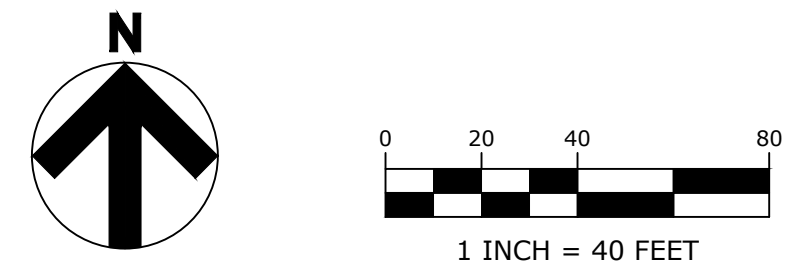
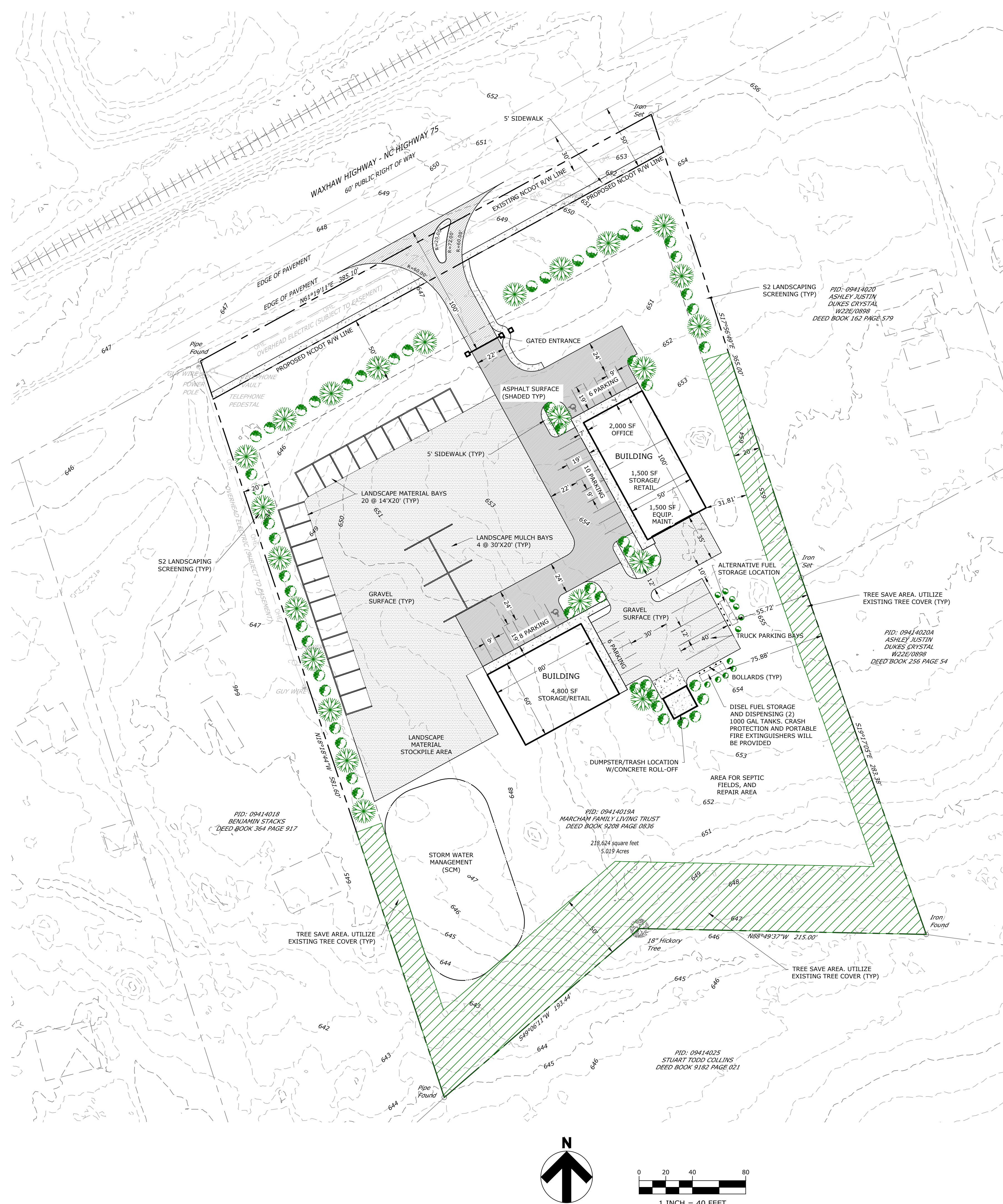
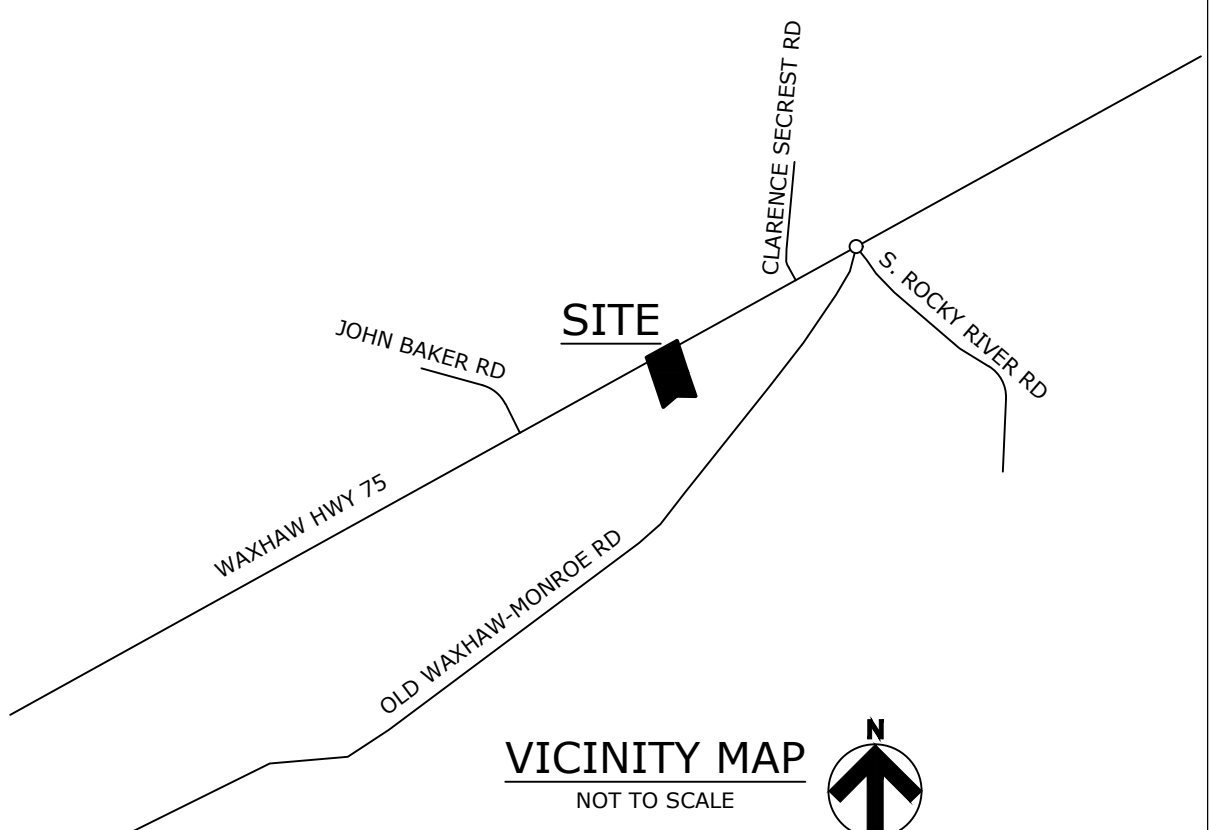


Plot Stamp: 4/7/2026 4:56:10 PM - F. Cantrell
 File: Z:\Shared\Projects\Stone Pro\Mineral Springs\Civil\DWG\01_Base\Sketch Plan\Stone Pro.dwg, Tab: Sketch Plan



- GENERAL NOTES / CONDITIONS OF APPROVAL:
- LIMITED TO APPROVED SITE PLAN DATED APRIL 7, 2026
 - USES LIMITED TO LANDSCAPING SUPPLY BUSINESS AND SITE WORK CONSTRUCTION EQUIPMENT STORAGE.
 - OUTDOOR RETAIL STORAGE WILL BE UTILIZED.
 - PARKING IS PROVIDED FOR TRUCKS AND EQUIPMENT AS SHOWN.
 - DIESEL FUEL STORAGE AND DISPENSING TANKS PROVIDED AS SHOWN ON PLAN.
 - THERE WILL BE NO CRUSHING, GRINDING, PULVERIZING OF MATERIALS ON SITE. SUPPLYING FINISHED PRODUCTS ONLY.
 - OUTDOOR LIGHTING WILL BE PROVIDED ON SITE AND WILL CONFORM TO UNION COUNTY STANDARDS. LOCATION AND TYPES OF LIGHTS WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENT SUBMITTALS.
 - 50' RIGHT OF WAY DEDICATION TO NCDOT WILL BE PROVIDED, AS MEASURED FROM THE CENTERLINE OF THE ROAD ALONG THE FRONTAGE FOR THIS SITE. PER DISCUSSIONS WITH NCDOT, ACCESS FROM NC 75 IS RIGHT IN AND RIGHT OUT TRAVELING EASTBOUND. WESTBOUND TRAFFIC WILL BE ALLOWED TO ACCESS SITE BY A LEFT TURN.
 - SEWER SERVICE SHALL BE BY SEPTIC SYSTEMS. THE APPROXIMATE AREA FOR THE PROPOSED SEPTIC FIELD IS SHOWN ON THIS PLAN. WATER SERVICE SHALL BE PUBLIC WATER. CONNECTION WILL BE AT THE FRONTAGE ROW OF WAXHAW HIGHWAY.
 - THIS PLAN SHALL FULLY COMPLY WITH ALL PROVISIONS OF THE UNION COUNTY DEVELOPMENT ORDINANCE.
 - FIVE-YEAR VESTING OF DEVELOPMENT RIGHTS WILL BE ISSUED.



OWNER: MARCHAM FAMILY LIVING TRUST
 DEVELOPER INFO: STONE PRO GRADING, LLC
 CONTACT: THOMAS MARCHAM
 EMAIL: tmarcham@penskeautomotive.com
 PHONE: 847-302-8577

ENGINEER: POB ENGINEERING, PLLC
 FRANK CANTRELL, 704-564-3824
 frank.cantrell@pobengineering.com

DEVELOPMENT SUMMARY

SITE ADDRESS: 4521 WAXHAW HWY

GROSS SITE AREA: 5.02±
 DISTURBED AREA: 3.44
 PARCEL No.: 09414019A
 DEED BOOK / PAGE: 9208/0836
 EXISTING ZONING: RA-40
 EXISTING USE: VACANT

PROPOSED ZONING: LI CZ
 PROPOSED USE: LANDSCAPE SUPPLIES

PARKING REQUIREMENTS	REQUIRED	PROVIDED
OFFICE - 1 SPACE PER 300 SF	2,000 SF/300 SF	7
STORAGE/RETAIL - SPACE PER 400 SF	6,300 SF / 400 SF	16
VEHICLE REPAIR AND MAINTENANCE	2 SP PER BAY	4
TOTAL PARKING		27
		30

PROPOSED HI ZONING

BUILDING SETBACKS REQUIRED

FRONT	50'
SIDE	20'
REAR	50'
MAX. BUILDING HEIGHT	100'

PROPOSED STREETS: / PRIVATE DRIVES AS SHOWN ON PLAN

- S2 LANDSCAPE AREA
- TREE SAVE AREA, EXISTING TREES TO BE UTILIZED
- ASPHALT PAVING
- GRAVEL AREAS

CONCEPT PLAN FOR REZONING APPLICATION

STONE PRO MATERIAL SALES
 STONE PRO GRADING, LLC
 MINERAL SPRINGS, UNION COUNTY, NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY

DRAWN: FC
 DESIGNED: FC
 CHECKED: DC
 PROJECT #: P250145

SHEET NUMBER
C-100

POB Engineering
 16439 Bastille Dr.
 Charlotte, NC 28278
 704-564-3824
 Frank.Cantrell@pobengineering.com

NORTH CAROLINA COL P-1888

SEAL 039811
 ENGINEER
 FRANK L. CANTRELL

CONCEPT PLAN
 NOT FOR CONSTRUCTION
 April 7, 2026

