

# SOUTH SIDE C&D LANDFILL & LCID

AKPAR: 67003, 63303, 66852, 62623, 9896, 9919  
HWY 421  
GULF, NORTH CAROLINA

## SITE DATA

### DEVELOPER

TUMBLEWEED HOLDINGS, LLC.  
402 FORESTWOOD PARK RD  
SANFORD, NC 27330  
CONTACT: BOBBY BRANCH  
PHONE: (919) 708-8465

### PROPERTY INFO:

TUMBLEWEED HOLDINGS, LLC.  
DB: 2255 PG. 0099 & DB: 2195 PG. 0491  
AKPAR: 67003, 62623, 63303, 66852, 9896, 9919  
TOTAL AREA: 628.04 AC +/-  
ZONING: R-1 (COUNTY) & IND-H (COUNTY)  
REZONE TO: CONDITIONAL ZONING- HEAVY INDUSTRIAL  
CD-IH (TOWN OF GOLDSTON)

### PROPERTY SETBACKS

FRONT = 100 FEET  
SIDE = 100 FEET  
REAR = 100 FEET

### PARKING CALCULATION

MANUFACTURING, INDUSTRIAL, WAREHOUSING & WHOLESALING  
REQUIRED: 1 SPACE/3 EMPLOYEES ON LARGEST SHIFT  
12 EMPLOYEES/3 = 4 SPACES  
TOTAL REQUIRED: 4 SPACES

PROPOSED SITE TOTAL (INCLD. H.C.): 7 SPACES

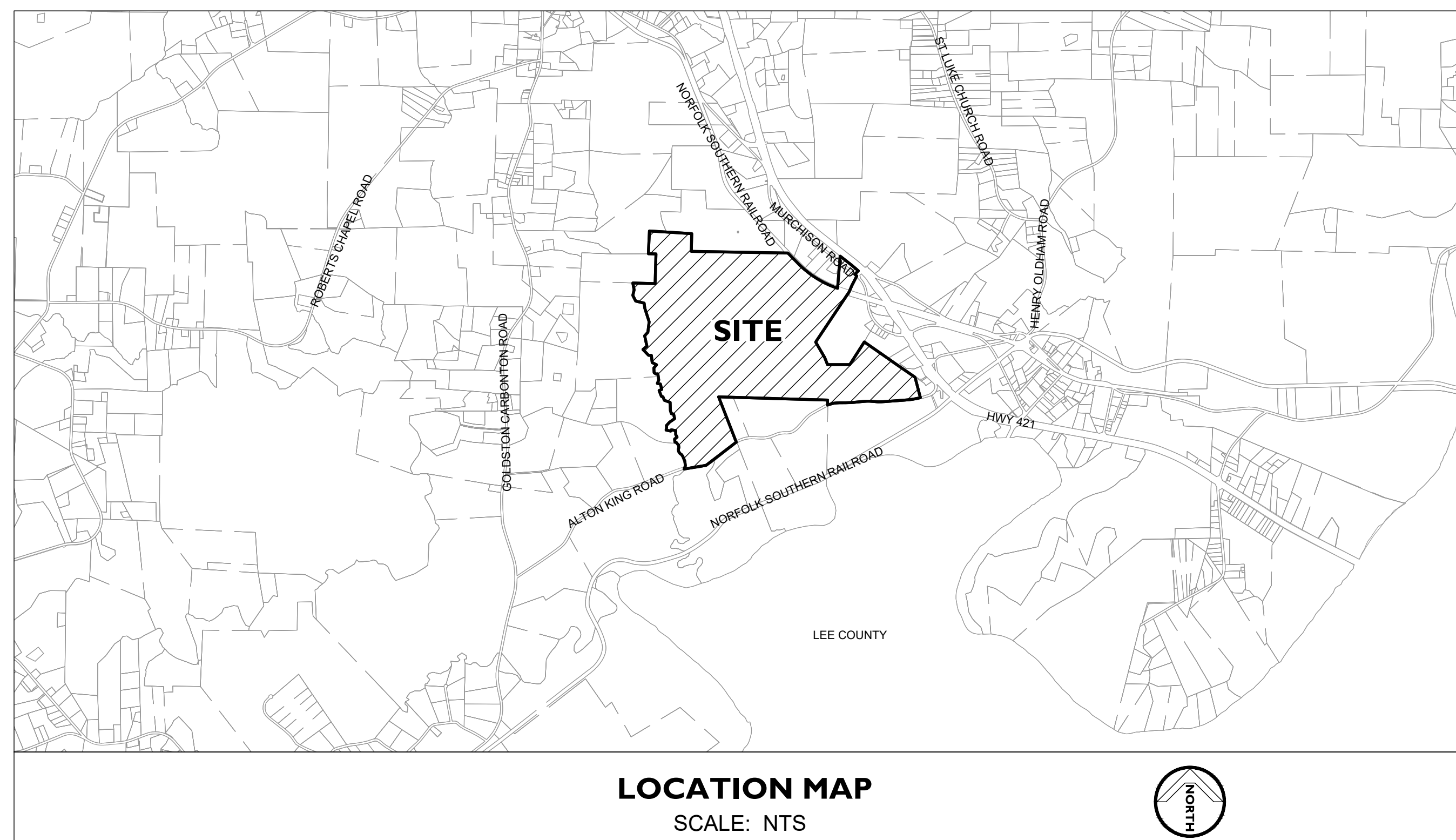
HANDICAP SPACES INCLD. IN TOTAL=1 SPACES

### MAXIMUM IMPERVIOUS SURFACE RATIO CALCULATION

TOTAL AREA = 27,357,422 SF (628.04 AC)  
IMPERVIOUS AREA = 266,655 SF (6.12 AC) (0.97%)  
PERVIOUS AREA = 27,090,767 SF (621.92 AC) (99.03%)

## SHEET INDEX

C1	COVER
C2	CONDITIONAL ZONING PLAN
C3	LANDSCAPING PLAN



## DEVELOPER/OWNER:

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SANFORD, NC 27330  
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**APRIL 2023**

## PLANS BY:



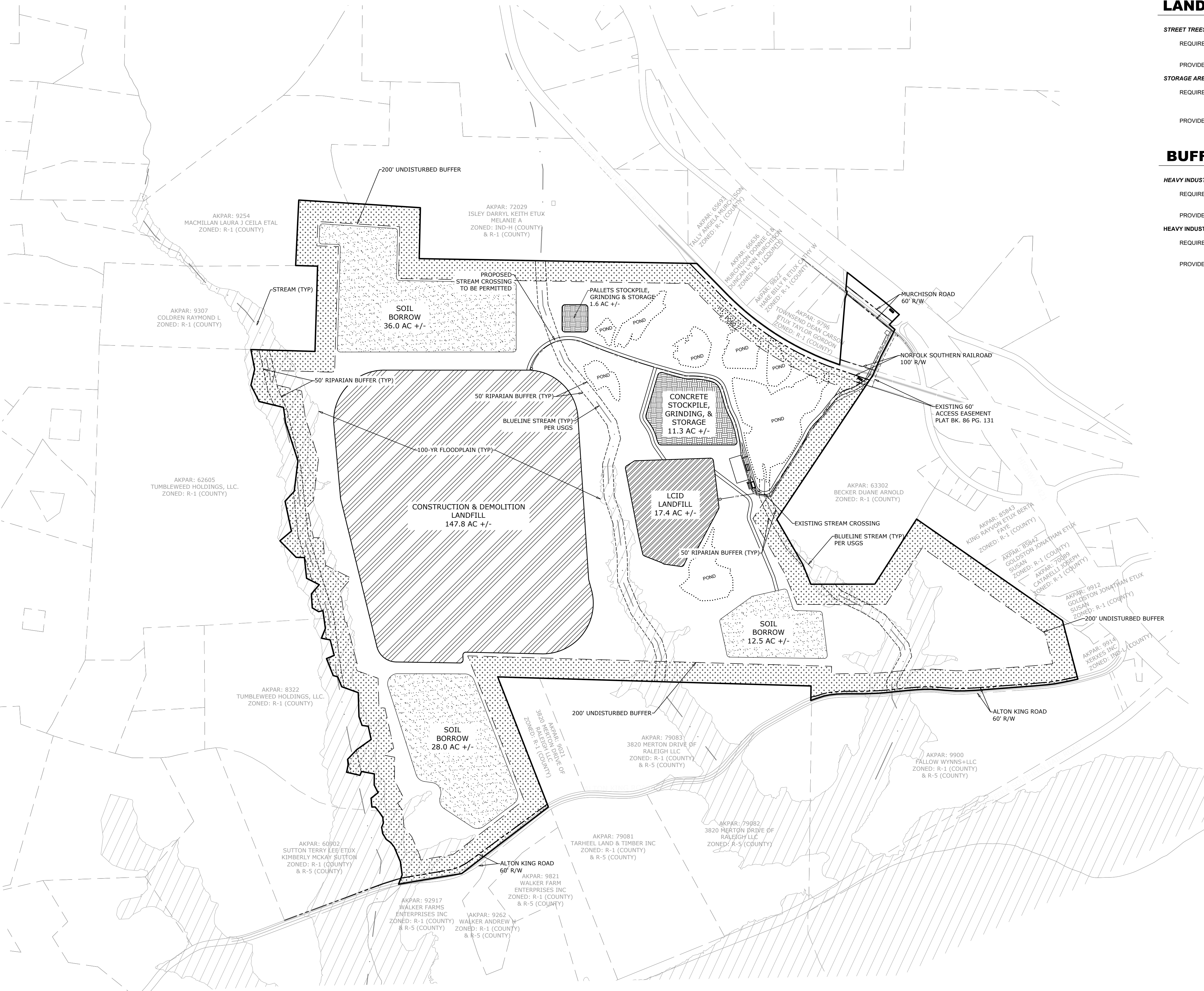
6728 CARBONTON ROAD  
Sanford, North Carolina 27330  
(919) 499-8759 phone  
draftinganddesign@gmail.com

AGENCY REVIEW  
NOT FOR CONSTRUCTION

project no. 2020-32







**LANDSCAPE REQUIREMENTS**

- STREET TREES:**  
 REQUIREMENT: 2.5" CALIBER TREE AT INTERVALS OF 40' ALONG STREETS - 30' AT MATURITY  
 PROVIDED: 200' UNDISTURBED PROPERTY LINE BUFFER - EXCEEDS REQUIREMENTS
- STORAGE AREA SCREENING:**  
 REQUIREMENT: 95% DENSE PLANTING OF EVERGREEN SHRUBS AND/OR SMALL TREES THAT REACH SCREENING DENSITY WITHIN 24 MONTHS OF INSTALLATION  
 PROVIDED: 200' UNDISTURBED PROPERTY LINE BUFFER - EXCEEDS REQUIREMENTS

**BUFFER REQUIREMENTS**

- HEAVY INDUSTRIAL ADJACENT TO RESIDENTIAL:**  
 REQUIREMENT: 80' WIDE - TYPE 'A' BUFFER  
 PROVIDED: 200' WIDE - UNDISTURBED BUFFER
- HEAVY INDUSTRIAL ADJACENT TO LIGHT/HEAVY INDUSTRIAL:**  
 REQUIREMENT: NONE REQUIRED  
 PROVIDED: 200' WIDE - UNDISTURBED BUFFER



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 LANDSCAPING PLAN

**REVISIONS**

**AGENCY REVIEW  
 NOT FOR CONSTRUCTION**

Scale: 1"=500'	Drawn by: MTB
Sheet:	Designed by: MTB
<b>C3</b> of <b>3</b>	Reviewed by: MTB
Project Number: 2020-32	Date: APRIL 2023

