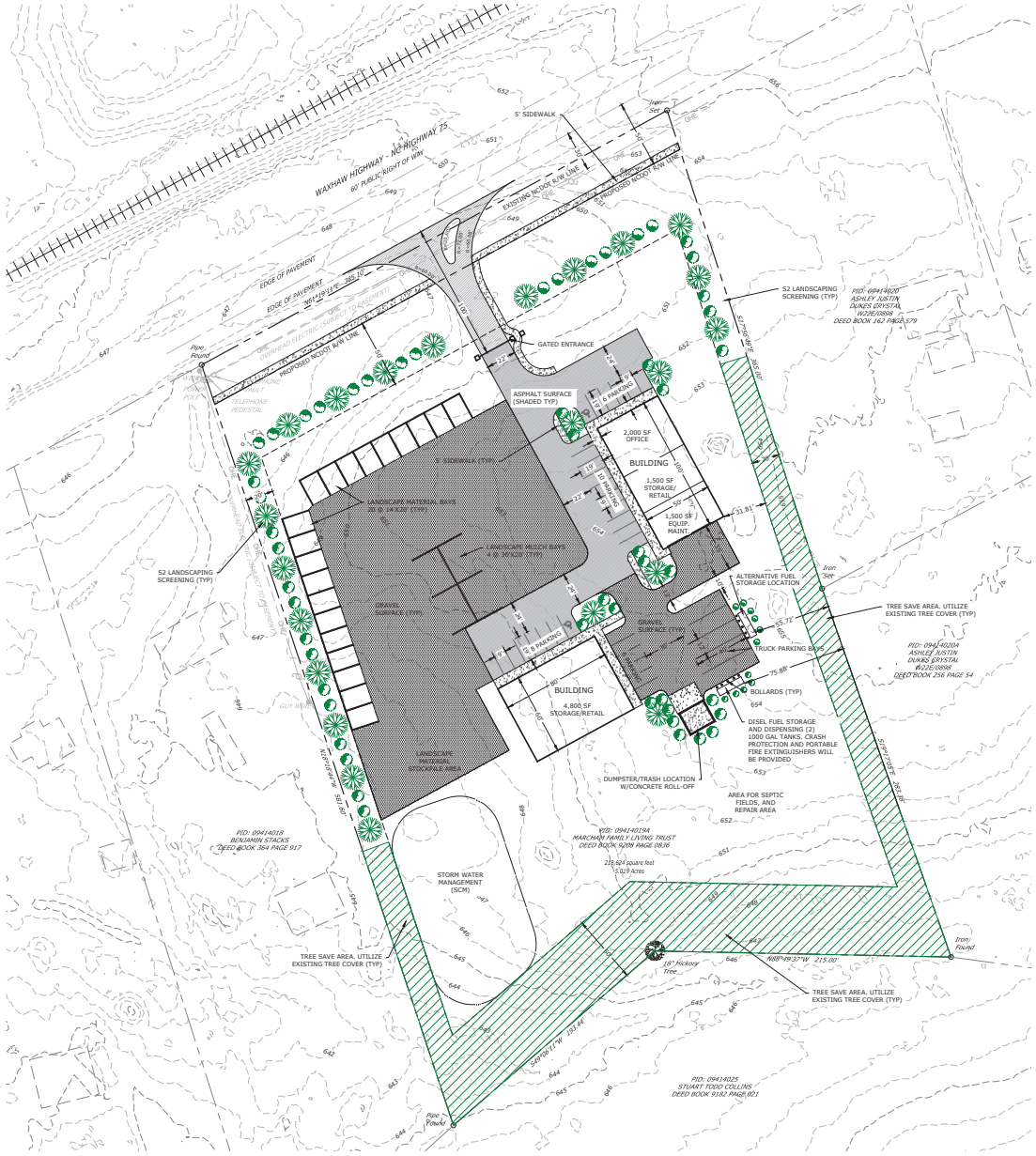
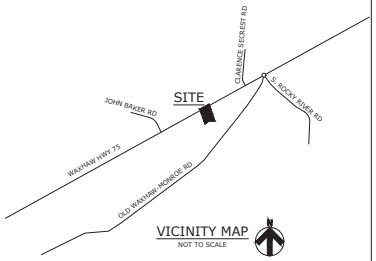


GENERAL NOTES / CONDITIONS OF APPROVAL:

1. LIMITED TO APPROVED SITE PLAN DATED APRIL 7, 2026
2. USES LIMITED TO LANDSCAPING SUPPLY BUSINESS AND SITE WORK CONSTRUCTION EQUIPMENT STORAGE.
3. OUTDOOR RETAIL STORAGE WILL BE UTILIZED.
4. PARKING IS PROVIDED FOR TRUCKS AND EQUIPMENT AS SHOWN.
5. DIESEL FUEL STORAGE AND DISPENSING TANKS PROVIDED AS SHOWN ON PLAN.
6. THERE WILL BE NO CRUSHING, GRINDING, PULVERIZING OF MATERIALS ON SITE. SUPPLYING FINISHED PRODUCTS ONLY.
7. 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.
8. 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.
9. SEWER SERVICE SHALL BE BY SEPTIC SYSTEMS. THE APPROXIMATE AREA FOR THE PROPOSED SEPTIC FIELD IS SHOWN ON THIS PLAN.
10. WATER SERVICE SHALL BE PUBLIC WATER. CONNECTION WILL BE AT THE FRONTAGE ROW OF WAXHAW HIGHWAY.
11. THIS PLAN SHALL FULLY COMPLY WITH ALL PROVISIONS OF THE UNION COUNTY DEVELOPMENT ORDINANCE.
12. FIVE-YEAR VESTING OF DEVELOPMENT RIGHTS WILL BE ISSUED.



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY

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

SITE ADDRESS:	4521 WAXHAW HWY
GROSS SITE AREA:	5.02±
DISTURBED AREA:	3.4±
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

811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

POB Engineering
16439 Bastille Dr.
Fort Mill, SC 29708
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NORTH CAROLINA COL P-1888

NORTH CAROLINA PROFESSIONAL SEAL 039811 ENGINEER Frank Cantrell

CONCEPT PLAN
NOT FOR CONSTRUCTION

April 7, 2026

CONCEPT PLAN FOR REZONING APPLICATION

STONE PRO MATERIAL SALES

STONE PRO GRADING, LLC

MINERAL SPRINGS, UNION COUNTY, NORTH CAROLINA

DATE	DESCRIPTION	BY

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

SHEET NUMBER

C-100

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