

DEVELOPMENT SUMMARY:
1. EXISTING ZONING: RA-40
2. PROPOSED ZONING: LI
FRONT SETBACK: 50FT
REAR SETBACK: 50FT
SIDE SETBACK: 20FT

3. DEVELOPMENT WILL FULLY COMPLY WITH ALL PROVISIONS OF UNION COUNTY ORDINANCES
4. NEW LOT 2 WITH LI ZONING ACREAGE: 2.65 APPROXIMATELY
5. PREVIOUS RESIDENTIAL ACREAGE TO REMAIN: 5.81 APPROXIMATELY
6. EXACT NEW PROP LINE, EASEMENT, AND ACREAGE TO BE VERIFIED BY OFFICIAL SURVEY IF APPROVED
7. 30' MAX BUILDING HEIGHT PROPOSED

OWNER: ADAM GORDON
CELL: 7043205005
EMAIL: agordon21ag@gmail.com

MAP NORTH REF:
PC P FILE 889
MAY, 2021



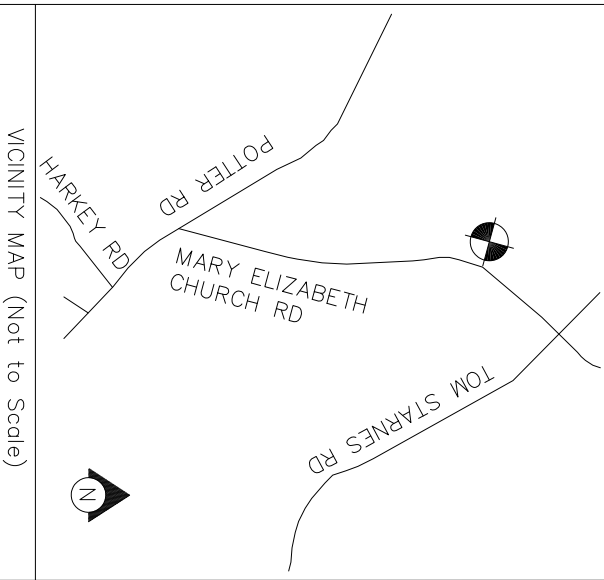
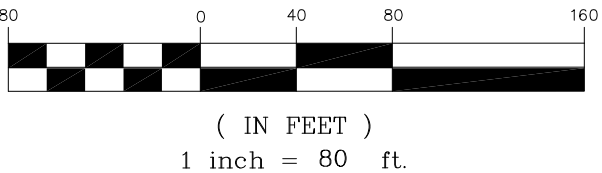
NOTES:

1. TAX I.D. #04-341-004E
2. AREA CALCULATED BY COORDINATES.
3. NO NCGS MONUMENT FOUND WITHIN 2000'.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS.
5. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
6. PROPERTY MAYBE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS OF WAY, EITHER RECORDED OR IMPLIED.
7. THIS IS NOT A FULL BOUNDARY SURVEY. THE PURPOSE OF THIS SURVEY IS TO THE SF OF THE OLD PARKING AREA & THE NEW CLEARED PARKING AREA.

LEGEND

- MNF – MAG NAIL FOUND
SIF – SQUARE IRON FOUND
RRSF – RAILROAD SPIKE FOUND
PC – PLAT CABINET
DB – DEED BOOK
PG – PAGE
DWSB – DRIVEWAY SETBACK
N/F – NOW OR FORMERLY
#04-341-004E – TAX I.D.
● – COMPUTED POINT
— SURVEYED LINES
--- NOT SURVEYED/PLAT LINES
- - - CENTERLINE OF ROAD
- - - EDGE OF PAVEMENT

GRAPHIC SCALE



VICINITY MAP (Not to Scale)

N/F
ROGER L. DOWELL
& WIFE, MICHELLE
DB 1953 PG 29
#04-341-004B

708.27' N85°56'56"W

20' SIDE SET BACK

APPROX. 15,000
SQFT EXISTING
POND,
PROPOSED STORM
WATER RETENTION
POND USE

EXISTING POND

EXISTING POND

ORIGINAL LOT
PC P FILE 889
8.46 ACRES (CURRENT TOTAL)
ZONE RA-40

PROPOSED NEW PROP LINE WITH 50' REAR SET BACK

PROPOSED LOT 2

PROPOSED EASEMENT FOR
STORM WATER
RETENTION POND

S-2 SCREEN TO BE
ADDED
AS APPROXIMATELY
SHOWN

20' SIDE SET BACK

PROPOSED AREA FOR
GRADING & GRAVEL
PARKING AREA
APPROX. 24,916 SF

EXISTING METAL
20X20 BUILDING
FOR STORAGE
POSSIBLE FUTURE
40X60 BUILDING
FOR AUTO REPAIR

OLD DRIVEWAY/EXISTING:
GRAVEL PARKING AREA
APPROX. 20,303 SF

PROPOSED POSSIBLE
FUTURE SEPTIC

N/F TUCKER GREEN
DB 8295 PG 0505
#04-341-004

GRAVEL IN SET BACK FOR
VISITOR PARKING ONLY

APPROXIMATE 40' WIDE DRIVEWAY

RRSF
MNF

S02°04'15"W

307.17'

S03°07'56"W

47.63'

30' DOT ROW

50' FRONT SET BACK

MARY ELIZABETH CHURCH ROAD
NCDOT MAINTAIN BACK OF DITCH
(PC P GLE 889)

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	103.22	985.52	103.17

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.65	N86°33'00"W

PLAN FOR INFORMATION ONLY

SKETCH PLAN FOR REZONING APPLICATION:

#3704 MARY ELIZABETH CHURCH RD

For: Adam Gordon

Monroe Township, Union County, North Carolina

REV:

Scale: 1" = 80'

Date: 04/11/25