

REZONING AND SKETCH PLANS
FOR
ANCHOR MILL
404 NORTH CHURCH STREET
HUNTERSVILLE, NC
REZONING R16-12



PARCEL ID NUMBER: 01902201

GENERAL INFORMATION:

REZONING DEVELOPMENT DATA

LOCATION / LOT INFORMATION	
PROPERTY OWNER (CURRENT):	TOWN OF HUNTERSVILLE
SITE ADDRESS:	404 NORTH CHURCH STREET
PARCEL ID NUMBER:	01902201
PARCEL SIZE:	29.13 ACRES
EXISTING ZONING:	NR (NEIGHBORHOOD RESIDENTIAL)
EXISTING USE:	VACANT
EXISTING IMPERVIOUS SURFACE:	0.80 AC (DOES NOT INCLUDE PUBLIC ROADS)
PCCO DISTRICT:	HUNTERSVILLE
WATERSHED:	CLARKE
FLOOD PLAIN:	FEMA PANEL #3710465100J - DATE 03-02-2009 (NOT IN FEMA FLOOD ZONE)
PROPOSED / REQUIRED SITE DATA	
PROPOSED USE:	MIXED USE - COMMERCIAL & RESIDENTIAL
PROPOSED ZONING:	TC (TOWN CENTER)
BUILDING USE:	
COMMERCIAL:	165,000 SF
RESIDENTIAL:	400 UNITS
PROPOSED IMPERVIOUS COVERAGE:	22.80 AC
REQUIRED PARKING:	
COMMERCIAL / OFFICE:	1 SPACE / 500 SF
RESIDENTIAL:	1.5 SPACES / UNIT
URBAN OPEN SPACE:	0.87 ACRES
NATURAL OPEN SPACE:	3.75 ACRES

SITE PLAN DATA TABLE

TOTAL ACREAGE:	29.13 ACRES
TOTAL SQUARE FEET:	
PRINCIPLE USES:	COMMERCIAL AND RESIDENTIAL (MIXED USE)
BUILDING TYPE:	STOREFRONT, WORKPLACE, APARTMENT / ATTACHED HOUSE, MIXED USE
ZONING DISTRICT:	TC-CD
PERCENTAGE IMPERVIOUS ALLOWED:	N/A - NOT IN A RESTRICTIVE WATERSHED
PERCENTAGE OF IMPERVIOUS SHOWN	74% (22.80 ACRES - NOT INCLUDING PUBLIC ROADS)
LOT COUNT (SHOWN CURRENTLY)	200 PROPOSED CURRENTLY
TOTAL NUMBER OF DWELLINGS (DETACHED / ATTACHED):	400 RESIDENTIAL
MIXED USE / # LIVE/WORK UNITS:	6
TOTAL SF OF NON RESIDENTIAL:	165,000
LOT SIZE RANGE:	TBD
SETBACKS AND BUILD-TO-LINES	
FRONT BTL RANGE OR SETBACK:	0 - 20'
CORNER SETBACKS:	0 - 5'
REAR SETBACKS:	NR
RIGHT SIDE SETBACK:	NR
LEFT SIDE SETBACK:	NR
WATERSHED INFORMATION	
IS THIS PROPERTY IN A REGULATED DISTRICT?	NO
WATERSHED DISTRICT:	CLARKE
LOW DENSITY / HIGH DENSITY:	HIGH DENSITY
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA:	N/A
PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS:	74%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	N/A

DRAWING LIST

COVER SHEET
EXISTING CONDITIONS
CONDITIONAL DISTRICT REZONING PLAN
TREE SURVEY / PRESERVATION PLAN
STREET SECTION PLAN
GRADING PLAN

SHEET

C-1.0
RP-1.0
RP-1.1
RP-1.2
RP-1.3
RP-2.0

REVISIONS/SUBMITTALS:

12-01-16 Initial Rezoning Plan Submittal
01-04-17 Initial Sketch Plan Submittal
01-24-17 Rezoning & Sketch Plan Resubmittal

OWNER/DEVELOPER:

Vermillion Anchor Mill Village, LLC

13815 Cinnabar Place
Huntersville, NC 28078
Phone: 704-875-9704
Email: bowman31@gmail.com

ENGINEER:

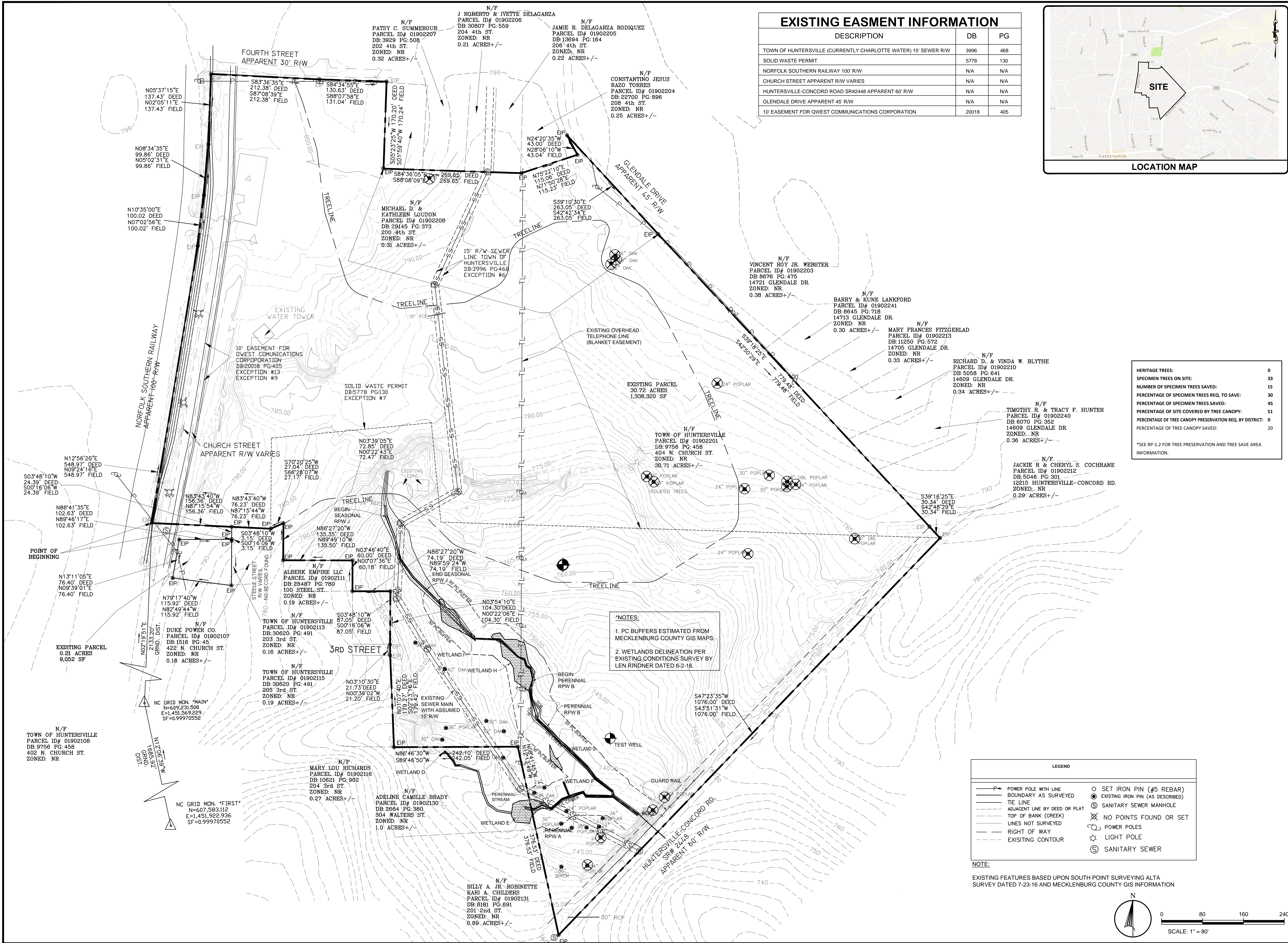


Commercial Site Solutions, Inc.

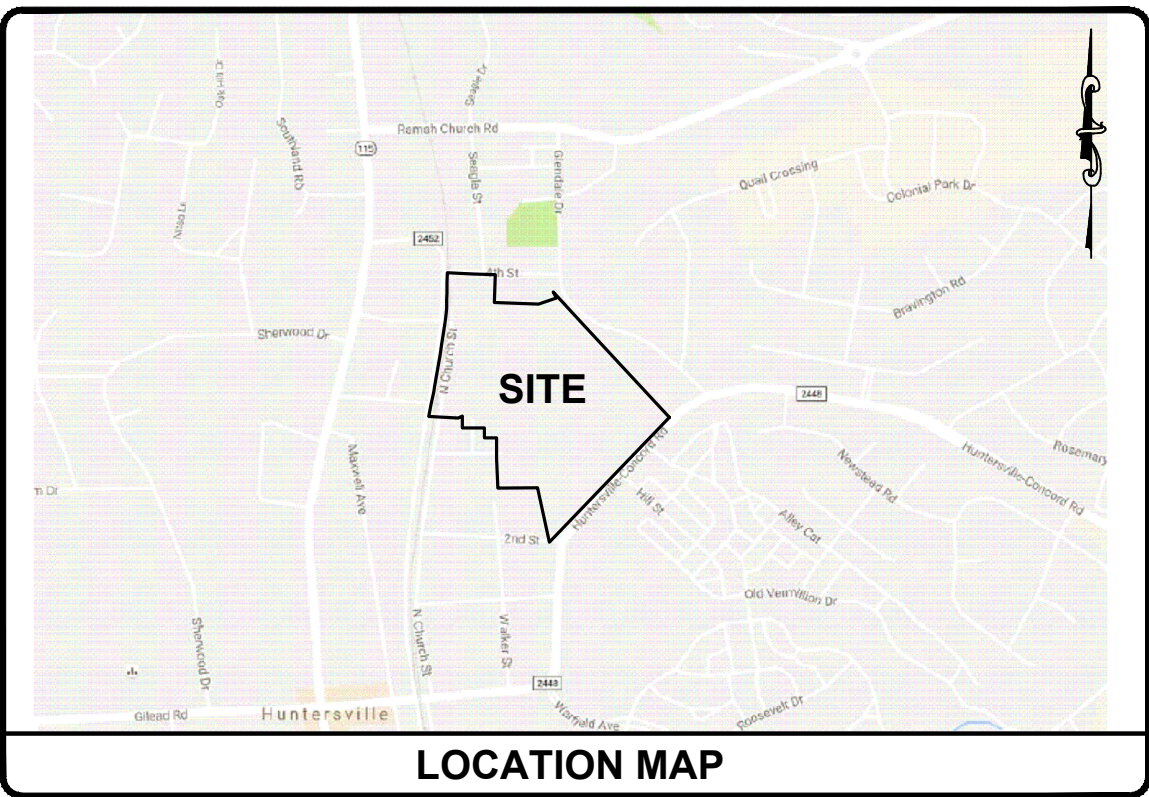
402 East 1st Avenue
Easley, SC 29640
PH: 864-855-5200
Contact: Gene Hinkle, PE
Email: ghinkle@css-eng.com

PRELIMINARY
NOT FOR
CONSTRUCTION





EXISTING EASMENT INFORMATION		
DESCRIPTION	DB	PG
TOWN OF HUNTERSVILLE (CURRENTLY CHARLOTTE WATER) 15' SEWER R/W	3996	468
SOLID WASTE PERMIT	5778	130
NORFOLK SOUTHERN RAILWAY 100' R/W	N/A	N/A
CHURCH STREET APPARENT R/W VARIES	N/A	N/A
HUNTERSVILLE-CONCORD ROAD SR#2448 APPARENT 60' R/W	N/A	N/A
GLENDALDE DRIVE APPARENT 45' R/W	N/A	N/A
10' EASEMENT FOR QWEST COMMUNICATIONS CORPORATION	20018	405



REVISIONS	
ISSUED	COMMENT





402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com

PREPARED FOR:



Merrifield Patrick Vermillion

EXISTING FEATURES
PLAN

ANCHOR MILL MIXED
USE DEVELOPMENT

404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date: 12-1-16
Drawn: BDB
Checked: GDH

RP-1.0
Sheet

HERITAGE TREES:	0
SPECIMEN TREES ON SITE:	33
NUMBER OF SPECIMEN TREES SAVED:	15
PERCENTAGE OF SPECIMEN TREES REQ. TO SAVE:	30
PERCENTAGE OF SPECIMEN TREES SAVED:	45
PERCENTAGE OF SITE COVERED BY TREE CANOPY:	51
PERCENTAGE OF TREE CANOPY PRESERVATION REQ. BY DISTRICT:	0
PERCENTAGE OF TREE CANOPY SAVED:	20

*SEE RP-1.2 FOR TREE PRESERVATION AND TREE SAVE AREA INFORMATION.

LEGEND	
	POWER POLE WITH LINE
	BOUNDARY AS SURVEYED
	TIE LINE
	ADJACENT LINE BY DEED OR PLAT
	TOP OF BANK (CREEK)
	LINE NOT SURVEYED
	RIGHT OF WAY
	EXISTING CONTOUR
	SET IRON PIN (#5 REBAR)
	EXISTING IRON PIN (AS DESCRIBED)
	SANITARY SEWER MANHOLE
	NO POINTS FOUND OR SET
	POWER POLES
	LIGHT POLE
	SANITARY SEWER

NOTE:
EXISTING FEATURES BASED UPON SOUTH POINT SURVEYING ALTA
SURVEY DATED 7-23-16 AND MECKLENBURG COUNTY GIS INFORMATION

REZONING DEVELOPMENT DATA

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PROPOSED / REQUIRED SITE DATA

PROPOSED USE: MIXED USE - COMMERCIAL & RESIDENTIAL
 PROPOSED ZONING: TC (TOWN CENTER)
 BUILDING USE:
 COMMERCIAL: 165,000 SF
 RESIDENTIAL: 400 UNITS
 PROPOSED IMPERVIOUS COVERAGE: 22.80 AC
 REQUIRED PARKING:
 COMMERCIAL / OFFICE: 1 SPACE / 500 SF
 RESIDENTIAL: 1.5 SPACES / UNIT
 URBAN OPEN SPACE: 0.87 ACRES
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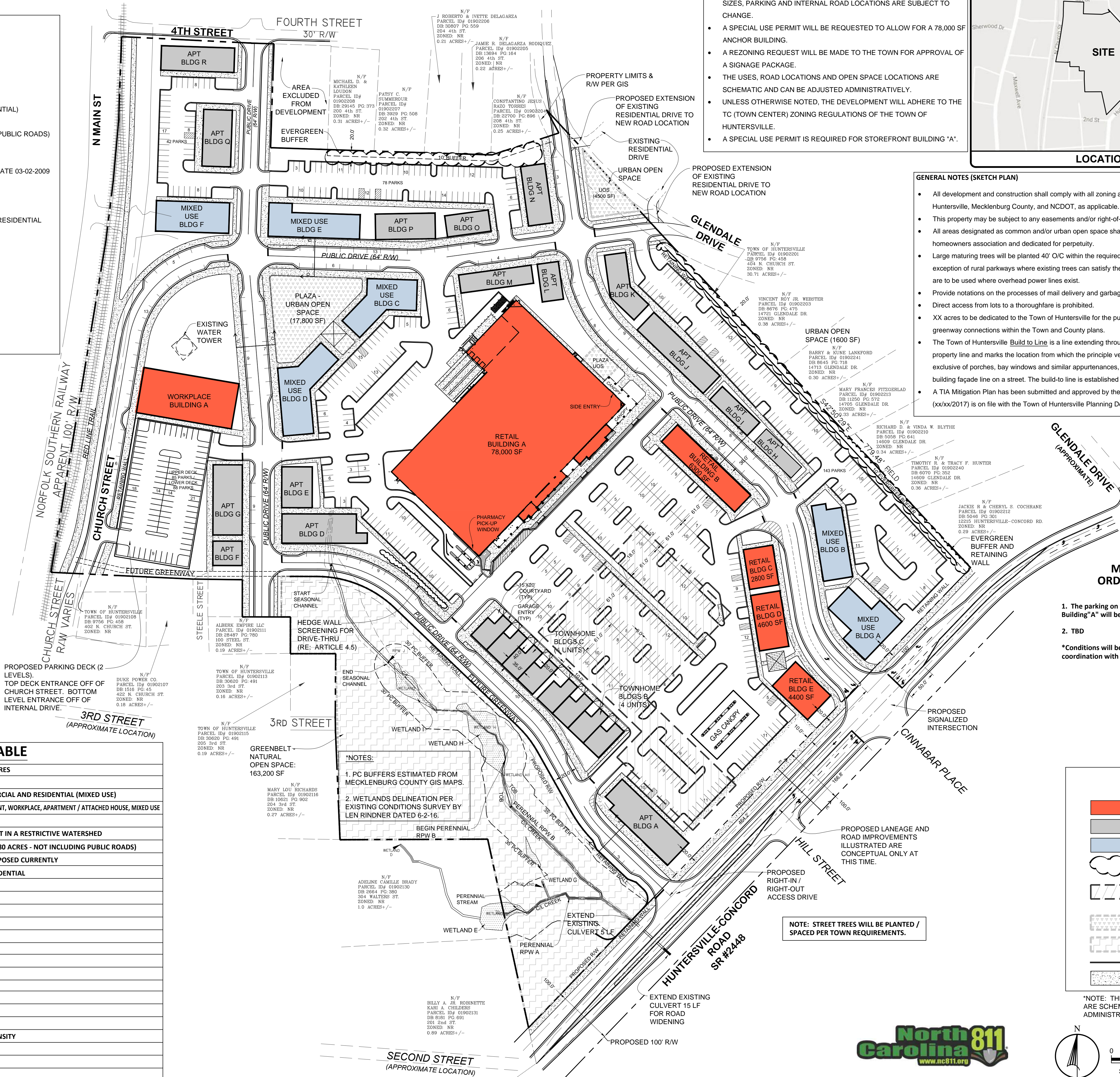
LANDSCAPE NOTES

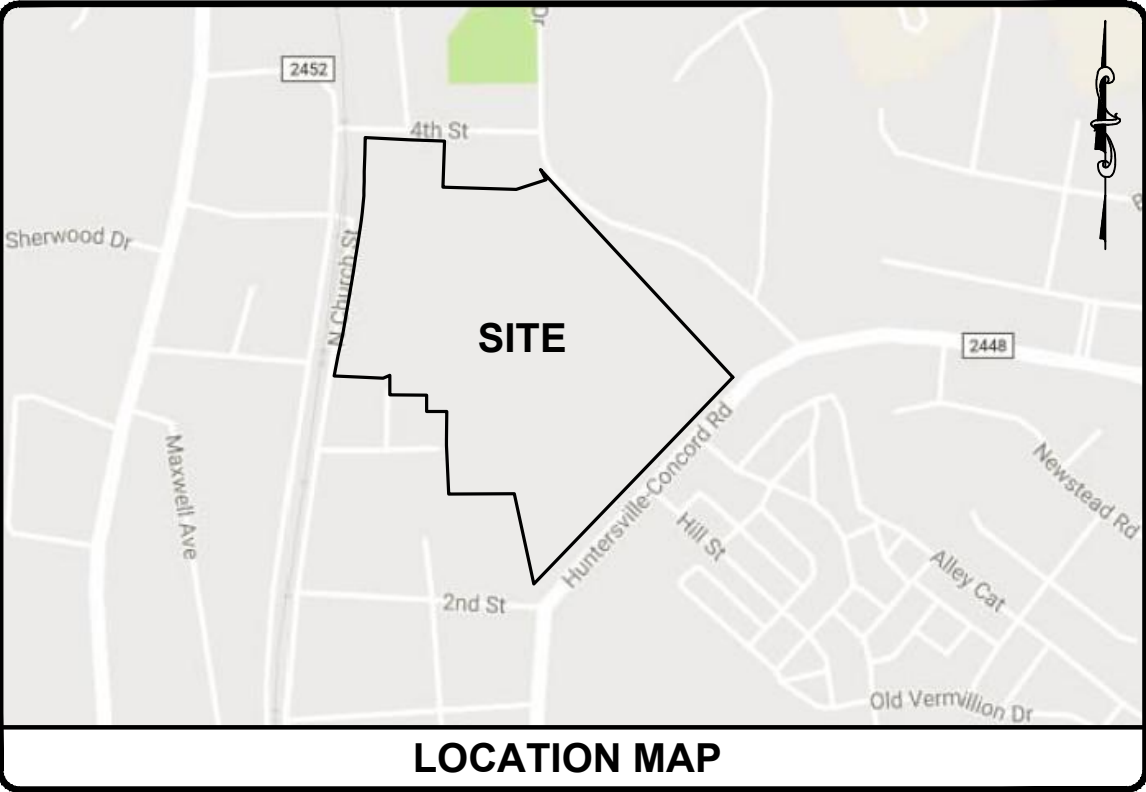
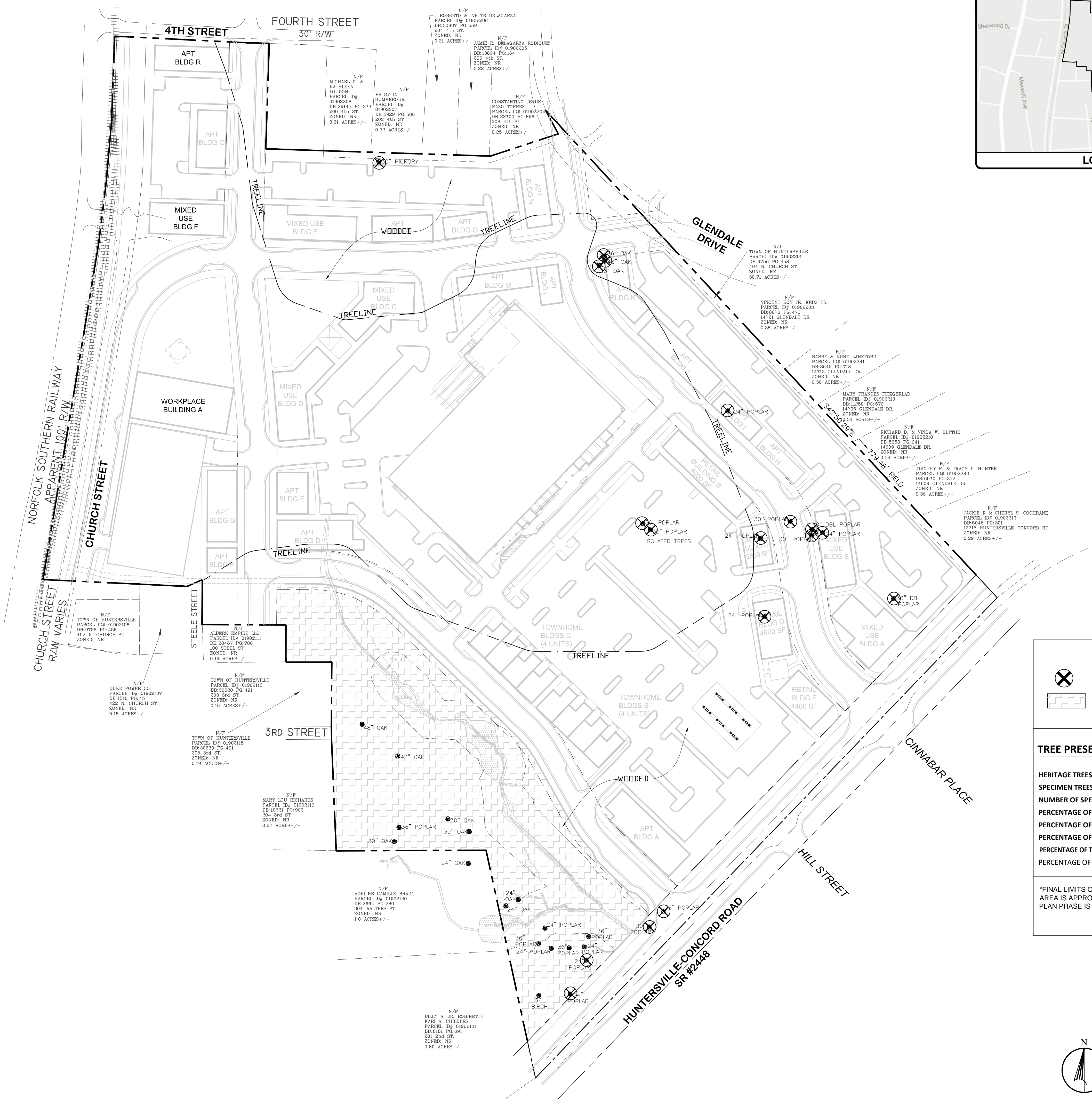
- All trees shall be a minimum of 2 inches in caliper and 8 feet in height at the time of planting, unless otherwise specified.
- All shrubs shall be a minimum of 3 feet in height at the time of planting with an expected minimum height of at least 6 feet at maturity unless otherwise specified.
- Once streets have been accepted by the town or the state, street trees shall be maintained and cared for by the property owner adjacent to the tree except in subdivisions where the property owners association provides maintenance and care. Prior to street acceptance, the developer shall be responsible for ensuring maintenance and care. Maintenance shall include replacement and trimming as necessary. A maintenance responsibility statement shall be provided on the Final Plat and documented within the homeowners association articles of incorporation or the restrictive covenants / deed restrictions for the development.
- All tree save areas must be specified on the recorded plat, individual recorded deeds, and all property association documents for land held in common.

- Lots less than 10,000 sf. 1 Front Yard, 1 Rear Yard Tree Required.
- Lots less than 10,000-15,000 sf. 1 Front Yard, 2 Rear Yard Tree Required.
- Lots less than 15,001-20,000 sf. 2 Front Yard, 2 Rear Yard Tree Required.
- More than 20,000 sf. 3 Front Yard, 3 Rear Yard Tree Required.

SITE PLAN DATA TABLE

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PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS:	74%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	N/A





LEGEND

TREE CANOPY PRESERVATION

TREE SAVE / PRESERVATION

TREE PRESERVATION AND CANOPY TABLE

*FINAL LIMITS OF TREE SAVE / PRESERVATION AREA IS APPROXIMATE UNTIL CONSTRUCTION PLAN PHASE IS COMPLETE.



REVISIONS	
ISSUED	COMMENT



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Easley, South Carolina 29640
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PREPARED FOR:

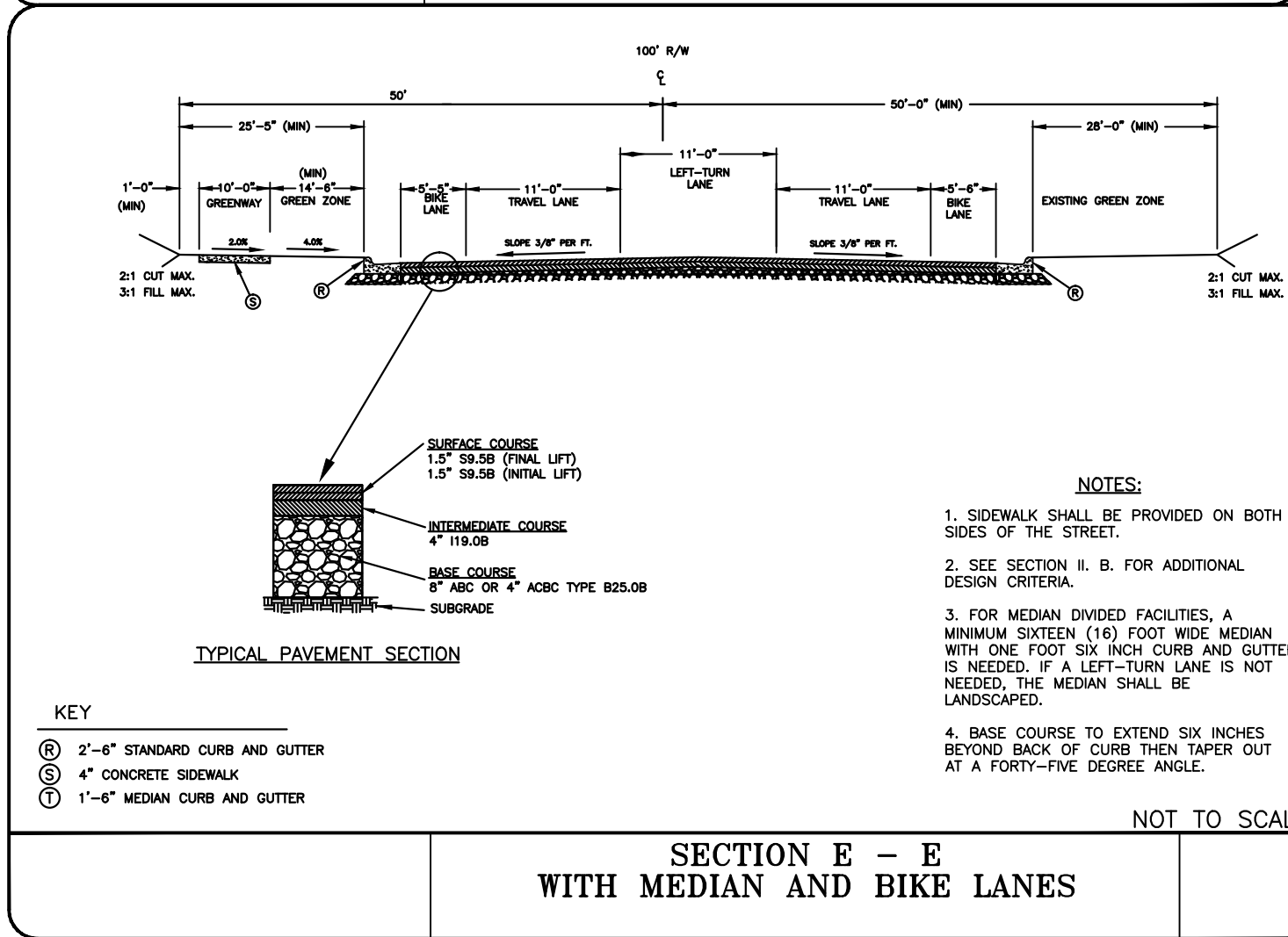
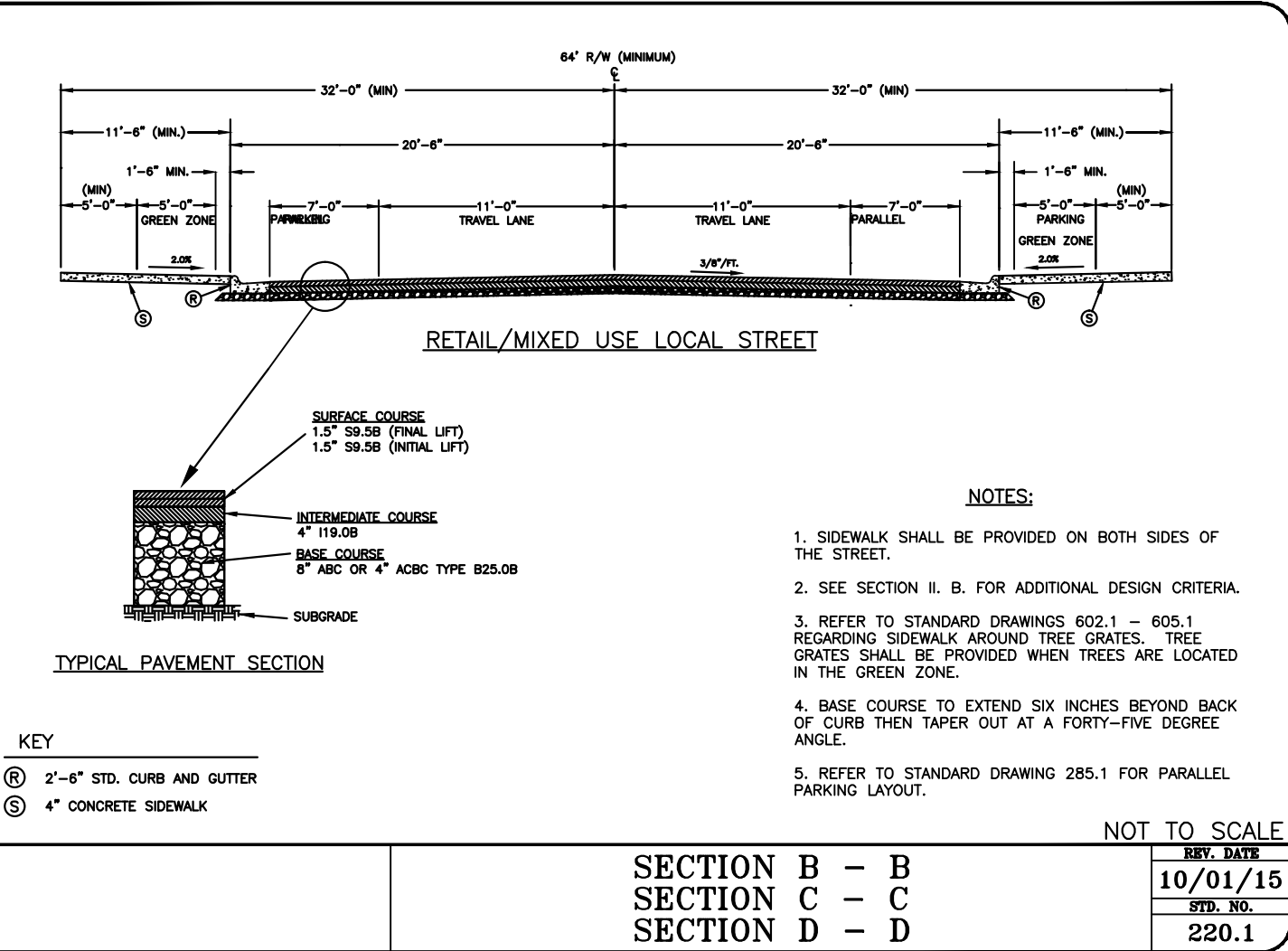
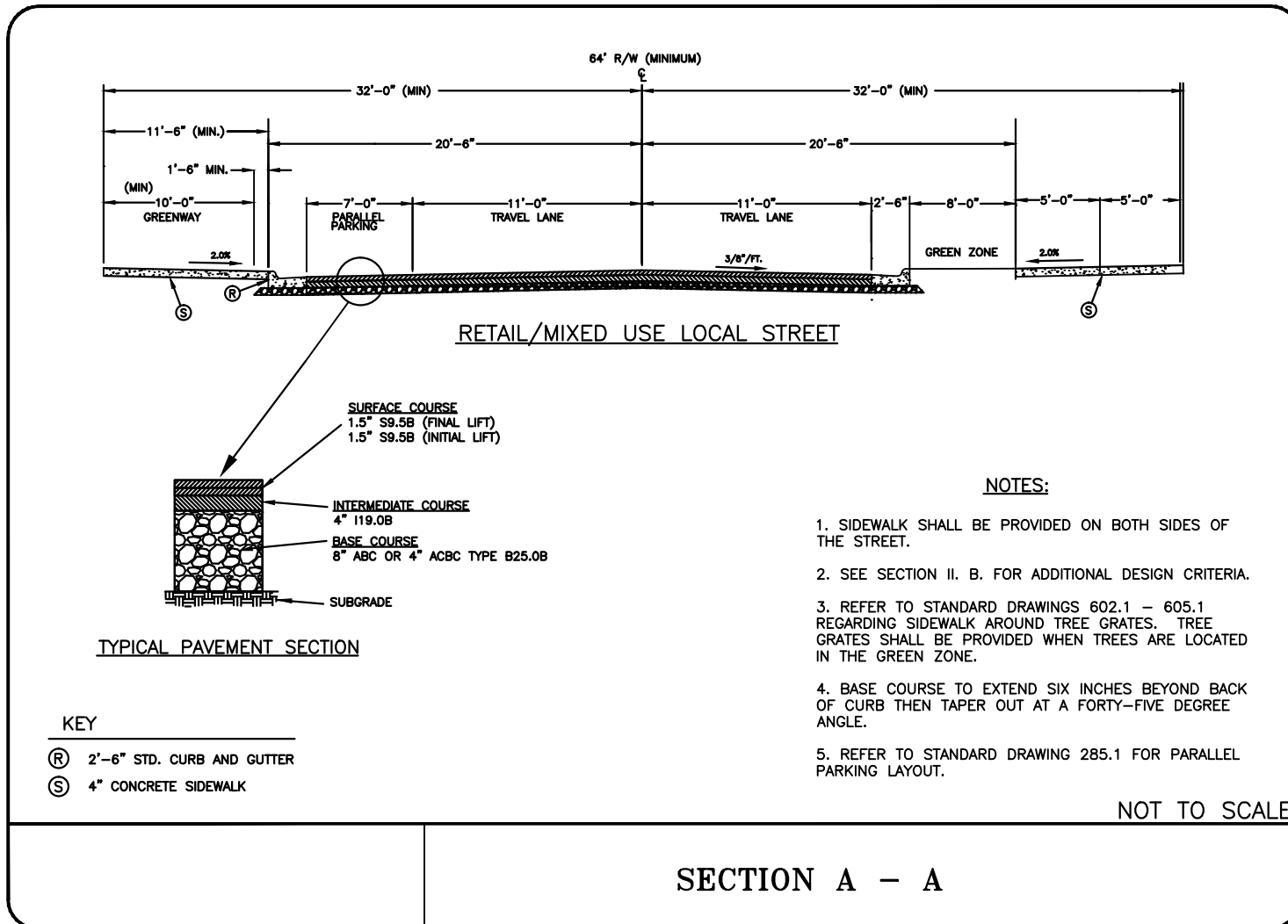
Merrifield Patrick Vermillion

TREE SURVEY /
PRESERVATION PLAN
ANCHOR MILL MIXED
USE DEVELOPMENT

404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date: 1-17-17
Drawn: RM
Checked: GDH

RP 1.2
Sheet



REFERENCE RP-1.1 FOR
SECTION LOCATIONS
(ADDITIONAL SECTIONS WILL
BE DEVELOPED AS PLAN
PROGRESSES)

PRELIMINARY
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CONSTRUCTION

REVISIONS	
ISSUED	COMMENT



STREET SECTION
PLAN
ANCHOR MILL MIXED
USE DEVELOPMENT
404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date:	1-17-17
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RP-1.3	
Sheet	