IREDELL COUNTY HEALTH DEPARTMENT

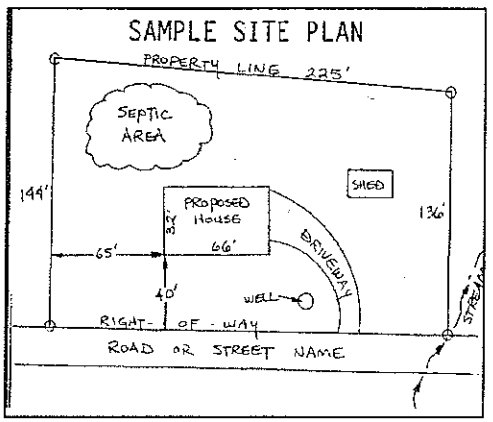
ENVIRONMENTAL HEALTH DIVISION

PAGE 2: *SITE PLAN WORKSHEET*

SEE THE "SAMPLE SITE PLAN" BELOW. ***INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!***

Place an (X) beside each item as you complete the site plan:

( ) Property Line measurements are clearly identified
( ) All proposed structures are indicated
( ) Front and side setbacks from property line
( ) Preferred driveway location and well location
( ) Area you prefer your septic system to be placed
( ) North arrow, or other sufficient indicator of direction



Circle N/A on the following if appropriate:

Location of septic systems and wells within 100' of your property	N/A
Location of easements and rights of ways on your property	N/A
Location of any designated wetlands on the property	N/A

USE THIS SPACE TO DRAW YOUR SITE PLAN

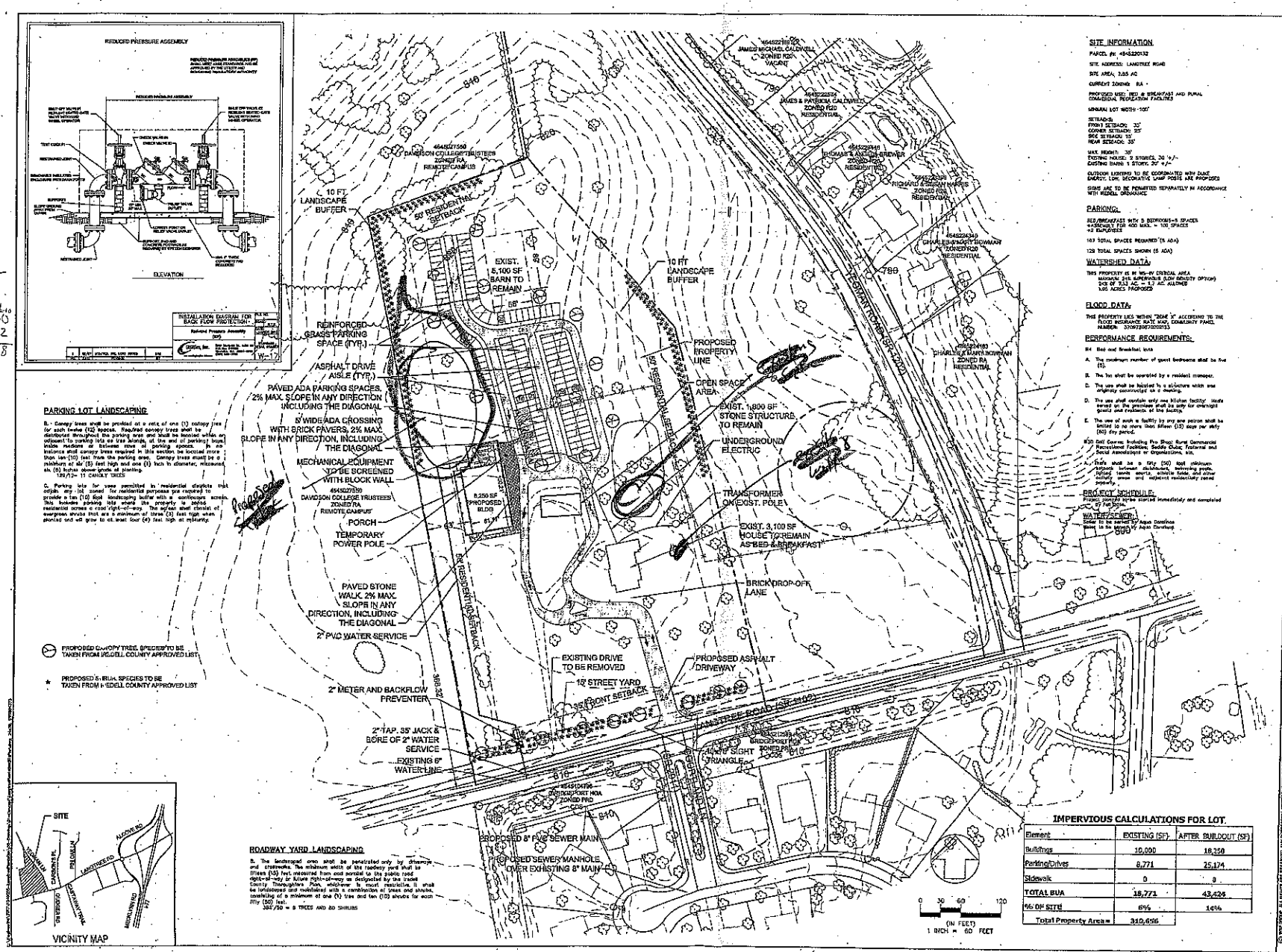
Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

See Attached site plan

Signature: _____

Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

10/15/2018
DATE



PARKING LOT LANDSCAPING

B. - Canopy trees shall be provided at a ratio of one (1) canopy tree for each twelve (12) spaces. Required canopy trees shall be distributed throughout the parking area and shall be located within or adjacent to parking lots as tree islands, at the end of parking bays, inside medians or between rows of parking spaces. In no instance shall canopy trees required in this section be located more than ten (10) feet from the parking area. Canopy trees must be a minimum of six (6) feet high and one (1) inch in diameter, measured six (6) inches above grade at planting.
130/12= 11 CANOPY TREES

C. Parking lots for uses permitted in residential districts that adjoin any lot zoned for residential purposes are required to provide a ten (10) foot landscaping buffer with a continuous screen. This includes parking lots where the property is across residential across a road right-of-way. The screen shall consist of evergreen shrubs that are a minimum of three (3) feet high when planted and will grow to at least four (4) feet high at maturity.

ROADWAY YARD LANDSCAPING

B. The landscaped area shall be penetrated only by driveways and crosswalks. The minimum width of the roadway yard shall be fifteen (15) feet, measured from and normal to the public road right-of-way or future right-of-way as designated by the Iredell County Thoroughfare Plan, whichever is most restrictive. It shall be landscaped and maintained with a combination of trees and shrubs, consisting of a minimum of one (1) tree and ten (10) shrubs for each fifty (50) feet.
385/50 = 8 TREES AND 80 SHRUBS

SITE INFORMATION

PARCEL #s: 4645220132

SITE ADDRESS: LANGTREE ROAD

SITE AREA: 7.55 AC

CURRENT ZONING: RA -

PROPOSED USE: BED & BREAKFAST AND RURAL COMMERCIAL RECREATION FACILITIES

MINIMUM LOT WIDTH: 100'

SETBACKS:
FRONT SETBACK: 35'
CORNER SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: 35'

MAX. HEIGHT: 35'
EXISTING HOUSE: 2 STORIES, 30 +/-
EXISTING BARN: 1 STORY, 20' +/-

OUTDOOR LIGHTING TO BE COORDINATED WITH ZONE ENERGY. LOW, DECORATIVE LAMP POSTS ARE PROPOSED

SIGNS ARE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH IREDELL ORDINANCE

PARKING:

BED/BREAKFAST WITH 5 BEDROOMS=5 SPACES
+1/EMPLOYEE FOR 400 MAX. = 100 SPACES
+2 SUPERVISOR

103 TOTAL SPACES REQUIRED (5 ADA)

128 TOTAL SPACES SHOWN (5 ADA)

WATERSHED DATA:

THIS PROPERTY IS IN WS-IV CRITICAL AREA
MAXIMUM 24% IMPERVIOUS (LOW DENSITY OPTION)
24% OF 7.55 AC. = 1.7 AC ALLOWED
1.65 ACRES PROPOSED

FLOOD DATA:

THIS PROPERTY LIES WITHIN "ZONE X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER: 3710972007J20091J3

PERFORMANCE REQUIREMENTS:

B4 Bed and Breakfast, Inns

A. The maximum number of guest bedrooms shall be five (5).

B. The inn shall be operated by a resident manager.

D. The use shall be located in a structure which was originally constructed as a dwelling.

D. The use shall contain only one kitchen facility. Meals served on the premises shall be only for overnight guests and residents of the dwelling.

E. The use of such a facility by any one person shall be limited to no more than fifteen (15) days per sixty (60) day period.

B20 Golf Courses, Including Pro Shop; Guest Commercial Recreational Facilities; Saddle Clubs; Fraternal and Social Associations or Organizations, etc.

Trails shall be a fifty (50) foot minimum setback between clubhouses, swimming pools, outdoor tennis courts, athletic fields and other activity areas and adjacent residentially zoned property.

PROJECT SCHEDULE:

Project permits to be started immediately and completed in 9 months.

WATER/SEWER:

Water to be served by Aqua Carolina
Sewer to be served by Aqua Carolina

IMPERVIOUS CALCULATIONS FOR LOT

Element	EXISTING (SF)	AFTER BUILDOUT (SF)
Buildings	10,000	18,250
Parking/Drives	8,771	25,174
Sidewalk	0	0
TOTAL BUA	18,771	43,424
% OF SITE	6%	14%
Total Property Area =	310,656	

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 37908 JON E. BROWN 5/8/18

NC License # F-0891

LANGTREE PLANTATION EVENT CENTER

LANGTREE ROAD, MOORESVILLE, NC

THE LANGTREE GROUP
224 MORGANTON ROAD, SUITE 201
MOORESVILLE, NC 28115

NO.	BY	DATE	REVISION
3	BB	8.8.18	DRIVEWAY & WATER
2	BB	7.10.18	PER COUNTY COMMENTS
1	JAC	5.16.18	PER COUNTY COMMENTS

PROJECT # 104635 RATE: 417.00

DRAWN BY: BB CHECKED BY: DB

TITLE

SITE PLAN

SHEET

C0.0

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