



AGENDA

Regular Planning Board Meeting September 27, 2022 - 6:30 PM

Town Hall 101 Huntersville-Concord Road

Live Stream: <https://www.youtube.com/channel/UCgqiipdJL0ywl-LZrcN5MpQ/featured>

1. **Call to Order/Roll Call**
2. **Approval of Minutes**
 - 2.A. Consider approval of the August 23, 2022 Minutes of the Meeting (*Tracy Barron*)
3. **Public Comments** - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*
4. **Action Agenda**
 - 4.A. Consider Recommendation for Honeycutt-Brown Subdivision Sketch Plan, a request by Toll, Southeast, Inc. to subdivide 239.37-acres located northeast of intersection of Gilead Road and Ervin Cook Road, Parcel #s 009-05-102, 009-04-105-109, 009-05-110-119, 009-03-201, 009-03-214, 009-03-233 & 234 & a portion of 009-03-208 for a 358-lot single-family home development. **NOTE - this application was received prior to the recent text amendment regarding quasi-judicial review. Due to requests for Ordinance modifications on the plan, the applicant has chosen to continue as a quasi-judicial review.** (*David Peete*)
 - 4.B. Consider Recommendation for petition #TA22-10, a request by the Huntersville Planning Department clarifying that single family detached homes and duplex house types are not permitted on multi-building sites. (*Nathan Farber*)
5. **Other Business**
6. **Adjourn**

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, August 23, 2022.

Call to Order/Roll Call

Chairman Sny called the meeting to order at 6:30 pm.

Present: J. Sny, F. Gammon, S. Swanick, S. Hensley, G. Baber, C. Boyd, J. Wright, J. Henson, and T. Loomis

Approval of Minutes

Item 2A. Consider approval of the revised July 26, 2022, Regular Meeting Minutes

Motion: T. Loomis made a Motion to Approve the July 26, 2022, minutes. J. Henson seconded the motion.

Vote: The motion passed unanimously (9-0).

Public Comments

No public comments.

Action Agenda

Item 4A: A. Consider recommendation on petition #S22-02, Novant Health Special Sign District, a request by Lockwood Identity Inc. (Sign Art) to amend the plan for the Special Sign District Zoning Overlay for Novant Health Hospital located at 10030 Gilead Rd, Tax Parcel 01716601.

K. Mielenz, Planner I entered her staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff explained that the applicant is currently under a special sign district. Staff is recommending approval of a new sign up to 50 square foot in size. Staff provided an image of the proposed elevation and location of the sign.

C. Boyd asked if the sign will be backlit. The representative for the applicant, Dan Hardman, 12706 New Haven Road replied that the sign will be backlit.

G. Baber asked if any impending mergers would cause additional sign change requests in the near future. The representative said they did not see a change in the next six months.

J. Sny asked if the location of the sign to the proximity of the street was creating the request for larger signage. Staff responded that the applicant had a maximum of 36 square feet but due to the amount of words on the sign, placement, and readability a greater size is needed.

Motion: The Planning Board made a motion to recommend approval of SS22-02 Novant Health Special Sign District based on the special sign district complying with Article 10.11.1 and being consistent with Huntersville 2040 Community Plan, policies LU-8, LU-8.1. It is reasonable and in the public interest to approve the special sign district request because it is consistent with the greater flexibility in form and style of the 2040 Plan and it is not to exceed the 50 square feet. T. Loomis seconded the motion.

Vote: The motion passed unanimously (9-0).

Other Business

Adjourn

Motion: F. Gammon made a Motion to Adjourn. C. Boyd seconded the motion.

Vote: The motion passed unanimously (9-0).

Approved this ____ day of _____ 2022.

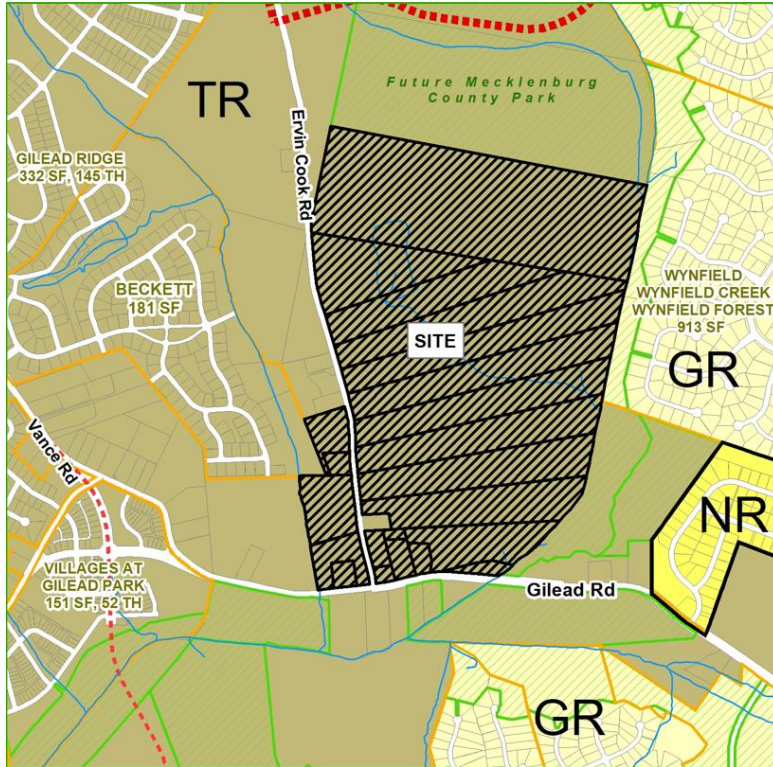
Chairman or Vice Chairman

Board Secretary

Honeycutt-Brown Subdivision Sketch Plan

(NOTE: submitted March 11, 2022, and being considered under the quasi-judicial process)

PART 1: PROJECT SUMMARY



Applicant: Toll Southeast, Inc.

Property Owner(s): various (see Attachment A).

Property Address: 14412 Ervin Cook Road

Project Size: (+/-) 239.37-acres.

Parcel Number(s): 009-05-102, 009-04-105-109, 009-05-110-119, 009-03-201, 009-03-214, 009-03-233 & 234 & a portion of 009-03-208.

Current Zoning: Transitional Residential (TR).

Current Land Use: farmland, vacant & a few single-family homes.

Proposed Land Use:
358 single-family homes.

Proposed Density: 1.5 dwelling units per acre.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 239.37-acres of land located northeast of Gilead Road and Ervin Cook Road intersection (shown as "site" above) into 358 single-family lots.
2. Adjoining Zoning and Land Uses:
 - North: Transient Residential (TR) – farmland & vacant (future regional County Park).
 - South: Transient Residential (TR) – a few single-family homes and vacant.
 - East: General Residential (GR) & Transient Residential (TR) – single-family homes (Wynfield Subdivision) & vacant (future County McDowell Creek Park).
 - West: Transient Residential (TR) – a few large-lot, single-family homes & vacant.
3. A neighborhood meeting was held on July 14, 2022 (see Attachment C). Residents' questions related to transportation improvements, number of proposed homes and anticipated price.
4. The proposed 358 single-family homes will be on lots averaging 7,806 sq. ft. in are (7,500 sq. ft. avg. required).
5. The proposed subdivision meets the requirement of at least 3 different lot widths with a differential of at least 10' (156 lots @ 52'-wide; 116 lots @ 62'-wide; 86 lots @ 72'-wide). The total average lot width required is 60' and the proposal is 60.04'.
6. In the Transitional Residential (TR) zoning district, 35% of total tree canopy is required to be saved and the proposal is to save 58% of the tree canopy (30.17-acres). Further, 35 percent of the specimen trees are required to be saved and the proposal is to save 71% of the specimen trees (333 trees). There are no known heritage trees on the site.

7. A phase plan has not been submitted. In the absence of a phase plan, all improvements will be required at initial build.
8. A water quality concept plan is being reviewed by the Town but has not been approved as of the date of this report.
9. A “Willingness to Serve” letter was provided by Charlotte Water on March 21, 2022.
10. Forty percent (40%) open space is required in the Transitional Residential (TR) zoning district to achieve 1.5 units an acre and 48% (approximately 115-acres) is proposed (this number to be confirmed with Staff). The amount and type of Urban Open Space is still being discussed with Staff, as there are several lots that are not within ¼ mile of Urban Open Space.
11. Off-site street connection is provided via two (2) entrances from Ervin Cook Road and one proposed stub to the north. However, Mecklenburg County, who plan to build a park on the property to the north have asked to eliminate the connection to the north. There are no connections to the south, as it is either state road or floodplain and there are none to the east, as it is also floodplain, and the adjacent subdivision (Wynfield) is built-out and did not provide stub connections.

PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)

A TIA Determination of Need was completed for the site. Based on the use and intensity, a TIA for the site was required. Identified and committed roadway improvements (per TIA and NCDOT):

Gilead Road and Ervin Cook Road:

- Provide an exclusive westbound right-turn lane (on Gilead Road) with at least 100 feet of storage and appropriate decel and taper;
- Provide an exclusive eastbound left-turn lane (on Gilead Road) with at least 100 feet of storage and appropriate decel and taper;
- Provide an exclusive southbound right-turn lane (on Ervin Cook Road) with at least 150 feet of storage and appropriate decel and taper.

Ervin Cook Road and Proposed Access Locations:

- Construct the westbound approach (Access A) with at least one ingress lane and one egress lane (striped as shared left/right)
- Construct the westbound approach (Access B) with at least one ingress lane and one egress lane (striped as shared left/right)

Additional comments include:

- Provide 6’ sidewalk on both sides of Ervin Cook Road along entire property frontage, provide 10’ side path on Gilead Road along entire property frontage (where feasible).

PART 4: PLANNING STAFF ANALYSIS

Section 6.200 of the Subdivision Ordinance outlines the “general requirements and policies to be used in the design, review, and approval” of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board’s consideration of the Honeycutt-Brown Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

The following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Honeycutt-Brown Subdivision lies within the Moderate Density and Open Space Future Land Use Character Area of the 2040 Community Plan. The Moderate Density Character Area “is meant to accommodate a mix of conventional residential subdivisions with large lots and traditional neighborhood development with a mix of lot sizes, including smaller unit types and occasional attached

housing”. “Average gross density is generally 1 – 3 units per acre”. Comment: This proposed subdivision has a proposed density of 1.5 units per acre and offers a mix of three (3) lot sizes.



Moderate Density

This area is meant to accommodate a mix of conventional residential subdivisions with larger lots and traditional neighborhood development with a mix of lot sizes, including smaller unit types and occasional attached housing. Average gross density is generally 1-3 units per acre. It may have some smaller-scale commercial or nonresidential activity at key intersections. Exact density of future development should vary based on context and site constraints including potential conflicts with adjacent development, access, and the presence of natural and/or cultural resources.



Environmental / Open Space

These sensitive environmental areas consist primarily of development-impaired lands such as floodways and floodplains as well as parks and previously-protected areas.

- **Policy LU 12.3: Blend new development with existing neighborhoods, structures and landscapes through the use of transitions in building types and placement of open space, buffers and other site features.** Comment: As the proposed lot size and arrangement do not match the adjacent large-lot single-family homes and farmland, a 20 feet landscape buffer surrounding the development will create an appropriate transition. However, the parcels to the north and west do not have much development on them. To the east is the Wynfield Subdivision, but it is separated by a large creek floodplain.
- **Policy EOS 4.3: Plant more trees and continue to require street trees in new developments.** Comment: Street trees will be provided along all new streets.
- **Policy EOS 8.2: Work toward the goal of 100% of residents within a 10-minute walking distance of a park, formalized or curated natural areas, publicly accessible passive open space area or greenway access point.**

Comment: The subdivision would abut both a future county park to the north and a future county greenway to the east, with multiple trails to both amenities.

- **Policy EOS 8.3: Continue to require locational standards for open space in new developments.** Urban Open Space should be located within walking distance of homes in new subdivisions that are not located in rural areas. Open space should be located in undivided preserves where possible and should be accessible to the largest number of lots with the development.

Comment: Five (5) Urban Open Spaces are provided throughout the subdivision, however several lots along the northeast are not located within 1/4 -mile walk of these types of open space. Additional space will need to be provided.

- **Policy EOS 10.1: Implement the Greenway, Trail and Bike Committee’s “30 x 30” Plan.** Connect all parks, schools, neighborhoods and major shopping into the Town’s Greenway System (The Vine) by 2030 incrementally over the next 10 years. Include greenways, sidewalks, multi-use paths, trails and dirtways.

Comment: The proposed subdivision will provide two (2) trails to the future county park to the north. A street stub to the future county park is also shown, however the County has asked to eliminate that stub. There are two (2) trails shown to the east to connect to the future McDowell Creek greenway. Lastly, along the western edge, the floodplain of another creek is to be set-aside. All of these greenways are shown on the Town’s Greenway Master Plan (see below).



- **Policy PS 8.1: Continue to require new development to provide extensions (of public services) and infrastructure to serve new development, particularly in activity centers.**

Comment: Water and sewer is to be extended to this property, which will provide access to adjacent properties, as well.

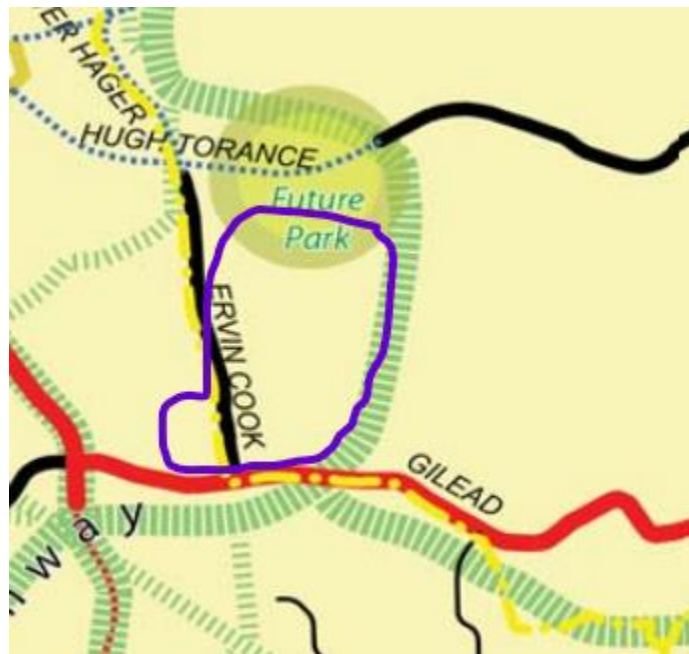
- **Policy T 3.1: Continue to enhance street connectivity by requiring connections among different uses.** Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses. Context-sensitive street design should be applied.

Comment: One stub to the north is proposed to the future county park, however, Mecklenburg County has asked that the connection be eliminated. Other than the two entrances onto Ervin Cook Road, there are no other connections proposed. While the lack of connectivity is inconsistent with the goals of the 2040 Plan, in general, for this development, there are not many opportunities to connect due to existing land development patterns and environmental features. The connection to the north is the only opportunity.

- **Policy T 3.2: Improve multimodal connectivity by coordinating with other departments to implement the Huntersville Bicycle Master Plan, expanding the greenway network and supporting enhanced pedestrian connections.**
Comment: The proposed subdivision provides trail connections to the north (2 trails), the east (2 trails) and sets aside land for a future greenway along the western border. In addition, Ervin Cook Road will be upgraded to NCDOT standards and provide sidewalks on both sides of the project's frontage.
- **Policy T 5.3: Support NCDOT's Complete Streets Policy.** Complete streets policies require all streets to be planned and designed to consider the safety and accessibility of all users, no matter their age and ability. Complete streets prioritize sidewalks, bicycle facilities and safe crossings in accordance with the street's context and function.
Comment: All proposed streets utilize the Town's residential street cross-section and provide appropriate lane widths and sidewalks on both sides.

The following sections of the Beatties Ford Road Small Area Plan apply to this request:

- Section 7.2 Land Use and Zoning - Transportation and Land Use Master Plan identifies this property as a "Residential Area / Subdivision" (beige area highlighted in purple below):



- Section 6.5.3 Non-vehicular Transportation – Green Infrastructure Connectivity: "Planning for open spaces must be coordinated... to create a well-linked open space network throughout the entire study area".
- Other relevant Implementation goals include:
 - Ensure the implementation of a comprehensive interconnected collector street network.
 - Continue the low-density residential development pattern within the study area.

2. Conformity.

With the exception of Wynfield Subdivision to the east, there are no adjacent developments. Wynfield is separated from this property by a wide floodplain. The vacant parcels to the north are owned by Mecklenburg County and will be a future county park. Along the east side of the property are a few homes on very large lots and to the south is Gilead Road. The effect of the existing land use pattern has created an isolated area where this subdivision is proposed to be developed.

3. Access between Adjoining Properties.

The subdivision proposes one (1) street connection to the north to connect to the future regional county park. However, Mecklenburg County has requested not to connect to the park. There will be two (2) trail connections to the park. No other connections are proposed to adjoining properties, as there is not opportunity to do so, due to either pre-existing development lot-arrangements or natural features.

4. Relation to topography.

The majority of the 239.37-acres that make up the Honeycutt-Brown Subdivision are generally flat, as the property was a farm. The entire east side of the project lies within the floodplain of McDowell Creek. The proposed street network and lot-layout generally respects the topography of the site, with three (3) creek crossings shown.

5. Mature trees and natural vegetation.

The proposed project is required to save 35 percent of the tree canopy, 35 percent of the specimen trees and 100% of the heritage trees. This subdivision proposes to save 58% of tree canopy, 71% of specimen trees and there are no known heritage trees located on site.

6. Access to parks, schools, etc.

To the north, two (2) trails are provided to connect to the future regional county park. To the east, two (2) trails are provided to the future McDowell Creek Greenway – which will be constructed soon. Land (0.37-acres) is proposed to be set aside along the creek on the west side for another future greenway. There are no schools in the general area.

7. Discourage through traffic.

There are no off-site connections other than to Ervin Cook Road (see Part 2, #10), therefore through-traffic is not possible. There is not one main street, so traffic should be well-distributed. The internal streets are appropriately sized for residential traffic, have some on-street parking and are designed to include short blocks.

8. Relationship to railroad rights-of-way.

Not Applicable.

9. Half streets.

Not Applicable.

10. Parallel streets along thoroughfares.

Not Applicable.

11. Public School and Public Park Sites

The parcels associated with the Honeycutt-Brown Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities

The parcel associated with the Honeycutt-Brown Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names

The street names for Honeycutt-Brown Subdivision Sketch Plan would be approved with Preliminary (Construction) Plan submission (if Sketch Plan is approved).

14. Easements.

Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

15. Proposed water and sewerage system.

Water and sewer will need to be extended to the development. A “Willingness to Serve” letter from Charlotte Water, dated March 21, 2022, has been provided.

16. Restrictions on the subdivision of land subject to flooding.

There is a large jurisdictional wetland that runs from north to south along the entire east side of the subdivision and no development is proposed in that area.

17. Reserved.

18. Open Space

Proposed open space is 96.00-acres (40%). Transitional Residential (TR) zoning requires 40% open space, minimum, to achieve maximum permitted density of 1.5 units per acre.

19. Impact of Development on Public Facilities

There is no indication the proposed subdivision will adversely impact public facilities. While this section of the Ordinance does not call for the specific consideration of impact to public schools (CMS), staff contacts Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation for all major subdivision requests. According to CMS, the development could generate 183 new student who will attend local schools. All three of the impacted schools are currently facing overcrowding issues. A section of CMS’s report is provided below. See Attachment D: CMS Report.

This development may add 183 students to the schools in this area.

The following data is as of 20th Day of the 2021-22 school year.

<u>Schools Affected</u>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
TORRENCE CREEK ELEMENTARY	41.32	35	685	580	118%	72	129%
FRANCIS BRADLEY MIDDLE	57	53	1075	1000	108%	45	111%
HOPEWELL HIGH	99.0	100	1809	1827	99%	66	102%

The total estimated capital cost of providing the additional school capacity for this new development is \$7,017,000; calculated as follows:

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION

Town Staff has reviewed the proposed Subdivision Sketch Plan and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIREMENTS

Honeycutt-Brown Subdivision Sketch Plan complies with all applicable requirements and is supported by the findings of fact outlined in Parts 2 – 4 of this report, with the following conditions:

There are several site plan issues that **MUST BE ADDRESSED**:

- REQUESTED MODIFICATIONS: the following three (3) block-length modifications are requested:

- Road H, from Road F – Road K,
- Road H, from Road G – Road M,
- Cul-de-sac (Road) O
 - Staff can support all three block length modifications, as there are several natural features to negotiate on site.
- Urban Open Spaces B & E are not an acceptable type – Applicants will need to work with Staff on alternatives.
- A rough-grading plan for the parcels west of Ervin Cook Road must be provided.
- Comments from NCDOT must be provided and addressed (as appropriate).
- BMP embankments and easements must be kept out of stream buffers.
- All outstanding Town Transportation comments to be addressed.
- All outstanding redline comments to be addressed.

APPROVAL

The Honeycutt-Brown Subdivision Sketch Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff Recommends Approval of the proposed Subdivision Sketch Plan based on satisfaction of the above listed items.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board will review on Tuesday, September 27, 2022.

PART 7: TOWN BOARD FINAL ACTION

The Town Board is tentatively scheduled to consider this request on Monday, October 17, 2022.

PART 8: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Honeycutt-Brown Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D – CMS Report

PART 9: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in [Section 6.320.5](#) of the Subdivision Ordinance).

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.



General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at <https://www.huntersville.org/528/Permits-Process>

- ☐ Change of Use
- ☐ Commercial Site Plan
- ☐ Conditional Rezoning
- ☐ General Rezoning
- ☐ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to
Original Project # _____
- ☐ Other _____

- SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
- ☒ Sketch Plan
 - ☐ Preliminary Plan
 - ☐ Final Plat (Includes Minor Subdivision)
 - ☐ Exempt Subdivision
 - ☐ Final Plat Revision
 - ☐ Farmhouse Cluster

2. Project Data

Date of Application 3/11/2022

Name of Project Brown Property Phase # (if subdivision) _____

Project Address 14410 Ervin Cook Road

Parcel Identification Number(s) (PIN) 00904106, 00905102, 00905105, 00905106, 00905107, 00905108, 00905109, 00905110, 00905111, 00905112, 00905113, 00905114, 00905115, 00905117, 00905118, 00905119, 00903233, 00903201, 00903234, 00903214, 00903208

Current Zoning District TR Proposed District (for rezoning only) _____

Property Size (acres) 239.43 Street Frontage (feet) 132,243.04 If _____

Current Land Use Agricultural

Proposed Land Use(s) Residential

Is the project within Huntersville's corporate limits?

Yes X No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Approval for Major Subdivision Sketch Plan

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <https://www.huntersville.org/528/Permits-Process>.

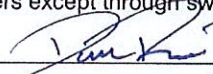
5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Toll Southeast, Inc. Phone 704-430-9392
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature  Printed Name: Dan Rossi

Title Vice President - Land Development Email drossi@tollbrothers.com

Address of Applicant 14529 Grand Palisades Parkway, Charlotte NC

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Printed Name _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application.* If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
ESP Associates	Lisa Roberts	704-990-9442	lroberts@espassociates.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

W:\2022 Projects (KM31) - Brown Property (Toll Bros)\Summit\Working Drawings\KM31 - Brown Property (Toll Bros)\Major Subdivision\Sheet\M31 - COVER.dwg, COVER, 1, mazzella



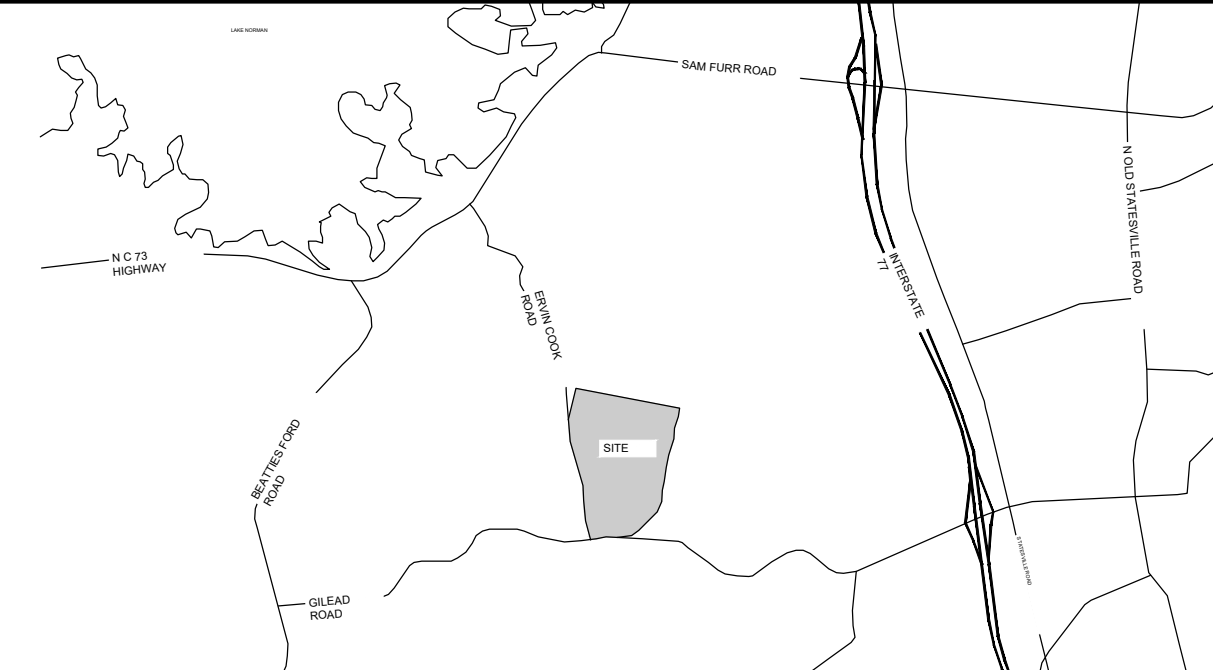
HONEYCUTT BROWN SITE

EPM #436685

MAJOR SUBDIVISION SKETCH PLAN

TOWN OF HUNTERSVILLE / MECKLENBURG COUNTY,

NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

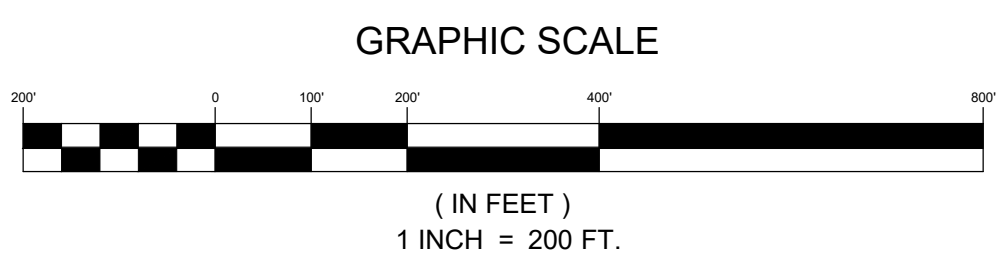
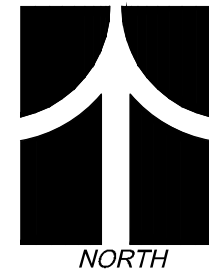
ADJACENT PROPERTIES		OWNER NAME	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP/COOR	ZONING
1	1509112	MONTAGNA & BROWN	ROBERT C. SHERRARD	7924 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
2	1509109	ROBERT C. SHERRARD	PIGGY H. SHERRARD	7900 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
3	1509105	COOK INVESTMENTS I, L.P.A. TRUST COOK CHARITABLE REMAINDER	ASHLEY S. WOOLLEY	7828 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
4	1509105	COOK INVESTMENTS I, L.P.A. TRUST COOK CHARITABLE REMAINDER	DOUGLAS S. COULTER	7800 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
5	1509107	MECKLENBURG COUNTY	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
6	900306	ROBERTS FAMILY & TRUST	7825 GILEAD RD.	HUNTERSVILLE	NC	28078	TR	
7	940077	BECKETT HOMEOWNERS ASSOCIATION OF MECKLENBURG INC.	C/O HAWTHORNE MANAGEMENT CORP.	P.O. BOX 13906	CHARLOTTE	NC	28220	TR
8	900311	ALFRED J. REED	MICHAEL R. MANN	8111 BRAMBLETON DR.	HUNTERSVILLE	NC	28078	TR
9	900311	ALFRED J. REED	ALYSSA MCCABERT	6244 STEPHENS GROVE LN.	HUNTERSVILLE	NC	28078	TR
10	900303	ALFRED J. REED	ALYSSA MCCABERT	6244 STEPHENS GROVE LN.	HUNTERSVILLE	NC	28078	TR
11	900303	ALFRED J. REED	ALYSSA MCCABERT	6244 STEPHENS GROVE LN.	HUNTERSVILLE	NC	28078	TR
12	940051	COOK INVESTMENTS I, L.P.A. TRUST COOK CHARITABLE REMAINDER	DOUGLAS S. COULTER	7800 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
13	940051	COOK INVESTMENTS I, L.P.A. TRUST COOK CHARITABLE REMAINDER	DOUGLAS S. COULTER	7800 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
14	940051	COOK INVESTMENTS I, L.P.A. TRUST COOK CHARITABLE REMAINDER	DOUGLAS S. COULTER	7800 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
15	940051	COOK INVESTMENTS I, L.P.A. TRUST COOK CHARITABLE REMAINDER	DOUGLAS S. COULTER	7800 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
16	940051	COOK INVESTMENTS I, L.P.A. TRUST COOK CHARITABLE REMAINDER	DOUGLAS S. COULTER	7800 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
17	940051	COOK INVESTMENTS I, L.P.A. TRUST COOK CHARITABLE REMAINDER	DOUGLAS S. COULTER	7800 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
18	940051	COOK INVESTMENTS I, L.P.A. TRUST COOK CHARITABLE REMAINDER	DOUGLAS S. COULTER	7800 GILEAD RD.	HUNTERSVILLE	NC	28078	TR
19	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
20	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
21	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
22	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
23	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
24	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
25	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
26	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
27	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
28	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
29	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
30	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
31	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
32	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
33	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
34	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
35	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
36	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
37	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
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47	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
48	918811	JAMES F. FITZPATRICK	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
49	905106	FREDERICK G. BROWN	TRINA H. BROWN	1212 ERVIN COOK RD.	HUNTERSVILLE	NC	28078	TR

Committed Road Improvements

- Gilead Road and Ervin Cook Road:**
- Provide an exclusive westbound right-turn lane (on Gilead Road) with at least 100 feet of storage and appropriate decel and taper.
 - Provide an exclusive eastbound left-turn lane (on Gilead Road) with at least 100 feet of storage and appropriate decel and taper.
 - Provide an exclusive southbound right-turn lane (on Ervin Cook Road) with at least 150 feet of storage and appropriate decel and taper.

Ervin Cook Road and Proposed Access Location:

- Construct the westbound approach (Access A) with at least one ingress lane and one egress lane (striped as shared left/right)
- Construct the westbound approach (Access B) with at least one egress lane (striped as shared left/right)



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NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
JEWEL J. LEVINE

8-30-22

BY	LJM	LJM
1	07/07/22	REVISOR PER DWGS COMMENTS
2	08/30/22	REVISOR PER TOWNS COMMENTS

MAJ. SUB. SKETCH PLAN
COVER SHEET

HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.

HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	COVER

W:\2022 Projects (KM31) - Brown Property (Toll Bros) Submittal\Drawings\KM31 - Brown Property\of Brown Property - Major Subdivision\Sketch Plan 3rd Submittal\Sheets\KM31-CVR.dwg, COVER 2, Imazella



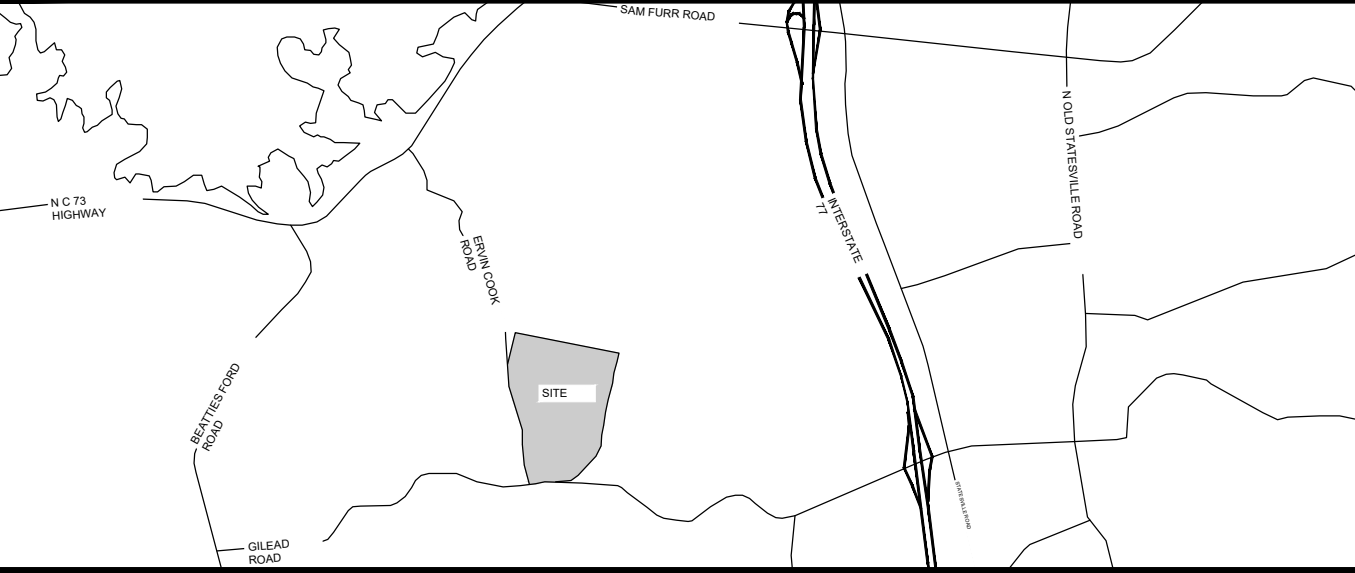
HONEYCUTT BROWN SITE

EPM #436685

MAJOR SUBDIVISION SKETCH PLAN

TOWN OF HUNTERSVILLE / MECKLENBURG COUNTY,

NORTH CAROLINA



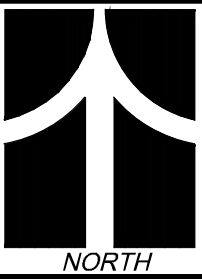
VICINITY MAP
NOT TO SCALE

Sheet List Table

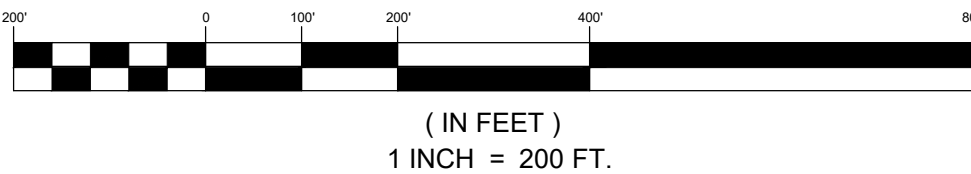
Sheet #	Sheet Title	ORIGINAL DATE	REVISED DATE	REVISED DATE
COVER	COVER	5/02/2022	7/07/2022	8/30/2022
INDEX	INDEX	5/02/2022	7/07/2022	8/30/2022
1.0	EXISTING FEATURES PLAN	5/02/2022	7/07/2022	8/30/2022
2.0	SLOPE & SOILS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
3.0	4 STEP PROCESS (SHEET 1 OF 4)	5/02/2022	7/07/2022	8/30/2022
3.1	4 STEP PROCESS (SHEET 2 OF 4)	5/02/2022	7/07/2022	8/30/2022
3.2	4 STEP PROCESS (SHEET 3 OF 4)	5/02/2022	7/07/2022	8/30/2022
3.3	4 STEP PROCESS (SHEET 4 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.0	PRELIM. TREE PRESERVATION PLAN INDEX	5/02/2022	7/07/2022	8/30/2022
4.1	PRELIM. TREE PRESERVATION PLAN (SHEET 1 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.2	PRELIM. TREE PRESERVATION PLAN (SHEET 2 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.3	PRELIM. TREE PRESERVATION PLAN (SHEET 3 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.4	PRELIM. TREE PRESERVATION PLAN (SHEET 4 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.5	PRELIM. TREE PRESERVATION TABLE (SHEET 1 OF 2)	5/02/2022	7/07/2022	8/30/2022
4.6	PRELIM. TREE PRESERVATION TABLE (SHEET 2 OF 2)	5/02/2022	7/07/2022	8/30/2022
5.0	SKETCH PLAN INDEX	5/02/2022	7/07/2022	8/30/2022
5.1	SKETCH PLAN (SHEET 1 OF 4)	5/02/2022	7/07/2022	8/30/2022
5.2	SKETCH PLAN (SHEET 2 OF 4)	5/02/2022	7/07/2022	8/30/2022
5.3	SKETCH PLAN (SHEET 3 OF 4)	5/02/2022	7/07/2022	8/30/2022
5.4	SKETCH PLAN (SHEET 4 OF 4)	5/02/2022	7/07/2022	8/30/2022
5.5	AVERAGE LOT SIZE	5/02/2022	7/07/2022	8/30/2022
5.6	SKETCH DETAILS	5/02/2022	7/07/2022	8/30/2022
5.7	CONCEPTUAL ARCHITECTURAL ELEVATIONS	5/02/2022	7/07/2022	8/30/2022
5.8	CONCEPTUAL ARCHITECTURAL FOOTPRINTS	5/02/2022	7/07/2022	8/30/2022
6.0	URBAN OPEN SPACE INDEX	5/02/2022	7/07/2022	8/30/2022
6.1	URBAN OPEN SPACE (SHEET 1 OF 2)	5/02/2022	7/07/2022	8/30/2022
6.2	URBAN OPEN SPACE (SHEET 2 OF 2)	5/02/2022	7/07/2022	8/30/2022
7.0	GRADING, STORM SEWER, & STORM WATER EXHIBIT	5/02/2022	7/07/2022	8/30/2022
7.1	GRADING, STORM SEWER, & STORM WATER EXHIBIT	5/02/2022	7/07/2022	8/30/2022
8.0	WATER & SEWER LAYOUT	5/02/2022	7/07/2022	8/30/2022
8.1	WATER & SEWER LAYOUT	5/02/2022	7/07/2022	8/30/2022
8.2	UTILITY EXTENSION PLAN	5/02/2022	7/07/2022	8/30/2022
9.0	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
9.1	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
9.2	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
9.3	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
9.4	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
10.0	FRONTAGE IMPROVEMENT PLAN	5/02/2022	7/07/2022	8/30/2022
10.1	FRONTAGE IMPROVEMENT PLAN	5/02/2022	7/07/2022	8/30/2022
10.2	FRONTAGE IMPROVEMENT PLAN-TYPICAL SECTIONS	5/02/2022	7/07/2022	8/30/2022

1. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSB CHAPTER 17 SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT 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 (DPRIC) LETTERS.
2. 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.
3. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
4. PLAT APPROVAL SHALL BE LIMITED TO 50 DWELLING UNITS WITHIN A RESIDENTIAL SUBDIVISION UNTIL TRAFFIC IMPROVEMENTS HAVE BEEN COMPLETED AND APPROVED BY THE APPROPRIATE AUTHORITY.

NOTE:
APPROVAL OF THIS SKETCH/CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL AND/OR VESTING OF THE FINAL PRELIMINARY/CONSTRUCTION PLAN.
FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.



GRAPHIC SCALE



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NORTH CAROLINA
LICENSE NO.: F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
J. LEVINE, P.E.

MAJ. SUB. SKETCH PLAN
INDEX SHEET

HONEYCUTT BROWN PROPERTY
HUNTERSVILLE, NC
TOLL BROTHERS, INC.

PROJECT INFORMATION
PROJECT MANAGER: ML
DESIGNED BY: LJM
DRAWN BY: LJM
PROJECT NUMBER: KM31.100
ORIGINAL DATE: 07/07/2022
SHEET:
INDEX

W:\2022 Projects (KM31) - Brown Property (Toll Bros)\Submittal Working Drawings\KM31 - Brown Property (Toll Bros)\Major Subdivision Sketch Plan 3rd Submittal\Sheets\3.0 KM31 - FOUR STEP.dwg, 3.0, Imazella

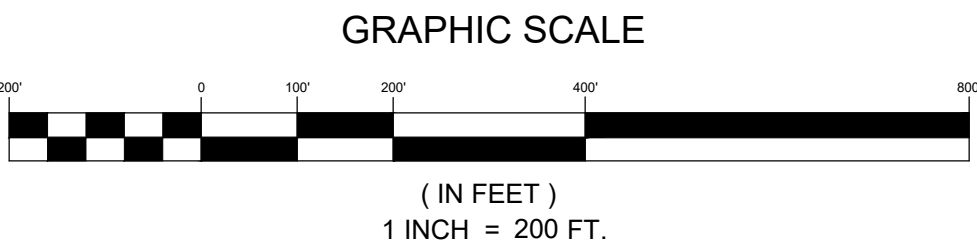
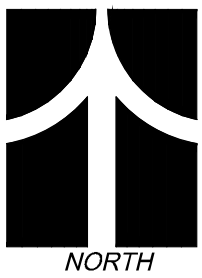


STEP 1 - DESIGNATING OPEN SPACE

POTENTIAL PRESERVATION AREAS (WETLANDS, FLOODWAYS, FLOOD FRINGE, SIGNIFICANT TREES, SENSITIVE & NOTEWORTHY NATURAL, AND SCENIC AREAS)

LEGEND:

- POTENTIAL TREE PRESERVATION AREA
- EXISTING CONTOUR
- EXISTING STREAM / CHANNEL
- EXISTING ROAD R/W
- STREAM BUFFER / PCSO
- WETLAND
- PERIMETER/THOROUGHFARE BUFFER
- PROPOSED HOME SITE



MAJ. SUB. SKETCH PLAN
4 STEP PROCESS (SHEET 1 OF 4)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

3.0

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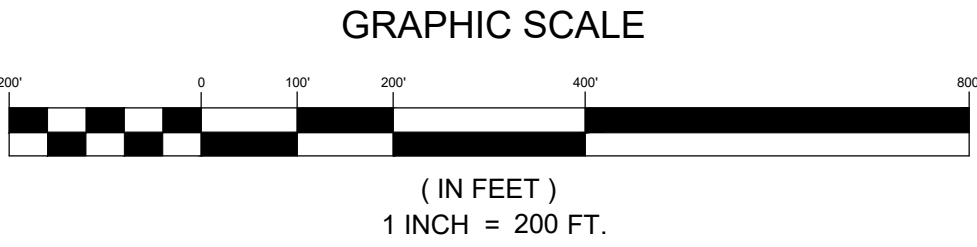
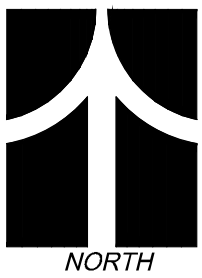


STEP 2 - LOCATING HOME SITES

PROPOSED HOME SITES

LEGEND:

- POTENTIAL TREE PRESERVATION AREA
- EXISTING CONTOUR
- EXISTING STREAM / CHANNEL
- EXISTING ROAD R/W
- STREAM BUFFER / PCSO
- WETLAND
- PERIMETER/THOROUGHFARE BUFFER
- PROPOSED HOME SITE



MAJ. SUB. SKETCH PLAN
4 STEP PROCESS (SHEET 2 OF 4)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC. HUNTERSVILLE, NC

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PROJECT MANAGER:	ML
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SHEET:	

3.1

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LICENSE NO.: F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
THEW J. LEVINSKY
8-30-22

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STEP 3 - STREET NETWORK

PROPOSED STREET NETWORK

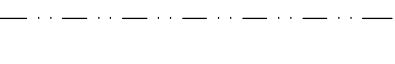
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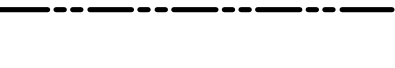
POTENTIAL TREE PRESERVATION AREA



EXISTING CONTOUR



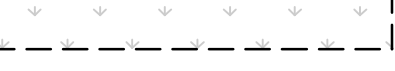
EXISTING STREAM / CHANNEL



EXISTING ROAD R/W



STREAM BUFFER / PCSO



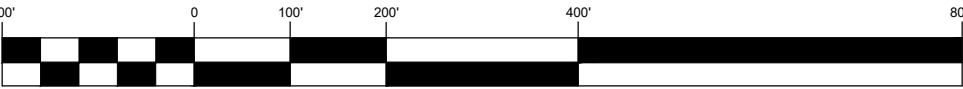
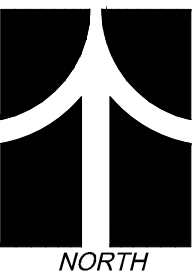
WETLAND



PERIMETER/THOROUGHFARE BUFFER



PROPOSED HOME SITE



GRAPHIC SCALE

(IN FEET)
1 INCH = 200 FT.

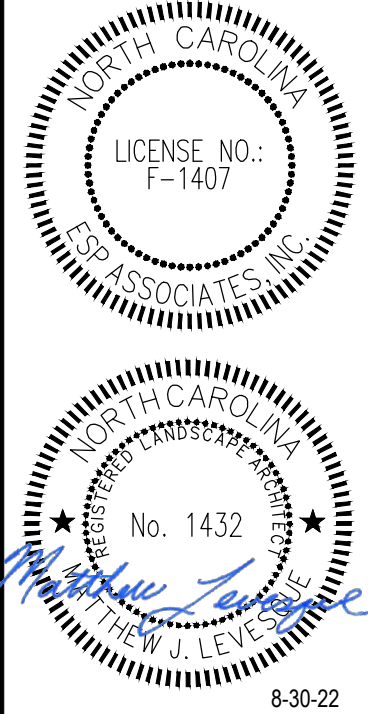
MAJ. SUB. SKETCH PLAN
4 STEP PROCESS (SHEET 3 OF 4)

HONEYCUTT BROWN PROPERTY

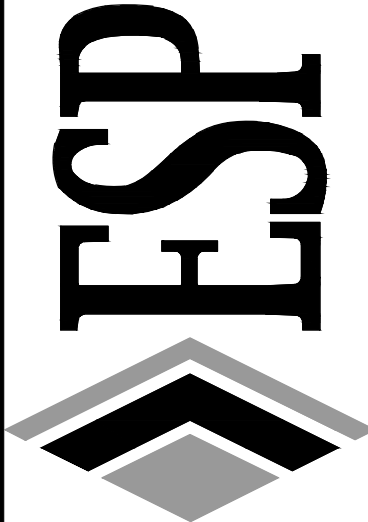
TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

3.2



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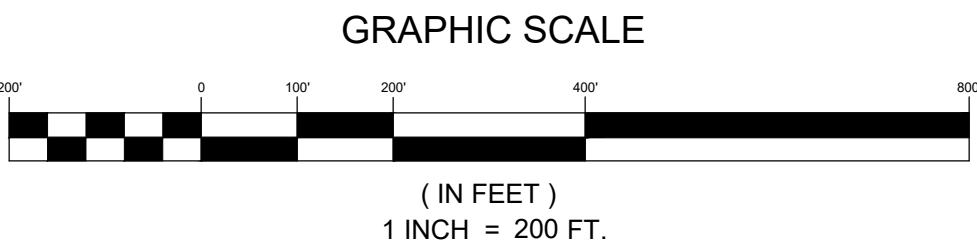
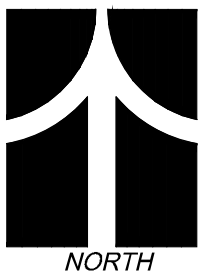
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STEP 4 - LOT LINES

LOT LINES FOR INDIVIDUAL LOTS AND OPEN SPACES

- LEGEND:**
- POTENTIAL TREE PRESERVATION AREA
 - EXISTING CONTOUR
 - EXISTING STREAM / CHANNEL
 - EXISTING ROAD R/W
 - STREAM BUFFER / PCSO
 - WETLAND
 - PERIMETER/THOROUGHFARE BUFFER
 - PROPOSED HOME SITE



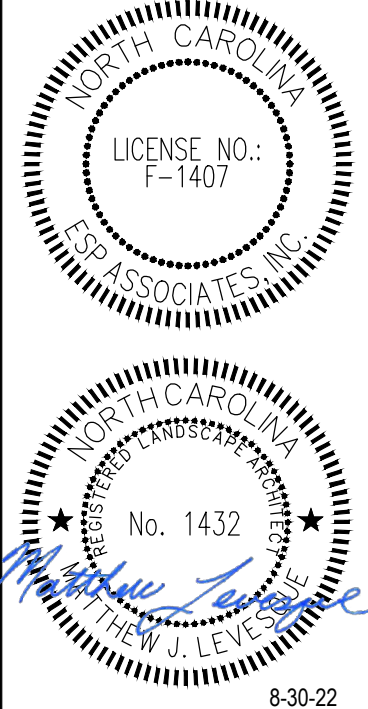
MAJ. SUB. SKETCH PLAN
4 STEP PROCESS (SHEET 4 OF 4)

HONEYCUTT BROWN PROPERTY

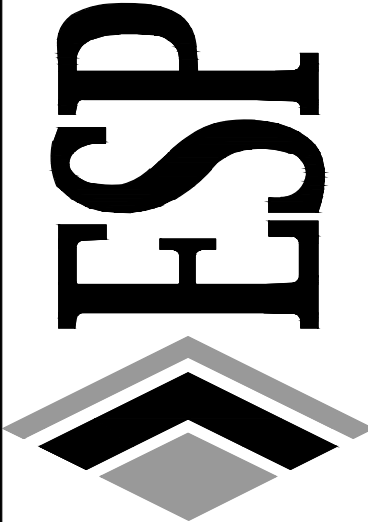
TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

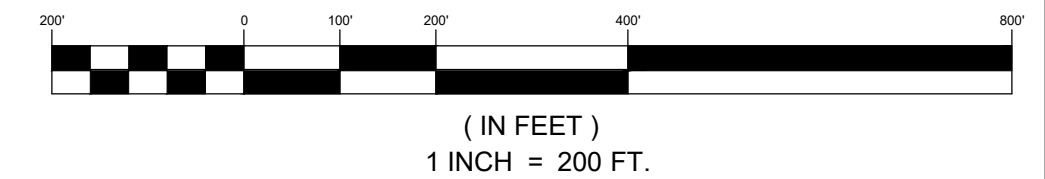
3.3



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Fort Mill, SC 29708
704-583-4949 (NC)
803-502-2440 (SC)
www.espassociates.com



PROP. UNDISTURBED BUFFER



PROJECT INFORMATION		HUNTERSVILLE, NC
SIGNATURE:	ML	
DRAWN BY:	LJM	
PROJECT NUMBER:	KM31-100	
SIGNAL DATE:	07/07/2022	
MEET:		
4.0		

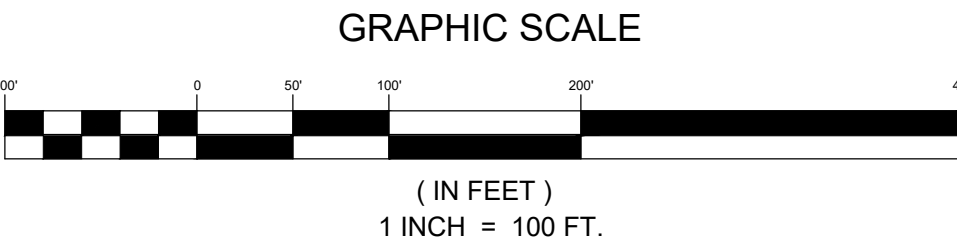
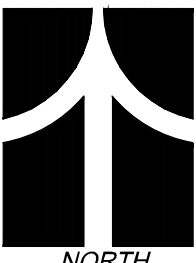
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EXISTING TREE SUMMARY - TR:	
TOTAL SITE ACREAGE:	+/- 239.37 ACRES
TOTAL EXISTING SPECIMEN TREES:	+/- 471 TOTAL
SPECIMEN TREES REQUIRED TO SAVE:	+/- 165 TREES (35% OF SPECIMEN TREES)
SPECIMEN TREES TO BE REMOVED:	+/- 138 TREES (+/- 29%)
SPECIMEN TREES TO REMAIN:	+/- 333 TREES (+/- 71%)
CANOPY PERCENTAGE REQUIRED TO SAVE:	+/- 30.17 AC (35% OF EXISTING CANOPY (+/- 86.21 ACRES))
EXISTING CANOPY:	+/- 86.21 AC (+/- 36% OF TOTAL SITE ACREAGE)
TREE CANOPY TO REMAIN:	+/- 50.41 AC (+/- 58% OF EXISTING CANOPY)

- NOTES:**
- TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "TREE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 24, 2016.
 - BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACES" DATED MARCH 17, 2016.
 - GRADING FOR STREETS TO BE CONSISTENT WITH THE CRITERIA IN THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

LEGEND:	
	SPECIMEN TREE TO BE REMOVED
	SPECIMEN TREE TO REMAIN
	CANOPY SAVE
	PROP. UNDISTURBED BUFFER



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ESP

NO.	DATE	REVISION	BY	DATE	REVISION	COMMENTS
1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM			
2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM			

MAJ. SUB. SKETCH PLAN
TREE PRESERVATION PLAN (1 OF 4)

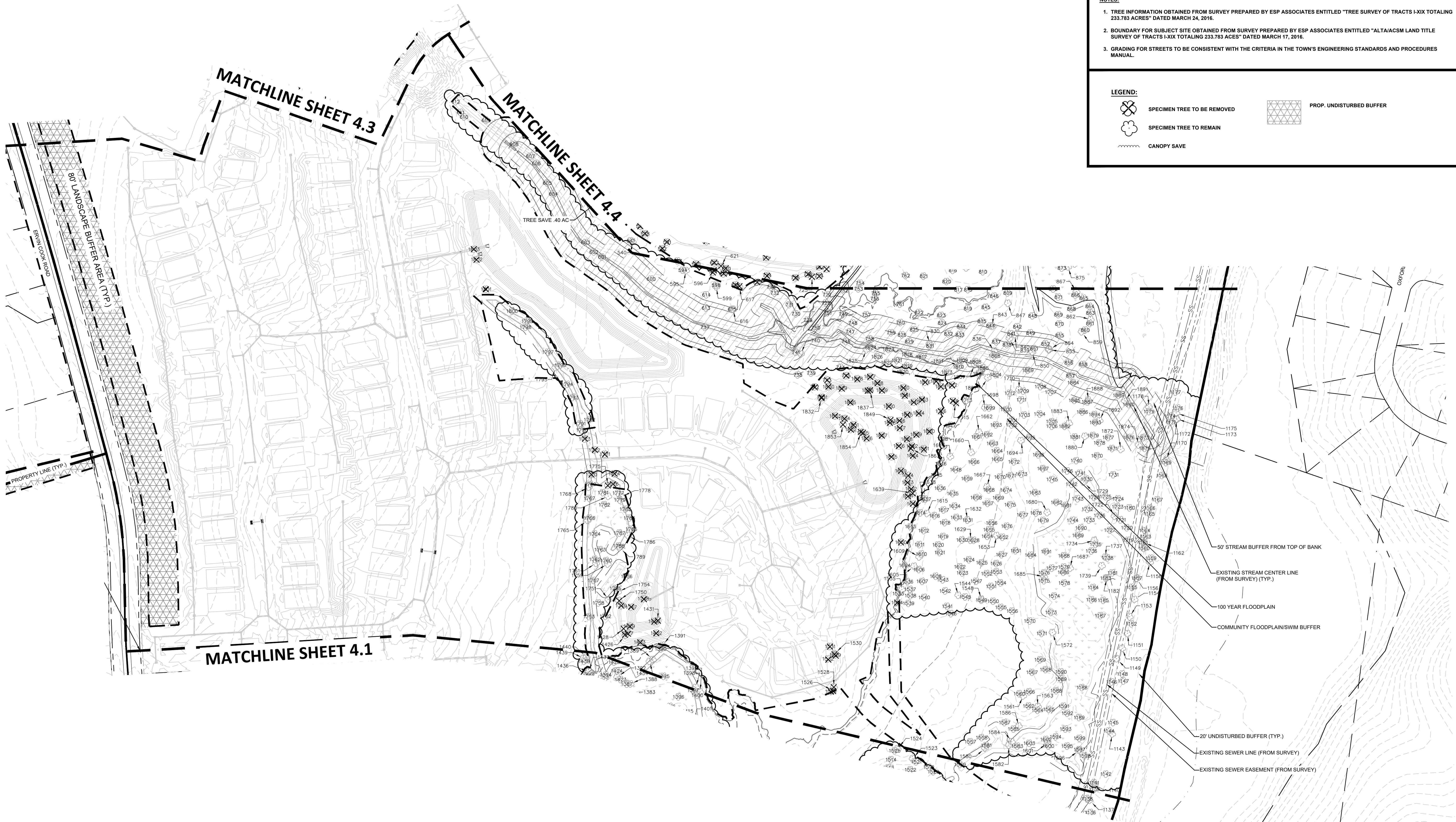
HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.

HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	4.1

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EXISTING TREE SUMMARY - TR:	
TOTAL SITE ACREAGE:	+/- 239.37 ACRES
TOTAL EXISTING SPECIMEN TREES:	+/- 471 TOTAL
SPECIMEN TREES REQUIRED TO SAVE:	+/- 165 TREES (35% OF SPECIMEN TREES)
SPECIMEN TREES TO BE REMOVED:	+/- 138 TREES (+/- 29%)
SPECIMEN TREES TO REMAIN:	+/- 333 TREES (+/- 71%)
CANOPY PERCENTAGE REQUIRED TO SAVE:	+/- 30.17 AC (35% OF EXISTING CANOPY (+/- 86.21 ACRES))
EXISTING CANOPY:	+/- 86.21 AC (+/- 36% OF TOTAL SITE ACREAGE)
TREE CANOPY TO REMAIN:	+/- 50.41 AC (+/- 58% OF EXISTING CANOPY)

- NOTES:**
1. TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "TREE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 24, 2016.
 2. BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACES" DATED MARCH 17, 2016.
 3. GRADING FOR STREETS TO BE CONSISTENT WITH THE CRITERIA IN THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

LEGEND:	
	SPECIMEN TREE TO BE REMOVED
	SPECIMEN TREE TO REMAIN
	CANOPY SAVE
	PROP. UNDISTURBED BUFFER

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803-802-2440 (SC)
www.espassociates.com

BY	DATE	REVISION	REVISION PER TOWNS COMMENTS
LJM	07/07/22	1	REVISED PER TOWNS COMMENTS
LJM	08/30/22	2	REVISED PER TOWNS COMMENTS

MAJ. SUB. SKETCH PLAN
TREE PRESERVATION PLAN (2 OF 4)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.

HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	4.2

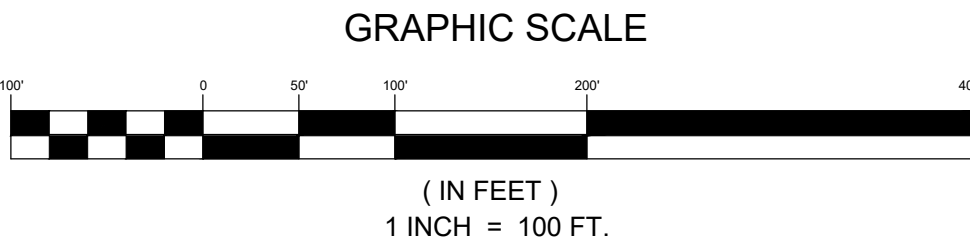
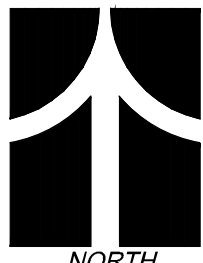
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EXISTING TREE SUMMARY - TR:	
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TOTAL EXISTING SPECIMEN TREES:	+/- 471 TOTAL
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LEGEND:	
	SPECIMEN TREE TO BE REMOVED
	SPECIMEN TREE TO REMAIN
	CANOPY SAVE
	PROP. UNDISTURBED BUFFER



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www.espassociates.com

NO.	DATE	REVISION	BY	REVISION
1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM	
2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM	

MAJ. SUB. SKETCH PLAN
TREE PRESERVATION PLAN (3 OF 4)

HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.

HUNTERSVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022

SHEET:
4.3

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EXISTING TREE SUMMARY - TR:

TOTAL SITE ACREAGE:	+/- 239.37 ACRES
TOTAL EXISTING SPECIMEN TREES:	+/- 471 TOTAL
SPECIMEN TREES REQUIRED TO SAVE:	+/- 165 TREES (35% OF SPECIMEN TREES)
SPECIMEN TREES TO BE REMOVED:	+/- 138 TREES (+/- 29%)
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NOTES:

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- BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACES" DATED MARCH 17, 2016.
- GRADING FOR STREETS TO BE CONSISTENT WITH THE CRITERIA IN THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

LEGEND:

	SPECIMEN TREE TO BE REMOVED		PROP. UNDISTURBED BUFFER
	SPECIMEN TREE TO REMAIN		
	CANOPY SAVE		

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www.espassociates.com

8-30-22

NO.	DATE	REVISION	BY	REVISION
1	07/07/22	REVISED PER TOWNS COMMENTS	LJM	
2	08/30/22	REVISED PER TOWNS COMMENTS	LJM	

MAJ. SUB. SKETCH PLAN
TREE PRESERVATION PLAN (4 OF 4)

HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.
HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	4.4

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Point Table	
NUMBER	Description
1	15"ELM
2	15"ELM
3	15"ELM
4	36"ELM
5	17"ELM
6	21"ELM
7	20"PINE
8	28"PINE
9	16"ELM
10	16"ELM
11	30"PINE
12	23"PINE
13	19"PINE
14	26"PINE
15	21"PINE
16	19"HUCKLEBERRY
17	24"HUCKLEBERRY
18	22"ELM
19	24"ELM
20	35"OAK
21	24"OAK
22	18"OAK
23	15"OAK
24	17"OAK
25	20"OAK
26	16"OAK
27	23"OAK
28	21"HUCKLEBERRY
29	25"OAK
30	24"POPLAR
31	19"MAPLE
32	16"POPLAR
33	17"POPLAR
34	18"POPLAR
35	23"HUCKLEBERRY
36	16"ELM
37	16"ELM
38	45"OAK
39	15"HICKORY
40	33"BEECH
41	35"BEECH
42	18"POPLAR
43	29"HICKORY
44	22"HUCKLEBERRY
45	19"HUCKLEBERRY
46	16"HUCKLEBERRY
47	16"OAK
48	21"HUCKLEBERRY
49	32"HICKORY
50	28"ELM
51	26"OAK
52	16"OAK
53	22"OAK
54	16"OAK
55	16"HUCKLEBERRY
56	19"HICKORY
57	27"OAK
58	21"OAK
59	31"OAK
60	22"HUCKLEBERRY
61	21"OAK
62	45"MAPLE
63	20"POPLAR - TRIPLE
64	29"HICKORY
65	19"HICKORY
66	16"ELM
67	38"OAK
68	21"HICKORY
69	26"CEDAR
70	36"OAK
71	22"OAK
72	24"HICKORY
73	15"PINE
74	17"HICKORY
75	17"PINE
76	16"PINE
77	17"HUCKLEBERRY
78	24"OAK - DBL
79	37"OAK
80	19"OAK
81	20"OAK
82	24"OAK
83	19"ELM
84	19"OAK
85	20"OAK
86	19"OAK
87	21"OAK
88	31"OAK
89	19"OAK
90	27"OAK

Point Table	
NUMBER	Description
91	68"OAK - TRIPLE
92	25"OAK
93	16"OAK
94	15"OAK
95	28"OAK
96	26"OAK
97	36"OAK
98	15"OAK
99	16"OAK
100	16"OAK
101	23"OAK
102	28"OAK
103	17"OAK
104	27"OAK - DBL
105	18"OAK
106	26"OAK
107	24"OAK
108	16"OAK
109	17"HUCKLEBERRY
110	30"OAK
111	27"OAK
112	38"OAK
113	29"OAK
114	21"OAK
115	17"OAK
116	23"OAK
117	16"HICKORY
118	19"PINE
119	19"PINE
120	15"PINE
121	18"PINE
122	16"ELM
123	21"PINE
124	20"OAK
125	19"OAK
126	16"OAK
127	16"OAK
128	19"OAK
129	26"MAPLE
130	27"HICKORY
131	18"HICKORY
132	26"ELM
133	16"OAK
134	19"ELM
135	25"OAK
136	19"OAK
137	26"HICKORY
138	19"HICKORY
139	18"HICKORY
140	15"OAK
141	30"HICKORY
142	30"OAK
143	32"HICKORY
144	16"HICKORY
145	24"OAK
146	23"OAK
147	29"OAK
148	23"OAK
149	18"OAK
150	22"OAK
151	22"OAK
152	16"OAK
153	17"POPLAR
154	18"OAK
155	24"HICKORY
156	31"HICKORY
157	21"HICKORY
158	24"OAK
159	26"OAK
160	17"OAK
161	32"OAK
162	24"HICKORY
163	15"POPLAR
164	15"HICKORY
165	29"HICKORY
166	20"HICKORY
167	17"HICKORY
168	20"HICKORY
169	20"OAK
170	27"HICKORY
171	23"OAK - DBL
172	27"OAK
173	15"HICKORY
174	42"OAK
175	22"HICKORY
176	26"HICKORY
177	16"OAK
178	23"OAK
179	15"OAK
180	21"HICKORY

Point Table	
NUMBER	Description
181	27"HICKORY
182	29"OAK
183	23"OAK
184	15"OAK
185	21"OAK
186	24"HICKORY
187	27"OAK
188	18"OAK
189	24"OAK
190	20"POPLAR
191	18"HICKORY
192	18"HICKORY
193	15"POPLAR
194	18"OAK
195	24"OAK
196	17"HICKORY
197	29"OAK
198	21"OAK
199	28"HICKORY
200	26"HICKORY
201	20"HICKORY
202	15"HICKORY
203	21"HICKORY
204	22"HICKORY
205	18"HICKORY
206	18"HICKORY
207	21"HICKORY
208	29"HICKORY
209	16"HICKORY
210	17"HICKORY
211	16"HICKORY
212	15"HICKORY
213	18"HICKORY
214	15"HICKORY
215	16"HICKORY
216	27"HICKORY
217	29"HICKORY
218	17"HICKORY
219	23"HICKORY
220	19"HICKORY
221	16"HICKORY
222	20"HICKORY
223	20"HICKORY
224	15"OAK
225	17"HICKORY
226	16"HICKORY
227	20"HICKORY
228	20"HICKORY
229	16"OAK
230	18"OAK
231	16"OAK
232	25"OAK
233	16"HICKORY
234	26"OAK
235	16"OAK
236	21"HICKORY
237	26"HICKORY
238	22"HICKORY
239	23"OAK
240	29"OAK
241	16"HICKORY
242	21"HICKORY
243	21"HICKORY
244	18"HICKORY
245	23"OAK
246	20"OAK
247	26"OAK
248	16"POPLAR - DBL
249	21"HICKORY
250	26"HICKORY
251	29"HICKORY
252	17"HICKORY
253	17"HICKORY
254	16"HICKORY
255	16"HICKORY
256	19"HICKORY
257	20"HICKORY
258	15"HICKORY
259	18"HICKORY
260	20"HICKORY
261	18"HICKORY
262	23"HICKORY
263	23"HICKORY
264	19"HICKORY
265	18"HICKORY
266	17"HICKORY
267	31"HICKORY
268	18"HICKORY
269	23"HICKORY
270	24"HICKORY

Point Table	
NUMBER	Description
271	18"HICKORY
272	24"OAK
273	36"OAK
274	24"HICKORY
275	23"HICKORY
276	18"HICKORY
277	18"OAK
278	22"HICKORY
279	19"HICKORY
280	24"HICKORY
281	16"HICKORY
282	16"OAK
283	23"HICKORY
284	21"HICKORY
285	17"HICKORY
286	22"HICKORY
287	21"OAK
288	17"OAK
289	19"HICKORY
290	22"OAK
291	26"OAK
292	16"POPLAR
293	21"HICKORY
294	16"HICKORY
295	18"HICKORY
296	26"HICKORY
297	22"OAK
298	16"POPLAR
299	15"HUCKLEBERRY
300	29"OAK
301	31"HICKORY
302	32"HICKORY
303	15"HOLLY
304	17"OAK
305	16"OAK
306	25"OAK
307	17"HICKORY
308	22"OAK
309	18"HICKORY
310	16"HICKORY
311	15"HICKORY
312	32"HICKORY
313	15"OAK
314	22"OAK
315	24"HICKORY
316	19"HICKORY
317	24"HICKORY
318	18"HUCKLEBERRY
319	15"POPLAR
320	16"POPLAR
321	16"POPLAR
322	19"OAK
323	19"HICKORY
324	16"HICKORY
325	37"OAK
326	21"HICKORY
327	22"HICKORY
328	21"HICKORY
329	19"HICKORY
330	16"HICKORY
331	19"HICKORY
332	22"HICKORY
333	18"OAK
334	19"OAK
335	17"HICKORY
336	23"OAK
337	31"OAK
338	21"HUCKLEBERRY
339	19"HUCKLEBERRY
340	22"OAK
341	16"HICKORY
342	27"OAK
343	21"OAK
344	19"OAK
345	20"HICKORY
346	27"OAK
347	22"HICKORY
348	17"POPLAR
349	17"HICKORY
350	17"OAK
351	22"HICKORY
352	16"HICKORY
353	27"OAK
354	31"HICKORY
355	28"OAK
356	26"HICKORY
357	17"HICKORY
358	28"HICKORY
359	23"HICKORY
360	25"HICKORY

Point Table	
NUMBER	Description
361	25"OAK
362	18"HICKORY
363	31"HICKORY
364	26"OAK
365	15"HICKORY
366	34"HICKORY
367	20"HICKORY
368	16"POPLAR
369	24"OAK
370	36"OAK
371	30"HUCKLEBERRY
372	16"OAK
373	20"OAK
374	24"OAK
375	24"HICKORY
376	22"OAK
377	36"HICKORY - TRIPLE
378	18"OAK
379	17"OAK
380	21"OAK
381	20"OAK
382	29"OAK
383	15"HOLLY
384	17"OAK
385	16"OAK
386	25"OAK
387	17"HICKORY
388	22"OAK
389	18"HICKORY
390	18"HICKORY
391	15"HICKORY
392	16"OAK
393	15"OAK
394	22"OAK
395	24"HICKORY
396	19"HICKORY
397	15"OAK
398	15"HICKORY
399	15"HICKORY
400	16"OAK
401	22"OAK
402	22"OAK
403	20"HUCKLEBERRY
404	17"HUCKLEBERRY
405	16"OAK
406	22"OAK
407	18"HICKORY
408	17"OAK
409	17"HICKORY
410	22"OAK
411	17"OAK
412	30"HICKORY
413	24"OAK
414	23"HICKORY
415	18"HICKORY
416	36"OAK
417	20"HUCKLEBERRY
418	26"OAK
419	21"OAK
420	16"OAK
421	17"OAK
422	16"HICKORY
423	36"OAK
424	19"OAK
425	22"HICKORY
426	18"POPLAR
427	17"POPLAR
428	19"OAK
429	19"OAK
430	17"OAK
431	22"HICKORY
432	16"OAK
433	17"OAK
434	19"OAK
435	26"OAK
436	26"OAK
437	16"OAK
438	17"POPLAR
439	21"OAK
440	21"OAK
441	17"OAK
442	16"OAK
443	16"OAK
444	17"OAK
445	21"HICKORY
446	18"HICKORY
447	22"OAK
448	21"HICKORY
449	16"OAK
450	16"OAK

Point Table	
NUMBER	Description
451	17"HICKORY
452	16"HICKORY
453	19"HICKORY
454	16"OAK
455	16"HICKORY
456	16"HICKORY
457	17"HICKORY
458	27"HICKORY - DBL
459	19"HICKORY
460	17"HICKORY
461	16"HUCKLEBERRY
462	22"HICKORY
463	16"OAK
464	15"HICKORY
465	21"OAK
466	19"OAK
467	16"HICKORY
468	18"HICKORY
469	22"HUCKLEBERRY - DBL
470	19"HICKORY
471	24"OAK
472	24"OAK
473	17"HICKORY
474	16"HICKORY
475	21"HICKORY
476	20"HICKORY
477	20"HICKORY
478	17"OAK
479	25"OAK
480	21"HICKORY
481	26"HICKORY
482	17"OAK
483	16"HICKORY
484	20"HICKORY
485	19"OAK
486	18"OAK
487	18"OAK
488	18"OAK
489	19"OAK
490	16"OAK
491	21"OAK - DBL
492	17"OAK
493	22"OAK
494	18"OAK
495	16"OAK
496	18"OAK - DBL
497	15"OAK
498	17"OAK
499	15"OAK
500	16"OAK
501	16"OAK
502	18"OAK
503	19"OAK
504	20"OAK
505	23"HICKORY
506	22"HICKORY
507	18"OAK
508	17"HICKORY
509	22"OAK
510	22"OAK
511	19"OAK
512	18"OAK
513	15"OAK
514	19"OAK
515	19"OAK
516	21"OAK
517	19"OAK
518	17"OAK
519	21"OAK
520	15"OAK
521	19"OAK
522	21"OAK
523	24"OAK
524	22"OAK
525	16"OAK
526	23"OAK
527	22"OAK
528	21"OAK
529	65"HICKORY - QUAD
530	25"HICKORY
531	19"HICKORY
532	23"HICKORY
533	22"HICKORY
534	24"OAK
535	25"HICKORY
536	21"HICKORY
537	21"OAK
538	22"HICKORY
539	

Point Table	
NUMBER	Description
1171	18"SCALY--BARK--HICKORY
1172	16"ELM
1173	16"SCALY--BARK--HICKORY--DBL
1174	20"SCALY--BARK--HICKORY
1175	16"SCALY--BARK--HICKORY
1176	15"SCALY--BARK--HICKORY
1177	17"SCALY--BARK--HICKORY
1178	24"OAK
1179	16"SCALY--BARK--HICKORY
1180	15"ELM
1181	24"ELM
1182	18"ELM
1183	16"ELM
1184	21"ELM
1185	24"ELM
1186	24"OAK
1187	28"OAK
1188	60"OAK
1189	21"ELM
1190	28"SCALY--BARK--HICKORY
1191	16"SCALY--BARK--HICKORY
1192	19"SCALY--BARK--HICKORY--DBL
1193	19"OAK
1194	16"ELM--DBL
1195	17"CEDAR
1196	14"CEDAR
1197	14"CEDAR
1198	17"CEDAR
1199	17"CEDAR
1200	40"OAK
1201	48"OAK
1202	57"OAK
1203	32"OAK
1204	23"MAPLE
1205	29"PINE
1206	21"PINE
1207	26"ELM
1208	39"OAK
1209	16"ELM
1210	46"OAK
1211	29"PINE
1212	25"POPLAR
1213	16"MAPLE
1214	27"OAK
1215	32"ELM
1216	30"OAK
1217	24"ELM
1218	54"OAK
1219	24"ELM
1220	24"ELM
1221	34"ELM
1222	27"ELM
1223	24"ELM
1224	24"ELM
1225	33"ELM
1226	29"ELM
1227	27"ELM
1228	29"ELM
1229	26"ELM
1230	24"ELM
1231	15"GUM
1232	16"GUM
1233	19"HICKORY--TRIPLE
1234	16"ELM
1235	25"GUM
1236	16"OAK
1237	24"ELM
1238	24"OAK
1239	32"GUM
1240	29"ELM
1241	19"OAK
1242	19"HUCKLEBERRY
1243	17"ELM
1244	31"ELM
1245	48"ELM
1246	25"ELM
1247	15"HICKORY--TRIPLE
1248	35"ELM
1249	24"OAK
1250	34"OAK
1251	31"OAK
1252	17"HICKORY
1253	28"ELM--DBL
1254	18"ELM
1255	19"HICKORY--DBL
1256	27"ELM
1257	18"ELM
1258	18"OAK
1259	21"ELM
1260	24"ELM

Point Table	
NUMBER	Description
1261	30"OAK
1262	15"GUM
1263	21"HICKORY
1264	26"OAK
1265	27"HICKORY
1266	19"ELM
1267	15"ELM
1268	16"ELM
1269	17"ELM
1270	15"ELM
1271	29"OAK
1272	15"ELM
1273	15"ELM
1274	15"ELM
1275	16"ELM
1276	16"ELM
1277	16"ELM
1278	19"ELM
1279	15"ELM
1280	21"ELM
1281	15"ELM
1282	15"ELM
1283	22"ELM
1284	15"ELM
1285	17"ELM
1286	15"ELM
1287	17"ELM
1288	18"ELM
1289	15"ELM
1290	17"ELM--DBL
1291	17"ELM
1292	15"ELM
1293	15"ELM--DBL
1294	15"ELM
1295	17"ELM
1296	15"ELM
1297	15"ELM
1298	15"ELM
1299	15"ELM--DBL
1300	15"ELM
1301	15"ELM
1302	18"ELM
1303	17"ELM
1304	23"OAK
1305	18"ELM
1306	15"PINE
1307	20"OAK--DBL
1308	15"OAK
1309	24"ELM
1310	16"ELM
1311	23"ELM--DBL
1312	16"ELM
1313	15"SCALY--BARK--HICKORY
1314	15"ELM
1315	21"ELM--DBL
1316	15"ELM--TRIPLE
1317	41"OAK
1318	41"OAK
1319	19"ELM
1320	17"ELM
1321	44"OAK
1322	15"ELM
1323	24"ELM
1324	24"ELM
1325	25"ELM
1326	16"ELM
1327	16"ELM
1328	28"OAK
1329	26"OAK
1330	21"OAK
1331	24"OAK
1332	22"OAK
1333	27"ELM
1334	21"ELM
1335	32"OAK
1336	23"OAK
1337	19"ELM
1338	16"ELM
1339	25"OAK
1340	16"ELM
1341	34"OAK
1342	28"ELM
1343	17"SCALY--BARK--HICKORY
1344	15"ELM
1345	15"SCALY--BARK--HICKORY
1346	15"ELM
1347	28"OAK
1348	15"ELM
1349	16"ELM
1350	18"ELM

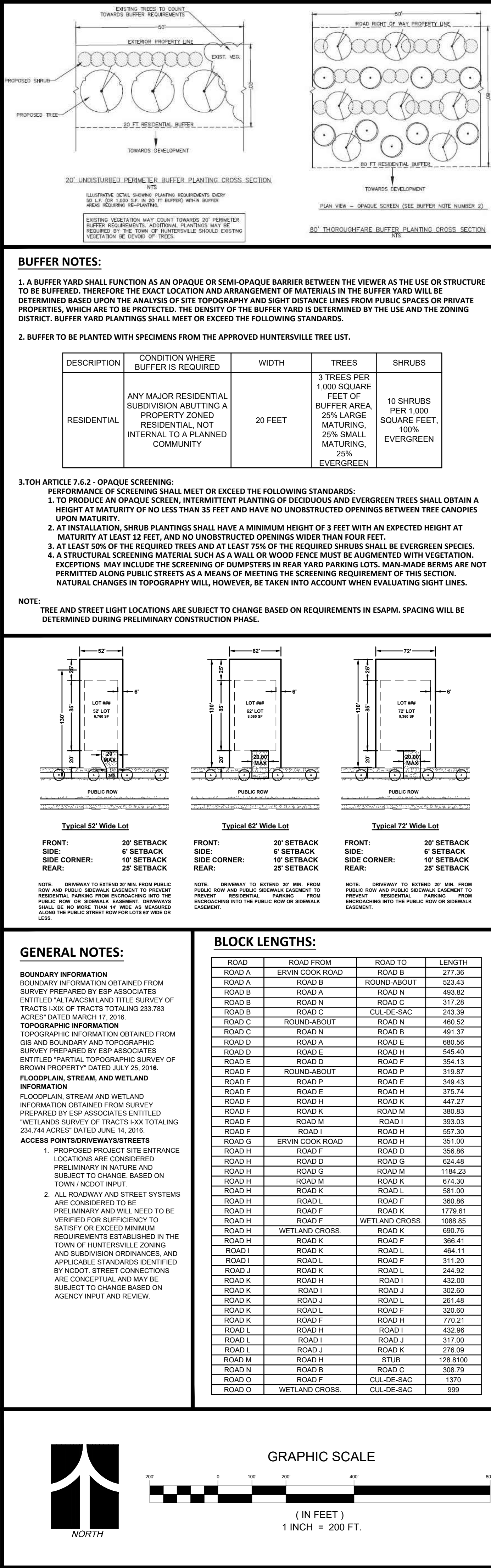
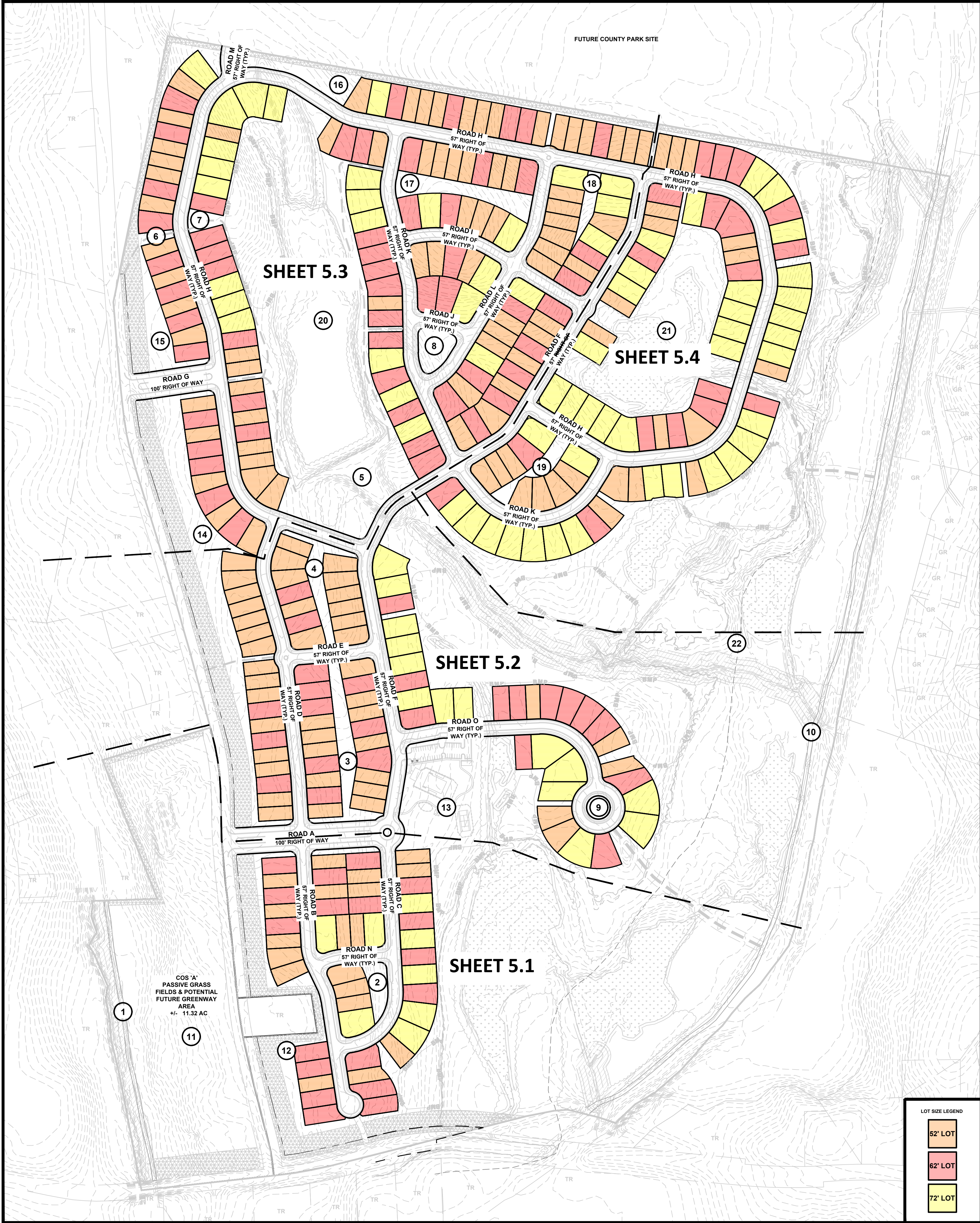
Point Table	
NUMBER	Description
1351	28"OAK--DBL
1352	16"ELM
1353	32"OAK--DBL
1354	26"ELM
1355	19"ELM
1356	22"ELM
1357	22"ELM--DBL
1358	33"OAK
1359	28"OAK
1360	25"OAK
1361	23"OAK
1362	35"OAK
1363	29"OAK
1364	31"OAK
1365	15"ELM--DBL
1366	35"OAK
1367	17"ELM
1368	17"ELM
1369	21"OAK
1370	30"OAK
1371	27"OAK
1372	25"OAK
1373	24"OAK
1374	22"ELM
1375	25"ELM
1376	32"OAK
1377	20"ELM
1378	26"OAK
1379	25"OAK
1380	27"OAK
1381	15"ELM
1382	19"ELM
1383	15"ELM
1384	28"OAK
1385	23"OAK
1386	22"OAK
1387	28"OAK
1388	27"OAK
1389	27"ELM--DBL
1390	19"ELM--DBL
1391	19"ELM
1392	19"ELM
1393	26"ELM
1394	36"ELM
1395	19"ELM
1396	15"ELM--TRIPLE
1397	15"ELM
1398	15"ELM
1399	20"ELM
1400	22"ELM--DBL
1401	35"OAK
1402	17"ELM
1403	41"OAK
1404	20"ELM
1405	33"ELM
1406	23"ELM
1407	36"ELM
1408	26"ELM
1409	19"ELM
1410	36"ELM
1411	18"ELM
1412	26"ELM
1413	19"ELM
1414	30"ELM
1415	26"ELM
1416	19"ELM
1417	37"ELM
1418	21"ELM
1419	24"ELM
1420	34"ELM
1421	16"ELM
1422	23"ELM
1423	21"ELM
1424	31"ELM
1425	32"ELM
1426	16"ELM
1427	15"ELM--DBL
1428	15"ELM
1429	17"ELM
1430	19"ELM
1431	28"ELM
1432	25"ELM
1433	21"ELM
1434	16"ELM
1435	19"ELM
1436	30"ELM
1437	30"ELM
1438	32"OAK
1439	22"ELM
1440	27"ELM

Point Table	
NUMBER	Description
1441	15"ELM
1442	17"ELM
1443	19"ELM
1444	25"ELM
1445	42"OAK
1446	24"OAK
1447	24"ELM
1448	31"ELM
1449	30"ELM
1450	19"ELM
1451	30"OAK
1452	20"ELM
1453	17"ELM
1454	17"ELM
1455	24"OAK
1456	28"OAK
1457	17"ELM
1458	28"ELM
1459	25"ELM
1460	15"SCALY--BARK--HICKORY
1461	27"ELM
1462	50"OAK
1463	31"OAK
1464	28"OAK
1465	26"OAK
1466	15"ELM
1467	15"ELM
1468	15"ELM
1469	33"OAK
1470	27"OAK
1471	23"OAK
1472	20"ELM
1473	17"PINE
1474	15"ELM
1475	22"ELM
1476	16"ELM
1477	19"ELM
1478	20"ELM
1479	39"OAK
1480	17"ELM
1481	15"ELM
1482	18"ELM
1483	17"ELM--DBL
1484	18"ELM
1485	31"OAK
1486	25"OAK
1487	42"OAK
1488	16"ELM
1489	17"ELM
1490	17"ELM
1491	17"ELM
1492	17"OAK
1493	19"OAK
1494	17"ELM
1495	15"ELM
1496	26"ELM
1497	22"ELM
1498	16"ELM
1499	27"OAK
1500	19"ELM
1501	22"ELM
1502	27"OAK
1503	32"OAK
1504	30"OAK
1505	24"ELM
1506	38"OAK
1507	26"OAK
1508	39"OAK
1509	17"ELM
1510	23"ELM
1511	16"ELM
1512	16"SCALY--BARK--HICKORY
1513	15"CEDAR
1514	17"ELM
1515	15"ELM
1516	31"OAK
1517	31"OAK
1518	17"ELM
1519	17"ELM
1520	21"ELM
1521	20"ELM
1522	33"OAK
1523	19"ELM--DBL
1524	28"ELM
1525	17"ELM
1526	19"ELM
1527	15"ELM
1528	17"ELM
1529	17"ELM
1530	16"ELM

Point Table	
NUMBER	Description
1531	21"ELM
1532	36"OAK
1533	24"OAK
1534	19"ELM
1535	36"OAK
1536	15"ELM
1537	22"ELM
1538	17"PINE
1539	20"ELM--DBL
1540	15"ELM
1541	21"OAK
1542	16"ELM
1543	18"ELM
1544	16"ELM
1545	15"ELM--DBL
1546	15"ELM
1547	21"ELM
1548	18"PINE
1549	26"PINE
1550	21"ELM
1551	16"ELM
1552	15"ELM
1553	18"ELM
1554	33"OAK
1555	18"PINE
1556	36"OAK
1557	27"OAK--DBL
1558	15"ELM
1559	25"OAK
1560	15"ELM
1561	20"ELM
1562	26"OAK
1563	17"PINE
1564	18"ELM
1565	15"ELM
1566	16"PINE
1567	16"PINE
1568	23"ELM
1569	30"OAK
1570	26"OAK
1571	21"ELM
1572	18"SCALY--BARK--HICKORY
1573	38"OAK
1574	18"ELM
1575	32"OAK
1576	30"OAK
1577	22"ELM
1578	28"ELM
1579	21"ELM
1580	19"ELM
1581	16"ELM
1582	15"ELM--DBL
1583	17"OAK
1584	17"ELM
1585	18"ELM
1586	24"ELM
1587	15"ELM
1588	23"ELM
1589	18"ELM
1590	20"ELM
1591	15"ELM
1592	15"ELM
1593	19"ELM
1594	18"ELM
1595	16"ELM
1596	19"ELM
1597	16"ELM
1598	17"ELM
1599	27"ELM
1600	22"OAK
1601	15"ELM
1602	25"OAK
1603	20"OAK--DBL
1604	24"ELM
1605	17"ELM
1606	17"ELM
1607	18"ELM--DBL
1608	17"ELM
1609	18"ELM--DBL
1610	21"ELM
1611	15"ELM--DBL
1612	21"ELM
1613	31"ELM--TRIPLE
1614	18"ELM--DBL
1615	16"ELM
1616	16"ELM
1617	24"ELM
1618	16"ELM--DBL
1619	19"ELM
1620	21"ELM

Point Table	
NUMBER	Description
1621	19"ELM
1622	16"ELM
1623	16"ELM
1624	24"ELM
1625	35"OAK
1626	26"OAK
1627	26"ELM-DBL
1628	15"ELM
1629	16"ELM
1630	19"PINE
1631	16"ELM
1632	23"ELM
1633	19"ELM
1634	17"ELM
1635	15"ELM-DBL
1636	17"ELM
1637	26"OAK-DBL
1638	15"ELM
1639	26"ELM
1640	21"ELM
1641	17"ELM
1642	15"ELM-DBL
1643	15"ELM
1644	16"ELM
1645	16"ELM
1646	16"ELM
1647	19"ELM
1648	16"ELM
1649	22"ELM
1650	15"ELM
1651	19"ELM
1652	19"PINE
1653	17"PINE
1654	17"ELM
1655	16"ELM
1656	18"ELM
1657	16"ELM-DBL
1658	23"ELM
1659	15"ELM
1660	15"ELM
1661	15"ELM
1662	20"PINE
1663	16"ELM-DBL
1664	17"ELM
1665	18"PINE
1666	16"ELM
1667	15"ELM
1668	16"OAK-DBL
1669	15"ELM
1670	20"ELM-DBL
1671	20"ELM
1672	19"ELM
1673	27"OAK
1674	15"ELM
1675	15"ELM
1676	16"ELM
1677	24"OAK
1678	22"ELM-DBL
1679	34"OAK
1680	22"ELM
1681	37"OAK
1682	20"ELM
1683	32"OAK
1684	18"ELM
1685	18"ELM
1686	15"ELM
1687	15"ELM
1688	24"OAK
1689	16"OAK
1690	27"OAK
1691	26"OAK
1692	17"ELM
1693	20"ELM
1694	16"ELM
1695	37"OAK
1696	24"ELM
1697	21"ELM
1698	18"ELM-DBL
1699	15"ELM
1700	15"PINE
1701	16"ELM
1702	17"ELM
1703	19"ELM
1704	17"ELM
1705	15"ELM
1706	15"ELM
1707	17"ELM
1708	19"ELM
1709	15"ELM
1710	17"ELM

W:\2022 Projects (K\KME1) - Brown Property (Toll Brothers) - Major Subdivision Sketch Plan 3rd Submittal\Sheet5.0 CMSET - SKETCH PLAN.dwg, 5.0, mrazzella



SITE PLAN DATA TABLE:				ESP Associates, P.A. P.O. Box 7030 Charlotte, NC 28241 3475 Lakemont Blvd. Fort Mill, SC 29708 704-883-4649 (NC) 803-862-2440 (SC) www.espassociates.com	
PARCEL NUMBERS:		009-04-106, 009-05-118, 009-05-117, 009-05-116, 009-05-115, 009-05-114, 009-05-113, 009-05-112, 009-05-111, 009-05-110, 009-03-201, 009-03-233, 009-05-107, 009-05-102, 009-05-105, 009-05-108, 009-05-119, 009-05-109, 009-03-234, 009-03-214, AND A PORTION OF 009-03-208			
TOTAL SITE ACREAGE:		+/- 239.37 AC (PER SURVEY)			
PRINCIPAL USES (TR):		SINGLE FAMILY			
BUILDING TYPE (TR):		SINGLE FAMILY DETACHED HOMES			
ZONING DISTRICT:		TR (MIL OVERLAY PROTECTED AREA)			
EXISTING:		TR			
PROPOSED:		TR			
LOT COUNT:		+/- 358 LOTS			
52' X 130' LOTS:		+/- 156 LOTS (44%)			
62' X 130' LOTS:		+/- 116 LOTS (32%)			
72' X 130' LOTS:		+/- 86 LOTS (24%)			
AVERAGE LOT WIDTH:		AT LEAST 60' 60.04'			
AVERAGE LOT SIZE:		AT LEAST 7,500 SF			
REQUIRED:		806 SF (SEE SHEET 5.5 FOR LOT SIZE TABLE)			
PROPOSED:		+/- 156 LOTS			
6,760 SF		+/- 116 LOTS			
8,060 SF		+/- 86 LOTS			
9,360 SF					
PROPOSED DENSITY:		1.50 DU/AC (358 LOTS) / +/- 239.37 AC			
TREE SAVE (TR):		+/- 86.21 AC			
EX. CANOPY:		+/- 30.17 AC (35% OF EXISTING CANOPY)			
REQUIRED:		N/A (ZERO HERITAGE TREES ON SITE)			
CANOPY TREES:		+/- 165 TREES (35% OF SPECIMEN TREES)			
HERITAGE TREES:					
SPECIMEN TREES:					
PROPOSED:		+/- 50.41 AC (58% OF EXISTING CANOPY)			
CANOPY TREES:		N/A (ZERO HERITAGE TREES ON SITE)			
HERITAGE TREES:		+/- 333 TREES (71% OF SPECIMEN TREES)			
SPECIMEN TREES:					
OPEN SPACE (TR):		+/- 95.79 AC (40%)			
REQUIRED:		+/- 96.00 AC (40%)			
PROPOSED:		+/- 37 AC			
(1) FUTURE COUNTY GREENWAY 'A'		+/- 33 AC			
(2) URBAN OPEN SPACE - GREEN 'A'		+/- 87 AC			
(3) COMMON OPEN SPACE 'H'		+/- 56 AC			
(4) COMMON OPEN SPACE 'C'		+/- 2.71 AC			
(5) URBAN OPEN SPACE - PARK		+/- 11 AC			
(6) COMMON OPEN SPACE 'J'		+/- 19 AC			
(7) URBAN OPEN SPACE - GREEN 'C'		+/- 42 AC			
(8) URBAN OPEN SPACE - SQUARE		+/- 14 AC			
(9) URBAN OPEN SPACE - GREEN 'D'		+/- 1.36 AC			
(10) FUTURE COUNTY GREENWAY 'B'		+/- 11.32 AC			
(11) COMMON OPEN SPACE 'A'		+/- 48 AC			
(12) COMMON OPEN SPACE 'B'		+/- 2.94 AC			
(13) COMMON OPEN SPACE 'C'		+/- 2.12 AC			
(14) COMMON OPEN SPACE 'D'		+/- 1.03 AC			
(15) COMMON OPEN SPACE 'E'		+/- 91 AC			
(16) COMMON OPEN SPACE 'F'		+/- 83 AC			
(17) COMMON OPEN SPACE 'G'		+/- 36 AC			
(18) URBAN OPEN SPACE - GREEN 'B'		+/- 10.13 AC			
(19) URBAN OPEN SPACE - GREEN 'E'		+/- 4.21 AC			
(20) NATURAL OPEN SPACE 'A'		+/- 57.07 AC			
(21) NATURAL OPEN SPACE 'B'					
(22) NATURAL OPEN SPACE 'C'					
WATERSHED:		MCDOWELL, MOUNTAIN ISLAND LAKE PA-1			
SETBACKS AND BUILD-TO-RANGE		10' TO 20'			
BUILD-TO-RANGE:		6'			
MINIMUM SIDE YARD:		10'			
MINIMUM CORNER SIDE YARD:		25'			
MINIMUM REAR YARD:		25'			
IMPERVIOUS AREA:		+/- 24% (LOW DENSITY)			
% OF IMPERVIOUS PERMITTED:		+/- 23% (55.88 AC)			
% OF IMPERVIOUS SHOWN:					
DEVELOPMENT NOTES:					
1. DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.					
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.					
3. AREAS DESIGNATED AS COMMON AND/OR OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.					
4. ACCESS (INGRESS/EGRESS) LOCATION SHOWN ON THIS SKETCH 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.					
5. LARGE MATURING TREES SHALL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST. LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENTATION.					
6. MAIL KIOSK LOCATIONS WITHIN THE SITE TO BE COORDINATED WITH USPS DURING CONSTRUCTION DOCUMENT PHASE. DEVELOPER AGREES TO PROVIDE PARKING ADJACENT TO MAIL KIOSK AREAS IN LOCATIONS AGREEABLE WITH USPS. PARKING MAY BE PROVIDED VIA ON-STREET PARKING SPACES.					
7. DRIVEWAYS SHALL BE PICKED UP AT EACH RESIDENCE VIA ROLL-OUT CONTAINERS.					
8. FOR LOTS 60 FEET WIDE OR LESS, DRIVEWAYS SHALL BE NO MORE THAN 14 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE AND TWO-UNIT ATTACHED HOUSE TYPE. FOR LOTS WIDER THAN 60 FEET, DRIVEWAYS SHALL BE NO MORE THAN 20 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE AND TWO-UNIT ATTACHED HOUSE TYPE. FOR THREE OR MORE UNIT ATTACHED HOUSE TYPES, DRIVEWAY WIDTH SHALL NOT OCCUPY MORE THAN 50% OF THE PUBLIC STREET FRONT OF A LOT AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY OF HUNTERSVILLE ORDINANCE 8.35.3).					
9. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.					
10. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 OF THE TOWN OF HUNTERSVILLE SUBDIVISION ORDINANCE.					
11. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCRONCHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.					
12. SHALL RESERVE 1% OF THE LOT AREA BUT NOT LESS THAN 150 SQ/FT IMPERVIOUS AREA PER LOT TO ALLOW FOR ADDITION OF FUTURE IMPERVIOUS AREA BY THE HOMEOWNER/OCCUPANT.					
13. RESIDENTIAL LOT TREES					
LOTS LESS THAN 10,000 SF: 1 FRONT, 1 REAR YARD TREE REQUIRED					
LOTS FROM 10,000 - 15,000 SF: 1 FRONT, 2 REAR YARD TREES REQUIRED					
LOTS FROM 15,000 - 20,000 SF: 2 FRONT, 2 REAR YARD TREES REQUIRED					
14. LOTS TO BE LOCATED WITHIN 1/4 MILE OF URBAN OPEN SPACE.					
15. WATER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.					
16. SANITARY SEWER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.					
17. SITE PLAN AND LAYOUT FOLLOW THE TOWN OF HUNTERSVILLE FOUR-STEP PROCESS PER SECTION 6.3; 3 OF THE TOWN OF HUNTERSVILLE SUBDIVISION ORDINANCE.					
18. A 15' X 15' INTERSECTION CORNER EASEMENT TO BE PROVIDED AT THE BACK OR RIGHT OF WAY FOR STREET INTERSECTIONS. NO DRIVEWAYS ARE PERMITTED WITHIN THE 15' X 15' CORNER EASEMENT AREA.					
19. FIRE HYDRANT LOCATIONS TO BE WITHIN 750 FEET OF MOST REMOTE POINT OF STRUCTURES. LOCATIONS DEPICTED ON SKETCH PLAN / REZONING PLAN ARE CONCEPTUAL EXACT LOCATIONS AND DESIGN TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.					
20. ANY MAJOR RESIDENTIAL SUBDIVISION ABUTTING A PROPERTY ZONED RESIDENTIAL OR DEVELOPED RESIDENTIAL, NOT INTERNAL TO A PLANNED COMMUNITY REQUIRE A 20 FT BUFFER. THE 20' PERIMETER BUFFER SHALL REMAIN UNDISTURBED. EXISTING VEGETATION MAY SATISFY PLANTING REQUIREMENT. SHOULD NATURAL VEGETATION NOT EXIST IN THESE AREAS, THE BUFFER SHALL BE REPLANTED IN PER ARTICLE 7.5-3 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.					
TREES: 3 TREES PER 1,000 SF. OF BUFFER AREA, 25% LARGE MATURING, 25% SMALL MATURING, 25% EVERGREEN					
SHRUBS: 20 SHRUBS PER 1,000 SF. 100% EVERGREEN					
21. BUFFER YARDS SHALL REMAIN UNDISTURBED EXCEPT FOR THE FOLLOWING:					
(A) UTILITY EASEMENTS MAY CROSS A BUFFER YARD, BUT MAY NOT BE PLANTED LATERALLY IN A BUFFER YARD TO THE EXTENT POSSIBLE. THE PATH CLEARED SHALL BE REPLACED WITH PLANT MATERIALS WHICH ARE CONSISTENT WITH THOSE THAT EXISTED PRIOR TO THE EASEMENT.					
(B) DRIVEWAYS AND STREET CROSSLINGS MAY CROSS A BUFFER YARD BUT MAY NOT BE INSTALLED LATERALLY IN A BUFFER YARD.					
(C) SIDEWALKS AND OTHER PEDESTRIAN OR BICYCLE PATHS MAY CROSS A BUFFER YARD OR BE PLACED WITHIN IT IF SUCH AVOID DISTURBING EXISTING VEGETATION.					
(D) LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT SHALL BE EXEMPT.					
22. IN SITUATIONS WHERE THE REQUIRED BUFFER YARD WIDTH IS PARTIALLY OR COMPLETELY CONTAINED WITHIN AN EXISTING EASEMENT (E.G. POWER OR NATURAL GAS TRANSMISSION, ETC.) THE PLANTING REQUIREMENTS OF THIS ORDINANCE SHALL BE MET OUTSIDE OF THE EASEMENT AREA. THIS AREA SHALL BE IDENTIFIED AS A BUFFER YARD ON SITE, GRADING, EROSION CONTROL, AND LANDSCAPE PLANS.					
23. MINIMUM TREE SIZE IS 2" CALIPER, WITH MINIMUM HEIGHT 8' AT TIME OF PLANTING. SHRUBS PLANTED SHALL HAVE A MINIMUM HEIGHT OF 3' AT INSTALLATION.					
24. A 35' X 35' MAINTENANCE EASEMENT PROVIDED IN ACCORDANCE WITH SECTION 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.					
25. ON-STREET PARKING SPACES SHOWN ON THE SKETCH PLAN ARE SUBJECT TO CHANGE. LOCATIONS SUBJECT TO MEET MINIMUM SIGHT DISTANCE REQUIREMENTS. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.					
ON-STREET PARKING TO COMPLY WITH TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL MINIMUM DESIGN GUIDELINES.					
26. MEDIANS TO BE DESIGNED AT CONSTRUCTION PHASE TO ACCOMMODATE APPROPRIATE TURNING MOVEMENTS.					
27. SOFT SURFACE TRAILS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION IN PERPETUITY.					
28. MODIFICATION REQUESTS:					
- BLOCK LENGTH FOR ROAD H FROM ROAD F TO ROAD K FOR CONNECTIVITY AROUND ENVIRONMENTAL CONSTRAINTS					
- BLOCK LENGTH FOR ROAD H FROM ROAD G TO ROAD M FOR CONNECTIVITY AROUND ENVIRONMENTAL CONSTRAINTS					
- CUL-DE-SAC LENGTH OF ROAD O DUE TO ENVIRONMENTAL CONSTRAINTS					
PROJECT INFORMATION					
PROJECT MANAGER:		ML			
DESIGNED BY:		LJM			
DRAWN BY:		LJM			
PROJECT NUMBER:		KM31.100			
ORIGINAL DATE:		07/07/2022			
SHEET:		5.0			

ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
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www.espassociates.com

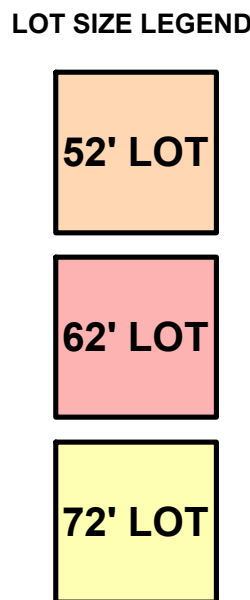
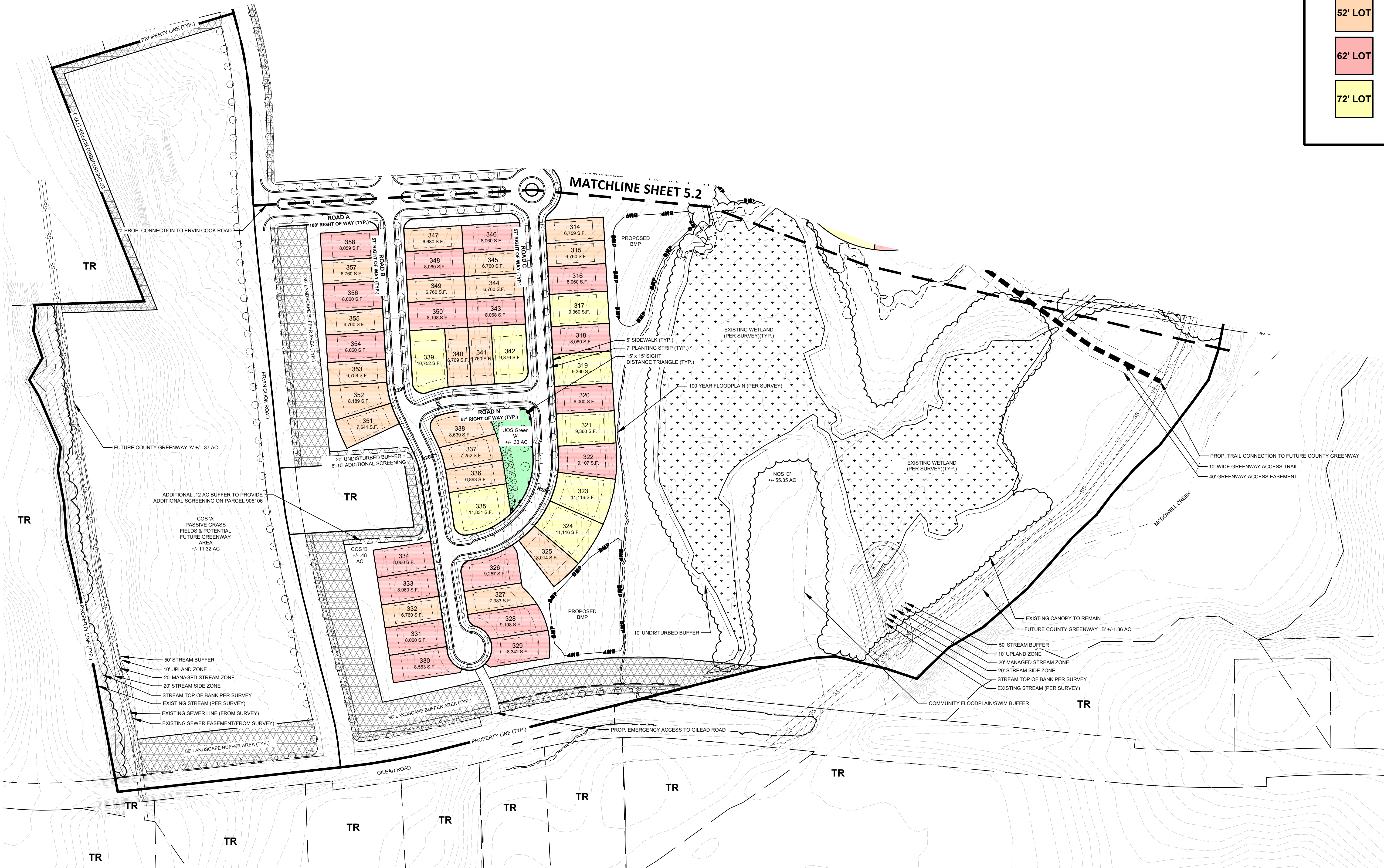
LICENSE NO. F-1407
No. 1432
J. LEVINE
8-30-22

BY	LJM	LJM			
REVISION					
DATE	07/07/22	08/30/22			
NO.	1	2			

MAJ. SUB. SKETCH PLAN
SKETCH PLAN INDEX

HONEYCUTT BROWN PROPERTY
HUNTERSVILLE, NC
TOLL BROTHERS, INC.

W:\2022 Projects (Toll Bros)\Submittal Working Drawings\KM31_Brown Property\Toll Brothers - Major Subdivision Sketch Plan 3rd Submittal\Sheet 5.1 IM31 - SKETCH PLAN.dwg, 5.1, Im31a.dwg



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ESP

NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
J. LEVINE, J.E.

8-30-22

NO.	DATE	REVISION	BY	REVISION
1	07/07/22	REVISED PER TOWNS COMMENTS	LJM	
2	08/30/22	REVISED PER TOWNS COMMENTS	LJM	

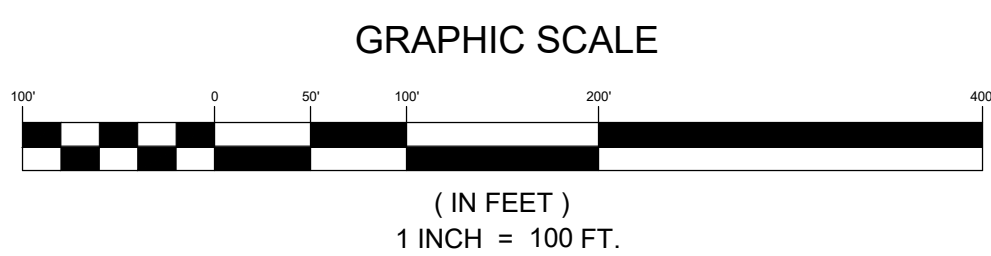
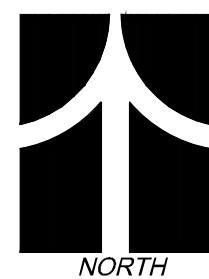
MAJ. SUB. SKETCH PLAN
SKETCH PLAN (SHEET 1 OF 4)

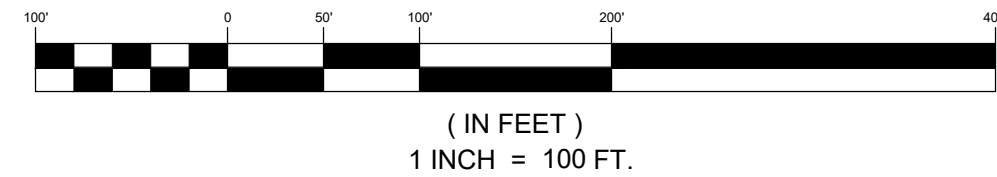
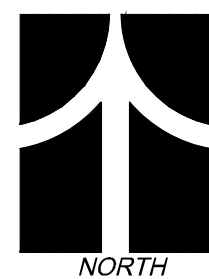
HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.

HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	5.1





GRAPHIC SCALE

(IN FEET)
1 INCH = 100 FT.

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

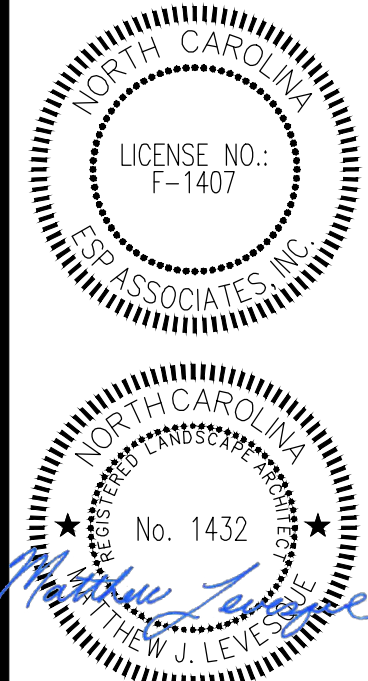
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MAJ. SUB. SKETCH PLAN
SKETCH PLAN (SHEET 2 OF 4)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.
HUNTERSVILLE, NC

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM
2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM



ESP

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LOT SIZE LEGEND

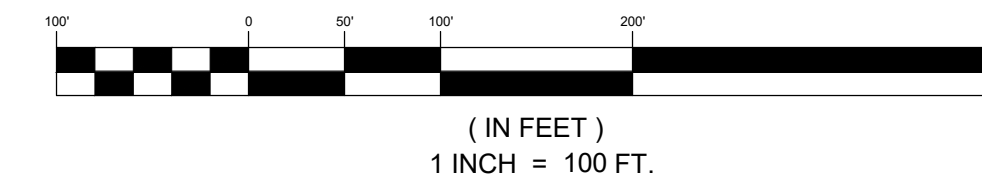
52' LOT

62' LOT

72' LOT



MATCHLINE SHEET 5.2



GRAPHIC SCALE

(IN FEET)
1 INCH = 100 FT

LOT SIZE LEGEND

52' LO'

62' LO'

72' 10"

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A circular professional seal for Matthew J. Levesque. The outer ring contains the text "NORTH CAROLINA" at the top and "REGISTERED LANDSCAPE ARCHITECT" at the bottom, separated by two stars. The center of the seal features the text "No. 1432". A signature, "Matthew Levesque", is written in blue ink across the seal.

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM
2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM

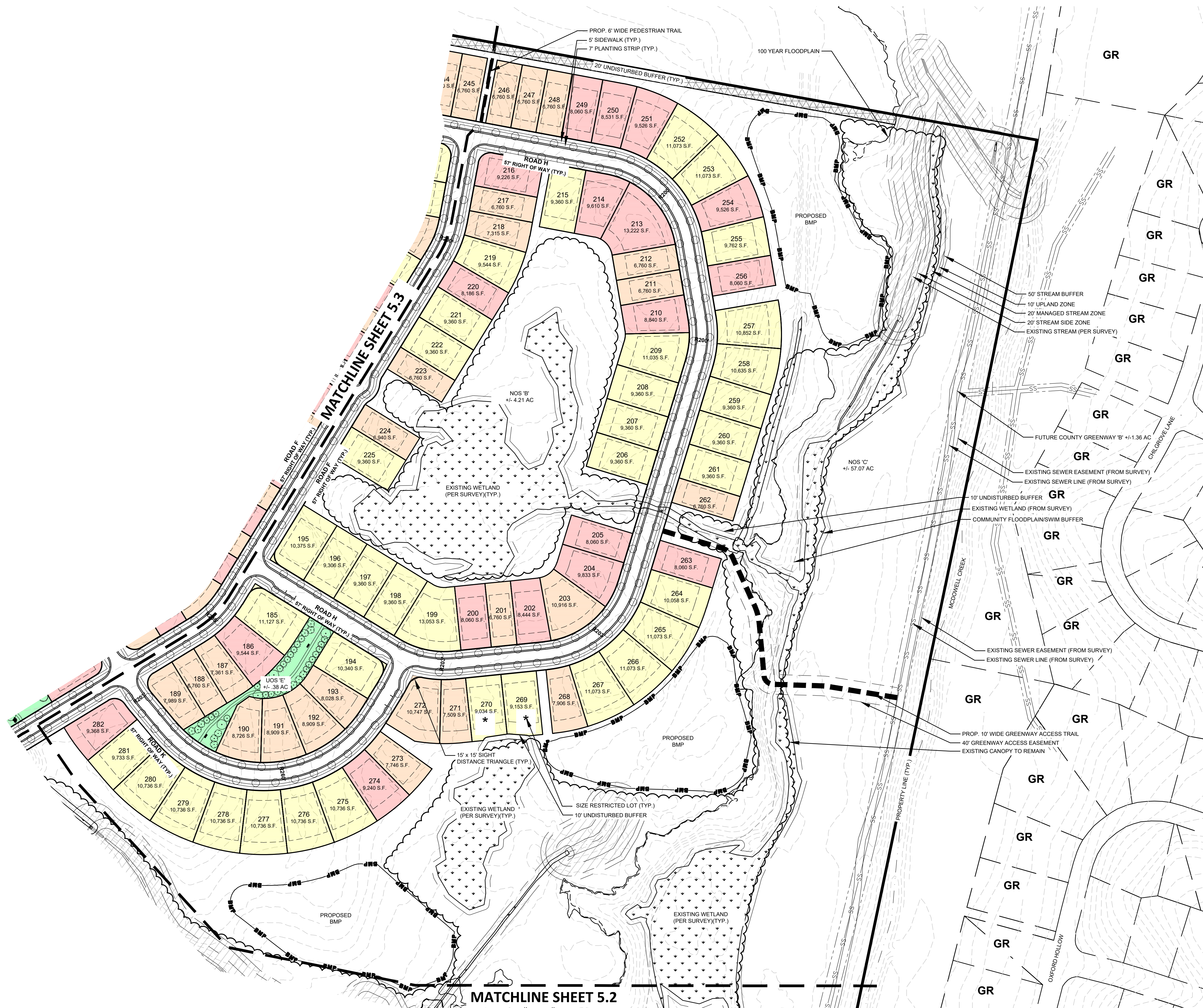
MAJ. SUB. SKETCH PLAN
SKETCH PLAN (SHEET 2 OF 4)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.
HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.10
ORIGINAL DATE:	07/07/20
SHEET:	

5.3



LOT SIZE LEGEND

52' L

62' L

72' 1.

ESP

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A circular professional seal for Matthew J. Levesque. The outer ring contains the text "NORTH CAROLINA" at the top and "REGISTERED LANDSCAPE ARCHITECT" at the bottom, separated by two stars. The center of the seal displays "No. 1432". A blue ink signature, "Matthew Levesque", is written across the seal, and the name "MATTHEW J. LEVESQUE" is printed in blue capital letters at the bottom.

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM
2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
SKETCH PLAN (SHEET 4 OF 4)

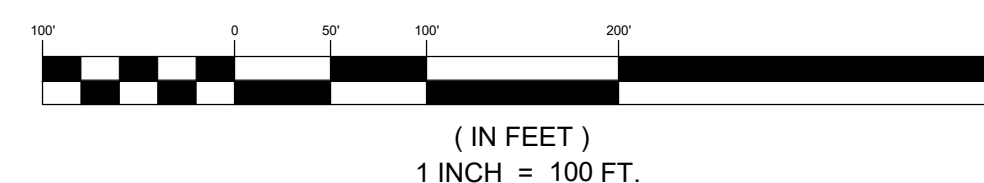
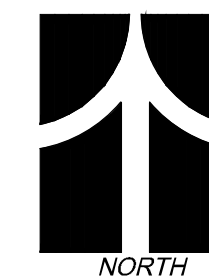
HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.
HUNTERSVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.1
ORIGINAL DATE:	07/07/20
SHEET:	

5.4



GRAPHIC SCALE

(IN FEET)
1 INCH = 100 FT.

W:\2022 Projects (K)\KM31 - Brown Property (Toll Bros)\Submittal Working Drawings\KM31_Brown Property(Toll Bros)\Major Subdivision Sketch Plan 3rd Submittal\Sheets\5.0 KM31 - SKETCH PLAN.dwg, 5.5, Imazzealla

Lot #	Lot Width	Area
1	52	6759.07
2	52	6760.00
3	62	8353.83
4	52	6760.00
5	52	6760.00
6	62	8060.00
7	52	6760.00
8	62	8060.00
9	52	6760.00
10	52	6760.00
11	52	6502.25
12	52	7623.01
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14	52	6760.00
15	52	6760.00
16	52	6995.23
17	52	7998.78
18	52	7998.78
19	52	9174.00
20	62	9544.42

Lot #	Lot Width	Area
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22	62	9544.42
23	52	7799.97
24	62	8060.00
25	62	8060.00
26	52	6760.00
27	62	8060.00
28	52	6757.04
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36	52	7144.53
37	62	9544.42
38	52	7252.93
39	62	8060.00
40	52	6760.00

Lot #	Lot Width	Area
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42	52	6760.00
43	62	8060.00
44	52	6760.00
45	62	9581.77
46	52	7998.78
47	72	10844.69
48	72	9304.46
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57	62	8060.00
58	62	8060.00
59	72	9360.00
60	72	9360.00

Lot #	Lot Width	Area
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63	52	6760.00
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74	52	8993.21
75	52	7887.57
76	62	8060.00
77	52	6760.00
78	62	8060.00
79	52	9291.28
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Lot #	Lot Width	Area
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82	62	8060.00
83	52	6760.00
84	52	6760.00
85	52	6760.00
86	62	8060.00
87	52	7089.25
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96	52	6760.00
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98	62	8060.00
99	52	8120.71
100	52	8235.82

Lot #	Lot Width	Area
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103	52	6760.00
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105	52	7995.71
106	62	9943.03
107	62	8060.00
108	72	9360.00
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111	62	9203.18
112	72	10669.39
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115	52	6760.00
116	62	9299.13
117	62	8060.00
118	62	8060.00
119	62	8060.00
120	72	9360.00

Lot #	Lot Width	Area
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122	72	10583.70
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125	62	9419.79
126	52	7179.66
127	62	9225.87
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131	52	6760.00
132	62	8060.00
133	52	6760.00
134	52	6760.00
135	62	9225.87
136	72	10558.84
137	52	7447.06
138	52	7447.06
139	52	7447.06
140	62	8881.32

Lot #	Lot Width	Area
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142	62	9285.82
143	52	8008.69
144	52	7775.43
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146	52	7775.43
147	72	10208.97
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152	62	8060.00
153	52	6760.00
154	52	6760.00
155	52	6760.00
156	72	9758.66
157	62	8950.17
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160	52	8532.80

Lot #	Lot Width	Area
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164	52	6760.00
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Lot #	Lot Width	Area
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193	52	8027.60
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200	62	8060.00

Lot #	Lot Width	Area
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202	62	8444.23
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204	62	9832.99
205	62	8060.00
206	72	9360.00
207	72	9360.00
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209	72	11034.92
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212	52	6760.00
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Lot #	Lot Width	Area
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Lot #	Lot Width	Area
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242	62	8060.00
243	52	6760.00
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245	52	6760.00
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259	72	9360.00
260	72	9360.00

Lot #	Lot Width	Area
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280	72	10736.16

Lot #	Lot Width	Area
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283	72	12698.16
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286	72	9360.00
287	72	9360.00
288	72	9360.00
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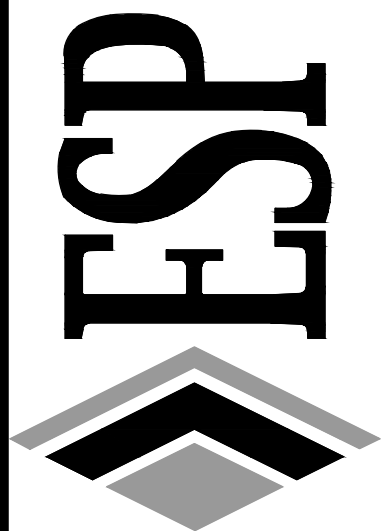
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302	52	7494.36
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305	72	13071.31
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307	72	13071.31
308	52	9369.31
309	52	9197.58
310	72	10486.46
311	72	14310.45
312	72	14721.89
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314	52	6759.38
315	52	6760.00
316	62	8060.00
317	72	9360.00
318	62	8060.00
319	72	9360.00
320	62	8060.00

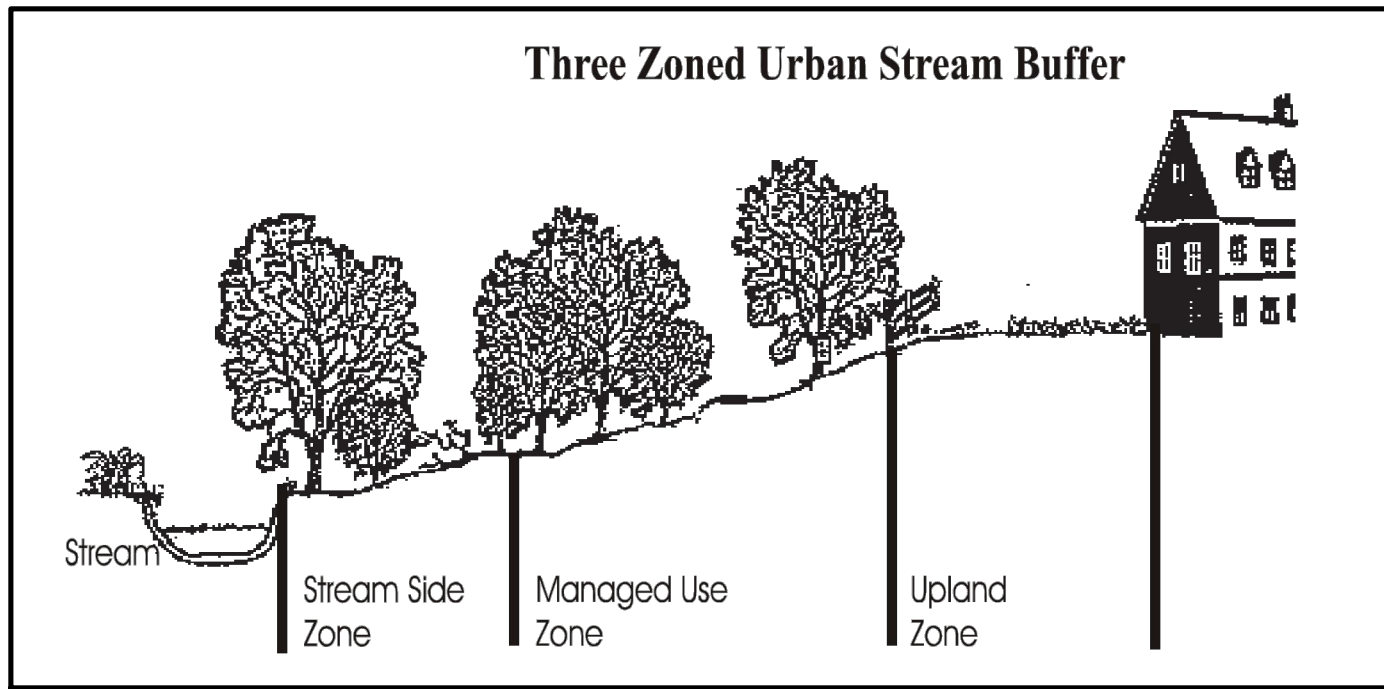
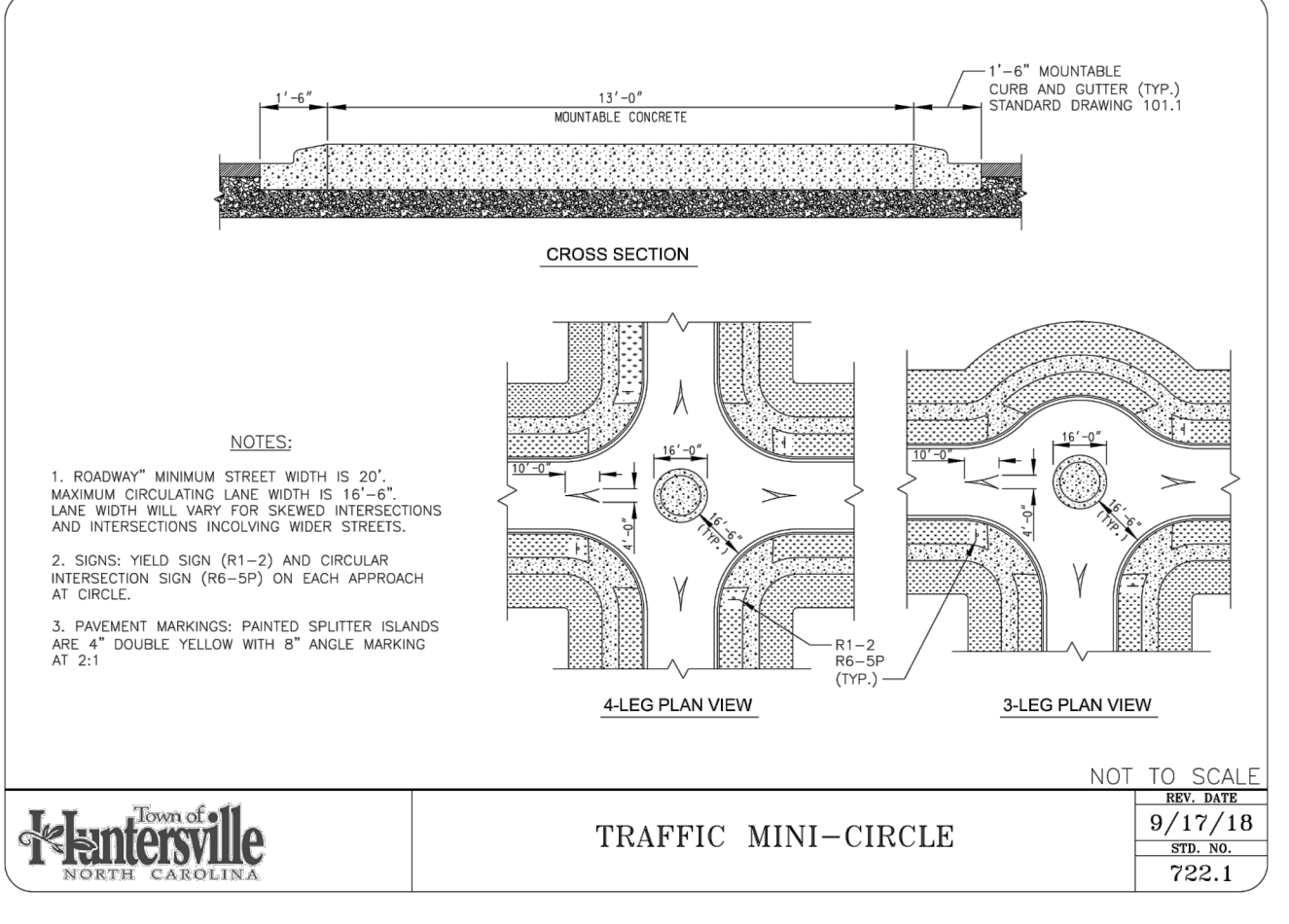
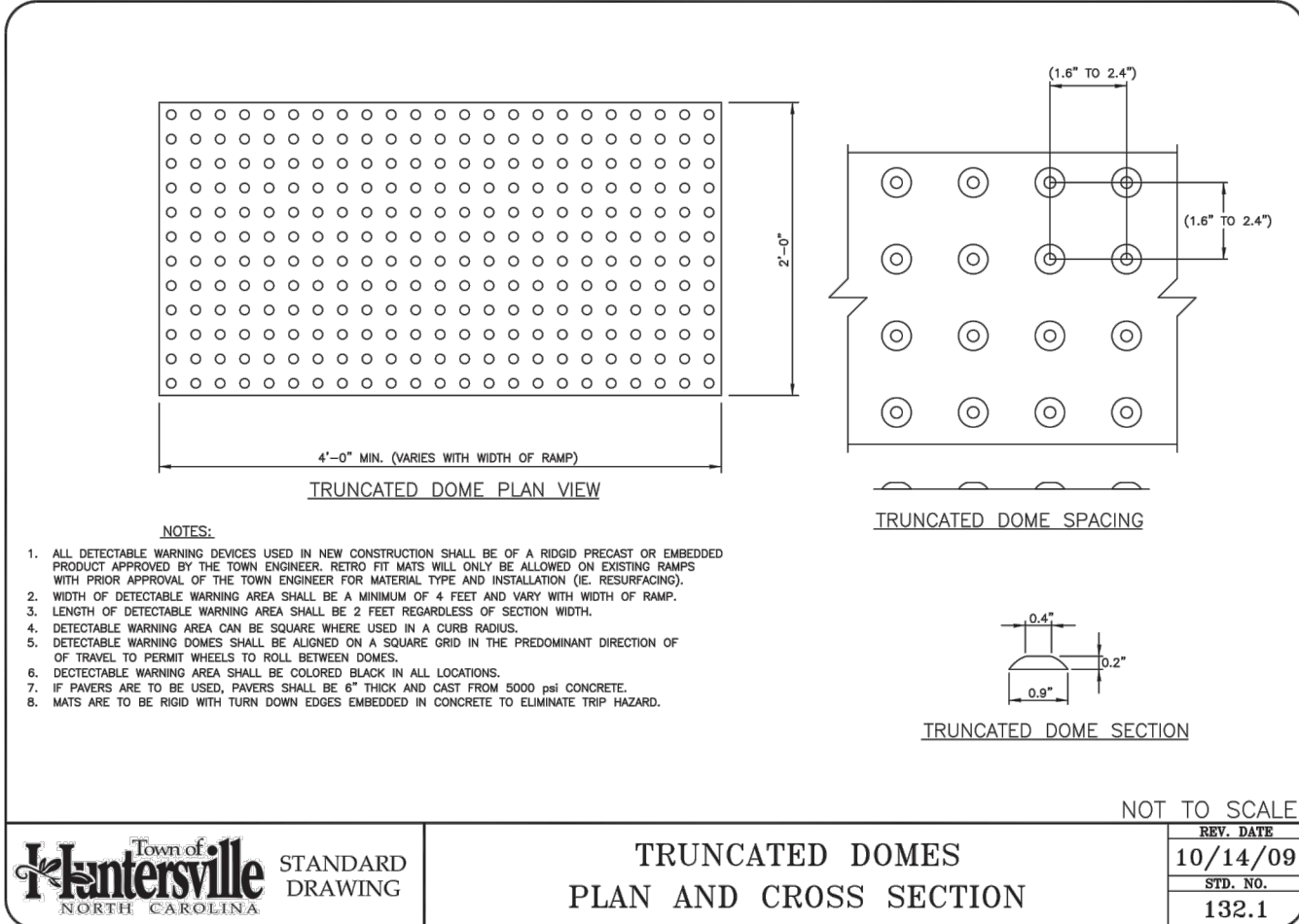
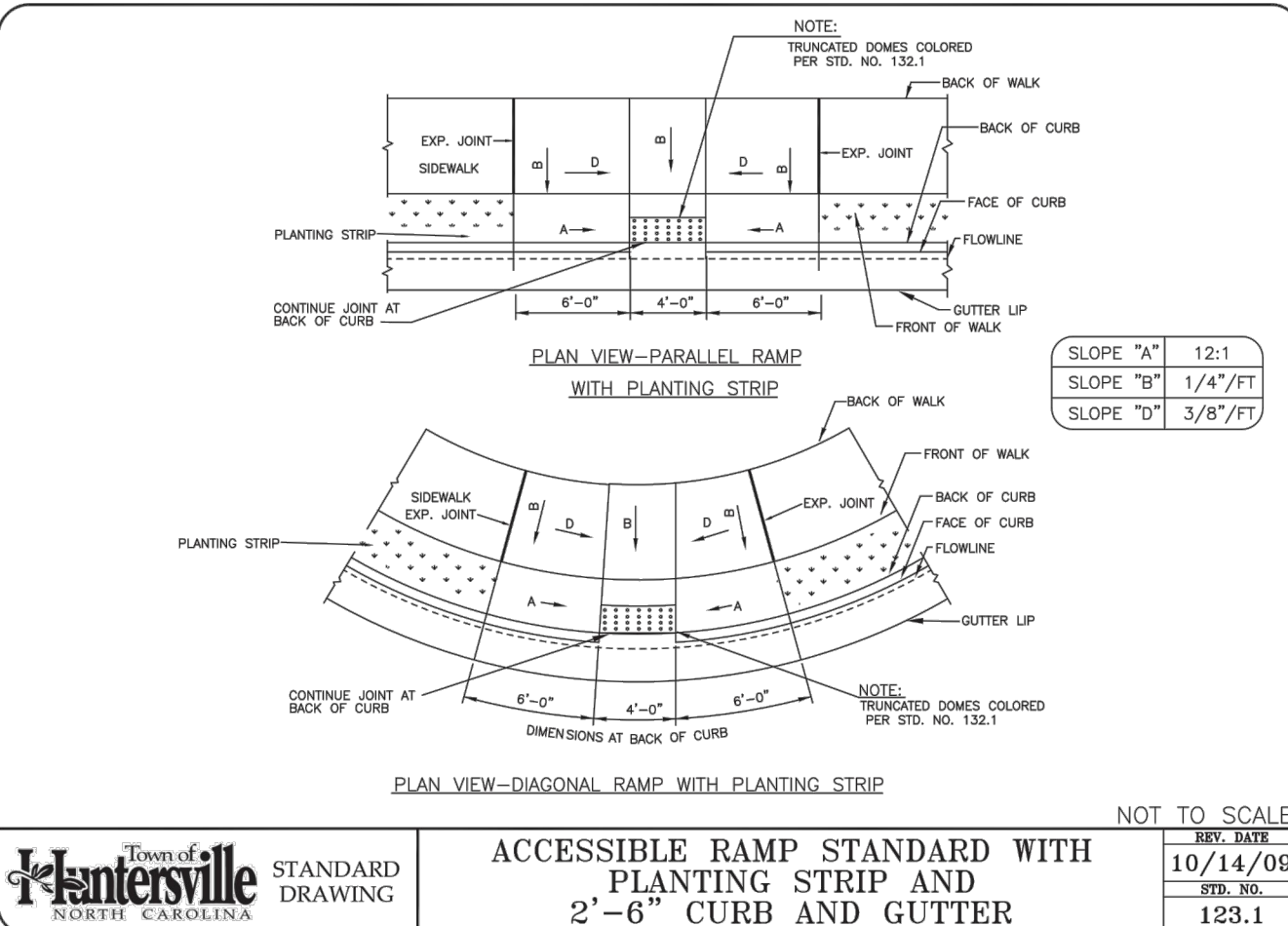
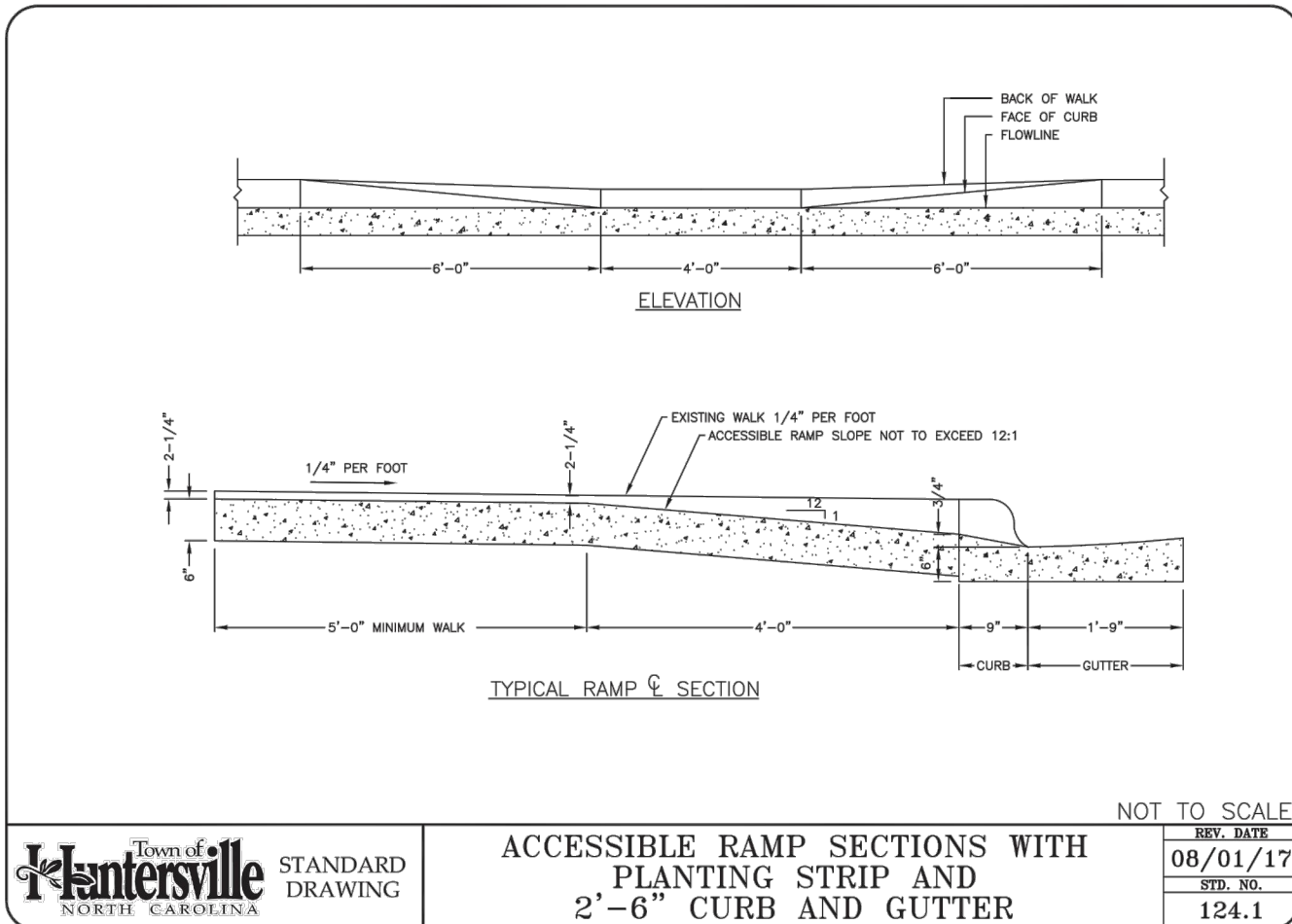
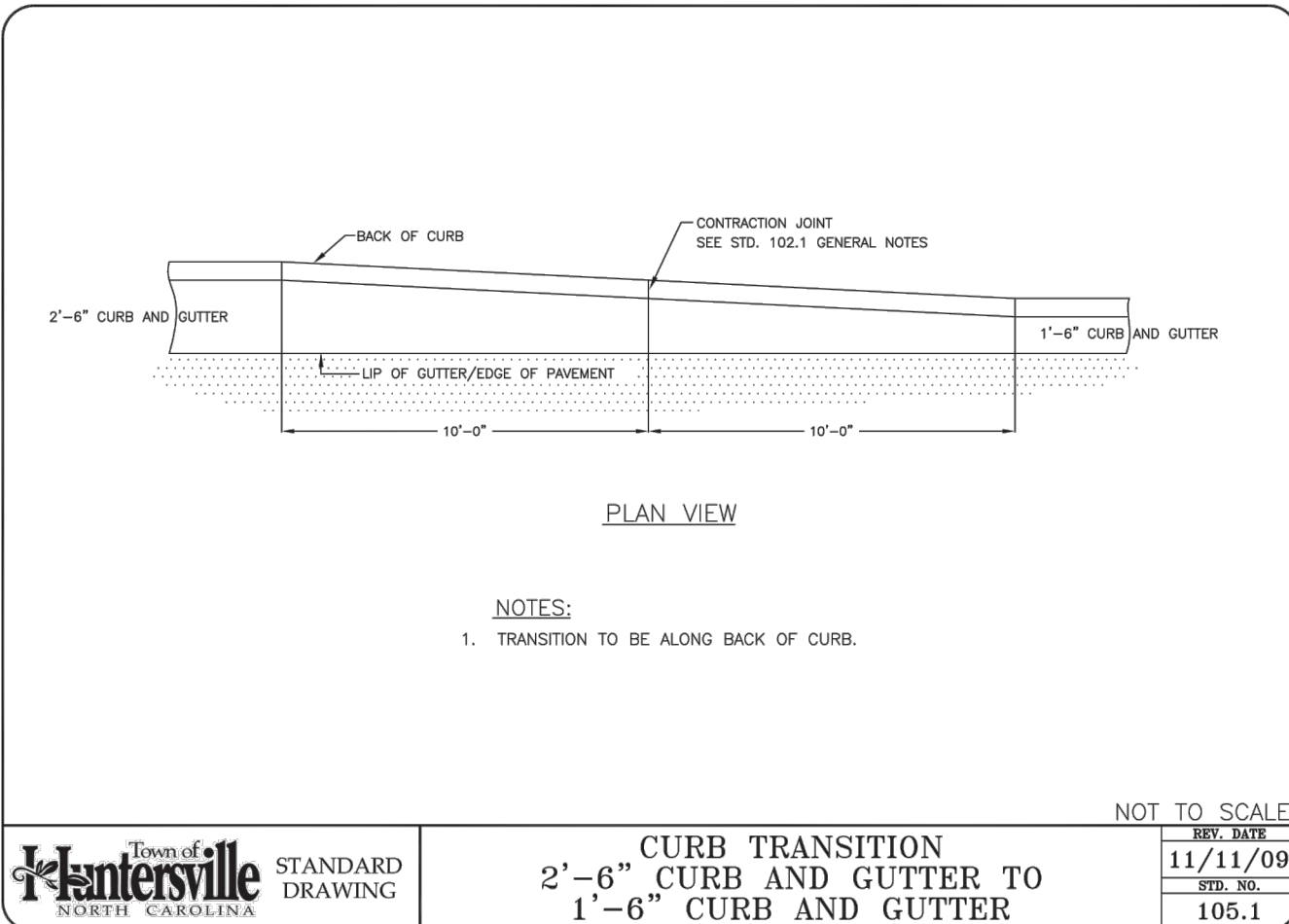
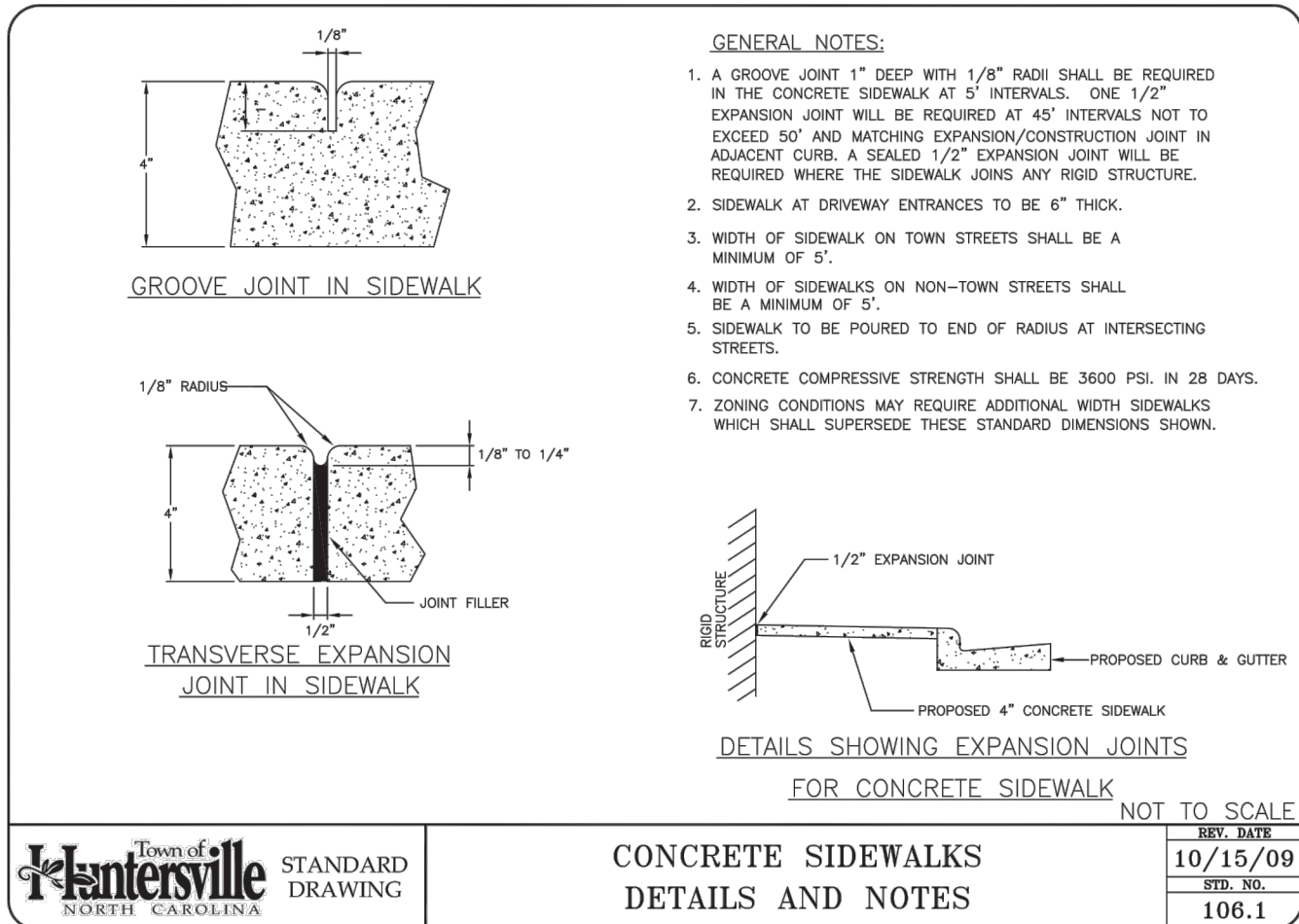
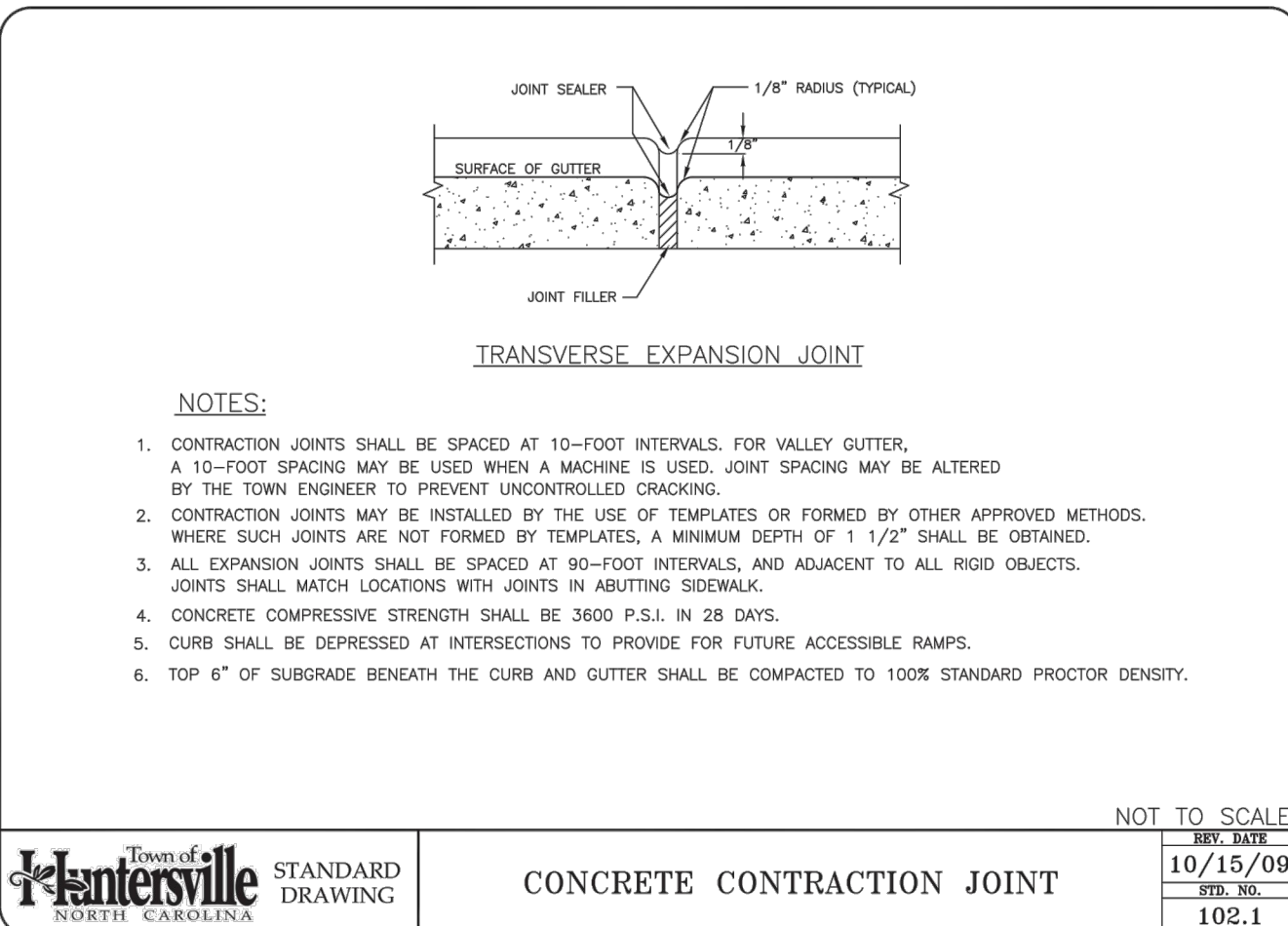
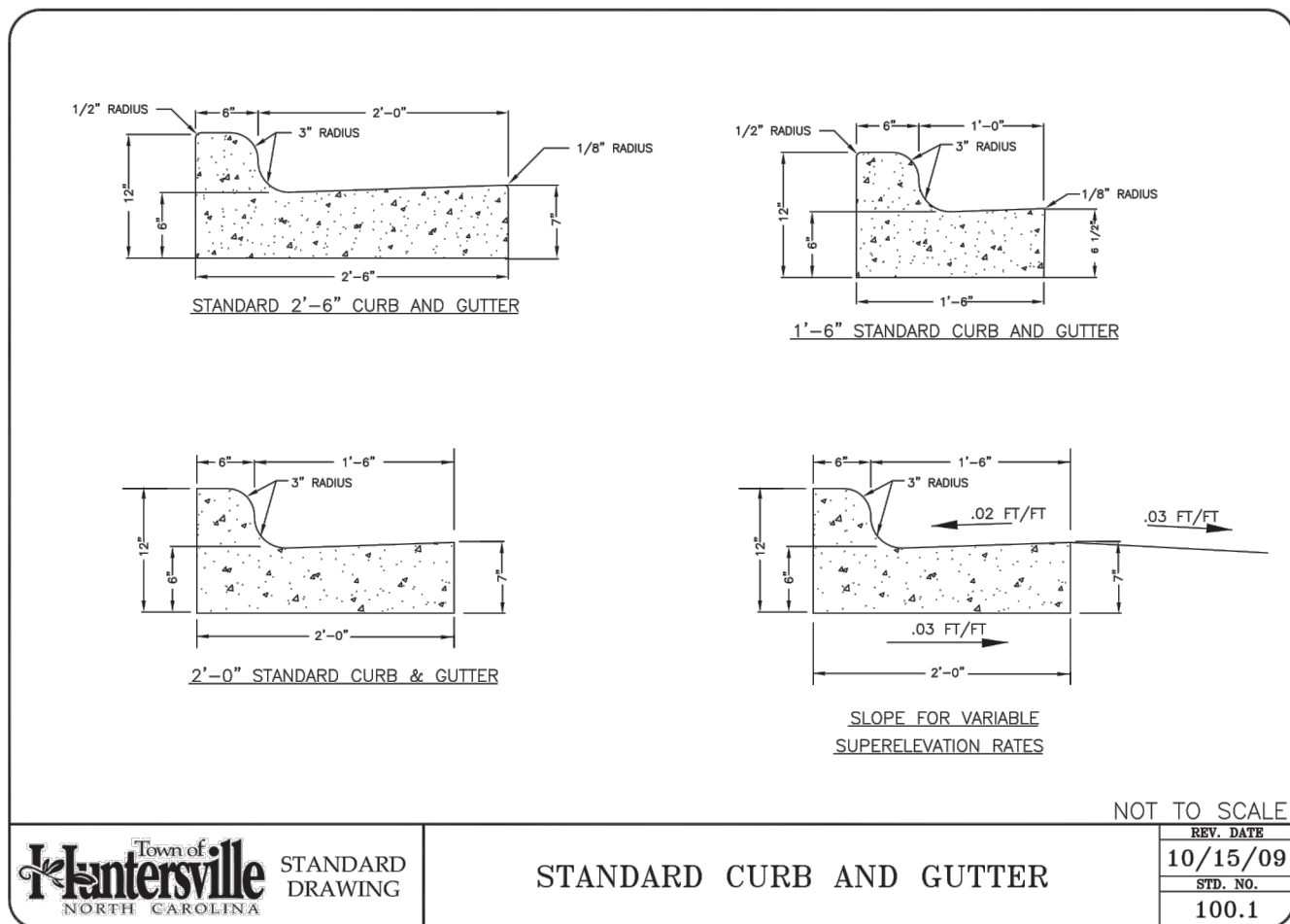
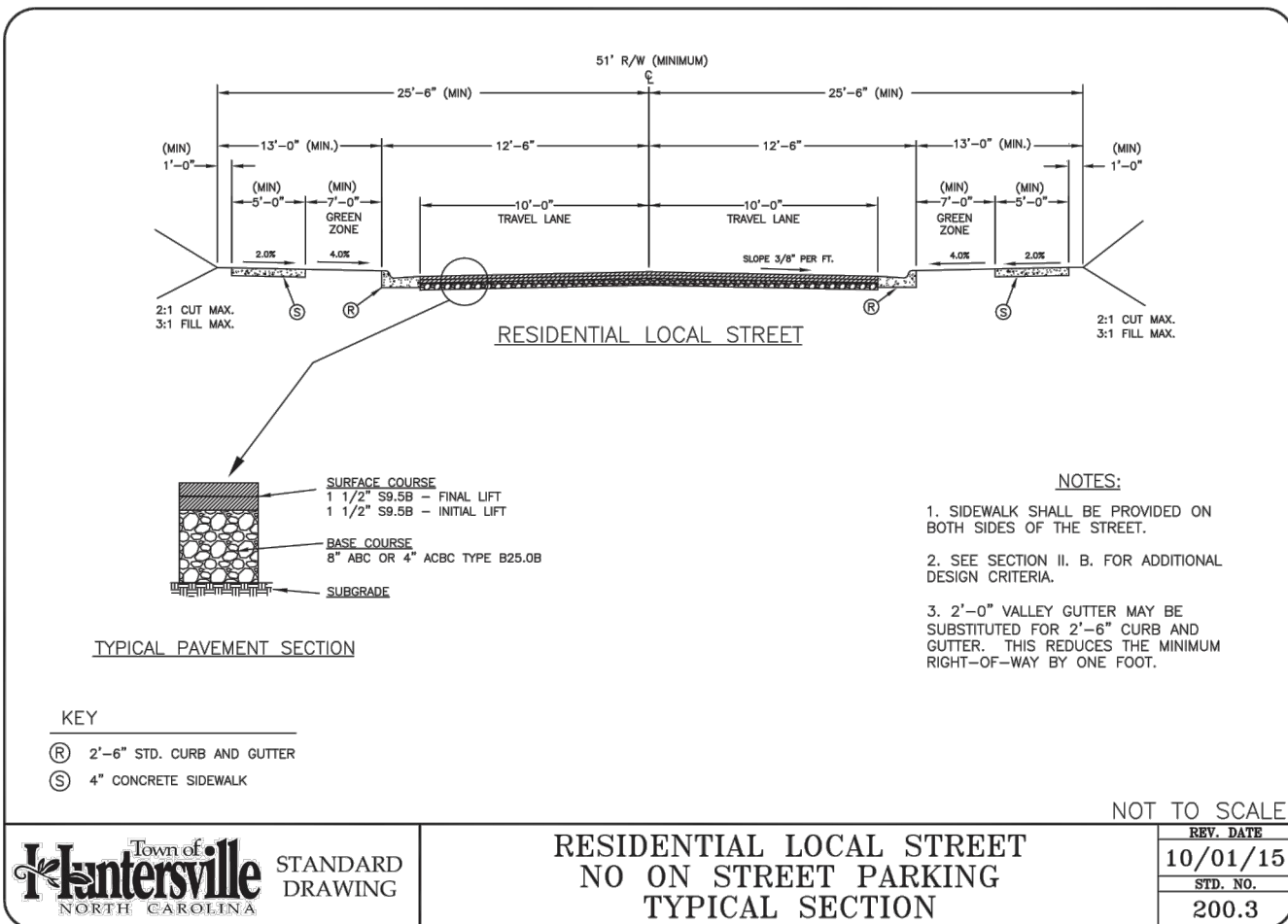
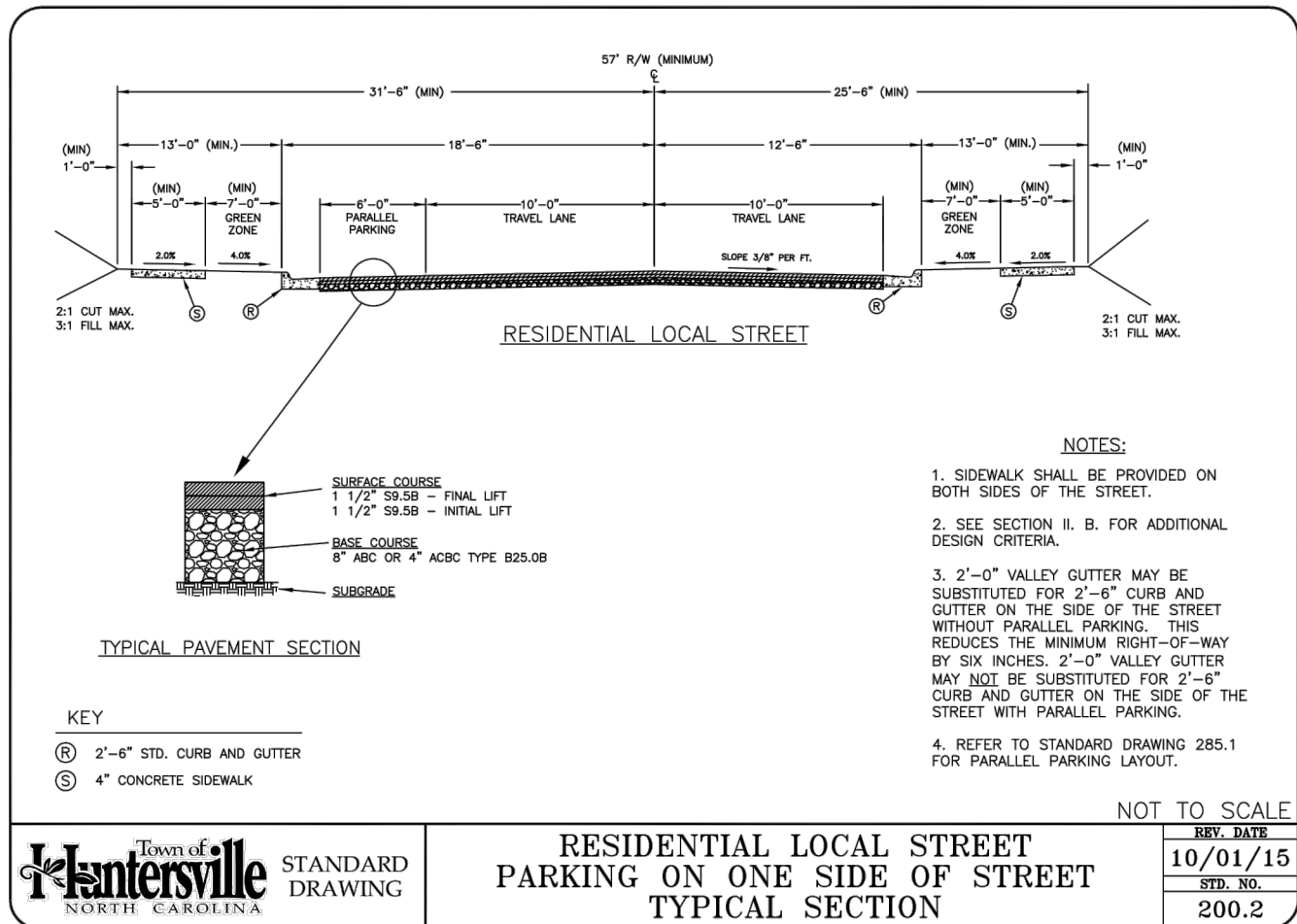
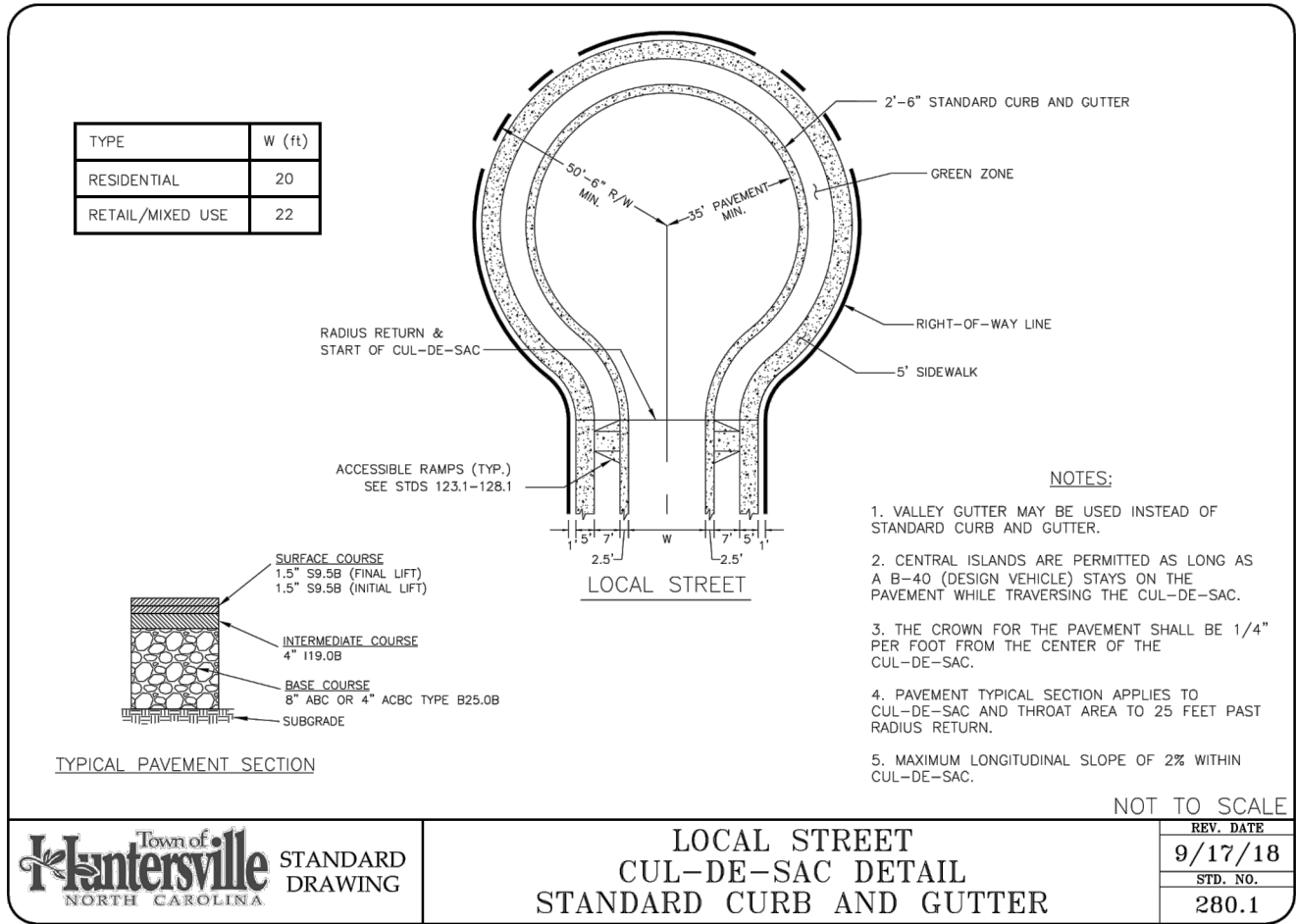
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323	72	11115.77
324	72	11115.77
325	52	8014.13
326	62	9257.06
327	52	7382.97
328	62	9198.30
329	62	8341.81
330	62	8563.18
331	62	8060.00
332	52	6760.00
333	62	8060.00
334	62	8060.00
335	72	11831.41
336	52	6893.12
337	52	7252.11
338	52	8638.82
339	72	10751.56
340	52	6768.64

Lot #	Lot Width	Area
341	52	6760.00
342	72	9875.87
343	62	8068.13
344	52	6760.00
345	52	6760.00
346	62	8059.56
347	52	6629.56
348	62	8060.00
349	52	6760.00
350	62	8198.13
351	52	7640.66
352	52	8189.29
353	52	6758.00
354	62	8060.00
355	52	6760.00
356	62	8060.00
357	52	6760.00
358	62	8059.14

ALL LOTS TO PRESERVE 150 SF IMPERVIOUS AREA TO ALLOW FOR FUTURE ADDITIONAL IMPERVIOUS AREAS BY HOMEOWNER/OCCUPANT.

ESP Associates, P.A.
P.O. Box 7000
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-1946 (NC)
803-582-2440 (SC)
www.espasociates.com





39' WOODROW ELEVATION



49' WYNN ELEVATION



59' WINSON ELEVATION



W:\2022 Projects (K\KM31 - Brown Property (Toll Bros)\Submittal Working Drawings\KM31_Brown Property (Toll Brothers) - Major Subdivision Sketch Plan 3rd Submittal\Sheets\6.0 KM31_SKETCH PLAN.dwg, 5.7, mazzella

ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-563-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	REVISED PER TOWN'S COMMENTS		BY
			REVISION	DATE	
1	07/07/22				LJM
2	08/30/22				LJM

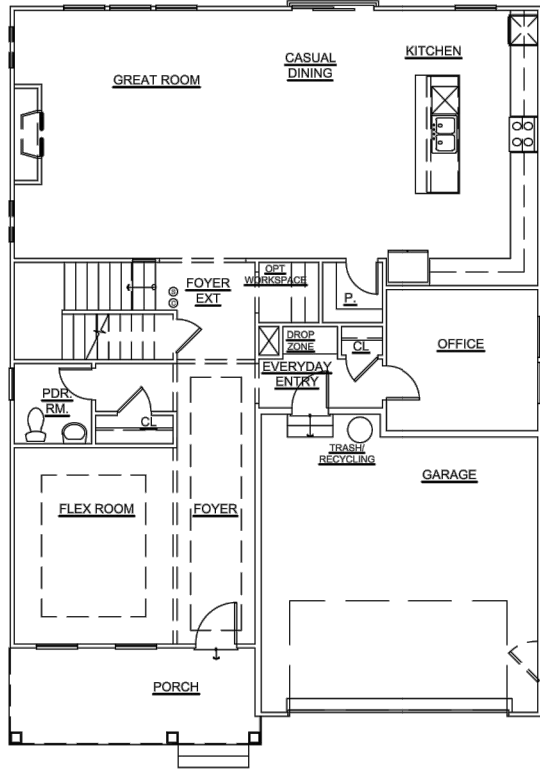
MAJ. SUB. SKETCH PLAN
CONCEPTUAL ARCHITECTURAL ELEVATIONS

HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.
HUNTERSVILLE, NC

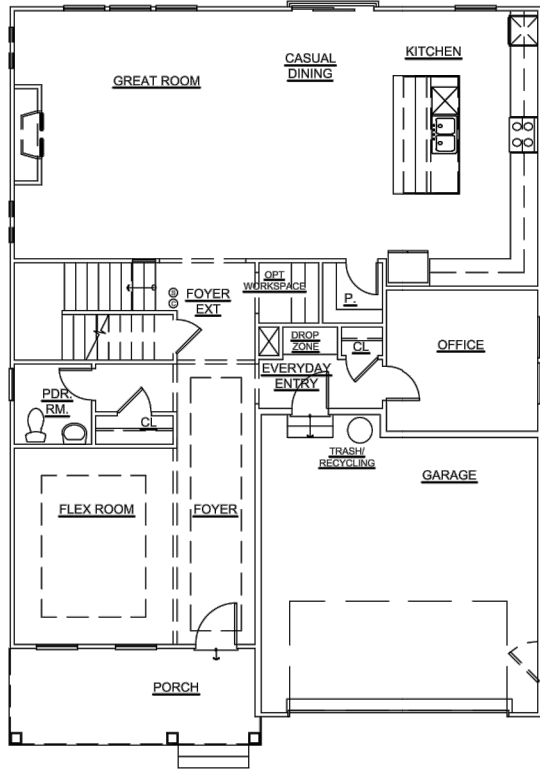
PROJECT INFORMATION

PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	5.7

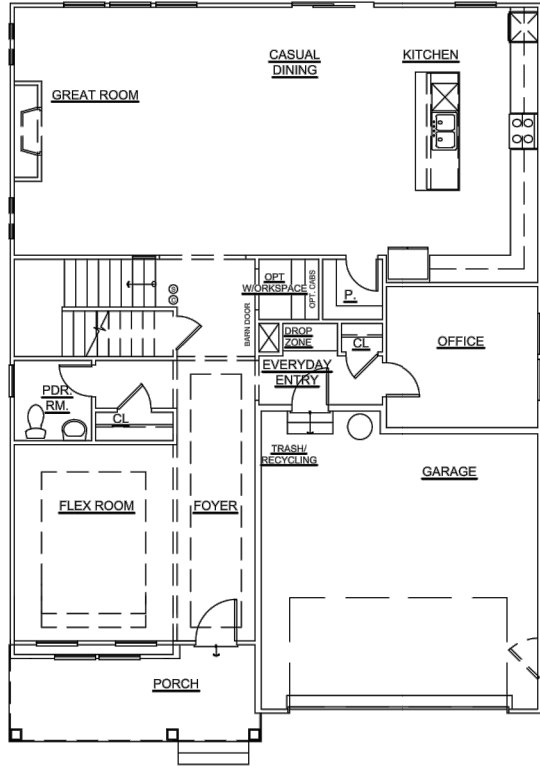
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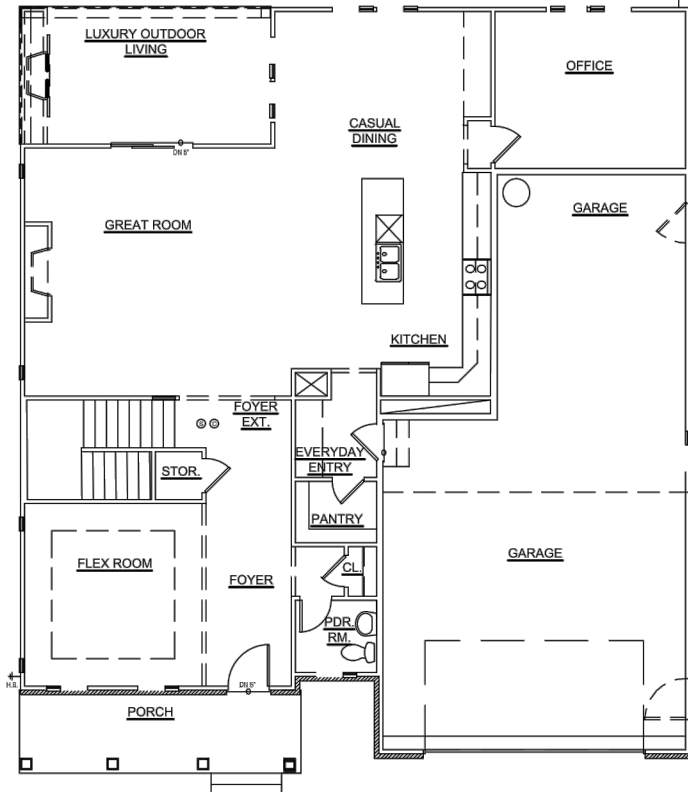
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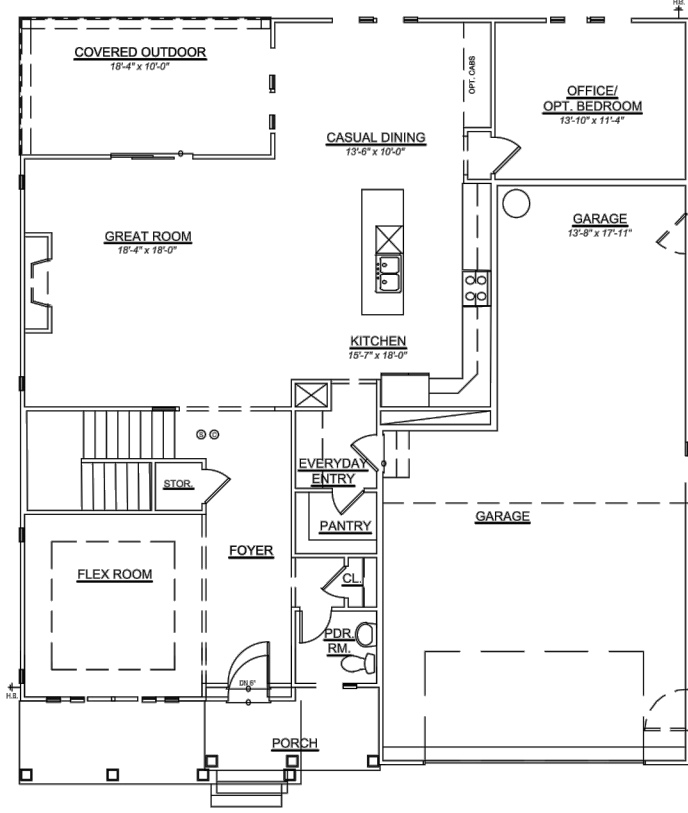
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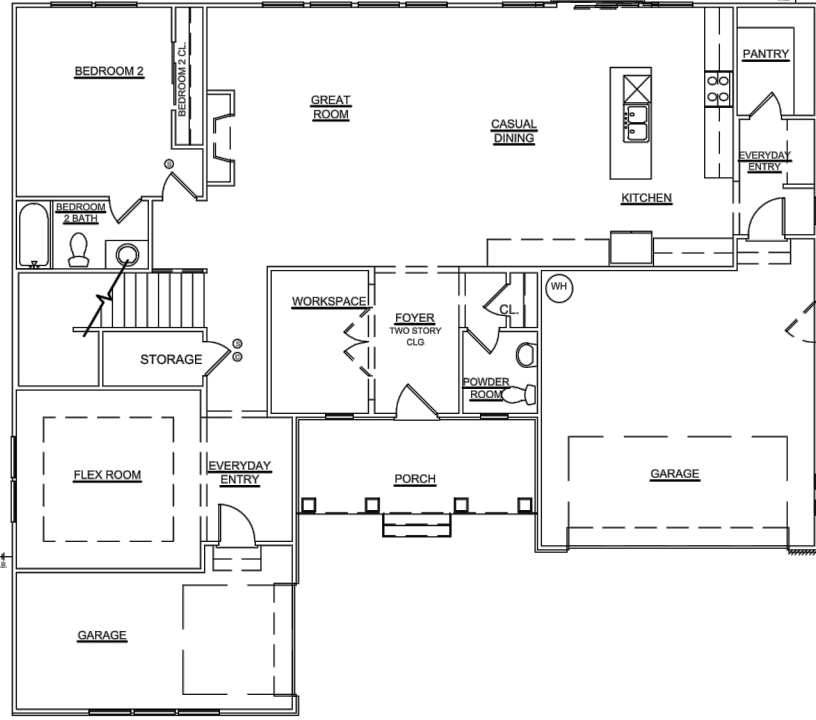
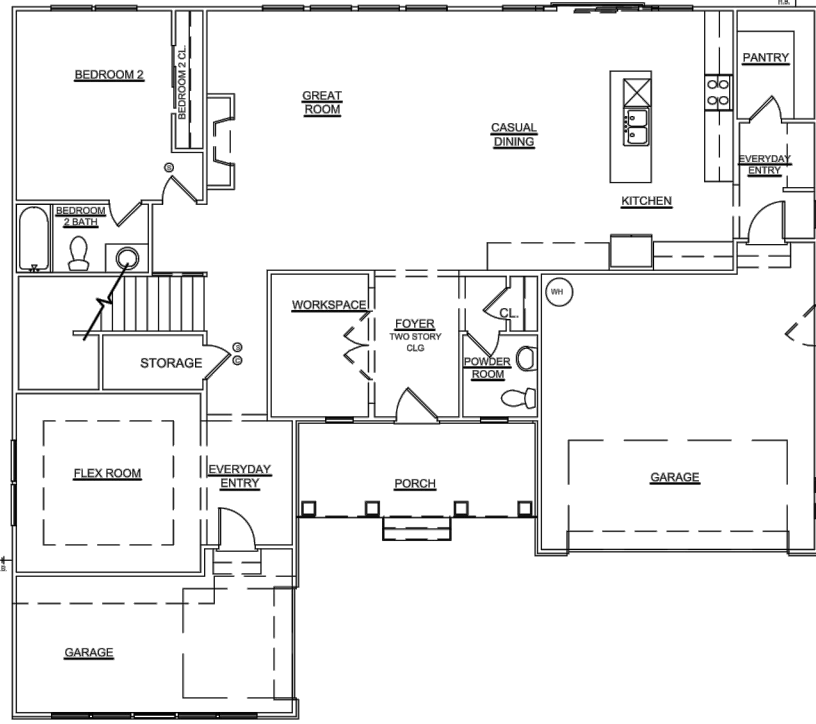
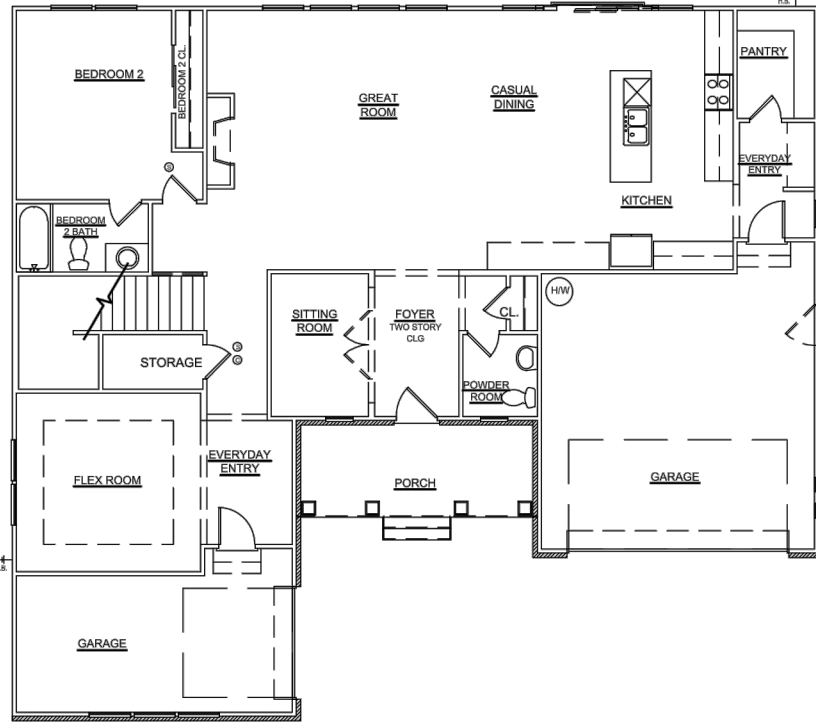
WOODROW



WYNN



WINSON



MAJ. SUB. SKETCH PLAN
CONCEPTUAL ARCHITECTURAL FOOTPRINTS

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC. HUNTERSVILLE, NC

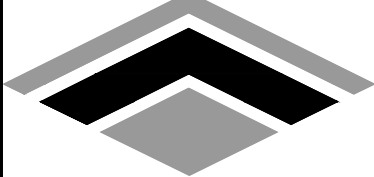
PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022

SHEET:

5.8

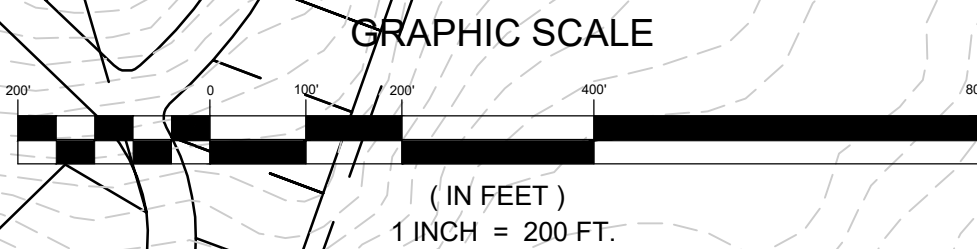
NO.	DATE	REVISION	BY	
			LJM	LJM
1	07/07/22	REVISED PER TOWN'S COMMENTS		
2	08/30/22	REVISED PER TOWN'S COMMENTS		





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Charlotte, NC 28241
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Fort Mill, SC 29708
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803-502-2440 (SC)
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W:\2022 Projects (K\KM31 - Brown Property (Toll Bros)\Submittal Working Drawings\KM31 - Brown Property\Toll Brothers - Major Subdivision Sketch Plan 3rd Submittal\Sheet6.0 KM31 - OPEN SPACE.dwg, 6.0, mazzella



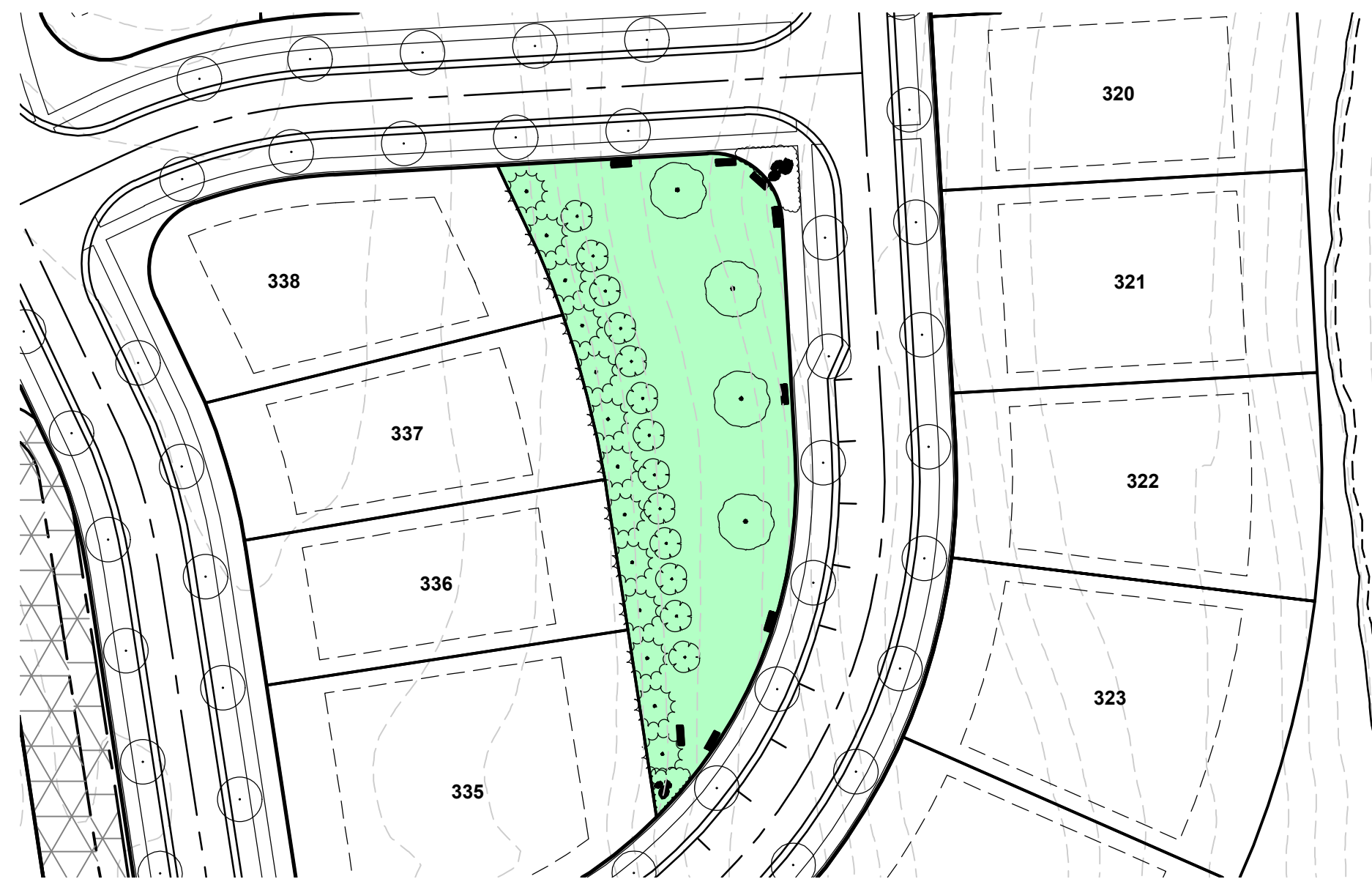
MAJ. SUB. SKETCH PLAN URBAN OPEN SPACE DESIGN INDEX		NO.		DATE	REVISION	BY
HONEYCUTT BROWN PROPERTY		1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM	
TOLL BROTHERS, INC.		2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM	
HUNTERSVILLE, NC						

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	6.0

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Fort Mill, SC 29708
704-583-6946 (NC)
803-802-2440 (SC)
www.espassociates.com

NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.

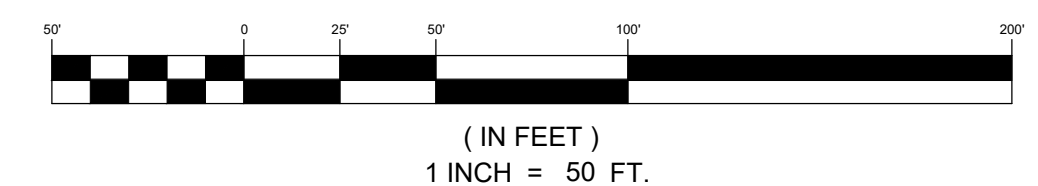
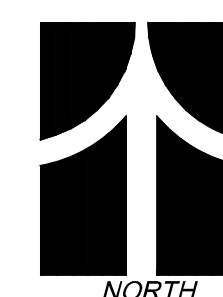
NORTH CAROLINA
No. 1432
J. LEVINSKY
8-30-22



LEGEND

- | | |
|---|---|
|  | DECIDUOUS CANOPY TREE (SUCH AS HONEY LOCUST, TULIP POPLAR, RED OAK) |
|  | SPECIMEN TREE (SUCH AS LAUREL OAK, GINKGO, SOUTHERN MAGNOLIA) |
|  | EVERGREEN CANOPY TREE (SUCH AS LOBLOBBY PINE, DEODAR CEDAR, CANADIAN HEMLOCK) |
|  | DECIDUOUS UNDERSTORY TREE (SUCH AS KOUSA DOGWOOD, REDBUD, YOSHINO CHERRY) |
|  | EVERGREEN UNDERSTORY TREE (SUCH AS BAKERI SPRUCE, YAUPON HOLLY, CHERRY LAUREL) |
|  | EVERGREEN SHRUB (SUCH AS JAPANESE CAMELLIA, LAUREL, CHINESE LOROPETALUM) |
|  | ORNAMENTAL GRASS AREA (SUCH AS FOUNTAIN GRASS, MUHLY GRASS, FEATHER REED GRASS) |
|  | PARK BENCH: BACKLESS, WOODEN SLATS |
|  | LANDSCAPE BOULDERS |

NOTE: ALL SPECIES TO BE CHOSEN FROM THE HUNTERSVILLE APPROVED TREE AND SHRUB LIST



GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT.

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 3575 Lakeside Blvd.
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 803-862-2440 (SC)
 www.espassociates.com



NORTH CAROLINA
 LICENSE NO. F-1407
 ESP ASSOCIATES, INC.

NORTH CAROLINA
 No. 1432
[Signature]
 NEW LEVER

8-30-22

PROJECT INFORMATION			
PROJECT MANAGER:	ML		
SIGNED BY:	LJM		
DRAWN BY:	LJM		
PROJECT NUMBER:	KM31.100		
ORIGINAL DATE:	07/07/2022		
SHEET:			

6.1

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.

HUNTERSVILLE, NC

URBAN OPEN SPACE DESIGN (1 OF 2)

IMAJ. SUB. SKETCH PLAN

30' DIAMETER GAZEBO (TYP.)

5' CONCRETE SIDEWALK (TYP.)

The site plan shows a triangular park area with a green lawn and a central gazebo. A 5' concrete sidewalk runs along the perimeter of the park area. The gazebo is located in the center of the park area. The plan also shows surrounding streets and property lines.

The diagram illustrates a typical cross-section of a greenway. It features a central paved area flanked by greenway easements. Dimensions are provided for the total width and the width of the central paved area. The diagram also shows the placement of trees and the location of the greenway easement relative to the paved area.

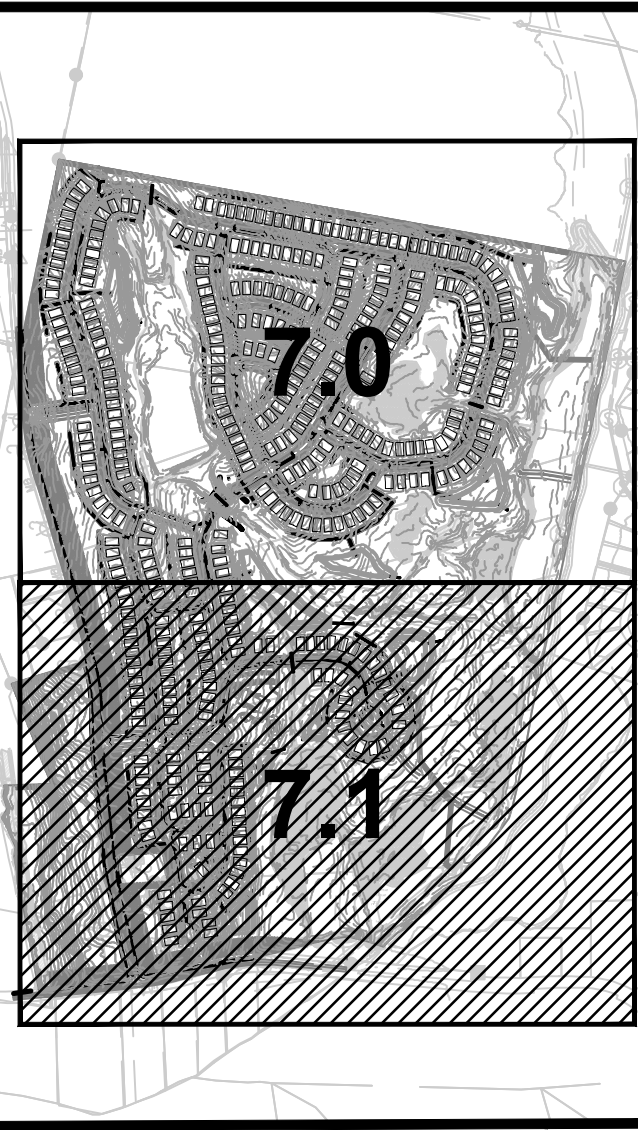
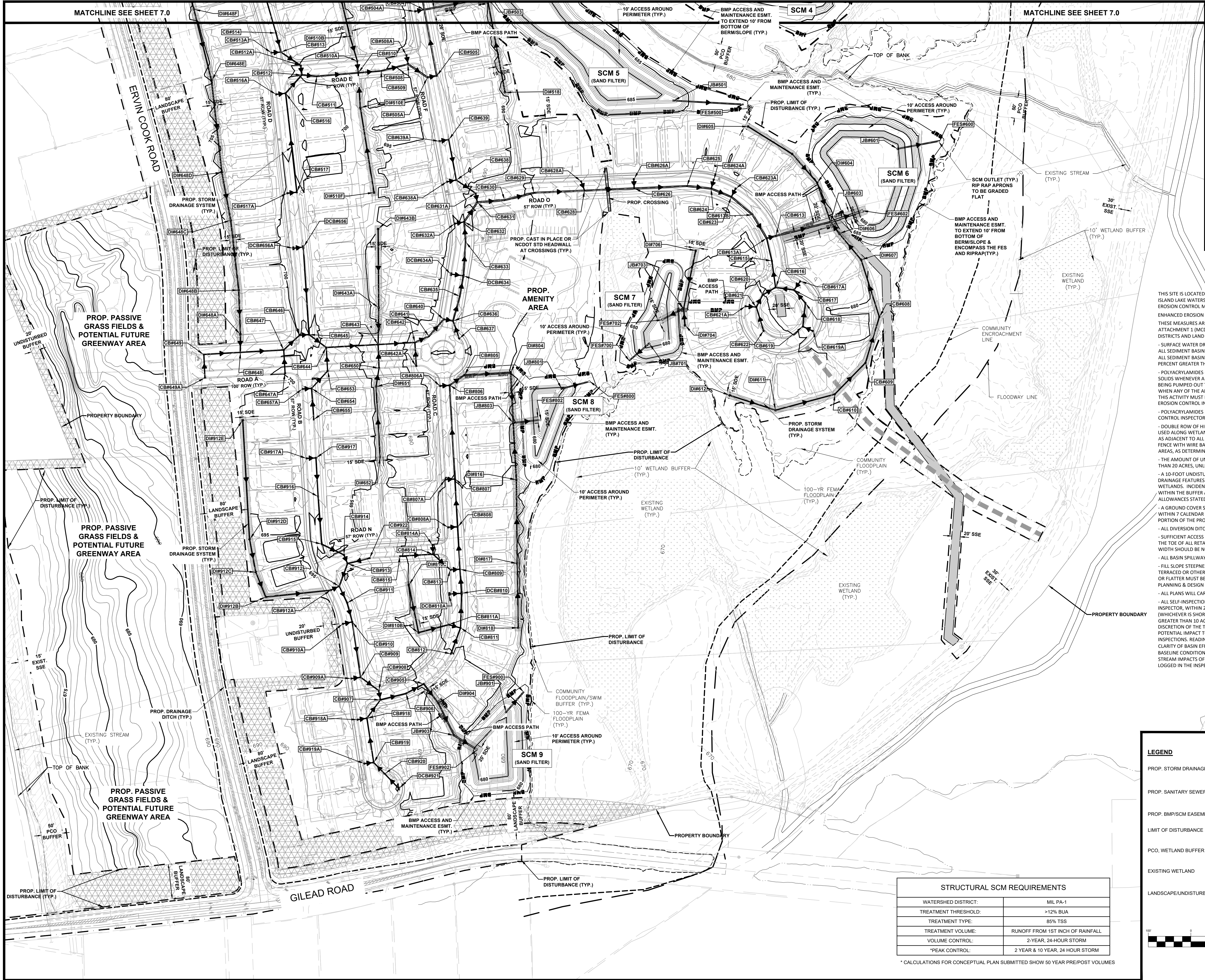
GREENWAY TYPICAL CROSS SECTION

Dimensions and Zones:

- 40' GREENWAY EASEMENT**: Total width of the greenway easement.
- 15'**: Width of the greenway easement on the left side.
- 10.00' HARD SPACE PER DETAIL**: Width of the central paved area.
- 15'**: Width of the greenway easement on the right side.
- UNDISTURBED NATURAL OPEN SPACE (TYP.)**: Area on the far left and right of the greenway easement.

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT.

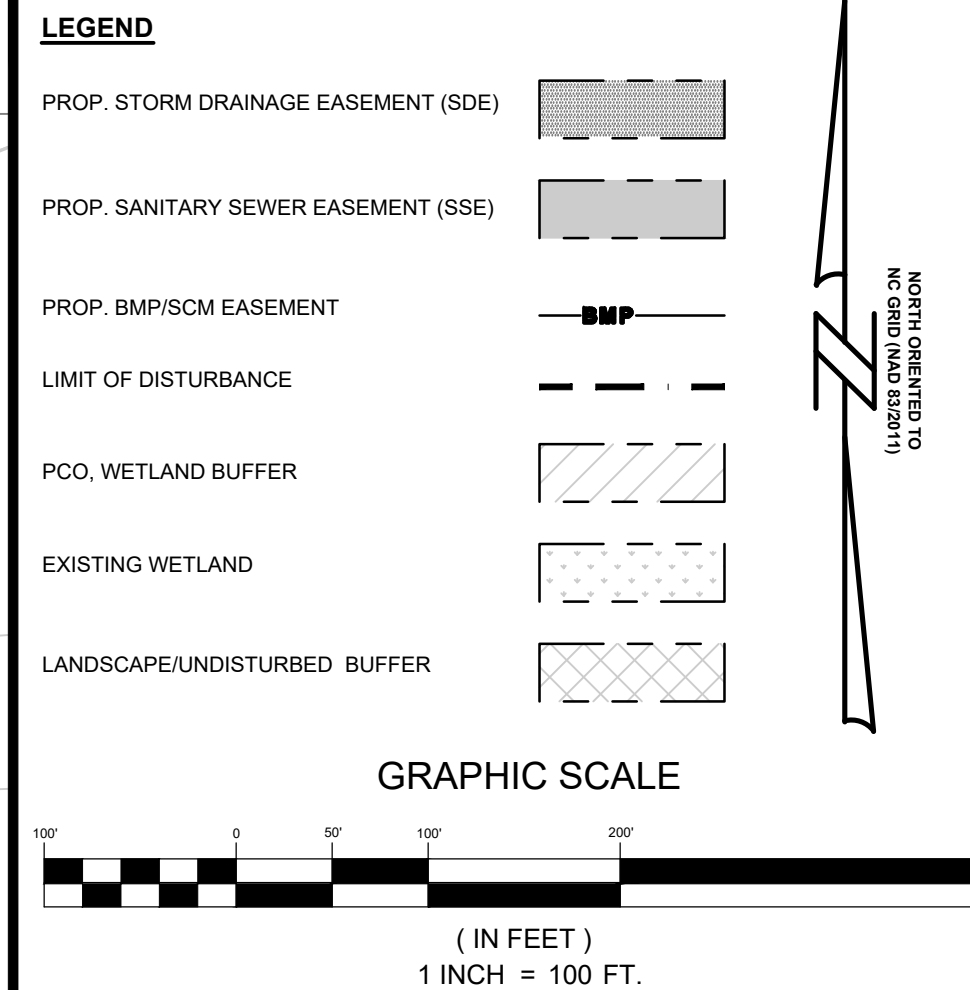


THIS SITE IS LOCATED WITHIN THE MCDOWELL CREEK WATERSHED AND THE MOUNTAIN ISLAND LAKE WATERSHED (PA-1) IS THEREFORE REQUIRED TO MEETING THE ENHANCED EROSION CONTROL MEASURES BELOW.

ENHANCED EROSION CONTROL MEASURES

THESE MEASURES ARE REQUIRED TO BE INSTALLED IN THE AREAS IDENTIFIED IN ATTACHMENT 1 (MCDOWELL CREEK WATERSHED, CRITICAL & PROTECTED WATERSHED DISTRICTS AND LAND WITHIN 500' OF CLARKE CREEK.

- SURFACE WATER DRAIN DOWN DEVICES (RISERS OR SKIMMERS) SHALL BE INSTALLED IN ALL SEDIMENT BASINS. ROCK COFFER FOREBAYS SHALL BE USED IN CONJUNCTION WITH ALL SEDIMENT BASINS. THE BASIN SHALL ALSO HAVE A VOLUME TWENTY-FIVE (25) PERCENT GREATER THAN THE 1800 CUBIC FEET PER DRAINAGE ACRE, WHEN POSSIBLE.
- POLYACRYLAMIDES (PAM) SHALL BE USED TO REDUCE TURBIDITY AND SUSPENDED SOLIDS WHENEVER A SEDIMENT TRAP, BASIN, PIT, HOLE, OR BUILDING FOUNDATION IS BEING PUMPED OUT TO REMOVE SEDIMENT LADEN WATER. PAM IS NOT REQUIRED WHEN ANY OF THE ABOVE IS BEING PUMPED TO AN APPROVED SEDIMENT BASIN ON SITE. THIS ACTIVITY MUST BE INSPECTED AND APPROVED BY THE TOWN OF HUNTERSVILLE EROSION CONTROL INSPECTOR.
- POLYACRYLAMIDES MAY BE REQUIRED ON SITE, AS DETERMINED BY THE TOWN EROSION CONTROL INSPECTOR.
- DOUBLE ROW OF HIGH HAZARD SILT FENCE WITH WIRE BACKING AND STONE SHALL BE USED ALONG WETLANDS, STREAMS, LAKES OR OTHER SURFACE WATER BODIES AS WELL AS ADJACENT TO ALL S.W.I.M. OR OTHER WATER QUALITY BUFFERS. SINGLE ROW OF SILT FENCE WITH WIRE BACKING AND WASHED STONE MAY BE REQUIRED ON ALL OTHER AREAS, AS DETERMINED NECESSARY BY THE TOWN ENGINEER OR FIELD INSPECTOR.
- THE AMOUNT OF UNCOVERED AREA AT ANY ONE TIME SHALL BE LIMITED TO NO MORE THAN 20 ACRES, UNLESS APPROVED BY THE TOWN.
- A 10-FOOT UNDISTURBED BUFFER SHALL BE PROVIDED AROUND THE OUTSIDE EDGE OF DRAINAGE FEATURES SUCH AS INTERMITTENT AND PERENNIAL STREAMS, PONDS, AND WETLANDS. INCIDENTAL DRAINAGE IMPROVEMENTS OR REPAIRS WILL BE PERMITTED WITHIN THE BUFFER AS APPROVED BY TOWN STAFF. THESE WOULD INCLUDE ANY ALLOWANCES STATED IN THE SWIM BUFFER AND/OR PCCO ORDINANCES, IF APPLICABLE.
- A GROUND COVER SUFFICIENT TO RESTRAIN ACCELERATED EROSION MUST BE PROVIDED WITHIN 7 CALENDAR DAYS OF THE DATE OF LAST LAND-DISTURBING ACTIVITY ON ANY PORTION OF THE PROJECT.
- ALL DIVERSION DITCHES AND INTERIOR BASIN SLOPES MUST BE MATTED.
- SUFFICIENT ACCESS FOR CONSTRUCTION AND MAINTENANCE MUST BE PROVIDED AT THE TOE OF ALL RETAINING WALLS THAT ARE 4' OR HIGHER. THE MINIMUM ACCESS WIDTH SHOULD BE NO LESS THAN SIX FEET.
- ALL BASIN SPILLWAYS SHALL BE SIZED TO PASS THE 25-YR STORM EVENT.
- FILL SLOPE STEEPNESS SHALL BE LIMITED TO 2:1. SLOPES STEEPER THAN 3:1 MUST BE TERRACED OR OTHERWISE PROVIDE AN APPROVED ENGINEERED SOLUTION. SLOPES 3:1 OR FLATTER MUST BE DESIGNED AS SET FORTH IN THE NC SOIL EROSION & SEDIMENT PLANNING & DESIGN MANUAL, STANDARD 6.02A.
- ALL PLANS WILL CARRY A "PERFORMANCE RESERVATION".
- ALL SELF-INSPECTION LOG BOOK ENTRIES WILL BE ELECTRONICALLY SENT TO THE AREA INSPECTOR, WITHIN 2 WORKING DAYS OF A QUALIFYING RAIN EVENT OR WEEKLY (WHICHEVER IS SHORTER). FOR EROSION CONTROL BASINS WITH A DRAINAGE AREA GREATER THAN 10 ACRES, TURBIDITY MEASUREMENTS MAY BE REQUIRED AT THE DISCRETION OF THE TOWN TO MEASURE CLARITY OF BASIN EFFLUENT AND ANY POTENTIAL IMPACT TO RECEIVING WATERS AT THE TIME OF RAINFALL-TRIGGERED INSPECTIONS. READINGS MUST BE COLLECTED AT THE BASIN OUTFALL (TO MEASURE CLARITY OF BASIN EFFLUENT), UPSTREAM OF THE DISCHARGE POINT (TO MEASURE BASELINE CONDITIONS) AND DOWNSTREAM OF THE DISCHARGE POINT (TO MEASURE STREAM IMPACTS OF THE BASIN EFFLUENT) WHEN POSSIBLE. THE RESULTS MUST BE LOGGED IN THE INSPECTION REPORTS.



STRUCTURAL SCM REQUIREMENTS	
WATERSHED DISTRICT:	MIL PA-1
TREATMENT THRESHOLD:	>12% BUA
TREATMENT TYPE:	85% TSS
TREATMENT VOLUME:	RUNOFF FROM 1ST INCH OF RAINFALL
VOLUME CONTROL:	2-YEAR, 24-HOUR STORM
*PEAK CONTROL:	2 YEAR & 10 YEAR, 24 HOUR STORM

* CALCULATIONS FOR CONCEPTUAL PLAN SUBMITTED SHOW 50 YEAR PRE/POST VOLUMES

ESP

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Suite D
Cornelius, NC 28031
1-800-960-7317
NC License E-1407
www.esp-associates.com

STATE OF NORTH CAROLINA
LICENSE NO. E-1407
ESP ASSOCIATES, INC.

8/24/2022

NO.	DATE	REVISION	REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS
1	07/01/2022			
1	08/26/2022			

MAJ. SUB. SKETCH PLAN
GRADING, STORM SEWER, & STORM WATER QUALITY EXHIBIT

HONEYCUTT BROWN PROPERTY

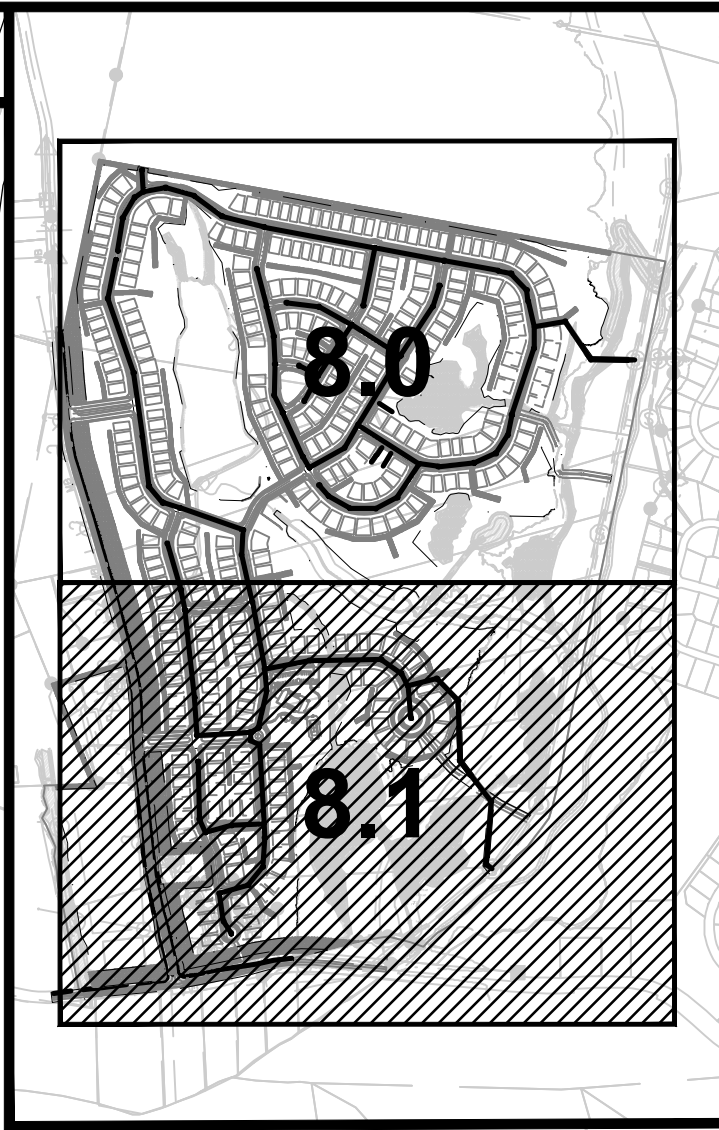
TOLL BROTHERS

HUNTERSVILLE, NC

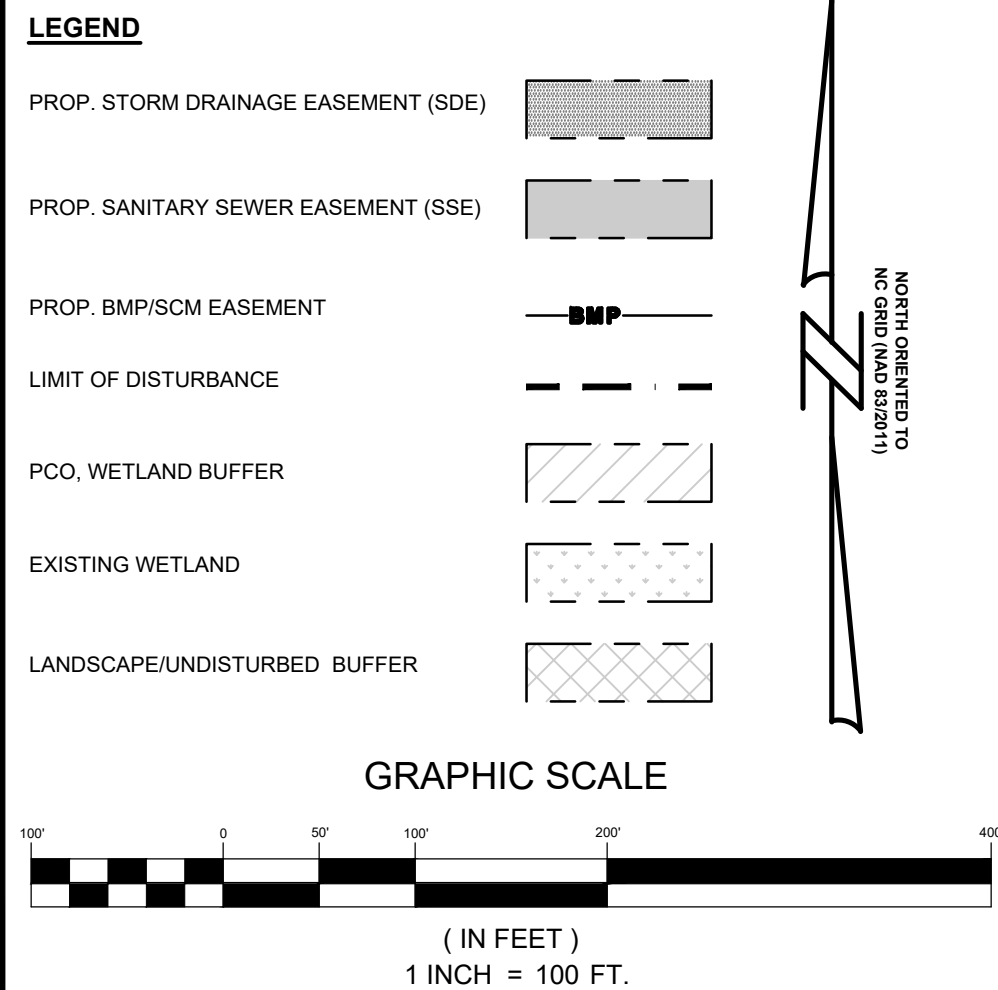
PROJECT INFORMATION

PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022

SHEET: 7.1



WATER AND SEWER
DISTRIBUTION TO BE
PROVIDED BY CHARLOTTE
MECKLENBURG UTILITIES.



ESP Associates, Inc.
20444 Charwell Center Dr.
Suite D
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ESP

PLANNING & DESIGN
LICENSE NO. F-1407
ESP ASSOCIATES

8/24/2022

NO.	DATE	REVISION	BY	SLA	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS			
1	06/26/2022	REVISED PER TOWN COMMENTS			

**MAJ. SUB. SKETCH PLAN
WATER & SEWER LAYOUT**

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022

SHEET: **8.1**



MAJ. SUB. SKETCH PLAN
FIRE APPARATUS EXHIBIT

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC

PROJECT INFORMATION			
PROJECT MANAGER:	ALL		
DESIGNED BY:	SLA		
DRAWN BY:	SLA		
PROJECT NUMBER:	KM31.400		
ORIGINAL DATE:	05/02/2022		

NO.	DATE	REVISION	BY	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS	SLA	
1	06/26/2022	REVISED PER TOWN COMMENTS	SLA	

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20484 Charwell Center Dr.
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1-800-960-7317
NC License F-1407
www.esp-associates.com

MATCHLINE SEE SHEET 9.0

MATCHLINE SEE SHEET 9.4

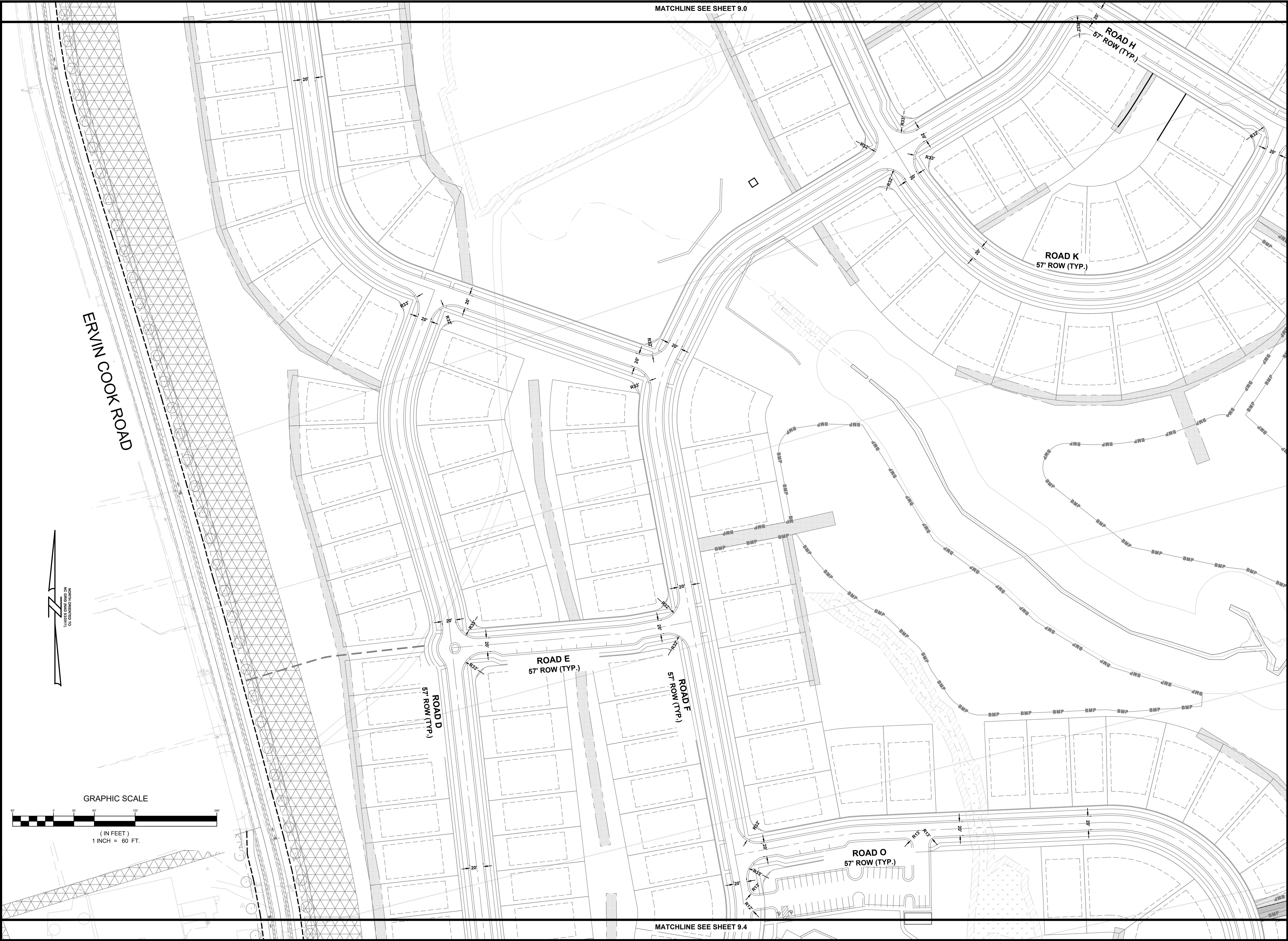
ESP

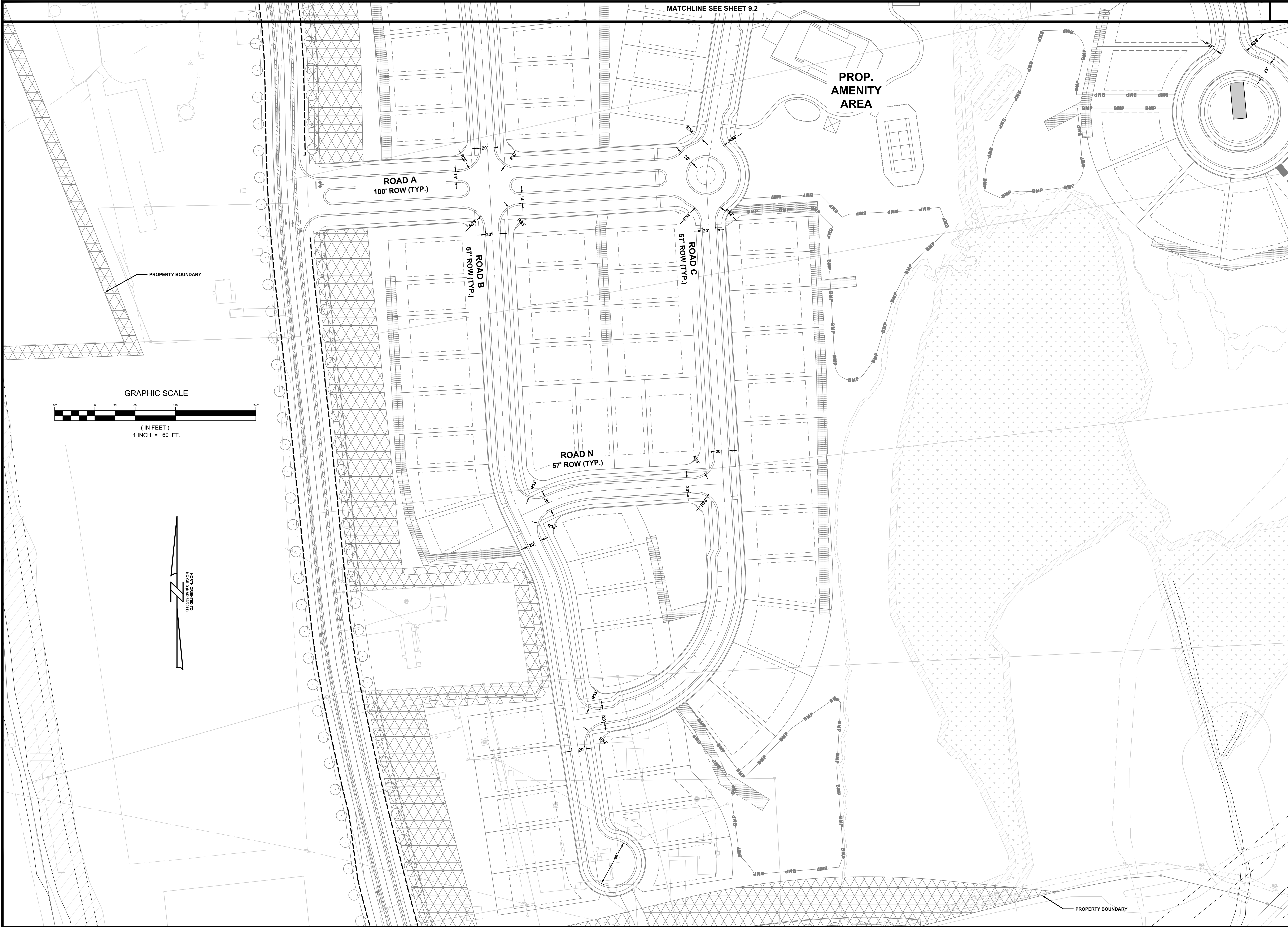
ESP Associates, Inc.
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1-800-960-7317
NC License F-1407
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Professional Engineer Seal
License No. F-1407
ESP Associates

Professional Engineer Seal
8/24/2022

MAJ. SUB. SKETCH PLAN FIRE APPARATUS EXHIBIT				HONEYCUTT BROWN PROPERTY	
PROJECT INFORMATION				HUNTERSVILLE, NC	
PROJECT MANAGER:	ALL	DATE	REVISION	BY	SLA
DESIGNED BY:	SLA	07/01/2022	REVISED PER TOWN COMMENTS		
DRAWN BY:	SLA	06/26/2022	REVISED PER TOWN COMMENTS		
PROJECT NUMBER:	KM31.400				
ORIGINAL DATE:	05/02/2022				
SHEET:	9.2				





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NC License F-1407
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PROJECT INFORMATION			
PROJECT MANAGER:	ALL		
DESIGNED BY:	SLA		
DRAWN BY:	SLA		
PROJECT NUMBER:	KM31.400		
ORIGINAL DATE:	05/02/2022		
SHEET:	9.4		

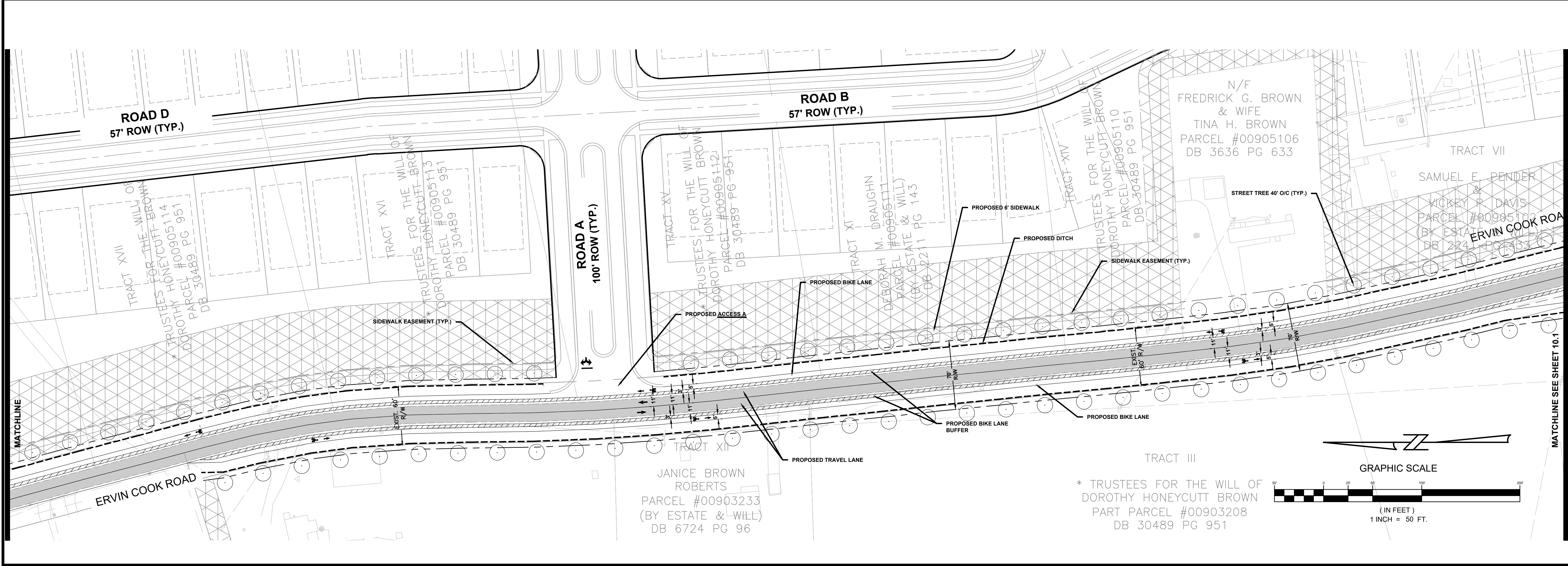
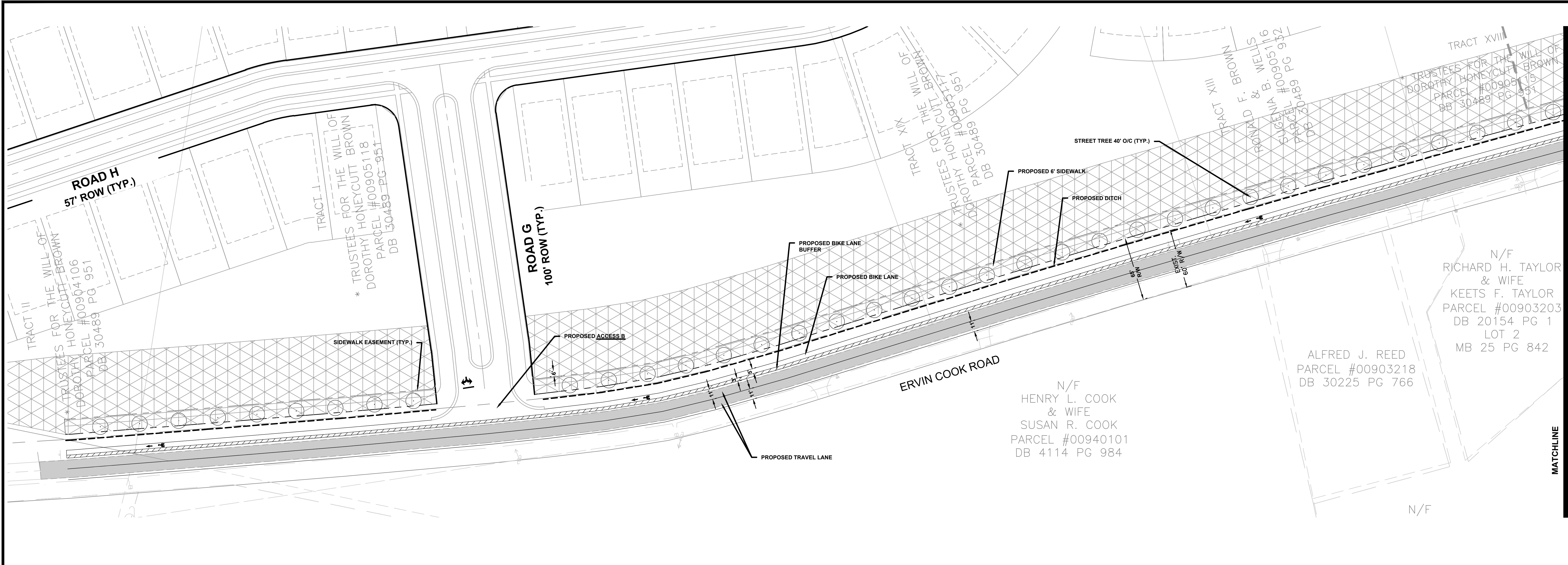
NO.	DATE	REVISION	BY	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS		
1	06/26/2022	REVISED PER TOWN COMMENTS		

MAJ. SUB. SKETCH PLAN
FIRE APPARATUS EXHIBIT

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC



ESP

ESP Associates, Inc.
20484 Charwell Center Dr.
Suite D
Cornelius, NC 28031
1-800-960-7317
www.esp-associates.com

STATE OF NORTH CAROLINA
LICENSE NO.: F-1407
ESP ASSOCIATES

STATE OF NORTH CAROLINA
8554
8/26/2022

NO.	DATE	REVISION	BY	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS		SLA
1	08/26/2022	REVISED PER TOWN COMMENTS		SLA

MAJ. SUB. SKETCH PLAN
FRONTAGE IMPROVEMENT PLAN

HONEYCUTT BROWN PROPERTY

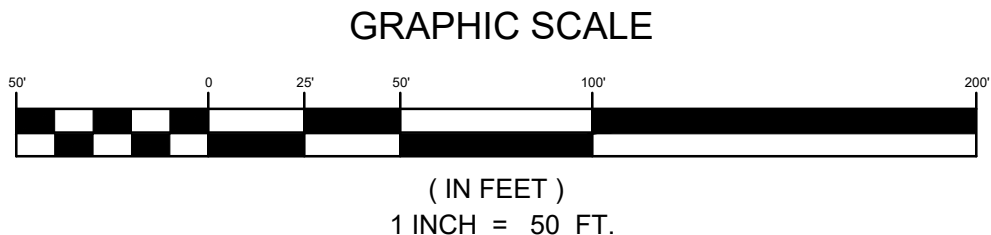
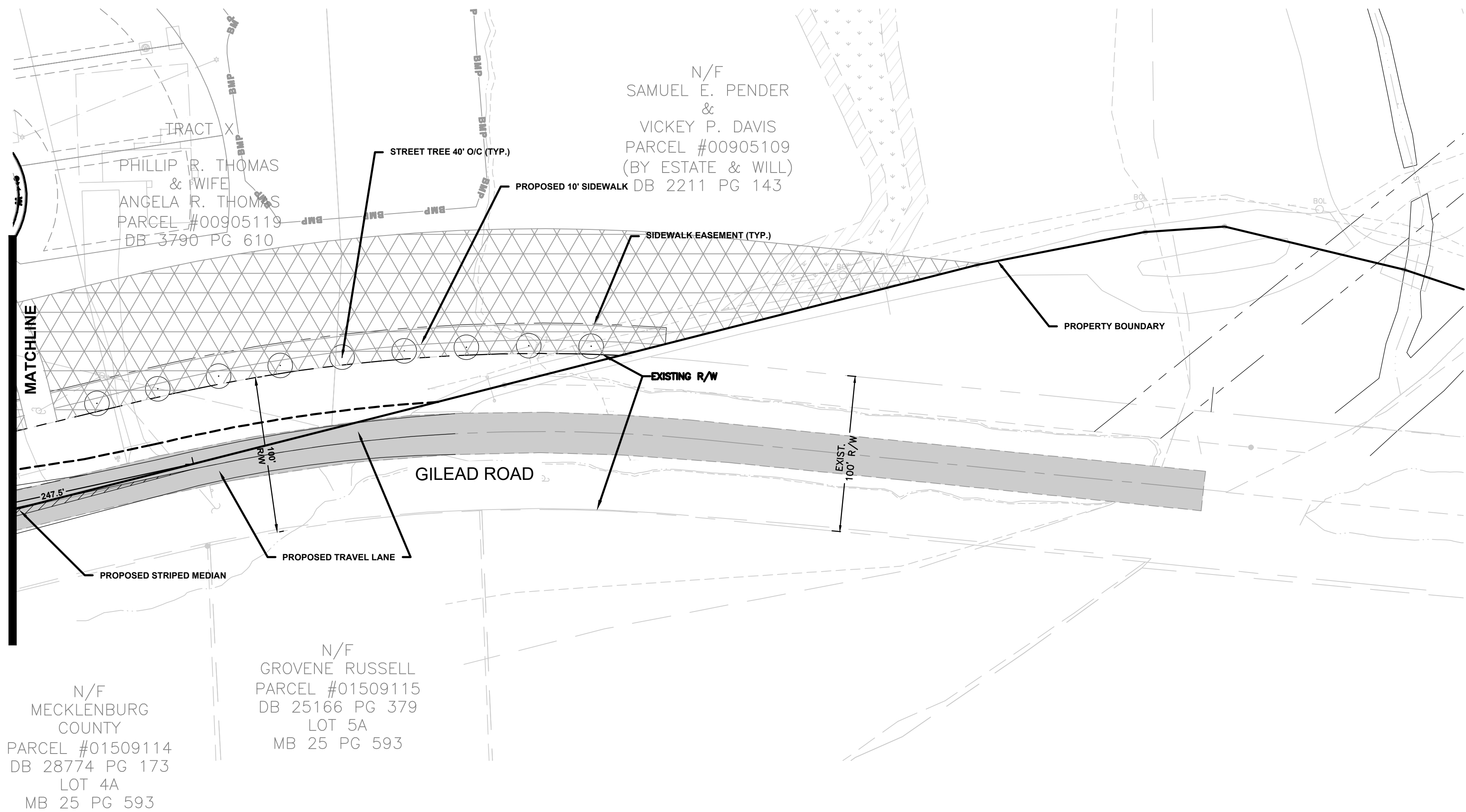
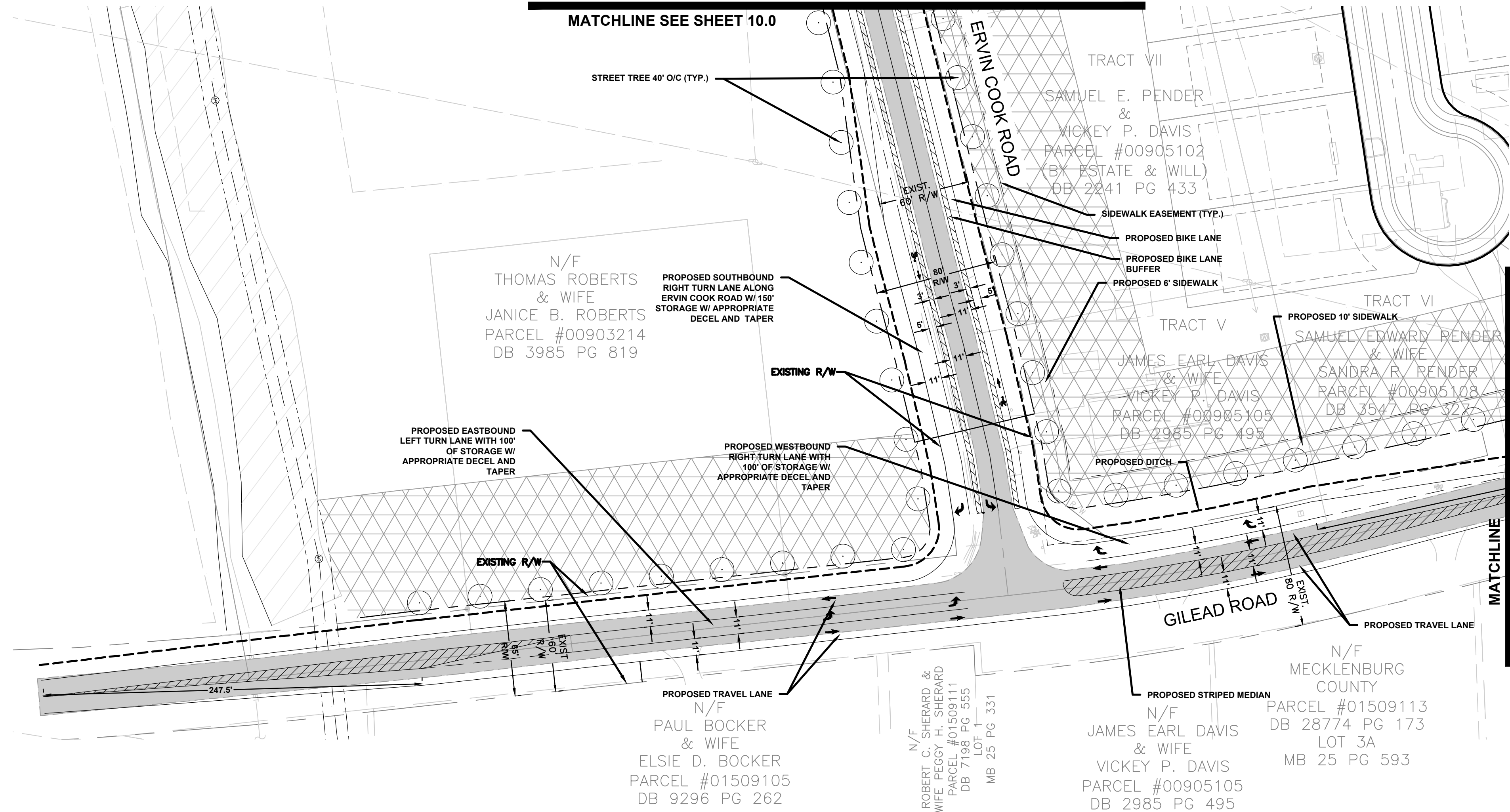
TOLL BROTHERS

HUNTERSVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022

10.0



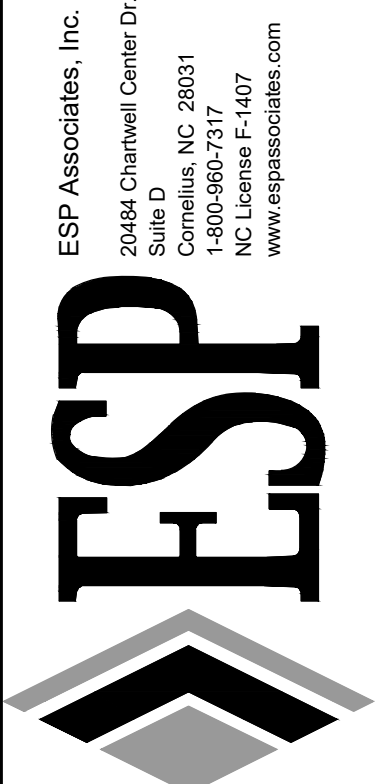
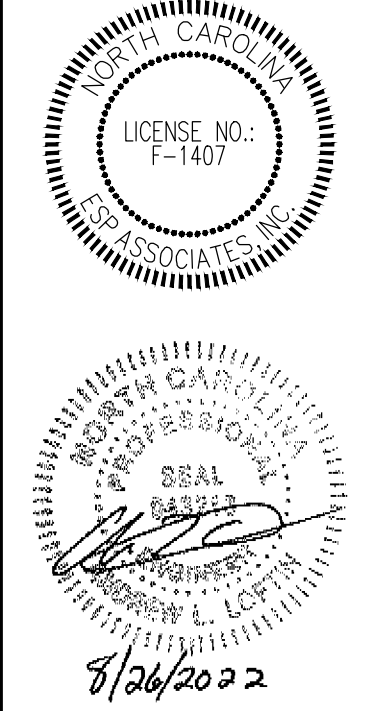
MAJ. SUB. SKETCH PLAN
FRONTAGE IMPROVEMENT PLAN
HONEYCUTT BROWN PROPERTY

TOLL BROTHERS
HUNTERSVILLE, NC

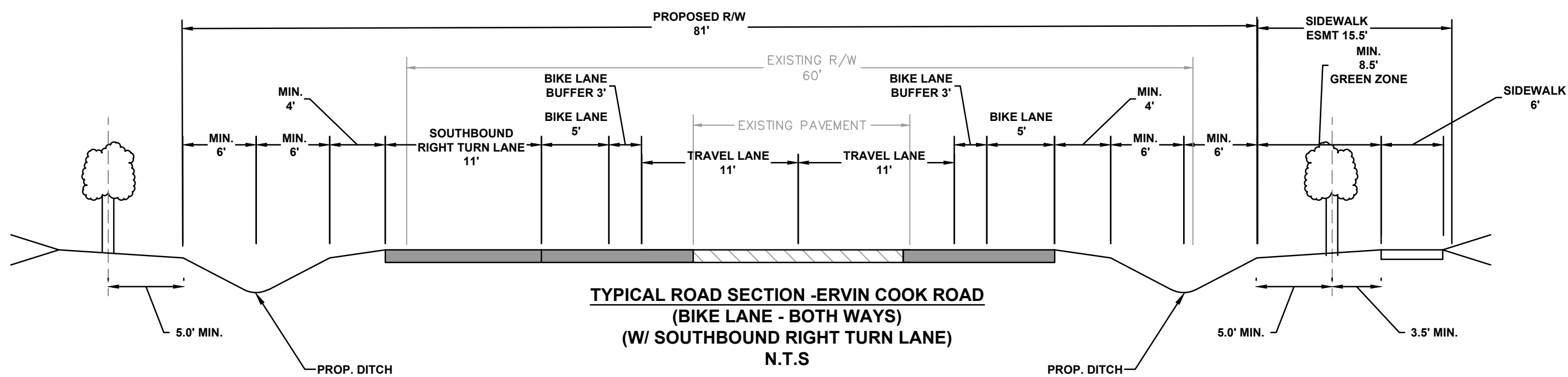
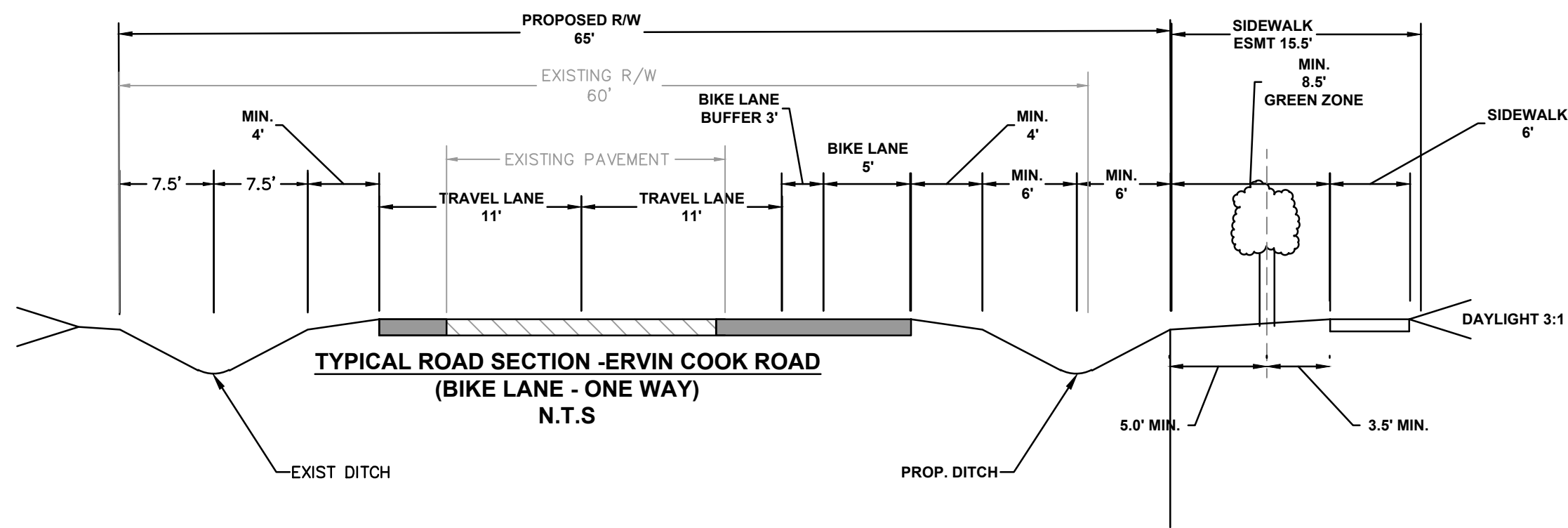
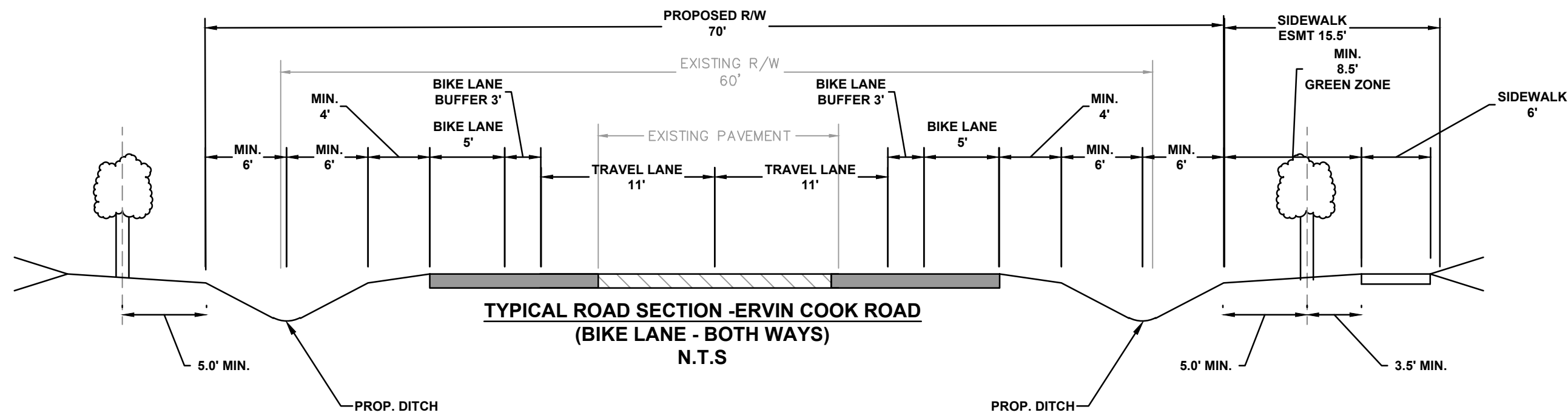
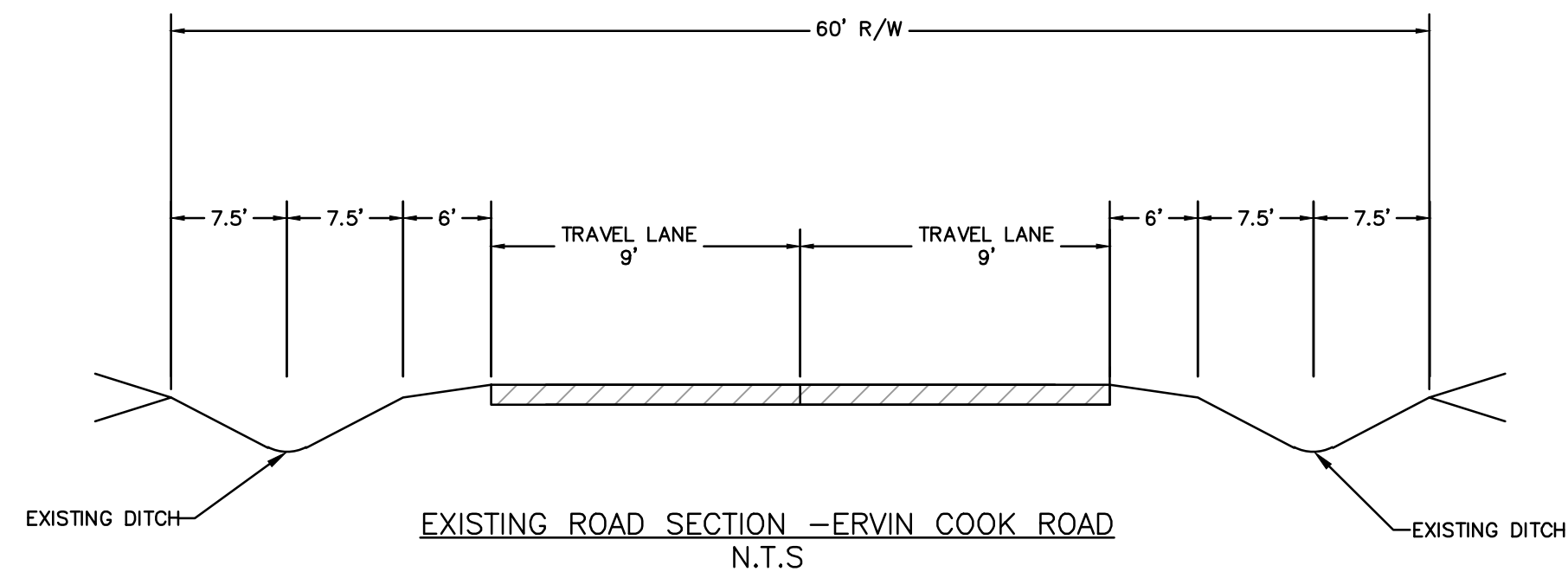
PROJECT INFORMATION	
PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022

SHEET:
10.1

NO.	DATE	REVISION	REVISOR	REVISION
1	07/01/2022	REVISED PER TOWN COMMENTS		
1	06/26/2022	REVISED PER TOWN COMMENTS		



ERVIN COOK ROAD



COMMITTED ROAD IMPROVEMENTS

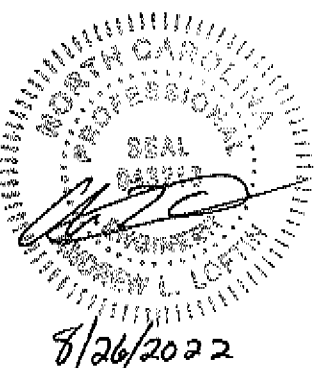
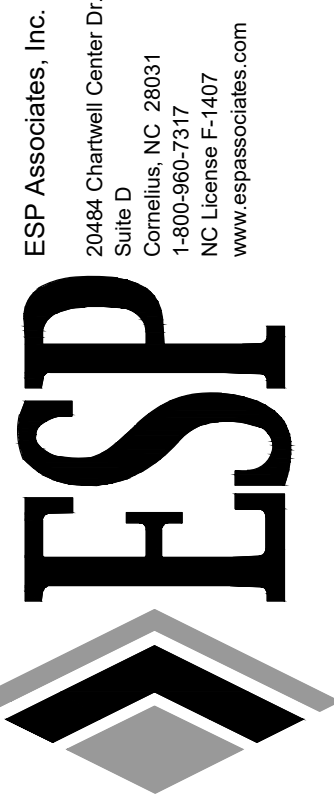
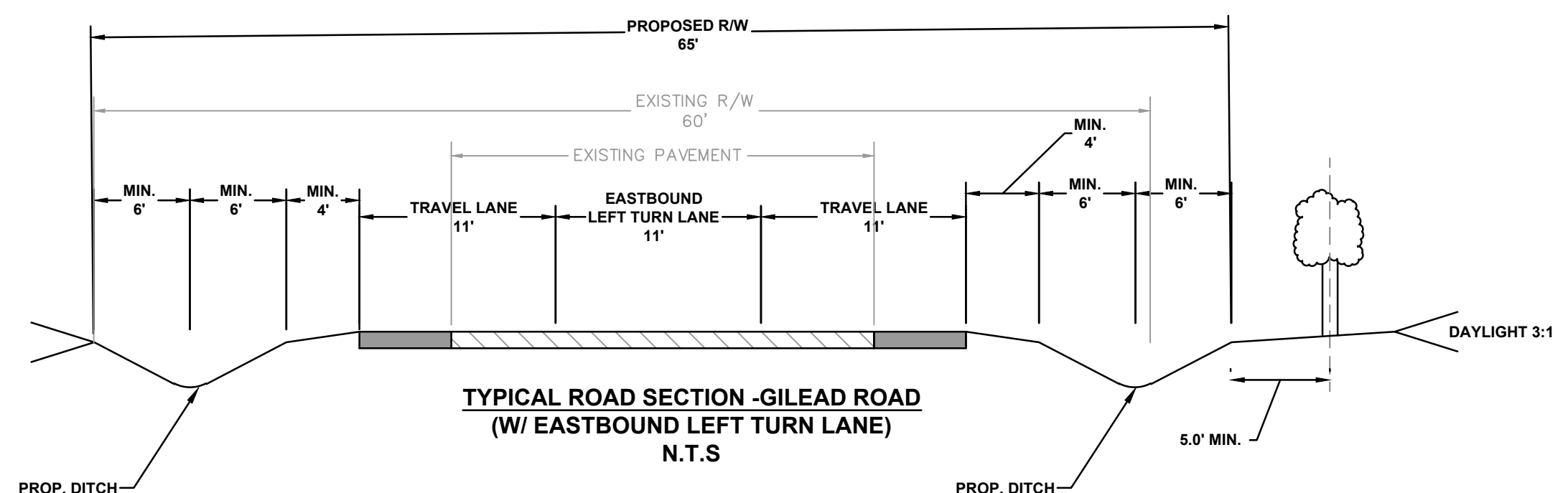
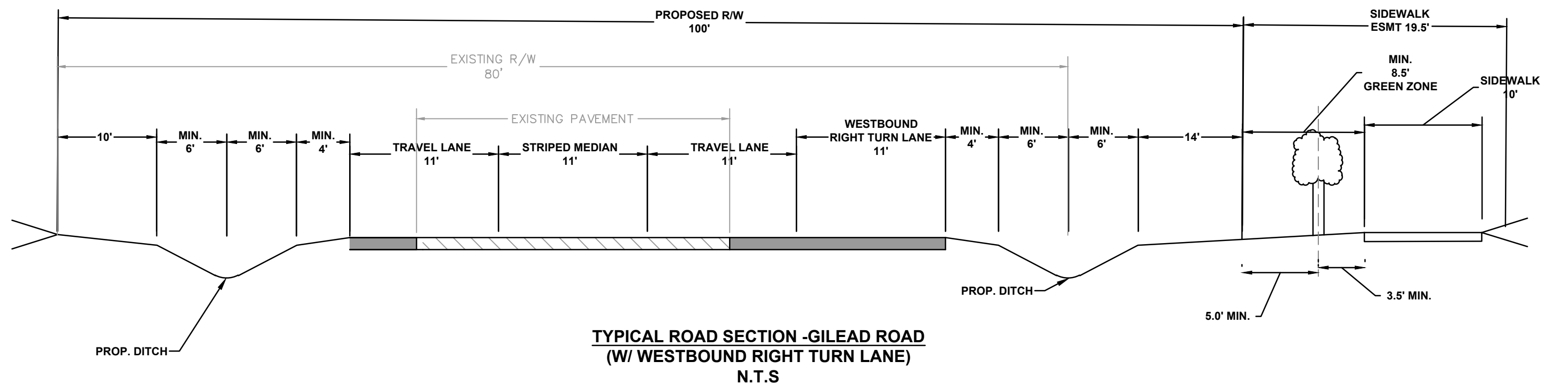
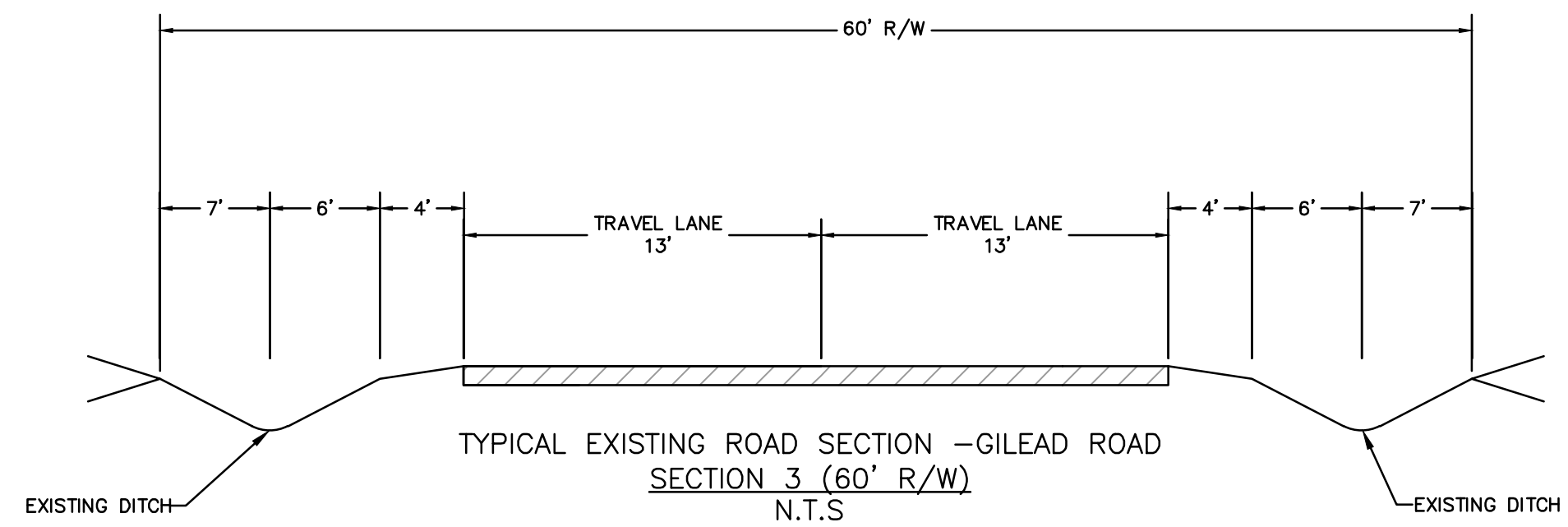
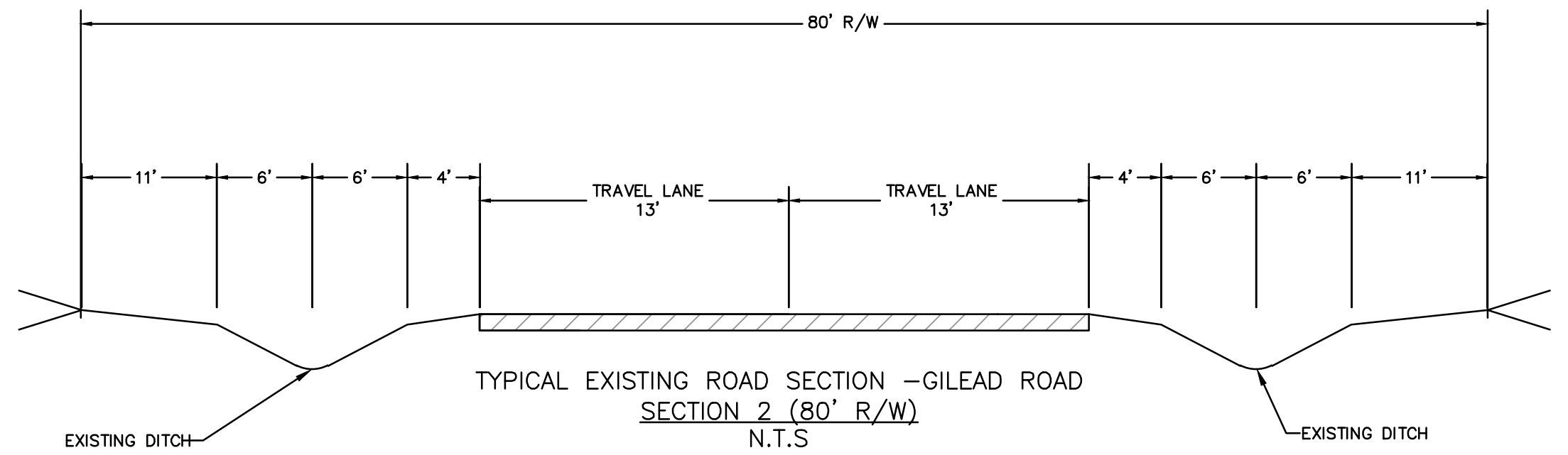
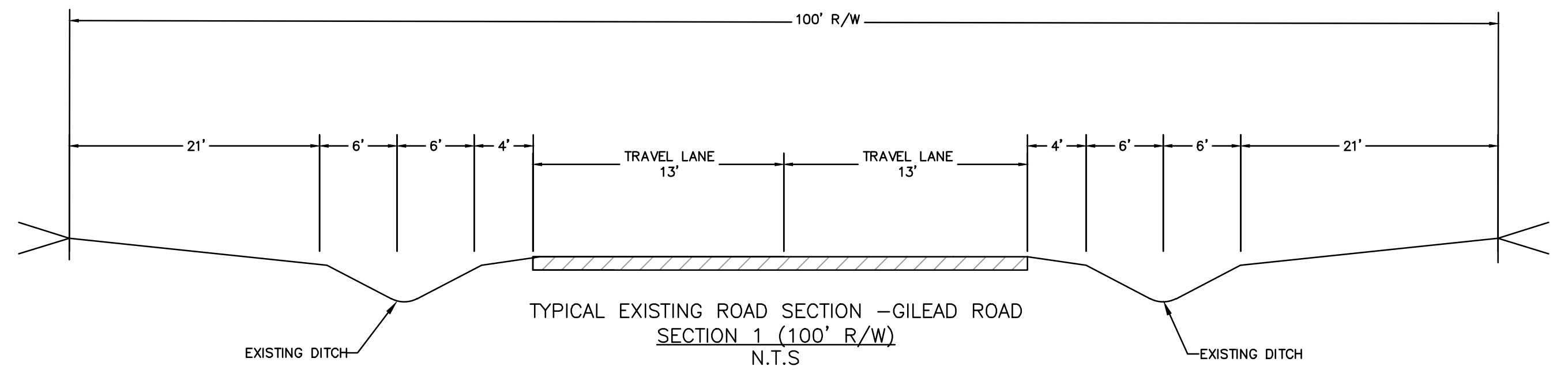
GILEAD ROAD AND ERVIN COOK ROAD:

- PROVIDE AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE (ON GILEAD ROAD) WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECEL AND TAPER.
- PROVIDE AN EXCLUSIVE EASTBOUND LEFT-TURN LANE (ON GILEAD ROAD) WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECEL AND TAPER.
- PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE (ON ERVIN COOK ROAD) WITH AT LEAST 150 FEET OF STORAGE AND APPROPRIATE DECEL AND TAPER.

ERVIN COOK ROAD AND PROPOSED ACCESS LOCATIONS:

- CONSTRUCT THE WESTBOUND APPROACH (ACCESS A) WITH AT LEAST ONE INGRESS LANE AND ONE EGRESS LANE (STRIPED AS SHARED LEFT/RIGHT)
- CONSTRUCT THE WESTBOUND APPROACH (ACCESS B) WITH AT LEAST ONE INGRESS LANE AND ONE EGRESS LANE (STRIPED AS SHARED LEFT/RIGHT)

GILEAD ROAD



NO.	DATE	REVISION	BY	SLA	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS			
1	06/26/2022	REVISED PER TOWN COMMENTS			

MAJ. SUB. SKETCH PLAN	HUNTERSVILLE, NC
FRONTAGE IMPROVEMENT PLAN - TYPICAL SECTIONS	
HONEYCUTT BROWN PROPERTY	
TOLL BROTHERS	

PROJECT INFORMATION	
PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022

Brown Property Subdivision Sketch Plan

Town of Huntersville

Neighborhood Meeting

7.14.22

Neighbors and the Applicant discussed the following comments and questions.

Comments

- Overall, most neighbors liked the layout of the property, primarily the amount of open space and green space throughout that acts as a buffer to the neighboring properties and limits direct impact to neighbors.
- Some neighbors were concerned about the capacity issues of Ervin Cook Road. They have difficulty getting onto or off of Gilead Road from their property.
- Most neighbors were concerned that the property only has one way in and out.
- Neighbors liked the connectivity to the future greenway through the site.
- There was discussion regarding the future park to the north of the site. According to David Peete (Town of Huntersville) there is no definitive schedule but the park plans to have some connection to this site and there are two areas shown on the site plan to the north that would allow this connection (a consultant from the County is reviewing the site). There would need to be more vegetative buffer on the park site to mitigate the lighting from the future park/baseball fields.

Questions

1. Will the Town of Huntersville widen Ervin Cook Road?
 - NCDOT says Ervin Cook Road needs to be brought up to minimum standards
 - According to David Peete this will be a minimal amount of work
 - Ervin Cook and Gilead are both NCDOT roads
2. Will this property include an extension of Ervin Cook Road to Highway 73?
 - This extension is not a part of this property
3. Is this plan allowed by right?
 - Yes, this is a subdivision sketch plan submission and is allowed by right under the Ordinance
4. What is the amenity area on the site?
 - There are a number of amenities on the site including pocket parks and green spaces as shown on the plan
5. What is the price point for the homes?
 - No definitive price point yet
6. What is the size of the proposed lots?
 - There will be multiple lot sizes and they will include a good mix of lot sizes throughout to provide variety to the project
7. How will this project impact traffic? What are the total trips?
 - The TIA recommended improvements that the Applicant will implement
 - The project adds 238 AM peak traffic trips and 320 PM peak traffic trips

8. Where is the Town in the review process?
 - Initial approval is underway. Applicant responds to comments in the review process at this point.
 - The Town is reviewing the Applicant's most recent site plan submission. Tonight is the Neighborhood Meeting and the case will be presented to the Planning Board in August with a final decision coming in September.
9. Will there be any connections to the greenway?
 - The greenway will connect through the site
10. Are they clear cutting the whole property?
 - Anything that isn't touched by the designs shown on the site plan will remain, and the trees along the property lines will remain as shown on the plan.
11. When will construction begin? Will it be done in phases?
 - The market will dictate construction and any potential phasing.
12. How will this project impact property values?
 - Difficult to predict
13. What kind of plantings and shrubs are used in the buffer areas? Is there anything that can be done to make these plantings larger? Specifically in the bottom left corner of the site plan.
 - Applicant is following the standards required by the Ordinance and will work with Staff to explore options to increase the size of the buffer plantings where possible.

NEIGHBORHOOD MEETING
SIGN IN SHEET

July 14, 2012, 6:00pm to 7:00pm

Brown Property Subdivision Sketch Plan

Location: Town of Huntersville, Dellwood Center

Name	Address	Phone Number	Email Address
Lennie & Penny Bear	358 Lemieux Rd Rd Mooresville	704-663-9463	
Richard D. Mott	9010 Park Grove ST	704 236 3678	
Michelle Blumenthal	8828 Oakham St.	704-608-1329	
Peter Fail	13345 Old Store Rd	704-453-3100	Pfail2482@gmail.com
Ann Fail	13345 Old Store Rd		
Kim Santa Cruz	8628 Taubert Dr		Ksantacruz99@gmail.com
Merri Poe	8924 Nellie Lane Marvin, NC 28173		
Tom & Janice Roberts	7825 Gilead Rd. Huntersville, NC	704-766-2210	
David Peete	TOH		
Jeff Ruedisueli	8427 Bassinger Dr. Huntersville	248-797-3122	
Robert Sheard	7900 Gilead Rd.	704 875 1014	bsheard@msn.com

NEIGHBORHOOD MEETING
SIGN IN SHEET

July 14, 2012, 6:00pm to 7:00pm

Brown Property Subdivision Sketch Plan

Location: Town of Huntersville, Dellwood Center

Name	Address	Phone Number	Email Address
Henry Cook	14425 Ervin Cook Rd	704-458-7396	henry1cook@me.com
Phillip & Angie Thomas	8001 Gillead Rd	704-960-0878	
Ashley Worley	1828 Gillead Rd	704-578-0380	ashleysworley@gmail.com
Todd; Amber Roberts	7619 Gillead Rd		
TIM SABBORN	846 THIBROCK DR.	704-843-2246	
Elm Cook	15032 Ervin Cook Rd	704 458 7395	Farmor cook@att.net
Matt Jones	6426 Colonial Garden Dr	704-576-0666	matthew.jones@foranway.com
Edwin Fendze	7913 Eula Rd	704 785 6421	
Michael McDaniel	16560 Monacay Blvd Hills	980 226 6062	
Steve Fish	9003 Park Grove Street	704-560-8910	

**Town of Huntersville
Planning Board
September 27, 2022**

To: Town Board

From: Nathan Farber, Planner I

Date: September 27, 2022

Subject: #TA22-10

EXPLAIN REQUEST:

Consider Recommendation for petition #TA22-10, a request by the Huntersville Planning Department clarifying that single family detached homes and duplex house types are not permitted on multi-building sites.

ACTION RECOMMENDED:

Consider a Recommendation

FINANCIAL IMPLICATIONS:

NA

ATTACHMENTS:

1. TA22-10 Staff Report PB
2. 1. Text Amendment Application
3. 2. Ordinance Language

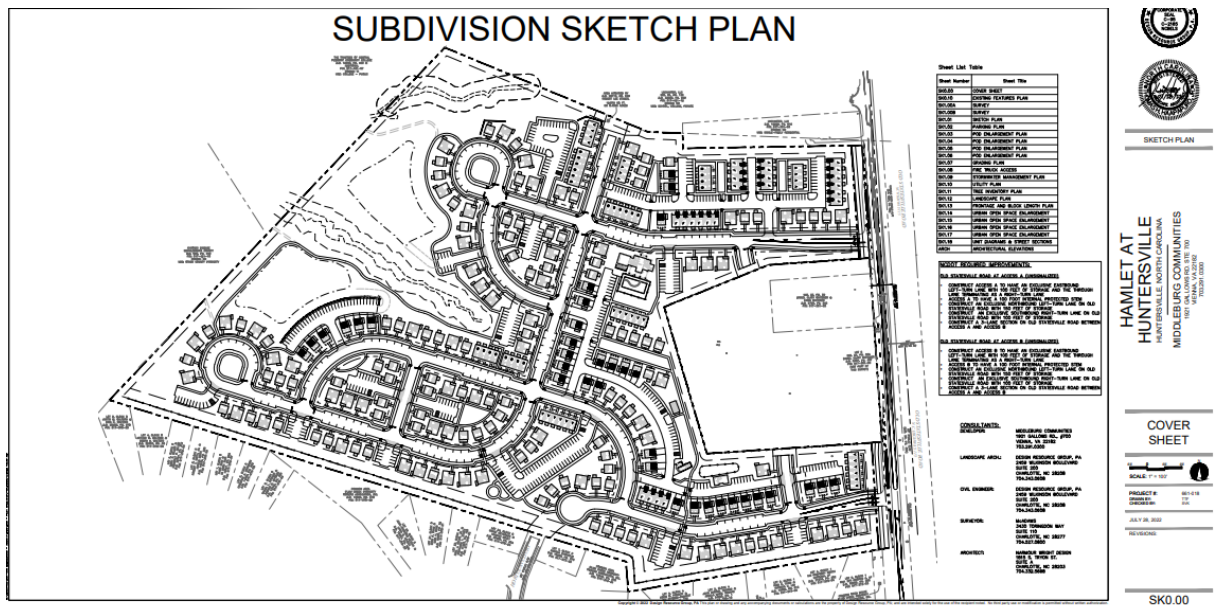
TA 22-10 – Uses Permitted on a Multi-Building Lot

PART 1: DESCRIPTION

TA 22-10 is a request by the Huntersville Planning Department to amend the Huntersville Zoning Ordinance Article 8.2 “One Principle Building on a Lot; Exceptions” to state that multi-building sites do not include single-family and duplex homes excluding retirement community or congregate care facility.

PART 2: BACKGROUND

On July 18th, 2022 The Hamlet at Huntersville subdivision sketch plan was approved for a 265 dwelling unit for rent subdivision (187 single family homes-detached house type and 78 townhomes-apartment house type). The subdivision is the first of its type allowing single-family homes to not be on individual lots excluding retirement communities discussed below. The proposed amendment would not prohibit a single-family rental community such as the Hamlet. It would however require the homes be placed on individual lots meeting the same setback, lot dimensions and access as required for all other residential subdivisions based on zoning districts. This is consistent with the Huntersville 2040 Community Plan Policy LU-11 discussed in Part 3 of the staff report.



During the hearing on The Hamlet, a question was asked if the development failed financially, would the developer be able to sell the homes individually. The response was that it would not be feasible to subdivide the property after the fact. If this amendment is approved, each home could be sold separately or all together in the future.

This amendment would also be consistent with the zoning ordinance definition of “Dwelling Unit; Single-Family Home” which is defined as “An attached or detached dwelling unit located on an individual lot designed for and occupied exclusively by one family”.

There are three retirement communities with single-family/duplex homes and no lot lines (Courtyards at Huntersville and Kinnamon Park; Glens at Birkdale Commons) and one congregate care facility with single-family homes and no lot lines (Hope House). The proposed amendment would continue to allow single-family & duplex homes at retirement communities and congregate care facilities to exist as a multi-building site.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

The proposed text amendment **could be supported** by the following policies in the Huntersville 2040 Community plan:

Policy LU-11: Protect Existing Housing Stock

LU 11.1: Protect and enhance the unique character of Huntersville’s neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.

LU 11.2: Along existing streets, encourage new buildings to respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.

STAFF COMMENTS: This amendment would result in all residential subdivisions meeting the same development standards within the zoning district they are located.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of TA22-10 (see part 9).

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

On September 1, 2022, the Huntersville Ordinances Advisory Board voted 7-1 to recommend approval.

PART 6: PUBLIC HEARING

Public Hearing Occurred on September 6, 2022

PART 7: PLANNING BOARD RECOMMENDATION

September 27, 2022

PART 8: ATTACHMENTS

1. Text Amendment Application
2. Ordinance Language

PART 9: STATEMENT OF CONSISTENCY – TA22-10

<i>Planning Department</i>	<i>Planning Board</i>	<i>Board of Commissioners</i>
APPROVAL: In considering the proposed amendment TA22-10, Planning staff recommends approval based on the amendment being consistent Policy LU-11 of the 2040 Huntersville Community Plan. <i>It is reasonable and in the public interest to amend the Zoning Ordinance because it will protect the unique character of the existing housing stock, is consistent with the definition of single-family home, and provide options for future transactions.</i>	APPROVAL: In considering the proposed amendment TA22-10, Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> <i>It is reasonable and in the public interest to amend the Zoning Ordinance because... (Explain)</i>	APPROVAL: In considering the proposed amendment TA22-10, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> <i>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</i>
DENIAL: N/A	DENIAL: N/A In considering the proposed amendment TA22-10, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. <i>It is not reasonable and in the public interest to amend the Zoning Ordinance because.... (Explain)</i>	DENIAL: In considering the proposed amendment TA22-10, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. <i>It is not reasonable and in the public interest to amend the Zoning Ordinance because.... (Explain)</i>



Text Amendment Application

Date of Application July 1

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

☒ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

☐ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 8.2 Section(s): _____

Current Ordinance See attached

Proposed Text See attached

Reason for Proposed Change To prevent single-family/duplex homes from multi-building sites on one lot, except for age restricted developments.

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Jack Simoneau

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date July 1, 2020

Title Planning Director Email jsimoneau@huntersville.org

Address of Applicant 105 Gilead Road

Property Owner (if different than applicant)

* Printed Name _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Contact Information

**Town of Huntersville
Planning Department**
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: <https://www.huntersville.org/228/Planning-Department>

Date Received By Planning Department: July 1, 2022

Staff Initials: JS

**AN ORDINANCE AMENDING ARTICLE 8.2 OF THE ZONING ORDINANCE AMENDING THE USES
PERMITTED ON A MULTI-BUILDING LOT**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.2 “One Principle Building on a Lot; Exceptions” of the Zoning Ordinance be amended as follows:

Only one principal building and its customary accessory building(s) may be erected on any lot, except that multiple buildings which, taken together, compose a single principal use may be erected on a single lot as permitted by the district regulations and described by building and lot type. Requirements of Subdivision Ordinance Section 6.800 apply. **The multiple building exception shall not apply to single-family homes and duplex house types that are not a part of a retirement community or congregate care facility.**

Section 2. That these amendments shall become effective upon approval by the Town Board of Commissioners.

Huntersville Ordinance Advisory Board: August 4, 2022 & September 1, 2022

Public Hearing Date: September 6, 2022

Planning Board Meeting: September 27, 2022

Town Board Meeting: October 17, 2022