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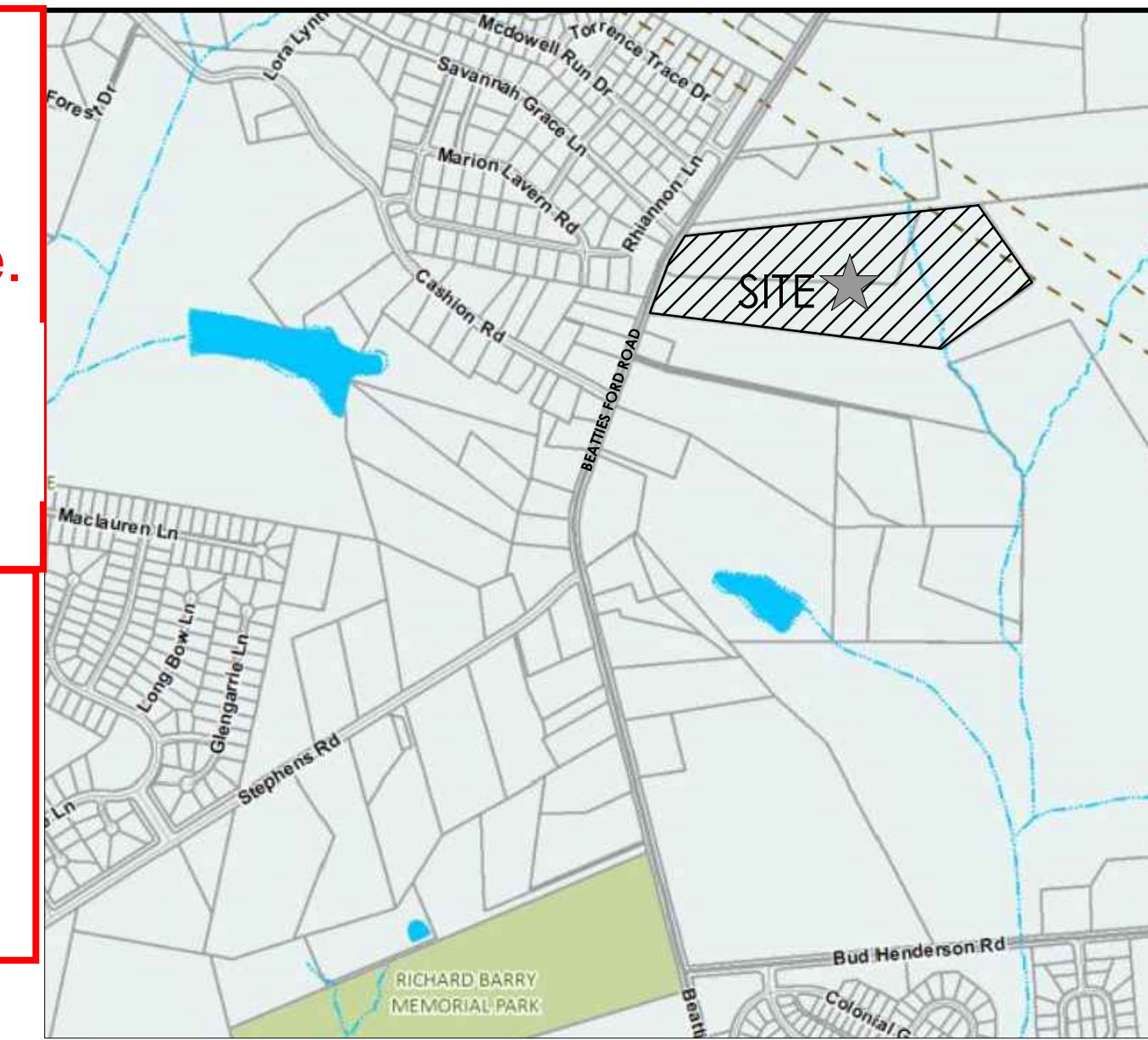
- C01 COVER SHEET
- C02 EXISTING CONDITIONS
- C03 SPECIAL USE PLAN

Approved Special Use Permit Plan: SUP15-02

Approved by the Huntersville Board of Commissioners on 7/20/15 by unanimous vote.

Town of Huntersville Planning Department
 Brad Priest Senior Planner *Brad Priest* 08/05/2015

Town of Huntersville Engineering and Public Works
 Devonna Allgood, EI Staff Engineer *Devonna Allgood* 08/05/2015
Review of the design concept is found to be acceptable regarding general conformance to the Town engineering standards



VICINITY MAP
SCALE: N.T.S.

Attachment C - 2015 Approved Site Plan with SUP

HensonFoley
 Landscape Architecture | Civil Engineering | Surveying
 8712 Lindholm Dr Suite 200A, Huntersville, NC 28078
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 NC ENGINEERING BOARD LICENSE #: C0181
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C0399



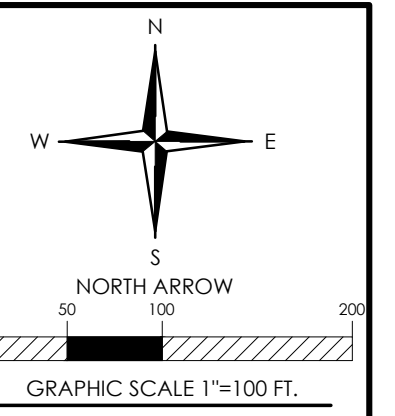
SPECIAL USE PLAN
 PROPOSED
HARPER GROVE
 HUNTERSVILLE, MECKLENBURG COUNTY, NC

HARPER GROVE
 14532 BEATTIES FORD ROAD
 PIN # 01540101, 01540106
COVER SHEET

OWNER:
 HARPER GROVE, LLC
 9901 DUANE CT.
 HUNTERSVILLE, NC 28078
 PH: (704) 301-8082

REVISIONS:

FILE NAME: C01 - COVER.DWG
 PROJECT NUMBER: 215016
 DATE: 07/13/2015 DRAWN BY: JAH



HARPER GROVE
 14532 BEATTIES FORD ROAD
 PIN # 01540101, 01540106
EXISTING CONDITIONS

REVISIONS:

GENERAL NOTES

Buildings

- The Main Banquet Facility will be located where generally depicted on the Special Use Plan. The maximum size of the Main Facility shall be 6,337 SF (5,600 SF First Floor and 777 SF Second Floor Banquet Suite). It will hold an overall maximum limit of 240 guests.
- The Existing Barn (approximately 1200 SF) will be used as the facility office and a meeting area for the groomsmen prior to weddings. The barn will be remodeled and enhanced architecturally to fit the project theme. No expansion is planned for the existing barn.
- The existing silo will be preserved and enhanced architecturally to fit the project theme.
- The existing residence will be demolished.
- The existing shed between the existing barn and silo will be demolished.
- One new residence of approximately 3000 SF will be located approximately 100' from the R/W of Beatties Ford Road. 80' is the approximate distance of the nearest residence to keep within the same character established along Beatties Ford Road.

Parking

- Parking will be located as generally depicted on the Special Use Plan. There are approximately 174 parking spaces shown in the main parking facility; 142 paved and 32 grass/overflow. Parking will be screened from public view & adjacent land owners.
- Per local traffic data presented to Transportation, guest count of 356 at Arbors realized 142 cars, and 219 guests at Alexander Homestead realized 101. Average per attached report is 81 cars and utilizing local data, 240 guests suggests 120-144 cars. The vehicle counts from local data also include vendor vehicles, some of which may be left near load-in area.
- Parking and drive aisles will be asphalt, concrete, or gravel as decided by owner. Grass overflow parking may be utilized but will not exceed the maximum capacity previously stated.
- The first 50' of the drive aisle connecting Beatties Ford Road will be asphalt.
- Parking spaces will be screened and landscaped as required in the Ordinance.
- Accessible parking spaces will be provided as required at the facilities.
- No parking within Beatties Ford Road or Savannah Grace R/W

Buffers and Setbacks

- A 100' parking buffer will be provided along Beatties Ford Road.
- A 50' parking buffer will be provided around the sides/perimeter of the site.
- A 60' event buffer will be provided around the perimeter of the site. Any newly constructed accessory structure such as barns, gazebos and Agriculture or Farm related structures shall be located at a minimum of sixty (60) feet from any property boundary located in a residential district or developed for residential or mixed use purposes.
- 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.

Driveway and Roadway Improvements

- A 26' driveway is proposed onto Beatties Ford Road. The driveway shall align with Savannah Grace in a manner approved by NCDOT and the Town of Huntersville.
- Any roadway improvements will be provided as required by NCDOT and the Town of Huntersville. It is anticipated that the existing gore lines will be converted into a left turn lane. This will require milling, resurfacing and re-striping Beatties Ford Road as required.

Lighting

- Lighting will be as allowed within the Ordinance and approved during the Site Plan phase. Low level/Rural style residential lighting will be utilized & coordinated with overall design.

Trash

- Trash will be provided in a dumpster facility located near the service area of the building. The dumpster shall be adequately screened and have an opaque gate.

Water/Sewer

- Sewer will be provided through an on-site septic system while water will be tapped into the existing 16" water line located along the far side of Beatties Ford Road. Septic field located southeast of building pending county approval. Owner reserves the right to utilize public sewer if an approved option is feasible.

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.
- SWM Buffers are depicted on the Special Use Plan and will be protected per the Ordinance.

Right of Way

- Beatties Ford Road is a Minor Thoroughfare. Right of Way will be reserved along Beatties Ford Road 35' from the centerline.

Easements

- A 12.5' easement will be provided on the site adjacent to the back of the reserved Right-of-Way as depicted on the Special Use Plan.

Hours of Operation

- The hours of operation, including set-up and break down, for events will be no earlier than 8:00 am and no later than midnight (12:00 am).

Noise

- The events shall comply with the noise restrictions identified in the Town of Huntersville Noise Ordinance. See hours of operation note above.

Architectural

- The buildings shall maintain a rural character and be compatible with the surrounding area.

Vineyard

- The vineyard depicted on the Special Use Plan shall be used for growing grapes to be used by others and for aesthetic purposes. This facility will not be used as a winery.

East Side of creek and SWM Buffer

- The east side of the existing creek will be protected and used as a natural buffer. No banquet uses shall occur in this area. The petitioner reserves the right to provide nature trails within the area.

Tree Protection

- Tree protection/tree save areas will be provided as generally shown on the Special Use Plan. Minor modifications may be necessary for driveway sight distances, erosion control measures, storm water management, and accessible slopes. All specimen trees will remain.

Water Quality

- Water quality/post construction measures will be provided throughout the site. Primarily 3 small sand filters will be screened from view to handle water quality and control runoff rates. A larger wet pond may be provided in lieu of smaller sand filters if determined to be feasible during the construction document phase. These measures will be designed during site plan/permitting phase. Planting will occur around sand filter to incorporate rural feel (River Jack Stone, Daylilies, Etc)

Bike Lane

- A 4' Bike Lane will be installed along property frontage within Beatties Ford Road.

Uses

- There will only be one wedding per day.
- ~~Uses will be limited to weddings, banquets, and meetings.~~
- Event limitations will include Motorcycle Rallies, Car Shows, and non-invitation events open to general public attendance.
- Commercial fireworks and other illegal fireworks will be prohibited from use.

IMPERVIOUS SUMMARY - TOTAL TRACT

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE AREA
TOTAL SITE AREA	1,276,668 SF	29.30 AC.	N/A
EXISTING IMPERVIOUS AREA	7,942 SF	0.18 AC.	0.61 %
PROPOSED IMPERVIOUS AREA	144,443 SF	3.31 AC.	11.29 %
TOTAL IMPERVIOUS AREA	146,174 SF	3.35 AC.	11.43%

TREE COVERAGE - TOTAL TRACT

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE AREA
TOTAL SITE AREA	1,276,668 SF	29.30 AC.	N/A
EXISTING TREE COVERAGE	482,296 SF	11.07 AC.	37.78 %
REMOVED TREE COVERAGE	6,534 SF	0.15 AC.	0.51 %
REMAINING CANOPY	475,762 SF	10.92 AC.	98.6% OF OVERALL

ALL SPECIMEN TREES SHALL REMAIN

ZONING CODE SUMMARY

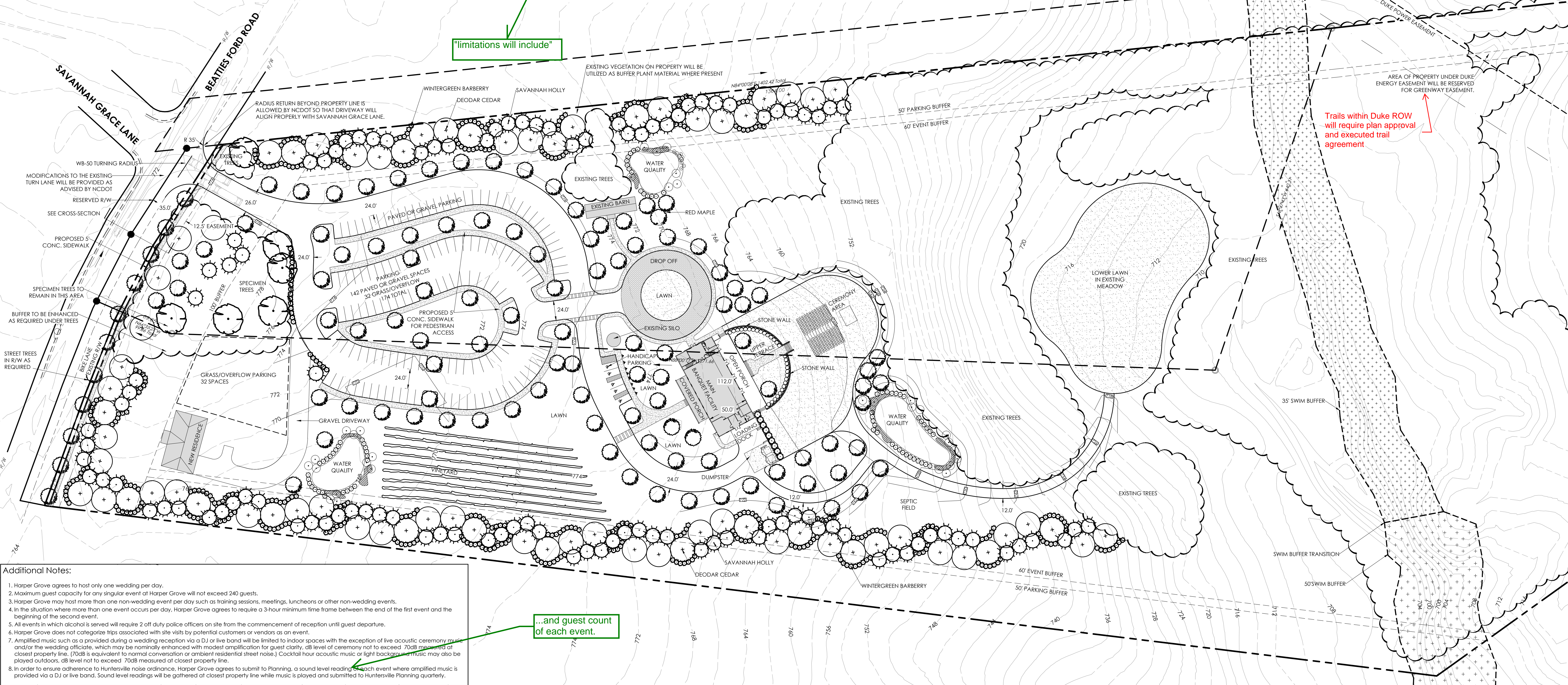
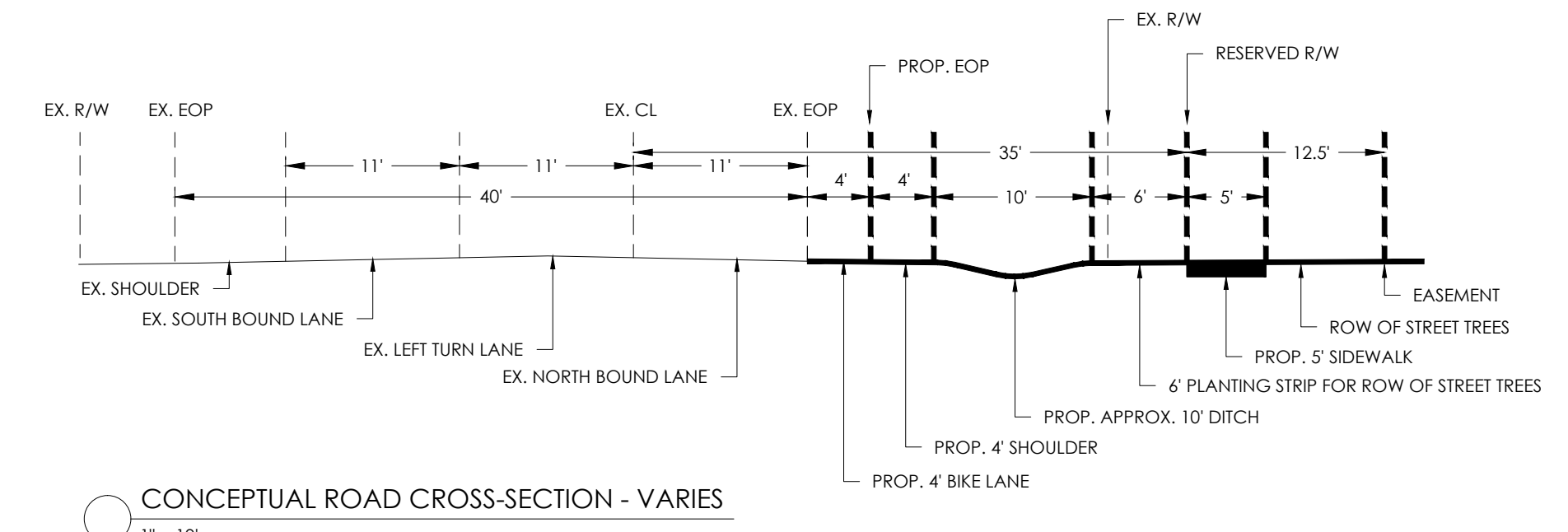
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	2 STORIES - 4,377 HEATED SF FIRST FLOOR - 5,600 SF SECOND FLOOR - 777 SF
2	PARKING SPACES REQUIRED	52 SPACES
3	PARKING SPACES PROVIDED	174 SPACES 142 PAVED OR GRAVEL 32 GRASS/OVERFLOW
4	MIN. DRIVE AISLE WIDTH	AS NOTED
5	MIN. DRIVEWAY RADIUS	AS NOTED
6	HANDICAP SPACES	5 SPACES (1 VAN)
7	BUILDING HEIGHTS	2 STORIES

Signage

- Signage will be reduced from 32' to 24 sq. ft. of actual signage. Signage may be supported by a secondary structure such as a pole, beam, or pillar with beam, or other type of structure following Signage regulations and architecturally compatible with the rural character of the facility. Total height of sign and structure is not to exceed 8'.

SITE DATA

LOCATION:	14532 BEATTIES FORD ROAD (PID # 01540101, 01540104) HUNTERSVILLE, MECKLENBURG COUNTY 28078
ZONE:	R (RURAL DISTRICT), TR (TRANSITIONAL DISTRICT)
USE:	BANQUET FACILITY
CONTACT:	HENSONFOLEY (JAY HENSON) 704.875.1615
ITEM	PROVIDED
LOT AREA	29.30 AC
MIN. FRONT SETBACK	60' BUILDING ; 100' PARKING
MIN. SIDE SETBACK	50' PARKING ; 60' EVENT
MIN. REAR SETBACK	60'
MAX. BUILDING HEIGHT	2 STORIES
FEMA MAP NUMBER	3710462100J
FEMA EFFECTIVE DATE	03/02/2009
SOIL TYPE	CeB2, CeD2, MO, E8b
BUILDING - LOT TYPE	DETACHED HOUSE



Additional Notes:

- Harper Grove agrees to host only one wedding per day.
- Maximum guest capacity for any singular event at Harper Grove will not exceed 240 guests.
- Harper Grove may host more than one non-wedding event per day such as training sessions, meetings, luncheons or other non-wedding events.
- In the situation where more than one event occurs per day, Harper Grove agrees to require a 3-hour minimum time frame between the end of the first event and the beginning of the second event.
- All events in which alcohol is served will require 2 off duty police officers on site from the commencement of reception until guest departure.
- Harper Grove does not cater to his associated with site visits by potential customers or vendors as an event.
- Amplified music such as provided during a wedding reception via a DJ or live band will be limited to indoor spaces with the exception of live acoustic ceremony music and/or the wedding officiate, which may be nominally enhanced with modest amplification for guest clarity, dB level of ceremony not to exceed 70dB measured at closest property line. (70dB is equivalent to normal conversation or ambient residential street noise.) Cocktail hour acoustic music or light background music may also be played outdoors, dB level not to exceed 70dB measured at closest property line.
- In order to ensure adherence to Huntersville noise ordinance, Harper Grove agrees to submit to Planning, a sound level reading for each event where amplified music is provided via a DJ or live band. Sound level readings will be gathered at closest property line while music is played and submitted to Huntersville Planning quarterly.

...and guest count of each event.

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NC ENGINEERING BOARD LICENSE #: C0381
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-0399

GRAPHIC SCALE 1"=60 FT.

HARPER GROVE
14532 BEATTIES FORD ROAD
PIN # 01540101, 01540106
SPECIAL USE PLAN

REVISIONS:

2015/06/10 - REVISED PER PLANNING BOARD AND TOWN REVIEW

FILE NAME: C03 - SPECIAL USE.DWG
PROJECT NUMBER: 215016
DATE: 07/13/2015 DRAWN BY: JAH
SHEET **C03** OF **03**