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DRAWING INDEX

GENERAL

SP0 COVER SHEET

SITE PLAN

- SP0.1 GENERAL NOTES
- RZ1 REZONING PLAN
- SP1 PRELIMINARY SITE PLAN
- SP2 EXISTING CONDITIONS
- SP3 ADJACENT PROPERTY OWNERS
- SP4 TREE PRESERVATION PLAN
- SP5 PRELIMINARY GRADING AND STORMWATER
- SP6 SLOPE ANALYSIS
- SP7 TURNING MOVEMENTS

SITE INFORMATION

SITE LOCATION
PARCEL NUMBER: 017-40-104
ETJ AREA: HUNTERSVILLE
TIME FRAME: 2016-2017

ZONING INFORMATION
EXISTING ZONING DISTRICT: CB - COMMERCIAL BUSINESS
PROPOSED ZONING DISTRICT: SP (CD) - SPECIAL PURPOSE (CD)
OVERLAY DISTRICT: N/A
PRINCIPAL USES: INDOOR RECREATION/RETAIL/OFFICE

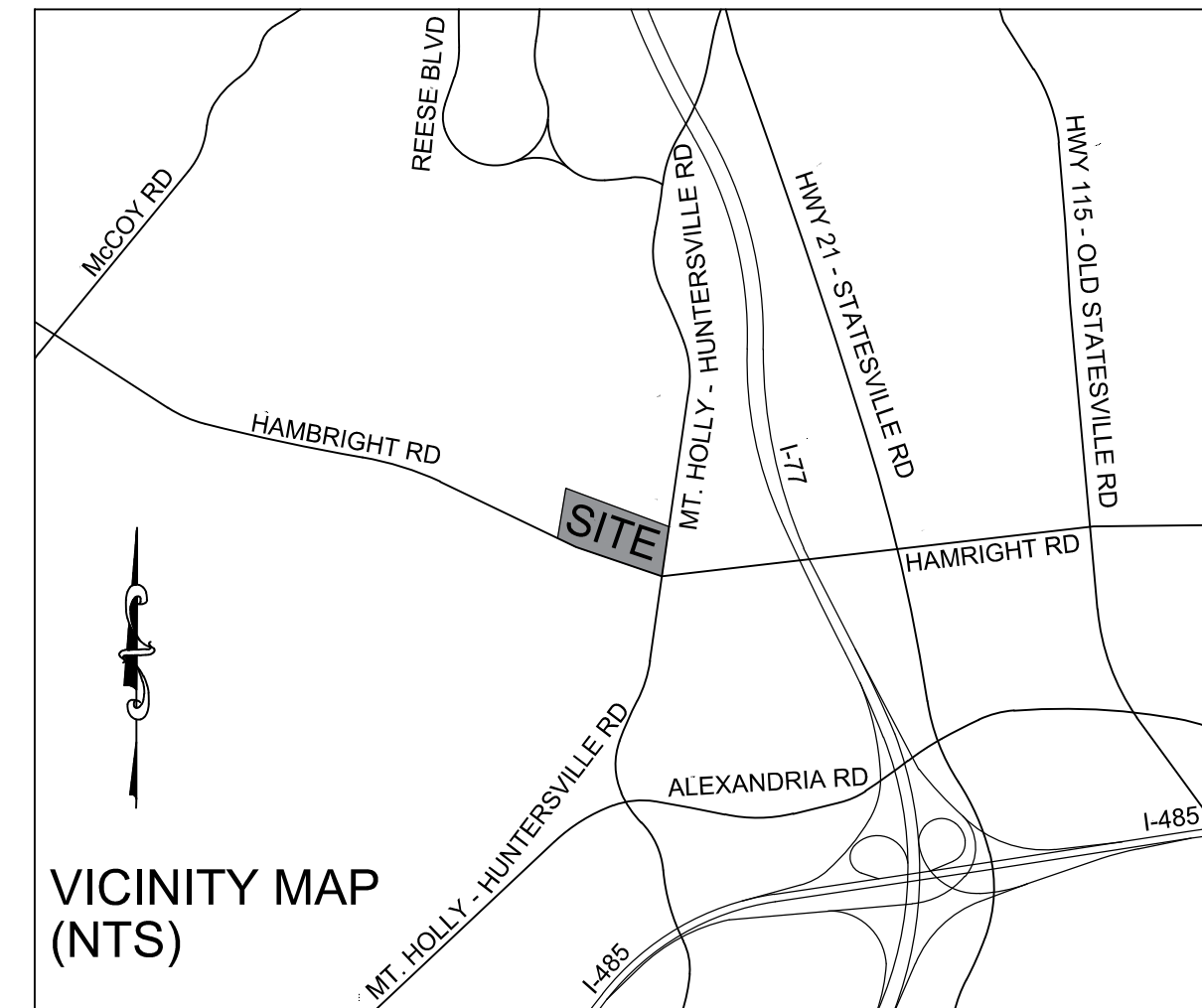
FLOODPLAIN INFORMATION
PERCENTAGE OF BUA ALLOWED: 70%
PERCENTAGE OF BUA ESTIMATED: 46.5%

WATERSHED INFORMATION
STREAM WATERSHED: MCDOWELL
REGULATED DRINKING WATERSHEDS: MTN ISLAND LAKE PA-2

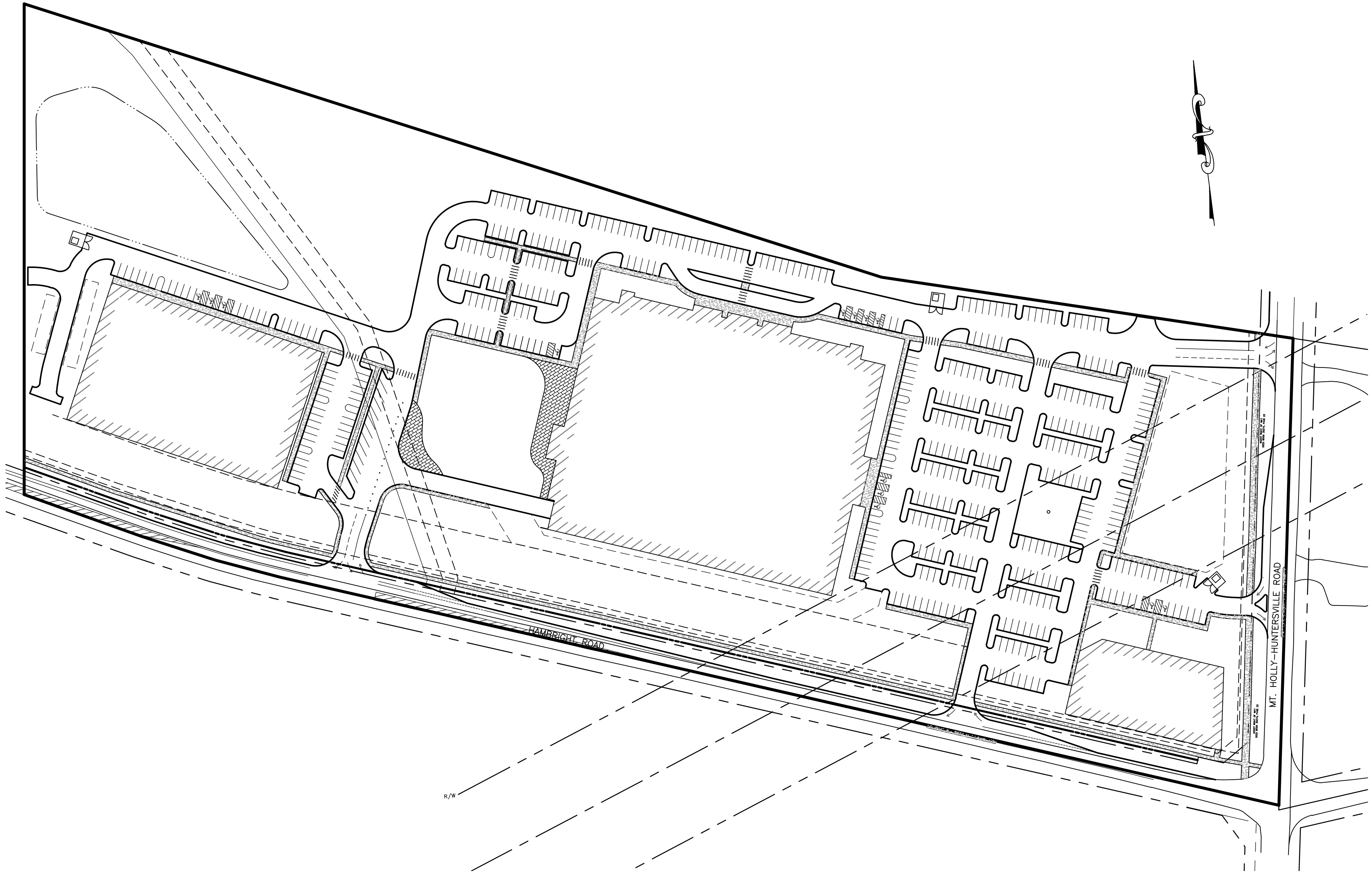
CONTACTS

OWNER:
SPORTS VILLAGE INC.
CONTACT: MIKE CLAPP
18635 STARCREEK DRIVE, UNIT F
CORNELIUS, NC 28031
PH: (704) 201-8876
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HUNTERSVILLE SPORTS VILLAGE
REZONING AND SKETCH PLANS
HUNTERSVILLE, NORTH CAROLINA
EPM # 367946



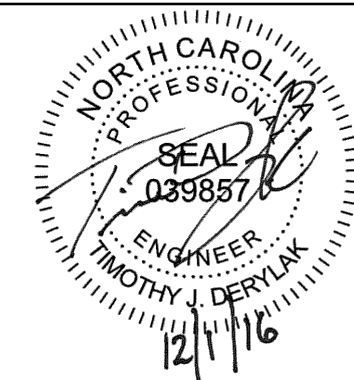
APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE
APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION
PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY
AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL



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NCBELS #F-0929

TOWN OF HUNTERSVILLE
SPORTS VILLAGE
HUNTERSVILLE, NORTH CAROLINA

SEAL



KEY PLAN

SCALE: 1" = 100'



NO.	DATE	BY	DESCRIPTION
2	12/01/16	ADS	TOWN COMMENTS
1	10/12/16	ADS	TOWN COMMENTS

REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE JULY 29, 2016

TITLE

COVER SHEET

PROJECT NO. 50083178

SP0

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REZONING AND PRELIMINARY SITE PLAN NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THE PROPOSED BUILDINGS, PARKING, SIDEWALKS, AND OTHER SITE ELEMENTS SHOWN ON THE SITE PLAN ARE INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ABOVE LISTED ORDINANCES DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATION TO PLAN MAY RESULT.
- FOR GROUND FLOOR UNITS IN BUILDINGS THAT ADDRESS THE PUBLIC RIGHT-OF-WAY, FUNCTIONAL DOORS SHALL BE PROVIDED ALONG THE STREET AND ALLOW PEDESTRIAN ACCESS TO THE BUILDING FROM THE STREET. FAKE DOORS, FAKE WINDOWS, OR BLOCKED OFF WINDOWS ARE NOT PERMITTED. ALL STREET LEVEL WINDOWS SHALL FUNCTION AND BE FREE FROM OBSTRUCTIONS.
- LARGE MATURING TREES WILL BE PLANTED 40' ON CENTER WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- THE TOWN OF HUNTERSVILLE BUILD-TO LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLANT)."
- SIGNAGE TO MEET THE REQUIREMENTS OF ARTICLE 10 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. SIGNAGE THAT DOES NOT MEET STANDARDS OUTLINED IN THE ABOVE REFERENCED ORDINANCE WILL BE REQUIRED TO APPLY FOR A SPECIAL SIGN DISTRICT.
- THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT.
- THE PROPOSED DEVELOPMENT WILL CONSIST OF A PUBLIC WATER MAIN EXTENSION ALONG HAMBRIGHT ROAD. THE SITE WILL INCLUDE PRIVATE WATER LINES WHICH WILL TIE INTO THE PROPOSED PUBLIC WATER LINE LOCATED IN HAMBRIGHT ROAD RIGHT-OF-WAY.
- ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPRC) LETTERS.
- THE PROPERTY IS TO BE CONSIDERED HIGH DENSITY.
- ALL EXTERIOR LIGHTING SHALL MEET ARTICLE 8.26 OF THE HUNTERSVILLE ZONING ORDINANCE.
- ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM GRADE.
- THE 80' UNDISTURBED BUFFER MAY NEED TO BE SUPPLEMENTED WITH EVERGREEN TREES TO REDUCE VISIBILITY.
- AS PART OF THE CONDITIONAL REZONING TO SPECIAL PURPOSE, SPORTS VILLAGE INC. REQUESTS THAT THE BUFFER REQUIREMENTS BE MODIFIED TO ALLOW FOR EVERGREEN VEGETATION/SHRUBS INSIDE THE PORTION OF 80' BUFFER THAT IS CONFINED BY THE DUKE POWER TRANSMISSION RIGHT-OF-WAY ADJACENT TO HAMBRIGHT ROAD. THIS MODIFICATION IS REQUESTED TO ASSIST IN MEETING THE REQUIREMENTS OF DUKE ENERGY AND THEIR TRANSMISSION RIGHT-OF-WAY LANDSCAPING REQUIREMENTS. SPORTS VILLAGE INC. SHALL SCREEN THE PROPOSED BUILDING TO THE EXTENT ALLOWED BY THE DUKE ENERGY REQUIREMENTS.
- 30% OF SPECIMEN TREES IDENTIFIED ON SITE ARE TO BE SAVED. IF LESS THAN 30% OF SPECIMEN TREES ARE SAVED, MITIGATION WILL BE REQUIRED PER ARTICLE 7 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. PLANNING BOARD APPROVAL IS REQUIRED PRIOR TO REPLANTING TREES.
- THE SHOWN GRAPHICS ARE PRELIMINARY AND BE BE ALTERED OR CHANGED SLIGHTLY TO ADDRESS CONSTRUCTION NEEDS.
- THIS REZONING PLAN IS BEING REVIEWED CONCURRENTLY WITH A MULTI-BUILDING PRELIMINARY SITE PLAN. ALL DETAILS AND SPECIFICATIONS NOTED ON THE PRELIMINARY SITE PLAN ARE APPLICABLE TO THIS REZONING PLAN.
- THIS REZONING PLAN IS BEING REVIEWED CONCURRENTLY WITH A TEXT AMENDMENT PROPOSAL TO AMEND ZONING ORDINANCE ARTICLE 3, SECTION 3.2.10(a) TO INCLUDE INDOOR RECREATION AS AN ALLOWED USE, AND THE REZONING CANNOT BE APPROVED WITHOUT THE TEXT AMENDMENT APPROVAL.

PERMITTED USES

- THE PROPOSED USES FOR EACH BUILDING LISTED ON THE SITE PLAN REPRESENT POTENTIAL USES FOR EACH BUILDING.
- THE OWNER RESERVES THE RIGHT TO ALTER THE BUILDINGS' USES TO THE FOLLOWING ALLOWED USES. ALL OTHER USES NOT LISTED BELOW ARE PROHIBITED.

BY RIGHT *(USES CONSIDERED RETAIL/COMMERCIAL FOR PURPOSES OF ITEMS #3 & #4 BELOW)
•INDOOR/OUTDOOR RECREATION (INCLUDING INDOOR ICE RINKS)
•ALL USES ALLOWED IN CB DISTRICT
•COMMERCIAL USES INCLUDING OFFICE
•AMUSEMENT FACILITIES* (ALL INDOOR ACCESSORY USES)
•LABORATORIES
•OUTDOOR THEATERS (ACCESSORY USE ONLY)
•REPAIR OF PRODUCTS OF HEAVY MANUFACTURING OPERATIONS (INDOOR USE ONLY)

WITH SPECIAL USE PERMIT
•SOLAR ENERGY FACILITY, MINOR ROOFTOP ON ROOF SLOPE FACING A STREET THAT ARE NOTICEABLE

WITH CONDITIONS
•COMMERCIAL COMMUNICATION TOWERS
•TEMPORARY MOBILE FOOD SALES
- THE MAXIMUM TOTAL BUILDING AREA SHALL NOT EXCEED 225,000 SF. MAXIMUM AREA OF EACH USE ALLOWED IN THE DEVELOPMENT IS LISTED BELOW. ANY USE LISTED BELOW THAT EXCEEDS THE TRIP GENERATION ACCEPTED IN THE TIA WILL REQUIRE AN AMENDED TIA AND WILL BE SUBJECT TO THE REQUIREMENTS OF ARTICLE 14 OF THE TOWN OF HUNTERSVILLE ORDINANCE.
•OFFICE (MEDICAL-DENTAL OFFICE BUILDING) 150,000 SF
•RETAIL/COMMERCIAL (SHOPPING CENTER) 75,000 SF
•INDOOR RECREATION (HEALTH/FITNESS CLUB) 225,000 SF
•LIGHT INDUSTRIAL (BUSINESS PARK) 225,000 SF
- PROPOSED LAND USES LISTED IN THE TIA ARE AS FOLLOWS:
•MEDICAL-DENTAL OFFICE BUILDING (OFFICE) 30,000 SF
•SHOPPING CENTER (RETAIL/COMMERCIAL) 15,000 SF
•HEALTH/FITNESS CLUB (INDOOR RECREATION) 120,000 SF
•BUSINESS PARK (LIGHT INDUSTRIAL) 60,000 SF

SITE PLAN DATA TABLE

PROJECT NAME:	TOWN OF HUNTERSVILLE SPORTS VILLAGE
PARCEL NUMBER:	017-40-104
TOTAL ACREAGE:	24.82 AC
TOTAL SQUARE FEET:	1,080,953 SF
BUILDING AREA:	225,000 SF
PRINCIPAL USES:	INDOOR RECREATIONAL/COMMERCIAL/RETAIL/OFFICE
EXISTING ZONING DISTRICT:	CB - COMMERCIAL BUSINESS
PROPOSED ZONING DISTRICT:	SP (CD) - SPECIAL PURPOSE (CD)
OVERLAY DISTRICT:	N/A
PERCENTAGE OF BUA ALLOWED:	70%
PERCENTAGE OF BUA ESTIMATED:	46.5%
FRONT BUILD-TO-LINE:	15'
TIME FRAME:	2017-2018
STREAM WATERSHED:	MCDOWELL
REGULATED DRINKING WATERSHEDS:	MTN ISLAND LAKE PA-2

FIRE PROTECTION

- FIRE HYDRANTS ARE REQUIRED WITHIN 750' OF MOST REMOTE POINT OF STRUCTURES AS THE APPARATUS TRAVELS.
- FIRE HYDRANTS SHALL BE PROVIDED WITHIN 200' OF FDC'S AS THE APPARATUS TRAVELS.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 60,000 POUNDS.
- DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

PARKING

- PARKING SPACES SHOWN ON SITE PLAN ARE PROVIDED AT A RATE OF 1 SPACE PER 500 SF OF BUILDING AREA.

GENERAL PARKING COUNTS	
PAVED PARKING TOTAL PROVIDED:	530 STALLS
GRASS PARKING TOTAL PROVIDED:	70 STALLS
ADA PARKING TOTAL PROVIDED:	13 STALLS
SHARED PARKING COUNTS	
PAVED PARKING AVAILABLE (120,000 SF BLDG.)	453 STALLS
PAVED PARKING AVAILABLE (45,000 SF BLDG.)	117 STALLS
PAVED PARKING AVAILABLE (60,000 SF BLDG.)	157 STALLS

TRAFFIC IMPROVEMENTS IDENTIFIED PER TIA

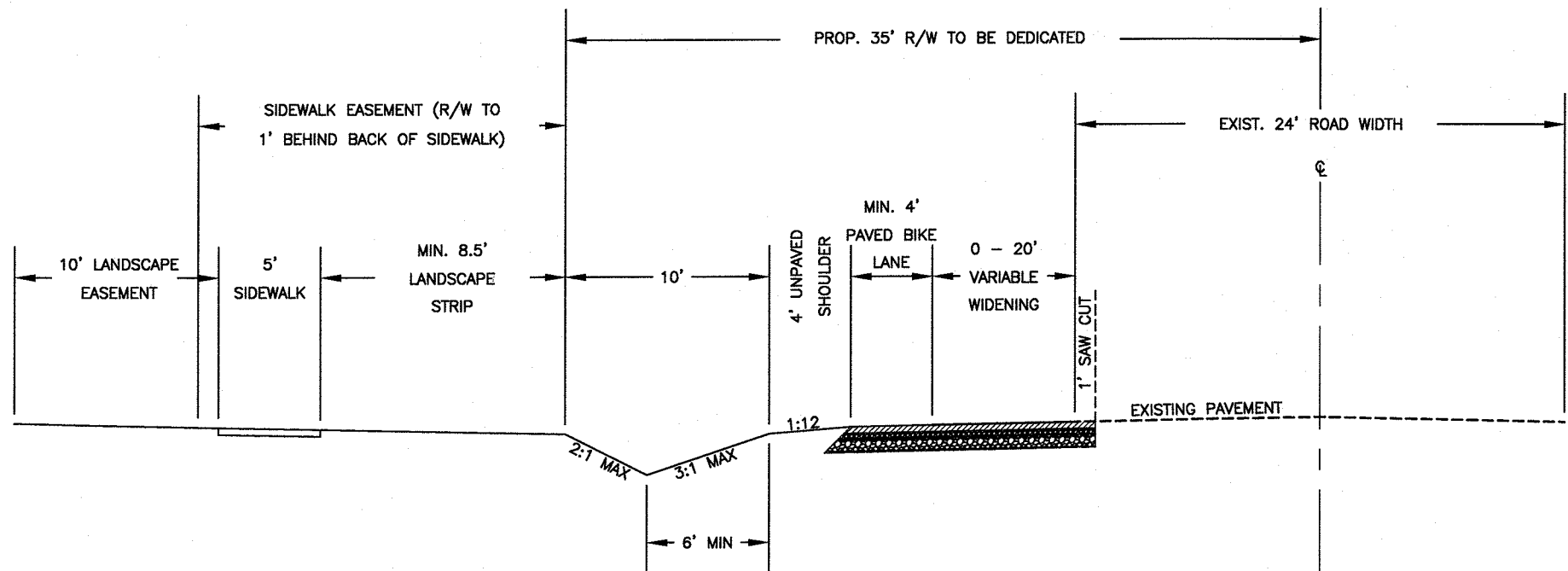
PER THE SEALED TRAFFIC IMPACT ANALYSIS BY RAMEY KEMP, THE FOLLOWING ROAD IMPROVEMENTS ARE NEEDED TO MEET THE TOWN OF HUNTERSVILLE ORDINANCE:

- HAMBRIGHT ROAD AT SITE DRIVEWAY 1
 - CONSTRUCT 36' DRIVEWAY WITH RIGHT AND LEFT EXIT LANES
 - CONSTRUCT EASTBOUND LEFT TURN LANE ON HAMBRIGHT ROAD WITH 175' OF STORAGE
 - CONSTRUCT WESTBOUND RIGHT TURN LANE ON HAMBRIGHT ROAD WITH 50' OF STORAGE
- HAMBRIGHT ROAD AT SITE DRIVEWAY 2
 - CONSTRUCT WESTBOUND RIGHT TURN LANE ON HAMBRIGHT ROAD WITH 75' OF STORAGE
 - CONSTRUCT 4' WIDE RAISED CONCRETE MEDIAN ON HAMBRIGHT ROAD TO RESTRICT ACCESS
- MT. HOLLY-HUNTERSVILLE ROAD AT SITE DRIVEWAY 3
 - CONSTRUCT SOUTHBOUND RIGHT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD WITH 75' OF STORAGE
 - CONSTRUCT 4' WIDE RAISED CONCRETE MEDIAN ON MT. HOLLY-HUNTERSVILLE ROAD TO RESTRICT ACCESS
- MT. HOLLY-HUNTERSVILLE ROAD AT SITE DRIVEWAY 4
 - CONSTRUCT 36' DRIVEWAY WITH RIGHT AND LEFT EXIT LANES
 - CONSTRUCT NORTHBOUND LEFT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD WITH 100' OF STORAGE
 - CONSTRUCT SOUTHBOUND RIGHT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD WITH 50' OF STORAGE
- GILEAD ROAD AND MCCOY ROAD
 - REPHASE THE EASTBOUND PERMITTED LEFT TURN MOVEMENT ALONG GILEAD ROAD AS PROTECTED/PERMITTED
- MCIWAINE ROAD AND MCCOY ROAD
 - CONSTRUCT NORTHBOUND LEFT TURN LANE ON MCCOY ROAD WITH 175' OF STORAGE
- REESE BLVD. AND MT. HOLLY-HUNTERSVILLE ROAD
 - SIGNALIZE INTERSECTION AND CONSTRUCT DUAL NORTHBOUND LEFT TURN LANES ON MT. HOLLY-HUNTERSVILLE ROAD WITH 225' OF STORAGE
- SOUTH OLD STATESVILLE ROAD AND MT. HOLLY-HUNTERSVILLE ROAD
 - CONSTRUCT SOUTHBOUND RIGHT TURN LANE ON SOUTH OLD STATESVILLE ROAD WITH 100' OF STORAGE
- SOUTH OLD STATESVILLE ROAD AND GILEAD ROAD
 - CONSTRUCT EASTBOUND RIGHT TURN LANE ON GILEAD ROAD WITH 175' OF STORAGE
- HAMBRIGHT ROAD AND MT. HOLLY-HUNTERSVILLE ROAD
 - CONSTRUCT EASTBOUND LEFT TURN LANE ON HAMBRIGHT ROAD WITH 200' OF STORAGE
 - CONSTRUCT WESTBOUND LEFT TURN LANE ON HAMBRIGHT ROAD WITH 50' OF STORAGE
- HAMBRIGHT ROAD AND MCCOY ROAD
 - CONSTRUCT WESTBOUND RIGHT TURN LANE ON HAMBRIGHT ROAD WITH 100' OF STORAGE

TRAFFIC IMPROVEMENTS COMMITTED TO BY DEVELOPER

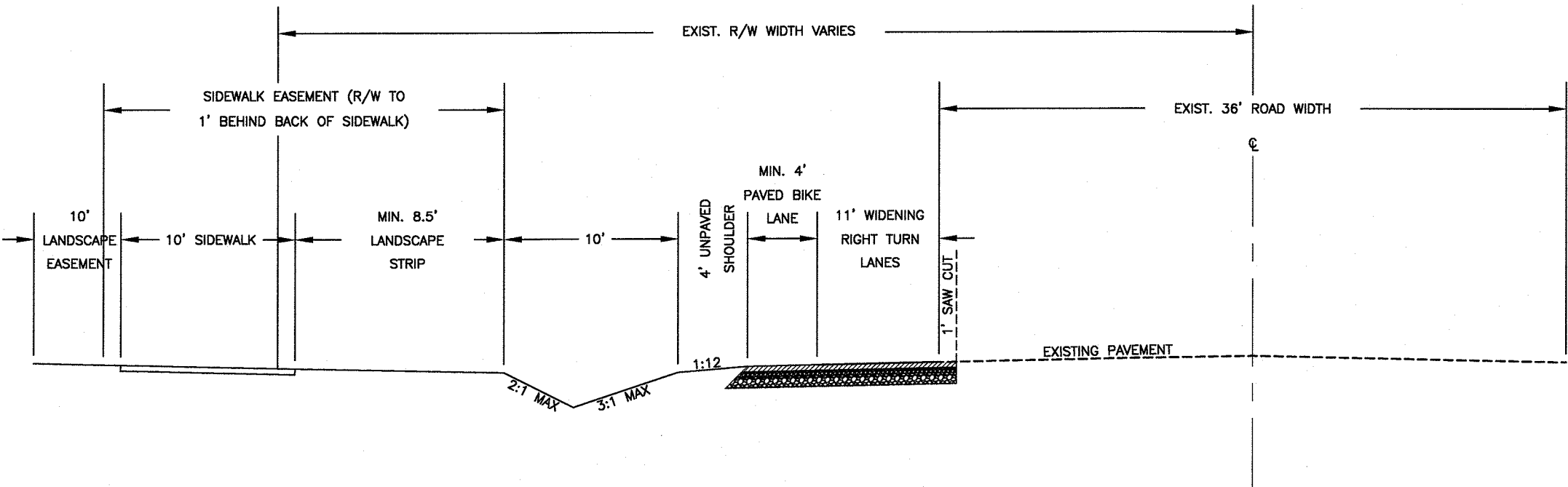
THE FOLLOWING IMPROVEMENTS ARE RECOMMENDED TO BE PROVIDED BY THE DEVELOPER UNDER THIS CONDITIONAL PLAN:

- HAMBRIGHT ROAD AT SITE DRIVEWAY 1
 - CONSTRUCT 36' DRIVEWAY WITH RIGHT AND LEFT EXIT LANES
 - CONSTRUCT EASTBOUND LEFT TURN LANE ON HAMBRIGHT ROAD WITH 175' OF STORAGE
 - CONSTRUCT WESTBOUND RIGHT TURN LANE ON HAMBRIGHT ROAD WITH 50' OF STORAGE
- HAMBRIGHT ROAD AT SITE DRIVEWAY 2
 - CONSTRUCT WESTBOUND RIGHT TURN LANE ON HAMBRIGHT ROAD WITH 75' OF STORAGE
 - CONSTRUCT 4' WIDE RAISED CONCRETE MEDIAN ON HAMBRIGHT ROAD TO RESTRICT ACCESS
- MT. HOLLY-HUNTERSVILLE ROAD AT SITE DRIVEWAY 3
 - CONSTRUCT SOUTHBOUND RIGHT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD WITH 75' OF STORAGE
 - CONSTRUCT 4' WIDE RAISED CONCRETE MEDIAN ON MT. HOLLY-HUNTERSVILLE ROAD TO RESTRICT ACCESS
- MT. HOLLY-HUNTERSVILLE ROAD AT SITE DRIVEWAY 4
 - CONSTRUCT 36' DRIVEWAY WITH RIGHT AND LEFT EXIT LANES
 - CONSTRUCT NORTHBOUND LEFT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD WITH 100' OF STORAGE
 - CONSTRUCT SOUTHBOUND RIGHT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD WITH 50' OF STORAGE
- MCIWAINE ROAD AND MCCOY ROAD
 - CONSTRUCT NORTHBOUND LEFT TURN LANE ON MCCOY ROAD WITH 175' OF STORAGE
- HAMBRIGHT ROAD AND MT. HOLLY-HUNTERSVILLE ROAD
 - CONSTRUCT EASTBOUND LEFT TURN LANE ON HAMBRIGHT ROAD WITH 200' OF STORAGE
 - CONSTRUCT WESTBOUND LEFT TURN LANE ON HAMBRIGHT ROAD WITH 50' OF STORAGE
- HAMBRIGHT ROAD AND MCCOY ROAD
 - CONSTRUCT WESTBOUND RIGHT TURN LANE ON HAMBRIGHT ROAD WITH 100' OF STORAGE



HAMBRIGHT ROAD TYPICAL CROSS-SECTION

- WIDENING VARIES FROM 0' TO AN ESTIMATED 20' FOR THE ADDITION OF THE RIGHT TURN LANE AND 0' TO 24' FOR A RIGHT TURN LANE AND LEFT TURN LANE ON HAMBRIGHT ROAD. ACTUAL WIDTHS MAY VARY TO MEET THE MINIMUM LANE WIDTH REQUIREMENTS.
- PER NCDOT AND TOWN OF HUNTERSVILLE GUIDELINES, TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM THE TOP OF DITCH AND BE A MINIMUM OF 3.5' FROM THE EDGE OF THE SIDEWALK.
- SIDEWALKS WHICH LIE OUTSIDE OF THE R/W SHALL BE WITHIN A PERMANENT SIDEWALK EASEMENT WHICH EXTENDS FROM THE R/W TO A POINT 1 FT BEHIND THE SIDEWALK.
- CURB AND GUTTER MAY BE USED INSTEAD OF DITCH SECTION, UPON APPROVAL BY HUNTERSVILLE AND NCDOT.



MT. HOLLY-HUNTERSVILLE ROAD TYPICAL CROSS-SECTION

- WIDENING VARIES FROM 0' TO AN ESTIMATED 11' FOR THE ADDITION OF THE RIGHT TURN LANES ON MT. HOLLY-HUNTERSVILLE ROAD. ACTUAL WIDTHS MAY VARY TO MEET THE MINIMUM LANE WIDTH REQUIREMENTS.
- PER NCDOT AND TOWN OF HUNTERSVILLE GUIDELINES, TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM THE TOP OF DITCH AND BE A MINIMUM OF 3.5' FROM THE EDGE OF THE SIDEWALK.
- SIDEWALKS WHICH LIE OUTSIDE OF THE R/W SHALL BE WITHIN A PERMANENT SIDEWALK EASEMENT WHICH EXTENDS FROM THE R/W TO A POINT 1 FT BEHIND THE SIDEWALK.
- CURB AND GUTTER MAY BE USED INSTEAD OF DITCH SECTION, UPON APPROVAL BY HUNTERSVILLE AND NCDOT.



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NCBELS #F-0929

TOWN OF HUNTERSVILLE
SPORTS VILLAGE

HUNTERSVILLE, NORTH CAROLINA

SEAL



KEY PLAN

4	01/03/17	TJD	TOWN COMMENTS
3	12/19/16	TJD	TOWN COMMENTS
2	12/01/16	ADS	TOWN COMMENTS
1	10/12/16	ADS	TOWN COMMENTS
NO.	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE JULY 29, 2016

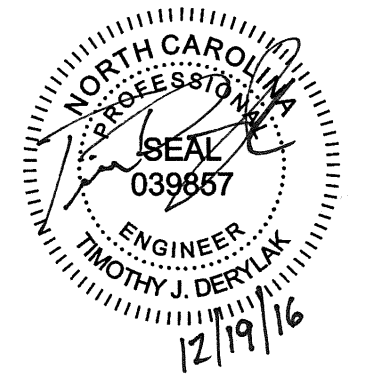
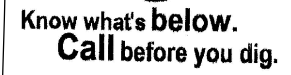
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GENERAL NOTES

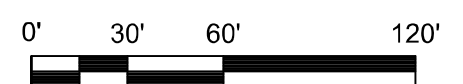
PROJECT NO. 50083178

SP0.1

MONTICELLO, NORTH CAROLINA



SCALE: 1" = 60'

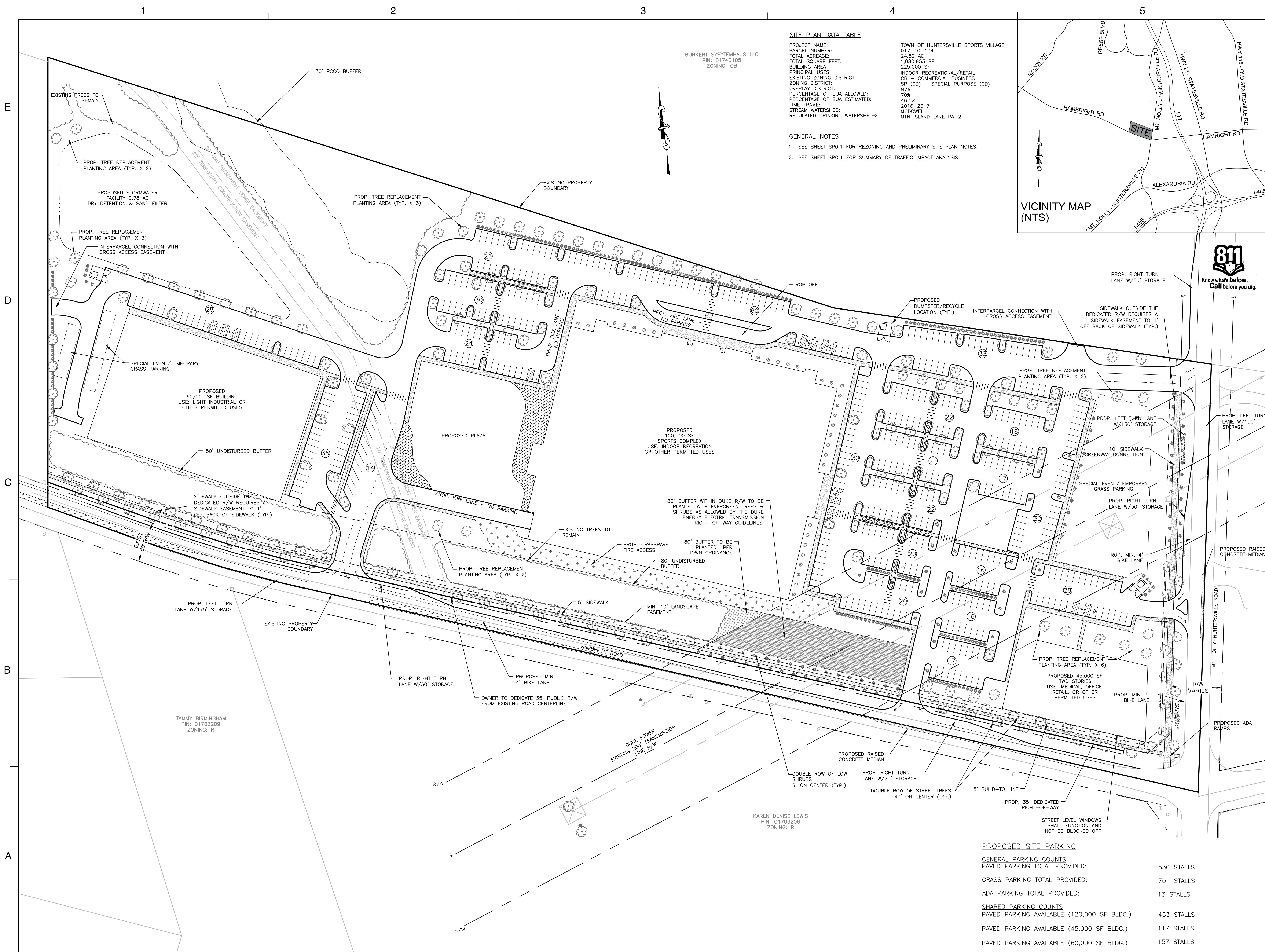


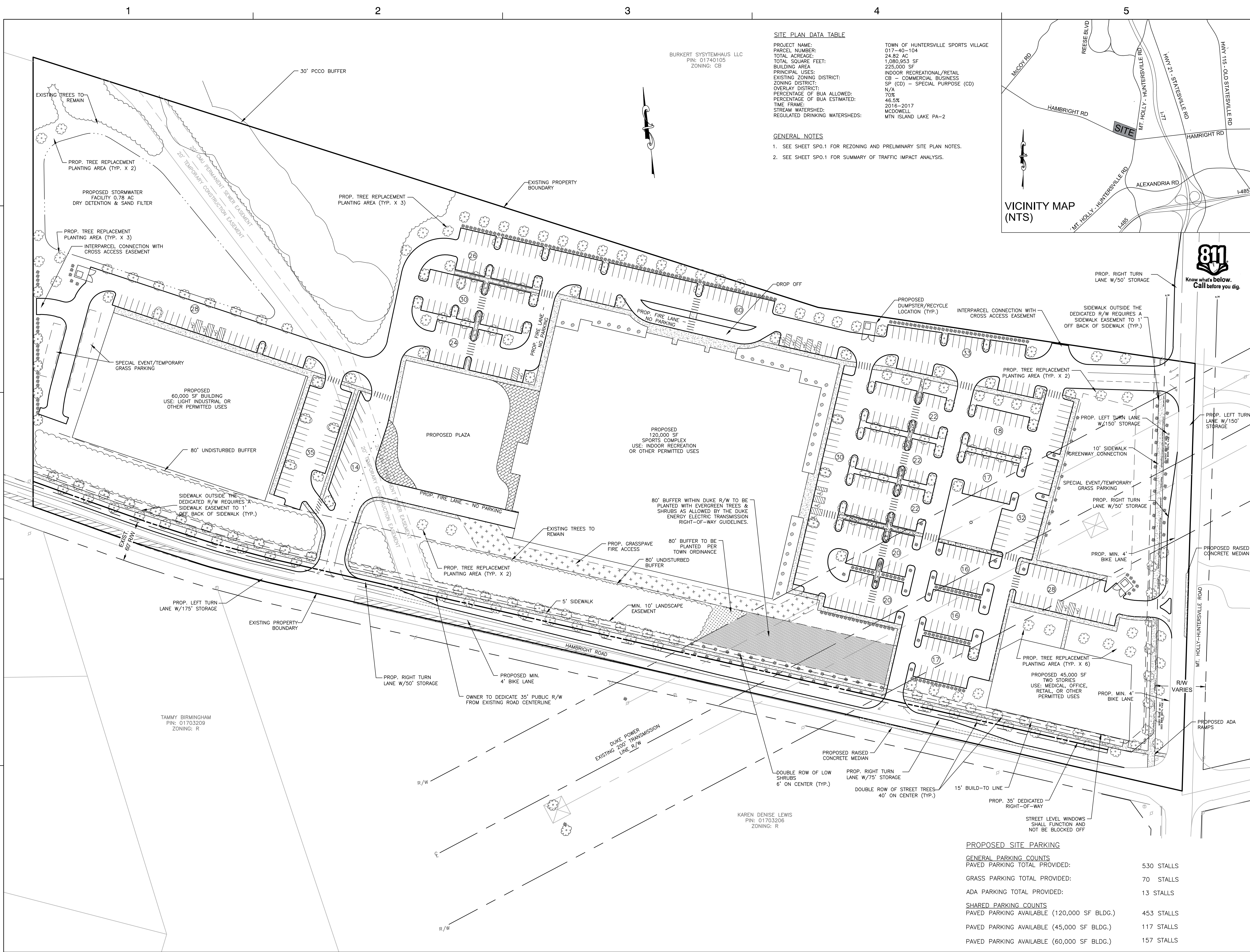
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2	12/01/16	ADS	TOWN COMMENTS
1	10/12/16	ADS	TOWN COMMENTS
NO.	DATE	BY	DESCRIPTION

TITLE _____

PROJECT NO. 50083178

RZ1





SITE PLAN DATA TABLE

PROJECT NAME:	TOWN OF HUNTERSVILLE SPORTS VILLAGE
PARCEL NUMBER:	017-40-104
TOTAL ACREAGE:	24.82 AC
TOTAL SQUARE FEET:	1,080,953 SF
BUILDING AREA:	225,000 SF
PRINCIPAL USES:	INDOOR RECREATIONAL/RETAIL
EXISTING ZONING DISTRICT:	CB - COMMERCIAL BUSINESS
ZONING DISTRICT:	SP (CD) - SPECIAL PURPOSE (CD)
OVERLAY DISTRICT:	N/A
PERCENTAGE OF BUA ALLOWED:	70%
PERCENTAGE OF BUA ESTIMATED:	46.5%
TIME FRAME:	2016-2017
STREAM WATERSHED:	MCDOWELL
REGULATED DRINKING WATERSHEDS:	MTN ISLAND LAKE PA-2

GENERAL NOTES

1. SEE SHEET SP0.1 FOR REZONING AND PRELIMINARY SITE PLAN NOTES.
2. SEE SHEET SP0.1 FOR SUMMARY OF TRAFFIC IMPACT ANALYSIS.

VICINITY MAP
(NTS)



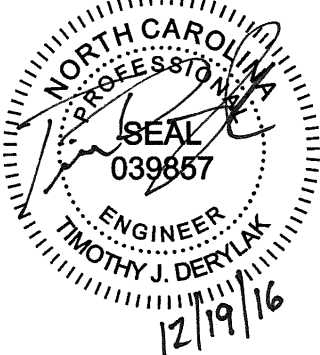
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NCBELS #F-0929

TOWN OF HUNTERSVILLE
SPORTS VILLAGE

HUNTERSVILLE, NORTH CAROLINA



SEAL



KEY PLAN

SCALE:



NO.	DATE	BY	DESCRIPTION
3	12/19/16	TJD	TOWN COMMENTS
2	12/01/16	ADS	TOWN COMMENTS
1	10/12/16	ADS	TOWN COMMENTS

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE JULY 29, 2016
TITLE

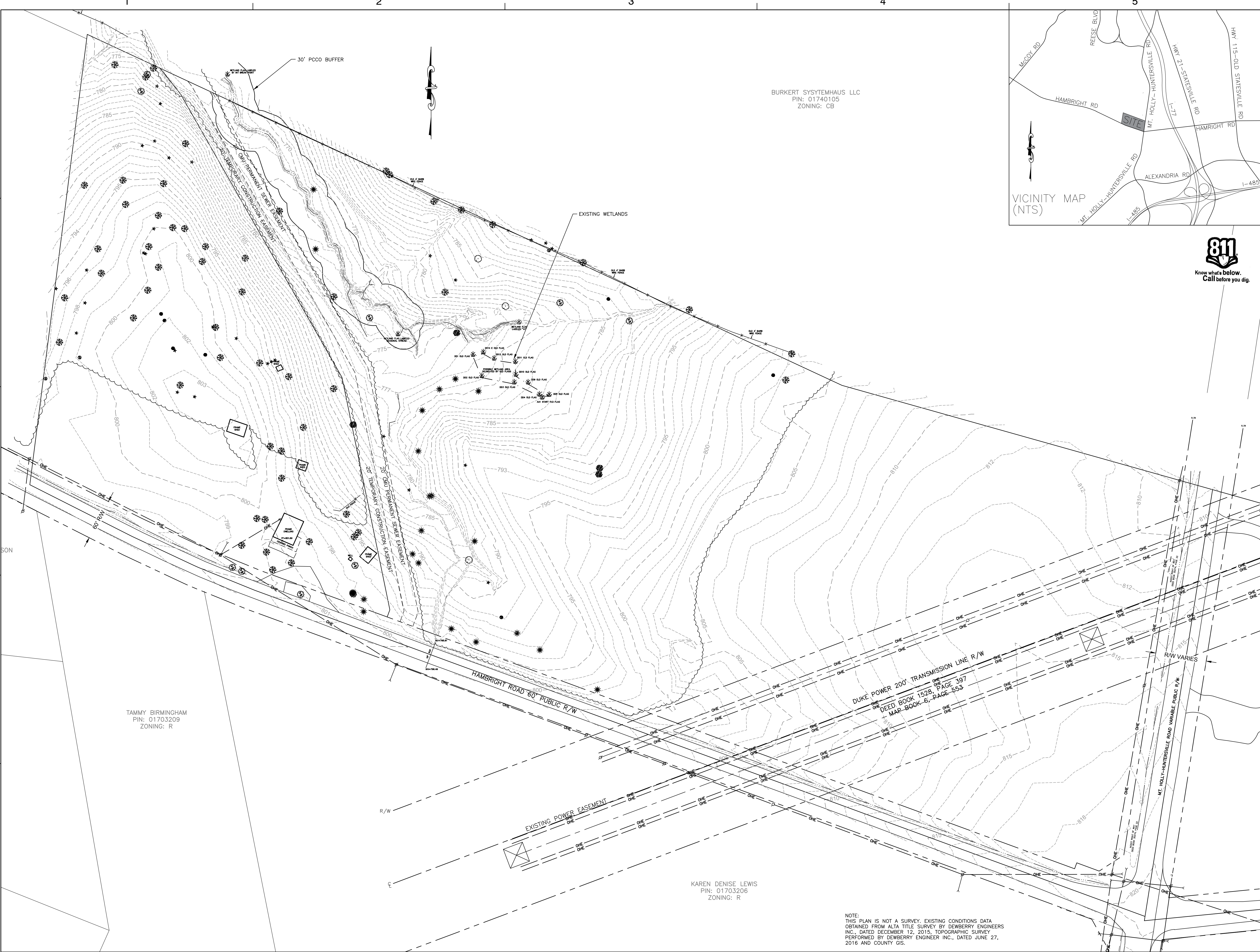
PRELIMINARY
SITE PLAN

PROJECT NO. 50083178

SP1

PROPOSED SITE PARKING

GENERAL PARKING COUNTS	
PAVED PARKING TOTAL PROVIDED:	530 STALLS
GRASS PARKING TOTAL PROVIDED:	70 STALLS
ADA PARKING TOTAL PROVIDED:	13 STALLS
SHARED PARKING COUNTS	
PAVED PARKING AVAILABLE (120,000 SF BLDG.)	453 STALLS
PAVED PARKING AVAILABLE (45,000 SF BLDG.)	117 STALLS
PAVED PARKING AVAILABLE (60,000 SF BLDG.)	157 STALLS



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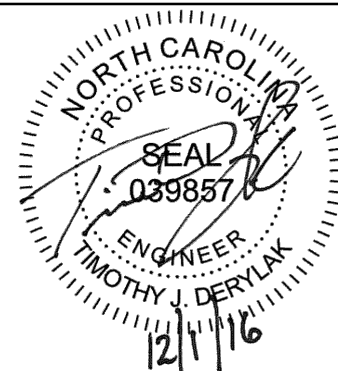
TOWN OF HUNTERSVILLE
SPORTS VILLAGE

HUNTERSVILLE, NORTH CAROLINA



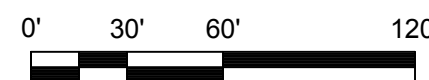
Know what's below.
Call before you dig.

SEAL



KEY PLAN

SCALE: 1" = 60'



2	12/01/16	ADS	TOWN COMMENTS
1	10/12/16	ADS	TOWN COMMENTS
NO.	DATE	BY	DESCRIPTION

REVISIONS			
DRAWN BY			
APPROVED BY			
CHECKED BY			
DATE	JULY 29, 2016		
TITLE			

EXISTING CONDITIONS

PROJECT NO. 50083178

SP2

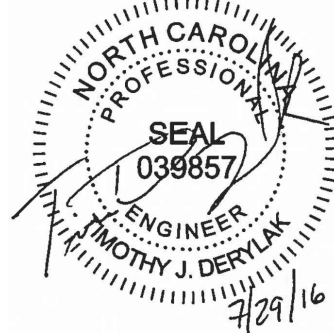
NOTE:
THIS PLAN IS NOT A SURVEY. EXISTING CONDITIONS DATA
OBTAINED FROM ALTA TITLE SURVEY BY DEWBERRY ENGINEERS
INC., DATED DECEMBER 12, 2015, TOPOGRAPHIC SURVEY
PERFORMED BY DEWBERRY ENGINEER INC., DATED JUNE 27,
2016 AND COUNTY GIS.



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NCBELS #F-0929

HUNTERSVILLE SPORTS VILLAGE
HUNTERSVILLE, NORTH CAROLINA

SEAL



KEY PLAN

SCALE: 1" = 100'



No.	DATE	BY	Description

REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE JUNE 29, 2016

TITLE

EXISTING ZONING AND
ADJACENT PROPERTY
OWNER INFORMATION

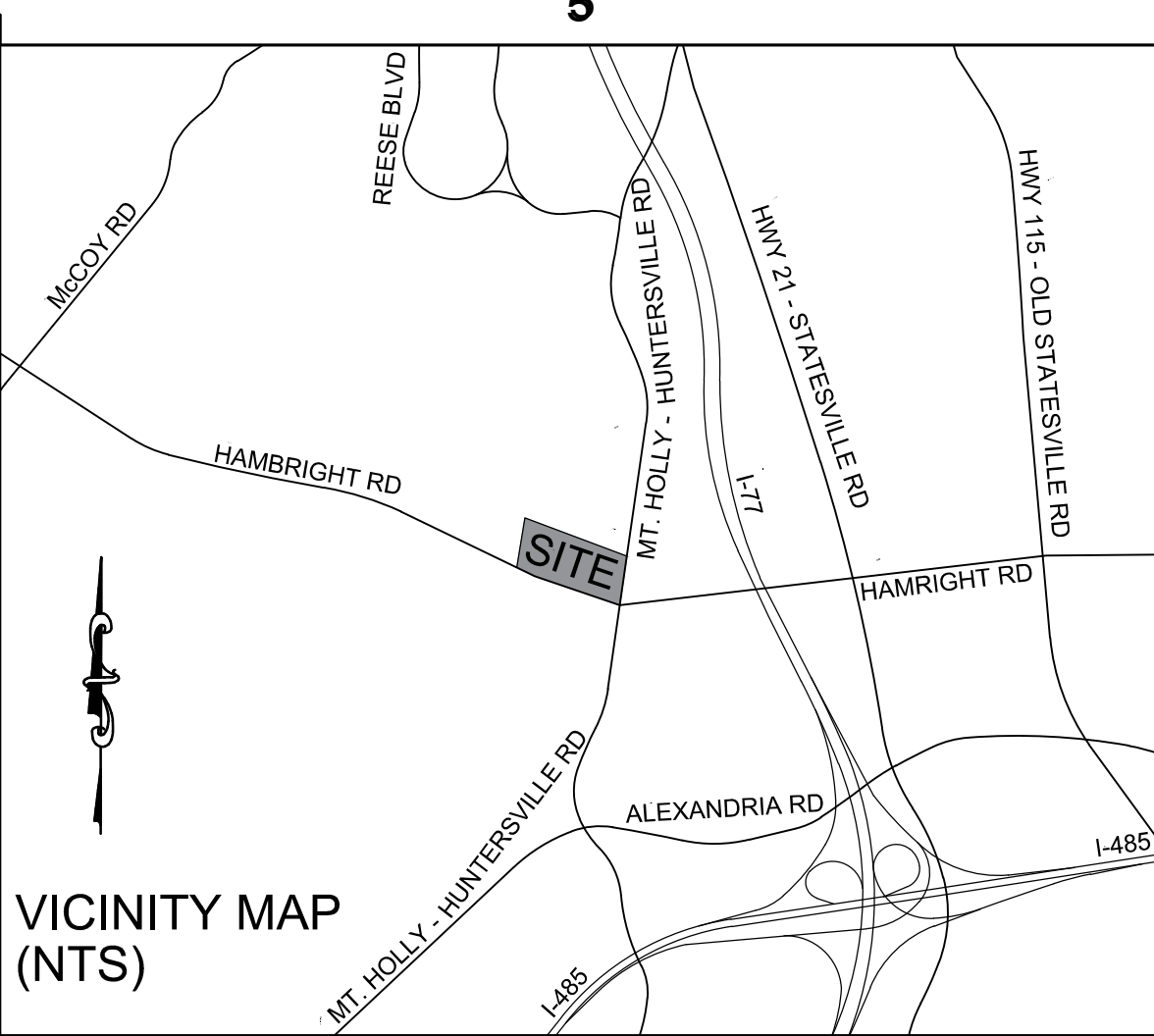
PROJECT NO. 50083178

SP3

TREE ID	DIAMETER	SPECIES	DESIGNATION	STATUS
1	6 in	SOURWOOD	NON-SPECIMEN	REMOVED
2	6 in	SOURWOOD	NON-SPECIMEN	REMOVED
3	30 in	OAK	SPECIMEN	REMOVED
4	5 in	DOGWOOD	NON-SPECIMEN	REMOVED
5	4 in	DOGWOOD	NON-SPECIMEN	REMOVED
6	30 in	OAK	SPECIMEN	REMOVED
7	6 in	DOGWOOD	NON-SPECIMEN	REMOVED
8	24 in	OAK	SPECIMEN	REMOVED
9	6 in	DOGWOOD	NON-SPECIMEN	REMOVED
10	30 in	OAK	SPECIMEN	REMOVED
11	4 in	DOGWOOD	NON-SPECIMEN	REMOVED
12	24 in	OAK	SPECIMEN	REMOVED
13	4 in	DOGWOOD	NON-SPECIMEN	REMOVED
14	32 in	OAK	SPECIMEN	REMOVED
15	24 in	OAK	SPECIMEN	REMOVED
16	26 in	OAK	SPECIMEN	REMOVED
17	4 in	PERSIMMON	NON-SPECIMEN	REMOVED
18	6 in	PERSIMMON	NON-SPECIMEN	REMOVED
19	10 in	PERSIMMON	NON-SPECIMEN	REMOVED
20	5 in	DOGWOOD	NON-SPECIMEN	REMOVED
21	34 in	OAK	SPECIMEN	REMOVED
22	5 in	DOGWOOD	NON-SPECIMEN	REMOVED
23	5 in	DOGWOOD	NON-SPECIMEN	REMOVED
24	6 in	PERSIMMON	NON-SPECIMEN	REMOVED
25	28 in	OAK	SPECIMEN	REMOVED
26	4 in	DOGWOOD	NON-SPECIMEN	REMOVED
27	38 in	OAK	SPECIMEN	REMOVED
28	24 in	OAK	SPECIMEN	REMOVED
29	6 in	DOGWOOD	NON-SPECIMEN	REMOVED
30	42 in	OAK	SPECIMEN	REMOVED
31	3 in	DOGWOOD	NON-SPECIMEN	REMOVED
32	3 in	DOGWOOD	NON-SPECIMEN	REMOVED
33	3 in	DOGWOOD	NON-SPECIMEN	REMOVED
34	24 in	OAK	SPECIMEN	REMOVED
35	24 in	OAK	SPECIMEN	REMOVED
36	24 in	GUM	SPECIMEN	REMOVED
37	30 in	OAK	SPECIMEN	REMOVED
38	15 in	OAK	NON-SPECIMEN	REMOVED
39	24 in	OAK	SPECIMEN	REMOVED
40	36 in	OAK	SPECIMEN	REMOVED
41	24 in	OAK	SPECIMEN	REMOVED
42	22 in	OAK	NON-SPECIMEN	REMOVED
43	24 in	OAK	SPECIMEN	REMOVED

TREE ID	DIAMETER	SPECIES	DESIGNATION	STATUS
44	36 in	OAK	SPECIMEN	REMOVED
45	18 in	OAK	NON-SPECIMEN	REMOVED
46	24 in	OAK	SPECIMEN	REMOVED
47	7 in	HARDWOOD	NON-SPECIMEN	REMOVED
48	24 in	MAPLE	SPECIMEN	REMOVED
49	24 in	PINE	SPECIMEN	REMOVED
50	24 in	PINE	SPECIMEN	REMOVED
51	5 in	DOGWOOD	NON-SPECIMEN	REMOVED
52	24 in	PINE	SPECIMEN	REMOVED
53	24 in	PINE	SPECIMEN	REMOVED
54	5 in	DOGWOOD	NON-SPECIMEN	REMOVED
55	24 in	PINE	SPECIMEN	REMOVED
56	6 in	DOGWOOD	NON-SPECIMEN	REMOVED
57	24 in	PINE	SPECIMEN	REMOVED
58	24 in	PINE	SPECIMEN	REMOVED
59	24 in	PINE	SPECIMEN	REMOVED
60	24 in	PINE	SPECIMEN	REMOVED
61	24 in	GUM	SPECIMEN	REMOVED
62	24 in	OAK	SPECIMEN	REMOVED
63	6 in	DOGWOOD	NON-SPECIMEN	REMOVED
64	6 in	DOGWOOD	NON-SPECIMEN	SAVED
65	15 in	MAPLE	NON-SPECIMEN	REMOVED
66	15 in	MAPLE	NON-SPECIMEN	REMOVED
67	28 in	MAPLE	SPECIMEN	REMOVED
68	24 in	POPLAR	SPECIMEN	REMOVED
69	6 in	PERSIMMON	NON-SPECIMEN	REMOVED
70	24 in	POPLAR	SPECIMEN	REMOVED
71	5 in	PERSIMMON	NON-SPECIMEN	REMOVED
72	24 in	OAK	SPECIMEN	REMOVED
73	24 in	GUM	SPECIMEN	REMOVED
74	24 in	GUM	SPECIMEN	REMOVED
75	24 in	PINE	SPECIMEN	SAVED
76	15 in	OAK	NON-SPECIMEN	SAVED
77	15 in	OAK	NON-SPECIMEN	SAVED
78	24 in	OAK	SPECIMEN	SAVED
79	24 in	OAK	SPECIMEN	SAVED
80	18 in	HICKORY	NON-SPECIMEN	SAVED
81	24 in	OAK	SPECIMEN	SAVED
82	30 in	OAK	SPECIMEN	SAVED
83	24 in	POPLAR	SPECIMEN	SAVED
84	24 in	OAK	SPECIMEN	SAVED
85	5 in	DOGWOOD	NON-SPECIMEN	SAVED

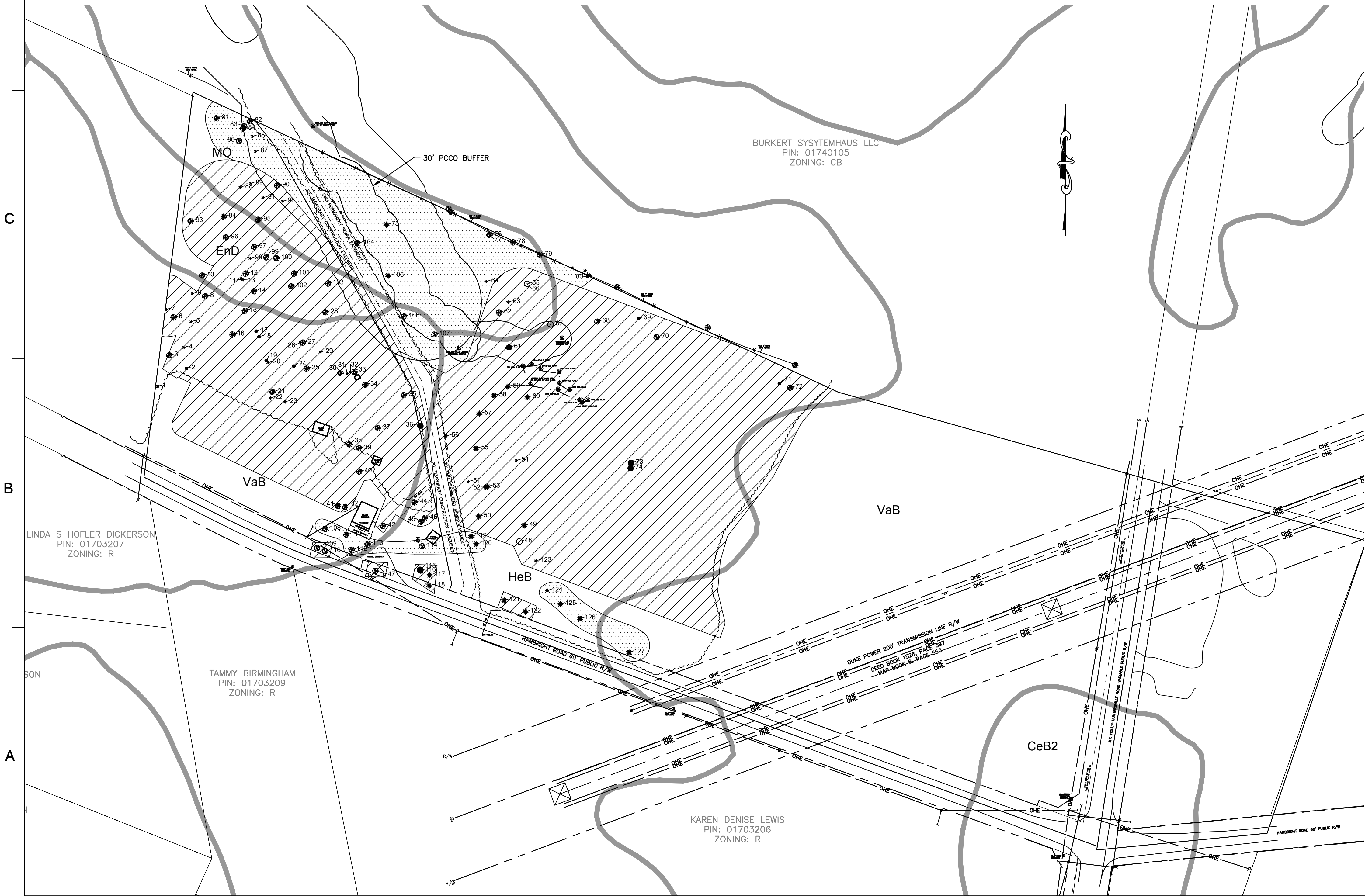
TREE ID	DIAMETER	SPECIES	DESIGNATION	STATUS
86	18 in	POPLAR	NON-SPECIMEN	SAVED
87	5 in	DOGWOOD	NON-SPECIMEN	SAVED
88	5 in	DOGWOOD	NON-SPECIMEN	SAVED
89	5 in	DOGWOOD	NON-SPECIMEN	REMOVED
90	24 in	OAK	SPECIMEN	REMOVED
91	6 in	DOGWOOD	NON-SPECIMEN	REMOVED
92	6 in	DOGWOOD	NON-SPECIMEN	REMOVED
93	26 in	OAK	SPECIMEN	REMOVED
94	28 in	OAK	SPECIMEN	REMOVED
95	24 in	OAK	SPECIMEN	REMOVED
96	28 in	OAK	SPECIMEN	REMOVED
97	24 in	OAK	SPECIMEN	REMOVED
98	5 in	DOGWOOD	NON-SPECIMEN	REMOVED
99	24 in	OAK	SPECIMEN	REMOVED
100	26 in	OAK	SPECIMEN	REMOVED
101	26 in	OAK	SPECIMEN	REMOVED
102	24 in	OAK	SPECIMEN	REMOVED
103	30 in	OAK	SPECIMEN	REMOVED
104	24 in	OAK	SPECIMEN	SAVED
105	24 in	PINE	SPECIMEN	SAVED
106	24 in	OAK	SPECIMEN	SAVED
107	24 in	POPLAR	SPECIMEN	SAVED
108	27 in	OAK	SPECIMEN	SAVED
109	15 in	HARDWOOD	NON-SPECIMEN	SAVED
110	12 in	HARDWOOD	NON-SPECIMEN	SAVED
111	20 in	OAK	NON-SPECIMEN	SAVED
112	15 in	OAK	NON-SPECIMEN	SAVED
113	20 in	OAK	NON-SPECIMEN	SAVED
114	12 in	ELM	NON-SPECIMEN	SAVED
115	15 in	CEDAR	NON-SPECIMEN	SAVED
116	15 in	ELM	NON-SPECIMEN	SAVED
117	16 in	PINE	NON-SPECIMEN	SAVED
118	18 in	PINE	NON-SPECIMEN	REMOVED
119	30 in	PINE	SPECIMEN	SAVED
120	24 in	PINE	SPECIMEN	SAVED
121	24 in	PINE	SPECIMEN	REMOVED
122	24 in	PINE	SPECIMEN	REMOVED
123	5 in	DOGWOOD	NON-SPECIMEN	SAVED
124	8 in	PERSIMMON	NON-SPECIMEN	SAVED
125	24 in	PINE	SPECIMEN	SAVED
126	24 in	PINE	SPECIMEN	SAVED
127	24 in	PINE	SPECIMEN	SAVED



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TOWN OF HUNTERSVILLE
SPORTS VILLAGE

HUNTERSVILLE, NORTH CAROLINA



LEGEND	
	TREE SAVE AREA
	TREE CANOPY TO BE REMOVED
CeB2	SOIL GROUP
	SOIL GROUP BOUNDARY

EXISTING CANOPY (sf)	PRESERVED CANOPY (sf)	% CANOPY PRESERVED
519,966	138,516	26.66%

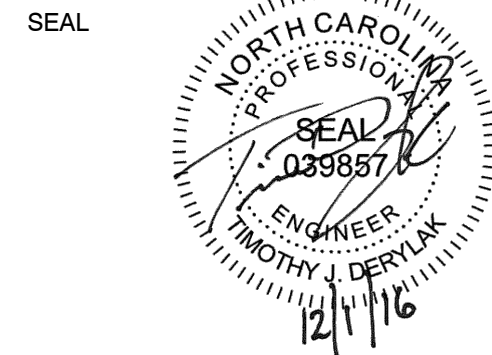
HYDROLOGIC SOIL GROUP SUMMARY				
SYMBOL	NAME	RATING	ACRES	PERCENT
CeB2	CECIL SANDY CLAY LOAM, 2-8% SLOPES	B	0.8	3.3%
EnD	ENON SANDY LOAM, 8-15% SLOPES	C	1.3	5.4%
HeB	HELENA SANDY LOAM, 2-8% SLOPES	D	6.8	29.6%
MO	MONACAN LOAM, 0-2% SLOPES	B/D	1.0	4.5%
VaB	VANCE SANDY LOAM, 2-8% SLOPES	C	13.2	57.1%
TOTAL			23.1	100%

SPECIMEN TREES CALCULATIONS				
TOTAL EXISTING SPECIMEN TREES	EXISTING SPECIMEN TREES TO BE REMOVED	% SPECIMEN TREES PRESERVED	SPECIMEN TREES TO BE MITIGATED	NON-SPECIMEN TREES TO BE REMOVED
71	54	23.94%	5	36

TREE MITIGATION CALCULATIONS	
MIN. NUMBER OF SPECIMEN TREES REQUIRED TO BE SAVED	71 x 30% = 21.3 → 22 TREES
NUMBER OF SPECIMEN TREES PROPOSED TO BE SAVED	71 - 54 = 17 TREES
NUMBER OF TREES REMOVED OVER ORDINANCE	22 - 17 = 5 TREES
TOTAL CALIPER OF TREES REMOVED OVER ORDINANCE (AVG. DBH = 24")	24" x 5 = 120"
NUMBER OF 2" CALIPER REPLACEMENT TREES REQUIRED	120" ÷ 8" = 15 TREES

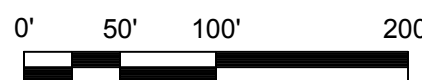
TREE MITIGATION NOTES

- CALCULATIONS PERFORMED IN ACCORDANCE WITH ARTICLE 7.4.2(f) OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.
- OWNER TO PLANT 18 TREES OF 2" CALIPER OR GREATER AS MITIGATION FOR REMOVAL OF 5 SPECIMEN TREES. LOCATION OF TREES ON SITE TO BE DETERMINED DURING DESIGN PHASE. TREE MITIGATION REQUIRES PLANNING BOARD APPROVAL.
- IF SITE CONDITIONS ARE NOT CONDUVIVE FOR HEALTHY TREE REPLACEMENT ON SITE, THE DEVELOPER MAY CONTRIBUTE TO A TREE FUND/BANK SET UP BY THE TOWN FOR THE PLANTING AND DISTRIBUTION OF SUCH TREES ELSEWHERE IN THE COMMUNITY. A COMBINATION IN LIEU OF PLANTING IS ACCEPTABLE. THE AMOUNT OF CONTRIBUTION IS BASED ON THE TOTAL COST OF THE REQUIRED MITIGATION TREES PLUS THAT OF THEIR INSTALLATION.



KEY PLAN

SCALE: 1" = 100'



NO.	DATE	BY	DESCRIPTION
2	12/01/16	ADS	TOWN COMMENTS
1	10/12/16	ADS	TOWN COMMENTS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

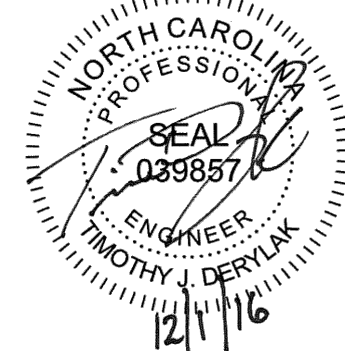
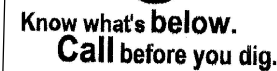
DATE JULY 29, 2016

TITLE

TREE
PRESERVATION PLAN

PROJECT NO. 50083178

SP4

[illegible]REVISIONS

TITLE

PROJECT NO. 50083178

SP5

1. ON-SITE STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS AS SET FORTH IN THE POST-CONSTRUCTION CONTROLS ORDINANCE AND TOWN OF HUNTERSVILLE LOW IMPACT DESIGN (LID) MANUAL
2. THE FINAL SITE ROUTING WILL BE BASED UPON THE FINAL LOCATION OF ON-SITE FEATURES.
3. BMP'S WERE PRELIMINARILY SIZED TO CONTAIN THE DIFFERENCE IN VOLUME BETWEEN THE PREDEVELOPMENT AND POST DEVELOPMENT SO YEADEANS AND THE WATER QUALITY VOLUME. THE BMP WAS ALSO SIZED TO HOLD AN APPROXIMATED VOLUME FOR WATER QUALITY VOLUME, CHANNEL PROTECTION VOLUME, AND PERMANENT POOL VOLUME. THEREFORE, REQUIRED STORAGE VOLUME IS 417,000 CF. (\$0 YR POST DEVELOPMENT VOLUME) - 217,000 CF (PRE-DEVELOPMENT) = 146,000 CF
4. THE REQUIRED COMBINED WATER QUALITY VOLUME AND CHANNEL PROTECTION VOLUME WILL BE APPROX. 47,500 CF.

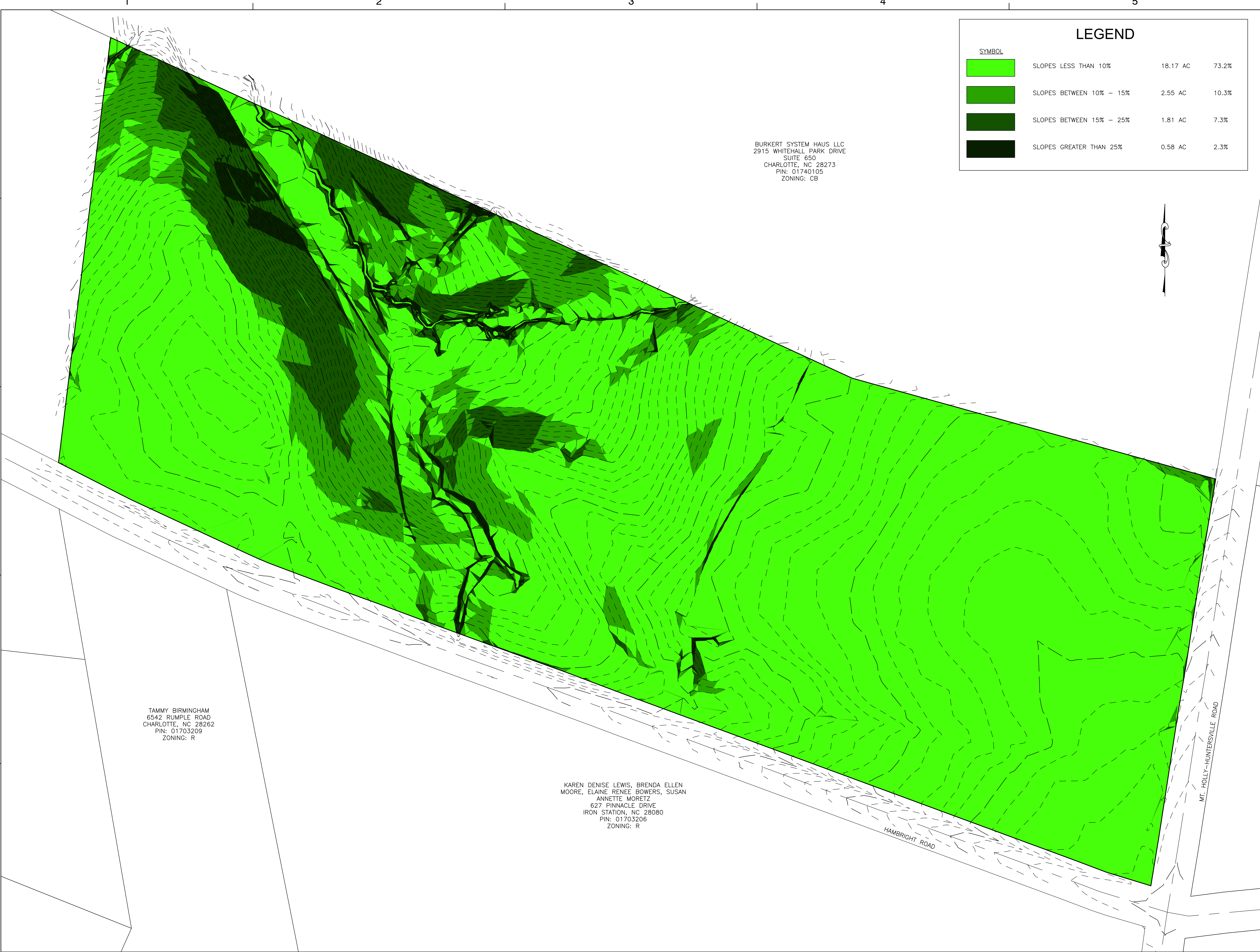
1. GRADING IS PROHIBITED WITHIN 25' OF DUKE ENERGY TRANSMISSION TOWERS OR POLES.
2. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. IF FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

<u>PRE-DEVELOPMENT:</u>	<u>POST-DEVELOPMENT:</u>
PERVIOUS: 24.75 AC (99%)	PERVIOUS: 13.28 AC (53.5%)
IMPERVIOUS: 0.07 AC (1%)	IMPERVIOUS: 11.54 AC (46.5%)
TOTAL: 24.82 AC	TOTAL: 24.82 AC

TOTAL DRAINAGE AREA:
 ONSITE TO BMP: 21.0 AC
 ONSITE BYPASS BMP: 3.8 AC
 OFFSITE BYPASS BMP: 0 AC

DRAINAGE AREA: 21 AC	DRAINAGE AREA: 21 AC
CN: 74	CN: 90
TC: 45 MIN.	TC: 10 MIN.
Q50: 51 CFS	Q50: 151 CFS
VOLUME: 271,000 CF	VOLUME: 417,000 CFS
APPROX. STORAGE = 417,000 CF (POST) - 271,000 CF (PRE)	
= 146,000 CF	

ELEVATION	INCREMENTAL DEPTH (FT)	CONTOUR AREA (SF)	INCREMENTAL VOLUME (CF)	CUMULATIVE VOLUME (CF)
777	0	25,319	0	0
778	1	26,470	25,892	25,892
779	2	27,651	27,058	52,950
780	3	28,862	28,254	81,204
781	4	30,104	29,480	110,684
782	5	31,376	30,737	141,421
783	6	32,679	32,025	173,446
784	7	33,990	33,332	206,778
785	8	35,305	34,645	241,423
786	9	36,623	35,961	277,384

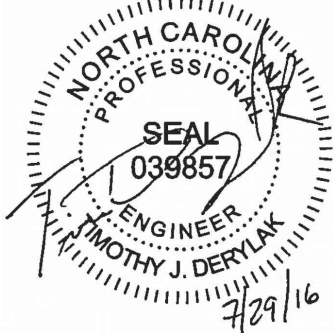


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HUNTERSVILLE SPORTS VILLAGE

HUNTERSVILLE, NORTH CAROLINA

SEAL



KEY PLAN

SCALE: 1" = 60'



No.	DATE	BY	Description

REVISIONS

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DATE JULY 29, 2016
TITLE

SLOPE ANALYSIS

PROJECT NO. 50083178

SP6

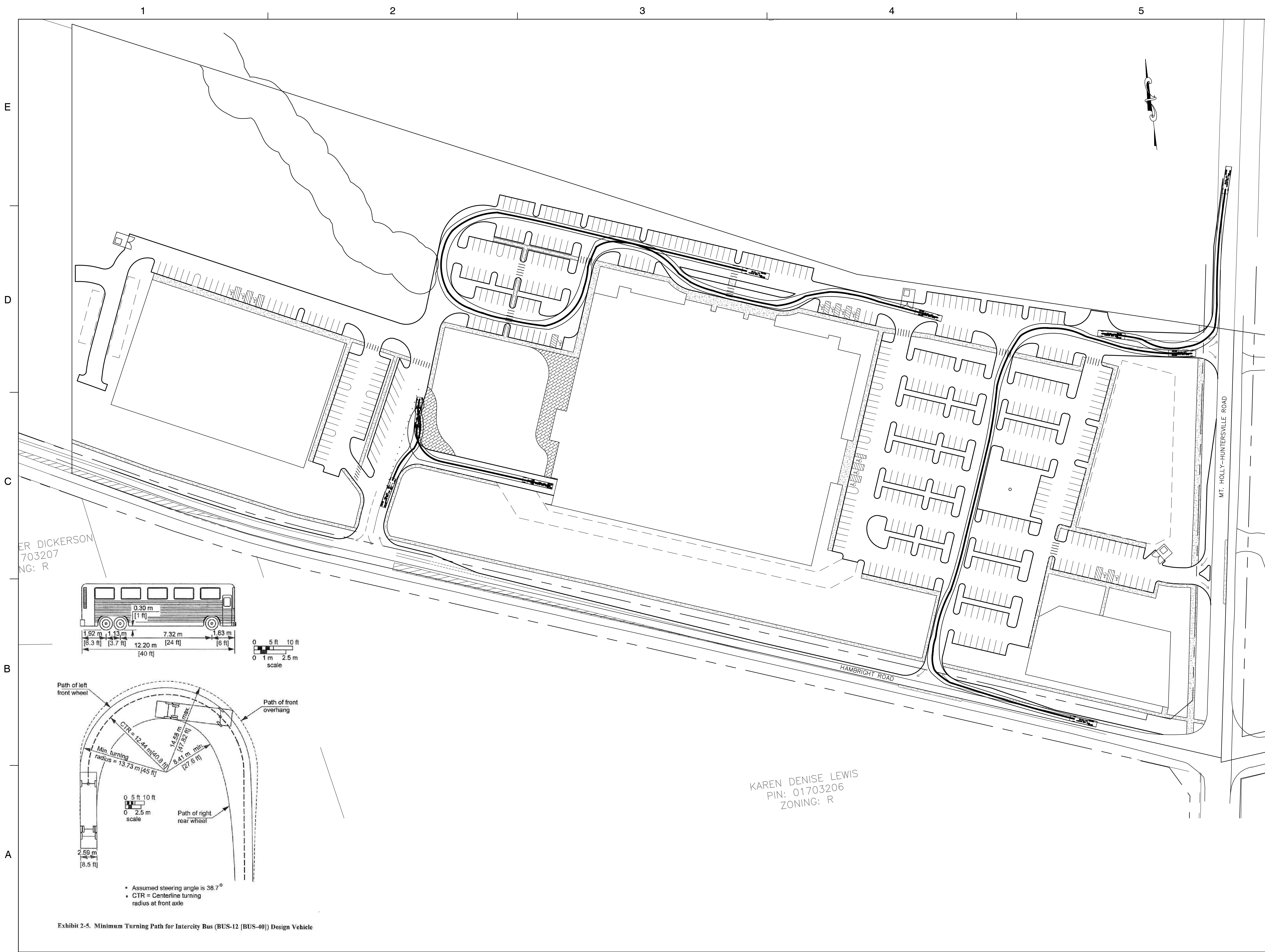
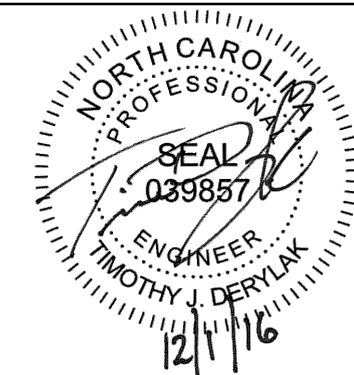


Exhibit 2-5. Minimum Turning Path for Intercity Bus (BUS-12 [BUS-40]) Design Vehicle

TOWN OF HUNTERSVILLE
SPORTS VILLAGE

HUNTERSVILLE, NORTH CAROLINA

SEAL



KEY PLAN

2	12/01/16	ADS	TOWN COMMENTS
1	10/12/16	ADS	TOWN COMMENTS
NO.	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY	
APPROVED BY	
CHECKED BY	
DATE	JULY 29, 2016
TITLE	

TURNING MOVEMENTS

PROJECT NO.	50083178
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