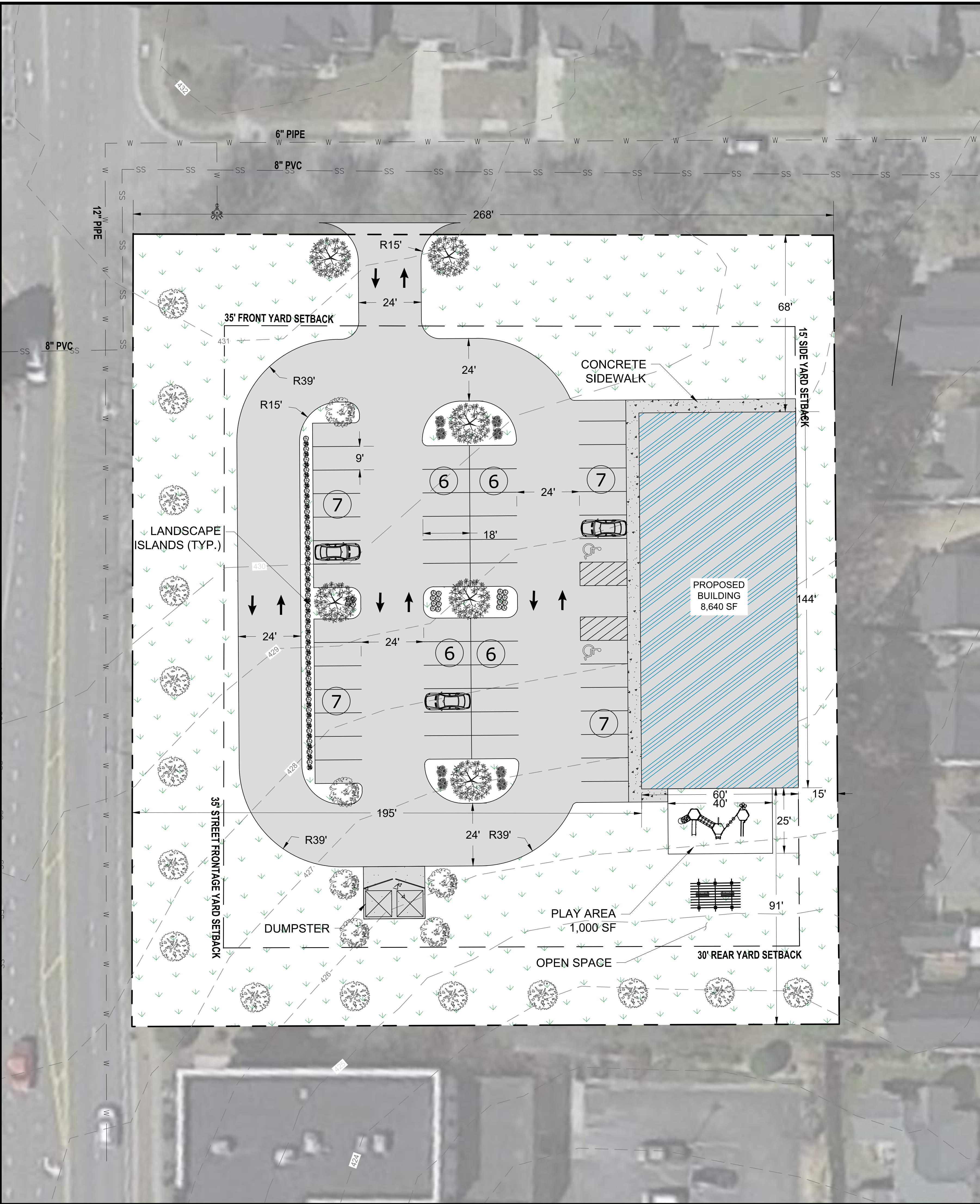




ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- PROPOSED STORM DRAIN
- LIMITS OF DISTURBANCE
- PROPERTY LINE
- TREE PROTECTION FENCE

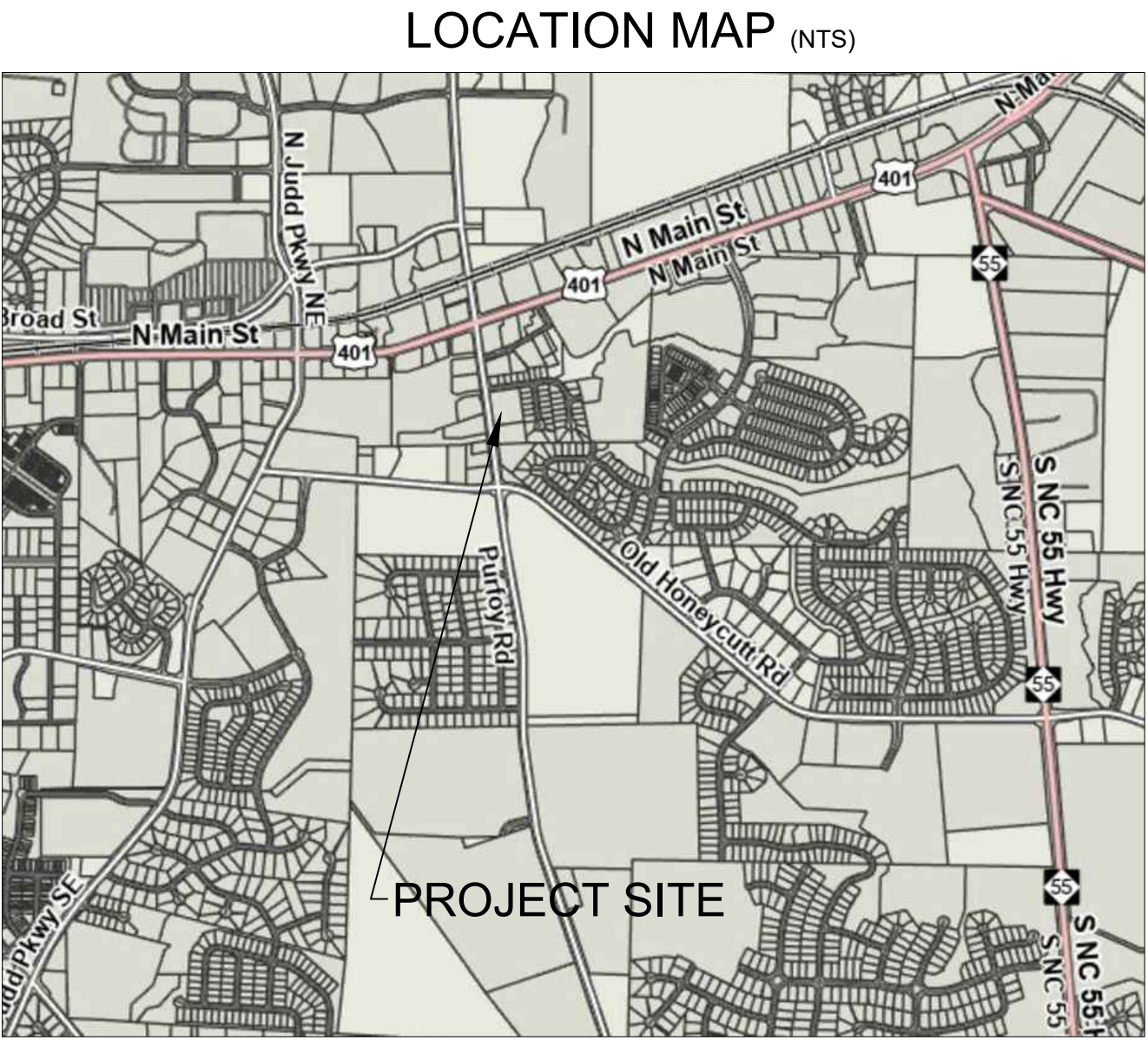
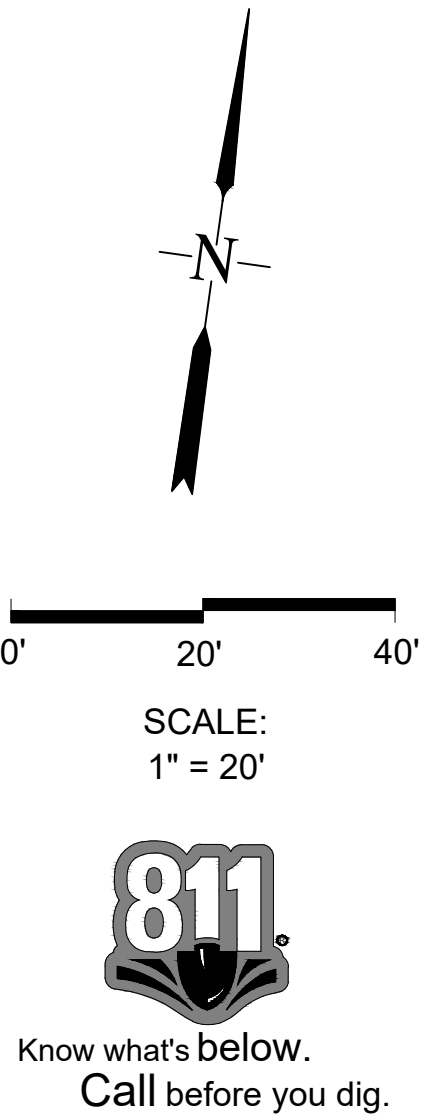
GENERAL NOTES:

ZONING: RESIDENTIAL AGRICULTURAL DISTRICT (RA)
POTENTIAL REZONING: NEIGHBORHOOD COMMERCIAL (NC)
SITE AREA: ± 80,586 SF (1.85 AC)
TOTAL BUILDING FOOTPRINT: ± 8,640 SF (0.20 AC)
PARCEL ID: 0666795819
ADDRESS: 7601 PURFOY RD, FUQUAY-VARINA, NC 27526
SOILS ON SITE: 100% URBAN LAND (WEB SOIL SURVEY)
SEWER: 8" PVC ON PURFOY RD & OLD SEXTON PLACE
WATER: 12" PIPE ON PURFOY RD & 6" PIPE ON OLD SEXTON PLACE
FIRE HYDRANT: 6" DIP ON OLD SEXTON PL

PROPERTY NOTES:

ZONE: RESIDENTIAL AGRICULTURAL (RA)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	20,000 SF	80,586 SF	NO
MIN. LOT WIDTH	90 FT	268 FT	NO
MAX. DENSITY	2.18	0.54	NO
MAX. BUILDING HEIGHT	40 FT	40 FT	NO
FRONT SETBACK	35 FT	68 FT	NO
SIDE SETBACK	15 FT	15 FT	NO
REAR SETBACK	30 FT	91 FT	NO
STREET FRONTAGE SETBACK	35 FT	195 FT	NO
PARKING	52	52	NO

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	8,640 SF	0.20 AC	10.7 %	Impervious =	44.2 %
ASPHALT =	25361 SF	0.58 AC	31.5 %		
CONCRETE =	1590 SF	0.04 AC	2.0 %		
LANDSCAPE =	44995 SF	1.03 AC	55.8 %	Pervious =	55.8 %
					100.0 %



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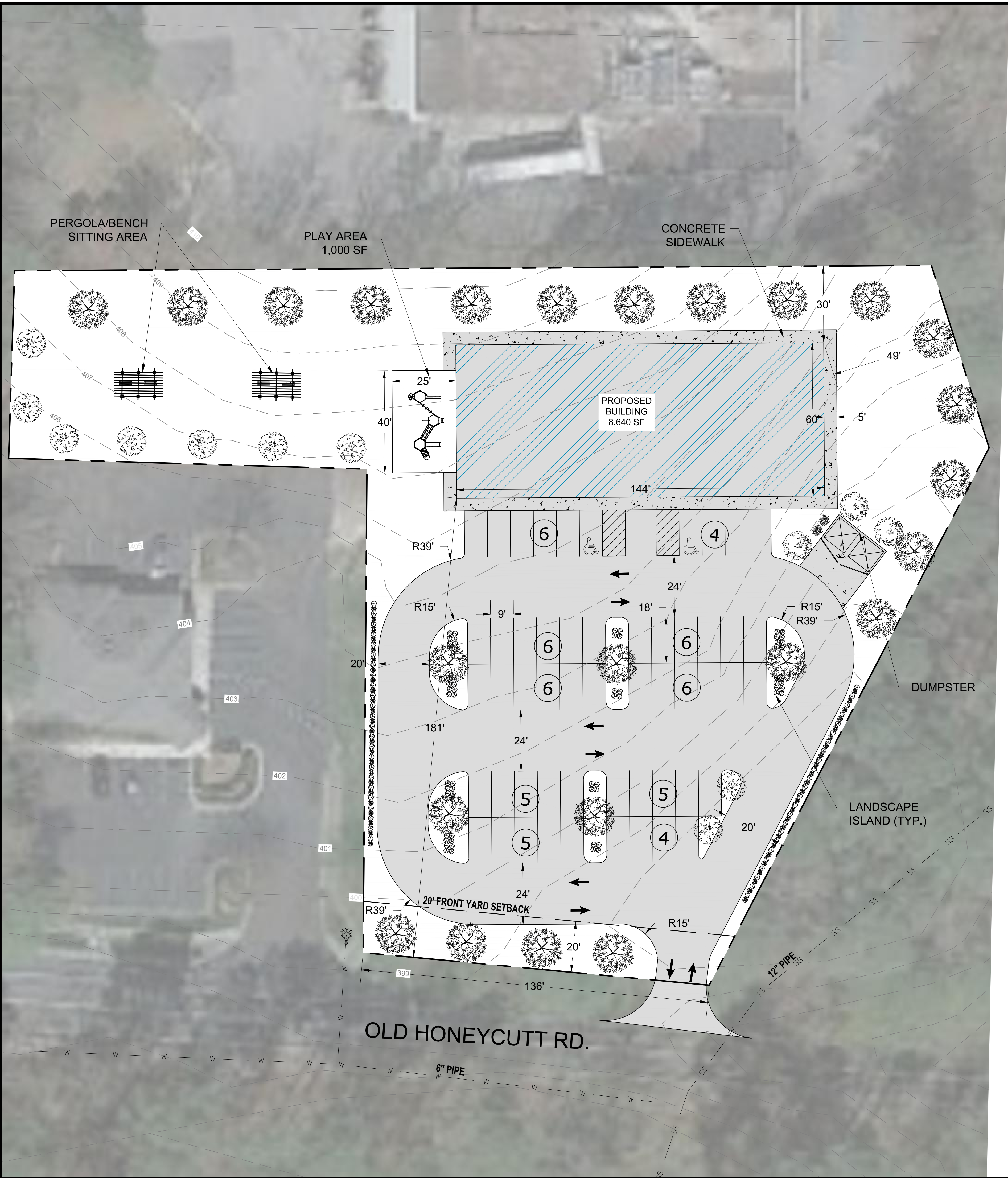
Revisions	Project Title
No.	Name
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

7601 PURFOY RD BUILDING
DEVELOPMENT

7601 PURFOY ROAD
FUQUAY-VARINA, NC 27526

CONCEPTUAL
SITE PLAN

1 OF 1



ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
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LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- SS EXISTING SANITARY SEWER
- W EXISTING WATERLINE
- STM PROPOSED STORM DRAIN
- LDD LIMITS OF DISTURBANCE
- PROPERTY LINE
- TREE PROTECTION FENCE

GENERAL NOTES:

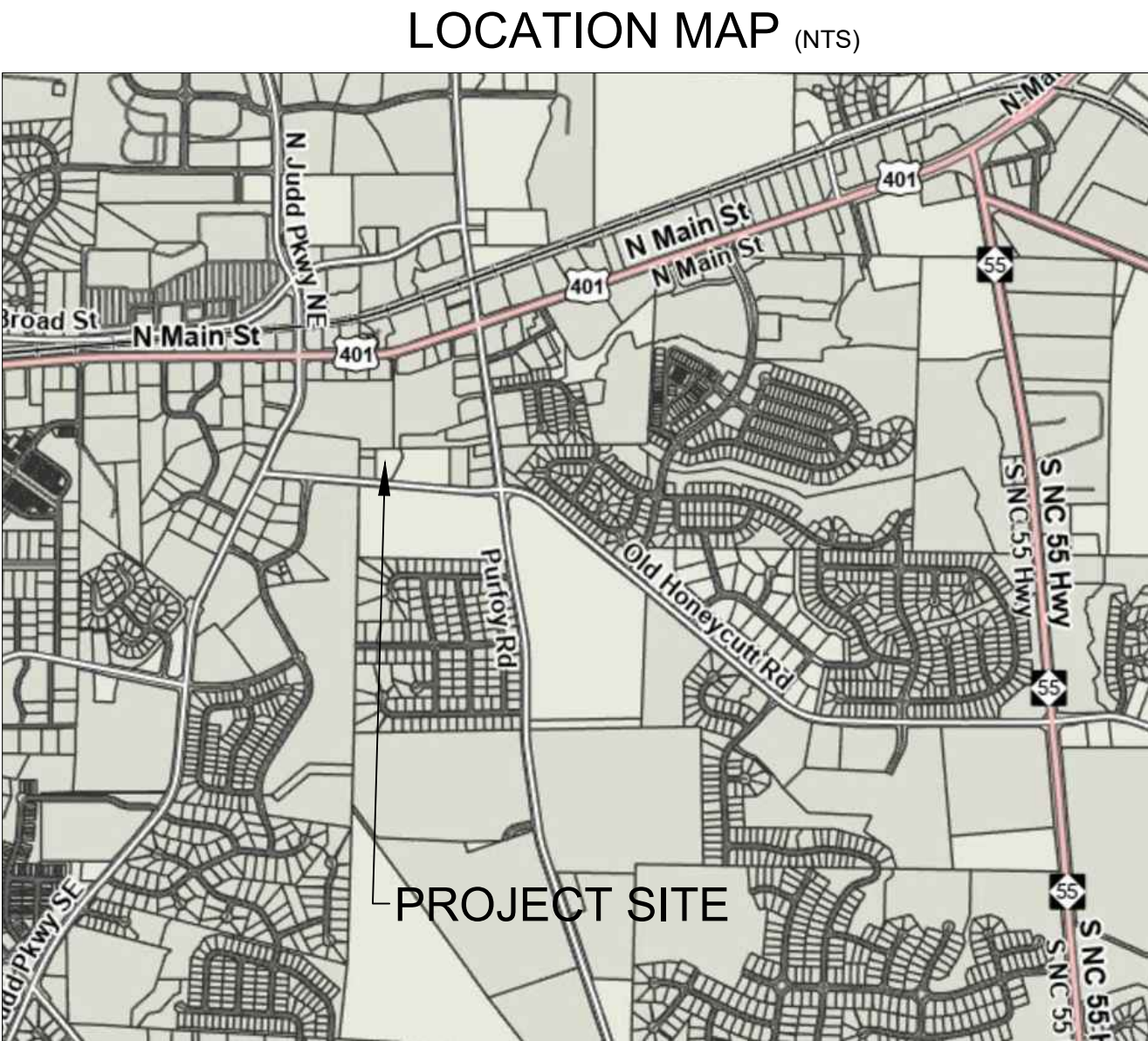
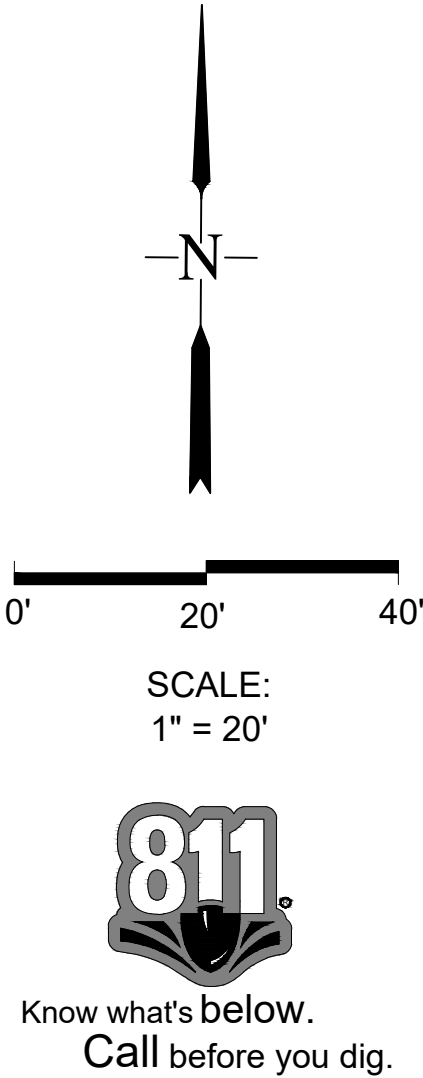
ZONING: CORRIDOR COMMERCIAL DISTRICT (CC)
SITE AREA: ± 67,082 SF (± 1.54 AC)
TOTAL BUILDING FOOTPRINT: ± 8,640 SF (± 0.20 AC)

PROPERTY NOTES:

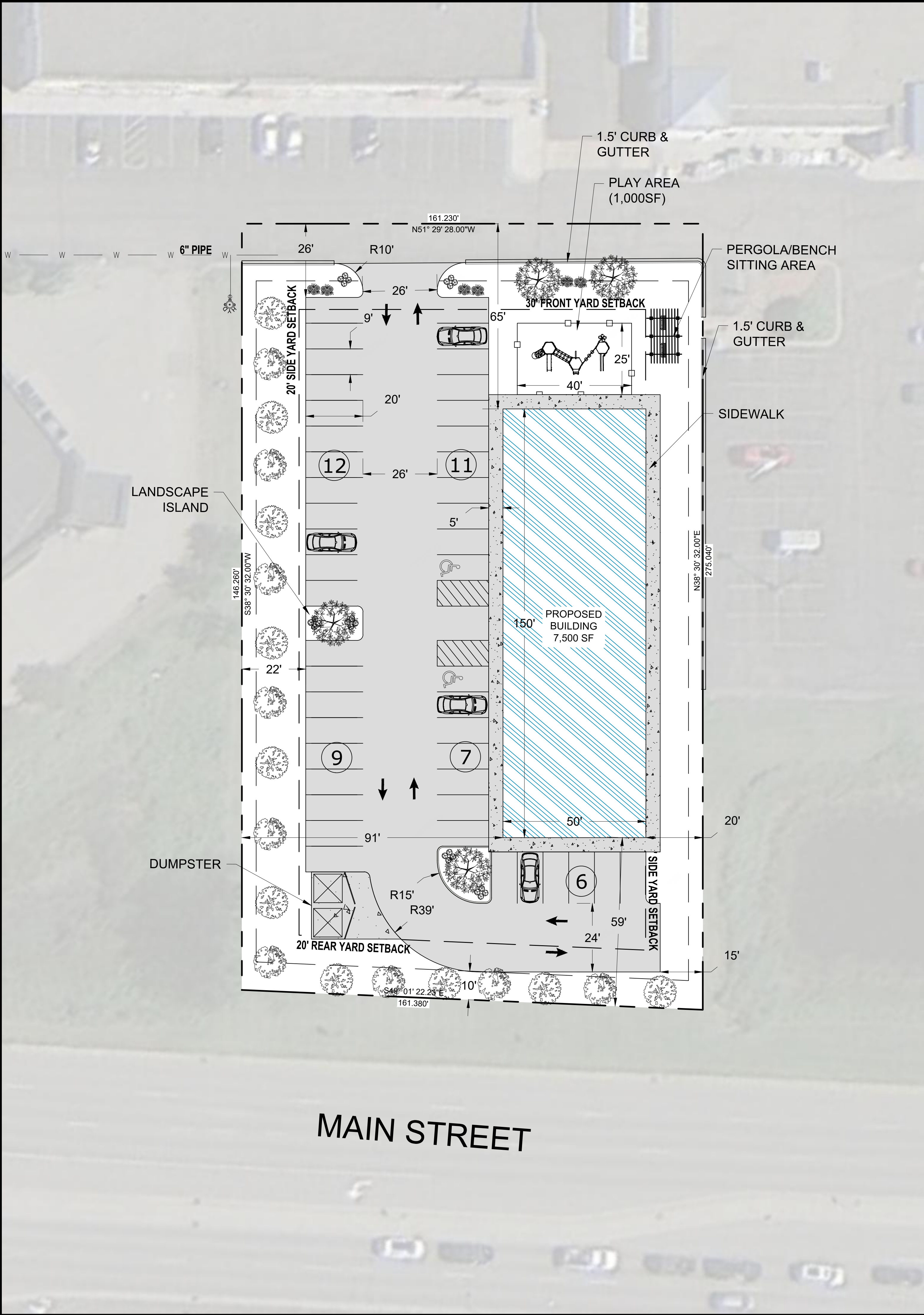
PARCEL ID: 0666692563 & 0666694445
ADDRESS: 0& 521 OLD HONEYCUTT RD, FUQUAY-VARINA, NC 27526
SOILS ON SITE: 5.7% BIBB SANDY LOAM, 0-2% SLOPES, FREQUENTLY FLOODED (NEAR PROPOSED ENTRANCE), 90.8% GRITNEY SANDY LOAM, 6-10% SLOPES (WEB SOIL SURVEY)
SEWER: 12" PIPE CROSSING HOLD HONEYCUTT RD
WATER: 6" PIPE ALONG OLD HONEYCUTT RD
FIRE HYDRANT: 6" DIP WEST SIDE OF PROPERTY ALONG OLD HONEYCUTT RD

ZONE: CORRIDOR COMMERCIAL (CC)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	N/A	67,082 SF	NO
MIN. LOT WIDTH	N/A	136 FT	NO
MAX. BUILDING HEIGHT	65 FT	65 FT	NO
FRONT SETBACK	20 FT	181 FT	NO
SIDE SETBACK	N/A	49 FT	NO
REAR SETBACK	N/A	30 FT	NO
PARKING	52	53	NO

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	8,640 SF	0.20 AC	12.9 %	Impervious =	54.2 %
ASPHALT =	25192 SF	0.58 AC	37.6 %		
CONCRETE =	2540 SF	0.06 AC	3.8 %		
LANDSCAPE =	30710 SF	0.71 AC	45.8 %	Pervious =	45.8 %
					100.0 %



Revisions	No.	Name	Date
Drawing Information	Project No.	23-014	
	Drawn By		
	Date	4-14-2023	
	Checked By		
	Approved By		



ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
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EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- SS EXISTING SANITARY SEWER
- W EXISTING WATERLINE
- STM PROPOSED STORM DRAIN
- LDD LIMITS OF DISTURBANCE
- PROPERTY LINE
- PARKING SETBACK
- BUILDING SETBACK

GENERAL NOTES:

ZONING: LOCAL EMPLOYMENT CENTER (LC) - CORRIDOR OVERLAY
The purpose of the LC Local Employment Center District is to provide the opportunity for general retail, commercial, high density residential and mixed-use development in existing commercial areas and commercial and high density residential guided areas served by community sewer and water. Residential uses within the area create opportunities for an accessible and amenity rich environment. Accessibility and visibility from the regional highway system are enforced through form standards.

SITE AREA: ± 43,784 SF (± 1.01 AC)
TOTAL BUILDING FOOTPRINT: ± 7,500 SF (± 0.17 AC)

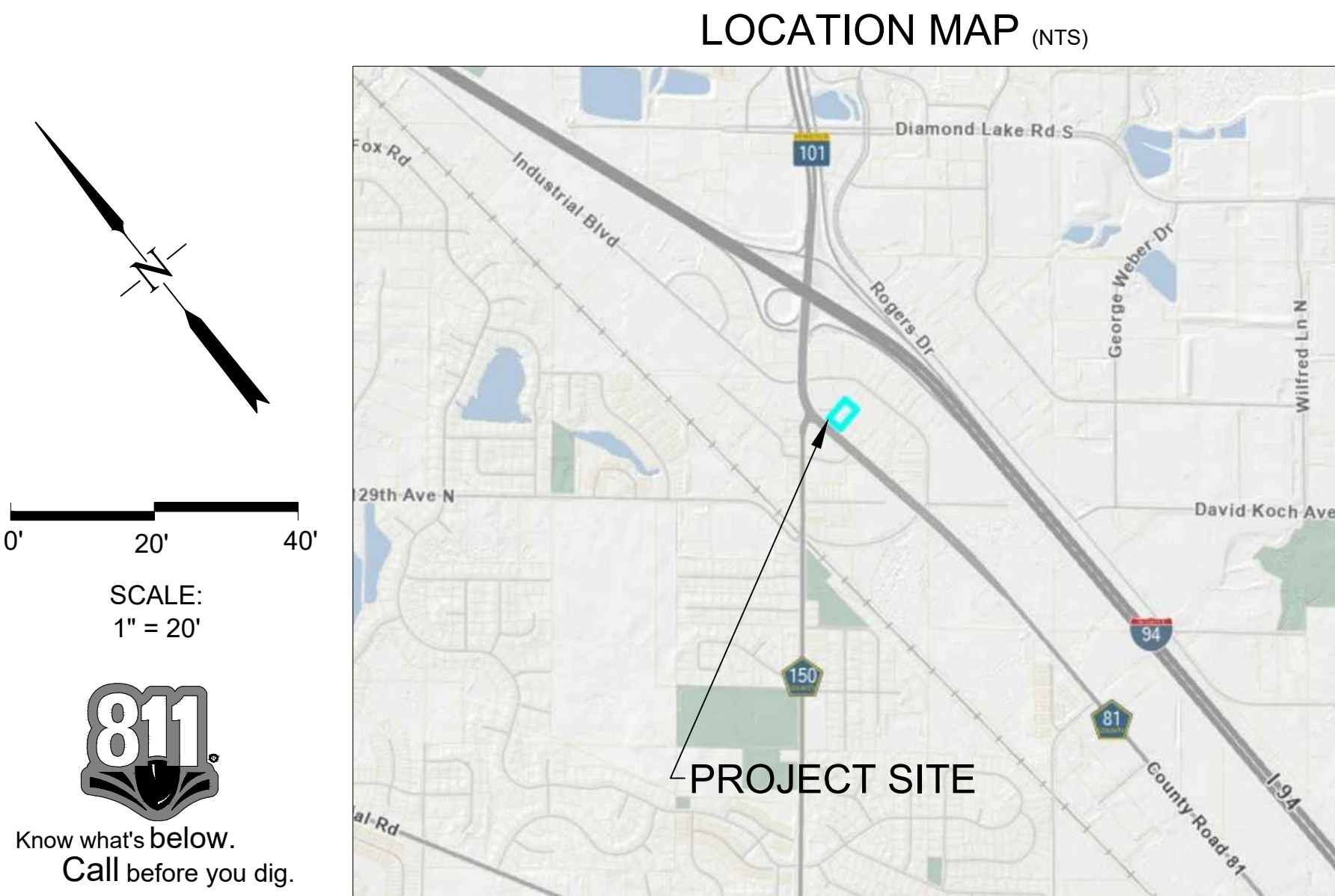
PROPERTY NOTES:

PARCEL ID: 2312023130088 (COUNTY)
ADDRESS: ADJACENT TO 21455 JOHN MILLESS DRIVE, ROGERS, MINNESOTA 55374
SOILS ON SITE: 100% LE SUEUR LOAM, 1-3% SLOPES (WEBSOIL SURVEY)
SEWER: 12" PIPE ALONG MAIN STREET
WATER: 6" PIPE AT TOP NORTH CORNER OF PROPERTY
FIRE HYDRANT: 6" DIP TOP NORTH CORNER OF PROPERTY

ZONE: LOCAL EMPLOYMENT CENTER (LC) - CORRIDOR OVERLAY	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	10,000 SF	43,784 SF	NO
MIN. LOT WIDTH	N/A	161 FT	NO
MAX. LOT COVERAGE	75%	60.3%	NO
MAX. BUILDING HEIGHT	55 FT	30 FT	NO
FRONT SETBACK	30 FT	65 FT	NO
SIDE SETBACK	20 FT	20 FT	NO
REAR SETBACK	20 FT	59 FT	NO
PARKING	45	45	NO

PARKING SETBACKS	REQUIRED	PROPOSED	VARIANCE NEEDED
FRONT SETBACK	20 FT	26 FT	NO
SIDE SETBACK	5 FT	15 FT	NO
REAR SETBACK	10 FT	10 FT	NO

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	7,500 SF	0.17 AC	17.1 %	Impervious =	60.3 %
ASPHALT =	16230 SF	0.37 AC	37.1 %		
CONCRETE =	2665 SF	0.06 AC	6.1 %		
LANDSCAPE =	17389 SF	0.40 AC	39.7 %	Pervious =	39.7 %
					100.0 %



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Revisions

No.	Name	Date

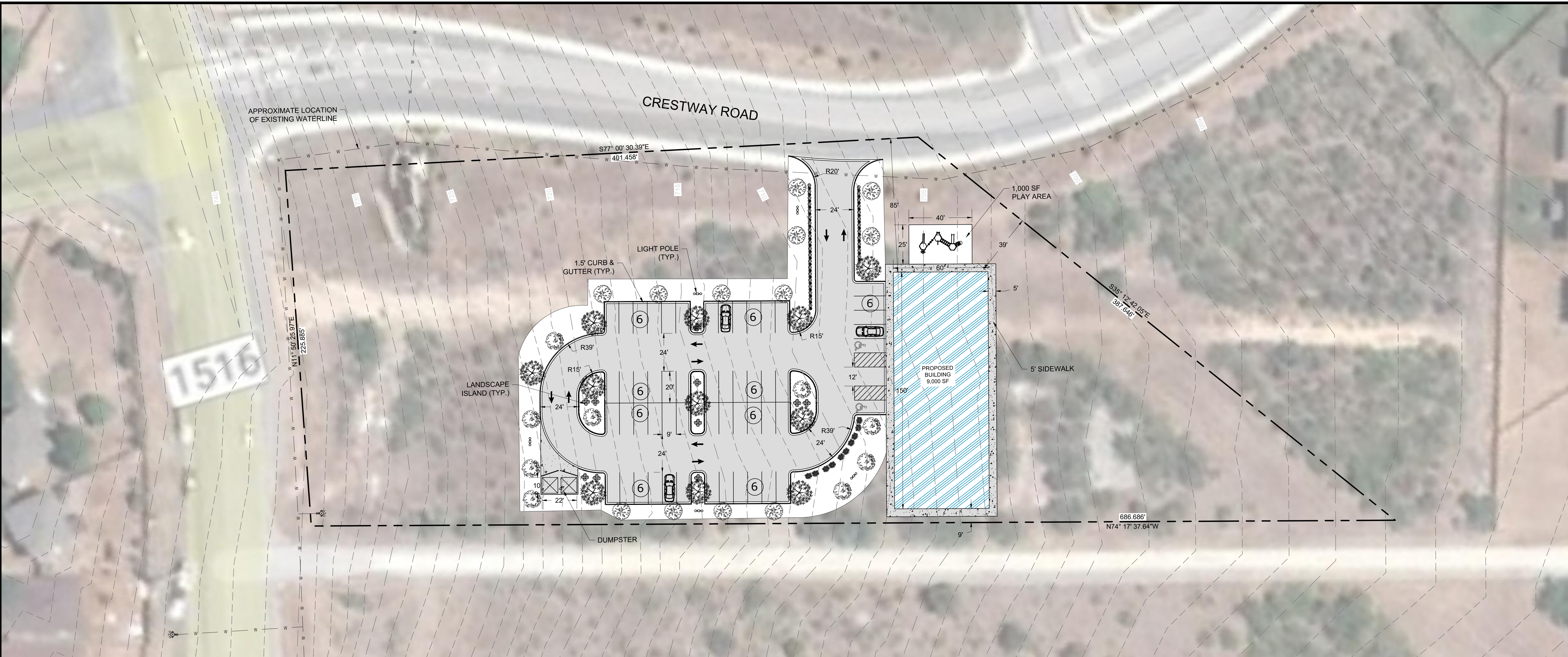
Drawing Information

Project No.	23-015
Drawn By	
Date	4-25-2023
Checked By	
Approved By	

JOHN MILLESS DRIVE
BUILDING DEVELOPMENT
ROGERS DOWNTOWN PLAZA
JOHN MILLESS DRIVE
ROGERS, MN 55374

CONCEPTUAL
SITE PLAN

1
OF 1



ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
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EMAIL: BALLARDESTIMATING@GMAIL.COM
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LEGEND

- PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE
PROPOSED LANDSCAPE

- SS EXISTING SANITARY SEWER
W EXISTING WATERLINE
STM PROPOSED STORM DRAIN
LOD LIMITS OF DISTURBANCE
PROPERTY LINE
PARKING SETBACK
BUILDING SETBACK

GENERAL NOTES:

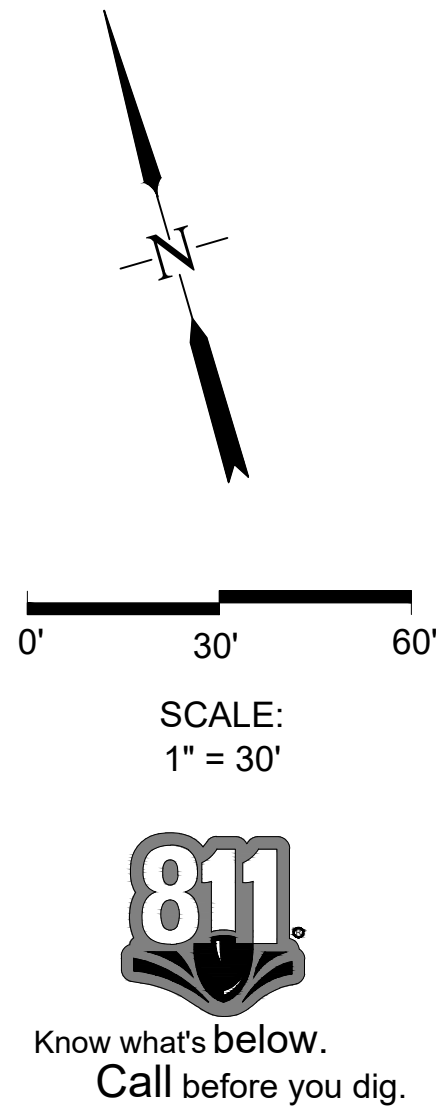
JURISDICTION: CITY OF CONVERSE
ZONING: COMMERCIAL (B-3)
SITE AREA: ± 129,240 SF (± 2.97 AC)
TOTAL BUILDING FOOTPRINT: ± 9,000 SF (± 0.21 AC)

PROPERTY NOTES:

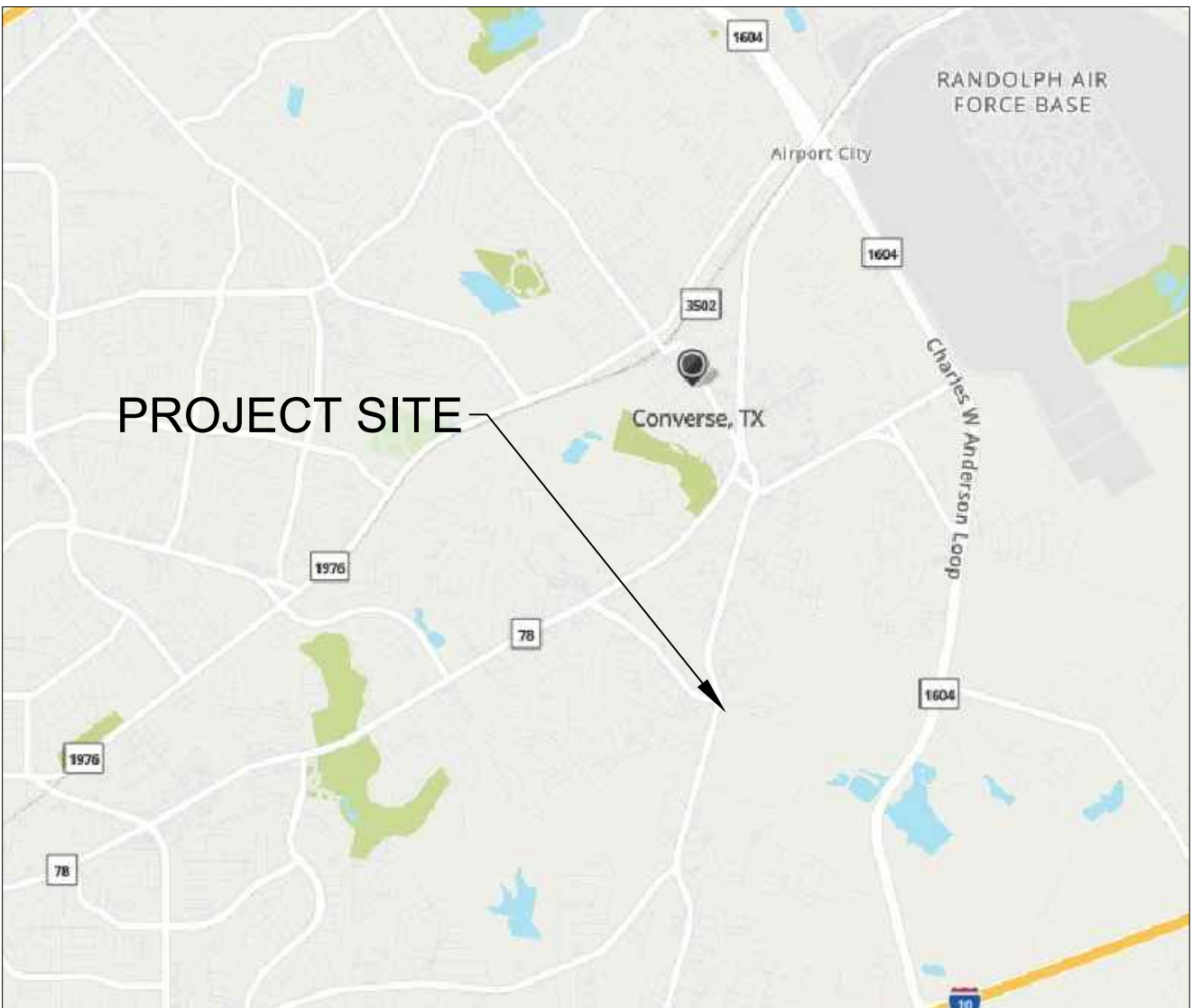
ADDRESS: ADJACENT TO 9019 GORE CRES, CONVERSE, TX 78109
SOILS ON SITE: 27.7% HOUSTON BLACK GRAVELLY CLAY, 1-3% SLOPES, 72.3% HOUSTON BLACK GRAVELLY CLAY, 3-5% SLOPES (WEB SOIL SURVEY)

ZONE: LOCAL EMPLOYMENT CENTER (LC) - CORRIDOR OVERLAY	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	60,000 SF	129,240 SF	NO
MIN. LOT WIDTH	NONE	401 FT	NO
MAX. BLDG. LOT COVERAGE	60%	7%	NO
MAX. BUILDING HEIGHT	90 FT	30 FT	NO
FRONT SETBACK	NONE	85 FT	NO
SIDE SETBACK	NONE	39 FT	NO
REAR SETBACK	NONE	9 FT	NO
PARKING	54	54	NO

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	9,000 SF	0.21 AC	7.0 %	Impervious =	27.6 %
ASPHALT =	23204 SF	0.53 AC	18.0 %		
CONCRETE =	3438 SF	0.08 AC	2.7 %		
LANDSCAPE =	14563 SF	0.33 AC	11.3 %	Pervious =	72.4 %
OPEN SPACE =	79035 SF	1.81 AC	61.2 %		
					100.0 %



LOCATION MAP (NTS)



Revisions		Date	
No.	Name		

Drawing Information	Project No. 23-018	Drawn By	Date 5-3-2023	Checked By	Approved By
Project Title	CRESTWAY ROAD BUILDING				
Drawing Title	CONCEPTUAL SITE PLAN				
Drawing No.	1				
CRESTWAY ROAD BUILDING					CONVERSE, TEXAS 78109



GENERAL NOTES:

JURISDICTION: CITY OF FORNEY
ZONING: PLANNED COMMUNITY DEVELOPMENT (PCD)
SITE AREA: ± 56,192.4 SF (± 1.29 AC)
TOTAL BUILDING FOOTPRINT: ± 9,000 SF (± 0.21 AC)

PROPERTY NOTES:

PROPERTY ID: 188299
ADDRESS: 757 & 763 EAST US HWY 80, FORNEY, TX 75126
SOILS ON SITE: 22% HOUSTON BLACK CLAY (HoA), 0-1% SLOPES & 78% HOUSTON BLACK CLAY (HoB), 1-3% SLOPES (WEBB SOIL SURVEY)

ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: BALLARDESTIMATING@GMAIL.COM
PHONE: (864) 376-1495

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- SS EXISTING SANITARY SEWER
- W EXISTING WATERLINE
- STM PROPOSED STORM DRAIN
- L0D LIMITS OF DISTURBANCE
- PROPERTY LINE
- PARKING SETBACK
- BUILDING SETBACK

ZONE: PLANNED COMMUNITY DEVELOPMENT (PCD)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	NONE	56,192 SF	NO
MIN. LOT WIDTH	NONE	401 FT	NO
MAX. BLDG. LOT COVERAGE	60%	16%	NO
MAX. IMPERVIOUS LOT COVERAGE	80%	73.1%	NO
MAX. BUILDING HEIGHT	45 FT	30 FT	NO
FRONT SETBACK	NONE	8 FT	NO
SIDE SETBACK	NONE	5 FT	NO
REAR SETBACK	NONE	6 FT	NO
PARKING	54	54	NO

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	9,000 SF	0.21 AC	16.0 %	Impervious =	73.1 %
ASPHALT =	28787 SF	0.66 AC	51.2 %		
CONCRETE =	3275 SF	0.08 AC	5.8 %		
LANDSCAPE =	15130 SF	0.35 AC	26.9 %	Pervious =	26.9 %
					100.0 %



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Revisions	No.	Name	Date

757 & 763 E. HWY 80
BUILDING

CONCEPTUAL
SITE PLAN