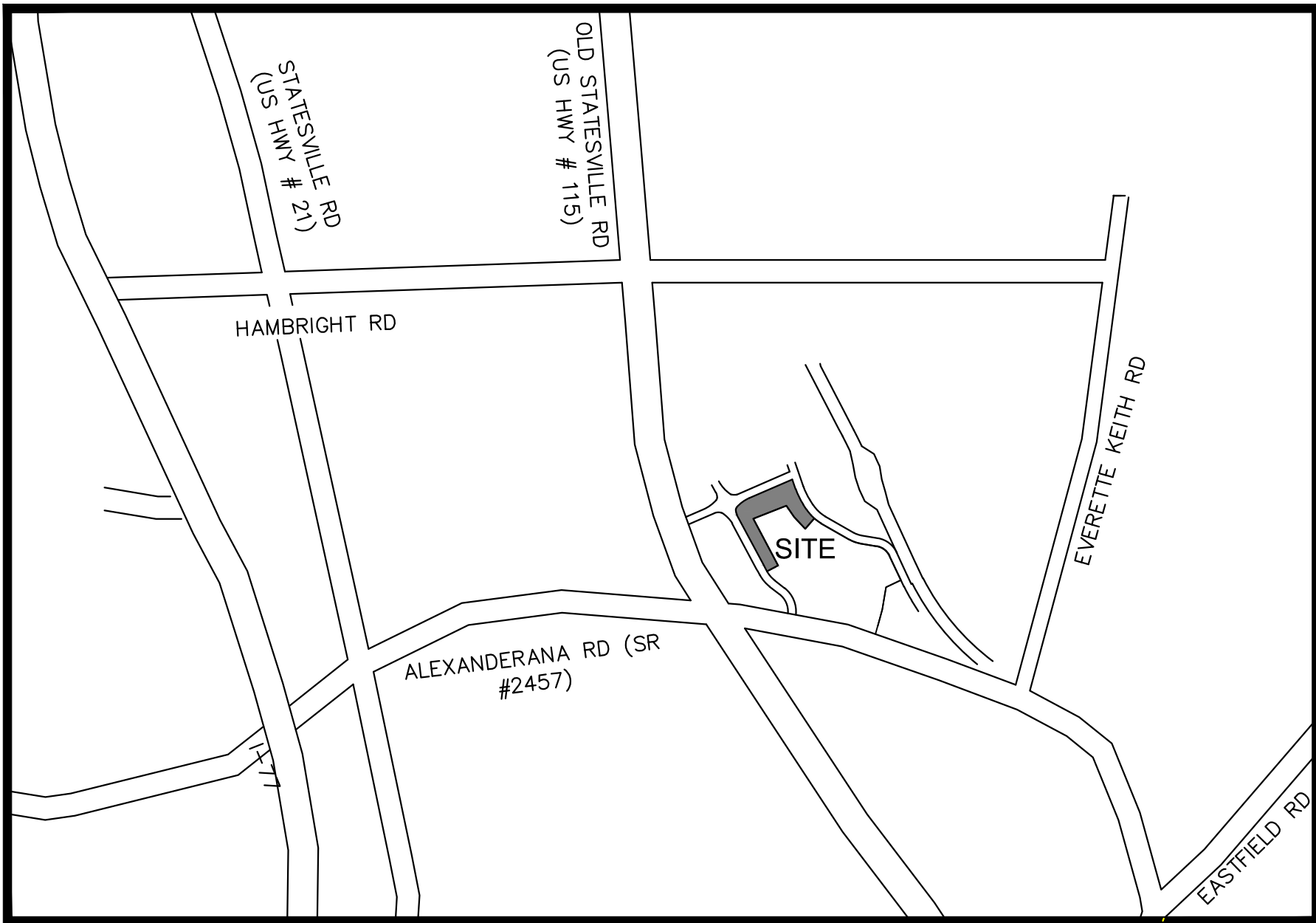
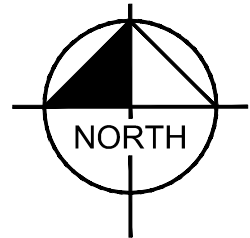


Plotted By: Tidd, Nathan Sheet Set: Bryton Lot 2 Outparcels Layout: C-1 COVER SHEET Date: 08/28/2017 Time: 10:09:30am K:\CHL_PRA\Q15272 doc\036 - Bryton Firestone\02 - DWG\plansheets\C-1 COVER SHEET.dwg
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SKETCH PLAN
FOR
BRYTON LOT 2 OUTPARCELS
BRYTON TOWN CENTER DRIVE
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
EPM# 374311



LOT LOCATION MAP
1"=100'



PROJECT LOCATION MAP
NOT TO SCALE

PROJECT OWNER AND CONSULTANT INFORMATION

OWNER:

AMERICAN ASSET CORPORATION
5950 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210
704.295.4005 TEL

CONTACT: MICHAEL DAVID JARRETT

APPLICANT:

KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET, SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
(704) 333-5131 TEL

CONTACT: NATHAN TIDD, PLA

SURVEYOR:

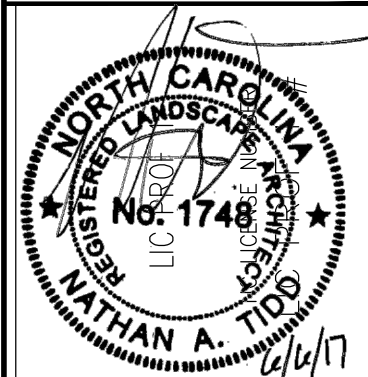
Sheet List Table

| Sheet Number | Sheet Title |
|--------------|------------------------|
| C-1 | COVER SHEET |
| C-2 | EXISTING FEATURES PLAN |
| C-3 | SKETCH SITE PLAN |
| C-4 | PLAZA DESIGN SKETCHES |
| C-5 | LANDSCAPE SKETCH PLAN |
| C-6 | SKETCH GRADING PLAN |

BRYTON LOT 2
OUTPARCELS
PREPARED FOR
AAC

SHEET NUMBER

COVER SHEET



| | |
|-------------|-----------|
| KHA PROJECT | D15272036 |
| DATE | 2/28/2017 |
| SCALE | AS SHOWN |
| DESIGNED BY | |
| DRAWN BY | |
| CHECKED BY | |

Kimley»Horn

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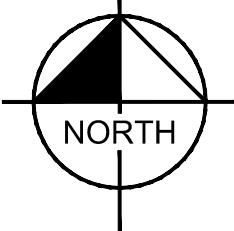
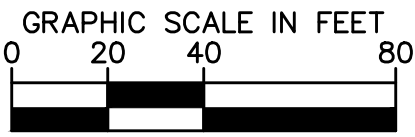
| | |
|--------------------------|--------|
| No. | 1 |
| PER TOWN/COUNTY COMMENTS | 6/8/17 |
| REVISIONS | DATE |
| BY | |

Plotted By: Tidd, Nathan Sheet Set: Bryton Lot 2 Outparcels Layout: C-2 EXISTING CONDITIONS June 08, 2017 10:09:46am K:\CHL-FR\1015272.dwg K:\CHL-FR\1015272.dwg bryton_freestone_02 - DWG planar sheets C-2 EXISTING CONDITIONS.dwg

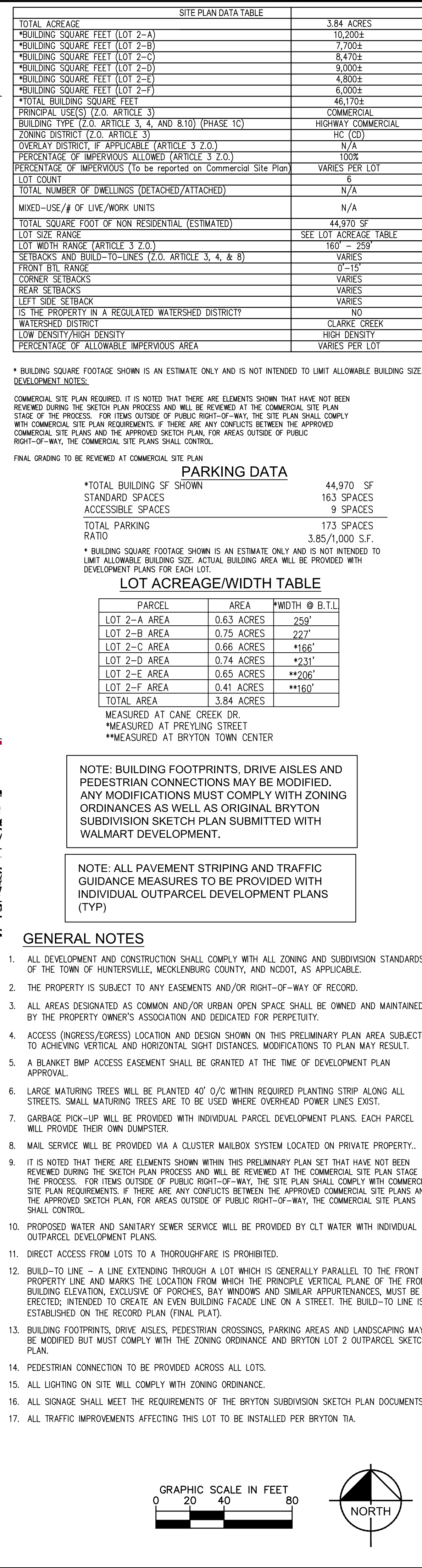
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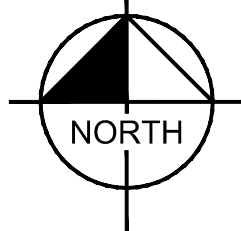
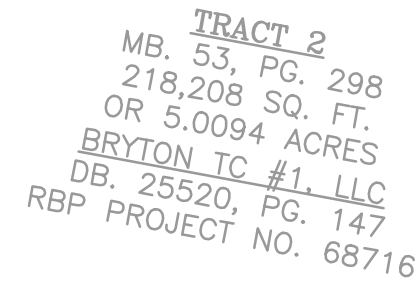


NOTE: A SIGNED COPY OF THE TOPOGRAPHIC SURVEY MAP PREPARED BY A LICENSED SURVEYOR WILL BE PROVIDED FOR CONSTRUCTION PLAN REVIEW AND APPROVAL



| | | | | | | | | | | | | | |
|---|--------------|----|---------------------------|--|-------------------------------|--------------------------|--|--|--|---|--|----------------|----|
| BRYTON LOT 2 OUTPARCELS PREPARED FOR AAC | HUNTERSVILLE | NC | EXISTING FEATURES PLAN | | NATHAN A. TIDD 2/28/17 | | | © 2017 KIMLEY-HORN AND ASSOCIATES, INC. KIMLEY-HORN NORTH CAROLINA LICENSE #0102 200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM | | 1 PER TOWN/COUNTY COMMENTS REVISIONS | | 6/8/17 DATE | BY |
| | | | SHEET NUMBER C-2 | | | KHA PROJECT 015272036 | | DATE 2/28/2017 | | SCALE AS SHOWN | | DESIGNED BY | |





| | | | |
|-------------|-----------|-------------|---------|
| KHA PROJECT | DATE | SCALE | AS SHOW |
| 015272036 | 2/28/2017 | DESIGNED BY | --- |
| | | DRAWN BY | --- |
| | | CHECKED BY | --- |

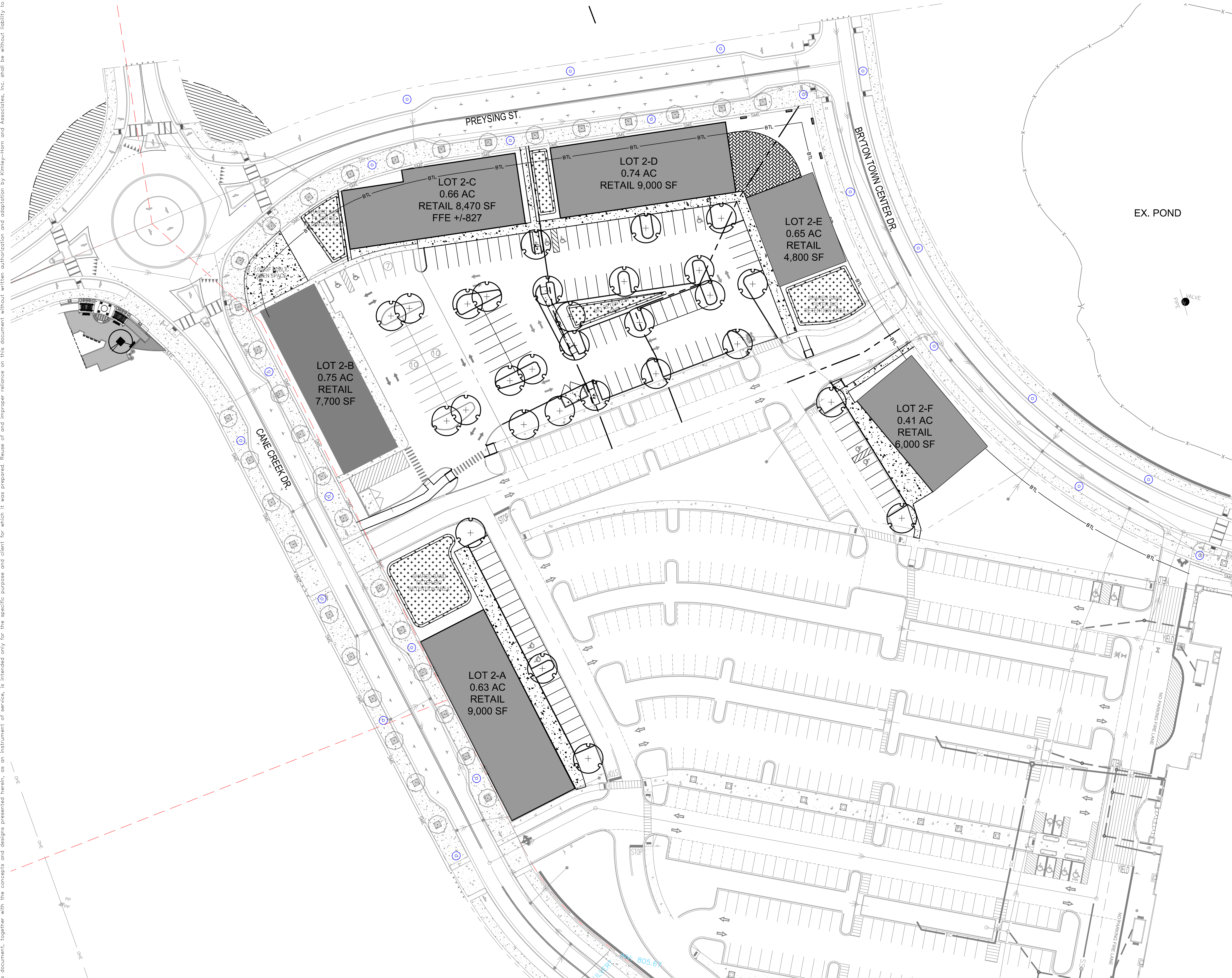
[illegible]



DECORATIVE WALL & PLANTINGS SCHEMATIC DESIGN PERSPECTIVE

SHEET NUMBER
C-4

Plotted By: Tidd, Nathan Sheet Set: Bryton Lot 2 Outparcels Layout: C-5 Landscape Sketch Plan June 08, 2017 10:11:12am K:\DHL-PRJ\015272.ac\036 - bryton firestone\02 - DWG\plansheets\C-5 Landscape Sketch Plan.dwg
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TOWN OF HUNTERSVILLE

| ZONING ORDINANCE REQUIREMENTS | REQUIRED | PROVIDED |
|---|----------|--|
| STREET TREES AND INTERNAL LANDSCAPING A. LARGE CANOPY TREES @ 40' MAX. O.C. | YES | YES |
| URBAN OPEN SPACE A. PLAZA @ 2,000 SF. MIN., 30,000 SF MAX. PROVIDED AS 4 ROUNDABOUT QUADRANTS DEVELOP | PLAZA | SW QUADRANT PART OF 441 DEVELOPMENT PLANS. 3 REMAINING QUADRANTS IN THE FUTURE |

TOWN OF HUNTERSVILLE LANDSCAPE NOTES

INSTALLATION GUARANTEE REQUIRED

- A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
- THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE. A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED DURING THE NONPLANTING SEASON IN ORDER TO ALLOW PLANTING TO OCCUR DURING THE NEXT PLANTING SEASON.

MAINTENANCE SURETY REQUIRED

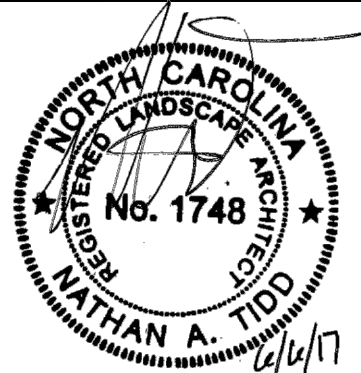
- DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

NOTE: FINAL LANDSCAPE REVIEW AND APPROVAL TO BE COMPLETED AT COMMERCIAL SITE PLAN / PRELIMINARY PLAN STAGE

BRYTON LOT 2
OUTPARCELS
PREPARED FOR
AAC

LANDSCAPE SKETCH
PLAN

KHA PROJECT
015272036
DATE
2/28/2017
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY



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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM

HUNTERSVILLE

SHEET NUMBER
C-5

NC

REVISIONS

No.

1 PER TOWN/COUNTY COMMENTS

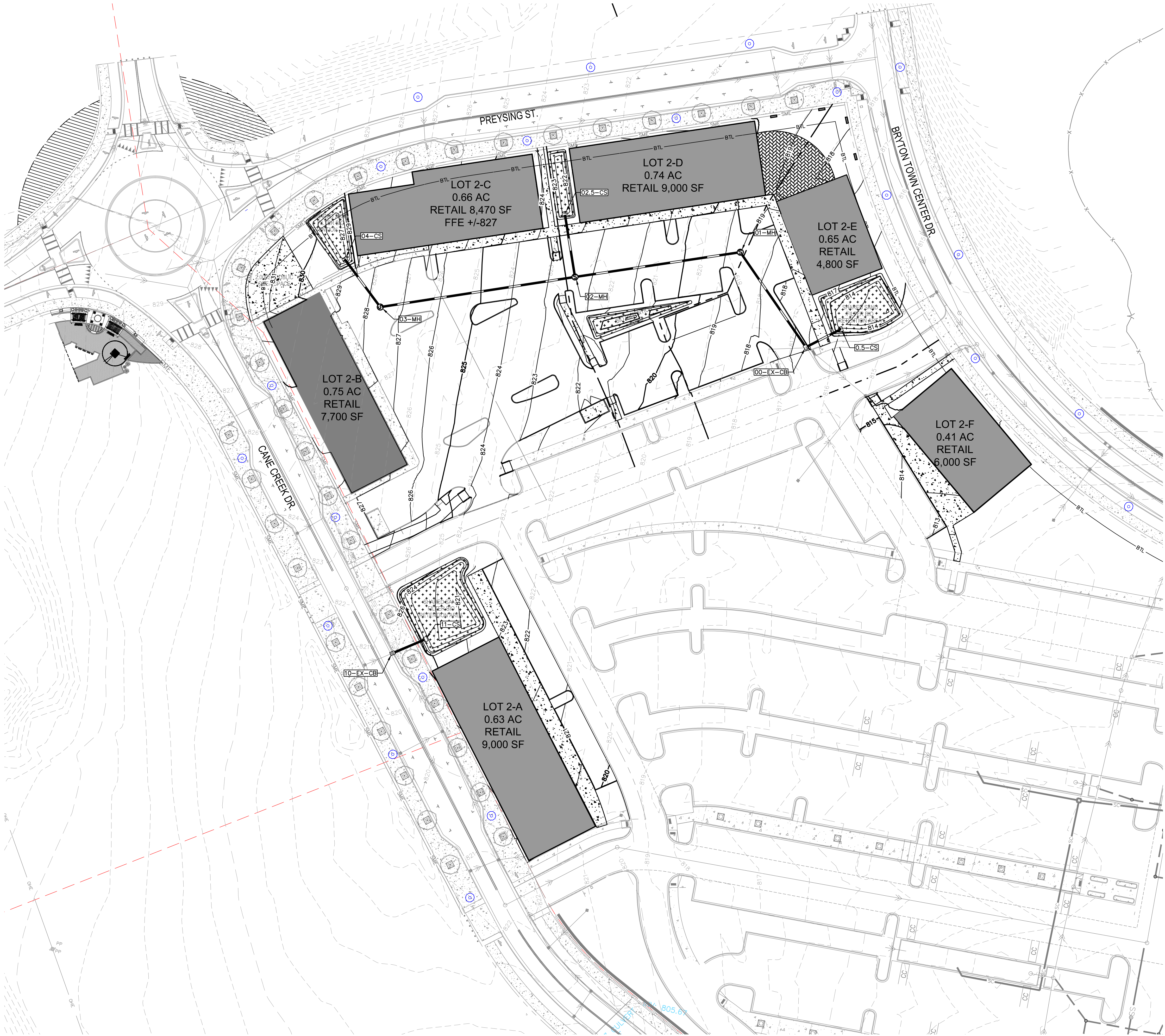
DATE

BY

6/8/17

Plotted By: Tidd, Nathan Sheet Set: Bryton Lot 2 Outparcels Layout: C-6 c June 08, 2017 10:11:55pm K:\CHL_PRA\015272.dwg C-6 bryton firestone 02 - DWG.plansheets\02-6 STORMWATER PLAN.dwg

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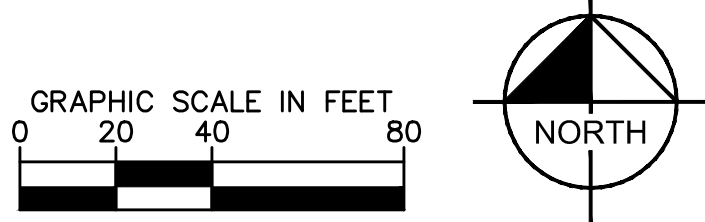
BASED ON THE WALMART STORE #5879-00 BRYTON TOWN CENTER STORMWATER MANAGEMENT & EROSION AND SEDIMENTATION CONTROL CALCULATIONS DATED SEPTEMBER 2011, THE WET DETENTION POND DESIGN INCLUDED THE OUTPARCELS WITH AN OVERALL POST-DEVELOPMENT "C" FACTOR OF 0.80

EACH OUTPARCEL SHALL BE DESIGNED WITH A MAX POST-DEVELOPMENT "C" FACTOR OF 0.80 ASSUMING A PRE-DEVELOPMENT "C" FACTOR MADE UP OF:
50% WOODS WITH A "C" FACTOR OF 0.25
50% PASTURE WITH A "C" FACTOR OF 0.35

NOTE: EACH OUTPARCEL DEVELOPMENT WILL PROVIDE DETAILED GRADING, WATER QUALITY MEASURES AND CALCULATIONS INCLUDING IMPERVIOUS AREAS TO EXISTING REGIONAL DETENTION POND. INFORMATION SHOWN IN THESE DOCUMENTS IS FOR MASTER PLANNING PURPOSES ONLY AND WILL BE REFINED AS EACH PARCEL DEVELOPS.

| SITE ALLOWABLE BUA SUMMARY CHART - LOT 2 | |
|---|------------|
| SITE AREA | 167,270 SF |
| ROADS/PARKING | 71,300 SF |
| CURB & GUTTER | 2,500 SF |
| SIDEWALK/CONCRETE PADS | 25,050 SF |
| BUILDINGS | 44,970 SF |
| TOTAL MAX SITE BUA | |
| NOTE THAT A BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BMP AS-BUILT APPROVAL | |

| SIMPLE METHOD | |
|--------------------------|------------|
| IMPERVIOUS AREA | 2.391 ac. |
| PERVIOUS AREA | 0.664 ac. |
| DRAINAGE AREA | 3.055 ac. |
| IA | 0.78 ac. |
| RV | 0.75 in/in |
| RD | 1.00 in. |
| RUNOFF VOLUME (RV) | 8366 cf. |
| BIORETENTION SIZE | |
| DESIRED DEPRESSION DEPTH | 12.00 in. |
| REQUIRED SA | 8,366 sf. |
| PROVIDED SA | 8,624 sf. |



BRYTON LOT 2
OUTPARCELS
PREPARED FOR
AAC

HUNTERSVILLE

SKETCH GRADING
PLAN

NC

015272036

DATE

2/28/2017

SCALE

AS SHOWN

DESIGNED BY

DRWN BY

CHECKED BY

Kimley»Horn

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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM

REGISTERED LANDSCAPE ARCHITECT
No. 1748
NATHAN A. TIDD

6/4/17

PER TOWN/COUNTY COMMENTS

REVISIONS

DATE

BY

1

No.

6/8/17

DATE