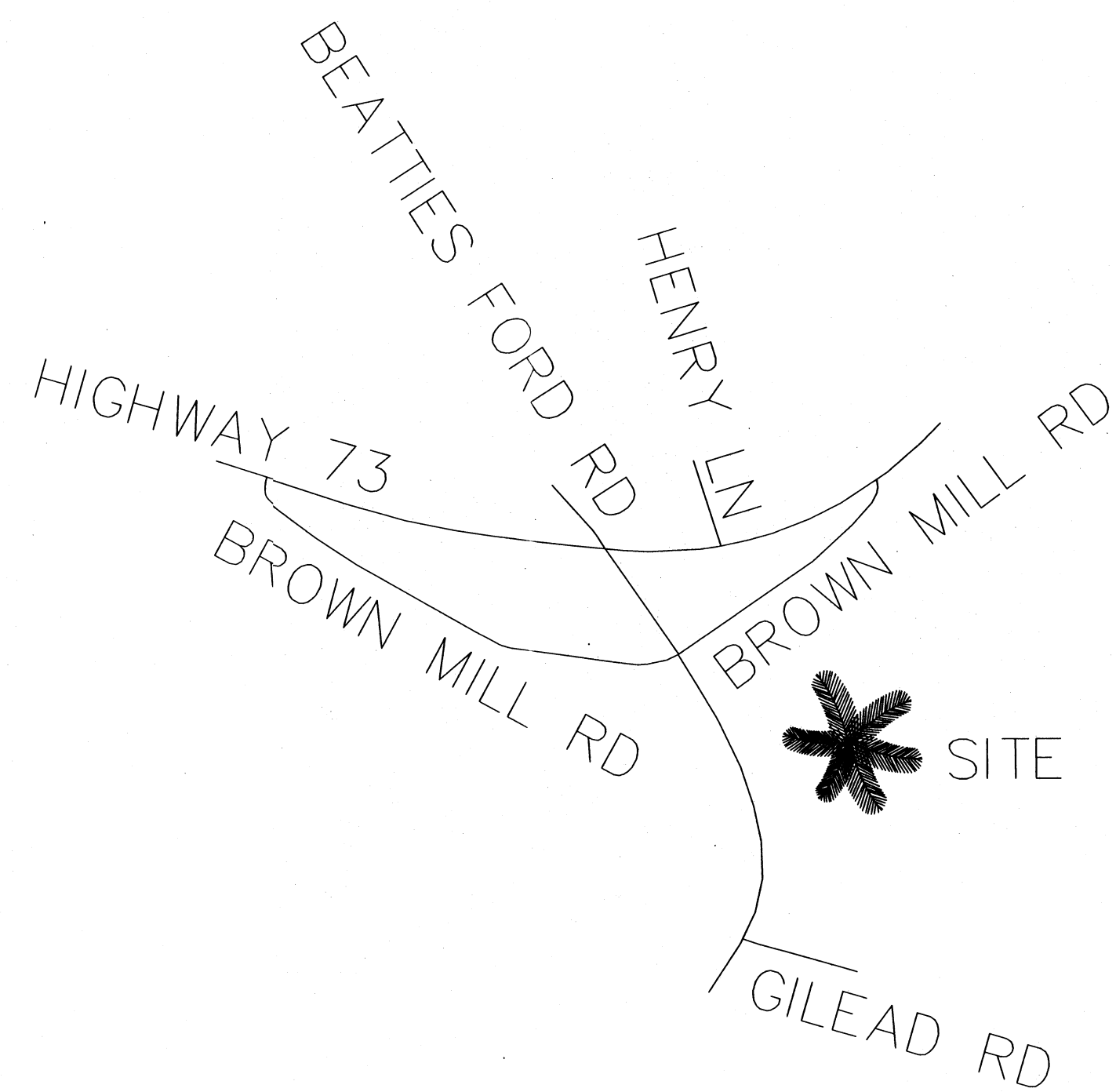


CONCEPT DRAWINGS
FOR
BLYTHE LANDING MINI STORAGE

TOWN OF HUNTERSVILLE., MECKLENBURG COUNTY., N.C.

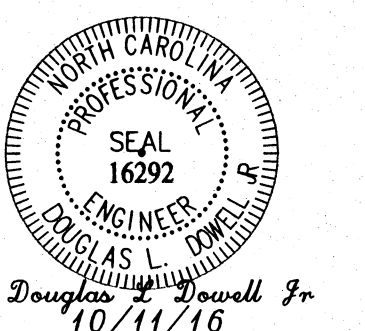
OWNED BY
ROBERT WATSON
19607 W CATAWBA AVE
CORNELIUS, N.C. 28031
PHONE: (704) 807-1733



VICINITY MAP NTS

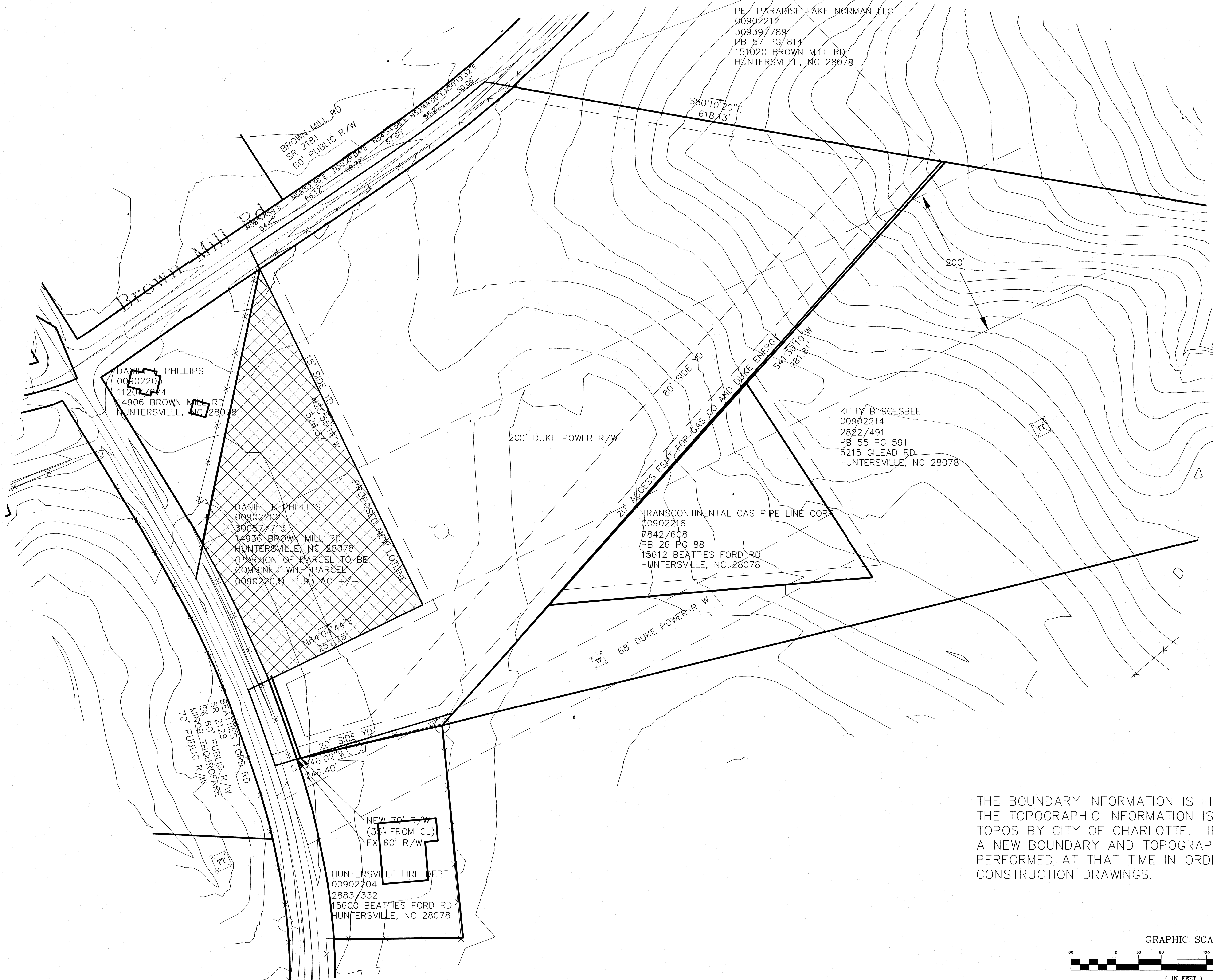
INDEX

SHEET ONE	COVER SHEET
SHEET TWO	EXISTING CONDITIONS
SHEET THREE	SITE PLAN
SHEET FOUR	LANDSCAPE PLAN



DOWELL & COMPANY

Engineering * Surveying * Planning
PO BOX 3504 * Mooresville, N.C. 28117 * (704) 660-9697
EMAIL: LELAND7896@AOL.COM C: 2177



PET PARADISE LAKE NORMAN LLC
 00902212
 30939/789
 PB 57 PG 814
 151020 BROWN MILL RD
 HUNTERSVILLE, NC 28078

DANIEL E. PHILLIPS
 00902201
 11207/814
 14906 BROWN MILL RD
 HUNTERSVILLE, NC 28078

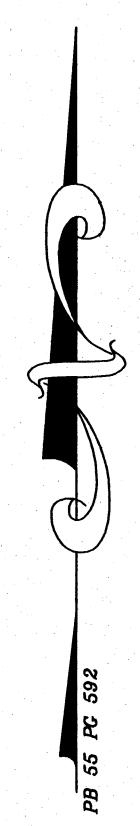
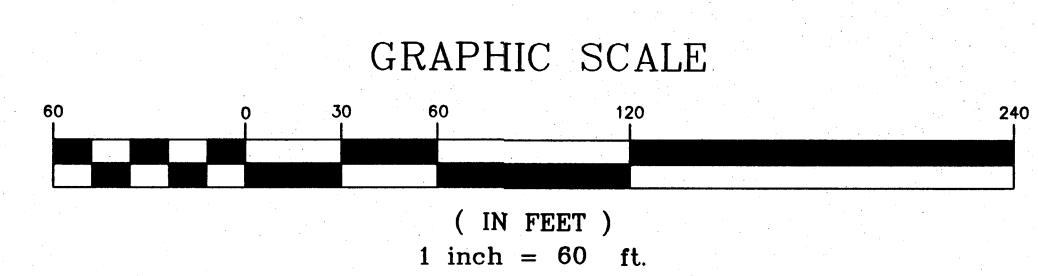
DANIEL E. PHILLIPS
 00902202
 30057/713
 14936 BROWN MILL RD
 HUNTERSVILLE, NC 28078
 (PORTION OF PARCEL TO BE
 COMBINED WITH PARCEL
 00902203) 1.83 AC +/-

TRANSCONTINENTAL GAS PIPE LINE CORP
 00902216
 7842/608
 PB 26 PG 88
 15612 BEATTIES FORD RD
 HUNTERSVILLE, NC 28078

KITTY B SOESBEE
 00902214
 2822/491
 PB 55 PG 591
 6215 GILEAD RD
 HUNTERSVILLE, NC 28078

HUNTERSVILLE FIRE DEPT
 00902204
 2883/332
 15600 BEATTIES FORD RD
 HUNTERSVILLE, NC 28078

THE BOUNDARY INFORMATION IS FROM CURRENT DEEDS.
 THE TOPOGRAPHIC INFORMATION IS FROM THE DELD
 TOPOS BY CITY OF CHARLOTTE. IF THE SITE IS REZONED
 A NEW BOUNDARY AND TOPOGRAPHIC SURVEYS WILL BE
 PERFORMED AT THAT TIME IN ORDER TO THE
 CONSTRUCTION DRAWINGS.



Computer File: 16098 B WATSON

DOWELL & CO., P.C.
 Engineering, Surveying, Planning, N.C. 28177
 344 Rolling Hill Dr. (704) 860-8897 (704) 864-3777 Fax
 C 2177 EMAIL: hward7586@aol.com

ROBERT WATSON
 19607 W CATAMBA AVE
 CORNELIUS, NC 28031
 704-867-1733

EXISTING CONDITIONS
 OF
BLYTHE LANDING MINI STORAGE
 TOWN OF HUNTERSVILLE, MECKLENBURG CO., NC

SCALE
 Horz: 1" = 60'
 Vert:

JOB NUMBER
 16-1098

SHEET
 2 OF 4

NO. 1
 NO. 2
 NO. 3
 NO. 4

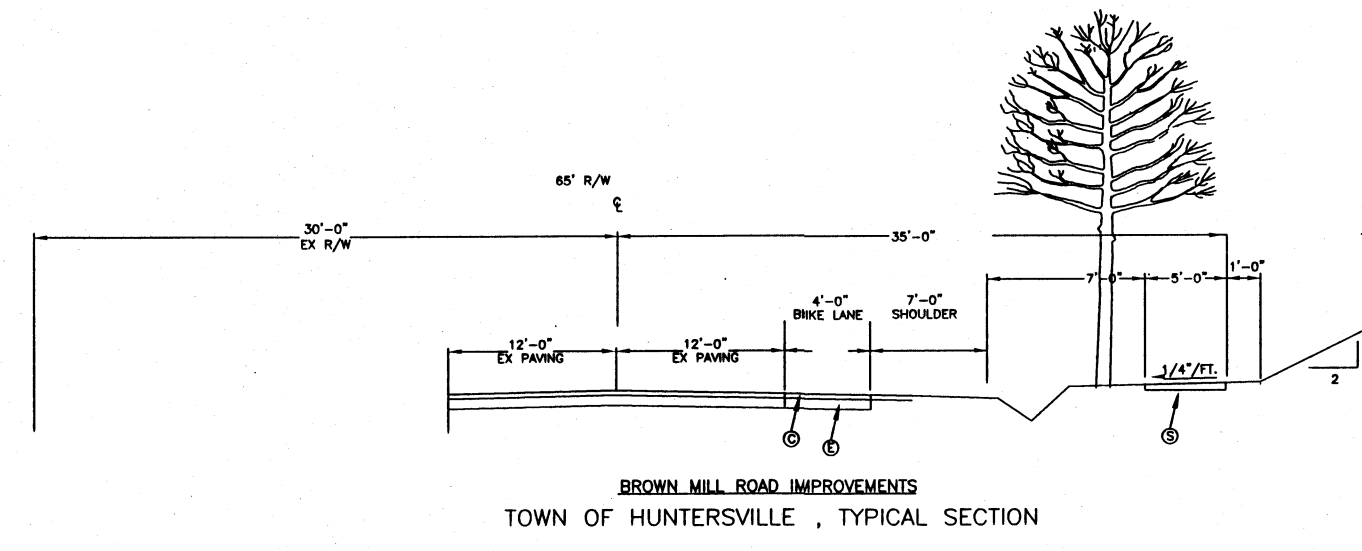
REVISIONS

DATE PREPARED
 8-5-16

DRAWN BY:
 DLD

SEAL

10/11/16
 16292
 PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA



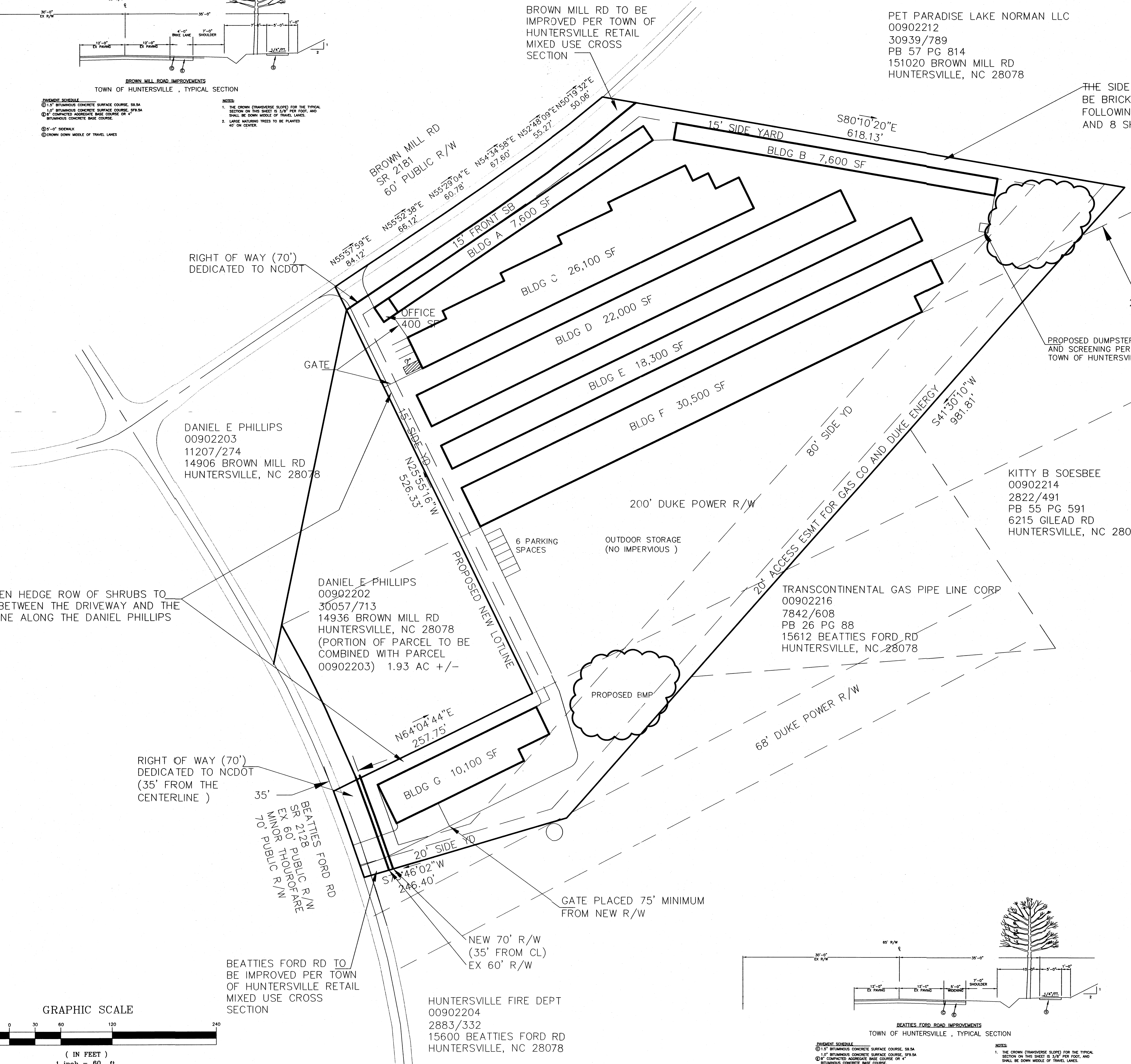
FINISH SCHEDULE
 1. 1" BITUMINOUS CONCRETE SURFACE COURSE, SB SA
 2. 1" BITUMINOUS CONCRETE SURFACE COURSE, SP SA
 3. 1" COMPACTED AGGREGATE BASE COURSE OR BITUMINOUS CONCRETE BASE COURSE

NOTES:
 1. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT, AND SHALL BE DOWN MIDDLE OF TRAVEL LANES.
 2. LARGE MATURING TREES TO BE PLANTED 40' ON CENTER.

1" = 10' SCALE
 ©CROWN DOWN MIDDLE OF TRAVEL LANES

PET PARADISE LAKE NORMAN LLC
 00902212
 30939/789
 PB 57 PG 814
 151020 BROWN MILL RD
 HUNTERSVILLE, NC 28078

THE SIDE OF THE BUILDING FACING PET PARADISE IS TO BE BRICK, THEREFORE THE 15' BUFFER IS TO HAVE THE FOLLOWING: 4 TREES PER 1000 SF (100% EVERGREEN) AND 8 SHRUBS PER 1000 SF (75% EVERGREEN).



DEVELOPMENT NOTES:

Developer/Owner: Robert Watson
 19607 W. Catawba Ave
 Cornelius, NC 28031

Site Address: 14936 Brown Mill Road
 Huntersville, NC 28078
 Located at the intersection of Brown Mill Rd and Beatties Ford Rd

Tax Parcel No: 009-02-202
 Deed Book 30057 Page 713
 County: Mecklenburg
 Town: Huntersville
 Parcel Acreage: +/- 9.38 acres = +/- 408,707 S.F.
 Current Zoning: Rural
 Proposed Zoning: Special Purpose Conditional District - Self Storage
 Current use: Vacant
 Perimeter Setbacks:
 Front: 15' Min.
 Sideyard: 15' Min.
 Rear: 15' Min.

Typical Office Hours of Operation: 8 am to 5 pm
 Storage Gates accessible from 7 am to 10 pm
 G.F.A. of Building: 123,225 sf. Total
 122,825 sf Mini Warehouse
 400 sf Office

Parking Required: 1/500 S.F. = 0.8 spaces = 1 space
 Standard Parking Provided: 21 Spaces
 Accessible Parking Required: 1 Spaces
 Total On-Site Parking Provided: 3 Spaces

Parking for Climate Control Building (internal spaces) = 0.25 spaces per 1,000 sf
 Internal Area = 15,000 sf : therefore 15,000 sf x 0.25/1,000 = 3.75 spaces
 Required spaces = 4
 Spaces provided = 6

Drive aisles = 25' wide, which is enough room for cars/trucks to be parked along building to access outside units and still allow other traffic to pass safely.

Watershed:
 Property is located in the Mountain Island Lake Protected Area 1.

Existing Impervious Area: 0 S.F.
 Impervious Area Proposed:
 Building: 123,000 S.F.
 Paved area: 98,527 sf
 Total Impervious Area: 221,527 = 5.0856 Acres
 Percentage of Impervious Total Lot Area: 221,527/408,707 = 0.542 or 54.2%

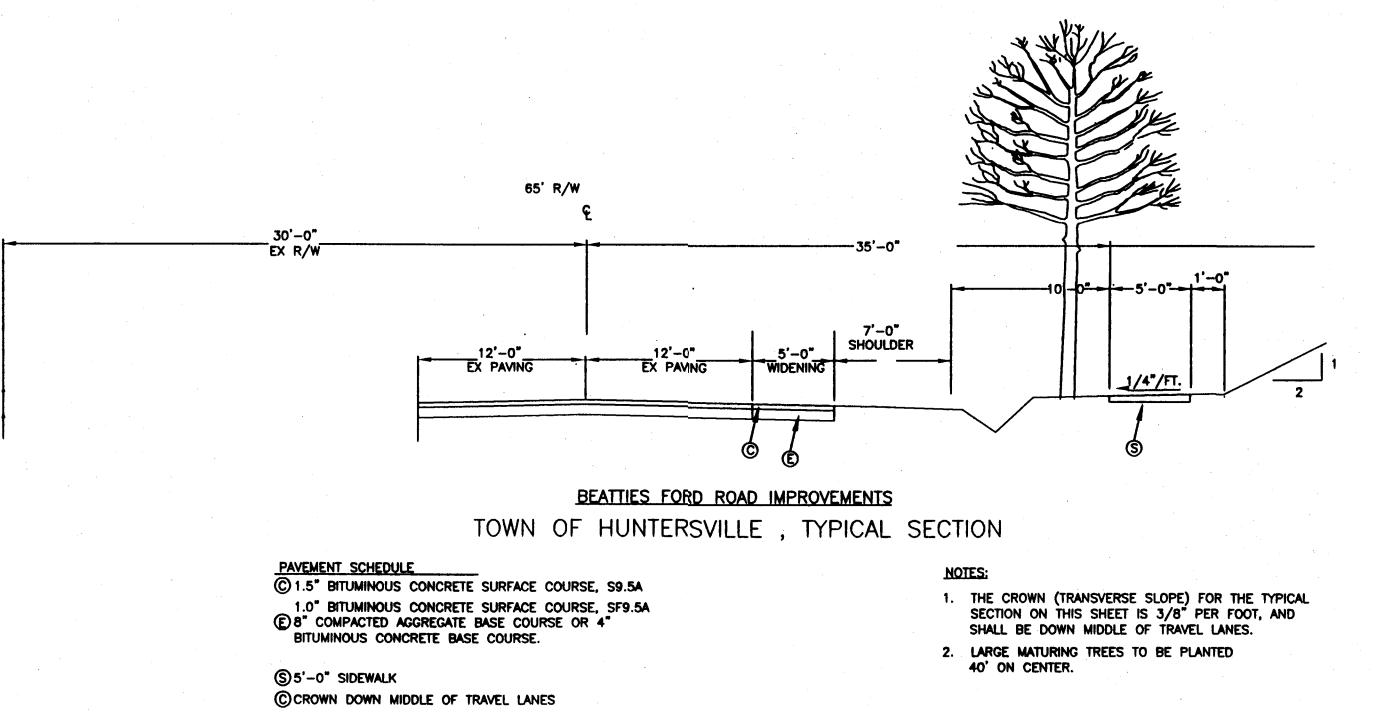
Note: This property is not located within a flood plain.

Exterior lighting shall be designed by others in accordance with the Town of Huntersville Land Development Code Article 8.26.

Signage shall be permitted separately under the provisions of the Town of Huntersville Land Development Code.

Project Timetable: Based upon current circumstances, estimated time of construction for each building is projected to be approximately 6 months, with the total construction time for the entire project estimated to be 2.5 years.

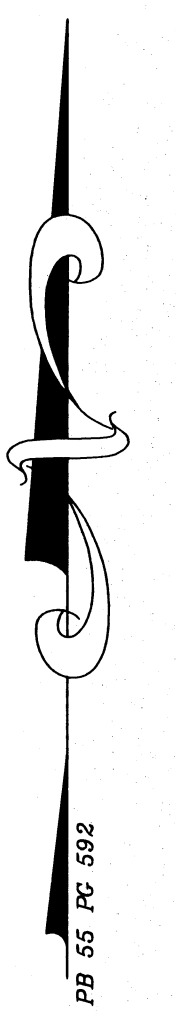
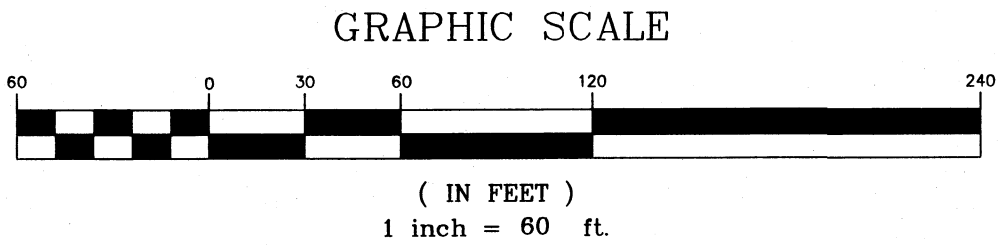
Fire Department truck access will be provided during the construction document phase. All required turning radiuses and distances to fire department water connections will be noted accordingly.



FINISH SCHEDULE
 1. 1" BITUMINOUS CONCRETE SURFACE COURSE, SB SA
 2. 1" BITUMINOUS CONCRETE SURFACE COURSE, SP SA
 3. 1" COMPACTED AGGREGATE BASE COURSE OR BITUMINOUS CONCRETE BASE COURSE

NOTES:
 1. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT, AND SHALL BE DOWN MIDDLE OF TRAVEL LANES.
 2. LARGE MATURING TREES TO BE PLANTED 40' ON CENTER.

1" = 10' SCALE
 ©CROWN DOWN MIDDLE OF TRAVEL LANES



ENGINEER
 PROFESSIONAL SEAL
 16292
 10/11/16
 SEAL

DLD
 DRAWN BY:
 B-5-16
 DATE PREPARED

REVISIONS

NO: 1	10/11/16	town
NO: 2		
NO: 3		
NO: 4		

SHEET 3 OF 4

JOB NUMBER 16-1098

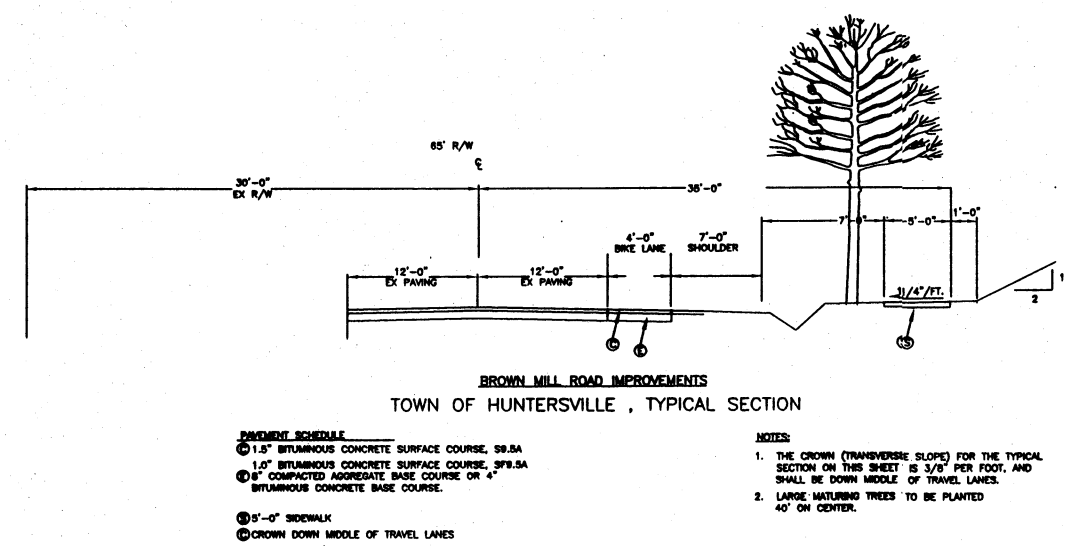
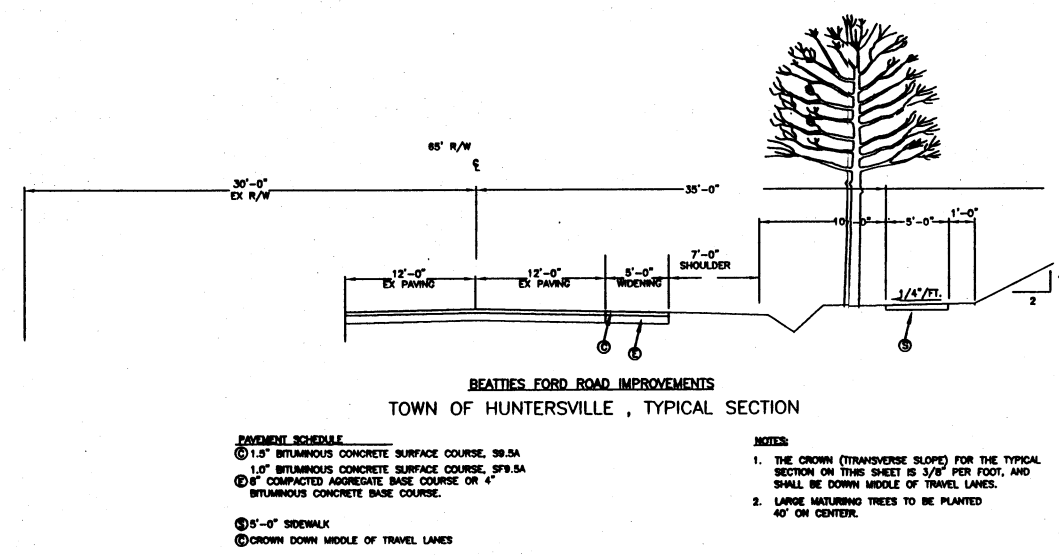
SCALE
 Horiz: 1" = 60'
 Vert:

SITE PLAN OF BLYTHE LANDING MINI STORAGE
 TOWN OF HUNTERSVILLE, MECKLENBURG CO., NC

OWNER:
ROBERT WATSON
 19607 W CATAWBA AVE
 CORNELIUS, NC 28031
 704-807-1733

Computer File: 10098 B WATSON

DOWELL & CO., P.C.
 Engineering • Planning • Surveying • Construction
 344 Rolling Hill Road, Suite 103 • P.O. Box 3504 • Mooresville, N.C. 28117
 (704) 968-9831 • Fax (704) 968-5177 • Fax
 C 2177
 Email: info@dowellco.com



AN EVERGREEN HEDGE ROW OF SHRUBS TO BE PLACED BETWEEN THE DRIVEWAY AND THE PROPERTY LINE ALONG THE DANIEL PHILLIPS PARCEL.

DANIEL E PHILLIPS
00902203
11207/274
14906 BROWN MILL RD
HUNTERSVILLE, NC 28078

DANIEL E PHILLIPS
00902202
30057/713
14936 BROWN MILL RD
HUNTERSVILLE, NC 28078
(PORTION OF PARCEL TO BE COMBINED WITH PARCEL 00902203) 1.93 AC +/-

HUNTERSVILLE FIRE DEPT
00902204
2883/332
15600 BEATTIES FORD RD
HUNTERSVILLE, NC 28078

PET PARADISE LAKE NORMAN LLC
00902212
30939/789
PB 57 PG 814
151020 BROWN MILL RD
HUNTERSVILLE, NC 28078

THE SIDE OF THE BUILDING FACING PET PARADISE IS TO BE BRICK, THEREFORE THE 15' BUFFER IS TO HAVE THE FOLLOWING: 4 TREES PER 1000 SF (100% EVERGREEN) AND 8 SHRUBS PER 1000 SF (75% EVERGREEN).

BEATTIES FORD RD
SR 2128
EX 60' PUBLIC R/W
MINOR THRU R/W
70' PUBLIC R/W

BROWN MILL RD
SR 2181
60' PUBLIC R/W

200' DUKE POWER R/W
20' ACCESS ESMT FOR GAS CO AND DUKE ENERGY
S41:30:10"W
981.81'

KITTY B SOESBEE
00902214
2822/491
PB 55 PG 591
6215 GILEAD RD
HUNTERSVILLE, NC 28078

TRANSCONTINENTAL GAS PIPE LINE CORP
00902216
7842/608
PB 26 PG 88
15612 BEATTIES FORD RD
HUNTERSVILLE, NC 28078

NEW 70' R/W
(35' FROM CL)
EX 60' R/W

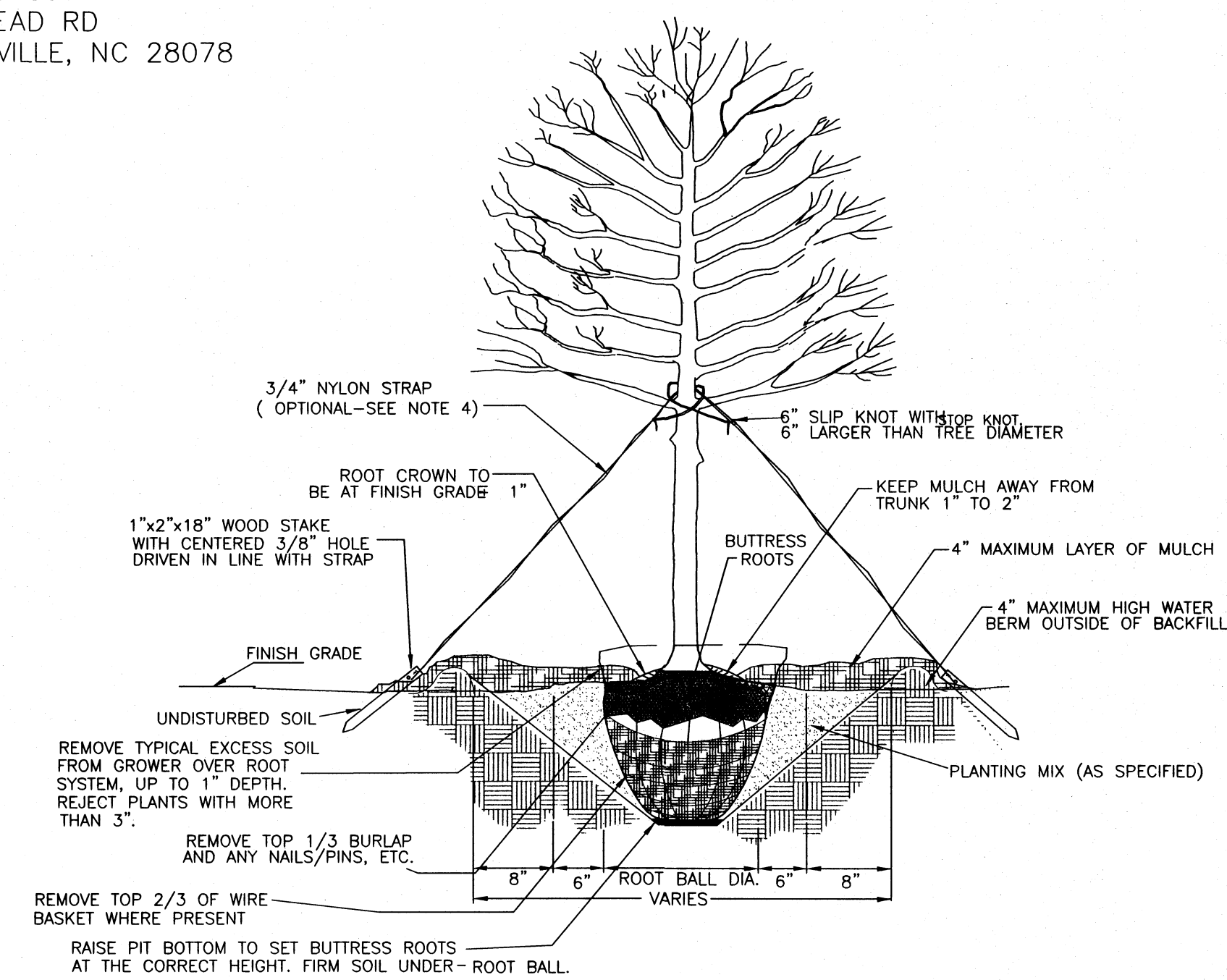
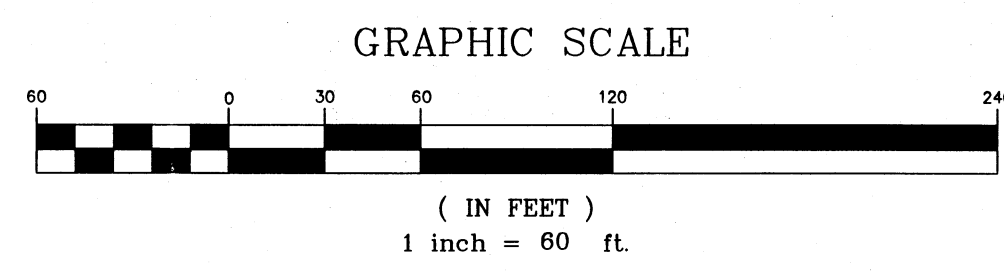
PROPOSED EMP

OUTDOOR STORAGE
(NO IMPERVIOUS)

6 PARKING SPACES

GATE

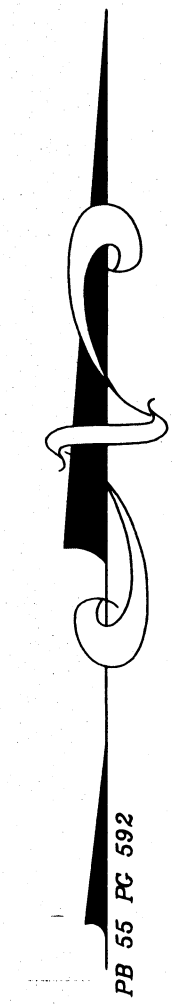
GATE PLACED 75' MINIMUM FROM NEW R/W



- LANDSCAPE NOTES:
- ALL PLANTING BEDS SHALL BE MULCHED WITH A LAYER OF SHREDDED HARDWOOD BARK AT THE DEPTH SPECIFIED ON DETAIL.
 - ALL PLANTS SHALL BE GUARANTEED TO LIVE AT LEAST ONE FULL CALENDAR YEAR FROM DATE OF ACCEPTANCE.
 - FERTILIZER SHALL BE OF 10-10-10 NORTH CAROLINA CERTIFIED ANALYSTS APPLIED AT 2 LBS. PER SQUARE YARD.

PLANT LIST:

SYMBOL	QTY.	NAME OF TREE	CAL.	HEIGHT	SPREAD	COND.	NOTES
	10	RED MAPLE (ACER RUBRUM) OR WILLOW OAK (QUERCUS) OR AMERICAN BEECH (FAGUS GRANDIFLORA)	2 1/2"	8'	30'	B&B	MATCH
	64	DWARF BURFORD HOLLY (ILEX CRENATA - BURFORDII)		36"	5 GAL		MATCH
	8	CRAPE MYRTLE (LAGERSTROEMIA INDICA)	2.5"	8'	30'		MATCH



ENGINEER
PROFESSIONAL SEAL
16392
10/11/16
SEAL

DLD
DRAWN BY:

8-5-16
DATE PREPARED:

REVISIONS

NO. 1	10/11/16	10/11/16
NO. 2		
NO. 3		
NO. 4		

SHEET 4 OF 4

JOB NUMBER 16-1098

SCALE
Horz: 1" = 60'
Vert:

LANDSCAPE PLAN OF
BLYTHE LANDING MINI STORAGE
TOWN OF HUNTERSVILLE, MECKLENBURG CO., NC

OWNER:
ROBERT WATSON
19607 W CATAMBA AVE
CORNELIUS, NC 28031
704-667-1733

Computer File: 16098 B WATSON

DOWELL & CO., P.C.
Engineering • Surveying • Planning
344 Rolling Hill Road Suite 103 • P.O. Box 3504 • Morehead, NC 28557
(704) 667-1733 • Fax (704) 667-1777
E-MAIL: info@dowellco.com
C 2177