

PE CERTIFICATION STATEMENT: "THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM."

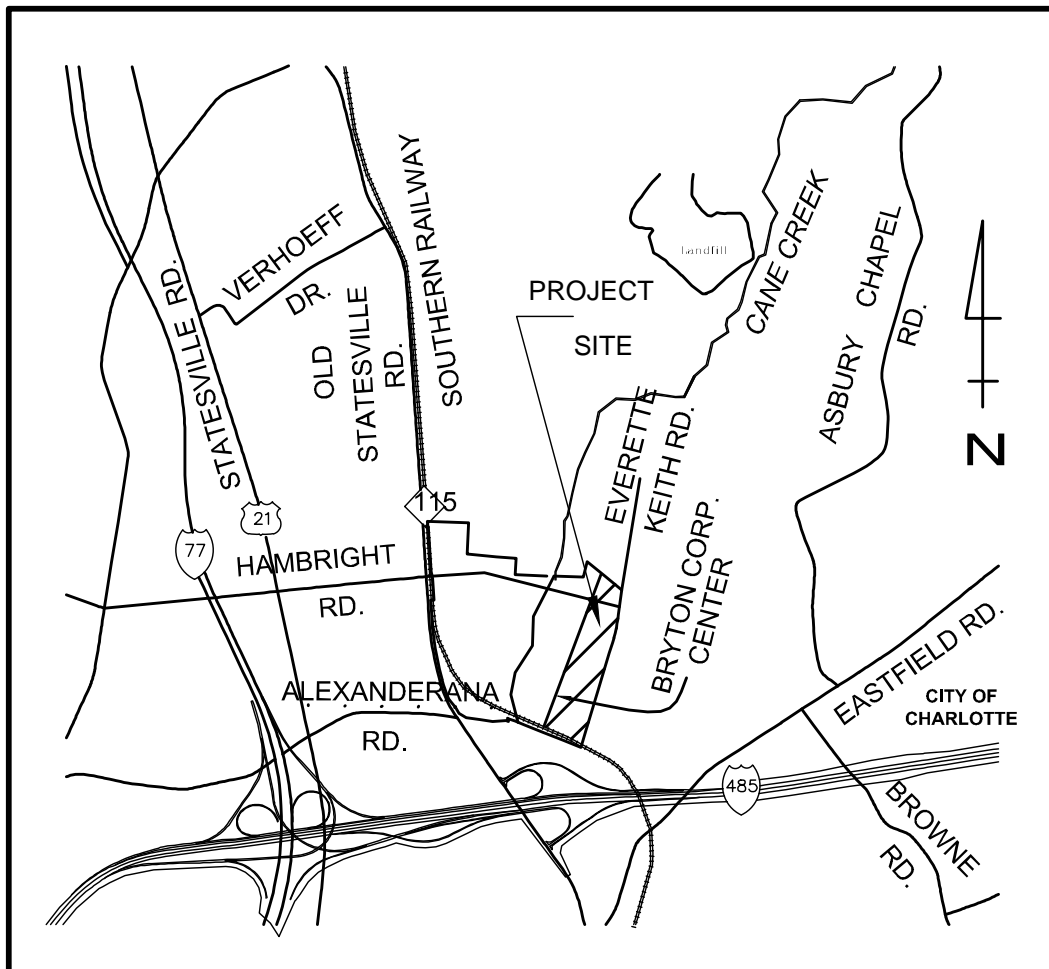
"ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS 6'-5' IN HEIGHT SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPR) LETTERS." RETAINING WALLS THAT ARE IN AND/OR AFFECT THE PUBLIC RIGHT-OF-WAY MUST BE REVIEWED AND APPROVED BY THE TOWN."

# SUBDIVISION SKETCH PLAN

## BRYTON CORPORATE CENTER

### TOWN OF HUNTERSVILLE, NORTH CAROLINA

#### EPM # 378935



VICINITY MAP

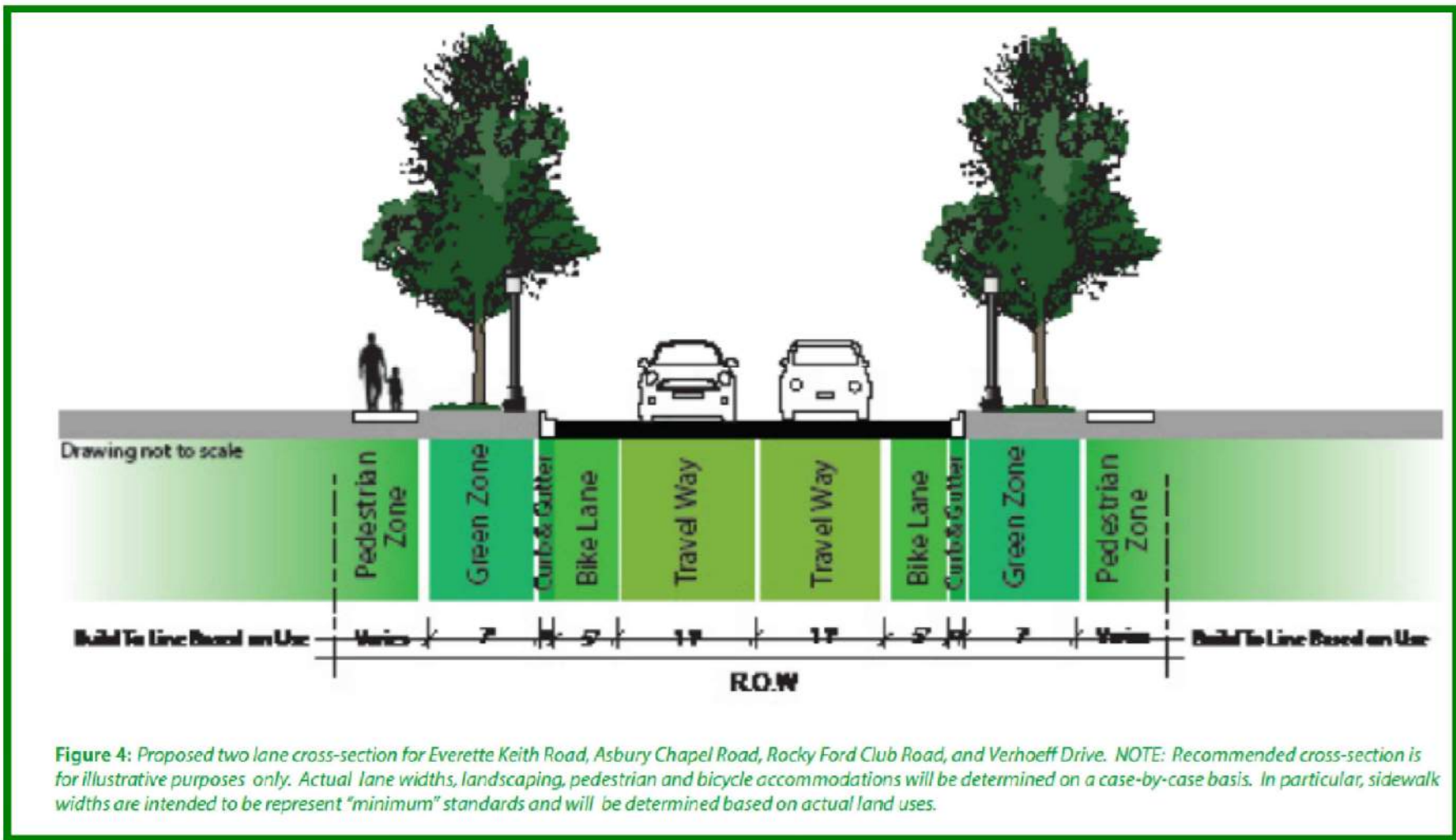
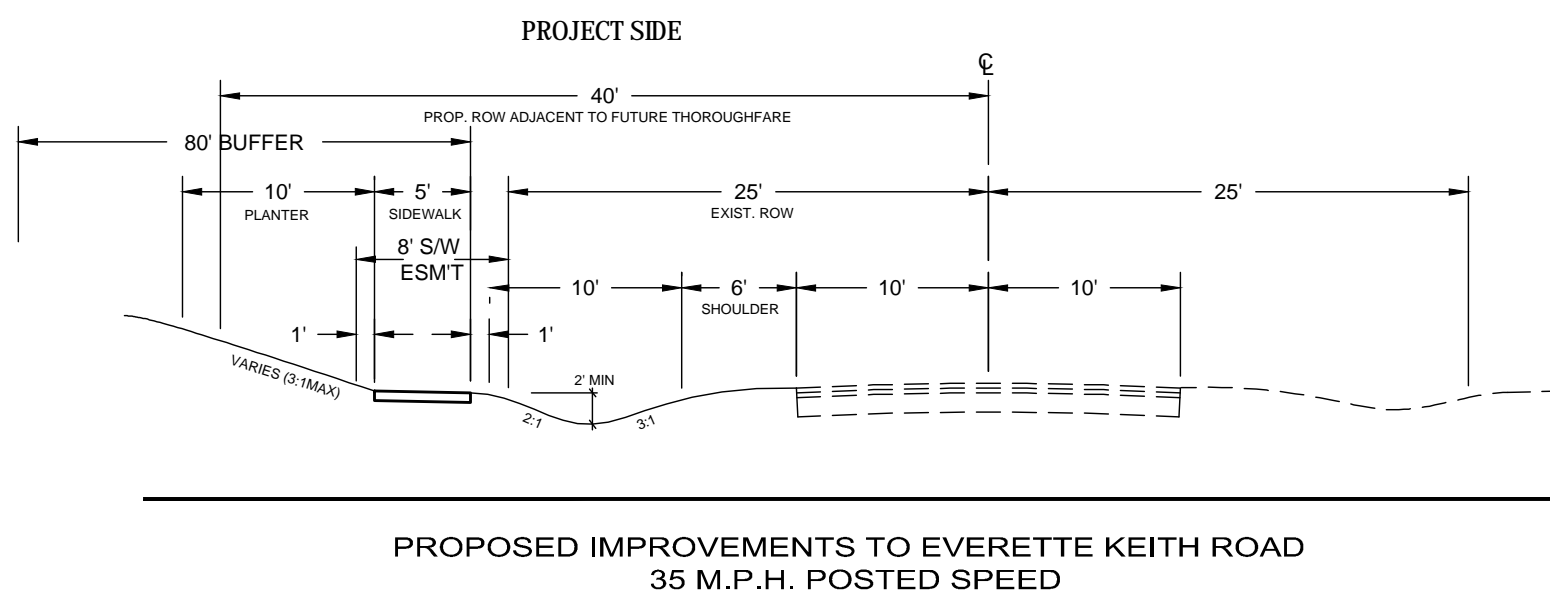
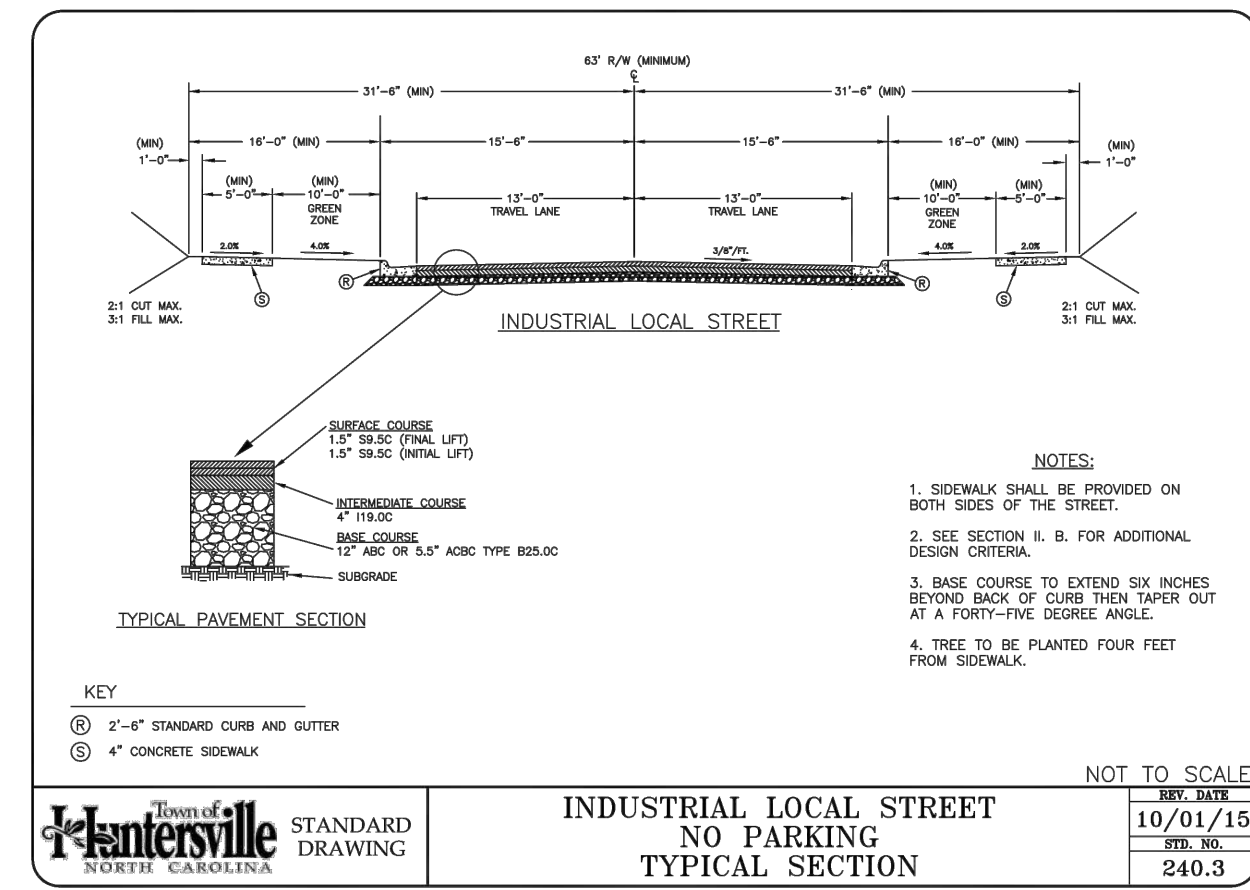
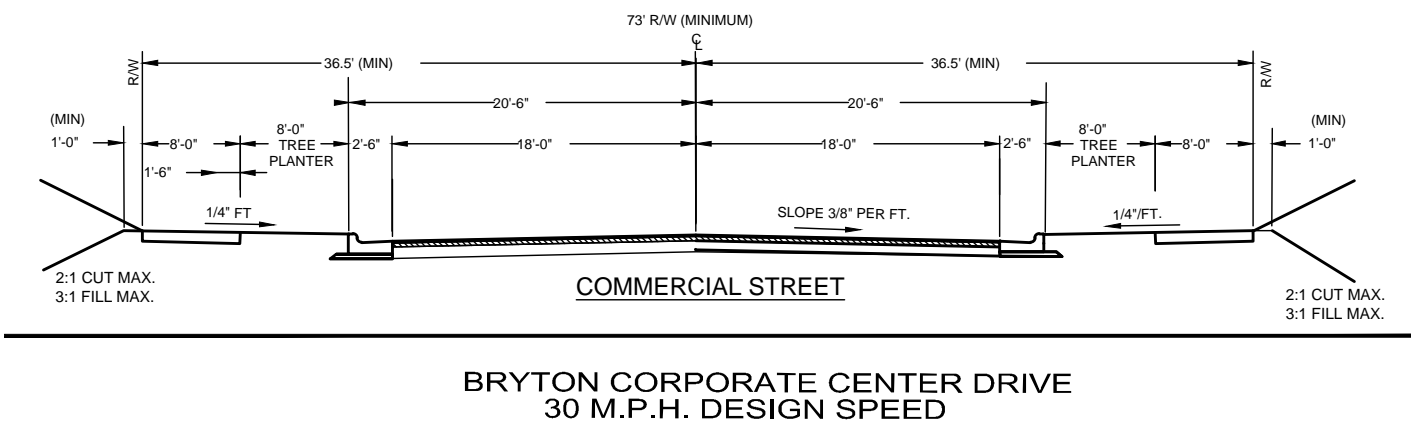
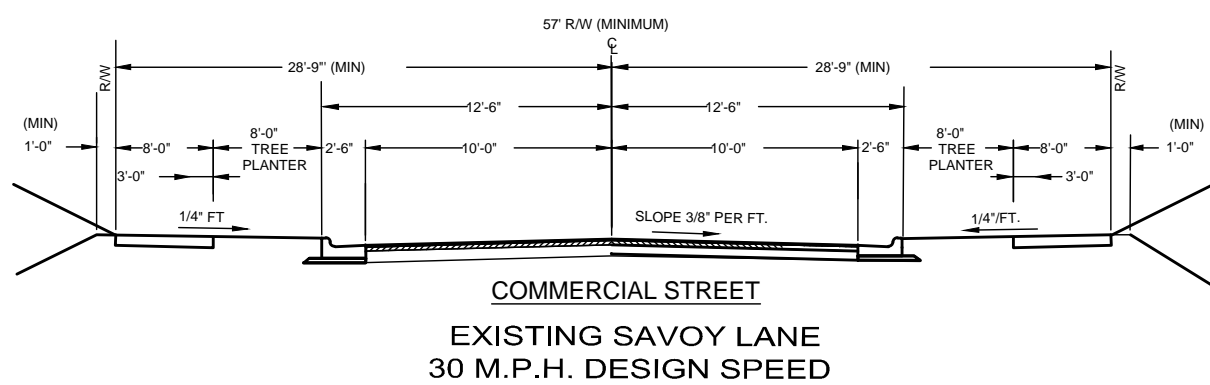
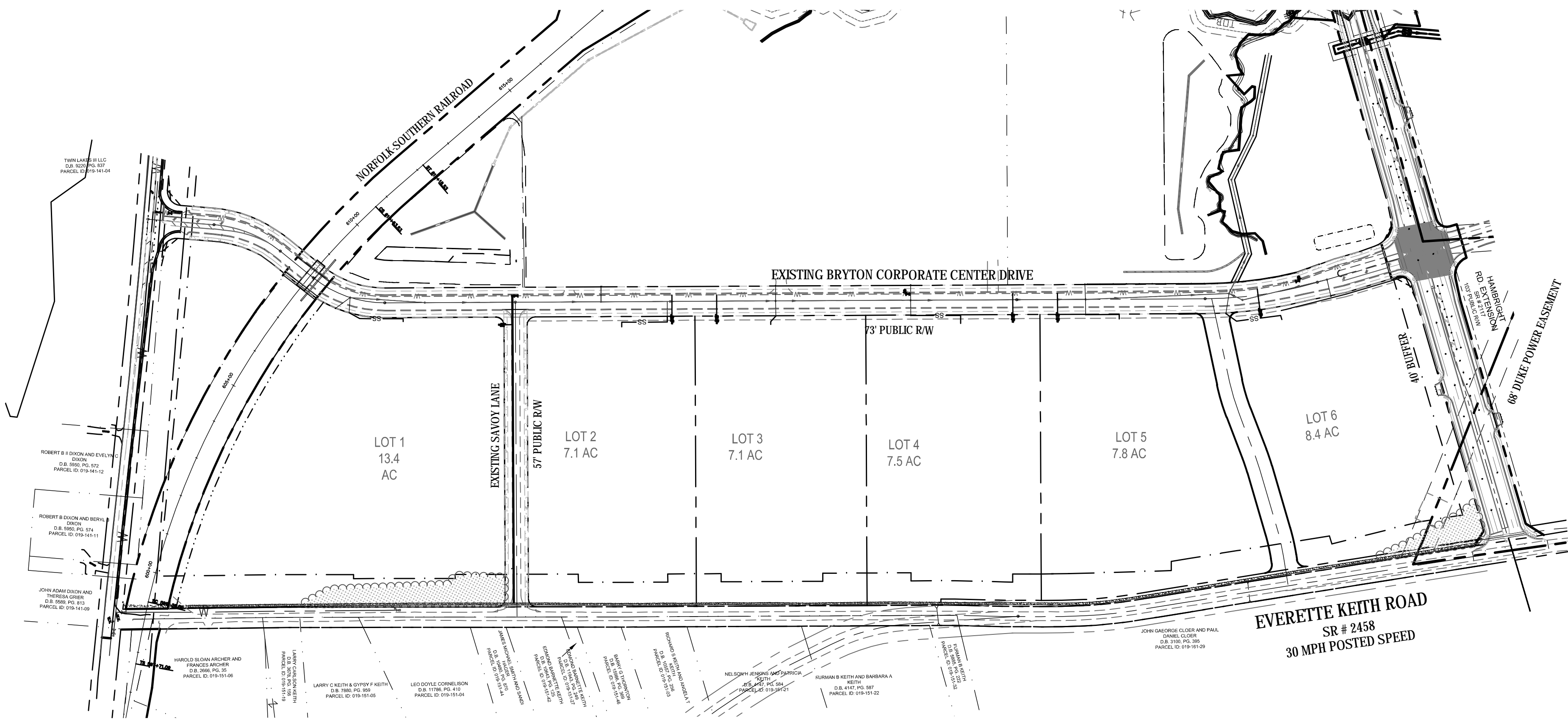
N.T.S.

#### PROJECT CONTACT INFORMATION

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Bryan Linton & Glenn Morris  
5950 Fairview Road, Suite 100  
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Bill Sirmerville  
Jason Onol  
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M: 704-763-6557

**ARCHITECT:**  
MSA  
Craig Flemming  
610 East Morehead St  
Charlotte, NC 28202  
Phone: 704-377-1177

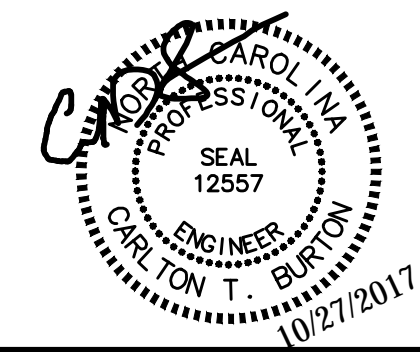


THIS PROJECT WILL REFERENCE THE ORIGINAL BRYTON TIA FOR THIS SUBDIVISION

SHEET	SHEET TITLE	ORIGINAL DATE	LATEST REV.
1.0	COVER SHEET		
2.0	SITE & UTILITY PLAN		
3.0	GRADING AND DRAINAGE PLAN		
4.0	STORMWATER MANAGEMENT CONCEPT PLAN		
5.0	TREE INVENTORY PLAN		
6.0	TYPICAL FIRE TRUCK TURNING PATHS		
7.0	BUFFER PLAN		



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BRYTON CORPORATE CENTER  
10506 BRYTON CORPORATE CENTER DRIVE  
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

COVER SHEET

CUB  
PM  
CTB  
ENG  
CUB  
DRAWN BY  
09/20/2017  
DATE

REVISIONS

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PROJECT NUMBER  
017.629.009

SUB1.0  
Sheet 1 of 7



TOTAL ACREAGE: 35.9487  
 TOTAL SITE SQUARE FEET: 1,566,927  
 PRINCIPLE USE(S): INDUSTRIAL/FLEX  
 BUILDING TYPE: URBAN WORKPLACE  
 ZONING DISTRICT: SP (CD)  
 OVERLAY DISTRICT: BRYTON ZONING OVERLAY  
 PERCENT IMPERVIOUS ALLOWED: 100%  
 PERCENT IMPERVIOUS SHOWN: 85%  
 LOT COUNT: 6  
 TOTAL SQUARE FEET OF NON RESIDENTIAL: 703,200 SF  
 LOT SIZE RANGE: 6.9 TO 11.5 ACRES  
 NUMBER OF LOTS WITHIN EACH RANGE: 6 LOTS  
 LOT WIDTH RANGE: 400-500 LF  
 NUMBER OF LOTS WITH EACH WIDTH: 6 LOTS 400-500 LF

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF TOWNSHIP OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT. AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD. THERE HAS BEEN NO RECORD OF ANY COMMON AND/OR URBAN OPEN SPACE. SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DESIGNATED PERMITTEE.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SETCH 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. MODIFICATIONS TO PLAN MAY RESULT.
- LARGE MATURING TREES WILL BE PLANTED 40' CIRCUMFERENCE (REQUIRED) PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF PARKWAY PARKWAYS. LARGE MATURING TREES CAN BE PLANTED ALONG PARKWAYS. LARGE MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- MAIL DELIVERY TO BE TO A COMMUNAL BOX FOR THE ENTIRE PROJECT. GARBAGE TO BE COLLECTED FROM COMMON SCREENED ENCLOSURES EVENLY SPACED ALONG THE TRUCK ROUTE.

FRONT BUILD TO RANGE : 0'-25'-B"

CORNER SETBACKS: N/A  
REAR SETBACKS: N/A

RIGHT SIDE SETBACK: N/A

LEFT SIDE SETBACK: N/A

## WATERSHED INFORMATION

IS THE PROPERTY IN A REGULATED  
WATERSHED DISTRICT: HUNTER

LOW DENSITY/HIGH DENSITY: HIGH

BUFFERS & SCREENING TO BE ACCORDING TO THE APPROVED REZONING PETITION: R 05-10 PAGE TDS1.1B.

THE 80' BUFFER ALONG EVERETTE KEITH ROAD MAY BE GRADED TO ACCOMODATE WALLS, BERMS & SIDEWALK. DISTURBED AREAS TO BE REPLANTED AT 4 TREES PER 1,000 SF OF BUFFER AREA (75% LARGE MATURING, 50% EVERGREEN, 25% SMALL MATURING).

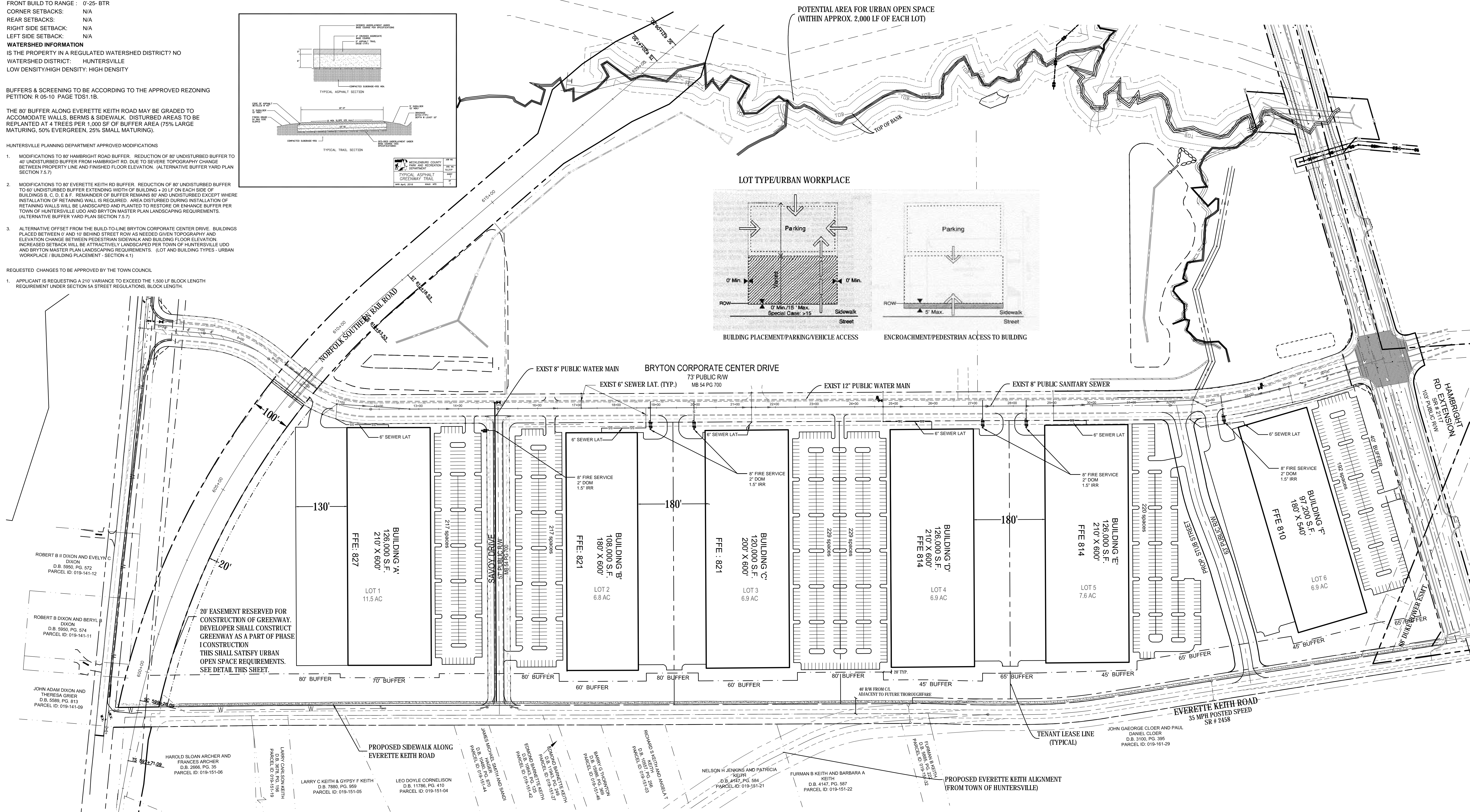
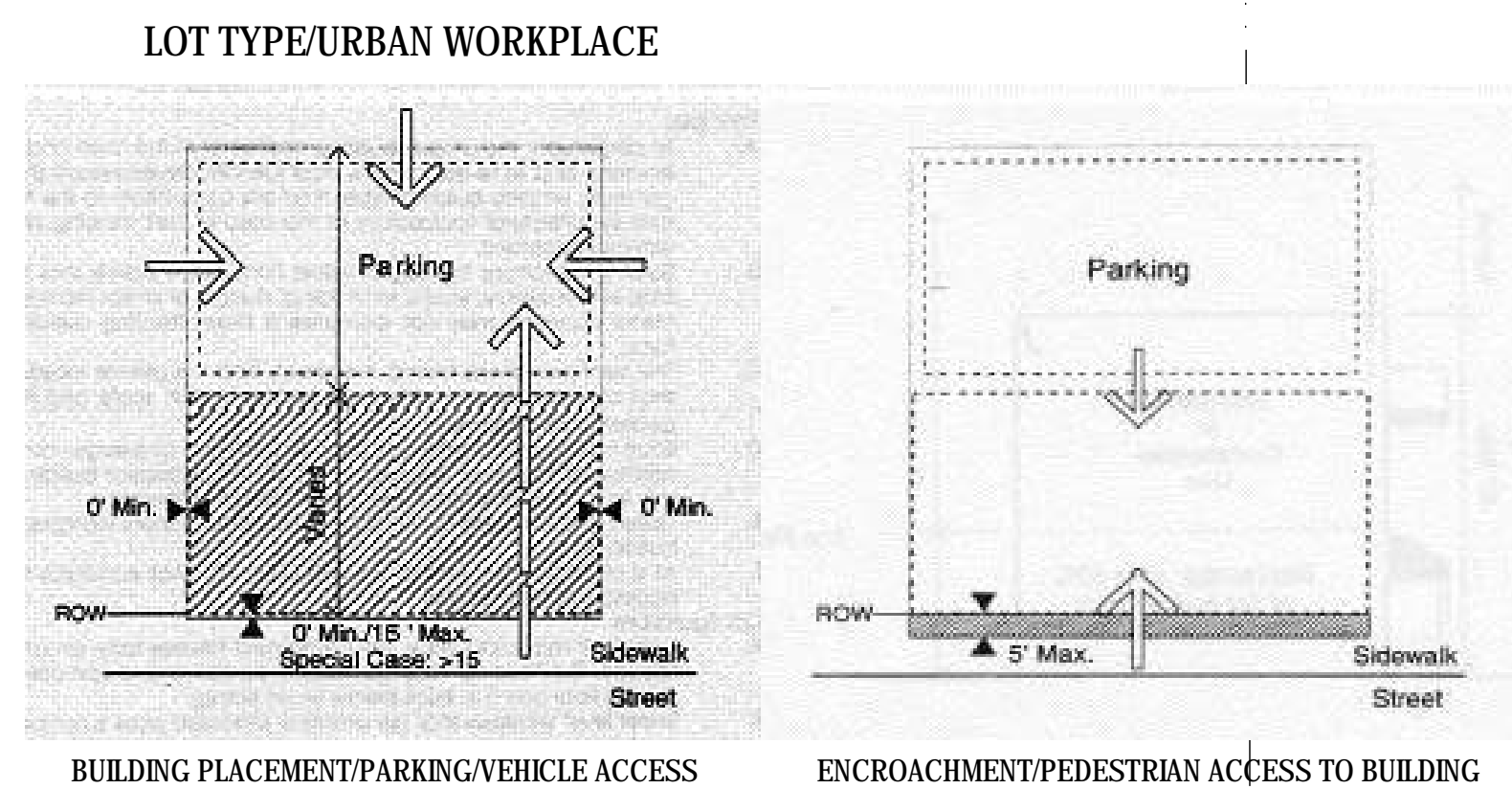
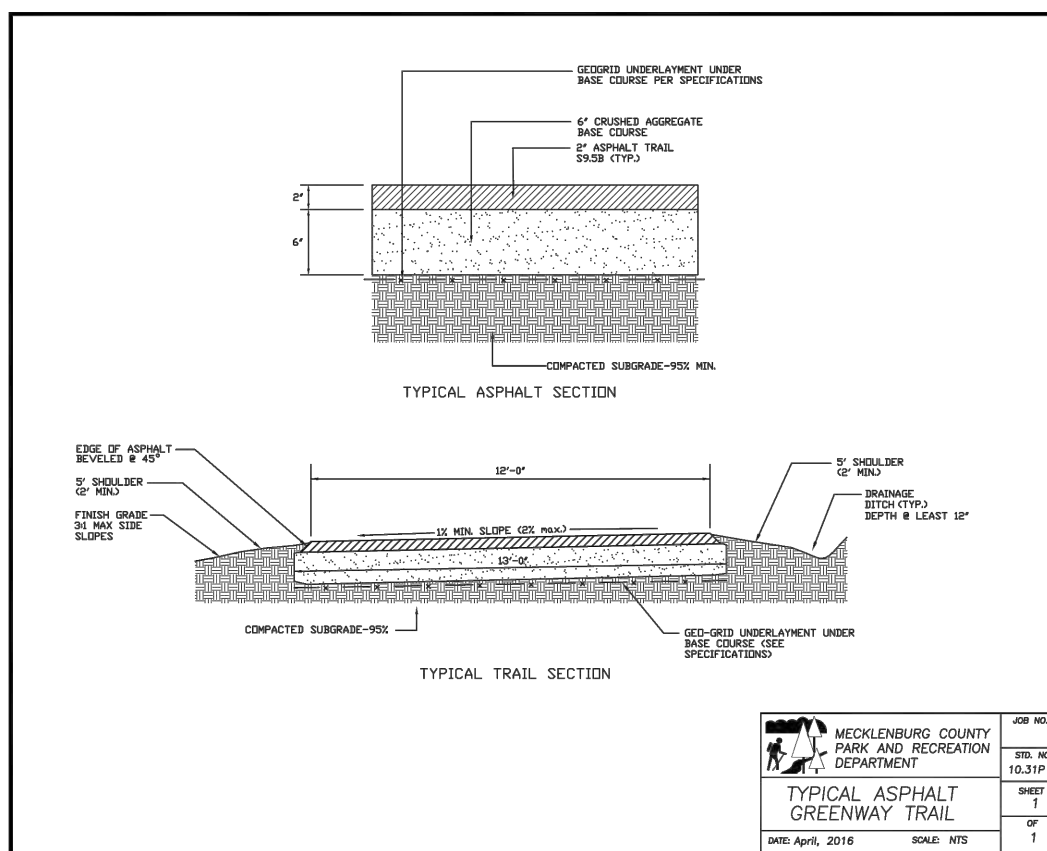
HUNTERSVILLE PLANNING DEPARTMENT APPROVED MODIFICATIONS

1. MODIFICATIONS TO 80' HAMBRIGHT ROAD BUFFER. REDUCTION OF 80' UNDISTURBED BUFFER TO 40' UNDISTURBED BUFFER FROM HAMBRIGHT RD. DUE TO SEVERE TOPOGRAPHY CHANGE BETWEEN PROPERTY LINE AND FINISHED FLOOR ELEVATION. (ALTERNATIVE BUFFER YARD PLAN SECTION 7.5.7)

2. MODIFICATIONS TO 80' EVERETTE KEITH RD BUFFER: REDUCTION OF 60' UNDISTURBED BUFFER TO 60' UNDISTURBED BUFFER EXTENDING WIDTH OF BUILDING + 20' LF ON EACH SIDE OF LOT. D. 4.3 & 4.4 TO BE DELETED. 20' BUFFER TO BE MAINTAINED. 10' SWH BUFFER TO BE MAINTAINED. INSTALLATION OF RETAINING WALL IS REQUIRED. AREA DISTURBED DURING INSTALLATION OF RETAINING WALLS WILL BE LANDSCAPED AND PLANTED TO RESTORE OR ENHANCE BUFFER PER TOWN OF HUNTSVILLE UDO AND BRYTON MASTER PLAN LANDSCAPING REQUIREMENTS (ALTERNATIVE BRYTON YARD PLAN SECTION 7.5.7).
3. ALTERNATIVE OFFSET FROM THE BUILD-TO LINE: BRYTON CORPORATE CENTER DRIVE. BUILDINGS PLACED BETWEEN 8' AND 10' BEHIND STREET ROW AS NEEDED GIVEN TOPOGRAPHY AND ADJACENT BUILDINGS. 10' SETBACK FROM STREET ROW TO BE MAINTAINED. BUILDING FOOTPRINT ELEVATION INCREASED SETBACK WILL BE ATTRACTIVELY LANDSCAPED PER TOWN OF HUNTSVILLE UDO AND BRYTON MASTER PLAN LANDSCAPING REQUIREMENTS. (LOT AND BUILDING TYPES - URBAN URBAN BUILDING TYPE).


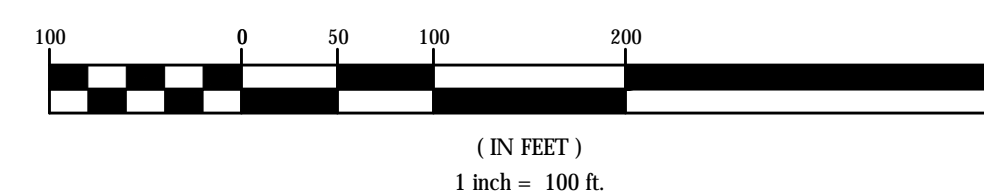
REQUESTED CHANGES TO BE APPROVED BY THE TOWN COUNCIL

1. APPLICANT IS REQUESTING A 210' VARIANCE TO EXCEED THE 1,500 LF BLOCK LENGTH REQUIREMENT UNDER SECTION 5A STREET REGULATIONS. BLOCK LENGTH.



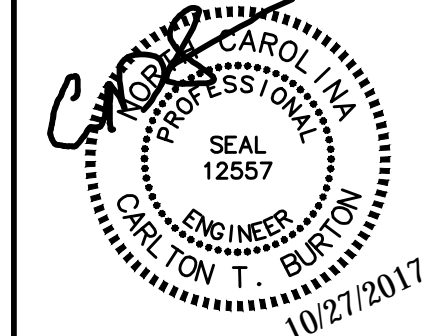
A compass rose with a circle in the center. Inside the circle is a stylized letter 'B' that is shaded to represent a magnetic needle. The needle points towards the top-right of the circle. Four lines extend from the circle to represent the cardinal directions.

TRUE NORTH



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**BRYTON CORPORATE CENTER**  
10506 BRYTON CORPORATE CENTER DRIVE  
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

# SITE & UTILITY PLAN

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DRAWN BY  
09/20/2017  
DATE

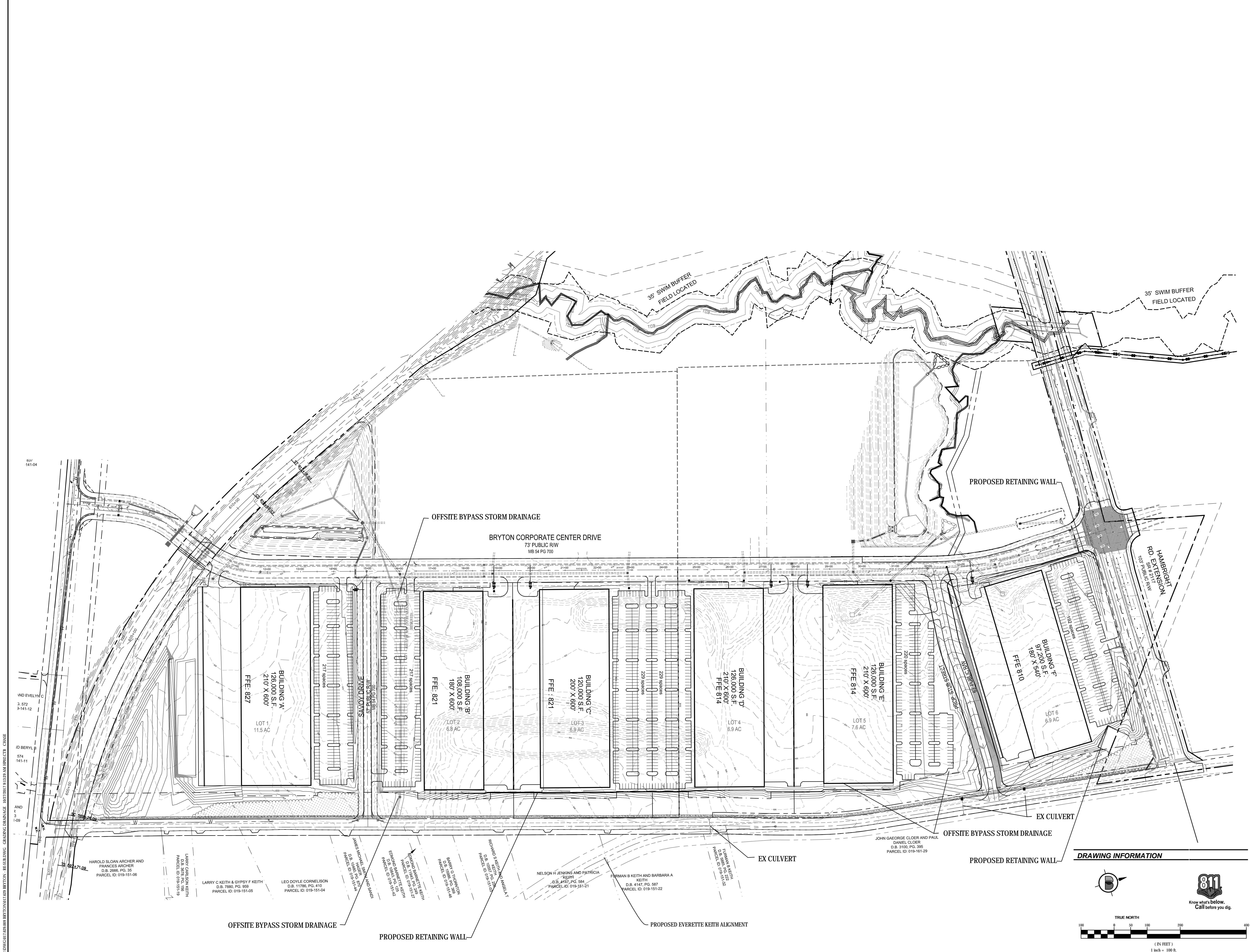
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**SUB2.0**  
Sheet 2 of 7





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**GRADING & DRAINAGE PLAN**

REVISIONS	DATE	BY	CHKD

**DRAWING INFORMATION**

TRUE NORTH

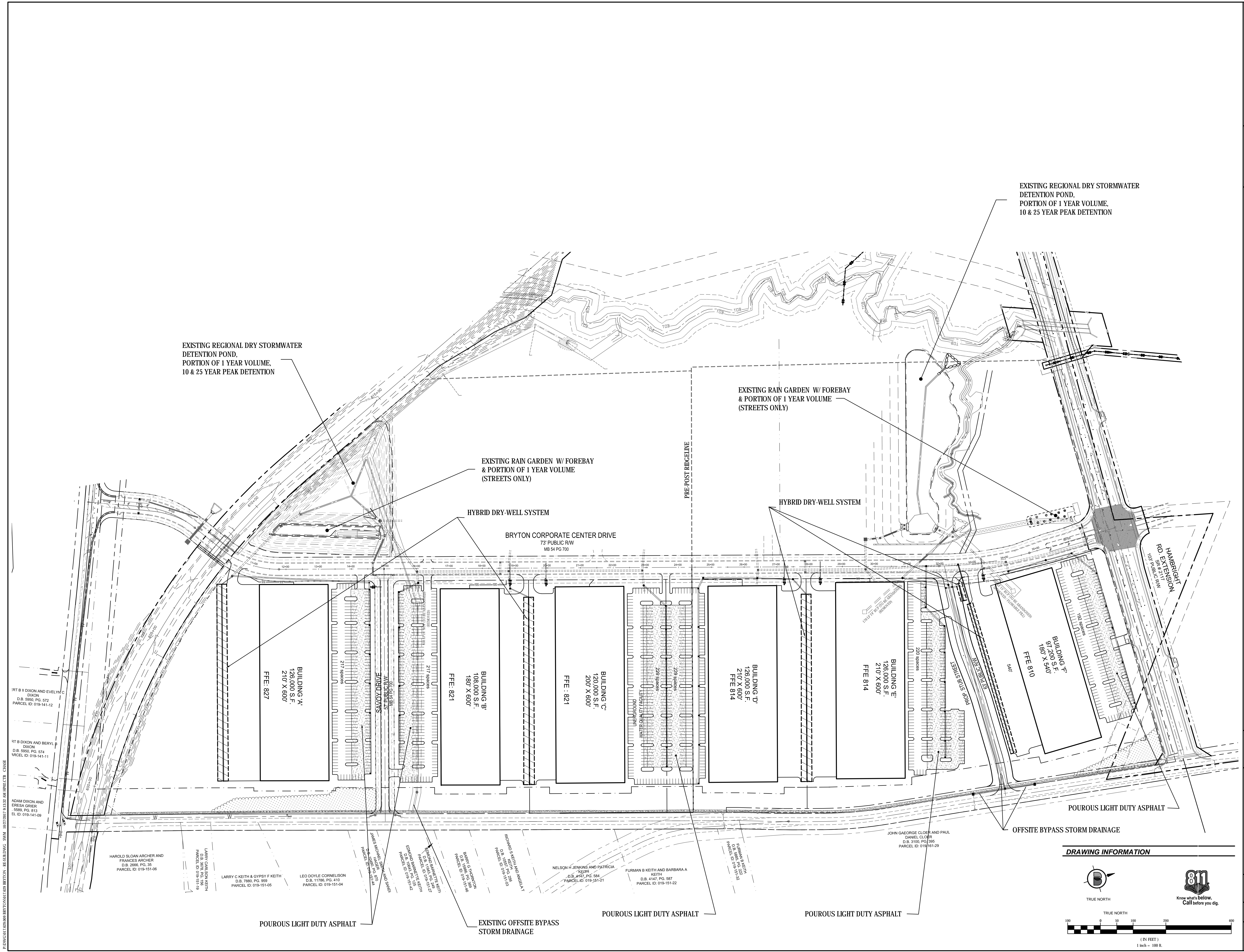
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(IN FEET)  
1 inch = 100 ft.

PROJECT NUMBER  
017.629.009

**SUB3.0**

Sheet 3 of 7

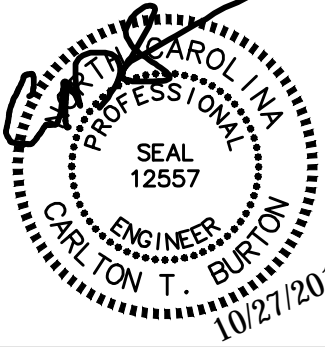






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**STORMWATER MANAGEMENT CONCEPT PLAN**

REVISIONS	DATE	BY	CHK

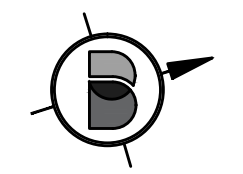
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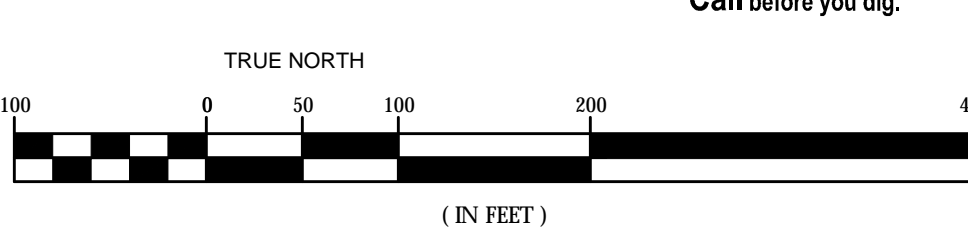
**SUB4.0**

Sheet 4 of 7


**DRAWING INFORMATION**



TRUE NORTH



1 inch = 100 ft.





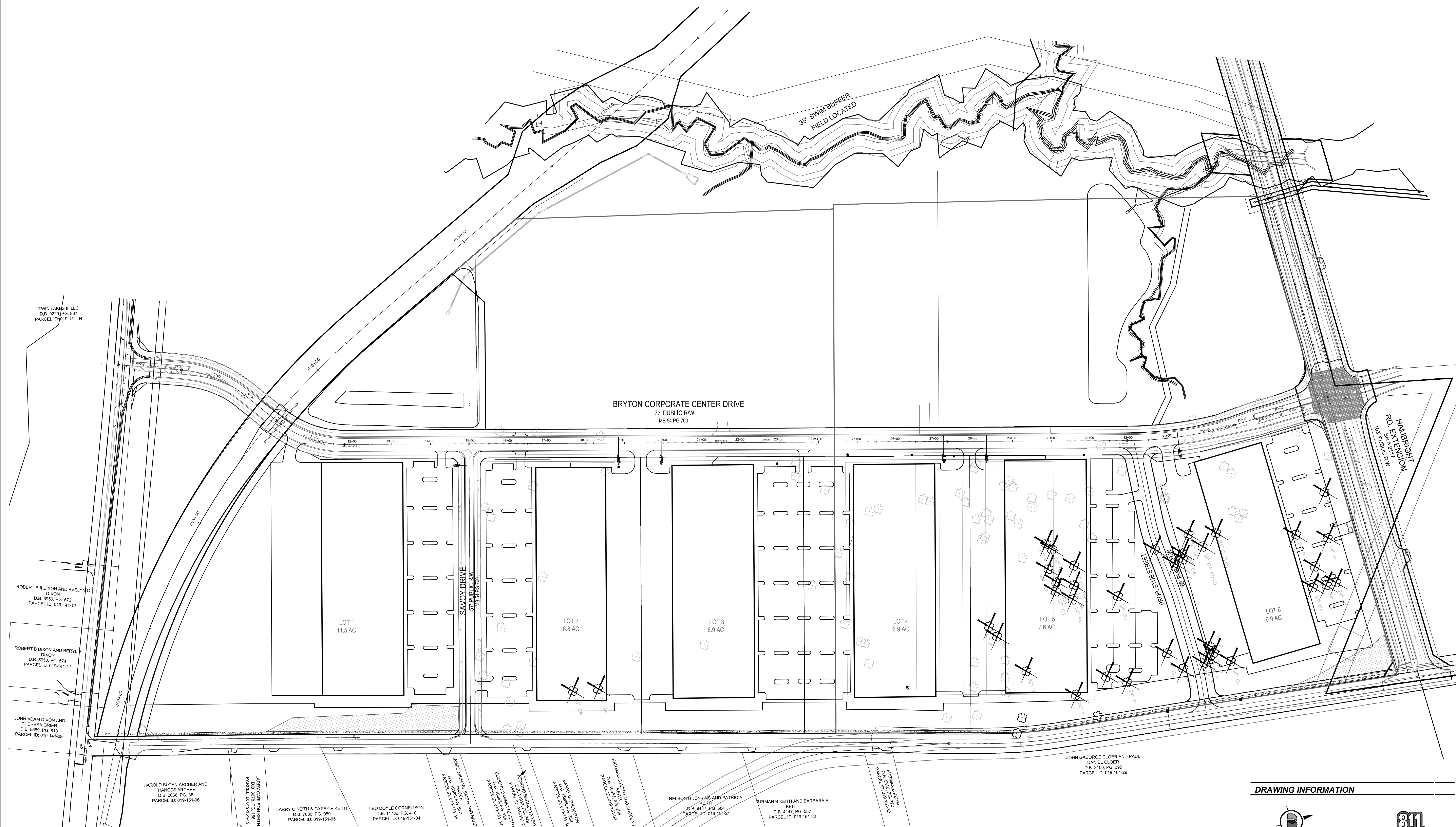
EXISTING TREE PREVIOUSLY REMOVED = 87

24<sup>th</sup> HII

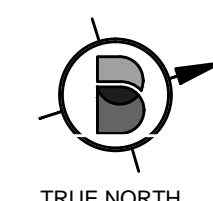
EXISTING TREE TO REMAIN THIS PROJECT = 3

24<sup>th</sup> H1

EXISTING TREE TO BE REMOVED THIS  
PROJECT = 39



### ***DRAWING INFORMATION***



TRUE NORTH



Know what's below.  
Call before you dig.



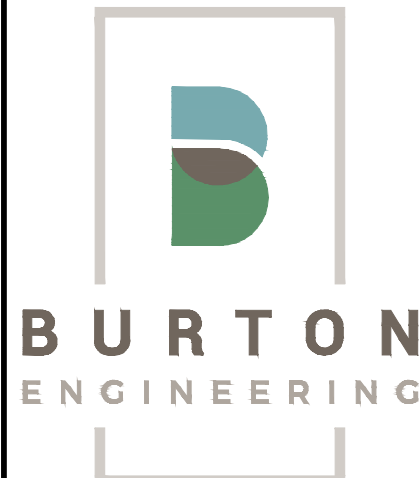
( IN FEET )  
1 inch = 100 ft

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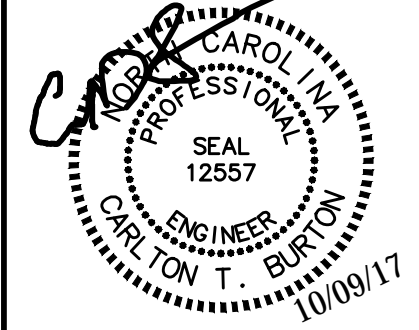
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## TREE INVENTORY PLAN



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REVISIONS	PM <u>ChB</u> CTB ENG ChB DRAWN BY 09/20/2017 DATE
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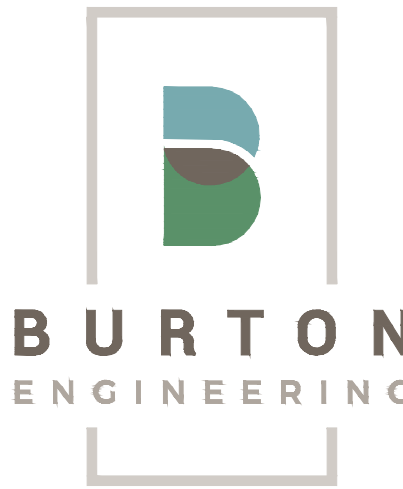
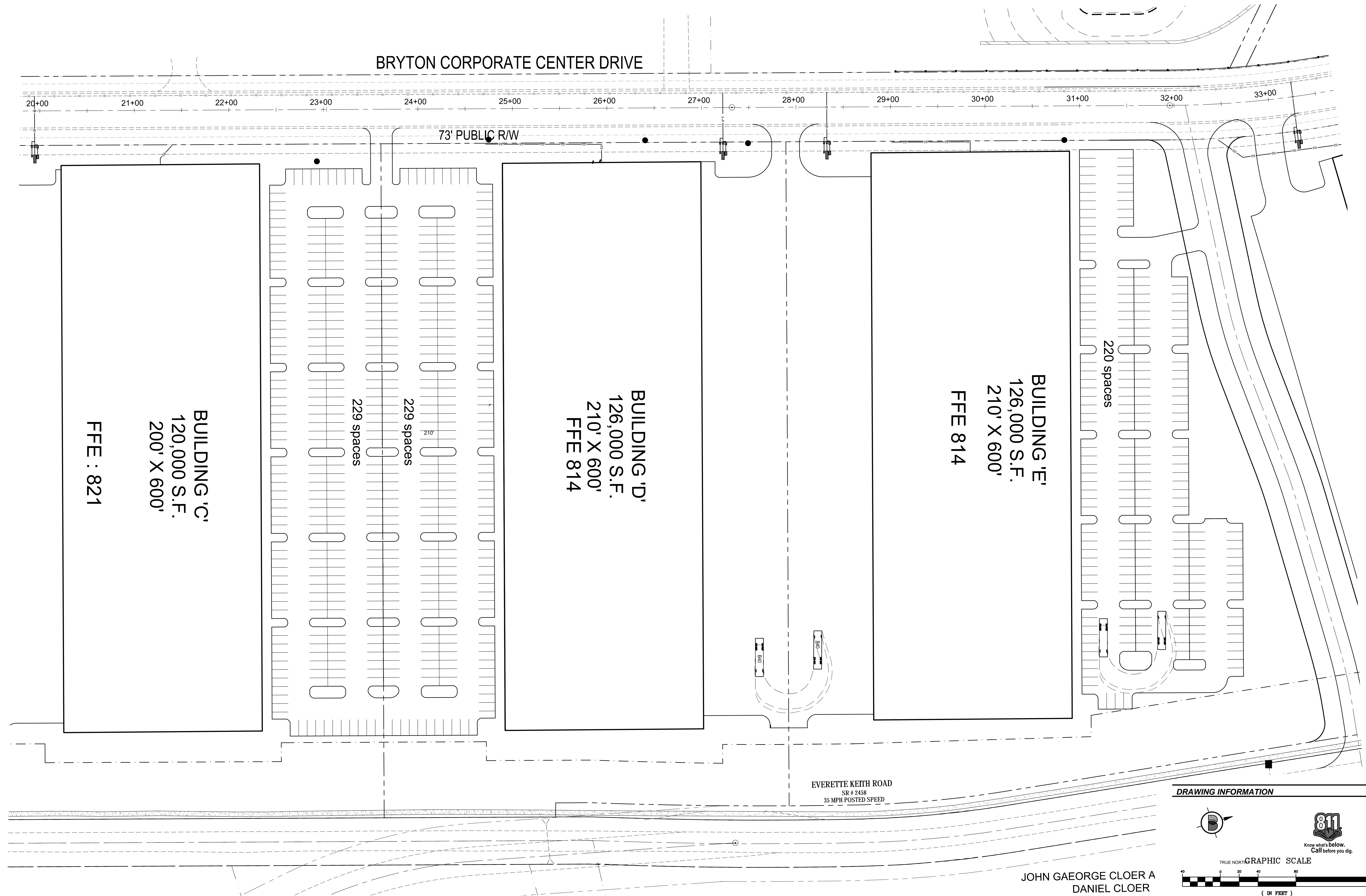
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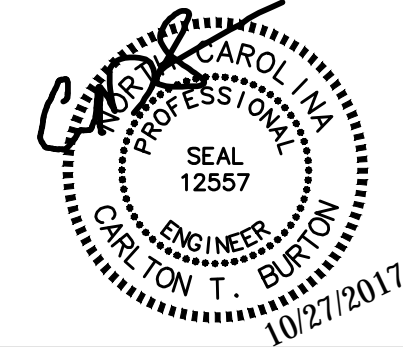
SUB5.0



POWER/017.629.009 BRYTON CORP. CENTER TURNING 08/21/2017 08:15:18 AM BRYTON 82352.DWG TURNING 08/21/2017 08:15:18 AM BRYTON 82352.DWG



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**BRYTON CORPORATE CENTER**  
10506 BRYTON CORPORATE CENTER DRIVE  
HUNTERVILLE, MECKLENBURG COUNTY, NORTH CAROLINA  
**TYPICAL FIRE TRUCK TURNING PATHS**

PM	CTB	ENG	DATE
			08/21/2017

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**SUB6.0**  
Sheet 6 of 7

**DRAWING INFORMATION**

TRUE NORTH

811 Know what's below. Call before you dig.

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

JOHN GAEORGE CLOER A  
DANIEL CLOER

EVERETTE KEITH ROAD  
SR # 2458  
35 MPH POSTED SPEED

BRYTON CORPORATE CENTER DRIVE

73' PUBLIC R/W

BUILDING 'C'  
120,000 S.F.  
200' X 600'  
FFE : 821

229 spaces

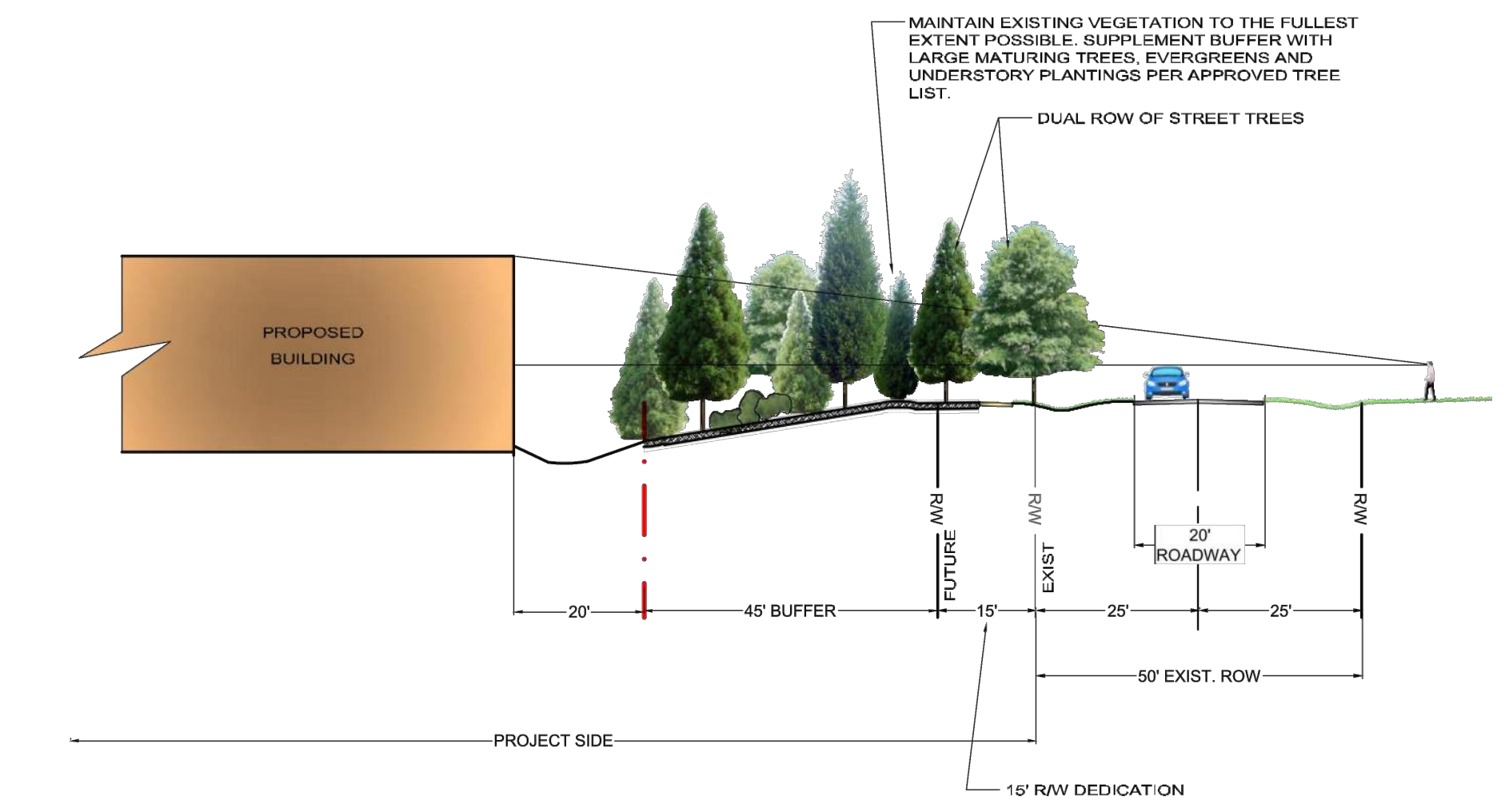
229 spaces

BUILDING 'D'  
126,000 S.F.  
210' X 600'  
FFE 814

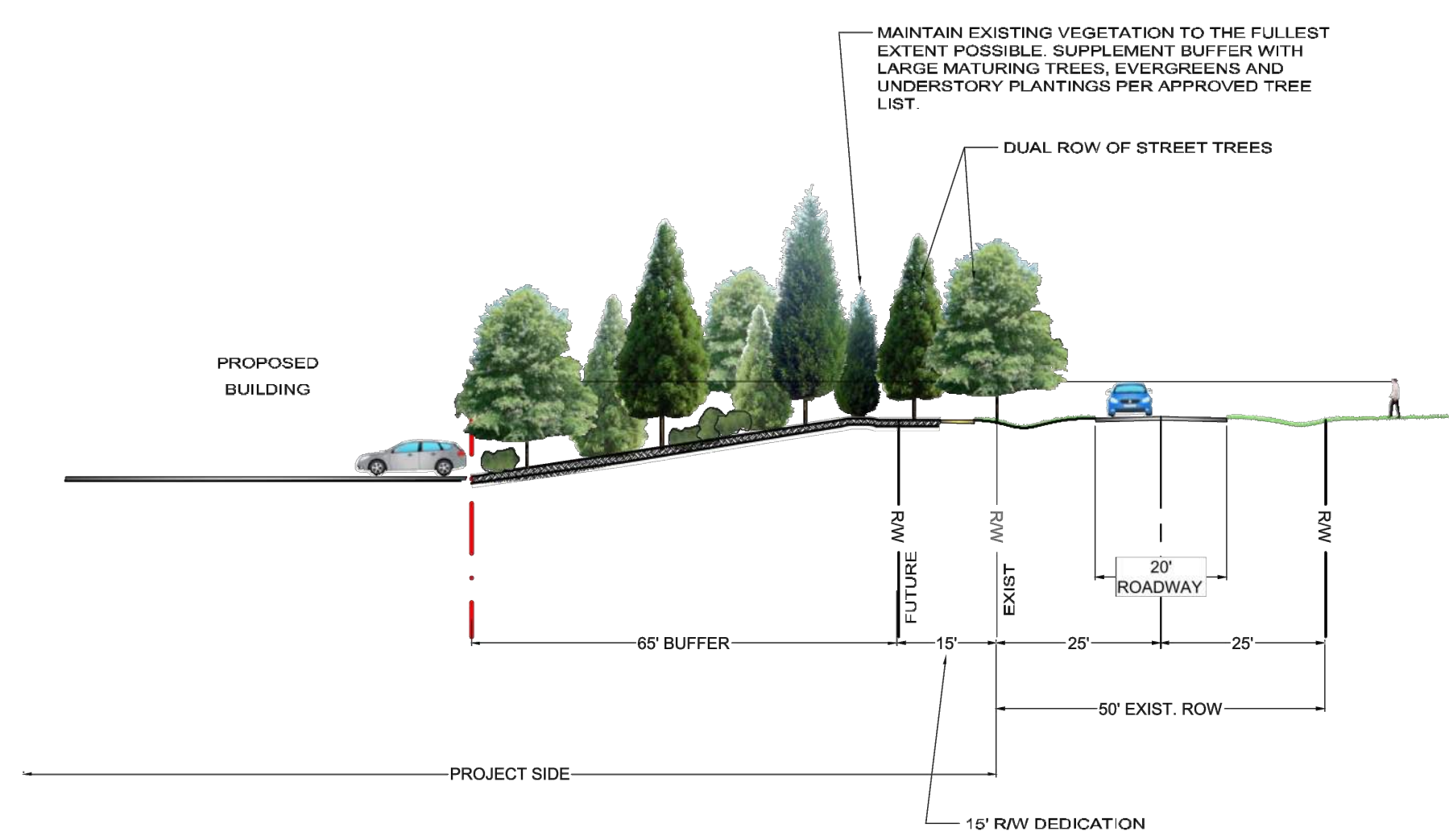
BUILDING 'E'  
126,000 S.F.  
210' X 600'  
FFE 814

220 spaces

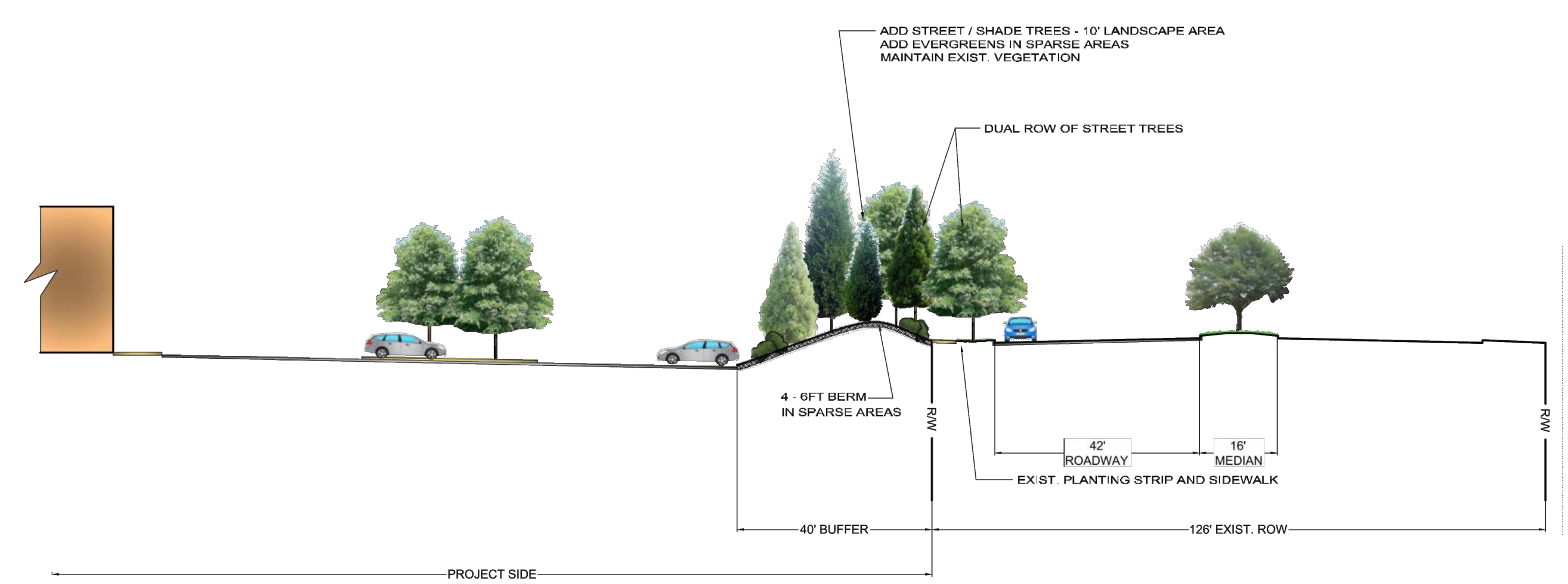




FUTURE MINOR THOROUGHFARE @ EVERETTE KEITH ROAD  
ILLUSTRATIVE CROSS-SECTION - **45' BUFFER**



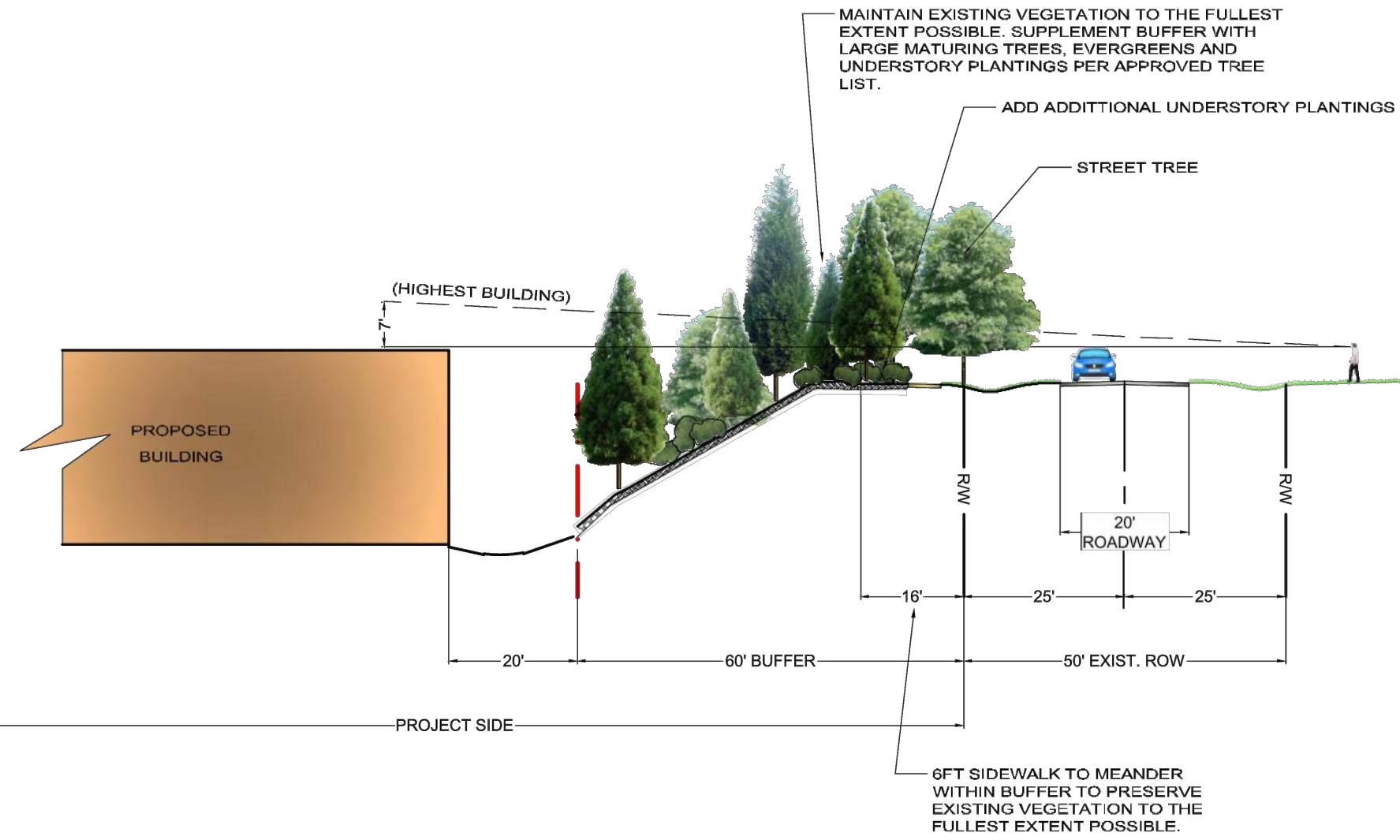
FUTURE MINOR THOROUGHFARE @ EVERETTE KEITH ROAD  
ILLUSTRATIVE CROSS-SECTION - **65' BUFFER**



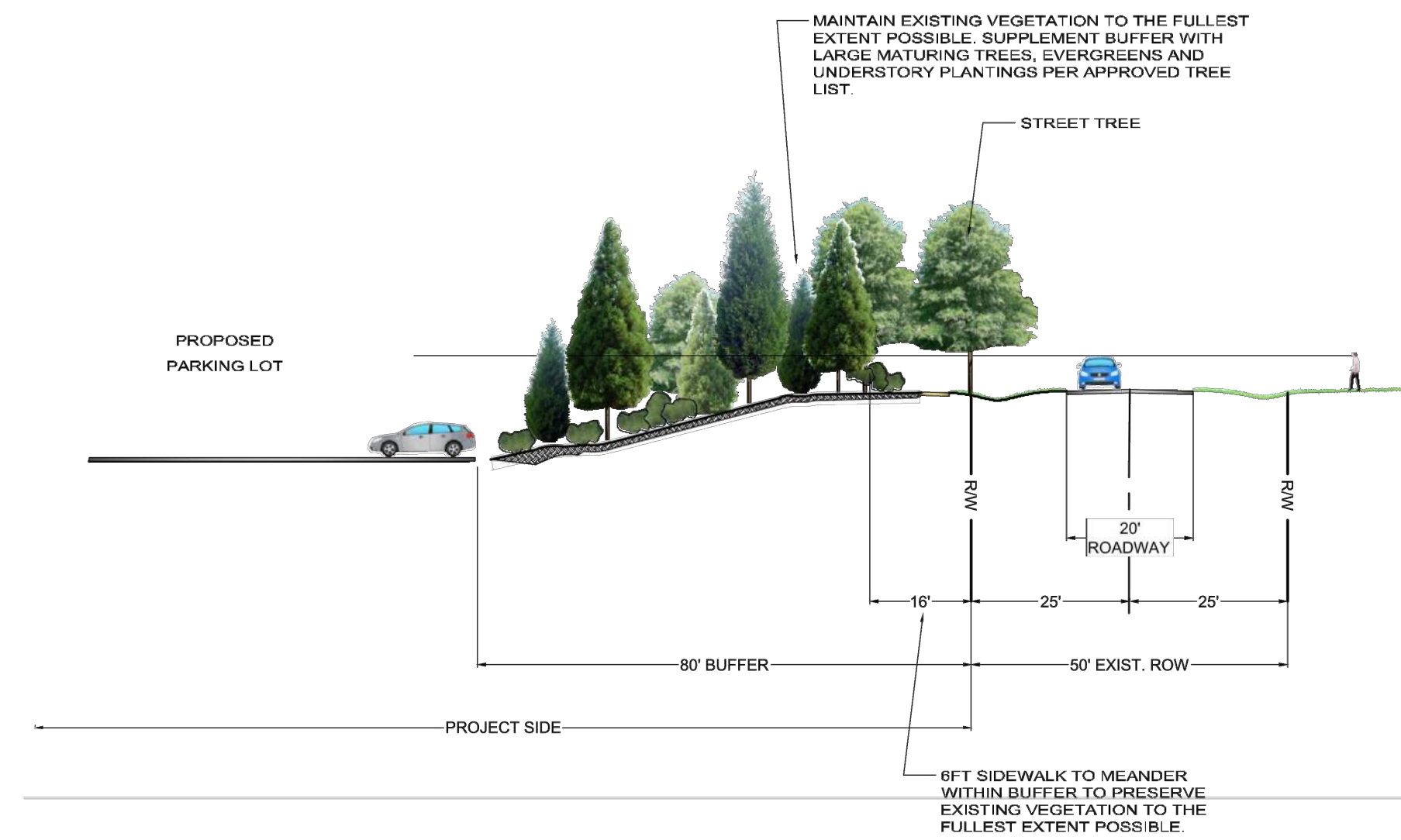
HAMBRIGHT ROAD  
ILLUSTRATIVE CROSS-SECTION - **40' BUFFER**

**LANDSCAPE SPECIES**

NAME	HT (ft)	SPREAD (ft)
Japanese Cedar	30-40	20-30
Leyland Cypress	60-70	10-15
Pin Oak	50-70	40-60
Laurel Oak	40-60	40-60
NAME	HT	SPREAD
Dwarf Burford Holly	4-6	4-6
English Holly	10-12	8-10
Hetzl Juniper	10-12	10-12
Pfitzer Juniper	5-7	8-10



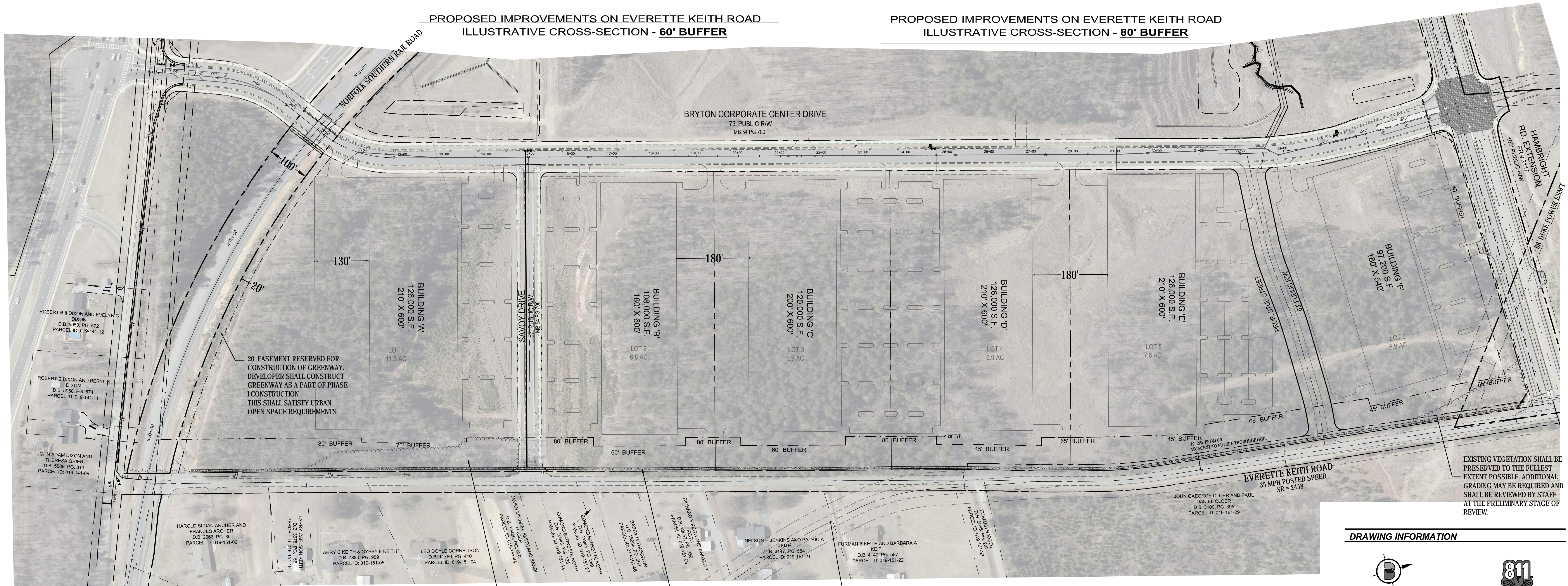
PROPOSED IMPROVEMENTS ON EVERETTE KEITH ROAD  
ILLUSTRATIVE CROSS-SECTION - **60' BUFFER**



PROPOSED IMPROVEMENTS ON EVERETTE KEITH ROAD  
ILLUSTRATIVE CROSS-SECTION - **80' BUFFER**

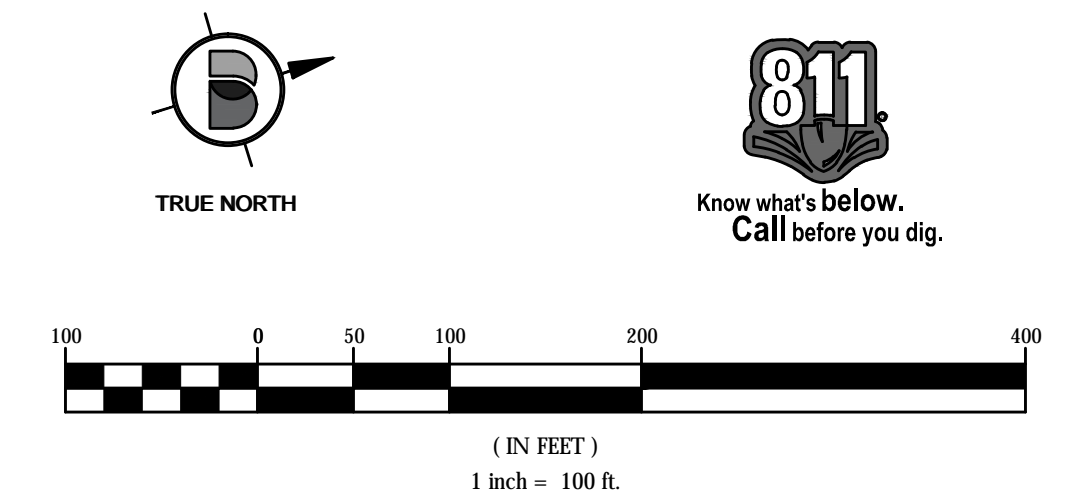
**NOTES**

- BUFFERS & SCREENING TO BE ACCORDING TO THE APPROVED REZONING PETITION: R 05-10 PAGE TDS1.1B.
- THE 80' BUFFER ALONG EVERETTE KEITH ROAD MAY BE GRADED TO ACCOMMODATE WALLS, BERMS & SIDEWALK. DISTURBED AREAS TO BE REPLANTED AT 4 TREES PER 1,000 SF OF BUFFER AREA (75% LARGE MATURING, 50% EVERGREEN, 25% SMALL MATURING) PER SECTION 7.5 OF THE ZONING ORDINANCE.
- EXISTING VEGETATION WITHIN BUFFERS TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE WITH REGARDS TO GRADING.
- ALTERNATIVE BUFFER SECTIONS SHALL MEET THE REQUIREMENTS OF THE BUFFER ORDINANCE SECTION 7.5.7 UTILIZING APPROVED SPECIES AS LISTED ON THIS SHEET AND EXISTING VEGETATION WHERE ABLE.
- ALL TREES SHOWN ON CROSS SECTIONS ARE AT APPROXIMATELY 40%-60% MATURITY.



EXISTING VEGETATION SHALL BE PRESERVED TO THE FULLEST EXTENT POSSIBLE. ADDITIONAL GRADING MAY BE REQUIRED AND SHALL BE REVIEWED BY STAFF AT THE PRELIMINARY STAGE OF REVIEW.

**DRAWING INFORMATION**



**BRYTON CORPORATE CENTER**  
10506 BRYTON CORPORATE CENTER DRIVE  
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

**BUFFER PLAN**

CIB  
PM  
CTB  
ENG  
CIB  
DRAWN BY  
DATE

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**SUB7.0**  
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