



VICINITY MAP  
SCALE: NTS

SITE DATA TABLE	
SITE AREA	2.00 AC 87,120 SQFT
TOTAL AREA DISTURBED	0.94 AC (40,969 SQFT)
CURRENT ZONING	VSR
PIN #	1854-20-5626
STREET ADDRESS	15 NORTHBROOK DRIVE, YOUNGSVILLE, NC 27596
GROSS FLOOR AREA	1,400 SF
BUILDING LOT COVERAGE (EXISTING AND PROPOSED)	EXISTING: 0% PROPOSED: 1.67%
BUILDING HEIGHT (EXISTING AND PROPOSED) IN FEET	EXISTING: N/A REQUIRED MAXIMUM: 50' PROPOSED: 20'
PROPOSED BUILDING STORIES	1 STORY
TOTAL NUMBER OF PARKING SPACES (REQUIRED AND PROVIDED)	REQUIRED MINIMUM: 4 SPACES REQUIRED MAXIMUM: 9 SPACES PROPOSED: 5 SPACES
TOTAL NUMBER OF HANDICAP PARKING SPACES (REQUIRED AND PROVIDED)	REQUIRED: 1 SPACE PROPOSED: 1 SPACE
TOTAL IMPERVIOUS AREA (EXISTING AND PROPOSED)	EXISTING IMPERVIOUS: 0.00 AC / 0 SQFT / 0.00% PROPOSED IMPERVIOUS: 0.80 AC / 35,009 SQFT / 40.2% TOTAL IMPERVIOUS: 0.80 AC / 35,009 SQFT / 40.2%
REQUIRED SETBACK	FROM RIGHT OF WAY: 12' FROM REAR: 8' FROM SIDE: 4'

PRELIMINARY SITE PLAN NOTES:

- THIS SITE PLAN IS PRELIMINARY IN NATURE AND THEREFORE DOES NOT GUARANTEE THAT REQUIREMENTS FOR ZONING, STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND OTHER SIMILAR CRITERIA ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
- THIS SITE PLAN IS BASED ON CITY OF YOUNGSVILLE GIS AND RECORD DRAWING DATA.
- PARKING FIELDS AND RATIOS ARE PRELIMINARY.
- ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT, LANDLORD, OR ANY OF THE GOVERNMENTAL AGENCIES. FURTHER REVIEW OF THE SITE AS PART OF THE DUE DILIGENCE EVALUATION WILL BE NECESSARY AND MAY IMPACT THE LAYOUT.
- STREET TREES AND SCREENING OF OUTDOOR STORAGE TO BE INSTALLED IN ACCORDANCE WITH CHAPTER 11 SECTIONS 6-2 AND 6-3 OF THE YOUNGSVILLE DEVELOPMENT ORDINANCE. EXISTING TREES ON-SITE TO REMAIN WITHIN PLANTING AREA WHERE APPLICABLE.

PRELIMINARY SITE PLAN

DATE: 06/17/2025

