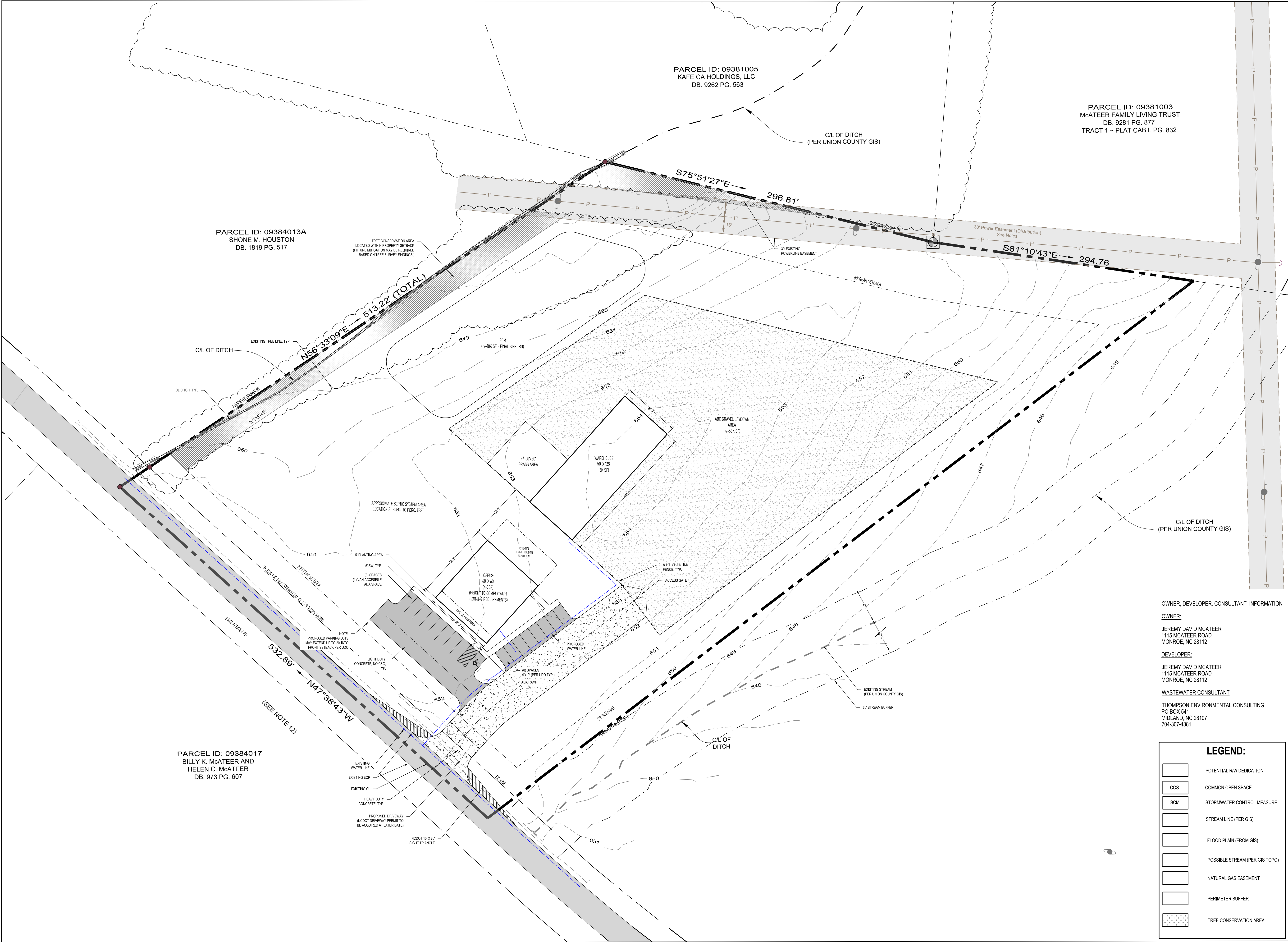




VICINITY MAP NTS

DEVELOPMENT SUMMARY

TAX PARCELS:	09384013 - UNION COUNTY	+/-17.21 AC. (PER GIS)
	TOTAL ACRES TO BE SUBDIVIDED & DEVELOPED:	+/-5.75 AC.
	REMAINING AC. TO BE EXCLUDED:	+/-11.46 AC.
LOCATION:	UNION COUNTY	
ZONING:	EXISTING: RA-40 (RESIDENTIAL - AGRICULTURAL)	
	PROPOSED: LI (LIGHT INDUSTRIAL)	
	REZONING REQUIRED	
PROPOSED USE:	OFFICE, GARAGE, LAYDOWN YARD	
MIN. LOT SIZE (F):	NO MIN.	
PROPOSED LOT SIZE:	+/-5.75 AC.	
MAX. IMPERVIOUS AREA (WHEN NO CAG PROPOSED):	36%	
PROPOSED IMPERVIOUS AREA:	36%	
FRONT SETBACK:	50'	
REAR SETBACK:	50'	
SIDEYARD:	20'	
MAX. BLDG HEIGHT:	100'	
PARKING REQUIRED:	0.5 SPACES PER EMPLOYEE 15 EMPLOYEES ANTICIPATED = 7.5 SPACES REQUIRED 0.5 LANDING SPACES REQUIRED (0.15K SF GROSS FLOOR AREA)	
PARKING PROVIDED:	10 SPACES - 8' X 18' 1 VAN ACCESSIBLE ADA SPACE	
TREE SAVE:	TREE INVENTORY SURVEY REQUIRED IN AREAS "OUTSIDE THE BUILDABLE AREA OF A LOT OR DEVELOPMENT SITE". BUILDABLE AREA - ALL AREAS LOCATED OUTSIDE SETBACKS, R/W'S, EASEMENTS, I.E. - TREE SURVEY REQUIRED WITHIN PROPERTY SETBACK AREAS TREES DBH OF 12" OR GREATER MUST BE MITIGATED AT 125% DBH REMOVED	
OPEN SPACE:	NOT REQUIRED FOR LI	
WATERSHED:	UPPER RICHARDSON CREEK (PROJECT IS LOCATED IN A WATER SUPPLY WATERSHED)	
TOTAL SF ALL STRUCTURES:	+/- 10K SF	
TOTAL ACRES IN R/W:	+/- 0.019 AC. (DRIVEWAY CONNECTION TO S ROCKY RIVER RD)	
TOTAL DISTURBED AREA:	+/- 2.72 AC. (+/- 47% OF TOTAL SITE)	
WATER SOURCE:	S ROCKY RIVER RD PUBLIC WATER LINE (TAP TO BE PROPOSED)	
WASTEWATER SOURCE PROVIDER:	SEPTIC SYSTEM TO BE PROVIDED (SEE OWNER, DEVELOPER, CONSULTANT INFO)	

NOTES

GENERAL NOTES

- ALL SITE PLAN, ZONING, AND EXISTING CONDITION INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.
- THIS DOCUMENT IS CONCEPTUAL IN NATURE. DO NOT RELY ON THIS FOR PERMITTING, CONSTRUCTION, BIDDING, ETC.
- BASE MAP INFORMATION IS DESKTOP GIS DATA AND HAS NOT BEEN FIELD VERIFIED. THE EXISTING TREE LINE AREAS HAVE SIGNIFICANT TOPOGRAPHIC DECLINE AND THE AREAS NEED TO BE FIELD ASSESSED TO DETERMINE IF STREAMS OR WETLANDS ARE PRESENT. DUE TO THIS UNKNOWN, BUFFERS ARE NOT ACCOUNTED AS PART OF THIS CONCEPT PLAN.
- OPEN SPACE/TREE SAVE

OPEN SPACE/TREE SAVE

THE OPEN SPACE AND TREE SAVE AREAS SHOWN ON THIS PLAN ARE CONCEPTUAL AND PRELIMINARY. THEIR EXACT LOCATIONS ARE SUBJECT TO CHANGE AS THE CLIENT FINALIZES THE OVERALL SITE LAYOUT, PRODUCT ALLOCATION, AND OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS.

STREAM/WETLAND INFORMATION

THE STREAM AND WETLAND DATA SHOWN ON THIS PRELIMINARY CONCEPT PLAN ARE BASED ON REDELL COUNTY GIS INFORMATION AND HAVE NOT BEEN FIELD-VERIFIED FOR ACCURACY. ALL POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ARE APPROXIMATE IN LOCATION AND PRELIMINARY IN NATURE.

THIS CONCEPT PLAN IS SUBJECT TO REVISION UPON COMPLETION OF DETAILED FIELD SURVEYS AND VERIFICATION OF JURISDICTIONAL BOUNDARIES BY THE APPROPRIATE REGULATORY AGENCIES. FINAL DELINEATION MAY RESULT IN CHANGES TO THE SITE LAYOUT, AND POTENTIAL UNIT LOSS MAY OCCUR AS A RESULT OF THESE ADJUSTMENTS.

FLOODPLAIN INFORMATION

FLOOD PLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 371046860J EFFECTIVE DATE OF 03/18/2008. NO FLOODPLAIN LOCATED ON THE PROPERTY

STORMWATER CONTROL MEASURES

THE LOCATION AND SIZE OF PROPOSED STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND PRELIMINARY. FINAL STORMWATER DESIGN WILL BE DETERMINED AS THE OVERALL PROJECT LAYOUT, PRODUCT ALLOCATION, AND OTHER KEY PROJECT ELEMENTS ARE REFINED. THESE AREAS ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING, AND AS SUCH, THE SITE LAYOUT AND TOTAL UNIT COUNT MAY ALSO BE ADJUSTED TO ACCOMMODATE STORMWATER REQUIREMENTS.

ACCESS POINTS/DRIVEWAYS/STREETS

- PROPOSED SITE ENTRANCE LOCATIONS ARE PRELIMINARY AND MUST BE EVALUATED TO CONFIRM ADEQUATE SIGHT DISTANCE.
- ALL INTERNAL ROADWAY AND STREET SYSTEMS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN MUST BE REVIEWED AND VERIFIED FOR COMPLIANCE WITH THE TOWN OF MCDONALD'S UNIFIED DEVELOPMENT ORDINANCE (UDO) AND APPLICABLE NCDOT STANDARDS.
- PROPOSED STREET CONNECTIONS ARE ALIGNED WITH EXISTING ROADS BUT ARE CONCEPTUAL AND MAY BE ADJUSTED BASED ON FEEDBACK AND REQUIREMENTS FROM REVIEWING AGENCIES.

DISCLAIMER ON SOURCE DATA ACCURACY:

P3 CIVIL EXPRESSLY DISCLAIMS ANY LIABILITY FOR PLAN DEFICIENCIES OR ERRORS ARISING FROM RELIANCE ON INCORRECT, INCOMPLETE, MISSING, OR OUTDATED INFORMATION OBTAINED FROM PUBLIC SOURCES, INCLUDING BUT NOT LIMITED TO GIS DATA, PLANNING, OR ZONING DEPARTMENTS. THE CLIENT ACKNOWLEDGES AND AGREES THAT VERIFICATION OF ALL SUCH DATA IS THEIR SOLE RESPONSIBILITY, AND P3 CIVIL SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES, LOSSES, OR COSTS RESULTING FROM INACCURACIES IN THIRD-PARTY SOURCE INFORMATION.

UNION COUNTY NOTES

THOUGH IT MAY NOT BE ILLUSTRATED, SHOWN, LISTED, DENOTED, OR EXPRESSED THIS PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE UNION COUNTY LAND DEVELOPMENT ORDINANCE IN EFFECT AT TIME OF REVIEW AND APPROVAL.

PARKING LOT SURFACE SHALL BE MAINTAINED IN SUCH A MANNER TO PREVENT, REPAIR, OR REPLACE DETERIORATED SURFACE MATERIAL, POTHOLES AND MAJOR CRACKING OF IMPERVIOUS/PERVIOUS SURFACE MATERIAL AND STRIPING SHALL BE VISIBLE AND WELL DEFINED.

FOR PRESERVED VEGETATION, MAINTENANCE SHALL BEGIN AT THE TIME THAT THE ROOT PROTECTION ZONES ARE ESTABLISHED (PRIOR TO ROUGH GRADING) AND SHALL CONTINUE INDEFINITELY. FOR PLANTED MATERIALS, MAINTENANCE SHALL BEGIN AT THE TIME OF PLANTING AND SHALL CONTINUE INDEFINITELY.

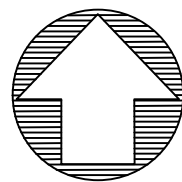
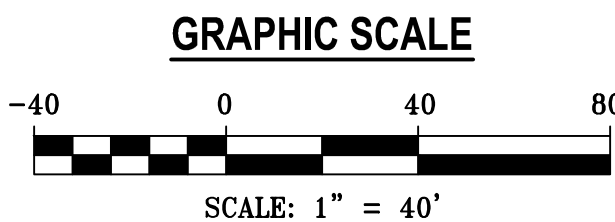
NO OUTDOOR LIGHTING PROPOSED.

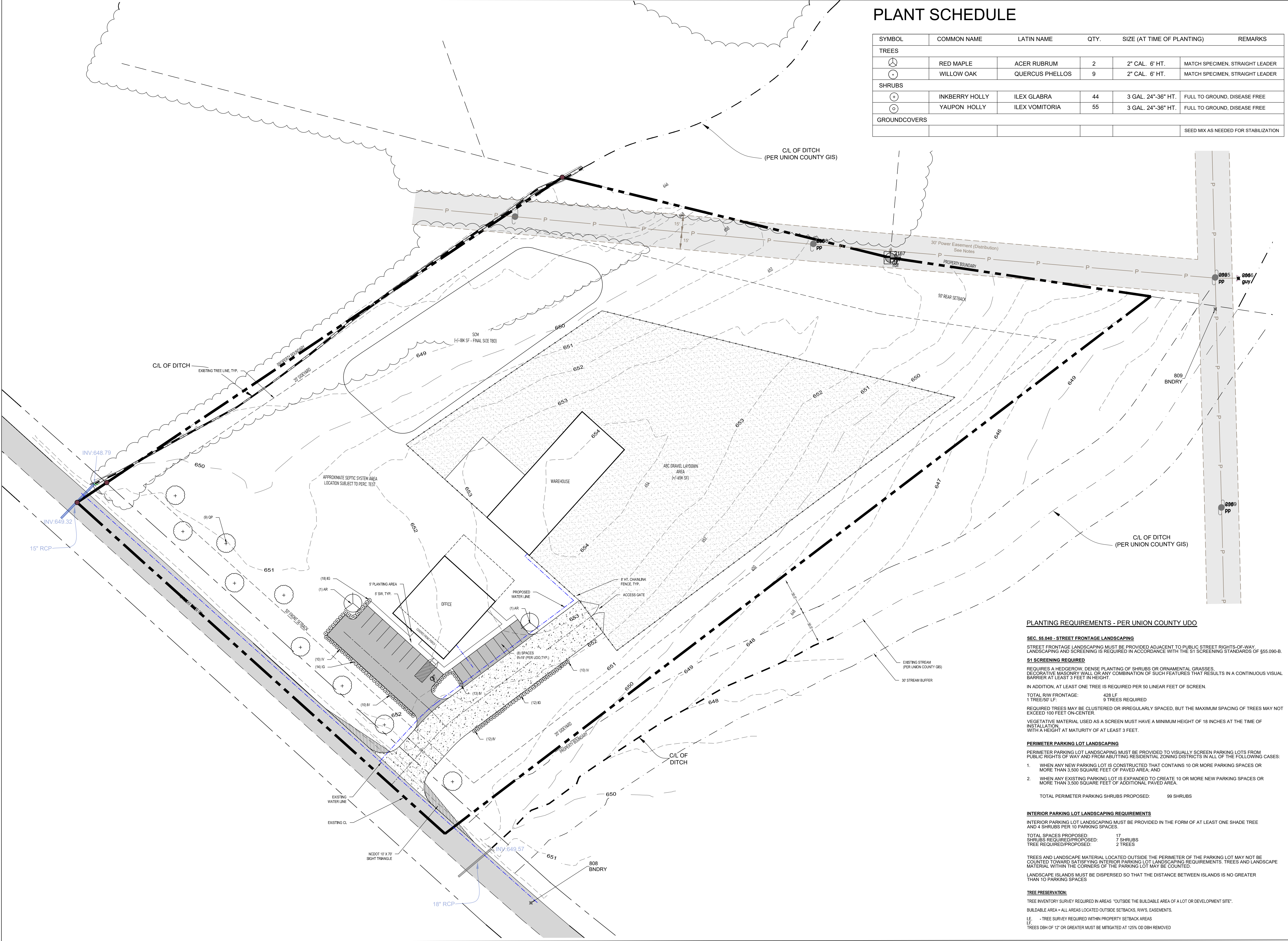


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MCATEER DESIGN OFFICE CONCEPT PLAN

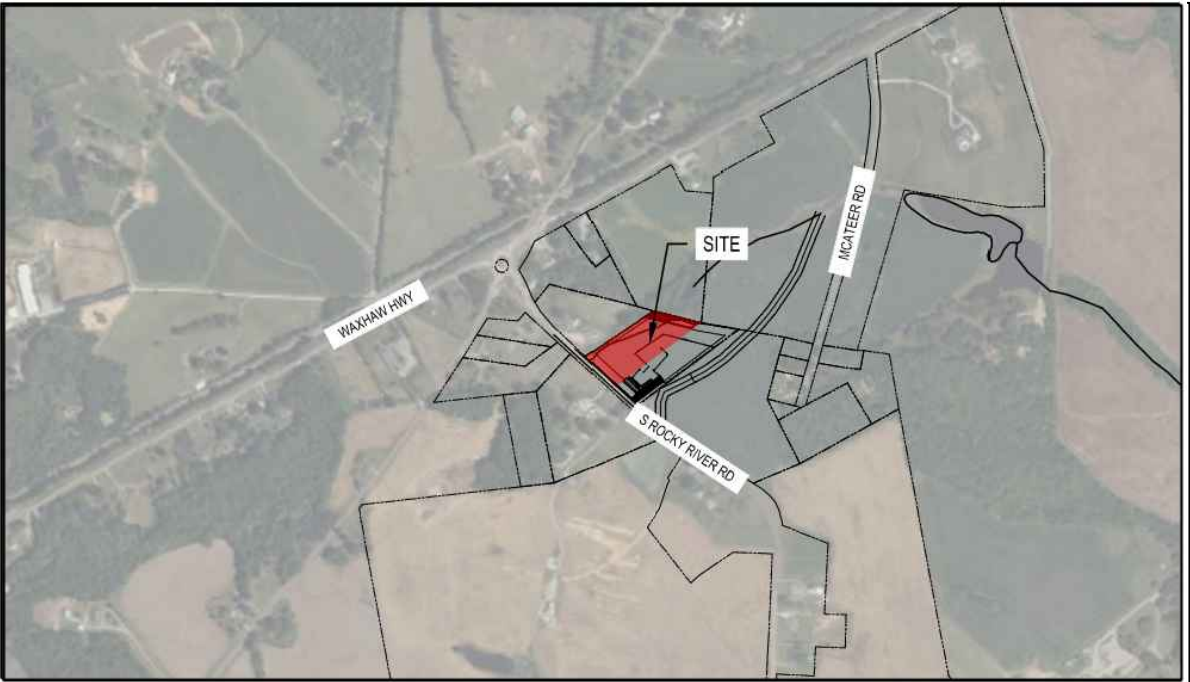
P3 JOB # 2025-0018
APRIL 6, 2026





PLANT SCHEDULE

SYMBOL	COMMON NAME	LATIN NAME	QTY.	SIZE (AT TIME OF PLANTING)	REMARKS
TREES					
	RED MAPLE	ACER RUBRUM	2	2" CAL. 6' HT.	MATCH SPECIMEN, STRAIGHT LEADER
	WILLOW OAK	QUERCUS PHELLOS	9	2" CAL. 6' HT.	MATCH SPECIMEN, STRAIGHT LEADER
SHRUBS					
	INKBERRY HOLLY	ILEX GLABRA	44	3 GAL. 24"-36" HT.	FULL TO GROUND, DISEASE FREE
	YAUPON HOLLY	ILEX VOMITORIA	55	3 GAL. 24"-36" HT.	FULL TO GROUND, DISEASE FREE
GROUNDCOVERS					
					SEED MIX AS NEEDED FOR STABILIZATION



VICINITY MAP
NTS

TREE, SHRUB, AND GROUNDCOVER PLANTING – GENERAL NOTES

(UNION COUNTY, NC – PLAN SHEET STANDARD)

ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND SHALL BE NURSERY-GROWN, HEALTHY, AND TRUE TO NAME.

ALL TREES, SHRUBS, AND GROUNDCOVERS SHALL BE INSTALLED IN ACCORDANCE WITH GASTON COUNTY UDO, ALL APPLICABLE LANDSCAPE REQUIREMENTS, AND THESE PLANS

PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT, ENGINEER, OR THE AUTHORITY HAVING JURISDICTION.

ALL PLANTING AREAS SHALL BE FREE OF CONSTRUCTION DEBRIS, ROCKS, AND SPOIL MATERIAL. SOILS SHALL BE LOOSENEED AND DE-COMPACTED TO A MINIMUM DEPTH OF 6-8 INCHES PRIOR TO PLANTING.

ALL TREES SHALL BE INSTALLED WITH THE ROOT FLARE AT OR NO MORE THAN 1" ABOVE FINISHED GRADE. REMOVE ALL BURLAP, TWINE, AND WIRE FROM THE TOP 1/3 OF THE ROOT BALL.

SHRUBS AND GROUNDCOVERS SHALL BE INSTALLED SO THAT THE ROOT CROWN IS LEVEL WITH ADJACENT GRADE. PLANTS SHALL NOT BE INSTALLED DEEPER THAN THEIR ORIGINAL CONTAINER DEPTH.

MULCH ALL TREE SAUCERS, SHRUB BEDS, AND GROUNDCOVER AREAS TO A 3-INCH DEPTH (2 INCHES IN GROUND-COVER AREAS). MULCH SHALL BE SHREDDED HARDWOOD OR PINE BARK AND SHALL BE CLEAN, WEED-FREE, AND FREE OF INVASIVE SPECIES.

TREES SHALL BE STAKED ONLY IF REQUIRED BY THESE PLANS OR THE SITE CONDITIONS. REMOVE STAKES AND STRAPS AFTER 12 MONTHS.

CONTRACTOR SHALL WATER ALL PLANTS IMMEDIATELY AFTER INSTALLATION AND SHALL MAINTAIN ADEQUATE MOISTURE UNTIL FINAL ACCEPTANCE. ALL PLANTING SHALL OCCUR ONLY WHEN SOIL CONDITIONS ARE SUITABLE.

ANY PLANT MATERIAL THAT DIES, DECLINES, OR FAILS TO THRIVE SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

A MINIMUM ONE-YEAR WARRANTY SHALL APPLY TO ALL TREES, SHRUBS, AND GROUNDCOVERS FROM THE DATE OF FINAL INSTALLATION.

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION (CALL 811). PLANTING HOLES SHALL NOT BE EXCAVATED WITHIN DESIGNATED UTILITY EASEMENTS WITHOUT PRIOR APPROVAL.

ALL PLANTING BEDS SHALL RECEIVE A WEED-FREE, 3-INCH SOIL AMENDMENT INCORPORATION WHERE SHOWN OR REQUIRED TO IMPROVE SOIL STRUCTURE AND DRAINAGE.

CONTRACTOR SHALL PROTECT EXISTING TREES AND SITE FEATURES DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

FINAL PLANTING LOCATIONS MAY BE ADJUSTED UP TO 24 INCHES TO AVOID OBSTRUCTIONS. MAINTAIN PROPER SPACING AND IMPROVE VISUAL ALIGNMENT, SUBJECT TO APPROVAL.

ALL TREES ADJACENT TO STREETS SHALL BE PLANTED OUTSIDE OF SIGHT TRIANGLES AND SHALL MEET GASTON COUNTY SIGHT DISTANCE REQUIREMENTS.

TURF AREAS ADJACENT TO PLANTING BEDS SHALL BE SMOOTHLY TRANSITIONED TO MATCH EXISTING GRADE AND SHALL DRAIN FREELY AWAY FROM STRUCTURES.

ALL PLANTING WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL EXPERIENCED IN LANDSCAPE INSTALLATION.

UTILITY-RELATED REQUIREMENTS

CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 PRIOR TO ANY EXCAVATION. ALL UTILITIES SHALL BE FIELD-LOCATED AND MARKED BEFORE ANY PLANTING HOLES ARE DUG.

CONTRACTOR SHALL HAND-DIG ALL PLANTING HOLES WITHIN 5 FEET OF ANY MARKED UNDERGROUND UTILITY. AUGERING IS NOT PERMITTED NEAR UTILITIES.

NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE (WATER, SEWER, ELECTRIC, GAS, FIBER, OR COMMUNICATION) UNLESS APPROVED BY THE ENGINEER AND UTILITY OWNER.

NO TREE SHALL BE PLANTED DIRECTLY ABOVE WATER OR SEWER SERVICE LATERALS. SHRUBS AND GROUNDCOVERS MAY BE USED ONLY IF ROOT SYSTEMS ARE NON-INVASIVE.

NO PLANT MATERIAL SHALL BE INSTALLED WITHIN UTILITY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITY OWNER AND AUTHORITY HAVING JURISDICTION WHERE PLANTED IN APPROVED EASEMENTS. THE OWNER ACCEPTS RISK OF DAMAGE OR REMOVAL DURING FUTURE UTILITY WORK.

MAINTAIN REQUIRED CLEARANCES FROM OVERHEAD UTILITIES. UNDER POWER LINES, SELECT ONLY TREE SPECIES THAT MATURE BELOW THE UTILITY HEIGHT AS APPROVED BY THE LOCAL ELECTRIC UTILITY.

CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES IS DISCOVERED SO THAT FIELD ADJUSTMENTS CAN BE MADE.

SITE & INSTALLATION REQUIREMENTS

FINAL PLANT LOCATIONS MAY BE SHIFTED UP TO 24 INCHES TO AVOID OBSTRUCTIONS, UTILITIES, OR CONFLICTS WHILE MAINTAINING THE INTENT OF THE DESIGN.

MAINTAIN ALL REQUIRED SIGHT TRIANGLE CLEARANCES. NO SHRUBS EXCEEDING 30" MATURE HEIGHT SHALL BE INSTALLED WITHIN SIGHT TRIANGLES.

CONTRACTOR SHALL PROTECT EXISTING TREES, ROOT ZONES, AND SITE FEATURES FROM DAMAGE THROUGHOUT CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

TURF AREAS ADJACENT TO PLANTING BEDS SHALL BE GRADED TO PROVIDE SMOOTH TRANSITIONS AND POSITIVE DRAINAGE AWAY FROM STRUCTURES.

ALL WORK SHALL BE PERFORMED BY QUALIFIED LANDSCAPE INSTALLATION PERSONNEL.

PLANTING REQUIREMENTS - PER UNION COUNTY UDO

SEC. 55.040 - STREET FRONTAGE LANDSCAPING

STREET FRONTAGE LANDSCAPING MUST BE PROVIDED ADJACENT TO PUBLIC STREET RIGHTS-OF-WAY. LANDSCAPING AND SCREENING IS REQUIRED IN ACCORDANCE WITH THE S1 SCREENING STANDARDS OF §55.090-B.

S1 SCREENING REQUIRED

REQUIRES A HEDGEROW, DENSE PLANTING OF SHRUBS OR ORNAMENTAL GRASSES, DECORATIVE MASONRY WALL, OR ANY COMBINATION OF SUCH FEATURES THAT RESULTS IN A CONTINUOUS VISUAL BARRIER AT LEAST 3 FEET IN HEIGHT.

IN ADDITION, AT LEAST ONE TREE IS REQUIRED PER 50 LINEAR FEET OF SCREEN.

TOTAL RW FRONTAGE: 425 LF.
1 TREE/20 LF. 9 TREES REQUIRED

REQUIRED TREES MAY BE CLUSTERED OR IRREGULARLY SPACED, BUT THE MAXIMUM SPACING OF TREES MAY NOT EXCEED 100 FEET ON-CENTER.

VEGETATIVE MATERIAL USED AS A SCREEN MUST HAVE A MINIMUM HEIGHT OF 18 INCHES AT THE TIME OF INSTALLATION. WITH A HEIGHT AT MATURITY OF AT LEAST 3 FEET.

PERIMETER PARKING LOT LANDSCAPING

PERIMETER PARKING LOT LANDSCAPING MUST BE PROVIDED TO VISUALLY SCREEN PARKING LOTS FROM PUBLIC RIGHTS OF WAY AND FROM ADJUTING RESIDENTIAL ZONING DISTRICTS IN ALL OF THE FOLLOWING CASES:

- WHEN ANY NEW PARKING LOT IS CONSTRUCTED THAT CONTAINS 10 OR MORE PARKING SPACES OR MORE THAN 3,500 SQUARE FEET OF PAVED AREA, AND
- WHEN ANY EXISTING PARKING LOT IS EXPANDED TO CREATE 10 OR MORE NEW PARKING SPACES OR MORE THAN 3,500 SQUARE FEET OF ADDITIONAL PAVED AREA.

TOTAL PERIMETER PARKING SHRUBS PROPOSED: 99 SHRUBS

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING MUST BE PROVIDED IN THE FORM OF AT LEAST ONE SHADE TREE AND 4 SHRUBS PER 10 PARKING SPACES.

TOTAL SPACES PROPOSED: 17
SHRUBS REQUIRED/PROPOSED: 68
TREE REQUIRED/PROPOSED: 2 TREES

TREES AND LANDSCAPE MATERIAL LOCATED OUTSIDE THE PERIMETER OF THE PARKING LOT MAY NOT BE COUNTED TOWARDS SATISFYING INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS. TREES AND LANDSCAPE MATERIAL WITHIN THE CORNERS OF THE PARKING LOT MAY BE COUNTED.

LANDSCAPE ISLANDS MUST BE DISPERSED SO THAT THE DISTANCE BETWEEN ISLANDS IS NO GREATER THAN 10 PARKING SPACES

TREE PRESERVATION:

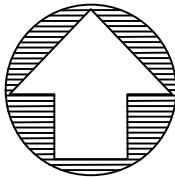
TREE INVENTORY SURVEY REQUIRED IN AREAS "OUTSIDE THE BUILDABLE AREA OF A LOT OR DEVELOPMENT SITE".

BUILDABLE AREA = ALL AREAS LOCATED OUTSIDE SETBACKS, RW'S, EASEMENTS.

I.E. - TREE SURVEY REQUIRED WITHIN PROPERTY SETBACK AREAS

IF TREES DBH OF 12" OR GREATER MUST BE MITIGATED AT 125% CO DBH REMOVED

GRAPHIC SCALE



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MCATEER DESIGN OFFICE
LANDSCAPE PLAN

P3 JOB # 2025-0018
DECEMBER 15, 2025