REVIEW INFORMATION

TYPE OF REVIEW:

_____ SPECIAL USE REZONING
__X__ ZONING/SITE PLAN
_____ SPECIAL USE PERMIT (ELECTED BODY ONLY)
_____ FINAL DEVELOPMENT PLAN
_____ PRELIMINARY SUBDIVISION
_____ PLANNING BOARD REVIEW

JURISDICTION:

_____ STOKES COUNTY
__X__ CITY OF KING
_____ TOWN OF WALNUT COVE
_____ TOWN OF DANBURY

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO: _____

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: 0 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: _____ ACRE(S)

SITE COVERAGES:

BUILDING TO LAND _____ %
PAVEMENT TO LAND _____ %
OPEN SPACE _____ %
TOTAL 100 %

BUILDING SQUARE FOOTAGE: _____ SF
BUILDING HEIGHT: _____ FT

ZONING

EXISTING ZONING: L–I

PROPOSED ZONING: L–I

ALLOWED USES: BUILDING CONTRACTOR'S OFFICE AND STORAGE YARD, ELECTRICAL PRODUCTS MANUFACTURING, INDUSTRIAL PARKS, MEDICAL EQUIPMENT MANUFACTURING, SATELLITE ANTENNA MANUFACTURING, TEXTILE MANUFACTURING UPHOLSTERY SHOPS

PROPOSED USES: FABRICATION/WAREHOUSING/STORAGE YARD

BUILDING SETBACKS

FRONT: 30'
REAR: 20'
SIDE: 15'
HEIGHT: 50'

DENSITY CALCULATIONS

OF UNITS OR LOTS: 1

DENSITY: _____

(NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)

PROPERTY INFORMATION

PIN #'S: 5991–19–6772

OFF–STREET PARKING

PROPOSED USE(S): INDUSTRIAL
REQUIRED PARKING: 1 SPACES/ 2 EMPLOYEES
_____ SPACES/ _____
REQUIRED PARKING: _____
PROVIDED PARKING: _____

OFF–STREET LOADING

LOADING/UNLOADING SPACES REQUIRED: 0
LOADING/UNLOADING SPACES PROVIDED: 0
SIZE: _____ FT X _____ FT

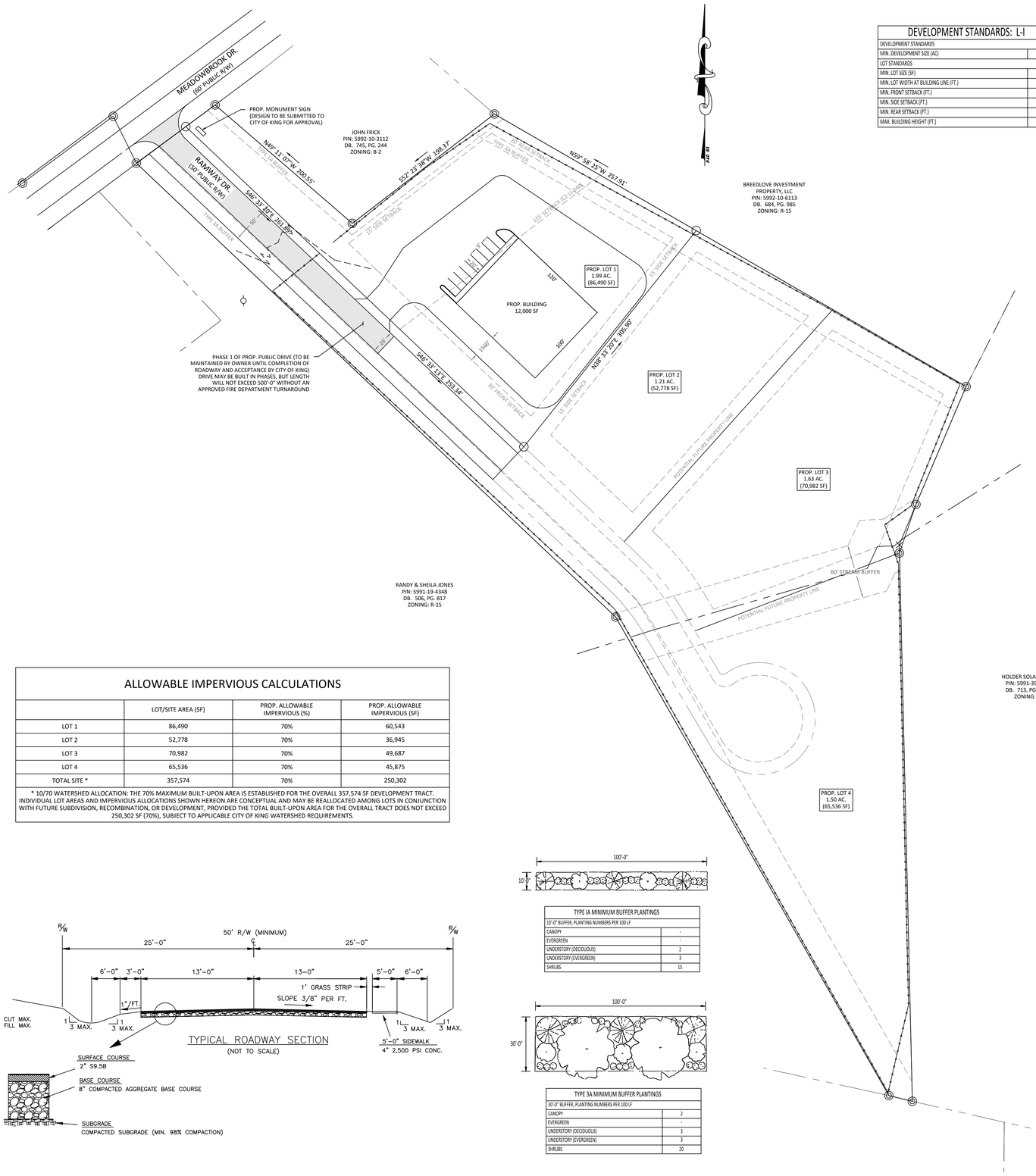
BUFFERYARDS

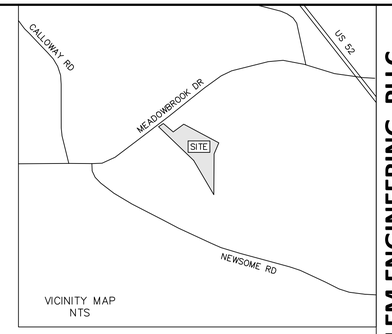
ADJOINING ZONING: R–15, B–2

TYPE REQUIRED: 3 (R–15), 1 (B–2)

WIDTH PROVIDED: 30 (R–15), 10 (B–2) FT

OTHER NOTES





DEVELOPMENT STANDARDS: L-I

DEVELOPMENT STANDARDS	
MIN. DEVELOPMENT SIZE (AC)	N/A
LOT STANDARDS	
MIN. LOT SIZE (SF)	20,000
MIN. LOT WIDTH AT BUILDING LINE (FT.)	80
MIN. FRONT SETBACK (FT.)	30
MIN. SIDE SETBACK (FT.)	15
MIN. REAR SETBACK (FT.)	20
MAX. BUILDING HEIGHT (FT.)	50

ALLOWABLE IMPERVIOUS CALCULATIONS

	LOT/SITE AREA (SF)	PROP. ALLOWABLE IMPERVIOUS (%)	PROP. ALLOWABLE IMPERVIOUS (SF)
LOT 1	86,490	70%	60,543
LOT 2	52,778	70%	36,945
LOT 3	70,982	70%	49,687
LOT 4	65,536	70%	45,875
TOTAL SITE *	357,574	70%	250,302

* 10/70 WATERSHED ALLOCATION: THE 70% MAXIMUM BUILT-UPON AREA IS ESTABLISHED FOR THE OVERALL 357,574 SF DEVELOPMENT TRACT. INDIVIDUAL LOT AREAS AND IMPERVIOUS ALLOCATIONS SHOWN HEREON ARE CONCEPTUAL AND MAY BE REALLOCATED AMONG LOTS IN CONJUNCTION WITH FUTURE SUBDIVISION, RECOMBINATION, OR DEVELOPMENT, PROVIDED THE TOTAL BUILT-UPON AREA FOR THE OVERALL TRACT DOES NOT EXCEED 250,302 SF (70%), SUBJECT TO APPLICABLE CITY OF KING WATERSHED REQUIREMENTS.

TYPE 1A MINIMUM BUFFER PLANTINGS	
10'-0" BUFFER, PLANTING NUMBERS PER 100 LF	
CANOPY	-
EVERGREEN	-
UNDERSTORY (DECIDUOUS)	2
UNDERSTORY (EVERGREEN)	3
SHRUBS	15

TYPE 3A MINIMUM BUFFER PLANTINGS	
30'-0" BUFFER, PLANTING NUMBERS PER 100 LF	
CANOPY	2
EVERGREEN	-
UNDERSTORY (DECIDUOUS)	3
UNDERSTORY (EVERGREEN)	3
SHRUBS	20

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A SINGLE TRACT OF LAND INTO AN INDUSTRIAL SUBDIVISION TO BE SERVED BY A NEW PUBLIC STREET. THE ULTIMATE INTENT IS FOR THE STREET TO BE CONSTRUCTED TO CITY OF KING STANDARDS AND DEDICATED FOR PUBLIC MAINTENANCE UPON ACCEPTANCE BY THE CITY.

PHASING
THE INITIAL PHASE OF DEVELOPMENT INCLUDES CONSTRUCTION OF THE PUBLIC STREET, ASSOCIATED UTILITIES, AND THE DEVELOPMENT OF THE FIRST LOT AS SHOWN WITH THE PROPOSED BUILDING. THE PUBLIC RIGHT–OF–WAY AND FIRST LOT SHALL BE RECORDED AS SEPARATE TRACTS. THE REMAINING PORTION OF THE PROPERTY IS SHOWN CONCEPTUALLY AS THREE ADDITIONAL INDUSTRIAL LOTS. FINAL CONFIGURATION OF THE REMAINING AREA MAY BE SUBDIVIDED INTO ONE OR MORE LOTS AS MARKET DEMAND DICTATES, PROVIDED ALL LOTS MEET THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF KING.

PUBLIC STREET
THE PROPOSED STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF KING PUBLIC STREET STANDARDS INCLUDING REQUIRED PAVEMENT SECTION, SIDE SLOPES, DRAINAGE STRUCTURES, AND SIGNAGE. STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO THE PUBLIC. THE STREET SHALL BE DEDICATED AS PUBLIC RIGHT–OF–WAY AND OFFERED FOR ACCEPTANCE AND MAINTENANCE BY THE CITY UPON COMPLETION AND APPROVAL.

RIGHT–OF–WAY DEDICATION
THE RIGHT–OF–WAY WIDTH SHALL BE AS SHOWN ON THE PLAN AND SHALL BE RECORDED BY PLAT PRIOR TO OR CONCURRENT WITH THE RECORDING OF THE FIRST LOT. ALL REQUIRED EASEMENTS FOR UTILITIES, DRAINAGE, AND PUBLIC ACCESS SHALL BE SHOWN ON THE FINAL PLAT.

SUBDIVISION FLEXIBILITY
THE REMAINING TRACT BEYOND THE FIRST PHASE LOT MAY BE SUBDIVIDED INTO ADDITIONAL INDUSTRIAL LOTS IN THE FUTURE. LOT CONFIGURATIONS SHOWN ARE ILLUSTRATIVE ONLY. ANY FUTURE SUBDIVISION SHALL COMPLY WITH CITY OF KING L–I DEVELOPMENT STANDARDS INCLUDING MINIMUM LOT SIZE, LOT WIDTH, SETBACKS, BUFFERING, AND ACCESS REQUIREMENTS.

ACCESS
ACCESS TO ALL LOTS SHALL BE FROM THE PROPOSED PUBLIC STREET. DRIVEWAY LOCATIONS SHALL BE SUBJECT TO CITY APPROVAL. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER CITY OF KING AND NCDOT STANDARDS WHERE APPLICABLE.

UTILITIES
WATER AND SEWER SERVICE SHALL BE PROVIDED TO EACH LOT. ALL UTILITIES SHALL BE INSTALLED IN PUBLIC RIGHT–OF–WAY OR WITHIN RECORDED UTILITY EASEMENTS. EXTENSIONS SHALL BE CONSTRUCTED TO CITY OF KING STANDARDS AND ACCEPTED PRIOR TO CONNECTION OF PRIVATE SERVICES. FIRE HYDRANTS SHALL BE INSTALLED AS REQUIRED BY THE CITY AND FIRE MARSHAL.

EROSION AND SEDIMENT CONTROL
AN APPROVED EROSION CONTROL PLAN SHALL BE OBTAINED PRIOR TO LAND DISTURBANCE. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING AND MAINTAINED THROUGHOUT CONSTRUCTION.

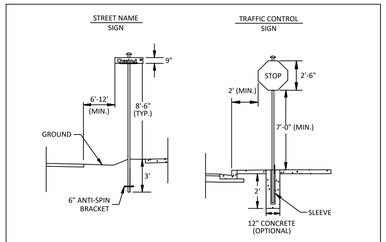
BUFFERING AND LANDSCAPING
REQUIRED BUFFERS SHALL BE INSTALLED IN ACCORDANCE WITH TYPE 1A AND TYPE 3A BUFFER REQUIREMENTS AS SHOWN ON THE PLAN.

LANDSCAPING SHALL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY AND MAINTAINED BY THE PROPERTY OWNER.

GRADING
ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS. NO STORMWATER SHALL DIRECTED ONTO ADJACENT PROPERTIES EXCEPT THROUGH APPROVED DRAINAGE FACILITIES.

CONSTRUCTION RESPONSIBILITY
THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS ASSOCIATED WITH THE FIRST PHASE INCLUDING STREET, UTILITIES, DRAINAGE, AND SIGNAGE. MAINTENANCE OF ALL IMPROVEMENTS SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER UNTIL FORMALLY ACCEPTED BY THE CITY.

GENERAL
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITIONS OF THE CITY OF KING DEVELOPMENT ORDINANCE, NORTH CAROLINA BUILDING CODE, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.



ALL SIGNS AND MATERIALS SHALL MEET THE REQUIREMENTS OF MUTCD AND NCDOT

CONTRACTOR SHALL CONTACT CITY INSPECTOR PRIOR TO SIGN INSTALLATION AND FINAL ACCEPTANCE. MODIFICATIONS MAY BE REQUIRED FOR COMPLIANCE. ALL SIGNS THAT ARE REMOVED AND NOT REINSTALLED SHALL BE SALVAGED AND DELIVERED TO THE CITY.

STREET NAME AND TRAFFIC CONTROL SIGNS SHALL BE INSTALLED WHEN STREETS ARE OPENED TO THE PUBLIC.

DEVELOPER/HOA IS RESPONSIBLE FOR PROPER MAINTENANCE OF ALL SIGNS UNTIL ACCEPTED BY THE CITY.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SALEM ENGINEERING, PLLC
FIRM P-1999
214 HELSABECK ROAD
KING, NC 27021
STEVEN@SALEM-ENGINEERING.COM
(336) 972-5806

MEADOWBROOK INDUSTRIAL

SITE PLAN

PROPERTY OWNER INFORMATION:
D&M PROPERTY VENTURES, LLC
661 MOSER ROAD
KING, NC 27021

PROJECT LOCATION:
STATE: NORTH CAROLINA
COUNTY: STOKES
CITY/TOWN: KING

NO.	DATE	REVISION NOTE
A		
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A		
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DRAWING FILE PATH:

DRAWN BY: SKJ
CHECKED BY:
DATE: 11/11/2025
PROJECT NO.: 24–111
REF. NO.:
SCALE: 1" = 60'

NORTH CAROLINA PROFESSIONAL SEAL 039761 ENGINEER STEVEN K. JONES
8/10/2026

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1 OF 1