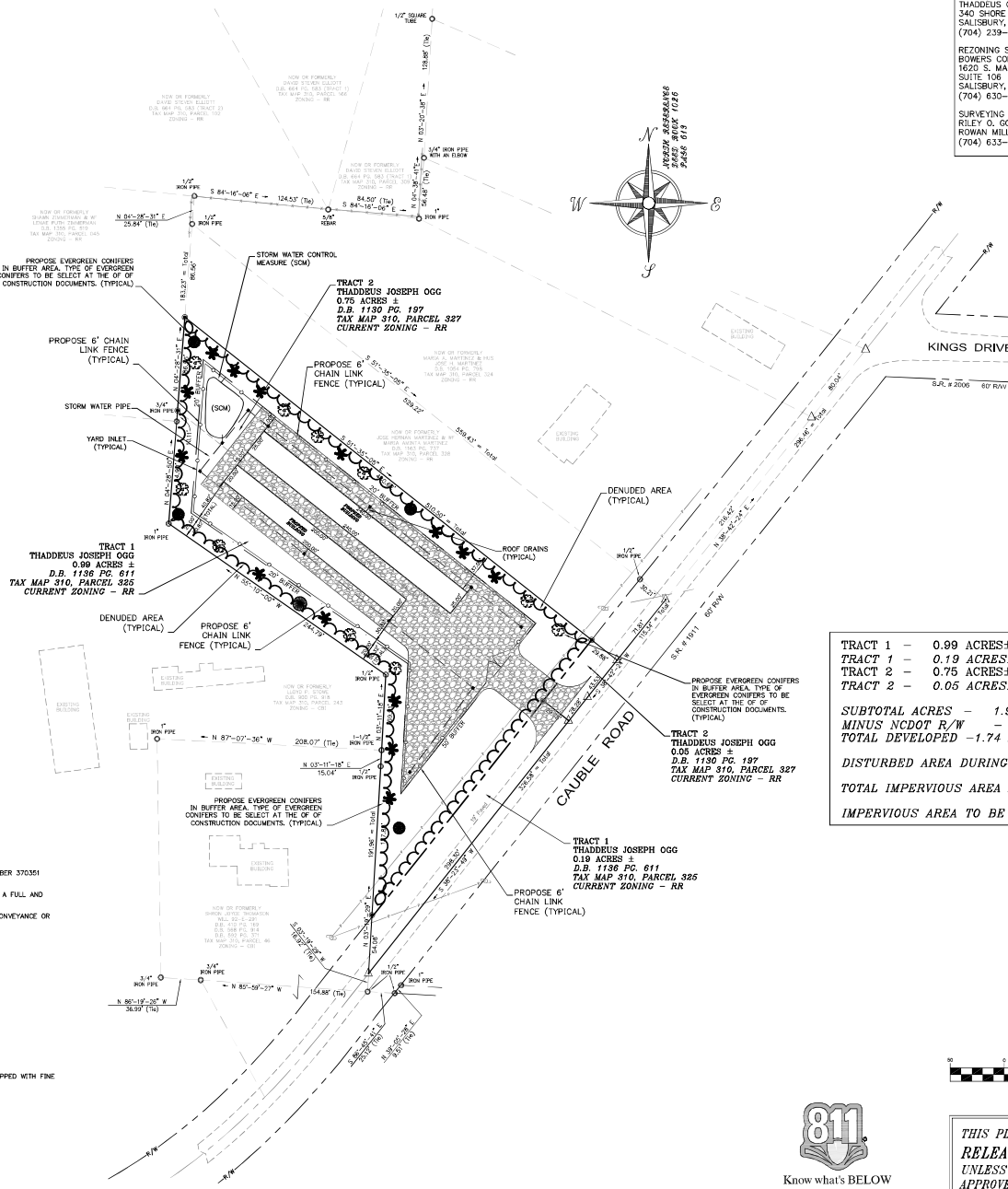


- LEGEND:
- IRON FOUND
  - 1/2" IRON PIPE
  - △ NAIL
  - △ "MAG" NAIL
  - P— EXISTING POWER LINE
  - U— UTILITY POLE
  - EXISTING FENCE
  - R/W RIGHT OF WAY
  - CL CENTERLINE
  - PROPOSED 6' TALL CHAIN LINK FENCE

## SITE DATA:

CURRENTLY ZONED RR-3  
REQUESTS REZONING TO CBI-CD FOR MINI STORAGE.  
TRACT 1 TAX MAP 310, PARCEL 325  
TRACT 1 DEED BOOK 1186, PAGE 611  
TRACT 2 TAX MAP 310, PARCEL 327  
TRACT 2 DEED BOOK 1130, PAGE 187  
FRANKLIN TOWNSHIP ROWAN COUNTY, NORTH CAROLINA  
SETBACK FOR CBI-CD ZONING:  
FRONT YARD: 50'  
SIDE YARD: 10'  
REAR YARD: 10'  
BUFFER FOR CBI-CD ZONING:  
FRONT YARD: 50'  
REAR YARD: 50'  
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 PLAN 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.  
BOUNDARY 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.  
TOPOGRAPHIC INFORMATION AND ORTHOPHOTO CONTOUR MAP TAKEN FROM ROWAN COUNTY GIS.  
TWO FOOT CONTOUR INTERVAL AND ELEVATIONS REFERENCE TO NATIONAL GEODETTIC 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'X20', AND 25'X24' 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: WEB SITE 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.

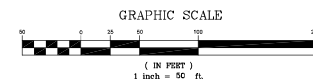


OWNER/DEVELOPER/BUILDER:  
THADDEUS OGG  
340 SHORE ACRES ROAD  
SALISBURY, NC 28146  
(704) 239-3954

REZONING SITE PLAN:  
BOWERS CONSULTING PA  
1620 S. MARTIN LUTHER KING, JR. AVE.  
SUITE 108  
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

TRACT 1 - 0.99 ACRES±  
TRACT 1 - 0.19 ACRES± IN NCDOT R/W  
TRACT 2 - 0.75 ACRES±  
TRACT 2 - 0.05 ACRES± IN NCDOT R/W  
SUBTOTAL ACRES - 1.98 ACRES±  
MINUS NCDOT R/W - 0.24 ACRES±  
TOTAL DEVELOPED - 1.74 ACRES±  
DISTURBED AREA DURING CONSTRUCTION - 1.60 ACRES±  
TOTAL IMPERVIOUS AREA ADDED - 0.84 ACRES±  
IMPERVIOUS AREA TO BE TREATED - 0.84 ACRES±



Know what's BELOW  
CALL before you dig.

THIS PLAN IS A FINAL DESIGN-NOT  
RELEASED FOR CONSTRUCTION  
UNLESS INITIALED/DATED AS APPROVED:  
APPROVED: \_\_\_\_\_ INITIALS / DATE \_\_\_\_\_

BOWERS  
CONSULTING, PA  
1620 S. MARTIN LUTHER KING, JR. AVE.  
SUITE 108  
SALISBURY, NC 28144  
(704) 630-0075

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DATE	DESCRIPTION	BY	APP'D

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

PROJECT NUMBER  
22138  
FILE NAME  
DESIGNED BY  
FAB/MD  
DRAWN BY  
FAB/MD  
CHECKED BY  
FAB/MD  
SCALE  
AS SHOWN  
DATE

PROJECT NUMBER  
C100