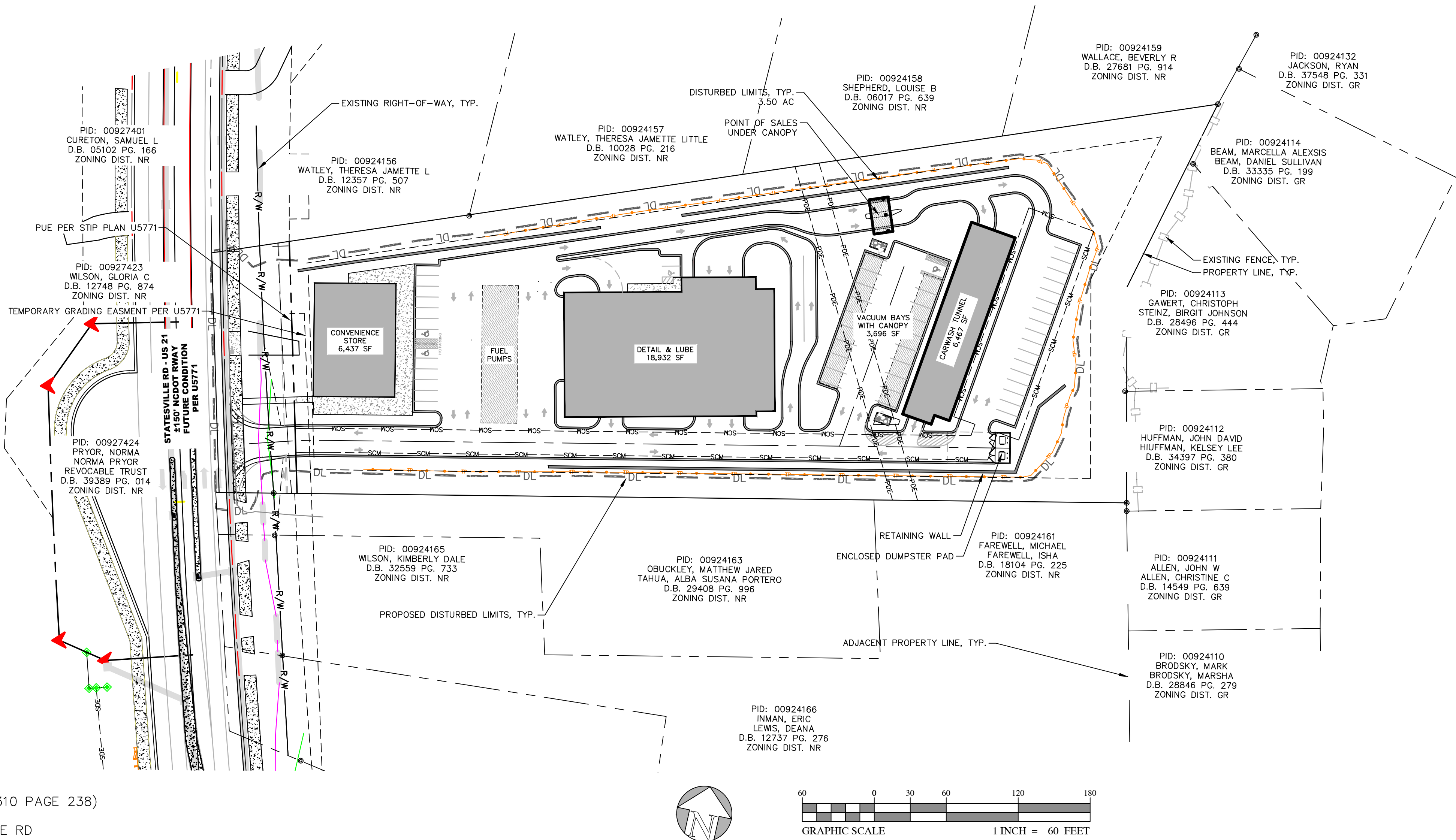


REZONING CONCEPT PLANS FOR  
STATESVILLE RD CARWASH  
HUNTERSVILLE TOWNSHIP MECKLENBURG COUNTY, NORTH CAROLINA



DEVELOPMENT DATA

PROJECT ID#  
PARCEL ID# 00924160 (DEED BOOK 32310 PAGE 238)  
PROPERTY ADDRESS: 16014 & 16016 STATESVILLE RD  
HUNTERSVILLE, NC 28078  
EXISTING ZONING: NR  
EXISTING USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED ZONING: HC(CD)  
PROPOSED USE: COMMERCIAL (C—STORE, LUBE & DETAIL SHOP, & CARWASH  
SITE AREA: 4.739 ACRES

TOWN OF HUNTERSVILLE PROJECT NUMBERS:  
ACCELA CSP-500142  
TRANSPORTATION IMPACT ANALYSIS: IDT#  
REZONING IDT#

TIA IN PROGRESS BY DAVENPORT

\*\*\*CAUTION\*\*\*

NORTH CAROLINA ONE CALL

3 DAYS BEFORE DIGGING CALL  
TOLL FREE 1-800-632-4949

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) APPLICATION FOR COVERAGE UNDER NORTH CAROLINA'S GENERAL PERMIT NCG010000: STORMWATER DISCHARGES STATEMENT

A NCG010000: NOI shall be prepared and submitted to owner/developer by NEW WAY DESIGNS, PLLC for original signature. The owner/ developer shall sign and submit a "original" NCG010000: NOI to obtain FINAL approval from NCDEQ—DEMLR before construction begins.

The owner/developer acknowledges he/she is the person responsible for the construction activities of this project, for satisfying the requirements of this permit, and for any civil or criminal penalties incurred due to violations of this permit.

The owner/developer will abide by all conditions of the NCG010000 General Permit and the approved Erosion and Sediment Control Plan.

If the Erosion and Sediment Control Plan approved by the delegated program is not compliant with Part II (Stormwater Pollution Prevention Plan) of the NCG010000 General Permit, the owner/developer will nonetheless ensure that all conditions of Part II of the permit are met on the project at all times.

Owner/developer shall conduct Self Monitoring per NCG01 SELF—INSPECTION, RECORDKEEPING AND REPORTING as detailed on page two of the construction drawings.

PROPERTY OWNER:  
IMM PROPERTIES LLC  
PO BOX 2642  
HUNTERSVILLE, NC 28070  
ATTN: PATRICIA MEDINA  
(980)722-4984  
PID: 00924160  
DB 32310-238  
DEVELOPER:  
BI-PART DEVELOPMENT, LLC  
18611 STARCREEK RD  
CORNELIUS, NC 28031  
ATTN: JAKE PALILLO  
704-363-7902  
JPALILLO@AOL.COM  
ENGINEER:  
NEW WAY DESIGNS PLLC  
530 AUSTIN DR  
CHARLOTTE, NC 282113  
ATTN: WILL MCBRAYER  
828-429-9787  
WILL@NWDPLLC.COM  
SURVEYOR:  
PROFESIONAL PROPERTY SERVICES  
18335 OLD STATESVILLE RD. STE. A  
CORNELIUS, NC 28031  
ATTN: BRIAN EVERSOLE, RLS  
704-765-5134

SHEET LIST TABLE

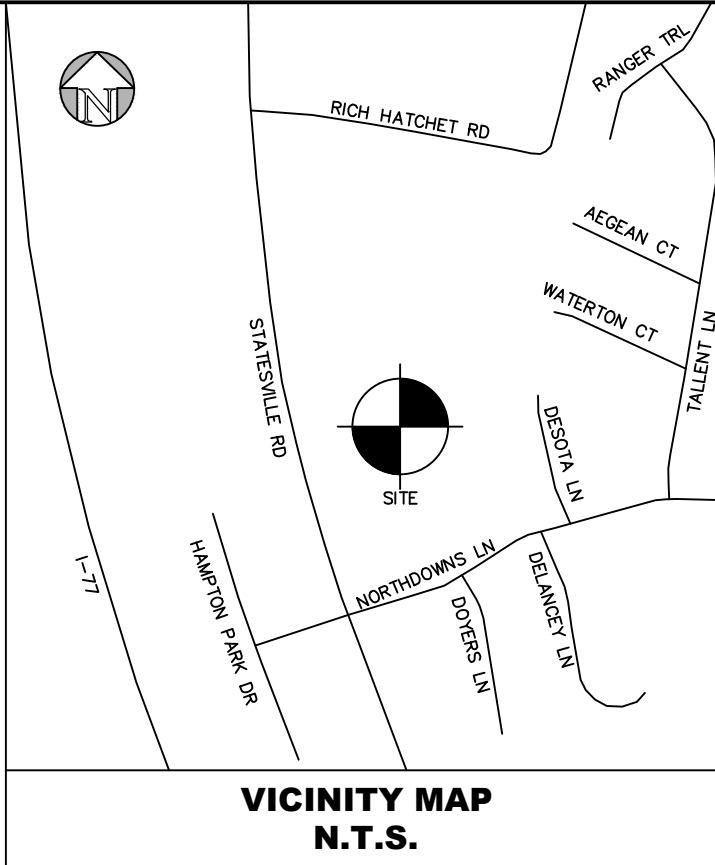
| SHEET NUMBER | SHEET TITLE             |
|--------------|-------------------------|
| RZ-0         | COVER                   |
| RZ-1         | EXISTING CONDITIONS     |
| RZ-2         | SLOPE ANALYSIS          |
| RZ-2.1       | TREE SAVE & DEMO PLAN   |
| RZ-2.2       | TREE SAVE & DEMO TABLES |
| RZ-4         | SITE PLAN               |
| RZ-5         | GRADING PLAN            |
| RZ-6         | UNDERGROUND DETENTION   |
| RZ-7         | LANDSCAPE PLAN          |

NOTES:  
1. SITE PLAN SUBJECT TO CHANGE BASED ON FINAL ENGINEERING WITH APPROVAL FROM TOWN OF HUNTERSVILLE PLANNING DEPARTMENT. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING STANDARDS OF THE TOWN OF HUNTERSVILLE.

APPROVAL OF THIS REZONING/SKETCH/CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL AND/OR VESTING OF THE FINAL CONSTRUCTION PLANS.

FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.

PLANS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE BEING SIGNED TO COMPLY WITH THE POST—CONSTRUCTION ORDINANCE (PCO) SKETCH PLAN SUBMITTAL REQUIREMENTS PER THE TOWN OF HUNTERSVILLE AND MECKLENBURG COUNTY. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

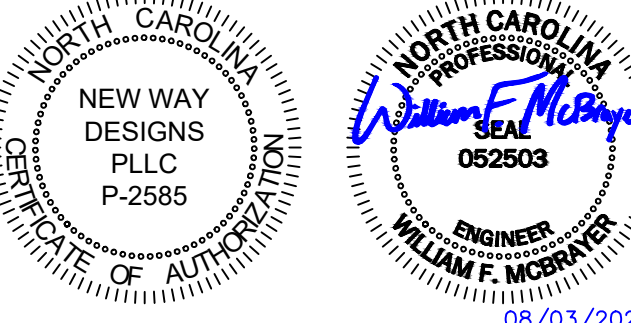


NEW WAY DESIGNS PLLC  
NC FIRM # P-2585  
530 AUSTIN DR  
CHARLOTTE, NC 28213  
CONTACT: WILLIAM F. MCBRAYER, PE  
PHONE: 828-429-9787  
EMAIL: WILL@NWDPLLC.COM

DEVELOPER:  
BI-PART DEVELOPMENT, LLC  
18611 STARCREEK RD  
CORNELIUS, NC 28031  
CONTACT: JAKE PALILLO  
PHONE: 704-363-7902  
EMAIL: JPALILLO@AOL.COM

REZONING CONCEPT SKETCH PLANS FOR  
STATESVILLE RD CARWASH

16014 & 1606 STATESVILLE RD  
HUNTERSVILLE, NC 28078



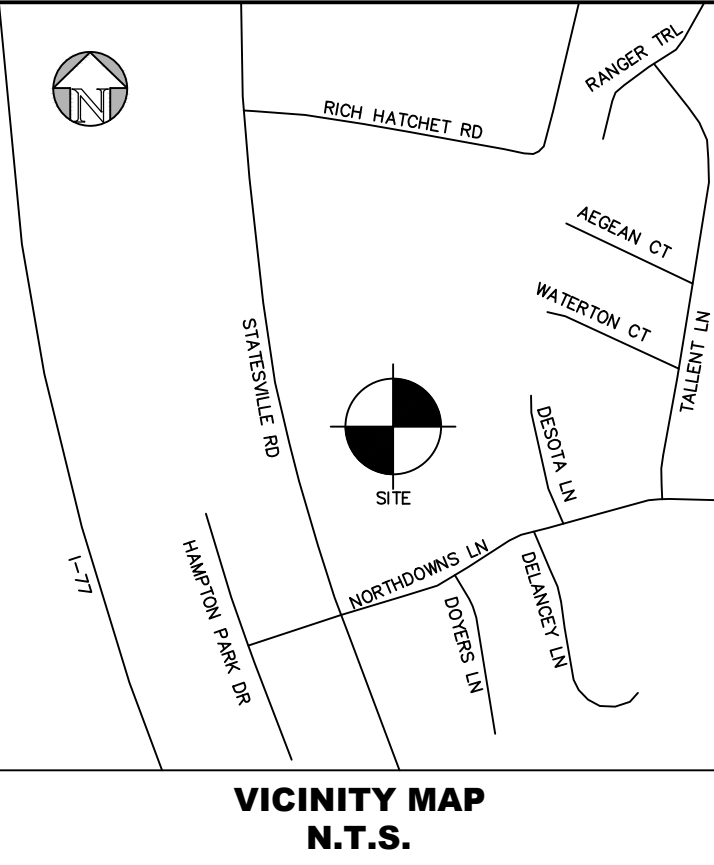
ISSUE DATE: XX/XX/XXXX

REVISION

PROJECT # 26011

DRAWN BY: MAM  
CHECKED BY: WFM

COVER





**NEW WAY DESIGNS**  
CIVIL ENGINEERING & LANDSCAPE DESIGN

**NEW WAY DESIGNS PLLC**  
NC FIRM # P-2585  
530 AUSTIN DR  
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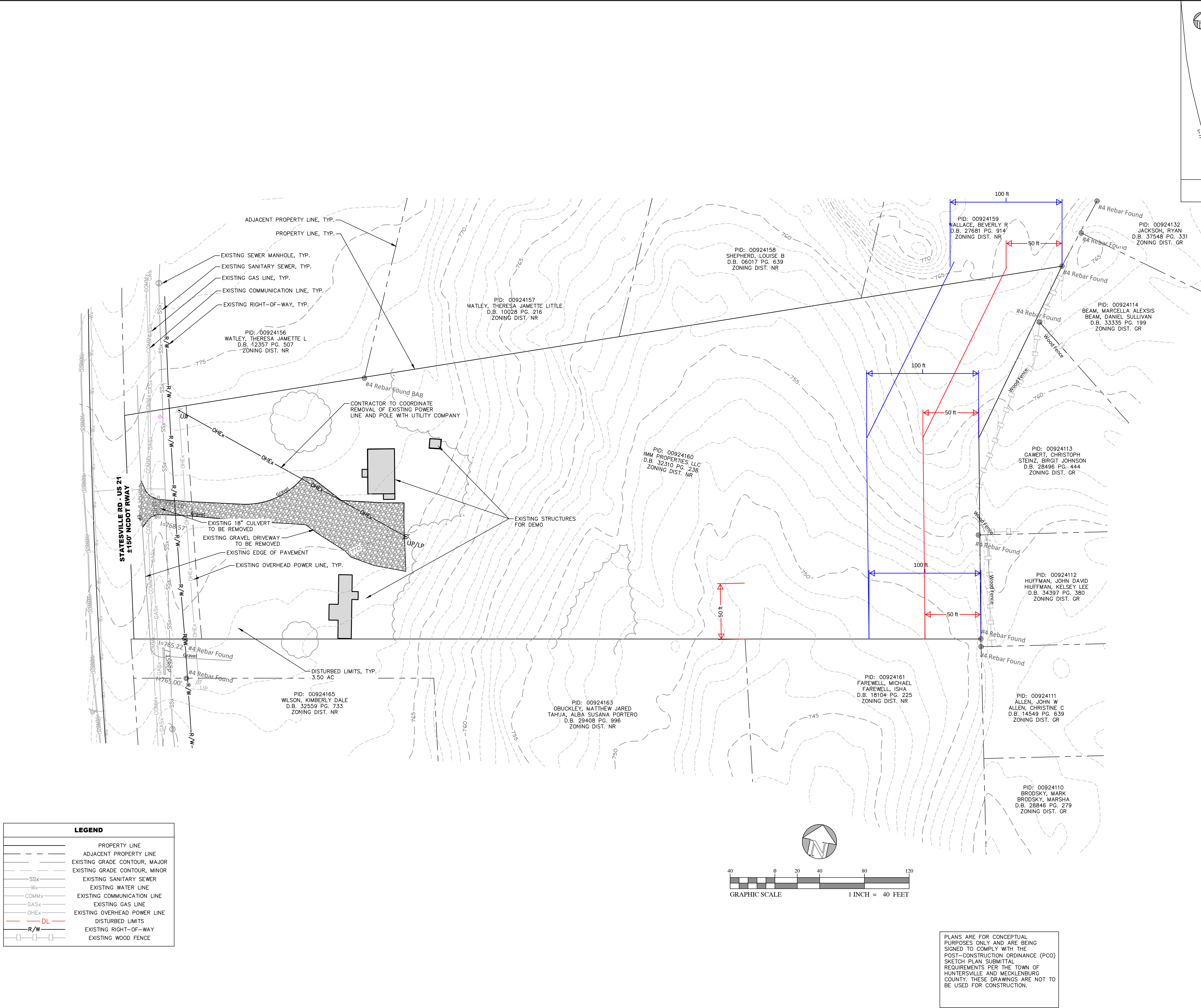
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18611 STARCREEK RD  
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**REZONING CONCEPT SKETCH PLANS FOR**  
**STATESVILLE RD CARWASH**

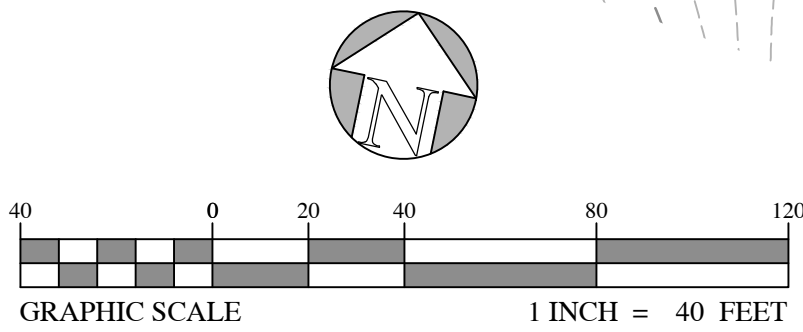
**16014 & 1606 STATESVILLE RD**  
**HUNTERSVILLE, NC 28078**



|                                                     |
|-----------------------------------------------------|
| ISSUE DATE: XX/XX/XXXX                              |
| REVISION                                            |
| PROJECT # 26011<br>DRAWN BY: MAM<br>CHECKED BY: WFM |
| EXISTING CONDITIONS                                 |

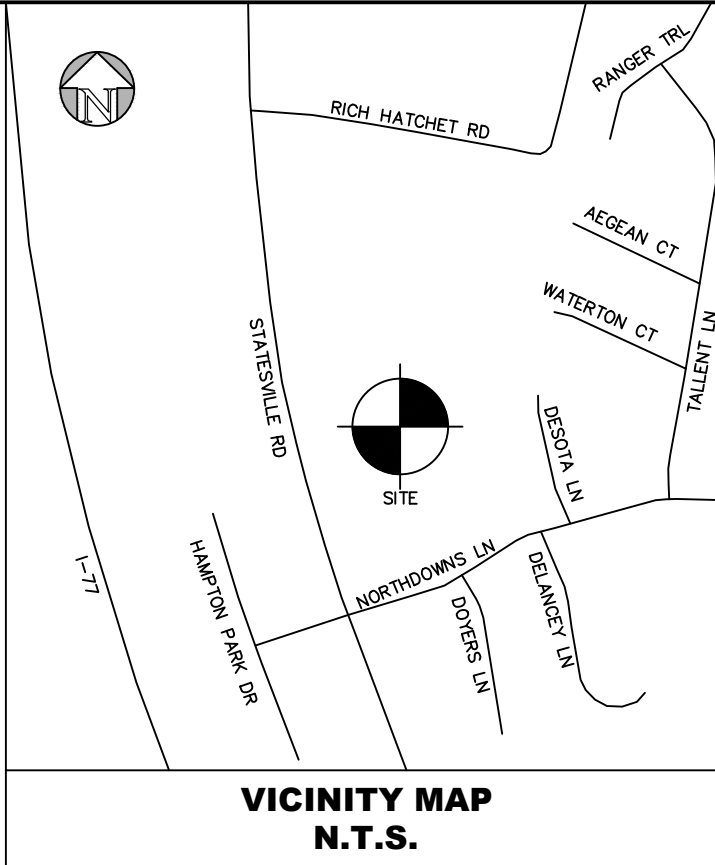


| LEGEND |                               |
|--------|-------------------------------|
| ---    | PROPERTY LINE                 |
| ---    | ADJACENT PROPERTY LINE        |
| ---    | EXISTING GRADE CONTOUR, MAJOR |
| ---    | EXISTING GRADE CONTOUR, MINOR |
| SSx    | EXISTING SANITARY SEWER       |
| Wx     | EXISTING WATER LINE           |
| COMMx  | EXISTING COMMUNICATION LINE   |
| GASx   | EXISTING GAS LINE             |
| OHEx   | EXISTING OVERHEAD POWER LINE  |
| DL     | DISTURBED LIMITS              |
| R/W    | EXISTING RIGHT-OF-WAY         |
| ---    | EXISTING WOOD FENCE           |



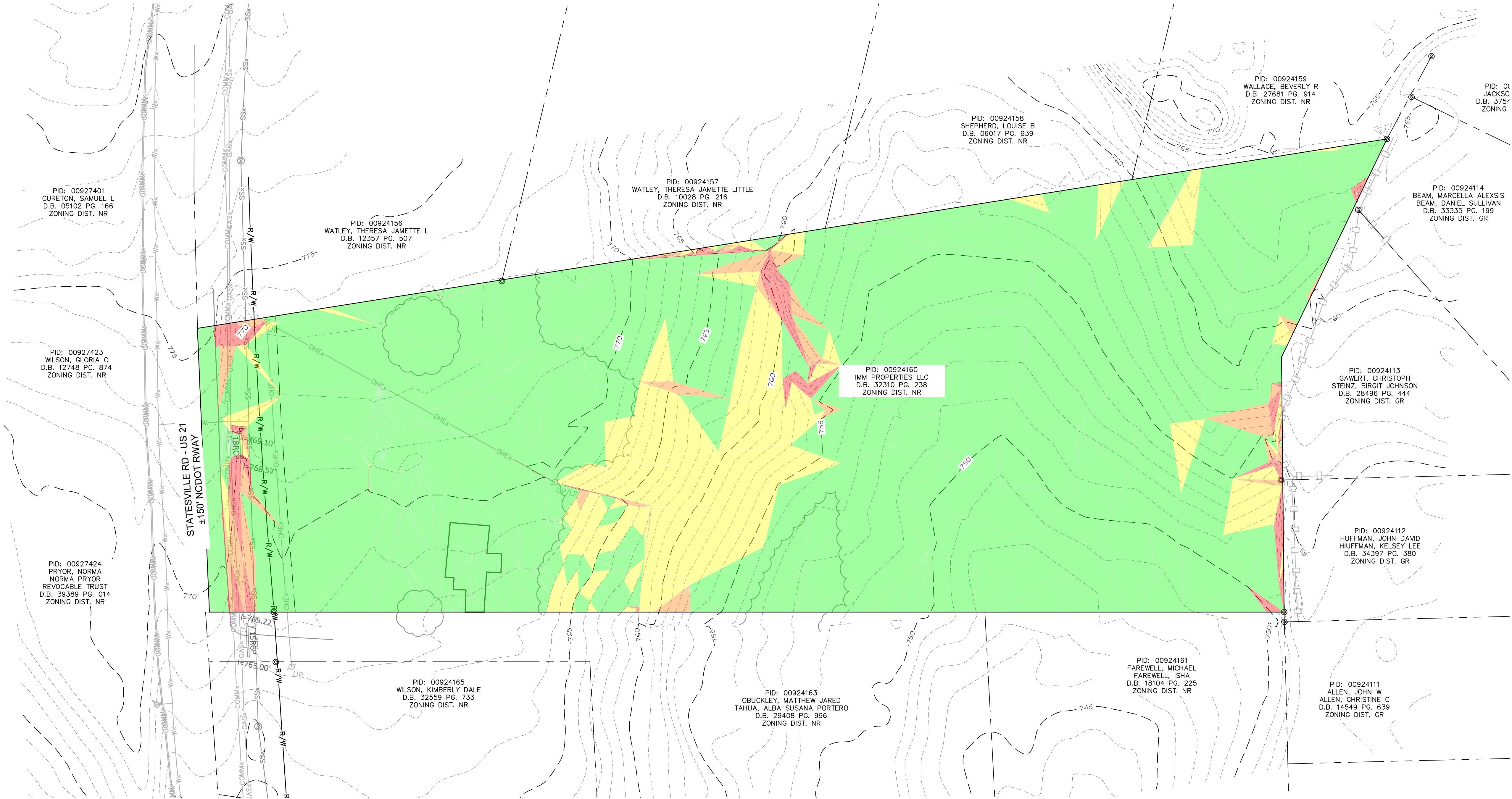
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| SLOPES LEGEND |         |         |        |
|---------------|---------|---------|--------|
| RANGE         | MINIMUM | MAXIMUM | Color  |
| 1             | 0.00%   | 10.00%  | Green  |
| 2             | 10.00%  | 15.00%  | Yellow |
| 3             | 15.00%  | 25.00%  | Orange |
| 4             | 25.00%  | >25%    | Red    |



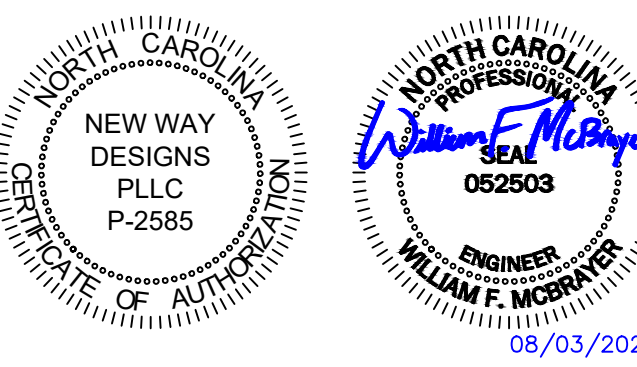
**NEW WAY DESIGNS PLLC**  
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CONTACT: JAKE PALILLO  
PHONE: 704-363-7902  
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# REZONING CONCEPT SKETCH PLANS FOR STATESVILLE RD CARWASH

16014 & 1606 STATESVILLE RD  
HUNTERSVILLE, NC 28078



ISSUE DATE: XX/XX/XXXX

REVISION

**PROJECT # 26011**  
DRAWN BY: MAM  
CHECKED BY: WFM

SLOPE ANALYSIS

**TREE PROTECTION NOTES:**

PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DESIGNATED TO BE SAVED IN DEVELOPMENT AREAS, PRIOR TO THE START OF DEVELOPMENT ACTIVITIES OR GRADING. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE OR CONSTRUCTION IN ACCORDANCE WITH STANDARDS SET FORTH IN THIS SECTION COMMENCES. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS, CONSTRUCTION TRAFFIC, STORAGE OF VEHICLES AND MATERIALS, AND GRADING SHALL NOT TAKE PLACE WITHIN THE DRIPLINE OF THE EXISTING TREES TO BE PROTECTED. BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES ACCORDING TO THE FOLLOWING STANDARDS:

A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.

B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1" FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.

C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.

D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.

E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED:
 

1. LIMIT CUT AND FILLS TO 1/4 TO 1/2 THE AREA WITHIN THE DRIPLINE.
2. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.

F. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
 

1. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

**TREE SAVE DATA**

**ZONE SP(CD) REQUIRED TREE PRESERVATION**

|                            |      |
|----------------------------|------|
| CANOPY                     | 0%   |
| HERTIAGE TREE PRESERVATION | 100% |
| SPECIMEN TREE PRESERVATION | 30%  |

**TREE PRESERVATION:**

|                                            |         |           |
|--------------------------------------------|---------|-----------|
| EXISTING # OF TREES                        | 167     | TREES     |
| HATCHED CANOPY AREA PER SURVEY/AERIAL      | 145,208 | SF        |
| ***CANOPY SAVE PER HATCH AREA ON PLANS     | 16,501  | SF 11%    |
| ADDITIONAL AREA FOR SPECIMEN/HERITAGE SAVE | 8,055   | SF        |
| *CALCULATED SAVED CANOPY                   | 24,556  | SF 17%    |
| NUMBER OF TREES SAVED                      | 17      | TREES 10% |

**HERITAGE TREE PRESERVATION:**

|                   |   |           |
|-------------------|---|-----------|
| EXISTING TREES    | 0 | TREES     |
| REMOVED TREES     | 0 | TREES     |
| **PRESERVED TREES | 0 | TREES N/A |

**SPECIMEN TREE PRESERVATION:**

|                               |    |           |
|-------------------------------|----|-----------|
| EXISTING TREES                | 23 | TREES     |
| REMOVED TREES                 | 17 | TREES     |
| PRESERVED TREES               | 6  | TREES 26% |
| PARTIALLY DISTURBED TO REMAIN | 0  | TREES     |

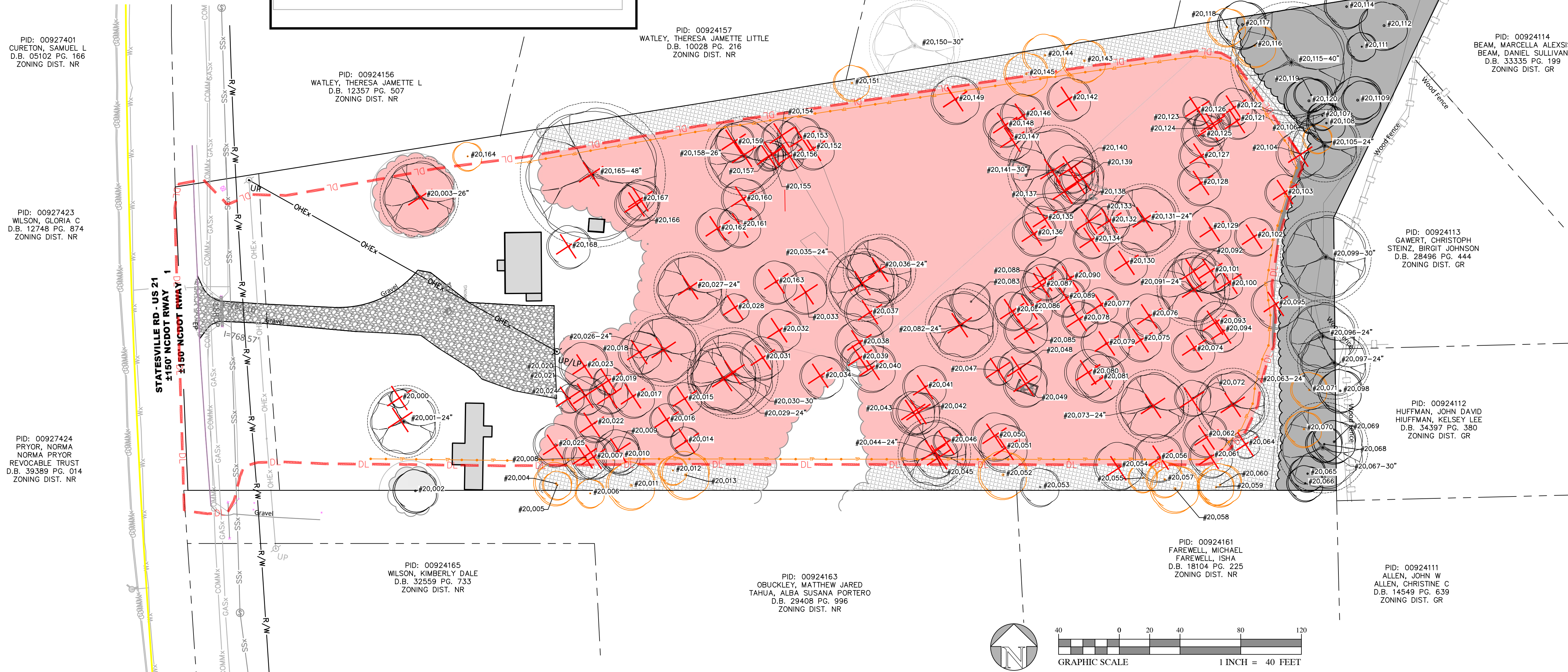
**STANDARD TREE PRESERVATION:**

|                               |     |          |
|-------------------------------|-----|----------|
| EXISTING TREES                | 144 | TREES    |
| REMOVED TREES                 | 106 | TREES    |
| PRESERVED TREES               | 11  | TREES 8% |
| PARTIALLY DISTURBED TO REMAIN | 27  | TREES    |

\*CALCULATED CANOPY ASSUMES CIRCULAR AREA (A) OF CANOPY BASED ON DBH VALUES. WHERE R IN FEET = DBH VALUE. SEE TABLES ON SHEETS C2.4-C2.5

$A = \pi r^2$

\*\*No Heritage trees on Site



**CANOPY HATCH LEGEND**

|  |                                                                                                                           |
|--|---------------------------------------------------------------------------------------------------------------------------|
|  | CANOPY TO BE SAVED                                                                                                        |
|  | CANOPY TO BE REMOVED                                                                                                      |
|  | CANOPY AREA TRANSITION ZONE DEMO/SAVE OVERLAP ZONE. EXISTING TREES TO REMAIN AS POSSIBLE. NOT COUNTED TOWARDS CANOPY SAVE |

**LEGEND**

|  |                                                 |
|--|-------------------------------------------------|
|  | CANOPY SAVE HATCH, TYP.                         |
|  | NEW DRIP LINE                                   |
|  | TRANSITION ZONE                                 |
|  | LIMITS OF DISTURBANCE                           |
|  | TREE SAFETY FENCE                               |
|  | FULL CANOPY REMOVAL WITHIN GRADING LIMITS, TYP. |

|  |                                                                                                                  |
|--|------------------------------------------------------------------------------------------------------------------|
|  | 15' PROTECTION ZONE                                                                                              |
|  | SPECIMEN TREE SAVED                                                                                              |
|  | TREE (L) IN PROTECTED RADIUS BUT NOT REMOVED OR COUNTED TOWARDS TREE SAVE DUE TO POTENTIAL ROOT ZONE DISTURBANCE |
|  | 15' PROTECTION ZONE                                                                                              |
|  | SPECIMEN TREE TO BE REMOVED                                                                                      |
|  | EXISTING TREE TO REMAIN                                                                                          |
|  | EXISTING TREE TO BE REMOVED (TBR)                                                                                |
|  | OFFSITE                                                                                                          |
|  | OFFSITE TREE TO BE REMOVED                                                                                       |

NOTES:  
 • ALL TREES ARE 24" IN CALIPER OR SMALLER UNLESS OTHERWISE NOTED. SEE TREE TABLE ON SHEET C-202 & C-203 FOR MORE INFORMATION REGARDING EXISTING TREES.  
 • REFER TO CIVIL DRAWINGS FOR LIMITS OF DISTURBANCE AND OVERALL GRADING EXTENTS, TYP.  
 • AREAS OUTLINED IN RED ARE TO BE REMOVED.  
 • EXISTING AND PROPOSED CALCULATIONS SEE TREE SAVE DATA CALCULATIONS THIS SHEET

**TREE PROTECTION**

**- APPLICABILITY**

1. 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.
2. PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES, TREE PROTECTIVE BARRIERS MUST BE INSTALLED ALONG TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.
3. 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 AT A MINIMUM OF 4 FEET IN HEIGHT OR METAL OR WOOD POSTS.
4. 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.
5. NO SOIL DISTURBANCE OR COMPACTED STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
6. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
7. ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

**- ENCROACHMENT**

2. IF ENCROACHMENT INTO A REQUIRED TREE SAVE/PRESERVATION AREA OCCURS WHICH CAUSES IRREPARABLE DAMAGE TO THE TREES, THE TREE PRESERVATION AND/OR REPLACEMENT PLAN SHALL BE REVISED TO COMPENSATE FOR THE LOSS. ENCROACHMENTS SHALL BE SUBJECT TO THE PENALTIES LISTED IN ARTICLE 7.9. ENCROACHMENTS, DAMAGE AND REMOVAL OF VEGETATION IN A TREE SAVE/PRESERVATION AREA SHALL BE REPLANTED IN ACCORDANCE WITH ARTICLE 7.4.5.

**- TREE REMOVAL**

3. LAND DISTURBING PERMIT REQUIRED. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL SUCH ACTIVITIES HAVE BEEN AUTHORIZED BY ISSUANCE OF A VALID LAND DISTURBING PERMIT AS SPECIFIED UNDER THE PROVISIONS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND EROSION AND SEDIMENTATION CONTROL MANUAL.

**- MITIGATION**

4. IF A REQUIRED TREE SAVE/PRESERVATION AREA OR REQUIRED UNDISTURBED BUFFER YARD IS DISTURBED FOR ANY REASON, IT SHALL BE RESTORED AT A RATE OF 10 TREES PER 1000 SQUARE FEET. TREES TO BE PLANTED SHALL HAVE A MINIMUM CALIPER OF 2 INCHES, SHALL BE 8-10 FEET IN HEIGHT AT INSTALLATION, AND SHALL BE AT LEAST 75% LARGE-MATURING VARIETIES. WHERE A DISTURBED AREA ALSO FUNCTIONED TO BUFFER ADJACENT PROPERTIES OR PUBLIC STREET(S), AT LEAST 50% OF THE TREES SHALL BE EVERGREEN VARIETIES. TREES SHALL BE DISTRIBUTED THROUGHOUT THE DISTURBED AREA IN SUCH A WAY AS TO EFFECTIVELY REPLACE THE VEGETATION DISTURBED. WHERE UNDERSTORY VEGETATION IS REMOVED OR DISTURBED, IT SHALL BE REPLACED AT A RATE OF 40 SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE EVERGREEN AND 3 FEET IN HEIGHT WHEN INSTALLED AND ARE EXPECTED TO REACH A MINIMUM HEIGHT OF 8 FEET AT MATURITY. WHEN A TREE IS DESTROYED DUE TO AN ACT OF GOD, IT SHALL BE REPLACED WITH THE SAME SPECIES OR A COMPARABLE SPECIES, 2 INCHES IN CALIPER. A PLANTING PLAN IS REQUIRED FOR STAFF REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.



**NEW WAY DESIGNS PLLC**

NC FIRM # P-2585  
 530 AUSTIN DR  
 CHARLOTTE, NC 28213

CONTACT: WILLIAM F. MCBRAYER, PE  
 PHONE: 828-429-9787  
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**DEVELOPER:**

**BI-PART DEVELOPMENT, LLC**

18611 STAROCREEK RD  
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**REZONING CONCEPT SKETCH PLANS FOR  
STATESVILLE RD CARWASH**

16014 & 1606 STATESVILLE RD  
 HUNTERSVILLE, NC 28078



08/03/2026

ISSUE DATE: XX/XX/XXXX

**REVISION**

**PROJECT # 26011**

DRAWN BY: MAM

CHECKED BY: WFM

**TREE SAVE & DEMO PLAN**

| EXISTING TREES |               |              |          |          |          |      |                        |
|----------------|---------------|--------------|----------|----------|----------|------|------------------------|
| TREE #         | SPECIES       | CALIPER (IN) | CLASS    | DEMO Y/N | SAVE Y/N | X    | ADD TO SAVED AREA (SF) |
| 20000          | CREPE         | 8            | STANDARD | Y        | N        | 1.00 | 0                      |
| 20001          | CREPE         | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20002          | CEDAR         | 18           | STANDARD | N        | N        | 1.00 | 0                      |
| 20003          | OAK           | 26           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20004          | SWEETSWEETGUM | 18           | STANDARD | N        | N        | 1.00 | 0                      |
| 20005          | OAK           | 12           | STANDARD | N        | N        | 1.00 | 0                      |
| 20006          | PINE          | 12           | STANDARD | N        | N        | 1.00 | 0                      |
| 20007          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20008          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20009          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20010          | PINE          | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20011          | PINE          | 20           | STANDARD | N        | N        | 1.00 | 0                      |
| 20012          | SWEETGUM      | 12           | STANDARD | N        | N        | 1.00 | 0                      |
| 20013          | SWEETGUM      | 20           | STANDARD | N        | N        | 1.00 | 0                      |
| 20014          | SWEETGUM      | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20015          | PINE          | 14           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20016          | PINE          | 14           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20017          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20018          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20019          | PINE          | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20020          | PINE          | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20021          | PINE          | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20022          | PINE          | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20023          | PINE          | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20024          | SWEETGUM      | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20025          | CEDAR         | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20026          | OAK           | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20027          | OAK           | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20028          | POPLAR        | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20029          | PINE          | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20030          | OAK           | 30           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20031          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20032          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20033          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20034          | POPLAR        | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20035          | OAK           | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20036          | SWEETGUM      | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20037          | SWEETGUM      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20038          | SWEETGUM      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20039          | SWEETGUM      | 15           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20040          | SWEETGUM      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20041          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20042          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20043          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20044          | SWEETGUM      | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20045          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20046          | OAK           | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20047          | OAK           | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20048          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20049          | MAPLE         | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20050          | SWEETGUM      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20051          | SWEETGUM      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20052          | SWEETGUM      | 20           | STANDARD | N        | N        | 1.00 | 0                      |
| 20053          | OAK           | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20054          | OAK           | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20055          | SWEETGUM      | 12           | STANDARD | N        | N        | 1.00 | 0                      |
| 20056          | SWEETGUM      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20057          | SWEETGUM      | 15           | STANDARD | N        | N        | 1.00 | 0                      |
| 20058          | PEACAN        | 20           | STANDARD | N        | N        | 1.00 | 0                      |
| 20059          | SWEETGUM      | 15           | STANDARD | N        | N        | 1.00 | 0                      |
| 20060          | SWEETGUM      | 18           | STANDARD | N        | N        | 1.00 | 0                      |
| 20061          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20062          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20063          | SWEETGUM      | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20064          | SWEETGUM      | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20065          | SWEETGUM      | 15           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20066          | SWEETGUM      | 15           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20067          | SWEETGUM      | 30           | SPECIMEN | N        | Y        | 1.50 | 1,414                  |
| 20068          | SWEETGUM      | 15           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20069          | PINE          | 18           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20070          | SWEETGUM      | 15           | STANDARD | N        | N        | 1.00 | 0                      |
| 20071          | SWEETGUM      | 15           | STANDARD | N        | N        | 1.00 | 0                      |
| 20072          | SWEETGUM      | 15           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20073          | SWEETGUM      | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20074          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20075          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20076          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20077          | SWEETGUM      | 15           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20078          | SWEETGUM      | 15           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20079          | SWEETGUM      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20080          | SWEETGUM      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20081          | SWEETGUM      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20082          | SWEETGUM      | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20083          | SWEETGUM      | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20084          | SWEETGUM      | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20085          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20086          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20087          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20088          | SWEETGUM      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20089          | SWEETGUM      | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20090          | SWEETGUM      | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20091          | PINE          | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20092          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20093          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20094          | PINE          | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20095          | PINE          | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20096          | OAK           | 24           | SPECIMEN | N        | Y        | 1.50 | 905                    |
| 20097          | OAK           | 24           | SPECIMEN | N        | Y        | 1.50 | 905                    |
| 20098          | SWEETGUM      | 18           | STANDARD | N        | Y        | 1.00 | 0                      |

| EXISTING TREES |          |              |          |          |          |      |                        |
|----------------|----------|--------------|----------|----------|----------|------|------------------------|
| TREE #         | SPECIES  | CALIPER (IN) | CLASS    | DEMO Y/N | SAVE Y/N | X    | ADD TO SAVED AREA (SF) |
| 20099          | OAK      | 30           | SPECIMEN | N        | Y        | 1.50 | 1,414                  |
| 20100          | SWEETGUM | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20101          | PINE     | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20102          | SWEETGUM | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20103          | SWEETGUM | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20104          | OAK      | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20105          | SWEETGUM | 24           | SPECIMEN | N        | Y        | 1.50 | 905                    |
| 20106          | SWEETGUM | 12           | STANDARD | N        | N        | 1.00 | 0                      |
| 20107          | SWEETGUM | 12           | STANDARD | N        | N        | 1.00 | 0                      |
| 20108          | PINE     | 16           | STANDARD | N        | N        | 1.00 | 0                      |
| 20109          | PINE     | 16           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20110          | SWEETGUM | 20           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20111          | PINE     | 12           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20112          | PINE     | 20           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20113          | SWEETGUM | 24           | OFFSITE  | N        | N        | 0.00 | 0                      |
| 20114          | HW       | 18           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20115          | OAK      | 40           | SPECIMEN | N        | Y        | 1.50 | 2,513                  |
| 20116          | PINE     | 18           | STANDARD | N        | N        | 1.00 | 0                      |
| 20117          | SWEETGUM | 20           | STANDARD | N        | Y        | 1.00 | 0                      |
| 20118          | OAK      | 16           | STANDARD | N        | N        | 1.00 | 0                      |
| 20119          | PINE     | 14           | STANDARD | N        | N        | 1.00 | 0                      |
| 20120          | PINE     | 20           | STANDARD | N        | N        | 1.00 | 0                      |
| 20121          | SWEETGUM | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20122          | SWEETGUM | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20123          | PINE     | 15           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20124          | PINE     | 15           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20125          | PINE     | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20126          | SWEETGUM | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20127          | PINE     | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20128          | PINE     | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20129          | PINE     | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20130          | PINE     | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20131          | POPLAR   | 24           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20132          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20133          | SWEETGUM | 15           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20134          | SWEETGUM | 15           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20135          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20136          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20137          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20138          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20139          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20140          | SWEETGUM | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20141          | SWEETGUM | 30           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20142          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20143          | SWEETGUM | 18           | STANDARD | N        | N        | 1.00 | 0                      |
| 20144          | SWEETGUM | 18           | STANDARD | N        | N        | 1.00 | 0                      |
| 20145          | SWEETGUM | 18           | STANDARD | N        | N        | 1.00 | 0                      |
| 20146          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20147          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20148          | SWEETGUM | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20149          | SWEETGUM | 20           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20150          | OAK      | 30           | OFFSITE  | N        | N        | 0.00 | 0                      |
| 20151          | SWEETGUM | 15           | STANDARD | N        | N        | 1.00 | 0                      |
| 20152          | PINE     | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20153          | PINE     | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20154          | HW       | 15           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20155          | PINE     | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20156          | PINE     | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20157          | SWEETGUM | 12           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20158          | HW       | 26           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20159          | SWEETGUM | 16           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20160          | OAK      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20161          | OAK      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20162          | OAK      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20163          | OAK      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20164          | MAPLE    | 12           | STANDARD | N        | N        | 1.00 | 0                      |
| 20165          | OAK      | 48           | SPECIMEN | Y        | N        | 1.50 | 0                      |
| 20166          | PINE     | 18           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20167          | CEDAR    | 17           | STANDARD | Y        | N        | 1.00 | 0                      |
| 20168          | OAK      | 18           | STANDARD | Y        | N        | 1.00 | 0                      |

| COLOR KEY                                                                            |
|--------------------------------------------------------------------------------------|
| SAVED                                                                                |
| DEMOLISHED/REMOVED                                                                   |
| EXPECTED TO LIVE, BUT CANOPY PARTIALLY DISTURBED SO THE AREA IS NOT INCLUDED IN SAVE |
| EXCLUDED FROM CALCS (OFFSITE, IN NCDOT R/W, DEAD)                                    |

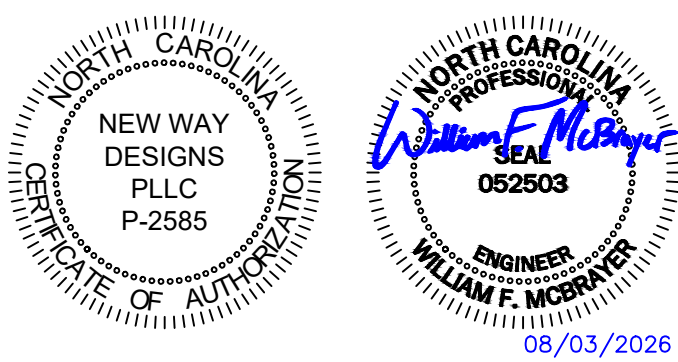


**NEW WAY DESIGNS PLLC**  
NC FIRM # P-2585  
530 AUSTIN DR  
CHARLOTTE, NC 28213  
  
CONTACT: WILLIAM F. MCBRAYER, PE  
PHONE: 828-429-9787  
EMAIL: WILL@NWDPLLC.COM

**DEVELOPER:**  
**BI-PART DEVELOPMENT, LLC**  
18611 STARCREEK RD  
CORNELIUS, NC 28031  
CONTACT: JAKE PALILLO  
PHONE: 704-363-7902  
EMAIL: JPALILLO@AOL.COM

REZONING CONCEPT SKETCH PLANS FOR  
STATESVILLE RD CARWASH

16014 & 1606 STATESVILLE RD  
HUNTERSVILLE, NC 28078

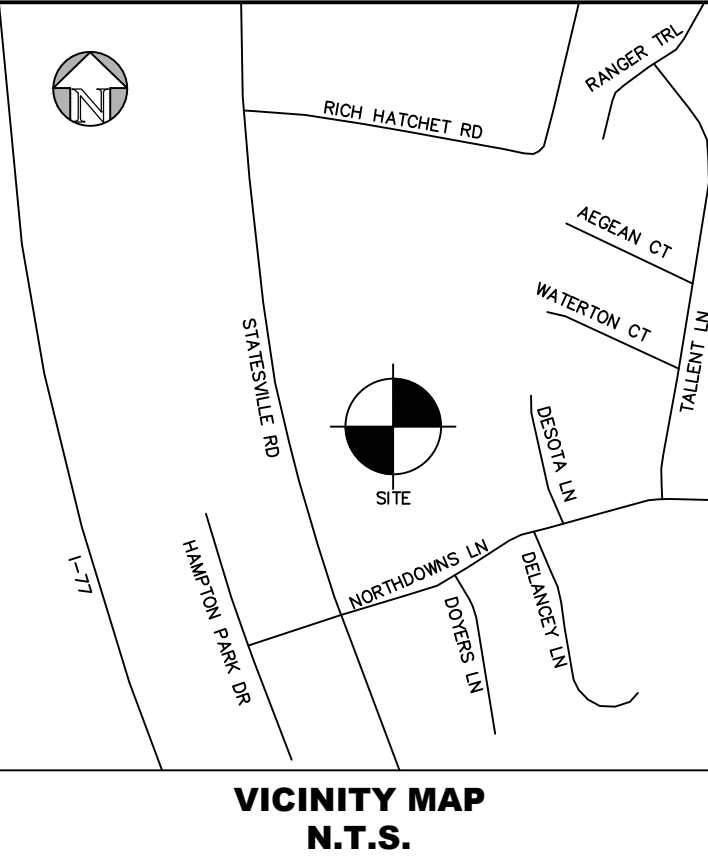
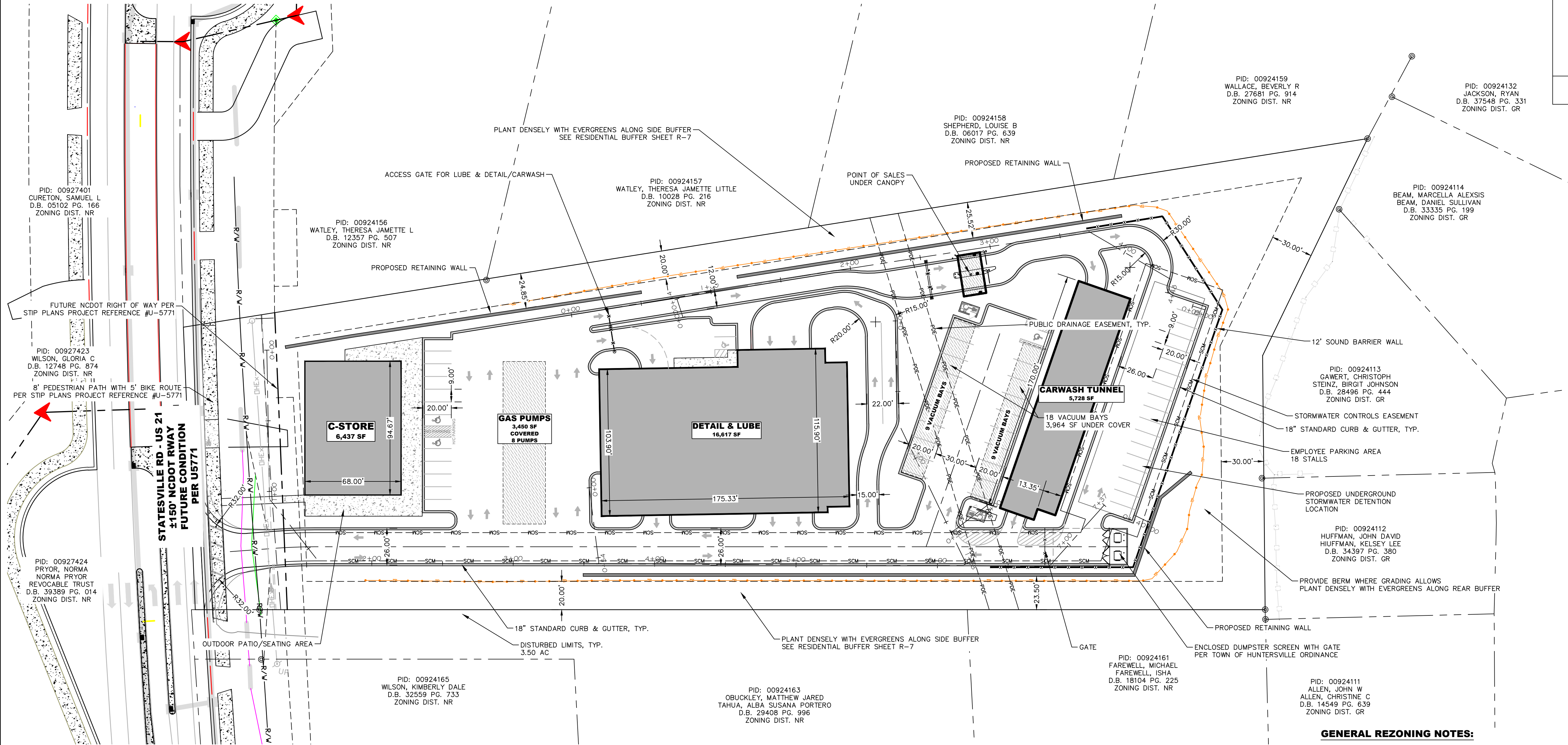


ISSUE DATE: XX/XX/XXXX

REVISION

**PROJECT # 26011**  
DRAWN BY: MAM  
CHECKED BY: WFM

TREE SAVE & DEMO TABLES



**NEW WAY DESIGNS**  
CIVIL ENGINEERING & LANDSCAPE DESIGN

**NEW WAY DESIGNS PLLC**  
NC FIRM # P-2585  
530 AUSTIN DR  
CHARLOTTE, NC 28213

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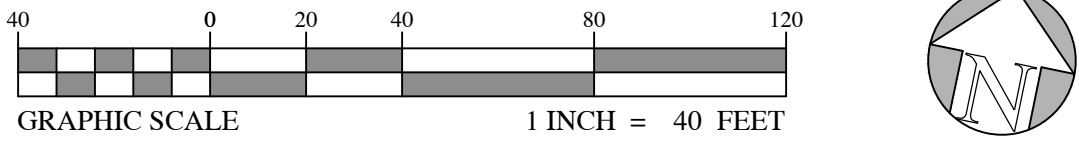
| SITE DATA                   |                                                       |
|-----------------------------|-------------------------------------------------------|
| LOCATION:                   | 16014 & 16016 STATESVILLE RD, HUNTERSVILLE 28078      |
| PARCEL ID                   | 00924160                                              |
| CURRENT ZONING:             | NR                                                    |
| CURRENT USE:                | SINGLE FAMILY RESIDENTIAL                             |
| PROPOSED ZONING:            | HC (CD)                                               |
| PROPOSED USE:               | C-STORE, LUBE & DETAIL SHOP, OUTDOOR VACUUMS & TUNNEL |
| CONTACT:                    | NEW WAY DESIGNS PLLC<br>WILL MCBRAYER (828-429-9787)  |
| ITEM                        | PROVIDED                                              |
| TOTAL PARCEL AREA           | +/- 4.67 ACRES (203,506 SF)                           |
| PRINCIPAL USE(S)            | CARWASH                                               |
| MAX. BUILDING HEIGHT        | 36 FT                                                 |
| PROP. BUILDING HEIGHT       | TBD FT                                                |
| OVERLAY DISTRICT            | N/A                                                   |
| BUILD TO LINE               | FRONT 15 FT<br>SIDE 30 FT<br>REAR 30 FT               |
| WATERSHED                   | MCDOWELL                                              |
| FEMA MAP NUMBER             | 3710464100K                                           |
| FEMA EFFECTIVE DATE         | 9/2/2015                                              |
| RIVER BASIN                 | CATAWBA                                               |
| STREAM CLASSIFICATION       | N/A                                                   |
| PROPOSED DISTURBED LIMITS   | +/- 3.50 AC                                           |
| PERCENT IMPERVIOUS PROPOSED | +/- 75.34%                                            |

**BOARD APPROVED REZONING CONDITIONS:**

1.

**PERMITTED USES:**  
ALLOWED USES

1.



- GENERAL REZONING NOTES:**
- SCHEMATIC NATURE OF REZONING PLAN**
- THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE, MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT, THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS GENERALLY CONTEMPLATED AS SHOWN ON THIS REZONING PLAN.
  - THIS IS A REZONING PLAN AND AS SUCH IS TO BE GRAPHICALLY REPRESENTATIVE OF WHAT IS PROPOSED. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES, THE BUILDING LOCATION, SIZE, ORIENTATION, AND FEATURES MAY HAVE MINOR CHANGES BASED ON FINAL ENGINEER DESIGN, AS APPROVED BY STAFF.
- USE AND COMPATIBILITY**
- THE SITE IS LOCATED ALONG STATESVILLE ROAD US-21. THE PROPOSED SITE AND ADJACENT LAND USES CONSIST OF SINGLE FAMILY RESIDENTIAL HOMES. ACROSS STATESVILLE ROAD US-21 ARE EXISTING SINGLE FAMILY RESIDENTIAL HOMES. THE REAR PROPERTY LINE ABUTS A SINGLE FAMILY SUBDIVISION. TO THE SOUTHWEST OF THE PROPERTY ARE MEDICAL FACILITIES AND A RETIREMENT COMMUNITY.
- MODIFICATION REQUESTS**
1. APPLICANT REQUESTS TO REDUCE THE 30' ZONING BUFFER FROM THE SIDE PROPERTY LINE PER CONDITIONAL COMMERCIAL SKETCH PLAN AND REZONING PETITION 2026-XX, ON THE SUBJECT PARCEL: PID: 00924160. THE REQUEST IS TO REDUCE THIS TO A 20' BUFFER AND ALLOW DISTURBANCE AS NECESSARY WITHIN THIS BUFFER FOR SITE GRADING AND INSTALLATION OF RETAINING WALLS. THE DEVELOPER WILL REPLANT WITH DENSE EVERGREENS TO ACHIEVE AN OPAQUE SCREEN. SEE DETAIL ON SHEET R-7
- ACCESS**
- FOR THIS PARCEL, THE PRIMARY VEHICULAR ACCESS IS LOCATED ON STATESVILLE RD US-21.
- SIGNAGE**
- ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE. ALL SIGNS WILL BE PERMITTED SEPARATELY.
- TRASH**
- GARBAGE SERVICES WILL BE PROVIDED IN A DUMPSTER FACILITY ON SITE.
- HVAC/UTILITY EQUIPMENT**
- ALL BUILDING UTILITY EQUIPMENT SHALL BE BEHIND BUFFER SCREENING AND NOT VISIBLE FROM ADJACENT PROPERTIES.
- WATER/SEWER/UTILITIES**
- PUBLIC SEWER AVAILABLE WITHIN THE PROPERTY.
  - PUBLIC WATER AVAILABLE ON THE FAR SIDE OF STATESVILLE RD US-21.
- LIGHTING**
- THE LIGHTING FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF 8.26
- ENVIRONMENTAL**
- EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.
  - WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.

REZONING CONCEPT SKETCH PLANS FOR  
STATESVILLE RD CARWASH

16014 & 1606 STATESVILLE RD  
HUNTERSVILLE, NC 28078

ISSUE DATE: XX/XX/XXXX

REVISION

PROJECT # 26011

DRAWN BY: MAM  
CHECKED BY: WFM

SITE PLAN

GENERAL GRADING NOTES (CONT.):

7. GRADING
- 7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES, COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
- 7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- 7.3. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- 7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
- 7.4.1. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25MM).
- 7.4.2. WALKS: PLUS OR MINUS 1 INCH (25 MM).
- 7.4.3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
- 7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 M) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.
8. FIELD QUALITY CONTROL
- 8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
- 8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
- 8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
- 8.4. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
- 8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ.M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
- 8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
- 8.7. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
- 8.8. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

GENERAL GRADING NOTES:

1. ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH SYMBOL.
2. SOIL FILL (GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.)
3. FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
4. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
- 4.1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
- 4.2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
- 4.3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
- 4.4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
- 4.5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
- 4.6. PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
5. SOIL MOISTURE CONTROL
- 5.1. REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS.
- 5.2. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
- 5.3. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
- 5.4. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
6. COMPACTION OF SOIL BACKFILLS AND FILLS
- 6.1. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- 6.2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
- 6.3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
- 6.3.1. UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 100 PERCENT.
- 6.3.2. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
- 6.3.3. UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
- 6.4. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.

GENERAL GRADING NOTES:

1. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED OWNERS.
2. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
3. COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
4. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE TOWN OF HUNTERSVILLE AND MECKLENBURG COUNTY.
5. THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT OR THE TOWN OF HUNTERSVILLE HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
6. NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
7. ALL ROOF DRAINS TO CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM.

NOTE: RETAINING WALLS THAT ARE IN AND/OR AFFECT THE PUBLIC RIGHT-OF-WAY MUST BE REVIEWED AND APPROVED BY THE TOWN.

DISTURBED LIMITS: ±3.50 ACRES

PRELIMINARY BMP CALCS

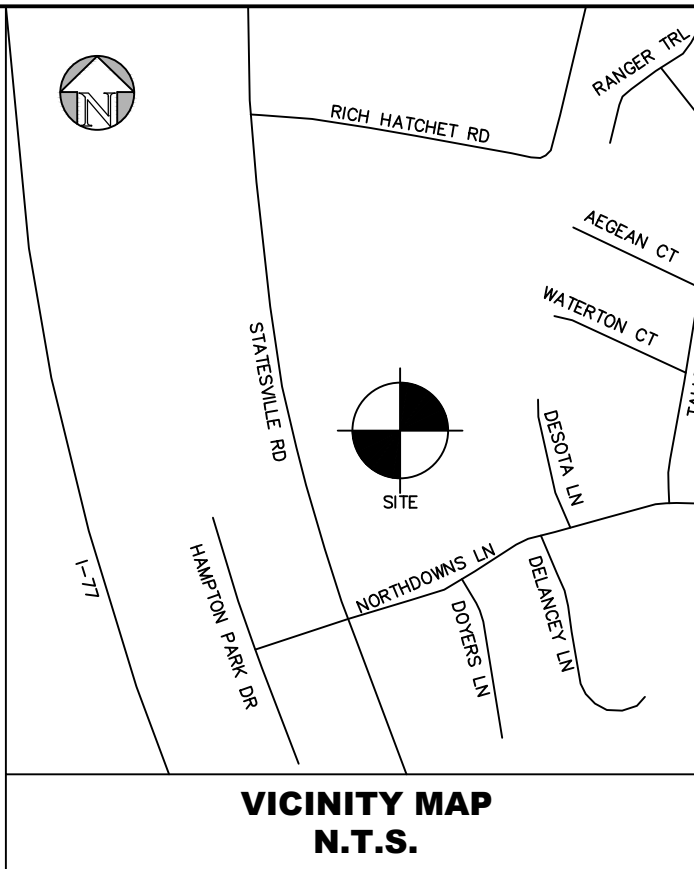
DRAINAGE AREA = ±3.20 AC

IMPERVIOUS AREA = ±2.41 AC

STORAGE PROVIDED = ±25,000 CF

HUNTERSVILLE NOTES:

1. COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
2. INSPECTIONS SHALL BE CONDUCTED AS PRESCRIBED BY THE MAINTENANCE COVENANT. ADDITIONAL INSPECTIONS MAY BE CONDUCTED BY THE TOWN OF HUNTERSVILLE LAND USE AND ENVIRONMENTAL SERVICES AGENCY ON ANY REASONABLE BASIS, INCLUDING BUT NOT LIMITED TO: ROUTINE INSPECTIONS; RANDOM INSPECTIONS; INSPECTIONS BASED UPON COMPLAINTS OR OTHER NOTICE OF POSSIBLE VIOLATIONS; INSPECTIONS OF DRAINAGE BASINS OR AREAS IDENTIFIED AS HIGHER THAN TYPICAL SOURCES OF SEDIMENT OR OTHER CONTAMINANTS OR POLLUTANTS OR WITH DISCHARGES OF A TYPE WHICH ARE MORE LIKELY THAN THE TYPICAL DISCHARGE TO CAUSE VIOLATIONS OF STATE OR FEDERAL WATER QUALITY STANDARDS OR THE NPDES STORM WATER PERMIT; AND JOINT INSPECTION WITH OTHER AGENCIES INSPECTION UNDER ENVIRONMENTAL AND SAFETY LAWS. INSPECTIONS MAY INCLUDE, BUT ARE LIMITED TO: REVIEWING MAINTENANCE AND REPAIR RECORDS; SAMPLING DISCHARGES, SURFACE WATER, GROUNDWATER, AND MATERIAL OR WATER IN BMP'S; EVALUATING THE CONDITION OF BMPS AND STORM WATER MANAGEMENT PRACTICES.
3. RIGHT OF ENTRY FOR INSPECTION. WHEN ANY NEW BMP IS INSTALLED ON PRIVATE PROPERTY, THE PROPERTY OWNER SHALL GRANT TO THE TOWN OF HUNTERSVILLE LAND USE AND ENVIRONMENTAL SERVICES AGENCY THE RIGHT TO ENTER THE PROPERTY AT REASONABLE TIMES AND IN A REASONABLE MANNER FOR THE PURPOSE OF INSPECTION. THIS INCLUDES THE RIGHT TO ENTER THE PROPERTY AT REASONABLE TIMES AND IN A REASONABLE MANNER FOR THE PURPOSE OF INSPECTION. THIS INCLUDES THE RIGHT TO ENTER A PROPERTY WHEN THE TOWN OF HUNTERSVILLE LAND USE AND ENVIRONMENTAL SERVICES AGENCY HAS A REASONABLE BASIS TO BELIEVE THAT A VIOLATION OF THIS REGULATION IS OCCURRING OR HAS OCCURRED, AND TO ENTER WHEN NECESSARY FOR ABATEMENT OF A PUBLIC NUISANCE OR CORRECTION OF A VIOLATION OF THIS REGULATION.



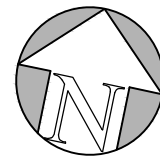
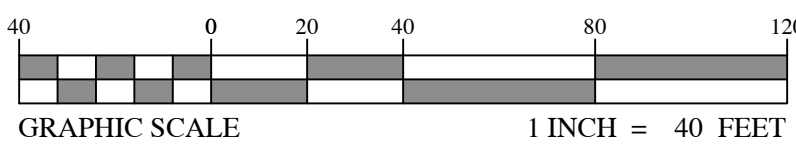
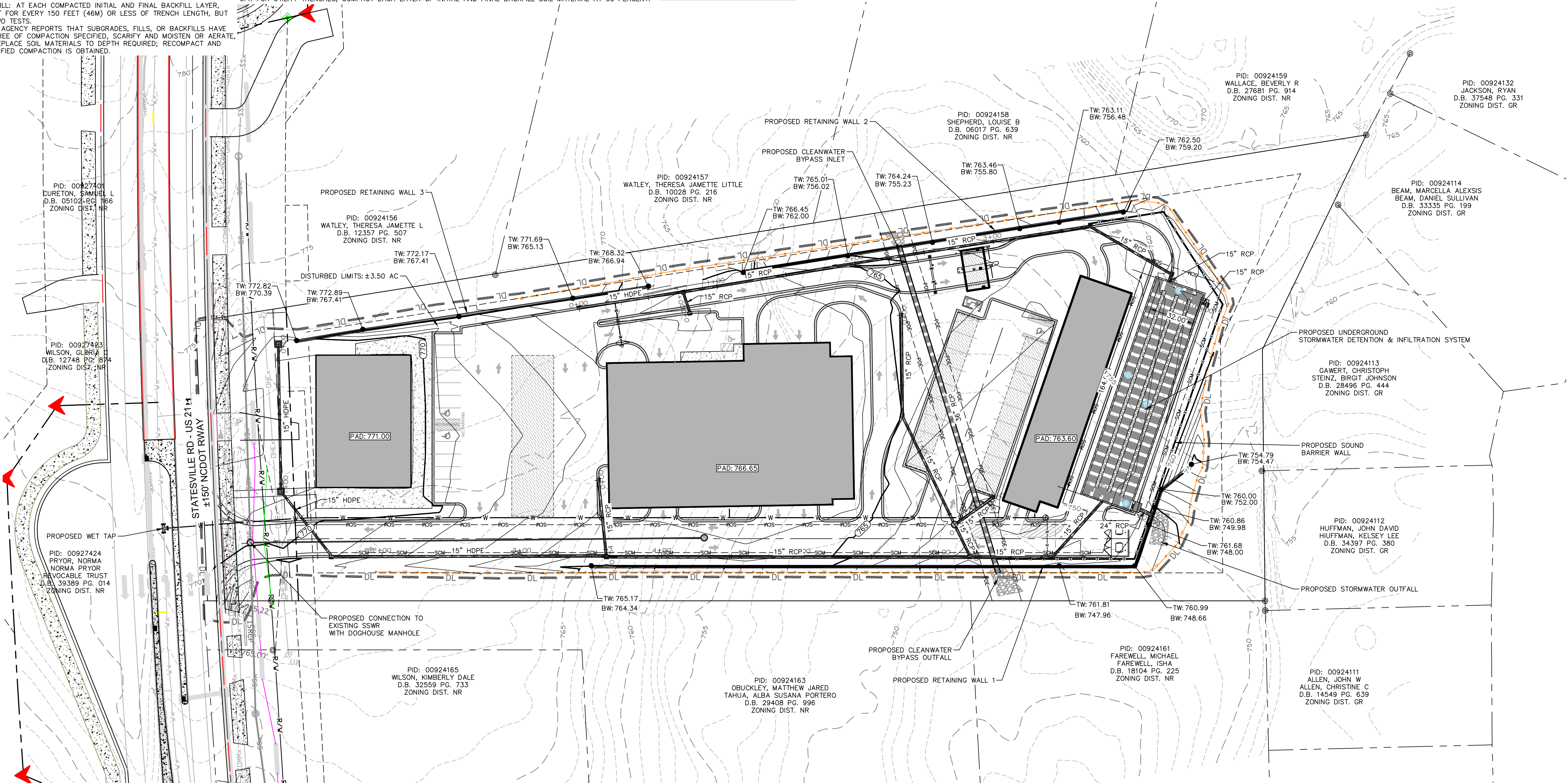
**NEW WAY DESIGNS PLLC**  
NC FIRM # P-2585  
530 AUSTIN DR  
CHARLOTTE, NC 28213

CONTACT: WILLIAM F. MCBRYAR, PE  
PHONE: 828-429-9787  
EMAIL: WILL@NWDPLLC.COM

**DEVELOPER:**  
**BI-PART DEVELOPMENT, LLC**  
18611 STARCREEK RD  
CORNELIUS, NC 28031  
CONTACT: JAKE PALILLO  
PHONE: 704-363-7902  
EMAIL: JPALILLO@AOL.COM

REZONING CONCEPT SKETCH PLANS FOR  
STATESVILLE RD CARWASH

16014 & 1606 STATESVILLE RD  
HUNTERSVILLE, NC 28078



08/03/2026

ISSUE DATE: XX/XX/XXXX

REVISION

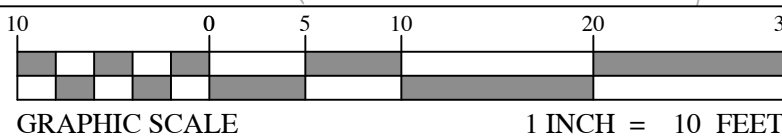
PROJECT # 26011

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CHECKED BY: WFM

GRADING PLAN



\*SECTION NOTE:  
SECTION VIEWS WILL BE FULLY  
DETAILED WITH SHOP DRAWINGS BY  
MANUFACTURER



**NEW WAY DESIGNS PLLC**  
NC FIRM # P-2585  
530 AUSTIN DR  
CHARLOTTE, NC 28213

CONTACT: WILLIAM F. MCBRAYER, PE  
PHONE: 828-429-9787  
EMAIL: WILL@NWDPLLC.COM

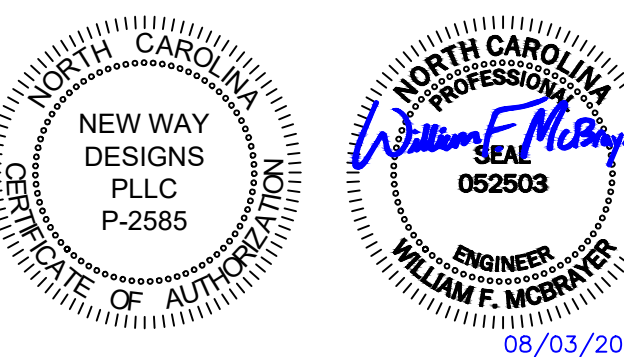
**DEVELOPER:**  
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8611 STARCREEK RD  
CORNELIUS, NC 28031  
CONTACT: JAKE PALILLO  
PHONE: 704-363-7902  
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# REZONING CONCEPT SKETCH PLANS FOR STATESVILLE RD CARWASH

16014 & 1606 STATESVILLE RD  
HUNTERSVILLE, NC 28078

1. THE OWNER AND ALL SUBSEQUENT OWNERS OF THE PROPERTY SHALL ACCEPT RESPONSIBILITY AND MAINTENANCE OF ALL ON SITE UNDERGROUND DETENTION & INFILTRATION SYSTEM AND SCM FACILITIES. THE OWNER WILL PROVIDE MAINTENANCE TO THE FACILITIES AS DESCRIBED IN THE PROJECT OPERATIONS AND MAINTENANCE MANUAL AS WELL AS PER THE TOWN OF HUNTERSVILLE STORMWATER ORDINANCE AND THE MECKLENBURG COUNTY BMP MANUAL.
2. SCM SHALL BE PERIODICALLY INSPECTED BY THE OWNER OR OWNER'S REPRESENTATIVE AS DESCRIBED IN THE MAINTENANCE MANUAL AND SCHEDULE TO IDENTIFY MAINTENANCE AND REPAIR NEEDS AND TO ENSURE COMPLIANCE WITH THE REQUIREMENTS AND SCHEDULE. ANY IDENTIFIED MAINTENANCE AND/OR REPAIRS NEEDS SHALL BE ADDRESSED IN A TIMELY MANNER. RECORDS SHALL BE MAINTAINED BY THE OWNER AND REVIEW BY COUNTY PERSONNEL WHEN REQUESTED.

1. AVOID DISTURBING THE PROPOSED UNDERGROUND DETENTION AREA UNTIL AFTER THE INITIAL ROUGH GRADING AND TEMPORARY STABILIZATION HAS BEEN PERFORMED. TAKE EXTRA PRECAUTIONS TO AVOID SEDIMENT FROM ENTERING THE
2. EXCAVATE THE SAND FILTER TO THE DESIGN DIMENSIONS
3. UNDERGROUND DETENTION PIPES SHALL BE INSTALLED AT 0% SLOPE. INFILTRATION SECTIONS SHALL BE PERFORMED PER MANUFACTURER SPECIFICATIONS/SHOP DRAWINGS. FOR INFILTRATION SECTIONS, THE SLOPE SHALL BE 0.5% SLOPE. THE SAND FILTER SHALL BE SOLID WALL PIPE SEPARATED FROM THE INFILTRATION SECTIONS BY A Baffle SYSTEM, SEE DETAIL ABOVE LEFT.
4. GRAVEL BED MATERIALS (STONE) SIZE SHALL NOT BE GREATER THAN  $\frac{1}{2}$  TO  $\frac{1}{4}$  INCHES IN DIAMETER. (BLUE STONE, DOUBLE WASHED, #57)
5. FILTER FABRIC MUST MEET A MINIMUM PERMEABILITY RATE OF 75 GALLONS/MIN/SQUARE FOOT AND SHALL NOT IMPED THE INFILTRATION RATE OF THE SOIL MEDIUM. NON-WOVEN FABRIC IS REQUIRED. INSTALLATION REQUIRES AT LEAST 1 FOOT OVERLAP AT THE END AND STRIKING IN PLACE DURING CONSTRUCTION AT THE TUNED SURFACES.
6. SOIL PREPARATION TO BE IN ACCORDANCE WITH TOWN OF HUNTERSVILLE WATER QUALITY DESIGN MANUAL.



ISSUE DATE: XX/XX/XXXX

## REVISION

**PROJECT # 26011**

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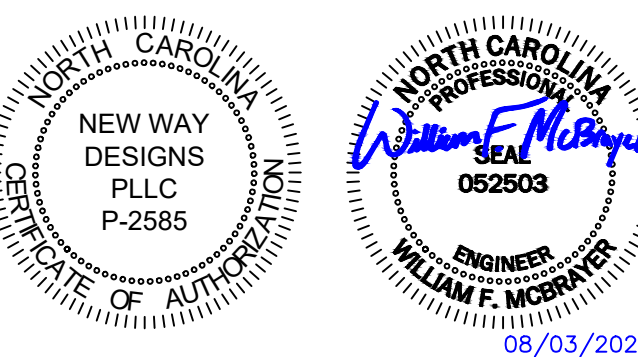
## UNDERGROUND DETENTION



**DEVELOPER:**  
**BI-PART DEVELOPMENT, LLC**  
8611 STARCREEK RD  
CORNELIUS, NC 28031  
CONTACT: JAKE PALILLO  
PHONE: 704-363-7902  
EMAIL: JPALILLO@AOL.COM

# REZONING CONCEPT SKETCH PLANS FOR STATESVILLE RD CARWASH

16014 & 1606 STATESVILLE RD  
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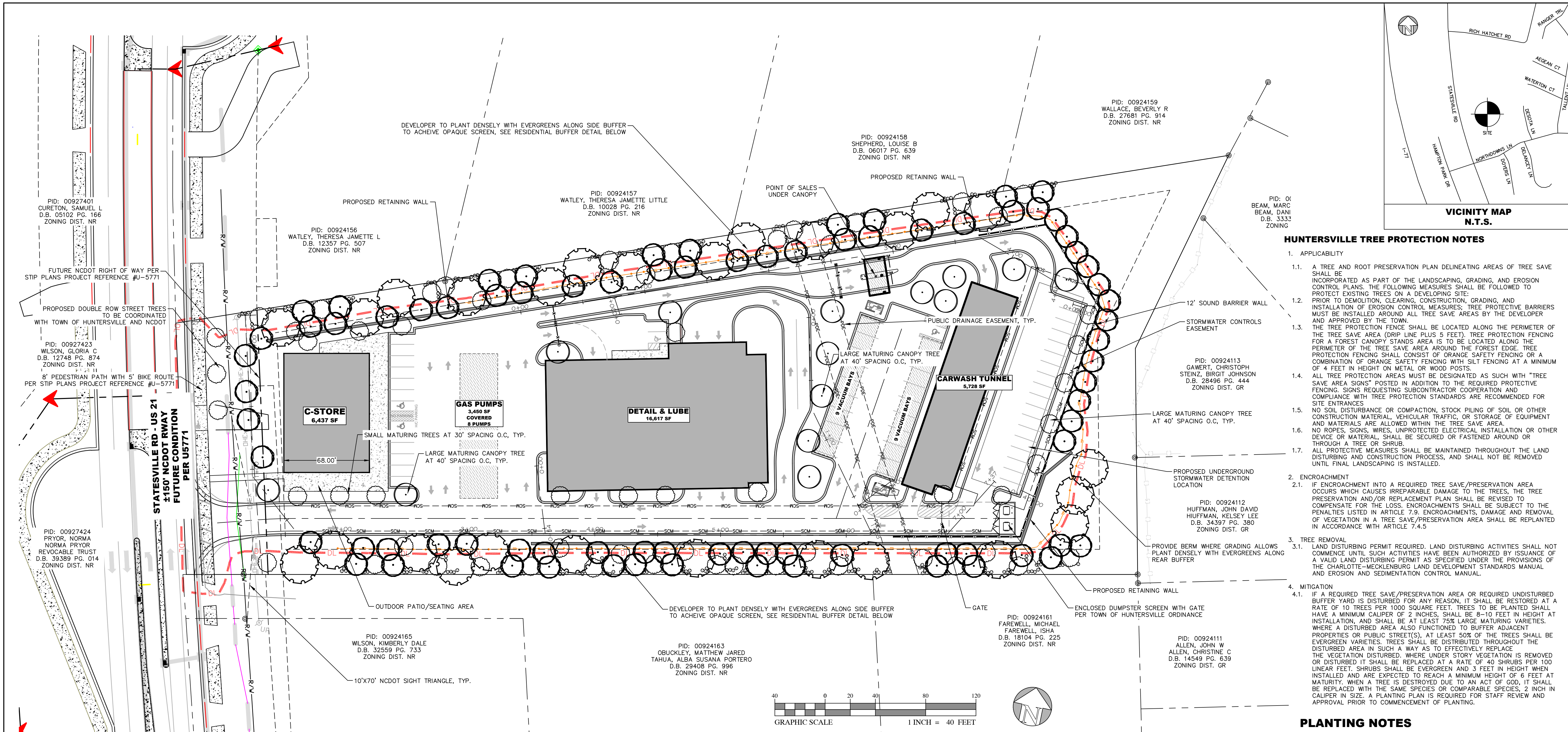


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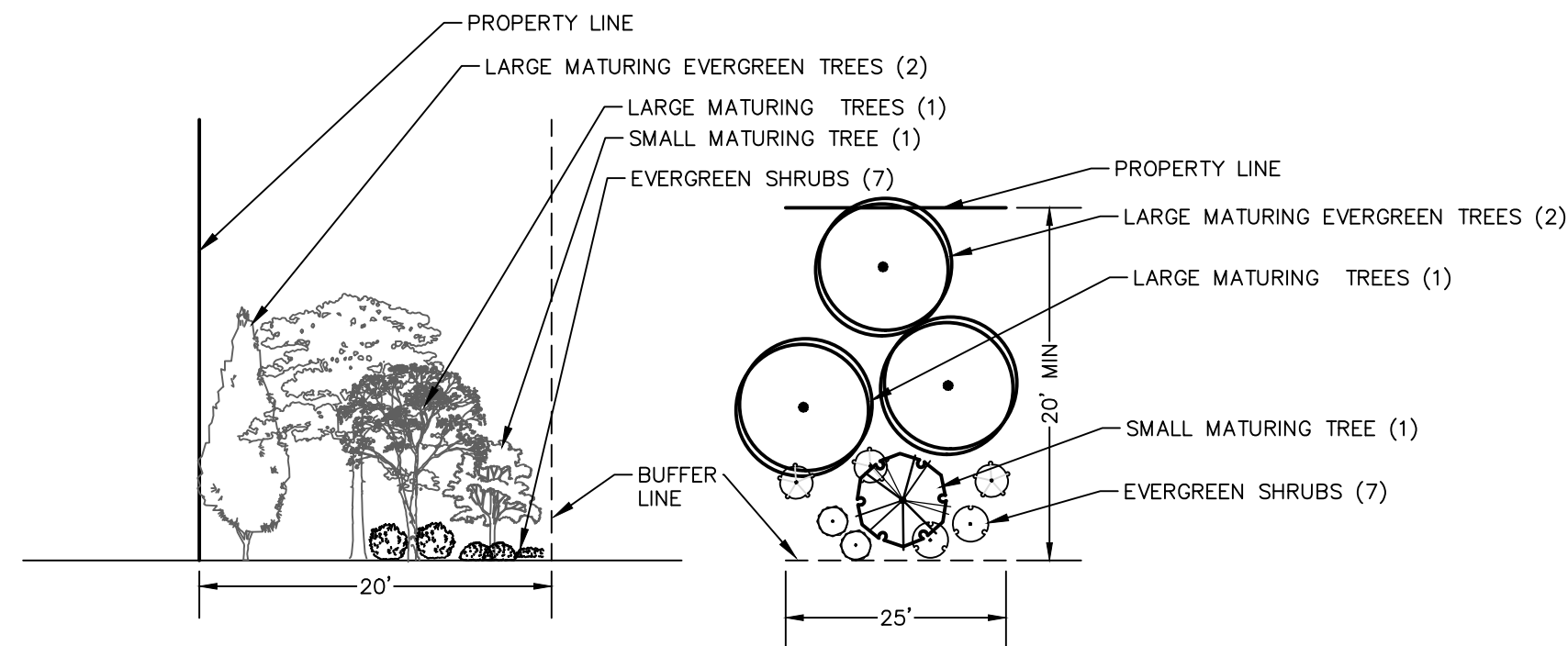
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## LANDSCAPE PLAN

**RZ-7**

## PLANTING NOTES

1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC.
2. HEIGHT AND WIDTH SPECIFICATIONS FOR SHRUBS INDICATED ON PLANT SCHEDULE SHALL VARY PRECEDENCE AND RASINGS 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
3. ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SAME PRECEDENCE AND RASINGS 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
4. CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH 4" AGED SHREDED HARDWOOD BARK. CONTRACTOR SHALL MULCH ALL ANNUAL/PERENNIAL BEDS WITH 1" PINE BARK FINE.
6. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEEDED BY THE CONTRACTOR.
7. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DESTRUCTIVE MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
8. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE THE LAWNHOLD SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
9. CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
10. CONTRACTOR SHALL COORDINATE ALL PLANTING IN THE RIGHT-OF-WAY WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL TRANSPORTATION DEPARTMENT.
11. ALL STRAPPING AND NOD 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL REMOVE ALL BAKING/SLANTING PLANT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
12. FOR NEW PLANTING AREAS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR AMEND THE TOP 24" OF EXISTING SOIL, TO MEET SPECIFIED TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQ. FEET) PER TREE.
13. LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES, IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
14. MINIMUM TREE SIZE AT PLANTING SHALL BE 3 INCH CALIPER FOR LARGE MATURING TREES AND 2 INCH CALIPER FOR SMALL MATURING TREES. ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TO FIVE TRUNKS, AND A MINIMUM EIGHT FOOT TALL.
15. INSTALLER SHALL BE RESPONSIBLE TO REPAIR OR REPLACE PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD (ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER).
16. FOR SEEDED AREAS, AN ACCEPTABLE LAWN AT THE END OF THE MAINTENANCE PERIOD SHALL CONSIST OF A HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND OTHER UNDESIRABLES, WITH TOTAL GRASS COVERAGE EXCEEDING 80 PERCENT OVER 10" SO. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES, WITH AT LEAST 85% OF THE GRASS COVERAGE CONSISTING OF THE SPECIFIED GRASS SPECIES.
17. ADDITIONAL TREE(S) MAY BE REQUIRED TO MEET THE TREE ORDINANCE, AS DIRECTED BY URBAN FORESTER (A TREE WITHIN SIXTY FEET OF EACH PARKING SPACE)

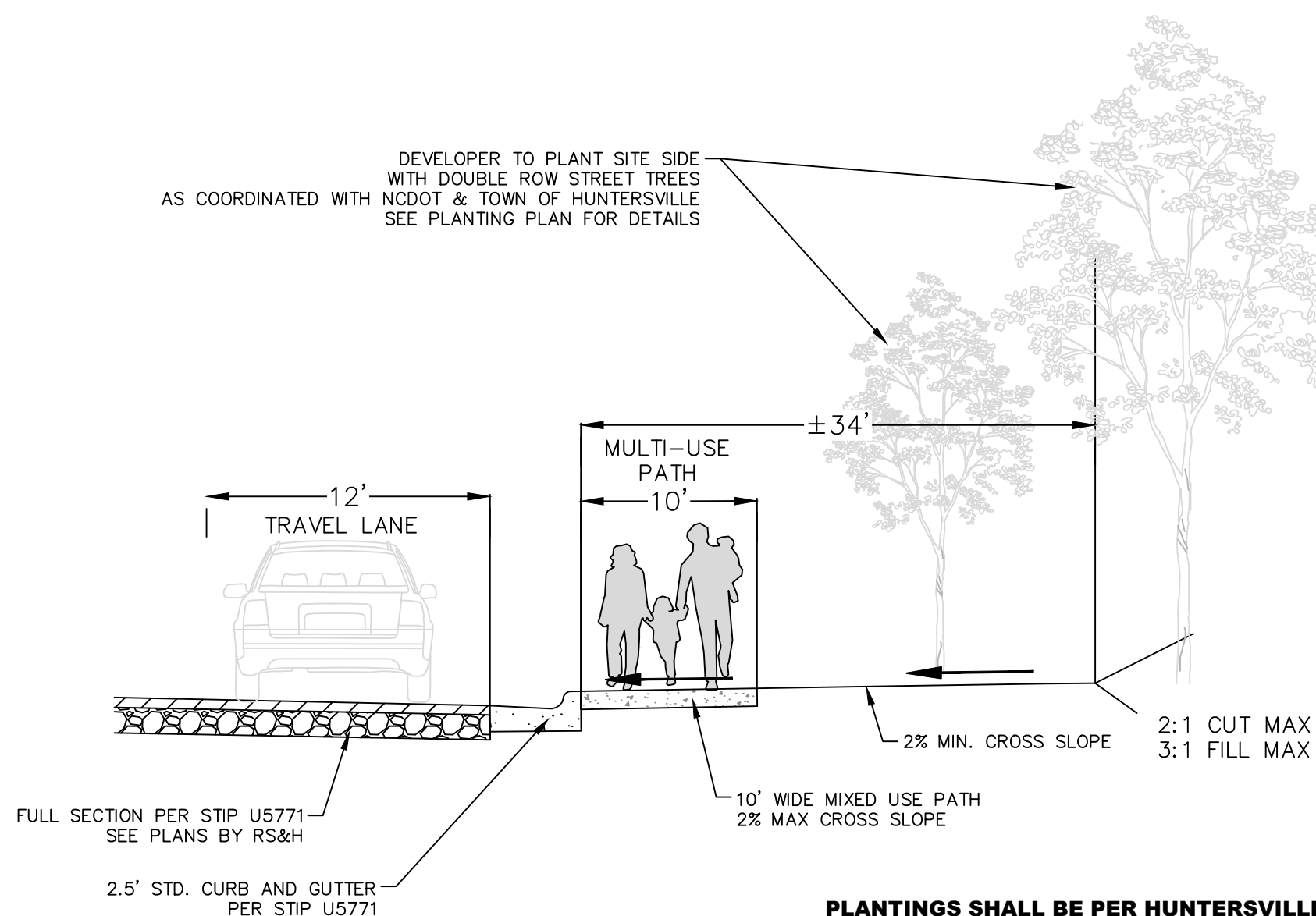


## PLANTING REQUIREMENTS

TREES: 5 PER 1,000 SF  
50% LARGE EVERGREEN  
25% SMALL MATURING

SHRUBS: 8 PER 1,000 SF  
100% EVERGREEN

**PLANTINGS SHALL BE PER HUNTERSVILLE Z.O. ARTICLE 7.5**



**PLANTINGS SHALL BE PER HUNTERSVILLE Z.O. ARTICLE 7.5**

## STATESVILLE RD US-21 IMPROVEMENTS

**RESIDENTIAL BUFFER - N.T.S.**