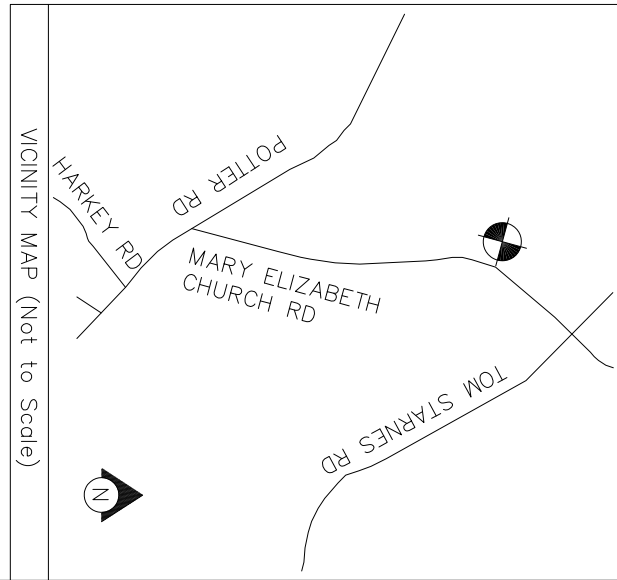


DEVELOPMENT SUMMARY:
1. EXISTING ZONING: RA-40
2. PROPOSED ZONING: LI
FRONT SETBACK: 50FT
REAR SETBACK: 50FT
SIDE SETBACK: 20FT

3. DEVELOPMENT WILL FULLY COMPLY WITH ALL PROVISIONS OF UNION COUNTY ORDINANCES
4. NEW LOT 2 WITH LI ZONING ACREAGE: 2.65 APPROXIMATELY
5. PREVIOUS RESIDENTIAL ACREAGE TO REMAIN: 5.81 APPROXIMATELY
6. EXACT NEW PROP LINE, EASEMENT, AND ACREAGE TO BE VERIFIED BY OFFICIAL SURVEY IF APPROVED
7. 30' MAX BUILDING HEIGHT PROPOSED

OWNER: ADAM GORDON
CELL: 7043205005
EMAIL: agordon21ag@gmail.com

MAP NORTH REF:
PC P FILE 889
MAY, 2021

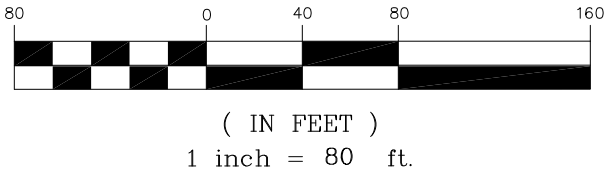


LEGEND

- MNF – MAG NAIL FOUND
SIF – SQUARE IRON FOUND
RRSF – RAILROAD SPIKE FOUND
PC – PLAT CABINET
DB – DEED BOOK
PG – PAGE
DWSB – DRIVEWAY SETBACK
N/F – NOW OR FORMERLY
#04-341-004E – TAX I.D.
○ – COMPUTED POINT
— SURVEYED LINES
--- NOT SURVEYED/PLAT LINES
- - - CENTERLINE OF ROAD
- - - EDGE OF PAVEMENT

- NOTES:
1. TAX I.D. #04-341-004E
2. AREA CALCULATED BY COORDINATES.
3. NO NGS MONUMENT FOUND WITHIN 2000'.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS.
5. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
6. PROPERTY MAYBE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS OF WAY, EITHER RECORDED OR IMPLIED.
7. THIS IS NOT A FULL BOUNDARY SURVEY. THE PURPOSE OF THIS SURVEY IS TO THE SF OF THE OLD PARKING AREA & THE NEW CLEARED PARKING AREA.

GRAPHIC SCALE



N/F
ROGER L. DOWELL
& WIFE, MICHELLE
DB 1953 PG 29
#04-341-004B

APPROX. 15,000
SQFT EXISTING
POND.
PROPOSED STORM
WATER RETENTION
POND USE

EXISTING POND

ORIGINAL LOT
PC P FILE 889
8.46 ACRES (CURRENT TOTAL)
ZONE RA-40

PROPOSED LOT 2

PROPOSED EASEMENT FOR
STORM WATER
RETENTION POND

PROPOSED POSSIBLE
FUTURE SEPTIC

N/F TUCKER GREEN
DB 8295 PG 0505
#04-341-004

S-2 SCREEN TO BE
ADDED
AS APPROXIMATELY
SHOWN

GRAVEL IN SET BACK FOR
VISITOR PARKING ONLY

APPROXIMATE 40' WIDE DRIVEWAY

MARY ELIZABETH CHURCH ROAD

NCDOT MAINTAIN BACK OF DITCH
TO BACK OF DITCH
(PC P GLE 889)

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	103.22	985.52	103.17

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.65	N86°33'00"W

SKETCH PLAN FOR REZONING APPLICATION:

#3704 MARY ELIZABETH CHURCH RD

For: Adam Gordon
Monroe Township, Union County, North Carolina

REV:

PLAN FOR INFORMATION ONLY

Scale: 1" = 80'

Date: 04/11/25