

THIS DRAWING IS A PRELIMINARY SKETCH PLAN FOR REZONING PLAN
REVIEW ONLY AND NOT FOR RECORDATION, COVEYANCES OR SALE.

SITE INFORMATION:
PROPERTY IDENTIFICATION NUMBER: TAX 08-312-0118
DEED REF: 8548-337
PROPERTY OWNER: USAR BARILR
PROPERTY ADDRESS: 724 Rock Hill Church Road
Matthews, NC 28054
EXISTING ZONING: RA-CO
PROPOSED SITE AREA: 4.81 ac

PROPOSED PROJECT
 PROPOSED LAND DISTURBANCE: 4.81 AC
 PROPOSED IMPERVIOUS AREA (GRAVEL) = 4.81 AC(100%)
 CONDITIONAL REZONING TO LIGHT INDUSTRIAL (L1) OUTDOOR STORAGE
 ALL ALLOWED UNDER SELF STORAGE FACILITY
 PROPOSED AREA UTILIZED FOR STORAGE = +/-204652 sq ft (4.81 ac)

PROPOSED SETBACKS (LI)

FRONT	50 FEET
SIDE	20 FEET
REAR	50 FEET

PROPOSED PARKING
NO PERMANENT EMPLOYEES ON SITE - OUTDOOR STORAGE ONLY

AVAILABLE STORAGE AREA SPACES: 400 (sq ft)

SCREENING SHALL BE IN ACCORDANCE WITH UNION COUNTY UNIFIED DEVELOPMENT ORDINANCE MODIFIED AS SHOWN FOR SPECIAL USE PERMIT APPROVAL. INTERVALS SHALL NOT 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 TAPS

COMPACTED SUBGRADE
5" - COMPACTED ABC
15" - #67 WASHED STONE

GRAVEL PARKING SECTION

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

PROPOSED SCREENING
PRIVACY TREES
SPACED 8 FT WITH
LOFT TALL & MATURE

EXISTING TREE LINE
TO SERVE AS EXISTING

LINE	BEARING	DISTANCE
L1	N 83°24'22" E	30.35'

PROPOSED 8 FT TALL
CHAIN LINK FENCING
PROPOSED 52 SCREENING
RISEAM TREE SPACED 40' O.C.
WITH SHRUBS 6 FT TALL
AT MATURITY

ROCK HILL CHURCH ROAD

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

PROPOSED 36" FT WIDE GATE WILL OPEN UPON
GRAVEL ACCESS ACTIVATION OF A STREET
WITH 50 FEET SET BACK KNOCK BOX REQUIRED

VICINITY MAP NOT TO SCALE

SCALE:

50 100
1 INCH = 50 FEET

NOTE:
INTERNAL PARKING SPACES SHOW FOR ILLUSTRATIVE
PURPOSE ONLY. NO PAVEMENT MARKINGS PROVIDED
DUE TO GRAVEL PAVING

RECOVERING LANDSCAPES

KEY	TYPE	QUANTITY
	EUROPEAN HORNBREAM AND OAK TREE	12 +/-
	SPOTTED HOLLY (Or Eggs) See complete "Burling"	40 +/-

1. EXISTING FORMER TREES WERE SHOWN TO BE UTILIZED, REQUIRED SCHEDULING
2. LARGE TREES SHALL HAVE A MINIMUM CALIPER OF 3.5 INCHES MEASURED 6 INCHES ABOVE GROUND, AND A MINIMUM HEIGHT OF 8 FT AT TIME OF PLANTING.
3. SHRUBS SHALL BE A MINIMUM 3 GALLONS IN SIZE AT TIME PLANTING AND A MINIMUM HEIGHT OF 6 FT AT MATURITY.
4. ALL REQUIRED PLANTINGS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.

There are several different types of...

tail shrubs at maturity

Train and working parts
where noted.

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100

100

100

100

(Signature)
