

Jun 11, 2015 - 2:13pm  
I:\chick-fil-a\double-dt-26098-Lake Norman\Deliverables\0608-C2.0 Rezoning-Town Meeting.dwg

1. DEVELOPER/OWNER INFORMATION: CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349  
CONTACT: REX POWELL (404) 305-7623
2. DESIGNER INFORMATION: ATKINS  
1600 RIVEREDGE PARKWAY NW  
SUITE 600  
ATLANTA, GA 30328  
CONTACT: BRETT BOKATH (770) 933-0280
3. PROJECT IS LOCATED AT 16915 STATESVILLE ROAD, HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA.
4. CURRENT SITE ZONING: B2-CD  
PROPOSED ZONING: HC (HIGHWAY COMMERCIAL).
5. EXISTING PARKING : 58 SPACES  
PROPOSED PARKING: 49 SPACES  
REQUIRED PARKING: (15 SPACES / 1000 SF) PER ORIGINAL HUNTERSVILLE ZONING ORDINANCE  
EXISTING BUILDING AREA = ± 3,822 SF  
REZONED PARKING REQUIREMENTS (COMMERCIAL USE): 1 SPACE PER 500 SF  
REQUIRED SPACES = 8 SPACES

OFF-STREET PARKING NOTE:

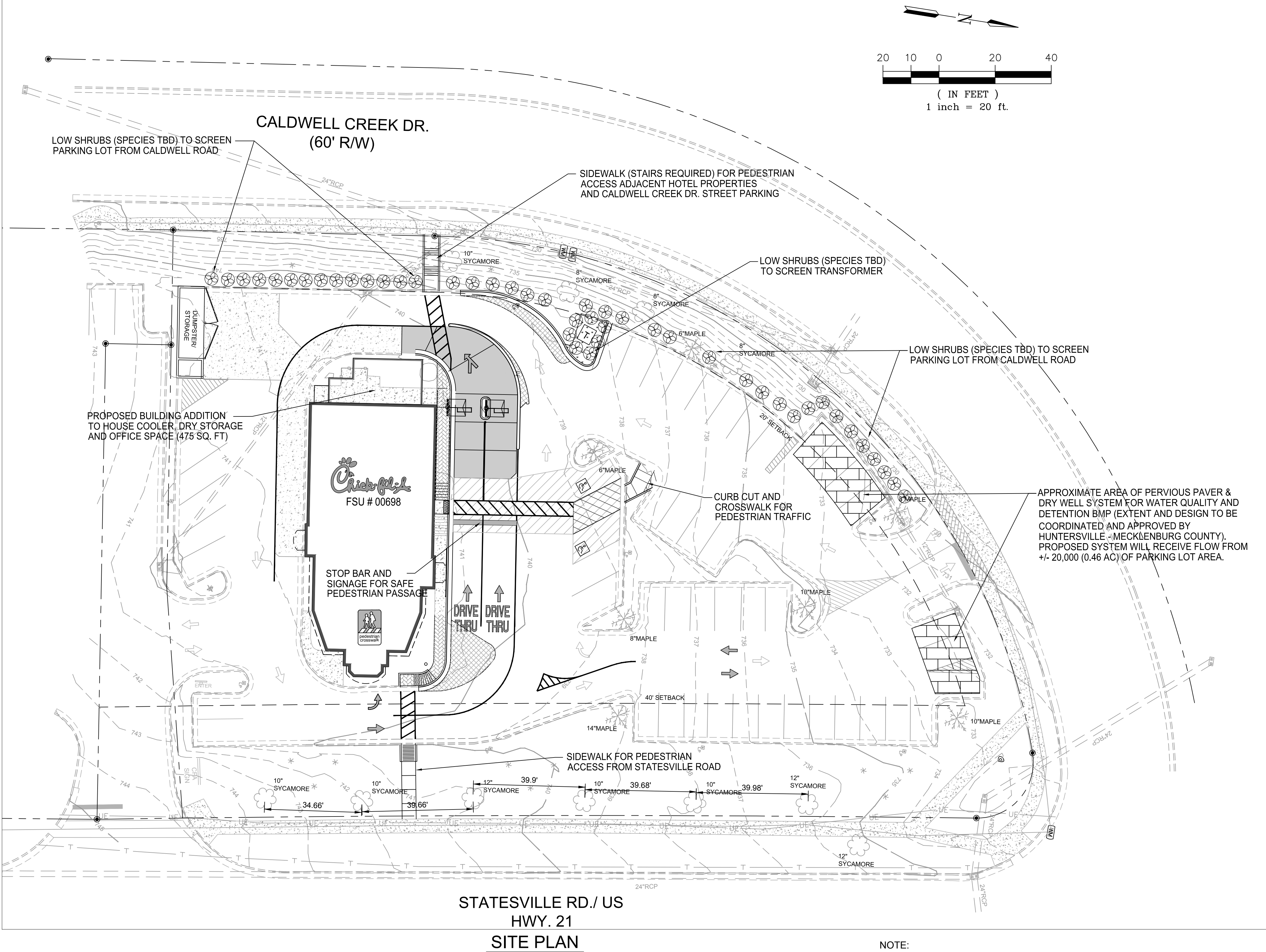
PARKING IS ALLOWED ON CALDWELL CREEK DRIVE DURING THE HOURS OF OPERATION OF THE RESTAURANT. THIS PARKING IS CURRENTLY NOT BEING USED SINCE THERE IS NO EASY PEDESTRIAN ACCESS TO THE SITE. SINCE THERE IS A STEEP SLOPE FROM CALDWELL CREEK ROAD AND THE CHICK-FIL-A SITE, A PEDESTRIAN PATH WITH STAIRS IS PROPOSED TO ACCOMMODATE CUSTOMERS WHO PARK CALDWELL CREEK. THIS PATH WILL MAKE THE PARKING SPACES ON CALDWELL CREEK MORE ACCESSIBLE AND FUNCTIONAL AS IT RELATES TO THE CICK-FIL-A SITE.

NOTE:

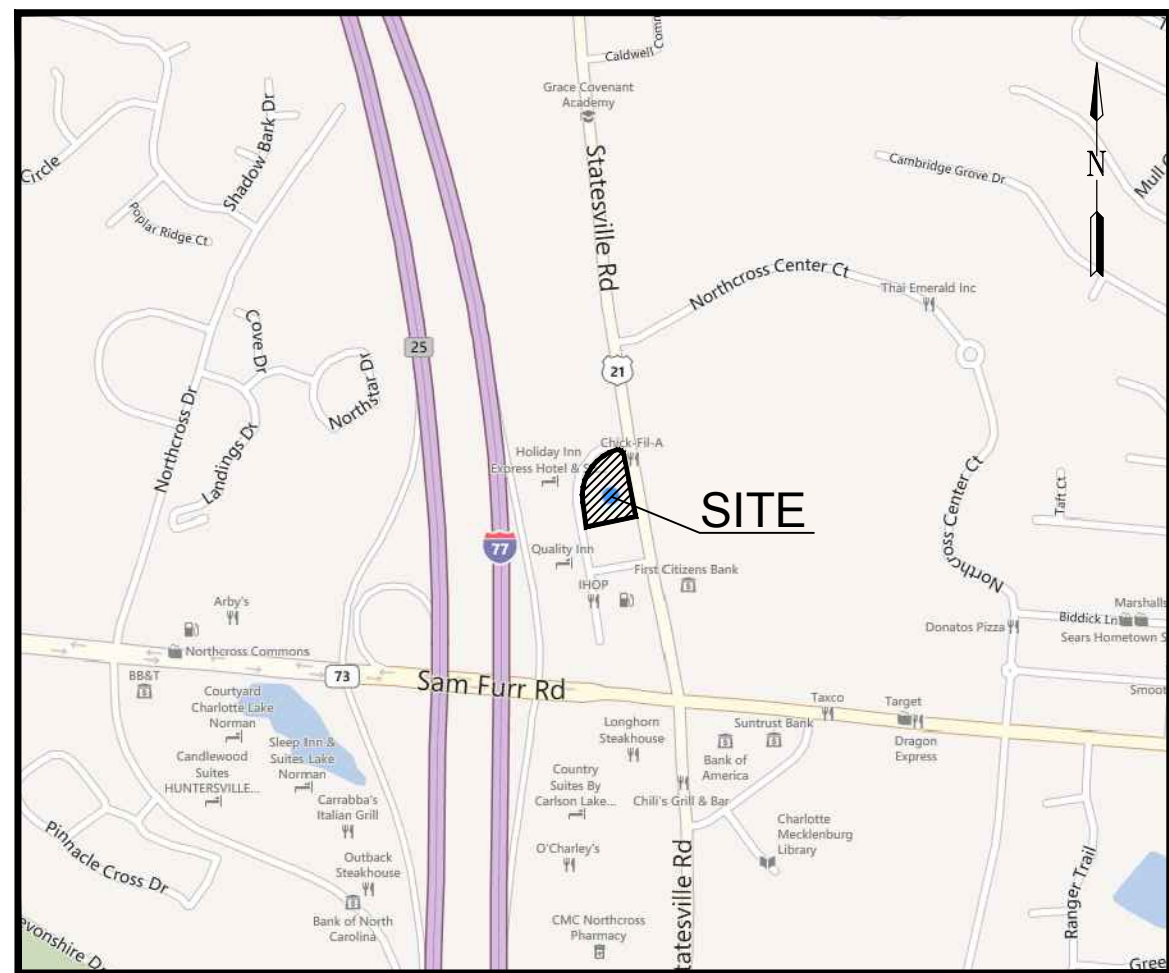
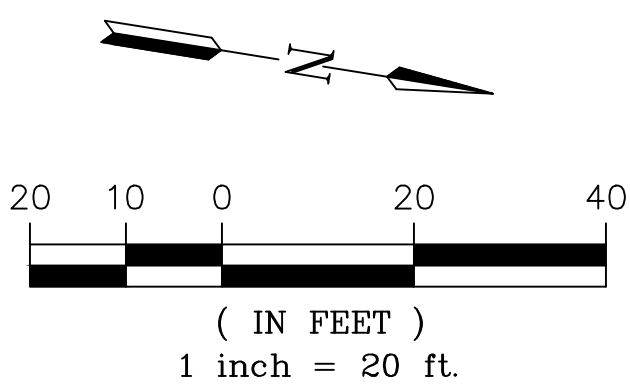
EXISTING UTILITIES AND SITE CONDITIONS WERE TAKEN FROM ASBUILT SURVEY PREPARED BY MSP & ASSOCIATES, DATED 6-29-12. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

GRADING NOTE:

CONTRACTOR TO VERIFY EXISTING DRAINAGE PATTERNS. IF THE CONSTRUCTION OF THE PROPOSED CURB IMPEDES EXISTING FLOW PATTERNS, THE SITE SHALL BE GRADED TO MAINTAIN FLOWS, OR A FLUME SHALL BE CONSTRUCTED AT THE OBSERVED LOW POINT TO KEEP WATER FROM PONDING AND ALLOW RUNOFF TO CONTINUE TO ITS CURRENT PATH.



STATESVILLE RD./ US  
HWY. 21  
SITE PLAN



LOCATION MAP  
N.T.S

- NEW DRIVE THRU CONCRETE PAVING
- PERVIOUS PAVEMENT
- NEW ASPHALT PAVING SECTION
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT AS NEEDED TO MEET ADA REQUIREMENTS
- NEW LANDSCAPE AREA (GRASSING)

PROPOSED SHRUBS FOR SCREENING (SPECIES AND EXACT LOCATIONS TBD)

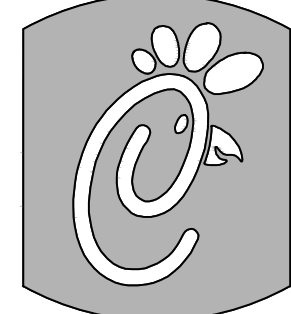
REZONING NOTES:

UPON APPROVAL OF THE CONDITIONAL REZONING OF THIS SITE FROM B2-CD TO HC, THE PROPERTY OWNER WILL MODIFY THE SITE AS NEEDED TO COME UP TO CODE 'TO THE EXTENT PRACTICAL' (PER ARTICLE 2.3.2) OF THE REQUIREMENTS IN THE HC ZONING.

UPON APPROVAL OF THE CONDITIONAL REZONING OF THIS SITE FROM B2-CD TO HC, THIS PROPERTY WILL FALL UNDER THE ORDINANCE IN EFFECT AT THE TIME OF THE APPROVAL (NEW ORDINANCE).

SITE DATA TABLE

	EXISTING	PROPOSED
ZONING CLASSIFICATION	B2-CD	HC
IMPERVIOUS AREA	0.922 ACRES	0.944 ACRES
PROPERTY SIZE	1.33 ACRES	1.33 ACRES
PERCENT IMPERVIOUS	69.32%	70.98%
DETENTION/WATER QUALITY PROVIDED	NO	YES
REQUIRED PARKING	58	9
PARKING PROVIDED	58	49
SITE USE	RESTAURANT	RESTAURANT
ALLOWABLE USE WITHIN ZONING	YES	YES
BUILDING AREA	3,822 SF	4,297 SF
PARCEL IDENTIFICATION NUMBER	00504301	



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark Date By  
△

Mark Date By  
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Mark Date By  
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Seal

ATKINS

1600 Riveredge Parkway NW  
Suite 600 400  
Atlanta, Georgia 30328  
770-933-0280

STORE  
Lake Norman  
FSU #0698

16915 Statesville Rd.  
Huntersville, NC 28078

SHEET TITLE

REZONING  
SITE  
PLAN

Job No.: 100026629.32  
Store : 00698  
Date : 7/06/12  
Drawn By : RMR  
Checked By : KMM

Sheet

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