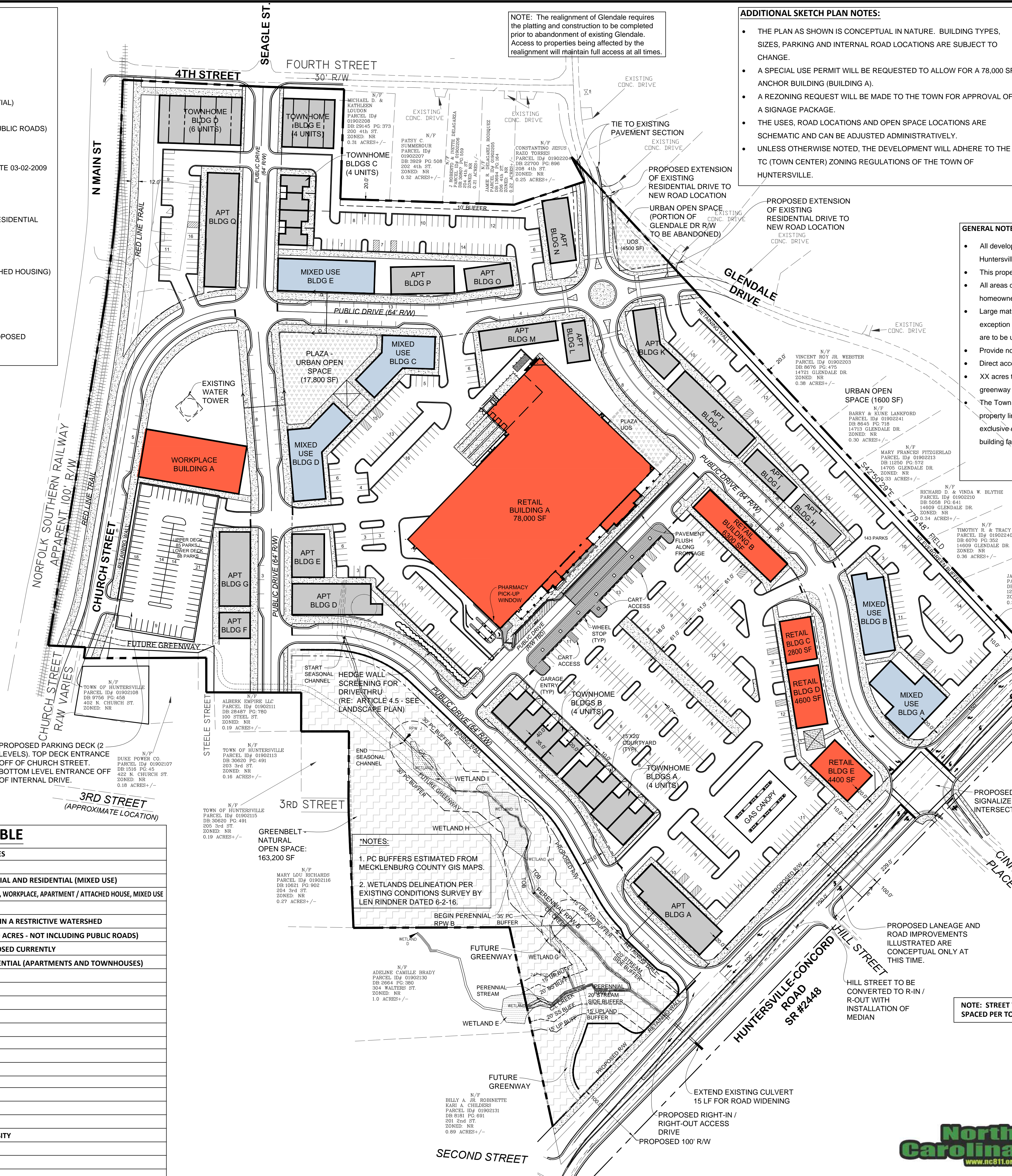


REZONING DEVELOPMENT DATA

LOCATION / LOT INFORMATION
 PROPERTY OWNER (CURRENT): TOWN OF HUNTERSVILLE
 SITE ADDRESS: 404 NORTH CHURCH STREET
 PARCEL ID NUMBER: 01902201
 PARCEL SIZE: 29.58 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 (APT. BLDGS, ATTACHED HOUSING)
 PROPOSED IMPERVIOUS COVERAGE: 22.80 AC
 REQUIRED PARKING:
 COMMERCIAL / OFFICE: 1 SPACE / 500 SF (330 REQ'D)
 RESIDENTIAL: 1.5 SPACES / UNIT (267 REQ'D)
 TOTAL (REQ'D / PROPOSED): 597 TOTAL REQUIRED / 863 PROPOSED
 URBAN OPEN SPACE: 0.87 ACRES
 NATURAL OPEN SPACE: 3.75 ACRES

- PROPOSED ROAD IMPROVEMENTS**
- ON-SITE IMPROVEMENTS**
- Glendale Drive / Cinnabar Place / Site Driveway #1**
- Roundabout
- Huntersville-Concord Road / Site Driveway #2 (Phase 1)**
- Construction of a 75 ft westbound right turn lane
 - Median island along Huntersville-Concord Road from Site Driveway #2 to 50-foot west of Hill Street
- Fourth Street / Seagle Street / Site Driveway #3 (Phase 2)**
- Construction of a 75-foot eastbound right-turn lane
- Huntersville-Concord Road / Cinnabar Place (Phase 1)**
- Installation of a traffic signal
 - Construction of a 350-foot southbound left-turn lane (with a minimum of 250-foot of internally protected storage)
 - Adequate right-of-way reserved for future construction of a 150-foot southbound right-turn lane (by others)
 - Construction of a 250-foot eastbound left-turn lane (positively offset by 6-feet)
 - Construction of a 150-foot westbound right-turn lane
 - Construction of a 150-foot westbound left-turn lane (positively offset by 6-feet)
 - Construction of a 50-foot northbound left turn lane.
- OFFSITE IMPROVEMENTS**
- Huntersville-Concord Road / Glendale Drive (Phase 1)**
- Construction of a 150-foot eastbound left-turn lane (continuous three-lane section between Cinnabar Place and Glendale Drive)
 - Construction of a 100-foot westbound right-turn lane
- Huntersville-Concord Road / Hiwassee Road (Phase 1)**
- Construction of a 50-foot northbound right-turn lane
 - Construction of a 50-foot eastbound right-turn lane
- Ramah Church Road / Glendale Drive (Phase 1)**
- Construction of a 100-foot westbound left-turn lane



NOTE: The realignment of Glendale requires the platting and construction to be completed prior to abandonment of existing Glendale. Access to properties being affected by the realignment will maintain full access at all times.

- ADDITIONAL SKETCH PLAN NOTES:**
- THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE. BUILDING TYPES, SIZES, PARKING AND INTERNAL ROAD LOCATIONS ARE SUBJECT TO CHANGE.
 - A SPECIAL USE PERMIT WILL BE REQUESTED TO ALLOW FOR A 78,000 SF ANCHOR BUILDING (BUILDING A).
 - A REZONING REQUEST WILL BE MADE TO THE TOWN FOR APPROVAL OF A SIGNAGE PACKAGE.
 - THE USES, ROAD LOCATIONS AND OPEN SPACE LOCATIONS ARE SCHEMATIC AND CAN BE ADJUSTED ADMINISTRATIVELY.
 - UNLESS OTHERWISE NOTED, THE DEVELOPMENT WILL ADHERE TO THE TC (TOWN CENTER) ZONING REGULATIONS OF THE TOWN OF HUNTERSVILLE.



- GENERAL NOTES (SKETCH PLAN)**
- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
 - This property may be subject to any easements and/or right-of-way of record.
 - All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
 - Large maturing trees will be planted 40' O/C within the required planting strip along all streets with the exception of rural parkways where existing trees can satisfy the street tree requirement. Small maturing trees are to be used where overhead power lines exist.
 - Provide notations on the processes of mail delivery and garbage pick-up.
 - Direct access from lots to a thoroughfare is prohibited.
 - XX acres to be dedicated to the Town of Huntersville for the purposes of establishing and maintaining greenway connections within the Town and County plans.
 - The Town of Huntersville *Build to Line* is 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 plat)

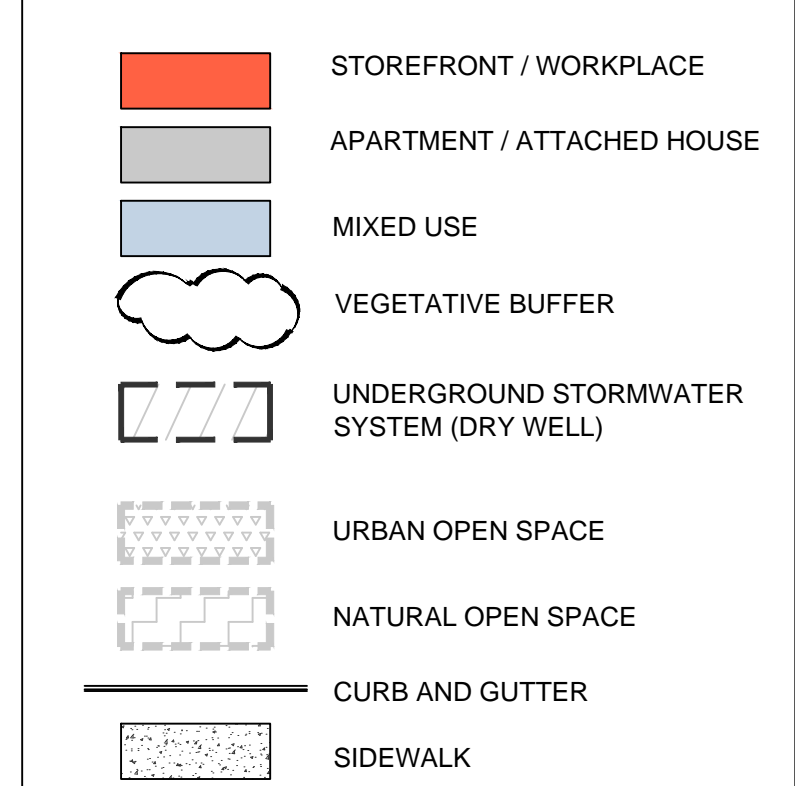
MODIFICATIONS OF ORDINANCE STANDARDS

1. The parking on the southwest corner of Storefront Building "A" will be mitigated with heavy landscape screening.
 2. TBD
- *Conditions will be added as development planning and coordination with the Town progresses.

PROPOSED PHASING

PHASE 1	PHASE 2
- 78,000 SF Grocery	- 10,000 sf Restaurant
- 22,000 sf Retail	- 20,000 sf Warehouse
- 12 Gas Pumps	- 16,000 sf Retail
- 200 Apartments	- 16,000 sf Office
	- 8000 sf High Turnover Restaurant

LEGEND



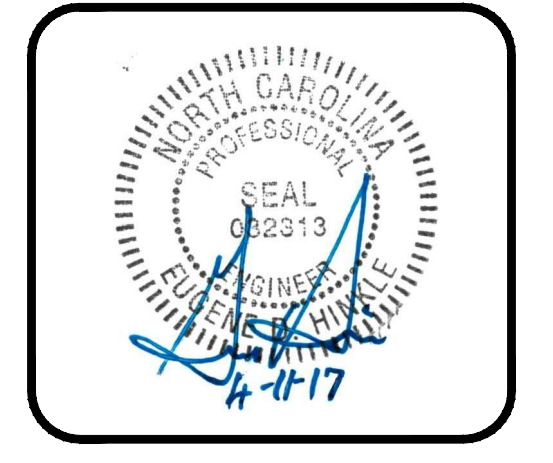
*NOTE: THE USES THAT ARE SHOWN ON THE PLAN ARE SCHEMATIC AND CAN BE ADJUSTED ADMINISTRATIVELY, AS PERMITTED WITHIN THE TC ZONING DISTRICT..

SITE PLAN DATA TABLE

TOTAL ACREAGE:	29.58 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 (APARTMENTS AND TOWNHOUSES)
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

REVISIONS

ISSUED	COMMENT



CSS
Civil Engineers

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

PREPARED FOR:

MPV
PROPERTIES

Merrifield Patrick Vermillion

SKETCH PLAN

VERMILLION VILLAGE
 404 NORTH CHURCH STREET
 HUNTERSVILLE, NC 28078

Date: 4-10-17
 Drawn: RM
 Checked: GDH

SP 1.1
Sheet

