

CAROLINA DONOR SERVICES

7000 Millhouse Road

FINAL PLAN / ZONING COMPLIANCE APPLICATION

NARRATIVE

14 October 2019

Carolina Donor Services proposes to build a new facility on a little over 10 acres located at 7000 Millhouse Road. The land is currently vacant. The project includes a building with office and clinical type space. The facility will be set back from the road along a tree-lined entry drive which will include an extension of the multi-modal trail off Millhouse Road.

The property is located entirely on the east side of Millhouse Road, though only about 75% of the site is being developed as part of this application, leaving a square portion available for future development. The project includes a 56,418 sf building to be entirely owner occupied. Site development includes surface parking, landscaping, a 10' wide multimodal trail, and a stormwater mitigation pond. It also includes extension of water and sanitary sewer mains to serve this project and will be set up to serve future development on the remainder of the site.

Surface Stormwater Management Facilities will be constructed to handle runoff from the current proposed improvements, and will meet the current storm management requirements.