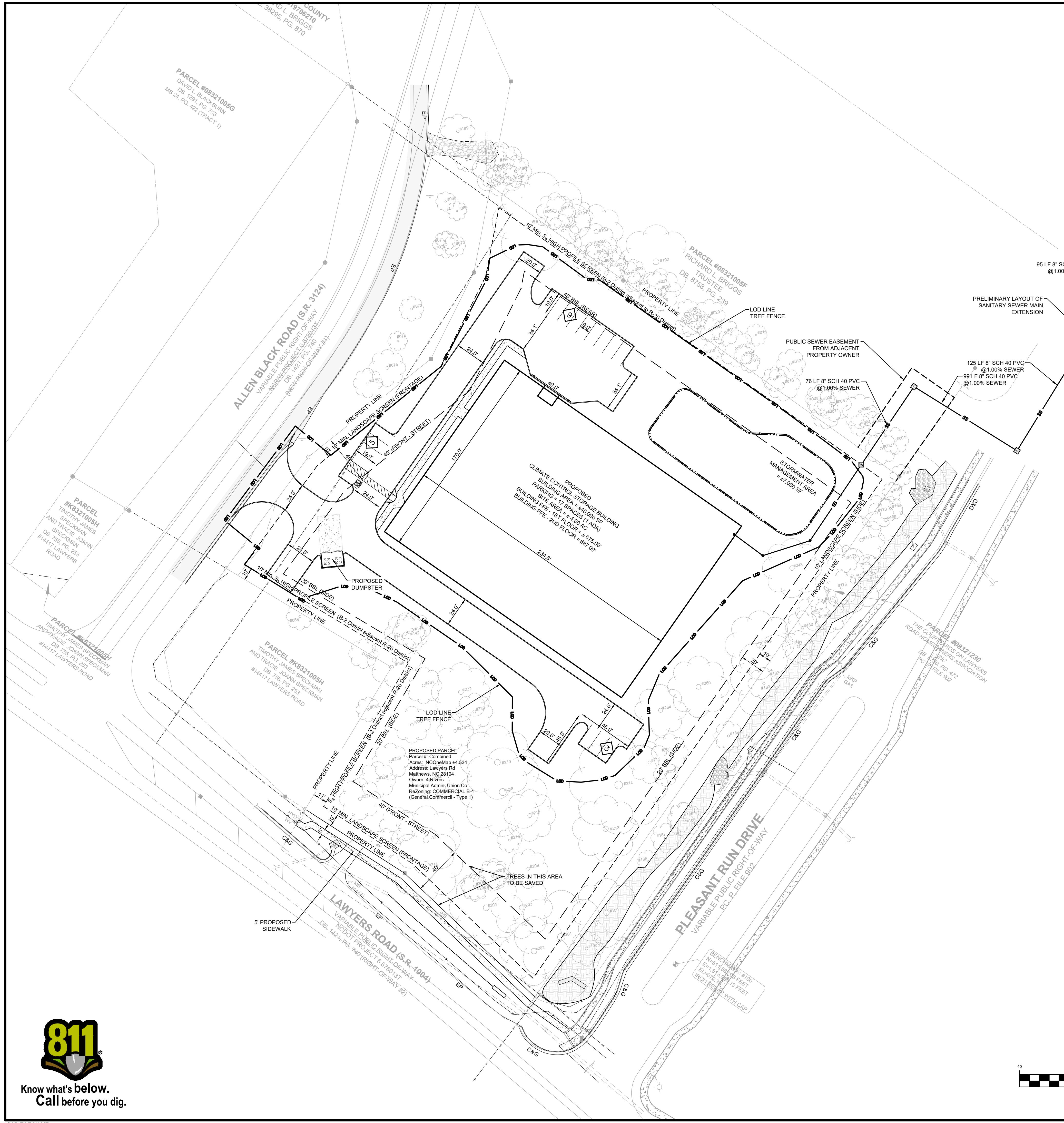




REZONING SITE PLAN 4 RIVERS SELF STORAGE LAWYERS ROAD UNION COUNTY, NC



SITE DATA TABLE

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:	K83210050 and D83210050
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:	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:	17
STALLS:	SIZE AISLE 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

PLANNING NOTES/LANDSCAPE NOTES

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 NCDEQ 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.

PLAN STATUS

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.



Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. F-445

BOWMAN NORTH CAROLINA LTD.

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

SITE DATA TABLE

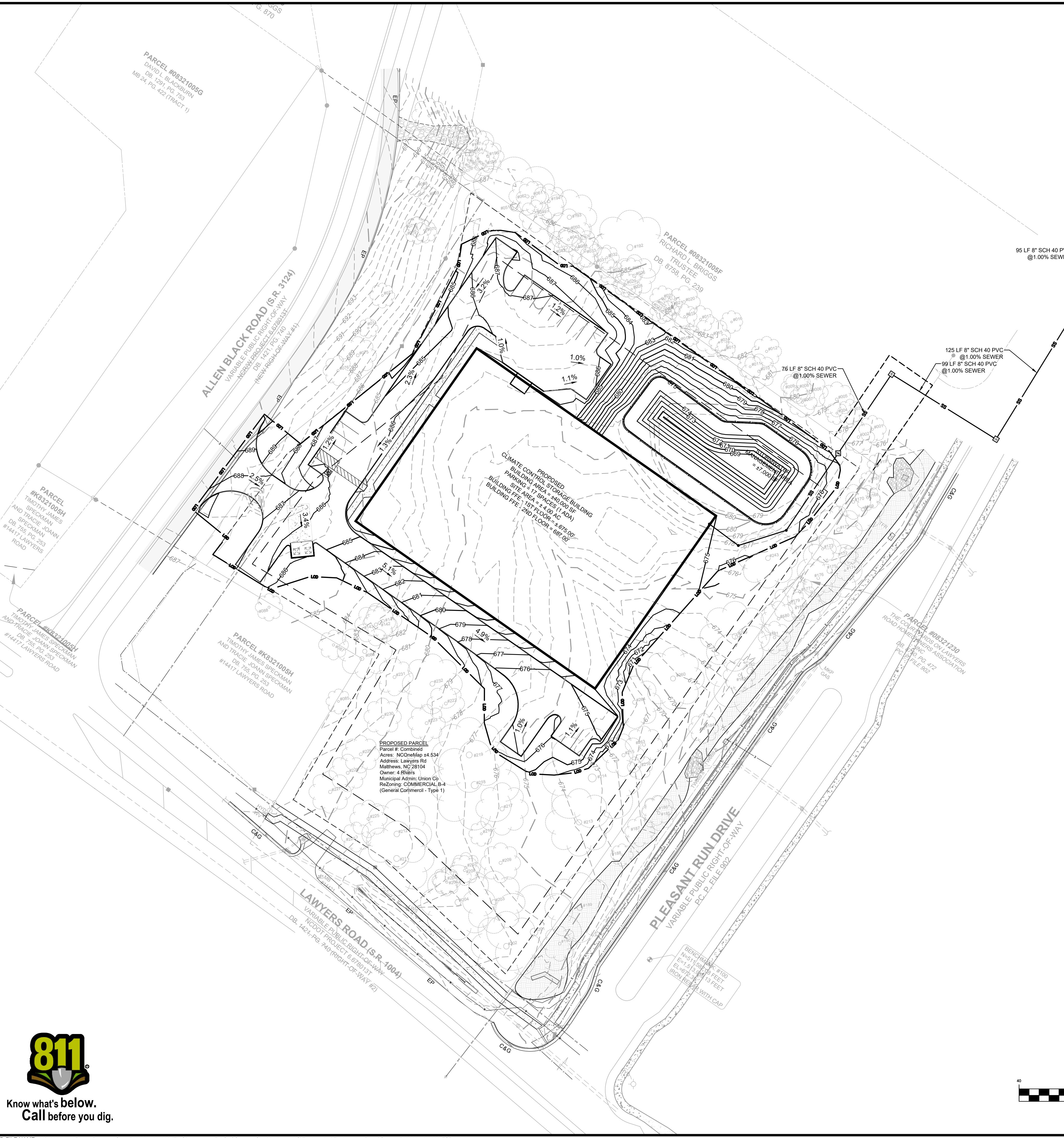
SITE	
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PLAN STATUS

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



Know what's below.
Call before you dig.



SITE DATA TABLE

SITE

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

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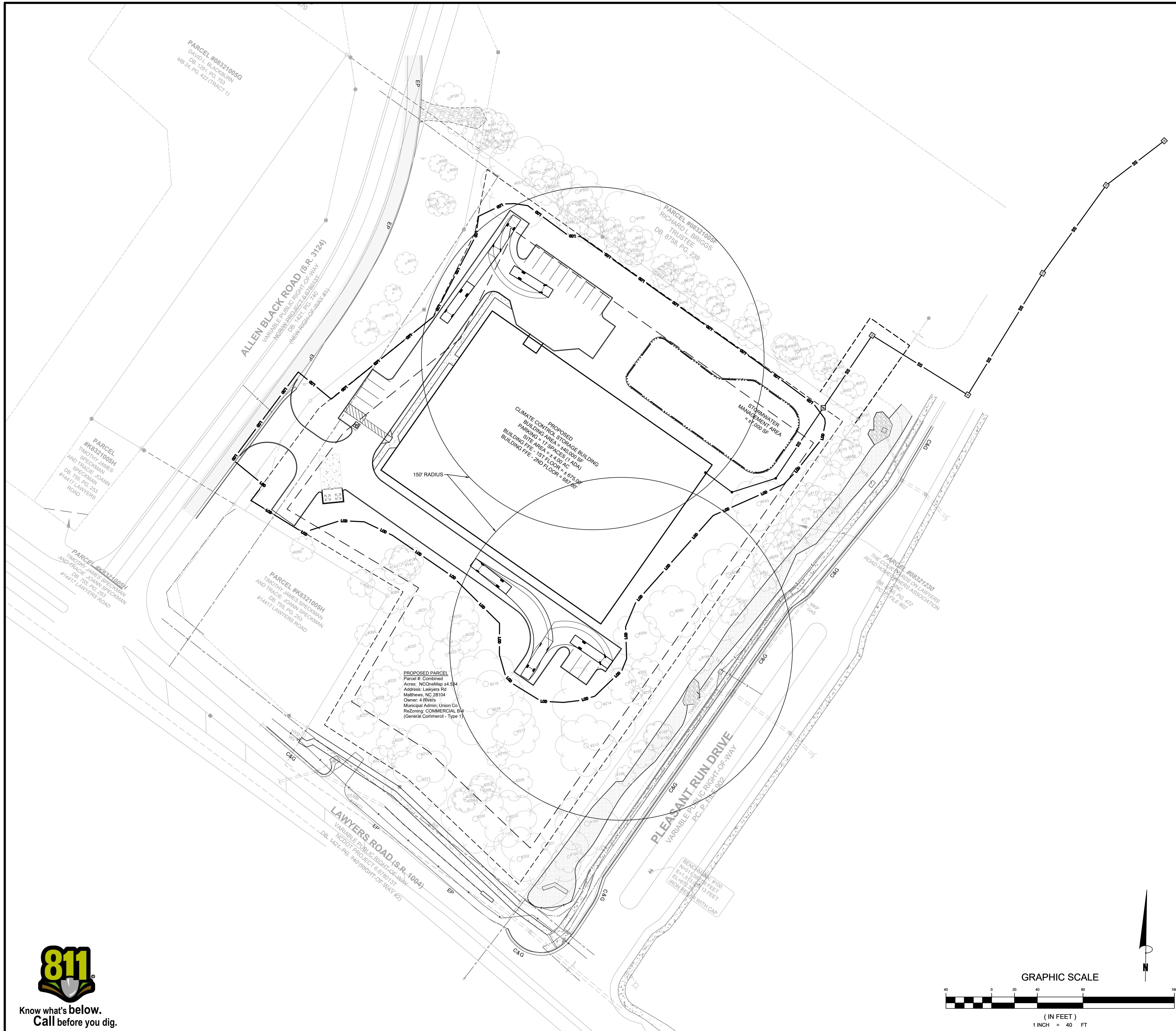
PLAN STATUS

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



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

CAD FILE NAME: V:\180037 - 4 Rivers Property Group\180037-01-002 (ENG) - Lawyers Rd Self Storage Site Matthews NC\Engineering\Engineering Plans\Concept\180037-01-002 ZSP-1-0.dwg





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

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DATE	DESCRIPTION
KD DESIGN	KD DRAWN
	PL CHKD
JOB NO.:	180037-01-002
DATE:	APRIL 16, 2025
SHEET	ZSP 1.0 A

