

SITE INFORMATION:  
 PROPERTY IDENTIFICATION NUMBER: TAX 08-312-01B  
 PROPERTY ADDRESS: 1000 Rock Hill Church Road  
 PROPERTY OWNER: ISMAEL BASSIR  
 1000 Rock Hill Church Road  
 Mifflin, NC 28154  
 EXISTING ZONING: RA-4D  
 PROPOSED SITE AREA: 4.810

PROPOSED PROJECT:  
 PROPOSED LAND DISTURBANCE: 4.81 AC.  
 PROPOSED IMPERVIOUS AREA: 4.81 AC.  
 CONSTRUCTION UNDER LIGHT INDUSTRIAL (LI) OUTDOOR STORAGE  
 ALL ALLOWED UNDER SELF STORAGE FACILITY

PROPOSED AREA UTILIZED FOR STORAGE = 4.81 AC.

PROPOSED SETBACKS (L)I:  
 FRONT: 20 FEET  
 SIDE: 20 FEET  
 REAR: 20 FEET

PROPOSED PARKING:  
 10 PERMANENT EMPLOYEES ON SITE - OUTDOOR STORAGE ONLY

AVAILABLE STORAGE AREA SPACES >60.  
 EACH PARKING WILL BE ASSIGNED WITH NUMBER PAINTED ON GRAVEL SCREENING.

SCREENING: SCREENING SHALL BE IN ACCORDANCE WITH UNION COUNTY  
 UNIFIED DEVELOPMENT ORDINANCE MODIFIED AS SHOWN FOR  
 SPECIFIC REQUIREMENTS. SCREENING SHALL BE PROVIDED  
 PROVIDED DUE TO GRAVEL PAVING WITHIN STORAGE AREA

OUTDOOR LIGHTING: LIGHTING SHALL NOT BE DIRECTED TOWARD OR SHINE UPON ANY RESIDENTIAL AREAS

STREET EXTERIOR LIGHTING SHALL COMPLY WITH UNION COUNTY UDO

WATER & SEWER SERVICE:  
 PROPOSED DEVELOPMENT TO BE OUTDOOR STORAGE ONLY WILL NOT  
 REQUIRE NEW WATER & SEWER TAPE.

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NOTE:  
 SOIL WILL BE AMENDED WITH TOP SOIL  
 FOR ALL NEW PLANTED TREES.

PROPOSED SCREENING:  
 PRIVATE PROPERTY  
 SPACED 8 FT WITH  
 LEFT TALL A Maturity

EXISTING TREE LINE  
 TO SERVE AS EXISTING

LINE BEARING DISTANCE  
 LT N 83°24'22" E 300.30'

PROPOSED 4 FT TALL  
 CHAIN LINK FENCING  
 PROPOSED 4 FT TALL  
 EUROPEAN HORNBEAM TREE SPACED 42'  
 12' FT TALL & 6 FT TALL  
 AT Maturity

30' R/W FOR MAINTENANCE

ROCK HILL CHURCH ROAD  
 N 63°24'46" W 226.48'  
 (60' PUBLIC R/W)

INTERSECTION UNDER ROAD

TOTAL AREA  
 209528 SQ.FT.  
 4.810 ACRES  
 GRAVEL STORAGE AREA  
 SUITABLE TO ACCOMMODATE  
 90+ 12X40 SPACES

PROPOSED 4 FT RIDE  
 COMPACTED ABC  
 WITH 30 FEET SET BACK  
 S. 04°21'41" E  
 45.02' (13.71m)

GATE WILL OPEN UPON  
 REQUEST AND WILL BE  
 KEPT OPEN FOR 15 MINUTES  
 R/W

36' R/W  
 137.71' E

30' R/W  
 100.00' E

30' R/W