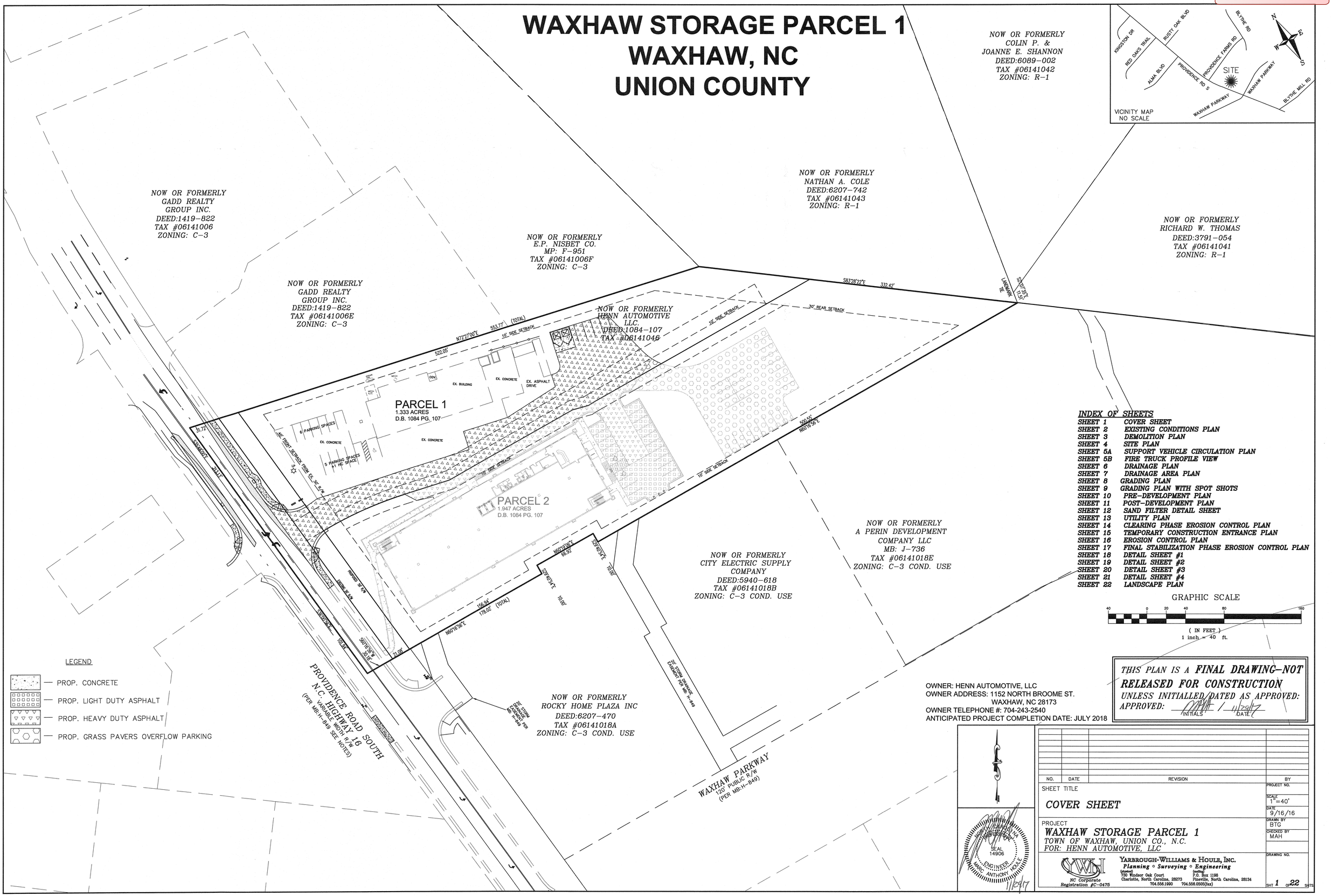
NOT APPROVED

WAXHAW STORAGE PARCEL 1
WAXHAW, NC
UNION COUNTY



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THIS PLAN IS A **FINAL DRAWING-NOT RELEASED FOR CONSTRUCTION** UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: MAH / 11/29/17
INITIALS DATE

OWNER: HENN AUTOMOTIVE, LLC
OWNER ADDRESS: 1152 NORTH BROOME ST.
WAXHAW, NC 28173
OWNER TELEPHONE #: 704-243-2540
ANTICIPATED PROJECT COMPLETION DATE: JULY 2018

NO.	DATE	REVISION	BY

SHEET TITLE
COVER SHEET

PROJECT
WAXHAW STORAGE PARCEL 1
TOWN OF WAXHAW, UNION CO., N.C.
FOR: HENN AUTOMOTIVE, LLC

PROJECT NO.
SCALE 1"=40'
DATE 9/16/16
DRAWN BY BTG
CHECKED BY MAH
DRAWING NO.

SEAL 14906 NORTH CAROLINA PROFESSIONAL ENGINEER MARC ANTHONY HOULE
11/29/17

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
(physical) 720 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0505(fax)
NC Corporate Registration #C-0475

NOT APPROVED

NOW OR FORMERLY
GADD REALTY
GROUP INC.
DEED:1419–822
TAX #06141006
ZONING: C–3

NOW OR FORMERLY
GADD REALTY
GROUP INC.
DEED:1419–822
TAX #06141006E
ZONING: C–3

NOW OR FORMERLY
E.P. NISBET CO.
MP: F–951
TAX #06141006F
ZONING: C–3

NOW OR FORMERLY
NATHAN A. COLE
DEED:6207–742
TAX #06141043
ZONING: R–1

NOW OR FORMERLY
A PERIN DEVELOPMENT
COMPANY LLC
MB: J–736
TAX #06141018E
ZONING: C–3 COND. USE

NOW OR FORMERLY
CITY ELECTRIC SUPPLY
COMPANY
DEED:5940–618
TAX #06141018B
ZONING: C–3 COND. USE

NOW OR FORMERLY
ROCKY HOME PLAZA INC
DEED:6207–470
TAX #06141018A
ZONING: C–3 COND. USE

PROVIDENCE ROAD SOUTH
N.C. HIGHWAY 16
(PER MB:H–849 SEE NOTES)

WAXHAW PARKWAY
120' PUBLIC R/W
(PER MB:H–849)

VICINITY MAP
NO SCALE

KINGSTON DR
RED OAKS TRAIL
RUSTY OAK BLVD
BLYTHE RD
ALMA BLVD
PROVIDENCE FARMS RD
PROVIDENCE RD S
SITE
WAXHAW PARKWAY
WAXHAW PARKWAY
BLYTHE MILL RD
N
E
W
S

DEDICATED LEFT TURN LANE TO SERVE OLD HICKORY SHOPPING CENTER. SEE NCDOT APPROVED ROADWAY IMPROVEMENT PLANS.

EX. RETAINING WALL

EX. HENN AUTOMOTIVE BUILDING AND ASSOCIATED PARKING AND INFRASTRUCTURE

PROP. LIGHT POLE (TYP.)

PERM. SLOPE AND DRAINAGE ESMT.

EX. SWALE

EX. INTERMITTENT STREAM

PROP. CONCRETE DUMPSTER PAD WITH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.

PROP. ASPHALT STAGING AREA (TYP.)

N72°27'00"E 553.77' (TOTAL)

522.05'

10' SIDE SETBACK

S83°28'22"E 332.42'

30' REAR SETBACK

10' SIDE SETBACK

SAND FILTER

LANDMARK TIE

S07°07'35"E 11.51'

FFE: 611.0
5,980 SF

PARCEL 1
1.333 ACRES

EX. BUILDING

EX. CONCRETE

EX. ASPHALT DRIVE

MECH

MECH A/C

COV.

6 PARKING SPACES

5 PARKING SPACES
+1 HC SPACE

40' FRONT SETBACK FROM EX. 30' R/W

ACCESS EASEMENT

20' S.O.B.

270° S.O.E.

PARCEL 2
1.947 ACRES

500.55'
N60°16'56"E

S56°48'00"E 214.11'

31.72'

END C&G

EX. SIGNAGE TO BE RELOCATED OUTSIDE OF 10' x 70' SIGHT TRIANGLE. LOCATION TO BE DETERMINED.

R. 32.5'

PROP. DOUBLE LEFT TURN LANE. SEE NCDOT APPROVED ROADWAY IMPROVEMENT PLANS.

2'–6" CURB & GUTTER AT DRIVEWAY ENTRANCE. TIE TO EXISTING ON HIGHWAY 16.

10' x 70' SIGHT TRIANGLES

5' CONCRETE SIDEWALK (TYP.)

EX. SIDEWALK TO REMAIN (TYP.)

R/W 0.216 ACRES

PROPOSED 30' R/W

EXISTING 30' R/W

S36°10'36"E 101.94'

S60°16'56"W 30.19'

21.08'

N60°16'56"E 156.94' 178.02' (TOTAL)

N60°19'06"E 66.92'

S29°40'54"E 10.00'

S29°40'54"E 10.00'

20' STORM DRAINAGE EASEMENT PER MB: H–849

20' STORM DRAINAGE EASEMENT PER MB: H–849

10'x70' SIGHT TRIANGLE
PROP. CONCRETE
PROP. LIGHT DUTY ASPHALT
PROP. HEAVY DUTY ASPHALT
PROP. GRASS PAVERS OVERFLOW PARKING

DEVELOPMENT DATA

SITE ACREAGE:
PARCEL 1: 1.333 AC.

TAX PARCEL #: 06141046
ZONING : C-3 (GENERAL COMMERCIAL DISTRICT)
SITE ADDRESS: 1152 NORTH BROOME STREET

MIN. FRONT SETBACK: 40'
MIN. REAR YARD: 30'
MIN. SIDE YARD: 10'

DATUM: NAVD 88- VERTICAL
NAD 83- HORIZONTAL

MAX. PARKING ALLOWED: 2.7 SPACES PER 1,000 S.F.
OFFICE & WAITING ROOM AREA; 1.5 SPACES PER 1,000 S.F.
PARTS/STORAGE/RESTROOMS AREA; 2 SPACES PER SERVICE BAY
EX. BUILDING S.F.: 260 S.F. OFFICE & WAITING ROOM
900 S.F. PARTS/STORAGE/RESTROOMS
6 SERVICE BAYS
MAX. PARKING ALLOWED: (260 S.F./1000 S.F.)x2.7+(900 S.F./1000 S.F.)x1.5+(2X6BAYS) = 17 SPACES
EX. PARKING FOR HENN AUTOMOTIVE BUILDING:
12 SPACES (INCLUDING 1 ACCESSIBLE SPACE)
PROP. PARKING: 4 SPACES
PROP. HENN AUTOMOTIVE PARKING LOCATED ON PARCEL 2 AS PART OF SHARED PARKING AGREEMENT: 23 SPACES
TOTAL POST-PROJECT HENN AUTO. PARKING: 39 SPACES

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

*NOTES:
– DRIVEWAYS PROVIDING INGRESS AND EGRESS TO THE SITE SHALL NOT PERMIT ANY PARKING OR LOADING EXTENDING TO WITHIN THIRTY (30) FEET OF THE ADJOINING STREET RIGHT OF WAY.
– INDOOR SPACE IS TO BE TEMPERATURE CONTROLLED.
– NO OUTDOOR STORAGE ALLOWED.
– SECURITY LIGHTS ARE TO BE SHIELDED FROM ALL RESIDENTIAL ZONED PROPERTY ADJACENT TO THE SELF ENCLOSED INDOOR STORAGE TO PREVENT UNDO BRIGHT LIGHTS SHINING ONTO/INTO HOUSES AND ALL LIGHTING SHALL MEET SECTION 12 OF THIS ORDINANCE.

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UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ / _____
INITIALS DATE

NO.	DATE	REVISION	BY

SHEET TITLE
SITE PLAN

PROJECT
WAXHAW STORAGE PARCEL 1
TOWN OF WAXHAW, UNION CO., N.C.
FOR: HENN AUTOMOTIVE, LLC

PROJECT NO.
SCALE 1"=30'
DATE 9/16/16
DRAWN BY BTG
CHECKED BY MAH
DRAWING NO.
SHT 4 OF 22 SHTS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 14906 ANTHONY MOULE
11/20/17

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
(physical) 720 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
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