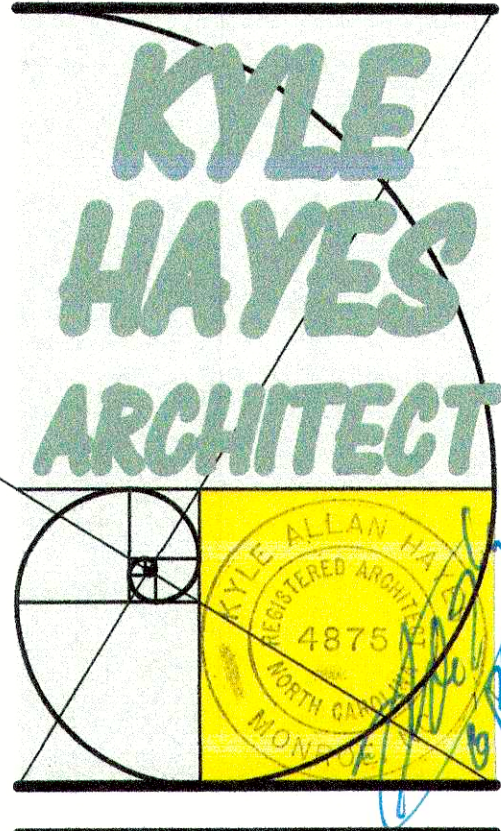




PROJECT
**Equipment
Shed**

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

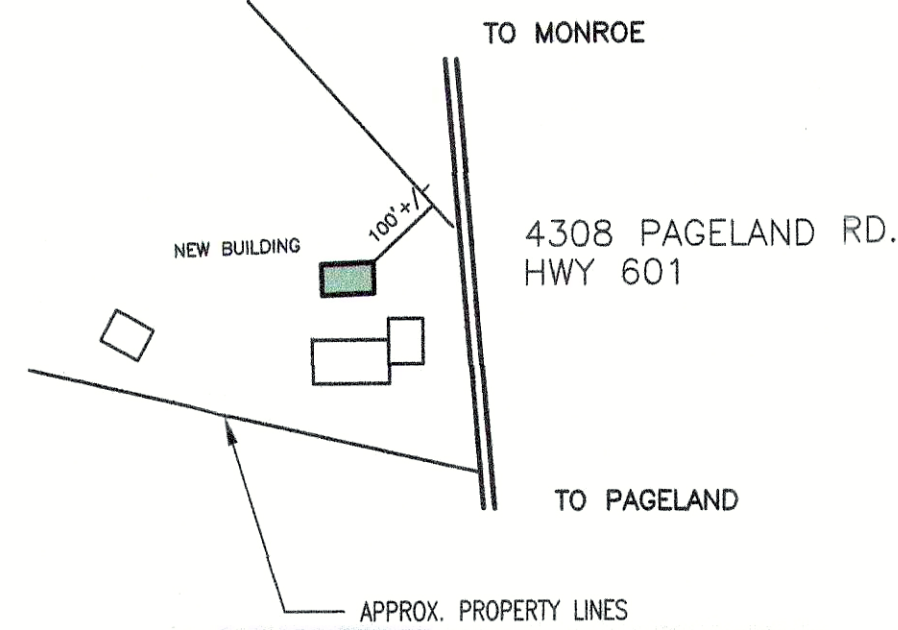
DATE: JUNE 29, 2015

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SHEET

C1 OF 1
job: PRE-12-name-DATE

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

RETAIL SALES-1 SPACE/400sq.ft.

EXISTING EMPLOYEES 12, NO NEW HIRES

EXISTING AND RELOCATED PARKING

REQUIRED PARKING

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 602.

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

APPROXIMATE EXISTING TREE LINE

BUILDING 2

LOADING AREA

NEW 20'x20' CONCRETE
HC PARKING AREA
1/4"/FT MAX. SLOPE

NEW GRAVEL PARKING AREA
5,200sq.ft.

REMOVE EXISTING GRAVEL AREA
REPLACE WITH GRASS 6,000sq.ft.

ACCESSIBLE WALKWAY
4' WIDE <5% SLOPE
NO RAILINGS OR LANDINGS
REQUIRED. SLOPE 1" IN 20" MAX
(6" IN 10' MAX) ELEVATION CHANGE
39"=65" WALK LENGTH (MIN.)
MIN. LENGTH SHOWN 70'

EXISTING
CONCRETE
SLAB

NEW ADDITION

LOADING AREA

ENCLOSED COURT

ADDITION 2

ADDITION 1

ADDITION 3

ADDITION 4

ADDITION 5

ADDITION 6

ADDITION 7

ADDITION 8

ADDITION 9

ADDITION 10

ADDITION 11

ADDITION 12

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