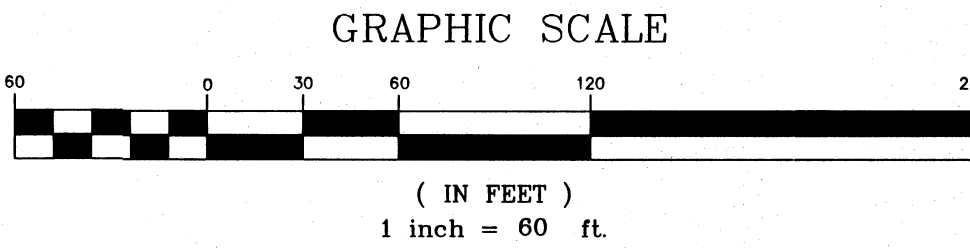
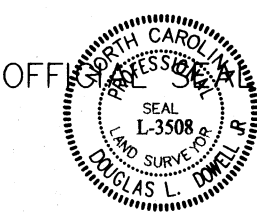


SURVEYORS CERTIFICATION

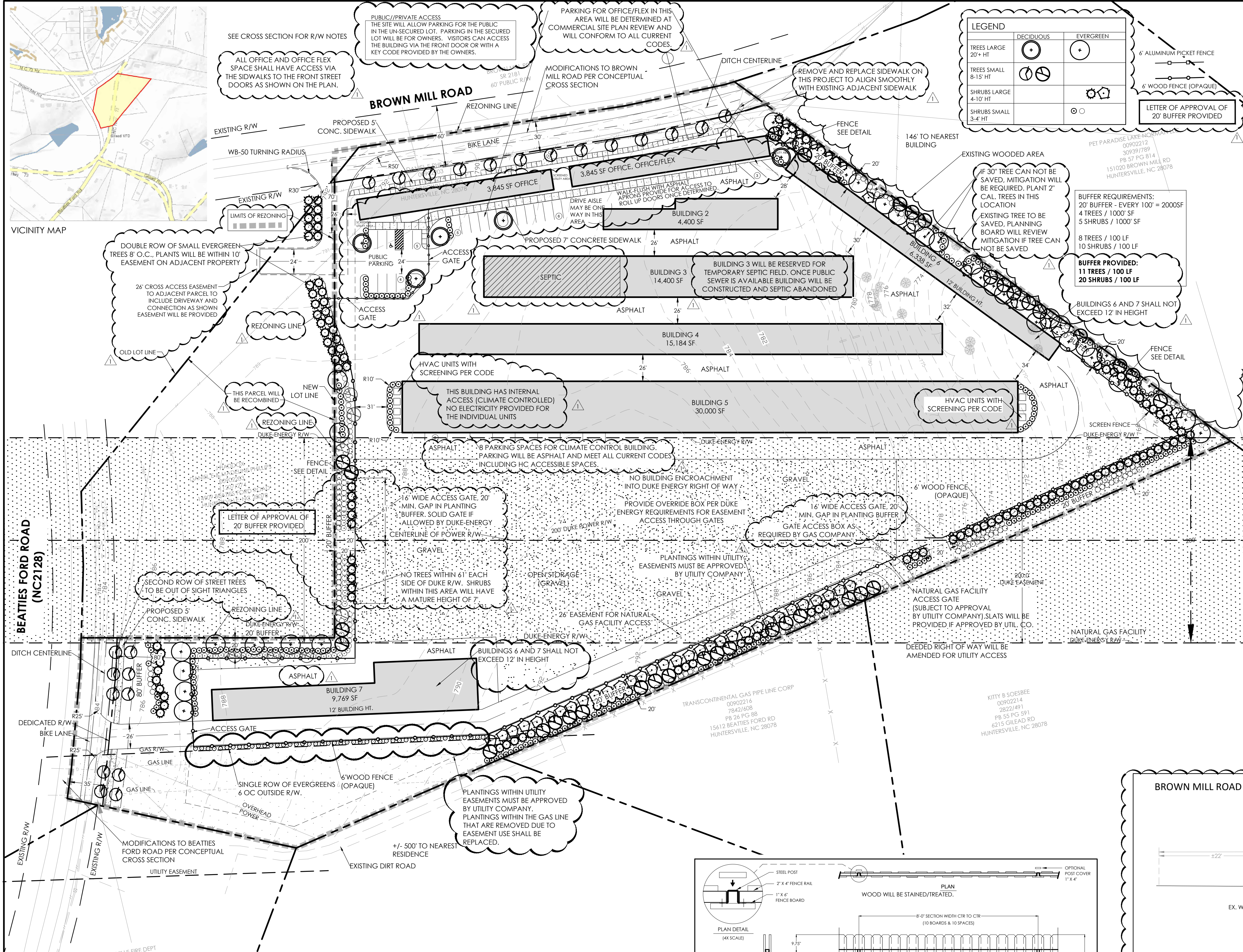
I, DOUGLAS L. DOWELL, JR. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK 3005Z, PAGE 713; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000. (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN 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



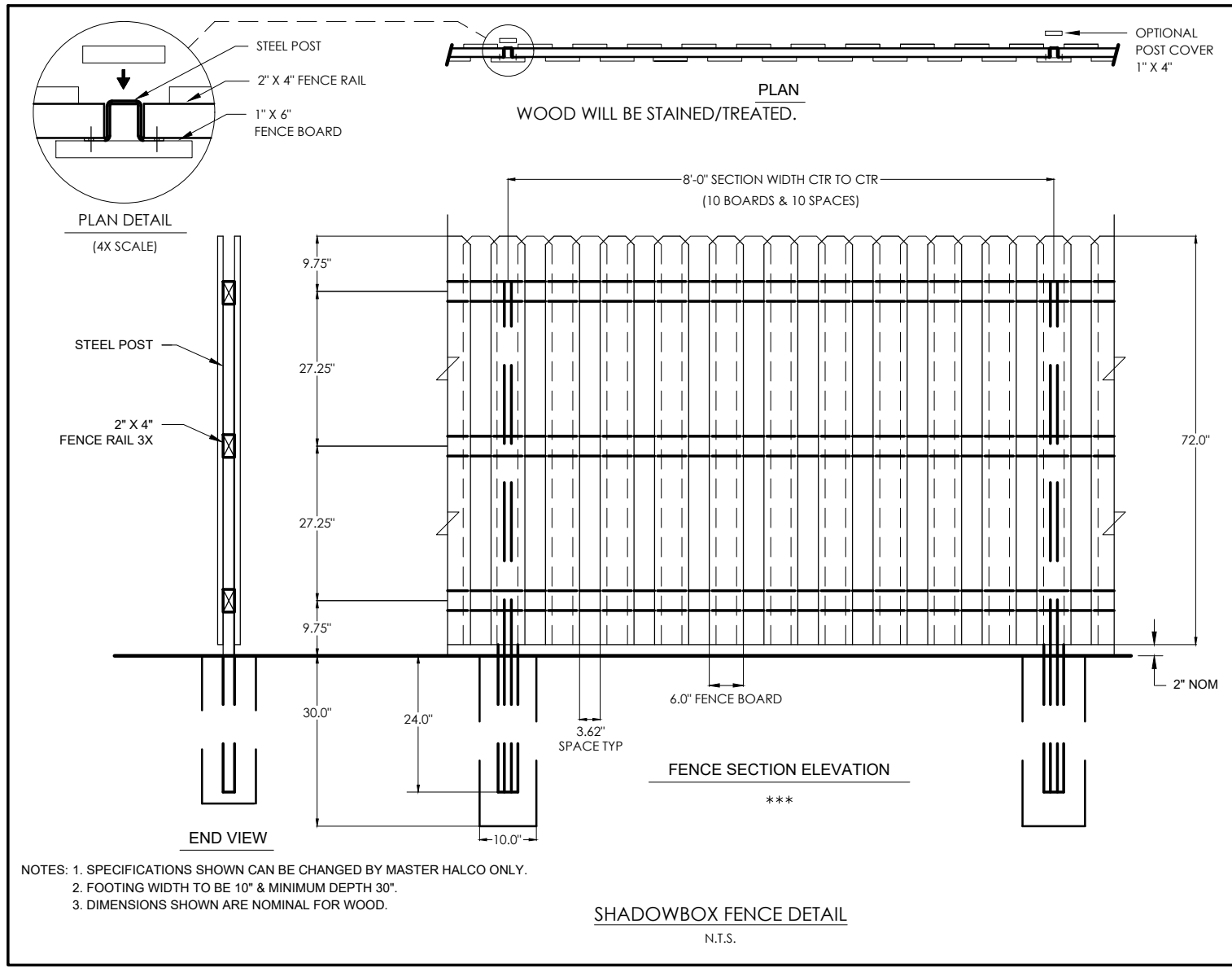
ENGINEER
SEAL
DLD
DRAWN BY:
JAN 4, 2017
DATE PREPARED
REVISIONS
NO: 1
NO: 2
NO: 3
NO: 4
SHEET 1 OF 1
JOB NUMBER 16-1098
SCALE Horz: 1" = 60' Vert:
BOUNDARY TOPOGRAPHIC SURVEY OF BROWN MILL ROAD SELF STORAGE TOWN OF HUNTERSVILLE, MECKLENBURG CO., NC
BLTYHE LANDING MINI STORAGE LLC
DOWELL & CO., P.C. Engineering • Surveying • Planning 344 Railing Hill Road, Suite 103 • P.O. Box 3504 • Mooresville, N.C. 28117 (704) 664-9897 • (704) 664-5177 Fax EMAIL: ldowell@dwco.com 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 & 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 HbB
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	2.74 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	BUILDING SIZE	PROVIDED
1	BUILDING		#80,091 SF STORAGE #58,471 SF OUTDOOR STORAGE (BOATS/TRAILERS, ETC.) 30,000 SF CLIMATE CONTROLLED STORAGE (BLDG 5) IS INCLUDED WITHIN THE 83,936 SF @ .25 SPACE PER 1000 SF = 8 SPACES
2	PARKING SPACES REQUIRED		#7690 SF OFFICE, OFFICE FLEX @ 1 SPACES/500 SF = 17 SPACES
3	PARKING SPACES PROVIDED		25 SPACES
4	HANDICAP SPACES		31 SPACES
5	BUILDING HEIGHTS		1 SPACES (1 VAN)
6	BUILDING TYPE		1 STORY (12' AND 15')
			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

2. 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. AN 80' 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 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 SPCD 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.

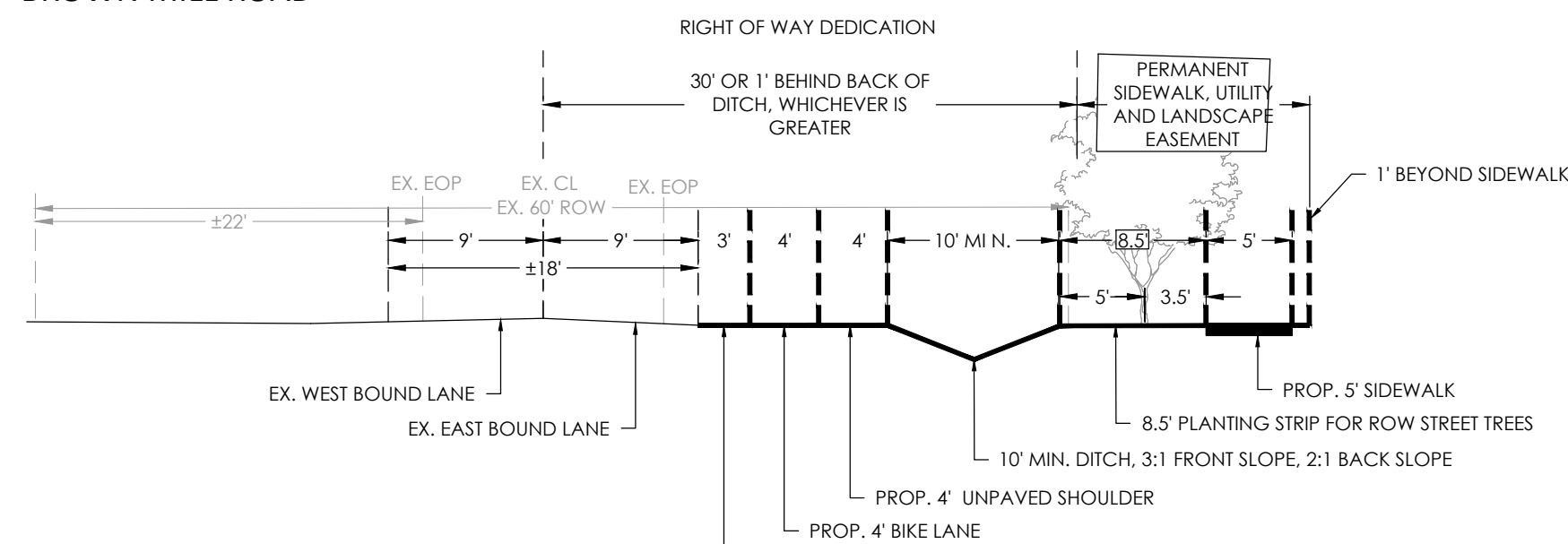
HVAC / UTILITY EQUIPMENT

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

PAVEMENT MATERIAL

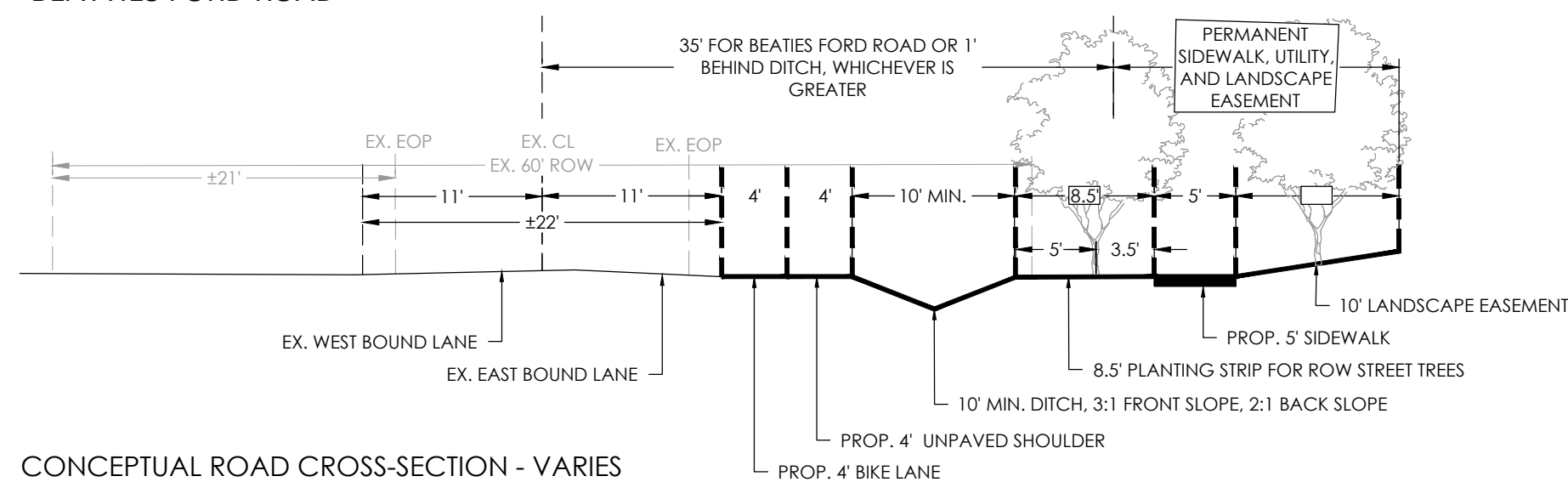
1. ALL VEHICULAR DRIVES/ISLES AND LOADING AREAS SHALL BE ASPHALT. ONLY 58,471 SF OF THE OPEN STORAGE AREA SHALL BE USED FOR STORAGE OF LARGE VEHICLES (RV'S, BOATS) AND BE OF GRAVEL.

BROWN MILL ROAD



CONCEPTUAL ROAD CROSS-SECTION - VARIES

BEATTIES FORD ROAD



CONCEPTUAL ROAD CROSS-SECTION - VARIES

**CROSS SECTION IS CONCEPTUAL - SLOPES AND DETAILED DESIGN WILL BE PROVIDED DURING SITE PLAN PHASE AND WILL BE SUBJECT TO NCDOT APPROVAL.
**OWNER WILL COORDINATE WITH NCDOT REGARDING THEIR MINIMUM CROSS SECTION REQUIREMENTS.
**WITH THE PAVEMENT WIDENING, NCDOT WILL AT A MINIMUM REQUIRE A MILL AND OVERLAY OF THE ADJACENT LAKE.

BLYTHE LANDING MIXED-USE FACILITY

PARCEL ID: 00902202
HUNTERSVILLE, NC

ZONING SITE PLAN

REVISIONS:

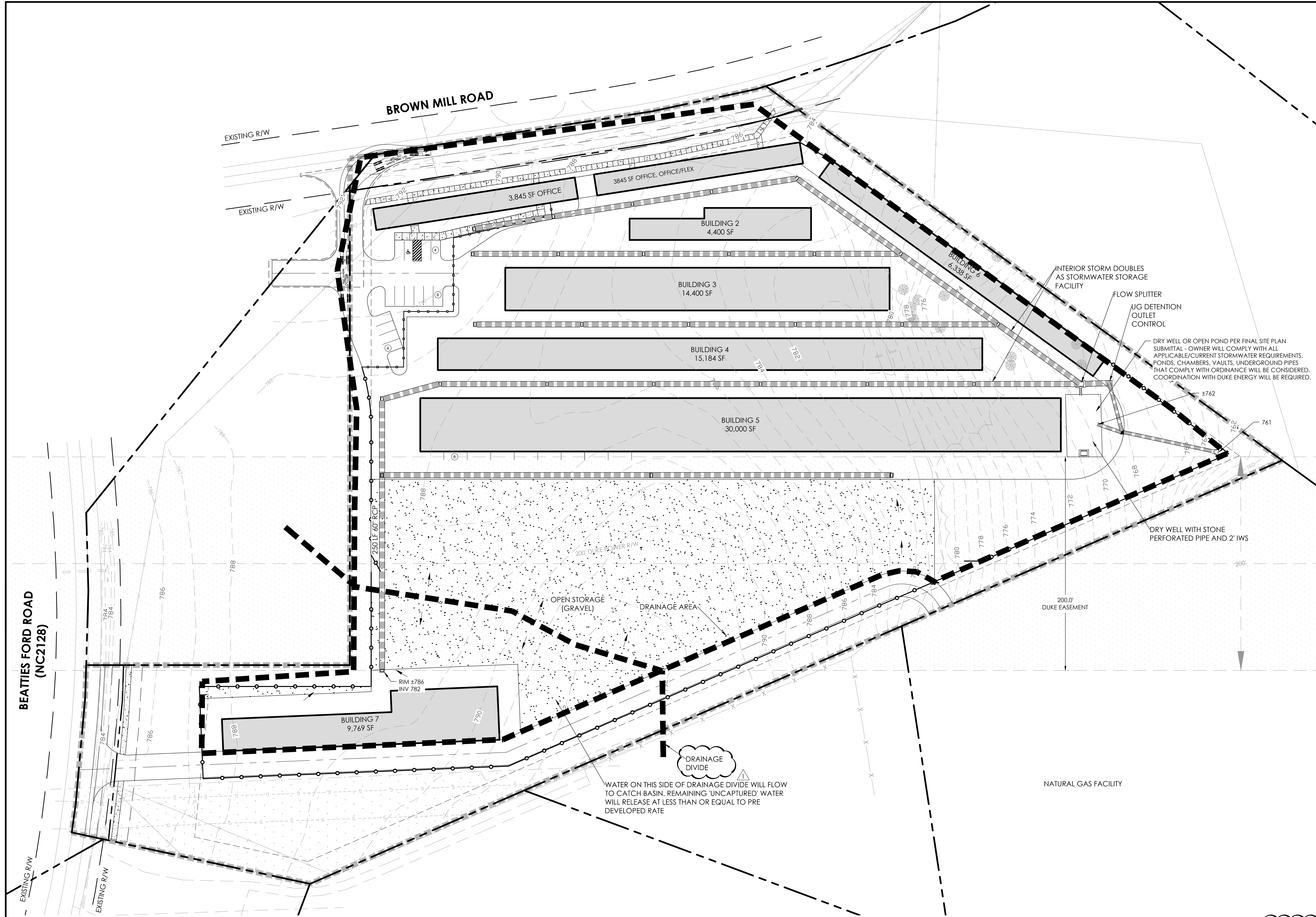
2017-02-08	- PER TOWN
2017-02-17	- PER TOWN
2017-02	- 20 PER TOWN
2017-02	- 27 PER TOWN
2017-03	- 07 PER TOWN
2017-03	- 09 PER TOWN

Z01 - ZONING SITE.DWG

PROJECT NUMBER: 216088

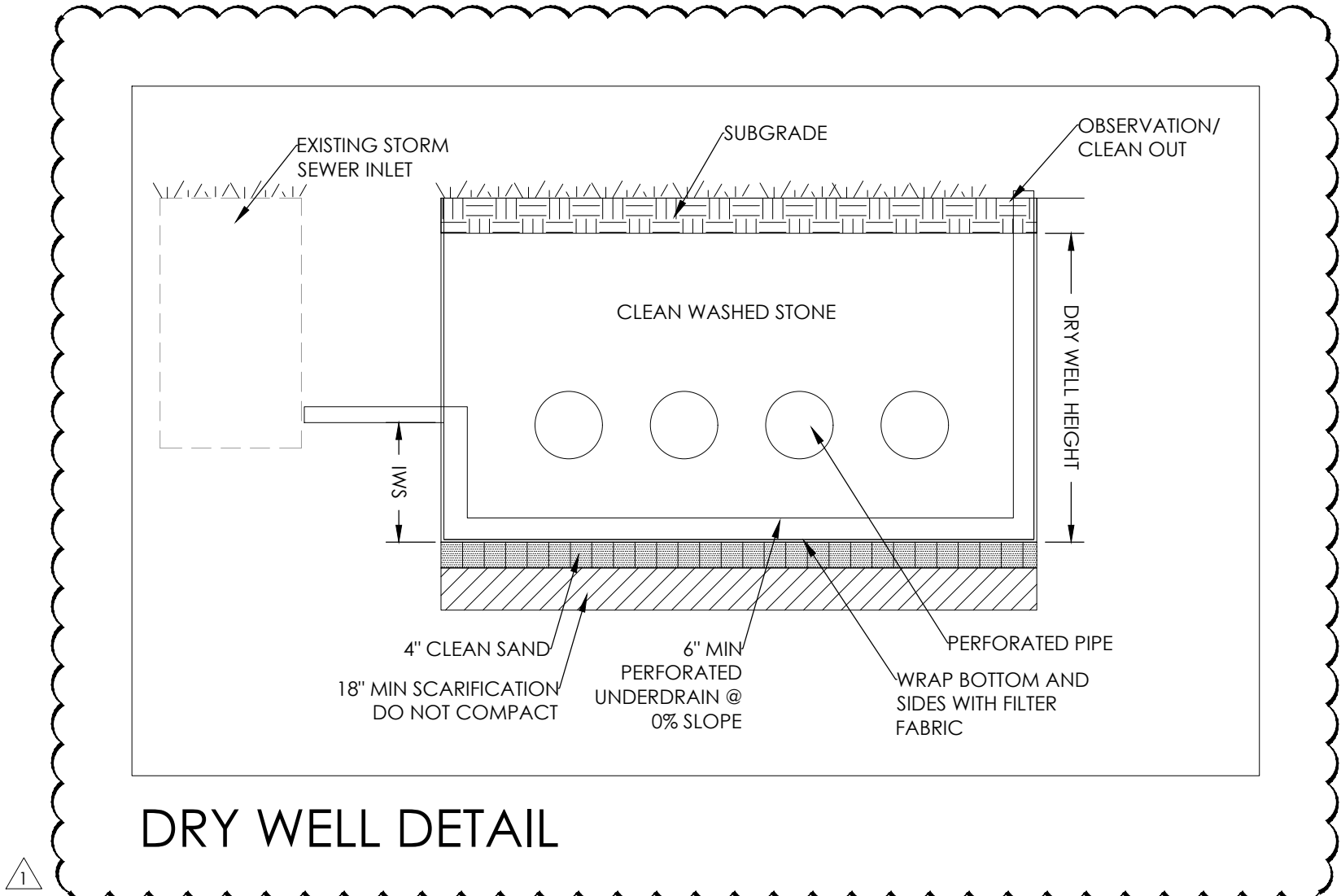
DATE: 02/10/2017 DRAWN BY: JAH

SHEET Z01 OF 01



SITE AREA	11.29 AC
TOTAL IMPERVIOUS	4.89 AC
DETENTION VOLUME	\$90,000 CF

Pre Dev. Imp Area	0 S.F.=	0.00 AC	Pre Ia =	0.0%
Post Dev. Imp. Area	213,158 S.F.=	4.89 AC	Post IA%	43.3% (using s.f. #'s)
Drainage Area	491,792 S.F.=	11.29 AC		
Rv =	0.440			
Compute Volume Controlled (Wqv) (Eq. 3.2)				
WQv = 1.0*Rv*A/12				
WQv = water quality protection volume (ac-ft)				
Rv = volumetric runoff coefficient				
A = total drainage area (acres)				
WQv = 18,036.0 cu. Ft.				



HensonFoley

Landscpe 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 # 15180

NC LAND SURVEYING BOARD LICENSE # 15180

BLYTHE LANDING MIXED-USE FACILITY

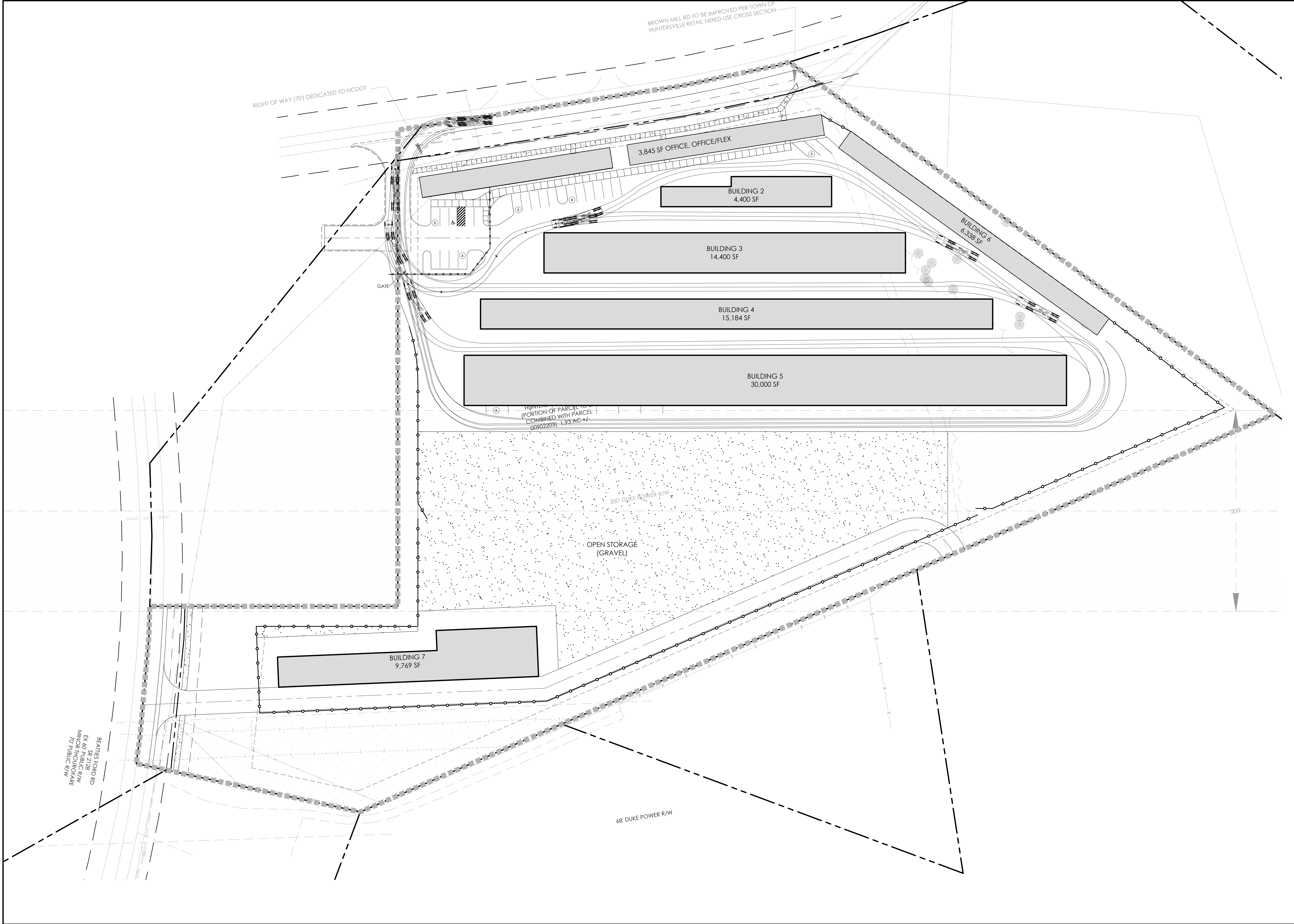
PARCEL ID: 00902202

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





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
Landscaping Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615 | www.hensonfoley.com

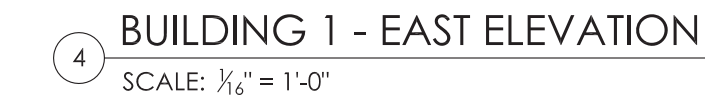
NC ENGINEERING BOARD LICENSE # C-3781 C-399
NC LAND SURVEYING BOARD LICENSE # L-1580

BLYTHE LANDING MIXED-USE FACILITY

PARCEL ID: 00902202
HUNTERSVILLE, NC

TRUCK TURN PLAN



REVISIONS:	
	2017-02-08 - PER TOWN



Basinger
Design Co.

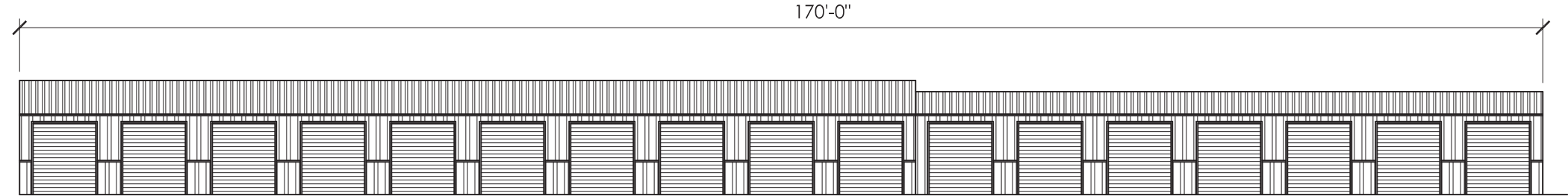
PRELIMINARY
FOR ZONING
APPROVAL

**BROWN FIELD:
SELF STORAGE**

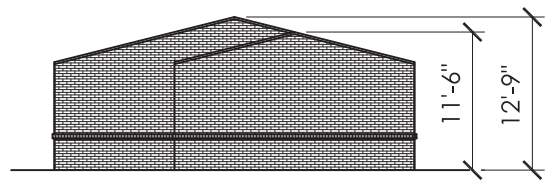
PROJECT NO. 6052	PLAN NORTH 
SCALE (U.N.O.)	
DATE 9.2017	
DRAWN BY: RB	

ET NO.:

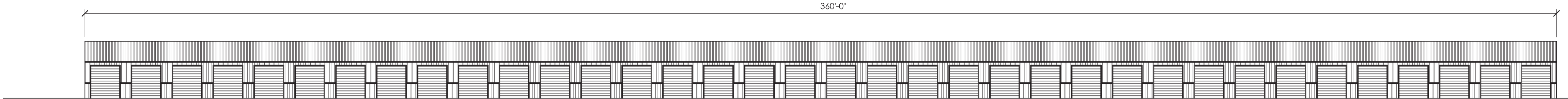
3-1



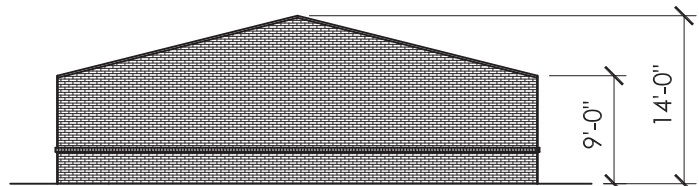
1 BUILDING 2 - INTERIOR SIDE ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$



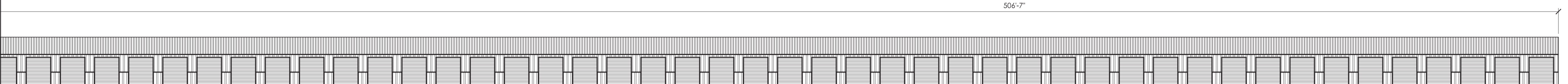
2 BUILDING 2 - INTERIOR FRONT/REAR
SCALE: $\frac{1}{16}" = 1'-0"$



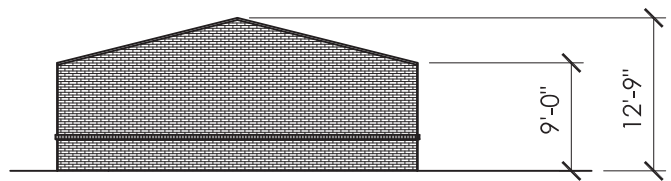
3 BUILDING 3 - INTERIOR SIDE ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$



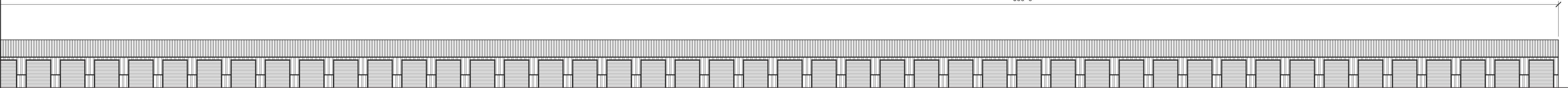
4 BUILDING 3 - INTERIOR FRONT/REAR
SCALE: $\frac{1}{16}" = 1'-0"$



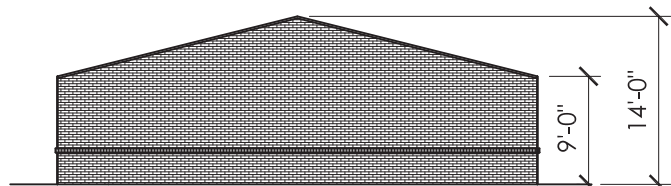
5 BUILDING 4 - INTERIOR SIDE ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$



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

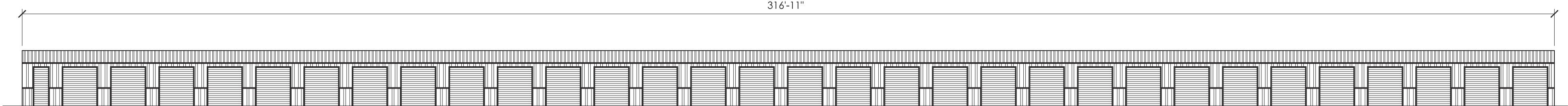


7 BUILDING 5 - INTERIOR SIDE ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$

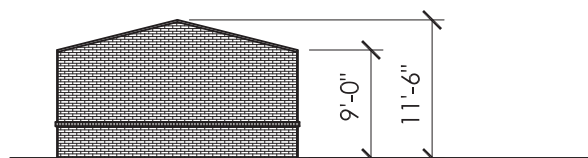


8 BUILDING 5 - INTERIOR FRONT/REAR
SCALE: $\frac{1}{16}" = 1'-0"$

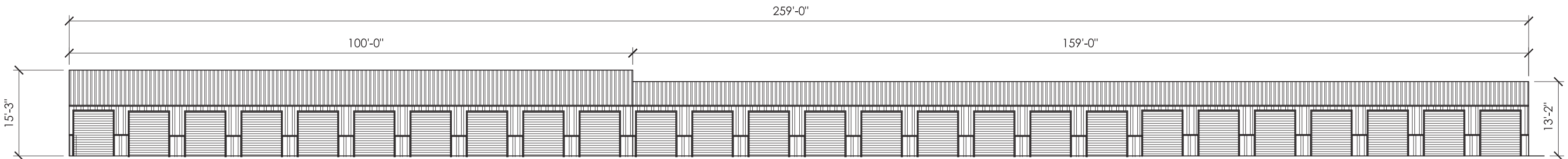
BUILDINGS 5 AND 6
WILL BE 12' MAX.
JAH-02/10/17



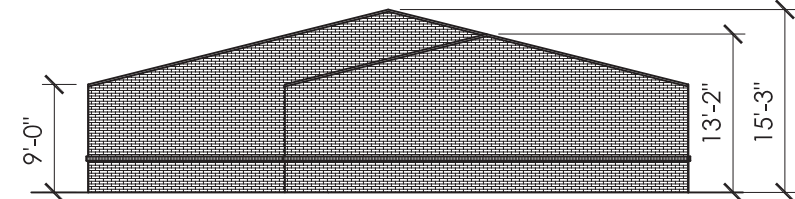
9 BUILDING 6 - INTERIOR SIDE ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$



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: $\frac{1}{16}" = 1'-0"$

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

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.D.)

DATE
1.9.2017

DRAWN BY:
JRB

SHEET TITLE:

ELEVATIONS

SHEET NO.:

B-2



Corporate Headquarters
5130 University Boulevard West
Jacksonville, Florida 32216
Phone :: 904.363.3330
Fax :: 904.363.3314
www.petparadiseresort.com

January 10, 2017

Mr. Robert Watson
Blythe Landing Mini Storage

Re: Proposed Self-Storage Facility, Brown Mill Road and Beatties Ford Road,
Huntersville, Mecklenburg County, North Carolina (Parcel ID No. 00902202) (the
"Project")

Dear Mr. Watson:

Pet Paradise-Lake Norman, LLC, a Florida limited liability company ("**Pet Paradise**"), is the owner of a valid and subsisting leasehold interest in the real property and improvements located at 15020 Brown Mill Road in Huntersville, North Carolina, and operates a pet boarding and daycare business at that location.

You have provided to us copies of the following plans prepared by HensonFoley, Inc. regarding the above-referenced Project (the "**Plans**"):

1. Zoning Site Plan dated December 12, 2016 (Sheet Z01, Project No. 216088); and
2. Zoning Storm Plan dated December 12, 2016 (Sheet Z02, Project No. 216088).

This letter is to advise you that Pet Paradise has no objection to construction of the Project in accordance with the Plans.

Sincerely yours,

PET PARADISE-LAKE NORMAN, LLC

By: American Pet Resort, LLC, its Manager

By: William L. Joel
William L. Joel, Senior Vice President