



DOCKET #: WA060

PROPOSED ZONING:
LB-S

EXISTING ZONING:
LB-S

PETITIONER:
ACV Skyline RADO8 LLC

-  Property included in zoning request.
-  500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 300'

STAFF: Roberts

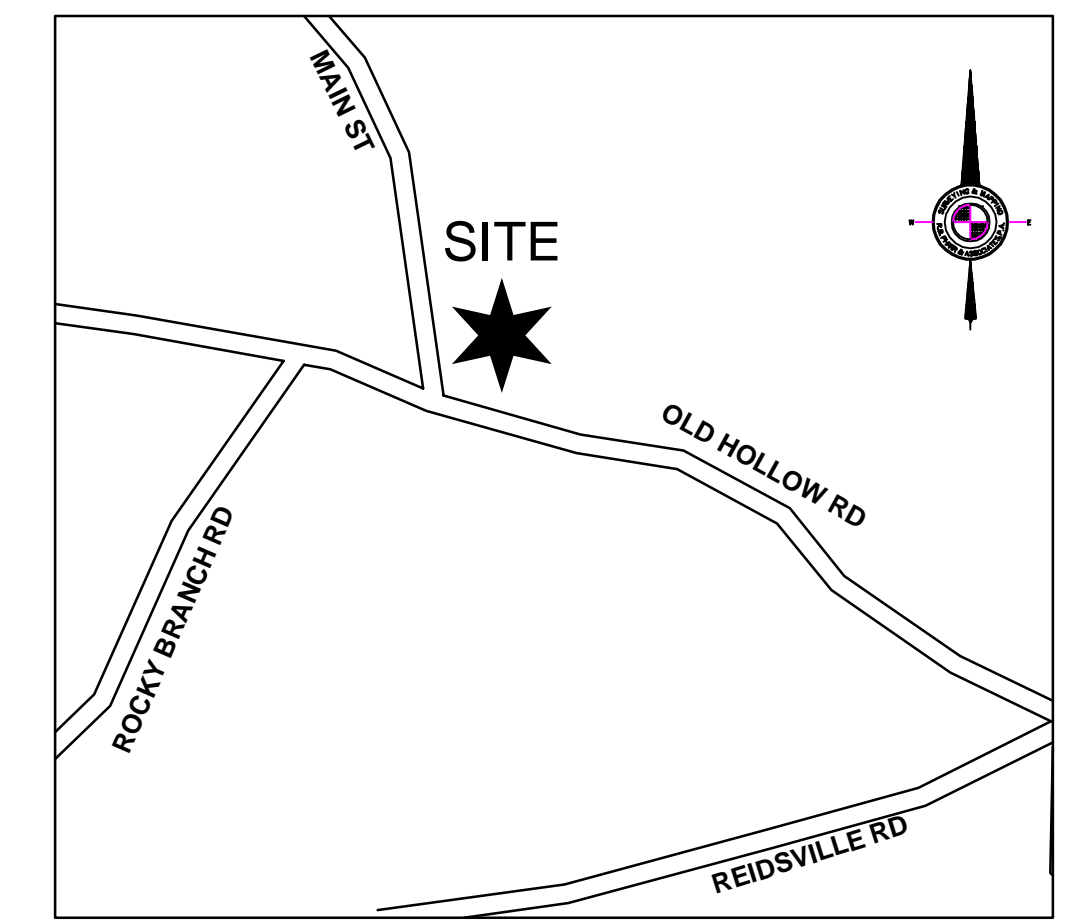
GMA: 3

ACRES: 2.62

NEAREST BLDG: 15' east

MAP(S): 6868.03

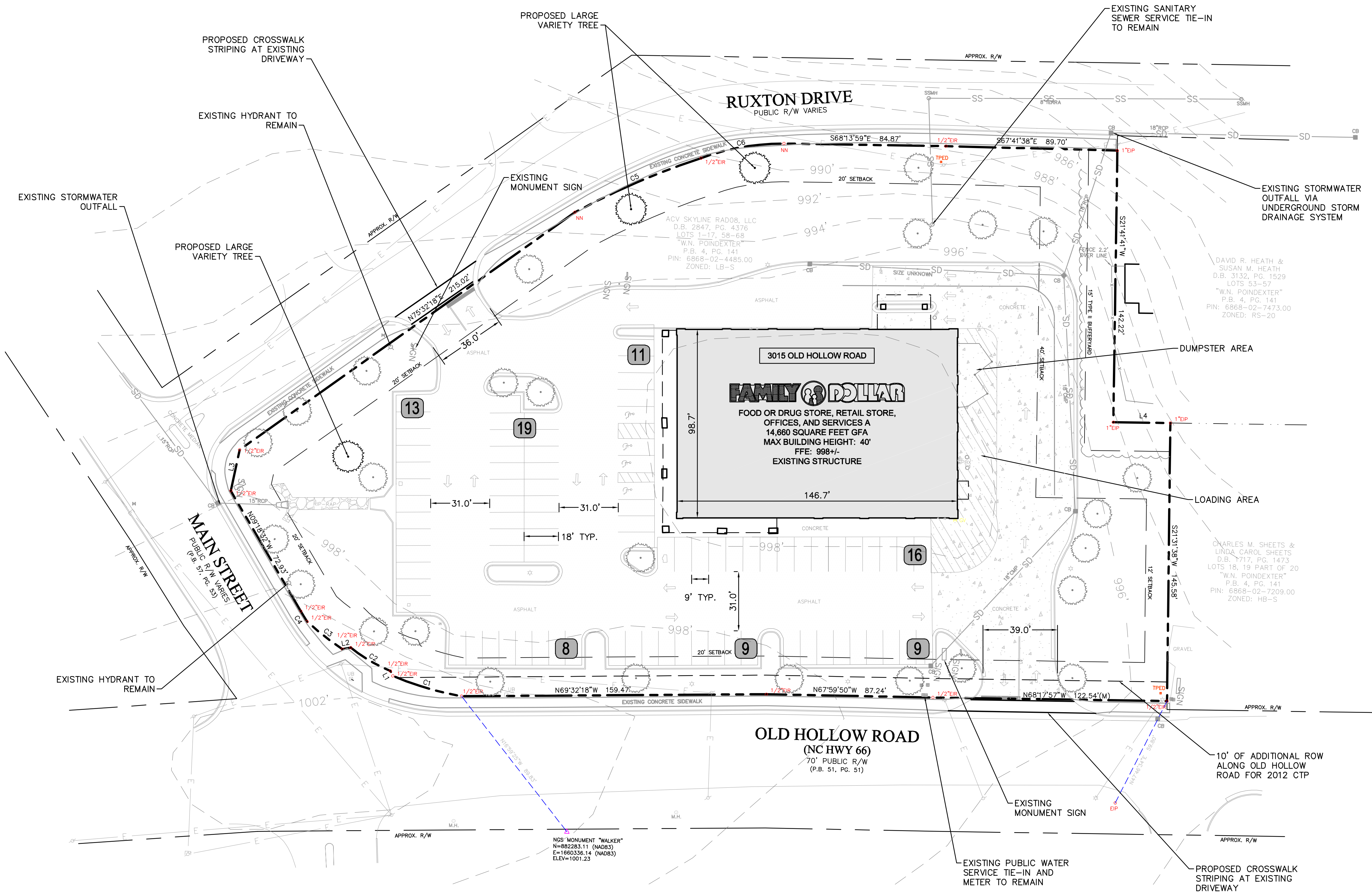




VICINITY MAP
NOT TO SCALE

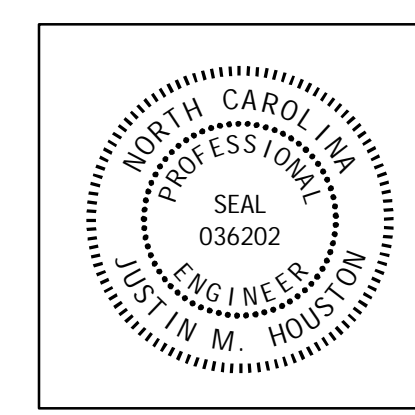
SITE DATA

PROPERTY OWNER:	ACV SKYLINE RAD08 LLC PO BOX 1159 DEERFIELD, IL 60015 TELEPHONE: 707.935.3700
PLANS PREPARED BY:	JUSTIN M. HOUSTON, P.E. KIMLEY-HORN AND ASSOCIATES 200 S. TRYON STREET, SUITE 200 CHARLOTTE, NC 28202 TELEPHONE: 704.333.5131 JUSTIN.HOUSTON@KIMLEY-HORN.COM
DEVELOPER:	FAMILY DOLLAR 500 VOLVO PARKWAY CHESAPEAKE, VA 23320 TELEPHONE: 757.698.7147 DAPLANTED@DOLLARSTORE.COM
PROPERTY LOCATION:	3015 OLD HOLLOW ROAD, WALKERTOWN, NC 27051 TOWN OF WALKERTOWN PARCEL NUMBER: 6868-02-4485.00
PROPERTY ZONING:	LIMITED BUSINESS (LB-S) SPECIAL USE DOCKET F-1353
PROPOSED USE:	FOOD OR DRUG STORE, RETAIL STORE, OFFICES, AND SERVICES A
TOTAL ACREAGE:	2.6192 ACRES
PERCENT BUILDING COVERAGE:	12.72%
PERCENT OF PAVED/GRAVEL SURFACE:	48.81%
PERCENT OPEN SPACE:	38.47%
PERCENT TOTAL IMPERVIOUS SURFACE:	61.53%
PARKING SPACES REQUIRED:	49 SPACES (1 PER 300 SF OF GROSS FLOOR AREA)
PARKING SPACES PROVIDED:	85 SPACES
LOADING SPACES REQUIRED:	1
LOADING SPACES PROVIDED:	1
FLOOD INFORMATION:	NOT IN A FLOOD AREA PER FEMA MAP 3710686800J EFFECTIVE 1/2/2019
WATERSHED DESIGNATION:	NOT PART OF A REGULATED WATERSHED
PURPOSE STATEMENT:	THE DEVELOPER IS PROPOSING TO REDEVELOP AN EXISTING, VACANT STORE LOCATED AT 3015 OLD HOLLOW ROAD. THE SITE IS CURRENTLY ZONED LB-S PER SPECIAL USE ZONING DOCKET F-1353 FOR THE SINGLE USE OF FOOD OR DRUG STORE.
OTHER INFORMATION:	THERE WILL BE NO STRUCTURAL MODIFICATION TO THE EXISTING PARKING FIELD, SITE ACCESS, EXISTING TREES EXISTING SITE GRADES, OR THE BUILDING FOOTPRINT ASSOCIATED WITH THIS DEVELOPMENT.
THE DEVELOPER IS PROPOSING TO ALLOW THE FOLLOWING USES AT THIS LOCATION:	<ul style="list-style-type: none"> FOOD OR DRUG STORE RETAIL STORE OFFICES SERVICES A



SITE PLAN LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	CONTOUR (EXISTING/PROPOSED)
	EXISTING CURB AND GUTTER
	EXISTING BUILDING
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING PARKING COUNT
	EXISTING TREE TO REMAIN
	PROPOSED LARGE VARIETY TREE



PRELIMINARY
NOT FOR CONSTRUCTION

