



Mooreville, NC
Oakridge Farm Hwy & Anna Grace Dr

Site Data Summary

Building Prototype:	104 x 96
Existing Zoning:	CZ
Area Summary:	
Total Site Area:	±2.05 Acres
Building Exterior:	±9,960 sf
Parking Summary:	
Spaces Req'd:	30 (Code 3 per 1,000)
Spaces Provided:	33
Space Size:	9' x 19'
Setbacks:	(Bldg) (Landscape)
Front:	10' 10'
Side:	5' 5'
Rear:	50' 50'

Impervious Area Coverage
Proposed Impervious Area = ±35,428 sf

- Available Utilities:**
1. Sewer: Yes
 2. 3 Phase Electric: Yes
 3. Natural Gas: Yes
 4. Water: Yes

- Notes:**
1. Stormwater: Yes
 2. If Risk Class 0-2, No Bollards in Front of store.
 3. WB-67 Delivery Truck Used.
 4. Easements Present: (Y/N or NA): Unknown
 5. Access Points Provided (Min 2): 2
 6. Significant Grade Change (Y/N or NA): No
 7. Is Septic Field Req'd? (Y/N or NA): No
 8. Landscape Islands Req'd? Yes
 9. Cross Access Needed? No

Date Prepared: 6/24/2025
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Developer:
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