

DRAWING INDEX

GENERAL

SP0 COVER SHEET

SITE PLAN

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- SP2 EXISTING CONDITIONS
- SP3 ADJACENT PROPERTY OWNERS
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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

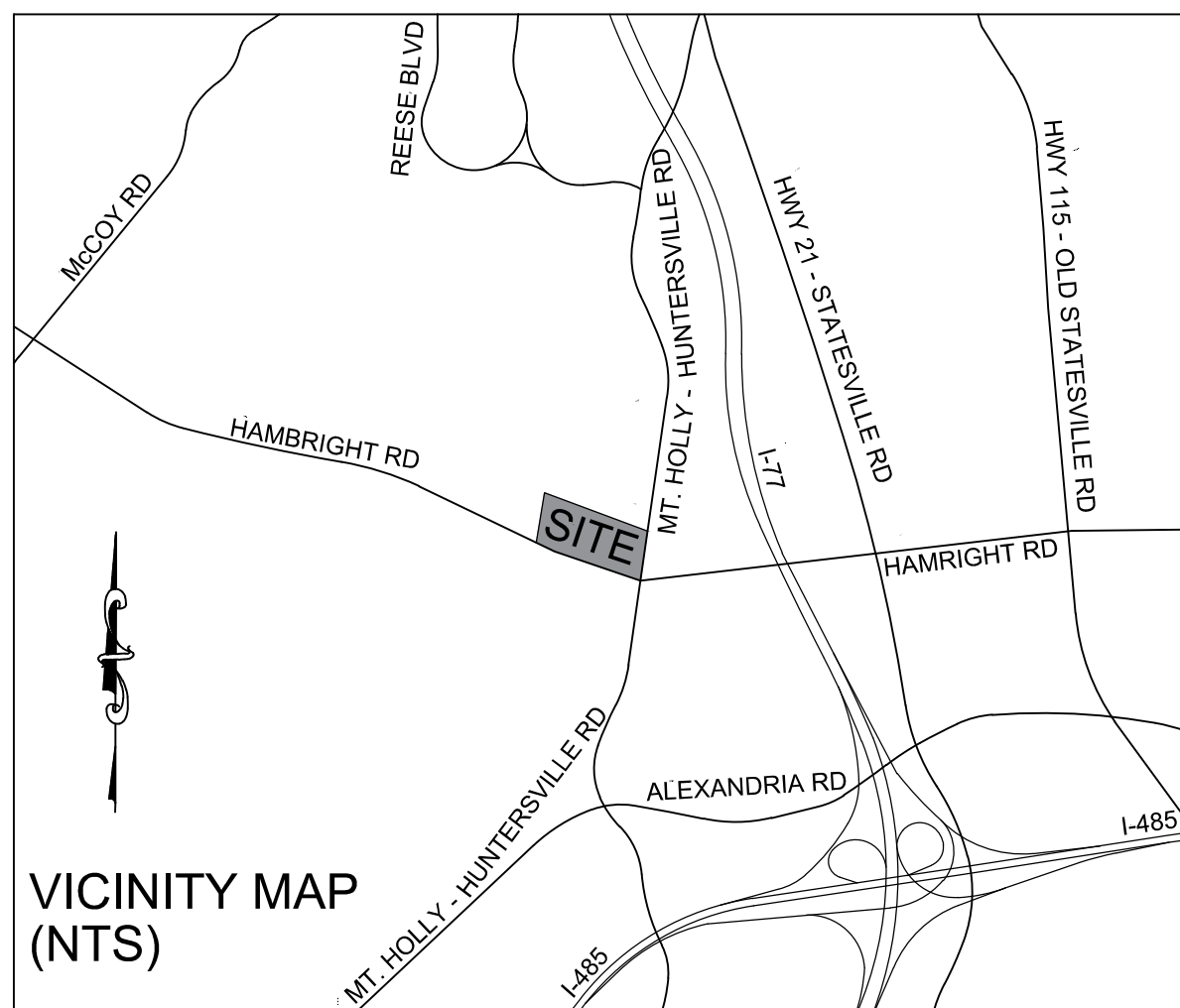
CONTACTS

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Know what's below.
 Call before you dig.

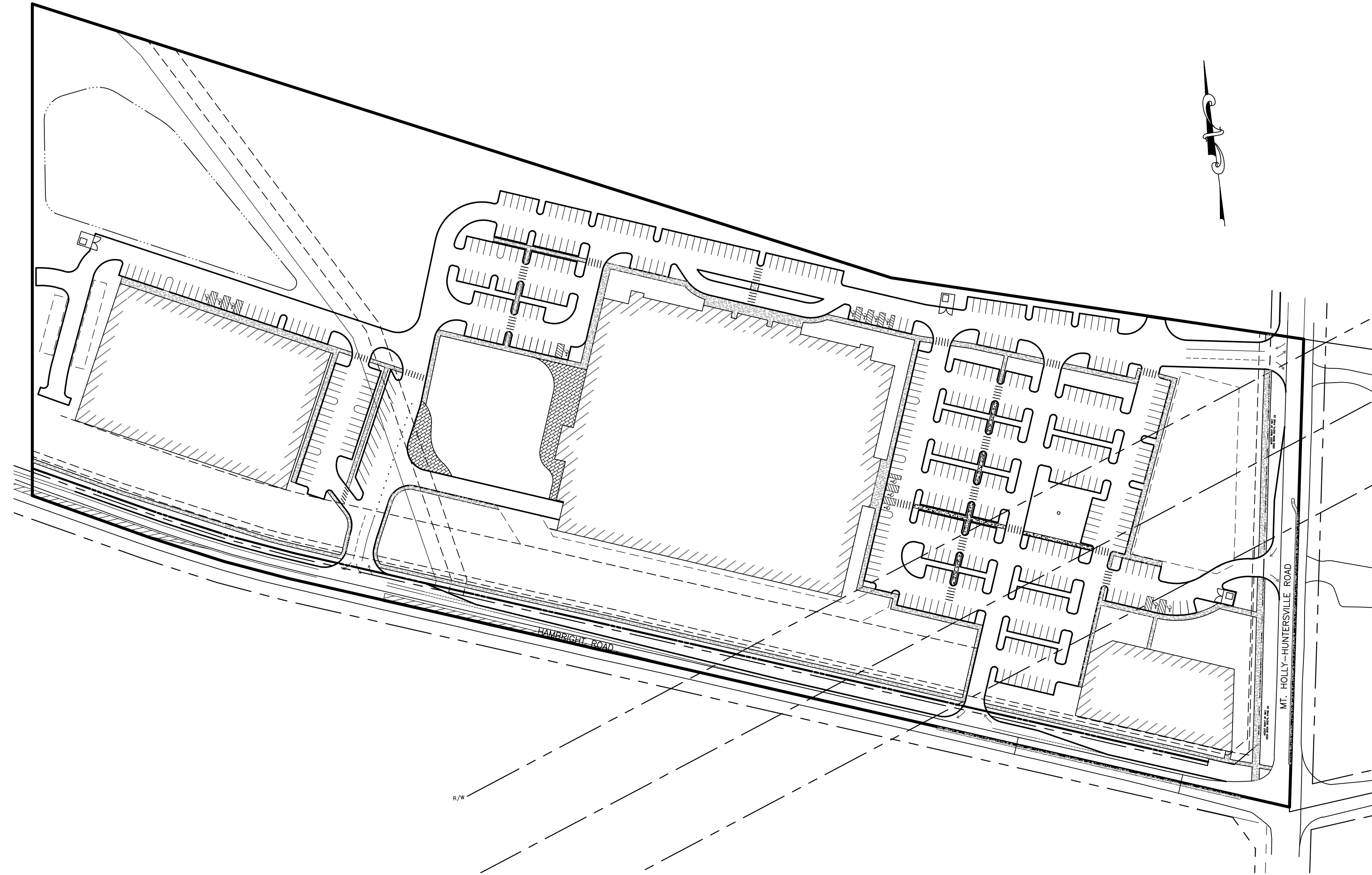


HUNTERSVILLE SPORTS VILLAGE

REZONING AND SKETCH PLANS

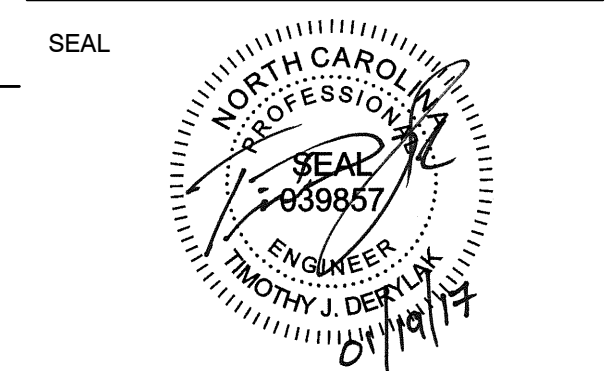
HUNTERSVILLE, NORTH CAROLINA

EPM # 367946

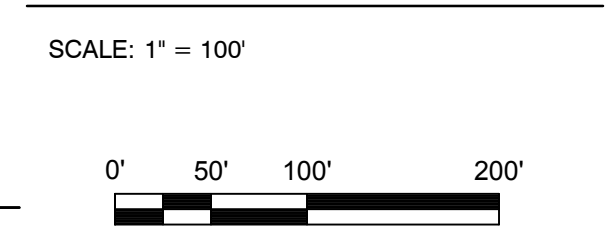


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TOWN OF HUNTERSVILLE
 SPORTS VILLAGE
 HUNTERSVILLE, NORTH CAROLINA



KEY PLAN



| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|----------------|
| 5 | 01/18/17 | TJD | NCDOT COMMENTS |
| 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 |

REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE JULY 29, 2016

TITLE

COVER SHEET

PROJECT NO. 50083178

SP0

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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REZONING AND PRELIMINARY SITE PLAN NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERVILLE, 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 HUNTERVILLE 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 HUNTERVILLE 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 HUNTERVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERVILLE 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 HUNTERVILLE 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 HUNTERVILLE ZONING ORDINANCE. PLANNING BOARD APPROVAL IS REQUIRED PRIOR TO REPLANTING TREES.
- THE SHOWN GRAPHICS ARE PRELIMINARY AND 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(c) 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 HUNTERVILLE 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 HUNTERVILLE 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: | 48.5% |
| 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 80,000 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: | 500 STALLS |
| GRASS PARKING TOTAL PROVIDED: | 70 STALLS |
| ADA PARKING TOTAL PROVIDED: | 13 STALLS |
| SHARED PARKING COUNTS | |
| PAVED PARKING AVAILABLE (120,000 SF BLDG.) | 500 STALLS |
| PAVED PARKING AVAILABLE (45,000 SF BLDG.) | 106 STALLS |
| PAVED PARKING AVAILABLE (60,000 SF BLDG.) | 149 STALLS |

TRAFFIC IMPROVEMENTS IDENTIFIED PER TIA

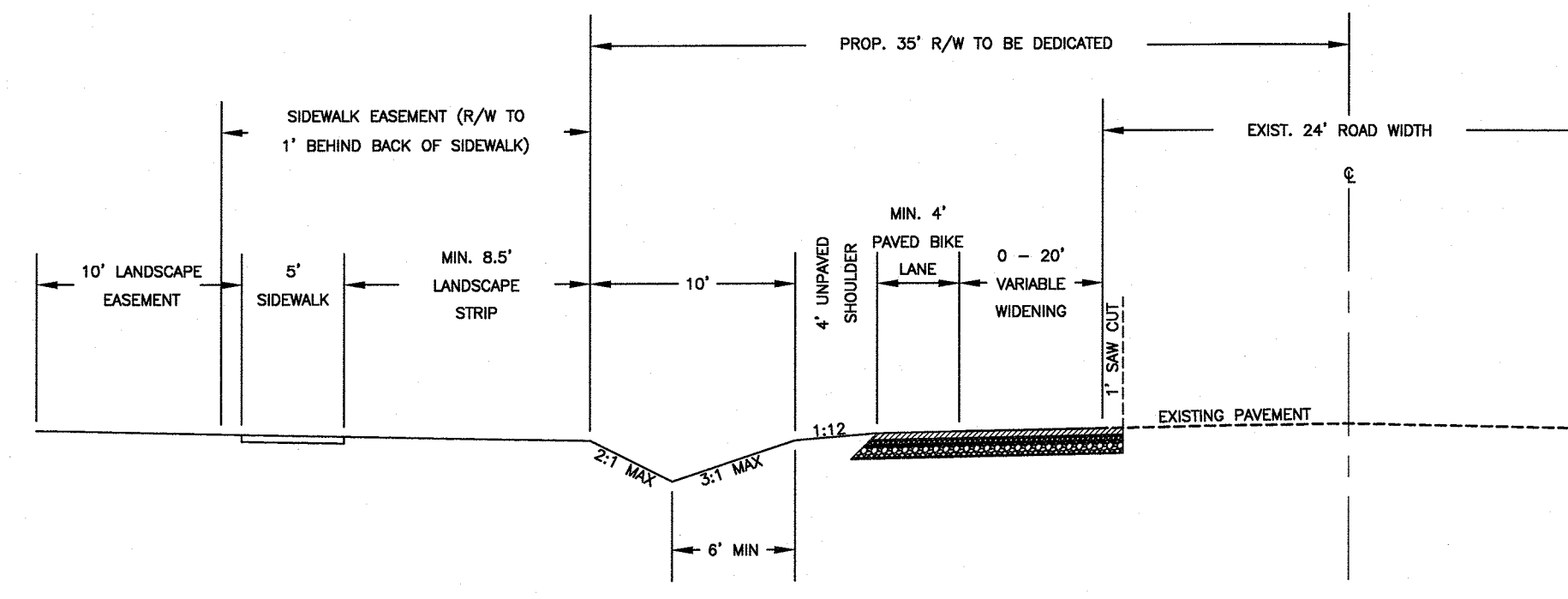
PER THE SEALED TRAFFIC IMPACT ANALYSIS BY RAMEY KEMP, THE FOLLOWING ROAD IMPROVEMENTS ARE NEEDED TO MEET THE TOWN OF HUNTERVILLE ORDINANCE:

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

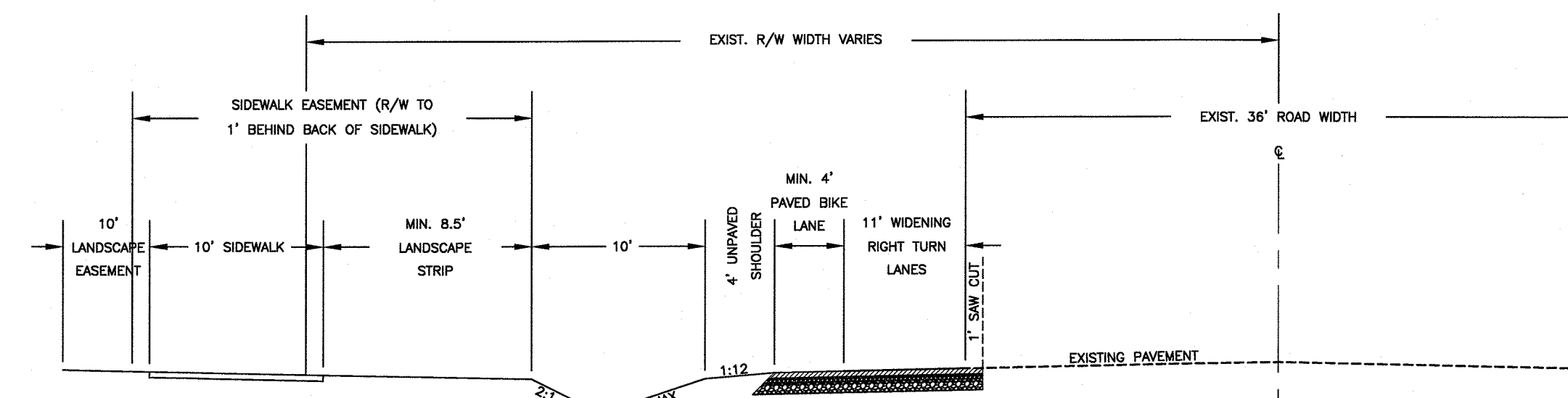
THE FOLLOWING IMPROVEMENTS ARE RECOMMENDED TO BE PROVIDED BY THE DEVELOPER UNDER THIS CONDITIONAL PLAN:

- 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-HUNTERVILLE ROAD AT SITE DRIVEWAY 3
 - CONSTRUCT SOUTHBOUND RIGHT TURN LANE ON MT. HOLLY-HUNTERVILLE ROAD WITH 75' OF STORAGE
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- MCHWANE ROAD AND MCCOY ROAD
 - CONSTRUCT NORTHBOUND LEFT TURN LANE ON MCCOY ROAD WITH 175' OF STORAGE
- HAMBRIGHT ROAD AND MT. HOLLY-HUNTERVILLE ROAD
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 - 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 HUNTERVILLE 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 HUNTERVILLE AND NCDOT.



MT. HOLLY-HUNTERVILLE ROAD TYPICAL CROSS-SECTION

- WIDENING VARIES FROM 0' TO AN ESTIMATED 11' FOR THE ADDITION OF THE RIGHT TURN LANES ON MT. HOLLY-HUNTERVILLE ROAD. ACTUAL WIDTHS MAY VARY TO MEET THE MINIMUM LANE WIDTH REQUIREMENTS.
- PER NCDOT AND TOWN OF HUNTERVILLE 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 HUNTERVILLE AND NCDOT.



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 Fax: 704.509.8937
 NCBELS #F-0929

TOWN OF HUNTERVILLE
 SPORTS VILLAGE

HUNTERVILLE, NORTH CAROLINA

SEAL



KEY PLAN

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|----------------|
| 5 | 01/18/17 | TJD | NCDOT COMMENTS |
| 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 |

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TITLE

GENERAL NOTES

PROJECT NO. 50083178

SP0.1

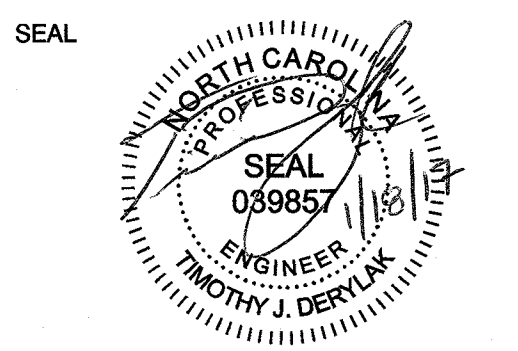
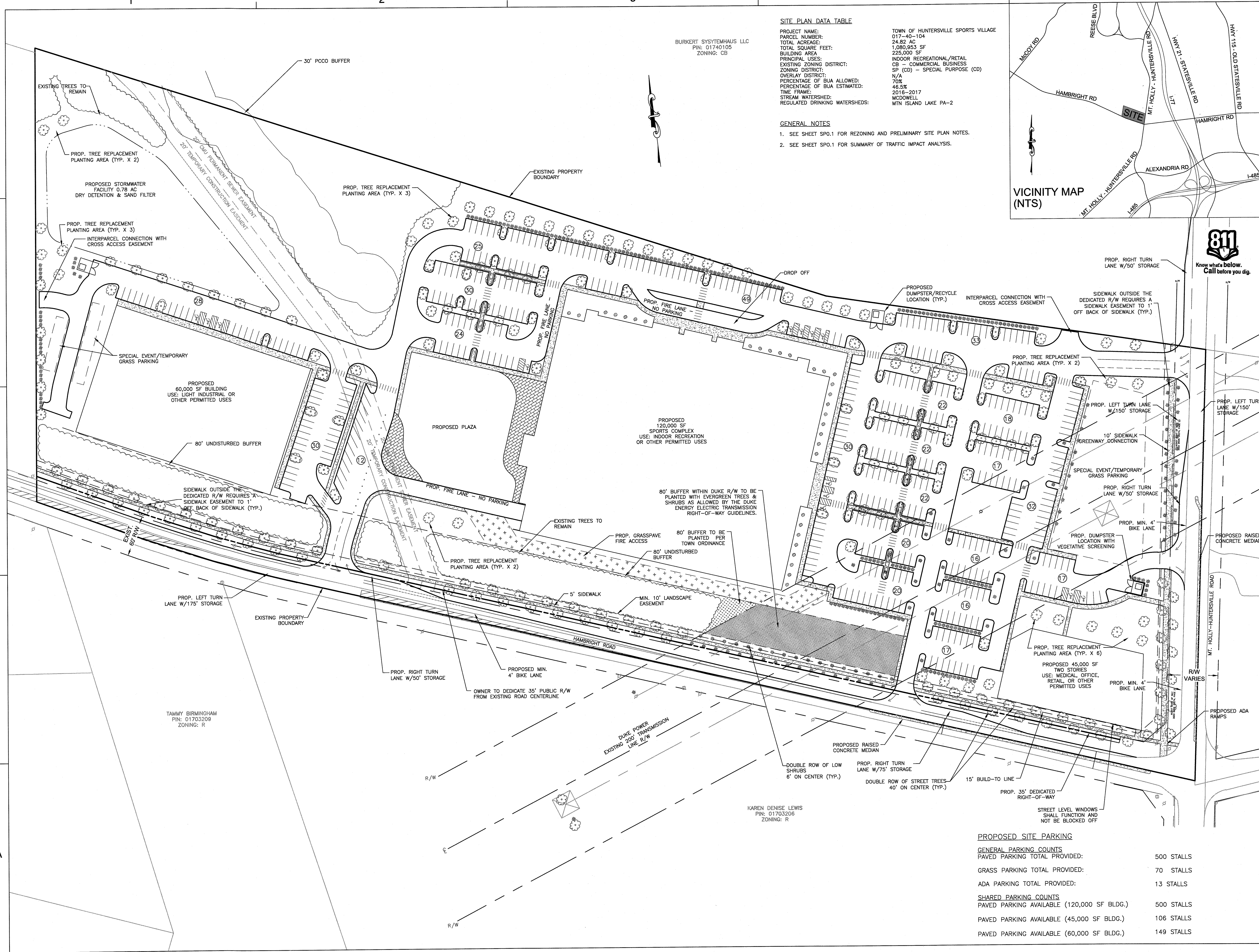
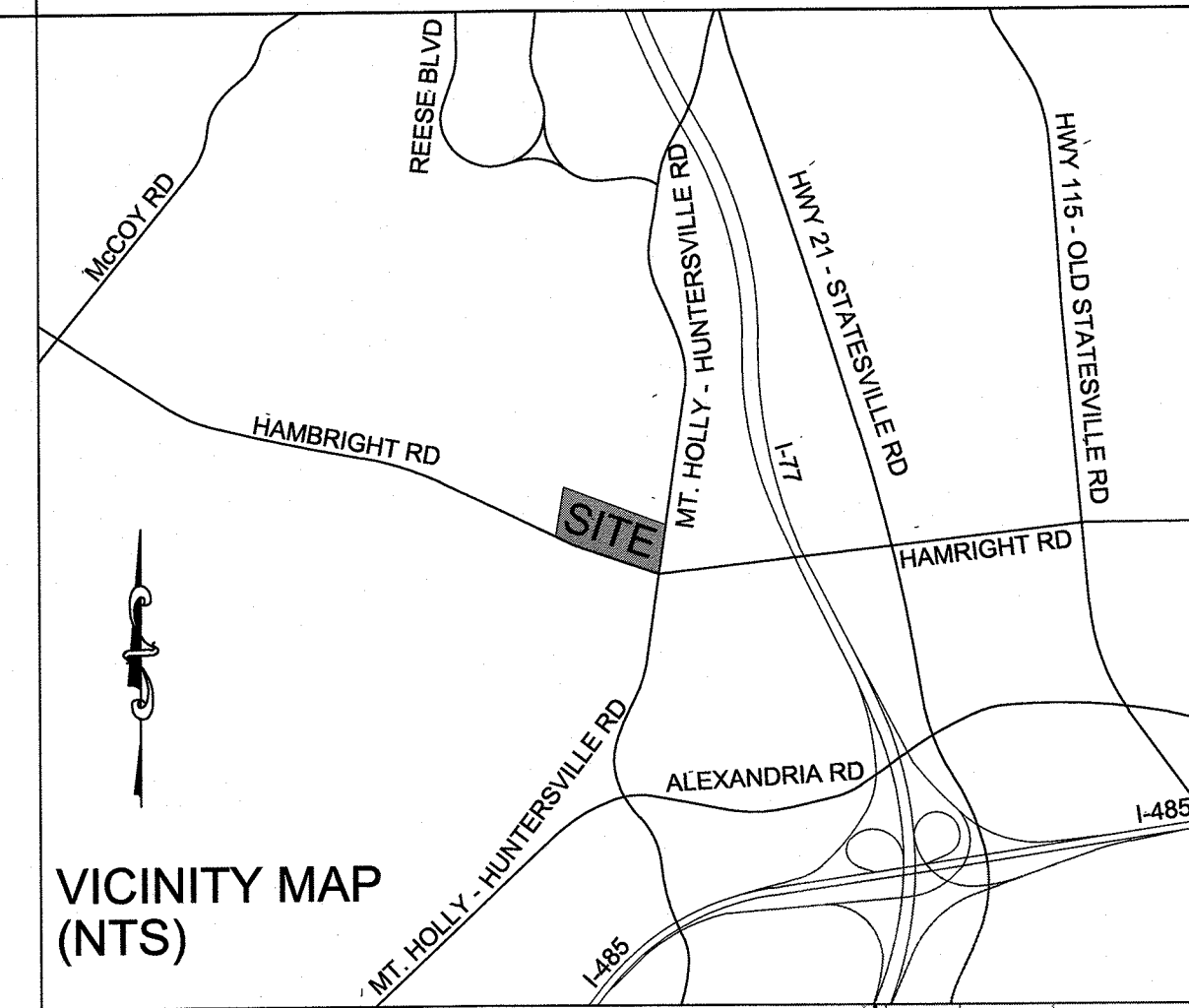
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| BUILDING AREA: | 225,000 SF |
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| ZONING DISTRICT: | SP (CD) - SPECIAL PURPOSE (CD) |
| OVERLAY DISTRICT: | N/A |
| PERCENTAGE OF BUA ALLOWED: | 70% |
| PERCENTAGE OF BUA ESTIMATED: | 46.5% |
| TIME FRAME: | 2018-2017 |
| STREAM WATERSHED: | MCDOWELL |
| REGULATED DRINKING WATERSHEDS: | MTN ISLAND LAKE PA-2 |

GENERAL NOTES

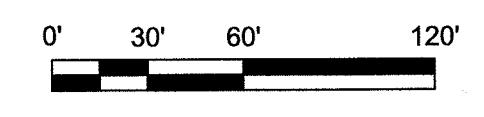
- SEE SHEET SP0.1 FOR REZONING AND PRELIMINARY SITE PLAN NOTES.
- SEE SHEET SP0.1 FOR SUMMARY OF TRAFFIC IMPACT ANALYSIS.

VICINITY MAP (NTS)



KEY PLAN

SCALE: 1" = 60'



| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|-----------------|
| 5 | 01/18/17 | TJD | NC DOT COMMENTS |
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APPROVED BY _____

CHECKED BY _____

DATE: JULY 29, 2016

TITLE _____

**CONDITIONAL DISTRICT
 REZONING PLAN**

PROJECT NO. 50083178

RZ1

PROPOSED SITE PARKING

| | |
|--|------------|
| GENERAL PARKING COUNTS | |
| PAVED PARKING TOTAL PROVIDED: | 500 STALLS |
| GRASS PARKING TOTAL PROVIDED: | 70 STALLS |
| ADA PARKING TOTAL PROVIDED: | 13 STALLS |
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| PAVED PARKING AVAILABLE (120,000 SF BLDG.) | 500 STALLS |
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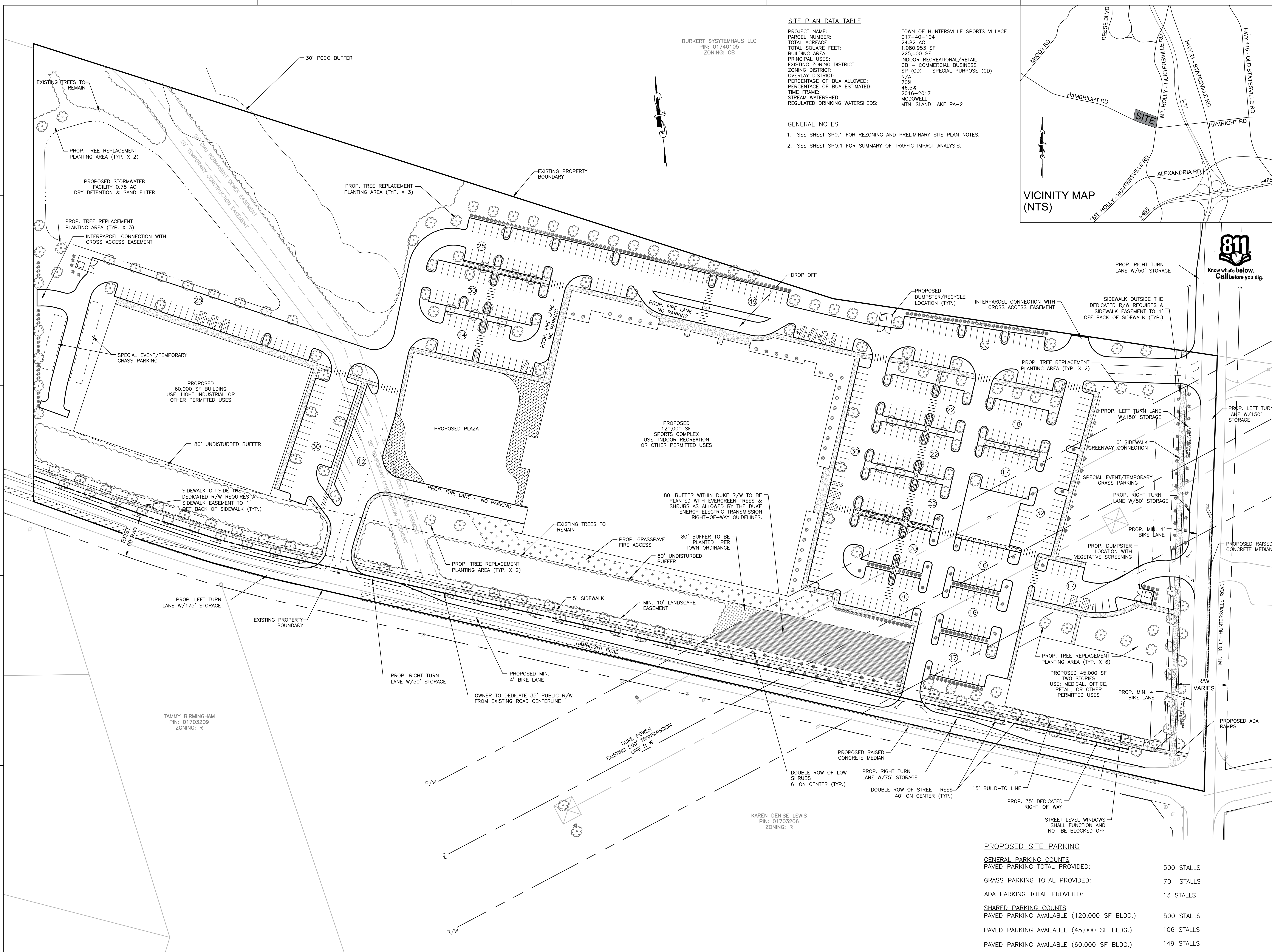
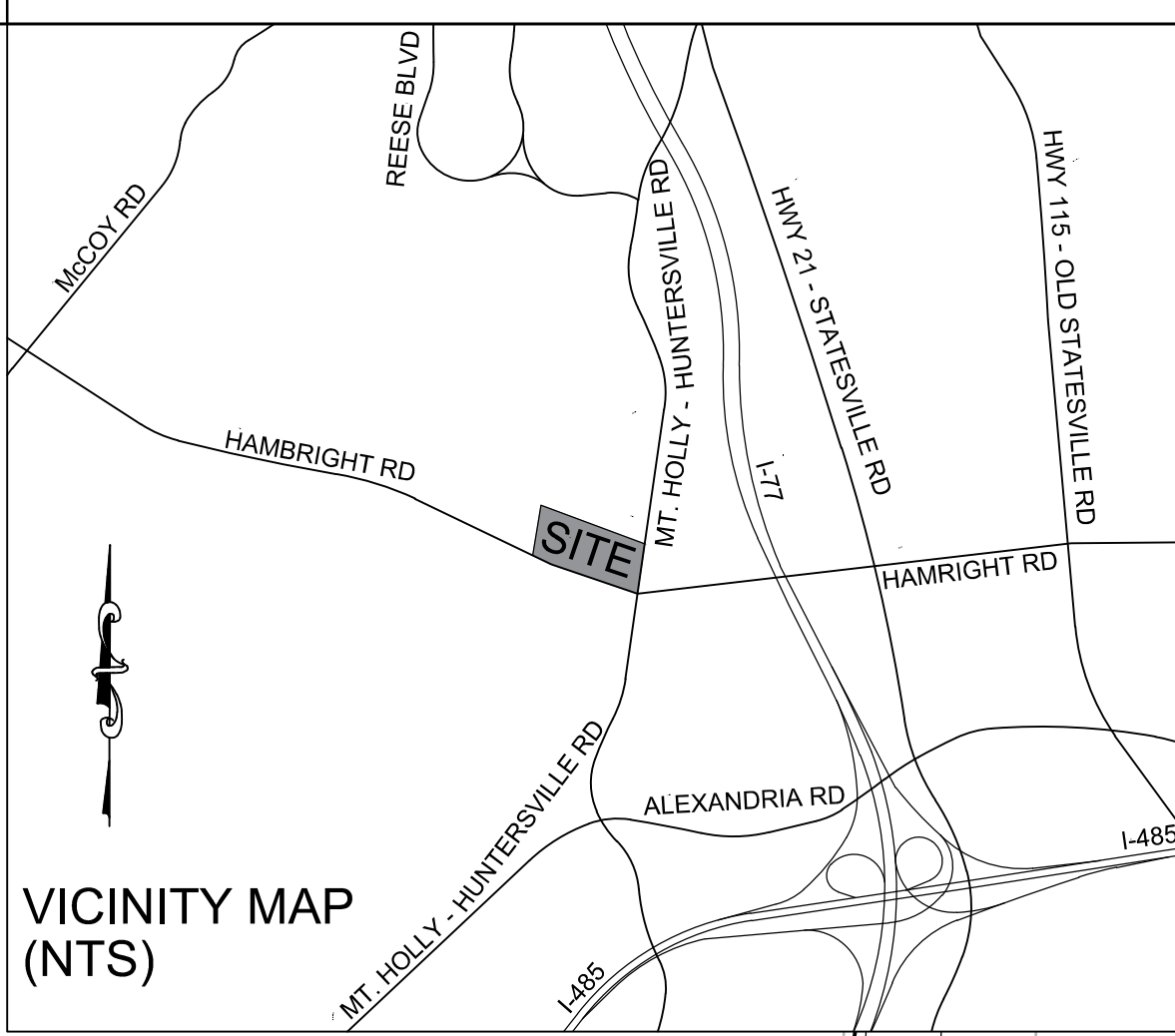
**TOWN OF HUNTERSVILLE
 SPORTS VILLAGE**
 HUNTERSVILLE, NORTH CAROLINA

SITE PLAN DATA TABLE

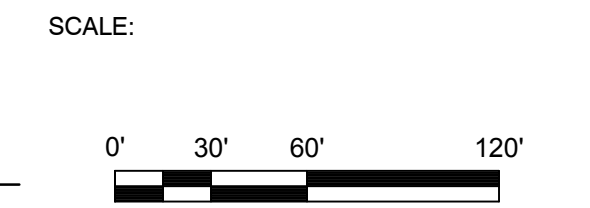
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| TOTAL SQUARE FEET: | 1,080,953 SF |
| BUILDING AREA: | 225,000 SF |
| PRINCIPAL USES: | INDOOR RECREATIONAL/RETAIL |
| EXISTING ZONING DISTRICT: | CB - COMMERCIAL BUSINESS |
| ZONING DISTRICT: | SP (CD) - SPECIAL PURPOSE (CD) |
| OVERLAY DISTRICT: | 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

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



KEY PLAN



| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|----------------|
| 5 | 01/18/17 | TJD | NCDOT COMMENTS |
| 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 |

REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE JULY 29, 2016

TITLE

**PRELIMINARY
 SITE PLAN**

PROJECT NO. 50083178

SP1

PROPOSED SITE PARKING

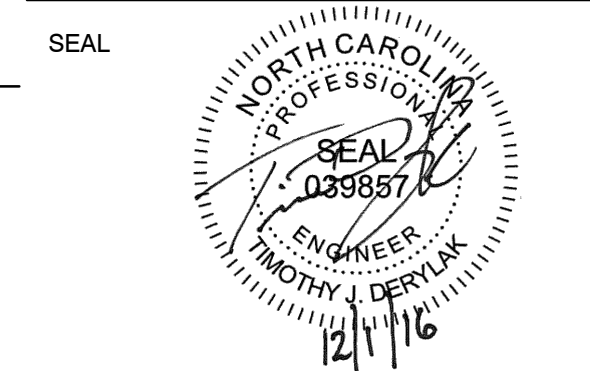
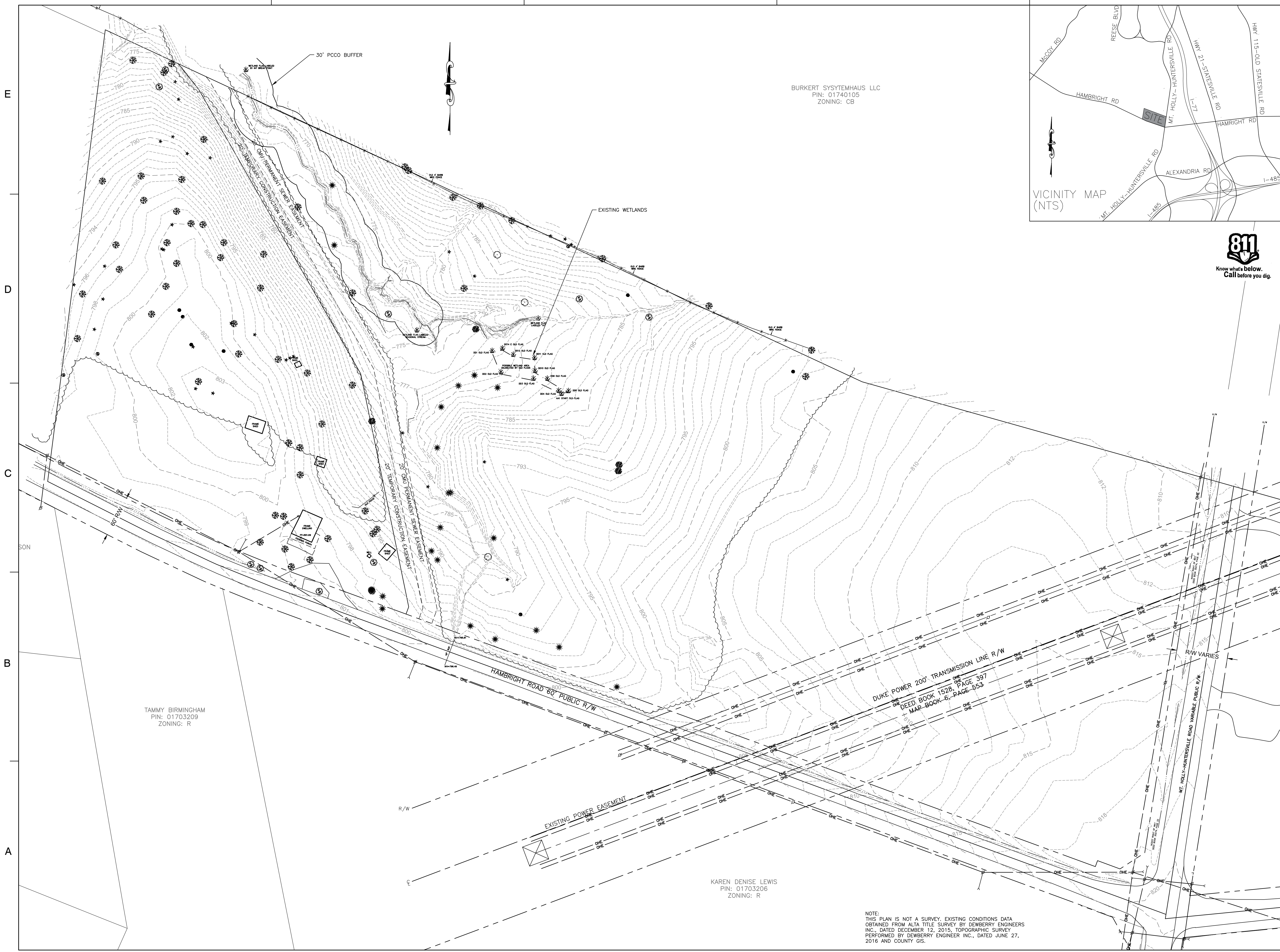
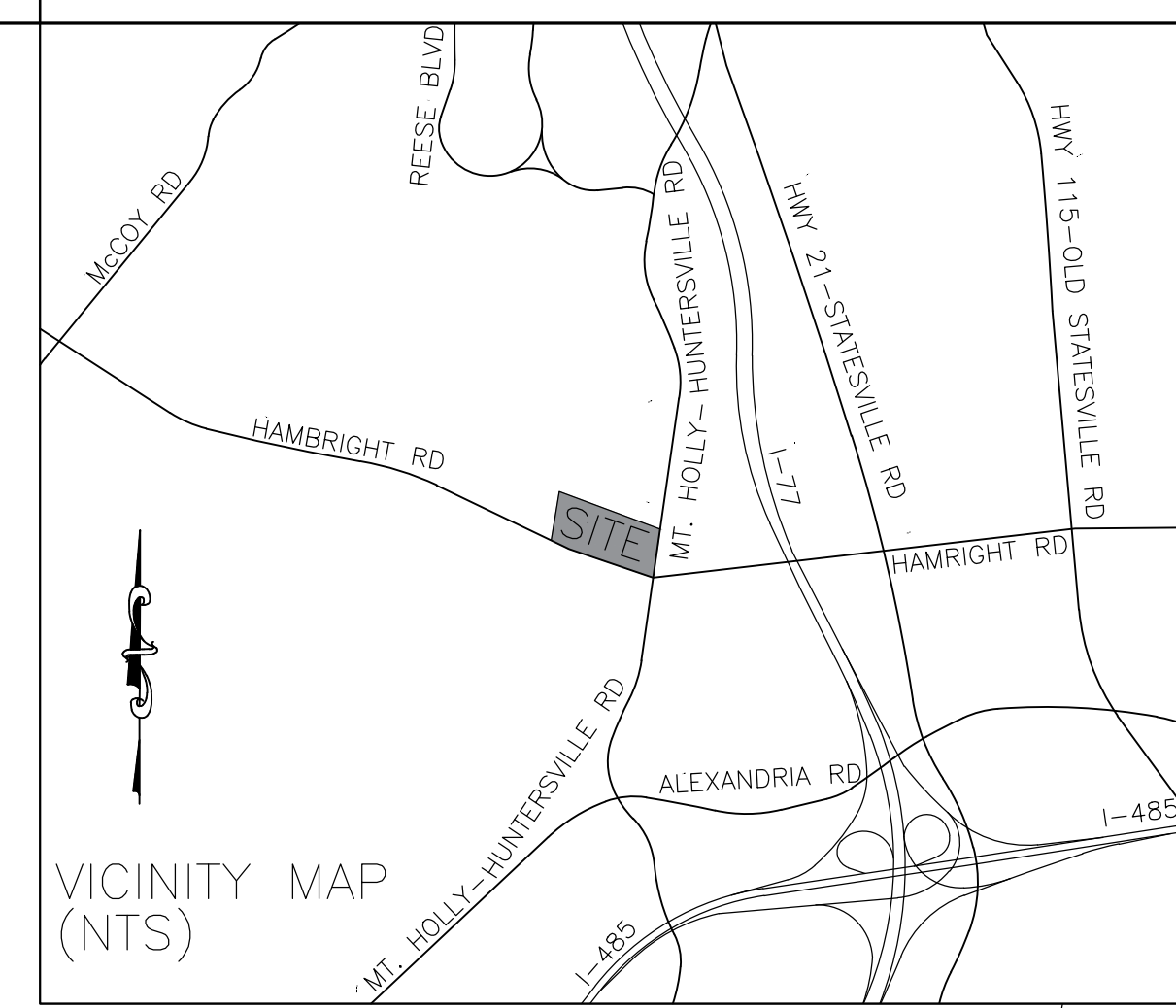
| | |
|--|------------|
| GENERAL PARKING COUNTS | |
| PAVED PARKING TOTAL PROVIDED: | 500 STALLS |
| GRASS PARKING TOTAL PROVIDED: | 70 STALLS |
| ADA PARKING TOTAL PROVIDED: | 13 STALLS |
| SHARED PARKING COUNTS | |
| PAVED PARKING AVAILABLE (120,000 SF BLDG.) | 500 STALLS |
| PAVED PARKING AVAILABLE (45,000 SF BLDG.) | 106 STALLS |
| PAVED PARKING AVAILABLE (60,000 SF BLDG.) | 149 STALLS |

TAMMY BIRMINGHAM
 PIN: 01703209
 ZONING: R

KAREN DENISE LEWIS
 PIN: 01703206
 ZONING: R

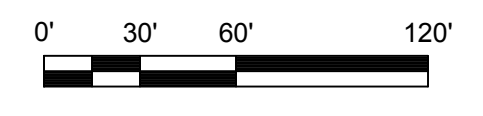
BURKERT SYSTEMHAUS LLC
 PIN: 01740105
 ZONING: CB

**TOWN OF HUNTERSVILLE
 SPORTS VILLAGE**
 HUNTERSVILLE, NORTH CAROLINA



KEY PLAN

SCALE: 1" = 60'



| 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

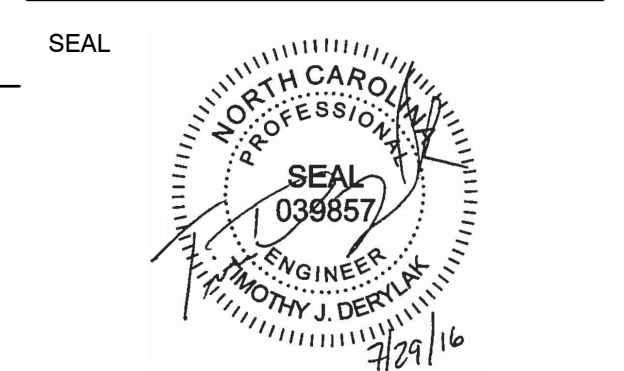
TITLE
EXISTING CONDITIONS

PROJECT NO. 50083178

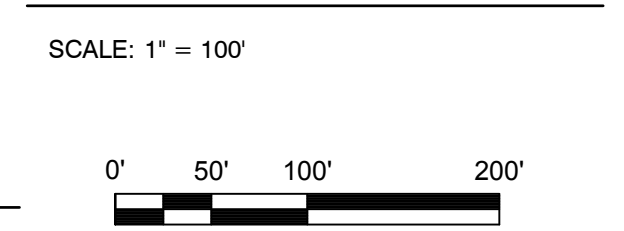
SP2

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.

HUNTERSVILLE SPORTS VILLAGE
 HUNTERSVILLE, NORTH CAROLINA



KEY PLAN



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| No. | DATE | BY | Description |
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DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE JUNE 29, 2016
 TITLE

EXISTING ZONING AND ADJACENT PROPERTY OWNER INFORMATION

PROJECT NO. 50083178

SP3



1

2

3

4

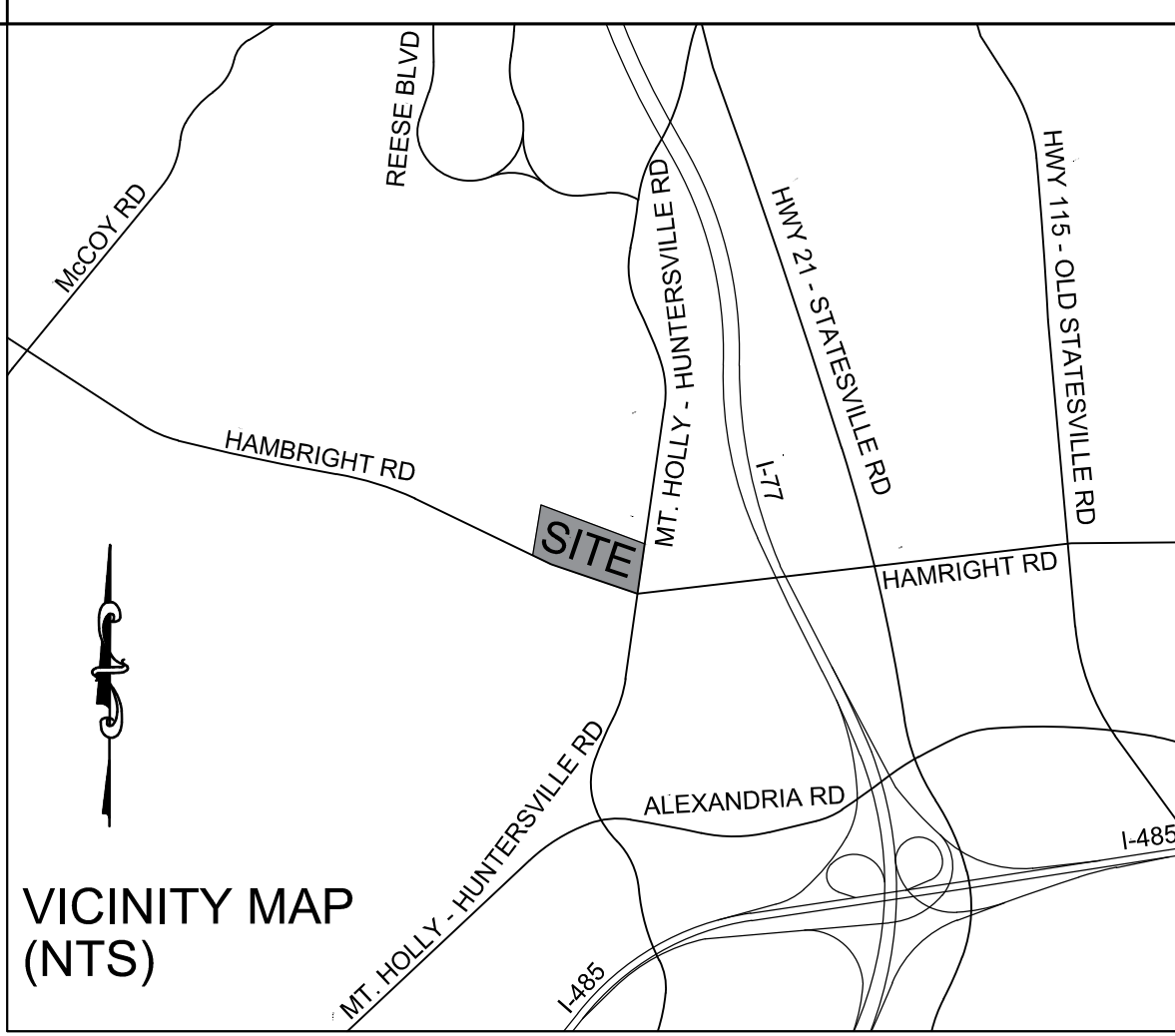
5



Dewberry Engineers Inc.
6135 Lakeview Rd - Suite 150
Charlotte, NC 28269
Phone: 704.509.9918
Fax: 704.509.9937
www.dewberry.com
NCBELS #F-0929

TOWN OF HUNTERSVILLE
SPORTS VILLAGE

HUNTERSVILLE, NORTH CAROLINA



VICINITY MAP (NTS)



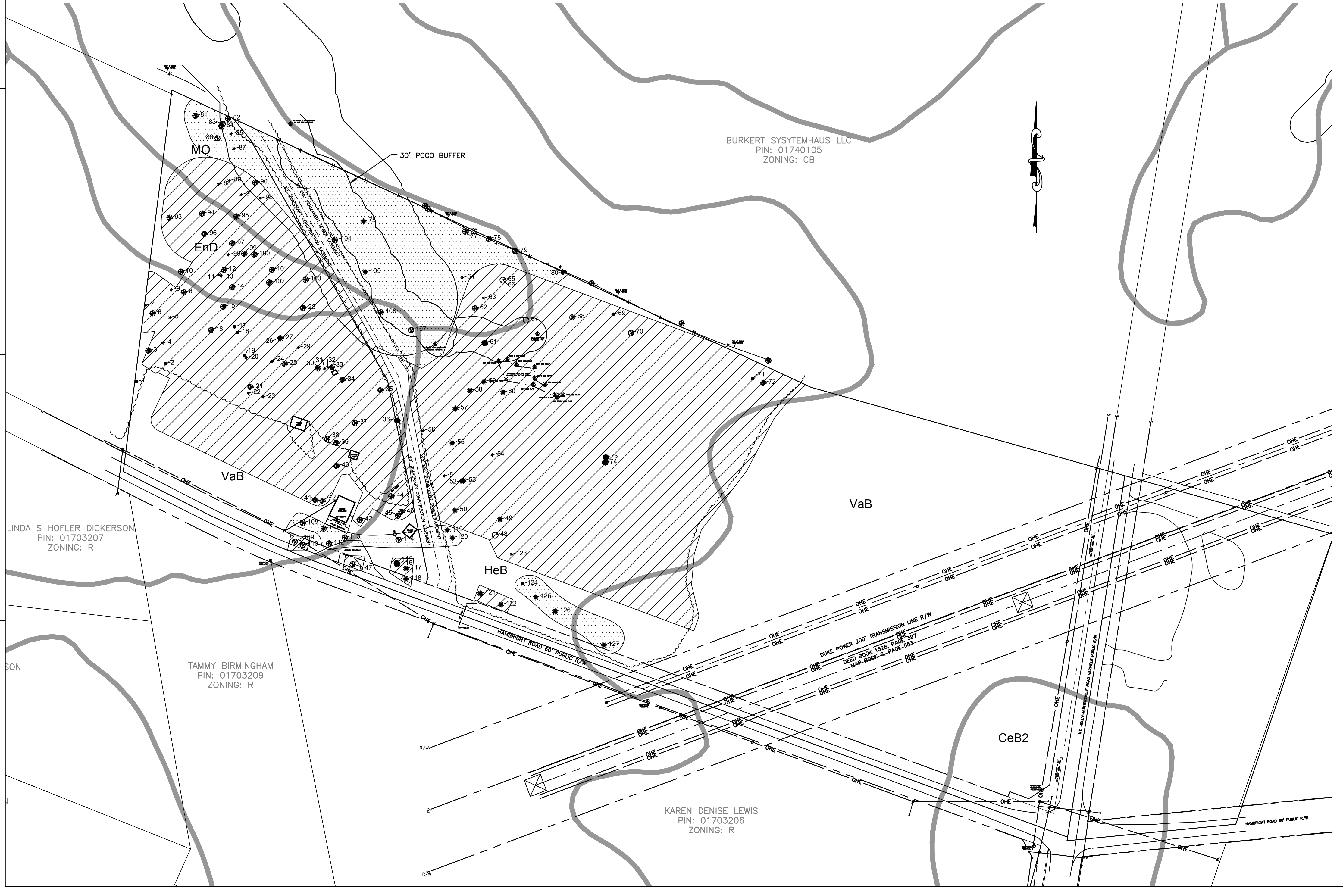
Know what's below. Call before you dig.

Table with 5 columns: TREE ID, DIAMETER, SPECIES, DESIGNATION, STATUS. Rows 1-43.

Table with 5 columns: TREE ID, DIAMETER, SPECIES, DESIGNATION, STATUS. Rows 44-85.

Table with 5 columns: TREE ID, DIAMETER, SPECIES, DESIGNATION, STATUS. Rows 86-127.

E
D
C
B
A



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

Table with 3 columns: EXISTING CANOPY (sf), PRESERVED CANOPY (sf), % CANOPY PRESERVED. Values: 519,966, 138,516, 26.66%.

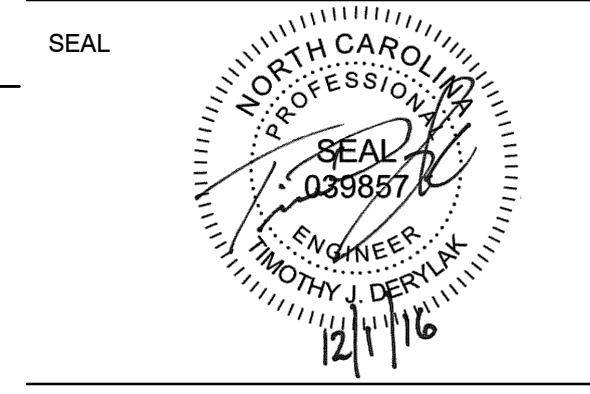
HYDROLOGIC SOIL GROUP SUMMARY table with columns: SYMBOL, NAME, RATING, ACRES, PERCENT.

SPECIMEN TREES CALCULATIONS table with columns: TOTAL EXISTING SPECIMEN TREES, EXISTING SPECIMEN TREES TO BE REMOVED, etc.

TREE MITIGATION CALCULATIONS table with columns: MIN. NUMBER OF SPECIMEN TREES REQUIRED TO BE SAVED, NUMBER OF SPECIMEN TREES PROPOSED TO BE SAVED, etc.

TREE MITIGATION NOTES

- 1. CALCULATIONS PERFORMED IN ACCORDANCE WITH ARTICLE 7.4.2(f) OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.
2. 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.
3. 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' with graphical scale bar.

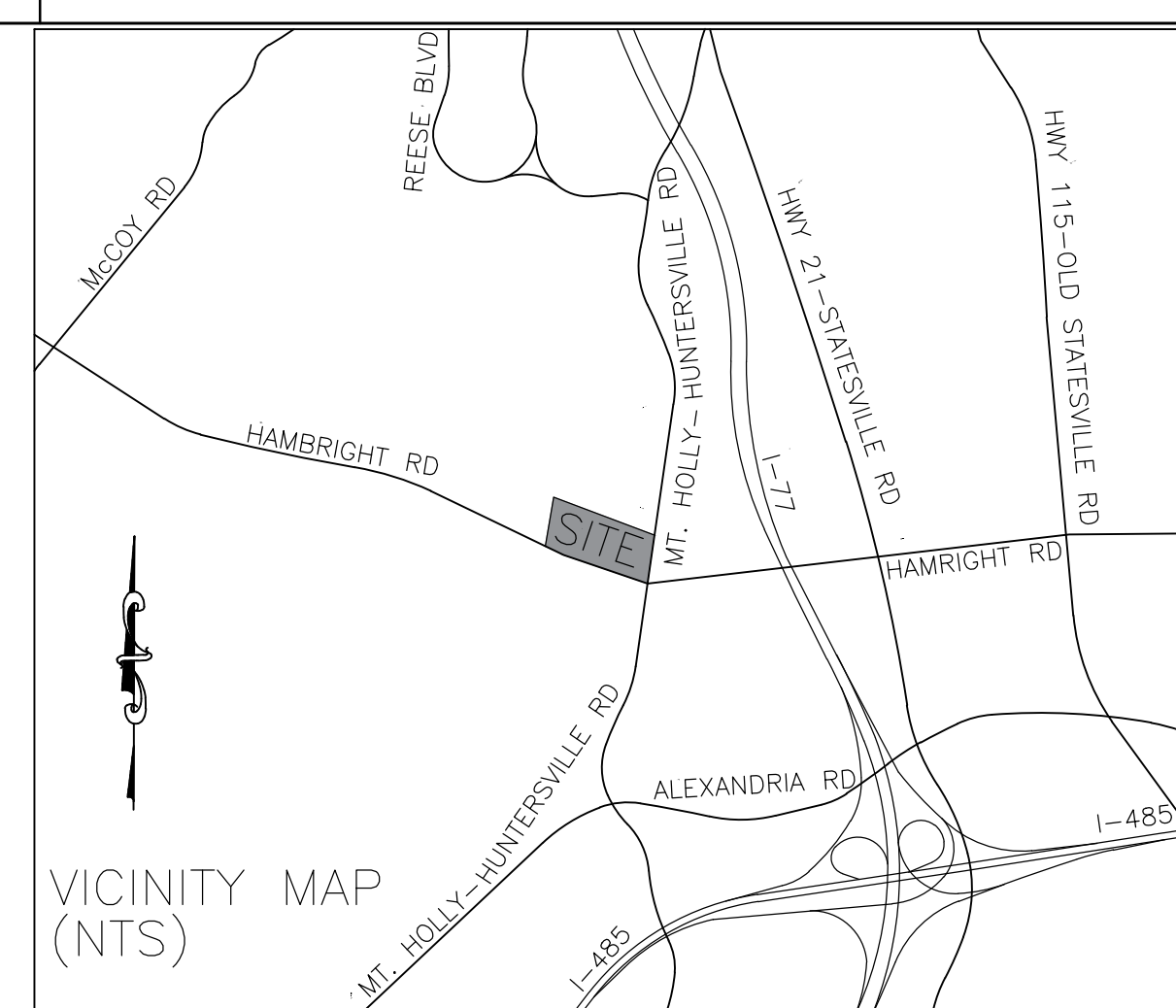
Revisions table with columns: NO., DATE, BY, DESCRIPTION. Shows 2 revisions.

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

TREE PRESERVATION PLAN

PROJECT NO. 50083178

SP4



STORMWATER MANAGEMENT NOTES:

1. ONSITE STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS AS SET FORTH IN THE POST-CONSTRUCTION CONTROL ORDINANCE AND TOWN OF HUNTERSVILLE LOW IMPACT DESIGN (LID) MANUAL.
2. THE FINAL STORM 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 50 YEAR STORMS 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. THE APPROX. REQUIRED STORAGE VOLUME IS 417,000 CF (50 YR POST DEVELOPMENT VOLUME) - 217,000 CF (PRE-DEVELOPMENT VOLUME) = 146,000 CF
4. THE REQUIRED COMBINED WATER QUALITY VOLUME AND CHANNEL PROTECTION VOLUME WILL BE APPROX. 47,500 CF.

IMPERVIOUS AREA CALCULATIONS

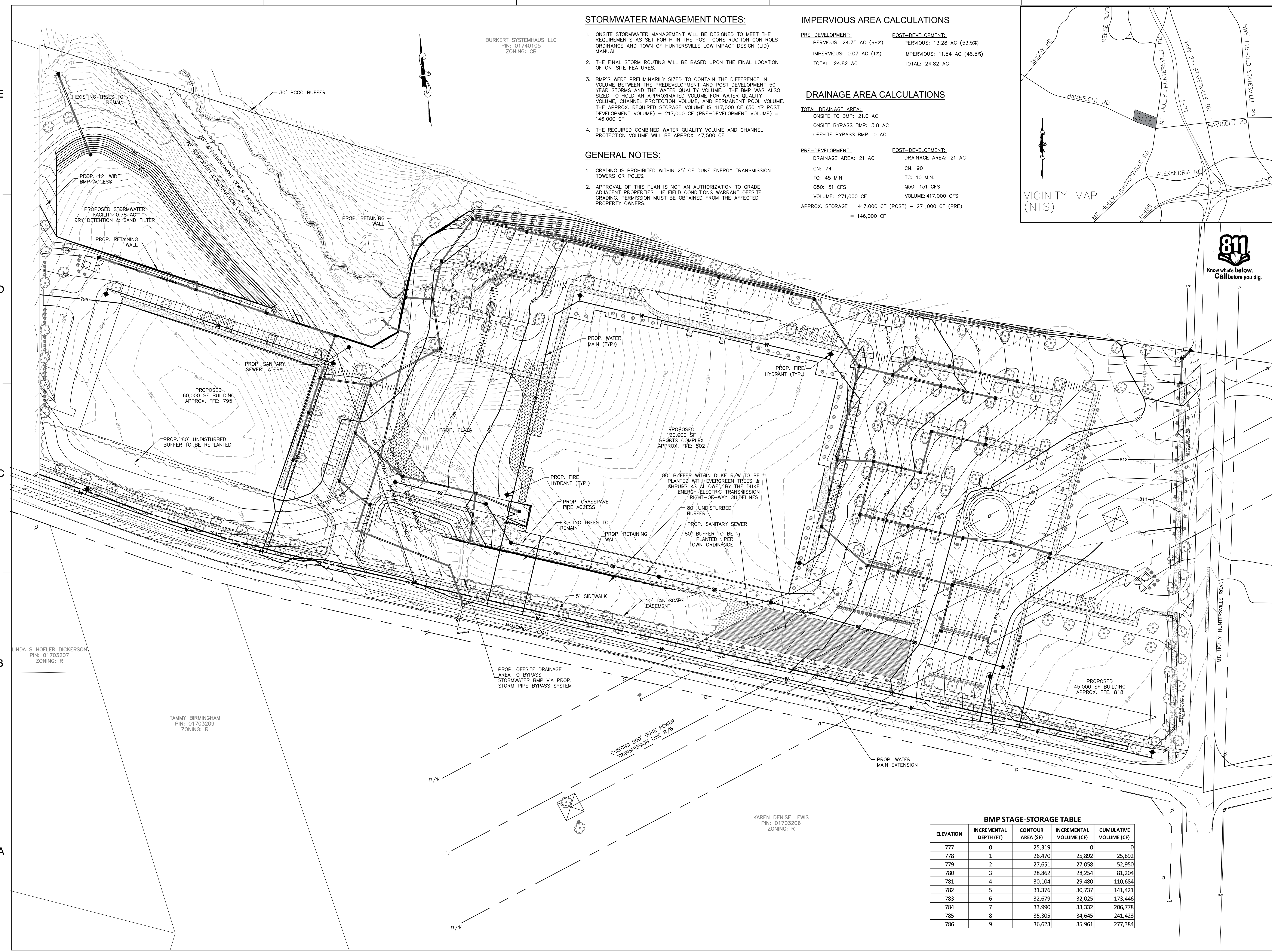
| PRE-DEVELOPMENT: | POST-DEVELOPMENT: |
|--------------------------|------------------------------|
| PERVIOUS: 24.75 AC (99%) | PERVIOUS: 13.28 AC (53.5%) |
| IMPERVIOUS: 0.07 AC (1%) | IMPERVIOUS: 11.54 AC (46.5%) |
| TOTAL: 24.82 AC | TOTAL: 24.82 AC |

DRAINAGE AREA CALCULATIONS

| TOTAL DRAINAGE AREA: | ON-SITE TO BMP: 21.0 AC | ON-SITE BYPASS BMP: 3.8 AC | OFFSITE BYPASS BMP: 0 AC |
|--|--------------------------|----------------------------|--------------------------|
| PRE-DEVELOPMENT: | POST-DEVELOPMENT: | | |
| 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 | |

GENERAL NOTES:

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.



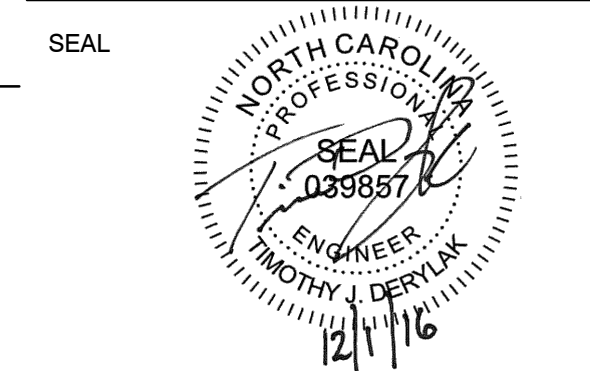
LINDA S HOFLEDER DICKERSON
 PIN: 01703207
 ZONING: R

TAMMY BIRMINGHAM
 PIN: 01703209
 ZONING: R

KAREN DENISE LEWIS
 PIN: 01703206
 ZONING: R

BMP STAGE-STORAGE TABLE

| 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 |



KEY PLAN

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

REVISIONS

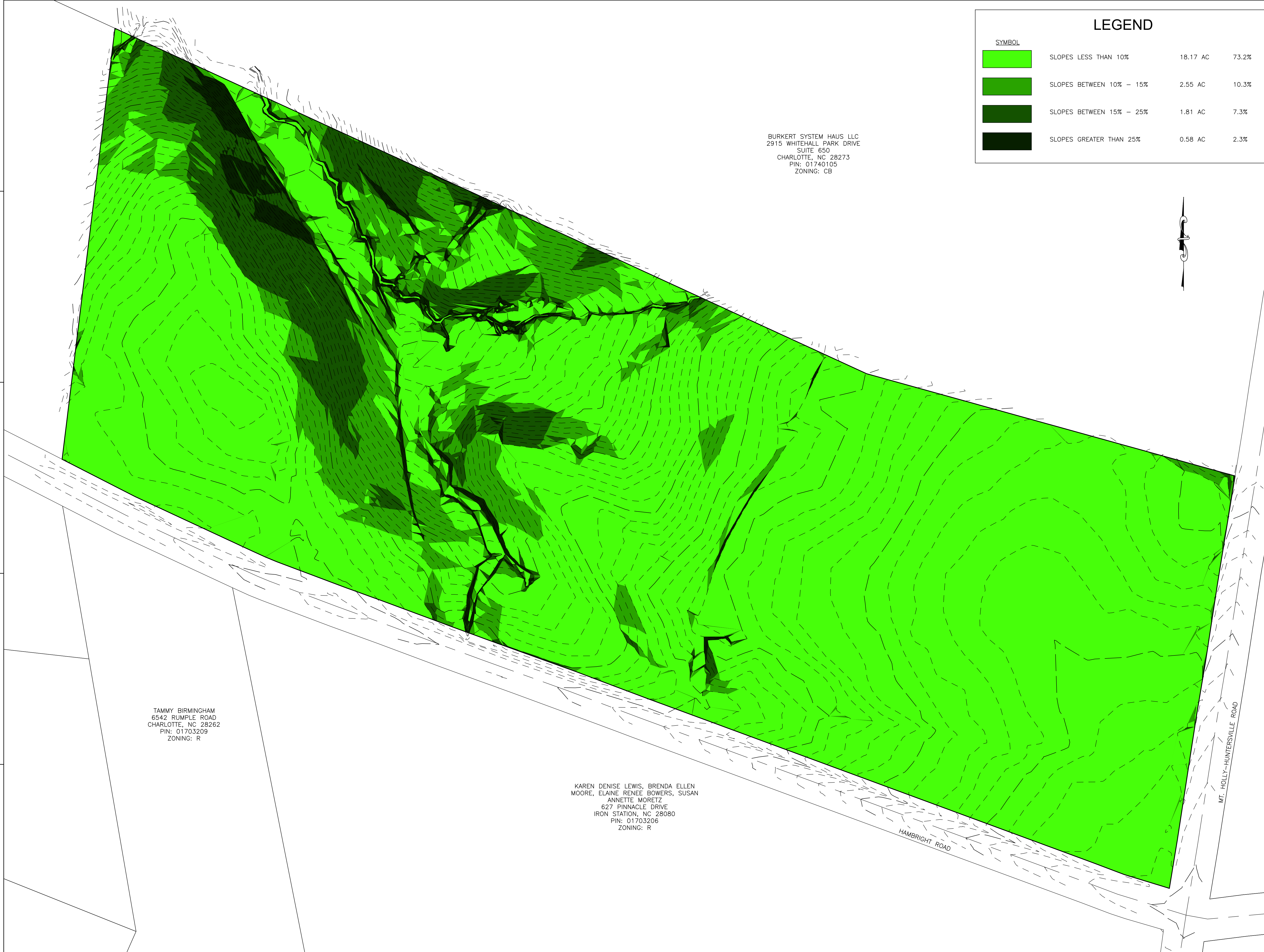
DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE JULY 29, 2016
 TITLE _____

PRELIMINARY GRADING & STORM WATER CONCEPT PLAN

PROJECT NO. 50083178

1 2 3 4 5

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A



BURKERT SYSTEM HAUS LLC
2915 WHITEHALL PARK DRIVE
SUITE 650
CHARLOTTE, NC 28273
PIN: 01740105
ZONING: CB

TAMMY BIRMINGHAM
6542 RUMPLE ROAD
CHARLOTTE, NC 28262
PIN: 01703209
ZONING: R

KAREN DENISE LEWIS, BRENDA ELLEN
MOORE, ELAINE RENEE BOWERS, SUSAN
ANNETTE MORETZ
627 PINNACLE DRIVE
IRON STATION, NC 28080
PIN: 01703206
ZONING: R

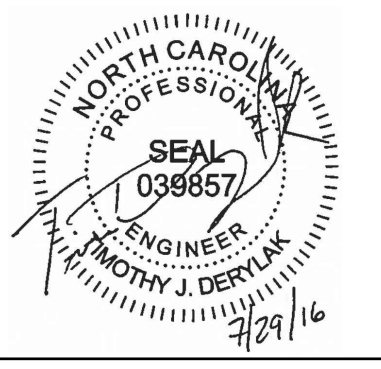
| LEGEND | | | |
|--------|--------------------------|----------|-------|
| SYMBOL | | | |
| | SLOPES LESS THAN 10% | 18.17 AC | 73.2% |
| | SLOPES BETWEEN 10% - 15% | 2.55 AC | 10.3% |
| | SLOPES BETWEEN 15% - 25% | 1.81 AC | 7.3% |
| | SLOPES GREATER THAN 25% | 0.58 AC | 2.3% |



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NCBELS #F-0929

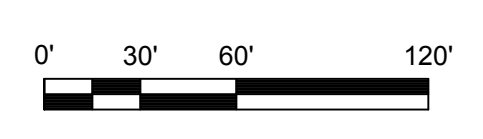
HUNTERVILLE SPORTS VILLAGE
HUNTERVILLE, NORTH CAROLINA

SEAL



KEY PLAN

SCALE: 1" = 60'



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No. DATE BY Description

REVISIONS

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

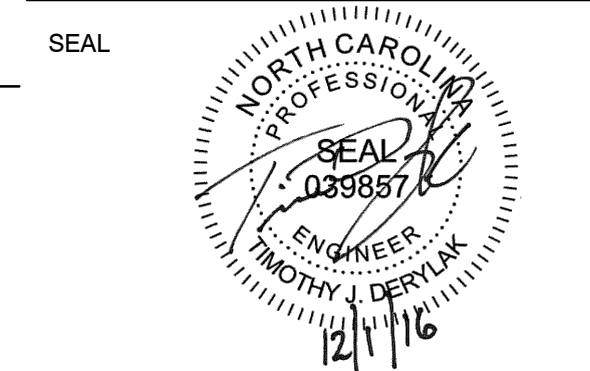
TITLE

SLOPE ANALYSIS

PROJECT NO. 50083178

SP6

**TOWN OF HUNTERSVILLE
 SPORTS VILLAGE**
 HUNTERSVILLE, NORTH CAROLINA



KEY PLAN

| 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 _____

TURNING MOVEMENTS

PROJECT NO. 50083178

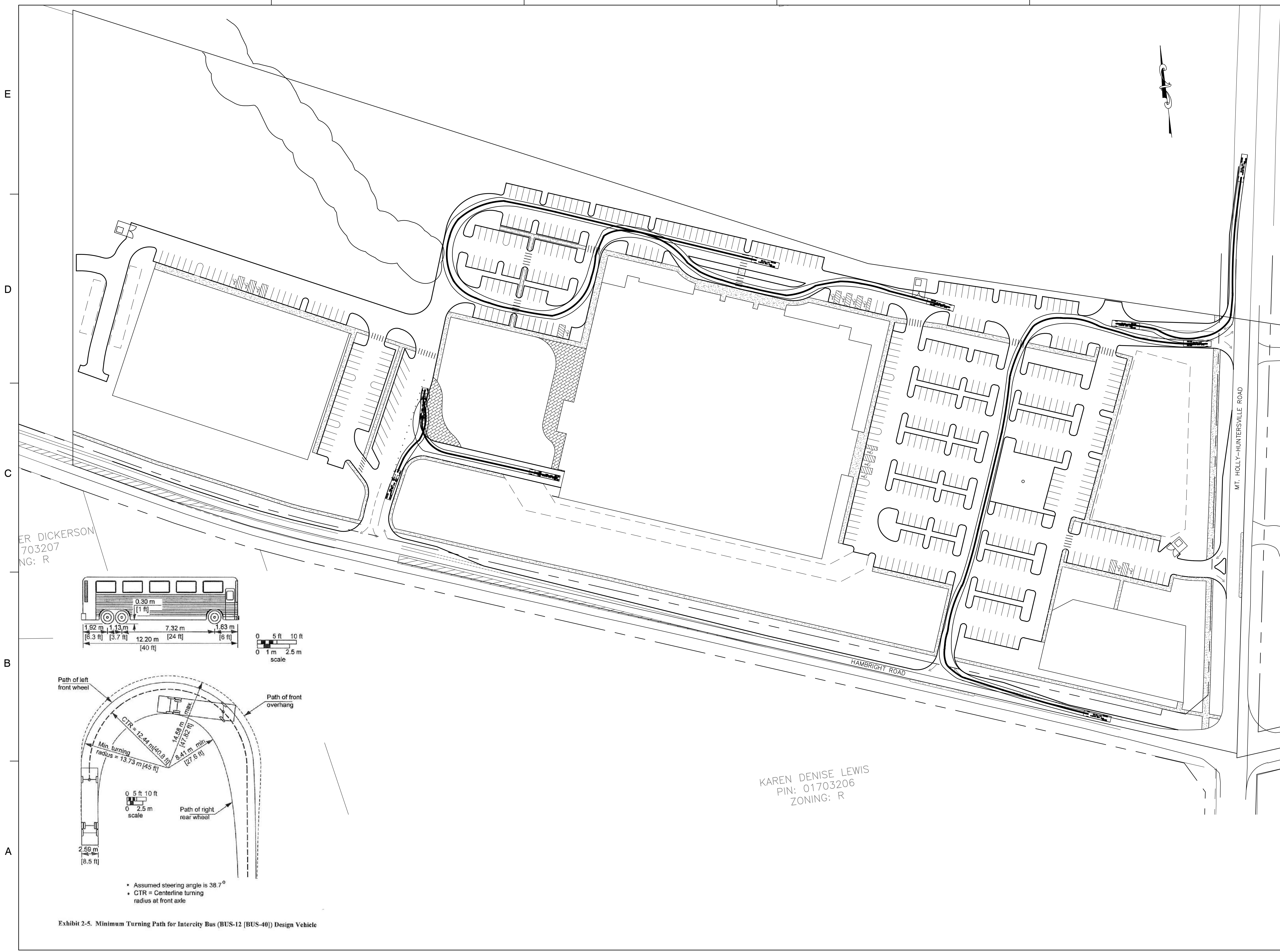


Exhibit 2-5. Minimum Turning Path for Intercity Bus (BUS-12 [BUS-40]) Design Vehicle