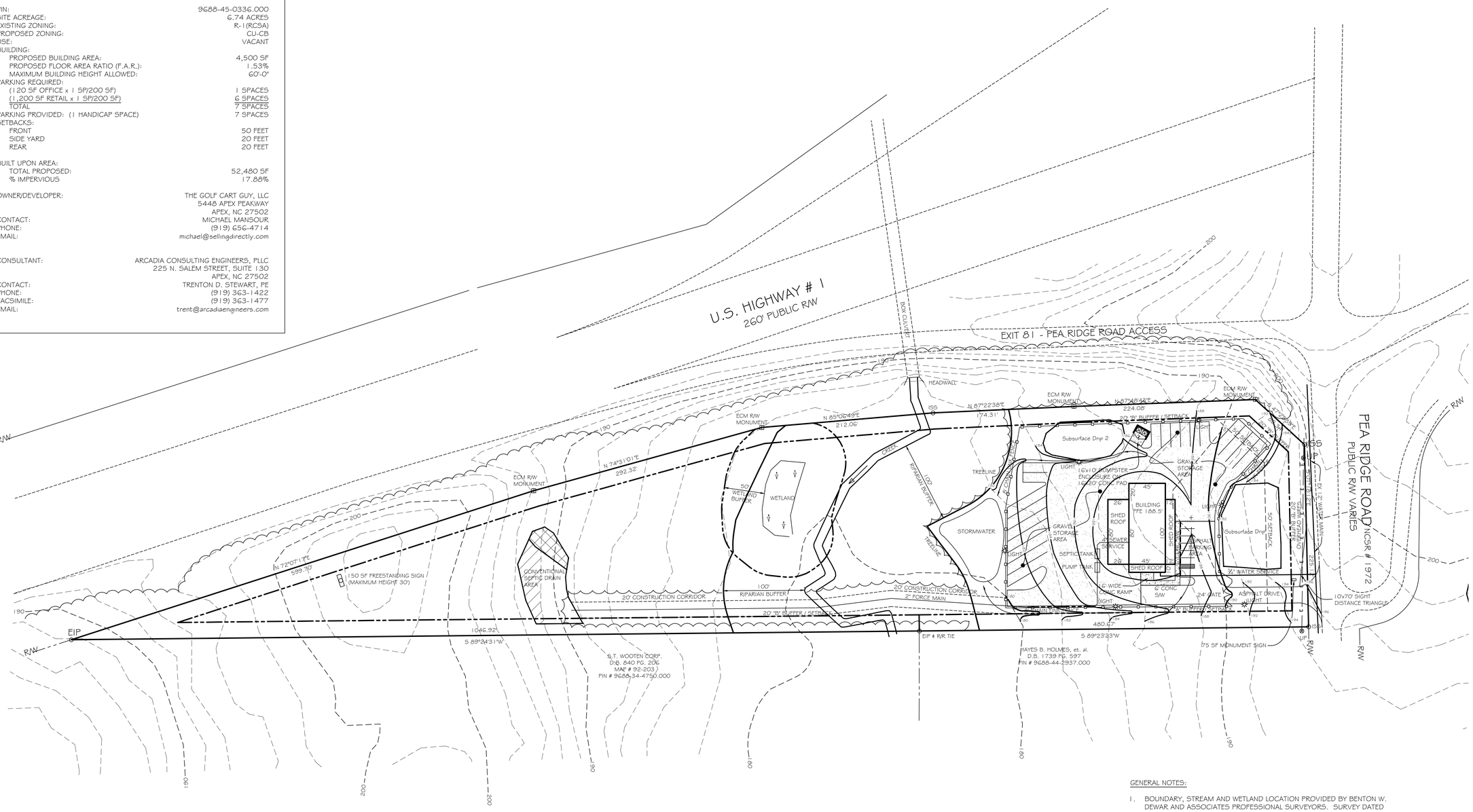
SITE SUMMARY DATA

PROJECT:	THE GOLF CART GUY
PROJECT ADDRESS:	1213 PEA RIDGE ROAD NEW HILL, NC 27562
PIN:	9688-45-0336.000
SITE ACREAGE:	6.74 ACRES
EXISTING ZONING:	R-1(RCSA)
PROPOSED ZONING:	CU-CB
USE:	VACANT
BUILDING:	
PROPOSED BUILDING AREA:	4,500 SF
PROPOSED FLOOR AREA RATIO (F.A.R.):	1.53%
MAXIMUM BUILDING HEIGHT ALLOWED:	60'-0"
PARKING REQUIRED:	
(120 SF OFFICE x 1 SP/200 SF)	1 SPACES
(1,200 SF RETAIL x 1 SP/200 SF)	6 SPACES
TOTAL	7 SPACES
PARKING PROVIDED: (1 HANDICAP SPACE)	7 SPACES
SETBACKS:	
FRONT	50 FEET
SIDE YARD	20 FEET
REAR	20 FEET
BUILT UPON AREA:	
TOTAL PROPOSED:	52,480 SF
% IMPERVIOUS	17.88%
OWNER/DEVELOPER:	THE GOLF CART GUY, LLC 5448 APEX PEAKWAY APEX, NC 27502
CONTACT:	MICHAEL MANSOUR
PHONE:	(919) 656-4714
EMAIL:	michael@sellingdirectly.com
CONSULTANT:	ARCADIA CONSULTING ENGINEERS, PLLC 225 N. SALEM STREET, SUITE 130 APEX, NC 27502
CONTACT:	TRENTON D. STEWART, PE
PHONE:	(919) 363-1422
FACSIMILE:	(919) 363-1477
EMAIL:	trent@arcadiaengineers.com



GENERAL NOTES:

1. BOUNDARY, STREAM AND WETLAND LOCATION PROVIDED BY BENTON W. DEWAR AND ASSOCIATES PROFESSIONAL SURVEYORS. SURVEY DATED OCTOBER 16, 2015.
2. THERE WILL BE 27.4 LINEAR FEET OF TEMPORARY STREAM IMPACT FOR THE CONSTRUCTION OF THE FORCE MAIN TO THE SEPTIC DRAIN FIELD. THIS IMPACT SHALL BE PERMITTED WITH THE US ARMY CORPS OF ENGINEERS AND NORTH CAROLINA DIVISION OF WATER RESOURCES (401/404 PERMITS).
3. EXISTING CONTOUR INFORMATION TAKEN FROM CHATHAM COUNTY GIS.
4. SOIL DRAIN FIELD AREA AND SUBSURFACE DRIP AREAS TAKEN FROM MAP PREPARED BY CENTRAL CAROLINA SOIL CONSULTING, PLLC DATED AUGUST 2015.
5. SITE LIGHTING LOCATIONS SHOWN FOR SCHEMATIC PURPOSES ONLY. A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO PLANNING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
6. TOTAL DISTURBED AREA FOR PROJECT WILL BE APPROXIMATELY 3 ACRES.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CHATHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.

0 30 60 120 240

SCALE: 1"=60'

CONSULTING ENGINEERS
ARCADIA

PO BOX 2077
APEX, NC 27502
TELEPHONE: 919 363-1422
FACSIMILE: 919 363-1477

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION
FOR REVIEW ONLY

REZONING SCHEMATIC SITE PLAN
FOR
1213 PEA RIDGE ROAD
DEVELOPER: THE GOLF CART GUY, LLC
CHATHAM COUNTY
NORTH CAROLINA

DRAWN BY	CHECKED BY
DATE	

REVISIONS

SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER

C-1
OF