



PROP BUILDING INSET
1"=30'

DEVELOPMENT CONDITIONS

- Retail or public traffic shall not be permitted.
- Hours of operation shall be limited to Monday through Saturday, 7:00 AM through 6:00 PM EST.
- The subject property's existing mature tree canopy, as shown on the accompanying site plan, shall not be disturbed in connection with expansion of the Special Use Permit as provided on such site plan; provided, however, existing vegetation may be removed as reasonably required for installation, maintenance and/or repair of the proposed septic area shown on the site plan.
- Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying shall not be permitted.
- Uses under the Special Use Permit shall be limited to: Plant Installation (Landscaping); Irrigation system installation; Hardscape installation (i.e. pavers and stone); Outdoor low voltage night lightings.
- There shall be no mixing, staging or storage of fertilizers or other harsh or hazardous chemicals associated with Landscape and Horticultural Services at the subject property.
- The site plan submitted with this application is intended solely to provide a general illustration of the proposed area of Special Use Permit expansion. The site plan is not intended to limit the area of expansion to a specifically described outer boundary, or limit proposed improvements to certain dimensions. The expanded use area shall be located and configured in general conformity with that which is shown on the site plan.
- Absent installation of stormwater control measure, development shall not exceed twelve percent (12%) maximum built-upon area.
- Washing of vehicles, equipment or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.

MATTHEW ALLEN CAVINESS &
CAROL PHIBBS
PARCEL: 130234
PIN# 7970927074
DB 7819 PG 145
ZONING: AG

ROBERT E. & PATTI L. HARTMAN
PARCEL: 129683
PIN# 7970814374
DB 6629 PG 962
ZONING: AG

General Watershed Notes:
1. This property is located within the Water Supply Watershed for Greensboro WS-III, Tier 4. Development restrictions may apply.

Riparian Buffer & Stream Notes:
1. This property is located within the Jordan Lake Watershed, where associated riparian buffer rules apply.
2. Jurisdictional streams, wetlands, and other waters of the U.S. are subject to USACE and NCEQ regulations. Required approvals and permits prior to impacts to jurisdictional streams, wetlands and other waters of the U.S. The owner and contractor have obtained appropriate permits prior to construction.
3. Buffer Authorization application required by Guilford County prior to land disturbance within a riparian buffer, unless the land disturbance is explicitly stated as an "Exempt" use in the Guilford County UDO, and NCAC rules that apply.
4. Grading and revegetation in Zone 2 is exempt from Buffer Authorization, provided that diffuse flow and the health of existing vegetation in Zone 1 is not compromised and disturbed areas are stabilized until they are revegetated (no new impervious area).
a. Mowing or harvesting of plant products in Zone 2 does not require Buffer Authorization.
5. Riparian Buffer Zone 1 must remain undisturbed unless required Buffer Authorization is obtained. Removal of vegetation is not allowed in Zone 1 except for the below exempt activities that do not require Buffer Authorization:
a. Removal of individual trees that are in danger of causing damage to dwellings, other structures or human life, or are imminently endangering stability of the streambank.
b. Removal of individual trees which are dead, diseased or damaged.
c. Removal of poison ivy.
d. Removal of invasive exotic vegetation as defined in: Smith, Cheri L. 1998. Exotic Plant Guidelines. Dept. of Environment and Natural Resources. Division of Parks and Recreation, Raleigh, NC. Guideline #30.
6. Temporary sediment and erosion control devices in Zone 2 are exempt from Buffer Authorization, provided that ground cover is established within timeframes required by the Sedimentation and Erosion Control Act; vegetation in Zone 1 is not compromised; runoff is released as diffuse flow; and the disturbed area is restored to pre-construction topographic and hydrologic conditions immediately after construction is complete and replanted immediately with comparable vegetation, except that tree planting may occur during the dormant season. A one-time application of fertilizer may be used to establish vegetation. At the end of five years the restored buffer shall comply with the restoration criteria of the Guilford County UDO.
7. Planting vegetation to enhance the riparian buffer is allowed, if no vegetation is removed from Zone 1. Pruning forest vegetation is also allowed, provided that the health and function of the forest vegetation is not compromised.

Floodplain Notes:
A 100-year Floodplain (SFHA) does not exist on the property based on Firm Map # 3710797000J, effective date 6/18/2007.
8. No development or land disturbance is allowed within the 100-year Floodplain (SFHA) unless approved by Guilford County via a Floodplain Development Permit. No deviations from the approved plan for proposed work in the 100-year Floodplain (SFHA) shall be made, unless otherwise requested by the applicant and approved in writing by Guilford County prior to work being performed.
9. No fill is allowed within the 100-year Floodplain (SFHA) per Guilford County UDO Section 9.3.P.1.p.

Water Quality Conservation Easement (WQCE): No structures or land disturbing activities are allowed in this area. The natural ground cover and the natural tree canopy must be preserved with the following exceptions:
(1) The cutting or trimming of deformed or overcrowded trees is allowed provided that no trees in excess of 3 inches in diameter as measured 12 inches or less from the ground are removed;
(2) Utilities and erosion control measures can be constructed and maintained;
(3) Normal maintenance by mechanical means is allowed for the removal of dead, diseased, deformed, poisonous, or noxious vegetation according to standard forestry management practices, and the expunging of vermin and pests harmful to health and;
(4) Mowing of utilities areas to control growth.

PLANTING SCHEDULE -- TYPE D

| Understory Trees | | | |
|-------------------------------|-----------------------|--|---|
| Lagerstromia indica x fauriei | Crape myrtle | | 2 |
| Shurbs | | | |
| Cotoneaster dammeri | Bearberry cotoneaster | | 9 |
| Caryopteris x clandonensis | Blue mist shrub | | 9 |

EROSION CONTROL NOTES
DISTURBED AREA = 0.99 ACRES
LOCATION = 36.2260, -79.7509
DRAINS TO: REEDY FORK (WS-III, NSW, CA) CAPE FEAR BASIN

- CONSTRUCTION SEQUENCE**
- OBTAIN SITE PLAN APPROVAL FROM GUILFORD COUNTY. OBTAIN NCG01 CERTIFICATE OF COVERAGE.
 - INSTALL TEMPORARY MEASURES BEFORE DISTURBING LAND. CLEAR & GRUB ONLY AS NECESSARY TO INSTALL MEASURES.
 - MAINTAIN EROSION CONTROL MEASURES THROUGHOUT GRADING PROCESS.
 - COMPLETE BUILDING CONSTRUCTION. INSTALL SEPTIC SYSTEM AND UTILITIES.
 - STABILIZE DISTURBED AREAS PER INCLUDED STABILIZATION TIMELINE.
 - AFTER ALL AREAS ARE STABILIZED, REMOVE TEMPORARY EROSION CONTROL MEASURES.

- LEGEND:**
- MIN/B.L. MINIMUM BUILDING LINE
 - MAX/B.L. MAXIMUM BUILDING LINE
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - SF SQUARE FEET
 - EIP EXISTING IRON PIPE
 - EIP EXISTING IRON REBAR
 - DE DRAINAGE EASEMENT
 - RCP REINFORCED CONCRETE PIPE
 - WV WATER VALVE
- EROSION CONTROL LEGEND:**
- DISTURBED AREA
 - SILT FENCE
 - EXISTING CONTOUR
 - STONE OUTLET
 - POWER POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - DUKE ENERGY POWER LINE

- SITE NOTES**
- SITE AREA: TOTAL = 26.33 ACRES
 - PARCEL NUMBER: 130235
 - DEED REFERENCE: DB 8672, PG 2215
 - ZONING: AG/AG-SUP
 - FEMA FLOOD MAP 3710797000J, ZONE X, EFFECTIVE DATE 6/18/2007
 - PROPERTY SERVED BY ONSITE SEPTIC AND WELL.
 - NO DUMPSTER ON SITE, TRASH TO BE ROLLED OUT.
 - EXISTING/PROPOSED LAND USE LANDSCAPE WAREHOUSE.
 - BUILT-UPON AREA:
9.1. EXISTING BUA = 2.68 AC. (10.2%)
9.2. PROP (NET) BUA = 0.00 AC. (0%)
9.3. TOTAL BUA = 2.68 AC. (10.2%)

- ONSITE PARKING REQUIREMENTS**
- 1800 SF = OFFICE SPACE
 - 5700 SF = WAREHOUSE SPACE
 - 7500 SF TOTAL SF
 - 1800 SF/600 SF = 3 PARKING SPACES
 - 5700 SF/2500 SF = 2 PARKING SPACES
 - TOTAL PARKING SPACES = 5

SPECIAL USE PLAN PERMIT SKETCH



Dalt Hill
MAY 7, 2026

7930 BEE JAY ROAD
THE ROOTS PROPERTIES, LLC
7930 BEE JAY ROAD
BROWNS SUMMIT NORTH CAROLINA, 27214
MONROE TOWNSHIP, GUILFORD COUNTY

DATE: 2026-04-30 SCALE: 1"=60' SHEET: 1 OF 1

HUGH CREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEERS & LAND SURVEYORS

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CASE #26-04-PLBD-00017