LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	114.11	N5°26'32"E	L31	125.00	N80°45'16"E	L60	34.10	N76°30'03"E	L90	291.18	N34°14'11"W
L2	1586.39	N5°27'14"E	L32	201.64	N9°14'43"W	L61	23.61	N79°11'27"E	L91	862.90	N36°29'50"W
L3	549.32	S84°00'05"E	L33	78.04	N9°14'23"W	L62	10.50	N79°11'30"E	L92	85.88	N36°30'26"W
L4	294.65	S84°00'06"E	L34	54.03	N80°31'23"E	L63	34.10	N79°37'01"E	L93	761.01	S65°11'44"E
L5	66.53	S6°53'17"W	L35	47.29	N80°10'58"E	L64	34.10	N80°01'32"E	L94	735.05	N25°46'00"W
L6	216.96	S89°38'23"E	L36	44.52	N79°47'02"E	L65	34.10	N80°26'03"E	L95	1608.79	S28°03'33"W
L7	130.76	S89°28'14"E	L37	44.53	N79°23'31"E	L66	34.10	N80°48'29"E	L96	476.72	N87°40'42"W
L8	1387.75	S0°08'12"E	L38	44.53	N79°00'29"E	L67	34.09	N81°12'40"E	L97	524.62	N18°19'32"E
L9	150.14	S83°19'50"W	L39	44.53	N78°36'50"E	L68	34.08	N81°37'02"E	L98	479.01	N86°37'32"W
L10	150.11	S83°22'17"W	L40	44.54	N78°13'58"E	L69	34.08	N82°01'24"E	L99	570.74	N86°37'37"W
L11	184.23	S83°31'35"W	L41	44.54	N77°50'10"E	L70	121.29	N81°45'33"E	L100	973.68	N43°33'35"E
L12	184.23	S83°38'49"W	L42	44.54	N77°27'08"E	L71	76.31	N81°40'51"E	L101	749.36	S80°07'19"W
L13	170.87	S83°45'10"W	L43	44.55	N77°04'07"E	L72	117.30	N80°00'08"E	L102	1100.29	N48°53'39"E
L14	170.87	S83°51'55"W	L44	44.55	N76°40'19"E	L73	31.42	N75°55'04"E	L103	81.41	S69°37'02"E
L15	170.88	S83°58'13"W	L45	44.34	N76°17'43"E	L74	399.47	S8°00'33"E	L104	42.97	S69°37'40"E
L16	170.88	S84°04'32"W	L46	44.55	N75°53'56"E	L75	99.22	N73°42'54"E	L105	33.04	N48°42'25"E
L17	201.69	N84°04'27"E	L47	44.54	N75°30'32"E	L76	23.96	S3°24'47"W	L106	99.77	N18°32'34"E
L18	201.71	N83°57'09"E	L48	44.53	N75°07'54"E	L77	27.38	S3°31'27"W	L107	387.94	N17°39'59"E
L19	201.69	N83°49'37"E	L49	44.53	N74°43'42"E	L78	150.35	S3°26'18"W	L108	201.04	N2°32'21"E
L20	201.70	N83°41'47"E	L50	44.53	N74°20'17"E	L79	443.68	S3°27'08"W	L109	244.89	S82°34'30"E
L21	195.12	N83°34'09"E	L51	44.51	N73°59'44"E	L80	268.35	S3°27'10"W	L110	147.70	S84°31'13"E
L22	195.12	N83°26'36"E	L52	34.09	N73°38'35"E	L81	675.70	S3°27'03"W	L111	100.04	S89°50'20"E
L23	195.11	N83°19'44"E	L53	4.77	N76°28'48"E	L82	576.61	S3°10'27"W	L112	676.00	N1°50'44"E
L24	195.12	N83°12'10"E	L53	201.70	N83°41'47"E	L83	63.58	S89°01'53"W	L113	310.75	N5°19'47"W
L25	28.76	N83°08'16"E	L54	28.32	N76°23'53"E	L84	550.34	S89°01'44"W			
L26	199.91	N83°03'35"E	L55	34.09	N76°48'17"E	L85	550.34	S89°01'44"W			
L27	101.30	N81°47'18"E	L56	34.10	N77°12'13"E	L86	1383.06	S1°42'13"W			
L28	101.29	N81°21'54"E	L57	34.10	N77°36'56"E	L87	674.98	S1°42'13"W			
L29	58.00	S9°14'57"E	L58	34.10	N78°00'37"E	L88	429.57	S4°13'14"W			
L30	221.99	S9°14'45"E	L59	34.10	N78°24'19"E	L89	207.01	N34°33'29"W			

SHARED ACCESS ROAD
TYPICAL SECTION
NTS

HATCH LEGEND

- DENOTES WETLANDS ON PLANS
- DENOTES 50' STREAM/WETLANDS BUFFER ON PLANS
- DENOTES 260' DUKE POWER EASEMENT BUFFER ON PLANS
- DENOTES FEMA REGULATORY FLOODWAY ON PLANS
- DENOTES FEMA FLOODPLAIN ON PLANS

PROJECT NAME:
LONG FERRY ROAD SITE

TYPE OF PLAN:
REZONING SITE PLAN

SITE LOCATION:
LONG FERRY ROAD
SALISBURY, NORTH CAROLINA 28146

DEVELOPER:
RED ROCK DEVELOPMENTS
1201 MAIN STREET
SUITE 2360
COLUMBIA, SC 29201
CONTACT: MR. JOHN BARKER, JR.
PHONE: (803) 779-3025

CIVIL ENGINEER:
MR. BRIAN CRUTCHFIELD
TIMMONS GROUP
610 EAST MOREHEAD STREET, SUITE 250
CHARLOTTE, NORTH CAROLINA 28202
PHONE: (704) 376-1073
FACSIMILE: (704) 376-1076

PARCEL ID'S:
603 113, 603 045, 603 112, 603 114, 603 116, 603 118

SITE ACREAGE:
330.419 ± ACRES

SETBACKS:
FRONT YARD: 50'
REAR YARD: 10'
SIDE YARD: 10'

STREET FRONTAGE:
LONG FERRY ROAD

EXISTING ZONING CLASSIFICATION:
RA-AO
RA

PROPOSED ZONING CLASSIFICATION:
CBI-CD

PROPOSED USE:
WAREHOUSING & LIGHT MANUFACTURING

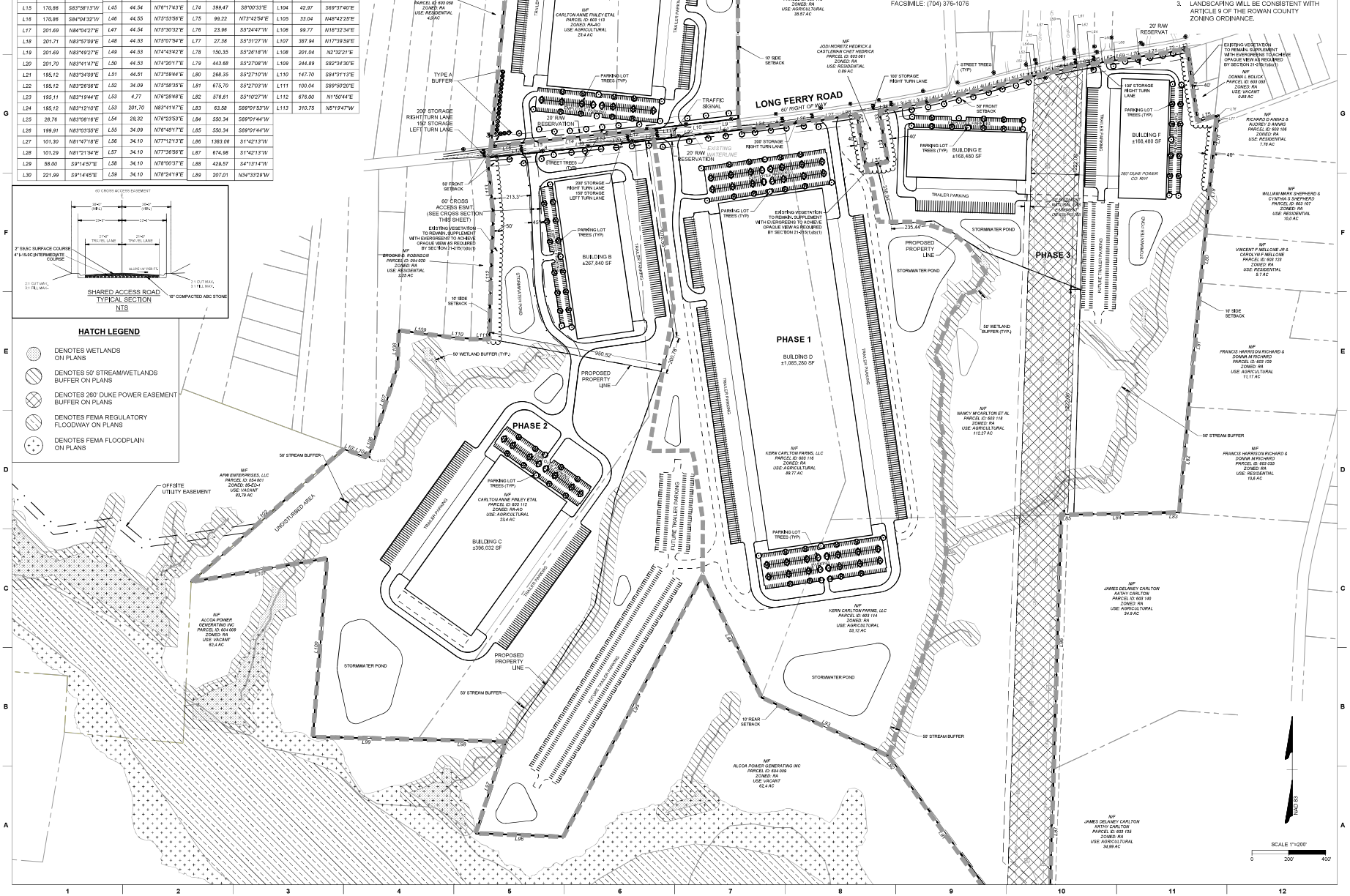
FEMA FLOODPLAIN (ZONE X)

COMMUNITY	NUMBER	PANEL	SFX
ROWAN CNTY	371057	8100	K
ROWAN CNTY	371057	8000	J

WETLANDS DELINEATION
ECS SOUTHEAST, LLP
ECS PROJECT NO. 49:14910
OCTOBER 25, 2021

TRAFFIC STUDY
DESIGN RESOURCE GROUP
DRG PROJECT NO. 634-003
DECEMBER 2021

NOTES:
1. ALL EMPLOYEE AND VISITOR PARKING WILL BE STRIPED 9'X20'. TOTAL NUMBER TO BE DETERMINED WITH USER AND CONSISTENT WITH SECTION 21-166 OF THE ZONING ORDINANCE.
2. SCREENING AND BUFFERING WILL BE CONSISTENT WITH ARTICLE 9 OF THE ROWAN COUNTY ZONING ORDINANCE.
3. LANDSCAPING WILL BE CONSISTENT WITH ARTICLE 9 OF THE ROWAN COUNTY ZONING ORDINANCE.



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Site Development | Residential | Infrastructure | Technology

RED ROCK DEVELOPMENTS

LONG FERRY ROAD SITE

ROWAN COUNTY, NC

Revision Index

No.	ISSUE DESCRIPTION	DATE
1	COUNTY COMMENTS	3/31/22
2	COUNTY COMMENTS	5/2/22
3	COUNTY COMMENTS	5/13/22

PROJECT No:	49583
DRAWN BY:	AHB
CHECKED BY:	BVC
SCALE:	AS SHOWN

REZONING SITE PLAN

RZ-01

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