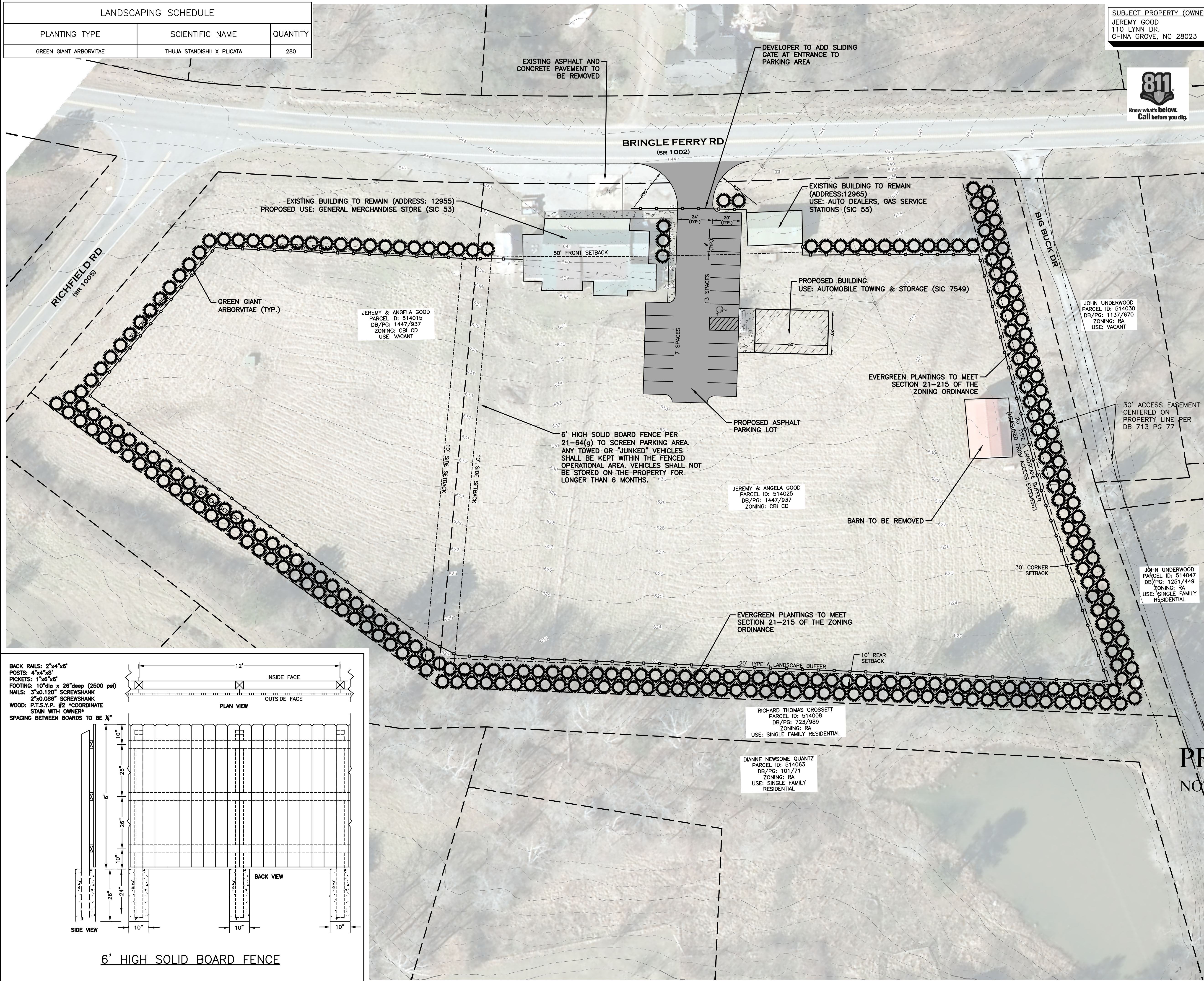
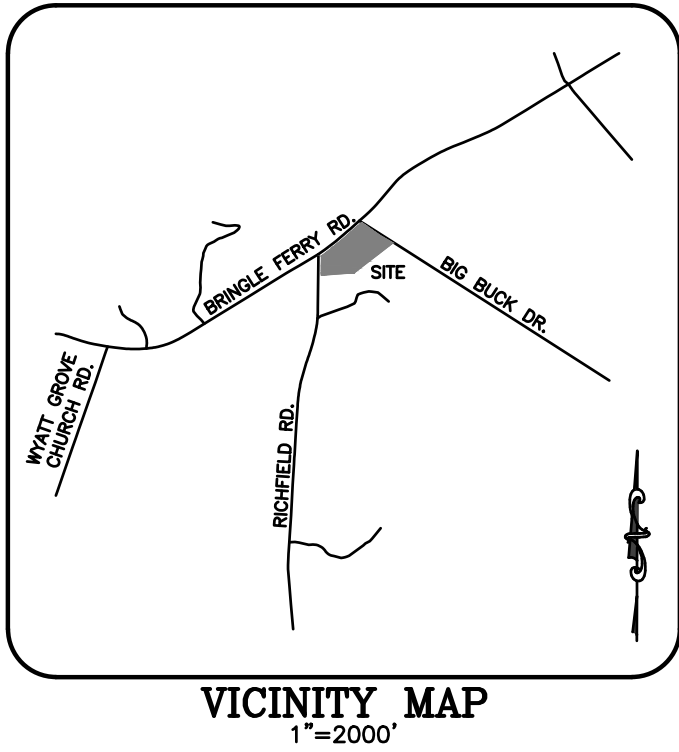


LANDSCAPING SCHEDULE		
PLANTING TYPE	SCIENTIFIC NAME	QUANTITY
GREEN GIANT ARBORVITAE	THUJA STANDISHII X PLICATA	280



SUBJECT PROPERTY (OWNER)
JEREMY GOOD
110 LYNN DR.
CHINA GROVE, NC 28023



ZONING NOTES

PID: 514025, 514015
SITE ADDRESS: 12955 BRINGLE FERRY RD.
JURISDICTION: ROWAN COUNTY
CURRENT ZONING: CBI CD
PROPOSED ZONING: CBI CD
TOTAL ACREAGE: 3.53 AC
EXISTING LAND USE: ABANDONED STORE
PROPOSED USE: VEHICLE TOWING SERVICE/AUTO REPAIR/GENERAL STORE
MAXIMUM # EMPLOYEES: 8
HOURS OF OPERATION: 9 AM TO 5 PM
WATERSHED: TUCKERTOWN WATER SUPPLY WATERSHED (WSV PA)
ALLOWABLE IMPERVIOUS AREA %: 36%
PRE-CONSTRUCTION IMPERVIOUS AREA: 10,097 SF
POST-CONSTRUCTION IMPERVIOUS AREA: 16,869 SF
DEED BOOK/PAGE: 1447/937
SETBACKS(SECTION 21-64):
FRONT: 50'
SIDE: 10'
CORNER: 30'
REAR: 10'

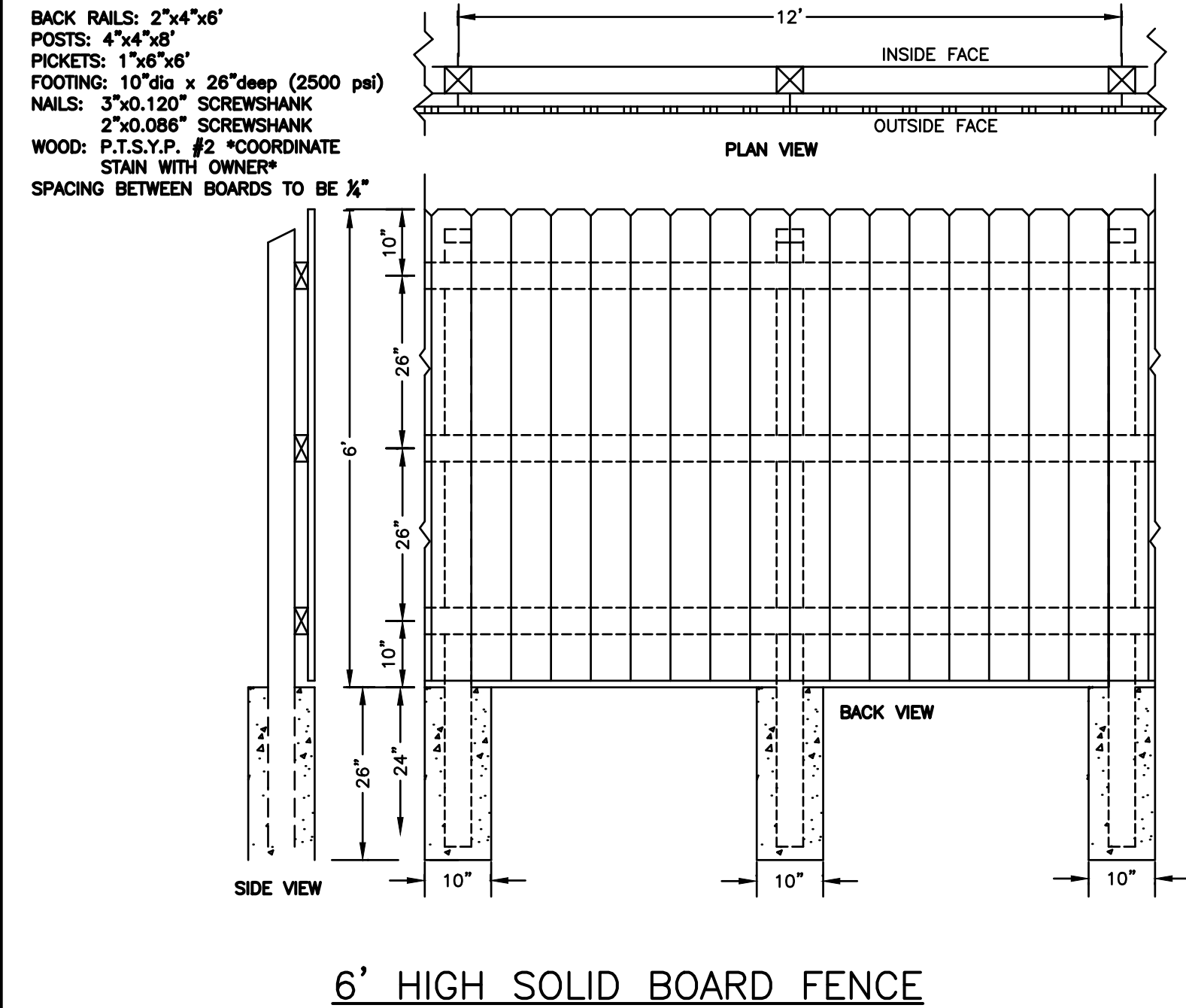
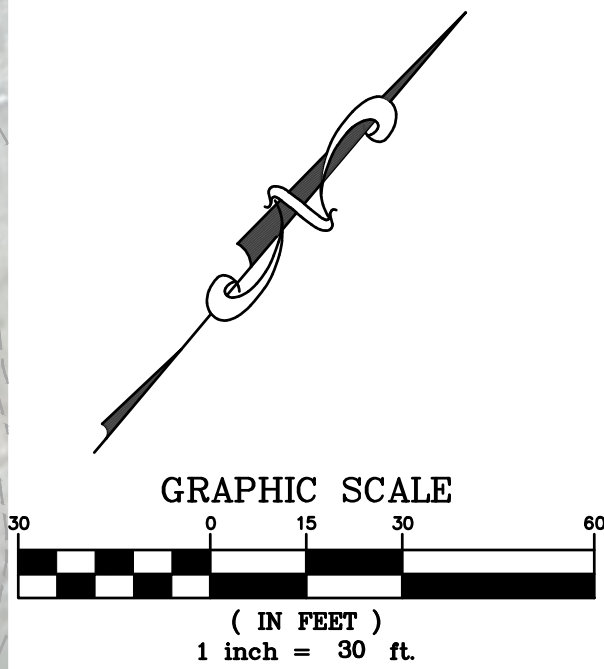
BUFFERING REQUIREMENTS (SECTION 21-215 & 216)
A TYPE A BUFFER IS REQUIRED BETWEEN RETAIL/SERVICE USES AND RESIDENTIAL USES. MINIMUM BUFFER WIDTH=20' WITH A ROW OF EVERGREEN CONIFERS OR BROADLEAF EVERGREENS PLACED NOT MORE THAN FIVE (5) FEET APART WHICH WOULD GROW TO FORM A CONTINUOUS HEDGE OF AT LEAST SIX (6) FEET IN HEIGHT WITHIN TWO (2) YEARS OF PLANTING

PARKING SUMMARY (SECTION 21-166)
REQUIRED: 1 PER EMPLOYEE FOR 8 = 8
1 PER 400 SF FOR 4000 SF = 10
1 PER BUSINESS VEHICLE FOR 2 VEHICLES = 2
TOTAL REQUIRED: 20 SPACES
PROVIDED: 16 SPACES

GENERAL NOTES

- PARCEL LINES SHOWN ARE TAKEN FROM ROWAN COUNTY GIS DATA. TOPOGRAPHY IS TAKEN FROM LIDAR DATA FROM THE NORTH CAROLINA EMERGENCY MANAGEMENT GIS SECTION'S SPATIAL DATA DOWNLOAD WEBSITE.
- FLOOD HAZARD OVERLAY DISTRICT: THIS PROPERTY HAS BEEN DETERMINED TO LIE OUTSIDE OF A SPECIAL FLOOD HAZARD AREA. THIS SITE IS SHOWN TO BE IN AREAS DESIGNATED NON-SHADED ZONE "X". SEE FEMA PANEL 3710662600K, EFFECTIVE DATE 6/16/2009.
- SALVAGE YARDS WILL NOT BE ALLOWED AS PART OF AS PART OF THE 'AUTOMOBILE TOWING AND STORAGE' USE. VEHICLES SHALL NOT BE STORED ON PROPERTY FOR LONGER THAN 6 MONTHS.

PRELIMINARY
NOT FOR CONSTRUCTION



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NC License # F-0038
SC Code 841

THE THRASHER GROUP
North Carolina

PROJECT NO. R30-11132
FILE NO. FILE#
SCALE: 1"=30'
DRAWN BY: MCW
CHECKED BY: JLR

JEREMY GOOD
12955 BRINGLE FERRY RD
ROWAN COUNTY, NORTH CAROLINA

SITE PLAN

REV	DATE	COMMENT

DATE: 2/2/26

SHEET NO.
C-1
OF 1 SHEETS