

CONTENTS:

Z01	COVER SHEET
Z02	EXISTING CONDITIONS
Z03	PRELIMINARY SITE PLAN
Z04	CONCEPTUAL STORMWATER

CIVIL SITE PLAN REZONING PACKAGE

PROPOSED

OLD HAIGLER INN

CHARLOTTE, MECKLENBURG COUNTY, NC

OWNER:

BRIAN AND STARR HAIGLER

4704 KIDDLE LANE, MONROE, NC 28110

PH: (704)684-1011

VICINITY MAP

SCALE: 1" = 1000'

OLD HAIGLER INN

PIN #s 19713115, 19713113, 19719111, 19719112, 19719113

9518 BRIEF RD, CHARLOTTE, NC 28227

COVER

REVISIONS:

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

CALL 800-632-4949 BEFORE YOU DIG

1-800-632-4949

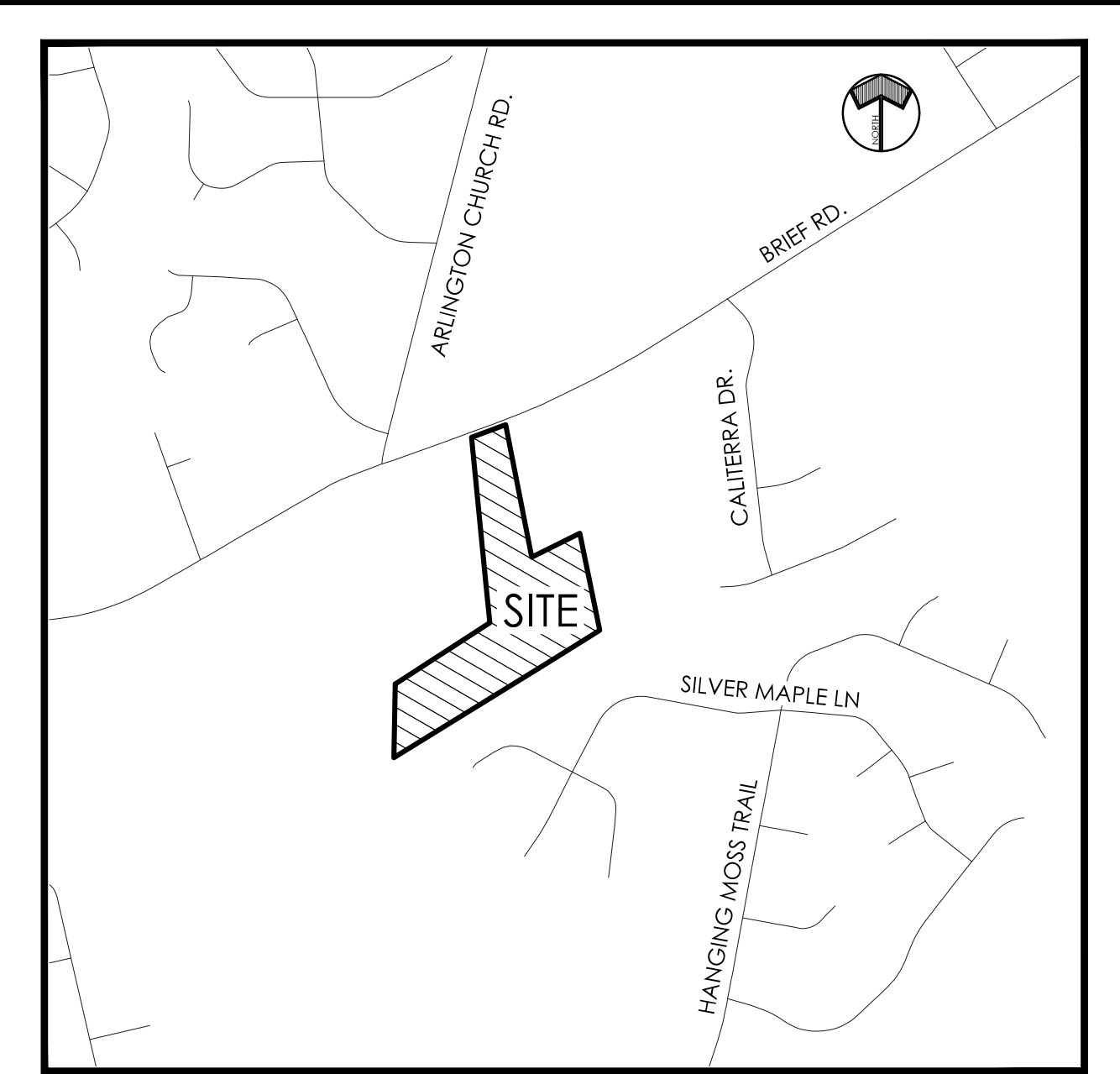
AVOID UTILITY DAMAGE

201 - COVER.DWG

PROJECT NUMBER: 217054

DATE: 01/10/2018 DRAWN BY: JAH

SHEET 201 OF 04



VICINITY MAP
SCALE: 1" = 1000'

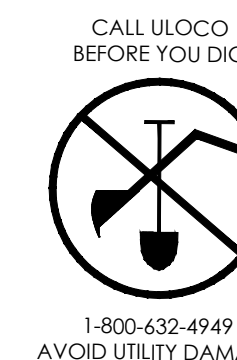
OLD HAIGLER INN
PIN #s 19713115, 19713113, 19719111, 19719112, 19719113
9518 BRIEF RD, CHARLOTTE, NC 28227

COVER

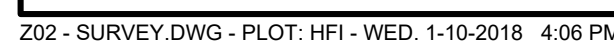
COVER

REVISIONS:

Z01 - COVER.DWG	
PROJECT NUMBER:	217054
DATE: 01/10/2018	DRAWN BY: JAH
<div style="display: flex; justify-content: space-between; align-items: center;"> <div>SHEET</div> <div style="font-size: 2em; font-weight: bold;">Z01</div> <div>OF</div> <div style="font-size: 2em; font-weight: bold;">04</div> </div>	



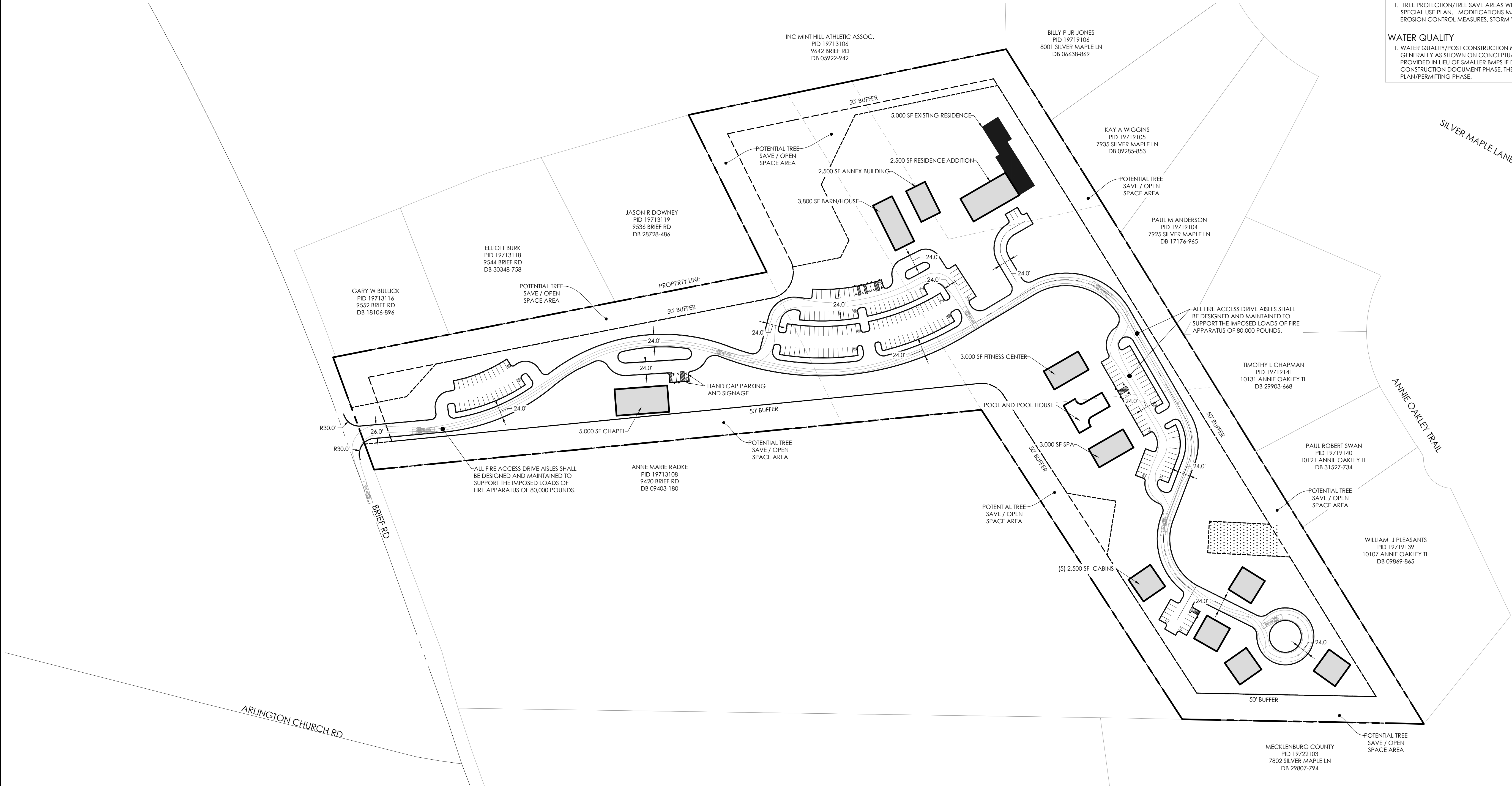
1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



OLD HAIGLER INN
PIN #s 19713115, 19713113, 19719111, 19719112, 19719113
9518 BRIEF RD, CHARLOTTE, NC 28227
EXISTING CONDITIONS

REVISIONS:

Z02 - SURVEY.DWG
PROJECT NUMBER: 217054
DATE: 01/10/2018 DRAWN BY:
SHEET Z02 OF 04



SITE DATA	
LOCATION:	9548 BRIEF RD, CHARLOTTE, MECKLENBURG COUNTY, NC 28031 (PID # 19713115, 19713113, 19719111, 19719112, 19719113)
ZONE:	EXISTING: R (RESIDENTIAL) PROPOSED: CZ
USE:	EXISTING: RESIDENTIAL PROPOSED: WEDDING VENUE
CONTACT:	HENSONFOLEY 704-875-1615
WATERSHED:	GOOSE CREEK AND CLEAR CREEK
SITE AREA:	22.22 AC
BUFFER:	50'
FEMA MAP NUMBER:	3710552200L, 3710551200K
FEMA EFFECTIVE DATE:	02/19/2014
SOIL TYPE:	CeB2, End, GeB2, HeB2, HeB, PaE, VaB

IMPERVIOUS SUMMARY - TOTAL TRACT			
ITEM	SQ FT	ACRES	% OF TOTAL SITE AREA
TOTAL SITE AREA	967,903 SF	22.22 AC	100.00 %
EXISTING IMPERVIOUS AREA	5,000 SF	0.11 AC	0.52 %
PROPOSED IMPERVIOUS AREA (APPROX.)	309,000 SF	7.09 AC	31.92 %
TOTAL IMPERVIOUS AREA (APPROX.)	314,000 SF	7.21 AC	32.44 %

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	EXISTING BUILDING - 5,000 SF CHAPEL - 5,000 SF ANNEX BUILDING - 2,500 SF BARN/HOUSE - 3,800 SF RESIDENCE EXTENSION - 2,500 SF FITNESS CENTER - 3,000 SF SPA - 3,000 SF CABINS - 5 @ 2,500 SF EACH
2	PARKING SPACES REQUIRED	175 SPACES TOTAL CHAPEL 1 SPACE PER 4 SEATS @ 200 SEATS = 50 SPACES ANNEX BUILDING (2,500 SF) 1 SPACE PER 75 SF = 34 SPACES BARN/HOUSE (3,800 SF) 1 SPACE PER 75 SF = 51 SPACES RESIDENCE EXTENSION 2 SPACES FITNESS CENTER (3,000 SF) 1 SPACE PER 200 SF = 15 SPACES SPA (3,000 SF) 1 SPACE PER 200 SF = 15 SPACES CABINS 2 SPACES PER CABIN = 10 SPACES
3	PARKING SPACES PROVIDED	203 SPACES
4	MIN. DRIVE AISLE WIDTH	AS NOTED
5	MIN. DRIVEWAY RADIUS	AS NOTED
6	HANDICAP SPACES REQUIRED	11 SPACES (4 VAN)
7	HANDICAP SPACES PROVIDED	11 SPACES (7 VAN)
8	BUILDING HEIGHTS	MAX 2 STORIES
9	OPEN SPACE REQUIRED	15% (22.22 ACRES X 15% = 3.33 ACRES)
10	OPEN SPACE PROVIDED	3.33 ACRES MINIMUM

- ### GENERAL NOTES

BUILDINGS

 - BUILDINGS WILL BE LOCATED WHERE GENERALLY DEPICTED ON THE SPECIAL USE PLAN.
 - THE EXISTING RESIDENCE WILL REMAIN.

PARKING

 - PARKING WILL BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN. PARKING WILL BE SCREENED FROM PUBLIC VIEW & ADJACENT LAND OWNERS.
 - PARKING AND DRIVE AISLES WILL BE ASPHALT OR CONCRETE AS DECIDED BY OWNER.
 - 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 ON BRIEF ROAD

BUFFERS AND SETBACKS

 - A 50' PARKING BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE SITE.
 - 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 BRIEF ROAD.
 - ANY ROADWAY IMPROVEMENTS WILL BE PROVIDED AS REQUIRED BY NCDOT.
 - ALL FIRE ACCESS DRIVE AISLES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

LIGHTING

 - LIGHTING WILL BE AS ALLOWED WITHIN THE ORDINANCE AND APPROVED DURING THE SITE PLAN PHASE.

WATER/SEWER

 - SEWER WILL BE PROVIDED THROUGH AN ON-SITE SEPTIC SYSTEM WHILE WATER WILL BE PROVIDED VIA WELL. OWNER RESERVES THE RIGHT TO UTILIZE PUBLIC WATER/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.

NOISE

 - THE EVENTS SHALL COMPLY WITH THE NOISE RESTRICTIONS IDENTIFIED IN THE TOWN OF MINT HILL NOISE ORDINANCE.

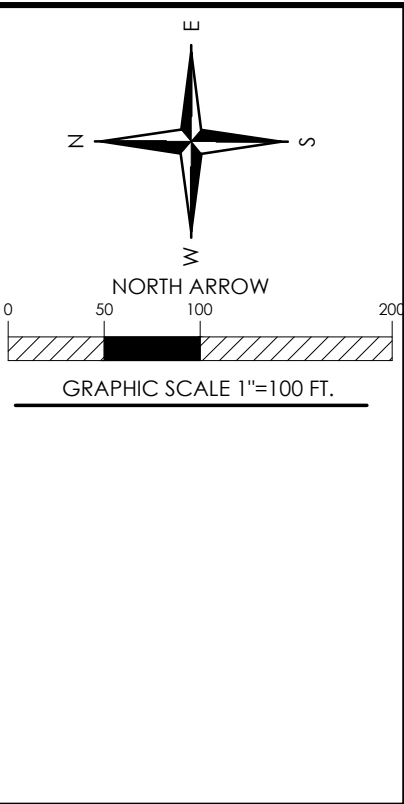
TREE PROTECTION

 - TREE PROTECTION/TREE SAVE AREAS WILL BE PROVIDED AS GENERALLY SHOWN ON THE SPECIAL USE PLAN. MODIFICATIONS MAY BE NECESSARY FOR DRIVEWAY SIGHT DISTANCES, EROSION CONTROL MEASURES, STORM WATER MANAGEMENT, AND ACCESSIBLE SLOPES.

WATER QUALITY

 - WATER QUALITY/POST CONSTRUCTION MEASURES WILL BE PROVIDED THROUGHOUT THE SITE GENERALLY AS SHOWN ON CONCEPTUAL STORMWATER PLAN. A LARGER WET POND MAY BE PROVIDED IN LIEU OF SMALLER BMPs IF DETERMINED TO BE FEASIBLE DURING THE CONSTRUCTION DOCUMENT PHASE. THESE MEASURES WILL BE DESIGNED DURING SITE PLAN/PERMITTING PHASE.

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-399
NC LAND SURVEYING BOARD LICENSE # L-180

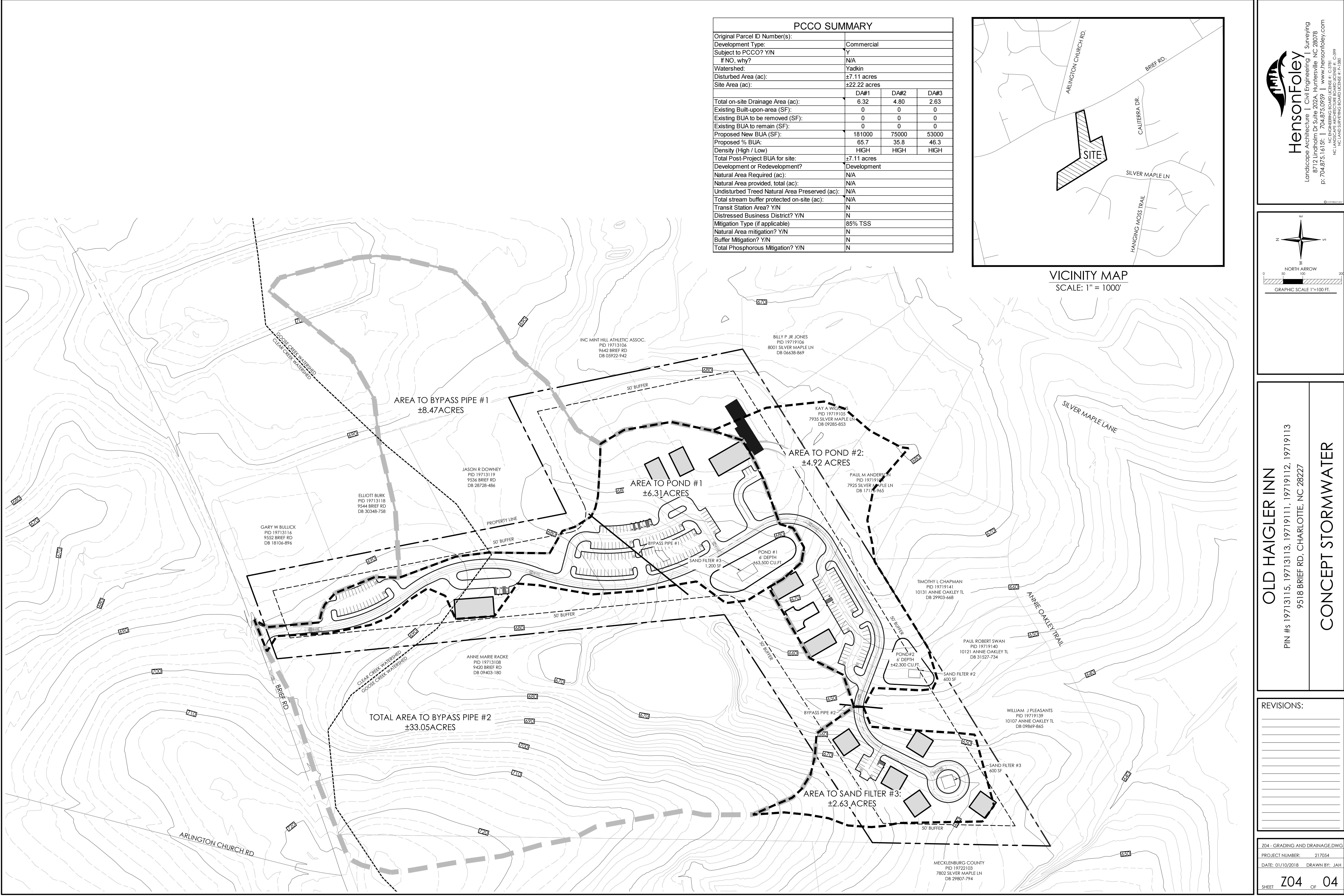


OLD HAIGLER INN
PIN #s 19713115, 19713113, 19719111, 19719112, 19719113
9518 BRIEF RD, CHARLOTTE, NC 28227

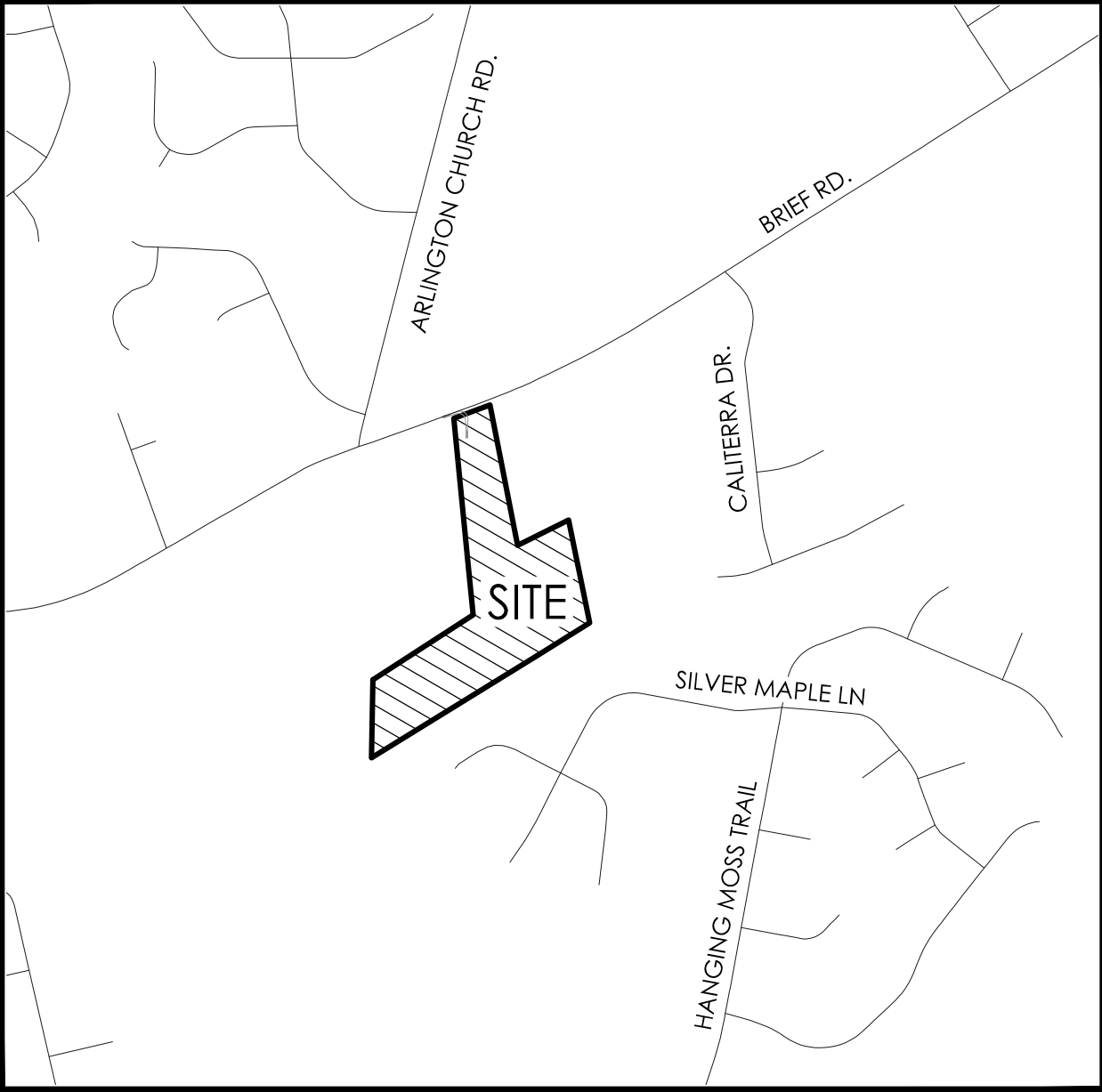
SITE PLAN

REVISIONS:	

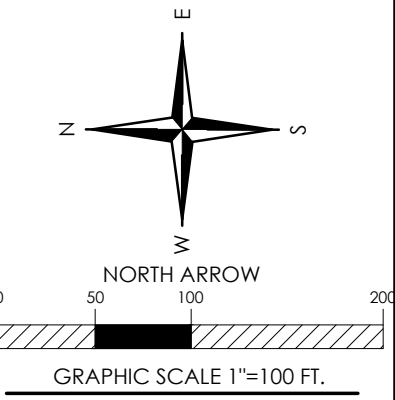
Z03 - SITE PLAN.DWG	
PROJECT NUMBER:	217054
DATE: 01/10/2018	DRAWN BY: JAH
SHEET	Z03 OF 04



PCCO SUMMARY			
Original Parcel ID Number(s):			
Development Type:	Commercial		
Subject to PCCO? Y/N	Y		
If NO, why?	N/A		
Watershed:	Yadkin		
Disturbed Area (ac):	±7.11 acres		
Site Area (ac):	±22.22 acres		
	DA#1	DA#2	DA#3
Total on-site Drainage Area (ac):	6.32	4.80	2.63
Existing Built-upon-area (SF):	0	0	0
Existing BUA to be removed (SF):	0	0	0
Existing BUA to remain (SF):	0	0	0
Proposed New BUA (SF):	181000	75000	53000
Proposed % BUA:	65.7	35.8	46.3
Density (High / Low)	HIGH	HIGH	HIGH
Total Post-Project BUA for site:	±7.11 acres		
Development or Redevelopment?	Development		
Natural Area Required (ac):	N/A		
Natural Area provided, total (ac):	N/A		
Undisturbed Treed Natural Area Preserved (ac):	N/A		
Total stream buffer protected on-site (ac):	N/A		
Transit Station Area? Y/N	N		
Distressed Business District? Y/N	N		
Mitigation Type (if applicable)	85% TSS		
Natural Area mitigation? Y/N	N		
Buffer Mitigation? Y/N	N		
Total Phosphorous Mitigation? Y/N	N		



VICINITY MAP
SCALE: 1" = 1000'



OLD HAIGLER INN

PIN #s 19713115, 19713113, 19719111, 19719112, 19719113
9518 BRIEF RD, CHARLOTTE, NC 28227

CONCEPT STORMWATER

REVISIONS:	

Z04 - GRADING AND DRAINAGE.DWG	
PROJECT NUMBER:	217054
DATE: 01/10/2018	DRAWN BY: JAH
SHEET	Z04 OF 04