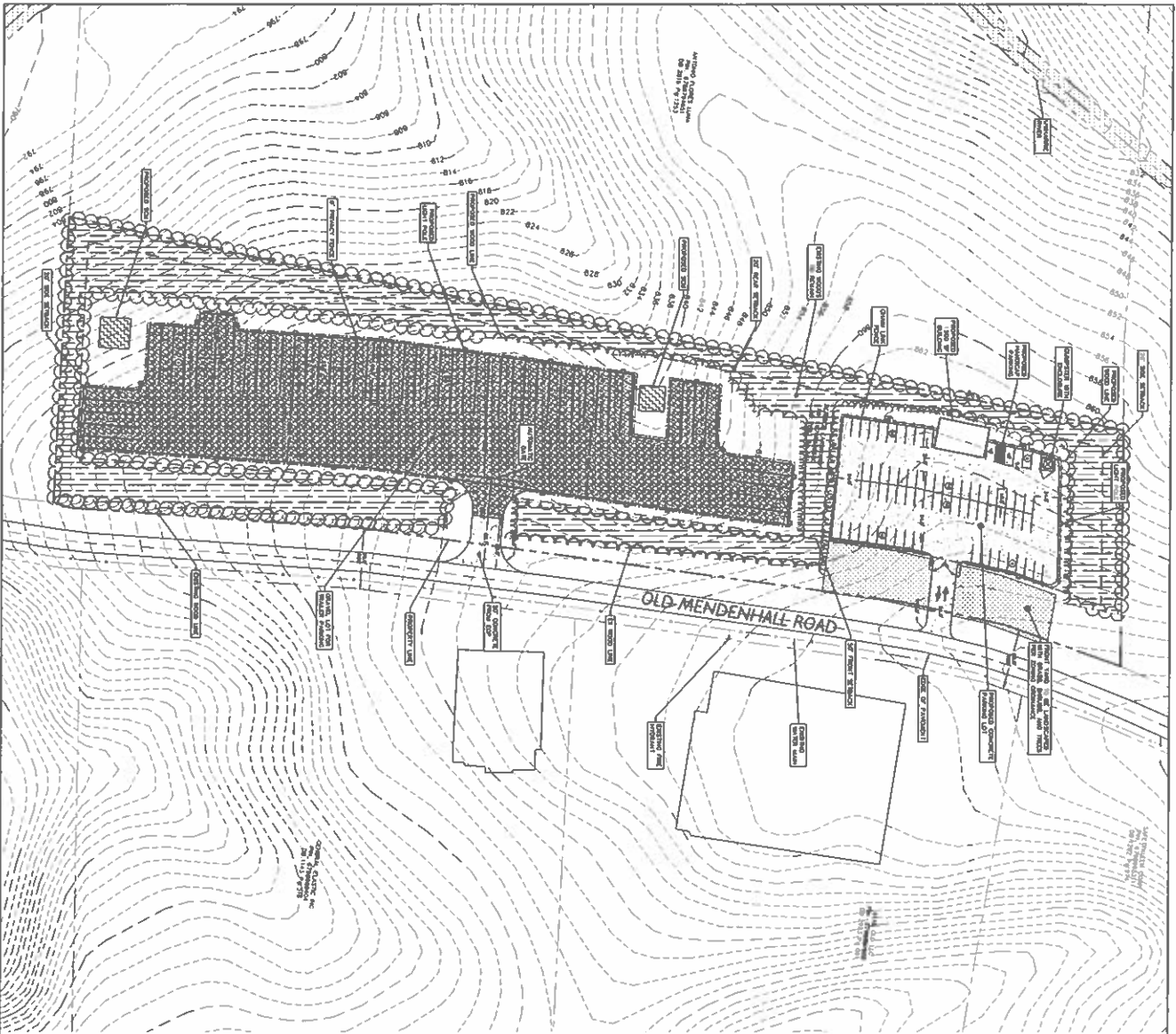


Submitted 2-26-25



**SITE NOTES:**

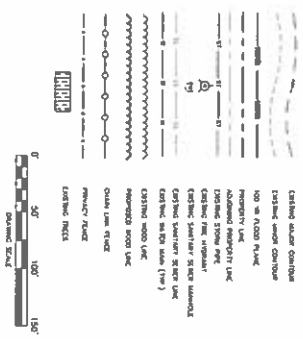
1. PROPERTY INFORMATION  
 OWNER: BRONCO ENTERPRISE  
 PAV. NUMBER: 478444440  
 PAV. AREA: 148483 SF (3.72 ACRES)  
 EXISTING LAND USE: UNDEVELOPED  
 SITE ADDRESS: 6115 OLD MENDENHALL RD TRINITY, NC 27209  
 OWNER ADDRESS: PO BOX 331 TRINITY, NC 27210  
 2. THE PROJECT IS LOCATED WITHIN THE E.U. OF TRINITY.  
 PARCELS BOUNDARIES ARE SHOWN PER RANDOLPH COUNTY OS  
 PROPOSED USE: AUTOMOTIVE SALES & TRUCKER PARKING  
 PROPOSED ZONING: U1  
 PARKING REQUIRED: 5 FLATS / 10,000 SQ FT OF DISPLAY AREA PLUS 5% EMPLOYEES ON LANDSCAPE SWF  
 REQUIRED: 27,240 SQ FT / 10,000 = 3 SPACES  
 TOTAL REQ: 10 SPACES 3.7 = 3 SPACES  
 TOTAL PROVIDED: 22 SPACES (2 HC SPACES INCLUDED IN NORTHERN LOT)  
 3. STAIRS:  
 FINISH = 50 FT  
 SFC = 20 FT  
 REAR = 20 FT  
 4. DESTROYED AREA: X BY ACRES  
 5. MAXIMUM SEPARATION BETWEEN SHAWNT BERRY COLONIES SHALL BE 50'  
 6. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION  
 7. CONFORM UTILITY BEAMS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.  
 8. WATER AND SEWER UTILITY BE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

**LAKE REESE WATERSHED NOTES:**

TOTAL WATERSHED AREA	572 AC	24,448 SF	34%
WATERSHED DEVELOPED AREA	117 AC	5,071 SF	21%
CONV. TO AGRIC. WATERSHED	1,848 AC	80,811 SF	32%
WATERSHED REMAINS UNDEVELOPED	313 AC	13,566 SF	55%
TOTAL DEVELOPERS	238 AC	10,337 SF	41%

WHERE LANDSCAPE DOES NOT MEET ORDINANCE REQUIREMENTS ADDITIONAL PLANTINGS TO BE ADDED

**DRAINAGE LEGEND**



PRELIMINARY PLANS NOT FOR CONSTRUCTION

Scale: AS NOTED Date: JAN 31 2025 Drawn By: TJI Checked By: EA Job No: 1-21	<b>SKETCH PLAN</b> <b>TRINITY CAR SALES</b> OLD MENDENHALL RD TRINITY-RANDOLPH COUNTY - NORTH CAROLINA	No. Date Description By _____ _____ _____	<b>Summy Engineering Associates, PLLC</b> Engineering - Consulting - Surveying P.O. Box 442 Asheville, NC 28804 Phone 438-222-0022 Fax 438-222-0022 Lead: info@summyengineering.com NC Professional Surveyor License No. 12345	
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