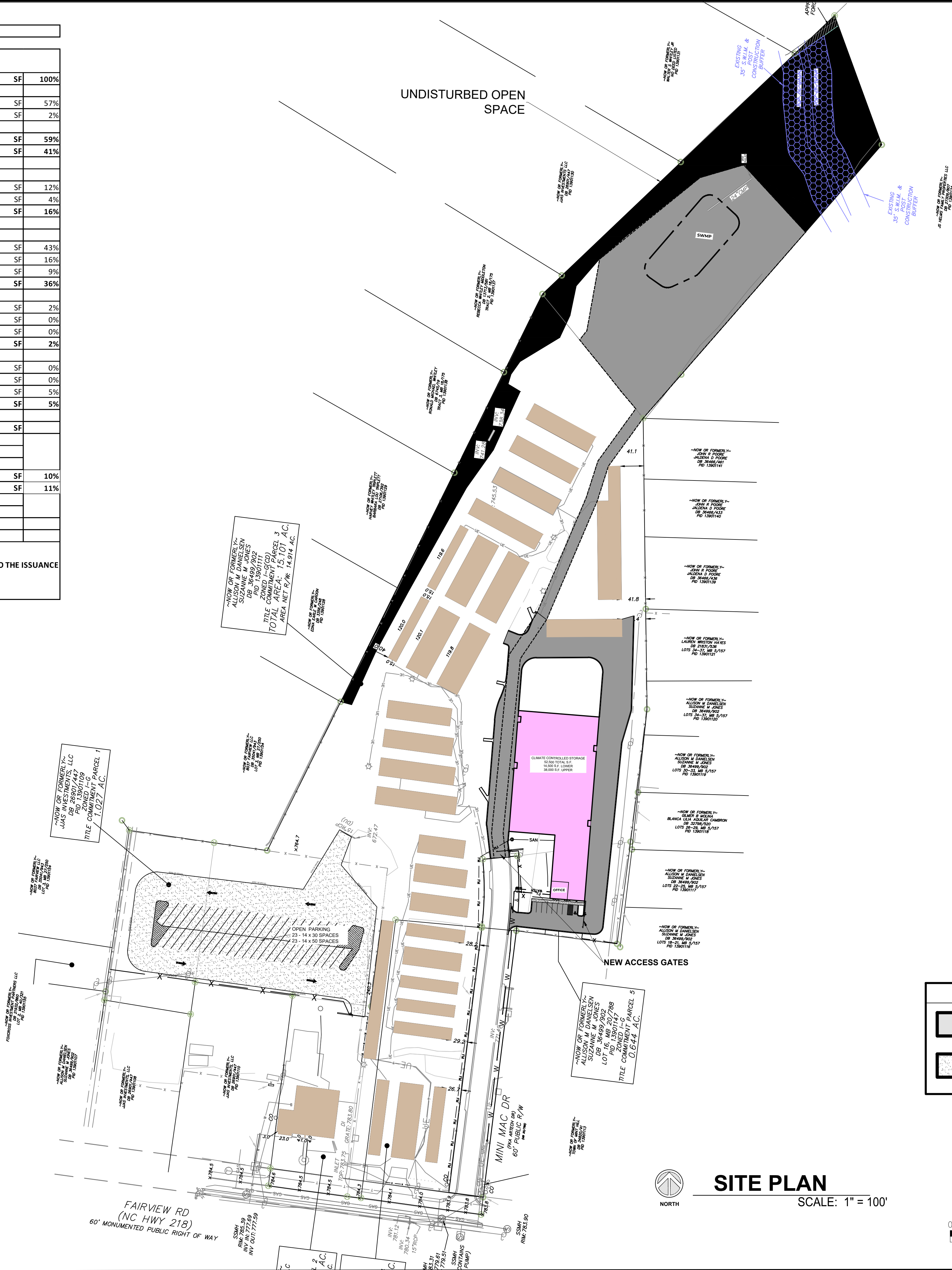


COMMERCIAL BUA SUMMARY CHART				
SITE ALLOWABLE BUA SUMMARY CHART				
TOTAL SITE AREA	879,041	SF	100%	
EXISTING IMPERVIOUS COVERAGE	503,593	SF	57%	
PROP. CHANGE IN IMPERVIOUS	17,381	SF	2%	
TOTAL PROP IMPERVIOUS	520,974	SF	59%	
TOTAL PROP PERVIOUS	358,067	SF	41%	
BUILDING COVERAGE				
EXI BUILDINGS	106,925	SF	12%	
ADDED BUILDINGS	36,000	SF	4%	
TOTAL BUILDINGS	142,925	SF	16%	
IMPERVIOUS COVERAGE				
EXI GRAVEL	380,471	SF	43%	
REMOVED GRAVEL	145,010	SF	16%	
ADDED GRAVEL	79,657	SF	9%	
TOTAL GRAVEL	315,118	SF	36%	
EXI CONCRETE	16,197	SF	2%	
REMOVED CONCRETE	0	SF	0%	
ADDED CONCRETE	0	SF	0%	
TOTAL CONCRETE	16,197	SF	2%	
EXI ASPHALT PAVING	0	SF	0%	
REMOVED PAVING	0	SF	0%	
ADDED PAVING	46,734	SF	5%	
TOTAL PAVING	46,734	SF	5%	
TOTAL IMPERVIOUS COVERAGE	520,974	SF		
PROP PERCENT IMPERVIOUS	59%			
UNDISTURBED OPEN SPACE				
REQUIRED	87,904	SF	10%	
PROVIDED	94,981	SF	11%	
NOTE THAT A BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BMP AS-BUILT APPROVAL				



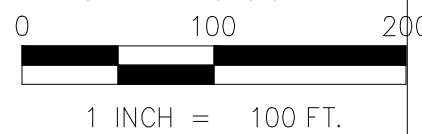
PROJECT LEGEND	
	STANDARD PAVING SECTION
	PROPOSED GRAVEL RV LOT



SITE PLAN

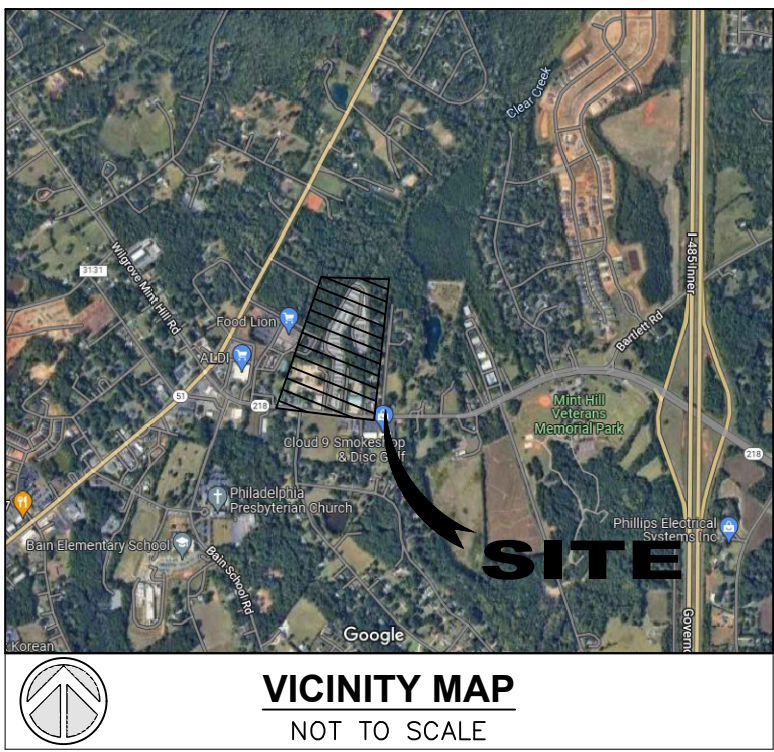
SCALE: 1" = 100'

GRAPHIC SCALE



Know what's below.
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Or Call 800-632-4949



PROJECT INFORMATION

CONTRACTOR

VALSTON, LLC
337 REYNOLDS DR.
EATONTON, GA

PROJECT MANAGER

OMNI CONSULTING SERVICES
401 Westpark Court, Suite 200
Peachtree City, GA 30269
(850) 294-2501 - TOM DANIEL

- PARCEL INFORMATION:
OWNER: 8235FR, LLC
ZONING DISTRICT: I-G
PARCEL ID#: 13901112, 13901123, 13901109, 1390111 & 13901147
TOTAL SITE AREA: 20.183 ACRES

PARKING REQUIREMENTS: NEW BUILDING ONLY
25 SPACES PER 1000 S.F. REQUIRED
52,500 TOTAL S.F.
52,500 / 1000 * 0.25 = 13 SPACES REQUIRED
13 PARKING SPACES PROVIDED

- SETBACK (EXTERIOR ONLY):
FRONT = 50' PER PLAT
SIDE = 10' PER PLAT
REAR = 10' PER PLAT

- WATERSHED INFO
THIS PROPERTY IS LOCATED WITHIN THE YADKIN PC WATERSHED
THIS PROPERTY CONTAINS 0.00 ACRES WITHIN THE FEMA FLOOD
HAZARD AREA ACCORDING TO THE CURRENT FEMA FLOOD MAP.

- BUILT UPON AREA: SEE CALCULATIONS ON C0.3 AND C4.0

- STORMWATER:
THE PROPERTY IS CURRENTLY SERVED BY AN EXISTING
SWMF WHICH WILL BE UPDATED TO THE CURRENT STORMWATER
POST CONSTRUCTION STORMWATER CRITERIA.

- EROSION CONTROL:
TOTAL LAND AREA: 20.183 AC
TOTAL LAND TO BE DISTURBED: 5.19 AC

ACCESS IS FROM FAIRVIEW ROAD & MINI MAC DRIVE

ALL UTILITIES ARE EXISTING AND ONSITE



OMNI
CONSULTING
SERVICES

401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663

PROJECT MANAGER

Construction Documents
PREPARED FOR:



VALSTON, LLC
336 GEORGIA AVE
SUITE 204
NORTH AUGUSTA, SC

CLIENT

#	DATE

MINI MAC STORAGE
8227 FAIRVIEW ROAD
TAX PARCEL #1390111
MINT HILL, NORTH CAROLINA

PROJECT

CLEVE E. DRYDEN, PE
2940 KERRY FOREST PKWY
SUITE 101
TALLAHASSEE, FL 32309

ENGINEER



SEAL

DATE: 6-15-22

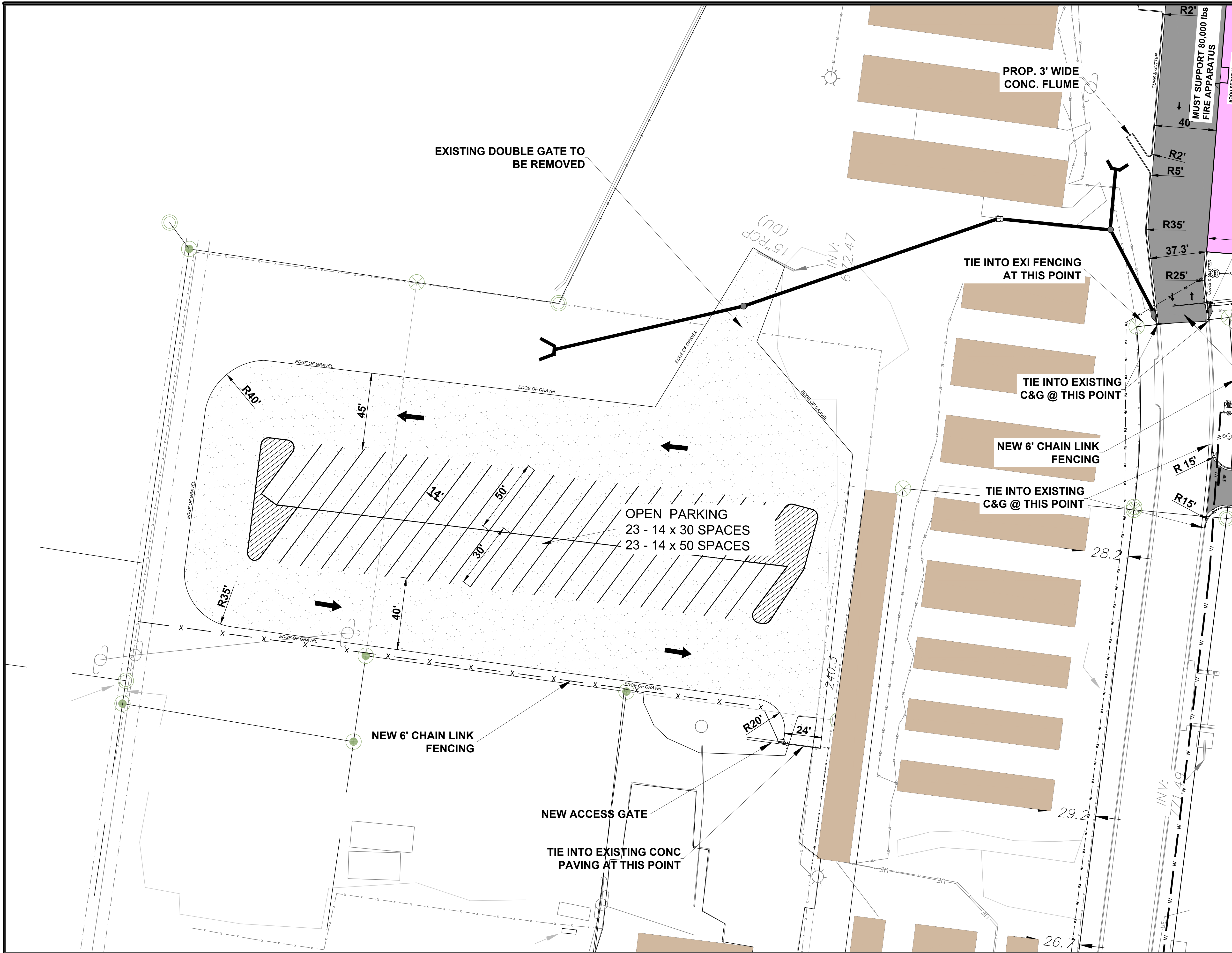
PROJECT NO. 22103.00

DWG FILE - mini mac master.dwg

SCALE: AS SHOWN

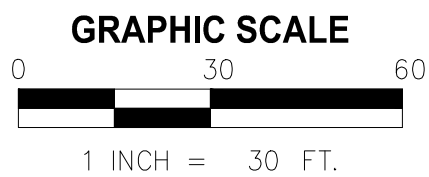
SITE PLAN
C 3.0

SHEET



SITE PLAN

SCALE: 1" = 30'

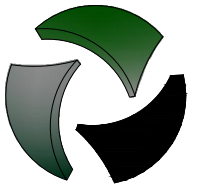


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PROJECT LEGEND	
	STANDARD PAVING SECTION (SHT C 7.1)
	PROPOSED GRAVEL RV LOT



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SCALE: AS SHOWN

SITE PLAN
C 3.1

SHEET

