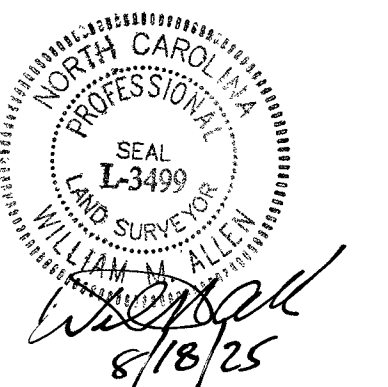


- NOTES**
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
 - ACREAGE COMPUTED BY THE COORDINATE METHOD.
 - UNDERGROUND/OVERHEAD POWER
 - NO GRID MONUMENT FOUND WITHIN 2000 FEET.
 - DEED REFERENCE: 870/875
 - TAX PARCEL: 07063260B
 - ADDRESS: 7111 SECREST SHORT CUT RD
 - PROPERTY ZONED: UNION COUNTY R-20
REZONING PROPERTY TO LI (LIGHT INDUSTRIAL)
 - LI ZONING SETBACKS :
STREET SETBACK = 50'
SIDE SETBACK = 20'
REAR SETBACK = 50'
 - GARBAGE COLLECTION WILL BE PRIVATE
 - THERE WILL BE NO LIGHTING ON THIS PARCEL.
 - THIS SITE WILL BE UNMANNED (NO STAFF ON SITE)
 - TOTAL DISTURBED AREA = 38,031 SF (0.87 AC.)
 - TOTAL IMPERVIOUS COVERAGE (GRAVEL AREA)= 26,548 SF (0.61 AC.)

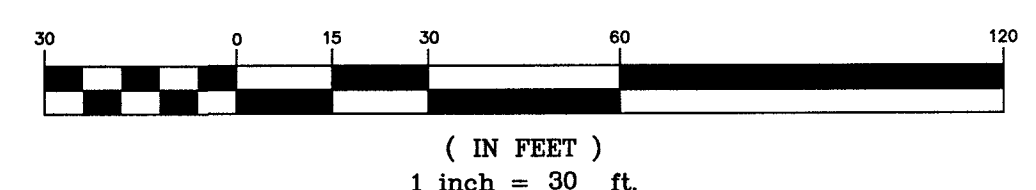


REZONING SITE PLAN
OF
PARCEL 07063260B

VANCE TWP., UNION CO., N.C.
SCALE: 1" = 30'
DATE: 3/5/25
REVISED DATE: 3/10/2025 (per client)
REVISED DATE: 5/30/2025 (per comments)
REVISED DATE: 8/18/2025 (per client)
(added future detention system area)

OWNER: ENRIQUE CHANTACA
& IRENEO CORREA

GRAPHIC SCALE



FILE NAME: OSCAR R BYRUM 4