

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:	K8321005D and D8321005D
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 REQUIREMENT:	50.0 SPACES PER EMPLOYEE OR (1) SPACE PER 500 SF OF INDOOR & OUTDOOR STORAGE AREA, WHICHEVER IS GREATER		
REQUIRED SPACES:	17 (Includes 1 ADA)		
PROPOSED SPACES:	17		
STALLS:	<u>SIZE</u>	<u>aisle</u>	
	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

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 UNITE 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.

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

PLAN STATUS

[illegible]

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.



PLANNING NOTES/LANDSCAPE NOTES

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