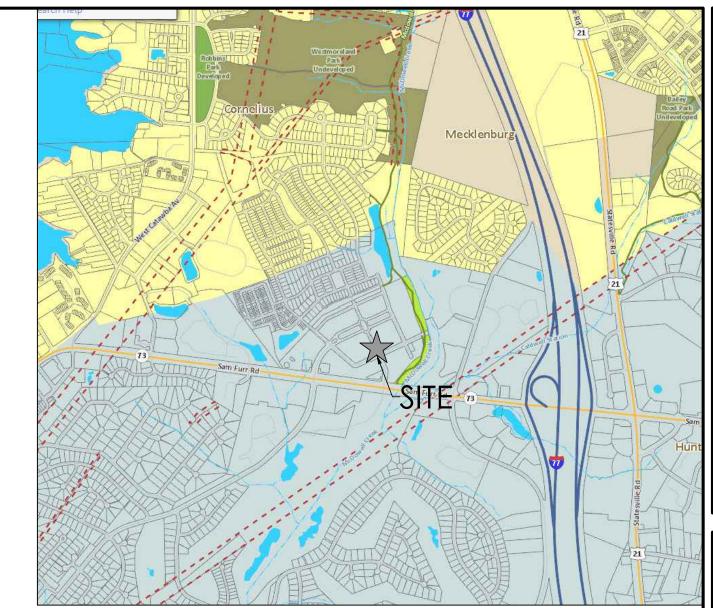
Sheet List Table		
Sheet Number	Sheet Title	
Z01	COVER	
Z02	SURVEY-EXISTING FEATURES	
Z02A	SURVEY-EXISTING FEATURES	
Z03	REZONING PLAN	
Z04	PRELIM GRADING PLAN	
Z05	PRELIM LANDSCAPE PLAN	



EPM#439459 R22-01

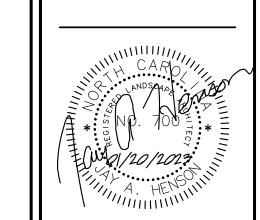


DDRTC BIRKDALE VILLAGE, LLC C/O NORTH AMERICAN PROPERTIES 8712 LINDHOLM DR SUITE 206 HUNTERSVILLE, NC 28078 PH: (404) 946-0939









REVISIONS: 2022/09/19 - REZONING COMMENT 2023/01/03- REZONING COMMENT

Z01 - COVER.DWG

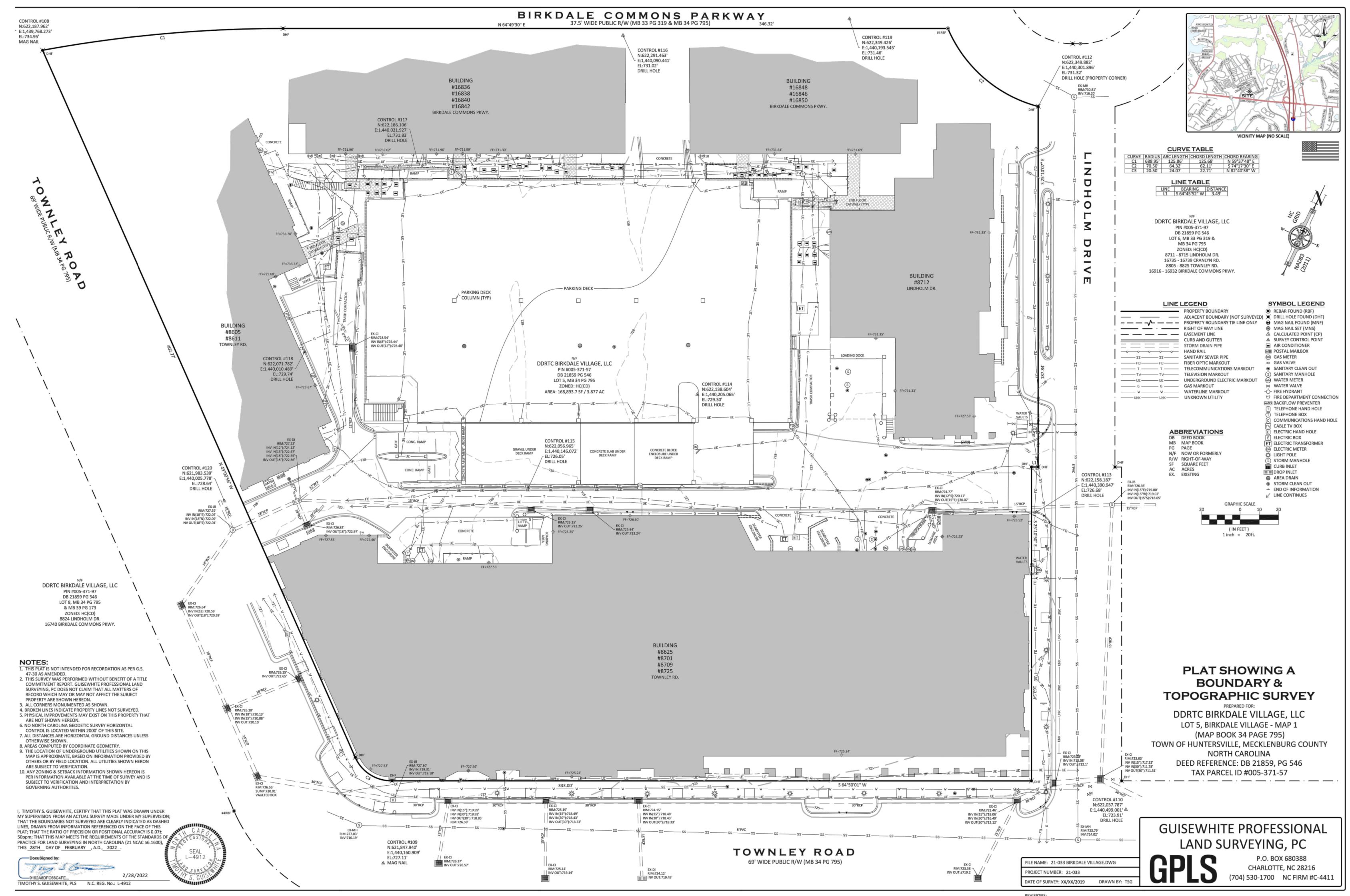
CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.

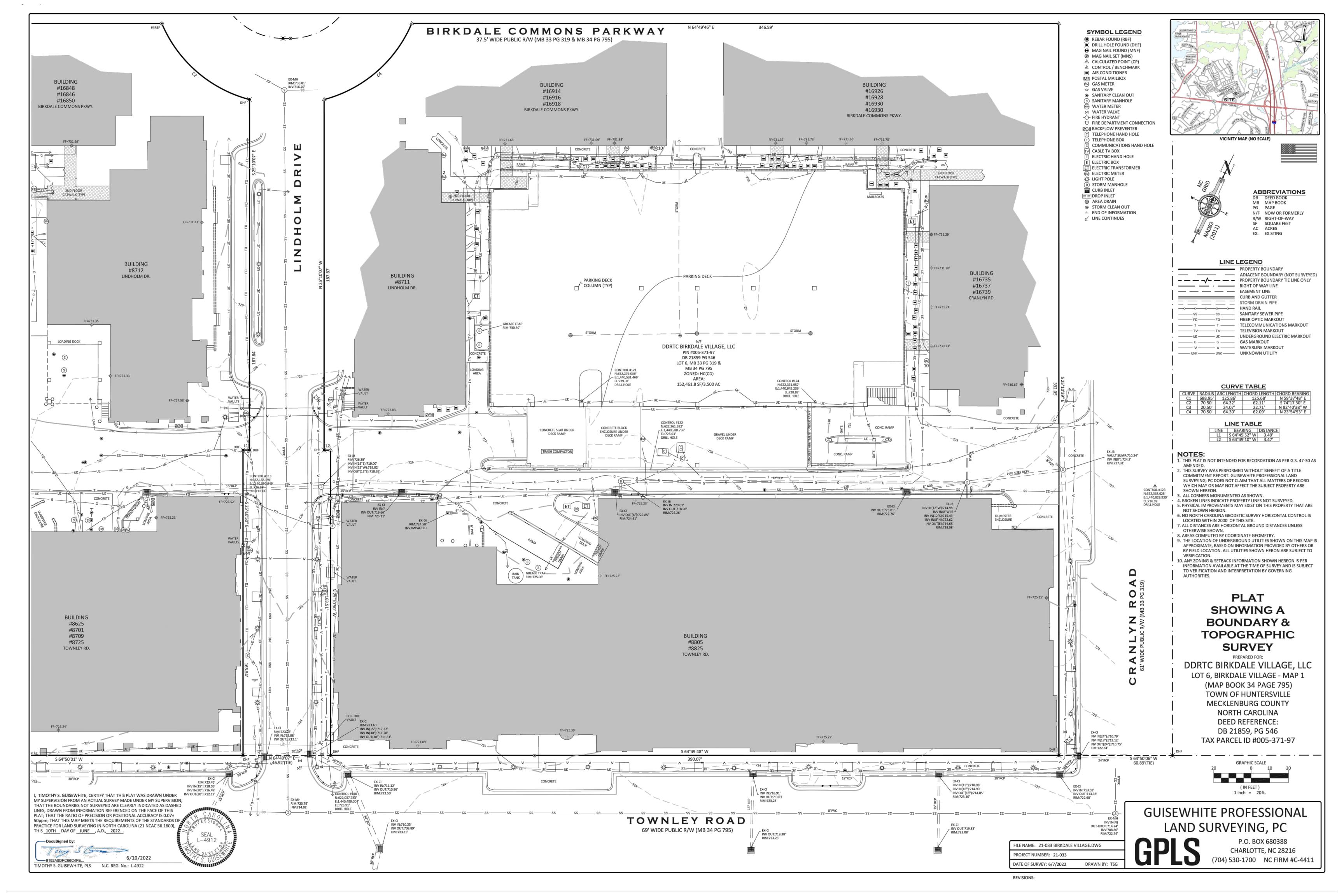
BEGINNING CONSTRUCTION.

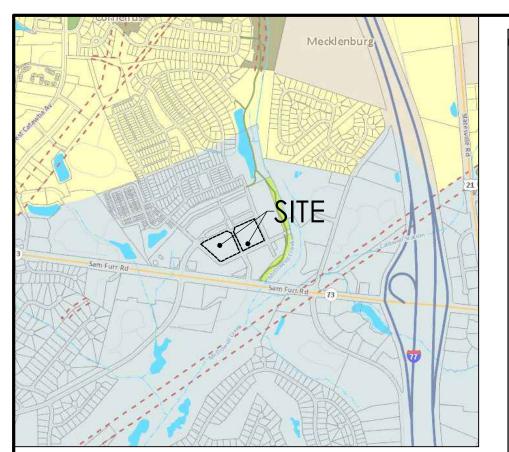
1926 SUBPART P, OR AS AMENDED.

CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART







VICINITY MAP SCALE: N.T.S.

SITE DATA (PIN#00537157,00537197) LOCATION: LINDHOLM DR AND TOWNLEY RD HUNTERSVILLE, MECKLENBURG COUNTY 28078 CURRENT ZONING: HC (CD) PROPOSED ZONING: HC (CD) CURRENT USE: COMMERICAL PROPOSED USE: COMMERCIAL/OFFICE CONTACT: HENSONFOLEY (JAY HENSON) 704-875-1615 **PROVIDED** OTAL BIRKDALE VILLAGE AREA 53.39 AC (2,325,668 SF) PARCEL ACREAGE 8.82 AC (384,199 SF) PROJECT LIMITS 5.37 AC (234,067 SF) PRINCIPAL USE(S) OFFICE, RETAIL, HOTEL, MULTIFAMILY DWELLINGS OT & BUILDING TYPE URBAN WORKPLACE OR SHOPFRONT BUILDING MAX. BUILDING HEIGHT URBAN WORKPLACE/SHOPFRONT BUILDING (WITH OFFICE) - 11 PARKING DECK - 70' HC-CD (REZONING CASE #R01-03) ONING DISTRICT VERLAY DISTRICT PA-2 MTN ISLAND LAKE WATERSHED PERCENT IMPERVIOUS ALLOWED HIGH DENSITY - 70% PERCENT IMPERVIOUS SHOWN NO NET GAIN WITHIN PROJECT AREA 0' - 15' SIDE & REAR - 0' BUILD TO LINE REPLICATE FRONTAGE CONDITIONS ORNER SETBACK WATERSHED McDOWELL EMA MAP NUMBER 3710465100K

PARKING COUNT		
PROJECT SCOPE		
EXISTING PARALLEL PARKING	37 PARKING SPACES	
PROPOSED PARALLEL PARKING	37 PARKING SPACES	
EXISTING PARKING DECK	141 PARKING SPACES	
PROPOSED PARKING DECK	591 PARKING SPACES	
TOTAL PARKING TO BE ADDED	450 PARKING SPACES	
TOTAL BIRKDALE VILLAGE		
EXISTING RESIDENTIAL SF @1 SPACES PER DWELLING UNIT (1 BR) 1.5 SPACES PER DWELLING UNIT (2+ BR)	164 (1 BR) X 1 = 164 SPACES 134 (2 BR) X 1.5 = 201 SPACES 22 (3 BR) X 1.5 = 33 SPACES	
REQUIRED PARKING SPACES	TOTAL 398 PARKING SPACES	
EXISTING RETAIL/RESTAURANT SF @2 SPACES/1,000 SF REQUIRED PARKING SPACES	342,073 SF (342.07 x 2 = 684) 684 PARKING SPACES	
EXISTING OFFICE SF @2 SPACES/1,000 SF TOTAL REQUIRED PARKING SPACES	150,829 SF (150.829 x 2 = 302) 302 PARKING SPACES	
PROPOSED OFFICE SF @2 SPACES/1,000 SF TOTAL REQUIRED PARKING SPACES	150,000 SF (150 x 2 = 300) 300 PARKING SPACES	
TOTAL REQUIRED PARKING	1,684 PARKING SPACES	
TOTAL EXISTING PARKING	1,862 PARKING SPACES	
TOTAL PROVIDED PARKING (WITH NEW PARKING DECKS)	2,312 PARKING SPACES (+450 PARKING SPACES)	

09/02/2015

CeD2, CeB2

EMA EFFECTIVE DATE

PARKING DECK TABLE	
PARKING DECK (7 LEVELS - MAX. 70')	
TOTAL SPACES - EX. PARKING DECK	141 PARKING SPACES
TOTAL SPACES - PROP. PARKING DECK	591 PARKING SPACES
LEVEL 1	COMMERCIAL
LEVEL 2	ex. residential units
LEVEL 3-7	OFFICE/COMMERCIAL
REQUIRED FOR NEW OFFICE BUILDING	300 PARKING SPACES
PROVIDED FOR NEW OFFICE BUILDING 450 PARKING SPACES	
(AND PUBLIC PARKING DURING NON OFFICE HOURS)	

ZONING SUMMARY	
PREVIOUSLY 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) - 252,090 SF OFFICE - 300,829 SF (+150,000 SF) RESIDENTIAL - 320 UNITS

DRTC BIRKDALE REZONING NOTES REZONING PETITION. 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 #R22-01 & ASSOCIATED REZONING PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 8.82 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE AS A PORTION OF BIRKDALE VILLAGE (THE "PROJECT"). DATED JULY 23, 2022 WITH SURSFOLIFNT SUBSTANTIAL AMENDMENTS TO THE INITIAL FILED PLAN SUBMITTED ON JANUARY 20, 2023 (THE "FILING DATE") IN CONNECTION WITH TAX PARCEL NUMBERS 00537157 AND 00537197 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO AMEND THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY TO HC (CD) HIGHWAY COMMERCIAL ZONING DISTRICT AS INDICATED ON THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND OTHERWISE PURSUANT TO THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE"), PETITIONER HAVING ELECTED TO ADOPT SUCH PROVISIONS IN EFFECT ON THE

DEVELOPMENT STANDARDS. THE DEVELOPMENT STANDARDS FOR BIRKDALE VILLAGE, FILED IN CONNECTION WITH THE REZONING PETITION NO. 97-23 (THE "ORIGINAL STANDARDS"), AS AMENDED, GOVERN THE DEVELOPMENT OF THE PROPERTY EXCEPT AS SPECIFICALLY NOTED FOR THE PROPERTY IN THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN. UNLESS THE DEVELOPMENT STANDARDS AND THE REZONING PLAN ESTABLISH A MORE STRINGENT STANDARD(S), OR 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

SCHEMATIC NATURE OF REZONING PLAN. 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").

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; AND C) EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

VESTED RIGHTS. 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

PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR USES (INCLUDING ACCESSORY USES). DENSITIES AND SQUARE FOOTAGES PERMITTED IN THE HC ZONING DISTRICT, SUBJECT TO THESE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. PERMITTED 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" RESTAURANTS. ANY LABELLING 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. 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

SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE FURTHER 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.

. AMENDMENT. 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.

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

 PARKING LOT CONNECTIVITY. VEHICULAR AND PEDESTRIAN CONNECTIONS AND STUBS TO ADJOINING PROPERTIES AS SHOWN ON THE PLAN: ii. BLOCK LENGTH;

iii. THE HEIGHT OF THE URBAN WORKPLACE OR SHOPFRONT BUILDING CONTAINING OFFICE USES AND COMMERCIAL USES OR CONFERENCE CENTER USES, IF ANY, SHALL NOT EXCEED ONE HUNDRED TEN FEET (110');

iv. ANY ASSOCIATED PARKING DECKS SHALL NOT EXCEED SEVENTY FEET (70'); PROVIDED THAT ANY PORTION OF THE PARKING DECK THAT IS EXPOSED AT ANY POINT ABOVE ADJACENT STRUCTURES AND VISIBLE FROM PUBLIC STREETS SHALL MEET THE FOLLOWING ADDITIONAL REQUIREMENTS:

I. COMPLEMENT THE SCALE AND CHARACTER OF NEARBY DEVELOPMENT. 2. HAVE AN ARCHITECTURAL FAÇADE 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.

. 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.

4. PORTIONS OF THE PARKING DECKS NOT FRONTING OR VISIBLE FROM PUBLIC STREETS SHALL NOT BE SUBJECT TO THE ABOVE

v. CONFERENCE CENTER AND OFFICE LOFTS AND SUITES ARE INCLUDED IN THE LIST OF PERMITTED USES.

b. GUIDELINES. BUILDING ELEVATIONS WILL FOLLOW THE DESIGN GUIDELINES ESTABLISHED IN THE ORIGINAL STANDARDS, INCLUDING BUT NOT LIMITED TO:

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

:. YARD RESTRICTIONS. IN EVERY INSTANCE, THE SIDE YARD, SETBACK AND REAR YARD FOR EACH PARCEL DEVELOPED WITHIN THE

PROPERTY 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. DRIVEWAYS AND STREETS. 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

e. OPEN SPACE. OPEN SPACE WILL BE DESIGNED TO INCORPORATE NATURAL DRAINAGE WAYS AND WOODED AREAS. THE

ACCORDANCE WITH STANDARDS ESTABLISHED BY THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THEIR

FOLLOWING THREE SIGNIFICANT OPEN SPACES ARE TO REMAIN AS OPEN SPACES ACCORDING TO THE ORIGINAL STANDARDS:

i. TRANSCO PIPELINI ii. MCDOWELL CREEK BUFFER

DRIVEWAY PERMIT REQUIREMENTS

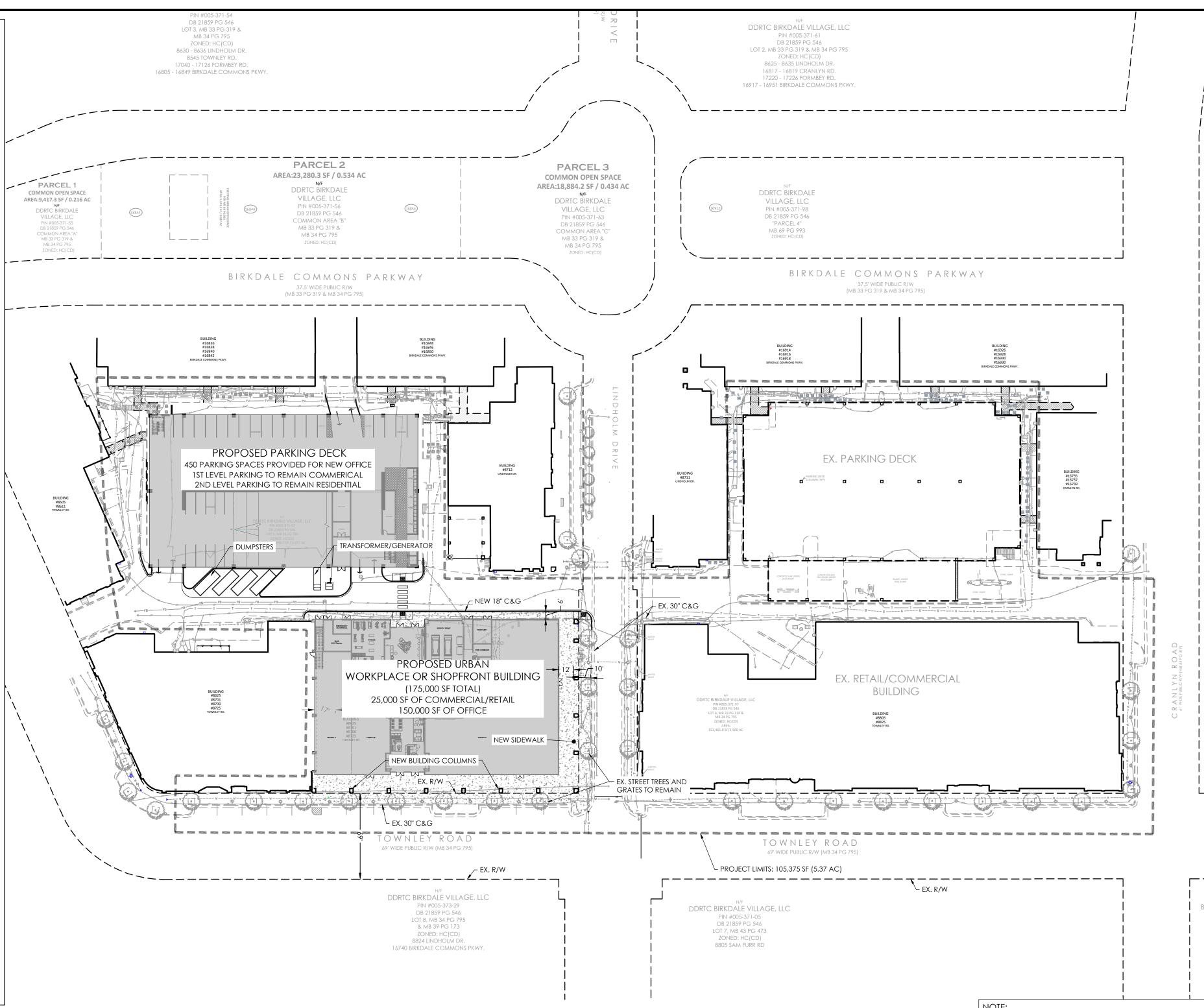
iii. SAM FURR FRONTAGE

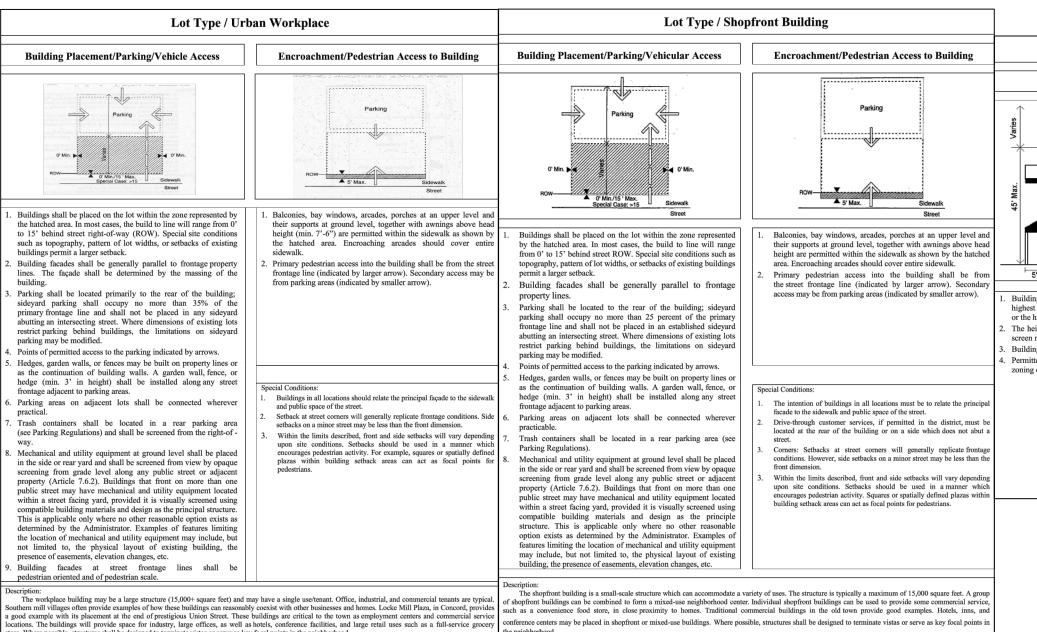
f. ADDITIONAL DESIGN ELEMENTS. SIGNS AND GRAPHICS, STORM WATER MANAGEMENT AND WATERSHED PROTECTION, ENTRYWAYS, BUFFER YARDS, LANDSCAPE AREAS AND SCREENING WILL FOLLOW THE GUIDELINES OF THE ORIGINAL STANDARDS.

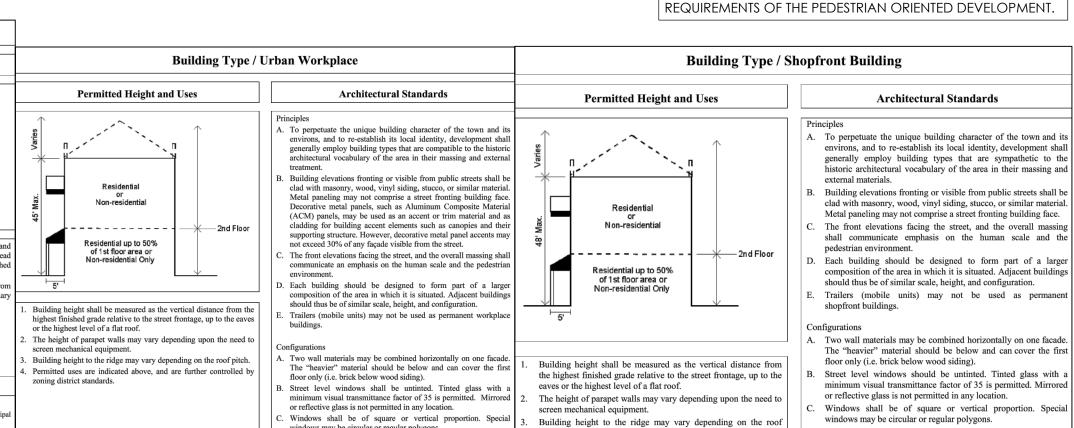
g. ELEVATIONS AND PERSPECTIVES. CONCEPTUAL ELEVATIONS AND PERSPECTIVES SHOWING THE GENERAL THEME OF THE ARCHITECTURE WITHIN THE PROPERTY HAVE BEEN SUBMITTED WITH THE REZONING PLAN. THE ARCHITECTURAL DESIGN WITHIN

IMPERVIOUS SUMMARY - SITE PERCENTAGE SQUARE FOOT **ACRES** OF TOTAL SITE TOTAL SITE AREA WITHIN 234,067 SF 5.37 AC N/A PROJECT LIMITS EXISTING IMPERVIOUS WITHIN 232,886 SF 5.35 AC 99.50 % PROJECT LIMITS PROPOSED IMPERVIOUS 232,886 SF 5.35 AC | 99.50 % WITHIN PROJECT LIMITS TOTAL PROPOSED PERVIOUS | 1,181 SF 0.03 AC | 0.50 % NET IMPERVIOUS GAIN WITHIN PROJECT LIMITS TOTAL IMPERVIOUS (ALL OF 1,582,970 SF 36.34 AC BIRKDALE VILLAGE)

THE PROPERTY SHALL BE IN KEEPING WITH THIS GENERAL THEME.







CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES LISING

FLAGMEN, ETC., AS NECESSARY TO INSURE SAFFTY TO THE PUBLIC

ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED

ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.

SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART

Permitted uses are indicated above, and are further controlled b

Where an existing residential building converts to a mixed-use

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

district regulations.

windows may be circular or regular polygons.

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

All rooftop equipment shall be enclosed in a building material that

matches the structure or is visually compatible with the structure

1926 SUBPART P. OR AS AMENDED

Know what's DCIOW. Call before you dig.

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

ALL PROPOSED STRUCTURES SHALL COMPLY WITH

REVISIONS:

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2022/08/23 - REZONING COMMENTS 2022/09/19 - REZONING COMMENTS 2022/11/02- REZONING COMMENTS 2023/01/03- REZONING COMMENTS 2023/01/20- REZONING COMMENTS

NORTH ARROW

GRAPHIC SCALE 1"=30 FT.

Z03 - REZONING PLAN.DWG ROJECT NUMBER: ATE: 06/21/2022 DRAWN BY:

Z03 - REZONING PLAN.DWG - PLOT: Tess - FRI. 1-20-2023 12:16 PM

GENERAL NOTES:

- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE TOWN OF HUNTERSVILLE AND MECKLENBURG
- THE MECKLENBURG COUNTY OR TOWN OF HUNTERSVILLE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY
- NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR TOWN OF HUNTERSVILLE BEFORE INSTALLATION.
- ALL ROOF DRAINS TO CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM.

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

GENERAL NOTES:

- ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH
- SOIL FILL (GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.) PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING
- 4. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
- 4.1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.

4.6. PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

DB 21859 PG 546

LOT 3, MB 33 PG 319 8

MB 34 PG 795

8630 - 8636 LINDHOLM DI 8545 TOWNLEY RD. 27040 - 17126 FORMBEY RD

- 4.2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL. 4.3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
- 4.4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
- 4.5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.

5. SOIL MOISTURE CONTROL

PARCEL 1

AREA:9,417.3 SF / 0.216 A

- 5.1. REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS. 5.2. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
- 5.3. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE. 5.4. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
- 6. COMPACTION OF SOIL BACKFILLS AND FILLS
- 6.1. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- 6.2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
- 6.3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
- UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 100 PERCENT.
- UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
- UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.

PARCEL 2

AREA:23,280.3 SF / 0.534 AC

DDRTC BIRKDALE

VILLAGE, LLC

PIN #005-371-5

DB 21859 PG 546

COMMON AREA "

MB 34 PG 795

BIRKDALE COMMONS PARKWAY

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

WORKPLACE OR SHOPFRONT BUILDING

(175,000 SF TOTAL)

25,000 SF OF COMMERCIAL/RETAIL 150,000 SF OF OFFICE

> DDRTC BIRKDALE VILLAGE, LLC PIN #005-373-29

DB 21859 PG 546

LOT 8, MB 34 PG 795

& MB 39 PG 173

6740 BIRKDALE COMMONS PKW

PROPOSED PARKING DECK

450 PARKING SPACES PROVIDED FOR NEW OFFICE

1ST LEVEL PARKING TO REMAIN COMMERICAL 2ND LEVEL PARKING TO REMAIN RESIDENTIAL

6.4. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.

- 7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
- 7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- 7.3. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES. 7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
- 7.4.1. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM). 7.4.2. WALKS: PLUS OR MINUS 1 INCH (25 MM).

7.4.3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).

7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.

8. FIELD QUALITY CONTROL

8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS. 8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT

EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. 8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT. 8.4. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND

ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES: 8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS. 8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.

8.7. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS. 8.8. When testing agency reports that subgrades, fills, or backfills have not achieved degree of compaction

BIRKDALE COMMONS PARKWAY

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

EX. PARKING DECK

EX. RETAIL/COMMERCIAL

BUILDING

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

► PROJECT LIMITS: 105,375 SF (5.37 AC)

DDRTC BIRKDALE VILLAGE, LLC

PIN #005-371-05

DB 21859 PG 546

OT 7, MB 43 PG 473

SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

DDRTC BIRKDALE-VILLAGE, LLC

PIN #005-37/1-61

LOT 2, MB 33 PG 319 & MB 34 PG 795

8625 - 8635 LINDHOLM DR. 16817 - 16819 GRANLYN RD. 17220 - 17226 FORMBEY RD.

DDRTC BIRKDALE

VILLAGE, LLC

DB 21859 PG 546

PARCEL 3

COMMON OPEN SPACE

AREA:18,884.2 SF / 0.434 AC

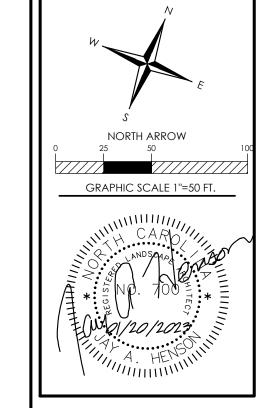
DDRTC BIRKDALE

VILLAGE, LLC

PIN #005-371-63

DB 21859 PG 546 COMMON AREA "C

MB 33 PG 319 & MB 34 PG 795



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REVISIONS:

2022/08/23 - REZONING COMMENTS 2022/09/19 - REZONING COMMENTS 2022/11/02- REZONING COMMENTS 2023/01/03- REZONING COMMENTS 2023/01/20- REZONING COMMENTS

04 - PRELIM GRADING.DWG

LOT 1, MB 33 PG 319 ZONED: HC(CD)

BV INVESTMENTS.

PIN #005-371-94

CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE

CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING

FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED

PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO

SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART

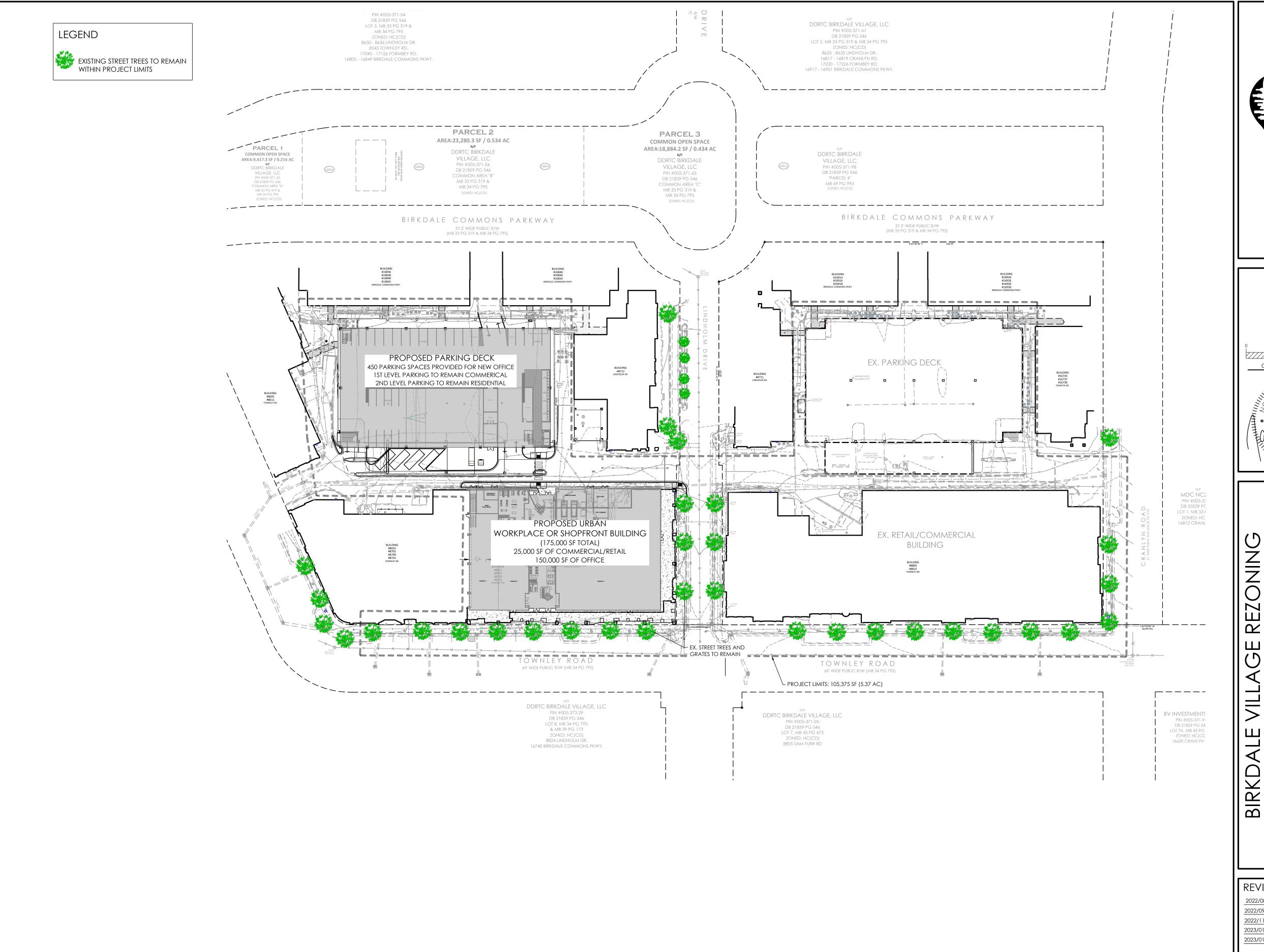
DB 21859 PG 546

ZONED: HC(CI

BEGINNING CONSTRUCTION.

1926 SUBPART P, OR AS AMENDED.

Call before you dig ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.



CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO Know what's **below**. Call before you dig. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART

BEGINNING CONSTRUCTION.

1926 SUBPART P, OR AS AMENDED.

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2022/08/23 - REZONING COMMENTS 2022/09/19 - REZONING COMMENTS 2022/11/02- REZONING COMMENTS 2023/01/03- REZONING COMMENTS 2023/01/20- REZONING COMMENTS

ELIM

NORTH ARROW

GRAPHIC SCALE 1"=50 FT.

Z05 -PRELIM LANDSCAPE PLAN.DWG PROJECT NUMBER: 222020

DATE: 06/21/2022 DRAWN BY: 1 Z05