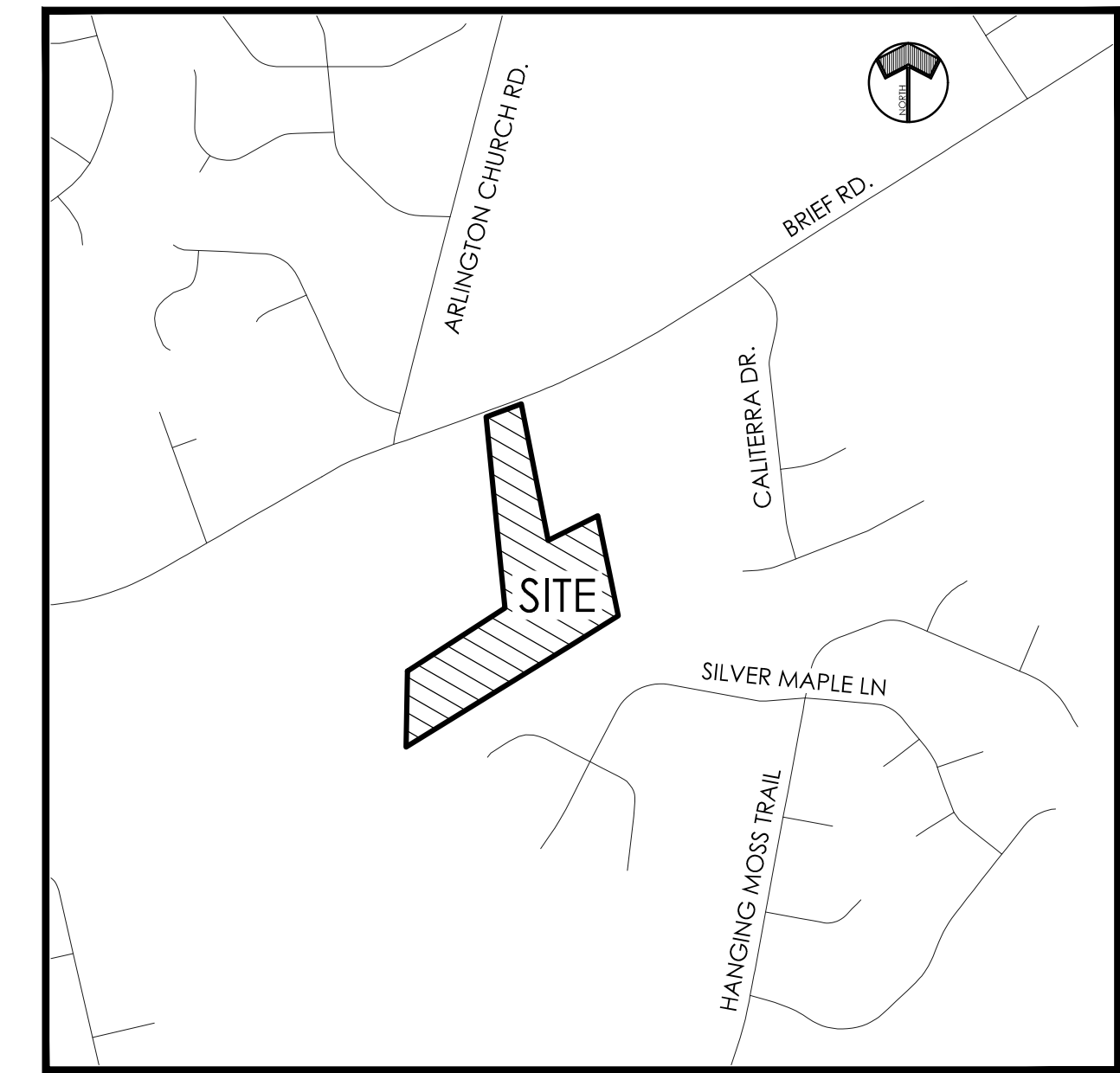


CONTENTS:

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

<div>CIVIL SITE PLAN REZONING PACKAGE</div> <div>PROPOSED</div> <div>OLD HAIGLER INN</div> <div>CHARLOTTE, MECKLENBURG COUNTY, NC</div>		<div>VICINITY MAP</div> <div>SCALE: 1" = 1000'</div>
<div>OWNER:</div> <div>BRIAN AND STARR HAIGLER</div> <div>4704 KIDDLE LANE, MONROE, NC 28110</div> <div>PH: (704)684-1011</div>		
<div>OLD HAIGLER INN</div> <div>PIN #s 19713115, 19713113, 19719111, 19719112, 19719113</div> <div>9518 BRIEF RD., CHARLOTTE, NC 28227</div>		<div>COVER</div>

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

[illegible]


REVISIONS:

1 - 01/23/2018 - PER COUNTY REVIEW

Z01 - COVER.DWG	
PROJECT NUMBER:	217054
DATE: 02/12/2018	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>	



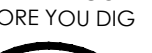
CALL ULOCO
BEFORE YOU DIG



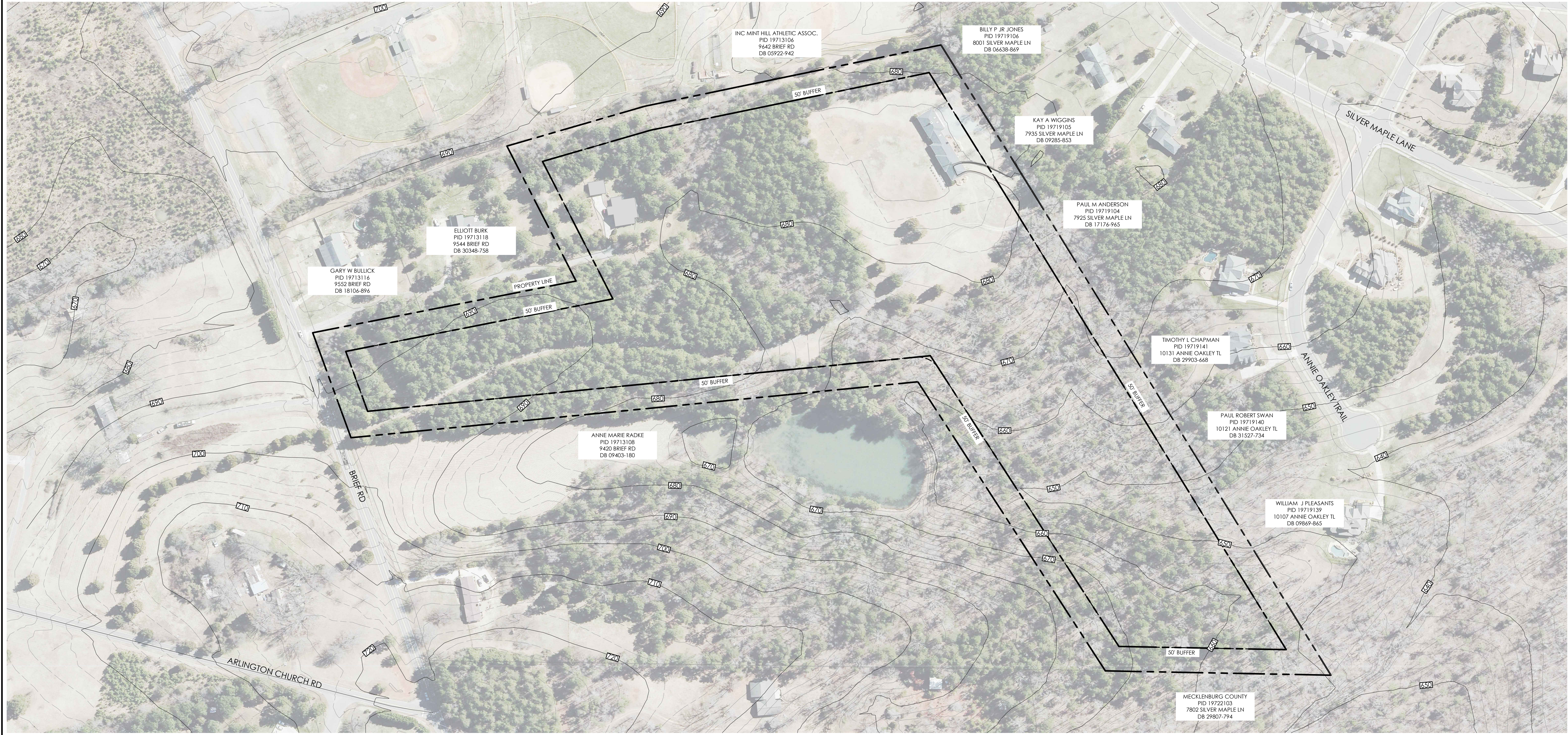
A circular sign with a diagonal line through it, crossed out by a large 'X', indicating that digging is prohibited.

1-800-632-4949
AVOID UTILITY DAMAGE

- CALL ULICO
BEFORE YOU DIG**

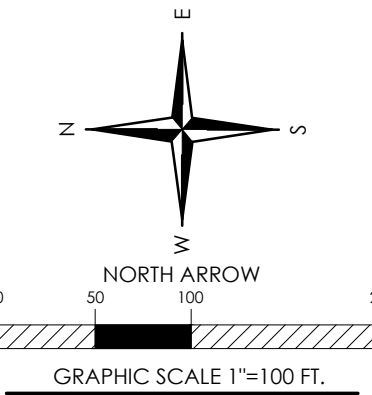

 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
 2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
 3. ALL PAVEMENT CUTS, CONCRETE 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 COMMENDED.

1-800-632-4949
AVOID UTILITY DAMAGE



HensonFoley
Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615 | 704.875.0959 | www.hensonfoley.com

NC ENGINEERING BOARD LICENSE # C-3781 C-399
NC LAND SURVEYING BOARD LICENSE # L-180



OLD HAIGLER INN

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

EXISTING CONDITIONS

REVISIONS:

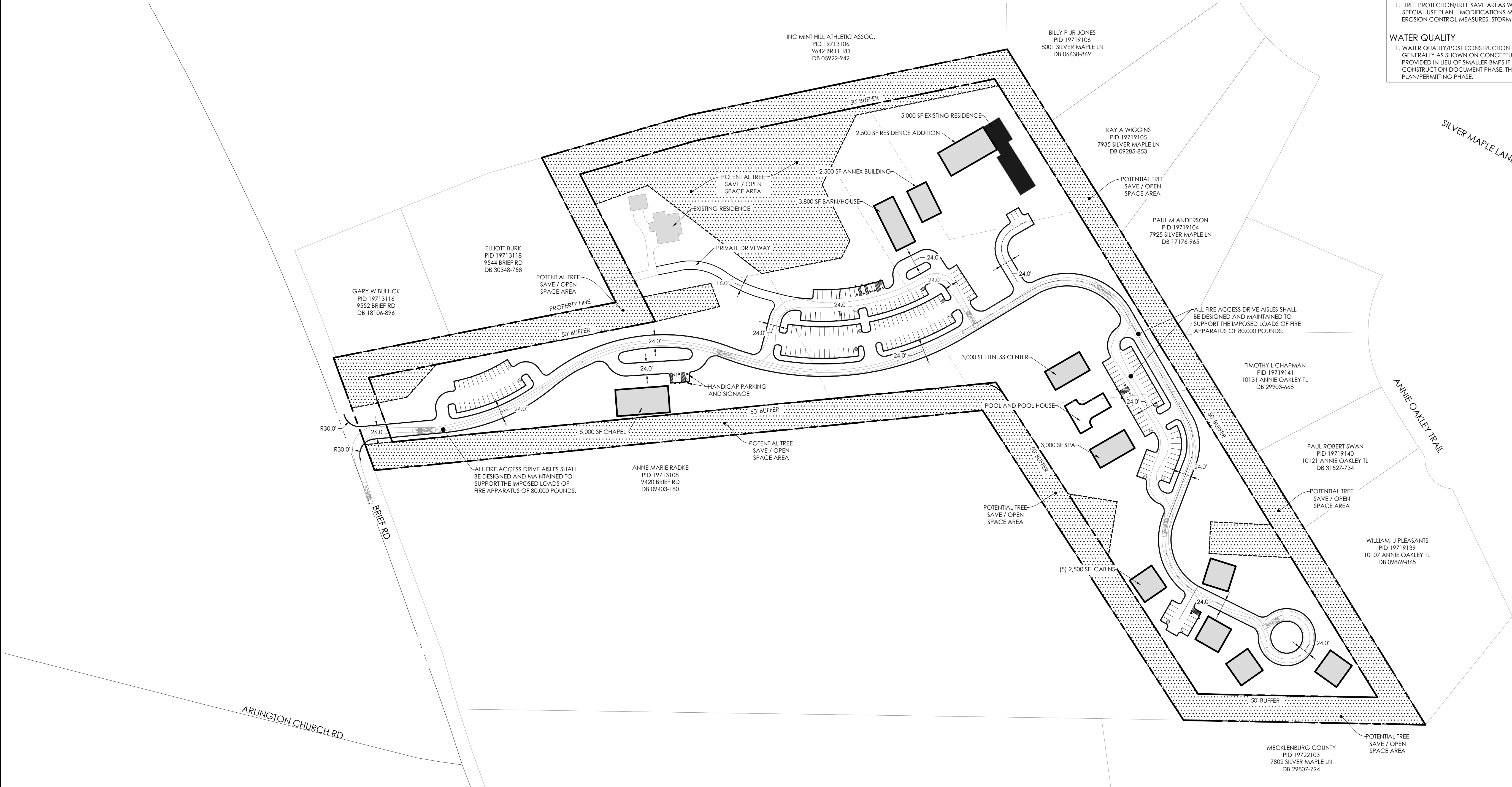
1 - 01/23/2018 - PER COUNTY REVIEW

Z02 - SURVEY.DWG

PROJECT NUMBER: 217054

DATE: 02/12/2018 DRAWN BY: JAH

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: CONFERENCE AND RETREAT CENTER
CONTACT:	HENSONFOLEY 704-875-1615
WATERSHED	GOOSE CREEK AND CLEAR CREEK
SITE AREA	23.73 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	1,033,678 SF	23.73 AC	100.00 %
EXISTING IMPERVIOUS AREA	5,000 SF	0.11 AC	0.48 %
PROPOSED IMPERVIOUS AREA (APPROX.)	309,000 SF	7.09 AC	29.89 %
TOTAL IMPERVIOUS AREA (APPROX.)	314,000 SF	7.21 AC	30.38 %

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 CENER (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% (23.73 ACRES X 15% = 3.55 ACRES)
10	OPEN SPACE PROVIDED	3.55 ACRES MINIMUM

- ### GENERAL NOTES

BUILDINGS

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

PARKING

 1. PARKING WILL BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN. PARKING WILL BE SCREENED FROM PUBLIC VIEW & ADJACENT LAND OWNERS.
 2. PARKING AND DRIVE AISLES WILL BE ASPHALT OR CONCRETE AS DECIDED BY OWNER.
 3. PARKING SPACES WILL BE SCREENED AND LANDSCAPED AS REQUIRED IN THE ORDINANCE.
 4. ACCESSIBLE PARKING SPACES WILL BE PROVIDED AS REQUIRED AT THE FACILITIES.
 5. NO PARKING ON BRIEF ROAD

BUFFERS AND SETBACKS

 1. A 50' PARKING BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE SITE.
 2. FINAL PLANTING PLAN WILL BE SUBMITTED TO MEET THE INTENT OF ORDINANCE DURING SITE PLAN PROCESS.

DRIVEWAY AND ROADWAY IMPROVEMENTS

 1. A 26' DRIVEWAY IS PROPOSED ONTO BRIEF ROAD.
 2. ANY ROADWAY IMPROVEMENTS WILL BE PROVIDED AS REQUIRED BY NCDOT.
 3. ALL FIRE ACCESS DRIVE AISLES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

LIGHTING

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

WATER/SEWER

 1. 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

 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.

NOISE

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

TREE PROTECTION

 1. 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

 1. 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.

OLD HAIGLER INN

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

SITE PLAN

REVISIONS:	
1 - 01/23/2018 - PER COUNTY REVIEW	

Z03 - SITE PLAN.DWG	
PROJECT NUMBER:	217054
DATE: 02/12/2018	DRAWN BY: JAH
SHEET	Z03 OF 04



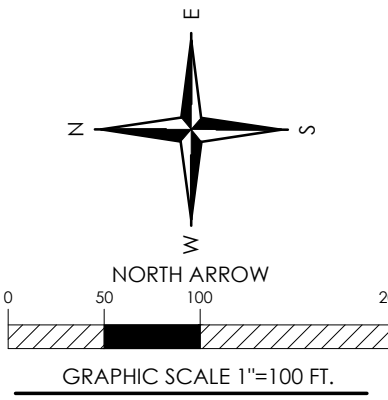
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8712 Lindholm Dr Suite 202A, Huntersville, NC 28078

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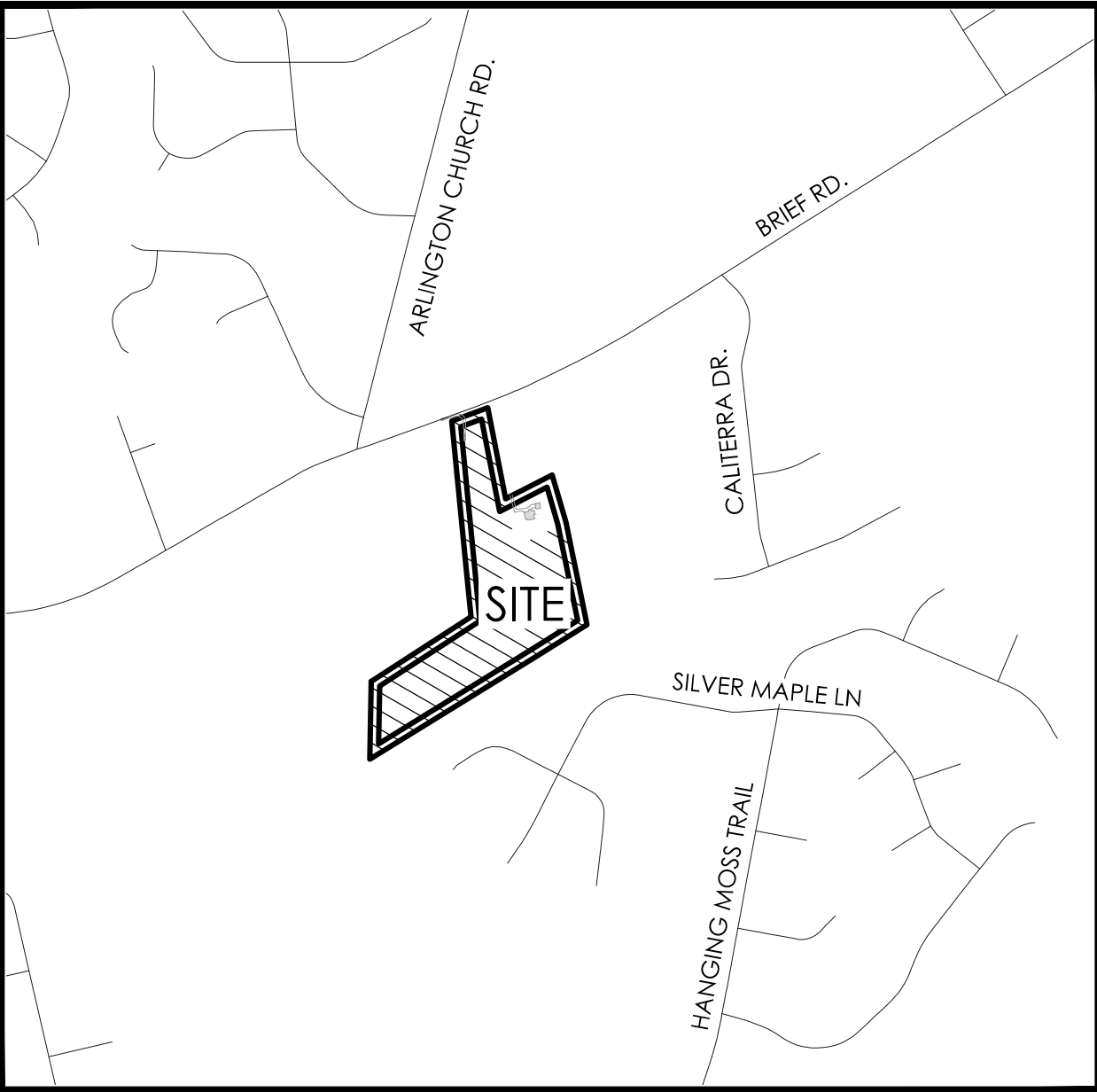


BMP VOLUME SUMMARY				
DRAINAGE AREA	50 YEAR PRE RUNOFF	50 YEAR POST RUNOFF	DIFFERENCE	POND STORAGE
1	51924	113343	61419	63500
2	40293	70001	29708	42300
3	19907	37375	17468	22300

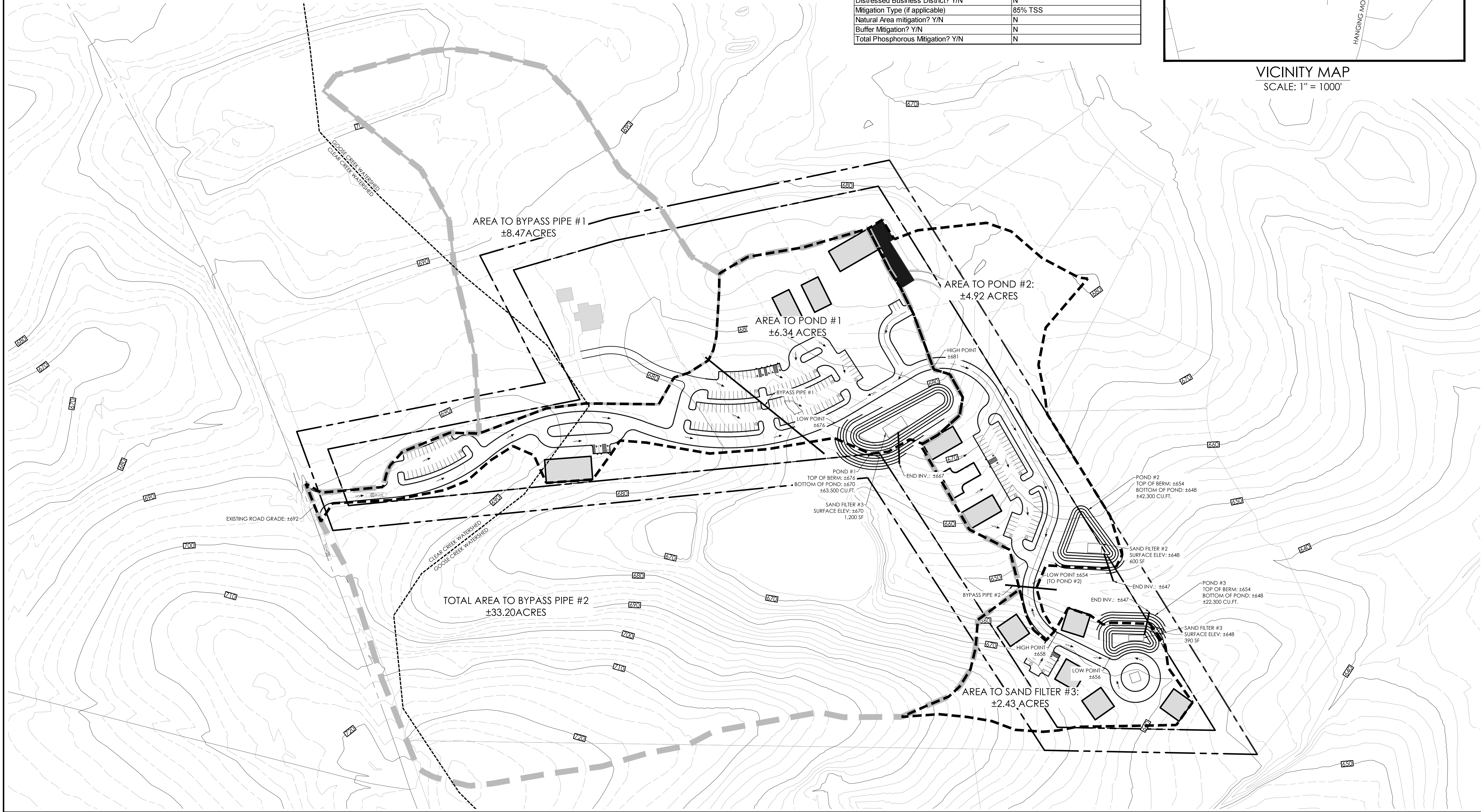
NOTES

1. ALL BMPs SHALL BE DESIGNED TO MEET GOOSE CREEK WATERSHED REQUIREMENTS
2. ENHANCED EROSION CONTROL MEASURES SHALL BE PROVIDED DURING CONSTRUCTION

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):	6.39	4.92	2.54
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):	175200	77900	48300
Proposed % BUA:	65.7	35.8	46.3
Density (High / Low)	HIGH	HIGH	HIGH
Total Post-Project BUA for site:	±6.92 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'



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9518 BRIEF RD, CHARLOTTE, NC 28227
CONCEPT STORMWATER

REVISIONS:	
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Z04 - GRADING AND DRAINAGE.DWG	
PROJECT NUMBER:	217054
DATE: 02/12/2018	DRAWN BY: JAH
SHEET	Z04 OF 04