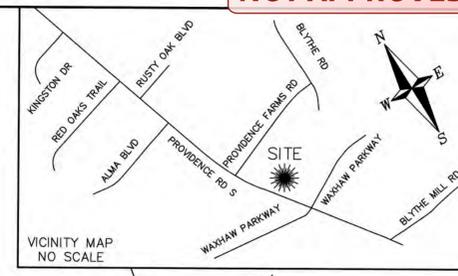


NOW OR FORMERLY
GADD REALTY
GROUP INC.
DEED:1419-822
TAX #06141006
ZONING: C-3

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

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

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



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

FFE: 611.0
5,980 SF
PARCEL 1
1.333 ACRES

PARCEL 2
1.947 ACRES

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

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

- 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.

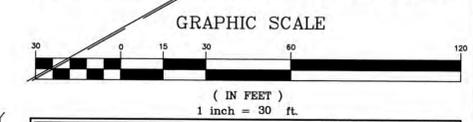
TAX PARCEL #: 06141046
ZONING: C-3 (GENERAL COMMERCIAL DISTRICT)
SITE ADDRESS: 1152 NORTH BROOME STREET

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



- *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/HOUSES AND ALL LIGHTING SHALL MEET SECTION 12 OF THIS ORDINANCE.

THIS PLAN IS A FINAL DRAWING-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:
APPROVED: [Signature] DATE: 1/23/16

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

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

SEAL 14906
ENGINEER
MARC ANTHONY HOULE

NO.	DATE	REVISION	BY

SHEET TITLE: **SITE PLAN**

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

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court, Charlotte, NC 28279
P.O. Box 1198, Florence, NC 28534
919.558.1500 919.558.0505 (fax)

SCALE: 1"=30'
DATE: 1/16/16
DRAWN BY: BTC
CHECKED BY: MAH
DRAWING NO.: 259-39
SHEET 4 OF 22

