Approved By
Board of Commissioners
4/9/2015

EXISTING DRAINAGE PATTERNS

PARCEL 13715311
EXISTING ZONING: R
PROPOSED ZONING: I-G (CD)
3.04 ACRES

OPEN AIR STORAGE SCREENING

GRADING LIMITS 6.75 ACRES

0.61 ACRES UNDISTURBED OPEN SPACE (10% OF I-G (CD) ZONED AREA)

MINT HILL INDUSTRIALS, LLC
13715210
DB 28993, PG 607
I-G(CUD)

40' SETBACK

PHASE 2 OUTDOOR STORAGE

PHASE 1 OUTDOOR STORAGE

EIR

R=N02°50'05"E 194.95'
M=N02°50'05"E 195.08'

20' FFE=748.25' PHASE 2 BUILDING 100.28'

PHASE 2 BUILDING FFE=748.25'

235'

80'

GRAY 13715311 DB 20650, PG 899 R

TBM (NAIL)

PHASE 1 BUILDING FFE=748.25'

FFE=748.25' PHASE 1 BUILDING 100.28'

PHASE 1 BUILDING FFE=748.25'

50'

40'

R=N86°41'20"W 1076.57'
M=N86°42'39"W 1076.33'

OPEN AIR STORAGE SCREENING/ RESIDENTIAL BUFFER

ALBEMARLE ASSOC, LLC
13715211
DB 13307, PG 919
R

ALBEMARLE ASSOC, LLC
13715211
DB 13307, PG 919
I-G(CUD)

SOILS BOUNDARY

EnD

CeB2

PARCEL: 13715312
EFIRD, JANICE L
I-G(CUD)

15' SETBACK

PHASE 2 SAND FILTER

UNDERGROUND DETENTION (CMP) PHASE 2

ZONING LINE - SET 8' OFF EXISTING ACCESSORY BUILDING

RESIDENTIAL BUFFER

GRADING LIMITS

PHASE 1 SAND FILTER

RESIDENTIAL BUFFER

PROPOSED RETAINING WALL

GRADING LIMITS 6.75 ACRES

PARCEL 13715311
EXISTING ZONING: R
PROPOSED ZONING: R
1.30 ACRES

22.72

M=S86°42'14"E 1067.01'
R=S86°41'20"E 1067.25'

20.8'

EX. DET GARAGE

UNDERGROUND DETENTION (CMP)

EX. 1 STORY BRICK RANCH

TBM NAIL IN CONCRETE DRIVE

GRAY, WILLIAM D
13715310
R

TOTAL AREA
4.79 Ac.
208,989 Sq Ft

40' SETBACK

EXITING DRAINAGE PATTERNS

PARCEL 13715310
EXISTING ZONING: R
PROPOSED ZONING: I-G (CD)
4.79 ACRES

APPROXIMATE LOCATION OF FUTURE RIGHT OF WAY (118')

APPROXIMATE LOCATION OF BLAIR ROAD CENTERLINE

SIDEWALK EASEMENT

59'

MINT HILL TOWN LIMITS

PROPOSED 5' SIDEWALK

GRAY
13715319
DB 20650, PG 925
R

STREET TREES (EASTERN REDBUD) 30' O.C.

24'

R30'

PROPOSED 5' SIDEWALK

SIDEWALK EASEMENT

S00°05'56"W 195.25'

EDGE OF PAVEMENT

BLAIR ROAD
PUBLIC RIGHT OF WAY VARIES

EIR

NAD 83

SCALE 1"=40'
0 40' 80'

PROPERTY DATA NOTES

PROJECT PROPERTY:
PARCELS 13715310 (11131 BLAIR ROAD) 4.79 ACRES OWNER: WILLIAM D GRAY
13715311 (11207 BLAIR ROAD) 4.02 ACRES OWNER: WILLIAM D GRAY

DISTURBED AREA: = **6.75 ACRES**

DISTURBED AREA LAND USE: VACANT LAND

EXISTING VEGETATION: WOODED

STATEMENT OF INTENT:
TO REZONE PARCEL 13715310 AND 3.04 ACRES OF PARCEL 1375311 FROM R TO I-G (CD). THE PROPERTIES ZONED I-G (CD) WILL BE DEVELOPED FOR SELF STORAGE USAGE, BOTH INDOOR AND OUTDOOR. THE EXISTING RESIDENCE ON 13715311 (ZONED R) WILL REMAIN A RESIDENCE.

SOILS: 98% CeB2, 1% EnB, 1% EnD

IMPERVIOUS AREA: TOTAL SITE: 304,049 SF (6.98 ACRES)
PHASE 1: 20,550 SF GRAVEL
34,091 SF BUILDINGS
49,939 SF ASPHALT
PHASE 2: 19,260 SF GRAVEL
22,826 SF BUILDINGS
24,181 SF ASPHALT
TOTAL % IMPERVIOUS: 56.19% IMPERVIOUS

APPROXIMATE TRAFFIC COUNT:
2 TRIPS / 1000SF - 65,000/1,000 X 2 = 130 TPD

NO OUTDOOR STORAGE SHALL BE ALLOWED IN CONJUNCTION WITH THE FACILITY WITH THE FOLLOWING EXCEPTIONS: BOATS, CAR, MOTORCYCLES, TRAILERS, MOTOR HOMES, PICKUP TRUCKS AND SIMILAR TYPE AND SIZE VEHICLES. OUTDOOR STORAGE IS RESTRICTED TO THE AREA DESIGNATED AS OUTDOOR STORAGE ON THE ZONING PLAN.

LANDSCAPING ASSOCIATED WITH THE SCREENING AND BUFFER SHALL BE MAINTAINED IN A GOOD AND HEALTHY CONDITION.

STREET TREES WILL BE MAINTAINED BY THE PROPERTY OWNER.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE.

LIGHTING SHALL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED.

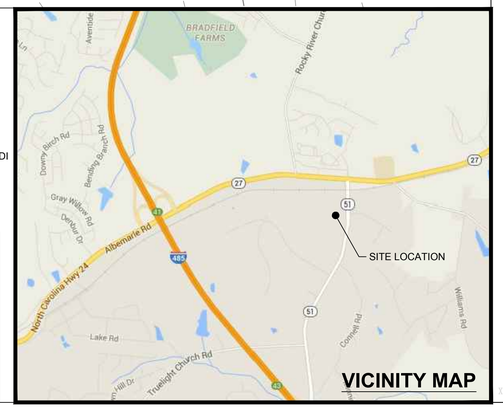
ASPHALT PAVEMENT
GRAVEL SURFACE
UNDISTURBED OPEN SPACE
SLOPES: 10-25%
SLOPES: >25%

EASTERN REDBUD
CERCIS CANADENSIS
AMERICAN ARBORVITAE
THUJA OCCIDENTALLIS
WILLOW OAK
QUERCUS PHELLOS
50 BURFORD HOLLY
ILEX CORNUTA BURFORDI

100' TYPICAL BUFFER SECTION

CROSS-SECTION VIEW FROM BLAIR ROAD

PROPOSED BUILDING: 35'
PROPOSED BUILDING: 15'
PROPOSED BUILDING: 15'
EXISTING GARAGE APPROX: 15'
BLAIR ROAD



VICINITY MAP

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE
20 MAY 2015
DRAWN BY
J. GALLOWAY
DESIGNED BY
J. GALLOWAY
CHECKED BY
B.CRUTCHFIELD
SCALE
1"=40'

TIMMONS GROUP

MINT HILL SELF STORAGE
TOWN OF MINT HILL, NORTH CAROLINA
ZONING PLAN

JOB NO.
35856
SHEET NO.
RZ-01

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