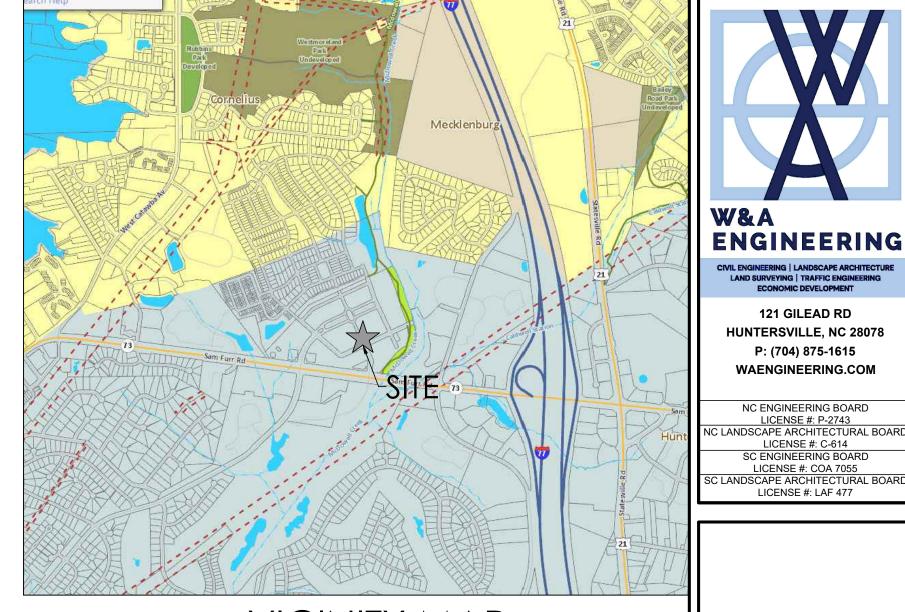
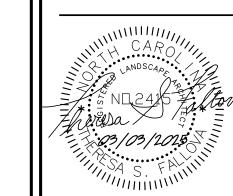
Sheet List Table				
Sheet Number	Sheet Title			
ZO1	COVER			
Z02	SURVEY-EXISTING FEATURES			
ZO2.1	SURVEY-EXISTING FEATURES			
Z02.2	SLOPE ANALYSIS			
Z03	REZONING PLAN			
Z03.1	BMP IMPERVIOUS EXHIBIT			
ZO4	PRELIM GRADING PLAN			
705	PRELIM LANDSCAPE PLAN			









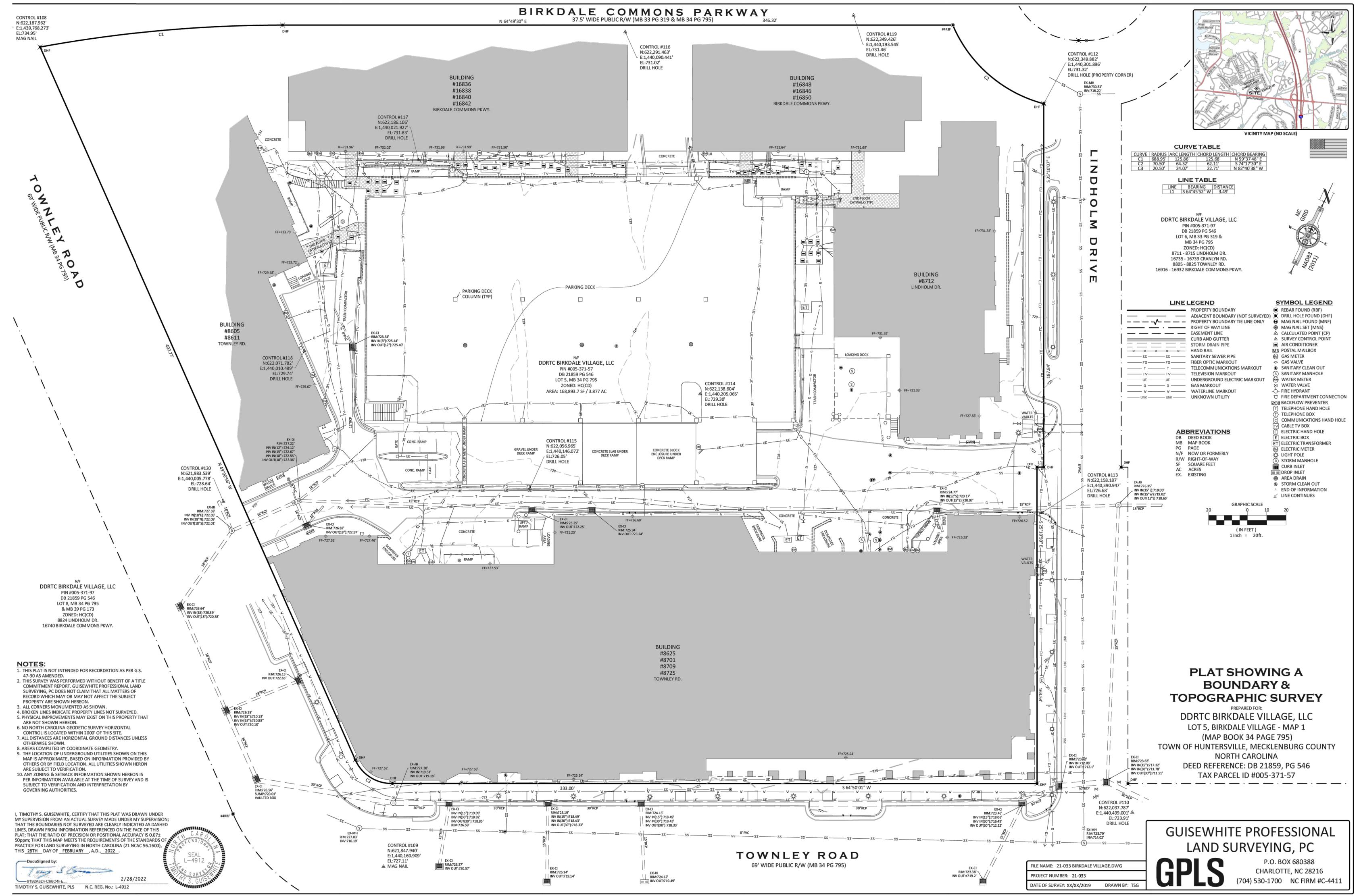
REVISIONS:

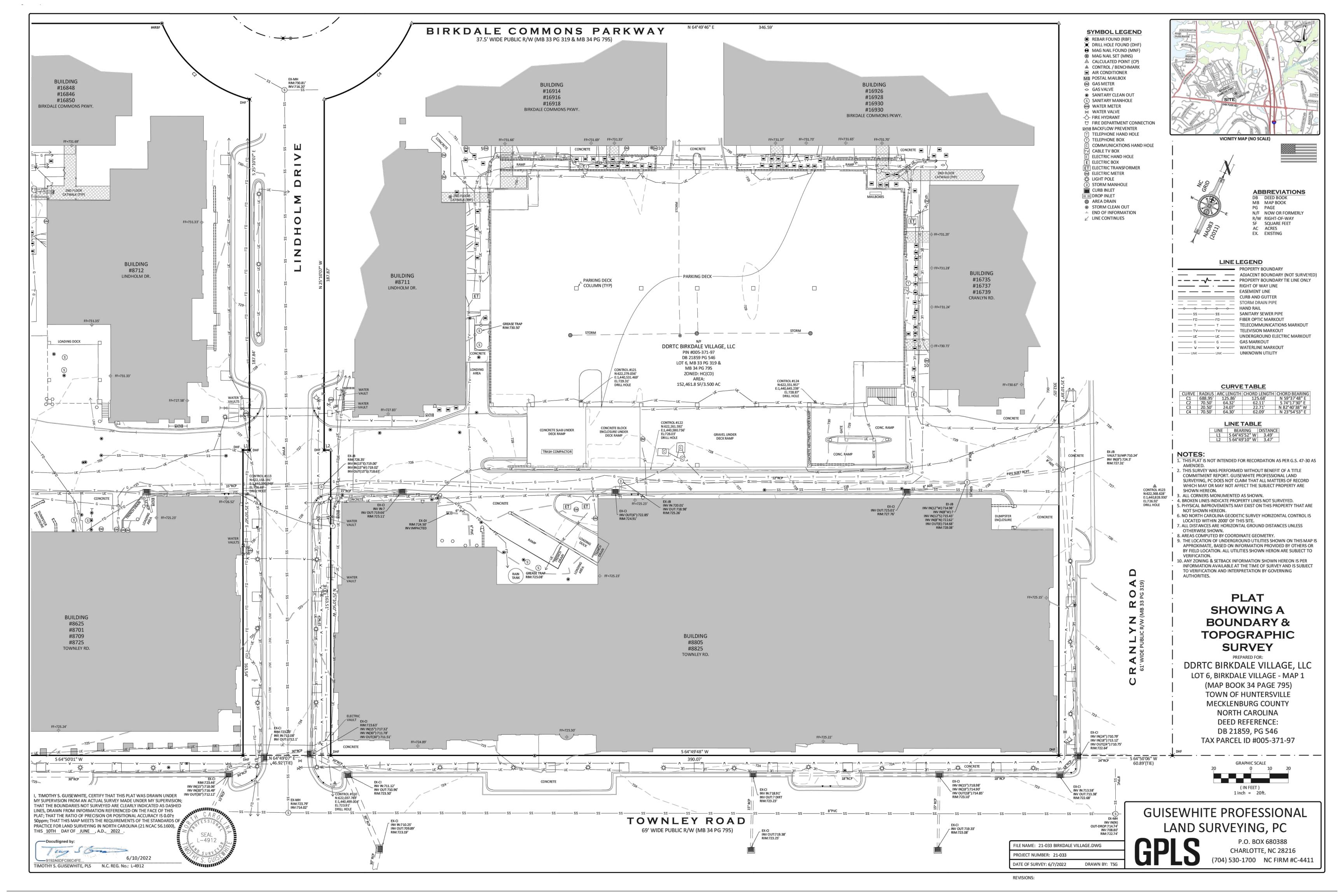
REZONING PLAN PACKAGE PROPOSED BIRKDALE VILLAGE REZONING HUNTERSVILLE, MECKLENBURG COUNTY, NC

ACCELA #CSP-500045 (R24-11)

OWNER/DEVELOPER:

DDRTC BIRKDALE VILLAGE, LLC 8712 LINDHOLM DR SUITE 206 HUNTERSVILLE, NC 28078 PH: (404) 946-0939





- SLOPE ANALYSIS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY MERRICK. SEE SHEET Z02 AND Z02.1 FOR SURVEY.
 THE SLOPE ANALYSIS APPROVED FROM THE SKETCH PLAN REVIEW WAS CREATED BY OTHERS AND WAS BASED ON GIS DATA. THAT ANALYSIS IS NOT INCLUDED IN THE PRELIMINARY / CONSTRUCTION PLAN PACKAGE.
 SOIL TYPE AND HYDROLOGIC GROUP IS PROVIDED FROM USDA WEB SOIL SURVEY.

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	
1	0.00%	10.00%		
2	10.00%	15.00%		
3	15.00%	25.00%		
4	25.00%	25.00% +		





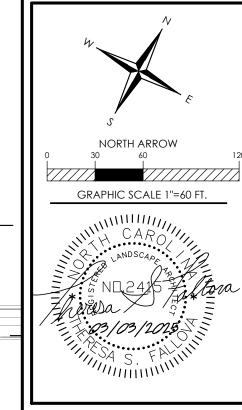
NC ENGINEERING BOARD
LICENSE #: P-2743

NC LANDSCAPE ARCHITECTURAL BOARD
LICENSE #: C-614

SC ENGINEERING BOARD
LICENSE #: COA 7055

SC LANDSCAPE ARCHITECTURAL BOARD
LICENSE #: LAF 477

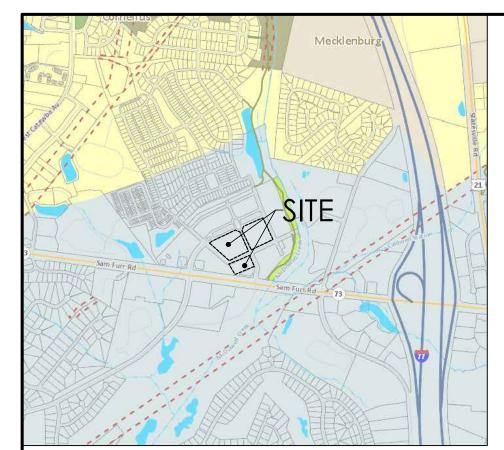
WAENGINEERING.COM



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REVISIONS:

Z02.2 - SLOPE ANALYSIS.DWG

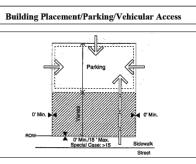


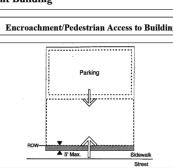
VICINITY MAP SCALE: N.T.S.

SITE DATA					
LOCATION: LINDHOLM DR AND T HUNTERSVILLE, MECKLENBURG C	-				
CURRENT ZONING: HC (CD)	PROPOSED ZONING: HC (CD)				
CURRENT USE: COMMERICAL	PROPOSED USE: COMMERCIAL, OFFICE				
CONTACT: HENSONFOLEY (JAY HENSON) 704-875-1615					
ITEM	PROVIDED				
TOTAL BIRKDALE VILLAGE AREA	53.39 AC (2,325,668 SF)				
PARCEL ACREAGE	12.358 AC (537,314 SF)				
PROJECT/DISTURBED LIMITS	325,233 SF (7.47 AC)				
PRINCIPAL USE(S)	COMMERCIAL, OFFICE, HOTEL, MULTIFAMILY, AND HC USES				
LOT & BUILDING TYPE	URBAN WORKPLACE OR SHOPFRONT BUILDING				
MAX. BUILDING HEIGHT	OFFICE BUILDING - 100' MULTIFAMILY BUILDING - 85' HOTEL - 80' OFFICE PARKING DECK - 85' MF PARKING DECK - 55' (+2 OPTIONAL LEVELS)				
ZONING DISTRICT	HC-CD (REZONING CASE #R01-03)				
OVERLAY DISTRICT	PA-2 MTN ISLAND LAKE WATERSHED				
PERCENT IMPERVIOUS ALLOWED	HIGH DENSITY - 70%				
PERCENT IMPERVIOUS SHOWN	NO NET GAIN WITHIN PROJECT AREA				
BUILD TO LINE	0' - 15' SIDE & REAR - 0'				
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS				
WATERSHED	McDOWELL				
FEMA MAP NUMBER	3710465100K				
FEMA EFFECTIVE DATE	09/02/2015				
SOIL TYPE	CeD2, CeB2				

Building Placement/Parking/Vehicle Access	Encroachment/Pedestrian Access to Building		
Parking O Mar. O Mar. O Mar. O Mar. Special Cates 15 Special Cates 25	Parking Parking Sidowalk Sireet		
1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street right-of-way (ROW). Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. 2. Building facades shall be generally parallel to frontage property lines. The façade shall be determined by the massing of the building. 3. Parking shall be located primarily to the rear of the building; sideyard parking shall occupy no more than 35% of the primary frontage line and shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified. 4. Points of permitted access to the parking indicated by arrows. 5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas. 6. Parking areas on adjacent lots shall be connected wherever practical. 7. Trash containers shall be located in a rear parking area (see Parking Regulations) and shall be screened from the right-of-way. 8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevatio	1. Balconies, bay windows, arcades, porches at an upper level their supports at ground level, together with awnings above I height (min. 7°-6") are permitted within the sidewalk as show the hatched area. Encroaching arcades should cover et sidewalk. 2. Primary pedestrian access into the building shall be from the strontage line (indicated by larger arrow). Secondary access may from parking areas (indicated by smaller arrow). Special Conditions: 1. Buildings in all locations should relate the principal façade to the side and public space of the street. 2. Setback at street corners will generally replicate frontage conditions setbacks on a minor street may be less than the front dimension. 3. Within the limits described, front and side setbacks will vary deper upon site conditions. Setbacks should be used in a manner we encourages pedestrian activity. For example, squares or spatially deplazas within building setback areas can act as focal points pedestrians.		

sample with its placement at the end of prestigious Union Street. These buildings are critical to the town as employment centers and commercial serv. The buildings will provide space for industry, large offices, as well as hotels, conference facilities, and large retail uses such as a full-service groc Lot Type / Shopfront Building





Balconies, bay windows, arcades, porches at an upper level a

their supports at ground level, together with awnings above he height are permitted within the sidewalk as shown by the hatch

Primary pedestrian access into the building shall be from

the street frontage line (indicated by larger arrow). Seconda

Buildings shall be placed on the lot within the zone represente Building facades shall be generally parallel to frontage Parking shall be located to the rear of the building; sideyard

parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sideyar restrict parking behind buildings, the limitations on sideyard parking may be modified. Hedges, garden walls, or fences may be built on property lines or hedge (min. 3' in height) shall be installed along any street king areas on adjacent lots shall be connected wherever Trash containers shall be located in a rear parking area (see

nay include, but not limited to, the physical layout of existin

building, the presence of easements, elevation changes, etc.

as the continuation of building walls. A garden wall, fence, or Special Condition screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using Within the limits described, front and side setbacks will vary dependir upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas with building setback areas can act as focal points for pedestrians. compatible building materials and design as the princip tructure. This is applicable only where no other reasonabl option exists as determined by the Administrator. Examples

shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, has a convenience food store, in close proximity to homes. Traditional commercial buildings in the old town provide good examples. Hotels, inns, and

. <u>REZONING PETITION</u>. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS (THE "DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY DDRTC BIRKDALE VILLAGE, LLC ("PETITIONER") AS REZONING PETITION #R24-11 AND ASSOCIATED REZONING PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 12.36 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE AS A PORTION OF BIRKDALE VILLAGE (THE "PROJECT"), DATED OCTOBER 31, 2024 (THE "FILING DATE") IN CONNECTION WITH TAX PARCEL NUMBERS 00537157, 00537197 AND 00537329 (THE "PROPERTY"), THE PURPOSE OF THE REZONING PETITION IS TO AMEND THE CURREN' ZONING CLASSIFICATION OF THE PROPERTY OF HC (CD) HIGHWAY COMMERCIAL ZONING DISTRICT TO HC (CD) HIGHWAY COMMERCIAL ZONING DISTRICT AS INDICATED ON THE REZONING PLAN AND OTHERWISE PURSUANT TO THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE IN EFFECT ON THE FILING DATE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. THE DEVELOPMENT STANDARDS FOR BIRKDALE VILLAGE, FILED IN CONNECTION WITH THE REZONING PETITION NO. 97-23 (THE "ORIGINAL STANDARDS") GOVERN THE DEVELOPMENT OF THE PROPERTY EXCEPT AS SPECIFICALLY NOTED FOR THE PROPERTY IN THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN. UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE FILING DATE FOR THE HC (CD) ZONING DISTRICT GOVERN DEVELOPMENT OF THE CHANGES PROPOSED BY THE REZONING PLAN. IN THE EVENT OF A CONFLICT BETWEEN THE DEVELOPMENT STANDARDS AND THE REZONING PLAN THE PROVISIONS OF THESE DEVELOPMENT STANDARDS SHALL GOVERN.

3. <u>SCHEMATIC NATURE OF REZONING PLAN</u>. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS, UNITS AND BUILDINGS (INCLUDING PARKING GARAGES) MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE ASSUMPTIONS SET FORTH IN THE TRAFFIC IMPACT ANALYSIS SUBMITTED WITH THE REZONING PETITION (THE "TIA").

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED; ANY PROPOSED PHASING MUST ALIGN WITH THE TIA. AND ASSOCIATED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS: PROVIDED, HOWEVER, A). PETITIONER WILL COORDINATE ANY MITIGATION REQUIRED BY NCDOT WITH NCDOT; B) SEQUENCING OF CONSTRUCTION TO MINIMIZE DISRUPTION OF SURROUNDING BIRKDALE VILLAGE IS PERMITTED; C) EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS; AND D) PETITIONER SHALL NOT COMMENCE ANY CONSTRUCTION OF THE OFFICE OR HOTEL THAT WOULD REMOVE ANY SURFACE PARKING LOT SPACES UNTIL PARKING DECK A IS SUBSTANTIALLY COMPLETE (SUBJECT TO MINOR PUNCH LIST OR OTHER ITEMS THAT DO NOT PROHIBIT AVAILABILITY FOR USE AS EVIDENCED BY AN ENGINEER'S CERTIFICATION). UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. <u>VESTED RIGHTS</u>. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN FOR A PERIOD OF FIVE YEARS PURSUANT TO THE PROVISIONS OF THE ORDINANCE AND 160D OF THE NORTH CAROLINA

6. <u>PERMITTED USES</u>. THE PROPERTY MAY BE DEVELOPED FOR USES (INCLUDING ACCESSORY USES) PERMITTED IN THE HC ZONING DISTRICT, INCLUDING HOTELS AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. PERMITTED USES SHALL INCLUDE, BUT NOT BE LIMITED TO, OFFICE LOFTS AND SUITES, HOTELS, MULTI-FAMILY, PARKING GARAGES AND COMMERCIAL USES, INCLUDING MEETING AND EVENT SPACES. THE FOLLOWING USES ARE PROHIBITED AS DESCRIBED IN THE ORIGINAL STANDARDS: ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS, AUCTION SALES, PAWNSHOPS AND SECOND-HAND SALES, VOCATIONAL AND TECHNICAL SCHOOLS, BOARDING OR ROOMING HOUSES, FRATERNAL OR CLUB FACILITIES, ADULT ESTABLISHMENTS SALES/SERVICE/RENTAL OF BOATS OR MOTOR VEHICLES, OUTDOOR KENNELS, AND "FAST FOOD" DRIVE-THROUGH RESTAURANTS. ANY LABELING ON THE REZONING PLAN OR ZONING SUMMARY MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, DRIVE-UP AND WALK-UP AUTOMATED TELLER MACHINES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.

7. RESIDENTIAL COMPONENT. THE ORIGINAL STANDARDS ALLOW FOR 320 MULTI-FAMILY UNITS, INCLUDING 50 LIVE/WORK UNITS CONSISTING OF RESIDENTIAL, OFFICE OR RETAIL USES. ADDITIONAL MULTI-FAMILY RESIDENTIAL DWELLING UNITS SHALL BE ALLOWED, NOT TO EXCEED 150 ADDITIONAL MULTI-FAMILY UNITS

8. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE; TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT

9. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE FURTHER SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE SUBDIVISION REGULATIONS. HOWEVER. RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

10. <u>AMENDMENT</u>, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT REQUIRES SUCH OWNER'S CONSENT TO A CHANGE IN THE PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT, ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED. 11. <u>DESIGN ELEMENTS</u>

a. DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE EXCEPTIONAL DESIGN. TOWN BOARD APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF UNIQUE DESIGN ELEMENTS SHOWN ON THE REZONING PLAN THAT ARE MINOR CHANGES FROM THE ORDINANCE, INCLUDING, BUT NOT LIMITED TO: i. Parking Lot Connectivity, Vehicular and Pedestrian Connections and Stubs to Adjoining Properties as Shown on the

ii. BLOCK LENGTH; iii. HOTEL HEIGHT MAY NOT EXCEED EIGHTY FEET (80');

iv. THE HEIGHT OF THE URBAN WORKPLACE OR SHOPFRONT BUILDING CONTAINING OFFICE USES, COMMERCIAL USES AND CONFERENCE CENTER USES, IF ANY, SHALL NOT EXCEED ONE HUNDRED FEET (100');

V. THE HEIGHT OF THE URBAN WORKPLACE OR SHOPFRONT BUILDING CONTAINING MULTI-FAMILY UNITS SHALL NOT EXCEED EIGHTY-FIVE FEET (85');

VI. PARKING DECK A, AS SHOWN ON THE REZONING PLAN, SHALL NOT EXCEED EIGHTY-FIVE FEET (85'), PARKING DECK B, AS SHOWN ON THE REFONING PLAN SHALL NOT EXCEED FIFTY-FIVE FEET (55') PROVIDED THAT PETITIONER MAY FLECT. AT THE TIME OF CONSTRUCTION OR THEREAFTER. TO INCLUDE TWO (2) ADDITIONAL PARKING LEVELS TO PARKING DECK B WITHOUT THE REQUIREMENT OF AN AMENDMENT TO THIS REZONING PLAN. ANY PORTION OF A PARKING DECK THAT IS EXPOSED AT ANY POINT ABOVE ADJACENT STRUCTURES AND VISIBLE FROM PUBLIC STREETS SHALL MEET THE FOLLOWING ADDITIONAL REQUIREMENTS:

A. COMPLEMENT THE SCALE AND CHARACTER OF NEARBY DEVELOPMENT. B. HAVE AN ARCHITECTURAL FACADE THAT BLENDS WITH EXISTING STRUCTURES. THE FACADES SHALL INCLUDE BOTH VERTICAL AND HORIZONTAL TREATMENT THAT RESEMBLES PATTERNS AND ARCHITECTURE OF THE BUILDINGS WITHIN THE DEVELOPMENT. including use of Similar materials and a Similar rhythm of window openings. Any openings shall be screened USING DECORATIVE ELEMENTS SUCH AS GRILLWORK, LOUVERS, GREEN WALLS, OR A SIMILAR TREATMENT

C.FOR PARKING DECK STRUCTURES WITH ROOFTOP PARKING, A PARAPET WALL OF NO LESS THAN FOUR FEET (4') IN HEIGHT AS MEASURED FROM THE SURFACE OF THE ROOF IS REQUIRED. D. PORTIONS OF THE PARKING DECKS NOT FRONTING OR VISIBLE FROM PUBLIC STREETS SHALL NOT BE SUBJECT TO THE ABOVE

b. GUIDELINES. BUILDING ELEVATIONS WILL FOLLOW THE DESIGN GUIDELINES ESTABLISHED IN THE ORIGINAL STANDARDS, INCLUDING BUT

i. BUILDING ENTRIES WILL BE DEFINED BY THE USE OF VARIED FORMS AND/OR OTHER ARCHITECTURAL DETAILS. PRIMARY ELEVATIONS (I.E. ELEVATIONS ALONG A PRIMARY STREET OR THE PRINCIPAL POINT OF ENTRY INTO A BUILDING) WILL ALSO BE ARTICULATED THROUGH THE USE OF COLOR, PATTERNING AND OTHER ARCHITECTURAL DESIGNING.

C. YARD RESTRICTIONS. IN EVERY INSTANCE, THE SIDE YARD, SETBACK AND REAR YARD FOR EACH PARCEL DEVELOPED WITHIN THE PROJECT SHALL COMPLY WITH AT LEAST THE MINIMUM STANDARDS OF THE ORDINANCE. WITHIN THE PARAMETERS OF THESE MINIMUM STANDARDS, SETBACKS WILL BE UTILIZED IN A MANNER TO ENCOURAGE PEDESTRIAN ACTIVITY.

d. <u>DRIVEWAYS AND STREETS</u>. ALL STREETS SHALL BE PUBLIC STREETS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. ALL STREETS AND HIGHWAY IMPROVEMENTS, TO THE EXTENT REQUIRED BY THE TIA, WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS

ESTABLISHED BY THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THEIR MAINTENANCE AND OPERATION. e. OPEN SPACE. OPEN SPACE WILL BE DESIGNED TO INCORPORATE NATURAL DRAINAGE WAYS AND WOODED AREAS. THE FOLLOWING THREE SIGNIFICANT OPEN SPACES ARE TO REMAIN AS OPEN SPACES ACCORDING TO THE ORIGINAL STANDARDS:

i. TRANSCO PIPELINE

|impervious summary - site

ii. MCDOWELL CREEK BUFFER iii. SAM FURR FRONTAGE

TOTAL SITE AREA WITHIN

PROPOSED IMPERVIOUS

WITHIN PROJECT LIMITS

NET IMPERVIOUS GAIN

BIRKDALE VILLAGE)

CURRENTLY APPROVED

EXISTING DEVELOPMENT

PROPOSED DEVELOPMENT

(AS A PART OF THIS REZONING)

DEVELOPMENT

WITHIN PROJECT LIMITS

GROSS AREA - MAX. ALLOWABLE

TOTAL IMPERVIOUS (ALL OF

ZONING SUMMARY FOR BIRKDALE VILLAGE

EXISTING IMPERVIOUS WITHIN

TOTAL PROPOSED PERVIOUS

PROJECT LIMITS

PROJECT LIMITS

f. <u>Additional design elements</u>. Signs and Graphics, Storm water management and watershed protection, entryways, BUFFER YARDS, LANDSCAPE AREAS AND SCREENING WILL FOLLOW THE GUIDELINES OF THE ORIGINAL STANDARDS.

g. <u>ELEVATIONS AND PERSPECTIVES</u>. CONCEPTUAL ELEVATIONS AND PERSPECTIVES SHOWING THE GENERAL THEME OF THE ARCHITECTURE WITHIN THE PROJECT HAVE BEEN SUBMITTED WITH THE REZONING PLAN. THE ARCHITECTURAL DESIGN WITHIN THE PROJECT SHALL BE IN

12. <u>AFFORDABLE HOUSING</u>. AT LEAST TEN (10) ATTAINABLE HOUSING UNITS SHALL BE PROVIDED AMONG THE RESIDENTIAL UNITS FOR A PERIOD OF FIFTEEN (15) YEARS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE BUILDING.

ACRES

7.47 AC

6.90 AC

0.59 AC

36.34 AC

INDOOR MOVIE THEATRE/FUTURE COMMERCIAL - 75,000 S

COMMERCIAL/RETAIL/RESTAURANT - 275,000 SF

INDOOR THEATRE/FUTURE COMMERCIAL - 53,270 SF

INDOOR THEATRE/FUTURE COMMERCIAL - 53,270 SF

COMMERCIAL (RETAIL/RESTAURANT) - 213,805 SF (-38,285 SF

COMMERCIAL/RETAIL/RESTAURANT - 252,090 SF

SQUARE FOOT

325,233 SF

300,709 SF

299,480 SF

25,753 SF

-1,229 SF

OFFICE - 160,000 SF

OFFICE - 150,829 SF

HOTEL - 125 ROOMS

RESIDENTIAL - 320 UNITS

OFFICE - 325,829 SF (+175,000 SF) RESIDENTIAL - 470 UNITS (+150 UNITS)

RESIDENTIAL - 320 UNITS

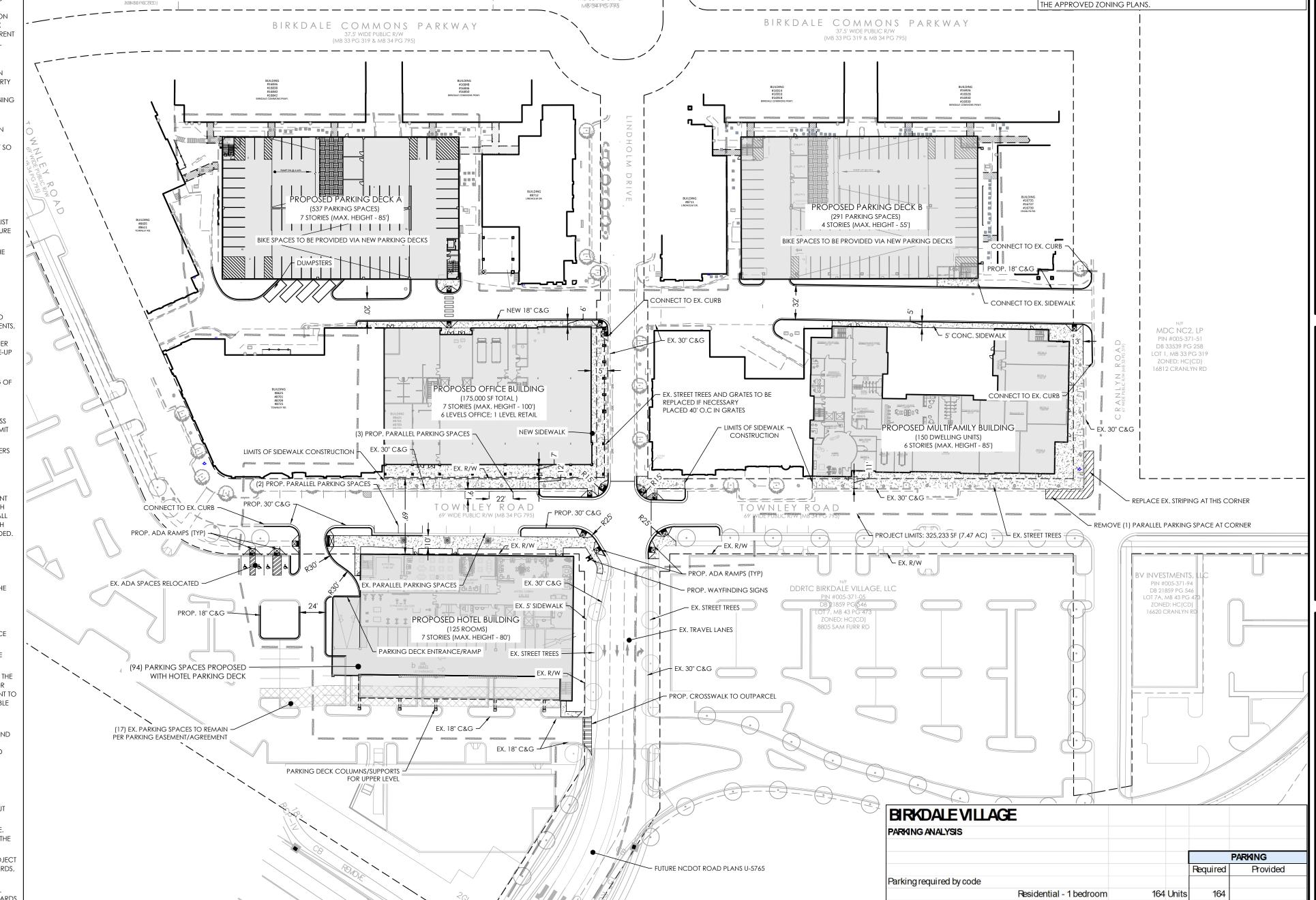
PERCENTAGE

OF TOTAL SITE

92.46 %

92.08 %

7.92 %



All rooftop equipment shall be enclosed in a building material

that matches the structure or is visually compatible with the

OMMON AREA "C

MB 33 PG 319 &

MB1340 P1G17:95

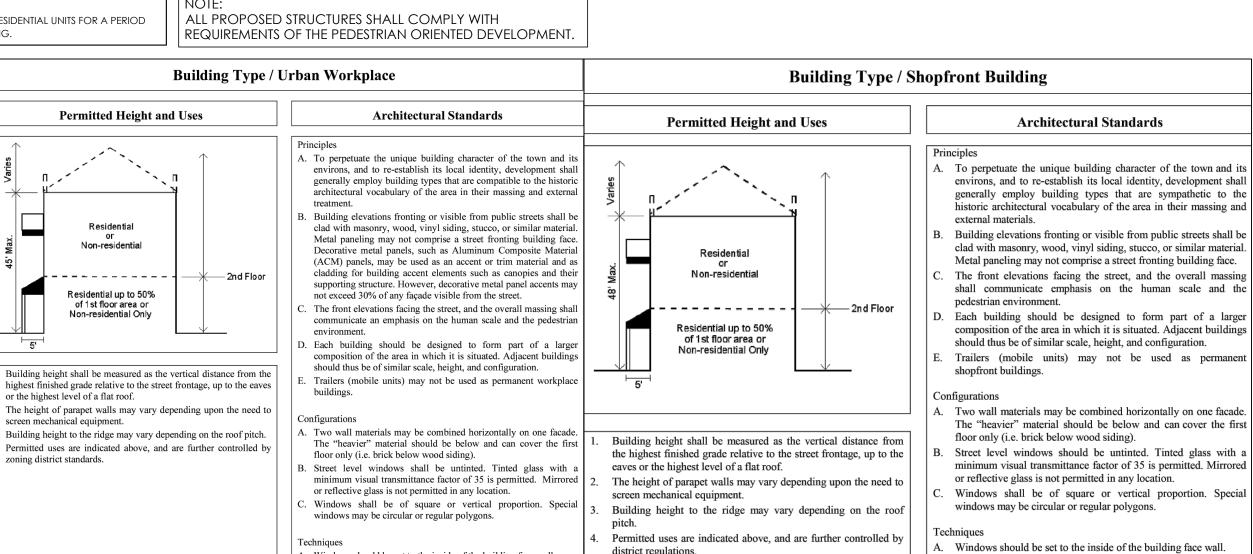
MBN69-RG1983

ALL PROPOSED STRUCTURES SHALL COMPLY WITH

Windows should be set to the inside of the building face wall

B. All rooftop equipment shall be enclosed in a building material that

matches the structure or is visually compatible with the structure.



Where an existing residential building converts to a mixed-use

building, at least 40% of the habitable floors area shall be

Outparcels 53,590 SF xisting parking spaces verparked by: PROPOSED IMPROVEMENTS Office Building (23,000) SF Existing retail (B&N) 13,005 SF 175,000 GSF Office Building (including retail, lobby and core) Parking Deck A Lost Surface Parking (does not include Outparcel spaces) 3,000 Rooms 125 Parking under rooms Multi Family (42,000) SF Existing retail (Dicks) 10,710 100 Units Residential - 1 bedroom Residential - 2 bedroom 50 Units Parking Deck (4 levels) 2,487 Parking Difference after Proposed Improvements 2,038 Red denotes removed buildings and/or reduced parking requirements) unlike retail, restaurant and residential uses, which require parking in the existing decks and surface lots on evenings and weekends, there will be no office demand for the 396 new spaces in the office building parking deck when office workers aren't there, opening up more parking supply during peak hours.

Residential - 2 bedroom

Residential - 3 bedroom

Office



134 Units

22 Units

150,829 SF

342,073 SF

NOTE: REVISIONS WILL BE MADE TO BRING AFFECTED CURBS AND PARKING TO COMPLIANCE WITH CURRENT TOWN OF HUNTERSVILLE STANDARDS.

UNAFFECTED CURBS AND PARKING SHALL REMAIN IN ACCORDANCE WITH

ENGINEERING

121 GILEAD RD

HUNTERSVILLE, NC 28078

P: (704) 875-1615

WAENGINEERING.COM

NC ENGINEERING BOARD

LICENSE #: P-2743

LICENSE #: C-614 SC ENGINEERING BOARD

LICENSE #: COA 7055

LICENSE #: LAF 477

NORTH ARROW

GRAPHIC SCALE 1"=60 FT.

LANDSCAPE ARCHITECTURAL BOARI

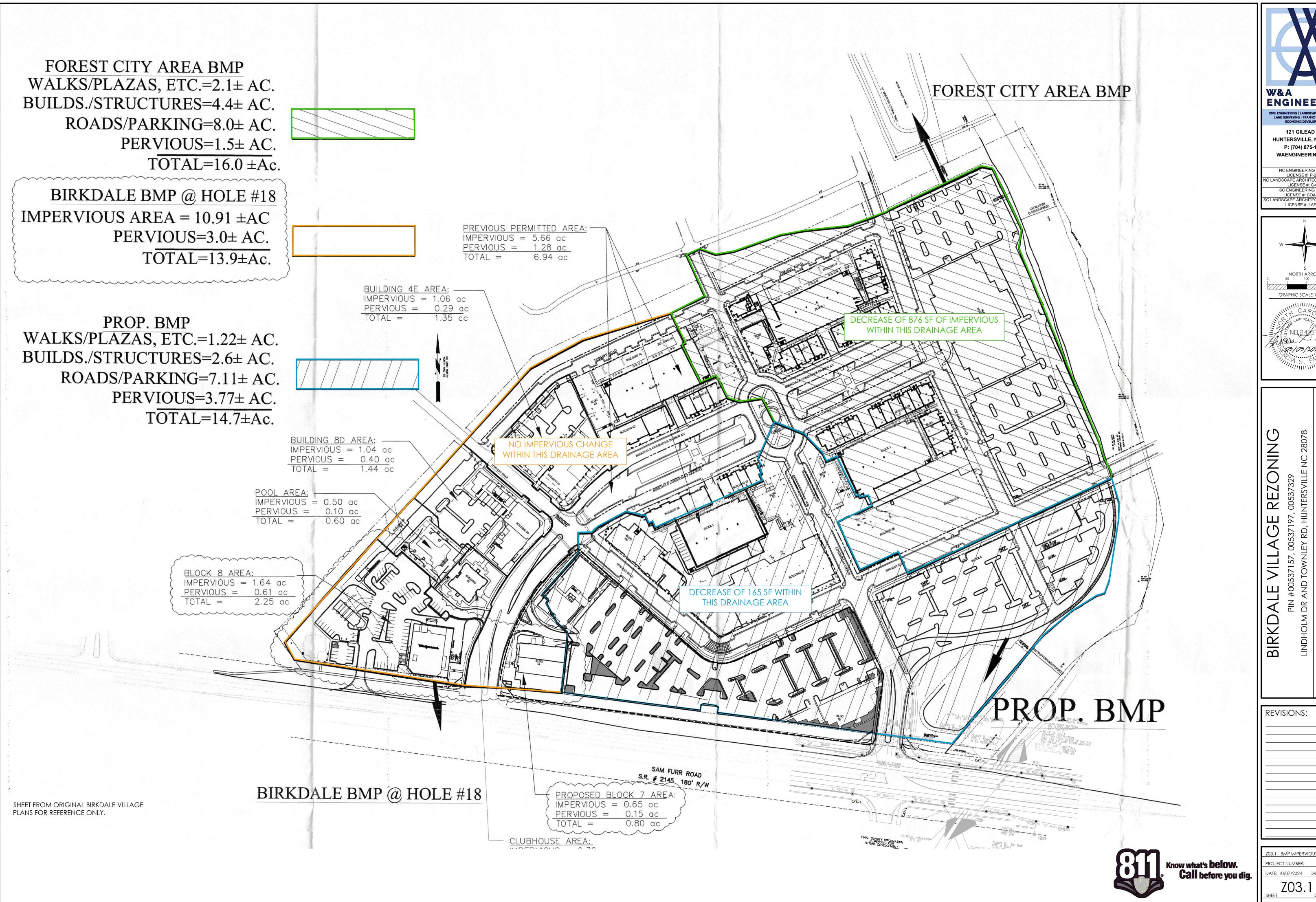
LANDSCAPE ARCHITECTURAL BOAF

03 - REZONING PLAN.DWG

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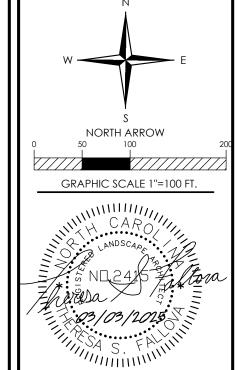
REVISIONS:

Z03 - REZONING PLAN.DWG - PLOT: tfallova - MON. 3-3-2025 12:21 PM



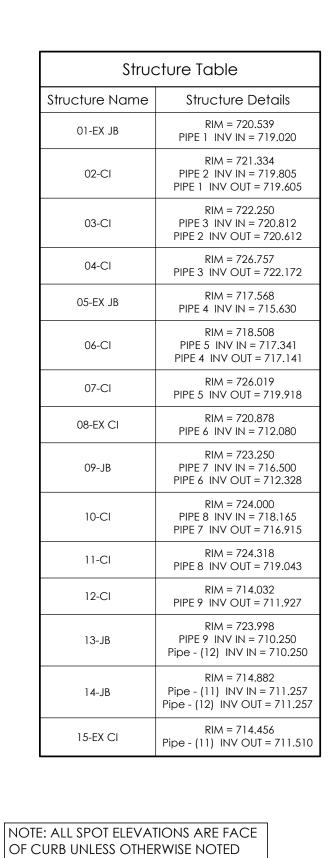
Z03.1 - BMP IMPERVIOUS EXHIBIT.DWG - PLOT: tfallova - MON. 3-3-2025 12:21 PM

W&A Engineering



REVISIONS:

203.1 - BMP IMPERVIOUS EXHIBIT.



Pipe Table						
NAME	SIZE	LENGTH	SLOPE	MATERIA		
Pipe - (11)	30"	25.29'	1.00%	RCP		
Pipe - (12)	30"	41.29'	2.44%	RCP		
PIPE 1	15"	58.53'	1.00%	RCP		
PIPE 2	12"	80.72'	1.00%	RCP		
PIPE 3	12"	67.99'	2.00%	RCP		
PIPE 4	12"	75.57'	2.00%	RCP		
PIPE 5	12"	128.84'	2.00%	RCP		
PIPE 6	30"	24.83'	1.00%	RCP		
PIPE 7	30"	41.53'	1.00%	RCP		
PIPE 8	15"	43.90'	2.00%	RCP		
PIPE 9	15"	41.94'	4.00%	RCP		

W&A **ENGINEERING** RAMP DN @ 4.44% CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE LAND SURVEYING | TRAFFIC ENGINEERING ECONOMIC DEVELOPMENT **HUNTERSVILLE, NC 28078** TIE INTO EX. CURB/WALL (537 PARKING SPACES) 7 STORIES (MAX. HEIGHT - 85') PROPOSED PARKING DECK B LICENSE #: P-2743 NC LANDSCAPE ARCHITECTURAL BOAR (291 PARKING SPACES)
4 STORIES (MAX. HEIGHT - 55') LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARE
LICENSE #: LAF 477 RAMP REMOVE EX. JUNCTION BOX TIE INTO EX. CURB REMOVE EX. CURB INLET ADA RAMPS MA.X SLOPE 8.33% (TYP) -EX. STORM TO REMAIN TIE INTO EX. CURB EX. C&G TO REMAIN 725.41 PROPOSED OFFICE BUILDING TIE INTO EX. CURB 724.79 TIE INTO EX. CURB -PROPOSED MULTIFAMILY 724.57 (150 DWELLING UNITS) 6 STORIES (MAX. HEIGHT - 85') 24.8 LF OF 30" RCP REMOVE EX. CURB INLET -------TOWNLEY ROAD... 722.93 <u></u>41.9 LF OF 15" RCP CONVERT EX. CURB INLET TO JUNCTION BOX PROJECT LIMITS: 325,233 SF (7.47 AC) ADA SPACES MA.X SLOPE 2% (TYP) — FOUNDATION WALL FOR LOWER LEVEL REVISIONS:



Z04 - PRELIM GRADING.DWG

121 GILEAD RD

P: (704) 875-1615

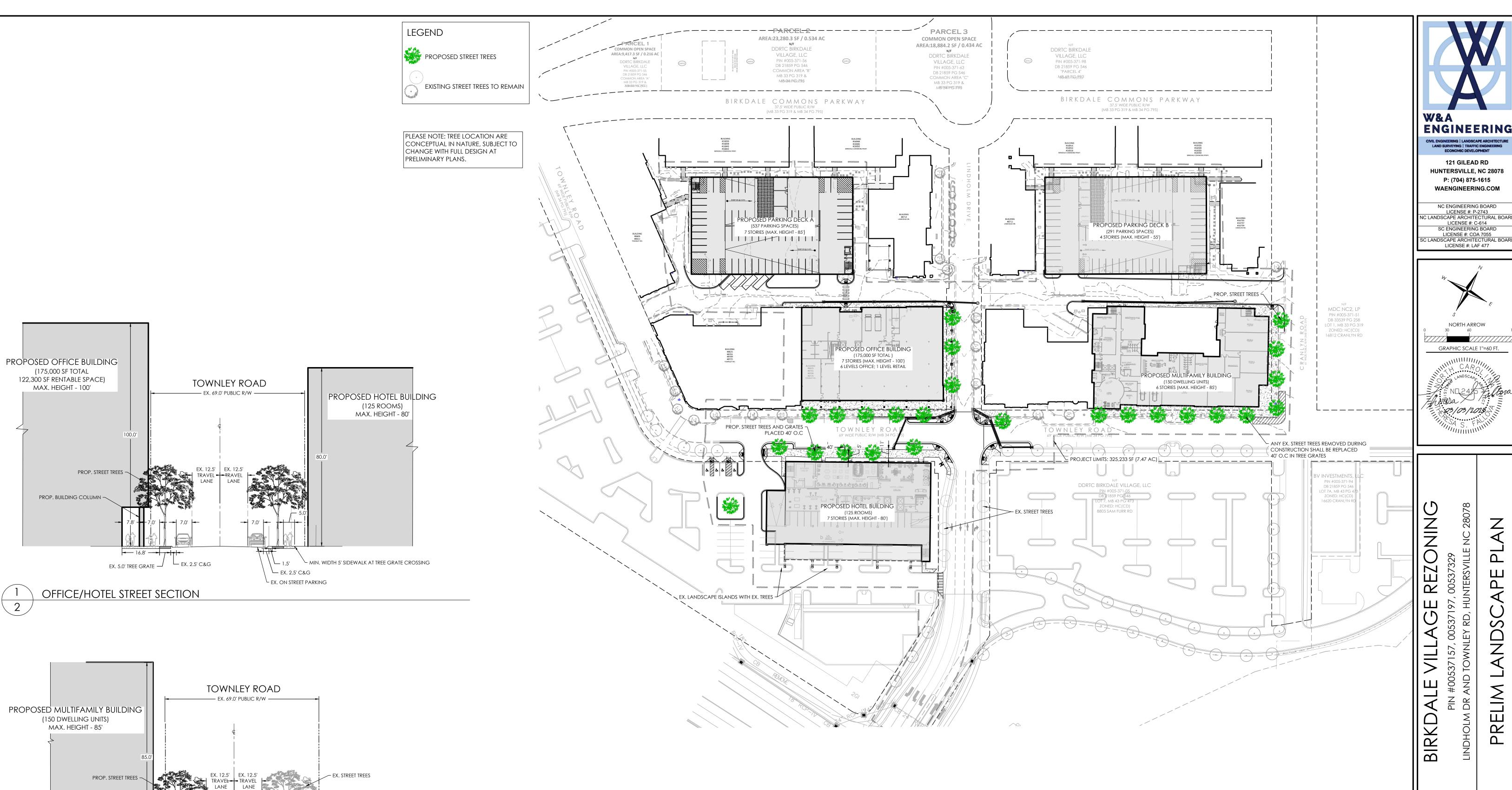
WAENGINEERING.COM

NC ENGINEERING BOARD

LICENSE #: C-614
SC ENGINEERING BOARD

NORTH ARROW

GRAPHIC SCALE 1"=40 FT.



PRELIM

ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE LAND SURVEYING | TRAFFIC ENGINEERING ECONOMIC DEVELOPMENT

121 GILEAD RD HUNTERSVILLE, NC 28078 P: (704) 875-1615 WAENGINEERING.COM

NC ENGINEERING BOARD

LICENSE #: COA 7055 C LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

NORTH ARROW

GRAPHIC SCALE 1"=60 FT.

REVISIONS:

Z05 - PRELIM LANDSCAPE PLAN.DW

Know what's **below**. **Call** before you dig

9.4' SIDEWALK (WIDTH VARIE

MULTIFAMILY STREET SECTION

EX. 5.0' TREE GRATE — EX. 2.5' C&G

EX. 5.0' SIDEWALK

L EX. ON STREET PARKING

- EX. 8.0' PLANTING STRIP

EX. PARKING LOT