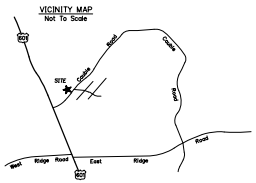
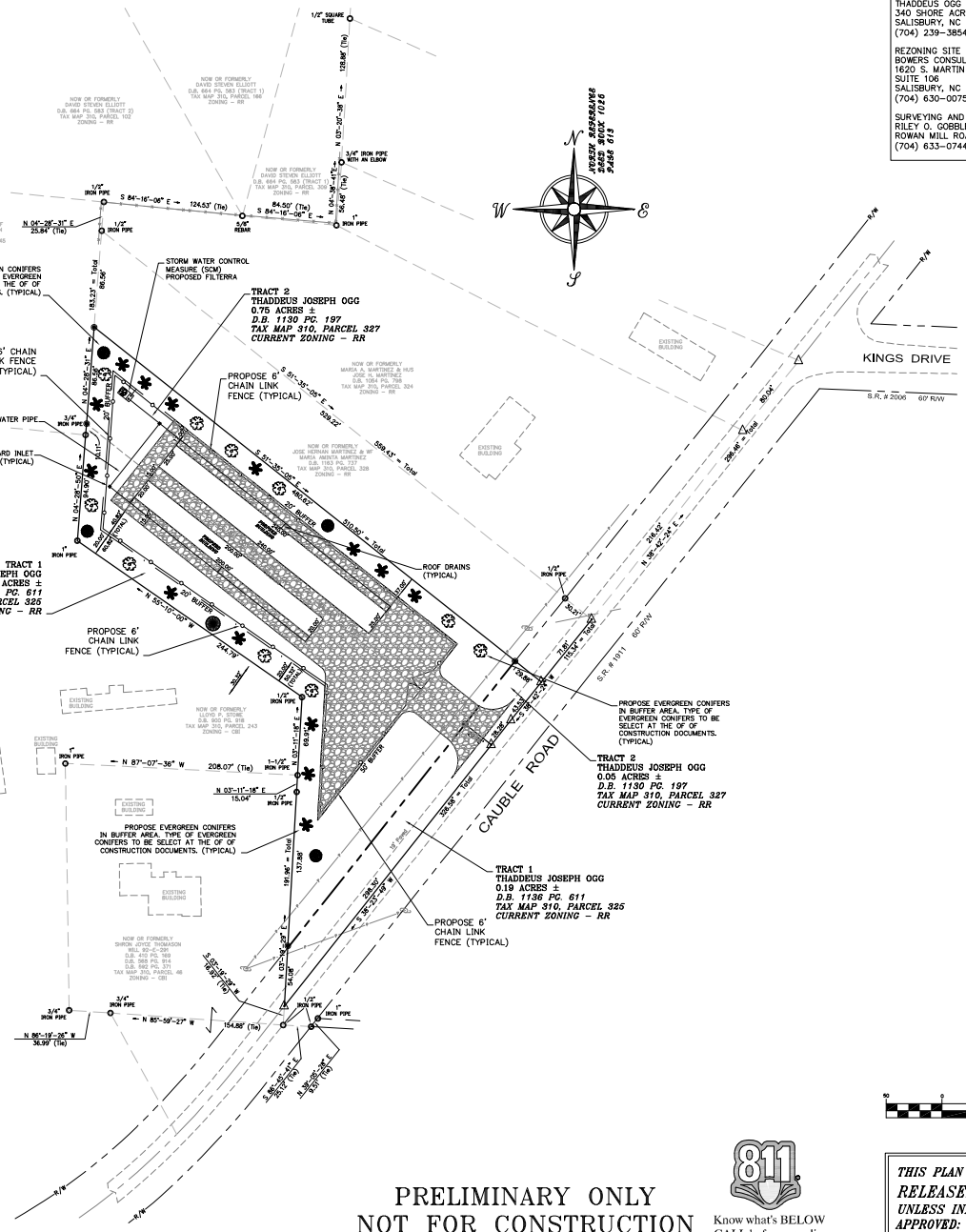


LEGEND:

- IRON FOUND
- ½" IRON PIPE
- NAIL
- "MAG" NAIL
- EXISTING POWER LINE
- UTILITY POLE
- EXISTING FENCE
- R/W RIGHT OF WAY
- CENTERLINE
- PROPOSED 6' TALL CHAIN LINK FENCE



OWNER/DEVLOPER/BUILDER:
THADDEUS OGG
340 SHORE ACRES ROAD
SALISBURY, NC 28146
(704) 239-3854

REZONING SITE PLAN:
BOWERS CONSULTING PA
1620 S. MARTIN LUTHER KING, JR AVE.
SUITE 106
SALISBURY, NC 28144
(704) 630-0075

SURVEYING AND MAP INFORMATION PROVIDED BY:
RILEY O. GOBBLE, JR., PROFESSIONAL LAND SURVEYOR 635
ROWAN MILL ROAD, SALISBURY, NC 28147
(704) 633-0744

SITE DATA:

CURRENTLY ZONED RR-3

REQUEST REZONING TO CBI-CD FOR MINI STORAGE.

TRACT 1 TAX MAP 310, PARCEL 325

TRACT 1 DEED BOOK 1136, PAGE 611

TRACT 2 TAX MAP 310, PARCEL 327

TRACT 2 DEED BOOK 1130, PAGE 197

FRANKLIN TOWNSHIP ROWAN COUNTY, NORTH COAROLINA

SETBACK FOR CBI-CD ZONING:
FRONT YARD: 50'
SIDE YARD: 10'
REAR YARD: 10'

BUFFER FOR CBI-CD ZONING:
FRONT YARD: 50'
REARYARD: 20'
SIDE YARD: 20'

LOT IS TO BE SERVED BY AN APPROVED WELL AND SEPTIC SYSTEM.

A 10' UTILITY AND/OR DRAINAGE EASEMENT RUNS ALONG THE INTERIOR OF THE SIDE AND REAR PROPERTY LINES.

THIS PROPERTY IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED.

PROPERTY IS LOCATED IN A FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 370351 0075 B, DATED NOVEMBER 1, 1979.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, CONVEYANCES OR RIGHT-OF-WAYS OF RECORD THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THIS MAP DOES NOT CONSTITUTE NOR REPRESENTS A BOUNDARY SURVEY BY BOWERS CONSULTING, PA. NOR IS IT FOR RECORDATION, CONVEYANCE OR SALES.

THIS MAP WAS NOT PREPARED IN ACCORDANCE WITH GS47-30 AS AMENDED.

ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

BOUDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY BY RILEY O. GOBBLE, PLS.
DATED 05/05/2008; REVISED 04/04/2008. THIS BOUNDARY INFORMATION SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

OPOGRAPHIC INFORMATION AND ORTHOPHOTO CONTOUR MAP TAKEN FROM ROWAN COUNTY GIS.

TWO FOOT CONTOUR INTERVAL AND ELEVATIONS REFERENCE TO NATIONAL GEODETIC VERTICAL DATUM 1929.

NORTH CAROLINA STATE PLANE COORDINATES AND BEARINGS REFERENCED TO NORTH AMERICAN DATUM 1983.

THE PERIMETER OF THE PROPERTY LINE WILL CONSIST OF A TWENTY FOOT NATURAL AND CONIFEROUS VEGETATION SCREENING

A SIX FOOT CHAIN LINK FENCE WILL SECURE THE PROPERTY'S PERIMETER.

THE CONCRETE ENTRANCE WILL BE SECURED BY A SIX FOOT CHAIN LINK GATE WITH KEYPAD ACCESS.

THE PAVEMENT INSIDE THE FENCE THROUGHOUT THE FACILITY WILL CONSIST OF A FOUR INCH BASE OF 2-INCH CRUSHED CONCRETE, TOPPED WITH FINE GRAVEL.

MINI STORAGE UNITS WILL CONSIST OF A 20'X200', AND 25'X240' BUILDINGS, TO INCLUDE 5'X10', 10'X10', 10'X15', AND 10'X24' UNITS.

THE GRAVEL AREA WILL ACCOMMODATE FOR OUTSIDE BOAT, AUTO, AND RV STORAGE PARKING SPACES.

HOURS OF OPERATION: WEBSITE MAINTAINED 24 HOUR ACCESS.

NO EMPLOYEES ON SITE: APPOINTMENT ONLY AS NEEDED.

LIGHTING WILL CONSIST OF MOTION SENSOR SHIELDED LIGHTING, SO AS TO NOT SHINE ONTO NEIGHBORING PROPERTIES

THE CONTRACTOR IS REQUIRED TO CALL 811 BEFORE EXCAVATING.

ALL WORK TO BE COORDINATED WITH THE UTILITY COMPANIES, NCDOT, AND ROWAN COUNTY.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

811 Know what's BELOW CALL before you dig.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ / _____
INITIALS DATE

BOWERS CONSULTING, PA
1620 South M.L.K. JR. Avenue - Suite 106
Salisbury, NC 28144
T: 704-630-0075 F: 704-630-0051
NC PE CORPORATION C-1819

SEALS:

PRELIMINARY NOT FOR CONSTRUCTION

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REV. NO.	DESCRIPTION	DATE	BY	APP'D

PROPOSED REZONING SITE PLAN FOR, THADDEUS OGG
4500 BLOCK OF CAUBLE RD.
SALISBURY, NC 28144
CURRENT ZONING RR-3
REZONE TO CBI-CD

PROJECT NUMBER	22138
FILE NAME	
DESIGNED BY	FAB/MDB
DRAWN BY	FAB/MDB
CHECKED BY	FAB/MDB
SCALE	AS SHOWN
DATE	
SHEET NUMBER	C100

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