





SITE DEVELOPMENT DATA:

--ACREAGE: 2.024 ± ACRES  
--TAX PARCEL #: 005-374-01  
--EXISTING ZONING: HC (CD)  
--PROPOSED ZONING: HC (CD)  
--EXISTING USES: VACANT  
--PROPOSED USES: MULTI-FAMILY RESIDENTIAL – 78 UNITS (AGE RESTRICTED)  
--PARKING: 1.0 SPACES PER UNIT (1 BEDROOM) MINIMUM, 1.5 SPACES PER UNIT (>1 BEDROOM) MINIMUM

1. GENERAL PROVISIONS

- a. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE") FOR THE HC ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
- b. THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDINGS, PARKING AREAS, AND OTHER SITE ELEMENTS DEPICTED ON THE SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED WITHIN THE CONSTRAINTS DEFINED BY THE ORDINANCE AND BY THE DEVELOPMENT DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

2. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO THE FOLLOWING USE:  
MULTI-FAMILY RESIDENTIAL (AGE-RESTRICTED)

3. SETBACKS, SIDE YARDS, AND REAR YARDS

- a. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE HC ZONING DISTRICT AS DEPICTED OR NOTED ON THE PLAN.

4. LANDSCAPE/BUFFER REQUIREMENTS

- a. PARKING LOT LANDSCAPING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN ARTICLE 6 OF THE ORDINANCE.
- b. DUE TO THE UNIQUE SHAPE OF THE PARCEL AND NATURE OF THE SURROUNDING PARCELS, THE PETITIONER IS REQUESTING A WAIVER OF VARIABLE WIDTH REDUCTION OF THE REQUIRED 30' BUFFER WIDTH ALONG THE SIDE AND REAR YARDS AS PART OF THIS REZONING PETITION. REQUIRED BUFFER PLANTINGS WILL BE PROVIDED AS SHOWN ON THE SCHEMATIC SITE PLAN WITHIN A LANDSCAPE EASEMENT ON THE ADJACENT PROPERTIES.
- c. THE PETITIONER WILL PROVIDE BUFFER LANDSCAPING TO SCREEN THE APARTMENT BUILDING FROM ADJACENT PROPERTIES. SUCH SCREEN PLANTINGS MAY BE LOCATED ON THE PROJECT PROPERTY OR ON ADJACENT PROPERTY ONLY WITH A LANDSCAPE EASEMENT AGREEMENT BETWEEN THE PETITIONER AND ADJACENT PROPERTY OWNERS. ALL BUFFER LANDSCAPING WILL ADHERE TO ARTICLE 7.5 OF THE ORDINANCE AND WILL BE MASSED NEAR THE TOPS OF SLOPES SO AS TO PROVIDE MAXIMUM SCREENING EFFECT.
- d. THERE ARE NO EXISTING SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.

5. PARKING

- a. OFF-STREET PARKING AND LOADING WILL MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE. THE PARKING REQUIREMENTS ARE NOTED IN THE DEVELOPMENT SUMMARY.
- b. THE ALIGNMENT OF INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS IS PRELIMINARY AND AS A RESULT HAS NOT BEEN FINALIZED AND IS SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS. MINOR MODIFICATION OR ALTERATION OF THESE ALIGNMENTS MAY THEREFORE TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

6. SIGNS

- a. ALL SIGNS PLACED ON THE SITE WILL BE PERMITTED SEPARATELY UNDER ARTICLE 10 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.
- b. DETACHED SIGNS WILL BE GROUND MOUNTED SIGNS (POLE SIGNS ARE NOT ALLOWED). THE DESIGN OF THESE SIGNS WILL BE ARCHITECTURALLY COMPATIBLE WITH BUILDINGS ON THE SITE THROUGH THE USE OF THE SIMILAR BUILDING MATERIALS AND ARCHITECTURAL STYLES.
- c. THE USE OF NEON IN ANY SIGN IS PROHIBITED.
- d. NO SIGN SHALL BE PERMITTED WITHIN THE SAM FURR ROAD RIGHT-OF-WAY OR OUTSIDE OF THE EXISTING PROPERTY BOUNDARY.

7. FIRE ACCESS

THE PARKING LOT INCLUDES AN INTEGRAL HAMMER HEAD DESIGNED TO ALLOW FOR FIRE TRUCK TURN-AROUND ACCESS PER MECKLENBURG COUNTY STANDARDS.

8. STORM WATER

- a. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE TOWN OR MECKLENBURG COUNTY.
- b. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS
  - b.a. SECTION 401 PERMIT – NCDEQ, RALEIGH OFFICE (919.733.1786)
  - b.b. SECTION 404 PERMIT – US ARMY CORPS OF ENGINEERS (704.271.4854)

9. GARBAGE

- a. ANY DUMPSTERS VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW IN ACCORDANCE WITH ARTICLE 7.6. SCREENING TO BE ACHIEVED BY A SOLID ENCLOSURE WITH GATES AND SUPPLEMENTAL LANDSCAPING AS NEEDED. MATERIALS FOR ANY ENCLOSURE SHALL BE CONSISTENT WITH THOSE OF THE PRINCIPLE STRUCTURE.
- b. GARBAGE PICK-UP WILL BE LIMITED TO THE HOURS OF 1P.M. UNTIL 5P.M. MONDAY THRU FRIDAY IN ORDER TO LIMIT NOISE DISTURBANCE TO ADJACENT PROPERTY OWNERS.

10. UTILITIES

- a. NO UTILITIES OR UTILITY EASEMENTS ARE CURRENTLY SHOWN AS BEING LOCATED WITHIN THE PROJECT PROPERTY BOUNDARIES.
- b. LOCATION OF BACKFLOW PREVENTORS SHALL BE COORDINATED WITH CMUD AND THE TOWN OF HUNTERSVILLE.
- c. ALL BUILDING-RELATED UTILITIES AND MECHANICAL EQUIPMENT WILL BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL STRUCTURE AND WILL BE SCREENED FROM VIEW.

11. SITE LIGHTING

- a. LIGHTING WILL BE PROVIDED THROUGHOUT THE SITE AND SHALL COMPLY WITH ARTICLE 8.26. LIGHTING TO BE FULL CUT-OFF TYPE LIGHTING FIXTURES.
- b. SITE LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT.
- c. NO "WALL PAK" LIGHTING WILL BE ALLOWED, HOWEVER ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES, WILL BE PERMITTED. SUCH PERMITTED ARCHITECTURAL LIGHTING MUST BE DOWNWARDLY DIRECTED, SO AS TO NOT BE ANGLED GREATER THAN 45-DEGREES FROM VERTICAL.

12. ARCHITECTURAL CONTROLS

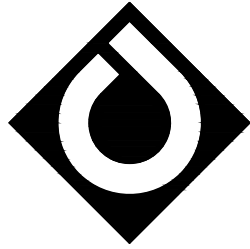
BUILDING ARCHITECTURE SHALL FOLLOW THE GENERAL FORM AND STYLE OF THE ELEVATIONS SUBMITTED AS PART OF THIS REZONING PETITION. HOWEVER, THE PETITIONER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS AS REQUIRED BY BUILDING STANDARDS OR MARKET CONDITIONS; SUCH MODIFICATIONS MUST BE APPROVED BY THE TOWN STAFF.

13. AMENDMENTS TO THE REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH PROVISIONS OF ARTICLE 11.3 OF THE ORDINANCE.

14. BINDING EFFECT OF THE REZONING APPLICATION

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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NICKEL  
DEVELOPMENT  
GROUP, LLC

19520 WEST CATAWBA AVENUE  
SUITE #200  
CORNELIUS, NC 28031

SAM FURR SENIOR  
APARTMENTS  
REZONING

8521 SAM FURR ROAD  
HUNTERSVILLE, NC 28078

DEVELOPMENT  
STANDARDS

Project No.

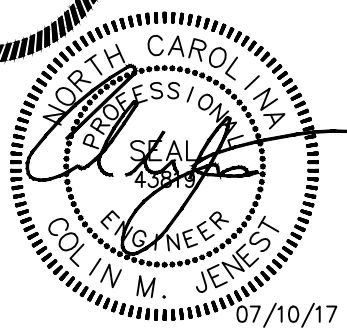
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05/01/17

Revised

07/10/17 – TOH AND MECK. CO. COMMENTS

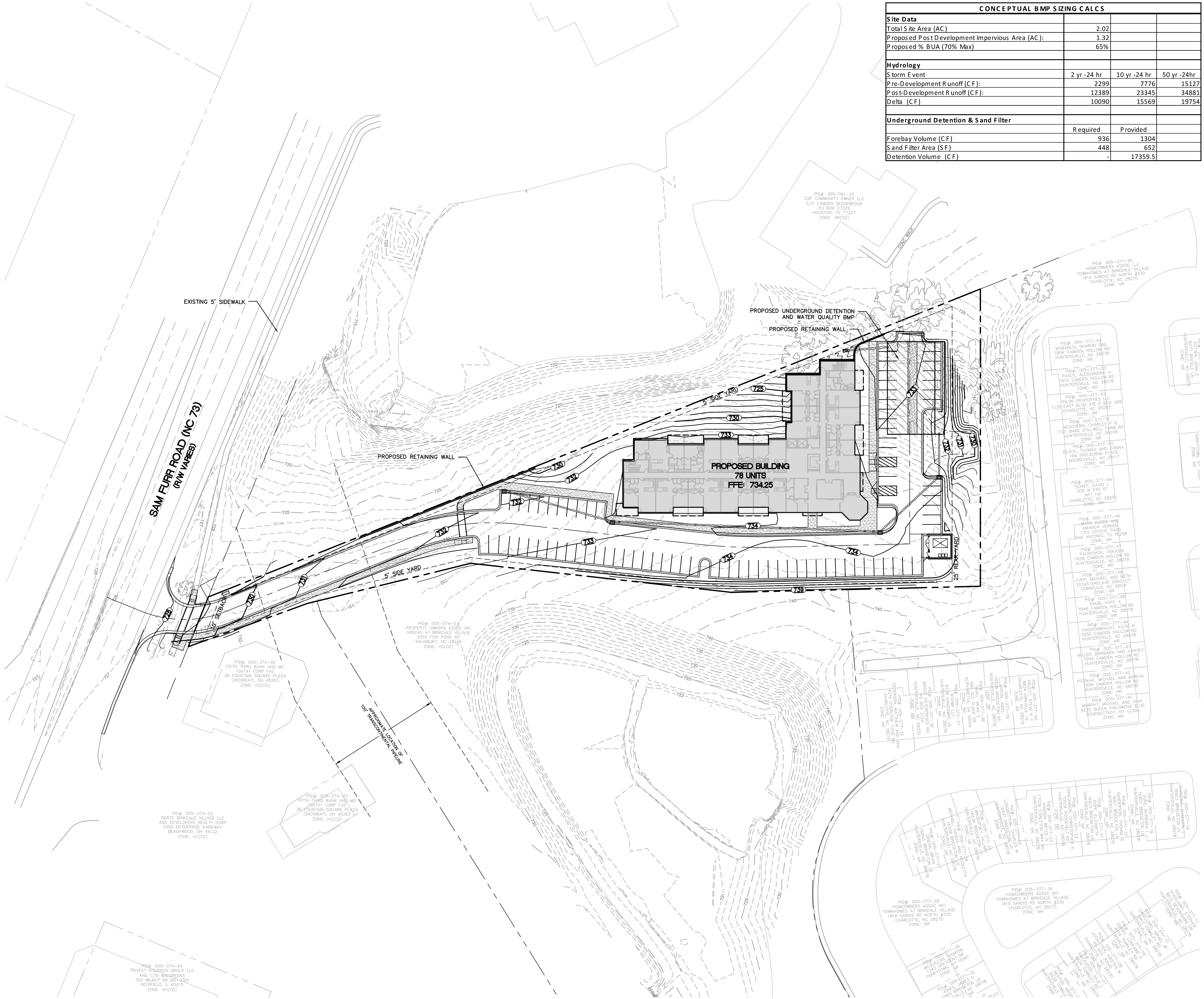


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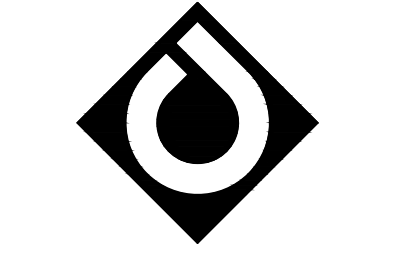
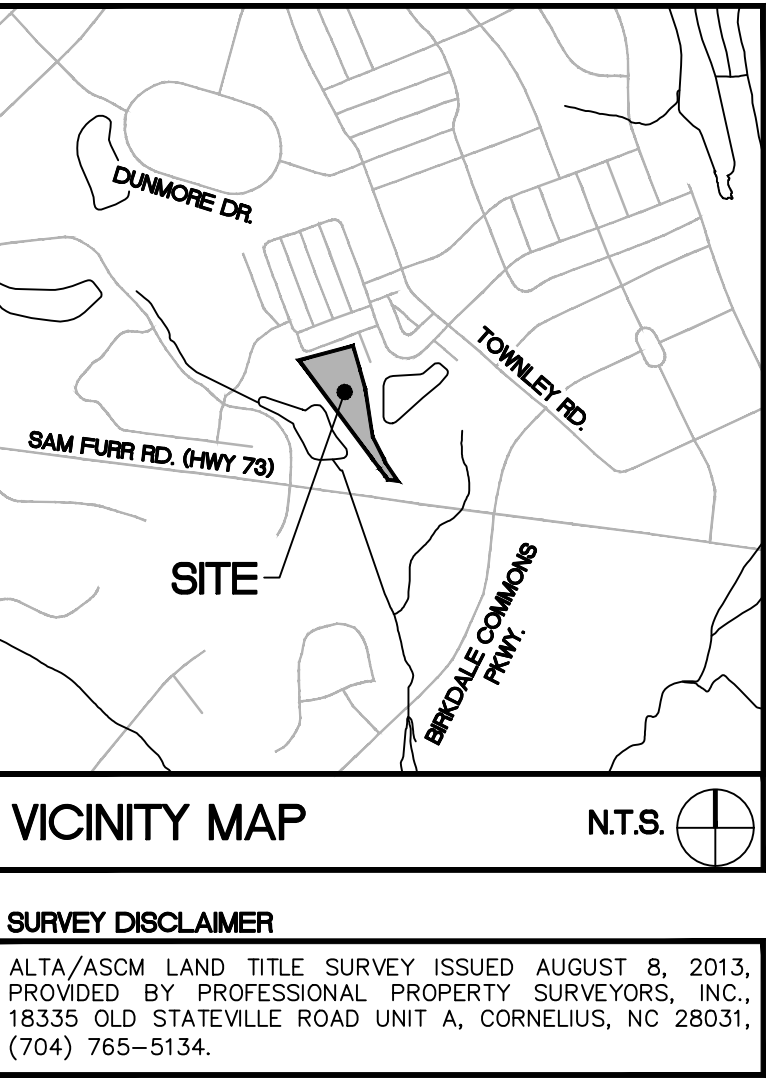
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CONCEPTUAL BMP SIZING CALCS				
Site Data				
Total Site Area (AC)	2.02			
Proposed Post Development Impervious Area (AC):	1.32			
Proposed % BUA (70% Max)	65%			
Hydrology				
Storm Event	2 yr -24 hr	10 yr -24 hr	50 yr -24hr	
Pre-Development Runoff (C F):	2299	7776	15127	
Post-Development Runoff (C F):	12389	23345	34881	
Delta (C F)	10090	15569	19754	
Underground Detention & Sand Filter				
	Required	Provided		
Forebay Volume (C F)	936	1304		
Sand Filter Area (S F)	448	652		
Detention Volume (C F)	-	17359.5		



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## NICKEL DEVELOPMENT GROUP, LLC

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## SAM FURR SENIOR APARTMENTS REZONING

8521 SAM FURR ROAD  
HUNTERSVILLE, NC 28078

## GRADING AND STORMWATER CONCEPT PLAN

Project No.

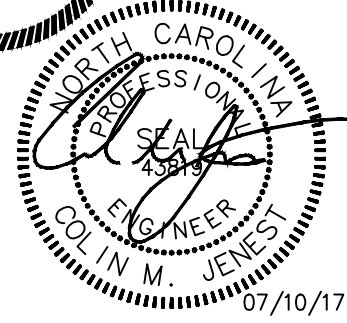
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SCALE: 1"=40'

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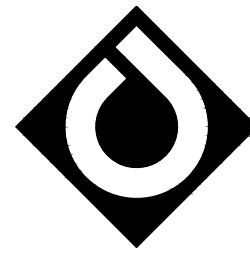
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## SAM FURR SENIOR APARTMENTS REZONING

8521 SAM FURR ROAD  
HUNTERSVILLE, NC 28078

## EXISTING CONDITIONS AND TREE PRESERVATION PLAN

Project No.

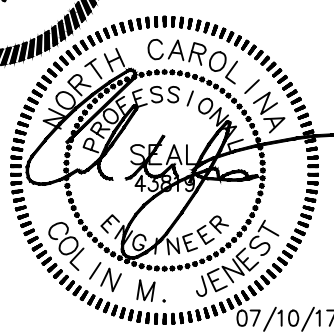
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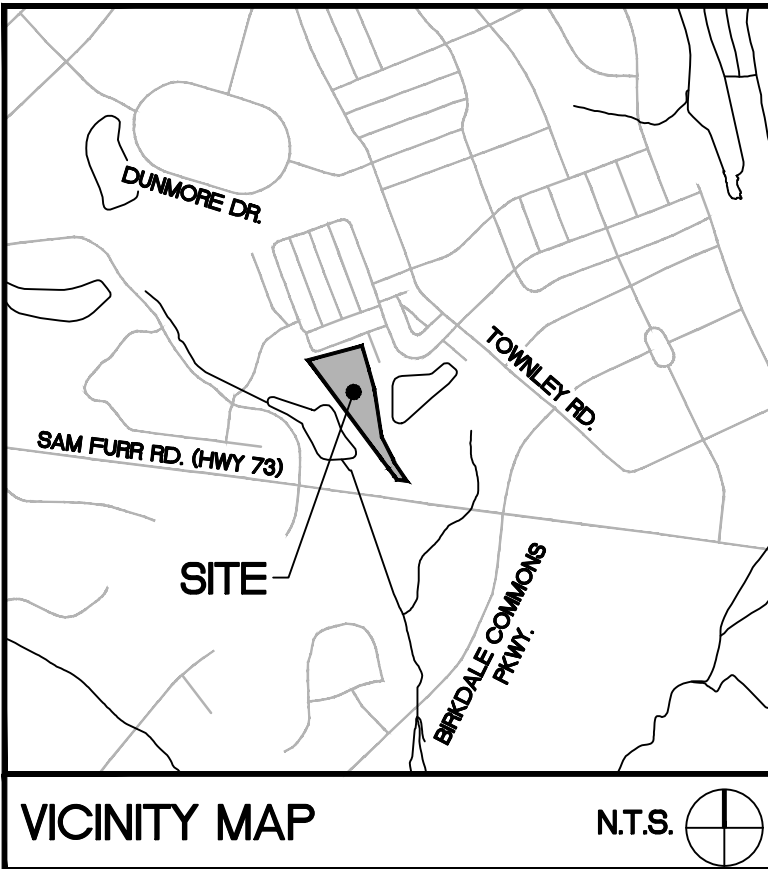
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### SURVEY DISCLAIMER

ALTA/ASOW LAND TITLE SURVEY ISSUED AUGUST 8, 2013, PROVIDED BY PROFESSIONAL PROPERTY SURVEYORS, INC., 18335 OLD STATEVILLE ROAD UNIT A, CORNELIUS, NC 28031, (704) 765-5134.

### LEGEND

#### SYMBOL

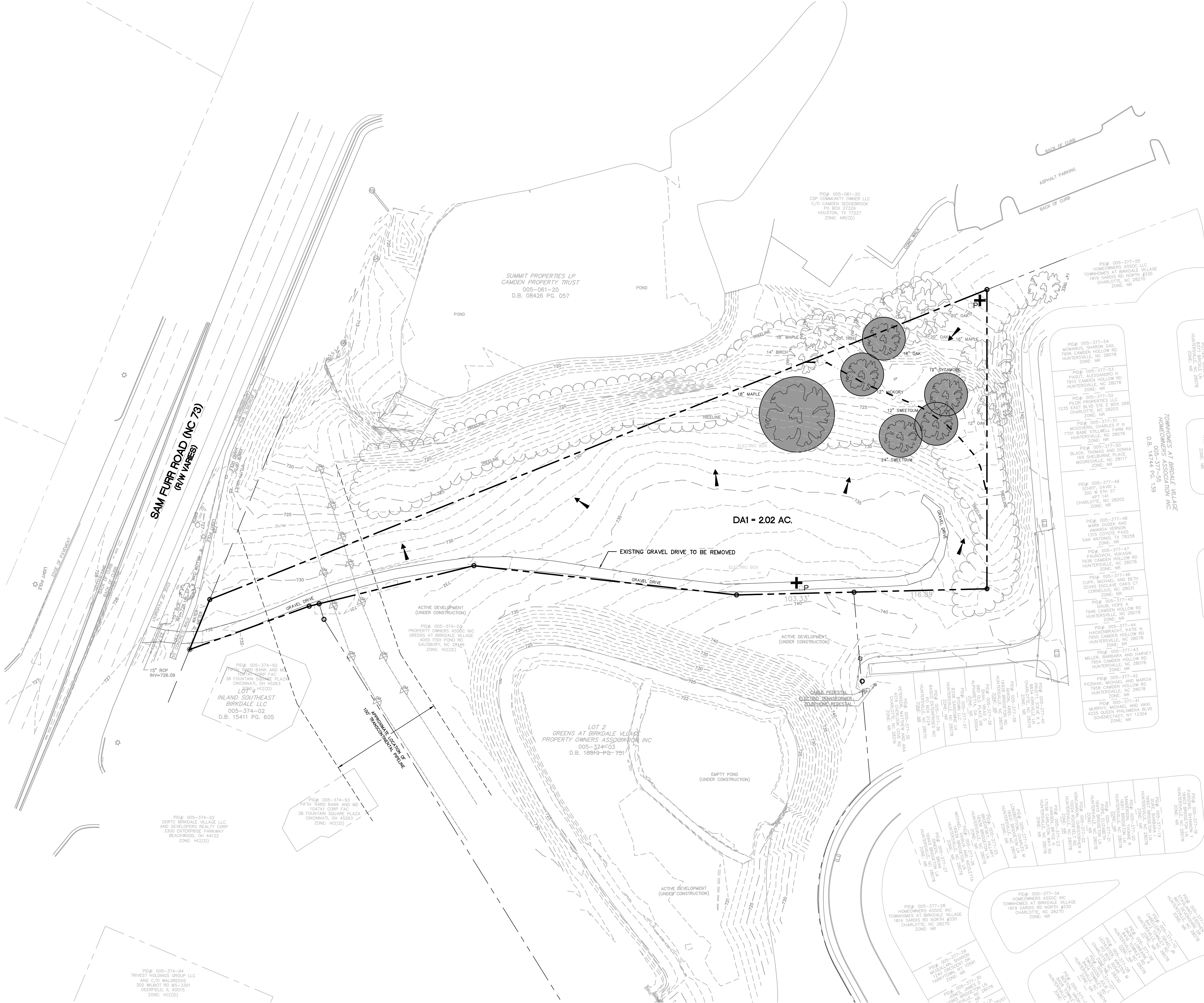
- EXISTING TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- LOCAL HIGH POINTS
- FLOW DIRECTION
- SWALES

### TREE PROTECTION:

**APPLICABILITY:**  
A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.  
- THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.  
- ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.  
- NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.  
- NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.  
- ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

### SPECIMEN TREE NOTES:

1. THERE ARE NO EXISTING SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.







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## SLOPE ANALYSIS

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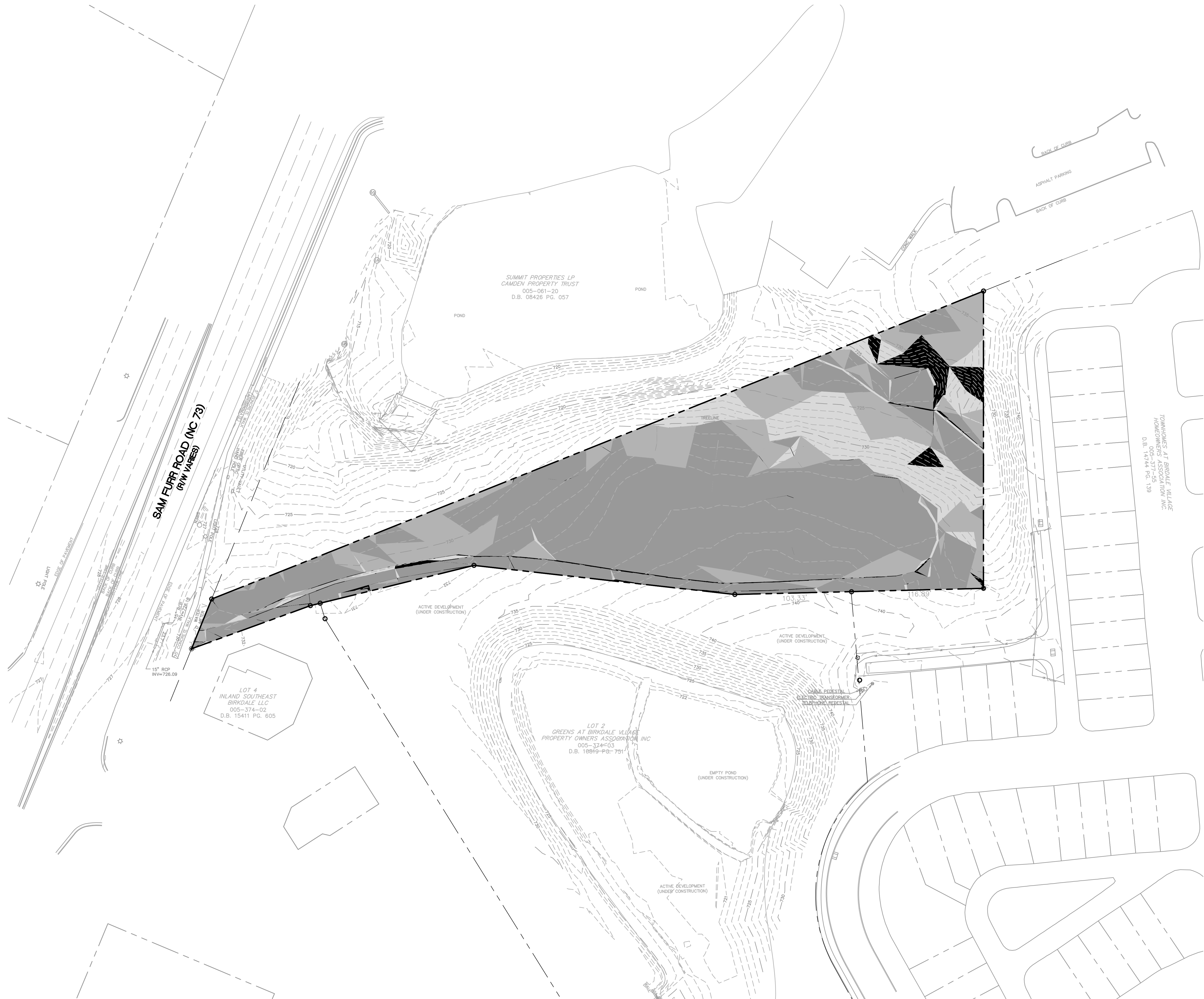
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# RZ5.0

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# SAM FURR SENIOR APARTMENTS

**REZONING**  
8521 SAM FURR ROAD  
HUNTERSVILLE, NC 28078

# REZONING SECTIONS

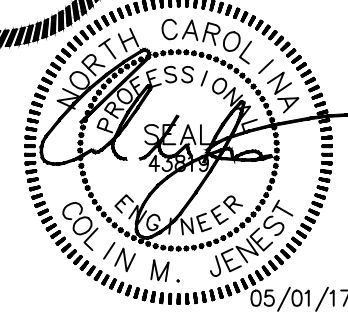
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## Revised



# RZ6.0

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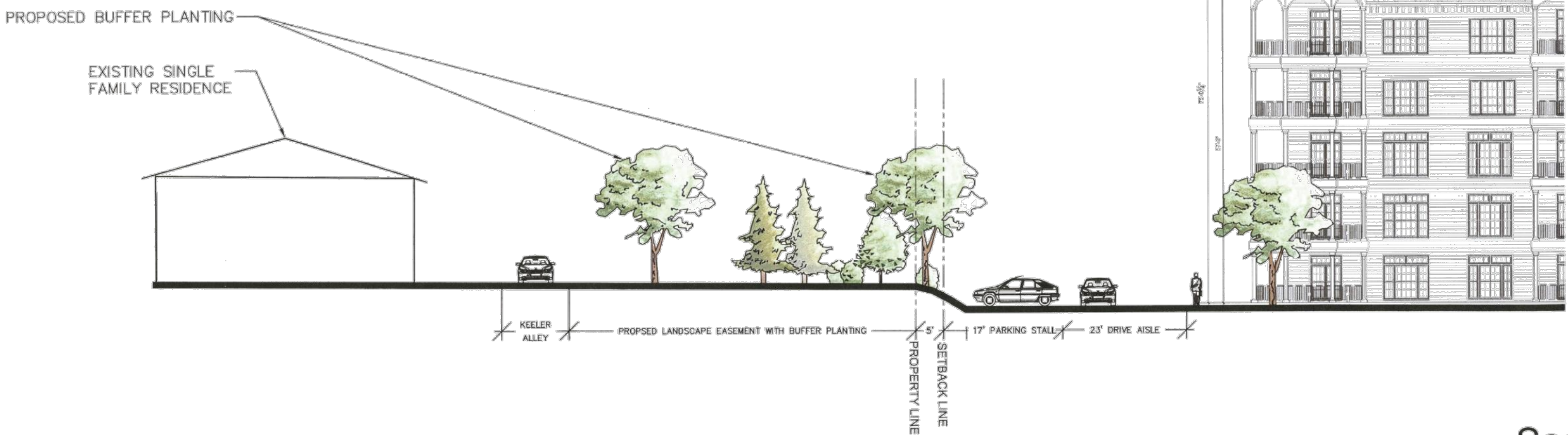
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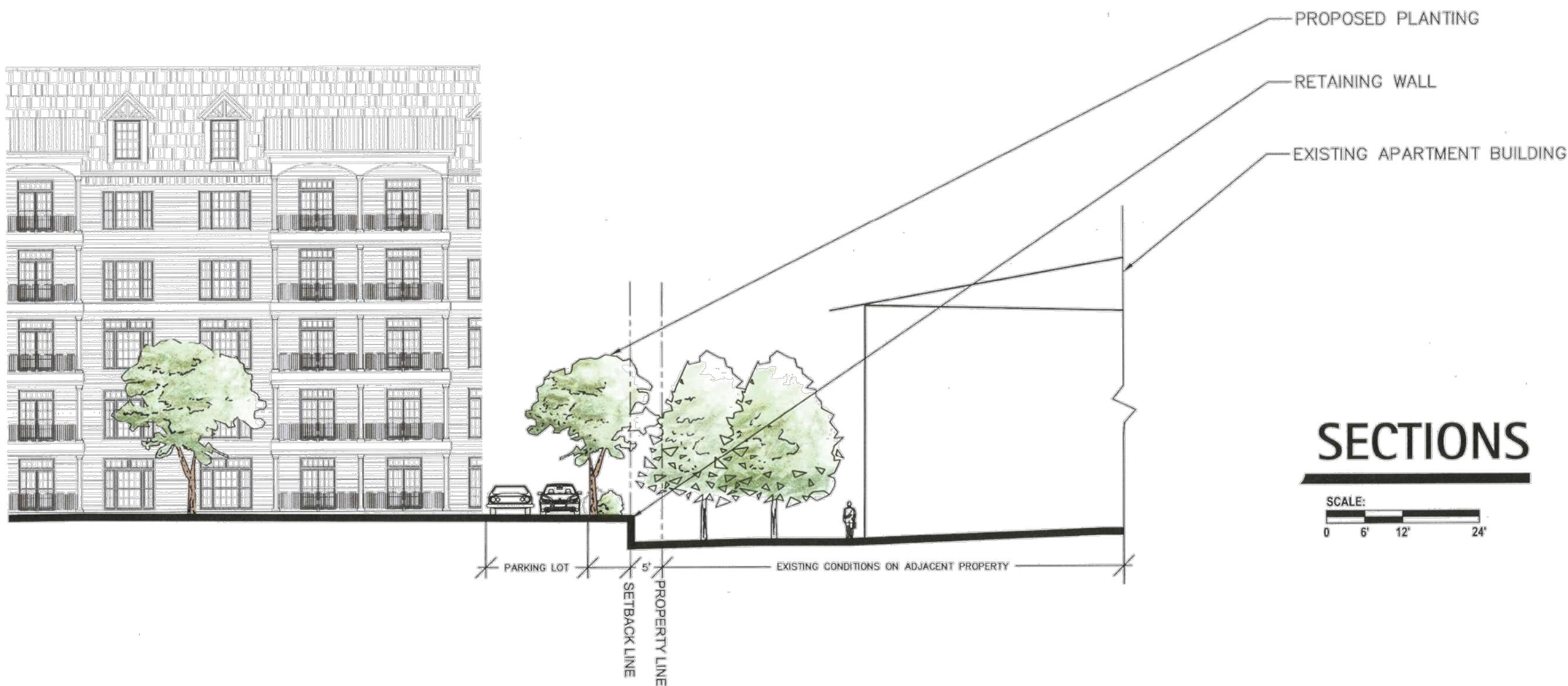
## Section A



## Section B



## Section C

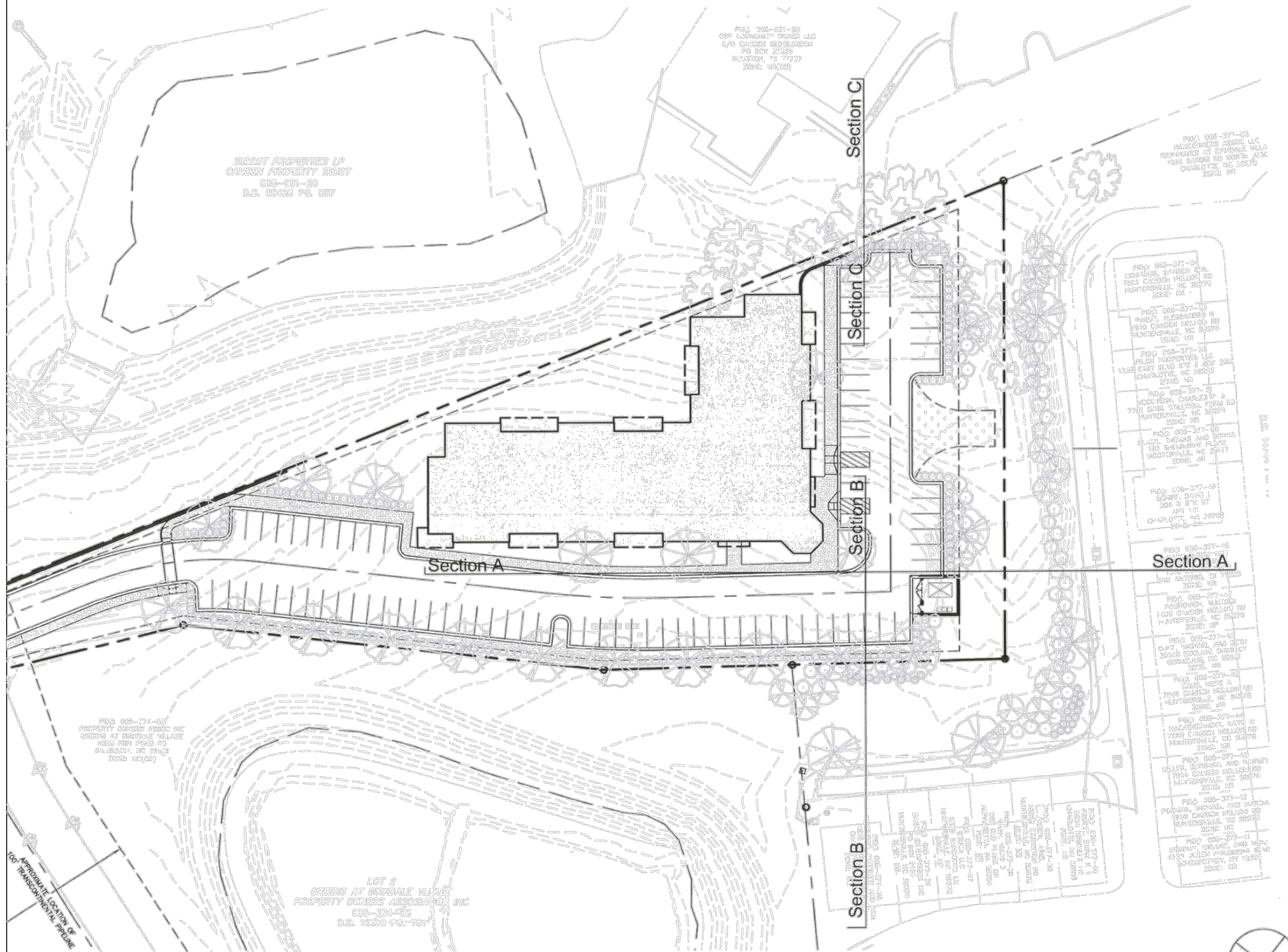


## SECTIONS

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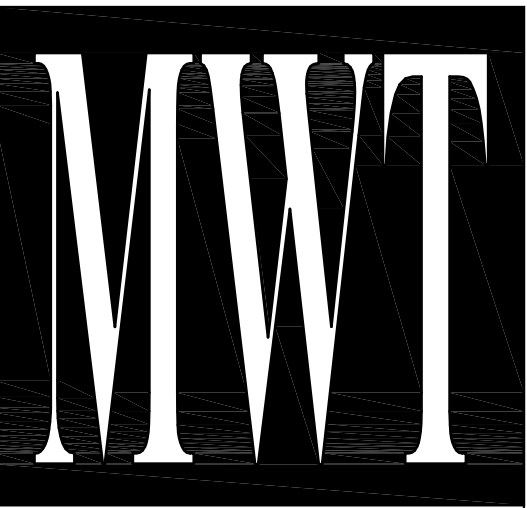


0 6' 12' 24'



**SCALE:**



[illegible]

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URBAN PLANNING  
INTERIORS  
HOTELS/ HOUSING/ MIXED USE  
1800.630.3750

WARNING  
IT IS A VIOLATION OF THE LAW FOR ANY  
PERSON, UNLESS ACTING UNDER THE  
DIRECTION OF THE ARCHITECT OR ENGINEER,  
TO ALTER OR REPRODUCE THESE DRAWINGS  
IN ANY WAY.

# SENIOR HOUSING

SAM FURR RD  
HUNTERSVILLE, NC

PROJECT NO.:
DATE: 1/10/2017
DRAWN BY: LF
CHKD. BY: DE

## ELEVATIONS

SHEET A301



1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

**IMPORTANT NOTICE TO ALL CONTRACTORS AND OR SUBCONTRACTORS: (COMPLETE BUILDING SYSTEMS AND OR INSTALLATIONS)**

- IF AWARDED A CONTRACT FOR ANY PORTION OF WORK NEEDED TO COMPLETE THIS PROJECT YOU ARE AGREEING TO THE FOLLOWING TERMS:**
1. YOU ARE A QUALIFIED CONTRACTOR AND OR SUBCONTRACTOR SPECIFICALLY IN PROVIDING A COMPLETE TURNKEY SERVICE IN YOUR TRADE OR PROFESSION FOR THE TYPE OF WORK AND SCOPE FOR THIS PROJECT.
2. YOUR BID INCLUDES ALL THE FEES, PROCESSES, MATERIALS, PRODUCTS, GOVERNING PERMITS AND APPROVALS NECESSARY TO PROVIDE A COMPLETE AND WARRANTED SYSTEM OR INSTALLATION THAT DOES NOT REQUIRE ANOTHER CONTRACTOR OR PRODUCT TO COMPLETE YOUR SCOPE OF WORK.
3. YOU AGREE TO PROVIDE A COMPLETE DESIGN BUILD SOLUTION BASED ON THE ARCHITECT'S INTENDED DESIGN FOR THIS PROJECT.
4. YOUR BID MUST HAVE INCLUDED ANY DESIGN INFORMATION REFERENCED WITHIN ANY ARCH, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OR PLUMBING DRAWINGS; ALSO NOTE THESE DRAWINGS ARE SCHEMATIC AND ARE INTENDED TO SHOW ONLY BASIC CONCEPTS AND GENERAL INFORMATION. THE COMPLETION OF YOUR BID MUST INCLUDE OTHER THINGS, PROCESSES, MATERIALS, PRODUCTS, LABOR, GOVERNING PERMITS AND OR APPROVALS NECESSARY TO PROVIDE A COMPLETE SYSTEM INSTALLATION WHETHER SUGGESTED ON THE DRAWINGS OR NOT.
5. ALL MATERIALS AND OR TASKS LIKE: FIVE CAULS, DRAFT STOPS, FASTENERS, ANCHORS, EMBEDMENTS, DUMPSIES, DEBRIS CLEAN UP, ETC. ARE YOUR RESPONSIBILITY. ANY WORK NOT COMPLETED IN A TIMELY MANNER, OR INCOMPLETE WORK WILL BE BILLED BACK TO THE CONTRACTOR AND OR SUBCONTRACTOR, AT THE OWNER'S DISCRETION.