

Jul 28, 2015 - 9:45am
I:\chick-fil-a\double-dt-2008-Lake Norman\Deliverables\0808-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-CD (HIGHWAY COMMERCIAL-CONDITIONAL DISTRICT).
THE IMPROVEMENTS SHOWN WILL BE A REQUIREMENT OF THE REZONING
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

NOTE:

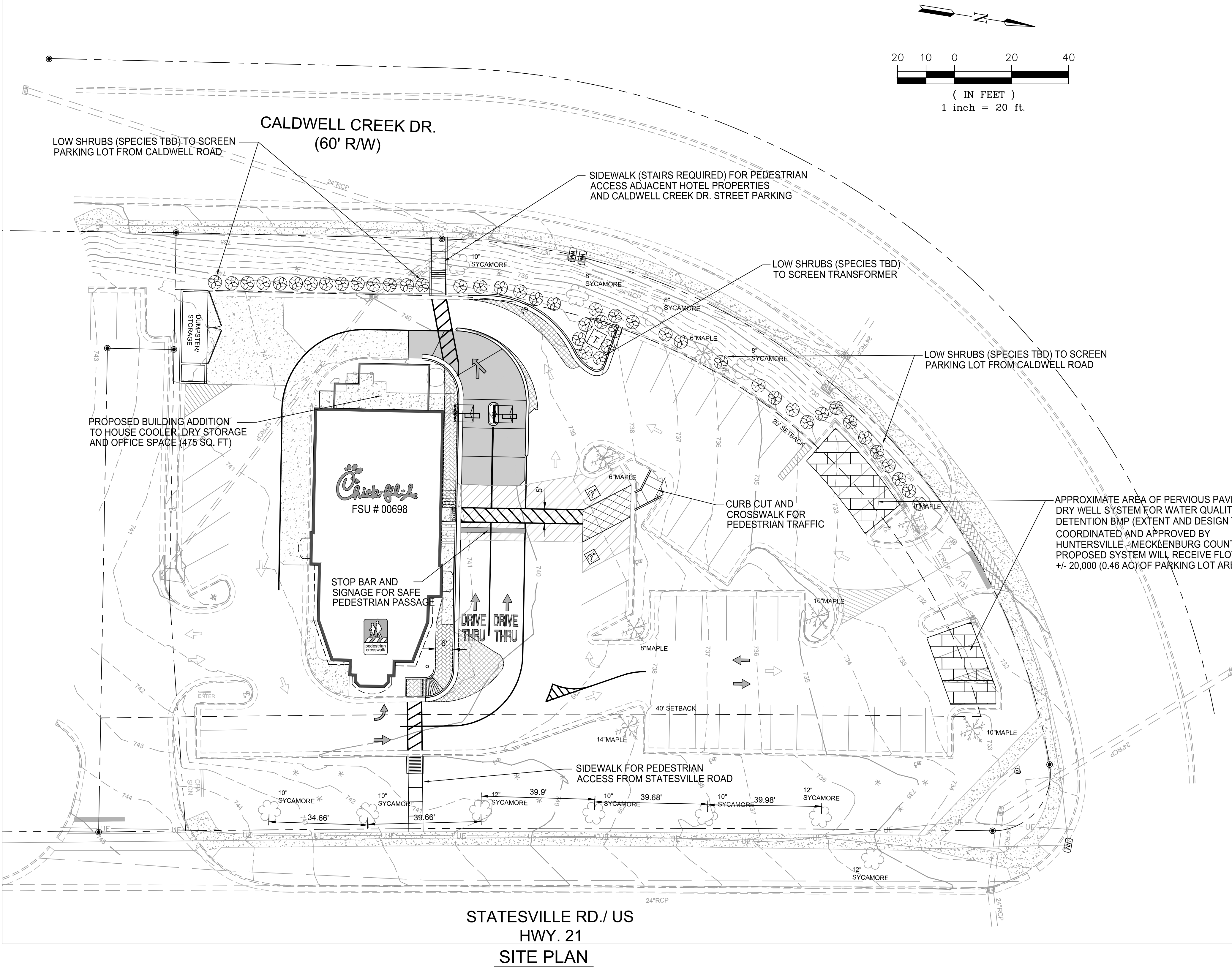
EXISTING UTILITIES AND SITE CONDITIONS WERE TAKEN FROM ASBUILT SURVEY PREPARED BY MSP & ASSOCIATES, DATED 6-29-12. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

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.

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 CHICK-FIL-A SITE.



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:

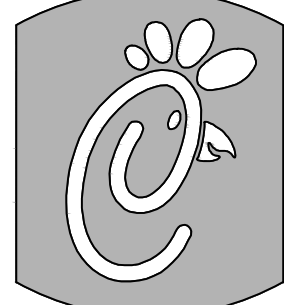
UPON APPROVAL OF THE CONDITIONAL REZONING OF THIS SITE FROM B2-CD TO HC-CD, THE PROPERTY OWNER WILL MODIFY THE SITE AS NEEDED TO COME UP TO CODE 'TO THE EXTENT PRACTICAL' (PER ARTICLE 2.3.2) OF THE REQUIREMENTS IN THE HC ZONING.

THE IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY HAVE MINOR VARIATIONS DURING THE CONSTRUCTION PROCESS AS APPROVED BY STAFF AND THE ORDINANCE. IN ADDITION, ALL ALL FUTURE RE-DEVELOPMENT OF THE PROPERTY IS ALLOWED SUBJECT TO THE ORDINANCE STANDARDS IN PLACE AT THE TIME OF THE RE-DEVELOPMENT APPLICATION.

THIS REZONING ONLY AFFECTS THE SUBJECT PARCEL AND NOT ANY OTHER PARCELS FROM THE NORTHCROSS REZONING PLAN.

SITE DATA TABLE

	EXISTING	PROPOSED
ZONING CLASSIFICATION	B2-CD	HC-CD
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
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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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