

PROJECT
Equipment Shed

address
4308 pageland hwy
Monroe NC 28112

OWNER
Whitly Power Equipment Inc.

site plan

REVISIONS:
12.31.15 revised sidewalk and parking layout

KYLE HAYES, ARCHITECT
217 N. HAYNE ST.
MONROE, NC 28112

704.226.0600 office
704.533.2287 cell

kyle@perigee.net

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SHEET

VICINITY MAP



DEVELOPMENT SUMMARY

WHITLEY POWER EQUIPMENT INC.
4308 PAGELAND HWY.
MONROE, NC 28112

EXISTING BUILDINGS BUILT 1974
BUILDING 1 8,400sq.ft.
BUILDING 2 4,860sq.ft.

NEW BUILDING 2,653sq.ft.

DISTURBED AREA <5,000sq.ft.

ALL SITE INFORMATION TAKEN FROM SURVEY PREPARED BY JEREMY GILLIARD PLS DATED 12/01/2011. UNION COUNTY GIS MAPPING SYSTEM, AND THE COUNTY ZONING MANUAL.

PROPERTY INFO.
TAX ID 04-036-007
CHADWICK R. WHITLEY & WF JENNIFER G WHITLEY
DB 3317 PG 789

10.464 ACRES

ZONING HC

PARKING REQUIREMENTS

45,030 STORAGE WAREHOUSE	
.5 SPACE PER EMPLOYEE	
1 SPACE PER 5,000sq.ft. interior space	10 spaces
RETAIL SALES-1 SPACE/400sq.ft.	16 spaces

EXISTING EMPLOYEES 12, NO NEW HIRES

EXISTING AND RELOCATED PARKING 31 SPACES PROVIDED
REQUIRED PARKING 26 SPACES REQUIRED

SCREENING LI-R40

S2 SCREEN REQUIRED
NEW CONSTRUCTION IS SCREENED FROM ADJACENT R40 PROPERTY BY EXISTING DEVELOPMENT. NO NEW SCREENING REQUIRED. EXISTING TREE LINE ADJACENT TO R40 PROPERTY

SETBACKS
50' FRONT YARD
20' SIDE YARD
50' REAR YARD

PROPERTY IS NOT IN A FLOOD PLANE
NO EXTERIOR LIGHTING IS BEING ADDED

REVISED REEQUIREMENTS 12/28/15
NEW WALK TO ACCESSIBLE TOILETS.
CHANGE IN ELEVATION 37"
37"x20"/INCH OF ELEVATION=740"/12=61'8" OF WALK WAY.
MAX SLOPE IS 6" IN 10' (1.5" IN 30")
WALK WAY IS LESS THAN 1:20, IS NOT CLASSIFIED AS A RAMP.
NO HANDRAILS REQUIRED. WALK IS 48" WIDE. SLOPE IS ADEQUATE TO DRAIN WALK AREA. (NO COVER REQUIRED)

NEW ACCESSIBLE PARKING
NEW ACCESSIBLE PARKING TO BE PAVED.
PAVED AREA TO HAVE NO GREATER FALL THAN 1:48 (1/4 PER FT.)
4.5" MAX SLOPE PER 18" OF PARKING AREA.
ACCESSIBLE PARKING SPACE AND ACCESS AREA TO BE 18' WIDE x19' DEEP
PAVED ACCESS AREA SHALL CONNECT TO EXISTING CONCRETE SIDEWALK.
ANY CONNECTING WALK CAN BE UP TO .6" SLOPE PER FOOT.

NEW PARKING AREA FOR NEW STRUCTURE.
NEW GRAVELED PARKING AREA TO REPLACE EXISTING GRAVELED PARKING AREA ON BACK SIDE OF LOT. EXISTING GRAVEL AREA MATCHING AREA OF NEW GRAVEL PARKING SHALL HAVE GRAVEL REMOVED AND PLANTED BACK IN GRASS.
NEW PARKING REQUIRED FOR MERCANTILE USE 10 SPACES INCLUDING ONE ACCESSIBLE SPACE

REQUIRED TOILET FACILITIES

CURRENT FIXTURE COUNT

3 TOILETS
3 HAND SINKS

TOTAL REQUIRED (measured from inside wall face)
STRUCTURES SEPARATED BY MORE THAN 10' REQUIRED NO FIRE RATINGS. PER TABLE 502.

TOTAL BUILDING 1 AREA WITH TOTAL ALLOWABLE AREA OF 9,000sq.ft.+4,500sq.ft.(frontage increase)=13,500 TOTAL ALLOWABLE AREA
EXISTING BUILDING AND NEW STRUCTURE=11,239sq.ft.

EXISTING BUILDING 1	8,640sq.ft.
EXISTING OUT BUILDING 2	4,674sq.ft.
NEW STRUCTURE (includes porch)	2,599sq.ft.
TOTAL MERCANTILE AREA	6,195sq.ft./1/30=207 people
TOTAL STORAGE AREA	9,718sq.ft./1/300=33 people

MERCANTILE REQUIREMENTS 1 TOILET/500 PEOPLE
STORAGE REQUIREMENTS 1 TOILET/100 PEOPLE

REQUIRED TOILETS 2, 1 MEN'S, 1 WOMEN'S
PROVIDED TOILETS 3, 2 IN RETAIL AREA, 1 IN SHOP AREA

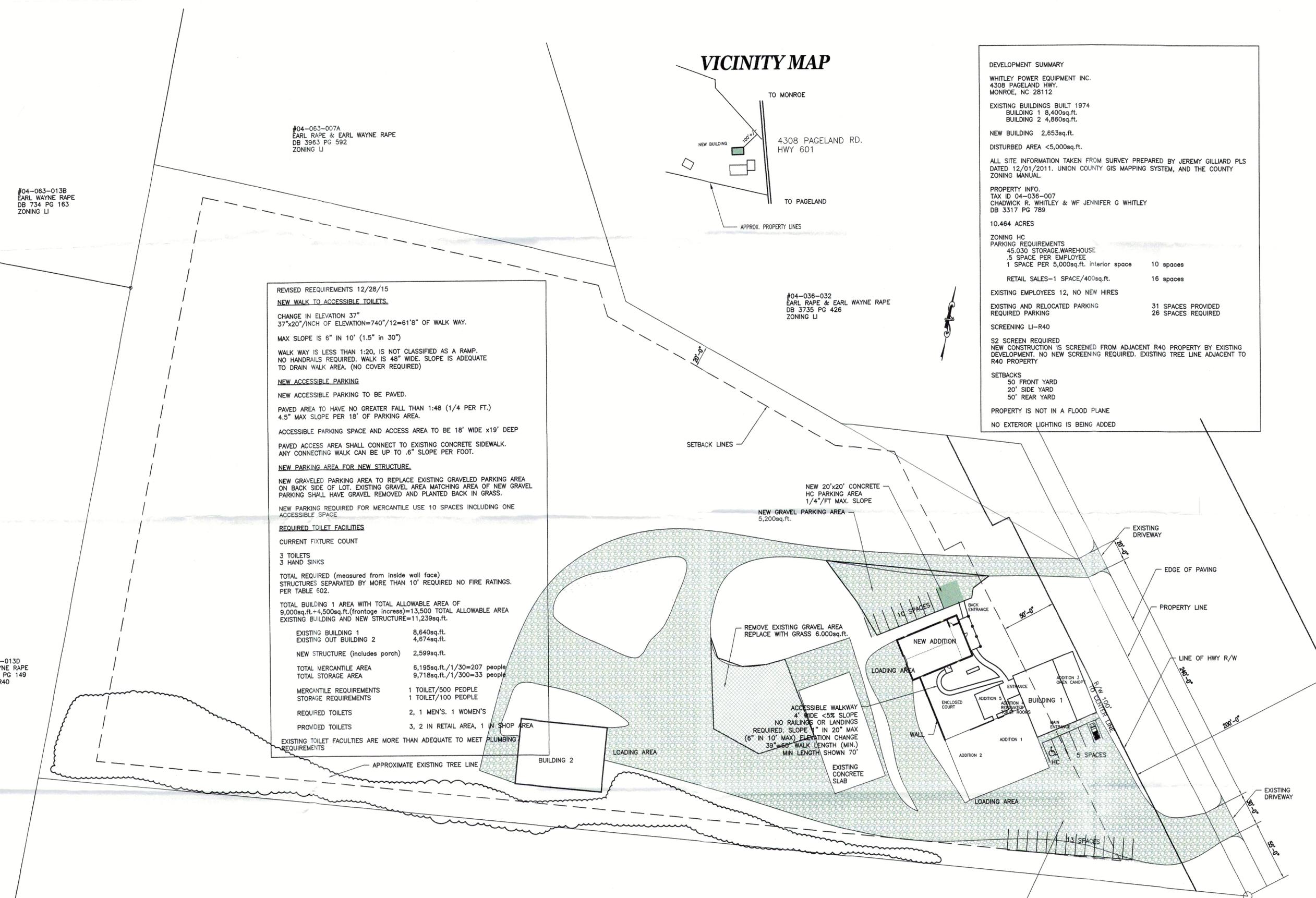
EXISTING TOILET FACILITIES ARE MORE THAN ADEQUATE TO MEET PLUMBING REQUIREMENTS

#04-063-013B
EARL WAYNE RAPE
DB 734 PG 163
ZONING LI

#04-063-013D
EARL WAYNE RAPE
DB 1012 PG 149
ZONING R40

#04-036-004
FRANKLIN W. HOWEY, JR.
DB 835 PG 900
ZONING R-40

1 SITE PLAN
1" = 40'



EXISTING GRAVEL PARKING AND DRIVE AREA.
PARKING AREA ACCOMMODATES OVER 30 VEHICLES
ABOUT GRAVELED AREA.