

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) 1.67 AC

DANIEL E PHILLIPS  
00902202  
30057/713  
14936 BROWN MILL RD  
HUNTERSVILLE, NC 28078  
9.62 AC

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

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

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

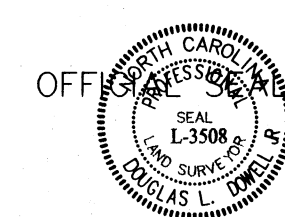
HUNTERSVILLE FIRE DEPT  
00902204  
2883/332  
15600 BEATTIES FORD RD  
HUNTERSVILLE, NC 28078

NOGS MONUMENT  
"CASHION" NAD 83 / 2011  
N. 810.81855  
E. 1428.9727  
ELEV = 771.60  
COMBINED GRID  
FACTOR = 0.99994446

### SURVEYORS CERTIFICATION

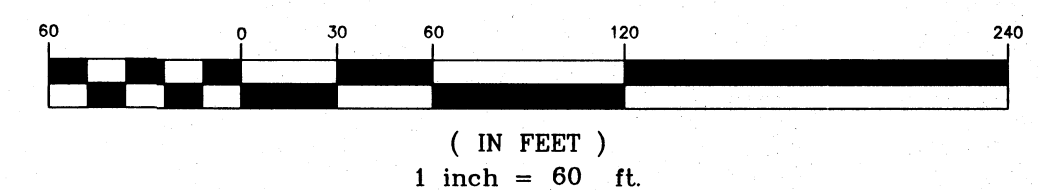
I, DOUGLAS L. DOWELL, JR. CERTIFY THAT THIS MAP WAS  
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY  
MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED  
IN BOOK 3005Z, PAGE 713; THAT THE RATIO OF  
PRECISION AS CALCULATED BY LATITUDES AND  
DEPARTURES IS 1:10000. (THAT THE BOUNDARIES NOT  
SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM  
INFORMATION FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_);  
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH  
G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS 4 DAY OF  
JANUARY, A.D. 2017.



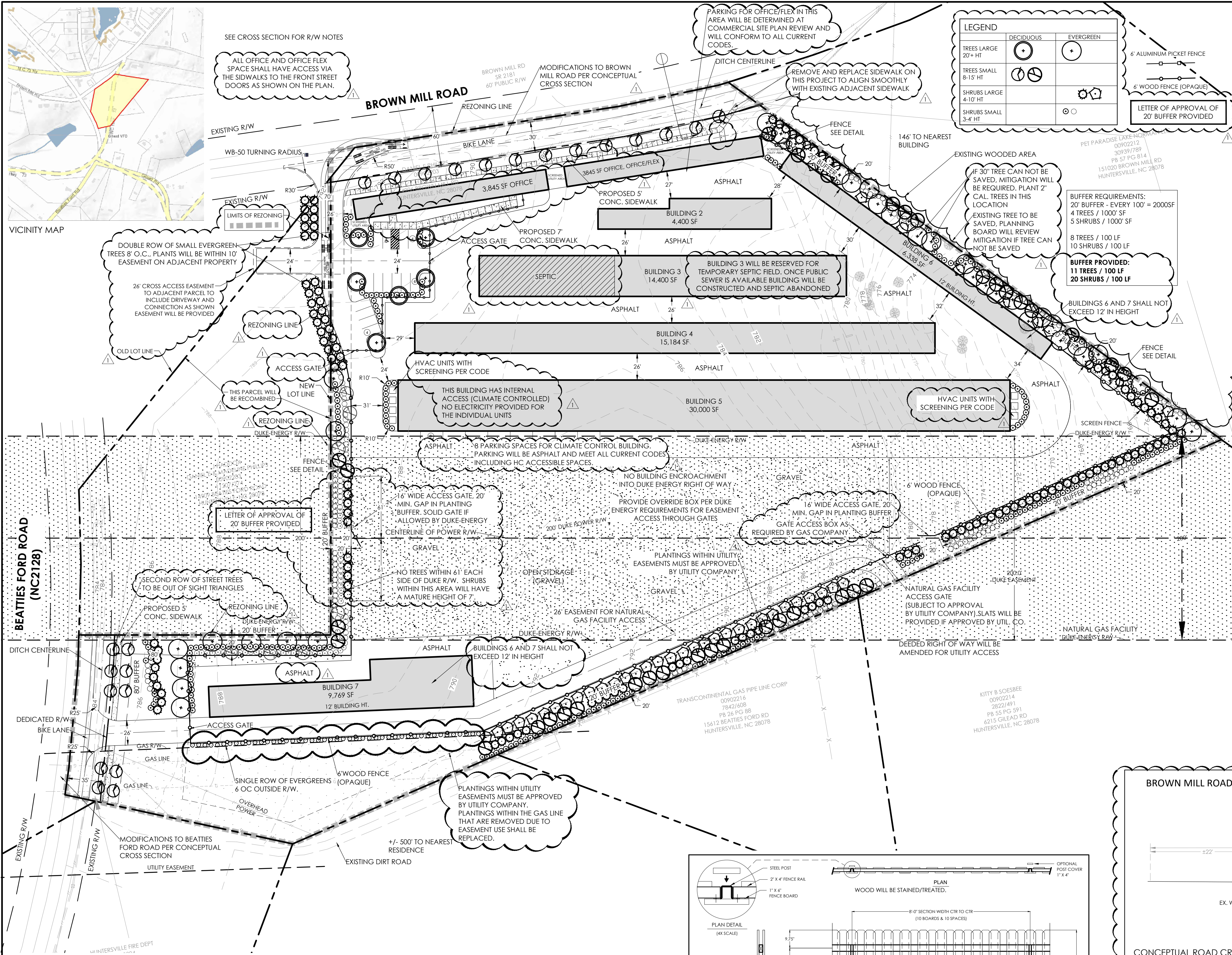
*Douglas L. Dowell Jr*  
REGISTERED LAND SURVEYORS  
L-3508  
REGISTRATION NUMBER

### GRAPHIC SCALE



ENGINEER
SEAL
DLD
DRAWN BY:
JAN 4, 2017
DATE PREPARED
REVISIONS
NO: 1
NO: 2
NO: 3
NO: 4
SHEET 1 OF 1
JOB NUMBER 16-1098
SCALE Horz: 1" = 60' Vert:
BOUNDARY TOPOGRAPHIC SURVEY OF BROWN MILL ROAD SELF STORAGE TOWN OF HUNTERSVILLE, MECKLENBURG CO., NC
OWNER: BLYTHE LANDING MINI STORAGE LLC
Computer File: 16098 B WATSON DOWELL & CO., P.C. Engineering • Surveying • Planning 344 Railing Hill Road, Suite 103 • P.O. Box 3504 • Mooresville, N.C. 28117 (704) 664-9897 • (704) 664-5177 Fax EMAIL: <a href="mailto:info@dwcpc.com">info@dwcpc.com</a> C - 2177

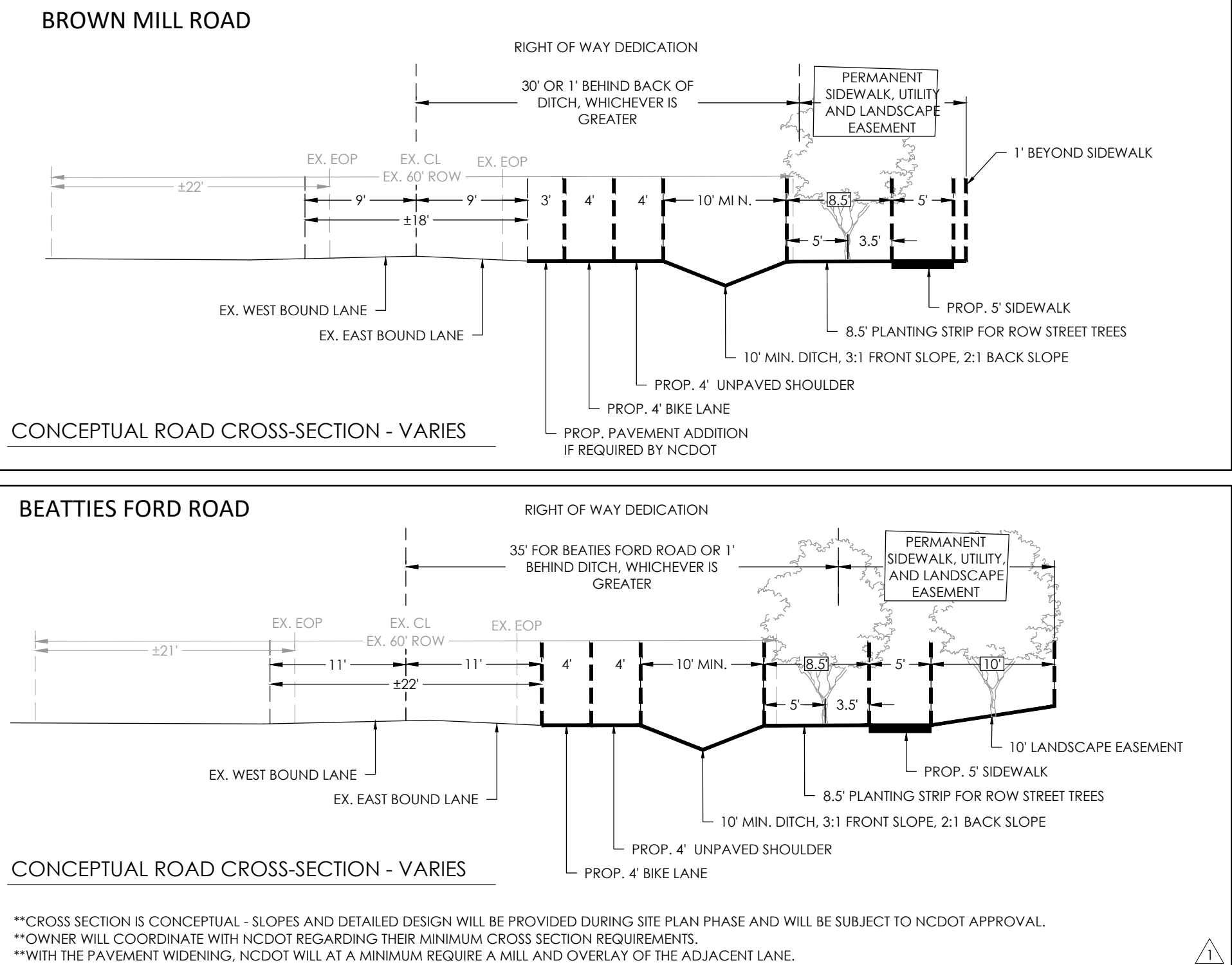
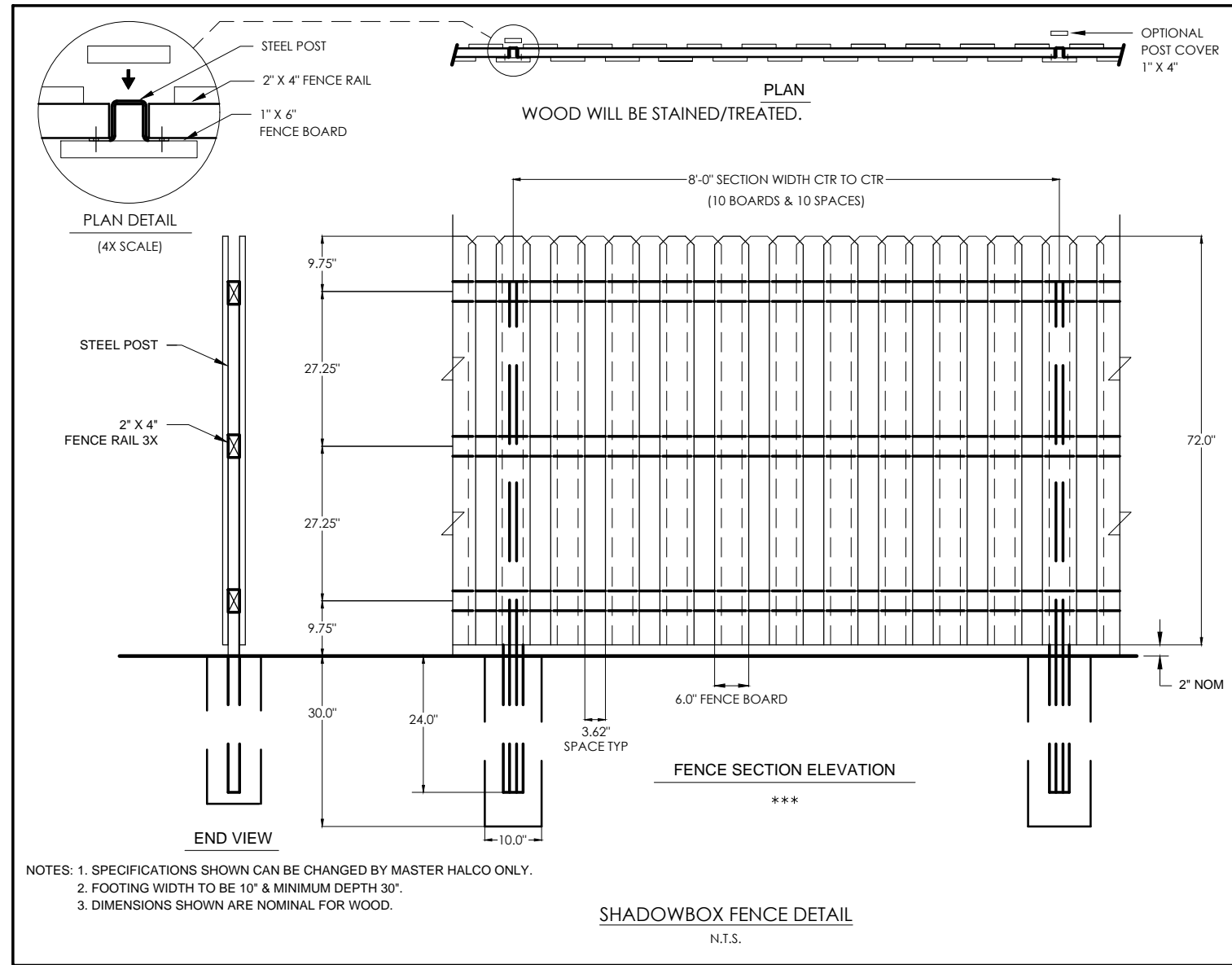




SITE DATA	
LOCATION:	15614 BEATTIES FORD ROAD (PID # 00902202) HUNTERSVILLE, MECKLENBURG COUNTY 28078
EXISTING ZONING:	R (RURAL DISTRICT)
PROPOSED USE & ZONING:	MINI STORAGE & SPED (SPECIAL PURPOSE CZ)
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615
ITEM	PROVIDED
LOT AREA	11.29 AC
MIN. FRONT SETBACK	15' 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 HsB
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	#80,091 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 #7690 SF OFFICE, OFFICE FLEX @ 1 SPACES/500 SF = 15 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

1. THE BUILDINGS WILL BE LOCATED WHERE GENERALLY DEPICTED ON THE PLAN. THE PROJECT SHALL NOT EXCEED 90,000 SQUARE FEET.

### PARKING

1. 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

1. A 20' BUFFER WILL BE PROVIDED ALONG BEATTIES FORD ROAD.  
2. A 20' BUFFER WILL BE PROVIDED ON THE EAST, SOUTH AND WEST.  
3. 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

1. 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.  
2. 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

1. LIGHTING WILL BE AS ALLOWED WITHIN THE TOWN OF HUNTERSVILLE ORDINANCE ARTICLE 8.26 AND APPROVED DURING THE SITE PLAN PHASE.

### TRASH

1. TRASH WILL NOT BE PROVIDED IN A DUMPSTER FACILITY ON SITE. ROLL OUT SERVICE SHALL BE PROVIDED FOR THE OFFICE ONLY.

### WATER/SEWER

1. 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

1. EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE SITE PLAN PROCESS.  
2. 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

1. BEATTIES FORD ROAD AND BROWN MILL ROAD RIGHT OF WAY WILL BE DEDICATED AS SHOWN.

### EASEMENTS

1. A 26' EASEMENT WILL BE PROVIDED TO THE EXISTING GAS FACILITY.  
2. MAINTENANCE EASEMENTS TO WATER QUALITY DEVISE SHALL BE PROVIDED.

### HOURS OF OPERATION

1. THE HOURS OF OPERATION FOR THE STORAGE FACILITY WILL BE 24 HOURS A DAY. ACCESS IS RESTRICTED BY GATE AND KEYPAD.

### ARCHITECTURAL

1. THE BUILDINGS SHALL BE AS SHOWN ON ELEVATIONS.

### TREE PROTECTION

1. 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

1. A 4' BIKE LANE WILL BE INSTALLED ALONG PROPERTY FRONTAGE WITHIN BEATTIES FORD ROAD AND BROWN MILL ROAD.

### USES

1. OFFICE, OFFICE FLEX, AND STORAGE (FLEX SPACE IS DEFINED AS OFFICE WITH ACCESSORY WAREHOUSE SPACE)  
2. ALL OTHER USES PERMITTED IN THE SPED ZONING PROCESS ARE NOT ALLOWED.

### SIGNAGE

1. ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE.

### WATER QUALITY

1. 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

1. 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

1. FIRE ACCESS AND HYDRANT SPACING SHALL BE DESIGNED AT THE TIME OF ENGINEERING DESIGN. ALL APPLICABLE CODES AND ORDINANCES SHALL BE FOLLOWED.

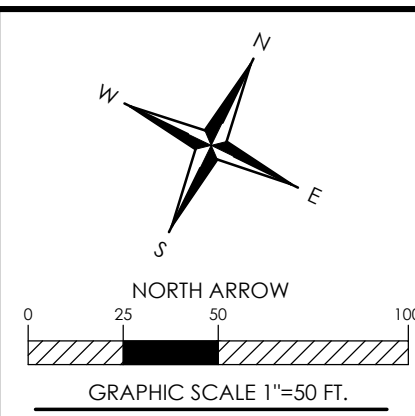
### HVAC / UTILITY EQUIPMENT

1. ALL BUILDING UTILITY EQUIPMENT SHALL BE BEHIND BUFFER SCREENING AND NOT VISIBLE FROM ADJACENT PROPERTIES. HVAC UNITS LOCATED ON PLAN WITH REQUIRED SCREENING

### PAVEMENT MATERIAL

1. ALL VEHICULAR DRIVES 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.

**HensonFoley**  
Landscape Architecture | Civil Engineering | Surveying  
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078  
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com  
NC ENGINEERING BOARD LICENSE # C-3781  
NC SURVEYING BOARD LICENSE # S-3899  
NC LAND SURVEYING BOARD LICENSE # L-1850



## BLYTHE LANDING MIXED-USE FACILITY

PARCEL ID: 00902202

HUNTERSVILLE, NC

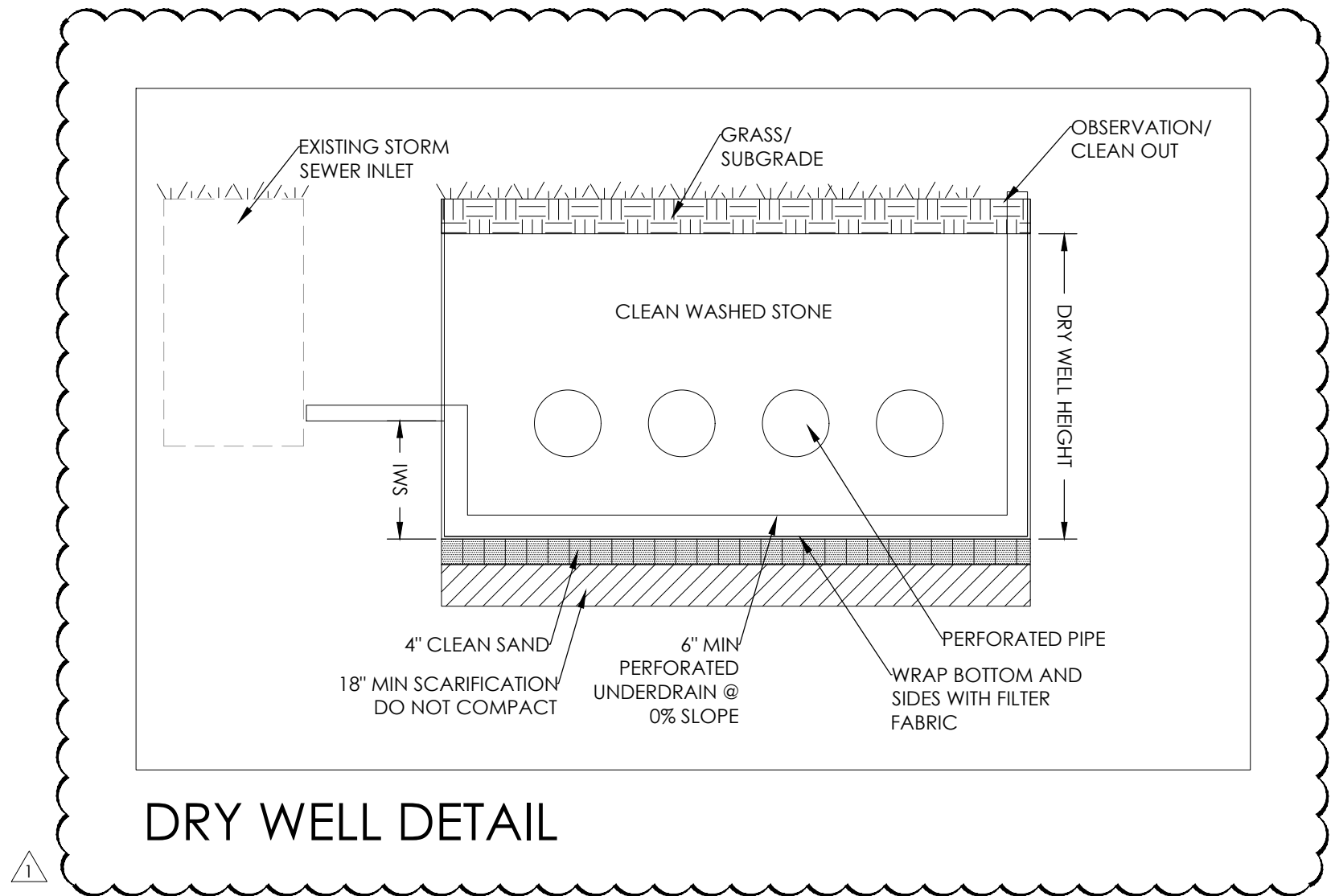
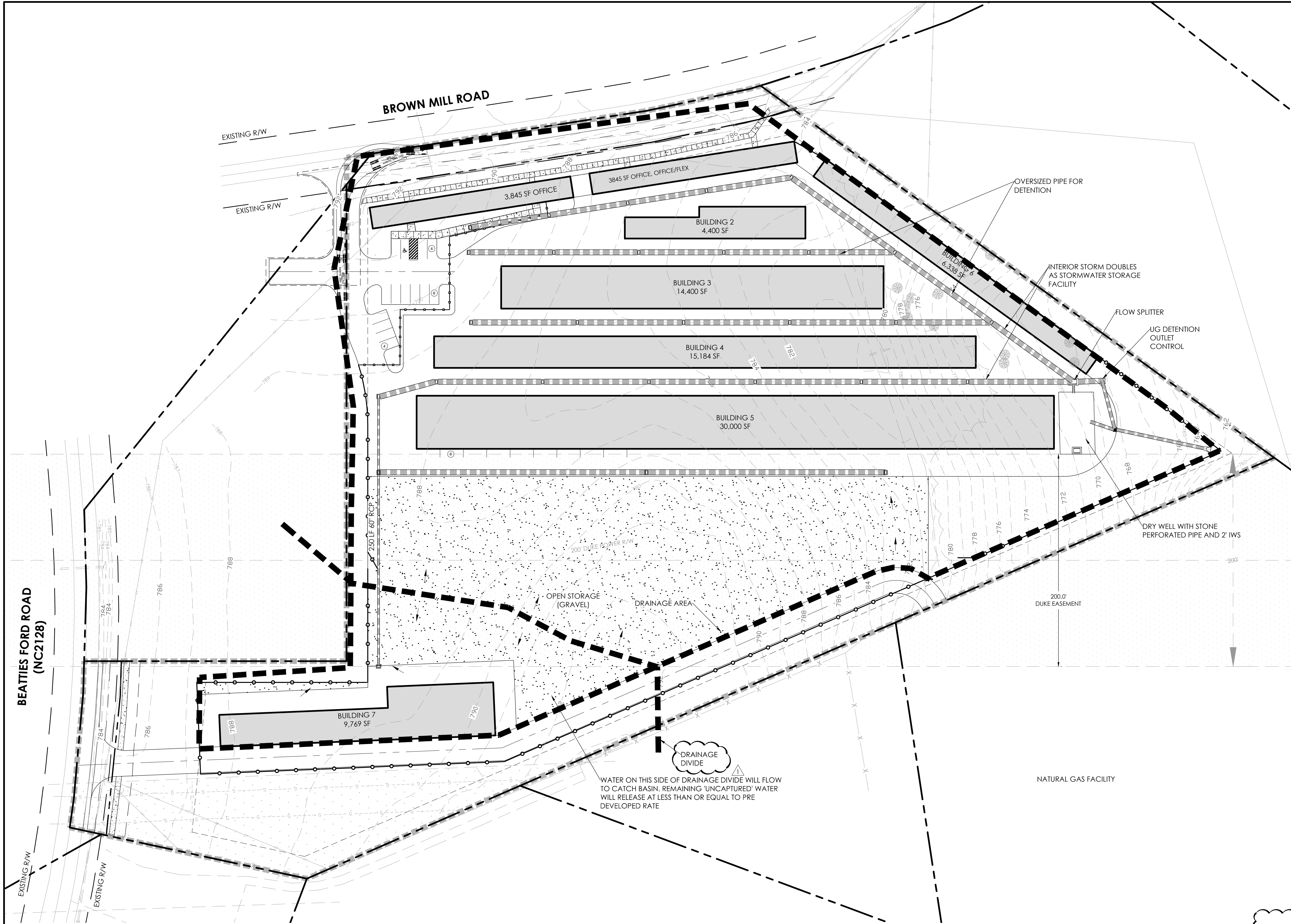
## ZONING SITE PLAN

### REVISIONS:

2017-02-08	- PER TOWN
2017-02-17	- PER TOWN
2017-02-20	- PER TOWN
2017-02-27	- PER TOWN

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





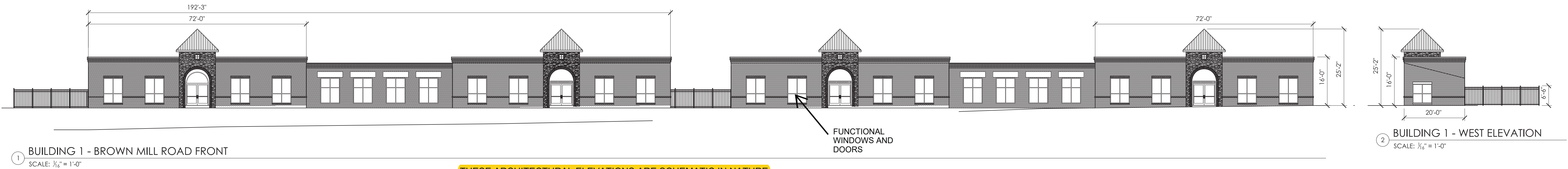
**HensonFoley**  
Landscape Architecture | Civil Engineering | Surveying  
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078  
p: 704.875.1615 | www.hensonfoley.com  
NC ENGINEERING BOARD LICENSE # C-3781 C-399  
NC LAND SURVEYING BOARD LICENSE # L-15180

NORTH ARROW  
GRAPHIC SCALE 1"=50 FT.  
Professional Engineer Seal for J. A. Henson, State of North Carolina, License No. 3781, dated 02-08-2017.

**BLYTHE LANDING MIXED-USE FACILITY**  
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**

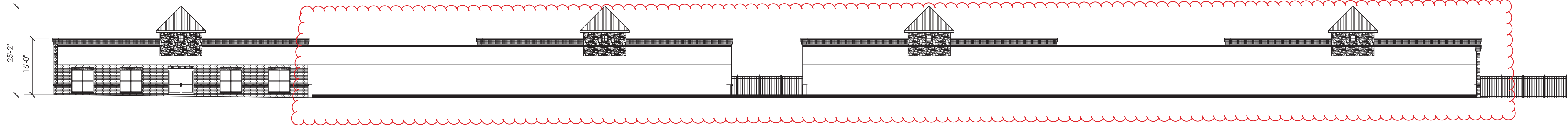


1 BUILDING 1 - BROWN MILL ROAD FRONT  
SCALE: 1/8" = 1'-0"

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

THESE ARCHITECTURAL ELEVATIONS ARE SCHEMATIC IN NATURE AND THE REAR ELEVATION OF THE BUILDING FRONTING ON BROWN MILL ROAD SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPANTS.

Rear building elevations for buildings along Brown Mill Road will be similar to the front in design and materials (some stucco included).

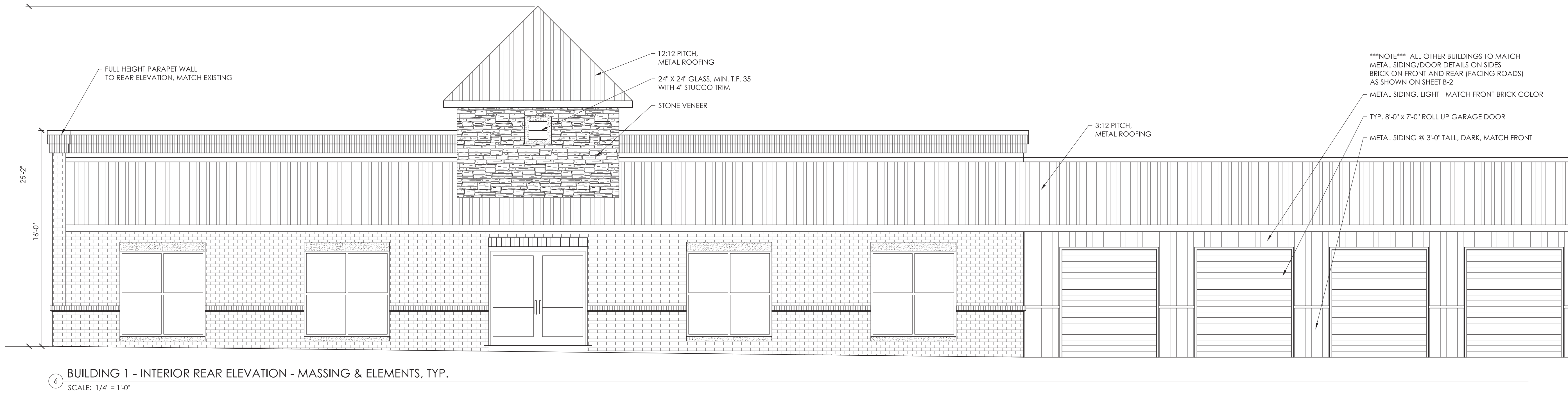


3 BUILDING 1 - INTERIOR REAR ELEVATION  
SCALE: 1/8" = 1'-0"

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"

JAMES R. BASINGER, PE  
545 PLEASANT VILLAGE LN.  
CHINA GROVE, N.C. 28023  
704.796.1445 (mobile)  
704.973.9413 (fax)  
engineering | design | consulting

*Basinger*  
Design Co.

SEAL  
PRELIMINARY  
FOR ZONING  
APPROVAL

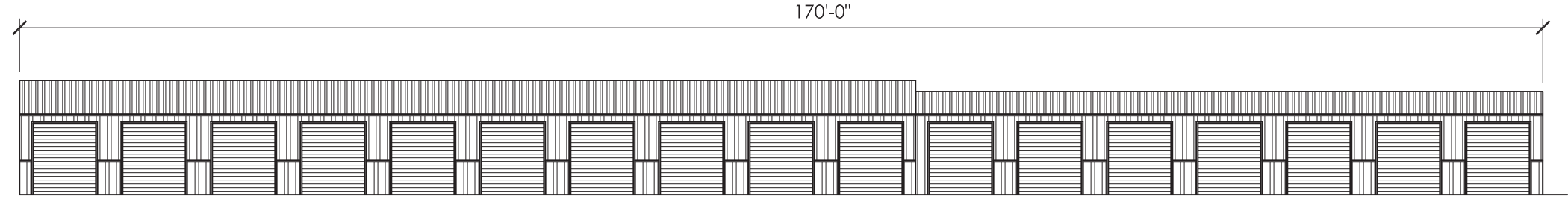
PROJECT INFO:  
BROWN MILL RD.  
SELF STORAGE  
TOWN OF HUNTERSVILLE, MECKLENBURG CO., NC  
FOR PARCEL NO. 00902202

OWNER INFO:  
BLYTHE LANDING MINI STORAGE, LLC

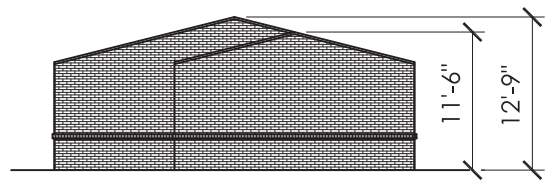
REV	DESCRIPTION	DATE

PROJECT NO.  
16052  
SCALE (U.N.O.)  
DATE  
1.9.2017  
DRAWN BY:  
JRB  
SHEET TITLE:  
ELEVATIONS  
SHEET NO.:  
B-1

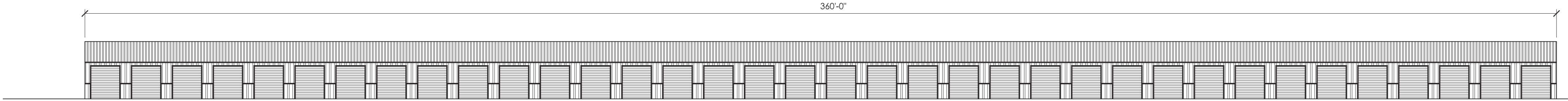




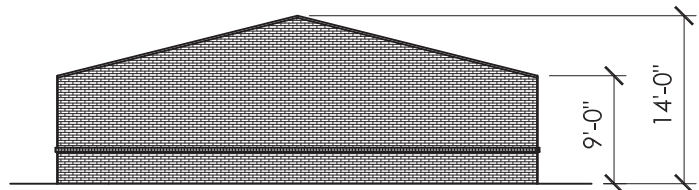
1 BUILDING 2 - INTERIOR SIDE ELEVATION  
SCALE:  $\frac{1}{16}" = 1'-0"$



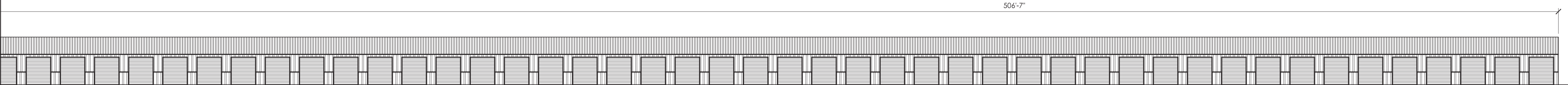
2 BUILDING 2 - INTERIOR FRONT/REAR  
SCALE:  $\frac{1}{16}" = 1'-0"$



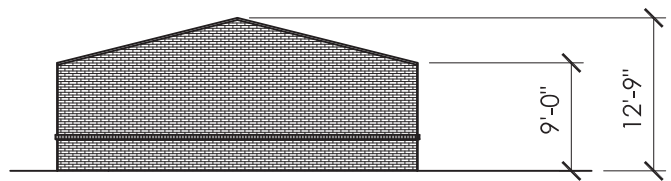
3 BUILDING 3 - INTERIOR SIDE ELEVATION  
SCALE:  $\frac{1}{16}" = 1'-0"$



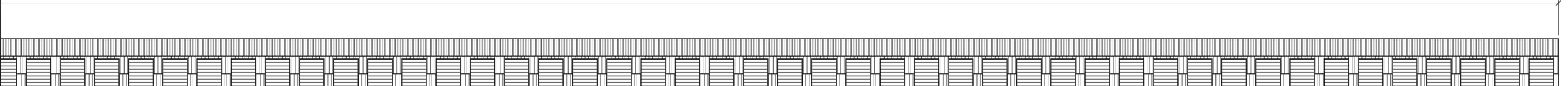
4 BUILDING 3 - INTERIOR FRONT/REAR  
SCALE:  $\frac{1}{16}" = 1'-0"$



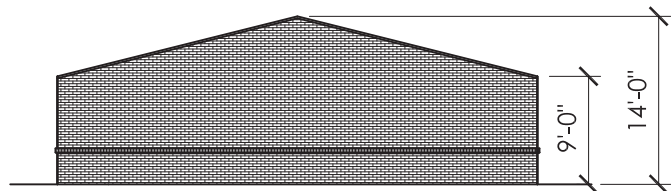
5 BUILDING 4 - INTERIOR SIDE ELEVATION  
SCALE:  $\frac{1}{16}" = 1'-0"$



6 BUILDING 4 - INTERIOR FRONT/REAR  
SCALE:  $\frac{1}{16}" = 1'-0"$

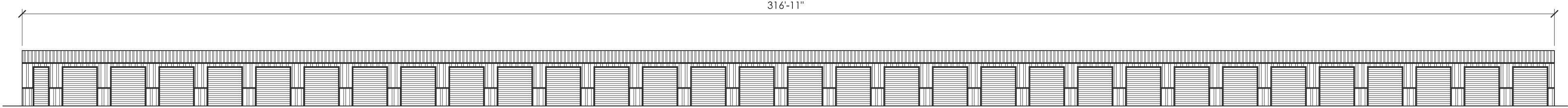


7 BUILDING 5 - INTERIOR SIDE ELEVATION  
SCALE:  $\frac{1}{16}" = 1'-0"$

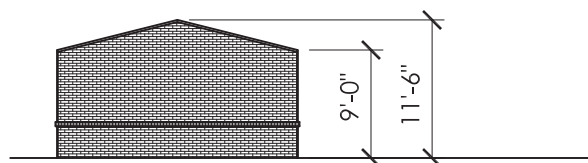


8 BUILDING 5 - INTERIOR FRONT/REAR  
SCALE:  $\frac{1}{16}" = 1'-0"$

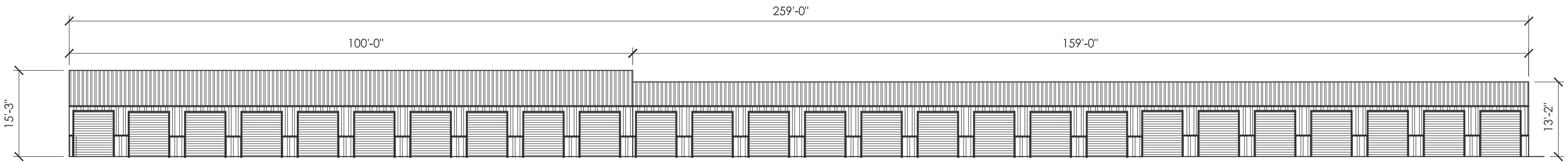
BUILDINGS 5 AND 7  
WILL BE 12' MAX.  
JAH-02/10/17



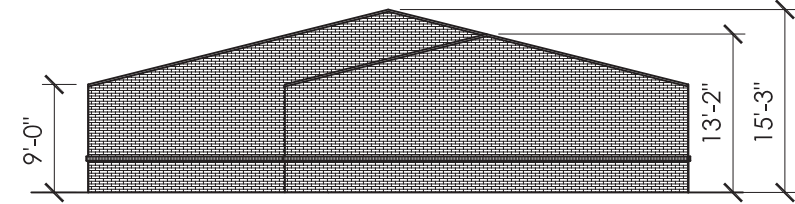
9 BUILDING 6 - INTERIOR SIDE ELEVATION  
SCALE:  $\frac{1}{16}" = 1'-0"$



10 BUILDING 6 - INTERIOR FRONT/REAR  
SCALE:  $\frac{1}{16}" = 1'-0"$



11 BUILDING 7 - INTERIOR SIDE ELEVATION  
SCALE:  $\frac{1}{16}" = 1'-0"$



12 BUILDING 7 - INTERIOR FRONT/REAR  
SCALE:  $\frac{1}{16}" = 1'-0"$

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SEAL

PRELIMINARY  
FOR ZONING  
APPROVAL

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

PROJECT INFO:

OWNER INFO:  
BLYTHE LANDING MINI STORAGE, LLC

DATE

REV | DESCRIPTION

PROJECT NO.  
16052

SCALE (U.N.S.)

DATE  
1.9.2017

DRAWN BY:  
JRB

SHEET TITLE:

ELEVATIONS

SHEET NO.:

B-2



