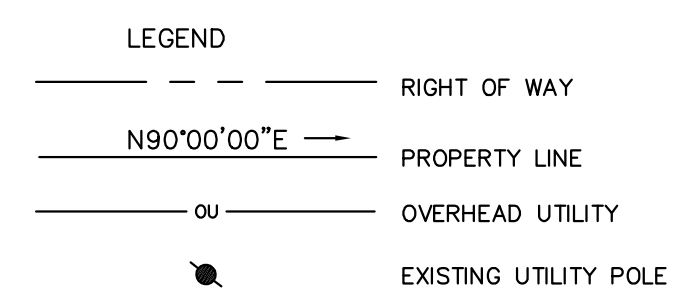
PROJECT NARRATIVE

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 MOUNTED ON THE NEW BUILDING AND DIRECTED AWAY FROM ADJOINING STREETS AND PROPERTY. THE SUBJECT PROPERTY PREVIOUSLY CONSISTED OF TWO PARCELS AND HAS BEEN RECOMBINED INTO ONE PARCEL, AND IS ZONED "CBI-CD". SEPTIC SEWER SERVICE TO BE PROVIDED BY NEW SEPTIC TANKS, FORCE AND EXISTING SEPTIC SYSTEM AS SHOWN.

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.



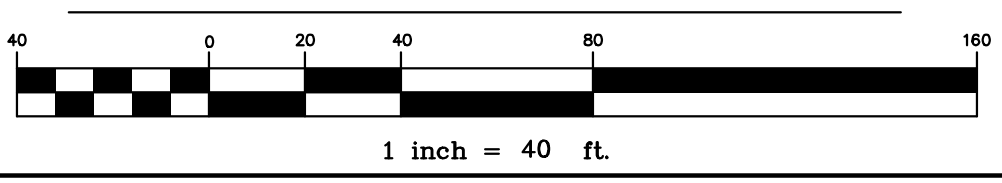
LINE DATA  
 L1: N 27°54'32" W, 89.94'  
 L2: N 13°00'26" W, 63.47'  
 L3: N 51°51'57" E, 57.35'



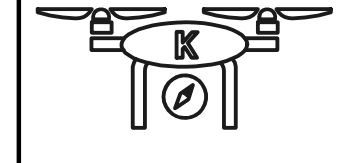
PLANT LEGEND: STREET & PERIMETER BUFFERS ONLY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	<i>Lagerstroemia indica 'Natchez'</i>	Natchez Crepe Myrtle	6" planting height	As Shown	2
	<i>Ilex cornuta burfordi nana</i>	Dwarf burford holly	24" planting height	As Shown	29

SITE DEVELOPMENT PLAN



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  
 1840 Bostian Road  
 China Grove, North Carolina

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