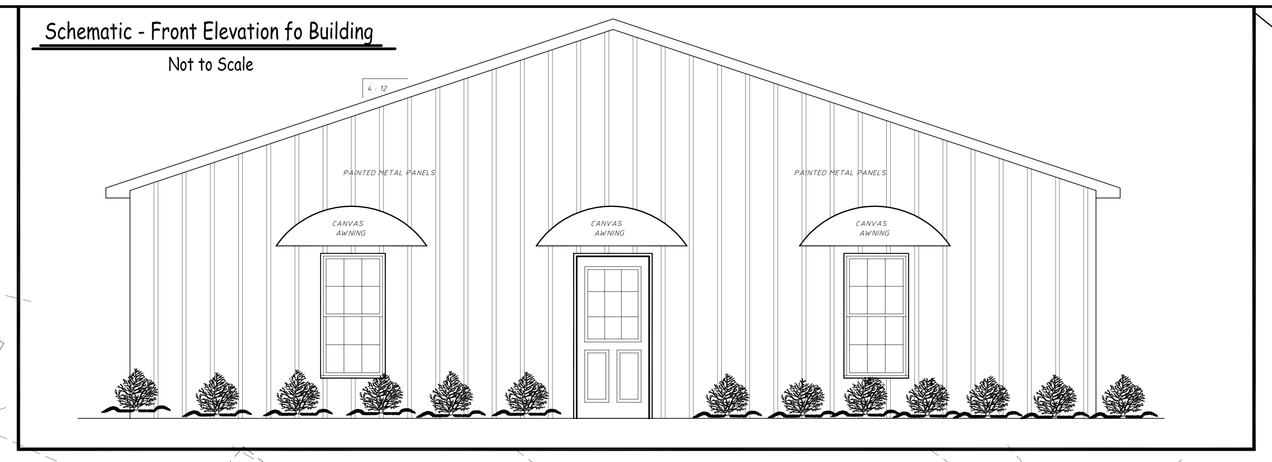
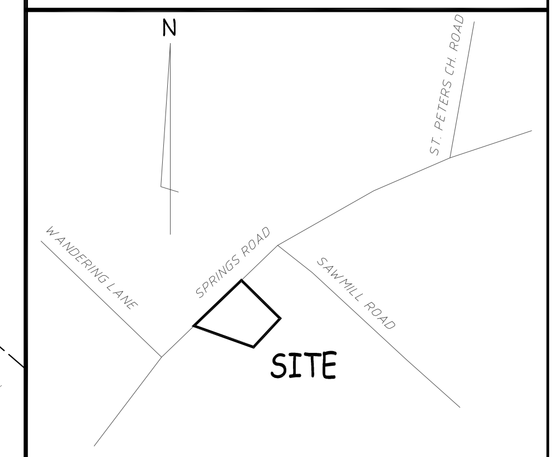
" PRELIMINARY PLAT "
Not for Recordation, Conveyance, or Sales
NOT A SURVEY
FOR REZONING PURPOSES ONLY



DARRIN L. REID, PLS
Surveying and Planning
2729 GETTYSBURG PLACE
CLAREMONT, N.C. 28610
(828) 459-9699



VICINITY MAP - NOT TO SCALE

Gregory Hefner
Current Zoning : R-20

D.B. 3562-665
Gregory Hefner
Current Zoning : R-20

Sawmill Road S.R. 1516

Public R/W

SPRINGS ROAD S.R. 1453

LOT "E" - PLAT BOOK 42 PAGE 71

DEED NORTH

D.B. 2326 - 1831
Grace Bolick LFI
Current Zoning : R-20

Jeffrey L. Barger
D.B. 3650-840
Current Zoning : R-20
LOT "F" - PLAT BOOK 42 PAGE 71

Jeffrey L. Barger

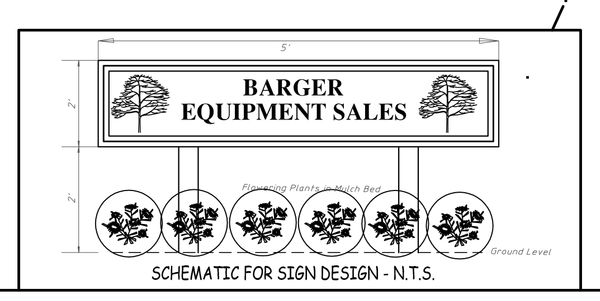
D.B. 3403 - 1238
Kelli Shupe
Current Zoning : R-20

D.B. 3830-846
Ruby F. Mathews
Current Zoning : R-20

NOTE : DRIVEWAY CONNECTION AS PER NC DOT
10x70 NC DOT SIGHT TRIANGLES (TYP)
EP R-40'
GRASS AGRICULTURAL SALES AREA
Proposed 4'x5' Wooden Engraved Sign " Barger Equipment/Sales " w/ Mulch Bed.
GATE
24.0'
150'±
EP R-10'
PAVED PARKING AND UNLOADING AREA
5' Concrete Sidewalk
Handicap Space in Accordance with NC ADA Requirements
PROPOSED 40X60 SALES OFFICE (Insulated Metal Building On Concrete Slab FFE = 1104.5'
Building Landcaping as per Catawba County Code
PROPOSED SEPTIC AND REPAIR AREA FOR NEW OFFICE/SALES BLDG. EXACT LOCATION AND SIZE TO BE DETERMINED BY CATAWBA COUNTY ENVIRONMENTAL HEALTH
LANDSCAPE BUFFER SCREEN IN ACCORDANCE WITH CATAWBA COUNTY UDO LANDSCAPE SCREENING REQUIREMENTS
20' SIDE BLDG SETBACK
NOTE : BUILDING TO BE SERVED BY PUBLIC WATER (CITY OF HICKORY)
GRASS AGRICULTURAL SALES AREA
Proposed Street Trees (6 per NC DOT Request) (Planted 50 O.C. 50' of Road) (Species and Heights as Per Catawba County UDO Landscaping Requirements)
30 Feet BLDG Setback
NOTE : ALL MATURE TREES TO REMAIN
Proposed Grades for Building Construction
LOT "G" - PLAT BOOK 42 PAGE 71
Total Site Area : 3.14 Acres
(Including R/W Area of Springs Road)
NC PIN # 3744-05-09-4150
DEED BOOK 2113 PAGE 318
GRASS AGRICULTURAL SALES AREA
20' SIDE BLDG SETBACK
30' REAR BLDG SETBACK
LANDSCAPE BUFFER SCREEN IN ACCORDANCE WITH CATAWBA COUNTY UDO LANDSCAPE SCREENING REQUIREMENTS
OPTIONAL AT OWNER NEEDS 4' CHAINLINK FENCE BY OWNER (NOT REQUIRED BY CATAWBA COUNTY UDO REQUIREMENTS)
NOTE : EXISTING MATURE TREES ALONG THIS LINE TO REMAIN (BUFFERING WILL BE PLANTED ACCORDING)

Jeffrey L. Barger
D.B. 3274-824
Current Zoning : R-20

Michael T. Icard
D.B. 3274 -141
Current Zoning : R-20



SCHEMATIC FOR SIGN DESIGN - N.T.S.

SITE SETBACKS FOR BUILDING :
35' FRONT FROM R/W LINE
35' REAR - 20' SIDE
ALLOWED BUILDING HEIGHT - 35'
(SAME AS EXISTING R-20 ZONING REQUIREMENT)

SITE NOTES : CURRENT ZONING CLASSIFICATION : R-20
PROPOSED ZONING CLASSIFICATION : H/C (CONDITIONAL)
WATERSHED CLASSIFICATOIN : NONE
100 YEAR FLOOD CLASSIFICATION : NONE
(FEMA FIRM PANEL 371037-4400J (9-5-2007)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Proposed Conditional Zoning Site Plan For :
" JEFFREY LEE BARGER/BARGER EQUIPMENT SALES "
PROPERTY ADDRESS : 4862 SPRINGS ROAD - CONOVER, N.C. 28613
NC PIN # 3744-05-09-4150 DEED BOOK 2113 PAGE 318
BEING ALL OF LOT "G" OF PLAT BOOK 42 PAGE 71
CLINES TOWNSHIP CATAWBA COUNTY, N.C. 28613
SCALE : 1" = 40' DRAWN BY : D.L.R.
DATE : MAY 5,2026 FIELD FILE :