

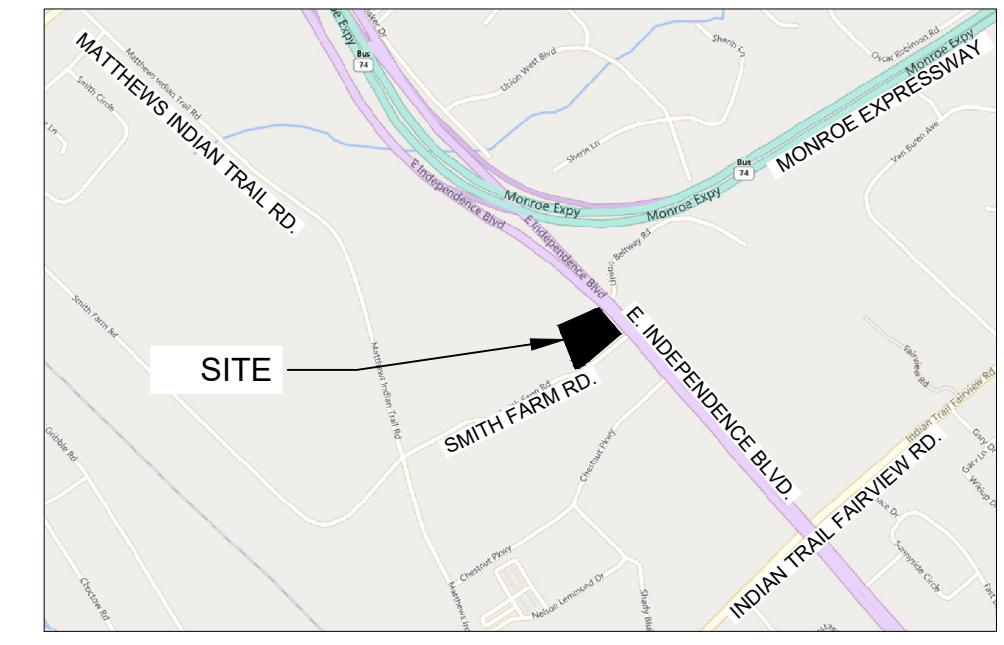
PROJECT DATA	
OWNER:	KAY FAMILY INVESTMENTS, LLC
OWNER ADDRESS:	1725 JOHN B WHITE SR BLVD #B, SPARTANBURG, SC 29301
APPLICANT:	EAST COAST GRANITE OF CHARLOTTE
APPLICANT ADDRESS:	13606 E. INDEPENDENCE BLVD., INDIAN TRAIL, NC 28079
APPLICANT PHONE:	704-989-4250
APPLICANT EMAIL:	PPTCONTRACTING@GMAIL.COM
CIVIL ENGINEER:	JONATHAN S. ROSENAU, P.E., ROSENAU ENGINEERING, PLLC
CIVIL ENGINEER ADDRESS:	4108 ST. JOSEPH DRIVE, INDIAN TRAIL, NC 28079
CIVIL ENGINEER PHONE:	704-893-5482
CIVIL ENGINEER EMAIL:	JONROSENAU@ROSENAUENGINEERING.COM
SITE ADDRESS:	13606 E. INDEPENDENCE BOULEVARD, STALLINGS, NC
PARCEL ID:	07105006A
TOTAL SITE AREA:	2.48 ACRES (CURRENT), 3.02 ACRES (PROPOSED)
OPEN SPACE REQUIRED:	13,155 SQUARE FEET (@ 10% OF 3.02 ACRES)
OPEN SPACE PROVIDED:	20,000 SQUARE FEET (6,845 SF SURPLUS)
TREE CONSERVATION AREA REQUIRED:	1,973 SQUARE FEET (@ 1.5% OF 3.02 ACRES)
TREE CONSERVATION AREA TO BE PROVIDED:	NONE
HERITAGE TREES:	NONE
CURRENT ZONING:	CONDITIONAL ZONING DISTRICT (CZ)
PROPOSED ZONING:	CONDITIONAL ZONING DISTRICT (CZ)
ZONING CASE NO.:	CZ2208.01
EXISTING USE:	GRANITE MANUFACTURING (SDO TABLE 8.1, INDUSTRIAL NO. 29), CABINETRY PRODUCTION/PAINTING
PROPOSED USE:	GRANITE MANUFACTURING (SDO TABLE 8.1, INDUSTRIAL NO. 29), CABINETRY PRODUCTION/PAINTING
US 74 BUILDING SETBACK:	27 FEET
FRONT BUILDING SETBACK:	12 FEET (SMITH FARM ROAD)
SIDE BUILDING SETBACK:	0 FEET (WEST PROPERTY LINE)
REAR BUILDING SETBACK:	12 FEET (NORTH PROPERTY LINE)

PROJECT DATA	
SIDE LANDSCAPE BUFFERS:	NONE
REAR LANDSCAPE BUFFERS:	5-FOOT WIDE, TYPE D WITH FENCE UNDERSTORY TREES: 2/100LF x 347 LF = 7 TREES SHRUBS: 10/100LF x 347 LF = 35 SHRUBS
SMITH FARM ROAD STREET TREES:	LARGE MATURING TREES: 1/80LF x 436 LF = 6 TREES
SMITH FARM ROAD BUFFER:	NONE
US 74 STREET TREES:	LARGE MATURING TREES: 1/80LF x 230 LF = 3 TREES
US 74 PARKING BUFFER:	TYPE D SHRUBS: 1/5LF x 130 LF = 26 SHRUBS
BUILDING TYPE:	HIGHWAY LOT
EXISTING BUILDING HEIGHT:	1-STORY (APPROXIMATELY 20-FEET TALL)
PROPOSED BUILDING HEIGHT:	1-STORY (APPROXIMATELY 20-FEET TALL)
ROADWAY FRONTAGE:	270 FEET (US 74) & 436 FEET (SMITH FARM RD.)
MINIMUM LOT WIDTH:	360' (US 74) & 125' (SMITH FARM RD.)
FLOOD ZONES:	NONE
STREAMS/WETLANDS:	NONE
OFF-STREET PARKING REQUIRED FOR PROPOSED BUILDING:	1 PER 2 EMPLOYEES ON SHIFT OF GREATEST EMPLOYMENT x 8 EMPLOYEES = 4 SPACES (NO RETAIL SALES OR CUSTOMER SERVICE AREAS)
PROPOSED PARKING:	5 SPACES
EXISTING PARKING:	24 SPACES
TOTAL PARKING:	29 SPACES

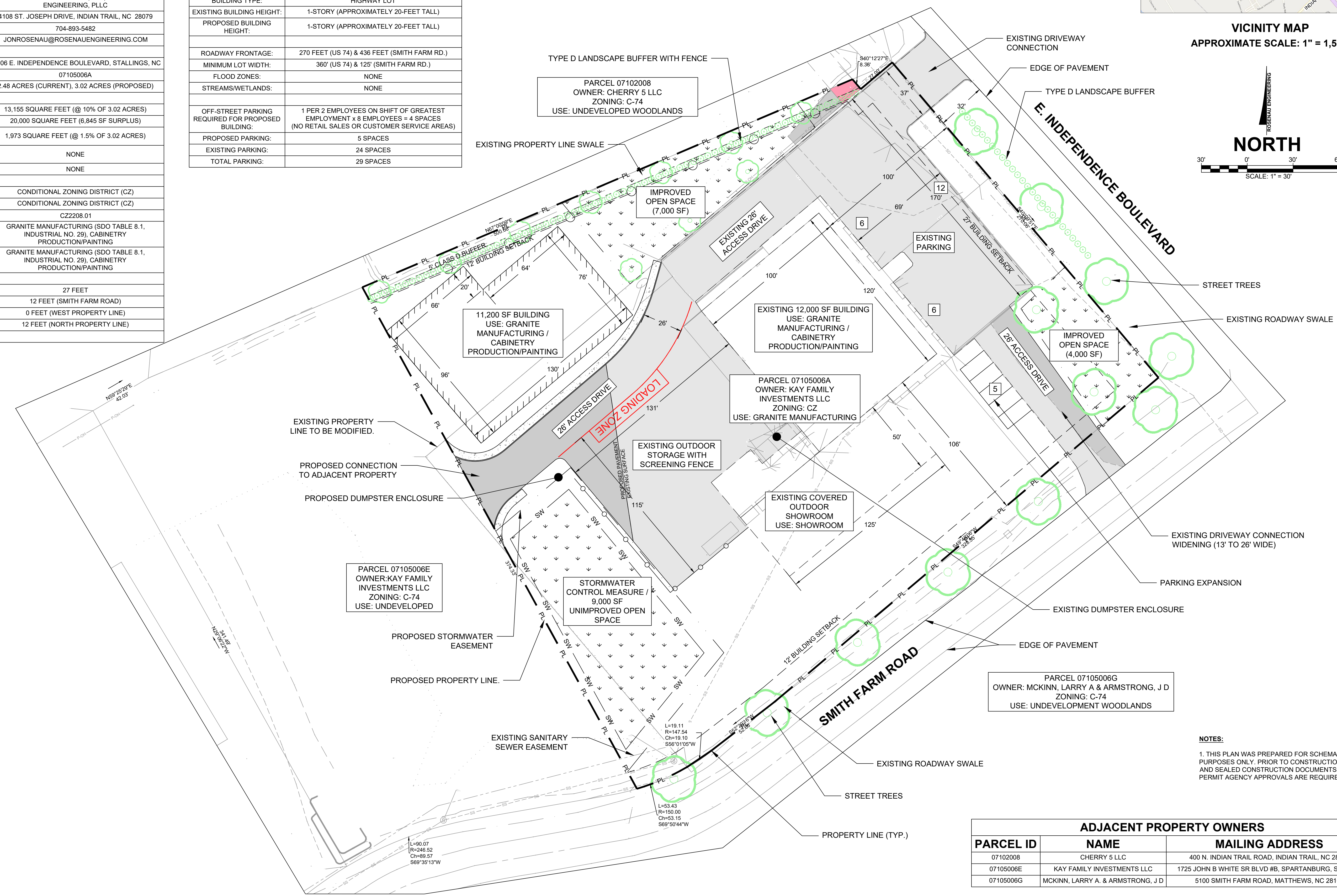
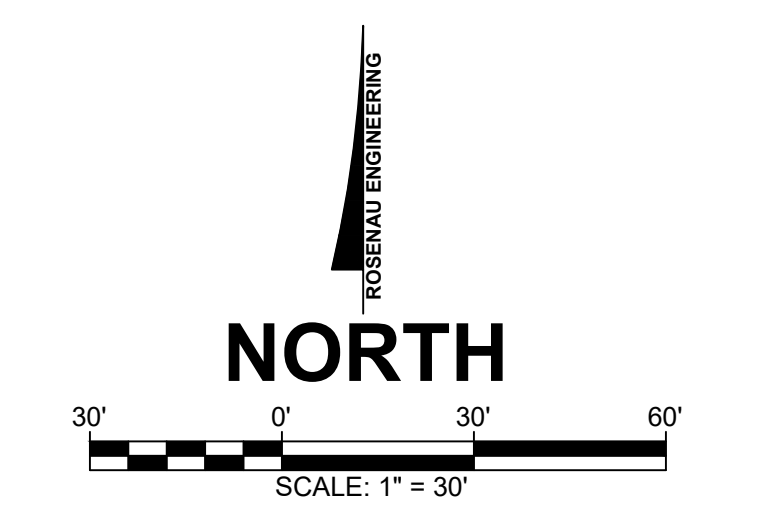
PROPERTY DESCRIPTION - PARCEL 07105006A ACCORDING TO DEED, BOOK 7205 PAGE 0374

BEGINNING AT AN IRON PIPE, AN OLD CORNER LOCATED IN THE WESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 74 AND RUNS THENCE WITH SAID RIGHT OF WAY LINE S 30-10 E 270 FEET TO AN IRON STAKE; THENCE THREE NEW LINES AS FOLLOWS: 1st S 50-50 W 400 FEET TO AN IRON STAKE; 2nd N 39-10 W 270 FEET TO AN IRON STAKE; 3rd N 50-50 E 400 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.48 ACRES, MORE OR LESS, AS SURVEYED BY DOUGLAS F. MOORE, R.L.S., FEBRUARY 3, 1966.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE EASEMENT OF A 25 FOOT RIGHT OF WAY FOR A ROAD MORE PARTICULARLY DESCRIBED IN THAT DEED FROM SOUTH CENTRAL OIL COMPANY, INC., TO JOE NEAL ROSS DATED THE 6TH DAY OF NOVEMBER, 1982, AND RECORDED THE 19TH DAY OF NOVEMBER, 1982, IN BOOK 179 ON PAGE 543 IN THE UNION COUNTY REGISTRY, BEING THE SAME PROPERTY IN ALL RESPECTS CONVEYED TO THE GRANTOR BY DEED OF CARLTON STEVEN CLARDY, JR. AND LISA BENNETT, AS CO-EXECUTORS OF THE ESTATE OF C. STEVEN CLARDY, SR. AND AS CO-TRUSTEES OF THE C. STEVEN CLARDY, SR. AMENDED & RESTATED TRUST U/A/ DTD. 10/7/13 DATED OCTOBER 9, 2015, AND RECORDED IN BOOK 6568 AT PAGE 343 OF THE UNION COUNTY REGISTRY.



VICINITY MAP
APPROXIMATE SCALE: 1" = 1,500'



Rosenau Engineering
4108 SAINT JOSEPH DR
INDIAN TRAIL, NC 28079
704-893-5482
www.rosenauengineering.com
NCBEES CERT. NO.: P-1789

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION
JONATHAN S. ROSENAU
NC P.E. #037143



PROJECT NAME:

EAST COAST GRANITE OF CHARLOTTE
13606 EAST INDEPENDENCE BOULEVARD
STALLINGS, UNION COUNTY, NORTH CAROLINA

NOTES:
1. THIS PLAN WAS PREPARED FOR SCHEMATIC PURPOSES ONLY. PRIOR TO CONSTRUCTION SIGNED AND SEALED CONSTRUCTION DOCUMENTS AND PERMIT AGENCY APPROVALS ARE REQUIRED.

ADJACENT PROPERTY OWNERS		
PARCEL ID	NAME	MAILING ADDRESS
07102008	CHERRY 5 LLC	400 N. INDIAN TRAIL ROAD, INDIAN TRAIL, NC 28079
07105006E	KAY FAMILY INVESTMENTS LLC	1725 JOHN B WHITE SR BLVD #B, SPARTANBURG, SC 29301
07105006G	MCKINN, LARRY A. & ARMSTRONG, J D	5100 SMITH FARM ROAD, MATTHEWS, NC 28105

CLIENT:
PPT INTERNATIONAL LLC
1010 IVY WAY
INDIAN TRAIL, NC 28079
704-989-4250

DATE: 08/29/2022
REVISIONS:
1 9/12/2022 REMOVE PARCEL

JOB NO: 22137
SHEET TITLE:
SCHEMATIC SITE PLAN

SCALE: 1" = 30'
SHEET NO.
SSP-1

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