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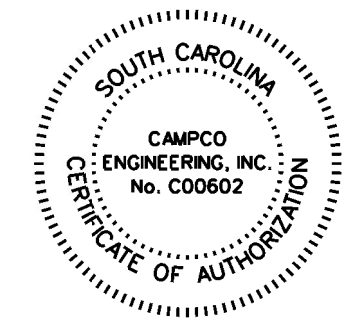
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(803) 327-7121 WWW.CAMPCOENGINEERING.COM

RIGHT SOLUTION TRUCK CARE

160 N ANDERSON RD
ROCK HILL, SC 29730

| REVISIONS | | |
|-----------|----------|-----------------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 03-14-23 | ADDED BUFFER IMPACTS |
| 2 | 03-30-23 | FIELD REVIEW MEETING COMMENTS |
| 3 | 04-13-23 | ADDED ENHANCED ENTRANCE LANDSCAPE |

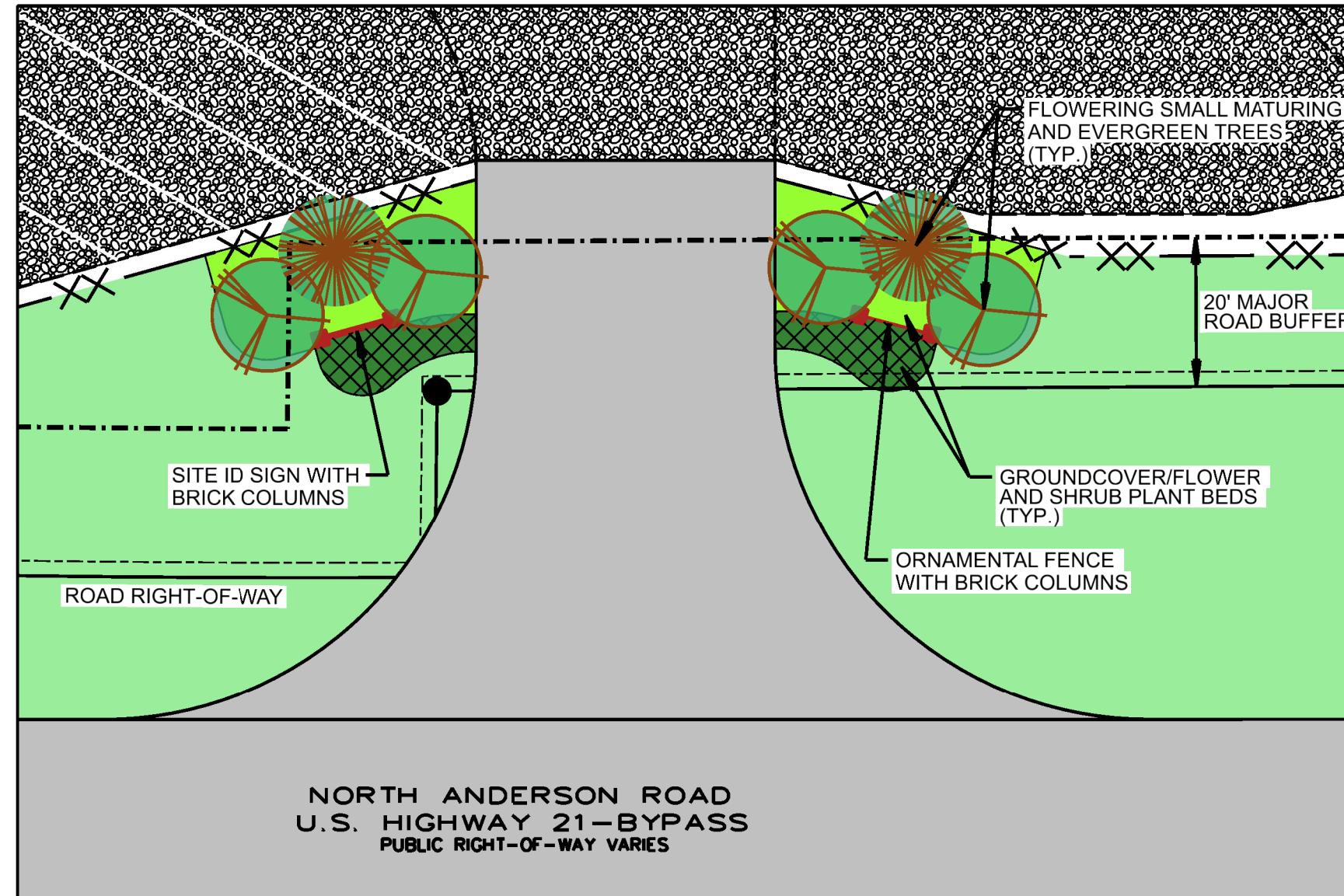
REZONING
SITE PLAN



PRELIMINARY

| | |
|---------------|----------------------|
| CE: 9851-1 | ISSUED: 12-30-2022 |
| SCALE: 1"=50' | CAD FILE: 9851STC1.0 |

C1.0



INSET 'A' - ENHANCED LANDSCAPING FOR ENTRANCE
SCALE: 1"=20'

OWNER:
RIGHT SOLUTION TRUCK CARE, LLC
4613 STATESVILLE ROAD
CHARLOTTE, NC 28269
PHONE: (704) 502-6282

TOTAL SITE AREA: 5.064 AC
CURRENT ZONING: UD (URBAN DEVELOPMENT)
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)

TAX MAP NUMBER: 6660000002, 6660000003, 6660000025, 6660202002, 6660202004, 6660202005, 6660202008, 6660202007, 6660202008, 6660202009, 6660202010, 6660202012, AND 6660202016. (A RECOMBINATION PLAT OF ALL PROPERTIES HAS BEEN SUBMITTED FOR APPROVAL.)

CURRENT USE: VACANT
PROPOSED USE: TRUCKING OPERATION

FEMA PANEL: 45091C0328F, COMMUNITY: ROCK HILL, DATE: 05/16/2017
NO FLOOD PLAIN PRESENT

FRONT YARD SETBACK (MAJOR RD): 30 FT
SIDE YARD SETBACK (MINOR RD): 25 FT
SIDE YARD SETBACK: 10 FT
REAR YARD SETBACK: 10 FT

MAJOR ROAD BUFFER: 20 FT WITH 6 TREES & 35 SHRUBS / 100 LF
MINOR ROAD BUFFER: TYPE C - 25 FT WITH 8 TREES & 28 SHRUBS / 100 LF
ADJACENT RESIDENTIAL: TYPE D - 50 FT WITH 18 TREES & 36 SHRUBS AND 8 FT TALL OPAQUE FENCE
UNDEVELOPED: TYPE B - 20 FT WITH 8 TREES & 24 SHRUBS / 100 LF

PARKING PROVIDED: 70 TRACTOR TRAILER SPACES (11 FT x 70 FT)

| LEGEND | |
|--------------------------|-------|
| SETBACK | ----- |
| BUFFER | ----- |
| CITY OF ROCK HILL LIMITS | ----- |
| GRAVEL AREA | ----- |
| PAVEMENT AREA | ----- |
| LANDSCAPE AREA | ----- |
| OPEN SPACE AREA | ----- |
| EXISTING TREE LIMITS | ----- |
| PROPOSED DETENTION BASIN | ----- |
| 8-FT TALL OPAQUE FENCE | ----- |
| SECURITY FENCE | ----- |
| EXISTING STRUCTURE | ----- |

- CONDITIONS FOR RE-ZONING:
- ENHANCED LANDSCAPING SHALL BE INSTALLED AT THE MAIN ENTRANCE ON ANDERSON ROAD.
 - EXISTING BUILDINGS SHALL BE REMOVED FROM THE SITE.
 - TYPE D BUFFER WILL BE INSTALLED ALONG PROPERTY BOUNDARY ADJACENT TO GARRISON ROAD.
 - ADD TYPE C BUFFER WILL BE INSTALLED ALONG PROPERTY BOUNDARY ADJACENT TO RAINEY STREET.
 - THE 8-FT TALL OPAQUE FENCE IN THE TYPE C AND TYPE D BUFFERS SHALL BE VINYL PVC MATERIAL.

