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|-------------------------|--|
| SITE | |
| SITE NAME | 4 RIVERS SELF STORAGE |
| LOCATION: | NE CORNER OF ALLEN BLACK RD AND LAWYERS RD |
| COUNTY: | UNION COUNTY |
| JURISDICTION: | UNION COUNTY |
| CURRENT ZONING: | R-20, (RESIDENTIAL DISTRICT, CLASS II) |
| PROPOSED ZONING: | B-4 (General Commercial) |
| PROPERTY ID: | K8321005D and D8321005D |
| PARCEL AREA: | ±4.00 AC |
| DISTURBED AREA: | ±4.00 AC |
| PROPOSED BUILDING AREA: | 80,375SF GROSS |
| PROPOSED STORIES: | 2 |
| WATER SOURCE: | UNION COUNTY WATER |
| SEWER SOURCE: | UNION COUNTY WATER |

| | | | |
|----------------------|---|----------------------|----------|
| PARKING REQUIREMENT: | 500 SPACES PER EMPLOYEE OR (1) SPACE PER 5,000 SF OF INDOOR & OUTDOOR STORAGE AREA, WHICHEVER IS GREATER | | |
| REQUIRED SPACES: | 17 (Includes 1 ADA) | | |
| PROPOSED SPACES: | 17 | | |
| STALLS: | <u>SIZE</u> | <u>aisle</u> | |
| | 9'-0"x 19'-0" | 24'-1-WAY; 24'-2-WAY | STANDARD |
| HANDICAP PARKING: | 1 SPACE REQUIRED EVERY 25 SPACES | | |

BUILDING SETBACKS:

FRONT (LAWYERS RD): 40'
FRONT (ALLEN BLACK RD): 40'
SIDE: 20'
REAR: 40'

LANDSCAPE BUFFERS:

| | |
|-------------------------|--|
| FRONT (LAWYERS RD): | 10' Min. S ₁ BUFFER SCREEN |
| FRONT (ALLEN BLACK RD): | 10' Min. S ₁ BUFFER SCREEN |
| SIDE: | 10' Min. S ₂ BUFFER SCREEN |
| REAR: | 10' Min. S ₂ HIGH PROFILE BUFFER SCREEN |

1. LEASED SPACE IS FOR STORAGE ONLY AND NO BUSINESS WILL BE RUN FROM INDIVIDUAL UNITS.
2. THE SITE PLAN WILL FULLY COMPLY WITH ALL PROVISIONS OF THE UNION COUNTY DEVELOPMENT ORDINANCE.
3. CALL FOR ON-SITE INSPECTION BY URBAN FORESTER OF TREE BARRIER (TREE FENCE) BEFORE TREE REMOVAL, SCRAPING, GRADING, GRUBBING, OR ANY OTHER WORK REQUIRING A NCDCEQ SOIL AND EROSION CONTROL PERMIT.
4. 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 PLATED MATERIALS, MAINTENANCE SHALL BEGIN AT THE TIME OF PLANTING AND SHALL CONTINUE INDEFINITELY.
5. CALL FOR ON-SITE INSPECTION BY URBAN FORESTER OF TREE STOCK QUALITY BEFORE TREE PLANTING BEGINS.
6. IF ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS ARE DISCOVERED DURING THE SITE DEVELOPMENT PROCESS THEY WILL NEED TO BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.

REZONING SITE PLAN
4 RIVERS SELF STORAGE
LAWYERS ROAD
UNION COUNTY, NC

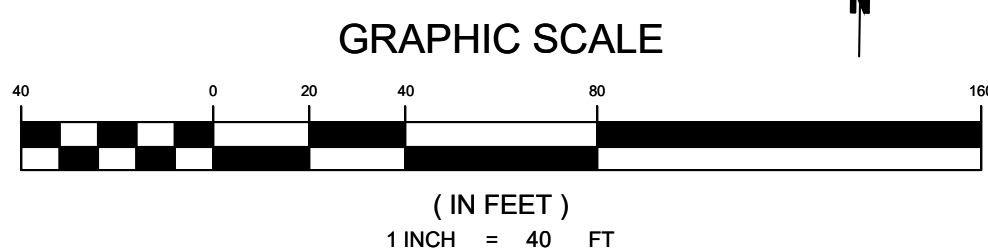
| PLAN STATUS |
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| | | |
|------------------------|-------------|------------|
| DATE | DESCRIPTION | |
| KD DESIGN | KD DRAWN | PL CHKD |
| JOB NO.: 180037-01-002 | | |
| DATE: APRIL 16, 2025 | | |
| SHEET SITE PLAN | | |



Know what's **below**.
Call before you dig.





PLANNING NOTES/LANDSCAPE NOTES

1. LEASED SPACE IS FOR STORAGE ONLY AND NO BUSINESS WILL BE RUN FROM INDIVIDUAL UNITS
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4. 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 PLASTER MATERIALS, MAINTENANCE SHALL BEGIN AT THE TIME OF PLANTING AND SHALL CONTINUE INDEFINITELY.
5. CALL FOR ON-SITE INSPECTION BY URBAN FORESTER OF TREE STOCK QUALITY BEFORE TREE PLANTING BEGINS.
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| PARCEL AREA: | ±4.00 AC |
| DISTURBED AREA: | ±4.00 AC |
| PROPOSED BUILDING AREA: | 80,375SF GROSS |
| PROPOSED STORIES: | 2 |
| WATER SOURCE: | UNION COUNTY WATER |
| SEWER SOURCE: | UNION COUNTY WATER |

PARKING REQUIREMENT: 0.50 SPACES PER EMPLOYEE OR (1) SPACE PER 5,000 SF OF INDOOR & OUTDOOR STORAGE AREA, WHICHEVER IS GREATER

REQUIRED SPACES: 17 (Includes 1 ADA)

PROPOSED SPACES:

| STALLS: | <u>SIZE</u> | <u>AISLE</u> |
|---------|-------------|--------------|
| 1 | 10' x 10' | 10' |
| 2 | 10' x 10' | 10' |
| 3 | 10' x 10' | 10' |
| 4 | 10' x 10' | 10' |
| 5 | 10' x 10' | 10' |
| 6 | 10' x 10' | 10' |
| 7 | 10' x 10' | 10' |
| 8 | 10' x 10' | 10' |
| 9 | 10' x 10' | 10' |
| 10 | 10' x 10' | 10' |
| 11 | 10' x 10' | 10' |
| 12 | 10' x 10' | 10' |
| 13 | 10' x 10' | 10' |
| 14 | 10' x 10' | 10' |
| 15 | 10' x 10' | 10' |
| 16 | 10' x 10' | 10' |
| 17 | 10' x 10' | 10' |
| 18 | 10' x 10' | 10' |
| 19 | 10' x 10' | 10' |
| 20 | 10' x 10' | 10' |
| 21 | 10' x 10' | 10' |
| 22 | 10' x 10' | 10' |
| 23 | 10' x 10' | 10' |
| 24 | 10' x 10' | 10' |
| 25 | 10' x 10' | 10' |
| 26 | 10' x 10' | 10' |
| 27 | 10' x 10' | 10' |
| 28 | 10' x 10' | 10' |
| 29 | 10' x 10' | 10' |
| 30 | 10' x 10' | 10' |
| 31 | 10' x 10' | 10' |
| 32 | 10' x 10' | 10' |
| 33 | 10' x 10' | 10' |
| 34 | 10' x 10' | 10' |
| 35 | 10' x 10' | 10' |
| 36 | 10' x 10' | 10' |
| 37 | 10' x 10' | 10' |
| 38 | 10' x 10' | 10' |
| 39 | 10' x 10' | 10' |
| 40 | 10' x 10' | 10' |
| 41 | 10' x 10' | 10' |
| 42 | 10' x 10' | 10' |
| 43 | 10' x 10' | 10' |
| 44 | 10' x 10' | 10' |
| 45 | 10' x 10' | 10' |
| 46 | 10' x 10' | 10' |
| 47 | 10' x 10' | 10' |
| 48 | 10' x 10' | 10' |
| 49 | 10' x 10' | 10' |
| 50 | 10' x 10' | 10' |
| 51 | 10' x 10' | 10' |
| 52 | 10' x 10' | 10' |
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| 54 | 10' x 10' | 10' |
| 55 | 10' x 10' | 10' |
| 56 | 10' x 10' | 10' |
| 57 | 10' x 10' | 10' |
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| 61 | 10' x 10' | 10' |
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| 63 | 10' x 10' | 10' |
| 64 | 10' x 10' | 10' |
| 65 | 10' x 10' | 10' |
| 66 | 10' x 10' | 10' |
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| 73 | 10' x 10' | 10' |
| 74 | 10' x 10' | 10' |
| 75 | 10' x 10' | 10' |
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| 77 | 10' x 10' | 10' |
| 78 | 10' x 10' | 10' |
| 79 | 10' x 10' | 10' |
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| 82 | 10' x 10' | 10' |
| 83 | 10' x 10' | 10' |
| 84 | 10' x 10' | 10' |
| 85 | 10' x 10' | 10' |
| 86 | 10' x 10' | 10' |
| 87 | 10' x 10' | 10' |
| 88 | 10' x 10' | 10' |
| 89 | 10' x 10' | 10' |
| 90 | 10' x 10' | 10' |
| 91 | 10' x 10' | 10' |
| 92 | 10' x 10' | 10' |
| 93 | 10' x 10' | 10' |
| 94 | 10' x 10' | 10' |
| 95 | 10' x 10' | 10' |
| 96 | 10' x 10' | 10' |
| 97 | 10' x 10' | 10' |
| 98 | 10' x 10' | 10' |
| 99 | 10' x 10' | 10' |
| 100 | 10' x 10' | 10' |

9'-0"x 19'-0" 24' 1-WAY; 24' 2-WAY S

BUILDING SETBACKS:

FRONT (LAWYERS RD): 40

FRONT (ALLEN BLACK RD)

SIDE:

REAR:

LANDSCAPE BUFFERS:

FRONT (LAWYERS RD): 10' Min. S₁ BUFFER SCREEN

FRONT (ALLEN BLACK RD)

SIDE:

REAR: 10' Min. S₂ HIGH PROFILE BUFFER SCREEN

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4 RIVERS SELF STORAGE
LAWYERS ROAD
UNION COUNTY, NC

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|-------------|
| PLAN STATUS |
|-------------|

[illegible]

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|------------------------|-------------|-------------|--|
| DATE | | DESCRIPTION | |
| KD DESIGN | KD DRAWN | PL CHKD | |
| JOB NO.: 180037-01-002 | | | |
| DATE: APRIL 16, 2025 | | | |
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