

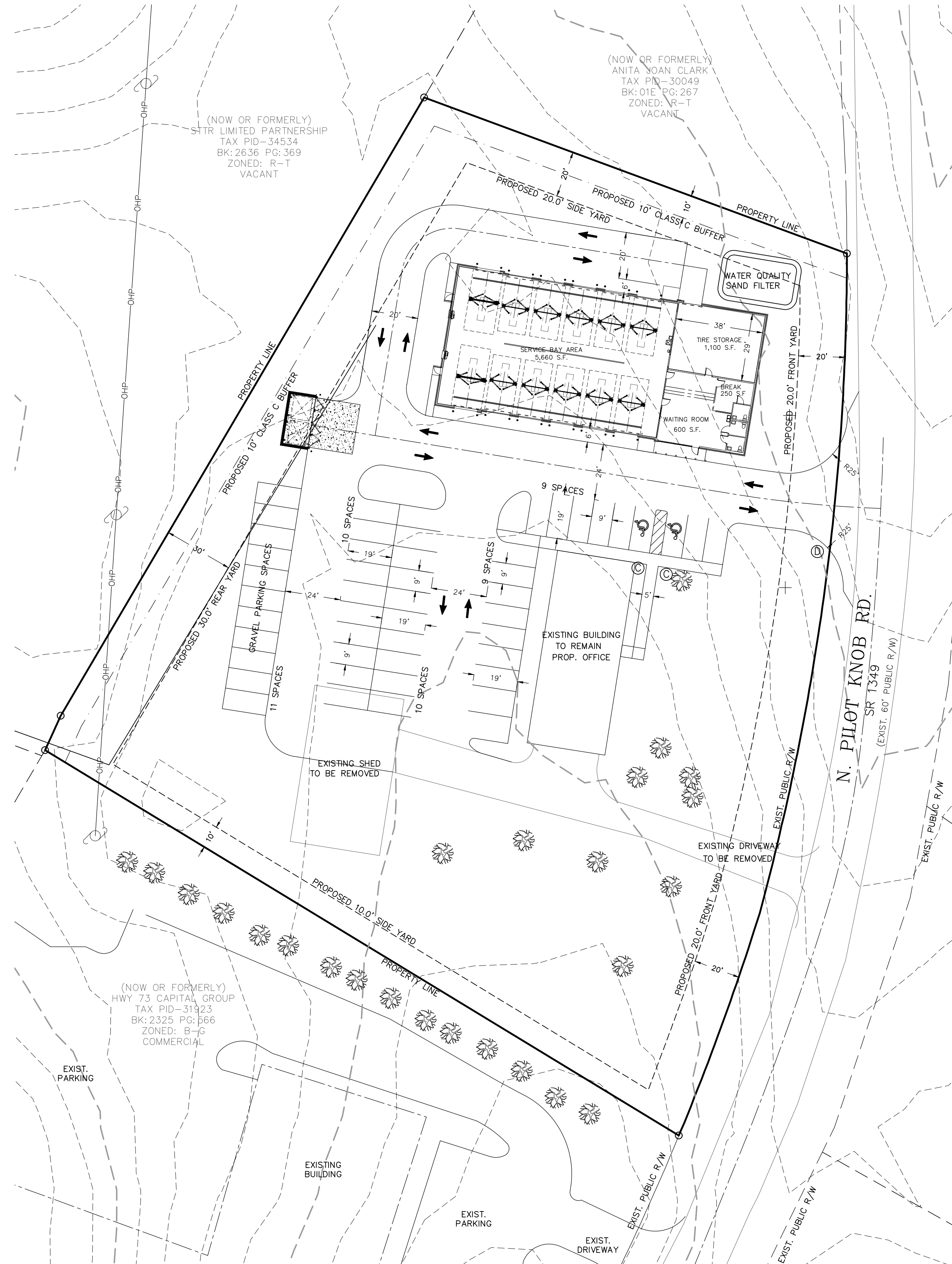
VICINITY MAP
NOT TO SCALE

NORMAN TIRE & AUTO

(COMMERICAL)

LINCOLN COUNTY

151 PILOT KNOB ROAD
DENVER, North Carolina



DEVELOPMENT DATA

TOTAL ACREAGE: TOTAL ACREAGE	+/-2.399 ACRES
AREA IN NCDOT R/W	+/-0.23 ACRES
DEVELOPABLE AREA	+/-2.167 ACRES
LINCOLN CO. PID:	30819
MUNICIPAL AREA:	LINCOLN COUNTY
WATERSHED:	WS-IV CRITICAL AREA
EXIST. ZONING:	TRANSITIONAL RESIDENTIAL R-T
OVERLAY ZONING:	ELDD
PROPOSED ZONING:	NEIGHBORHOOD BUSINESS
TOWNSHIP:	CONDITIONAL DISTRICT (B-N CD)
UTILITIES:	STANLEY
	EXIST. PUBLIC WATER
	PROP. PUBLIC SEWER

SETBACKS

FRONT SETBACK:	20 FT.
SIDE SETBACK:	10 FT.
SIDE ADJ. TO RESIDENTIAL:	20 FT.
REAR ADJ. TO RESIDENTIAL:	30 FT.

BUFFERS:
ADJACENT TO EXIST. RESIDENTIAL (R-T)
A CLASS C BUFFER IS REQUIRED - OPTION 2 = 20.0 FT.
ADJACENT TO EXIST. GENERAL BUSINESS (B-G)
NO BUFFER WILL BE REQUIRED

OPEN SPACE:
REQUIRED OPEN SPACE: TBD

PARKING REQUIREMENTS

AUTOMOTIVE SERVICE	3 SPACES/BAY
PROP. 12 BAYS	12x3= 36 SPACES REQD.
OFFICE (EXISTING BUILDING)	1 SPACE/400 SF
EXIST. BUILDING 3,060 SF	3,060/400=7.65 ~ 8 SPACES REQD.
TOTAL SPACES REQUIRED =	44 SPACES
TOTAL SPACES PROVIDED =	49 SPACES

IMPERVIOUS AREA CALCULATIONS:
THE MAXIMUM ALLOWED IMPERVIOUS AREA WITHOUT CURB AND GUTTER IN A NON-RESIDENTIAL DEVELOPMENT UNDER LOW DENSITY IS 36 PERCENT
UNDER HIGH DENSITY OPTION, NON-RESIDENTIAL MAY USE A MAX. OF 70 PERCENT IMPERVIOUS.

PROPOSED BUILDING	TBD AC
EXISTING BUILDING	TBD AC
ROAD AND PARKING	TBD AC
TOTAL IMPERVIOUS AREA	TBD AC
TOTAL SITE AREA	2.167 ACRES
TOTAL IMPERVIOUS	TBD ACRES
0.00/0.00= 00.00%	
TOTAL IMPERVIOUS PERCENTAGE:	TBD %

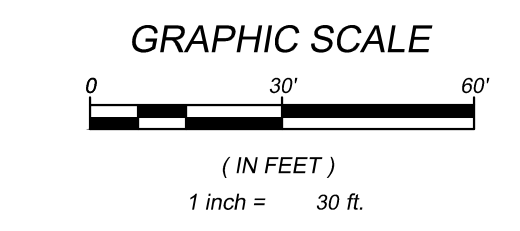
DEVELOPER: NORMAN TIRE AND AUTO
7654 HWY 73
DENVER, NORTH CAROLINA 28037
Ph: (704) 827-4144

ENGINEER: GROUND TECH
2067 NC-16 HWY. N. BUSINESS
DENVER, NORTH CAROLINA 28037
Ph: (704) 987-8378



Know what's below.
Call before you dig.
CALL 1-800-632-4949 OR 811
WWW.NC811.ORG
NC ONE-CALL CENTER
IT'S THE LAW!

- SIGN LEGEND**
- (A) PROP. VAN ACCESS
 - (B) PROP. NO PARKING ZONE
 - (C) PROP. RESERVED HC PARKING
 - (D) PROP. STOP SIGN



LEGEND

OHP	EXIST. OVERHEAD POWER LINE
W	EXIST. WATER LINE
SS	EXIST. SEWER LINE
=====	EXIST. STORM DRAINAGE PIPE
○	EXIST. POWER POLE
---	EXIST. RIGHT OF WAY
---	FUT. RIGHT OF WAY
☼	EXIST. TREE

Ground Tech
Solutions You Can Build On

2067 HWY. 16 BUSINESS
DENVER, NC 28037
PH: 704-987-8378
NC ENG. LICENSE: PC-1825

CIVIL ENGINEERING
MATERIAL TESTING
CAISSON FOUNDATIONS
ENVIRONMENTAL
GEO TECHNICAL ENGINEERING

PROPOSED NORMAN TIRE & AUTO
151 N. PILOT KNOB ROAD
DENVER, NC 28037

NORMAN TIRE & AUTO
7654 HWY 73
DNEVER, NORTH CAROLINA

CONCEPTUAL LAYOUT PLAN

DESIGNED BY: JAB
DRAWN BY: JAB
CHECKED BY: JAB
DATE: 9/12/2019
JOB NUMBER: LD201909-010
SCALE: 1"=40'

SHEET
L1.0

PRELIMINARY
DO NOT USE FOR CONSTRUCTION