

LEGEND

These standard symbols will be found in the drawing.

- SECURITY FENCE
- PRINCIPAL SETBACKS
- Ex-STORM
- EDGE OF PAVEMENT
- EX - GUARDRAIL
- Ex-WATER
- EDGE OF GRAVEL
- PROPERTY LINES
- SIGHT TRIANGLES
- Ex-ELECTRIC ABOVE

TOTAL SITE AREA
259763 Sq. Feet
5.9633 Acres

TOTAL BUILT UPON / IMP. AREA
93367 Sq. Feet
2.1434 Acres
35.94 % BUILT UPON AREA

- LAYOUT NOTES:
1. AT THE TIME OF STAKING, THE CONTRACTOR IS TO CONTACT THE ENGINEER FOR DIGITAL SITE PLAN FILES FOR THE COORDINATION OF STAKING
 2. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, FACE OF WALL, AND BUILDING UNLESS OTHERWISE NOTED.
 3. ALL SIDEWALKS AS REQUIRED SHALL BE FIELD STAKED FOR APPROVAL BY THE ENTITY HAVING JURISDICTION
 4. JOHN SUTHER, PLLC IS TO BE GIVEN 24 HOURS NOTICE PRIOR TO THE START OF CONSTRUCTION
 5. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ROWAN COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS
 6. ALL PATCH WORK WITHIN THE LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH THE ASSOCIATED ASPHALT OR PAVEMENT DETAILS
 7. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED SHALL BE COORDINATED WITH APPLICABLE COMPANY
 8. ALL TRAFFIC SIGNS AND MARKINGS ARE TO BE INSTALLED AND COMPLY WITH CURRENT LDM STANDARDS AND SPECIFICATIONS
 9. PROJECT IS TO ADHERE TO THE CURRENT COUNTY/CITY ZONING ORDINANCES, UNLESS OTHERWISE STATED IN THE APPROVED REZONING DOCUMENTS.
 10. ALL PROPOSED UTILITIES SHOWN OR FUTURE SHALL BE UNDERGROUND ON SITE.

A
SITE DEVELOPMENT
PLAN FOR:
**BOSTIAN ROAD
STORAGE
FACILITY**
ROWAN COUNTY, NC
DECEMBER 16, 2021

PROPERTY INFORMATION
REF ADDRESS:
0 BOSTIAN RD
CHINA GROVE, NC 28023
DEED AND PLAT REFERENCES
PARCEL IDS: 140 242
140 007
DEED BOOK: 1376
PAGE: 432
ZONINGS: CBI-CD (ROWAN)
RA (ROWAN)

- PLAN SET NOTES:
1. PLAN NORTH IS BASED ON NAD83(2011)
 2. NO GEODETIC MONUMENTS WERE SURVEYED BY THE ENGINEER
 3. SURVEY INFORMATION WAS PROVIDED BY: JOHN MCHEERY PLS
 4. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
 5. EXISTING GROUND CONDITIONS ARE BASED ON INTERNAL SURVEY INFORMATION AND DATA AVAILABLE IN THE PUBLIC DOMAIN
 6. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN

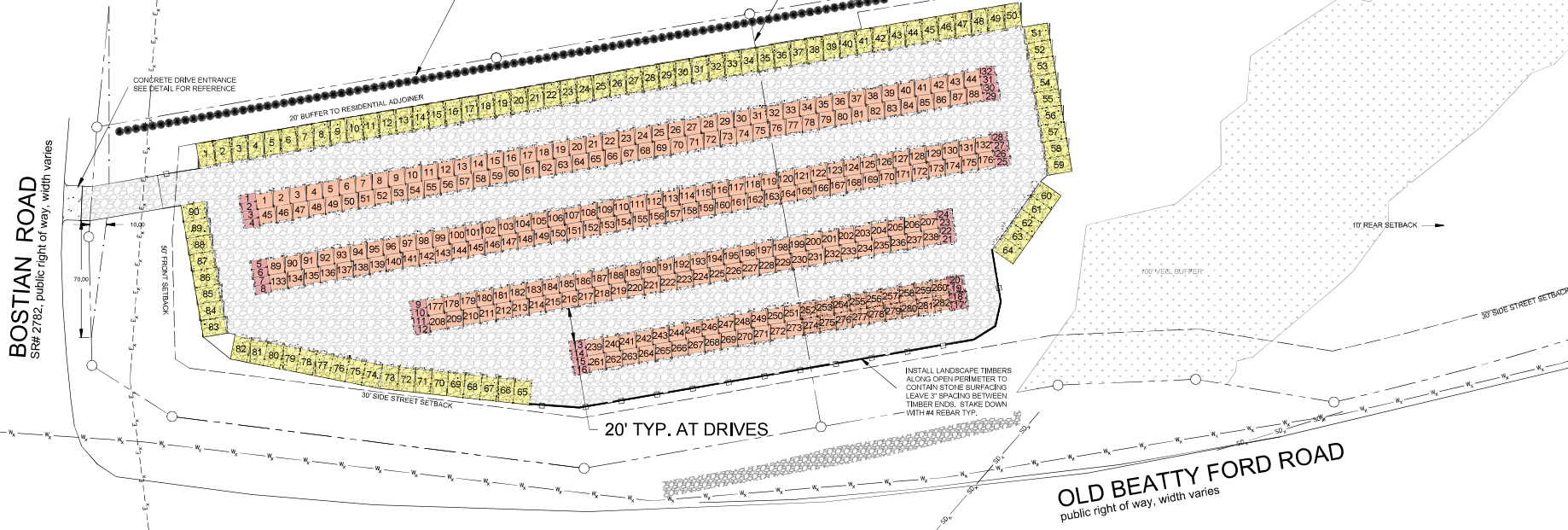
JOHN SUTHER, PLLC
2655 NC-153 HWY
CHINA GROVE, NC 28023
FIRM NO. P-1946

PLAN REVISION ISSUANCE

NO.	DESCRIPTION	DATE
00	INITIAL SITE PLAN	08.24.21
01	RECOMBINATION SITE PLAN	12.16.21

DRAWN: JES
CHECKED: BAA
JOB: 21014

SHEET NUMBER
C-2.0
SHEET TITLE
SITE PLAN LAYOUT

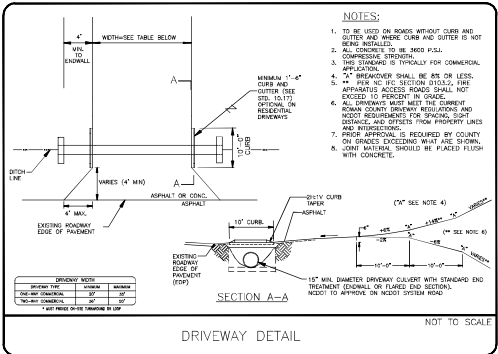


10'X15' UNITS
(90) UNITS

5'X10' UNITS
(32) UNITS

10'X10' UNITS
(282) UNITS

TOTAL : 404 UNITS



- DIMENSIONAL STANDARDS: CBI-CD
- MINIMUM LOT WIDTH AT RIGHT-OF-WAY:
REQUIRED: 30'
PROVIDED: 143.75'
- MINIMUM LOT WIDTH AT BUILDING SETBACK LINE:
REQUIRED: 10'
PROVIDED: 192.33'
- MINIMUM LOT DEPTH:
REQUIRED: 100'
PROVIDED: 1042.71'
- PRINCIPAL STRUCTURE SETBACKS:
FRONT YARD: REQ 50'
PROVIDED: 50'
SIDE STREET: REQ 30'
PROVIDED: 30'
SIDE YARD: REQ 10' OR 0'
PROVIDED: 10' - 20' WHERE RA BUFFER EXCEEDS SETBACK REQ.
REAR YARD: REQ 10' OR 0'
PROVIDED: 10'
- ACCESSORY STRUCTURE SETBACKS:
FRONT: REQ 10'
PROVIDED: N/A
ANY ROW: REQ 10'
PROVIDED: N/A
SIDE AND REAR YARD: REQ 10'
PROVIDED: N/A

