

Sheet List Table	
Sheet Number	Sheet Title
Z01	COVER
Z02	SURVEY-EXISTING FEATURES
Z02.1	SURVEY-EXISTING FEATURES
Z02.2	SLOPE ANALYSIS
Z03	REZONING PLAN
Z03.1	BMP IMPERVIOUS EXHIBIT
Z04	PRELIM GRADING PLAN
Z05	PRELIM LANDSCAPE PLAN

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

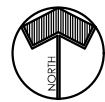
HUNTERSVILLE, NC 28078


PH: (404) 946-0939



VICINITY MAP

SCALE: N.T.S.



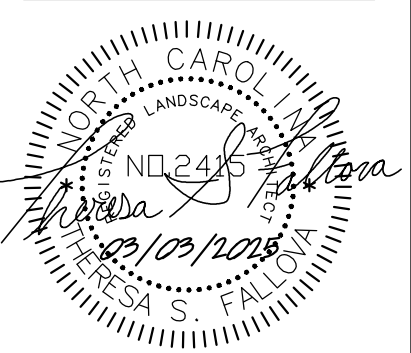


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ECONOMIC DEVELOPMENT

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

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LICENSE # P-2743
NC LANDSCAPE ARCHITECTURAL BOARD
LICENSE # C-614
SC ENGINEERING BOARD
LICENSE # COM 7055
SC LANDSCAPE ARCHITECTURAL BOARD
LICENSE # LAF 477



BIRKDALE VILLAGE REZONING

PIN #00537157, 00537197, 00537329

LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

COVER

REVISIONS:



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

CONTROL #108
N=622,187.962'
E=1,439,768.273'
EL:734.95'
MAG NAIL

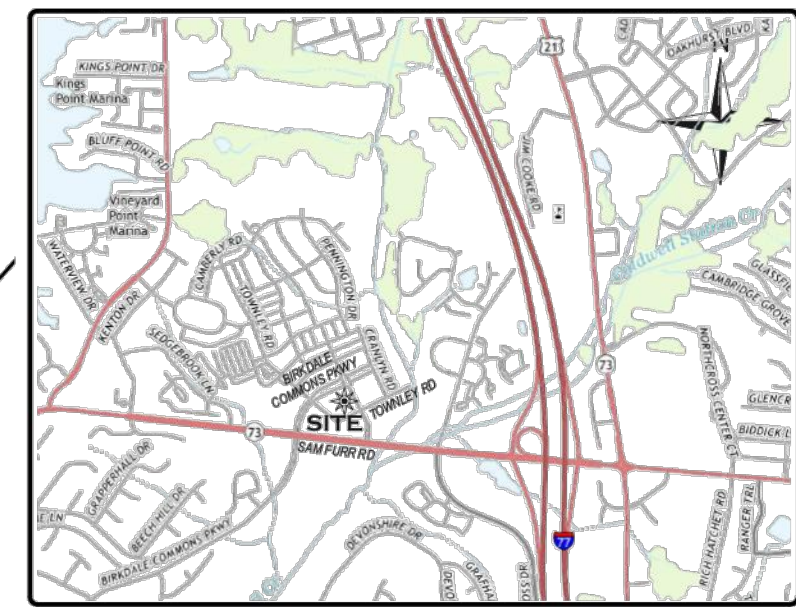
BIRKDALE COMMONS PARKWAY
37.5' WIDE PUBLIC R/W (MB 33 PG 319 & MB 34 PG 795)

346.32'

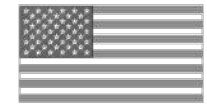
CONTROL #116
N=622,291.463'
E=1,440,090.441'
EL:731.02'
DRILL HOLE

CONTROL #119
N=622,349.426'
E=1,440,193.545'
EL:731.46'
DRILL HOLE

CONTROL #112
N=622,349.882'
E=1,440,301.896'
EL:731.32'
DRILL HOLE (PROPERTY CORNER)



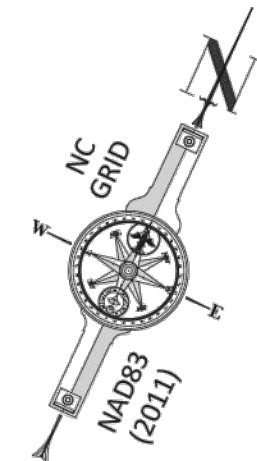
VICINITY MAP (NO SCALE)



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	688.95'	125.68'	125.68'	N 59°17'40" E
C2	70.50'	64.32'	62.11'	S 74°17'30" E
C3	20.50'	24.07'	22.71'	N 82°40'38" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°45'52" W	3.49'

N/F
DDRTC BIRKDALE VILLAGE, LLC
PIN #005-371-97
DB 21859 PG 546
LOT 6, MB 33 PG 319 &
MB 34 PG 795
ZONED: HC(CD)
8711 - 8715 LINDHOLM DR.
16735 - 16739 CRANLYN RD.
8805 - 8825 TOWNLEY RD.
16916 - 16952 BIRKDALE COMMONS PKWY.



LINE LEGEND

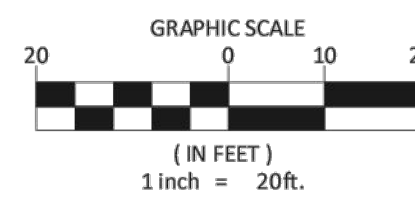
---	PROPERTY BOUNDARY
---	ADJACENT BOUNDARY (NOT SURVEYED)
---	PROPERTY BOUNDARY TIE LINE ONLY
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	CURB AND GUTTER
---	STORM DRAIN PIPE
---	HAND RAIL
---	SANITARY SEWER PIPE
---	FIBER OPTIC MARKOUT
---	TELECOMMUNICATIONS MARKOUT
---	TELEVISION MARKOUT
---	UNDERGROUND ELECTRIC MARKOUT
---	GAS MARKOUT
---	WATERLINE MARKOUT
---	UNKNOWN UTILITY

SYMBOL LEGEND

●	REBAR FOUND (RBF)
✕	DRILL HOLE FOUND (DHF)
⊙	MAG NAIL FOUND (MNF)
⊙	MAG NAIL SET (MNS)
△	CALCULATED POINT (CP)
⊙	SURVEY CONTROL POINT
⊙	AIR CONDITIONER
⊙	POSTAL MAILBOX
⊙	GAS METER
⊙	GAS VALVE
⊙	SANITARY CLEAN OUT
⊙	SANITARY MANHOLE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	FIRE DEPARTMENT CONNECTION
⊙	BACKFLOW PREVENTER
⊙	TELEPHONE HAND HOLE
⊙	TELEPHONE BOX
⊙	COMMUNICATIONS HAND HOLE
⊙	CABLE TV BOX
⊙	ELECTRIC HAND HOLE
⊙	ELECTRIC BOX
⊙	ELECTRIC TRANSFORMER
⊙	ELECTRIC METER
⊙	LIGHT POLE
⊙	STORM MANHOLE
⊙	CURB INLET
⊙	DRIP INLET
⊙	AREA DRAIN
⊙	STORM CLEAN OUT
⊙	END OF INFORMATION
⊙	LINE CONTINUES

ABBREVIATIONS

DB	DEED BOOK
MB	MAP BOOK
PG	PAGE
N/F	NOT OR FORMERLY
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
EX	EXISTING



PLAT SHOWING A
BOUNDARY &
TOPOGRAPHIC SURVEY

PREPARED FOR:
DDRTC BIRKDALE VILLAGE, LLC
LOT 5, BIRKDALE VILLAGE - MAP 1
(MAP BOOK 34 PAGE 795)
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY
NORTH CAROLINA
DEED REFERENCE: DB 21859, PG 546
TAX PARCEL ID #005-371-57

GUISEWHITE PROFESSIONAL
LAND SURVEYING, PC

GPLS

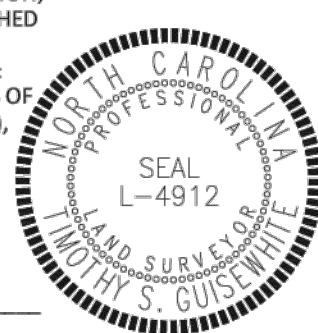
P.O. BOX 680388
CHARLOTTE, NC 28216
(704) 530-1700 NC FIRM #C-4411

NOTES:

- THIS PLAT IS NOT INTENDED FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. GUISEWHITE PROFESSIONAL LAND SURVEYING, PC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ALL CORNERS MONUMENTED AS SHOWN.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- NO NORTH CAROLINA GEODETIC SURVEY HORIZONTAL CONTROL IS LOCATED WITHIN 2000' OF THIS SITE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SHOWN.
- AREAS COMPUTED BY COORDINATE GEOMETRY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. ALL UTILITIES SHOWN HEREON ARE SUBJECT TO VERIFICATION.
- ANY ZONING & SETBACK INFORMATION SHOWN HEREON IS PER INFORMATION AVAILABLE AT THE TIME OF SURVEY AND IS SUBJECT TO VERIFICATION AND INTERPRETATION BY GOVERNING AUTHORITIES.

I, TIMOTHY S. GUISEWHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.07250ppm; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), THIS 28TH DAY OF FEBRUARY, A.D., 2022.

DocuSigned by:
Timothy S. Guisewhite
9102ABDFC6B4FE
2/28/2022
TIMOTHY S. GUISEWHITE, PLS N.C. REG. NO.: L-4912



BUILDING
#8625
#8701
#8709
#8725
TOWNLEY RD.

TOWNLEY ROAD
69' WIDE PUBLIC R/W (MB 34 PG 795)

FILE NAME:	21-033 BIRKDALE VILLAGE.DWG
PROJECT NUMBER:	21-033
DATE OF SURVEY:	XX/XX/2019
DRAWN BY:	TSG

REVISIONS:

- NOTES**
1. SLOPE ANALYSIS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY MERRICK. SEE SHEET 202 AND 202.1 FOR SURVEY.
 2. 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.
 3. 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%	Green
2	10.00%	15.00%	Yellow
3	15.00%	25.00%	Orange
4	25.00%	25.00% +	Red



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SC LANDSCAPE ARCHITECTURAL BOARD
LICENSE # LAF 477

NORTH ARROW

GRAPHIC SCALE 1"=60 FT.

NO 245
10/10/2025
ALEX S. FALLON

BIRKDALE VILLAGE REZONING
PIN #00537157, 00537197, 00537329
LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

SLOPE ANALYSIS

REVISIONS:



[illegible]

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA WITHIN PROJECT LIMITS	325,233 SF	7.47 AC	N/A
EXISTING IMPERVIOUS WITHIN PROJECT LIMITS	300,709 SF	6.90 AC	92.46 %
PROPOSED IMPERVIOUS WITHIN PROJECT LIMITS	299,480 SF	6.88 AC	92.08 %
TOTAL PROPOSED PERVIOUS	25,753 SF	0.59 AC	7.92 %
NET IMPERVIOUS GAIN WITHIN PROJECT LIMITS	-1,229 SF		
TOTAL IMPERVIOUS (ALL OF BIRKDALE VILLAGE)	1,582,970 SF	36.34 AC	

ZONING SUMMARY FOR BIRKDALE VILLAGE	
CURRENTLY APPROVED GROSS AREA - MAX. ALLOWABLE DEVELOPMENT	INDOOR MOVIE THEATRE/FUTURE COMMERCIAL - 75,000 SF COMMERCIAL/RETAIL/RESTAURANT - 275,000 SF OFFICE - 160,000 SF RESIDENTIAL - 320 UNITS
EXISTING DEVELOPMENT	INDOOR THEATRE/FUTURE COMMERCIAL - 53,270 SF COMMERCIAL/RETAIL/RESTAURANT - 252,090 SF OFFICE - 150,829 SF RESIDENTIAL - 320 UNITS
PROPOSED DEVELOPMENT (AS A PART OF THIS REZONING)	INDOOR THEATRE/FUTURE COMMERCIAL - 53,270 SF COMMERCIAL/RETAIL/RESTAURANT) - 213,805 SF (-38,285 SF) OFFICE - 325,829 SF (+175,000 SF) RESIDENTIAL - 470 UNITS (+150 UNITS) HOTEL - 125 ROOMS



(Red denotes removed buildings and/or reduced parking requirements)

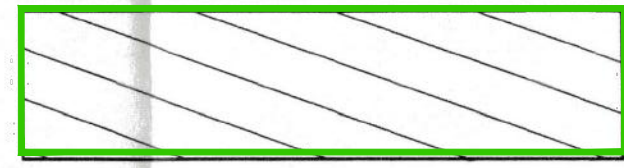
*unlike retail, restaurant and residential uses, which require parking in the existing decks and surface lots on evenings and weekends, there will be no office demand for the 396 new spaces in the office building parking deck when office workers aren't there, opening up more parking supply during peak hours.

REVISIONS:

FOREST CITY AREA BMP
WALKS/PLAZAS, ETC.=2.1± AC.
BUILDS./STRUCTURES=4.4± AC.
ROADS/PARKING=8.0± AC.
PERVIOUS=1.5± AC.
TOTAL=16.0 ±Ac.

BIRKDALE BMP @ HOLE #18
IMPERVIOUS AREA = 10.91 ±AC
PERVIOUS=3.0± AC.
TOTAL=13.9±Ac.

PROP. BMP
WALKS/PLAZAS, ETC.=1.22± AC.
BUILDS./STRUCTURES=2.6± AC.
ROADS/PARKING=7.11± AC.
PERVIOUS=3.77± AC.
TOTAL=14.7±Ac.



PREVIOUS PERMITTED AREA:
IMPERVIOUS = 5.66 ac
PERVIOUS = 1.28 ac
TOTAL = 6.94 ac

BUILDING 4E AREA:
IMPERVIOUS = 1.06 ac
PERVIOUS = 0.29 ac
TOTAL = 1.35 ac

BUILDING 8D AREA:
IMPERVIOUS = 1.04 ac
PERVIOUS = 0.40 ac
TOTAL = 1.44 ac

POOL AREA:
IMPERVIOUS = 0.50 ac
PERVIOUS = 0.10 ac
TOTAL = 0.60 ac

BLOCK 8 AREA:
IMPERVIOUS = 1.64 ac
PERVIOUS = 0.61 ac
TOTAL = 2.25 ac

NO IMPERVIOUS CHANGE
WITHIN THIS DRAINAGE AREA

DECREASE OF 165 SF WITHIN
THIS DRAINAGE AREA

DECREASE OF 876 SF OF IMPERVIOUS
WITHIN THIS DRAINAGE AREA


PROP. BMP

BIRKDALE BMP @ HOLE #18

PROPOSED BLOCK 7 AREA:
IMPERVIOUS = 0.65 ac
PERVIOUS = 0.15 ac
TOTAL = 0.80 ac

CLUBHOUSE AREA:

SHEET FROM ORIGINAL BIRKDALE VILLAGE PLANS FOR REFERENCE ONLY.

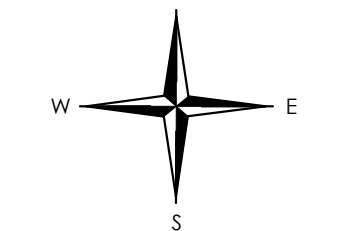


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LICENSE # C-04 7055
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LICENSE # LAF 477



NORTH ARROW

0 50 100 200
GRAPHIC SCALE 1"=100 FT.



Professional Engineer
No. 2415
FALL 2018
ALEXANDER S. FALLON

BIRKDALE VILLAGE REZONING

PIN #00537157, 00537197, 00537329
LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

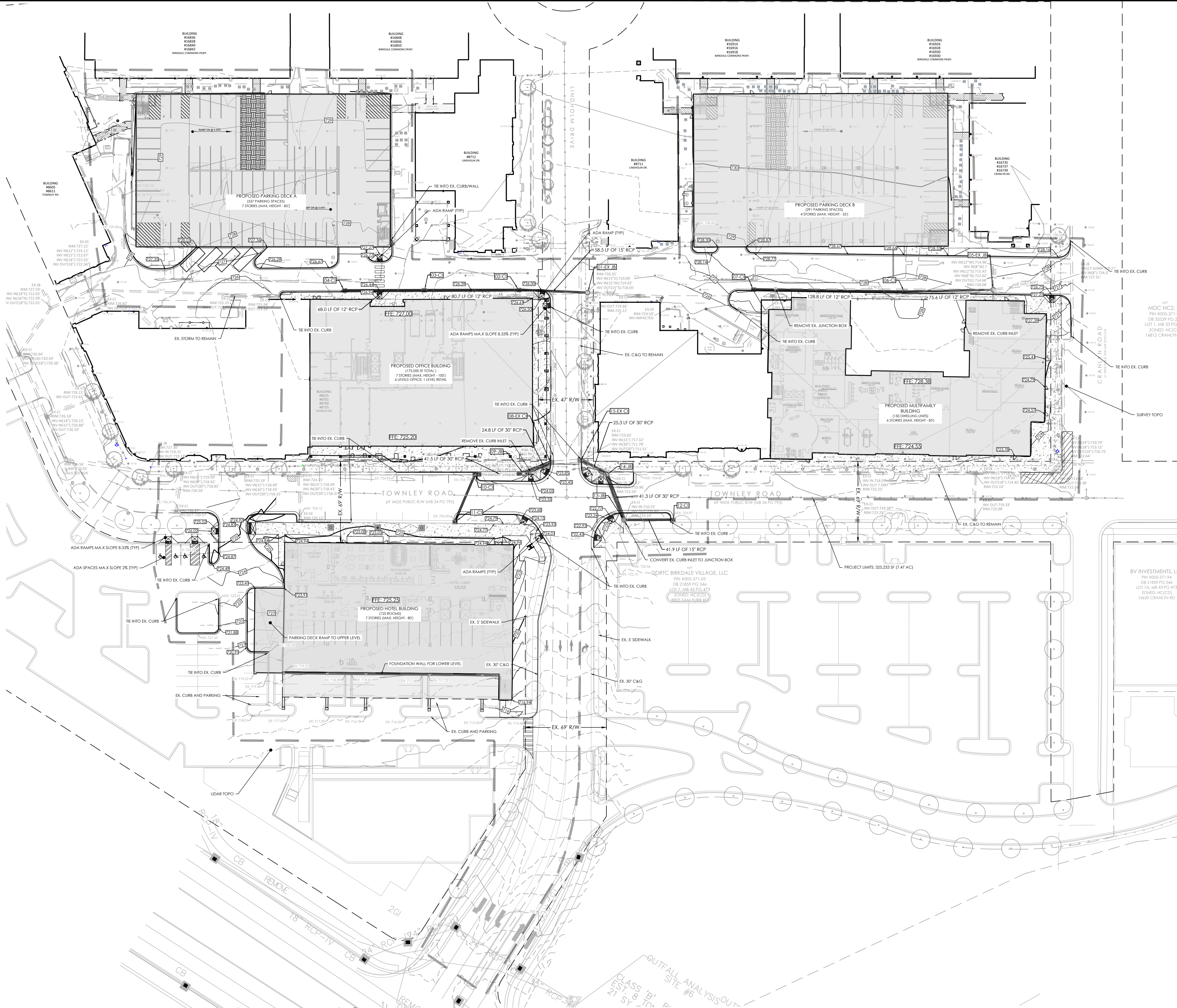
BMP IMPERVIOUS EXHIBIT


REVISIONS:

Structure Table	
Structure Name	Structure Details
01-EX JB	RIM = 720.539 PIPE 1 INV IN = 719.020
02-CI	RIM = 721.334 PIPE 2 INV IN = 719.805 PIPE 1 INV OUT = 719.605
03-CI	RIM = 722.250 PIPE 3 INV IN = 720.812 PIPE 2 INV OUT = 720.612
04-CI	RIM = 726.757 PIPE 3 INV OUT = 722.172
05-EX JB	RIM = 717.568 PIPE 4 INV IN = 715.630
06-CI	RIM = 718.508 PIPE 5 INV IN = 717.341 PIPE 4 INV OUT = 717.141
07-CI	RIM = 726.019 PIPE 5 INV OUT = 719.918
08-EX CI	RIM = 720.878 PIPE 6 INV IN = 712.080
09-JB	RIM = 723.250 PIPE 7 INV IN = 716.500 PIPE 6 INV OUT = 712.328
10-CI	RIM = 724.000 PIPE 8 INV IN = 718.165 PIPE 7 INV OUT = 716.915
11-CI	RIM = 724.318 PIPE 8 INV OUT = 719.043
12-CI	RIM = 714.032 PIPE 9 INV OUT = 711.927
13-JB	RIM = 723.998 PIPE 9 INV IN = 710.250 Pipe - (12) INV IN = 710.250
14-JB	RIM = 714.882 Pipe - (11) INV IN = 711.257 Pipe - (12) INV OUT = 711.257
15-EX CI	RIM = 714.456 Pipe - (11) INV OUT = 711.510

Pipe Table					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
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	

NOTE: ALL SPOT ELEVATIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED

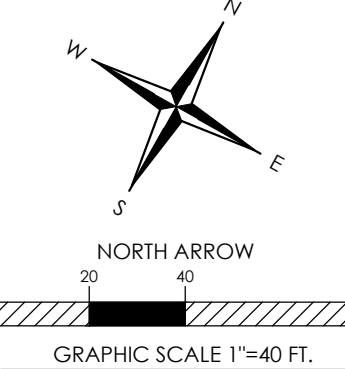





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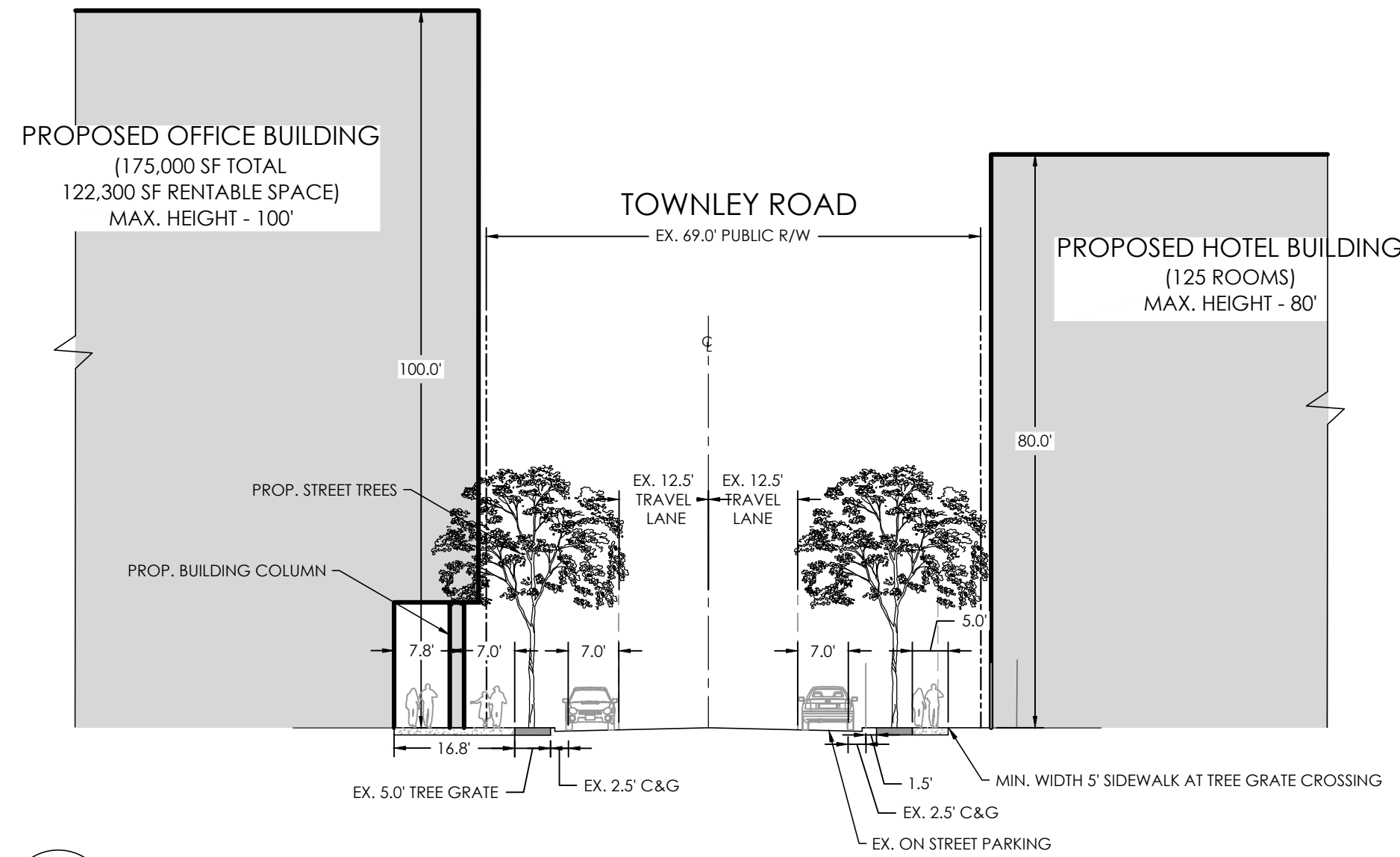
NORTH ARROW
GRAPHIC SCALE 1"=40 FT.



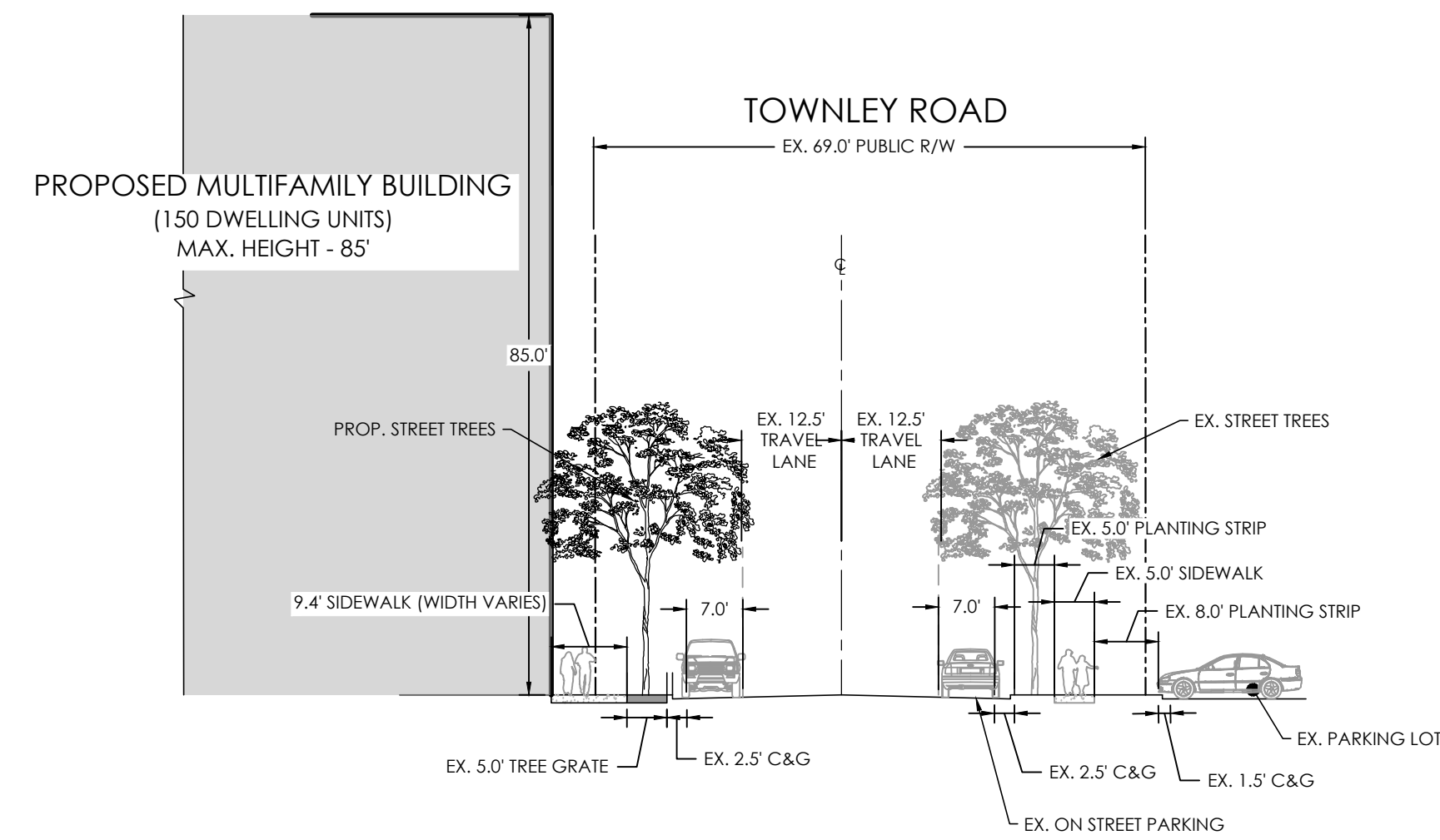
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PRELIM GRADING PLAN

REVISIONS:	



1 OFFICE/HOTEL STREET SECTION



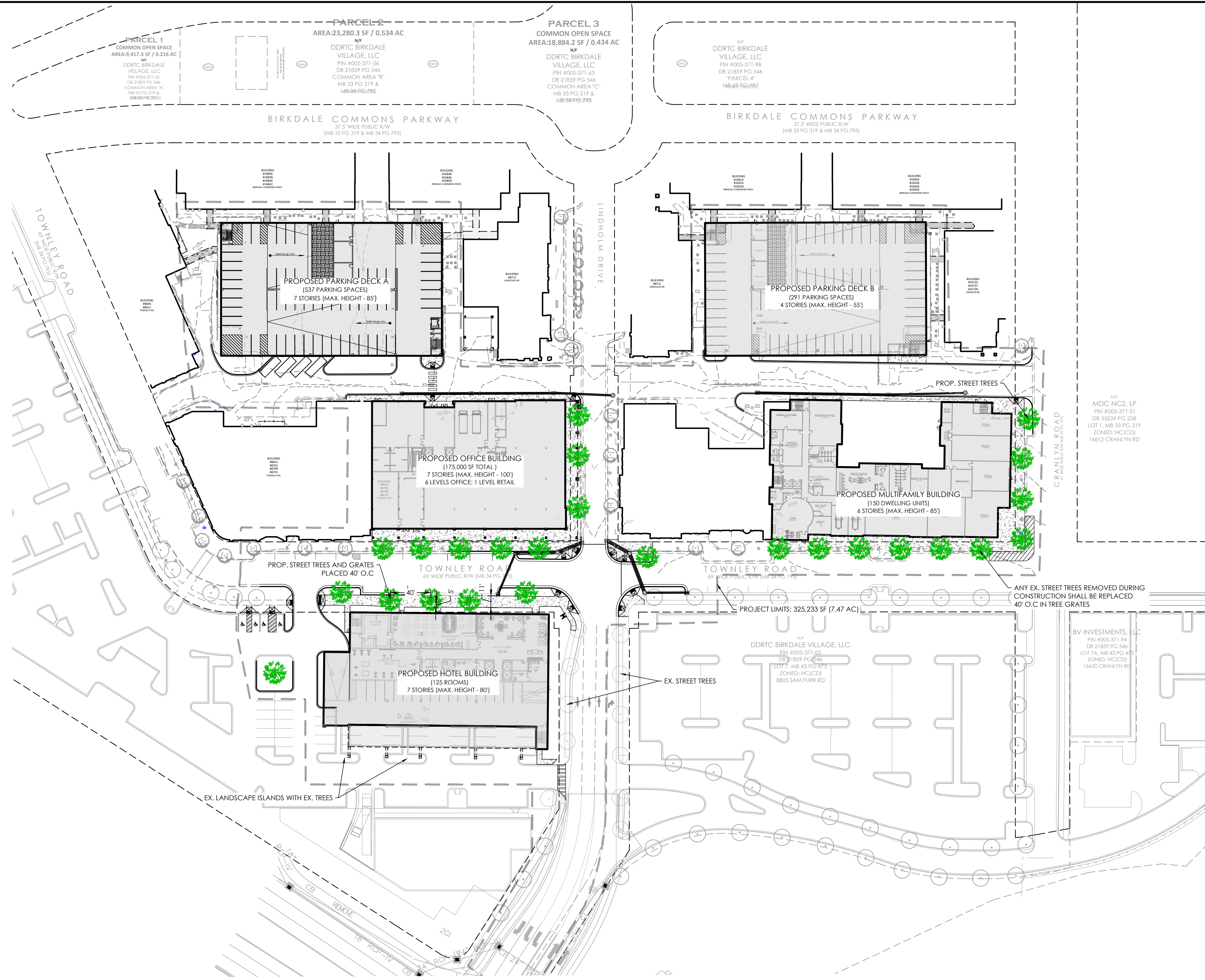
2 MULTIFAMILY STREET SECTION

LEGEND

PROPOSED STREET TREES

EXISTING STREET TREES TO REMAIN

PLEASE NOTE: TREE LOCATION ARE CONCEPTUAL IN NATURE, SUBJECT TO CHANGE WITH FULL DESIGN AT PRELIMINARY PLANS.



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LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

PRELIM LANDSCAPE PLAN

REVISIONS:

Z05 - PRELIM LANDSCAPE PLAN.DWG

PROJECT NUMBER: 222020

DATE: 10/07/2024 DRAWN BY: TSF

SHEET Z05 OF 5

