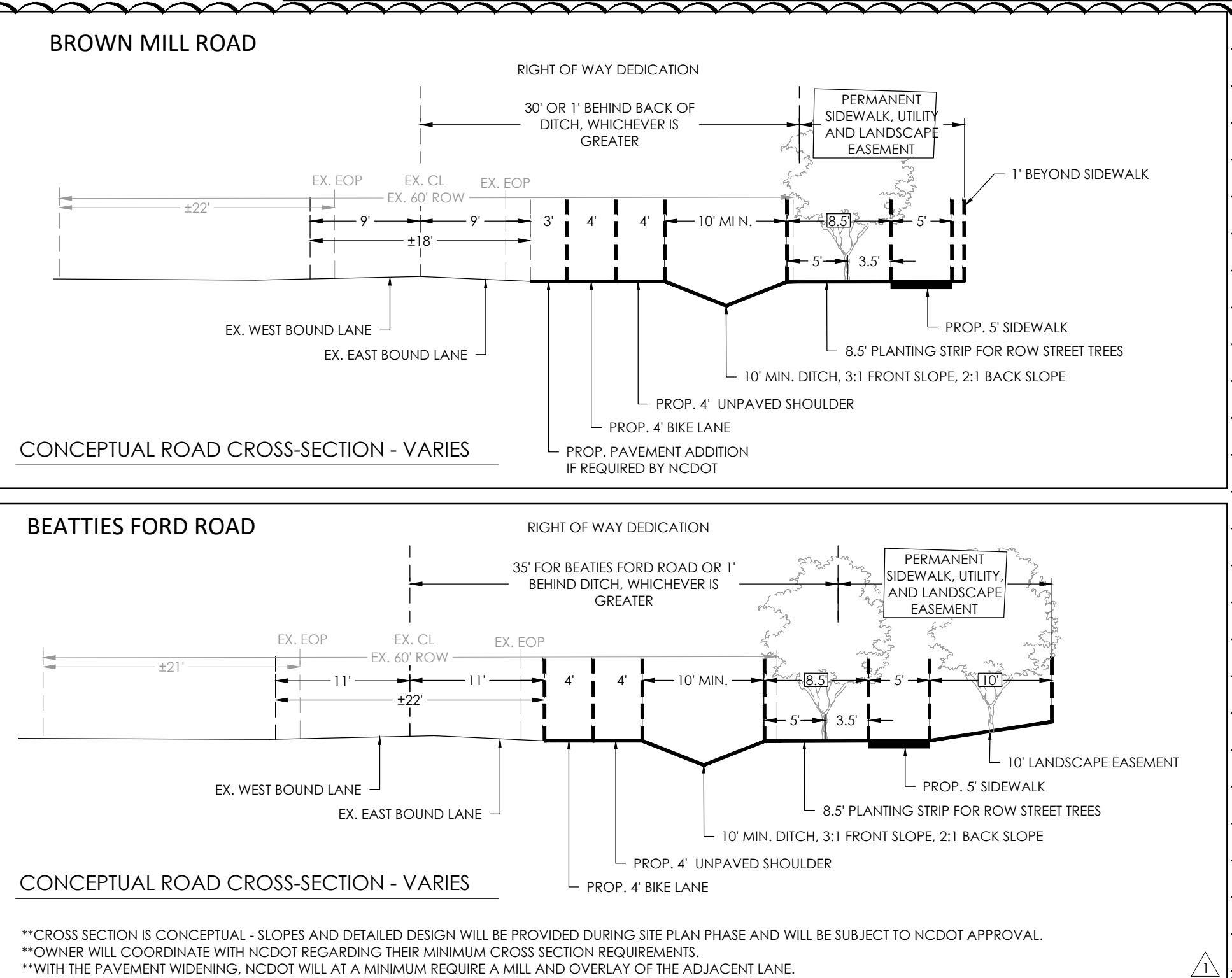
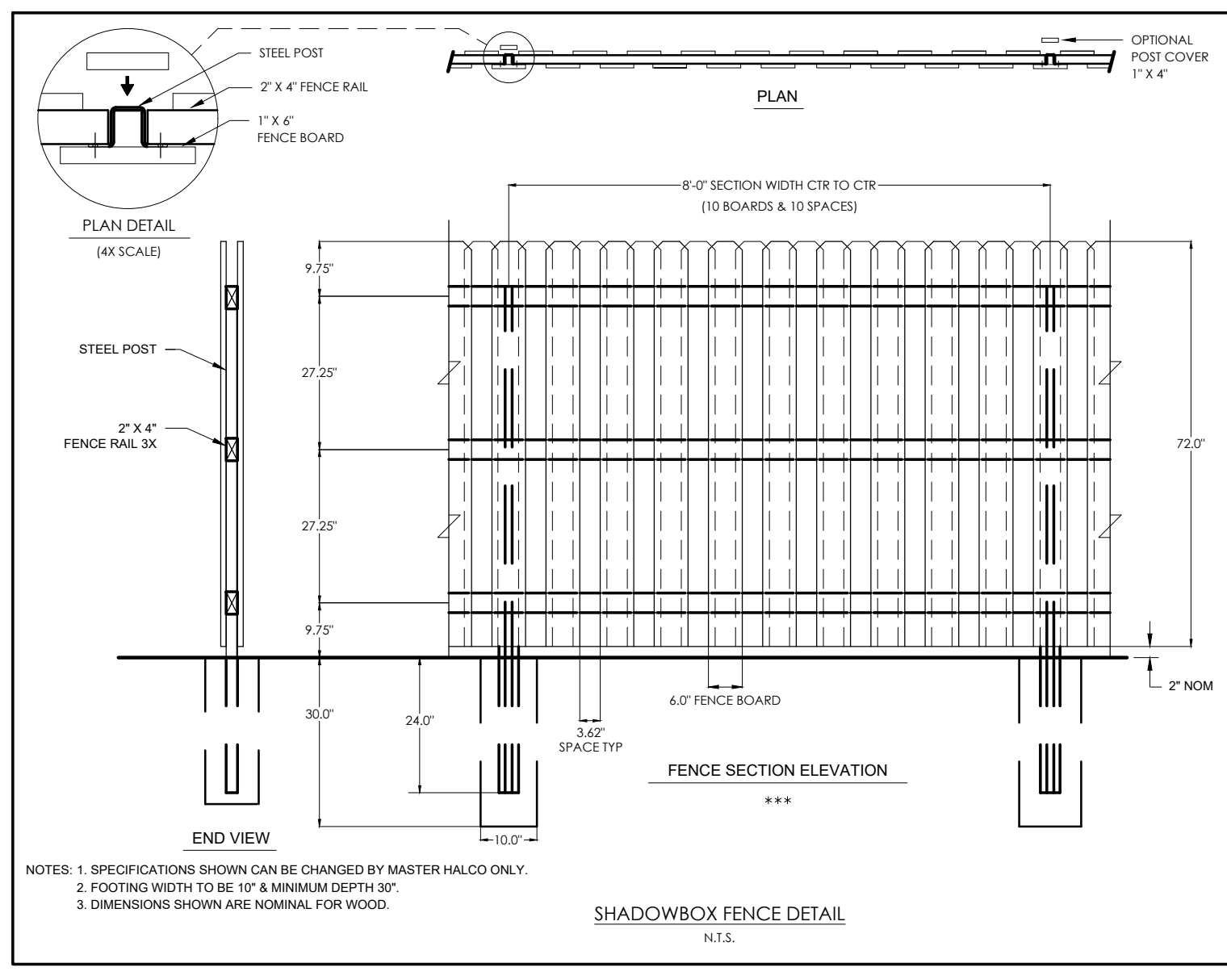


SITE DATA	
LOCATION:	15614 BEATTIES FORD ROAD (PID # 00902202) HUNTERSVILLE, MECKLENBURG COUNTY 28078
EXISTING ZONING:	R (RURAL DISTRICT)
PROPOSED USE & ZONING:	MINI STORAGE & SPCD (SPECIAL PURPOSE CZ)
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615
ITEM	PROVIDED
LOT AREA	11.29 AC
MIN. FRONT SETBACK	15' 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	CeB2 HaB
BUILDING - LOT TYPE	HC

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	491,792 SF	11.29 AC	N/A
NEW BUA	5,958 SF	0.14 AC	1.21 %
EXISTING PERVIOUS	485,834 SF	11.15 AC	98.79 %
PROPOSED BUILDING (BUA)	54,026 SF	1.24 AC	10.99 %
PROPOSED PAVEMENT (BUA)	120,257 SF	2.76 AC	24.45 %
PROPOSED CONCRETE (BUA)	2,545 SF	0.06 AC	0.52 %
PROPOSED GRAVEL (BUA)	95,854 SF	2.20 AC	19.49 %
TOTAL BUA	278,640 SF	6.40 AC	56.66 %
TOTAL PERVIOUS	213,152 SF	4.89 AC	43.34 %
**WATERSHED: MOUNTAIN ISLAND LAKE (PA-1)			

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	#83,936 SF STORAGE #58,471 SF OUTDOOR STORAGE (BOATS/TRAILERS, ETC.) 30,000 SF CLIMATE CONTROLLED STORAGE (BLDG 3) IS INCLUDED WITHIN THE #83,936 SF @ .25 SPACE PER 1000 SF = 8 SPACES #3,845 SF OFFICE @ 1 SPACES/500 SF = 8 SPACES
2	PARKING SPACES REQUIRED	16 SPACES
3	PARKING SPACES PROVIDED	30 SPACES
4	HANDICAP SPACES	1 SPACES (1 VAN)
5	BUILDING HEIGHTS	1 STORY (12' AND 15')
6	BUILDING TYPE	HIGHWAY COMMERCIAL



- 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**
- A 20' BUFFER WILL BE PROVIDED ALONG BEATTIES FORD ROAD.
 - A 20' BUFFER WILL BE PROVIDED ON THE EAST, SOUTH AND WEST.
 - 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. BUFFER PLANTING WILL EXCEED 7.5 OF THE ORDINANCE.
- DRIVEWAY AND ROADWAY IMPROVEMENTS**
- A 26' 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 THE 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 CUL 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 DEDICATED 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 HEALTH OR CAN NOT BE SAVED (4) 2" CALIPER TREES WILL BE PLANTED IN EAST BUFFER
- BIKE LANE**
- A 4' BIKE LANE WILL BE INSTALLED ALONG PROPERTY FRONTAGE WITHIN BEATTIES FORD ROAD AND BROWN MILL ROAD.
- USES**
- OFFICE AND 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 BUFFER SCREENING AND NOT VISIBLE FORM ADJACENT PROPERTIES. HVAC UNITS LOCATED ON PLAN WITH REQUIRED SCREENING
- PAVEMENT MATERIAL**
- ALL VEHICULAR DRIVES/ISLES AND LOADING AREAS SHALL BE ASPHALT. ONLY 58,471 SF OF THE OPEN STORAGE AREA SHALL BE USED FOR STORAGE OF LARGE VEHICLES (RVs, BOATS) AND BE OF GRAVEL.

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NC LAND SURVEYING BOARD LICENSE # L-1580

BROWN MILL ROAD OFFICE AND SELF STORAGE

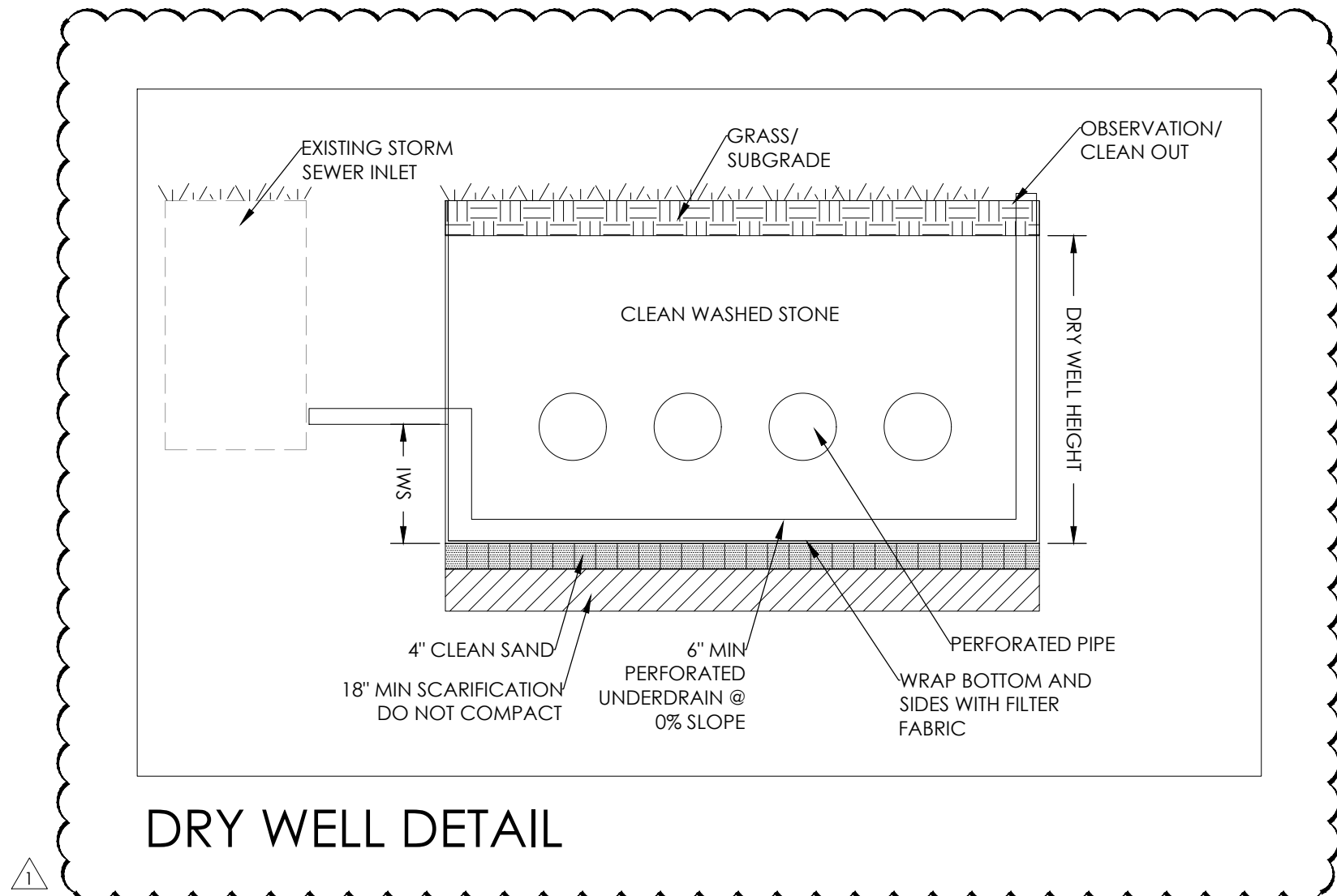
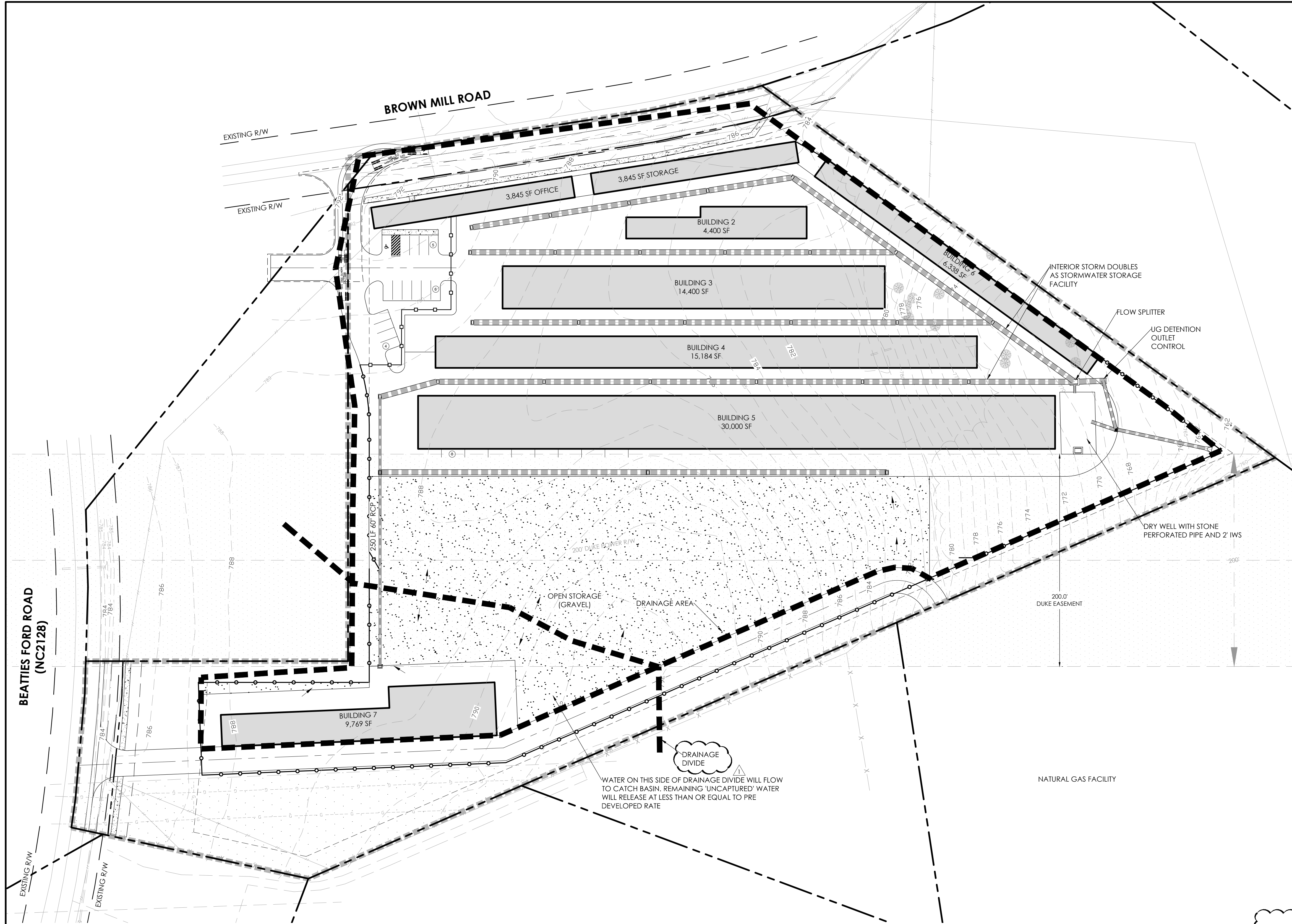
PARCEL ID: 00902202
HUNTERSVILLE, NC

ZONING SITE PLAN

REVISIONS:

2017-02-08 - PER TOWN

Z01 - ZONING SITE.DWG
PROJECT NUMBER: 216088
DATE: 02/10/2017 DRAWN BY: JAH
SHEET **Z01** OF **01**

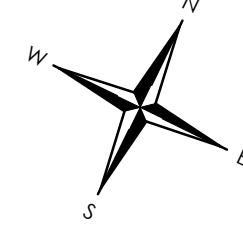




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NORTH ARROW

0 25 50 100


GRAPHIC SCALE 1"=50 FT.



BROWN MILL ROAD OFFICE AND SELF STORAGE

PARCEL ID: 00902202
HUNTERSVILLE, NC

ZONING STORM PLAN

REVISIONS:	
	2017-02-08 - PER TOWN

Z02 - ZONING STORM.DWG	
PROJECT NUMBER:	216088
DATE: 02/10/2017	DRAWN BY: JAH
SHEET	Z02 OF 02