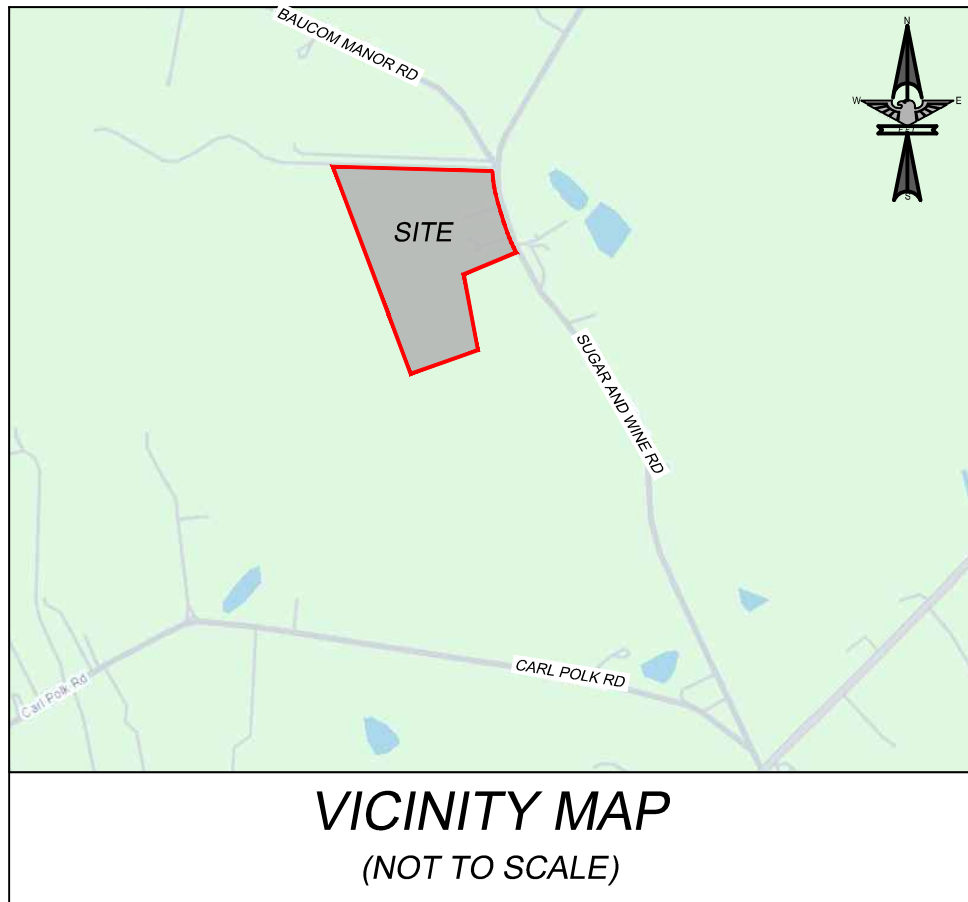




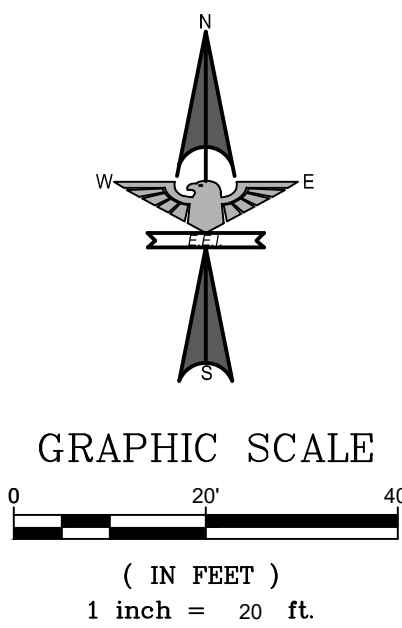
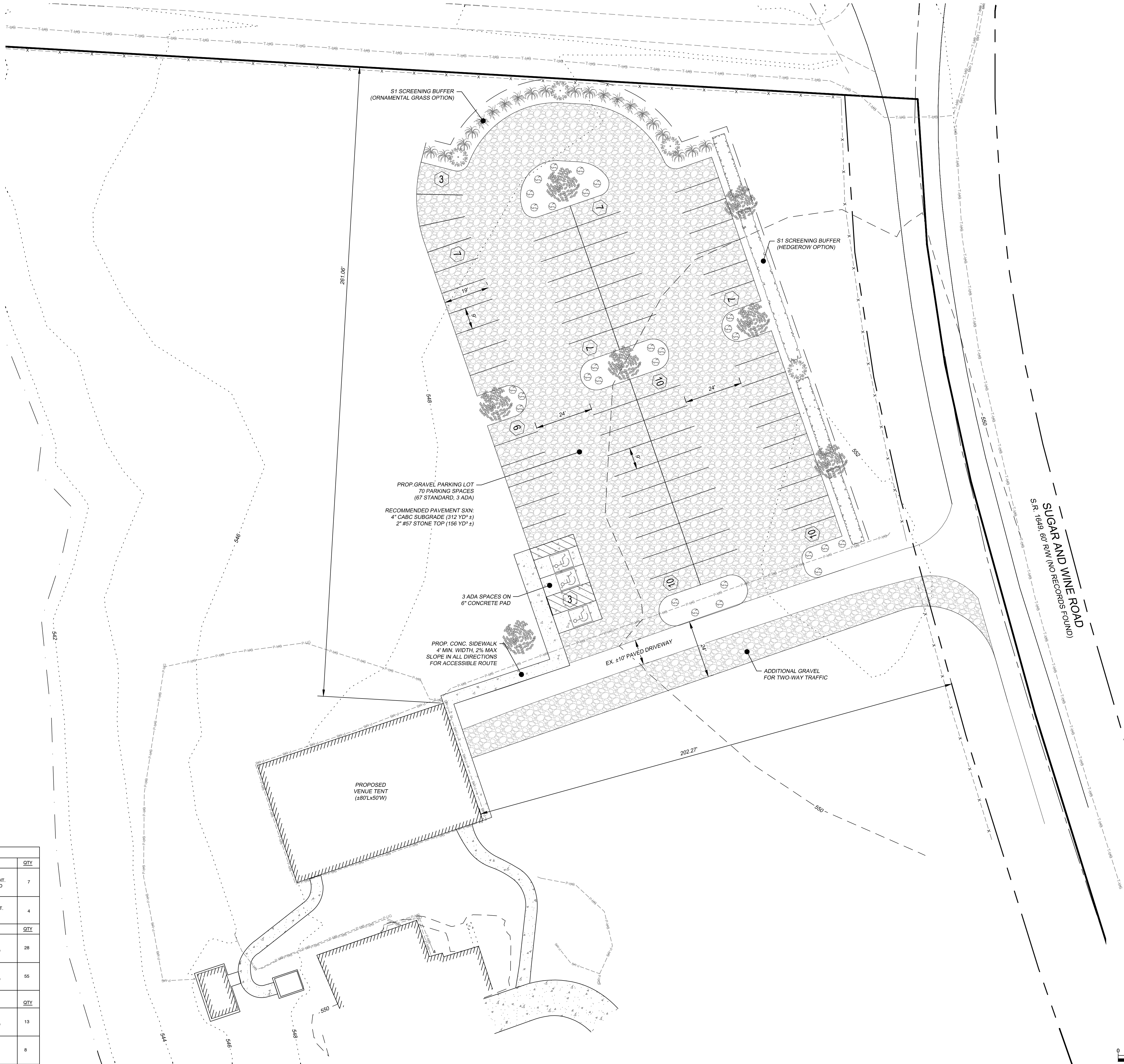
SITE AND DEVELOPMENT DATA	
JURISDICTION	UNION COUNTY
TAX PARCEL(S)	1231006S
SITE ADDRESS	4707 SUGAR AND WINE RD
EXISTING ZONING	RA-40
PROPOSED LAND USE	COMMERCIAL
TOTAL SITE AREA	29.19 AC
FEMA FIRM MAP #	3710547900J (ZONE X)
LOT CRITERIA	
MINIMUM FRONT SETBACK	40'
MINIMUM SIDE/CORNER SETBACK	15' / 20'
MINIMUM REAR SETBACK	40'

LANDSCAPING NOTES:

- PER UNION COUNTY UDO SECTION 55.050, PERIMETER PARKING LOT LANDSCAPING REQUIRES A 10' S1 SCREENING BUFFER ALONG THE ROAD FRONTAGE AND ADJUTING RESIDENTIAL PROPERTIES.
 - THE S1 SCREEN 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. 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.
- PER UNION COUNTY UDO SECTION 55.060, INTERIOR PARKING LOT LANDSCAPING REQUIRES 1 SHADE TREE AND 4 SHRUBS PER 10 SPACES.
 - 70 TOTAL SPACES = 7 SHADE TREES AND 28 SHRUBS REQUIRED

PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER SACCHARUM VAR. FLORIDANUM	SUGAR MAPLE	LARGE, 20'-30' HT. 30'-40' SPREAD	7
	CARPINUS BETULUS	EUROPEAN HORNBEAM	LARGE, 40' HT. 30' SPREAD	4
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ILEX VOMITORIA	YALPON HOLLY	5'-15' HT. 6'-12' SPREAD	28
	MYRICA CERIFERA	WAX MYRTLE	10'-12' HT. 6'-10' SPREAD	55
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CORTADERIA SELLOANA	PAMPAS GRASS	6'-10' HT. 6'-10' SPREAD	13
	MUHLENBERGIA CAPILLARIS	MUHLEY GRASS	2'-4' HT. 2'-3' SPREAD	8

NOTE: ALL TREES SHALL BE AT MINIMUM 2.5" CALIPER & 8' HEIGHT ABOVE GROUND LEVEL AT TIME OF PLANTING. DEVELOPER / LANDSCAPER HAVE THE OPTION TO CHOOSE ALTERNATE PLANT SPECIES TO ACCOMMODATE AVAILABILITY AND PREFERENCE, AS LONG AS THE ALTERNATE SPECIES ARE ON UNION COUNTY'S APPROVED PLANT LIST.



PRELIMINARY
NOT FOR
CONSTRUCTION

SUNSET RIDGE ESTATE
UNION COUNTY, NC

SUNSET RIDGE ESTATE, LLC
4707 SUGAR & WINE ROAD
MONROE, NC 28110

SITE PLAN

DESIGNED BY	KEL	CHECKED BY	LBT
DRAWN BY	KEL	DATE	03/30/2026
Scale	AS SHOWN	JOB NUMBER	9192

Sheet

C-1.0