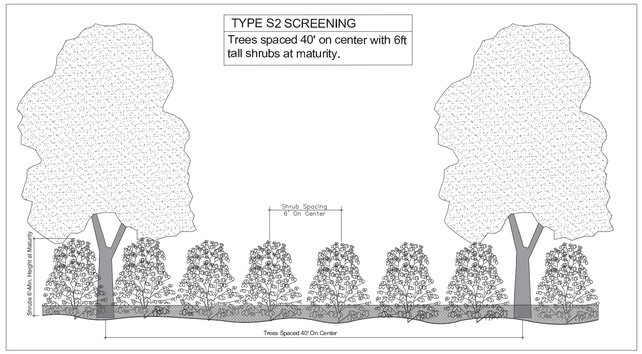
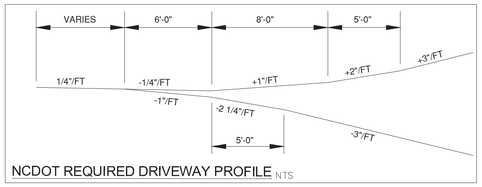
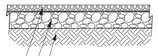
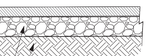




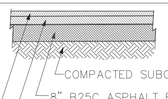
NCDOT REQUIRED DRIVEWAY PROFILE NTS



GRAVEL PARKING SECTION NTS

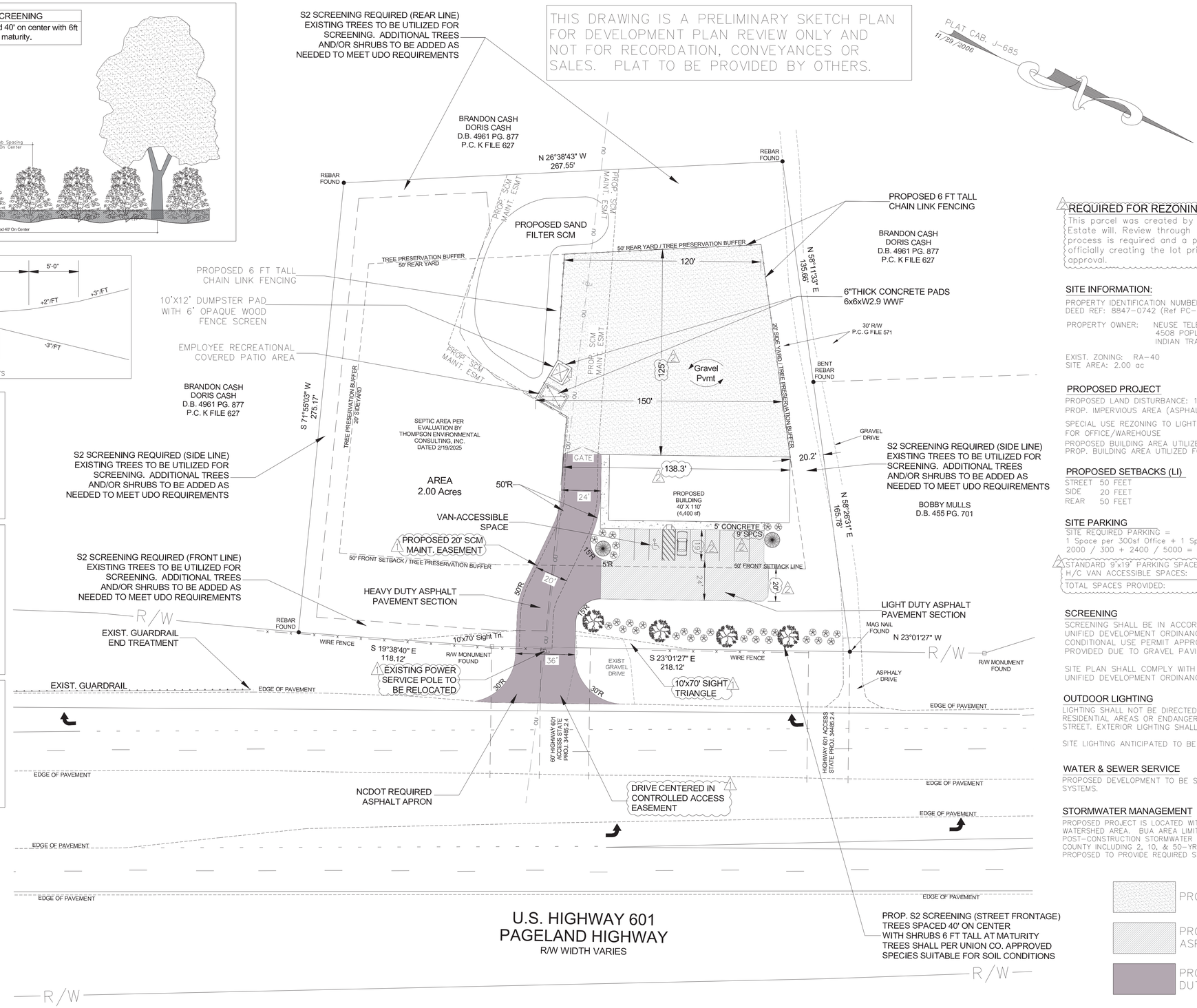


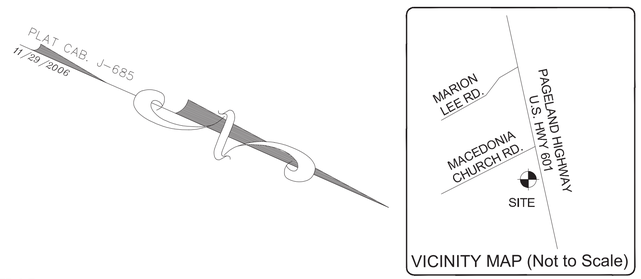
ASPHALT PARKING SECTION NTS



NCDOT/HEAVY DUTY ASPHALT PAVEMENT SECTION NTS

THIS DRAWING IS A PRELIMINARY SKETCH PLAN FOR DEVELOPMENT PLAN REVIEW ONLY AND NOT FOR RECORDATION, CONVEYANCES OR SALES. PLAT TO BE PROVIDED BY OTHERS.





VICINITY MAP (Not to Scale)

REQUIRED FOR REZONING APPROVAL

This parcel was created by the Marcie Eudy Estate will. Review through the Minor Subdivision process is required and a plat recorded officially creating the lot prior to rezoning approval.

SITE INFORMATION:

PROPERTY IDENTIFICATION NUMBERS: 09128014R
DEED REF: 8847-0742 (Ref PC-J, File 685)

PROPERTY OWNER: NEUSE TELECOM LLC
4508 POPLIN GROVE DR
INDIAN TRAIL, NC 28079

EXIST. ZONING: RA-40
SITE AREA: 2.00 ac

PROPOSED PROJECT

PROPOSED LAND DISTURBANCE: 1.5 AC
PROP. IMPERVIOUS AREA (ASPHALT/GRAVEL/BLDG'S)=0.6810 AC (34.05%)

SPECIAL USE REZONING TO LIGHT INDUSTRIAL (LI) FOR OFFICE/WAREHOUSE
PROPOSED BUILDING AREA UTILIZED FOR OFFICE = 2,000 sf
PROP. BUILDING AREA UTILIZED FOR WAREHOUSE= 2,400 sf

PROPOSED SETBACKS (LI)

STREET 50 FEET
SIDE 20 FEET
REAR 50 FEET

SITE PARKING

SITE REQUIRED PARKING =
1 Space per 300sf Office + 1 Space per 5000sf Warehouse =
2000 / 300 + 2400 / 5000 = 6.67 + 0.48 = 7.15 = 8

STANDARD 9'x19' PARKING SPACES:	8
H/C VAN ACCESSIBLE SPACES:	1
TOTAL SPACES PROVIDED:	9

SCREENING

SCREENING SHALL BE IN ACCORDANCE WITH UNION COUNTY UNIFIED DEVELOPMENT ORDINANCE MODIFIED AS SHOWN FOR CONDITIONAL USE PERMIT APPROVAL. INTERNAL SHADING NOT PROVIDED DUE TO GRAVEL PAVING.

SITE PLAN SHALL COMPLY WITH ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE

OUTDOOR LIGHTING

LIGHTING SHALL NOT BE DIRECTED TOWARD OR SHINE UPON ANY RESIDENTIAL AREAS OR ENDANGER MOTORISTS TRAVELING ON ANY STREET. EXTERIOR LIGHTING SHALL COMPLY WITH UNION COUNTY UDO.

SITE LIGHTING ANTICIPATED TO BE LIMITED TO BUILDING WALL PACKS

WATER & SEWER SERVICE

PROPOSED DEVELOPMENT TO BE SERVED BY ONSITE WELL AND SEPTIC SYSTEMS.

STORMWATER MANAGEMENT

PROPOSED PROJECT IS LOCATED WITHIN THE LAKE LEE WS-IV PROTECTED WATERSHED AREA. BUA AREA LIMITED TO 36%. PROJECT IS SUBJECT TO POST-CONSTRUCTION STORMWATER REQUIREMENTS AS REGULATED BY UNION COUNTY INCLUDING 2, 10, & 50-YR STORM EVENTS. SCM SAND FILTER PROPOSED TO PROVIDE REQUIRED STORMWATER TREATMENT.

PROPOSED GRAVEL PAVING

PROPOSED LIGHT DUTY ASPHALT PAVING

PROPOSED NCDOT/HEAVY DUTY ASPHALT PAVING

Know what's below. Call before you dig.

NOTE:
PROPERTY BOUNDARY AND SURVEY DATA PROVIDED BY:
SKIDMORE SURVEYING, INC. LICENSE NO. C-1876
121 E. PHIFER ST., MONROE, NC 28110 (704) 289-4855
skidmoresurveying@outlook.com

SURVEY LEGEND

R/W = RIGHT OF WAY
● = IRON PIN
○ = IRON PIPE
◉ = COMPUTED POINT
UP = UTILITY POLE
⊡ = R/W MONUMENT
Ⓢ = SANITARY SEWER MANHOLE
Ⓓ = STORM DRAIN MANHOLE

OU — OVERHEAD UTILITIES
PROPERTY LINE
ADJOINER LINE
RIGHT OF WAY
SEWER EASEMENT
STORM DRAIN EASEMENT
SETBACK LINE

NOTE:
ALL GRAVEL OUTDOOR STORAGE SHALL BE LOCATED OUTSIDE THE REQUIRED SETBACKS.

SITE PLAN WILL FULLY COMPLY WITH UNION COUNTY DEVELOPMENT ORDINANCE.

OWNER / DEVELOPER INFORMATION
Neuse Telecom LLC
4508 Poplin Grove Dr.
Indian Trail, NC 28079

David Rodriguez, President
305-680-4887
drodriguez@neusetelecom.com

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.

THIS DOCUMENT, PRESENTED AS AN INSTURMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. IT SHALL NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, NOR USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

NORTH CAROLINA PROFESSIONAL SEAL 20705 ENGINEER KEVIN E. HERRING
7/21/25

Kevin E. Herring ENGINEERING
16101 Silver Road
Oakboro, NC 28129
980-621-0935
kevin@kevinherringengineering.com

DATE: 06/20/2025
HORIZ. SCALE = 1" = 30'
VERT. SCALE = N/A
DRAWN BY: keh

NO.	DATE	REVISION:
1	6/27/25	Rev Driveway Location
2	7/21/25	Rev Per Union Co. Review Cmnts

NEUSE TELECOM LLC
OFFICE & WAREHOUSE SITE
601S MONROE NC

REZONING PLAN

neuse telecom

SH. 1 OF 1