

- GENERAL NOTES**
- BUILDINGS**
- THE BUILDINGS WILL BE LOCATED WHERE GENERALLY DEPICTED ON THE PLAN. THE PROJECT SHALL NOT EXCEED 90,000 SQUARE FEET.
- PARKING**
- PARKING WILL BE LOCATED AS GENERALLY DEPICTED ON THE PLAN. THERE ARE APPROXIMATELY 25 PARKING SPACES SHOWN IN THE MAIN PARKING FACILITY. PARKING FOR THE GARAGE BUILDINGS WILL BE AT EACH UNIT.
- BUFFERS AND SETBACKS**
- AN 80' BUFFER WILL BE PROVIDED ALONG BEATTIES FORD ROAD.
 - A 20' BUFFER WILL BE PROVIDED ON THE EAST SIDE OF THE SITE.
 - PLANT MATERIAL IS CONCEPTUAL TO ILLUSTRATE LOCATION OF REQUIRED SCREENING. FINAL PLANTING PLAN WILL BE SUBMITTED TO MEET THE INTENT OF ORDINANCE DURING SITE PLAN PROCESS. A SCREEN FENCE (OPAQUE) SHALL BE PROVIDED IN ADDITION TO THE BUFFER TO MITIGATE THE REDUCTION OF THE 80' BUFFER ALONG ALL ADJACENT RESIDENTIAL ZONED PROPERTIES.
- DRIVEWAY AND ROADWAY IMPROVEMENTS**
- A 20' DRIVEWAY IS PROPOSED ONTO BEATTIES FORD ROAD AND BROWN MILL ROAD. THE DRIVEWAY SHALL BE AS APPROVED BY NCDOT AND THE TOWN OF HUNTERSVILLE.
 - ANY ROADWAY IMPROVEMENTS WILL BE PROVIDED AS REQUIRED BY NCDOT AND THE TOWN OF HUNTERSVILLE. IMPROVEMENTS TO BEATTIES FORD ROAD AND BROWN MILL ROAD SHALL BE PER CONCEPTUAL CROSS SECTION.
- LIGHTING**
- LIGHTING WILL BE AS ALLOWED WITHIN THE TOWN OF HUNTERSVILLE ORDINANCE ARTICLE 8.26 AND APPROVED DURING THE SITE PLAN PHASE.
- TRASH**
- TRASH WILL NOT BE PROVIDED IN A DUMPSTER FACILITY ON SITE. ROLL OUT SERVICE SHALL BE PROVIDED FOR THE OFFICE ONLY.
- WATER/SEWER**
- SEWER WILL BE PROVIDED THROUGH AN ON-SITE SEPTIC SYSTEM (AT BUILDING 3) ON A TEMPORARY BASIS. SEWER EXTENSIONS ARE IN PROCESS BY CLT WATER. WATER WILL BE TAPPED INTO THE EXISTING WATER LINE ON BROWN MILL ROAD OR BEATTIES FORD ROAD.
- ENVIRONMENTAL**
- EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE SITE PLAN PROCESS.
 - WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.
- RIGHT OF WAY**
- BEATTIES FORD ROAD AND BROWN MILL ROAD RIGHT OF WAY WILL BE RESERVED AS SHOWN.
- EASEMENTS**
- A 26' EASEMENT WILL BE PROVIDED TO THE EXISTING GAS FACILITY.
 - MAINTENANCE EASEMENTS TO WATER QUALITY DEVISE SHALL BE PROVIDED.
- HOURS OF OPERATION**
- THE HOURS OF OPERATION FOR THE STORAGE FACILITY WILL BE 24 HOURS A DAY. ACCESS IS RESTRICTED BY GATE AND KEYPAD.
- ARCHITECTURAL**
- THE BUILDINGS SHALL BE AS SHOWN ON ELEVATIONS.
- TREE PROTECTION**
- TREE PROTECTION/TREE SAVE AREA WILL BE PROVIDED. IF TREE IS NOT HEALTHY OR CAN NOT BE SAVED (4) 2" CALIPER TREES WILL BE PLANTED EAST BUFFER.
- BIKE LANE**
- A 4' BIKE LANE WILL BE INSTALLED ALONG PROPERTY FRONTAGE WITHIN BEATTIES FORD ROAD AND BROWN MILL ROAD.
- USES**
- OFFICE.
 - STORAGE.
 - ALL OTHER USES PERMITTED IN THE SPCD ZONING PROCESS ARE NOT ALLOWED.
- SIGNAGE**
- ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE.
- WATER QUALITY**
- THE STORM DRAINAGE SYSTEM SHALL CONSIST OF OVERSIZED PIPES FOR UNDERGROUND DETENTION AND A DRY WELL OR UNDERGROUND SAND FILTER SHALL BE UTILIZED FOR WATER QUALITY.
- REZONING**
- THIS IS A REZONING PLAN AND AS SUCH IS TO BE GRAPHICALLY REPRESENTATIVE OF WHAT IS PROPOSED. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES.
- FIRE PROTECTION**
- FIRE ACCESS AND HYDRANT SPACING SHALL BE DESIGNED AT THE TIME OF ENGINEERING DESIGN. ALL APPLICABLE CODES AND ORDINANCES SHALL BE FOLLOWED.
- HVAC / UTILITY EQUIPMENT**
- ALL BUILDING UTILITY EQUIPMENT SHALL BE BEHIND THE BUFFER SCREENING AND NOT VISIBLE FROM ADJACENT PROPERTIES.
- PAVEMENT MATERIAL**
- ALL VEHICULAR DRIVE ISLES AND LOADING AREAS SHALL BE ASPHALT. ONLY THE OPEN STORAGE AREA SHALL BE USED FOR STORAGE OF LARGE VEHICLES (RVs, BOATS) AND BE OF GRAVEL.

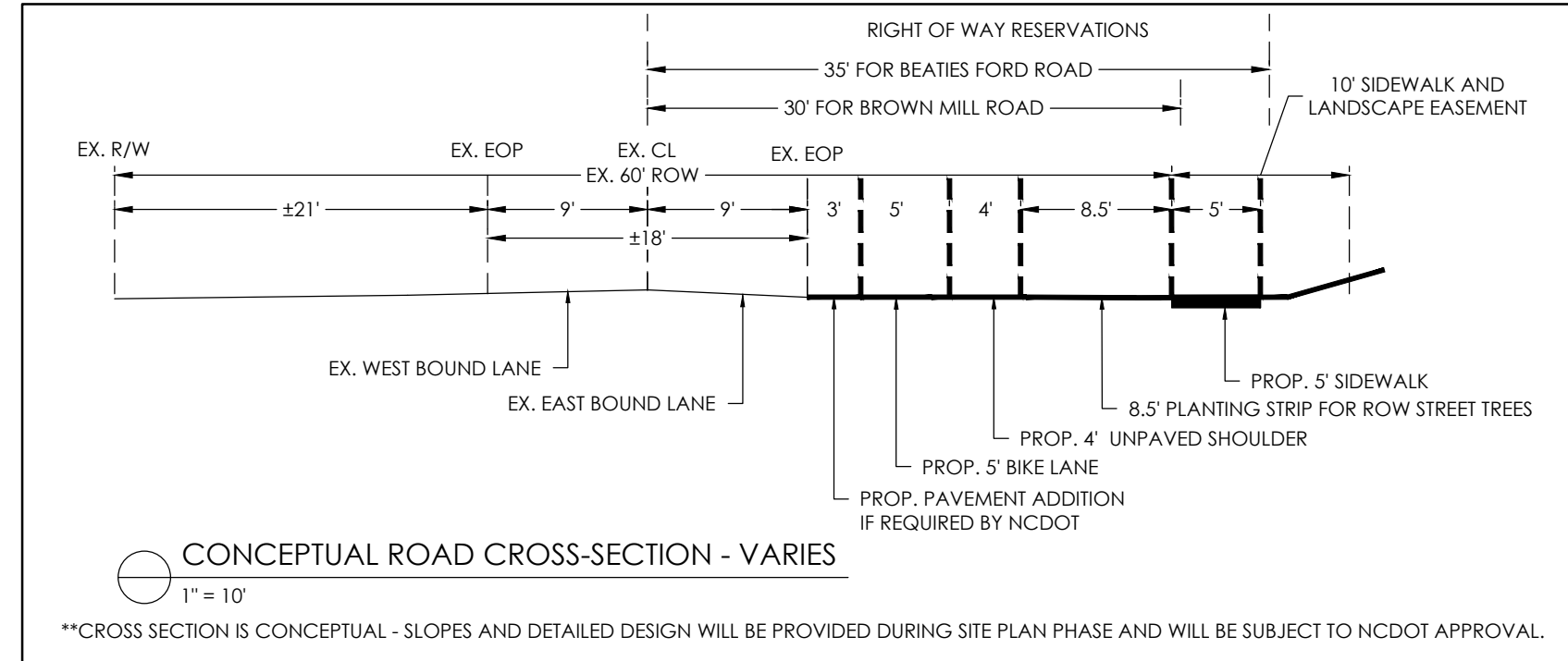
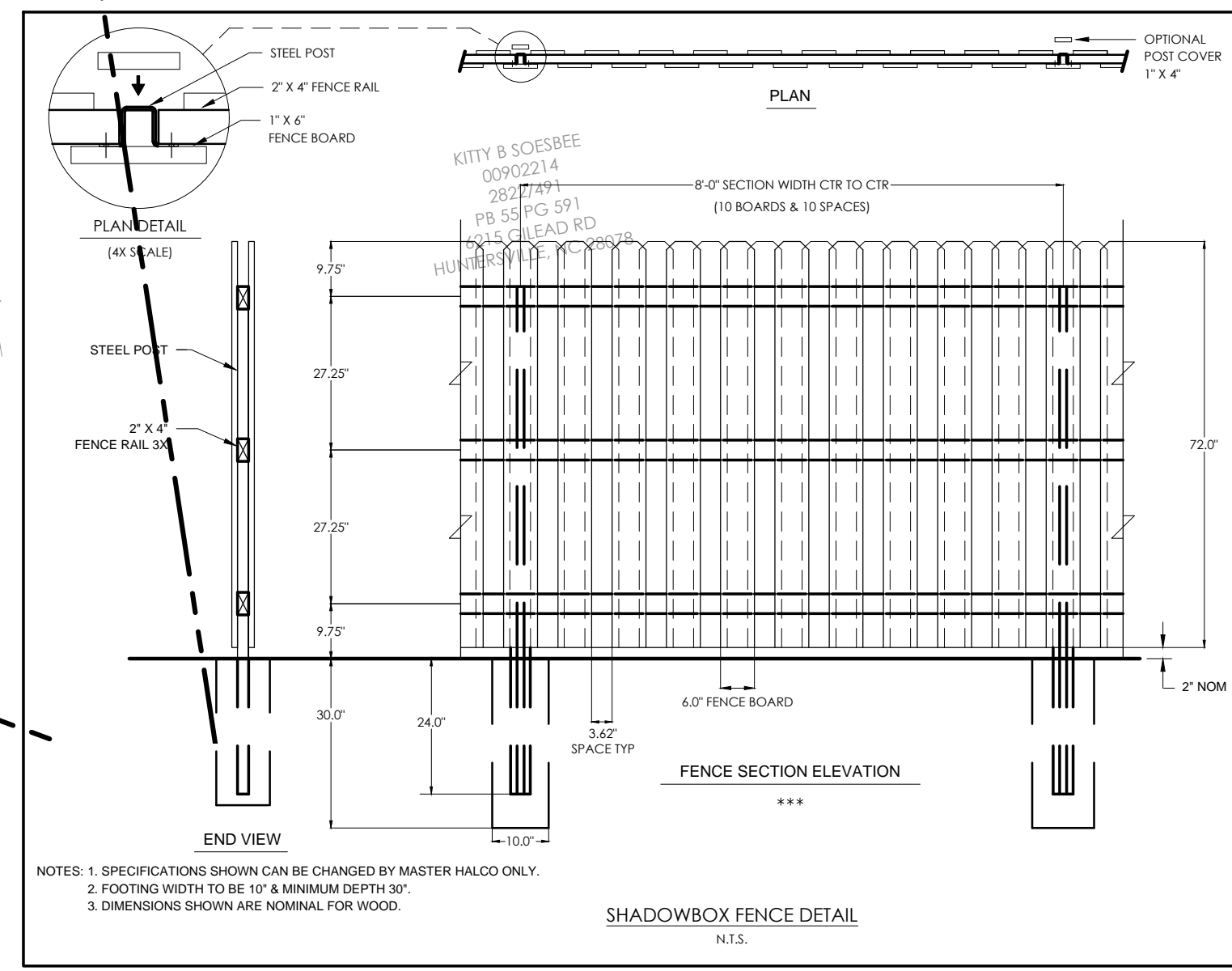
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 P: 704.875.1615 | F: 704.875.0959 | www.hensonfoley.com
 NC ENGINEERING BOARD LICENSE # C-3781
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North Arrow
 GRAPHIC SCALE 1"=50 FT.

Professional Seal
 JAY HENSON
 01-11-2017
 ENGINEER

BROWN MILL ROAD SELF STORAGE
 PARCEL ID: 00902202
 HUNTERSVILLE, NC

ZONING SITE PLAN



SITE DATA

LOCATION: 15614 BEATTIES FORD ROAD (PID # 00902202) HUNTERSVILLE, MECKLENBURG COUNTY 28078

EXISTING ZONING: R (RURAL DISTRICT)

PROPOSED USE & ZONING: MINI STORAGE & SPCD (SPECIAL PURPOSE CONDITIONAL ZONING)

CONTACT: HENSONFOLEY (JAY HENSON) 704-875-1615

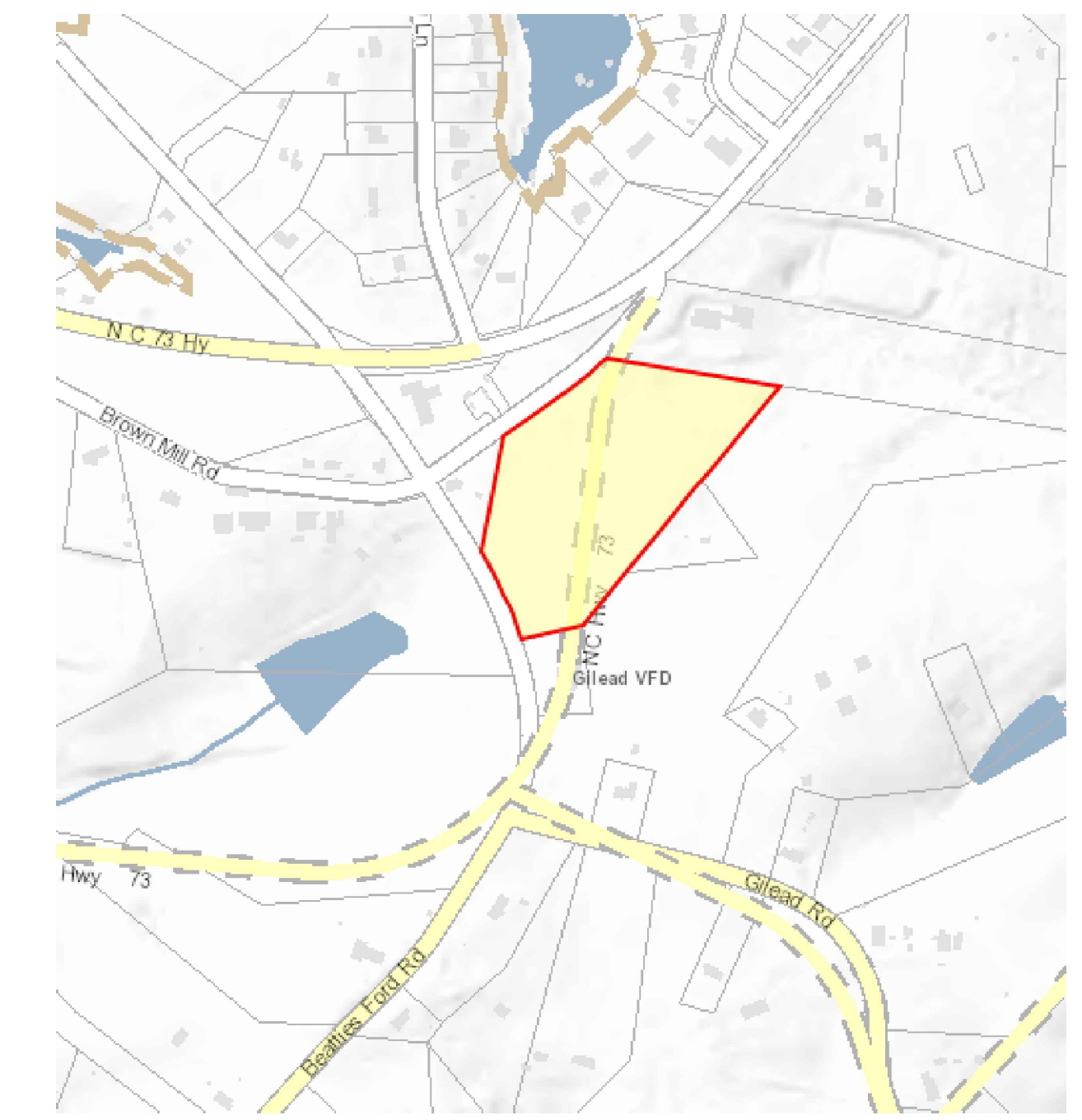
ITEM	PROVIDED
LOT AREA	11.29 AC
MIN. FRONT SETBACK	15' BUILDING
MIN. SIDE SETBACK	15' BUILDING
MIN. REAR SETBACK	15' BUILDING
MAX. BUILDING HEIGHT	2 STORIES
FEMA MAP NUMBER	3710462100K
FEMA EFFECTIVE DATE	08/02/2015
SOIL TYPE	Ce82, He8
BUILDING - LOT TYPE	MINI WAREHOUSE

IMPERVIOUS SUMMARY

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	491,792 SF	11.29 AC	N/A
EXISTING IMPERVIOUS	5,958 SF	0.14 AC	1.21 %
EXISTING PERVIOUS	485,834 SF	11.15 AC	98.79 %
PROPOSED BUILDING	88,181 SF	2.02 AC	17.93 %
PROPOSED PAVEMENT	120,257 SF	2.76 AC	24.45 %
PROPOSED CONCRETE	2,545 SF	0.06 AC	0.52 %
PROPOSED GRAVEL	95,854 SF	2.20 AC	19.49 %
TOTAL IMPERVIOUS	312,795 SF	7.18 AC	63.60 %
TOTAL PERVIOUS	178,997 SF	4.11 AC	36.40 %

ZONING CODE SUMMARY

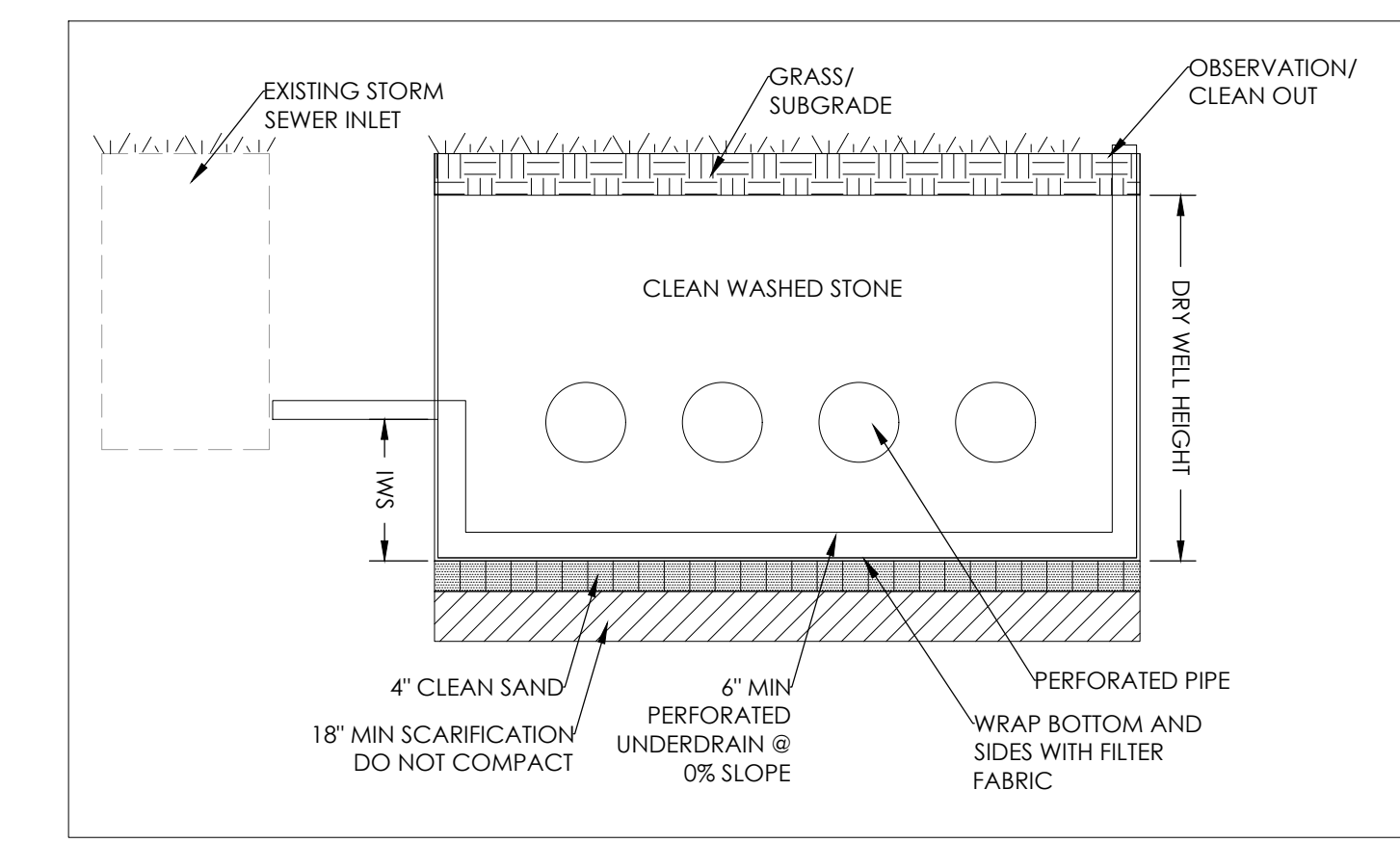
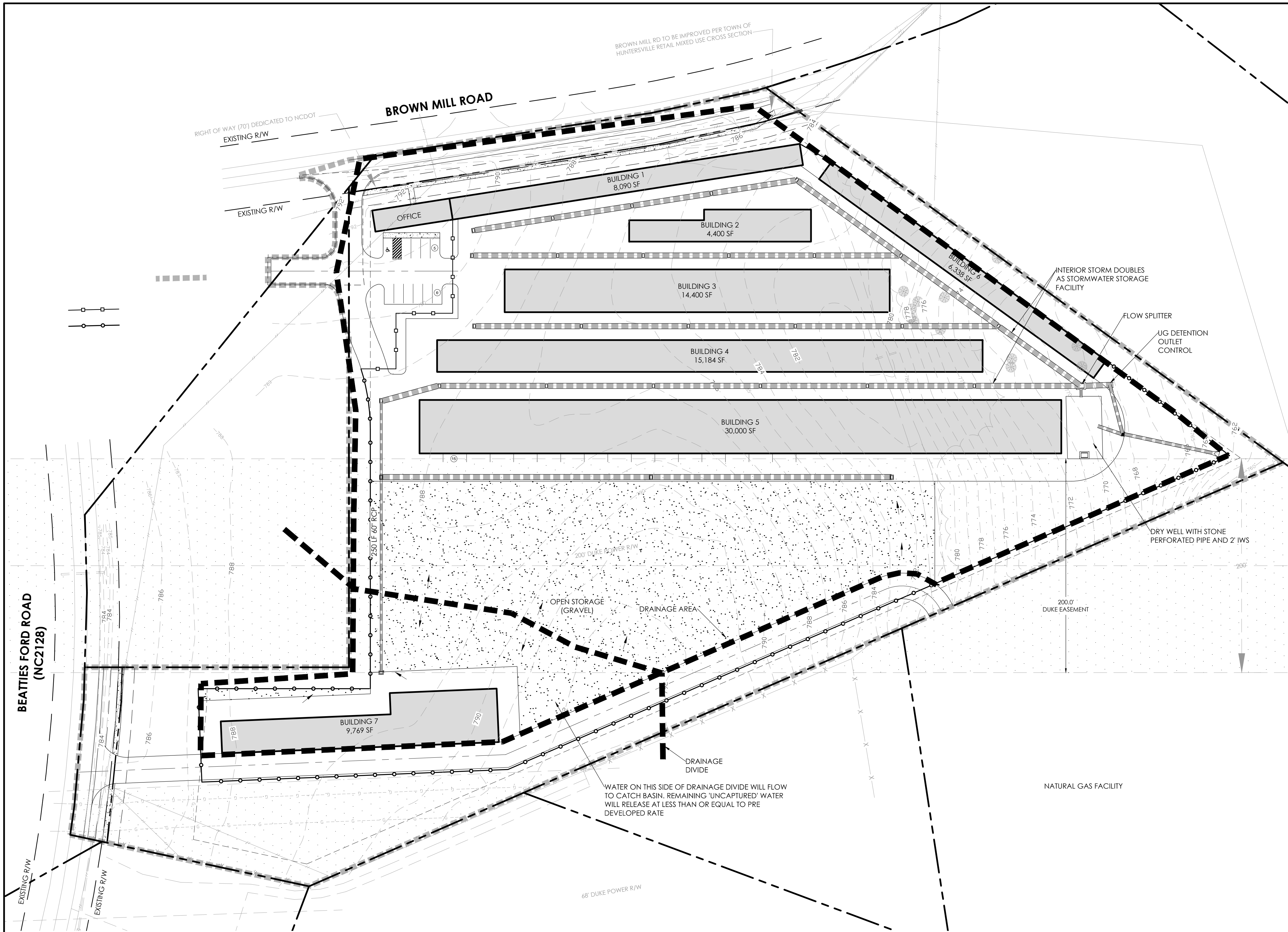
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	32 SPACES 86,181 SF WAREHOUSE (86,181 / 1,000 = 86.18 * 25 = 22 SPACES) +2,000 SF OFFICE @ 1 SPACES/500 SF = 4 SPACES
2	PARKING SPACES REQUIRED	26 SPACES
3	PARKING SPACES PROVIDED	26 SPACES
4	MIN. DRIVE AISLE WIDTH	AS NOTED
5	MIN. DRIVEWAY RADIUS	AS NOTED
6	HANDICAP SPACES	1 SPACES (1 VAN)
7	BUILDING HEIGHTS	2 STORIES
7	BUILDING TYPE	HIGHWAY COMMERCIAL



REVISIONS:

NO.	DATE	DESCRIPTION
1	2017-01-24	PER TOWN

Z01 - ZONING SITE.DWG
 PROJECT NUMBER: 216088
 DATE: 12/12/2016 DRAWN BY: XXX
 SHEET **Z01** OF **01**



DRY WELL DETAIL

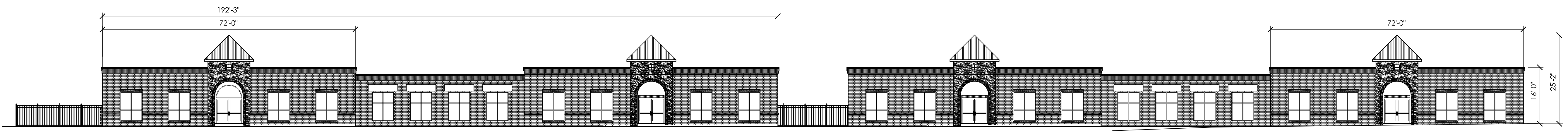
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 NC ENGINEERING BOARD LICENSE # C-37816
 NC LAND SURVEYING BOARD LICENSE # PL1389

NORTH ARROW
 GRAPHIC SCALE 1"=50 FT.
 NORTH CAROLINA
 PROFESSIONAL SEAL
 CIVIL ENGINEER
 J. A. HENSON
 01-11-2017

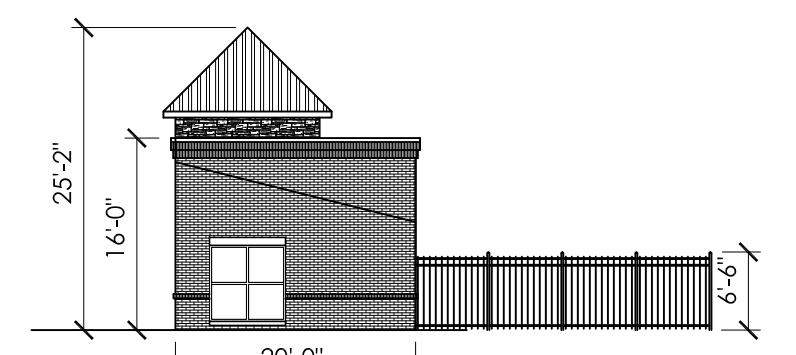
BROWN MILL ROAD SELF STORAGE
 PARCEL ID: 00902202
 HUNTERSVILLE, NC
ZONING STORM PLAN

REVISIONS:

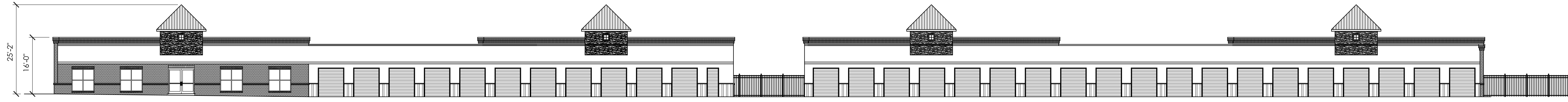
2017-01-24 - PER TOWN



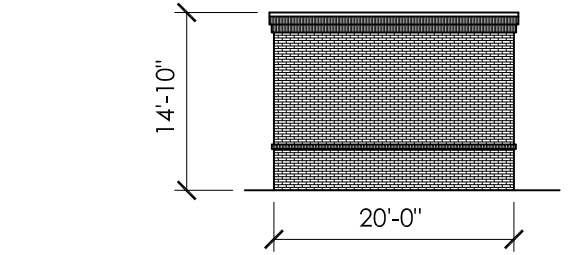
1 BUILDING 1 - BROWN MILL ROAD FRONT
SCALE: 1/8" = 1'-0"



2 BUILDING 1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



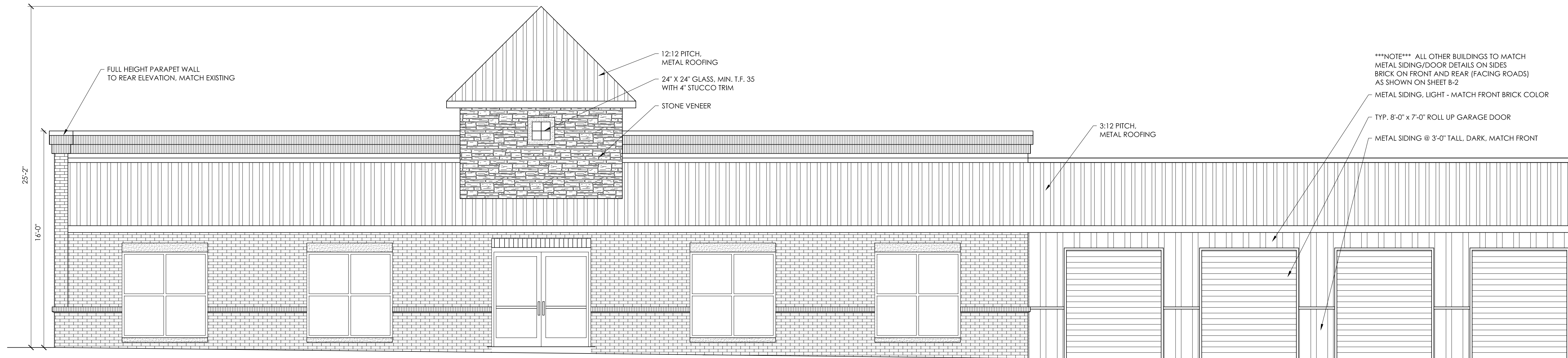
3 BUILDING 1 - INTERIOR REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING 1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 BUILDING 1 - BROWN MILL RD. FRONT ELEVATION - MASSING & ELEMENTS, TYP.
SCALE: 1/4" = 1'-0"



6 BUILDING 1 - INTERIOR REAR ELEVATION - MASSING & ELEMENTS, TYP.
SCALE: 1/4" = 1'-0"

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Basinger
Design Co.

PRELIMINARY
FOR ZONING
APPROVAL

BROWN MILL RD.
SELF STORAGE
TOWN OF HUNTERVILLE, MECKLENBURG CO., NC
FOR PARCEL NO. 00902202

PROJECT INFO:
OWNER INFO:
BLYTHE LANDING MINI STORAGE, LLC

REV	DESCRIPTION	DATE

PROJECT NO.
16052
SCALE (U.N.O.)
DATE
1.9.2017
DRAWN BY
JRB

SHEET TITLE
ELEVATIONS

SHEET NO.:

B-1