

PARCEL 230 046
NEW COVENANT PARTNERS VIII, LLC.
1312/369
ZONED IND

- GENERAL NOTES:**
- 1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.
 - 2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
 - 3) DEED REF: 1259/221
 - 4) TAX PIN #: 230D055
 - 5) BOUNDARY INFORMATION PERFORMED BY DON ALLEN & ASSOC. PA
 - 7) PROPOSED HEIGHT OF BLDG. IS 30 FEET.
 - 8) ALL BUFFERING, SCREENING AND FENCING TO BE IN ACCORDANCE WITH ROWAN COUNTY.
 - 9) SIGNS ARE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH ROWAN CO.

WATER\SEWER
THIS SITE IS TO BE SERVED BY EXISTING WELL AND SEPTIC

WATERSHED DATA
PROPERTY IS LOCATED IN WS-II WATERSHED - YADKIN RIVER BASIN

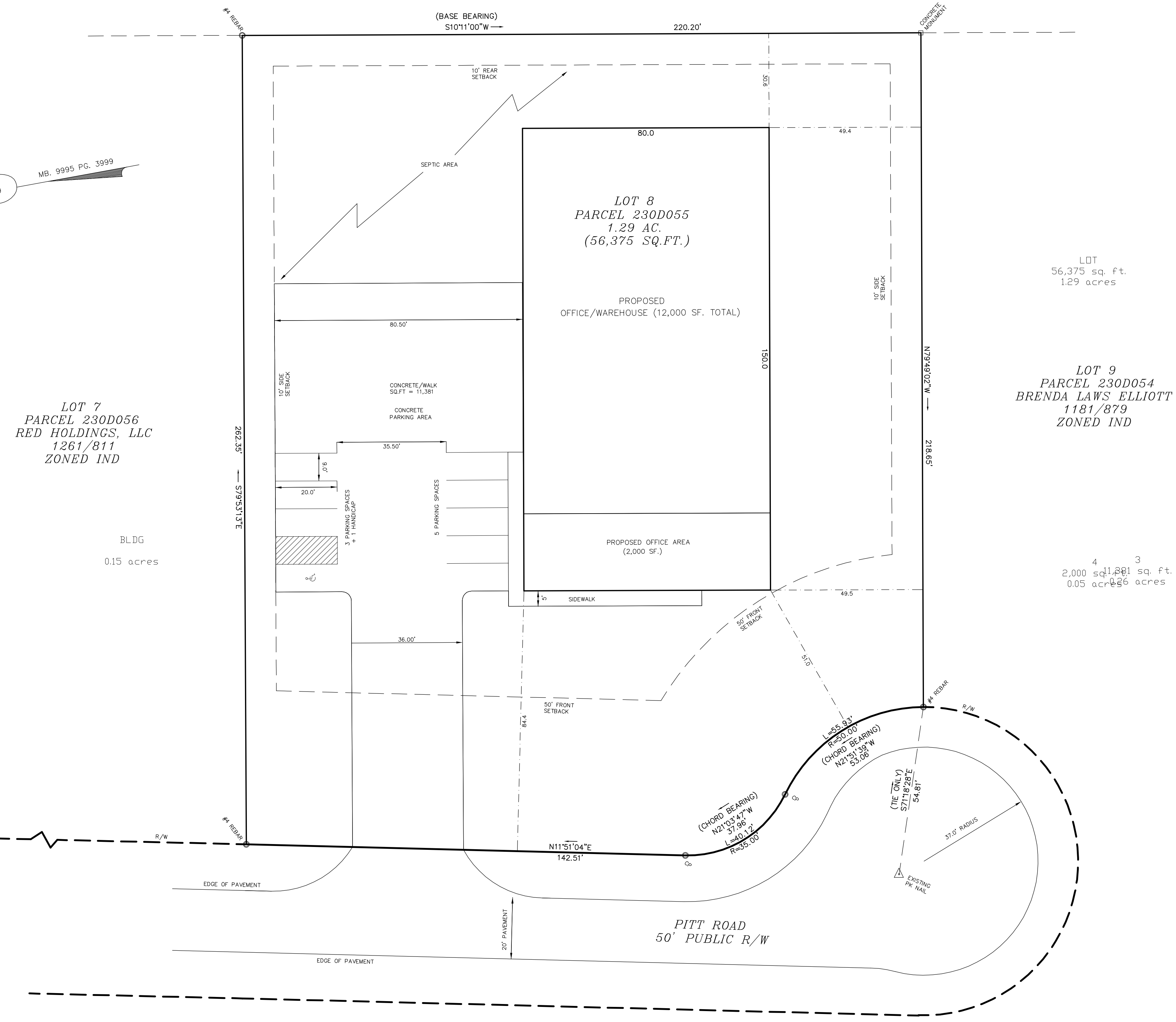
FLOOD DATA
THE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD AREA.
ZONE "X" FIRM MAP 3710468600K DATED: 6/16/2009

PROJECT SCHEDULE
Project planned to start September.

PROPOSED USE OF THE PROPERTY
OFFICE / WAREHOUSE

ZONING
IND

PROPOSED BUSINESS USE
RACE SHOP - 7 EMPLOYEES, BUSINESS HRS 7:00 AM - 5:00 PM



LOT 9
PARCEL 230D054
BRENDA LAWS ELLIOTT
1181/879
ZONED IND

2,000 sq. ft.
0.05 acres

IMPERVIOUS CALCULATION

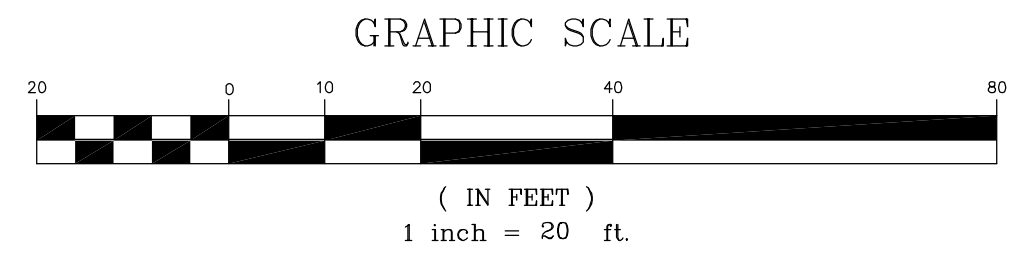
- 1) PARKING REQUIREMENTS
BLDG. = 12,000 SF
PARKING\DRIVE\SIDEWALK = 11,381 SF
TOTAL IMPERVIOUS = 23,381

PARKING DATA

- 1) PARKING REQUIREMENTS
PARKING REQUIRED IS 1 SPACE PER EMPLOYEE AT LARGEST SHIFT
7 EMPLOYEES AT LARGEST SHIFT = 7 SPACES REQUIRED
9 SPACES PROVIDED

- LEGEND**
- ⊙ = P.P. = POWER POLE
 - = POWER TRANS.
 - E.I.P. = EXISTING IRON FOUND
 - I.P.S. = #4 REBAR SET
 - R/W = RIGHT-OF-WAY
 - ⊙ = LP = LIGHT POLE
 - CP = COMPUTED POINT

DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crosslake Park Drive - Suite 102 * Mooreville, N.C. 28117
(704) 664-7029 (704) 664-8041 Fax
donallensurvey@gmail.com



SITE PLAN
OF
LOT 8 PERFORMANCE PARK
371 PIT ROAD
PARCEL 230D055
ATWELL TWP., ROWAN CO., N.C.
SCALE: 1" = 20' DATE: AUGUST 5, 2021
REVISED: MARCH 21, 2022

DEVELOPER: PERFORMANCE PIT OAKRIDGE, LLC.
1359 CYPRESS PLACE
CHESAPEAKE, VA 23320