



AGENDA

Regular Town Board Meeting (VIRTUAL)

February 15, 2021 - 6:00 PM

HOSTED FROM TOWN HALL (101 Huntersville-Concord Road)

Virtual Meeting Information *This meeting will be held both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC 28078, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. The Board of Commissioners will participate remotely. The public is invited to attend and comment during public comment or during any of the public hearings (1) in person at the Huntersville Recreation Center, 11836 Verhoeff Drive, Huntersville, NC 28078 or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. on February 15, 2021 to speak by telephonic communication. The public may also submit comments by email to the Town Clerk at jpierson@huntersville.org. For public hearings only, emailed comments may continue to be submitted until 24 hours after close of the public hearing. The Town Clerk may be reached by email to jpierson@huntersville.org or by phone at (704) 766-2202.*

1. **Call to Order**
2. **Invocation - Moment of Silence**
3. **Pledge of Allegiance**
4. **Mayor and Commissioner Reports-Staff Questions**
5. **Public Comments, Requests, or Presentations** - *Speakers are limited to 3 minutes. The Mayor 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.*
 - 5.A. **Colorectal Cancer Awareness Month Proclamation.**
6. **Agenda Changes**
7. **Public Hearings**

- 7.A. Conduct public hearing on Petition #ANNEX20-02, a request by Huntersville Magnolia Development Company, LLC to annex 59.889-acres into the Town of Huntersville as a non-contiguous, voluntary annexation. The parcels are part of the North Creek Village (formerly Huntersville East) development located along NC 73, south of the Davidson-Concord Road and NC 73 intersection. *(David Peete)*

8. Other Business

- 8.A. Consider decision on Petition #ANNEX20-02, a request by Huntersville Magnolia Development Company, LLC to annex 59.889-acres into the Town of Huntersville as a non-contiguous, voluntary annexation. The parcels are part of the North Creek Village (formerly Huntersville East) development located along NC 73, south of the Davidson-Concord Road and NC 73 intersection. *(David Peete)*
- 8.B. Conduct evidentiary hearing and consider decision on Cook Farm Subdivision, a request by M/I Homes of Charlotte, LLC to subdivide 92.18-acres located south of NC 73 along Oliver Hager Road into 133 single-family lots. *(David Peete)*
- 8.C. Conduct evidentiary hearing and consider decision on Bryton Single-Family - Phase 3 Subdivision Sketch Plan Revision, a request by LStar Management, LLC to revise the existing approved Sketch Plan to reduce the lot count and re-design the streets and lots. *(David Peete)*
- 8.D. Consider decision on Petition #R20-04 Statesville Road Mixed Use, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres as the Southwest corner of Hambright Road and Statesville Road to rezone from Corporate Business to Corporate Business Conditional District, Transit-Oriented Development Residential Conditional District, Highway Commercial Conditional District for a Mixed-Use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409). *(Brian Richards)*
- 8.E. Consider decision on Asbury Chapel Farmhouse Cluster, a request by Olde Poplar, LLC (Jesse Goodwin) to subdivide +/- 10.39 acres of land located on the west side of Asbury Chapel Road to create a 6 lot Farmhouse Cluster Development (Parcel #01935117). *(Lauren Speight)*
- 8.F. Consider appointments to the Greenway, Trail, & Bikeway Commission. *(Tracy Houk)*

9. Consent Agenda

- 9.A. Approve Supplemental Agreement for design to change signal pole type to Mast arms for the US 21 at Gilead Road NCDOT project. *(Stephen Trott)*

- 9.B. Adopt Resolution for the Town of Huntersville's On-call Contracts to Acquire Right-of-Way and Easements Necessary for the Construction of Various Projects. (*Lora Mastrofrancesco*)
- 9.C. Adopt Resolution to Approve Sewer Easement to Ramah Executive Park Condominium Development LLC and POS Real Estate Holdings, LLC and to Abandon a Portion of Existing Sewer Easement(s) Affecting the Seagle Street Property. (*Emily Sloop*)
- 9.D. Adopt Resolution Adopting Codes of Ethics for the Town of Huntersville Board of Commissioners and other Town Boards, Committees, and Commissions of the Town. (*Emily Sloop*)
- 9.E. Approve Tax Refund Report from Mecklenburg County. (*Pattie McGinnis*)

10. Closing Comments

11. Adjourn

**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: David Peete, Principal Planner

Date: February 15, 2021

Subject: Conduct public hearing on Petition #ANNEX20-02, a request by Huntersville Magnolia Development Company, LLC to annex 59.889-acres into the Town of Huntersville as a non-contiguous, voluntary annexation. The parcels are part of the North Creek Village (formerly Huntersville East) development located along NC 73, south of the Davidson-Concord Road and NC 73 intersection. *(David Peete)*

EXPLAIN REQUEST:

Conduct a Public Hearing on Monday, February 15, 2021 on Petition ANNEX #20-02, a request by Huntersville Magnolia Development Company, LLC to annex 59.889-acres into the Town of Huntersville as a non-contiguous, voluntary annexation. The parcels are part of the North Creek Village (formerly Huntersville East) development located along NC 73, south of the Davidson-Concord Road and NC 73 intersection.

ACTION RECOMMENDED:

Conduct Public Hearing on Petition ANNEX #20-02, a request by Huntersville Magnolia Development Company, LLC to annex 59.889-acres (North Creek Village) into the Town of Huntersville.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

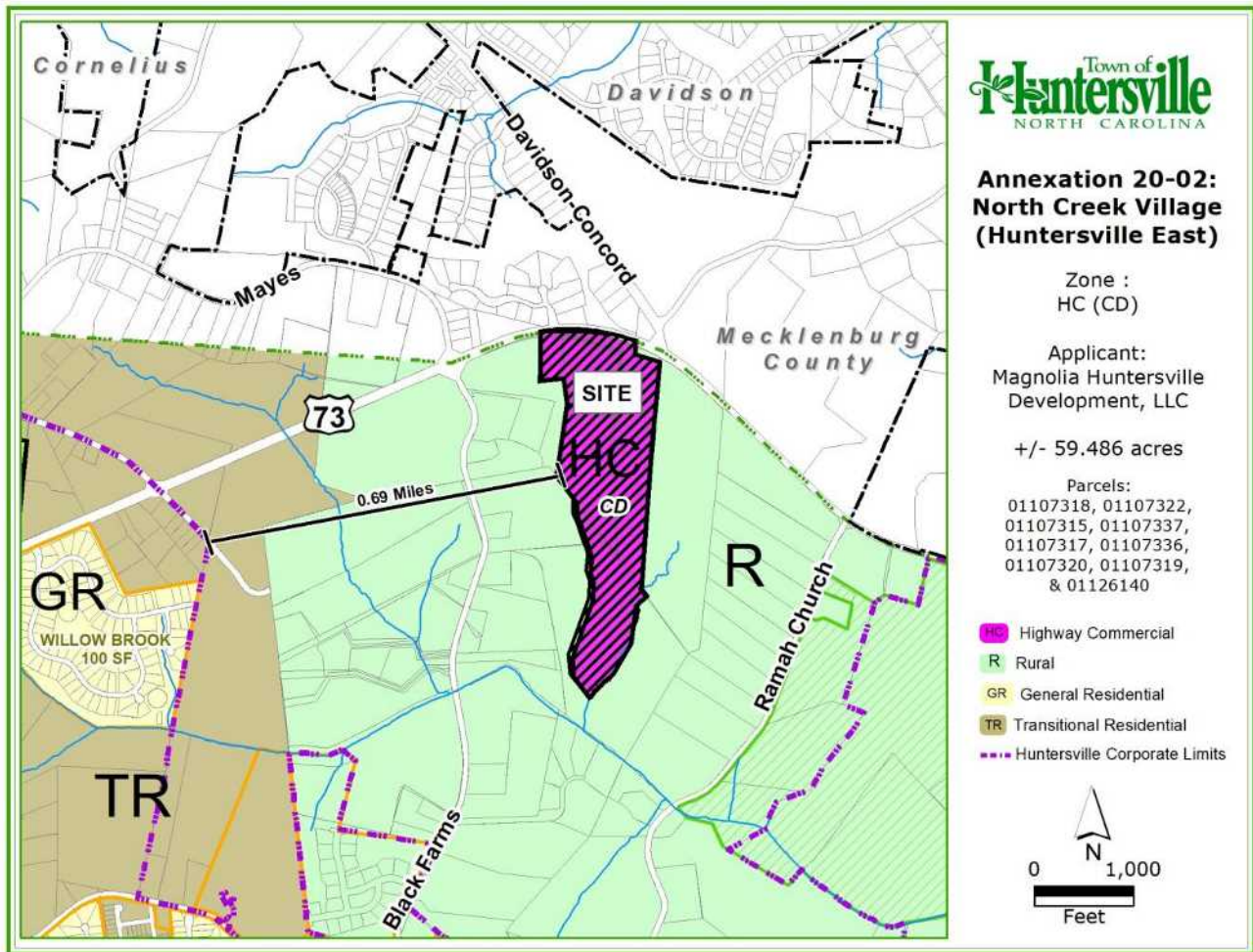
1. Annex 20-02 North Creek Village Staff Report TB 01-15-21 (PH version)
2. Attachment A - Non-Contiguous Annexation Petition
3. Attachment B - Annexation Plat (North Creek Village)
4. Attachment C - Certificate of Sufficiency (NonContiguous Annex) - North Creek Village
5. Attachment D - Resolution of Intent to Annex (North Creek Village)
6. Attachment E - Non-Contiguous Annexation Ordinance (2-15-21)
7. Attachment F - Public Hearing Ad
8. Attachment G - Metes & Bounds Description

**Annexation Petition # 20-02 (Non-Contiguous)
North Creek Village Subdivision (formerly Huntersville East)**

EXPLANATION OF THE REQUEST

Petition Annex #20-02 is for non-contiguous annexation into the Town of Huntersville of 59.889-acres consisting of nine (9) parcels that make up the North Creek Village subdivision (formerly known as Huntersville East) located south of NC 73 at the Davidson-Concord Road intersection. (PIN #s 011-07-318, 011-07-322, 011-07-315, 011-07-337, 011-07-317, 011-07-336, 011-07-320, 011-07-319 & 011-26-140) (see Attachment B).

LOCATION



BACKGROUND

The property owner, Huntersville Magnolia Development Company, LLC has filed a petition to consider voluntary, non-contiguous annexation pursuant to North Carolina General Statutes Section 160A-58.1 et seq. A Resolution of Intent to Annex was adopted by the Board of Commissioners on February 1, 2021, pursuant to N.C.G.S.160A-58.1; the proposed area to annex is 59.889-acres.

All statutory requirements for annexation have been met:

- The Petition Requesting Annexation was received on October 11, 2020 (see Attachment A).
- The Town Clerk certified the sufficiency of the Petition on January 25, 2021 (see Attachment C).
- The Board of Commissioners adopted a resolution of Intent to annex said property and set the date for the public hearing as February 15, 2021 (see Attachment D).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on January 28 and February 11, 2021 (see Attachment F).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Board of Commissioners approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on February 15, 2021, the voluntary, non-contiguous annexation would also become effective on February 15, 2021.

ATTACHMENTS

- A - Non-Contiguous Annexation Petition
- B - Annexation Plat
- C - Certificate of Sufficiency
- D - Resolution of Intent to Annex
- E - Non-Contiguous Annexation Ordinance
- F - Public Hearing Ad
- G – Metes & Bounds Description



PETITION REQUESTING ANNEXATION

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.
2. The area to be annexed is (contiguous) non-contiguous [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

(a) a metes and bounds description of the parcel(s) identified in paragraph 1,
and

(b) a plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

3. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1.

Minor sketch plan revision to approved plan ref. R10-03 approved on 6/6/11

4. This petition may be one of multiple petitions of all owners within the described area and, if so, shall be considered as a single petition. If petitioner is the owner of a portion of described area, a brief description of that portion (for example, lot number on a recorded plat or tax parcel number), as of the date of this petition, is as follows:

Huntersville Magnolia Development Company, LLC

Property Owner(s)

9525 Birkdale Crossing Drive Suite 200, Huntersville,
NC 28078

Address of Property Owner(s)

919-414-6721

Telephone Number

svinson@magnoliadevco.com

Email Address



Signature of Property Owner

10/11/20

Date

Metes and Bounds
Description of Property

Magnolia Huntersville Development- Property Description

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod, a control point, in the southern margin of Sam Furr Road, also known as N.C. Highway 73, a 100' public right-of-way, said control point having NAD 83/2011 coordinates of, Northing = 625,275.070 (sft) and Easting = 1,463,250.737 (sft) and being the northwest G. R. Mayes, Jr., and James C. Mayes, either now or formerly, as described in instrument recorded in Deed Book 2047, Page 401, in the Mecklenburg County Registry, and having parcel no. 01107311 ("The Mayes Property"); and running thence from the **Point of Beginning**, leaving the southern margin of Sam Furr Road and along the western line of The Mayes Property, the following three (3) courses and distances (i) South 04 deg. 22 min. 53 sec. West 2350.17 feet to an existing iron pipe; (ii) South 36 deg. 49 min. 50 sec. East 78.26 feet to a point; (iii) South 36 deg. 25 min. 55 sec. East 29.11 feet to an existing iron pipe in the northeastern corner of Charles Spencer Davis, Jr. and Fay McQueen Davis, either now or formerly, as described in instrument recorded in Deed Book 3530, Page 519 and Deed Book 5368, Page 675 in the Mecklenburg County Registry, and having parcel no. 01126113 (The Davis Property, parcel no. 01126113"); thence with The Davis Property, parcel no. 01126113 and The Davis Property, parcel no. 01126101, the following fourteen (14) courses and distances: (i) South 52 deg. 03 min. 59 sec. West 144.99 feet to a point; (ii) South 08 deg. 22 min. 34 sec. West 393.01 feet to a point; (iii) South 30 deg. 30 min. 01 sec. West 333.42 feet to a point; (iv) South 45 deg. 59 min. 15 sec. West 344.55 feet to a point; (v) North 39 deg. 28 min. 01 sec. West 249.70 feet to a point; (vi) North 04 deg. 58 min. 50 sec. West 201.54 feet to a point; (vii) North 19 deg. 58 min. 25 sec. East 600.00 feet to a point; (viii) North 03 deg. 54 min. 06 sec. East 183.09 feet to a point; (ix) North 17 deg. 03 min. 47 sec. West 118.11 feet to a point; (x) North 04 deg. 58 min. 37 sec. East 160.63 feet to a point; (xi) North 18 deg. 09 min. 10 sec. West 333.82 feet to a point; (xii) North 27 deg. 51 min. 24 sec. West 98.08 feet to a point; (xiii) North 00 deg. 10 min. 43 sec. East 136.75 feet to a point; (xiv) North 37 deg. 07 min. 38 sec. West 343.54 feet to an existing iron rod at southwest corner of Tract I of

the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107316 ("The Moravian Church Property, Tract I"); thence along the eastern line of The Moravian Church Property, Tract I, the following three (3) courses and distances (i) North 08 deg. 06 min. 55 sec. East 743.34 feet to an existing iron rod; (ii) North 08 deg. 42 min. 59 sec. West 258.26 feet to an existing iron pipe; (iii) South 84 deg. 36 min. 49 sec. West 234.88 feet to an existing iron pipe, the southeast corner of Tract II of the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107321 ("The Moravian Church Property, Tract II"); thence along the eastern line of The Moravian Church Property, Tract II, North 01 deg. 00 min. 40 sec. East 450.55 feet to an existing iron rod in the southern margin of Sam Furr Road; thence with the southern margin of Sam Furr Road, the following six (6) courses and distances: (i) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 199.91 feet and said arc being subtended by a chord having a course and distance of North 84 deg. 00 min. 12 sec. East 199.82 feet to an existing iron rod; (ii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 30.95 feet and said arc being subtended by a chord having a course and distance of North 87 deg. 34 min. 36 sec. East 30.95 feet to an existing iron rod; (iii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 15.07 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 17 min. 08 sec. East 15.07 feet to an existing iron rod; (iv) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 14.96 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 44 min. 53 sec. East 14.96 feet to an existing iron rod; (v) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 716.16 feet and said arc being subtended by a chord having a course and distance of South 79 deg. 59 min. 25 sec. East 711.75 feet to an existing iron rod; (vi) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 265.07 feet and said arc being subtended by a chord having a course and distance of South 64 deg. 51 min. 58 sec. East 264.84 feet to the **Point and Place of Beginning** and containing 59.486 acres, more or less, as shown on that certain survey entitled "Annexation Plat for Magnolia Huntersville Development, LLC" prepared by Borum, Wade and Associates, P.A. dated September 2, 2020.


 License Number: L-075
 Name: (S) 075


This is copy of _____ 2020

Joni Anzures, Mayor
City of Meriden

Alicia Jones Pearson
Town Clerk

[illegible]

RELEVANT NOTES

GRAPHIC SCALE

0 100' 200' 400' 600' 800'

$1" = 200'$

PROJECT

A -

SURVEYOR'S
I, **HOMER S. WADE**, certify that this map was drawn under my supervision from an actual survey made under my supervision (as described in the description recorded in Book _____, Page _____, etc.) (other) that the boundaries not surveyed are clearly indicated or drawn from information found in Book _____, Page _____, etc. that the ratio of precision as calculated is 1:10,000; that this map was prepared in accordance with G.S. 41-30 as amended. **BY COORD. COMPUTATION**

THIS SURVEY IS OF SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

Witness my original signature, license number and seal this _____ day of _____, A.D. 2020.

Surveyor
L-8781
License Number

SEAL OR STAMP

NORTH CAROLINA PROFESSIONAL SURVEYOR SEAL L-8781 HOMER S. WADE

This Plat represents one area Annexed to the Town of Huntersville, North Carolina pursuant to NC65 160A-58.1, by ordinance duly adopted (Annexation Ordinance, Annex 16-03) and is not subject to review or approval by the Charlotte-Mecklenburg Planning Commission.

This _____ day of _____, 2020

John Ameraila, Mayor
Town of Huntersville

Attest: Janet Plerson
Town Clerk

GPS SURVEY (PLAT NOTE)

I, **HOMER S. WADE**, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:

Class of survey: Rural Land Survey

Positional Accuracy: 0.10'

Type of GNSS field procedure: Real-Time Kinematic Networks (RTK)

Date of Survey: **September 28, 2016**

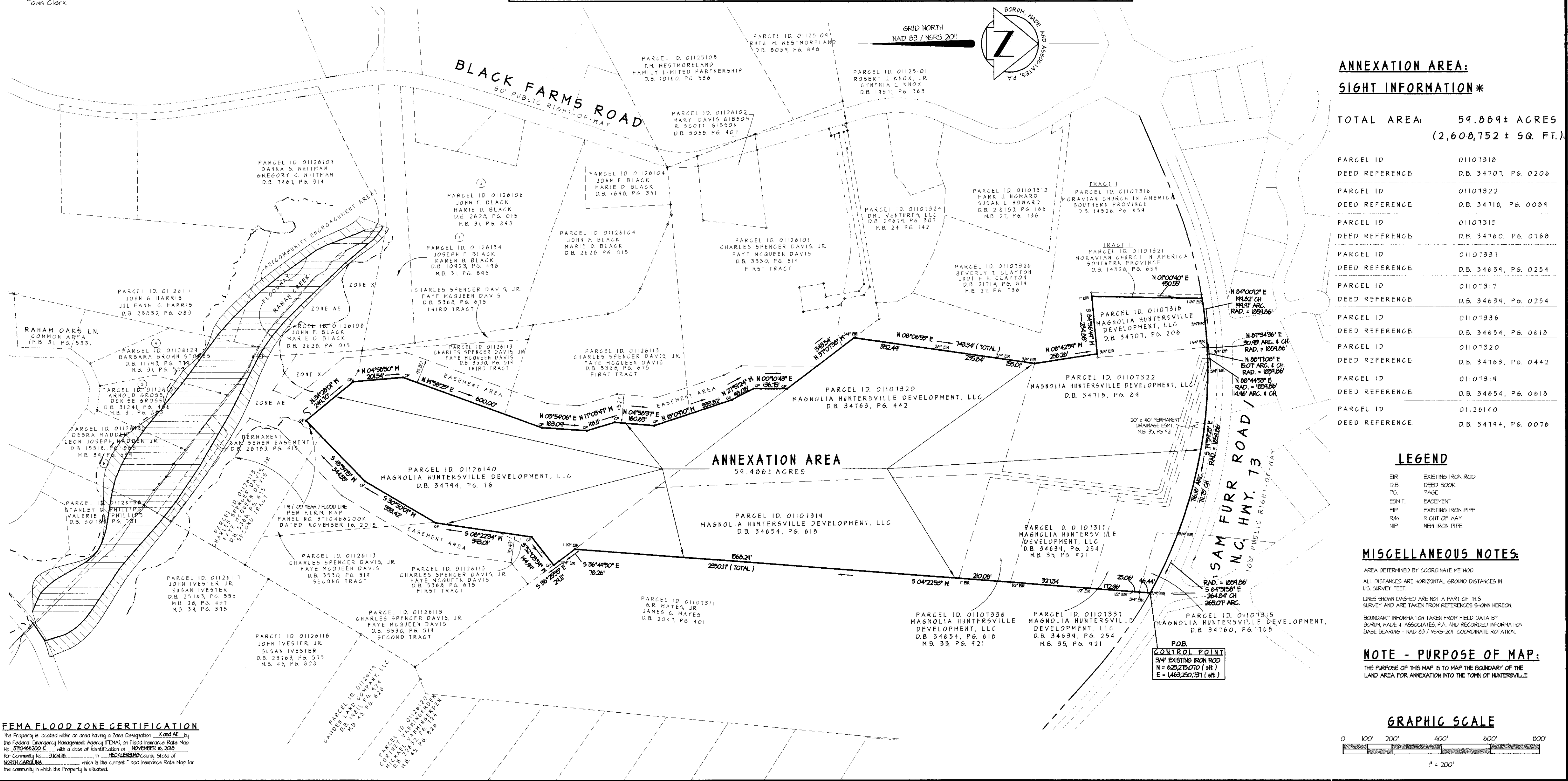
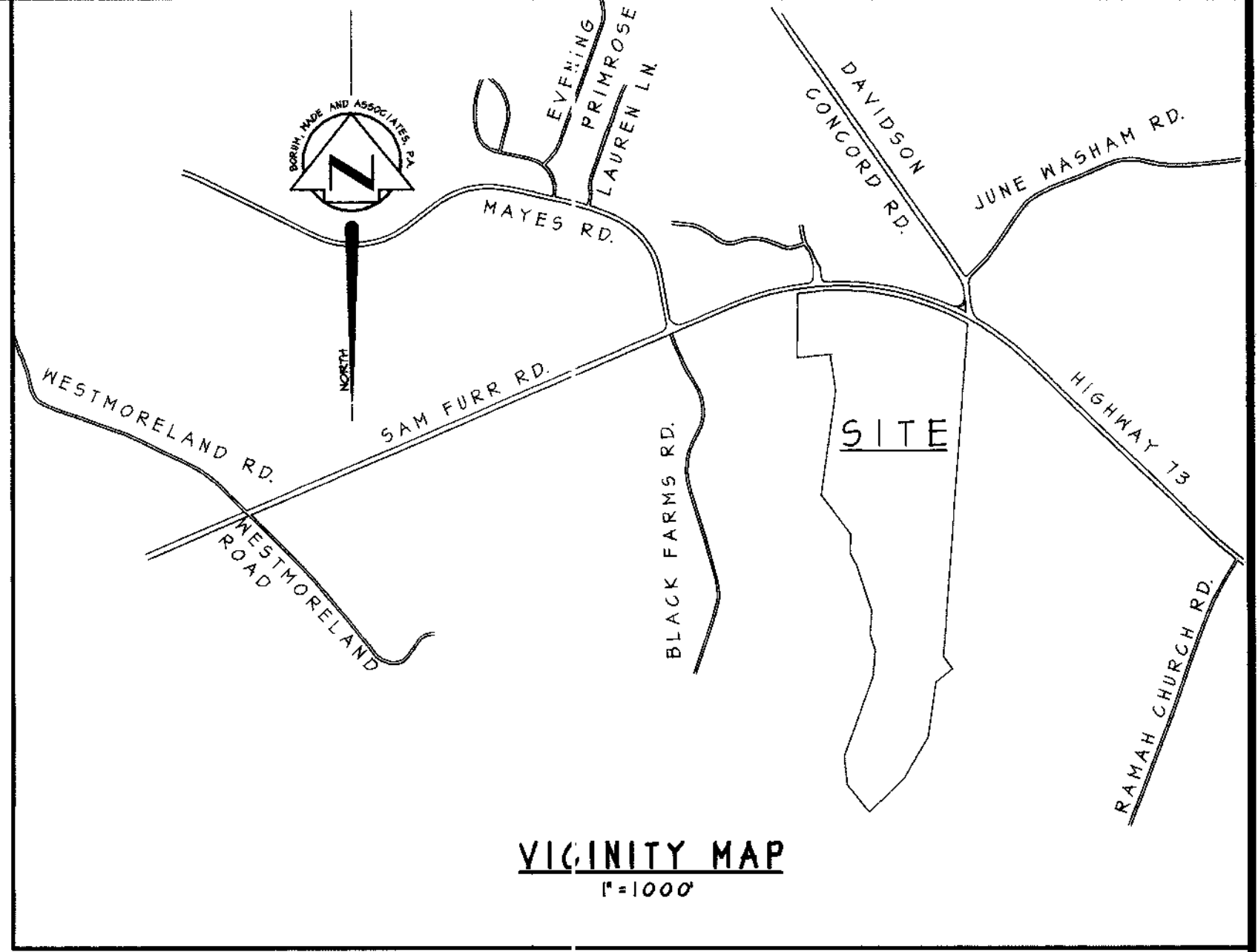
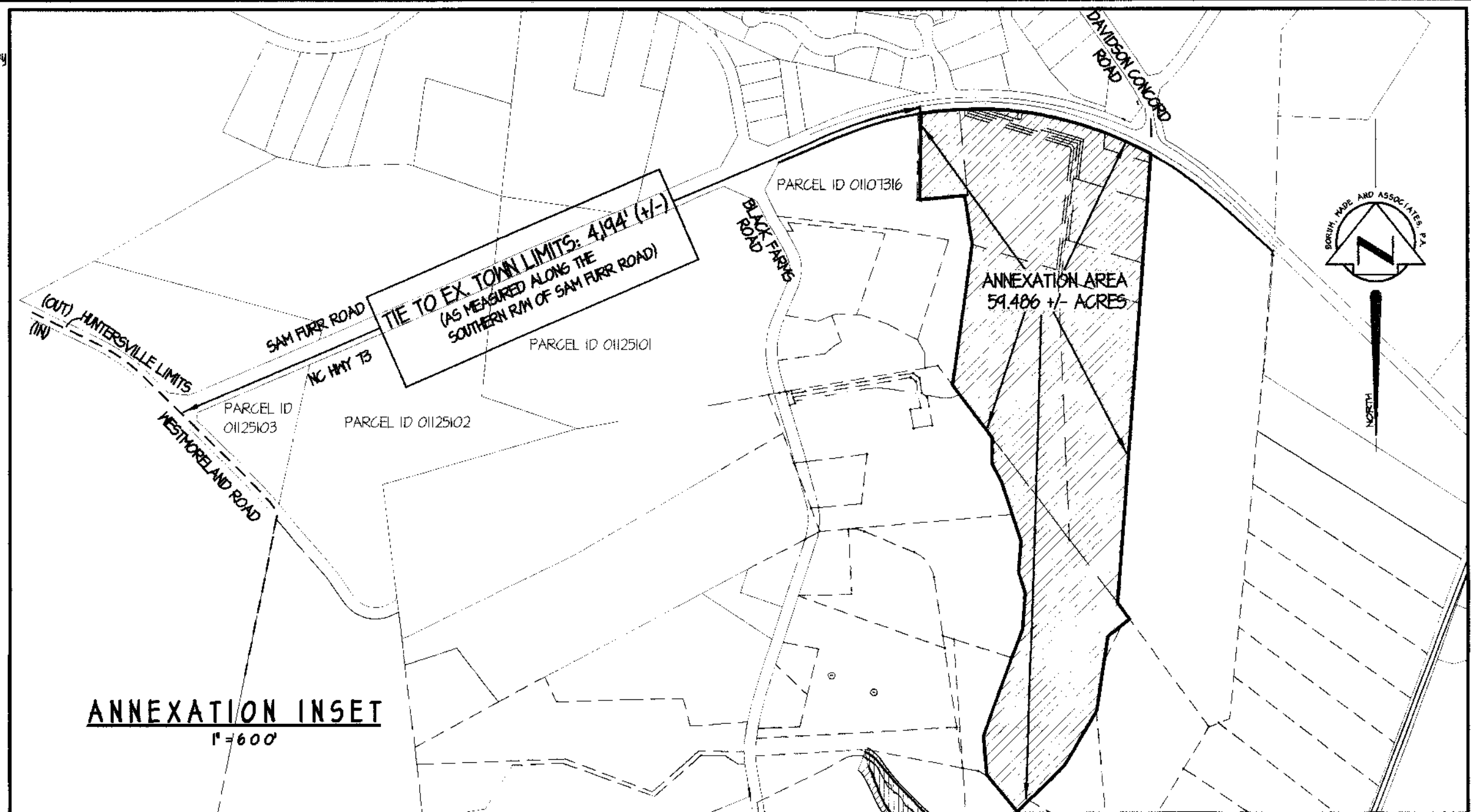
Datum / Epoch: NAD 83 / 2011

Published / Fixed-control use: North Carolina Real Time Network (NC65 VR5/RTN)

Geoid Model: Geoid 12A

Combined Grid Factor: **0.99984290**

Units: U.S. Survey Feet



**ANNEXATION AREA:
SIGHT INFORMATION***

TOTAL AREA: 54.466± ACRES
(2,608,152 ± SQ. FT.)

PARCEL ID	01107310
DEED REFERENCE	D.B. 34101, P.G. 0206
PARCEL ID	01107322
DEED REFERENCE	D.B. 34110, P.G. 0084
PARCEL ID	01107315
DEED REFERENCE	D.B. 34160, P.G. 0168
PARCEL ID	01107331
DEED REFERENCE	D.B. 34634, P.G. 0254
PARCEL ID	01107317
DEED REFERENCE	D.B. 34634, P.G. 0254
PARCEL ID	01107336
DEED REFERENCE	D.B. 34654, P.G. 0618
PARCEL ID	01107320
DEED REFERENCE	D.B. 34763, P.G. 0442
PARCEL ID	01107314
DEED REFERENCE	D.B. 34654, P.G. 0618
PARCEL ID	01126140
DEED REFERENCE	D.B. 34194, P.G. 0076

LEGEND

- EUR EXISTING IRON ROD
- D.B. DEED BOOK
- P.G. PAGE
- ESMT. EASEMENT
- EIP EXISTING IRON PIPE
- R/W RIGHT OF WAY
- NP NEW IRON PIPE

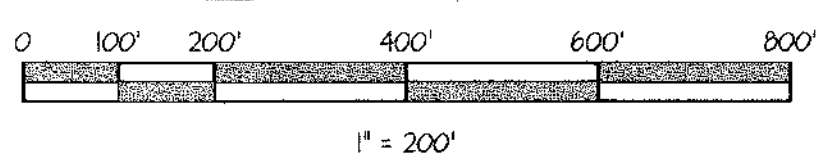
MISCELLANEOUS NOTES:

AREA DETERMINED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
BOUNDARY INFORMATION TAKEN FROM FIELD DATA BY BORUM, WADE AND ASSOCIATES, P.A. AND RECORDED INFORMATION BASED BEARINGS - NAD 83 / NGRS-2011 COORDINATE NOTATION.

NOTE - PURPOSE OF MAP:

THE PURPOSE OF THIS MAP IS TO MAP THE BOUNDARY OF THE LAND AREA FOR ANNEXATION INTO THE TOWN OF HUNTERSVILLE

GRAPHIC SCALE



BWA
Engineers
Planners
Surveyors

Borum, Wade and Associates, P.A.

621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882 Greensboro, NC 27420-1882
Phone: 336-275-0471 Fax: 336-275-3719
Web: www.borum-wade.com
N.C. License #: C-0868

PROJECT:

ANNEXATION PLAT FOR:
**MAGNOLIA HUNTERSVILLE
DEVELOPMENT, LLC**
SAM FURR ROAD (N.C. HWY. 73)
HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY
HUNTERSVILLE, NORTH CAROLINA

OWNER/DEVELOPER:
**MAGNOLIA HUNTERSVILLE
DEVELOPMENT, LLC**
9525 BIRKDALE CROSSING DR., SUITE 200
HUNTERSVILLE, NC

CONTACT:

DRAWN BY: TEM

DATE: AUG. 14, 2020

REVISIONS: SEPTEMBER 2, 2020
JANUARY 13, 2021

SHEET TITLE:
**ANNEXATION
MAP**

FILE NO.: F:\GREENWOOD\HUNTERSVILLE\ANNEX

DRAWING SCALE: 1"=200'

PLAN SHEET NO.

A-1

CERTIFICATE OF SUFFICIENCY

To: The Board of Commissioners of the Town of Huntersville, North Carolina

I, Janet Pierson, Town Clerk, do hereby certify that I have investigated the Petition by Huntersville Magnolia Development Company, LLC for the no-contiguous annexation of certain property known as North Creek Village (formerly Huntersville East), and have found as a fact that said Petition is signed by all the owners of real property lying in the area described therein in accordance with North Carolina General Statutes 160A-58, *et seq.* The undersigned therefore certifies that the Petition is sufficient for the voluntary annexation of a non-contiguous area pursuant to NCGS §160A-58.1.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 25th day of January, 2021.




Janet Pierson, Town Clerk

**RESOLUTION FIXING DATE OF PUBLIC HEARING
ON QUESTION OF ANNEXATION PURSUANT TO N.C.G.S. 160A-58.1**

(North Creek Village Subdivision, formerly Huntersville East)

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Board of Commissioners has directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Huntersville, North Carolina:

Section 1. That a public hearing on the question of annexation of the area described herein which is non-contiguous to the primary town limits of the Town of Huntersville will be held at the Town Hall at 6:00 p.m. on the 15th day of February 2021.

Section 2. The area proposed for annexation is described as follows:

(Metes and bounds description attached hereto as Exhibit A and Annexation Plat attached hereto as Exhibit B.)

Section 3. Notice of said public hearing shall be published in the Charlotte Observer, a newspaper having a general circulation in the Town of Huntersville, at least ten (10) days prior to the date of said public hearing.

Mayor

Town of Huntersville, North Carolina

ATTEST:

Town Clerk

Magnolia Huntersville Development- Property Description

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod, a control point, in the southern margin of Sam Furr Road, also known as N.C. Highway 73, a 100' public right-of-way, said control point having NAD 83\2011 coordinates of, Northing = 625,275.070 (sft) and Easting = 1,463,250.737 (sft) and being the northwest G. R. Mayes, Jr., and James C. Mayes, either now or formerly, as described in instrument recorded in Deed Book 2047, Page 401, in the Mecklenburg County Registry, and having parcel no. 01107311 ("The Mayes Property"); and running thence from the **Point of Beginning**, leaving the southern margin of Sam Furr Road and along the western line of The Mayes Property, the following three (3) courses and distances (i) South 04 deg. 22 min. 53 sec. West 2350.17 feet to an existing iron pipe; (ii) South 36 deg. 49 min. 50 sec. East 78.26 feet to a point; (iii) South 36 deg. 25 min. 55 sec. East 29.11 feet to an existing iron pipe in the northeastern corner of Charles Spencer Davis, Jr. and Fay McQueen Davis, either now or formerly, as described in instrument recorded in Deed Book 3530, Page 519 and Deed Book 5368, Page 675 in the Mecklenburg County Registry, and having parcel no. 01126113 (The Davis Property, parcel no. 01126113"); thence with The Davis Property, parcel no. 01126113 and The Davis Property, parcel no. 01126101, the following fourteen (14) courses and distances: (i) South 52 deg. 03 min. 59 sec. West 144.99 feet to a point; (ii) South 08 deg. 22 min. 34 sec. West 393.01 feet to a point; (iii) South 30 deg. 30 min. 01 sec. West 333.42 feet to a point; (iv) South 45 deg. 59 min. 15 sec. West 344.55 feet to a point; (v) North 39 deg. 28 min. 01 sec. West 249.70 feet to a point; (vi) North 04 deg. 58 min. 50 sec. West 201.54 feet to a point; (vii) North 19 deg. 58 min. 25 sec. East 600.00 feet to a point; (viii) North 03 deg. 54 min. 06 sec. East 183.09 feet to a point; (ix) North 17 deg. 03 min. 47 sec. West 118.11 feet to a point; (x) North 04 deg. 58 min. 37 sec. East 160.63 feet to a point; (xi) North 18 deg. 09 min. 10 sec. West 333.82 feet to a point; (xii) North 27 deg. 51 min. 24 sec. West 98.08 feet to a point; (xiii) North 00 deg. 10 min. 43 sec. East 136.75 feet to a point; (xiv) North 37 deg. 07 min. 38 sec. West 343.54 feet to an existing iron rod at southwest corner of Tract I of the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107316 ("The Moravian Church Property, Tract I"); thence along the eastern line of The Moravian Church Property, Tract I, the following three (3) courses and distances (i) North 08 deg. 06 min. 55 sec. East 743.34 feet to an existing iron rod; (ii) North 08 deg. 42 min. 59 sec. West 258.26 feet to an existing iron pipe; (iii) South 84 deg. 36 min. 49 sec. West 234.88 feet to an existing iron pipe, the southeast corner of Tract II of the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107321 ("The Moravian Church Property, Tract II"); thence along the eastern line of The Moravian Church Property, Tract II, North 01 deg. 00 min. 40 sec. East 450.55 feet to an existing iron rod in the southern margin of Sam Furr Road; thence with the southern margin of Sam Furr Road, the following six (6) courses and distances: (i) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 199.91 feet and said arc being subtended by a chord having a course and distance of North 84 deg. 00 min. 12 sec. East 199.82 feet to an existing iron rod; (ii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 30.95 feet and said arc being subtended by a chord having a course and distance of North 87 deg. 34 min. 36 sec. East 30.95 feet to an existing iron rod; (iii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 15.07 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 17 min. 08 sec. East 15.07 feet to an existing iron rod; (iv) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 14.96 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 44 min. 53 sec. East 14.96 feet to an existing iron rod; (v) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 716.16 feet and said arc being subtended by a chord having a course and distance of South 79 deg. 59 min. 25 sec. East 711.75 feet to an existing iron rod; (vi) along a curve to the right, having a

radius of 1859.86 feet with an arc distance of 265.07 feet and said arc being subtended by a chord having a course and distance of South 64 deg. 51 min. 58 sec. East 264.84 feet to the **Point and Place of Beginning** and containing 59.889 acres, more or less, as shown on that certain survey entitled “Annexation Plat for Magnolia Huntersville Development, LLC” prepared by Borum, Wade and Associates, P.A. dated September 2, 2020.

AN ORDINANCE TO ANNEX CERTAIN NON-CONTIGUOUS AREAS
TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

ANNEXATION ORDINANCE 2020-02
(North Creek Village)

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:00 p.m. on the 15th day of February 2021, after due notice by publication in The Charlotte Observer on January 28 and February 11, 2021; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1, as amended, namely (i) the area described herein meets all of the standards set out in G.S. 160A-58.1; (ii) the petition bears the signatures of all of the owners of real property within the area proposed for annexation; (iii) the petition is otherwise valid; (iv) the public health, safety, and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina;

Section 1. By virtue of the authority granted by G.S. 160A-58.1, as amended, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 15th day of February 2021:

See Exhibit A attached hereto for a metes and bounds description of the subject tract

Section 2. Upon the effective date, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-31(e).

Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 15th day of February 2021.

Mayor: _____

ATTEST:

APPROVED AS TO FORM:

Town Clerk

Town Attorney

Magnolia Huntersville Development- Property Description

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod, a control point, in the southern margin of Sam Furr Road, also known as N.C. Highway 73, a 100' public right-of-way, said control point having NAD 83\2011 coordinates of, Northing = 625,275.070 (sft) and Easting = 1,463,250.737 (sft) and being the northwest G. R. Mayes, Jr., and James C. Mayes, either now or formerly, as described in instrument recorded in Deed Book 2047, Page 401, in the Mecklenburg County Registry, and having parcel no. 01107311 ("The Mayes Property"); and running thence from the **Point of Beginning**, leaving the southern margin of Sam Furr Road and along the western line of The Mayes Property, the following three (3) courses and distances (i) South 04 deg. 22 min. 53 sec. West 2350.17 feet to an existing iron pipe; (ii) South 36 deg. 49 min. 50 sec. East 78.26 feet to a point; (iii) South 36 deg. 25 min. 55 sec. East 29.11 feet to an existing iron pipe in the northeastern corner of Charles Spencer Davis, Jr. and Fay McQueen Davis, either now or formerly, as described in instrument recorded in Deed Book 3530, Page 519 and Deed Book 5368, Page 675 in the Mecklenburg County Registry, and having parcel no. 01126113 (The Davis Property, parcel no. 01126113"); thence with The Davis Property, parcel no. 01126113 and The Davis Property, parcel no. 01126101, the following fourteen (14) courses and distances: (i) South 52 deg. 03 min. 59 sec. West 144.99 feet to a point; (ii) South 08 deg. 22 min. 34 sec. West 393.01 feet to a point; (iii) South 30 deg. 30 min. 01 sec. West 333.42 feet to a point; (iv) South 45 deg. 59 min. 15 sec. West 344.55 feet to a point; (v) North 39 deg. 28 min. 01 sec. West 249.70 feet to a point; (vi) North 04 deg. 58 min. 50 sec. West 201.54 feet to a point; (vii) North 19 deg. 58 min. 25 sec. East 600.00 feet to a point; (viii) North 03 deg. 54 min. 06 sec. 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East 199.82 feet to an existing iron rod; (ii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 30.95 feet and said arc being subtended by a chord having a course and distance of North 87 deg. 34 min. 36 sec. East 30.95 feet to an existing iron rod; (iii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 15.07 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 17 min. 08 sec. East 15.07 feet to an existing iron rod; (iv) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 14.96 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 44 min. 53 sec. East 14.96 feet to an existing iron rod; (v) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 716.16 feet and said arc being subtended by a chord having a course and distance of South 79 deg. 59 min. 25 sec. East 711.75 feet to an existing iron rod; (vi) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 265.07 feet and said arc being subtended by a chord having a course and distance of South 64 deg. 51 min. 58 sec. East 264.84 feet to the **Point and Place of Beginning** and containing 59.889 acres, more or less, as shown on that certain survey entitled "Annexation Plat for Magnolia Huntersville Development, LLC" prepared by Borum, Wade and Associates, P.A. dated September 2, 2020.

The Charlotte Observer

Order Confirmation

Customer

TOWN OF HUNTERSVILLE - HR

Customer Account

142481

Customer AddressPOST OFFICE BOX 664
HUNTERSVILLE NC 28070 USA**Customer Phone**

704-875-7000

Customer Fax**Sales Rep**

tpennington@charlotteobserver

Payor Customer

TOWN OF HUNTERSVILLE - HR

Payor Account

142481

Payor AddressPOST OFFICE BOX 664
HUNTERSVILLE NC 28070 USA**Payor Phone**

704-875-7000

Customer EMail

ssaumenig@huntersville.org

Order Taker

tpennington@charlotteobserver

PO Number

Tracy Barron

Payment Method

Invoice

Blind Box**Tear Sheets**

0

Proofs

0

Affidavits

1

Net Amount

\$299.00

Tax Amount

\$0.00

Total Amount

\$299.00

Payment Amount

\$0.00

Amount Due

\$299.00

Ad Order Number

0004861380

Order Source**Ordered By**

Tracy Barron

Special Pricing**Invoice Text**

Public Hearing 2/15

Promo Type**Package Buy****Materials**

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004861380-01	CLT-Legals	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 84 li	

Product	Placement	Times Run	Schedule Cost
CLT- Charlotte Observer	0300 - Legals Classified	2	\$299.00

Run Schedule Invoice Text	Position
NOTICE OF PUBLIC HEARING ON REQUEST FOR	0301 - Legals & Public Notices

Run Dates
01/28/2021, 02/11/2021

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION

(North Creek Village Subdivision)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on February 15, 2021 on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-58.1, to annex to the Town of Huntersville certain non-contiguous property. The Hearing will be held both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC 28078, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. The property subject to the Petition consists of approximately 59.889-acres, which includes a subdivision known as North Creek Village (Annexation Petition 20-02), PIN# 01107318, 01107322, 01107315, 01107337, 01107317, 01107336, 01107320, 01107319 and 01126140 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.):

LEGAL DESCRIPTION (ANNEX 20-02)

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod, a control point, in the southern margin of Sam Furr Road, also known as N.C. Highway 73, a 100' public right-of-way, said control point having NAD 83/2011 coordinates of, Northing = 625,275.070 (sft) and Easting = 1,463,250.737 (sft) and being the northwest G. R. Mayes, Jr., and James C. Mayes, either now or formerly, as described in instrument recorded in Deed Book 2047, Page 401, in the Mecklenburg County Registry, and having parcel no. 01107311 ("The Mayes Property"); and running thence from the **Point of Beginning**, leaving the southern margin of Sam Furr Road and along the western line of The Mayes Property, the following three (3) courses and distances: (i) South 04 deg. 22 min. 53 sec. West 2350.17 feet to an existing iron pipe; (ii) South 36 deg. 49 min. 50 sec. East 78.26 feet to a point; (iii) South 36 deg. 25 min. 55 sec. East 29.11 feet to an existing iron pipe in the northeastern corner of Charles Spencer Davis, Jr. and Fay McQueen Davis, either now or formerly, as described in instrument recorded in Deed Book 3530, Page 519 and Deed Book 5368, Page 675 in the Mecklenburg County Registry, and having parcel no. 01126113 (The Davis Property, parcel no. 01126113); thence with The Davis Property, parcel no. 01126113 and The Davis Property, parcel no. 01126101, the following fourteen (14) courses and distances: (i) South 52 deg. 03 min. 59 sec. West 144.99 feet to a point; (ii) South 08 deg. 22 min. 34 sec. West 393.01 feet to a point; (iii) South 30 deg. 30 min. 01 sec. West 333.42 feet to a point; (iv) South 45 deg. 59 min. 15 sec. West 344.55 feet to a point; (v) North 39 deg. 28 min. 01 sec. West 249.70 feet to a point; (vi) North 04 deg. 58 min. 50 sec. West 201.54 feet to a point; (vii) North 19 deg. 58 min. 25 sec. East 600.00 feet to a point; (viii) North 03 deg. 54 min. 06 sec. 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LP4861380



PETITION REQUESTING ANNEXATION

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.
2. The area to be annexed is (contiguous) non-contiguous [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

(a) a metes and bounds description of the parcel(s) identified in paragraph 1,
and

(b) a plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

3. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1.

Minor sketch plan revision to approved plan ref. R10-03 approved on 6/6/11

4. This petition may be one of multiple petitions of all owners within the described area and, if so, shall be considered as a single petition. If petitioner is the owner of a portion of described area, a brief description of that portion (for example, lot number on a recorded plat or tax parcel number), as of the date of this petition, is as follows:

Huntersville Magnolia Development Company, LLC

Property Owner(s)

9525 Birkdale Crossing Drive Suite 200, Huntersville,
NC 28078

Address of Property Owner(s)

919-414-6721

Telephone Number

svinson@magnoliadevco.com

Email Address



Signature of Property Owner

10/11/20

Date

Metes and Bounds
Description of Property

Magnolia Huntersville Development- Property Description

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

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 License Number: L-0731
 Date: Oct 31 1994


with its survey tool

Over 1000



14,000,000 2 30 11.

LE66END

AT THE END OF THE ROAD, THERE'S A PLACE FOR YOU TO STOP AND REST.



PROJECT

UNIVERSITY
HARDING UNIVERSITY
600 BUCKLEY CAMPUS, LEXINGTON, KY 40502
LEXINGTON, KY 40502
INVESTIGATE IN

SEARCHED

INDEXED 34

FILED MAY 14 2005

RECORDED 20775 MAY 2, 2005

SEARCHED

INDEXED

FILED

ANNE EXATION
HAP

FILE NO. 7-20000000000000000000
SEARCHED INDEXED
FILED MAY 14 2005

A-1

BWA

BORCH, Wade and Associates, P. A.

**Engineers
Planners
Surveyors**

4150 Glen Cove Drive, Suite 200, Glen Cove, NY 11545-7711
PO Box 2000 Glen Cove, NY 11545-2000
Phone: 516 271-2747 Fax: 516 271-2757
Web: www.borch-wade.com
N.Y. License # 00000000000

02/04/15

**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: David Peete, Principal Planner

Date: February 15, 2021

Subject: Consider decision on Petition #ANNEX20-02, a request by Huntersville Magnolia Development Company, LLC to annex 59.889-acres into the Town of Huntersville as a non-contiguous, voluntary annexation. The parcels are part of the North Creek Village (formerly Huntersville East) development located along NC 73, south of the Davidson-Concord Road and NC 73 intersection. *(David Peete)*

EXPLAIN REQUEST:

Consider Final Action on Monday, February 15, 2021 on Petition ANNEX #20-02, a request by Huntersville Magnolia Development Company, LLC to annex 59.889-acres into the Town of Huntersville as a non-contiguous, voluntary annexation. The parcels are part of the North Creek Village (formerly Huntersville East) development located along NC 73, south of the Davidson-Concord Road and NC 73 intersection.

ACTION RECOMMENDED:

Consider Final Action on Petition ANNEX #20-02, a request by Huntersville Magnolia Development Company, LLC to annex 59.889-acres (North Creek Village) into the Town of Huntersville.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Attachment A - Non-Contiguous Annexation Petition
2. Attachment B - Annexation Plat (North Creek Village)
3. Attachment C - Certificate of Sufficiency (NonContiguous Annex) - North Creek Village
4. Attachment E - Non-Contiguous Annexation Ordinance (2-15-21)
5. Attachment F - Public Hearing Ad
6. Attachment G - Metes & Bounds Description



PETITION REQUESTING ANNEXATION

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.
2. The area to be annexed is (contiguous) non-contiguous [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

(a) a metes and bounds description of the parcel(s) identified in paragraph 1,
and

(b) a plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

3. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1.

Minor sketch plan revision to approved plan ref. R10-03 approved on 6/6/11

4. This petition may be one of multiple petitions of all owners within the described area and, if so, shall be considered as a single petition. If petitioner is the owner of a portion of described area, a brief description of that portion (for example, lot number on a recorded plat or tax parcel number), as of the date of this petition, is as follows:

Huntersville Magnolia Development Company, LLC

Property Owner(s)

9525 Birkdale Crossing Drive Suite 200, Huntersville,
NC 28078

Address of Property Owner(s)

919-414-6721

Telephone Number

svinson@magnoliadevco.com

Email Address



Signature of Property Owner

10/11/20

Date

Metes and Bounds
Description of Property

Magnolia Huntersville Development- Property Description

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod, a control point, in the southern margin of Sam Furr Road, also known as N.C. Highway 73, a 100' public right-of-way, said control point having NAD 83/2011 coordinates of, Northing = 625,275.070 (sft) and Easting = 1,463,250.737 (sft) and being the northwest G. R. Mayes, Jr., and James C. Mayes, either now or formerly, as described in instrument recorded in Deed Book 2047, Page 401, in the Mecklenburg County Registry, and having parcel no. 01107311 ("The Mayes Property"); and running thence from the **Point of Beginning**, leaving the southern margin of Sam Furr Road and along the western line of The Mayes Property, the following three (3) courses and distances (i) South 04 deg. 22 min. 53 sec. West 2350.17 feet to an existing iron pipe; (ii) South 36 deg. 49 min. 50 sec. East 78.26 feet to a point; (iii) South 36 deg. 25 min. 55 sec. East 29.11 feet to an existing iron pipe in the northeastern corner of Charles Spencer Davis, Jr. and Fay McQueen Davis, either now or formerly, as described in instrument recorded in Deed Book 3530, Page 519 and Deed Book 5368, Page 675 in the Mecklenburg County Registry, and having parcel no. 01126113 (The Davis Property, parcel no. 01126113"); thence with The Davis Property, parcel no. 01126113 and The Davis Property, parcel no. 01126101, the following fourteen (14) courses and distances: (i) South 52 deg. 03 min. 59 sec. West 144.99 feet to a point; (ii) South 08 deg. 22 min. 34 sec. West 393.01 feet to a point; (iii) South 30 deg. 30 min. 01 sec. West 333.42 feet to a point; (iv) South 45 deg. 59 min. 15 sec. West 344.55 feet to a point; (v) North 39 deg. 28 min. 01 sec. West 249.70 feet to a point; (vi) North 04 deg. 58 min. 50 sec. West 201.54 feet to a point; (vii) North 19 deg. 58 min. 25 sec. East 600.00 feet to a point; (viii) North 03 deg. 54 min. 06 sec. East 183.09 feet to a point; (ix) North 17 deg. 03 min. 47 sec. West 118.11 feet to a point; (x) North 04 deg. 58 min. 37 sec. East 160.63 feet to a point; (xi) North 18 deg. 09 min. 10 sec. West 333.82 feet to a point; (xii) North 27 deg. 51 min. 24 sec. West 98.08 feet to a point; (xiii) North 00 deg. 10 min. 43 sec. East 136.75 feet to a point; (xiv) North 37 deg. 07 min. 38 sec. West 343.54 feet to an existing iron rod at southwest corner of Tract I of

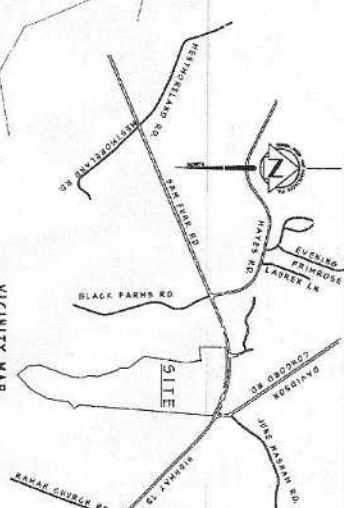
the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107316 ("The Moravian Church Property, Tract I"); thence along the eastern line of The Moravian Church Property, Tract I, the following three (3) courses and distances (i) North 08 deg. 06 min. 55 sec. East 743.34 feet to an existing iron rod; (ii) North 08 deg. 42 min. 59 sec. West 258.26 feet to an existing iron pipe; (iii) South 84 deg. 36 min. 49 sec. West 234.88 feet to an existing iron pipe, the southeast corner of Tract II of the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107321 ("The Moravian Church Property, Tract II"); thence along the eastern line of The Moravian Church Property, Tract II, North 01 deg. 00 min. 40 sec. East 450.55 feet to an existing iron rod in the southern margin of Sam Furr Road; thence with the southern margin of Sam Furr Road, the following six (6) courses and distances: (i) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 199.91 feet and said arc being subtended by a chord having a course and distance of North 84 deg. 00 min. 12 sec. East 199.82 feet to an existing iron rod; (ii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 30.95 feet and said arc being subtended by a chord having a course and distance of North 87 deg. 34 min. 36 sec. East 30.95 feet to an existing iron rod; (iii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 15.07 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 17 min. 08 sec. East 15.07 feet to an existing iron rod; (iv) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 14.96 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 44 min. 53 sec. East 14.96 feet to an existing iron rod; (v) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 716.16 feet and said arc being subtended by a chord having a course and distance of South 79 deg. 59 min. 25 sec. East 711.75 feet to an existing iron rod; (vi) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 265.07 feet and said arc being subtended by a chord having a course and distance of South 64 deg. 51 min. 58 sec. East 264.84 feet to the **Point and Place of Beginning** and containing 59.486 acres, more or less, as shown on that certain survey entitled "Annexation Plat for Magnolia Huntersville Development, LLC" prepared by Borum, Wade and Associates, P.A. dated September 2, 2020.


 License Number: L-0731
 Name: (Print Name)
 ROBERT E. LATT

This is copy of _____ 2020

Jones Australia, Project
One of the following

Agents, Jones Peterson
One Clark



GRAPHIC SCALE

0 100' 200' 300' 400' 500' 600'

$1" = 300'$

BWA
Engineers
Planners
Surveyors

Born, Wade and Associates, P. A.
4215 Spring Creek, Suite 100, Chesapeake, VA 20762-7712
(410) 541-7000

UNIVERSITY
HARDING UNIVERSITY
600 BUCKLEY CAMPUS, LEXINGTON, KY 40502
LEXINGTON, KY 40502
INVESTIGATE, INC.
COLUMBIA

DOUGLAS 3M
DATE MAY 14, 2005
INVOICE 07770 0025 2, 2005

SHIP TO:
ANNEXATION
HAP

FILE NO. 7-23000000000000000000
PURCHASE ORDER: 7-23000000000000000000
INVOICE NO. 7-23000000000000000000

A-1

SURVEYOR'S
I, **HOMER S. WADE**, certify that this map was drawn under my supervision from an actual survey made under my supervision (as described in the description recorded in Book _____, Page _____, etc.) (other) that the boundaries not surveyed are clearly indicated or drawn from information found in Book _____, Page _____, etc. that the ratio of precision as calculated is 1:10,000; that this map was prepared in accordance with G.S. 41-30 as amended. **BY COORD. COMPUTATION**

THIS SURVEY IS OF SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

Witness my original signature, license number and seal this _____ day of _____, A.D. 2020.

Surveyor: **L-8781**
License Number: _____
SEAL OR STAMP

NORTH CAROLINA PROFESSIONAL SEAL L-8781 HOMER S. WADE

This Plat represents one area Annexed to the Town of Huntersville, North Carolina pursuant to NC65 160A-58.1, by ordinance duly adopted (Annexation Ordinance, Annex 16-03) and is not subject to review or approval by the Charlotte-Mecklenburg Planning Commission.

This _____ day of _____, 2020

John Ameralla, Mayor
Town of Huntersville

Attest: Janet Plerson
Town Clerk

GPS SURVEY (PLAT NOTE)

I, **HOMER S. WADE**, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:

Class of survey: Rural Land Survey

Positional Accuracy: 0.10'

Type of GNSS field procedure: Real-Time Kinematic Networks (RTK)

Date of Survey: **September 28, 2016**

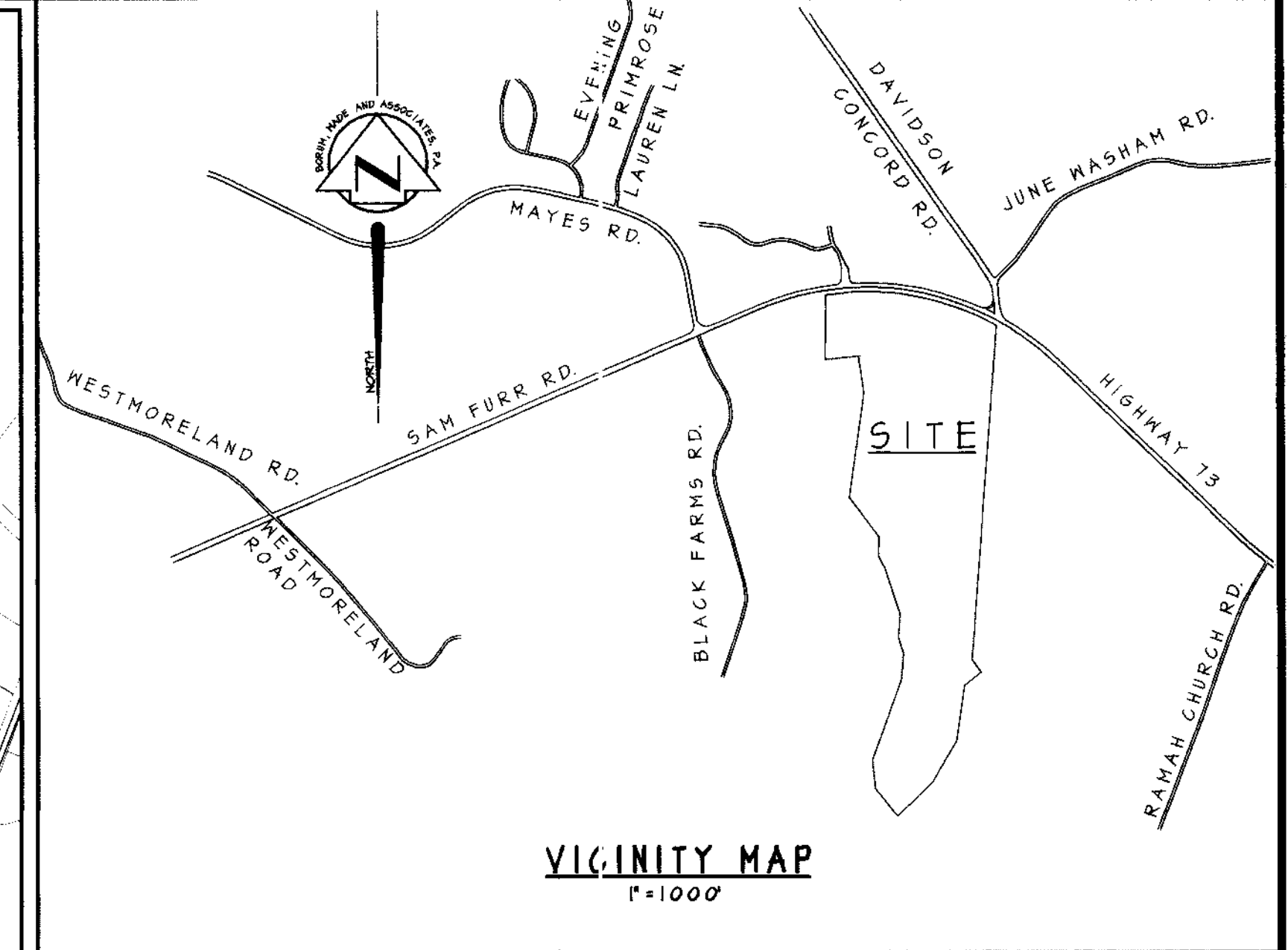
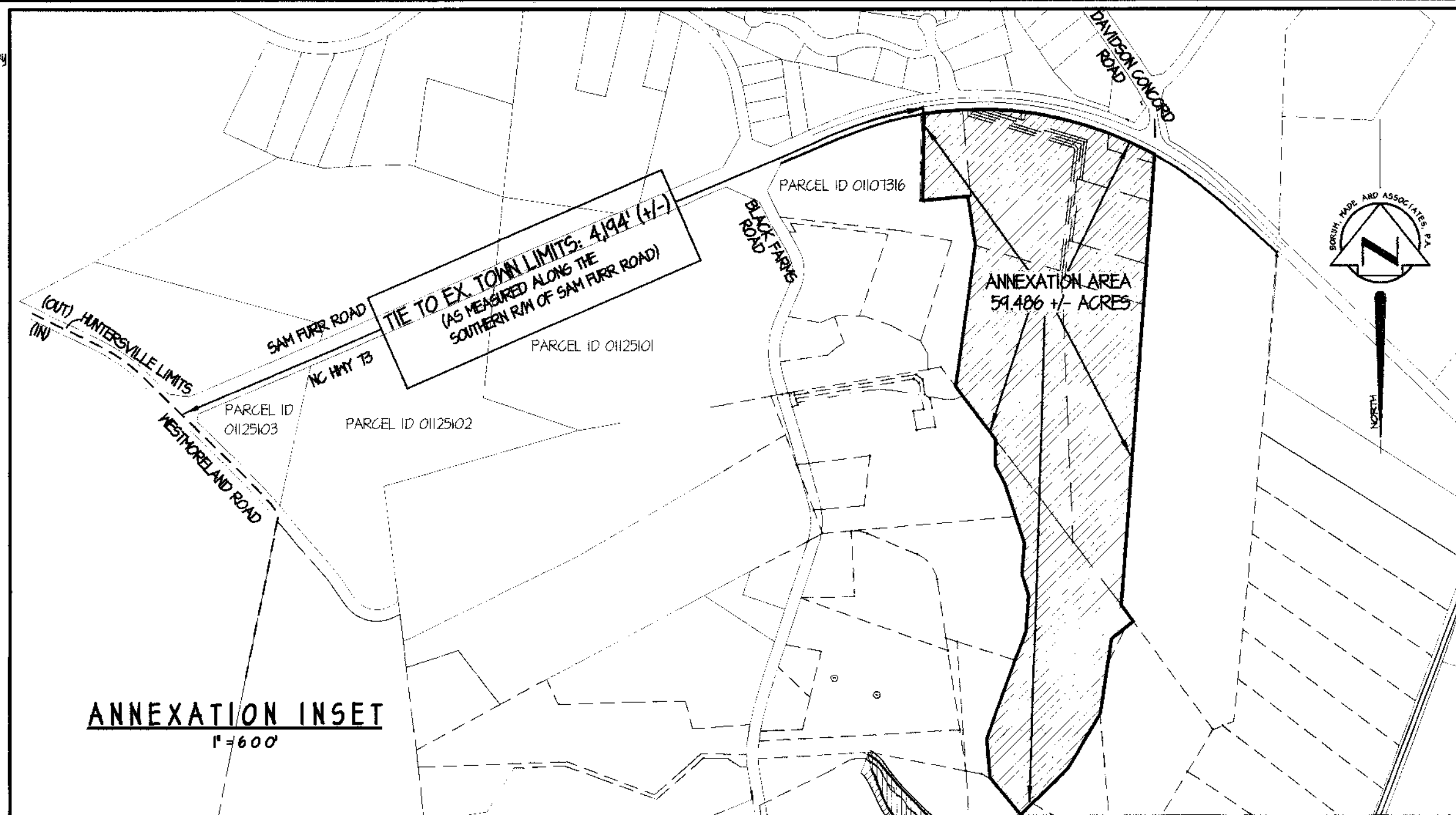
Datum / Epoch: NAD 83 / 2011

Published / Fixed-control use: North Carolina Real Time Network (NC65 VR5/RTN)

Geoid Model: Geoid 12A

Combined Grid Factor: **0.99984290**

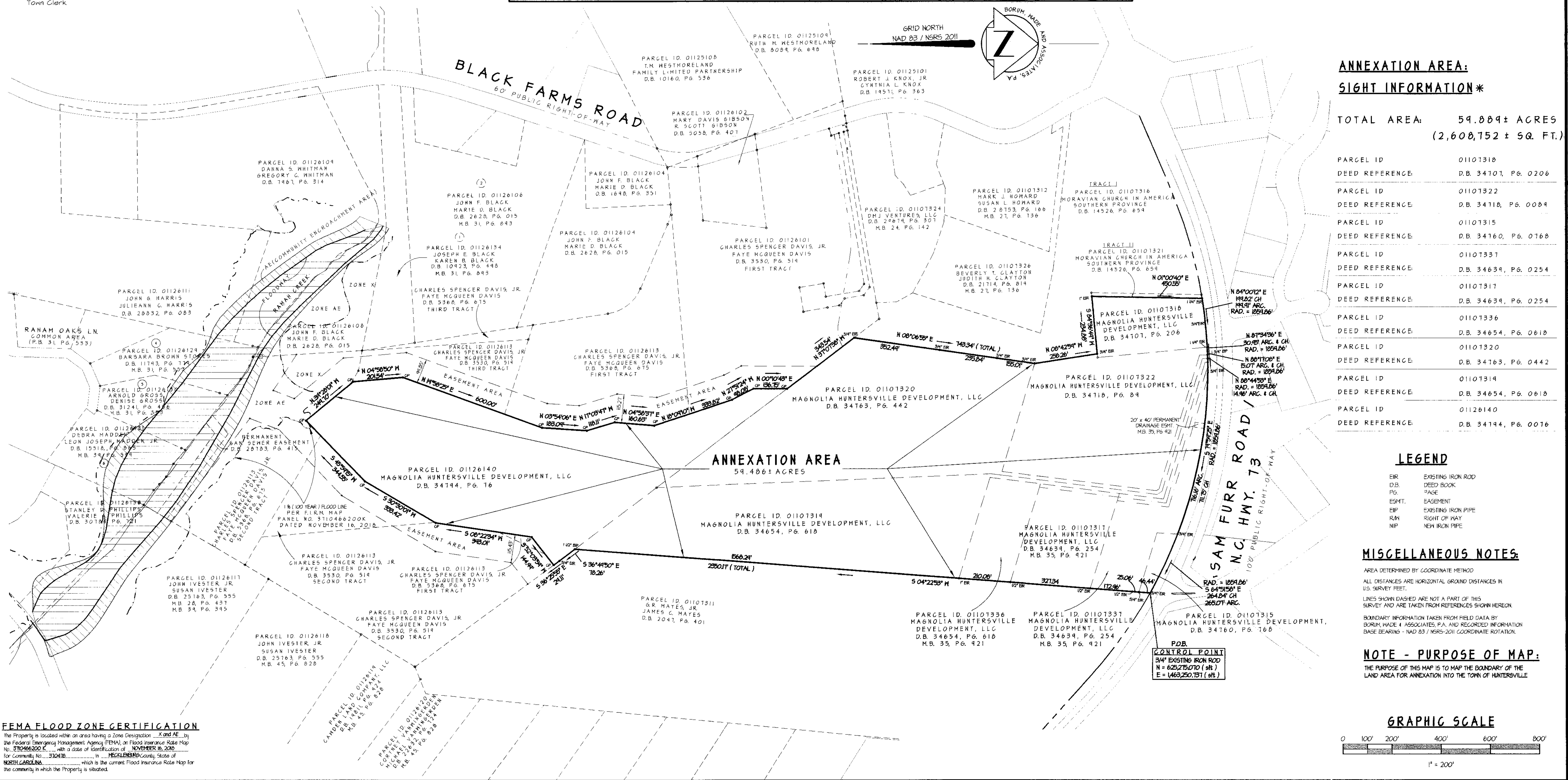
Units: U.S. Survey Feet



BWA
Engineers
Planners
Surveyors

Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882 Greensboro, NC 27420-1882
Phone: 336-275-0471 Fax: 336-275-3719
Web: www.borum-wade.com
N.C. License #: C-0868

SEALS:



ANNEXATION AREA: SIGHT INFORMATION*

TOTAL AREA: 54.466 +/- ACRES
(2,608,752 +/- 90 FT.)

PARCEL ID	01107310
DEED REFERENCE	D.B. 34101, P.G. 0206
PARCEL ID	01107322
DEED REFERENCE	D.B. 34110, P.G. 0084
PARCEL ID	01107315
DEED REFERENCE	D.B. 34160, P.G. 0168
PARCEL ID	01107337
DEED REFERENCE	D.B. 34639, P.G. 0254
PARCEL ID	01107317
DEED REFERENCE	D.B. 34639, P.G. 0254
PARCEL ID	01107336
DEED REFERENCE	D.B. 34654, P.G. 0618
PARCEL ID	01107320
DEED REFERENCE	D.B. 34763, P.G. 0442
PARCEL ID	01107314
DEED REFERENCE	D.B. 34654, P.G. 0618
PARCEL ID	01126140
DEED REFERENCE	D.B. 34194, P.G. 0076

LEGEND

EUR EXISTING IRON ROD
D.B. DEED BOOK
P.G. PAGE
ESMT. EASEMENT
EIP EXISTING IRON PIPE
R/W RIGHT OF WAY
NIP NEW IRON PIPE

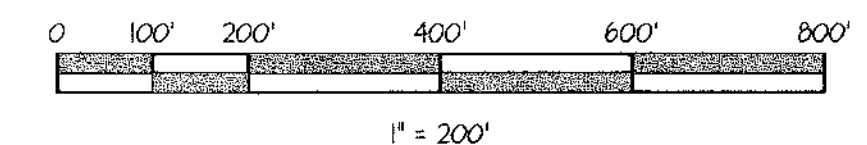
MISCELLANEOUS NOTES:

AREA DETERMINED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
BOUNDARY INFORMATION TAKEN FROM FIELD DATA BY BORUM, WADE & ASSOCIATES, P.A. AND RECORDED INFORMATION BASED BEARINGS - NAD 83 / NGRS-2011 COORDINATE NOTATION.

NOTE - PURPOSE OF MAP:

THE PURPOSE OF THIS MAP IS TO MAP THE BOUNDARY OF THE LAND AREA FOR ANNEXATION INTO THE TOWN OF HUNTERSVILLE

GRAPHIC SCALE



PROJECT:

ANNEXATION PLAT FOR:
**MAGNOLIA HUNTERSVILLE
DEVELOPMENT, LLC**
SAM FURR ROAD (N.C. HWY. 73)
HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY
HUNTERSVILLE, NORTH CAROLINA

OWNER/DEVELOPER:

**MAGNOLIA HUNTERSVILLE
DEVELOPMENT, LLC**
9525 BIRKDALE CROSSING DR., SUITE 200
HUNTERSVILLE, NC

CONTACT:

DRAWN BY:

TEM

DATE:

AUG. 14, 2020

REVISIONS:

SEPTEMBER 2, 2020

JANUARY 13, 2021

SHEET TITLE:

**ANNEXATION
MAP**

FILE NO.: F:\GREENWOOD\HUNTERSVILLE\ANNEX

DRAWING SCALE: 1"=200'

PLAN SHEET NO.

A-1

CERTIFICATE OF SUFFICIENCY

To: The Board of Commissioners of the Town of Huntersville, North Carolina

I, Janet Pierson, Town Clerk, do hereby certify that I have investigated the Petition by Huntersville Magnolia Development Company, LLC for the no-contiguous annexation of certain property known as North Creek Village (formerly Huntersville East), and have found as a fact that said Petition is signed by all the owners of real property lying in the area described therein in accordance with North Carolina General Statutes 160A-58, *et seq.* The undersigned therefore certifies that the Petition is sufficient for the voluntary annexation of a non-contiguous area pursuant to NCGS §160A-58.1.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 25th day of January, 2021.




Janet Pierson, Town Clerk

AN ORDINANCE TO ANNEX CERTAIN NON-CONTIGUOUS AREAS
TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

ANNEXATION ORDINANCE 2020-02
(North Creek Village)

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:00 p.m. on the 15th day of February 2021, after due notice by publication in The Charlotte Observer on January 28 and February 11, 2021; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1, as amended, namely (i) the area described herein meets all of the standards set out in G.S. 160A-58.1; (ii) the petition bears the signatures of all of the owners of real property within the area proposed for annexation; (iii) the petition is otherwise valid; (iv) the public health, safety, and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina;

Section 1. By virtue of the authority granted by G.S. 160A-58.1, as amended, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 15th day of February 2021:

See Exhibit A attached hereto for a metes and bounds description of the subject tract

Section 2. Upon the effective date, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-31(e).

Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 15th day of February 2021.

Mayor: _____

ATTEST:

APPROVED AS TO FORM:

Town Clerk

Town Attorney

Magnolia Huntersville Development- Property Description

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod, a control point, in the southern margin of Sam Furr Road, also known as N.C. Highway 73, a 100' public right-of-way, said control point having NAD 83\2011 coordinates of, Northing = 625,275.070 (sft) and Easting = 1,463,250.737 (sft) and being the northwest G. R. Mayes, Jr., and James C. Mayes, either now or formerly, as described in instrument recorded in Deed Book 2047, Page 401, in the Mecklenburg County Registry, and having parcel no. 01107311 ("The Mayes Property"); and running thence from the **Point of Beginning**, leaving the southern margin of Sam Furr Road and along the western line of The Mayes Property, the following three (3) courses and distances (i) South 04 deg. 22 min. 53 sec. West 2350.17 feet to an existing iron pipe; (ii) South 36 deg. 49 min. 50 sec. East 78.26 feet to a point; (iii) South 36 deg. 25 min. 55 sec. East 29.11 feet to an existing iron pipe in the northeastern corner of Charles Spencer Davis, Jr. and Fay McQueen Davis, either now or formerly, as described in instrument recorded in Deed Book 3530, Page 519 and Deed Book 5368, Page 675 in the Mecklenburg County Registry, and having parcel no. 01126113 (The Davis Property, parcel no. 01126113"); thence with The Davis Property, parcel no. 01126113 and The Davis Property, parcel no. 01126101, the following fourteen (14) courses and distances: (i) South 52 deg. 03 min. 59 sec. West 144.99 feet to a point; (ii) South 08 deg. 22 min. 34 sec. West 393.01 feet to a point; (iii) South 30 deg. 30 min. 01 sec. West 333.42 feet to a point; (iv) South 45 deg. 59 min. 15 sec. West 344.55 feet to a point; (v) North 39 deg. 28 min. 01 sec. West 249.70 feet to a point; (vi) North 04 deg. 58 min. 50 sec. West 201.54 feet to a point; (vii) North 19 deg. 58 min. 25 sec. East 600.00 feet to a point; (viii) North 03 deg. 54 min. 06 sec. East 183.09 feet to a point; (ix) North 17 deg. 03 min. 47 sec. West 118.11 feet to a point; (x) North 04 deg. 58 min. 37 sec. East 160.63 feet to a point; (xi) North 18 deg. 09 min. 10 sec. West 333.82 feet to a point; (xii) North 27 deg. 51 min. 24 sec. West 98.08 feet to a point; (xiii) North 00 deg. 10 min. 43 sec. East 136.75 feet to a point; (xiv) North 37 deg. 07 min. 38 sec. West 343.54 feet to an existing iron rod at southwest corner of Tract I of the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107316 ("The Moravian Church Property, Tract I"); thence along the eastern line of The Moravian Church Property, Tract I, the following three (3) courses and distances (i) North 08 deg. 06 min. 55 sec. East 743.34 feet to an existing iron rod; (ii) North 08 deg. 42 min. 59 sec. West 258.26 feet to an existing iron pipe; (iii) South 84 deg. 36 min. 49 sec. West 234.88 feet to an existing iron pipe, the southeast corner of Tract II of the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107321 ("The Moravian Church Property, Tract II"); thence along the eastern line of The Moravian Church Property, Tract II, North 01 deg. 00 min. 40 sec. East 450.55 feet to an existing iron rod in the southern margin of Sam Furr Road; thence with the southern margin of Sam Furr Road, the following six (6) courses and distances: (i) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 199.91 feet and said arc being subtended by a chord having a course and distance of North 84 deg. 00 min. 12 sec. East 199.82 feet to an existing iron rod; (ii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 30.95 feet and said arc being subtended by a chord having a course and distance of North 87 deg. 34 min. 36 sec. East 30.95 feet to an existing iron rod; (iii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 15.07 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 17 min. 08 sec. East 15.07 feet to an existing iron rod; (iv) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 14.96 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 44 min. 53 sec. East 14.96 feet to an existing iron rod; (v) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 716.16 feet and said arc being subtended by a chord having a course and distance of South 79 deg. 59 min. 25 sec. East 711.75 feet to an existing iron rod; (vi) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 265.07 feet and said arc being subtended by a chord having a course and distance of South 64 deg. 51 min. 58 sec. East 264.84 feet to the **Point and Place of Beginning** and containing 59.889 acres, more or less, as shown on that certain survey entitled "Annexation Plat for Magnolia Huntersville Development, LLC" prepared by Borum, Wade and Associates, P.A. dated September 2, 2020.

The Charlotte Observer

Order Confirmation

Customer

TOWN OF HUNTERSVILLE - HR

Customer Account

142481

Customer AddressPOST OFFICE BOX 664
HUNTERSVILLE NC 28070 USA**Customer Phone**

704-875-7000

Customer Fax**Sales Rep**

tpennington@charlotteobserver

Payor Customer

TOWN OF HUNTERSVILLE - HR

Payor Account

142481

Payor AddressPOST OFFICE BOX 664
HUNTERSVILLE NC 28070 USA**Payor Phone**

704-875-7000

Customer EMail

ssaumenig@huntersville.org

Order Taker

tpennington@charlotteobserver

PO Number

Tracy Barron

Payment Method

Invoice

Blind Box**Tear Sheets**

0

Proofs

0

Affidavits

1

Net Amount

\$299.00

Tax Amount

\$0.00

Total Amount

\$299.00

Payment Amount

\$0.00

Amount Due

\$299.00

Ad Order Number

0004861380

Order Source**Ordered By**

Tracy Barron

Special Pricing**Invoice Text**

Public Hearing 2/15

Promo Type**Package Buy****Materials**

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004861380-01	CLT-Legals	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 84 li	

Product	Placement	Times Run	Schedule Cost
CLT- Charlotte Observer	0300 - Legals Classified	2	\$299.00

Run Schedule Invoice Text	Position
NOTICE OF PUBLIC HEARING ON REQUEST FOR	0301 - Legals & Public Notices

Run Dates
01/28/2021, 02/11/2021

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION

(North Creek Village Subdivision)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on February 15, 2021 on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-58.1, to annex to the Town of Huntersville certain non-contiguous property. The Hearing will be held both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC 28078, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. The property subject to the Petition consists of approximately 59.889-acres, which includes a subdivision known as North Creek Village (Annexation Petition 20-02), PIN# 01107318, 01107322, 01107315, 01107337, 01107317, 01107336, 01107320, 01107319 and 01126140 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.):

LEGAL DESCRIPTION (ANNEX 20-02)

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod, a control point, in the southern margin of Sam Furr Road, also known as N.C. Highway 73, a 100' public right-of-way, said control point having NAD 83/2011 coordinates of, Northing = 625,275.070 (sft) and Easting = 1,463,250.737 (sft) and being the northwest G. R. Mayes, Jr., and James C. Mayes, either now or formerly, as described in instrument recorded in Deed Book 2047, Page 401, in the Mecklenburg County Registry, and having parcel no. 01107311 ("The Mayes Property"); and running thence from the **Point of Beginning**, leaving the southern margin of Sam Furr Road and along the western line of The Mayes Property, the following three (3) courses and distances: (i) South 04 deg. 22 min. 53 sec. West 2350.17 feet to an existing iron pipe; (ii) South 36 deg. 49 min. 50 sec. East 78.26 feet to a point; (iii) South 36 deg. 25 min. 55 sec. East 29.11 feet to an existing iron pipe in the northeastern corner of Charles Spencer Davis, Jr. and Fay McQueen Davis, either now or formerly, as described in instrument recorded in Deed Book 3530, Page 519 and Deed Book 5368, Page 675 in the Mecklenburg County Registry, and having parcel no. 01126113 (The Davis Property, parcel no. 01126113); thence with The Davis Property, parcel no. 01126113 and The Davis Property, parcel no. 01126101, the following fourteen (14) courses and distances: (i) South 52 deg. 03 min. 59 sec. West 144.99 feet to a point; (ii) South 08 deg. 22 min. 34 sec. West 393.01 feet to a point; (iii) South 30 deg. 30 min. 01 sec. West 333.42 feet to a point; (iv) South 45 deg. 59 min. 15 sec. West 344.55 feet to a point; (v) North 39 deg. 28 min. 01 sec. West 249.70 feet to a point; (vi) North 04 deg. 58 min. 50 sec. West 201.54 feet to a point; (vii) North 19 deg. 58 min. 25 sec. East 600.00 feet to a point; (viii) North 03 deg. 54 min. 06 sec. East 183.09 feet to a point; (ix) North 17 deg. 03 min. 47 sec. West 118.11 feet to a point; (x) North 04 deg. 58 min. 37 sec. East 160.63 feet to a point; (xi) North 18 deg. 09 min. 10 sec. West 333.82 feet to a point; (xii) North 27 deg. 51 min. 24 sec. West 98.08 feet to a point; (xiii) North 00 deg. 10 min. 43 sec. East 136.75 feet to a point; (xiv) North 37 deg. 07 min. 38 sec. West 343.54 feet to an existing iron rod at southwest corner of Tract I of the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107316 ("The Moravian Church Property, Tract I"); thence along the eastern line of The Moravian Church Property, Tract I, the following three (3) courses and distances: (i) North 08 deg. 06 min. 55 sec. East 743.34 feet to an existing iron rod; (ii) North 08 deg. 42 min. 59 sec. West 258.26 feet to an existing iron pipe; (iii) South 84 deg. 36 min. 49 sec. West 234.88 feet to an existing iron pipe, the southeast corner of Tract II of the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107321 ("The Moravian Church Property, Tract II"); thence along the eastern line of The Moravian Church Property, Tract II, North 01 deg. 00 min. 40 sec. East 450.55 feet to an existing iron rod in the southern margin of Sam Furr Road; thence with the southern margin of Sam Furr Road, the following six (6) courses and distances: (i) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 199.91 feet and said arc being subtended by a chord having a course and distance of North 84 deg. 00 min. 12 sec. East 199.82 feet to an existing iron rod; (ii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 30.95 feet and said arc being subtended by a chord having a course and distance of North 87 deg. 34 min. 36 sec. East 30.95 feet to an existing iron rod; (iii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 15.07 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 17 min. 08 sec. East 15.07 feet to an existing iron rod; (iv) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 14.96 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 44 min. 53 sec. East 14.96 feet to an existing iron rod; (v) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 716.16 feet and said arc being subtended by a chord having a course and distance of South 79 deg. 59 min. 25 sec. East 711.75 feet to an existing iron rod; (vi) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 265.07 feet and said arc being subtended by a chord having a course and distance of South 64 deg. 51 min. 58 sec. East 264.84 feet to the **Point and Place of Beginning** and containing 59.889 acres, more or less, as shown on that certain survey entitled "Annexation Plat for Magnolia Huntersville Development, LLC" prepared by Borum, Wade and Associates, P.A. dated September 2, 2020.

LP4861380



PETITION REQUESTING ANNEXATION

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.
2. The area to be annexed is (contiguous) non-contiguous [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

(a) a metes and bounds description of the parcel(s) identified in paragraph 1,
and

(b) a plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

3. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1.

Minor sketch plan revision to approved plan ref. R10-03 approved on 6/6/11

4. This petition may be one of multiple petitions of all owners within the described area and, if so, shall be considered as a single petition. If petitioner is the owner of a portion of described area, a brief description of that portion (for example, lot number on a recorded plat or tax parcel number), as of the date of this petition, is as follows:

Huntersville Magnolia Development Company, LLC

Property Owner(s)

9525 Birkdale Crossing Drive Suite 200, Huntersville,
NC 28078

Address of Property Owner(s)

919-414-6721

Telephone Number

svinson@magnoliadevco.com

Email Address



Signature of Property Owner

10/11/20

Date

Metes and Bounds
Description of Property

Magnolia Huntersville Development- Property Description

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod, a control point, in the southern margin of Sam Furr Road, also known as N.C. Highway 73, a 100' public right-of-way, said control point having NAD 83/2011 coordinates of, Northing = 625,275.070 (sft) and Easting = 1,463,250.737 (sft) and being the northwest G. R. Mayes, Jr., and James C. Mayes, either now or formerly, as described in instrument recorded in Deed Book 2047, Page 401, in the Mecklenburg County Registry, and having parcel no. 01107311 ("The Mayes Property"); and running thence from the **Point of Beginning**, leaving the southern margin of Sam Furr Road and along the western line of The Mayes Property, the following three (3) courses and distances (i) South 04 deg. 22 min. 53 sec. West 2350.17 feet to an existing iron pipe; (ii) South 36 deg. 49 min. 50 sec. East 78.26 feet to a point; (iii) South 36 deg. 25 min. 55 sec. East 29.11 feet to an existing iron pipe in the northeastern corner of Charles Spencer Davis, Jr. and Fay McQueen Davis, either now or formerly, as described in instrument recorded in Deed Book 3530, Page 519 and Deed Book 5368, Page 675 in the Mecklenburg County Registry, and having parcel no. 01126113 (The Davis Property, parcel no. 01126113"); thence with The Davis Property, parcel no. 01126113 and The Davis Property, parcel no. 01126101, the following fourteen (14) courses and distances: (i) South 52 deg. 03 min. 59 sec. West 144.99 feet to a point; (ii) South 08 deg. 22 min. 34 sec. West 393.01 feet to a point; (iii) South 30 deg. 30 min. 01 sec. West 333.42 feet to a point; (iv) South 45 deg. 59 min. 15 sec. West 344.55 feet to a point; (v) North 39 deg. 28 min. 01 sec. West 249.70 feet to a point; (vi) North 04 deg. 58 min. 50 sec. West 201.54 feet to a point; (vii) North 19 deg. 58 min. 25 sec. East 600.00 feet to a point; (viii) North 03 deg. 54 min. 06 sec. East 183.09 feet to a point; (ix) North 17 deg. 03 min. 47 sec. West 118.11 feet to a point; (x) North 04 deg. 58 min. 37 sec. East 160.63 feet to a point; (xi) North 18 deg. 09 min. 10 sec. West 333.82 feet to a point; (xii) North 27 deg. 51 min. 24 sec. West 98.08 feet to a point; (xiii) North 00 deg. 10 min. 43 sec. East 136.75 feet to a point; (xiv) North 37 deg. 07 min. 38 sec. West 343.54 feet to an existing iron rod at southwest corner of Tract I of

the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107316 ("The Moravian Church Property, Tract I"); thence along the eastern line of The Moravian Church Property, Tract I, the following three (3) courses and distances (i) North 08 deg. 06 min. 55 sec. East 743.34 feet to an existing iron rod; (ii) North 08 deg. 42 min. 59 sec. West 258.26 feet to an existing iron pipe; (iii) South 84 deg. 36 min. 49 sec. West 234.88 feet to an existing iron pipe, the southeast corner of Tract II of the Moravian Church in America Southern Province, either now or formerly, as described in instrument recorded in Deed Book 14526, Page 659, in the Mecklenburg County Registry, and having parcel no. 01107321 ("The Moravian Church Property, Tract II"); thence along the eastern line of The Moravian Church Property, Tract II, North 01 deg. 00 min. 40 sec. East 450.55 feet to an existing iron rod in the southern margin of Sam Furr Road; thence with the southern margin of Sam Furr Road, the following six (6) courses and distances: (i) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 199.91 feet and said arc being subtended by a chord having a course and distance of North 84 deg. 00 min. 12 sec. East 199.82 feet to an existing iron rod; (ii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 30.95 feet and said arc being subtended by a chord having a course and distance of North 87 deg. 34 min. 36 sec. East 30.95 feet to an existing iron rod; (iii) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 15.07 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 17 min. 08 sec. East 15.07 feet to an existing iron rod; (iv) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 14.96 feet and said arc being subtended by a chord having a course and distance of North 88 deg. 44 min. 53 sec. East 14.96 feet to an existing iron rod; (v) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 716.16 feet and said arc being subtended by a chord having a course and distance of South 79 deg. 59 min. 25 sec. East 711.75 feet to an existing iron rod; (vi) along a curve to the right, having a radius of 1859.86 feet with an arc distance of 265.07 feet and said arc being subtended by a chord having a course and distance of South 64 deg. 51 min. 58 sec. East 264.84 feet to the **Point and Place of Beginning** and containing 59.486 acres, more or less, as shown on that certain survey entitled "Annexation Plat for Magnolia Huntersville Development, LLC" prepared by Borum, Wade and Associates, P.A. dated September 2, 2020.


 License Number: L-0731
 Name: (Print Name)
 ROBERT E. LATT

www.fishbase.org

Over 1000



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LE6END

AT THE END OF THE ROAD, THERE'S A PLACE FOR YOU TO GO.



PROJECT

OWNER/CLIENT:	PHILIPPA INTERSTATE
DEVELOPER:	DEVELOPMENT, LLC
800 BRIDGE CROSSING DR. SUITE 200	
MINNEAPOLIS, MN	
CONTACT:	
DESIGN FIRM:	334
DATE:	MAY 14, 2009
PROJECT:	SPRINT CENTER 2, 2009
SHEET TOTAL:	
ANNEXATION	
MAP	
FILE NO. 7-22-00000-000-00000-0000	
PROJECT NAME:	7-22-000
PLAN SHEET NO.:	

A-1

BWA

BORCH, Wade and Associates, P. A.

**Engineers
Planners
Surveyors**

4150 Glen Cove Drive, Suite 200, Glen Cove, NY 11545-7711
Tel: 516 208-0100, Fax: 516 208-1862
Email: info@bwa.com, Web: www.bwa.com
Web: www.borchem.com
N.Y.C. License # 0-000000

024545

**Town of Huntersville
Planning Board
February 15, 2021**

To: Town Board

From: David Peete, Principal Planner

Date: February 15, 2021

Subject: Conduct evidentiary hearing and consider decision on Cook Farm Subdivision, a request by M/I Homes of Charlotte, LLC to subdivide 92.18-acres located south of NC 73 along Oliver Hager Road into 133 single-family lots. *(David Peete)*

EXPLAIN REQUEST:

Cook Farm Subdivision, a request by M/I Homes of Charlotte, LLC to subdivide 92.18-acres located south of NC 73 along Oliver Hager Road into 133 single-family lots.

ACTION RECOMMENDED:

Consider Final Action regarding Cook Farm Subdivision, a request by M/I Homes of Charlotte, LLC to subdivide 92.18-acres located south of NC 73 along Oliver Hager Road into 133 single-family lots.

FINANCIAL IMPLICATIONS:

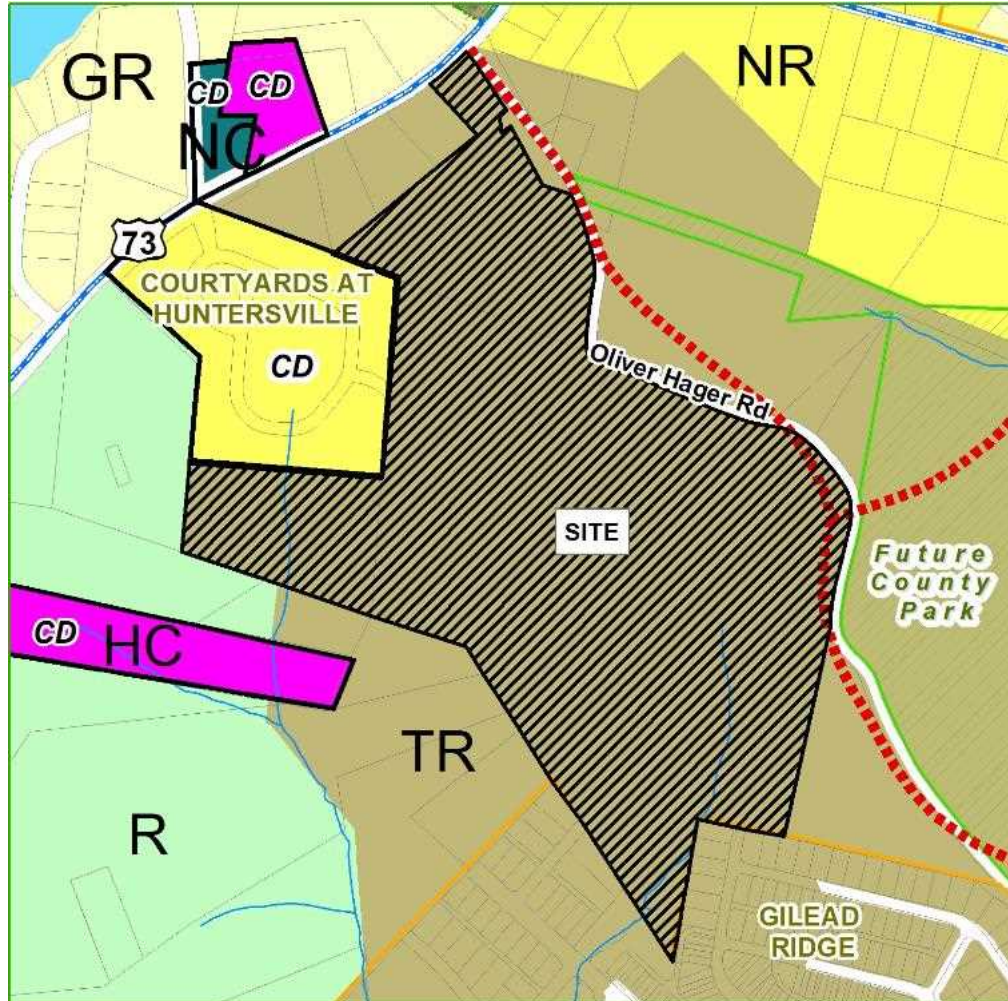
N/A

ATTACHMENTS:

1. Staff Report (TB) 02-15-21
2. Attachment A - Subdivision Sketch Plan Application
3. Attachment B - Cook Farm Subdivision Sketch Plan (02-02-2021)
4. Attachment C - Neighborhood Meeting Report

Cook Farm Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: M/I Homes of Charlotte, LLC

Property Owner(s): Cook Farm LLC, Ruby Cook Trust, Cook Farms & Jack Hailey (see Attachment A).

Property Address: 7830 Oliver Hager Road

Project Size: (+/-) 92.18-acres.

Parcel Number(s): 009-38-117, 009-38-116, 009-01-107, 009-38-118, 009-38-103, 009-38-102, 009-38-106.

Current Zoning: Transitional Residential (TR).

Current Land Use: farmland, vacant & several homes.

Proposed Land Use:
133 single-family homes.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

- Purpose: To subdivide 92.18-acres of land located south of NC 73 along Oliver Hager Road (shown as "site" above) into 133 single-family lots.
- Adjoining Zoning and Land Uses:
 - North: Transitional Residential (TR) – large-lot single-family & vacant.
 - South: Transitional Residential (TR) – single-family subdivision (Gilead Ridge) & vacant.
 - East: Transitional Residential (TR) – a few large-lot, single-family homes & vacant.
 - West: Neighborhood Residential-Conditional District (NR-CD), Transitional Residential (TR) & Rural (R) – single-family subdivision (Courtyards at Huntersville), a few large-lot, single-family homes & vacant.
- A neighborhood meeting was held on Thursday, October 22, 2020. The complete meeting summary is provided in Attachment C. Questions/concerns centered on proposed street connections to adjoining neighborhoods, potential flooding downstream, possible impact to nearby future regional park, new home prices and anticipated construction schedule.

4. The proposed subdivision has 133 single-family homes, with lots averaging 7,835 sq. ft.in size and 60 feet in width.
5. There are 188 specimen trees on the site. In the TR zoning district, 35 percent (66 trees) of the specimen trees are required to be saved and the developer proposes to save 97 specimen trees (51.6%). There are no known heritage trees on the site. Approximately **twenty-three (23.7%)** ~~twenty-five percent (24.55%)~~ of the site is covered by tree canopy and the developer proposes to save **8.57-acres (39.2%)** ~~12.54-acres (13.6%)~~ of the canopy (35% required in TR). ~~Tree canopy does not appear to be correctly reported/ Staff continues to work with the applicant to provide a compliant plan. An update will be provided at 1-26-21 Planning Board Meeting.~~
6. A **36-inch** ~~66-inch~~ oak **is noted to be saved, pending final grading.** ~~has been discussed for saving, but the subdivision plan still indicates it is to be removed. Will this tree be saved?~~
7. The subdivision will be developed in two (2) phases. Phase 1 will have 79 lots and Phase 2 will have 54 lots (see Attachment B - Sheet C-401).
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 July 15, 2020.
10. Required Urban Open Space is provided via a 0.27-acre Community Garden, a 0.34-acre **Park** ~~Dog Park~~, a 0.77-acre park and a **0.52-acre Dog Park** ~~0.16-acre pocket park~~, for a total of **1.90-acres** ~~1.54-acres~~. Overall open space totals are 40.0-acres (43.0%). ~~The topography of the Community Garden raises questions regarding viability. Staff will provide an update at the 1-26-21 Planning Board Meeting.~~ TR zoning requires 40% open space, minimum, to achieve maximum permitted density.
11. A portion of the 80-foot buffer along the east side of the future thoroughfare at the intersection of NC 73 is not provided. A modification will need to be requested to provide less than 80 feet. It is not clear if an 80-foot buffer along NC 73 has been provided.
12. A “potential buffer enhancement” is indicated along the eastern edge of the Courtyards at Huntersville subdivision. ~~This note needs to be explained.~~ **An additional 10 feet of enhanced buffer will be added along the eastern edge (adjacent a portion of Courtyards at Huntersville) for a total buffer width of 30 feet.**
13. The intent of the 5.28-acre common open space is not clear – ~~need clarification.~~ **A new note has been added to indicate “a line of shrubs may be planted along rear lot lines of Lots 82-89 to distinguish between lot area and common open space. Additional trees and shrubs shall be planted in common open space area”. The “may” in this note must be “shall” and the intensity / make-up of the additional plantings should either be described in greater detail or left to Staff’s review at Preliminary/Construction Plan stage.**
14. ~~Modification requests for two block lengths that exceed 800 ft. have been added to Plan Sheet C-401. Deleting the width of the utility easements from the block lengths brings them into compliance – modification requests are no longer required.~~ **Modification requests for block length have been deleted;**
15. Modification request for cul-de-sac length for the area near NC 73. This area is isolated due to several utility easements, therefore this modification is supported.

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

A TIA is not required by the Town for the proposed 133-lot subdivision. The study area intersections for this development are along NC 73, which is within the delivery portion of a NCDOT TIP project; therefore, analysis of those intersections is not required for the Town. NCDOT may have additional recommendations. Town Staff has not been informed of any additional requirements at this time.

Due to the delay of the NCDOT NC 73 project, and its proposed development schedule, it is likely that this subdivision will develop prior to the NC 73 project construction. Based on projected site traffic volumes (included in the TIA scoping package) at the intersection of Oliver Hager Road and NC 73, a left-turn lane with a minimum of 100 feet of storage on NC 73 at Oliver Hager Road is recommended to be completed by the developer should the development occur prior to the delivery of the NC 73 project by NCDOT.

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 Cook Farm Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

There are no Small Area Plan’s that apply to these parcels; however, the following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Cook Farm Subdivision lies completely within the “Residential Edge” Future Land Use Character Area of the 2040 Community Plan. The Residential Edge Character Area “provide transition from higher density areas to lower density areas. New development has mostly single-family homes with some attached residential possible. Average densities are 1.5 units/acre. Flexibility in lot sizes and housing types are possible with higher amounts of quality open space.”
- **Policy LU 2.2: Lower intensity residential uses are expected within the Residential Edge and Rural Conservation areas identified on the Future Land Use Map.**
Comment: The subdivision’s density is 1.47 units per acres, which is less than the Transitional Residential (TR) District limit of 1.5 units per acre.
- **Policy LU 5.2: Continue to require a Traffic Impact Analysis for developments that exceed a traffic generation threshold to promote development concurrent with transportation improvements town-wide.**
Comment: A TIA was not required by the Town due to its proximity to NC 73 (see Part 3 of this report). However, a left-turn lane from NC-73 into the development is recommended and has been provided by the applicant.
- **Policy LU 7.1: Require all new development to adhere to the design principles –** In lower intensity area, preservation of rural character and natural resources are prioritized.
Comment: The stream areas and the majority of mature stands of trees are to be saved.
- **Policy LU 9.2: Within lower intensity areas including Residential Edge, Rural Conservation and Critical Watershed Areas, conservation design & farmhouse clusters are encouraged.** Development should be clustered away from key natural features and site design should minimize grading and maximize preservation of existing stands of mature, native trees.
Comment: The majority of existing trees will be preserved, as they are located in the several corners of the property. The central portion of the development, where the homes will be located, was a farm and cleared of trees long ago.
- **Policy LU 10.2: Continue to encourage a mix of lot sizes in new developments.**
Comment: The proposed development provides three (3) lots widths, as required by the Zoning District. The lots are as follows: 54 ft. wide (47%), 64 ft. wide (44%) and 74 ft. wide (9%).
- **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: Where subdivision ties into Bridgegate Drive, the west side of the street is a stream buffer area and the east side has similarly sized lots as those in Gilead Ridge. At Abbey House Lane, the homes are of similar size as Gilead Ridge on the east side of the street and an Urban Open Space is located on the west side. This subdivision does not have development immediately near the tie-in to Courtyards at Huntersville due to a wide utility easement in this location.
- **Policy EOS 2.1: Continue to require and incentivize open space reservation in Residential Edge, Rural Conservation and Critical Watershed areas.** Encourage new developments to have at least 40% open space in new developments in these areas.
Comment: This subdivision has 40% open space, as shown.

- **Policy EOS 4.3: Plant more trees and continue to require street trees in new developments.**
Comment: Street trees are provided along all new streets and a double-row of trees will be provided on the section of the minor thoroughfare being developed from NC 73. There will also be additional new plantings within the various Urban Open Spaces.
- **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: This development will be adjacent to a future Regional County Park with natural areas, active ball fields and various other recreational opportunities. In addition, on the eastern side of the entry thoroughfare right-of-way, there is a six (6) feet area designated for the expansion of the required sidewalk to provide a 12 feet-wide multi-use path.
- **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: All lots within the subdivision have appropriate access to the four (4) Urban Open Spaces proposed.
- **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 section of the future minor thoroughfare will accommodate a 12-foot multi-use path for pedestrians and bicycles and will connect to a future regional County Park.
- **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 PS 9.1: Prioritize infrastructure upgrades for future commercial, industrial and mixed-use development. Replace waterlines and upgrade sewer infrastructure as needed to serve future development...**
Comment: The alignment of the future minor thoroughfare is shifted west to accommodate future Charlotte Water system upgrades that will involve an adjacent water intake facility.
- **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: The subdivision provides four (4) connections to existing streets and four (4) stubs to adjacent parcels.
- **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 section of the future minor thoroughfare will accommodate a 12-foot multi-use path for pedestrians and bicycles and will connect to a future regional County Park.
- **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 section of the future minor thoroughfare will

accommodate a 12-foot multi-use path for pedestrians and bicycles and will connect to a future regional County Park.

2. Conformity.

The proposed subdivision is immediately adjacent to two (2) small-lot, single-family subdivisions – Gilead Ridge and Courtyards at Huntersville. The lot pattern closest to Gilead Ridge is designed to be consistent with the lots at the edges of the existing development. Courtyards at Huntersville will not have new lots abutting it, so there was not an attempt to match their lot arrangement. Other than those two developments, there are only large-lot; single-family homes abutting the development and most of them will be separated by the new section of future thoroughfare.

3. Access between Adjoining Properties.

The subdivision provides four (4) new connections to existing streets, one (1) to NC 73, one (1) to Reflections Drive (within Courtyards at Huntersville) and two (2) within Gilead Ridge at Bridgegate Drive and Abbey House Lane. In addition, there are four (4) street stubs, two to the west and two to the east.

4. Relation to topography.

The 92.18-acres that make up Cook Farm, are generally flat, as the property was a farm and the proposed street network and lot-layout generally respects the topography of the site.

5. Mature trees and natural vegetation.

The proposed project is required to save 10 percent of the tree canopy, 35 percent of the specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 5.

6. Access to parks, schools, etc.

The Cook Farm Subdivision will abut a future County Park to the east (across the future minor thoroughfare).

7. Discourage through traffic.

The proposed subdivision has one (1) connection to NC 73. There are two (2) connections to Gilead Ridge to the south and one (1) to Courtyards at Huntersville to the west. The proposed internal street layout does not provide a direct connection between these developments. The internal streets are appropriately sized for residential traffic and are designed to include short blocks. In addition, there will eventually be a thoroughfare adjacent this project to handle larger volumes of traffic and this project is providing a segment of that road.

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 Cook Farm Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities

The parcels associated with the Cook Farm Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names

The street names for Cook Farm 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 July 20, 2020 is provided.

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

There are two (2) streams – one to the south abutting Gilead Ridge Subdivision and one to the west abutting the Courtyards at Huntersville Subdivision. There is no development proposed within the floodplains of these streams.

17. Reserved.

18. Open Space

Required Urban Open Space is provided via a 0.27-acre Community Garden, a 0.34-acre Dog Park, a 0.77-acre park and a ~~0.52-acre park~~ ~~0.16-acre pocket park~~, for a total of ~~1.90-acres~~ ~~1.54-acres~~. Overall open space totals are 40.0-acres (43.0%). TR zoning requires 40% open space, minimum, to achieve maximum permitted density.

19. Impact of Development on Public Facilities

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots are required to receive a “Determination of Adequacy (DOA)” for the following public facilities: fire station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. An APF Ordinance Determination of Adequacy was issued on November 17, 2020, for Fire Vehicles, Fire Facilities, Police Vehicles, Police Facilities and Parks & Recreation Facilities.

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

Cook Farm 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**:

- A modification request for a portion of the 80-foot buffer along the (entry) minor thoroughfare will need to be granted; **A portion of the thoroughfare buffer near NC 73 will be 28 feet – this is supported by Staff.**
- A modification request for a 250-foot cul-de-sac can be supported by Staff, as the area in question is isolated by several utility easements;
- Delete two block length modification requests, as Staff indicates they are not needed (see Sheet C-401);
- ~~Clarification of tree canopy percentage to be saved and whether the new tree save requirements will be utilized;~~ **39.2% of existing tree canopy to be preserved (35% required);**
- ~~Clarification that an 80-foot buffer is provided along NC 73 frontage;~~ **Required 80 feet buffer is shown;**
- ~~Clarification of the “potential buffer enhancement” along Courtyards at Huntersville border;~~ **Buffer in this area defined as 20 feet of undisturbed and 10 feet of enhanced buffer (30 feet width total);**

- Clarification of the 5.28-acre common open space — can existing 36-inch oak be saved? **Common Open Space description has been provided, however, must be modified as described in Part 2, above. 36-inch oak to be saved if final grading permits;**
- Clarification regarding viability of Community Garden in the proposed location; **Rough grading has been adjusted to level Community Garden site;**
- All required TIA/Town/NCDOT required improvements are provided;
- All outstanding Transportation comments are addressed;
- All outstanding redline comments are addressed.

There are several Subdivision Sketch Plan issues that staff makes **RECOMMENDATION** on:

- The **36-inch 66-inch** oak along the eastern edge of the development has been indicated as being saved, but the subdivision plan does not reflect this. Clarify on plan. **36-inch oak to be saved if final grading permits;**

APPROVAL

The Cook Farm Subdivision Sketch Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff's recommendation of the proposed Subdivision Sketch Plan is pending responses to the items above.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board recommended approval by 7-1 vote on Tuesday, January 26, 2021. The motion to Recommend Approval was based on the application being complete and in compliance with the applicable requirements, the Planning Board recommends approval based on completion of all staff comments on pages 6 and 7 of the Staff report.

PART 7: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Cook Farm Subdivision Sketch Plan
- C – Neighborhood Meeting Report

PART 8: 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 8/3/2020

Name of Project Cook Farm Subdivision Phase # (if subdivision) ALL

Project Address 7830 Oliver Hager Road, Huntersville, NC

Parcel Identification Number(s) (PIN) 00938117, 00938116, 00901107, 00938118, 00938103, 00938102, 00938106

Current Zoning District TR Proposed District (for rezoning only) N/A

Property Size (acres) 92.18 Street Frontage (feet) 180 LF

Current Land Use Residential / Agricultural

Proposed Land Use(s) Residential

Is the ☒ project within Huntersville's corporate limits?
Yes ☒ 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.
Sketch Plan Review for 133 lot Single Family subdivision

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. ApplicantPrinted Name M/I Homes of Charlotte, LLC
☐ 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 if box is checked.)

Signature Title Vice President Email sherr@mihomes.comAddress of Applicant 5350 77 Center Drive, Charlotte, NC 28217**7. Properly Owner (if different than applicant)*** Printed Name Catherine C. York (Farm manager and POA for Ruby Cook)
☐ 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 if box is checked.)

Signature Catherine C. YorkTitle farm manager Email cyork1970@att.netAddress of Property Owner 105 Cloverbrook Dr., Clover, S.C. 29710

* 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.

7. Development/Design Firm Contact Information

M/I Homes of Charlotte, LLC	Morgan Rushnell	704.597.4524	mrushnell@MIHOMES.com
Development Firm	Name of Contact	Phone	Email
Timmons Group	Katie Bradley	704.227.1567	katie.bradley@timmons.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



General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 12/10/2020

Application Number _____

Name of Project Cook Farm Subdivision

Phase # (if subdivision) _____

Additional Owners/Applicants: (Signature Indicates Intent that this page be affixed to Application.)

* ^ Printed Name Jack R Hailey

Phone Number _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 Jack R Hailey

Parcel ID(s) 00938106

Title _____

Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name Harold L Hailey

Phone Number _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 Harold L Hailey

Parcel ID(s) 00938106

Title _____

Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name Ginger Everhart

Phone Number 336-239-0093

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 Ginger Everhart

Parcel ID(s) 00938106

Title _____

Email _____

Address of Property Owner/Applicant _____

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



General Application Owner/Applicant Signature Addendum

Application Information

Date of Application 12/15/2020 Application Number _____

Name of Project Cook Farm Subdivision Phase # (if subdivision) _____

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name Sara Louise Holloway Phone Number _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 Sara Louise Holloway Parcel ID(s): 00938103

Title Trustee - The Ruby Hucks Cook Trust UTA Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name _____ Phone Number _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name _____ Phone Number _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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

ADJACENT PROPERTY OWNERS TABLE

PARCEL	PARCEL NO	OWNER	MAILING ADDRESS	ZONING
1	00182117	COTTEGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
2	00938104	CITY OF CHARLOTTE	600 E 4TH ST CHARLOTTE NC 28202	TR
3	00901106	CHAD A MALMSTROM	7405 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
4	00901130	ELLIOTT III FORD	7435 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
5	00901116	GARY HOVIS SHERRILL AND PATRICIA THORNBURG	7515 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
6	00901133	CITY OF CHARLOTTE	600 EAST 4TH ST CHARLOTTE NC 28202	TR
7	00901124	RODDY JR ROCKHOLT	2119 BUFFALO SHOALS RD STATESVILLE NC 28677	TR
8	00901123	RODDY J ROCKHOLT AND BARBARA C ROCKHOLT	7722 BABE STILWELL FARM RD HUNTERSVILLE NC 28078	TR
9	00901132	MECKLENBURG COUNTY	600 E 4TH ST CHARLOTTE NC 28202	TR
10	00901114	WILLIAM ERNEST COOK AND CAROLYN B COOK	7821 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
11	00901113	REBECCA C SWANGER AND DAN SWANGER	7831 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
12	00939562	ALBA BELEGU AND GEZIM DOBROSHI	15622 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
13	00939561	JAMES B SPILLANE AND ALLISON O SPILLANE	15628 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
14	00939560	JONATHAN NICASTRO AND BRITTNEY NICASTRO	15632 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
15	00939559	DEREK SCOTT ANDREEN AND JULIE BROWN ANDREEN	8327 BRIDGEGATE DRIVE HUNTERSVILLE NC 28078	TR
16	00939558	CHRISTINE TEHAN AND JESI JAMES PERSONETT	8323 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
17	00939557	VITALIY GRINBERG AND OLGA GRINBERG	8319 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
18	00939556	REGINALD H FINNEY AND CHERYL J FINNEY	8315 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
19	00939555	JONATHAN DAVID FLASPOEHLER AND VERONICA MORA FLASPOEHLER	8311 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
20	00939554	MARCUS COOPER AND SHANEKA COOPER	8307 BRIDGEPATE DR HUNTERSVILLE NC 28078	TR
21	00939552	RICHARD N WALSH AND ALICE P WALSH	8265 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
22	00939551	SAMUEL GANN AND SONYA JEANINE CASTELLINO	8261 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
23	00939550	RONALD B MAHLER AND ANA L MAHLER	8257 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
24	00939549	SHELLEY KISER	8253 BRIDGEGATE DR UNIT 350 HUNTERSVILLE NC 28078	TR
25	00939467	INC GILEAD RIDGE HOMEOWNERS ASSOC	P O BOX 79032 CHARLOTTE NC 28271	TR
26	00939483	GILEAD RIDGE HOMEOWNERS ASSOC	10590 INDEPENDENCE POINTE PKWY UNIT 300 MATTHEWS NC 2810	TR
27	00939476	ROBERT EDWARD III FLYNN AND SHANNON EILEEN MCBRIDE	15324 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
28	00939475	RYAN HUGHES MOLLOY AND MISTY PEARSON MOLLOY	15327 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
29	00902220	DAVID N BEARD AND KAREN K BEARD	PO BOX 1273 HUNTERSVILLE NC 28070	TR
30	00902219	JERRY T BEARD AND KATHY MOORE BEARD	3401 WEST JEWELL AVE DENVER CO 80219	TR
31	00902205	DAVID N BEARD AND KAREN K BEARD	PO BOX 1273 HUNTERSVILLE NC 28070	TR
32	00902213	JERRY T BEARD AND KATHY MOORE BEARD	3401 WEST JEWELL AVE DENVER CO 80219	TR
33	00902223	KITTY B SOESBEE AND JAMES R SOESBEE	6215 GILEAD RD HUNTERSVILLE NC 28078	TR

34	00902201	MEMBERSHIP CORP ENERGY UNITED ELECTRIC	PO BOX 1831 STATESVILLE NC 28687	TR
35	00938113	CAROL JETTON IRVIN	15318 N C 73 HY HUNTERSVILLE NC 28078	TR
36	00938127	EPCON HUNTERSVILLE LLC	500 STONEHENGE PKWY DUBLIN OH 43017	NR (CD)
37	00938109	ROBERT LEE OSBORN AND FRANCES P OSBORN	13109 WILLOW BREEZE LN HUNTERSVILLE NC 28078	TR
38	00938108	R MARK HAGER AND LEIGH A HAGER	15442 N C 73 HY HUNTERSVILLE NC 28078	TR
39	00938107	TROY L DEARMITT AND DEARMIT FAMILY TRUST	436 MELVILLE AVE UNIVERSITY CITY MO 63130	TR
40	00938106	JACK R HAILEY	15510 HWY 73 WEST HUNTERSVILLE NC 28078	TR
41	00182116	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
42	00901105	DANIEL J KUNKLEMAN, DEBORAH SUE K BAKER AND GREGORY L KUNKLEMAN	PO BOX 10 CORNELIUS NC 28031	NR
43	00901115	LINDA C MULLIGAN	15612 NC HWY 73 WEST HUNTERSVILLE NC 28078	NR
44	00182115	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
45	00182114	RHONDA BURGESS GRIFFITH	17635 JOHN CONNOR RD CORNELIUS NC 28031	HC (CD)
46	00182113	BENJAMIN C GRIFFITH AND RHONDA B GRIFFITH	17635 JOHN CONNER RD CORNELIUS NC 28031	NC(CD)
47	00102364	STEVE MARVIN BROWN	15719 PINE ST HUNTERSVILLE NC 28078	GR
48	00102363	HENRY LEE PENDER AND DOROTHY PENDER	315351 N C 73 HWY HUNTERSVILLE NC 28078	GR
49	00938230	PENNY L WILSON	14909 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
50	00938231	PAUL VASYLIONIS AND ELIZABETH VASYLIONIS	14913 DEWPOINT PL HUNTERSVILLE NC 28078	NR(CD)
51	00938238	NICHOLAS COTUGNO AND CONCETTA COTUGNO	14914 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
52	00938232	MARIA C ACOSTA	14917 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
53	00938233	ROSALIE MARIE FALL	14921 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
54	00938234	MICHAEL C NAEGELE & MADELINE NAEGELE	14925 DEWPOINT DR HUNTERSVILLE NC 28078	NR (CD)
55	00938235	R SCOTT ELLIOTT	14929 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
56	00938236	JANIS M TURNER	14933 DEWPOINT DR HUNTERSVILLE NC 28078	NR (CD)
57	00938237	DAVID BAYNE ALEXANDER	14937 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
58	00938201	THOMAS M KEELAN & LYNN C KEELAN	7905 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
59	00938202	RAFFAELE LAPIETRA & CLEMENTINA LAPIETRA	7909 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
60	00938203	PATTY LOU GEORGE	7913 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
61	00938204	PHILLIP GORDON WARD AND FELICIA MARIE WARD	7917 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
62	00938205	DAVID MAPEL AND JOANN MAPEL	600 VICTORIA LN WEXFORD PA 15090	NR (CD)
63	00938206	FREDERICK W ROOSA AND PATRICIA B ROOSA	7925 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
64	00938207	JAMES L POTTS	7929 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
65	00938208	TRUSTEES OF THE ROONEY FAMILY	7933 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
66	00938209	THOMAS H MARTOCCI & APRIL L MARTOCC	8007 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
67	00938210	JOSEPH RONALD NORKETT & AUDREY JANE POTTER NORKETT	14624 BROWN MILL RD HUNTERSVILLE NC 28078	NR (CD)
68	00938211	JEFFREY M BURKEY	8015 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)

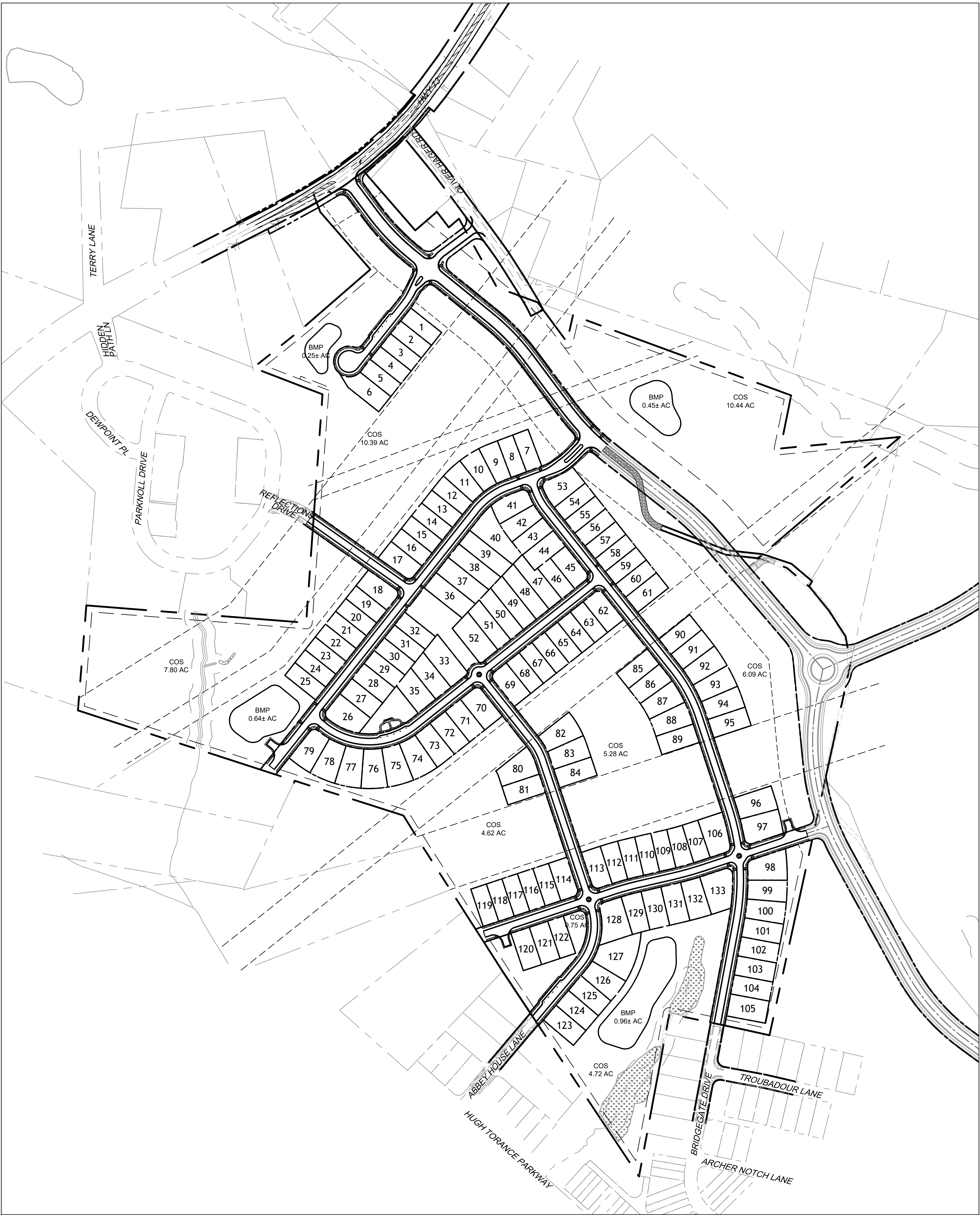
69	00938212	MOTIER D DAVIS AND CELIA DAVIS	8017 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
70	00938213	JAMES B KNIZLEY AND PATRICIA J KNIZLEY	8019 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
71	00938251	WILLIAM P SCURRY AND GAIL L SCURRY	8020 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
72	00938214	MARK S LONGLEY AND MARDI C LONGLEY	8023 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
73	00938250	EDWARD T WOLFSOHN AND RITA F WOLFSOHN	8024 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
74	00938249	TAMELA S EMANS & JEDD ALAN EMANS	8028 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
75	00938215	JILL H RUFFIN & RANDALL R RUFFIN	8029 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
76	00938248	DIANE K BECKER & THOMAS H BECKER	8032 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
77	00938216	MARCIA M MAKL	8105 PARKNOLL DR UNIT 16 HUNTERSVILLE NC 28078	NR (CD)
78	00938217	THOMAS N TAYLOR AND MARY ANN TAYLOR	8109 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
79	00938218	ANTHONY J SR SCATURRO AND BARBARA J SCATURRO	8113 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
80	00938219	MARGARET L SIEBENHAR & NEIL GEORGE SIEBENHAR	8117 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
81	00938220	JOE L DOMINGUEZ & FRANCES M CLAIRMONT	8121 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
82	00938221	HERMAN OPPERMAN & ANGELA L OPPERMAN	PO BOX 10 CORNELIUS NC 28031	NR (CD)
83	00938222	SHARON R HECKMAN & WILLIAM S HECKMAN	8209 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
84	00938223	RICHARD ALAN STEELE & CHERYL GUTHRIE STEELE	8213 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
85	00938224	CONNIE L MEEKS	8219 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
86	00938225	ROXANNE M PALERMO	8223 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
87	00938247	DAN J STREEK & JANE STREEK	8226 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
88	00938226	THOMAS H VOGT	8227 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
89	00938246	GLEN KENNETH MORROW & ANNETTE JEAN MORROW	8230 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
90	00938227	JOANNE L STRONSKY DAVID LEE STRONSKY	8231 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
91	00938245	DAVID A CRAWFORD & PATRICIA A CRAWFORD	8234 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
92	00938228	BINNIE L NEEL	8235 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
93	00938244	GREEN PARROT HOMES LLC	17601 SPINNAKERS REACH DR CORNELIUS NC 28031	NR (CD)
94	00938229	LELAND T LARSON	8239 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
95	00938243	GEORGE KAKIDAS AND LILLIAN KAKIDAS	8242 PARKNOLL DR HUNTERSVILLE NC 28078	NC(CD)
96	00938242	GERALDINE A LUTZEL	8304 PARKNOLL DR HUNTERSVILLE NC 28078	NC(CD)
97	00938239	LARRY O SR NICHOLS AND KAY S NICHOLS	8307 PARKNOLL DR HUNTERSVILLE NC 28078	NC(CD)
98	00938240	EVELYN M SHAFFER	8311 PARKNOLL DR HUNTERSVILLE NC 28078	NC(CD)
99	00938241	BERNARD M DEEM AND NANCY M DEEM	8315 PARKNOLL DR HUNTERSVILLE NC 28078	NR(CD)
100	00902212	STORE MASTER FUNDING XI LLC	C/O AMERICAN PET RESORT LLC 5130 UNIVERSITY BLVD W JACKSONVILLE FL 32216	HC (CD)
101	00939474	THOMAS J BROOKS & MARISA M BROOKS	15321 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
102	00939473	MYA LESLIE AUN, NEY MYO AUNG & SAN SAN YEE	3615 SUMMIT CT PAINTED POST NY 14870	TR

103	00939470	MATTHEW NEILL BEARD & AMBER PEARCE BEARD	17116 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
104	00939471	RYAN DUDIK & JENNIFER DUDIK	17112 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
105	00939472	BRANDON WOODRUFF & REBECCA CHERYL WOODRUFF	17108 TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
106	00939478	THOMAS RICHARD III HOLSTEAD & KRISTEN DEE HOLSTEAD	17042 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
107	00939479	MARLYNNA C HAAS & MICHAEL HAAS	17038 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
108	00939480	JENNIFER MCCALL & CHAD MCCALL	17034 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
109	00939481	REHAM MIKHAIL & NADER MITYAS	17030 HUGH TORRENCE PY HUNTERSVILLE NC 28078	TR
110	00939482	JONATHAN GLENN DODD AND LAUREN BOSWELL DODD	17026 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
111	00939477	ANTHONY ALLEN DUNBAR AND NATASHA CHANTELE DUNBAR	15316 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
112	00939422	CAROL A METALLO	17014 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
113	00939423	RANDALL J TEELE	17010 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
114	00939424	KATHARINE A WICKLINE	17006 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
115	00939425	JANICE L POTTMEYER	17002 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
116	00939426	MICHAEL J COYNE & JEANNE S COYNE	16966 HUGH TORRENCE PARKWAY HUNTERSVILLE NC 28078	TR
117	00939427	RYAN L. OSBORN	135 E. 17TH ST APT 6E NEW YORK NY 10003	TR
118	00939428	MARK R VERVOORT	PO BOX 185 TROUTMAN NC 28166	TR
119	00939429	LUIS MORA	16954 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
120	00939430	PARTNERSHIP JOHN W NEWMAN FAMILY LIMITED	138 COUNTRY LAKE DR MOORESVILLE NC 2811	TR
121	00939431	MICHAEL RYAN SPANN	8023 PARKNOLL DR HUNTERSVILLE NC 28078	TR
122	00939432	CHARLENE TAYLOR	16942 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
123	00939433	SUSAN YATES & GRAHAM YATES	16938 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
124	00939434	LAWRENCE R MAHRLE & KATHLEEN S MAHRLE	16934 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
125	00939435	JOAN C LESCH	16930 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
126	00939436	EMILY M STEIB	16926 HUGH TORANCE PKWY UNIT 407 HUNTERSVILLE NC 28078	TR
127	00939437	ALTON G JR LANCASTER AND FRANCES G LANCASTER	16922 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
128	00939438	THOMAS C CARPENTER AND BARBARA J CARPENTER	16918 HUGH TORANCE PKY HUNTERSVILLE NC 282078	TR
129	00939439	PARADISE COVE PARTNERS REAL ESTATE 1 LLC	3934 CONNER GLENN DR HUNTERSVILLE NC 28078	TR
130	00939440	LEMUEL BROWN	16910 HUGH TORRENCE PKWY HUNTERSVILLE NC 28078	TR
131	00939540	SHANNAN DEAN-WILSON	8223 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
132	00939541	CHARITA CURTIS	8227 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
133	00939542	DONALD W (TRUST) BYERS & JUDITH A (TRUST) BYERS	742 S BREEZY WAY ORANGE CA 92869	TR
134	00939544	BETTY A CHANEY	8235 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
135	00939545	MARY JANE FARLEY	8239 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
136	00939546	JOHN KENNETH KRUG	8243 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR

137	00939547	LISA AQUILINO LUNNY	8247 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
138	00939636	KLEE LLE	6410 HALSEY WOODS HUNTERSVILLE NC 28078	TR
139	00939635	DANIEL W SULLIVAN & CATHERINE M SULLIVAN	8236 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
140	00939601	MARVIN RICHARDSON AND ZOHNIA D RICHARDSON	3803 ARCHER NOTCH LN HUNTERSVILLE NC 28078	TR
141	00939602	JONATHAN PATRICK BRADSHAW AND AMANDA ANDREW BRADSHAW	3807 ARCHER NOTCH LN HUNTERSVILLE NC 28078	TR
142	00939633	WGH NORTH CAROLINA LLC	103 FOULK RD STE 900 WILMINGTON DE 19803	TR
143	00939632	DANA KATHRYN CUDDIHY	1529 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
144	00939631	DAVID A HOLLOWELL & JENNIFER L HOLLOWELL	15625 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
145	00939630	JUSTIN BLACK & CARRIE BLACK	15621 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
146	00939629	JAMES CLAYTON JR NICKELSON & ANGELIA MARIE NICKELSON	15617 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
147	00939628	KINA S LOWERY	15613 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
148	00939627	HARRIS WORLEY, AUDRIE MARIE WORLEY, JASON ALLEN ROBERTSON AND EMILY ROBERTSON	11341 FULLERTON PLACE DR NW HUNTERSVILLE NC 28078	TR
149	00939626	RAMOS ITURRIOZ AND LORI ITURRIOZ	15605 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
150	00939563	KARL WIGGERTON AND KISCHIA WIGGERTON	841 SPUR DR NORTH BAY SHORE NY 11706	TR
151	00939564	STEPHEN SELFRIDGE	15612 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
152	00939565	KEVIN DURAND OLIVER JR & CATHERINE SHIPMAN OLIVER	15606 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
153	00939566	ROBERT M GORCZYCA & JENNIFER L GORCZYCA	15600 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
154	00901226	ELMER F MALAGUERRA & DORIS H MALAGUERRA	7926 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
155	00901227	CAROLYN C SMITH	7927 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
156	00901228	JANICE G BLOCK	7931 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
157	00901229	SONJA M CERAS	15356 BIRKDALE COMMONS PKWY HUNTERSVILLE NC 28078	NR
158	00901230	DAVID T MONTGOMERY AND TIMOTHY A FLIPPIN	7809 STILLING ST HUNTERSVILLE NC 28078	NR
159	00901231	JOHN S KOBOSKO AND KARA K KOBOSKO	19116 GLOUSTER CT CORNELIUS NC 28031	NR

COOK FARM SUBDIVISION
CONCEPT/SKETCH PLAN

HUNTERSVILLE, NORTH CAROLINA
EPM #412480



VICINITY MAP
SCALE: 1" = 200'

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER
C-100	EXISTING CONDITIONS PLAN
C-101	TREE SURVEY
C-102	FOUR STEP DESIGN PROCESS
C-200	ADJACENT PROPERTY OWNERS
C-201	EXISTING TREE LIST & ADJACENT PROPERTY OWNER INFORMATION
C-300	EXISTING SLOPE ANALYSIS
C-400	SKETCH PLAN
C-401	SITE NOTES AND DETAILS
C-402	FIRE ACCESS PLAN
C-403	SITE AREA AND ROAD RELOCATION PLAN
C-404	FIRE TRUCK TURNING MOVEMENTS
C-500	GRADING & STORMWATER CONCEPT PLAN
C-600	CONCEPTUAL PLANTING PLAN

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

- REQUIRED NCDOT IMPROVEMENTS:
- NC-73 SITE ACCESS
 - REALIGN ENTRANCE OF OLIVER HAGER ROAD
 - LEFT-TURN LANE WITH 150' OF STORAGE
 - RIGHT-TURN LANE WITH 100' OF STORAGE
 - ADDITIONAL ROAD IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH TIA FINDINGS.



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M I HOMES
Charlotte
M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

REVISION DESCRIPTION

REVISION DESCRIPTION

DATE 09/03/2021

DATE 08/03/2020

DRAWN BY K.BRADLEY

DESIGNED BY K.BRADLEY

CHECKED BY C.TODD

SCALE AS SHOWN

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA

COVE

HUNTERSVILLE

COOK

JOB NO.

46244

SHEET NO.

C-000

Strah Elason

by

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Plotted on



SITE AREA SUMMARY

TOTAL SITE AREA:	90.56± AC.
TREE CANOPY:	23.35± AC.
BUILDINGS AND DRIVEWAYS:	1.46± AC.
PASTURE:	65.75± AC.

NAD 83

SCALE 1"=100'

A horizontal scale bar with a black fill. It is divided into three segments: the first segment from 0 to 100 feet is white with a black outline, the second segment from 100 to 200 feet is solid black, and the third segment from 200 to 300 feet is white with a black outline. Numerical labels '0', '100'', and '200'' are placed below the bar at their respective positions.



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REVISION DESCRIPTION

REFERENCES

DATE				
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DATE _____

08/03/2020

DRAWN BY

K. BRADLEY

DESIGNED BY

K. BRADLEY

CHECKED BY

CH 055

AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP 

NORTH CARO

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EXISTS

COOK

JOB NO.	
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46244

SHEET NO.

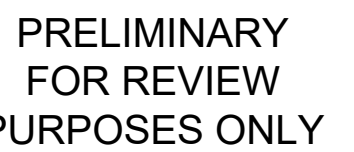
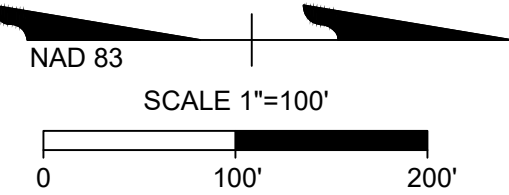
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LEGEND

	REMOVE EXISTING TREE
	APPROXIMATE TREE CANOPY PRESERVATION*
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN

1. FINAL LIMITS OF TREE PRESERVATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
2. TREES TO BE REMOVED SHALL BE MITIGATED AS REQUIRED PER THE TOWN OF HUNTERSVILLE ORDINANCE.
3. ANY VEGETATION WITHIN PROPOSED TREE SAVE AREAS AND EXISTING UTILITY EASEMENTS ARE TO REMAIN UNDISTURBED AS PART OF THIS PROJECT. HOWEVER, THIS VEGETATION IS SUBJECT TO CONDITIONS OF THE EASEMENT AND MAY BE REMOVED BY UTILITY COMPANY.

NOTE: SEE SHEET C-201 FOR EXISTING TREES LIST



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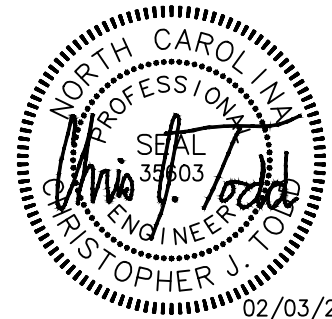
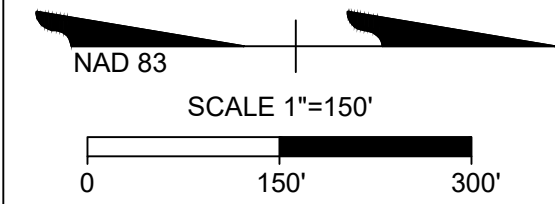
 **M/I HOMES**
Welcome to Better

M/I HOMES OF CHARLOTTE, LLC
5350 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

NORTH CAROLINA
TREE
HUNTERSVILLE
COOK

JOB NO.
46244

SHEET NO.
C-101



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REVISION DESCRIPTION

M I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

REVIEWED BY

DATE 09/03/2021

DATE

08/03/2020

DRAWN BY

K.BRADLEY

DESIGNED BY

K.BRADLEY

CHECKED BY

C.TODD

SCALE

AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA

HUNTERSVILLE

ADJACENT

COOK

JOB NO.

46244

SHEET NO.

C-200



Sarah Ellison
by

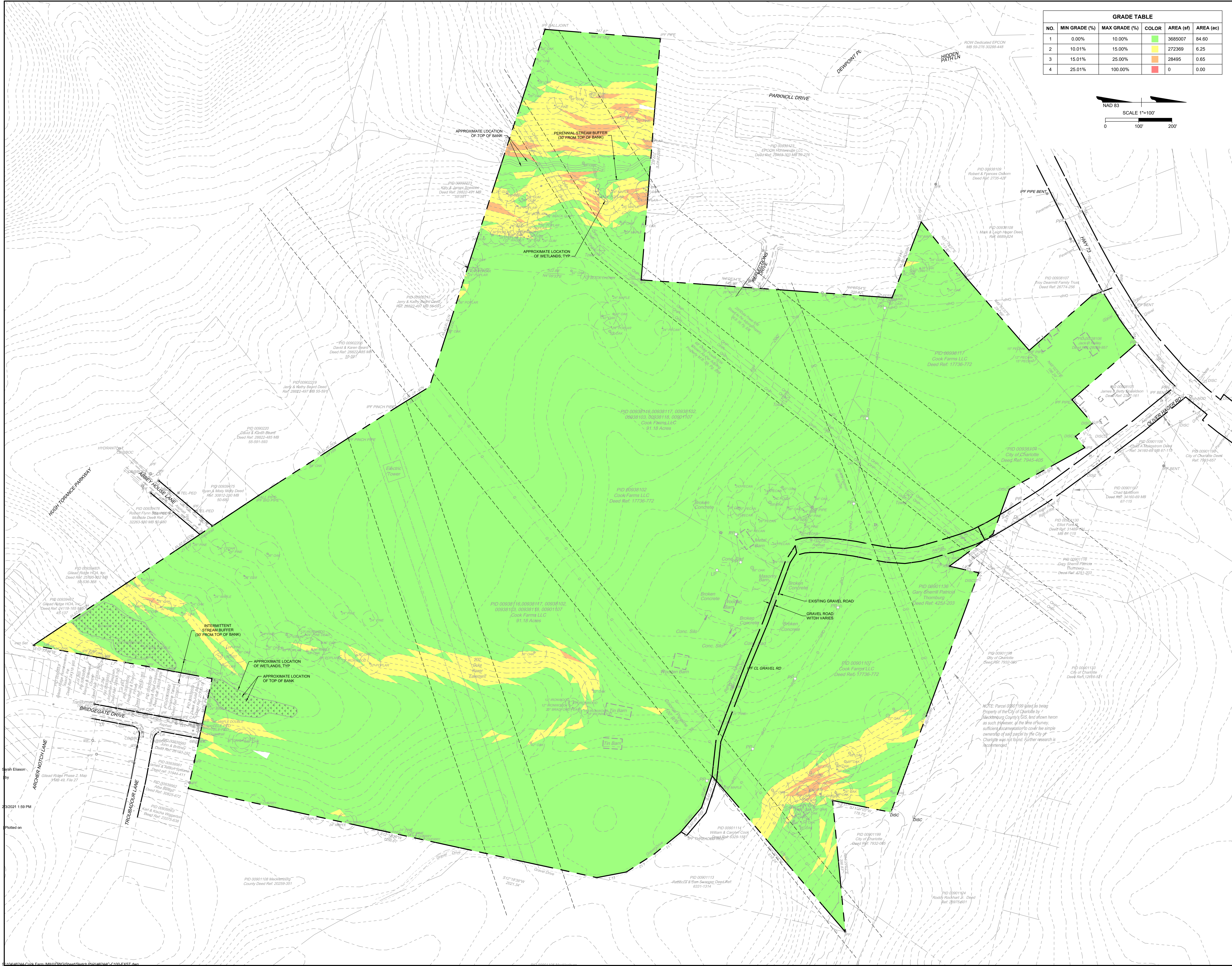
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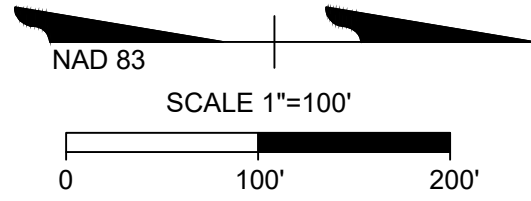
ADJACENT PROPERTY OWNERS TABLE				
PARCEL NO	PARCEL NO	OWNER	MAILING ADDRESS	ZONING
1	00182117	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
2	00938104	CITY OF CHARLOTTE	600 E 4TH ST CHARLOTTE NC 28202	TR
3	00901106	CHAD A MAMSTROM	7455 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
4	00901130	ELLIOTT IFORD	7435 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
5	00901116	GARY HOVIS SHERRELL AND PATRICIA THORNBURG	7515 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
6	00901133	CITY OF CHARLOTTE	600 EAST 4TH ST CHARLOTTE NC 28202	TR
7	00901124	RODDY JR ROCKHOLT	2119 BUFFALO SHOALS RD STATESVILLE NC 28687	TR
8	00901123	RODDY J ROCKHOLT AND BARBARA C ROCKHOLT	7732 BABE STILWELL FARM RD HUNTERSVILLE NC 28078	TR
9	00901132	MECKLENBURG COUNTY	600 E 4TH ST CHARLOTTE NC 28202	TR
10	00901114	WILLIAM ERNEST COOK AND CAROLYN B COOK	7821 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
11	00901113	REBECCA C SWANGER AND DAN SWANGER	7851 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
12	00939562	ALBA BELEGU AND GELIM DOBROSHI	15622 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
13	00939561	JAMES B SPILLANE AND ALISON O SPILLANE	15628 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
14	00939560	JONATHAN N CASTRO AND BRITTNEY N CASTRO	15632 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
15	00939559	DEREK SCOTT ANDREAN AND JULIE BROWN ANDREEN	8327 BRIDGEGATE DRIVE HUNTERSVILLE NC 28078	TR
16	00939558	CHRISTINE TEHAN AND JES JAMES PERSONE IT	8333 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
17	00939557	VITALY GRINBERG AND OLGA GRINBERG	8319 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
18	00939556	REGINALD H FINNEY AND CHERYL J FINNEY	8315 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
19	00939555	JONATHAN DAVID FLASPOEHLER AND VERONICA MORA FLASPOEHLER	8311 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
20	00939554	MARCUS COOPER AND SHANEKA COOPER	8307 BRIDGEPATE DR HUNTERSVILLE NC 28078	TR
21	00939552	RICHARD N WALSH AND ALICE P WALSH	8285 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
22	00939551	SAMUEL GANN AND SONIA JEANNE CASTELL NO	8261 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
23	00939550	RONALD B MAHLER AND ANA L MAHLER	8257 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
24	00939549	SHELLEY KISER	8253 BRIDGEGATE DR UNIT 350 HUNTERSVILLE NC 28078	TR
25	00939467	INC GLEAD RIDGE HOMEOWNERS ASSOC	P O BOX 15032 CHARLOTTE NC 28211	TR
26	00939463	GLEAD RIDGE HOMEOWNERS ASSOC	10590 INDEPENDENCE POINTE PKWY UNIT 300 MATTHEWS NC 28103	TR
27	00939476	ROBERT EDWARD HIFLYNN AND SHANNON EILEEN MCBRIDE	15324 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
28	00939475	RYAN HUGHES MOLLOY AND MISTY PEARSON MOLLOY	15327 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
29	00902220	DAVID N BEARD AND KAREN K BEARD	PO BOX 1273 HUNTERSVILLE NC 28070	TR
30	00902219	JERRY T BEARD AND KATHY MOORE BEARD	3401 WEST JEWELL AVE DENVER CO 80219	TR
31	00902205	DAVID N BEARD AND KAREN K BEARD	HUNTERSVILLE NC 28070	TR
32	00902213	JERRY T BEARD AND KATHY MOORE BEARD	3401 WEST JEWELL AVE DENVER CO 80219	TR
33	00902223	KITTY B SOESBEE AND JAMES R SOESBEE	6215 GLEAD RD HUNTERSVILLE NC 28078	TR
34	00902201	MEMBERSHIP CORP ENERGY UNITED ELECTRIC	PO BOX 1831 STATESVILLE NC 28687	TR
35	00938113	CAROL JETTTON IRVIN	15318 N C 73 HWY HUNTERSVILLE NC 28078	TR
36	00938127	EPCON HUNTERSVILLE LLC	500 STONEHENGE PKWY DUBLIN OH 43017	NR (CD)
37	00938109	ROBERT LEE OSBORN AND FRANCES P OSBORN	31019 WILLOW BRIDGE LN HUNTERSVILLE NC 28078	TR
38	00938108	R MARK HAGER AND LEXHA HAGER	15442 N C 73 HWY HUNTERSVILLE NC 28078	TR
39	00938107	TROY I DEARMITT AND DEARMIT FAMILY TRUST	428 MELVILLE AVE UNIVERSITY CITY MO 63130	TR
40	00938105	JAMES & BETTY DONALDSON	15530 HWY 73 WEST HUNTERSVILLE NC 28078	TR
41	00182116	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
42	00901105	DANIEL K KUKLEMAN DEBORAH SUE K BAKER AND GREGORY L KUKLEMAN	HUNTERSVILLE NC 28078	NR
43	00901115	LINDA C MULLIGAN	15612 NC HWY 73 WEST HUNTERSVILLE NC 28078	NR
44	00182115	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
45	00182114	RHONDA BURGESS GRIFFITH	17635 JOHN CONNOR RD CORNELIUS NC 28031	HC (CD)
46	00182113	BENJAMIN C GRIFFITH AND RHONDA B GRIFFITH	17635 JOHN CONNOR RD CORNELIUS NC 28031	NC (CD)
47	00102364	STEVE MARVIN BROWN	15719 PINE ST HUNTERSVILLE NC 28078	GR
48	00102363	HENRY LEE PENDER AND DOROTHY PENDER	315351 N C 73 HWY HUNTERSVILLE NC 28078	GR
49	00938230	PENNY L WILSON	14913 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
50	00938231	PAUL VASYLONIS AND ELIZABETH VASYLONIS	14913 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
51	00938238	NICHOLAS COTUGNO AND CONCETTA COTUGNO	14914 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
52	00938232	MARIA C ACOSTA	14917 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
53	00938233	ROSALIE MARIE FALL	14921 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
54	00938234	MICHAEL C NAEGELE & MADELINE NAEGELE	14922 DEWPOINT DR HUNTERSVILLE NC 28078	NR (CD)
55	00938235	R SCOTT ELLIOTT	14923 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
56	00938236	JANIS M TURNER	14933 DEWPOINT DR HUNTERSVILLE NC 28078	NR (CD)
57	00938237	DAVID BAYNE ALEXANDER	14937 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
58	00938201	THOMAS M KEELAN & LYNN C KEELAN	7905 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
59	00938202	RAFFAELE LAPETRA & CLEMENTINA LAPETRA	7929 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
60	00938203	PATTY LOU GEORGE	7913 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
61	00938204	PHILIP GORDON WARD AND FELICIA MARIE WARD	7917 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
62	00938205	DAVID MAPEL AND JOANN MAPEL	600 VICTORIA LN WEXFORD PA 15090	NR (CD)
63	00938206	FREDERICK W ROOSA AND PATRICIA B ROOSA	7925 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
64	00938207	JAMES L POTTS	7929 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
65	00938208	TRUSTEES OF THE ROONEY FAMILY	7933 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
66	00938209	THOMAS H MARTOCCI & APRIL L MARTOCC	8007 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
67	00938210	JOSEPH RONALD NORKETT & AUDREY JANE POTTER NORKETT	14624 BROWN MILL RD HUNTERSVILLE NC 28078	NR (CD)
68	00938211	JEFFREY M BURKEY	8015 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
69	00938212	MOTIER D DAVIS AND CELIA DAVIS	8017 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
70	00938213	JAMES B KNIZLEY AND PATRICIA J KNIZLEY	8019 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
71	00938251	WILLIAM P SCURRY AND GAL L SCURRY	8020 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
72	00938214	MARK S LONGLEY AND MARCI C LONGLEY	8023 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
73	00938250	EDWARD T WOLFSOHN AND RITA WOLFSOHN	8024 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
74	00938249	TAMELA S EMANS & JEDD ALAN EMANS	8028 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
75	00938215	JILL H RUFFIN & RANDALL R RUFFIN	8029 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
76	00938248	DWANE K BECKER & THOMAS H BECKER	8032 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
77	00938216	MARCIA M MAKL	8105 PARKNOLL DR UNIT 16 HUNTERSVILLE NC 28078	NR (CD)
78	00938217	THOMAS N TAYLOR AND MARY ANN TAYLOR	8109 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
79	00938218	ANTHONY J SR SCATURRO AND BARBARA J SCATURRO	8113 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
80	00938219	MARGARET L SIENENHAR & NEIL GEORGE SIENENHAR	8117 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)

ADJACENT PROPERTY OWNERS TABLE				
PARCEL NO	PARCEL NO	OWNER	MAILING ADDRESS	ZONING
81	00938220	JOEL DOWMELEZ & FRANCES M CLARIMONT	8121 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
82	00938221	HERMAN OPPERMAN & ANGELA L OPPERMAN	PO BOX 10 CORNELIUS NC 28031	NR (CD)
83	00938222	SHARON H HECKMAN & WILLIAM S HECKMAN	8235 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
84	00938223	RICHARD ALAN STEELE & CHERYL OUTHRE STEELE	8213 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
85	00938224	CONNIE L MEEKS	8219 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
86	00938225	ROXANNE M PALERMO	8223 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
87	00938247	DAN J STREEK & JANE STREEK	8226 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
88	00938226	THOMAS H VOGT	8227 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
89	00938246	GLEN KENNETH MORROW & ANNETTE JEAN MORROW	8230 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
90	00938227	JOANNE L STRONSKY DAVID LEE STRONSKY	8231 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
91	00938245	DAVID A CRAWFORD & PATRICIA A CRAWFORD	8234 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
92	00938228	BINNE L NEEL	8235 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
93	00938244	GREEN PARROT HOMES LLC	17601 SPRINGWAKERS REACH DR CORNELIUS NC 28031	NR (CD)
94	00938229	LELAND T LARSON	8239 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
95	00938243	GEORGE KAKIDAS AND LILLIAN KAKIDAS	8242 PARKNOLL DR HUNTERSVILLE NC 28078	NC (CD)
96	00938242	GERALDINE A LUTZEL	8304 PARKNOLL DR HUNTERSVILLE NC 28078	NC (CD)
97	00938239	LARRY O SR NICHOLS AND KAY S NICHOLS	8307 PARKNOLL DR HUNTERSVILLE NC 28078	NC (CD)
98	00938240	EVELYN M SHAFFER	8311 PARKNOLL DR HUNTERSVILLE NC 28078	NC (CD)
99	00938241	BERNARD M DEEM AND NANCY M DEEM	8315 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
100	00902212	STORE MASTER FUNDING XI LLC	C/O AMERICAN PET RESORT LLC 5130 UNIVERSITY BLVD W JACKSONVILLE FL 32216	HC (CD)
101	00939474	THOMAS J BROOKS & MARIAM BROOKS	15321 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
102	00939473	MYA LESLIE AUN NEY MYO AUNG & SAN SAN YEE	9615 SUMMIT CT HUNTERSVILLE NC 28078	TR
103	00939470	MATTHEW NELL BEARD & AMBER PEARCE BEARD	17116 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
104	00939471	RYAN DUDK & JENNIFER DUDK	17112 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
105	00939472	BRANDON WOODRUFF & REBECCA CHERYL WOODRUFF	17108 TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
106	00939478	THOMAS RICHARD B HO STEAD & KRISTEN DEE HOLSTEAD	17204 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
107	00939479	MARLYNNA C HAAS & MICHAEL HAAS	17038 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
108	00939480	JENNIFER MCCALL & CHAD MCCALL	17034 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
109	00939481	REHAM MKHAEL & NADER MIYAS	17030 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
110	00939482	JONATHAN GLENN DODD AND LAUREN BOSWELL DODD	17028 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
111	00939477	ANTHONY ALLEN DUNBAR AND NATASHA CHANTELE DUNBAR	15315 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
112	00939422	CAROL A METALO	17014 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
113	00939423	RANDALL J TEELE	17010 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
114	00939424	KATHARINE A WICKLINE	17008 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
115	00939425	JANICE L POTTMEYER	17002 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
116	00939426	MICHAEL J COYNE & JEANNE S COYNE	16996 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
117	00939427	RYAN L OSBORN	135 E 17TH ST APT 6E NEW YORK NY 10003	TR
118	00939428	MARK R VERVOORT	PO BOX 185 TROUTMAN NC 28166	TR
119	00939429	LUIS MORA	16854 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
120	00939430	PARTNERSHIP JOHN W NEWMAN FAMILY LIMITED	138 COUNTRY LAKE DR MOORESVILLE NC 28111	TR
121	00939431	MICHAEL RYAN SPANN	8053 PARKNOLL DR HUNTERSVILLE NC 28078	TR
122	00939432	CHARLENE TAYLOR	16942 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
123	00939433	SUSAN YATES & GRAHAM YATES	16938 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
124	00939434	LAURENCE R MAHRL & KATHLEEN S MAHRL	16934 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
125	00939435	JOAN C LESCH	16930 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
126	00939436	EMLY M STEIB	16926 HUGH TORANCE PKWY UNIT 407 HUNTERSVILLE NC 28078	TR
127	00939437	ALTON G JR LANCASTER AND FRANCES G LANCASTER	16922 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
128	00939438	THOMAS C CARPENTER AND BARBARA J CARPENTER	16918 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
129	00939439	PARADISE COVE PARTNERS REAL ESTATE 1 LLC	3634 CONNER GLENN DR HUNTERSVILLE NC 28078	TR
130	00939440	LEMUEL BROWN	16910 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
131	00939540	SHANNAN DEAN WILSON	8223 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
132	00939541	CHARITA CURTIS	8227 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
133	00939542	DONALD W (TRUST) BYERS & JUDITH A (TRUST) BYERS	742 S BREEZY WAY ORANGE CA 92669	TR
134	00939544	BETTY A CHANEY	8235 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
135	00939545	MARY JANE FARLEY	8239 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
136	00939546	JOHN KENNETH KRUG	8243 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
137	00939547	LISA AQUILINO LUNNY	8247 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
138	00939636	KLEE LLE	6410 HALSEY WOODS HUNTERSVILLE NC 28078	TR
139	00939635	DANIEL W SULLMAN & CATHERINE M SULLMAN	6236 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
140	00939601	MARVIN RICHARDSON AND JOYANNA D RICHARDSON	3803 ARCHER NOTCH LN HUNTERSVILLE NC 28078	TR
141	00939602	JONATHAN PATRICK BRADSHAW AND AMANDA ANDREW BRADSHAW	3807 ARCHER NOTCH LN HUNTERSVILLE NC 28078	TR
142	00939633	WGH NORTH CAROLINA LLC	103 FOULK RD SITE 900 WILMINGTON DE 19803	TR
143	00939632	DANA KATHRYN CUDDHY	1529 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
144	00939631	DAVID A HOLLOWELL & JENNIFER L HOLLOWELL	1525 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
145	00939630	JUSTIN BLACK & CARRIE BLACK	15021 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
146	00939629	JAMES CLAYTON JR NICKELSON & ANGELA MARIE NICKELSON	15617 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
147	00939628	KINA S LOWERY	15613 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
148	00939627	HARRIS WORLEY, AUDRE MARIE WORLEY, JASON ALLEN ROBERTSON AND EMILY ROBERTSON	11341 FULLERTON PLACE DR NW HUNTERSVILLE NC 28078	TR
149	00939626	RAMOS ITURRIOZ AND LORI ITURRIOZ	15605 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
150	00939563	KARL WIGGERTON AND KISCHIA WIGGERTON	841 SPUR DR NORTH BAY SHORE NY 11706	TR
151	00939564	STEPHEN SELFRIDGE	15612 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
152	00939565	KEVIN DURAND OLIVER JR & CATHERINE SHIPMAN OLIVER	15606 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
153	00939566	ROBERT M GORCZYCA & JENNIFER L GORCZYCA	15500 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
154	00901226	ELMER F MALAGUERRA & DORIS H MALAGUERRA	7526 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
155	00901227	CAROLYN C SMITH	7527 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
156	00901228	JANICE G BLOCK	7531 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
157	00901229	SONJAM CERAS	15356 BRKDALE COMMONS PKWY HUNTERSVILLE NC 28078	NR
158	00901230	DAVID T MONTGOMERY AND TIMOTHY A FLUPPIN	7608 STYLING ST HUNTERSVILLE NC 28078	NR
159	00901231	JOHN S KOBOSKO AND KARA K KOBOSKO	19116 GLOUSTER CT CORNELIUS NC 28031	NR

EXISTING TREE LIST		
TREE DBH (INCHES)	TREE SPECIES	SAVED (YES/NO)
12	PECAN	YES
12	PERSIMMON	YES
12	BLACK CHERRY	NO
12	CHERRY	YES
12	CHERRY	YES
12	IRONWOOD	NO
12	IRONWOOD	NO
12	IRONWOOD	NO
12	ELM	YES
12	IRONWOOD	NO
14	CHERRY	YES
14	LOCUST	NO
14	PECAN	NO
14	PECAN	NO
15	PECAN	YES
15	PECAN	YES
15	IRONWOOD	NO
15	IRONWOOD	NO
16	PECAN	NO
17	PERSIMMON	YES
18	MAPLE	YES
18	HICKORY	NO
18	IRONWOOD	NO
20	IRONWOOD	YES
20	BRADFORD PEAR	NO
20	PECAN	NO
22	WALNUT	NO
24	OAK	YES
24	OAK	NO
24	GUM	YES
24	GUM	YES
24	OAK	YES
24	MAPLE	NO
24	MAPLE	NO
24	POPLAR	YES
24	MAPLE	YES
24	PINE	YES
24	POPLAR	YES
24	PINE	YES
24	OAK	YES
24	PECAN	NO
24	POPLAR	NO
24	MAPLE	NO
24	GUM	NO
24	OAK	NO
24	GUM	NO
24	GUM	NO
24	POPLAR	NO
24	GUM	NO
24	POPLAR	YES
24	POPLAR	YES
24	PINE	NO
24	CEDAR	NO
24	MAPLE	NO
24	OAK	NO
24	OAK	YES
24	OAK	YES
24	OAK	YES
24	MAPLE	YES
24	PINE	NO
24	PINE	NO
24	PINE (DEAD)	NO
24	PINE	NO
24	PINE	NO
24	MAPLE	YES
24	MAPLE	YES
24	MAPLE	YES
24	PINE	YES
24	PINE	YES
24	OAK	YES
24	OAK	YES
24	MAPLE	YES
24	OAK	YES
24	PECAN	NO
24	HOLLY	NO
24	PECAN	NO
24	PECAN	NO
24	MAPLE	YES
24	PINE	NO
24	PINE	NO
25	PINE	YES
26	MAPLE	YES
26	OAK	YES
26	GUM	NO
26	GUM	NO
26	OAK	YES
26	OAK	YES
26	PINE	YES
26	OAK	YES
26	PECAN	NO
26	PINE	NO
27	PINE	YES



GRADE TABLE					
NO.	MIN GRADE (%)	MAX GRADE (%)	COLOR	AREA (sf)	AREA (ac)
1	0.00%	10.00%		3685007	84.60
2	10.01%	15.00%		272369	6.25
3	15.01%	25.00%		28495	0.65
4	25.01%	100.00%		0	0.00



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North Carolina License No. C-1652

M I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

REVISION DESCRIPTION

REVISION DESCRIPTION

DATE 09/03/2020

DATE

08/03/2020

DRAWN BY

K. BRADLEY

DESIGNED BY

K. BRADLEY

CHECKED BY

C. TODD

SCALE

AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA

HUNTERSVILLE

EXISTING

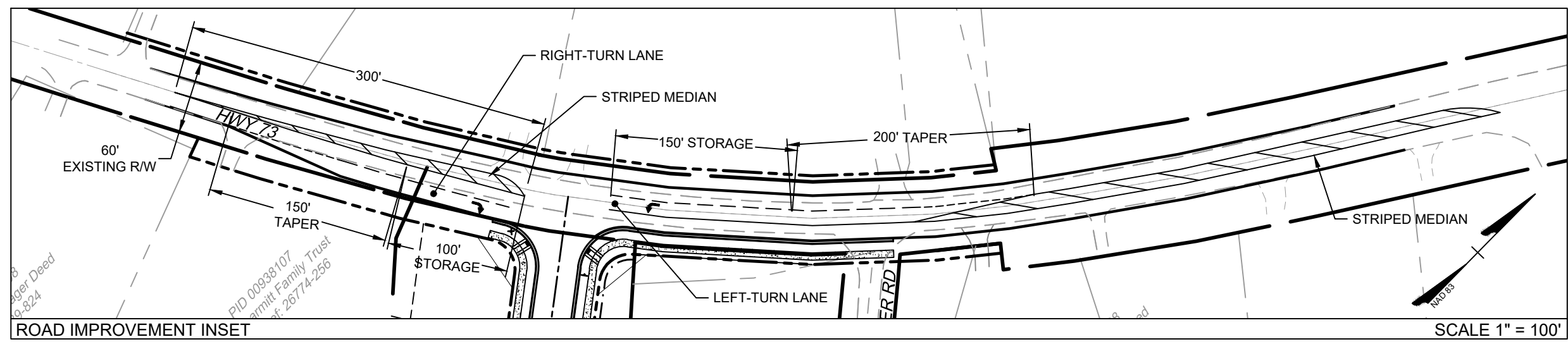
COOK

JOB NO.

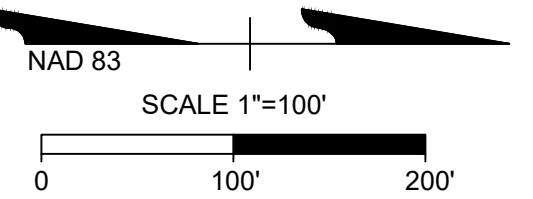
46244

SHEET NO.

C-300



SEE SHEET C-401 FOR SKETCH
PLAN NOTES AND DETAILS.



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M/I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

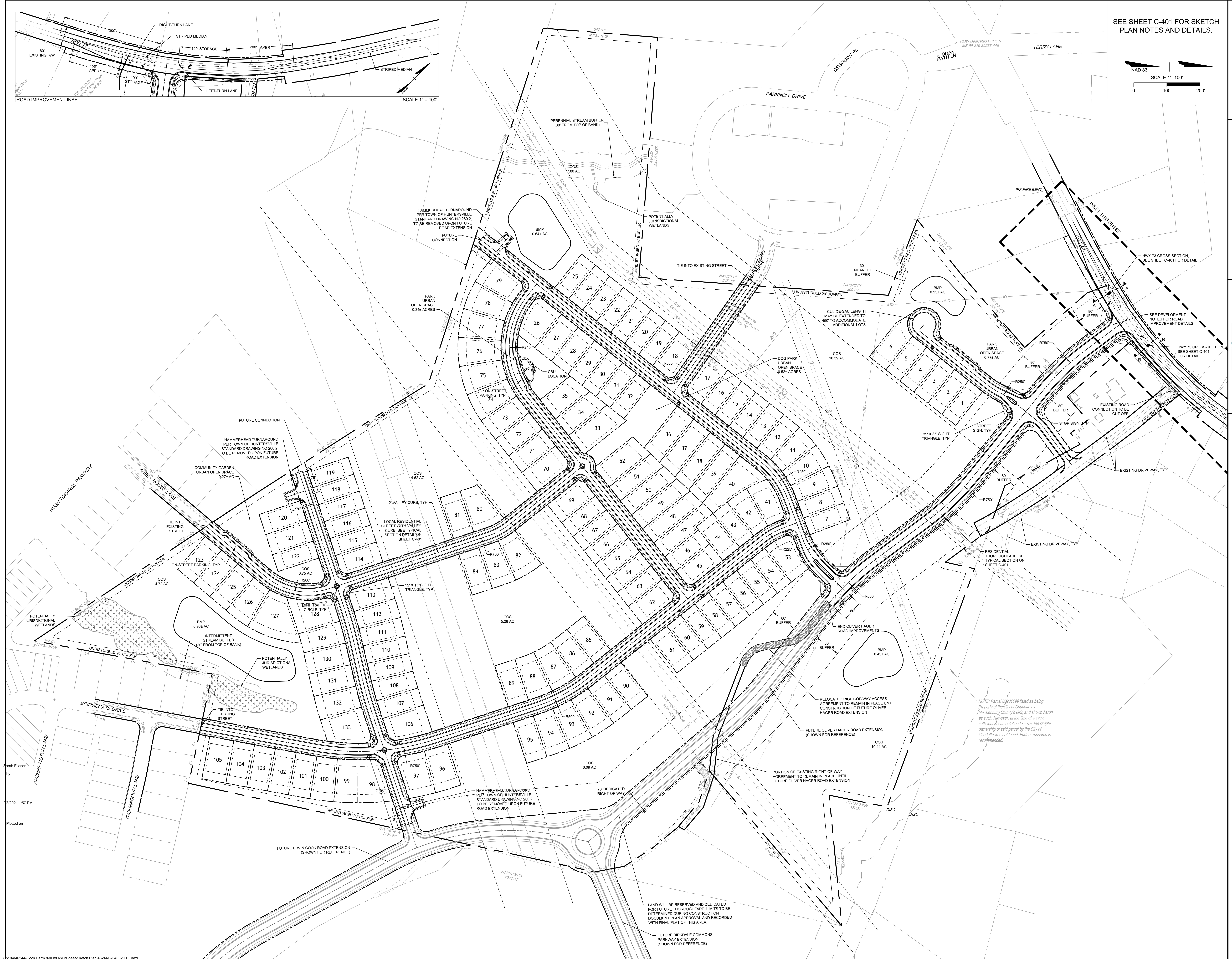
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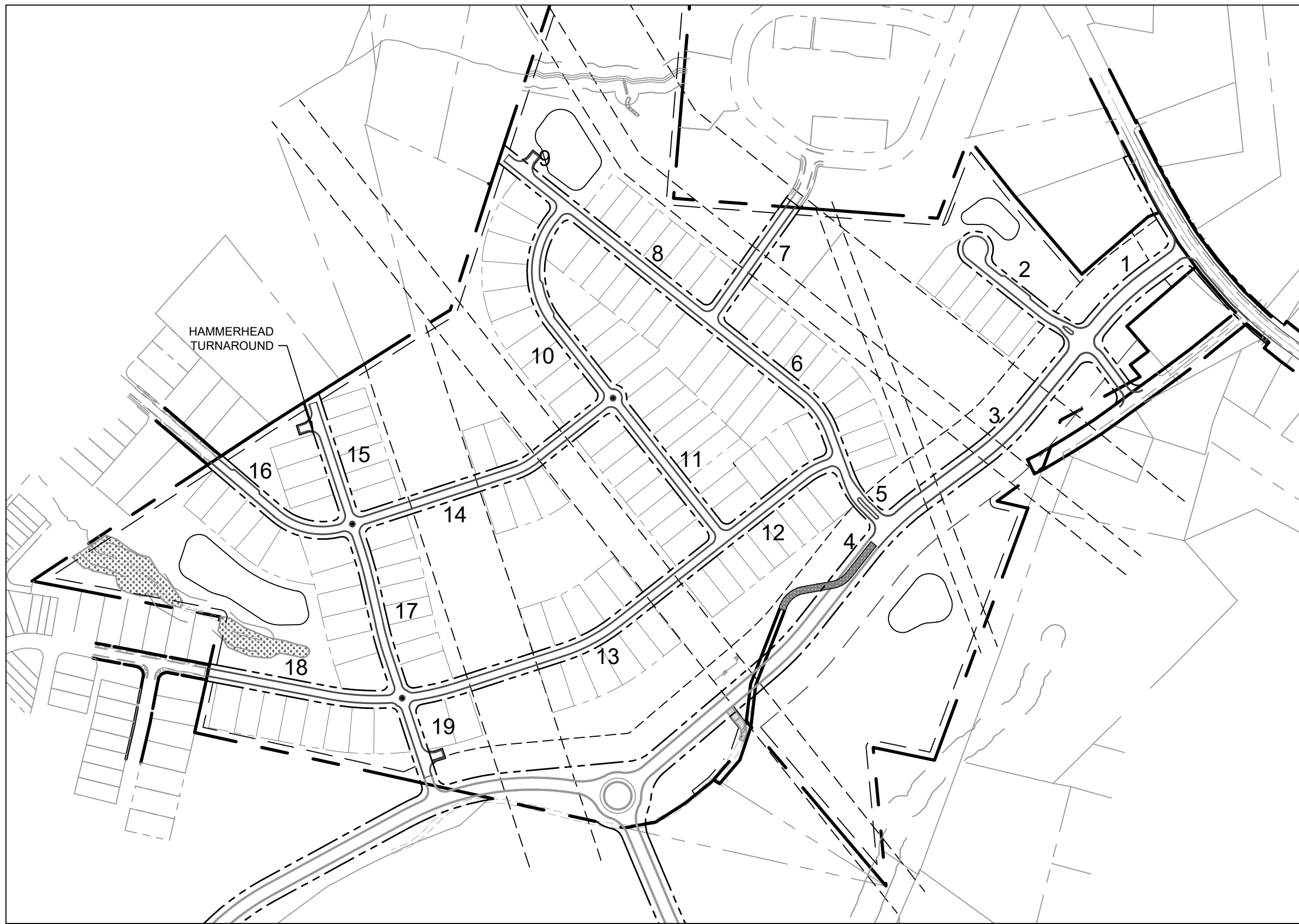
DATE	DESCRIPTION
09/03/2020	REVISED
08/03/2020	DRAWN BY K.BRADLEY
	DESIGNED BY K.BRADLEY
	CHECKED BY C.TODD
	SCALE AS SHOWN

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

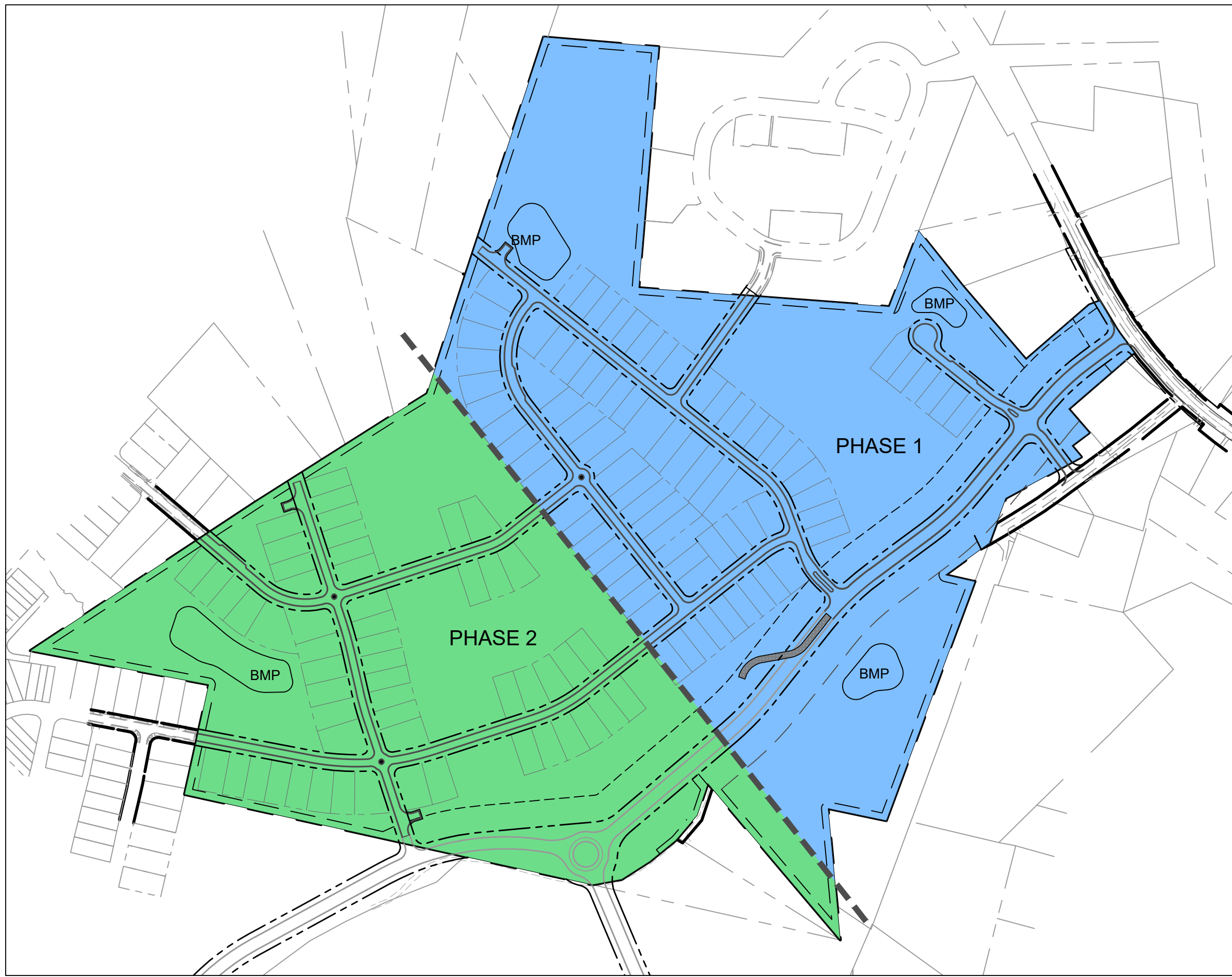
NORTH CAROLINA
SKETCH
HUNTERSVILLE
COOK

JOB NO.
46244
SHEET NO.
C-400

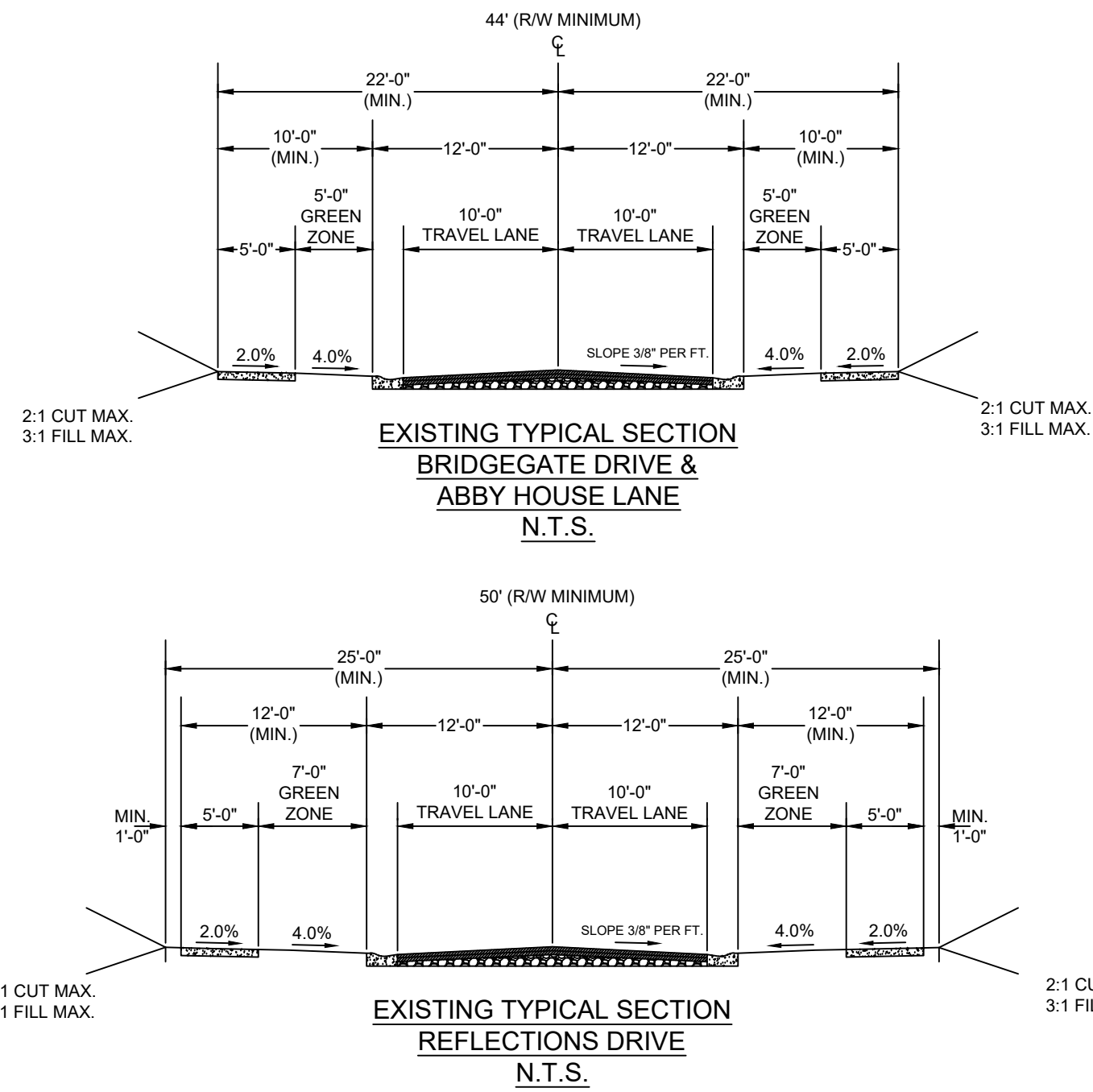




BLOCK LENGTH DIAGRAM



SITE PHASING MAP



BLOCK NUMBER	BLOCK LENGTH (FT)	BLOCK LENGTH MINUS UTILITY EASEMENT (FT)
1	420	N/A
2	431	N/A
3	774	452
4	60 (FUTURE CONNECTION)	N/A
5	245	N/A
6	558	N/A
7	419	175
8	524	N/A
9	235 (FUTURE CONNECTION)	N/A
10	645	N/A
11	512	N/A
12	404	N/A
13	1043	743
14	837	537
15	380 (FUTURE CONNECTION)	N/A
16	464	N/A
17	517	N/A
18	561	N/A
19	236	N/A

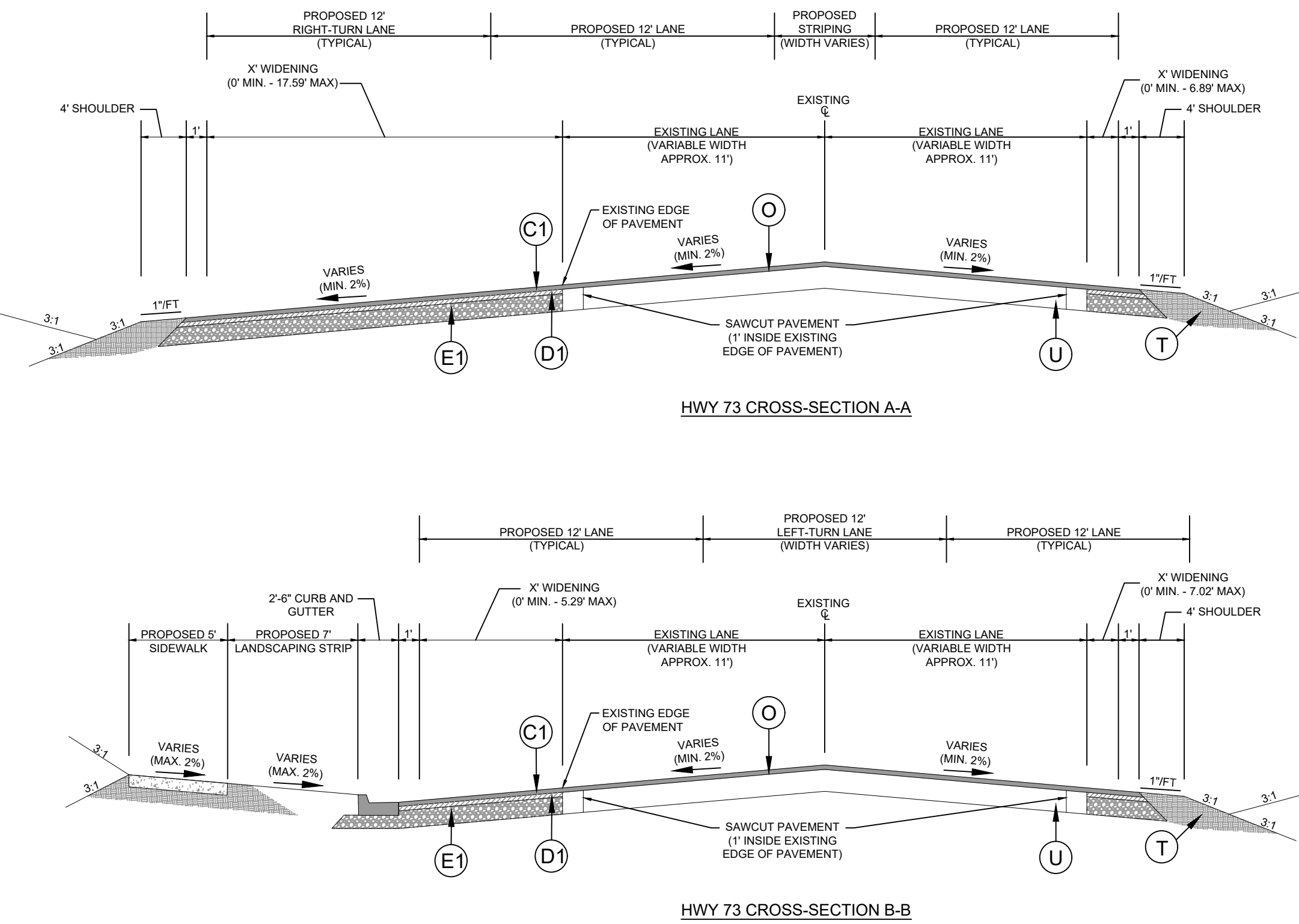
REQUESTED MODIFICATIONS

† PLAN INCLUDES A REQUEST FOR A MODIFICATION ON MAXIMUM CUL-DE-SAC LENGTH REQUIREMENT DUE TO SITE CONSTRAINTS CREATED BY EXISTING UTILITY EASEMENTS. THIS ALSO ALLOWS FOR A LARGER URBAN OPEN SPACE CREATING A TINY COMMUNITY FOR THE LOTS ALONG THE CUL-DE-SAC.

PLAN INCLUDES A REQUEST FOR MODIFICATION FOR 80' BUFFER ALONG ONE SIDE OF PROPOSED THOROUGHFARE DUE TO EXISTING PROPERTY CONSTRAINTS. INSTEAD OF 80' BUFFER WIDTH, A 28' BUFFER SHALL BE PROVIDED.

PHASING MAP LEGEND

- PHASE LINE
- PHASE 1 - 79 LOTS
SINGLE FAMILY DETACHED - 79
- PHASE 2 - 54 LOTS
SINGLE FAMILY DETACHED - 54



HIGHWAY 73 PAVEMENT SCHEDULE	
C1	ASPHALT SURFACE COURSE (1.5" OF 89.5C, 2 LIFTS, RATE 112 LBS/SY/INCH)
D1	ASPHALT INTERMEDIATE COURSE (2.5" OF 119.0C, RATE 114 LBS/SY/INCH)
E1	ASPHALT BASE COURSE (8" OF 825.0C, 2 LIFTS, FIRST 5" EXTENDING 6' BEHIND CURB, SECOND LIFT 3", RATE 114 LBS/SY/INCH)
O	ASPHALT OVERLAY (1.5" 89.5C, RATE 112 LBS/SY/INCH)
T	EARTH MATERIAL
U	EXISTING PAVEMENT

GENERAL NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN 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.
- LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN BE MAINTAINED. STREET TREE REQUIREMENT: SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINE EXIST.
- CLUSTER BOX UNITS (CBUs) WILL BE PROVIDED FOR MAIL DELIVERY. LOCATION SHOWN ON PLAN IS APPROXIMATE AND SUBJECT TO CHANGE PENDING USPS APPROVAL.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH COLLECTION.
- ARTICLE 8.16.1 & 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE SHALL APPLY.
- EXCEPT AS SPECIFICALLY PROVIDED IN THE RURAL AND TRANSITIONAL DISTRICTS, DETACHED HOUSE TYPES AND TWO-UNIT ATTACHED HOUSE TYPES SHALL BE REQUIRED TO HAVE A LOT WIDTH GREATER THAN 50'. DEVELOPERS SHALL HAVE THE OPTION TO PROVIDE LOT WIDTHS 50' WIDE OR LESS WHEN ALLEY ACCESS ALLOWING ON-STREET PARKING IS PROVIDED FOR DETACHED HOUSE TYPES AND TWO-UNIT ATTACHED HOUSE TYPES. FURTHER, DEVELOPERS SHALL ALSO HAVE THE OPTION TO APPLY FOR A CONDITIONAL DISTRICT REZONING TO CREATE LOT WIDTHS OF 50' FEE WIDE WITHOUT AN ALLEY PROVIDED IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT CAN ACCOMMODATE ON-STREET PARKING, MEET ALL THE PROVISIONS OF THE ZONING ORDINANCE INCLUDING INSTALLATION OF STREET TREES, AND DEMONSTRATE PUBLIC SERVICES SUCH AS TRASH PICK-UP CAN BE PROVIDED.
- ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTION 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 (DPRC) LETTERS.
- 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.
- DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
- FOLLOWING CONSTRUCTION, PROPOSED THOROUGHFARE RIGHT OF WAY TO BE OWNED AND MAINTAINED BY NCDOT. FOLLOWING CONSTRUCTION, PROPOSED LOCAL STREET RIGHT OF WAY TO BE OWNED AND MAINTAINED BY THE TOWN OF HUNTERSVILLE.
- AREAS TO BE DEDICATED TO NCDOT FOR RIGHT OF WAY ARE SHOWN ON THE PLAN. AREAS TO BE DEDICATED TO MECKLENBURG COUNTY WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
- CUL-DE-SAC LENGTH MAY BE EXTENDED TO 475' TO ACCOMMODATE ADDITIONAL LOTS.

DEVELOPMENT NOTES

- DEVELOPMENT STANDARDS: DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE SKETCH PLAN, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE, UNLESS THE SKETCH PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE SKETCH PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TR ZONING DISTRICT GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE SKETCH PLAN.
- MODIFICATIONS: THE IMPROVEMENTS SHOWN ON THE PLAN ARE INTENDED TO REFLECT THE CURRENT LOCATION OF PLANNED IMPROVEMENTS TO THE PROPERTY ('IMPROVEMENTS') AND ARE SCHEMATIC IN NATURE. EXACT LOCATIONS, SIZE AND CONFIGURATIONS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. THE IMPROVEMENTS MAY, BUT NEED NOT BE, INSTALLED BY THE PETITIONER. THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS CONTEMPLATED IN THIS PLAN.
- PHASING: THE DEVELOPMENT SHOWN ON THE PLAN MAY BE PHASED. UTILITIES AND INFRASTRUCTURE MAY BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED. GRADING OF THE PROPERTY MAY BE COMPLETED PER PHASE OF THE DEVELOPMENT. FUTURE DEVELOPMENT IS NOT REQUIRED TO BE CONSTRUCTED.
- ORDINANCE MODIFICATIONS: IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS ESTABLISHED ONCE THE PLAN IS APPROVED.
- PERMITTED USES: THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE TR ZONING DISTRICT, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER, BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.
- ACCESS: THE LOCATION OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.
- ROAD IMPROVEMENTS: HWY 73 AT SITE ENTRANCE: REALIGNING THE ENTRANCE OF OLIVER HAGER ROAD AND WIDENING OF HWY 73 WHERE NEEDED TO ACCOMMODATE A LEFT AND RIGHT TURN LANE INTO THE SITE. ADDITIONAL ROAD IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH TIA FINDINGS.
- UTILITIES: NEW WATER MAINS WILL BE PLACED UNDER SIDEWALK PER CHARLOTTE WATER STANDARDS. NEW SANITARY SEWER MAINS WILL BE PLACED PER CHARLOTTE WATER STANDARDS.

ZONING CODE SUMMARY

PARCELS	00938117	7.88 ACRES	OWNER: COOK FARMS LLC
	00938116	2.74 ACRES	OWNER: COOK FARMS LLC
	00901107	11.58 ACRES	OWNER: COOK FARMS LLC
	00938118	7.29 ACRES	OWNER: COOKS FARM LLC
	00938103	1.80 ACRES	OWNER: RUBY H COOK
	00938102	59.91 ACRES	OWNER: COOK FARMS
	00938106	1.21 ACRES	OWNER: JACK R HALEY
TOTAL:		92.41± ACRES	

EXISTING ZONING: TR (TRANSITIONAL RESIDENTIAL)

EXISTING LAND USE: WOODED AND PASTURE

PRINCIPLE LAND USE: SINGLE-FAMILY RESIDENTIAL

BUILDING TYPE: DETACHED HOUSE

MAX ALLOWABLE DENSITY: 1.50 (WITH 40% OPEN SPACE)

PROPOSED DENSITY: 1.44 DUA

TOTAL PROPOSED LOTS	133
64' WIDTH	83 LOTS (47.37%)
64' WIDTH	58 LOTS (43.60%)
74' WIDTH	12 LOTS (9.02%)

TYPICAL LOT SIZE

54' x 130'	7,020± SF
64' x 130'	8,320± SF
74' x 130'	9,620± SF

AVERAGE LOT WIDTH: 60'

AVERAGE LOT SIZE: 7,835 SF

LOT SIZE RANGE: 7,000 - 15,000 SF

FRONT BUILD TO LINE:

MINIMUM: 15'

MAXIMUM: 30'

THE BUILD-TO LINE FOR ANY TWO ADJACENT HOMES CANNOT VARY BY MORE THAN 8 FEET

SETBACKS:

SIDE: 6' (10' CORNER)

REAR: 25'

BUFFERS: 20' ADJACENT TO RESIDENTIAL USE OR ZONING

REQUIRED OPEN SPACE: 36.96± ACRES (40%)

PROVIDED OPEN SPACE: 52.0± ACRES

URBAN OPEN SPACE: 1.90± ACRES

COMMON OPEN SPACE: 50.1± ACRES

SOILS: CæD2, CæB2, W

WATERSHED: MOUNTAIN ISLAND LAKE PA-1

IMPERVIOUS AREA:

MAX. ALLOWABLE IMPERVIOUS AREA: 63.39± ACRES (70%)

IMPERVIOUS AREA INSIDE LOTS: 681.015 SF (15.60 ACRES)

BUILDING/FUTURE IMPROVEMENTS*: 627,815 SF (14.40 ACRES)

DRIVEWAYS: 53,200 SF (1.20 ACRES)

*1% OF LOT AREA (BUT NOT LESS THAN 150 SF PER LOT) RESERVED FOR ADDITIONS OF FUTURE IMPERVIOUS AREA

IMPERVIOUS AREA INSIDE RIGHT-OF-WAY: 365,200 SF (8.41 ACRES)

ASPHALT/CURB: 253,300 SF (5.82 ACRES)

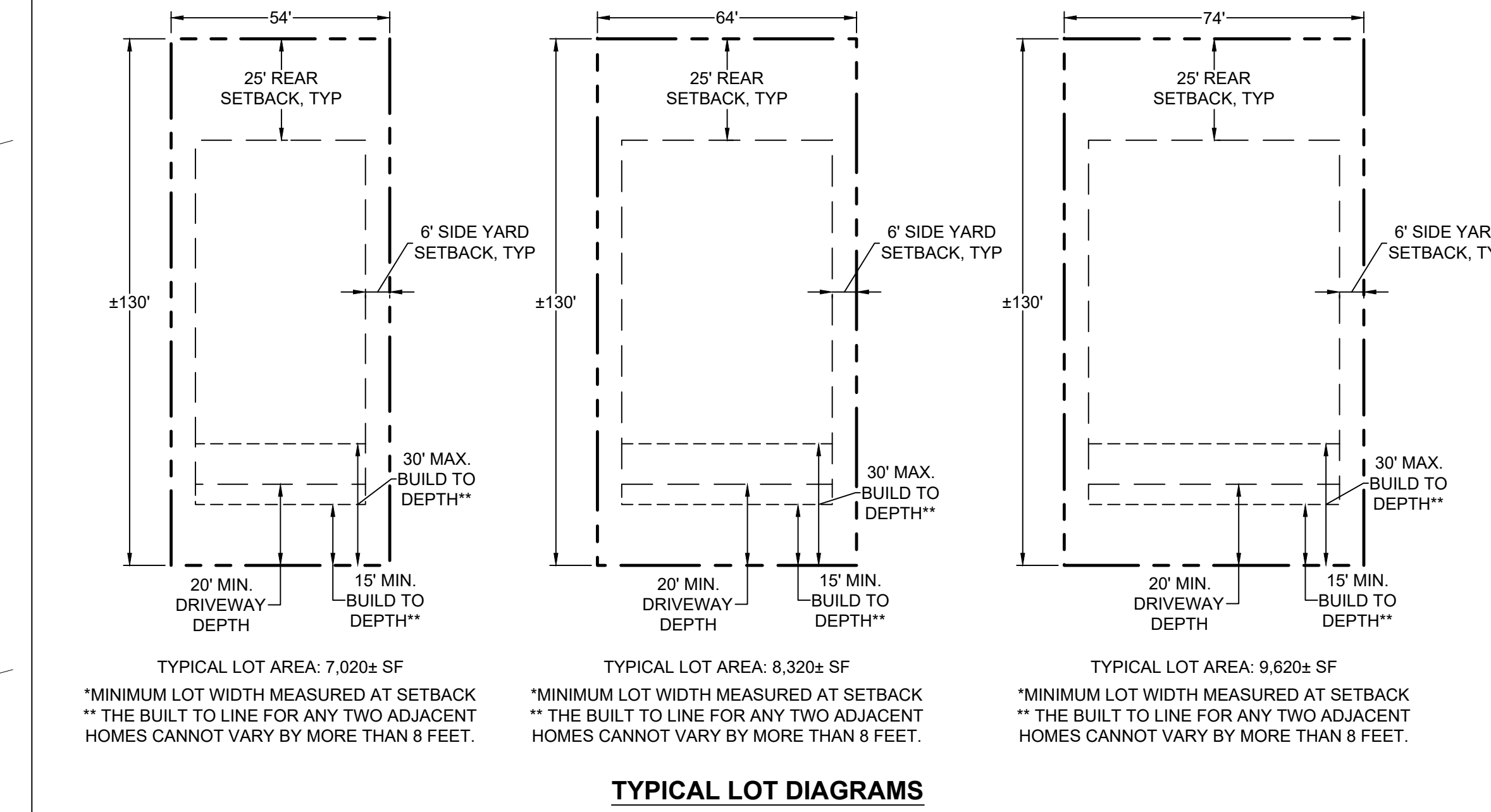
SIDEWALKS: 90,100 SF (2.07 ACRES)

DRIVEWAYS: 22,800 SF (0.52 ACRES)

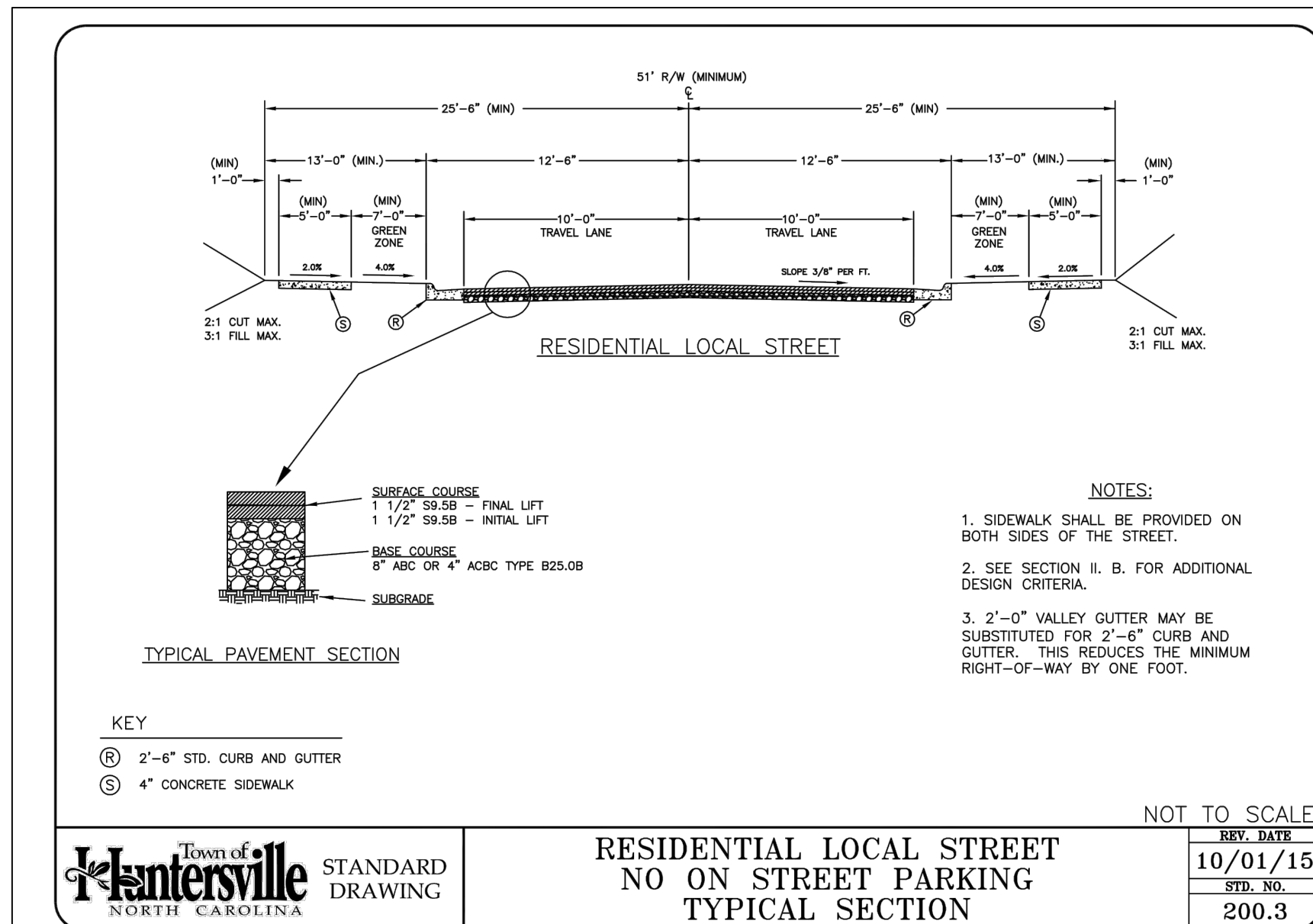
ADDITIONAL IMPERVIOUS AREA: 43,560 SF (1.0 ACRE) RESERVED AREA FOR COMMUNITY IMPROVEMENTS

TOTAL SITE IMPERVIOUS AREA: 25.01± AC. (27.0%)

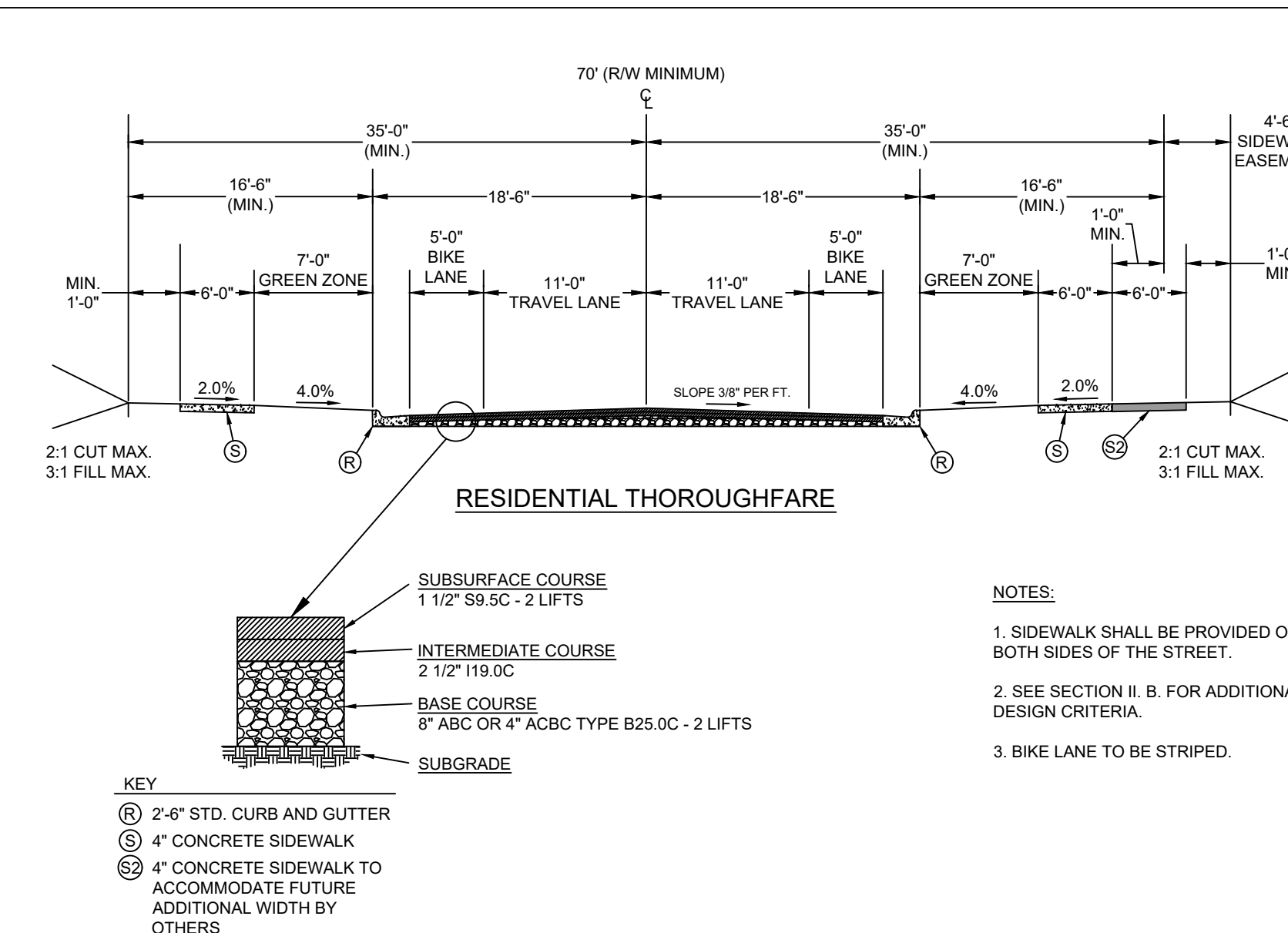
NOTE: BREAKDOWN OF IMPERVIOUS AREA TO BE ALLOCATED FOR EACH LOT TO BE PROVIDED WITH CALCULATIONS AND ON CONSTRUCTION PLAN SET.



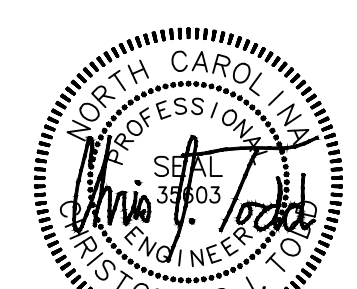
TYPICAL LOT DIAGRAMS



RESIDENTIAL LOCAL STREET NO ON STREET PARKING TYPICAL SECTION



RESIDENTIAL THOROUGHFARE TYPICAL SECTION



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M/I HOMES
Welcome to Better
N/I HOMES OF CHARLOTTE, LLC
5330 SEVENTH-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

REVISION DESCRIPTION

DATE 09/03/2022

DATE 08/03/2020

DRAWN BY K.BRADLEY

DESIGNED BY K.BRADLEY

CHECKED BY C.TODD

SCALE AS SHOWN

TIMMONS GROUP

NORTH CAROLINA

HUNTERSVILLE

SITE

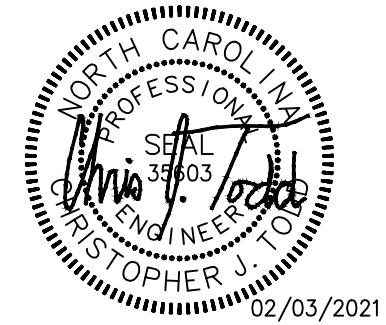
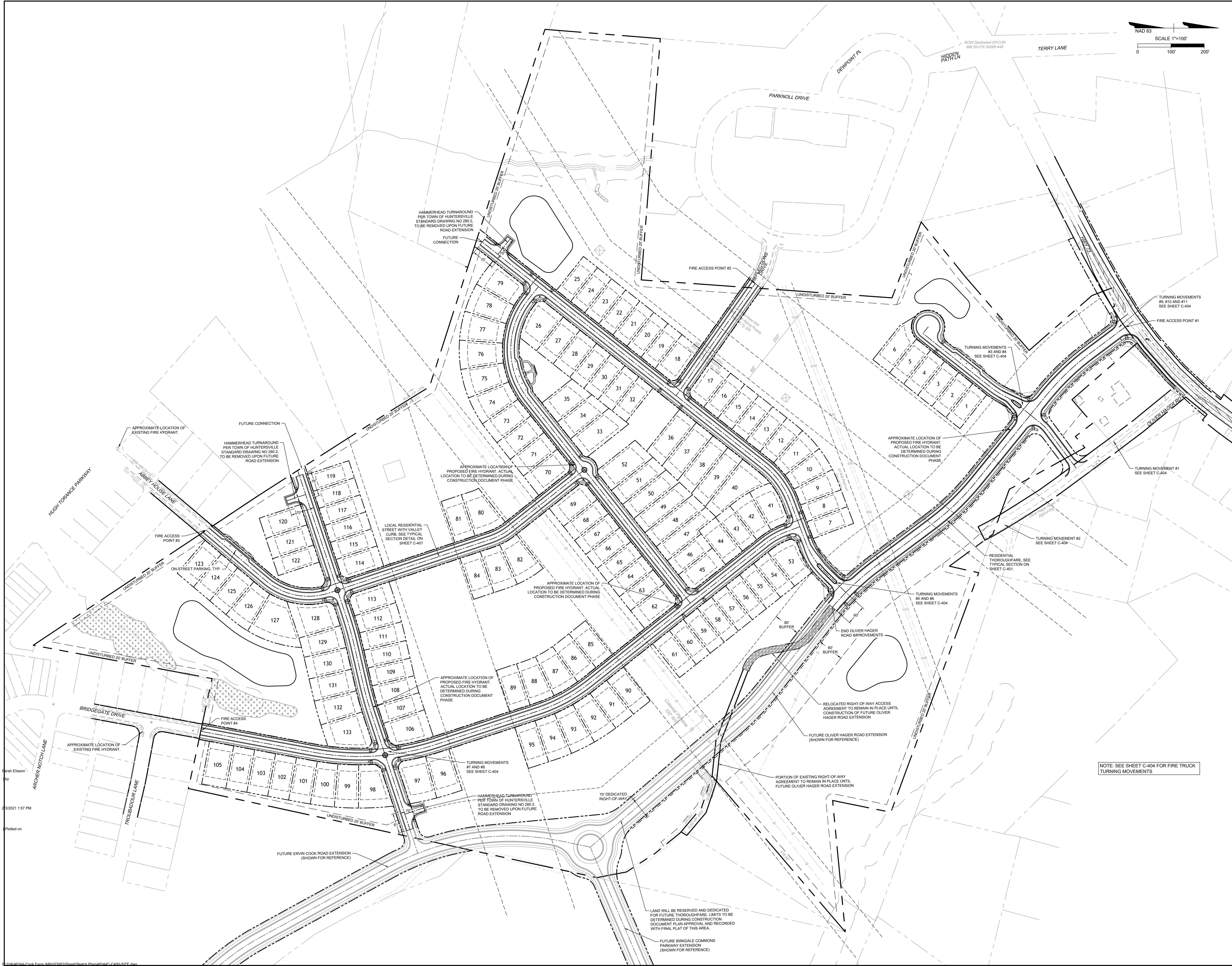
COOK

JOB NO.

46244

SHEET NO.

C-401



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5330 SEVENTY-SEVEN DRIVE, SUITE 100
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REVISION DESCRIPTION

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DATE

08/03/2020

DRAWN BY

K. BRADLEY

DESIGNED BY

K. BRADLEY

CHECKED BY

C. TODD

SCALE

AS SHOWN

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA

FIRE
HUNTERSVILLE

COOK

JOB NO.

46244

SHEET NO.

C-402

2/3/2021 1:57 PM

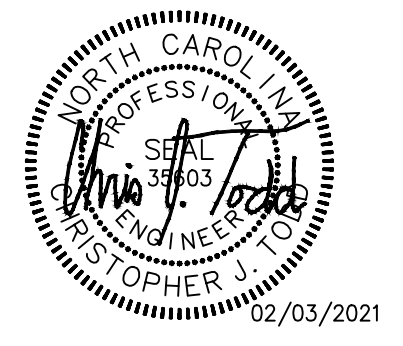
Plotted on



LEGEND

- SITE AREA
- RELOCATED OLIVER HAGER ROAD THOROUGHFARE
- DEDICATED RIGHT-OF-WAY FOR FUTURE THOROUGHFARES
- EXISTING OLIVER HAGER ROAD RIGHT-OF-WAY TO REMAIN FOR ACCESS TO EXISTING PARCELS
- EXISTING OLIVER HAGER ROAD RIGHT-OF-WAY TO BE ABANDONED
- RIGHT-OF-WAY AGREEMENT TO PROVIDE ACCESS TO EXISTING PARCELS

NAD 83
SCALE 1"=100'
0 100' 200'



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CHARLOTTE, NC 28217

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
1	09/03/2020	REVISED FOR REVIEW

DATE	09/03/2020
DATE	08/03/2020
DRAWN BY	K.BRADLEY
DESIGNED BY	K.BRADLEY
CHECKED BY	C.TODD
SCALE	AS SHOWN

TIMMONS GROUP

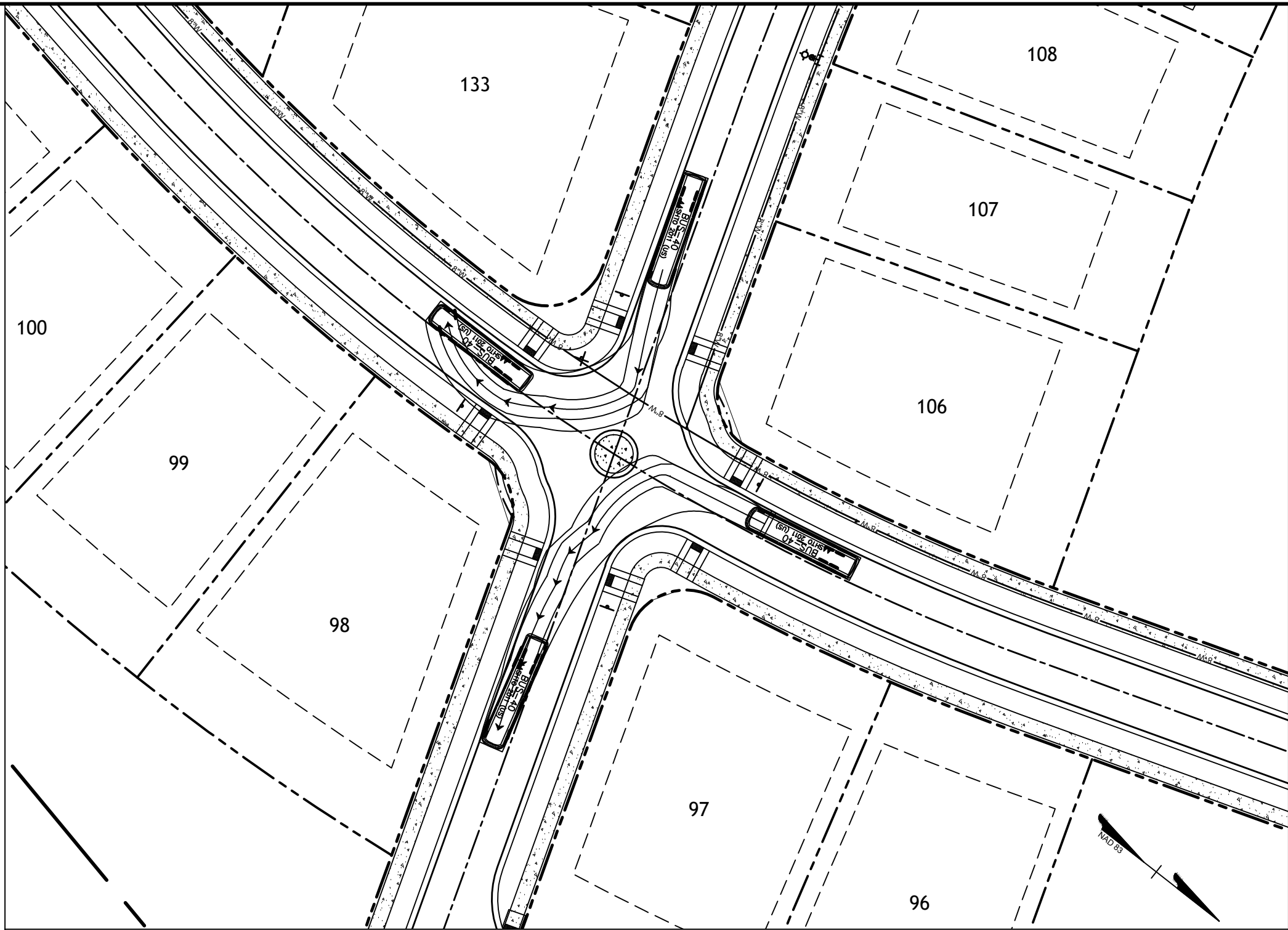
YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA

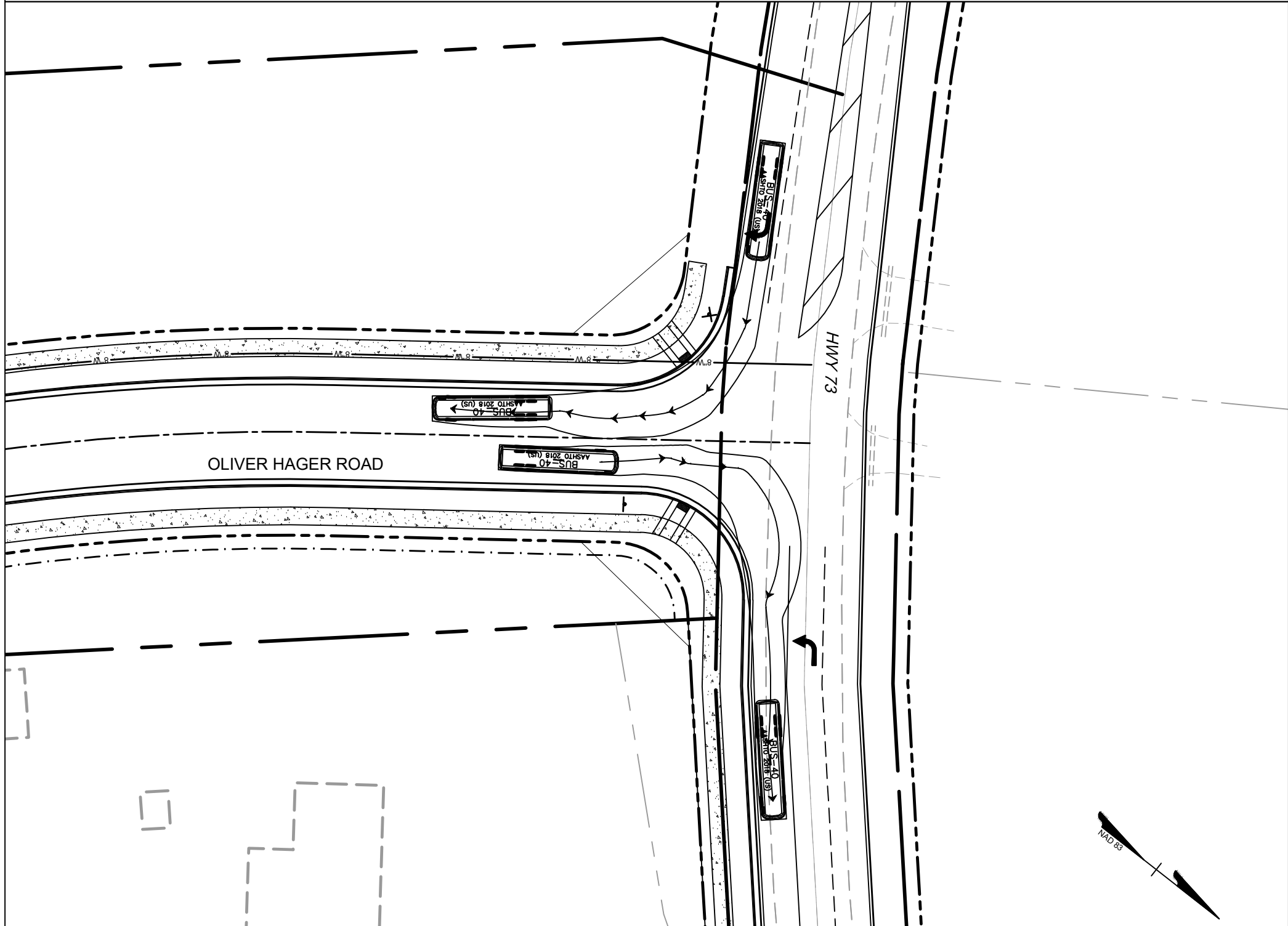
HUNTERSVILLE

COOK SITE

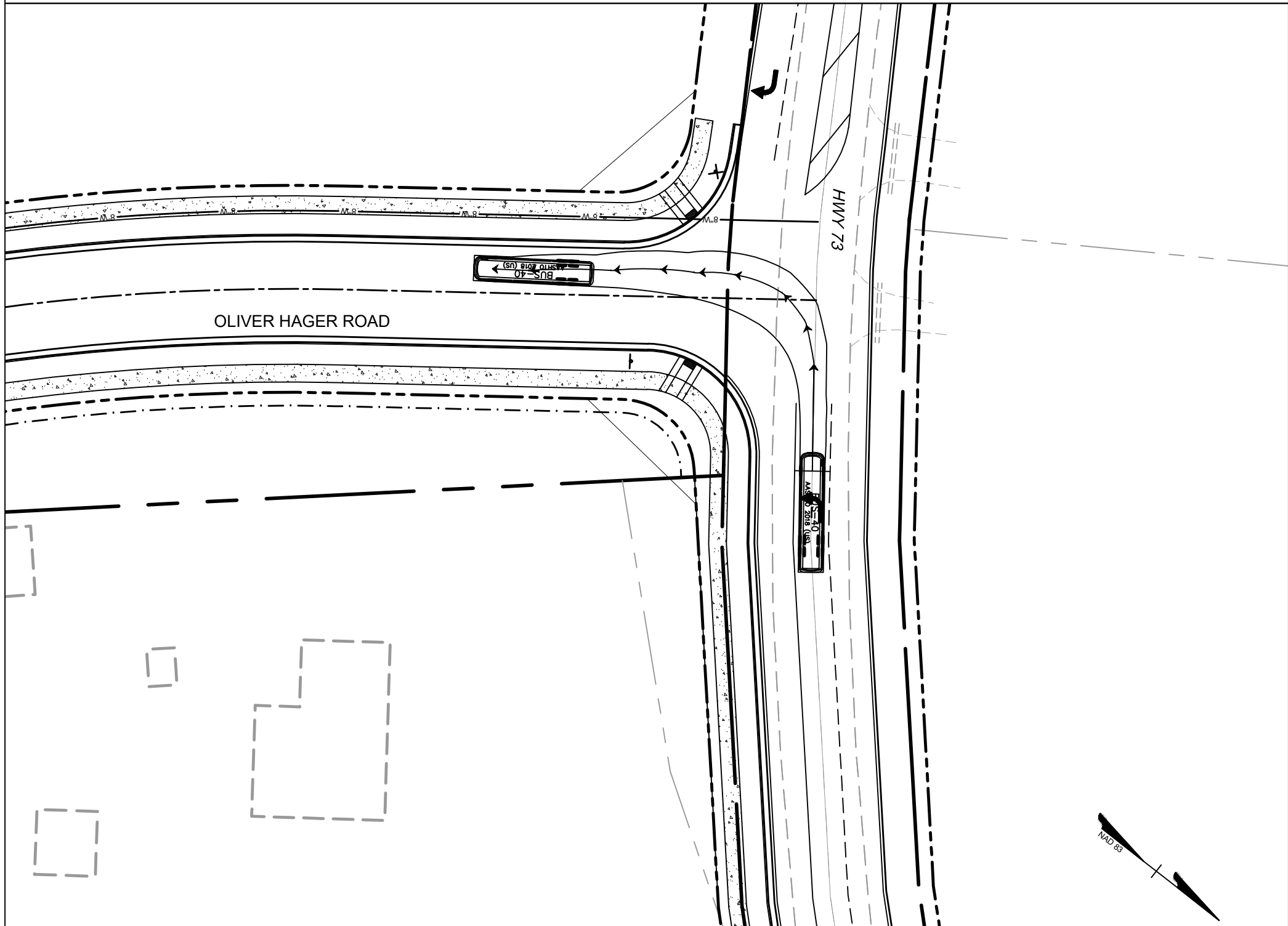
JOB NO.	46244
SHEET NO.	C-403



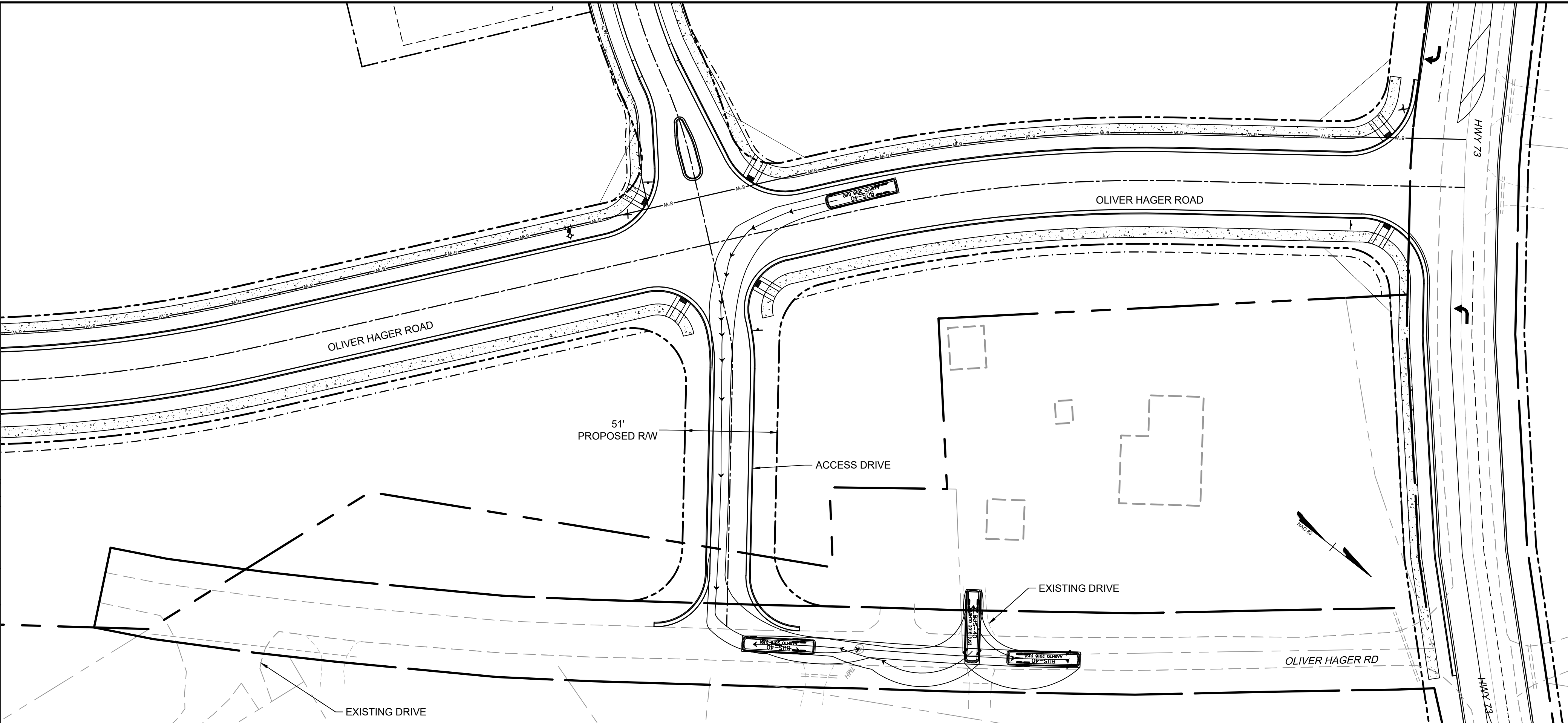
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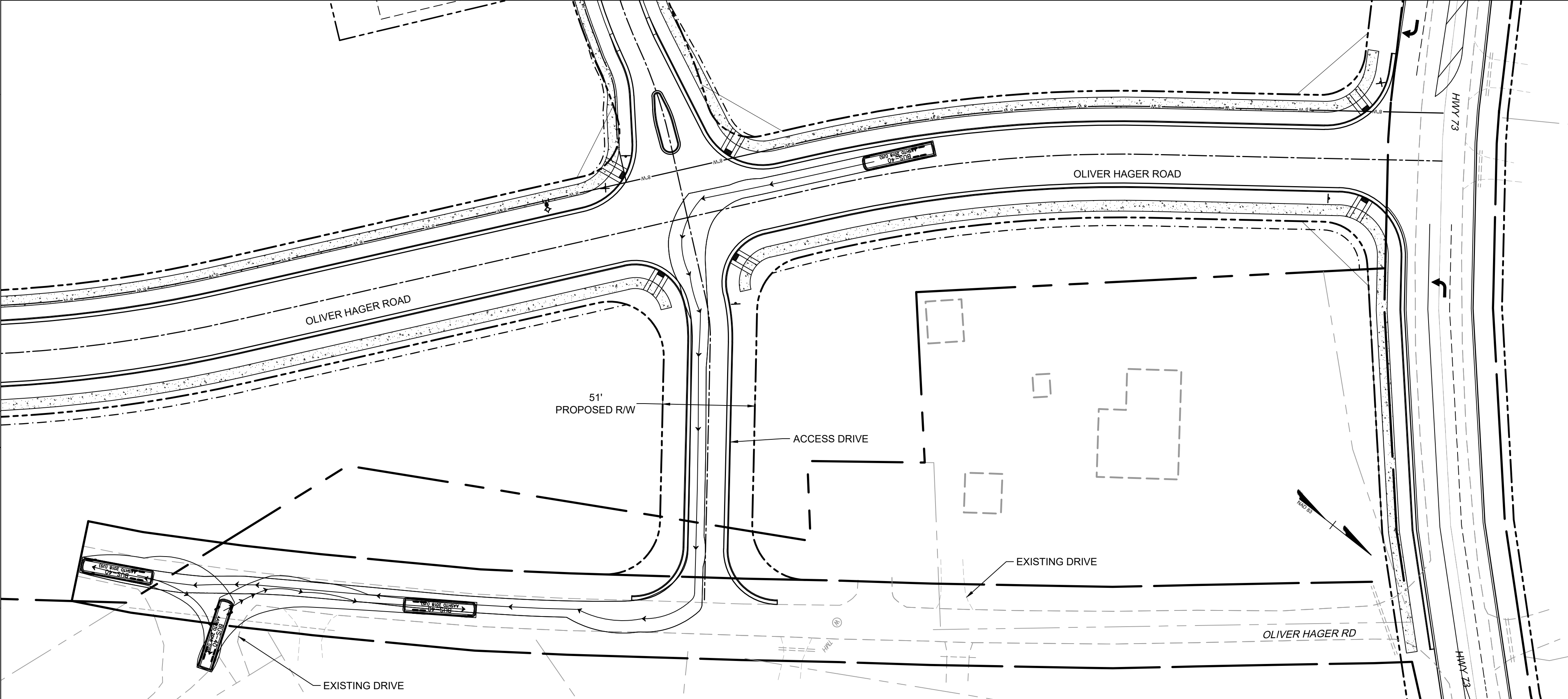
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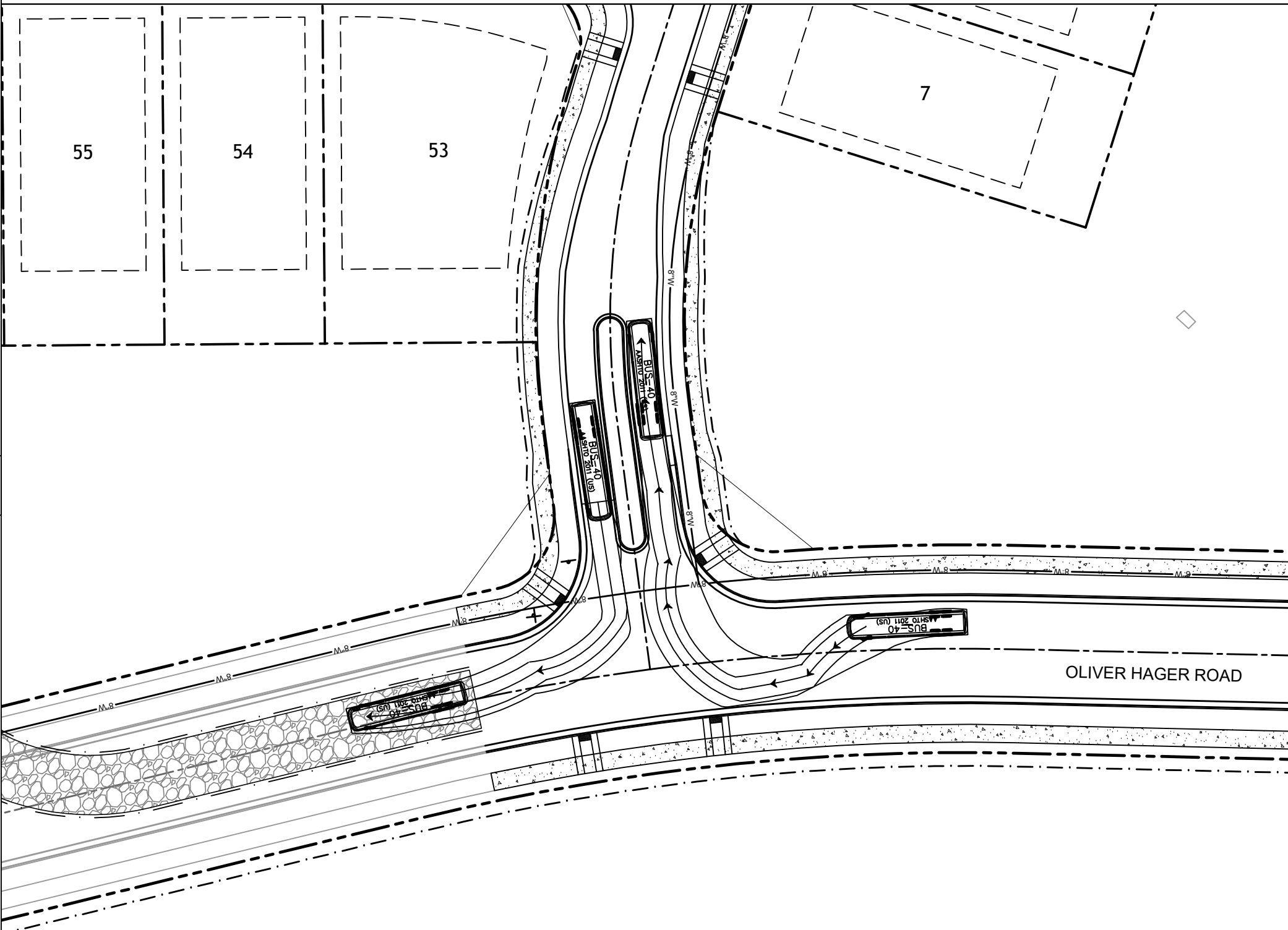
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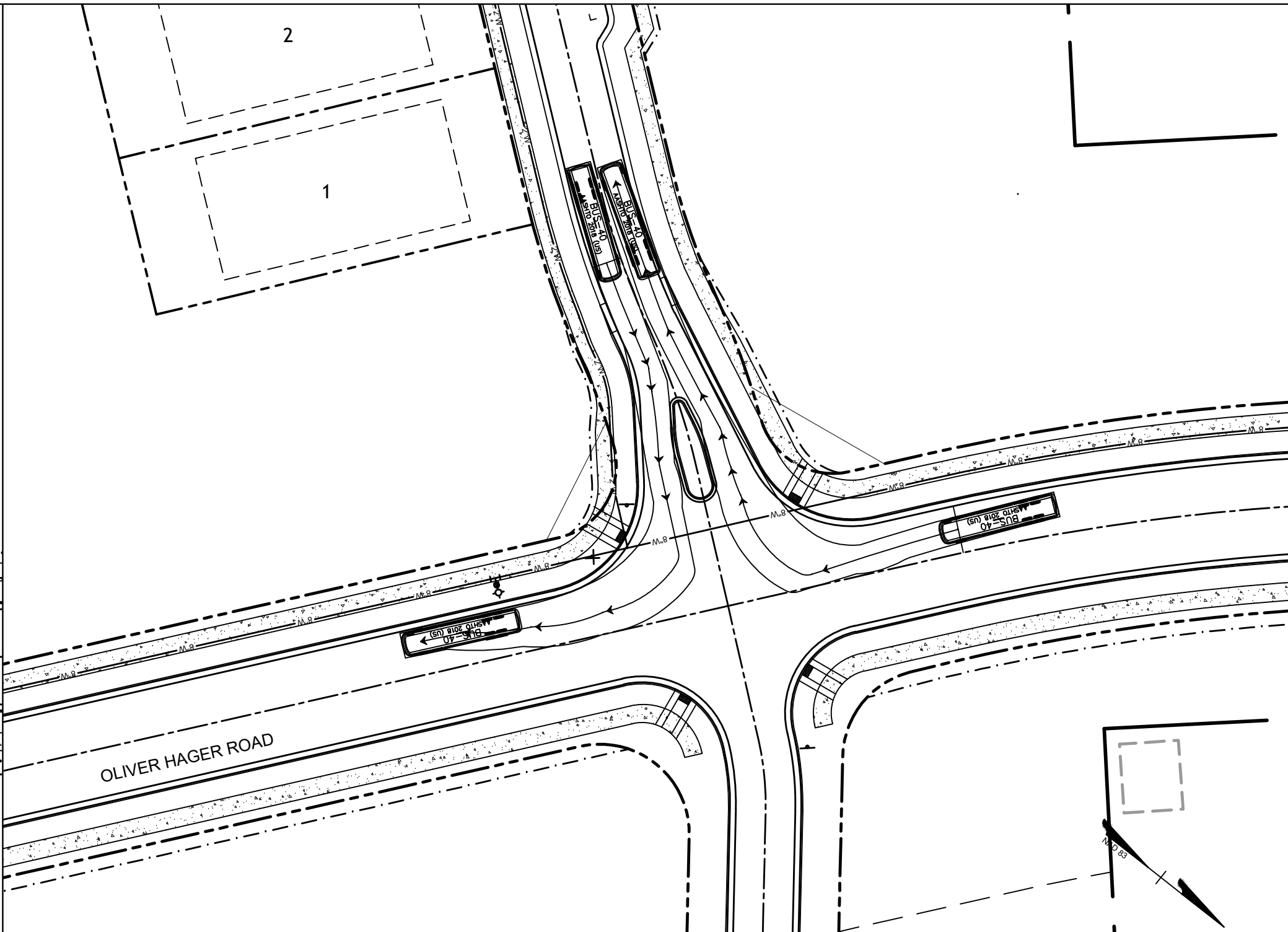
TURNING MOVEMENT #1 SCALE: 1" = 40'



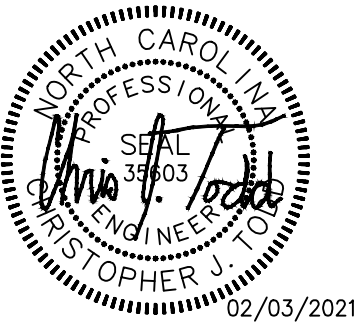
TURNING MOVEMENT #2 SCALE: 1" = 40'



TURNING MOVEMENT #5 AND #6 SCALE: 1" = 40'



TURNING MOVEMENT #3 AND #4 SCALE: 1" = 40'



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TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

REVISED PER TOWN

DATE 02/03/2021

DATE

08/03/2020

DRAWN BY

K.BRADLEY

DESIGNED BY

K.BRADLEY

CHECKED BY

C.TODD

SCALE

AS SHOWN

NORTH CAROLINA

HUNTERSVILLE

FIRE
COOK

JOB NO.

46244

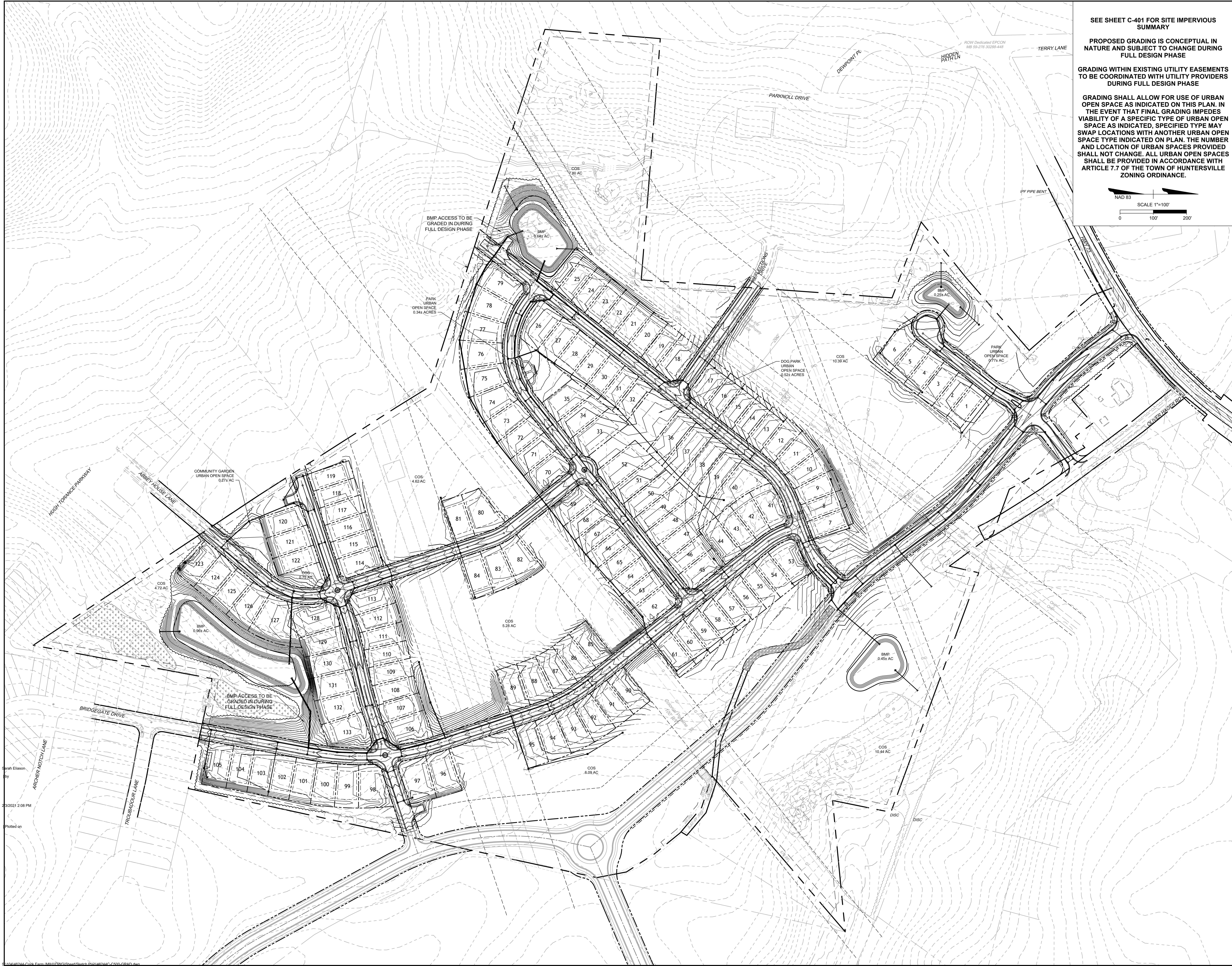
SHEET NO.

C-404

Sarah Ellason
by

2/3/2021 1:58 PM

Plotted on



SEE SHEET C-401 FOR SITE IMPERVIOUS SUMMARY

PROPOSED GRADING IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE DURING FULL DESIGN PHASE

GRADING WITHIN EXISTING UTILITY EASEMENTS TO BE COORDINATED WITH UTILITY PROVIDERS DURING FULL DESIGN PHASE

GRADING SHALL ALLOW FOR USE OF URBAN OPEN SPACE AS INDICATED ON THIS PLAN. IN THE EVENT THAT FINAL GRADING IMPEDES VIABILITY OF A SPECIFIC TYPE OF URBAN OPEN SPACE AS INDICATED, SPECIFIED TYPE MAY SWAP LOCATIONS WITH ANOTHER URBAN OPEN SPACE TYPE INDICATED ON PLAN. THE NUMBER AND LOCATION OF URBAN SPACES PROVIDED SHALL NOT CHANGE. ALL URBAN OPEN SPACES SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 7.7 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

NAD 83
SCALE 1"=100'
0 100' 200'



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DRAWN BY

K.BRADLEY

DESIGNED BY

K.BRADLEY

CHECKED BY

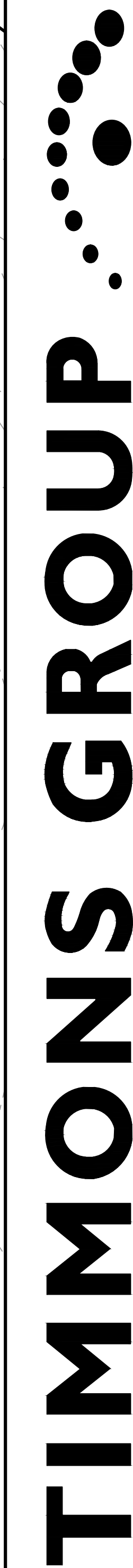
C.TODD

SCALE

AS SHOWN



M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217



NORTH CAROLINA

HUNTERSVILLE

COOK GRAD

JOB NO.

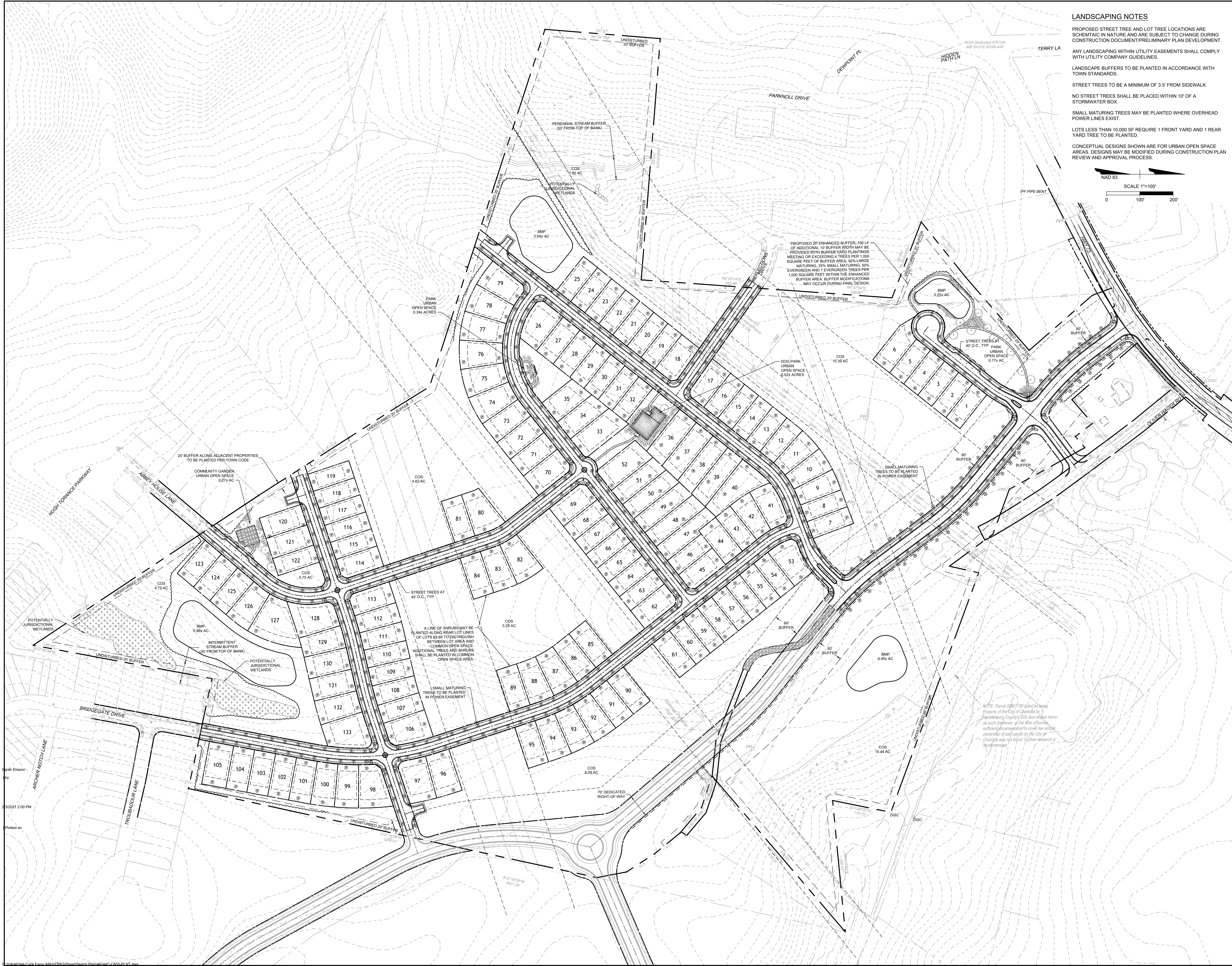
46244

SHEET NO.

C-500

Sketch
2/3/2021 2:08 PM
Plotted on

S:\104\6244\Cook Farm\MIH\DWG\Sheet\Sketch\Bldg\6244\C-500\GRAD.dwg



LANDSCAPING NOTES

PROPOSED STREET TREE AND LOT TREE LOCATIONS ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENT/PRELIMINARY PLAN DEVELOPMENT.

ANY LANDSCAPING WITHIN UTILITY EASEMENTS SHALL COMPLY WITH UTILITY COMPANY GUIDELINES.

LANDSCAPE BUFFERS TO BE PLANTED IN ACCORDANCE WITH TOWN STANDARDS.

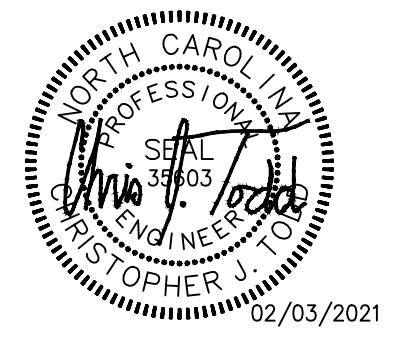
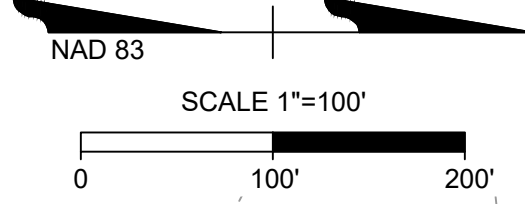
STREET TREES TO BE A MINIMUM OF 3.5' FROM SIDEWALK.

NO STREET TREES SHALL BE PLACED WITHIN 10' OF A STORMWATER BOX.

SMALL MATURING TREES MAY BE PLANTED WHERE OVERHEAD POWER LINES EXIST.

LOTS LESS THAN 10,000 SF REQUIRE 1 FRONT YARD AND 1 REAR YARD TREE TO BE PLANTED.

CONCEPTUAL DESIGNS SHOWN ARE FOR URBAN OPEN SPACE AREAS. DESIGNS MAY BE MODIFIED DURING CONSTRUCTION PLAN REVIEW AND APPROVAL PROCESS.



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CHARLOTTE, NC 28217

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
1	09/02/2021	REVIEW

DATE 09/02/2021

DATE 08/03/2020

DRAWN BY K. BRADLEY

DESIGNED BY K. BRADLEY

CHECKED BY C. TODD

SCALE AS SHOWN

TIMMONS GROUP

TIMMONS GROUP

NORTH CAROLINA

HUNTERSVILLE

CONCORD

COOK

JOB NO.

46244

SHEET NO.

C-600

2/2/2021 2:00 PM
Plotted on

Cook Farm Subdivision – Neighborhood Meeting Summary

The neighborhood meeting for the Cook Farm Subdivision project was held virtually, through Zoom, on October 22nd, 2020 at 6:00 p.m. Chad Lloyd, Jeremia Murphy, and Morgan Rushnell were in attendance representing M/I Homes. Chris Todd and Katie Bradley with Timmons Group were also in attendance.

Chris Todd opened the meeting by greeting the attendees and discussed the format of the presentation and question/answer session. Chris then turned the meeting over to Chad Lloyd with M/I Homes to review who M/I homes is, their development region, and representative product elevations. Chris presented the current site plan and reviewed the anticipated timeline of town action. Chris then closed the meeting and opened the question/answer session. Chad Lloyd and David Peete joined Chris in answering questions.

Questions/Responses

Q. Residents wanted to know if the slide show would be sent out if requested.

R. The development team stated that they would send the presentation out to those that provided email addresses. In addition, the presentation will be posted on the Town of Huntersville website.

Q. A few residents expressed concern over the connections to Gilead Ridge at Abbey House Lane and Bridgegate Drive. The residents are concerned that these connections will increase cut-through traffic and the roads already seem narrow.

R. The development team indicated that the road connections are required by the Town of Huntersville and the proposed street cross sections meet town requirements. The future thoroughfare plan provides thoroughfare connections to Ervin Cook Road and Birkdale Commons Parkway, creating opportunities for traffic to be redirected once those connections are made.

Q. One resident asked if the potential for increased crime due to the number of road connections had been considered.

R. The development team indicated that the road connections are required by the Town of Huntersville. The effect of additional road connections on crime level has not been analyzed.

Q. One resident stated they did not receive a letter and wanted to know if the HOA boards would be kept informed.

R. The development team indicated that letters were only sent to those property owners within 250 feet of the proposed development site. All HOAs within 2,000 feet were sent letters as well. Additional information regarding this development will be posted to the Town of Huntersville website as it becomes available.

Q. A couple residents expressed concern over potential flooding through an existing stream. There was concern over the location of the pond near Gilead Ridge and if it would cause flooding in that area.

R. The development team indicated that the ponds are located on the site in order to maintain existing drainage patterns and would be designed to control any increase in flow so water would be released at equal or lower rates when compared to existing conditions, as required by the Town of Huntersville.

Q. One resident asked about the plan for a park and greenway along Oliver Hager and Ervin Cook Road.

R. The development team indicated that there is land, owned by the County, reserved for a park to the east of this development. The developer is providing an easement along the proposed portion of the relocated Oliver Hager Thoroughfare allowing for the construction of a multiuse path.

Q. Residents were curious about the construction schedule.

R. The development team indicated that construction would most likely begin late 2021 or early 2022, depending on permitting.

Q. One resident asked where the model home would be located.

R. The development team indicated that this had not been decided but, more than likely, the model home will be one of the homes located closest to HWY-73, on the proposed cul-de-sac.

Q. One resident asked about the price point of the proposed homes.

R. The development team indicated that the price point will depend on market trends. Currently, they expect the homes to be in the high \$200s and low \$300s.

**Town of Huntersville
Planning Board
February 15, 2021**

To: Town Board

From: David Peete, Principal Planner

Date: February 15, 2021

Subject: Conduct evidentiary hearing and consider decision on Bryton Single-Family - Phase 3 Subdivision Sketch Plan Revision, a request by LStar Management, LLC to revise the existing approved Sketch Plan to reduce the lot count and re-design the streets and lots. *(David Peete)*

EXPLAIN REQUEST:

Final Action on proposed Subdivision Sketch Plan Revision

ACTION RECOMMENDED:

Consider Final Action regarding Bryton Single-Family - Phase 3 Subdivision Sketch Plan Revision, a request by Lstar Management, LLC to reduce the lot count and re-design the streets and lots.

FINANCIAL IMPLICATIONS:

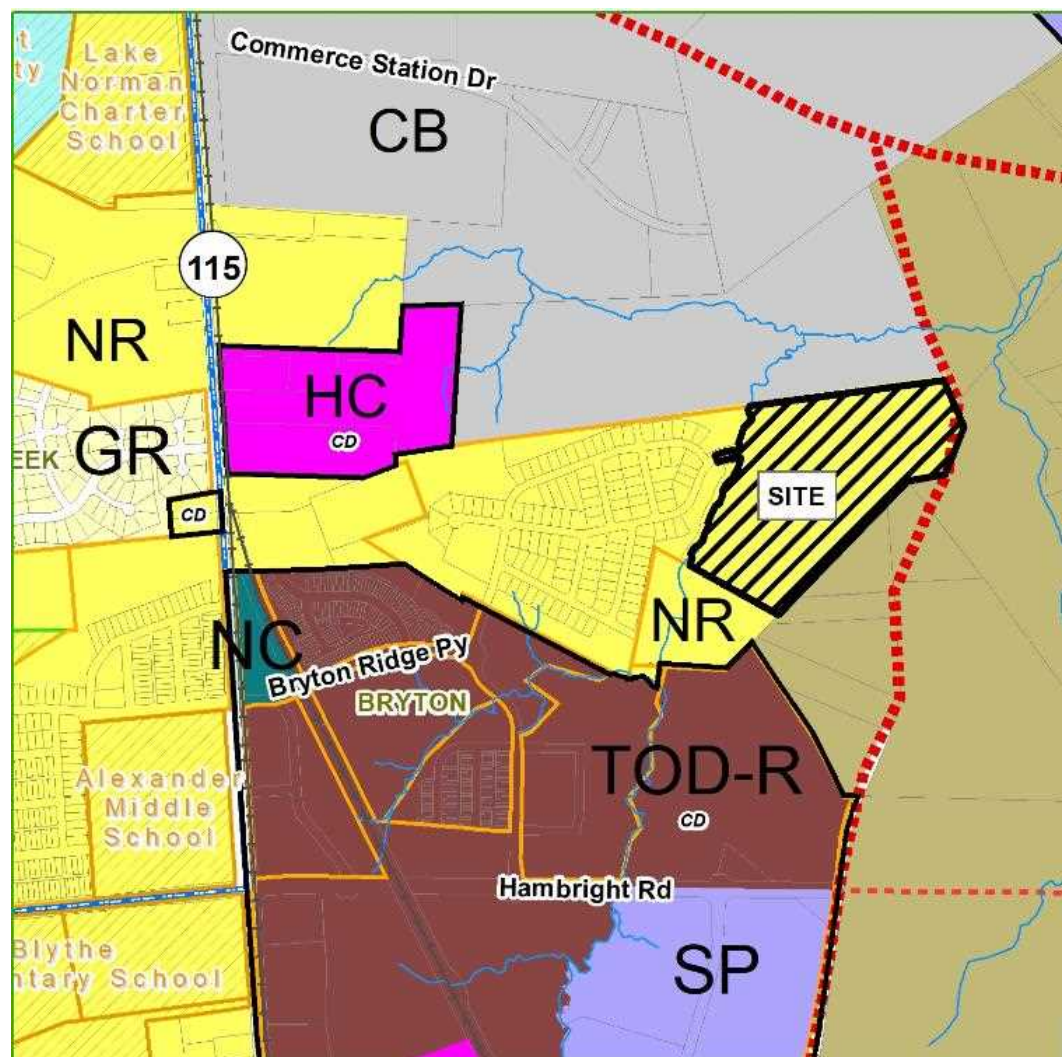
N/A

ATTACHMENTS:

1. Bryton Single-Family - Phase 3 Revision Staff Report (TB) 02-15-21
2. Attachment A - General Application (Revision)
3. Attachment B - Bryton Single-Family - Phase 3 Sketch Plan Revision (01.08.21)
4. Attachment C - Neighborhood Meeting Report

Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision

PART 1: PROJECT SUMMARY



Applicant: LStar Ventures

Property Owner(s):
 Development Solutions
 BRY, LLC (see Attachment A).

Property Address: N/A

Project Size: (+/-) 32.94-
 acres.

Parcel Number(s): 019-11-
 299

Current Zoning:
 Neighborhood Residential
 (NR).

Current Land Use: Vacant.

Proposed Land Use:
 73 single-family homes.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

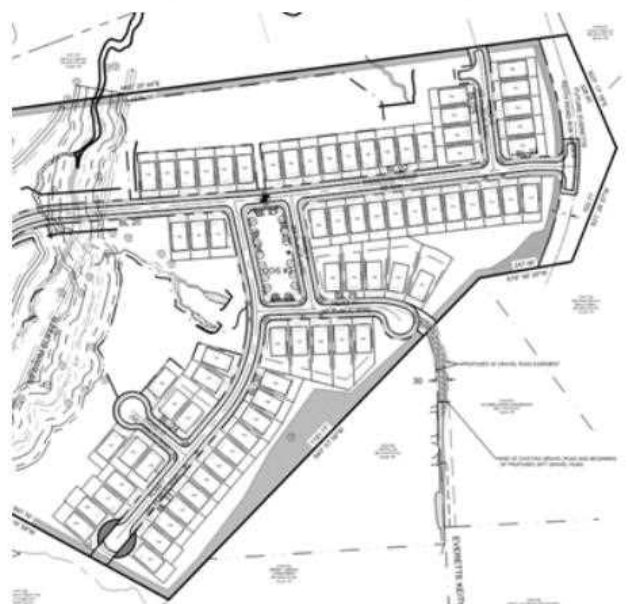
- Purpose: To revise Phase 3 of an existing 32.94-acre subdivision located north of Hambright Road and northwest of Everett Keith Road (shown as "site" above) into 73 single-family lots. The original approval subdivision has 80 lots and the revision has 73 lots.
- Adjoining Zoning and Land Uses:
 - North: Corporate Business (CB) – Vacant.
 - South: Transitional Residential (TR) & Neighborhood Residential (NR) – large-lot, single-family homes & vacant.
 - East: Transitional Residential (TR) – a few large-lot, single-family homes & vacant.
 - West: Neighborhood Residential (NR) – single-family subdivision (Remaining phases of Bryton Single-Family Subdivision).

3. A neighborhood meeting was held on Thursday, December 20, 2018. The complete meeting summary is provided in Attachment C. There were no significant questions/concerns.
4. The proposed subdivision has 73 single-family homes, with minimum lot-size of 6,084 sq. ft. and minimum width of 51 feet.
5. There are 96 specimen trees on the site. In the NR zoning district, 10 percent (10 trees) of the specimen trees are required to be saved and the developer proposes to save 31 specimen trees (32.3%). There are no known heritage trees on the site. Approximately eighty percent (80.9%) of the site is covered by tree canopy and the developer proposes to save 9.55-acres (13.7%) of the canopy (10% required in NR).
6. This revision is for Phase 3 only. Phases 1 and 2 are already complete or under construction. (see Attachment B).
7. A water quality concept plan is being reviewed by the Town, but has not been approved as of the date of this report.
8. A "Willingness to Serve" letter was provided by Charlotte Water on December 14, 2020.
9. Required Urban Open Space is provided via a 23.581 sq. ft., Green. Overall open space totals are not included on the Plan and should be provided.

Bryton Single-Family – Phase 3 (current Approved Plan)



Bryton Single-Family – Phase 3 (Revision)



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

A Traffic Impact Analysis (TIA) was prepared by Kimley-Horn Associates as part of the overall Bryton Development in 2006. The entrance to this project was subject to the relocation of the Norfolk-Southern rail line, which has been completed. In addition, a new access road was built running from Hambright Road, north to the southwest entrance of the Bryton – Single Family Subdivision.

Nearby Improvements

As part of the 2006 TIA for the overall Bryton development, numerous road improvements have been completed. Improvements with an impact on this proposed subdivision include the widening of NC 115 to 4 lanes and constructing a new 4-lane section of Hambright Road east of NC 115. Both of these required improvements are complete.

Cross Sections

The Sketch Plan street cross-section for Phase 3 includes 50 ft. of right-of-way, comprised of 10 ft. travel lanes, 7 ft. green zones (planting strips), 5 ft. sidewalks and curb and gutter.

Future Road Connections

The proposed Phase 3 Sketch Plan Revision shows three (3) future street connections: one (1) to the east to connect to the future extension of Everette Keith Road, one (1) to the south and one (1) to the north (see layout in Part 2). These connections are one-less than the original plan, approved in 2016. In addition, a fire-access gravel road easement has been established at the end of “Road IV” to provide emergency access to Everette Keith Road.

No additional off-site road improvements are required for this proposed Sketch Plan Revision.

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 Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision.

1. Consistency with adopted public plans and policies.

There are no Small Area Plan’s that apply to these parcels; however, the following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Bryton Single-Family – Phase 3 Subdivision lies completely within the Bryton development, originally approved in 2005. A Conditional District Rezoning Plan covers most of Bryton, but the Bryton Single-Family Subdivision is not within that CD-Rezoning.
Comment:

2. Conformity.

Bryton Single-Family – Phase 3 is a continuation of an existing subdivision and is immediately adjacent to Phases 1 & 2. To the south and east of this Phase, there are a few large-lot, single-family homes and vacant land.

3. Access between Adjoining Properties.

The subdivision provides three (3) street stubs, one (1) to the north, one (1) to the south and one to the east.

4. Relation to topography.

The 32.94-acres that make up Bryton Single-Family Phase 3 require significant grading, as the slopes are very challenging. The lots will not be located near the creek, but little, if any, of the site is flat.

5. Mature trees and natural vegetation.

The proposed project is required to save 10 percent of the tree canopy, 10 percent of the specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 5.

6. Access to parks, schools, etc.

Not Applicable.

7. Discourage through traffic.

The proposed subdivision revision has one (1) connection to a new street network and does not connect to any other existing public streets. However, three (3) future street connections are provided.

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 Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision are not identified for a school or park site.

12. Public Facilities

The parcels associated with the Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision are not identified for a public facility.

13. Proposed street names

The street names for Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision would be approved with Preliminary (Construction) Plan submission (if Sketch Plan were 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 December 20, 2018 is provided.

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

There is one (1) stream – along the western edge of Phase 3, and no development is proposed within the floodplain of the stream.

17. Reserved.

18. Open Space

Required Urban Open Space is provided via a 23,581 sq. ft. Green. Overall open space totals are not provided and need to be added to the plan.

19. Impact of Development on Public Facilities

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots are required to receive a “Determination of Adequacy (DOA)” for the following public facilities: fire station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. An APF Ordinance Determination of Adequacy was not required as the Bryton development pre-dates the APF Ordinance.

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION

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

COMPLIANCE WITH APPLICABLE REQUIREMENTS

Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision 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:**

- All outstanding redline comments are addressed.

APPROVAL

The Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision complies with all applicable requirements, therefore Staff can recommend approval of the proposed Subdivision Sketch Plan Revision.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board recommended approval by unanimous vote (8-0) on Tuesday, January 26, 2021 per Staff's recommendations, above.

PART 7: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision
- C – Neighborhood Meeting Report

PART 8: 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. If you are applying for two (2) actions, provide a separate application for each action. **In addition to the application, the submission process for each application type can be found at**

<http://www.huntersville.org/Departments/Planning/ReviewProcess.aspx>

- ☐ CHANGE OF USE
- ☐ COMMERCIAL SITE PLAN
- ☐ CONDITIONAL REZONING
- ☐ GENERAL REZONING
- ☐ MASTER SIGNAGE PROGRAM
- ☒ REVISION to Sketch Plan
- ☐ DENSITY AVERAGING CERTIFICATE
- ☐ SPECIAL USE PERMIT

SUBDIVISION CATEGORIES: *Per the Huntersville Subdivision Ordinance*

- ☐ SKETCH PLAN
- ☐ PRELIMINARY PLAN
- ☐ FINAL PLAT (includes minor and exempt plats)
- ☐ FINAL PLAT REVISION
- ☐ FARMHOUSE CLUSTER

2. Project Data

Date of Application 5/22/2018

Name of Project Brylon Single Family Phase # (if subdivision) _____

Location NE of the Intersection of Hambright Rd & Old Statesville Rd

Parcel Identification Number(s) (PIN) 01911108, 01911118, 01911117

Current Zoning District NR Proposed District (for rezonings only) _____

Property Size (acres) 85.96 Street Frontage (feet) 884

Current Land Use Vacant

Proposed Land Use(s) Neighborhood Residential

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

This application is being submitted as a revision to a subdivision

sketch plan. The cause of the re-submittal being road realignment.

4. Site Plan Submittals

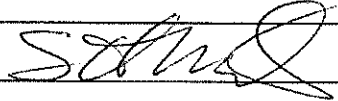
Consult the particular type of *Review Process* for the application type selected above. These can be found at <http://www.huntersville.org/Departments/Planning/ReviewProcess.aspx>.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The Review Process list includes copies of plans needed for most town and county reviewing agencies.

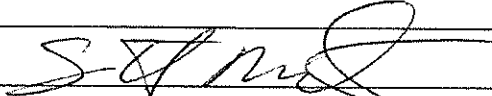
For major subdivisions, commercial site plans and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Signatures

*Applicant's Signature  Printed Name LStar Ventures, LLC Agent for Owner

Address of Applicant 8430 Rea Road Suite F Charlotte, NC 28277

Email steve@lstarland.com

Property Owner's Signature (if applicable) 

Printed Name Development Solutions BRY, LLC By: Judd Gilats, Vice President

Property Owner's Address (if applicable) 90 South 7th St. Minneapolis, MN 55402 Email USAssets@Castlelake.com

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

<u>LStar Ventures</u>	<u>Steve Vining</u>	<u>919-256-1981</u>	<u>steve@lstarland.com</u>
Development Firm	Name of contact	Phone	Email

<u>R Joe Harris & Associates</u>	<u>Ivan Bailey</u>	<u>803-802-1799</u>	<u>ibailey@rjoharris.com</u>
Design Firm	Name of contact	Phone	Email

If Applying for a General Rezoning:

Please provide the name and Address of owner(s) of fee simple title of each parcel that is included in this rezoning petition. If additional space is needed for signatures, attach an addendum to this application.

If Applying for a Conditional Rezoning:

Every owner of each parcel included in this rezoning petition, or the owner (s) duly authorized agent, must sign this petition. If signed by an agent, this petition MUST be accompanied by a statement signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in filing this petition. 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 PETITION. **If additional space is needed for signatures, attach an addendum to this application.**

Signature, name, firm, address, phone number and email of Duly Authorized Agent by owner needed below:

If Applying for a Subdivision:

By signature below, I hereby acknowledge my understanding that the Major Subdivision Sketch Plan Process is a quasi-judicial procedure and contact with the Board of Commissioners shall **only** occur under sworn testimony at the public hearing.

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:	http://www.huntersville.org/Departments/Planning.aspx

BRYTON (LSTAR) SINGLE FAMILY RESIDENTIAL

SKETCH PLAN PHASE 3 REVISION

TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

EPM # 387300

PREPARED FOR :

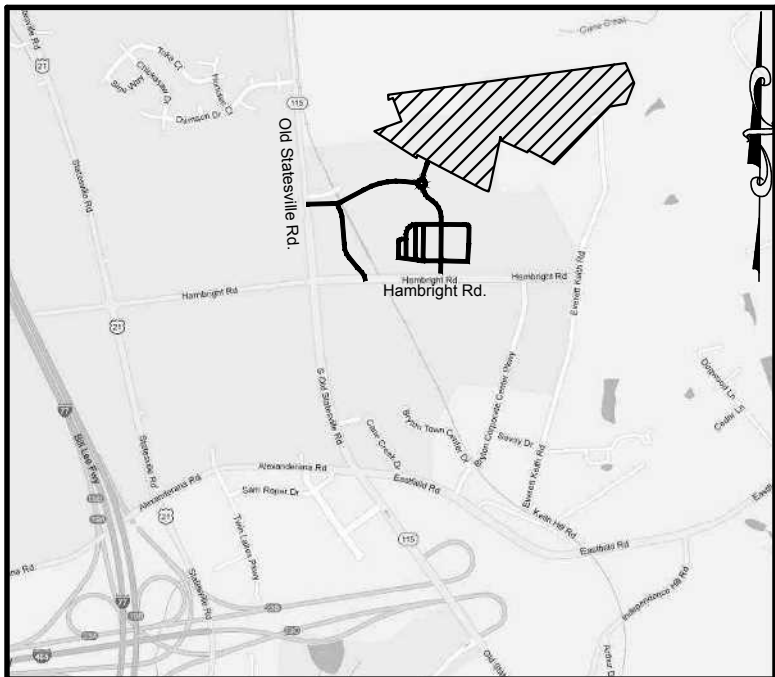
LStar Ventures

8430 Rea Road Suite F
Charlotte, North Carolina 28277

Retaining walls

All retaining walls requiring special inspections (>.5' in height) shall meet the requirements of the MCSBC chapter 17 - special inspections as detailed per the Mecklenburg County Code Enforcement Special Inspections Process. Additionally, copies of the retaining wall plans shall be submitted to the Huntersville Engineering Department for review and approval. The Town of Huntersville shall be copied on all statements of special inspections, special inspections final reports, and design principal in responsible charge (DPIRC) letters.

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.



VICINITY MAP - N.T.S.



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
127 Ben Casey Dr., Suite 101, Fort Mill, SC 29708 P: (803) 802-1799

EPM REFERENCE NUMBERS SCHEDULE:

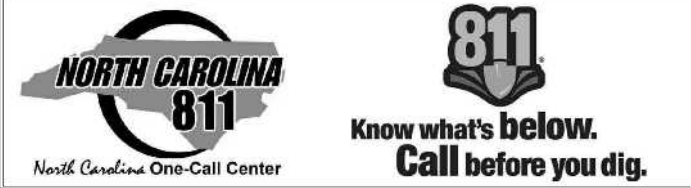
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366986: BRYTON SINGLE FAMILY - PHASE 1
368992: BRYTON SINGLE FAMILY - PHASE 1, MAP 1
369960: BRYTON SINGLE FAMILY - PHASE 1- RTAP
370310: BRYTON SINGLE FAMILY - PHASE 1, MAP 2
372466: BRYTON SINGLE FAMILY - PHASE 2
374106: BRYTON SINGLE FAMILY - PHASE 2
374319: BRYTON SINGLE FAMILY - AMENITY
374809: BRYTON SINGLE FAMILY - PHASE 1, MAP 3
379831: BRYTON SINGLE FAMILY - AMENITY RTAP
384405: BRYTON SINGLE FAMILY - PHASE 2, MAP 1
387292: BRYTON SINGLE FAMILY - SKETCH PLAN REVISION
387300: BRYTON SINGLE FAMILY - SKETCH PLAN REVISION

PLAN SHEET INDEX:

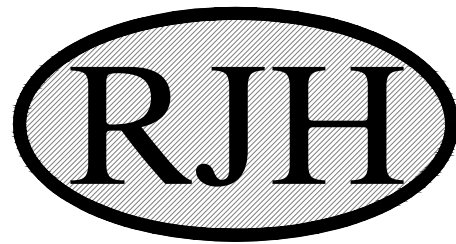
COVER	COVER SHEET
SP-1	OVERALL SITE PLAN
SP-2	SITE PLAN PHASE 3
SP-3 - SP-5	SITE PLAN
SP-6	TREE PRESERVATION
SP-7	SITE PLAN DETAILS
EX-1	OVERALL EXISTING CONDITIONS
EX-2 - EX-4	EXISTING CONDITIONS
GP-1	OVERALL GRADING PLAN
GP-2 - GP-4	GRADING PLAN
BMP-1	BMP DRAINAGE AREA PLAN
RP-1 - RP-17	ROADWAY PLANS & PROFILES
S-1 - S-7	SIGHT DISTANCES
LP-1	OVERALL LANDSCAPING PLAN
LP-2 - LP-4	LANDSCAPING PLAN
ST-1 - ST-4	STORM PLAN LAYOUT

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

DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
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10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



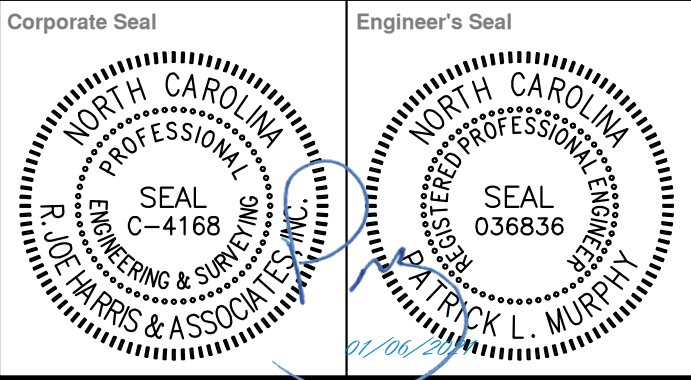
Engineer:



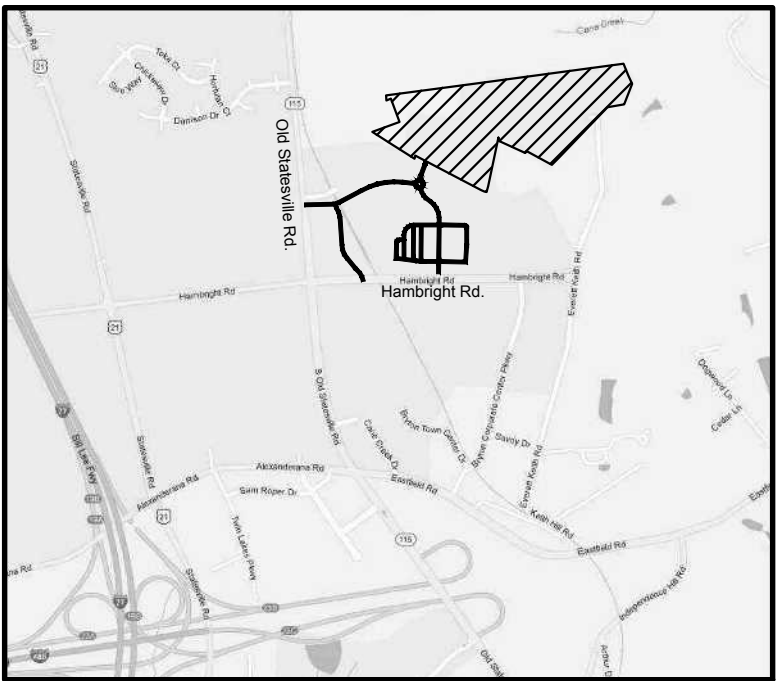
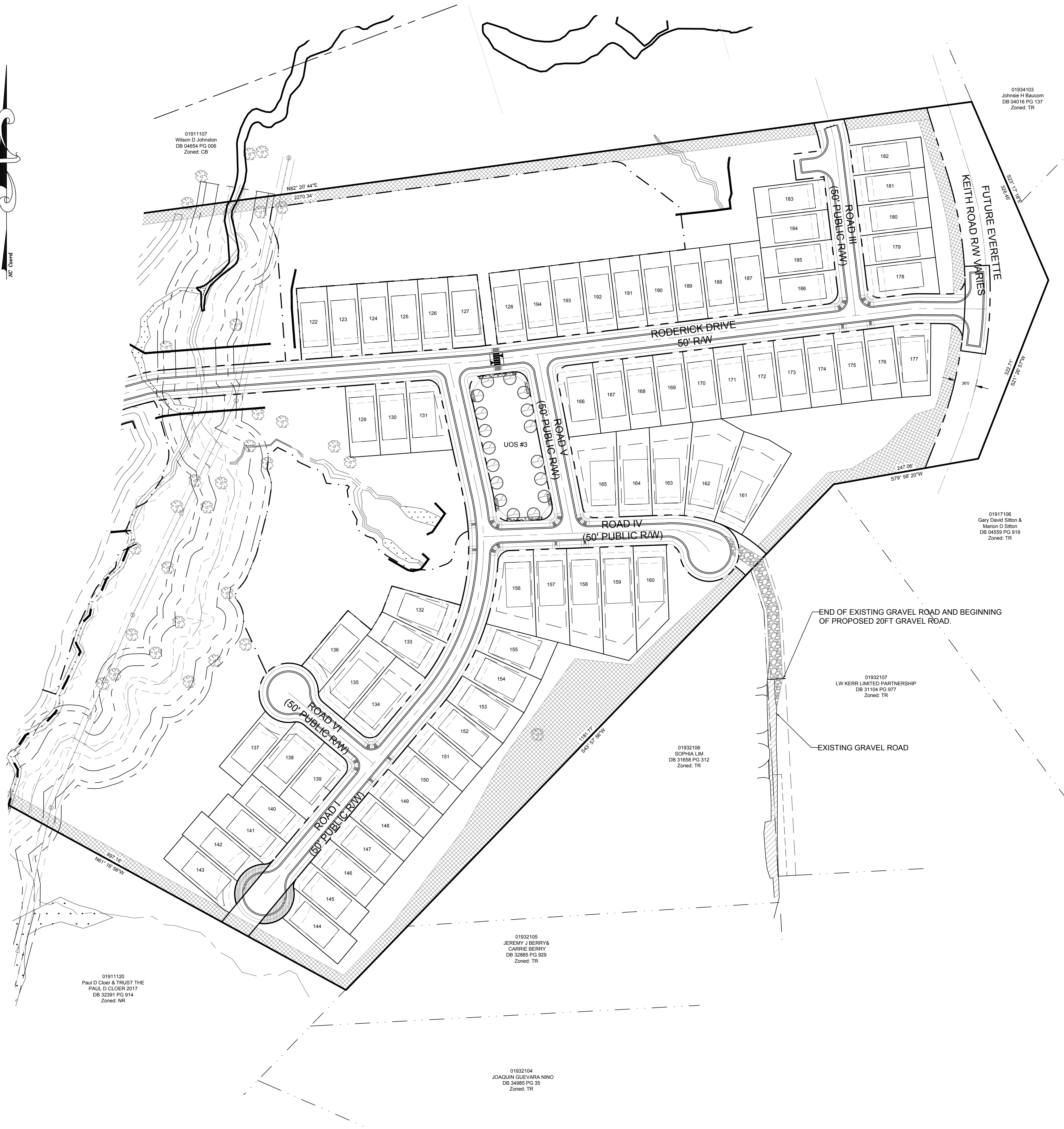
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www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.



Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client LSTAR VENTURES 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Cover Sheet	
Project No. 2869	Drawing No.
DWG File Name: 2869_Cover	COVER



VICINITY MAP - N.T.S.

Development Information: Phase 3

Project Name: Bryton Single Family Sketch Revision
Huntersville, NC (Mecklenburg County)

Owner: Development Solutions BRY, LLC
90 South 7th Street
Minneapolis, MN 55402
Email: usassets@castlelake.com

Developer: LStar Ventures
8430 Rea Road Suite F
Charlotte, North Carolina 28277
Phone: (704) 994-3294

Tax I.D.: Phase 3 - 01911299

Site Acreage: 32.9 Ac.± (Total Acreage)

Zoning: Neighborhood Residential (NR)

Land Use: Single Family Residential (Proposed)

Building Type: Detached House

Build To Range: Front - 15 - 30 Ft.
Side - 5 Ft.
Rear - 7.5 - 15 Ft. (@ Corner)
Rear - 25 Ft.

Min. Lot Width: 51 Ft.

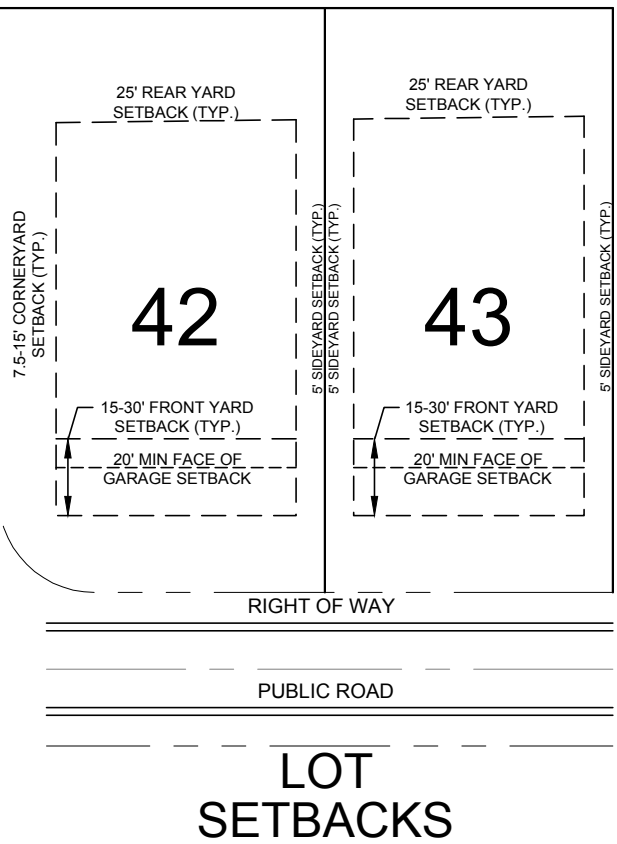
Lot Width Range: 51 Ft. - 56 Ft. (73 Lots)

Min. Lot Size: 6,084 Sqft.

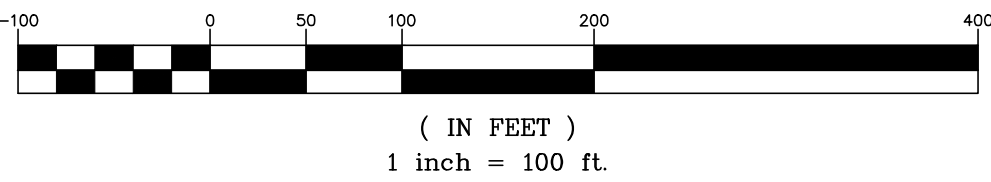
Lot Size Range: 6,084 Sqft. - 7,000 Sqft. (57 Lots)
7,001 Sqft. - 8,000 Sqft. (4 Lots)
8,001 Sqft. - 10,000 Sqft. (9 Lots)
10,001 Sqft. - 11,531 Sqft. (3 Lots)

Lots Proposed: 73 Lots (Total)

ROAD NAME	LENGTH
ROAD I	1,038LF
ROAD III	632LF
ROAD IV	414LF
ROAD V	307LF
ROAD VI	186LF



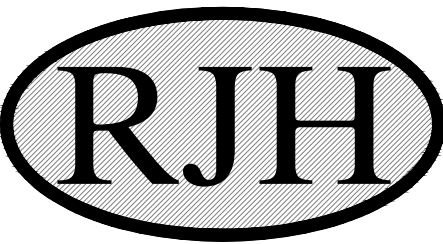
GRAPHIC SCALE



DATE	ISSUED FOR	REV
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12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:



R. Joe Harris & Associates, Inc.

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P: (803) 802-1799

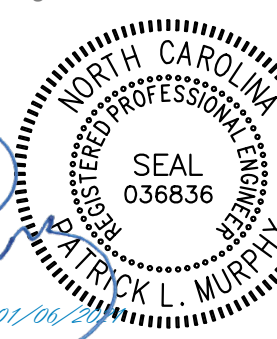
www.rjoe-harris.com

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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Asbuilt Date

-

Client



LSTAR VENTURES

8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

Site Plan Phase 3

Project No.

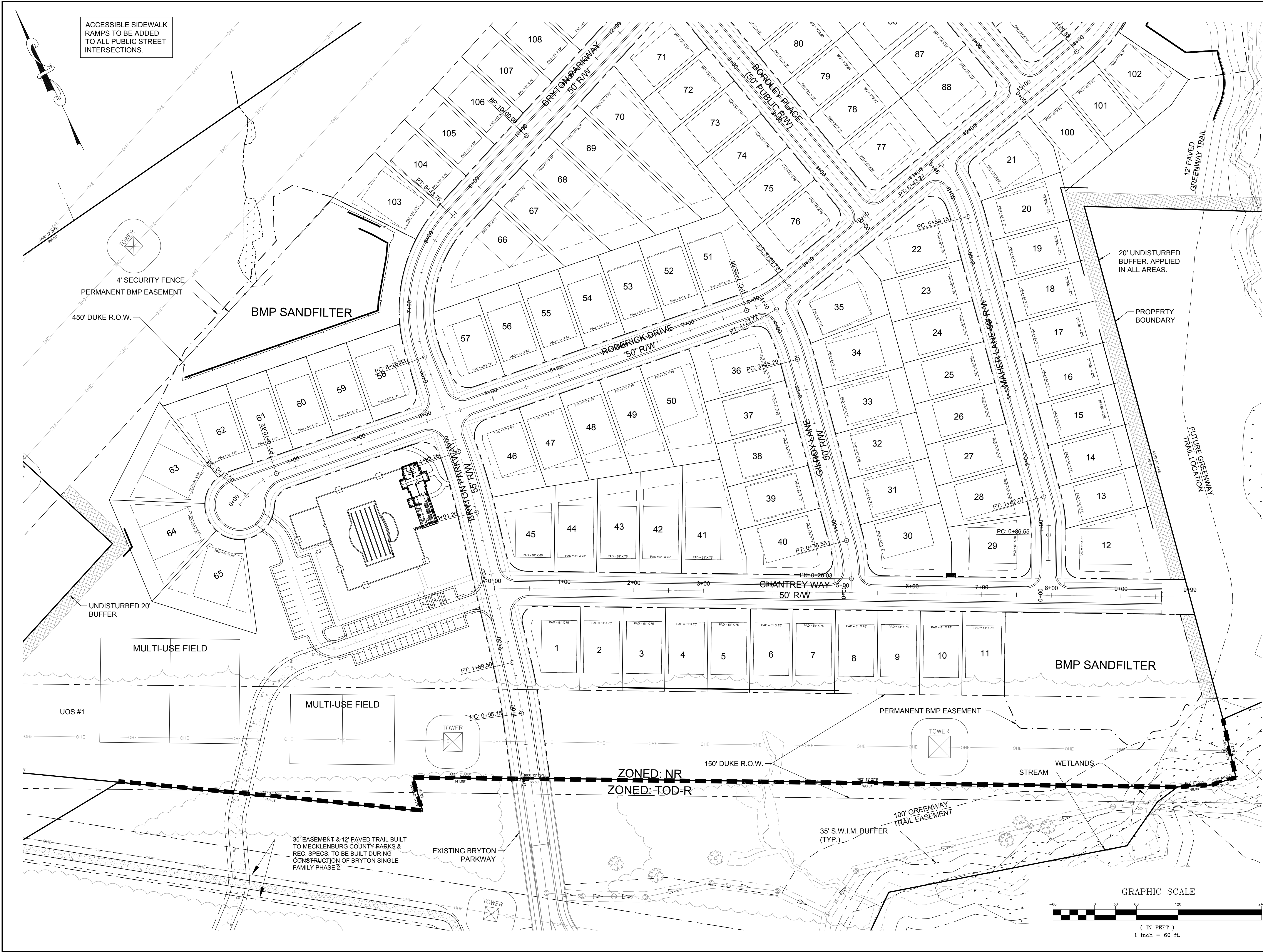
2869

DWG File Name:

2869_Site Plan

Drawing No.

SP-2



DATE	ISSUED FOR	REV
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08/16/2018	Initial Submittal to LUESA/Huntsville	1
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12/21/2020	Fifth Submittal to LUESA/Huntsville	5



Engineer:

RJH

R. Joe Harris & Associates, Inc.

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Corporate Seal

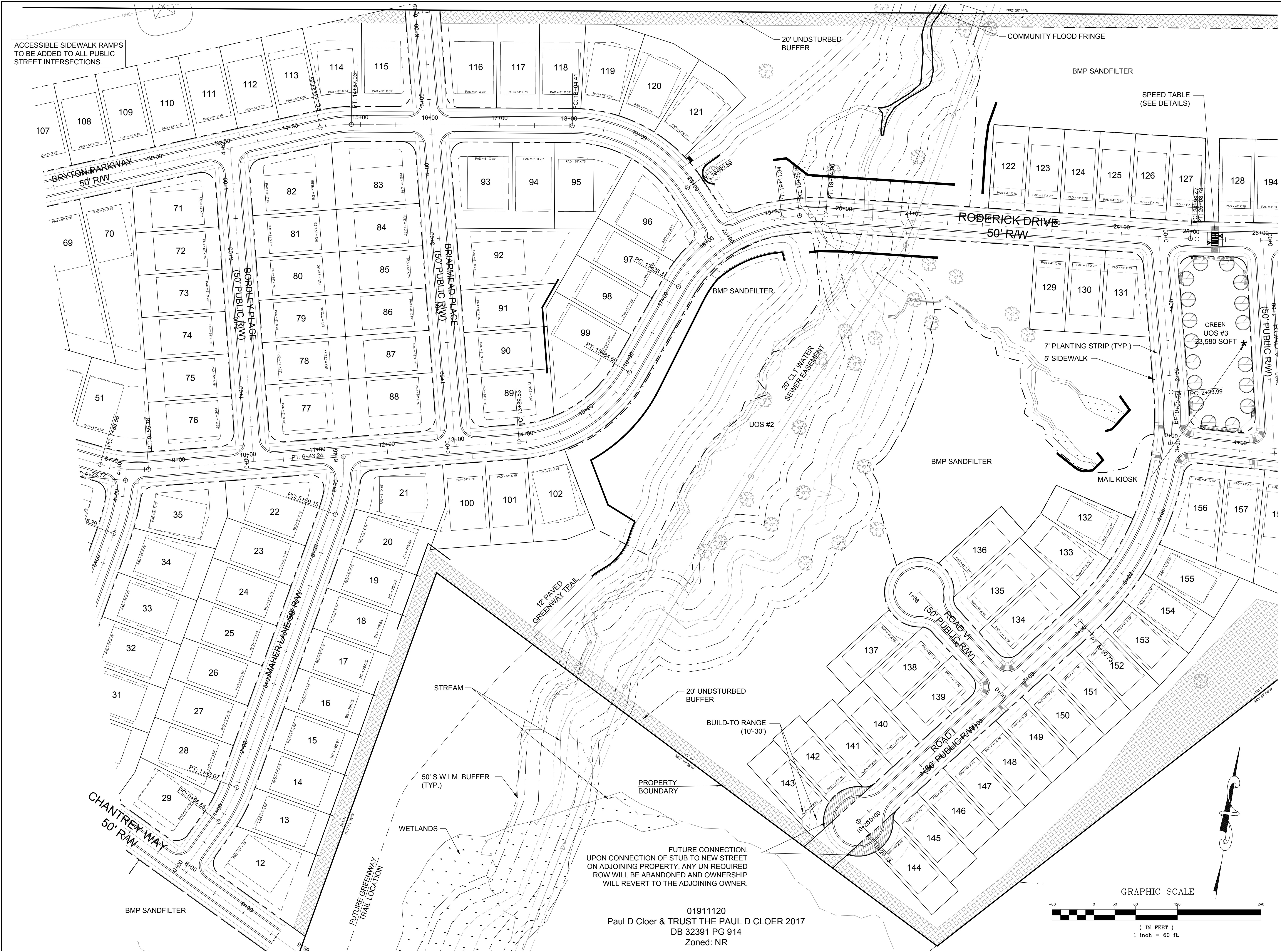
Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title:
Site Plan 1

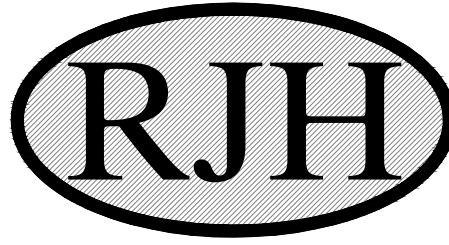
Project No. 2869	Drawing No. SP-3
DWG File Name: 2869_Site Plan	



DATE	ISSUED FOR	REV
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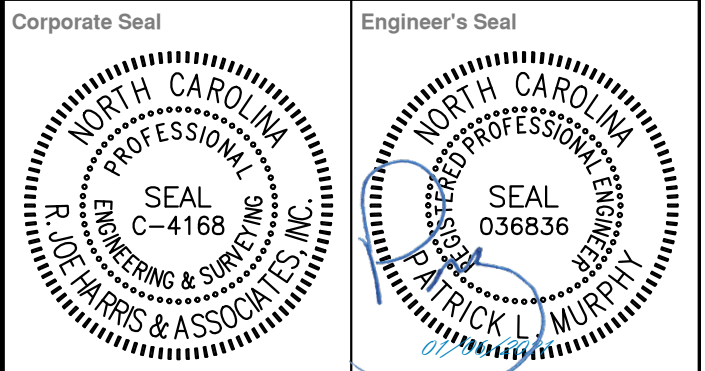
Engineer:



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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy

Print/Plot Date
December 21, 2020

Asbuilt Drawn -	Asbuilt Date -
--------------------	-------------------

Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

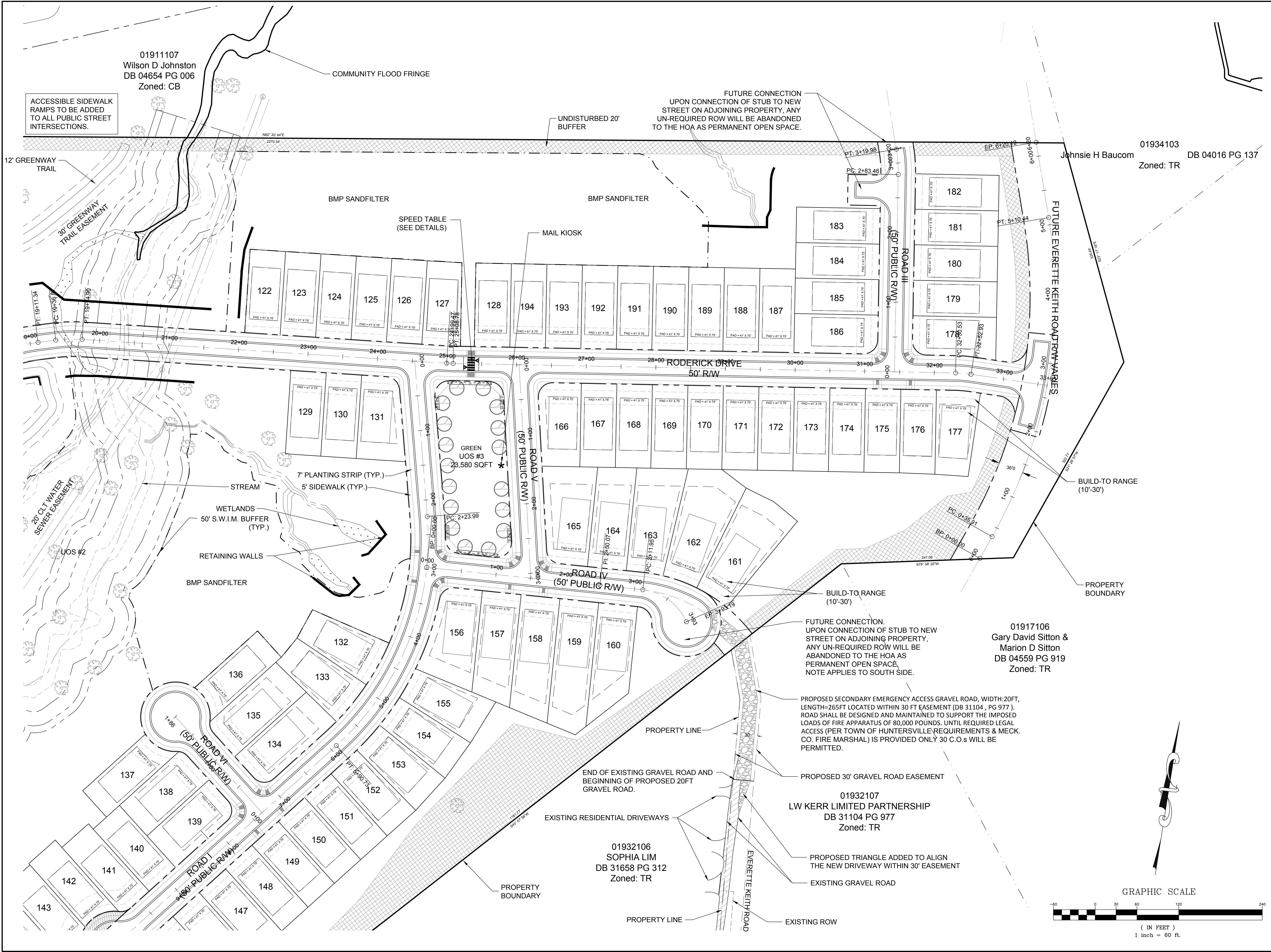
Project:

Bryton Sketch Plan Revision

Drawing Title:

Site Plan 2

Project No. 2869	Drawing No. SP-4
DWG File Name: 2869_Site Plan	



DATE	ISSUED FOR	REV
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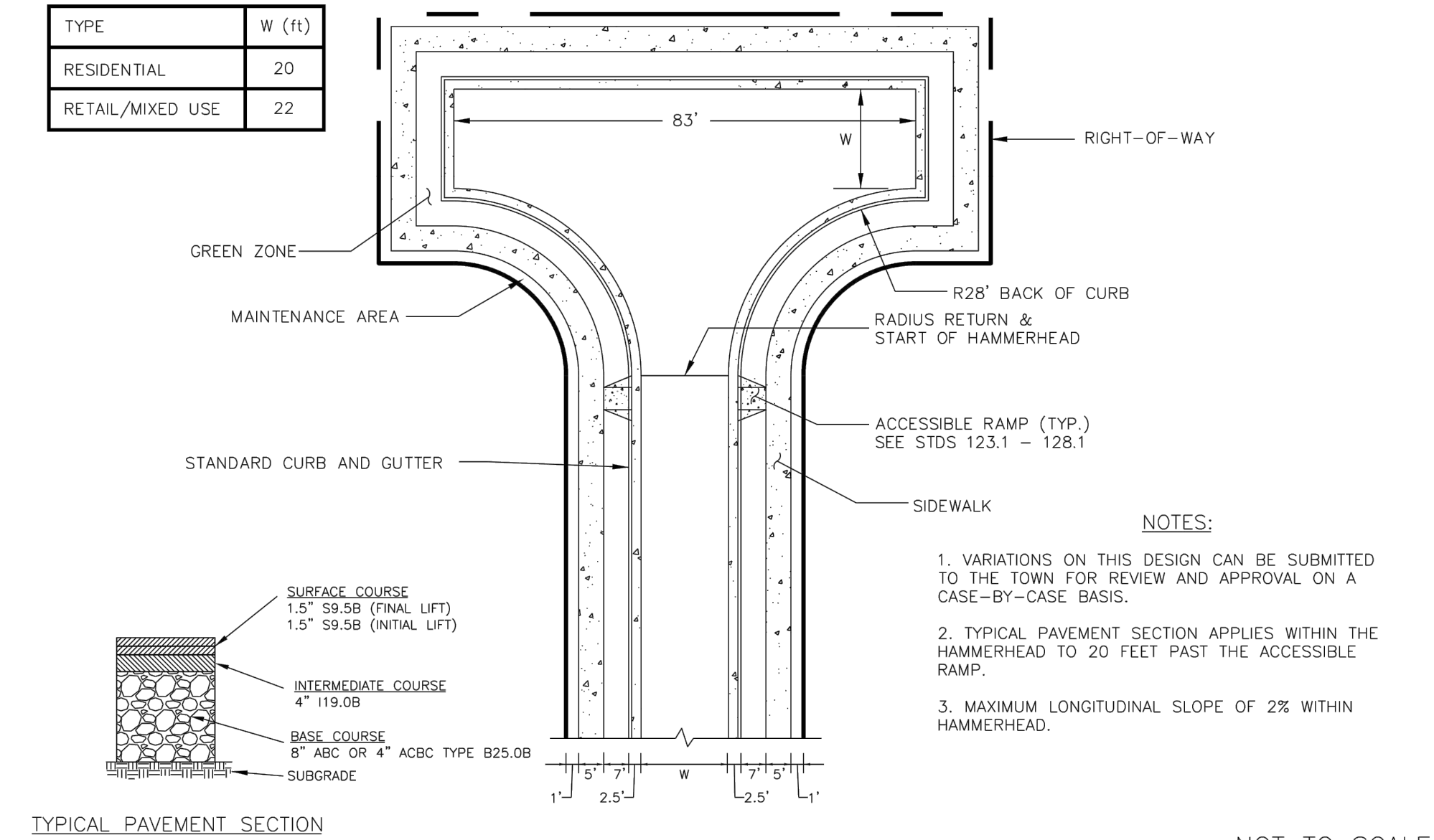
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Corporate Seal

Engineer's Seal

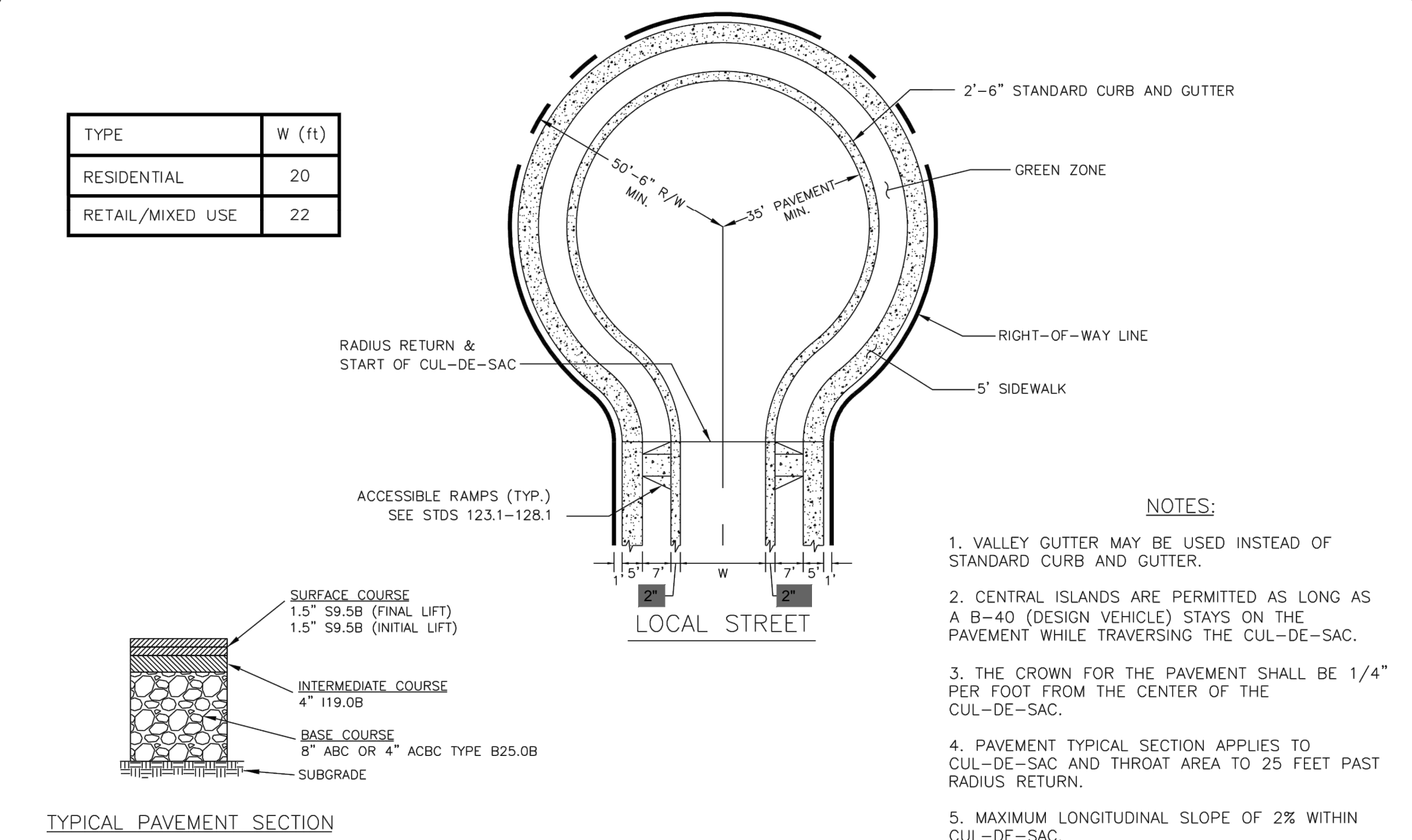
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Site Plan 3	
Project No. 2869	Drawing No. SP-5
DWG File Name: 2869_Site Plan	

TYPE	W (ft)
RESIDENTIAL	20
RETAIL/MIXED USE	22

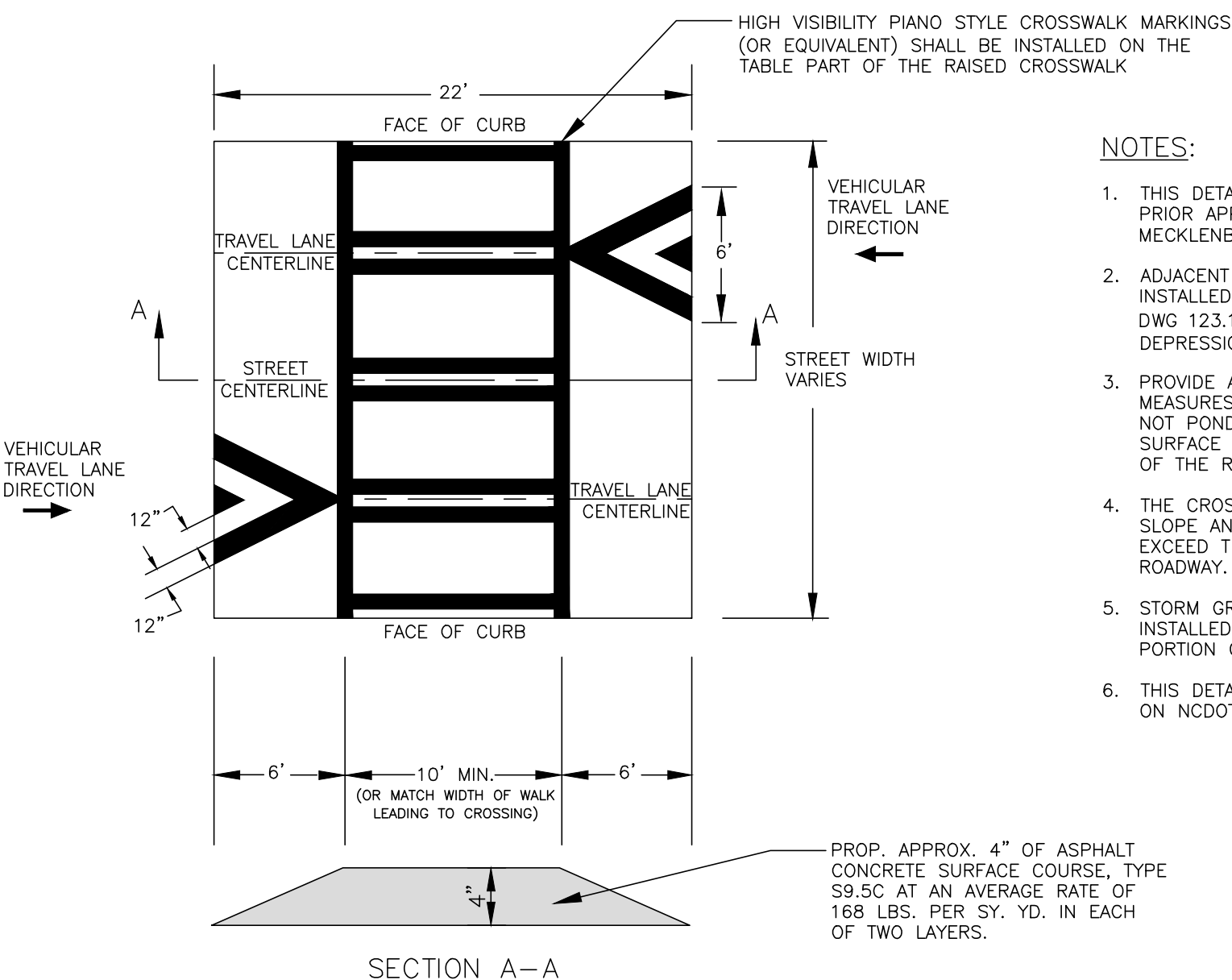


Town of Huntersville NORTH CAROLINA STANDARD DRAWING	LOCAL STREET HAMMERHEAD DETAIL STANDARD CURB AND GUTTER		REV. DATE
			9/17/18
			STD. NO.
			280.2

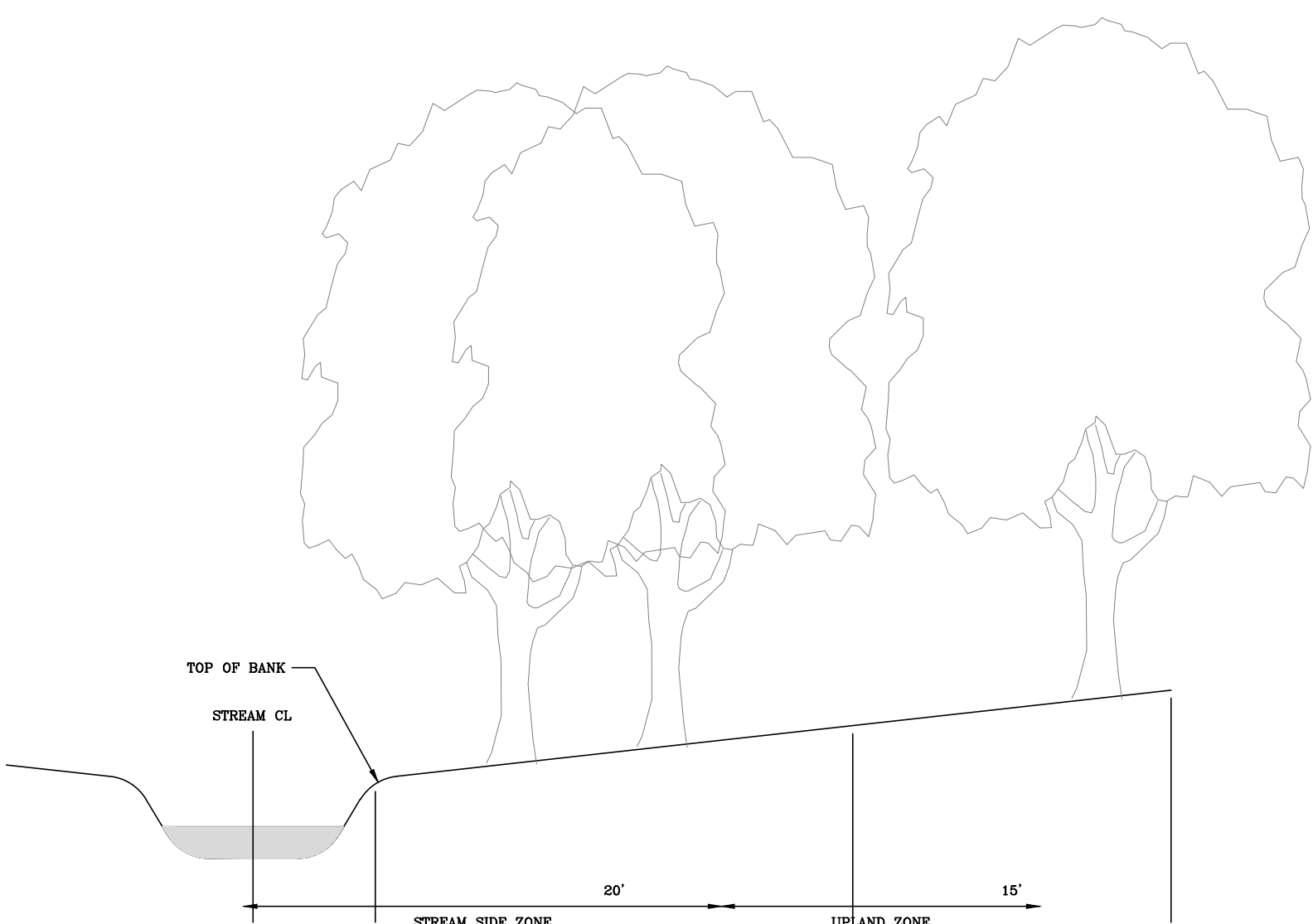
TYPE	W (ft)
RESIDENTIAL	20
RETAIL/MIXED USE	22



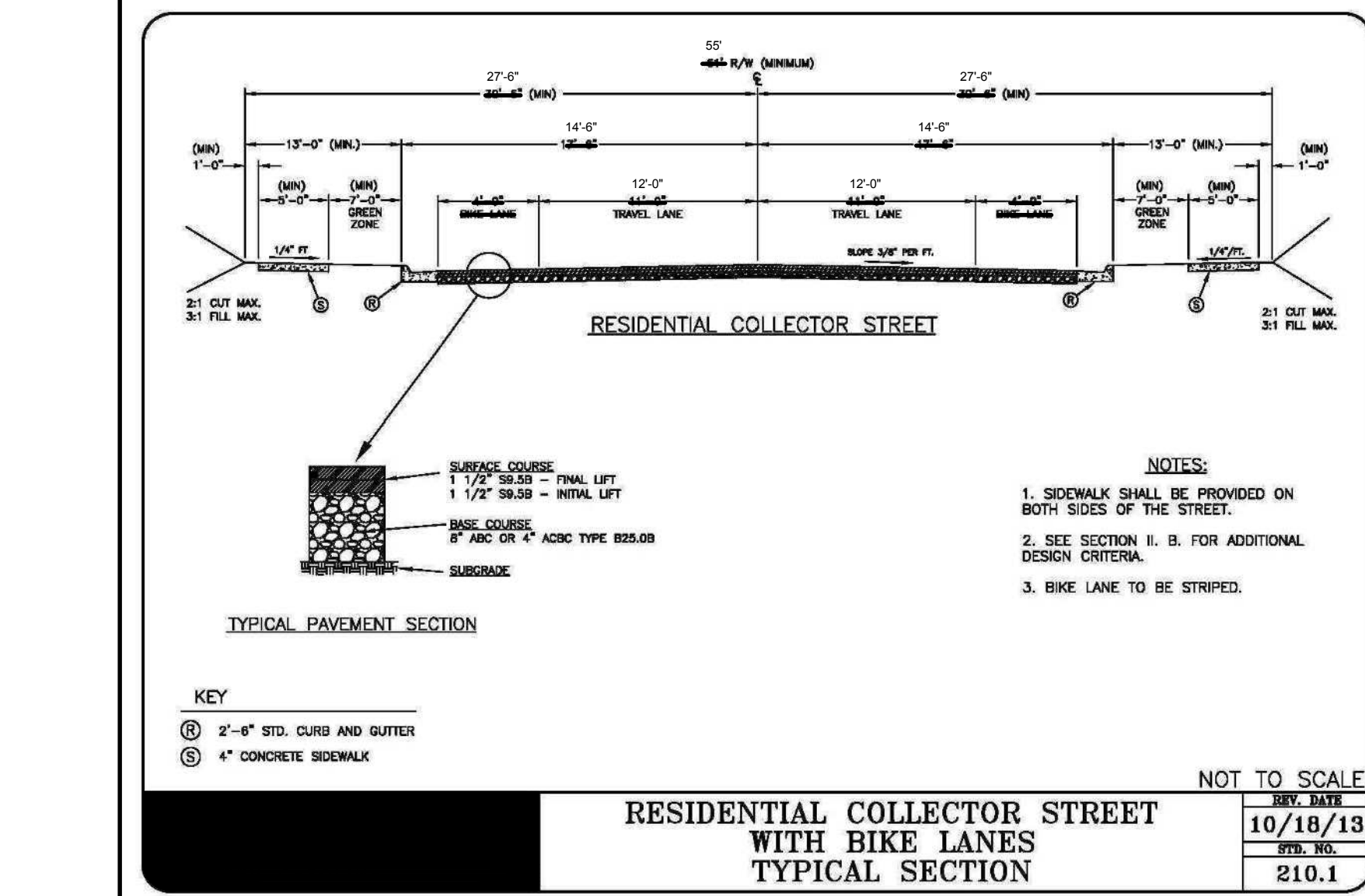
Town of Huntersville NORTH CAROLINA STANDARD DRAWING	LOCAL STREET CUL-DE-SAC DETAIL STANDARD CURB AND GUTTER		REV. DATE
			9/17/18
			STD. NO.
			280.1



Town of Huntersville NORTH CAROLINA STANDARD DRAWING	RAISED CROSSWALK		REV. DATE
			9/17/18
			STD. NO.
			280.1



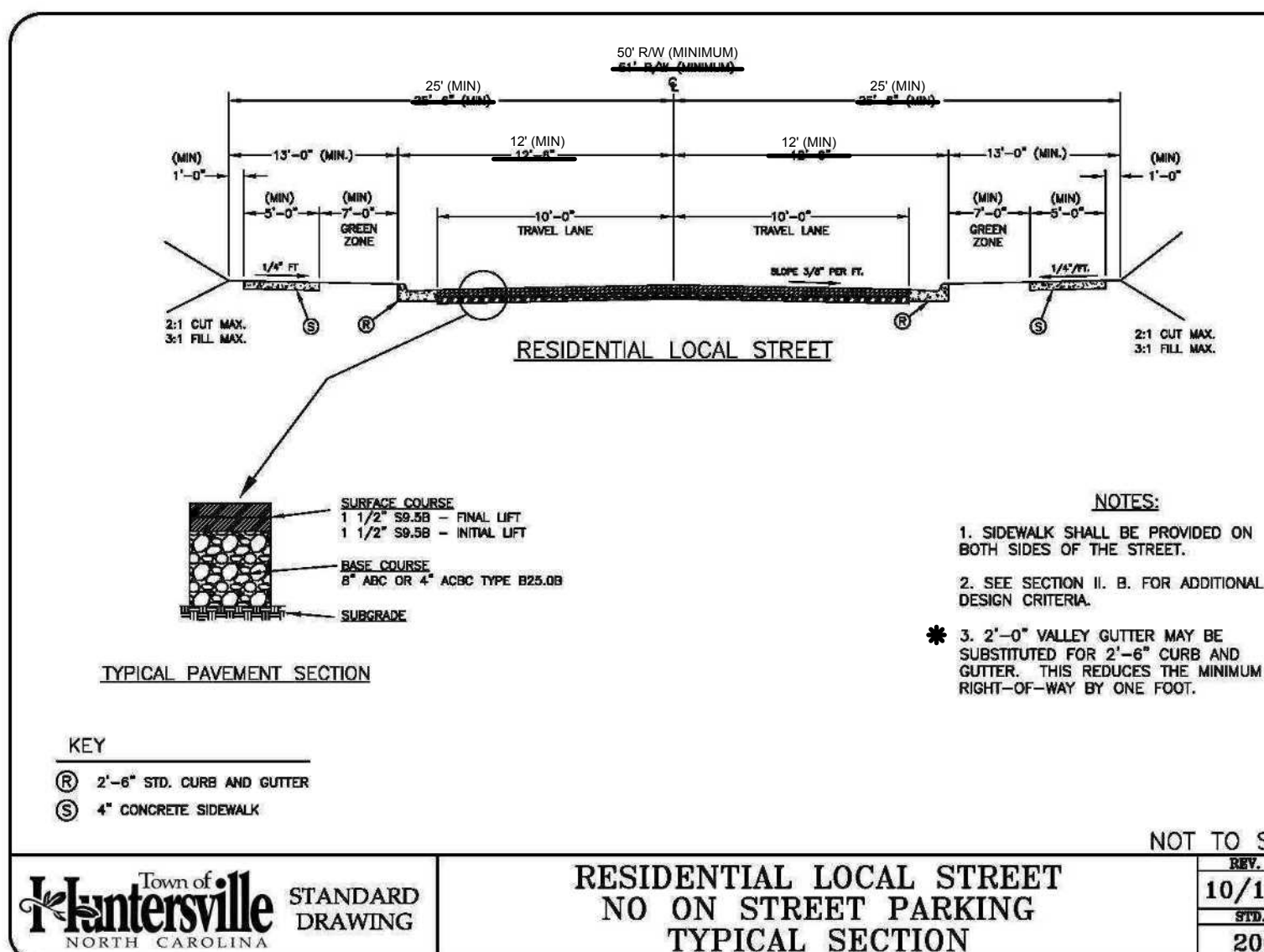
35' SWIM BUFFER DETAIL:	
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Town of Huntersville NORTH CAROLINA STANDARD DRAWING	STREET DETAIL: BRYTON PARKWAY		REV. DATE
			10/18/13
			STD. NO.
			210.1



50' SWIM BUFFER DETAIL:	
-------------------------	--



Town of Huntersville NORTH CAROLINA STANDARD DRAWING	STREET DETAIL: RESIDENTIAL LOCAL STREET		REV. DATE
			10/18/13
			STD. NO.
			200.3

DATE	ISSUED FOR	REV
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Engineer:

RJH

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Corporate Seal

Engineer's Seal

Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
December 21, 2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project:	
Bryton Sketch Plan Revision	
Drawing Title:	
Details	
Project No.	Drawing No.
2869	
DWG File Name:	
2869_Site Plan	SP-7

TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

Total Site	80.9% (69.5±Ac.)
% of Site covered by Tree Canopy:	10.0% (6.95±Ac.)
% of Tree Canopy Preservation required by District:	13.0% (9.55±Ac.)
% of Tree Canopy actually saved (min.):	

Number of Specimen Trees on-site:	96
% of Specimen Trees required to be saved:	10.0% (10)
% of Specimen Trees actually saved:	32.3% (31)

Number of Heritage Trees on-site:	0
% of Heritage Trees required to be saved:	100%
% of Heritage Trees actually saved (min.):	0

TREE LEGEND

TR - Tree	GU - Gum
EL - Elm	MA - Maple
BE - Beach	PE - Pecan
P - Pine	WA - Walnut
PO - Poplar	HI - Hickory
OA - Oak	

EXISTING DATA

Soil Types:	CeB2 - Cecil sandy clay loam, 2 to 8 percent slopes
	EnB - Enon sandy loam, 2 to 8 percent slopes
	EnD - Enon sandy loam, 8 to 15 percent slopes
	MO - Monacan loam, 0 to 2 percent slopes
	PB3 - Pacolet - Gullied land complex, 10 to 15 percent slopes

Soil Hydrologic Groups: (% of site area)	Group A 0%
	Group B 12.7% (10.9 AC.)
	Group C 40.4% (34.7 AC.)
	Group D 46.9% (40.3 AC.)

FEMA Panel:	3710455900J
	3710465000J

Watershed:	Clarke
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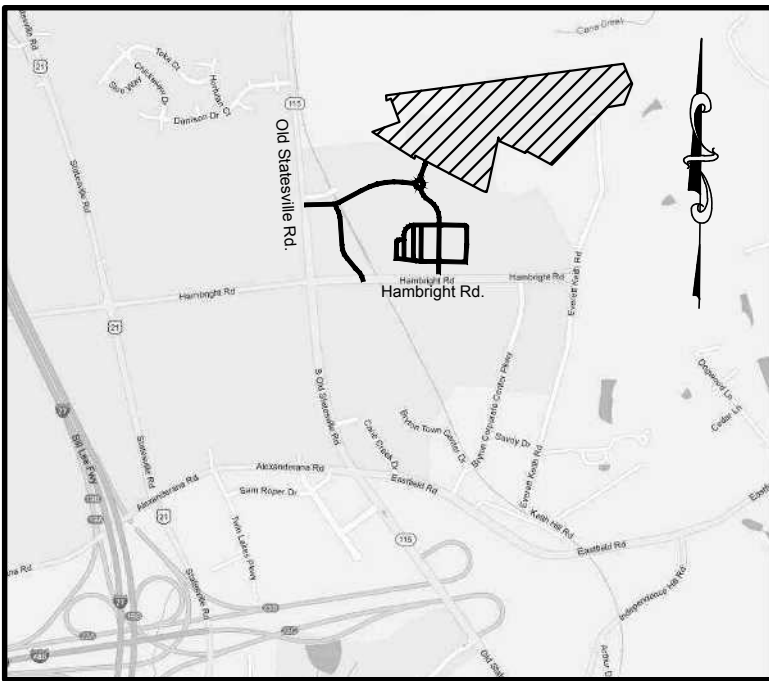
VaB - Vance sandy loam, 2 to 8 percent slopes
VaD - Vance sandy loam, 8 to 15 percent slopes
WkB - Wilkes loam, 4 to 8 percent slopes
WkD - Wilkes loam, 8 to 15 percent slopes
WkE - Wilkes loam, 15 to 25 percent slopes

SITE TOPOGRAPHY & LOCATE FIELD RUN BY R. JOE HARRIS & ASSOCIATES, LLC. SUPPLEMENTAL TOPOGRAPHY PROVIDED FROM MECKLENBURG COUNTY AERIAL TOPOGRAPHY (OFF-SITE).

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 370158-4559-J OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED MARCH 2, 2009.

BOUNDARY SURVEY AS PROVIDED BY R. B. PHARR & ASSOCIATES, P.A. BOUNDARY INFORMATION FROM SURVEY ENTITLED BOUNDARY SURVEY OF HANDSMILL ENTERPRISES, LLC PROPERTY AND DATED APRIL 2013. SURVEY MEETS OR EXCEEDS REQUIREMENTS FOR A CLASS "A" SURVEY, OR MAXIMUM ERROR OF CLOSURE IS 1:10,000.

HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, LLC FOR BENCHMARKS AND CONTROL INFORMATION.

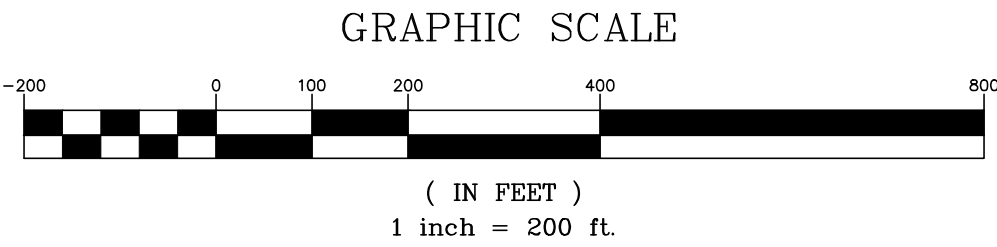


VICINITY MAP - N.T.S.

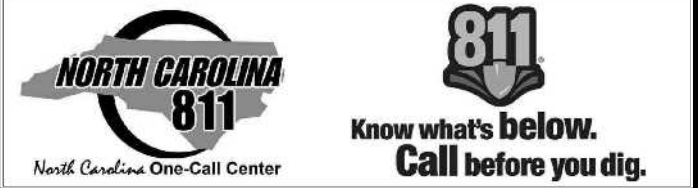
CONSTRAINING FEATURES

Slopes 25-100%	15.5% (13.36 Ac.)
SWIM Buffer	3.69 Ac.
Slope Analysis:	0% - 10% - 39.0%
(% of Site Area)	10% - 15% - 20.3%
	15% - 25% - 25.2%
	25% - 100% - 15.5%

25% - 100% SLOPES



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Engineer:



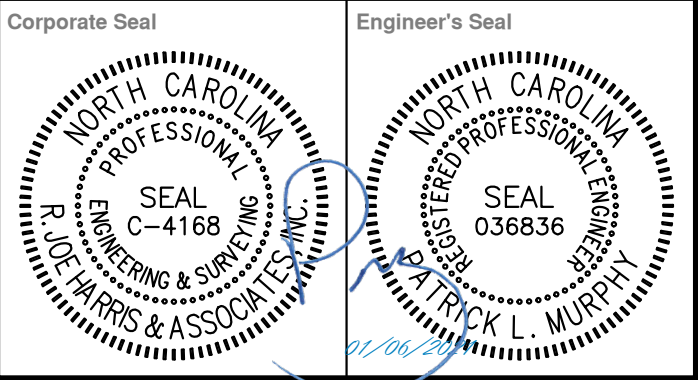
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Department Manager P. Murphy	Checked P. Murphy

Print/Plot Date
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Asbuilt Drawn -	Asbuilt Date -
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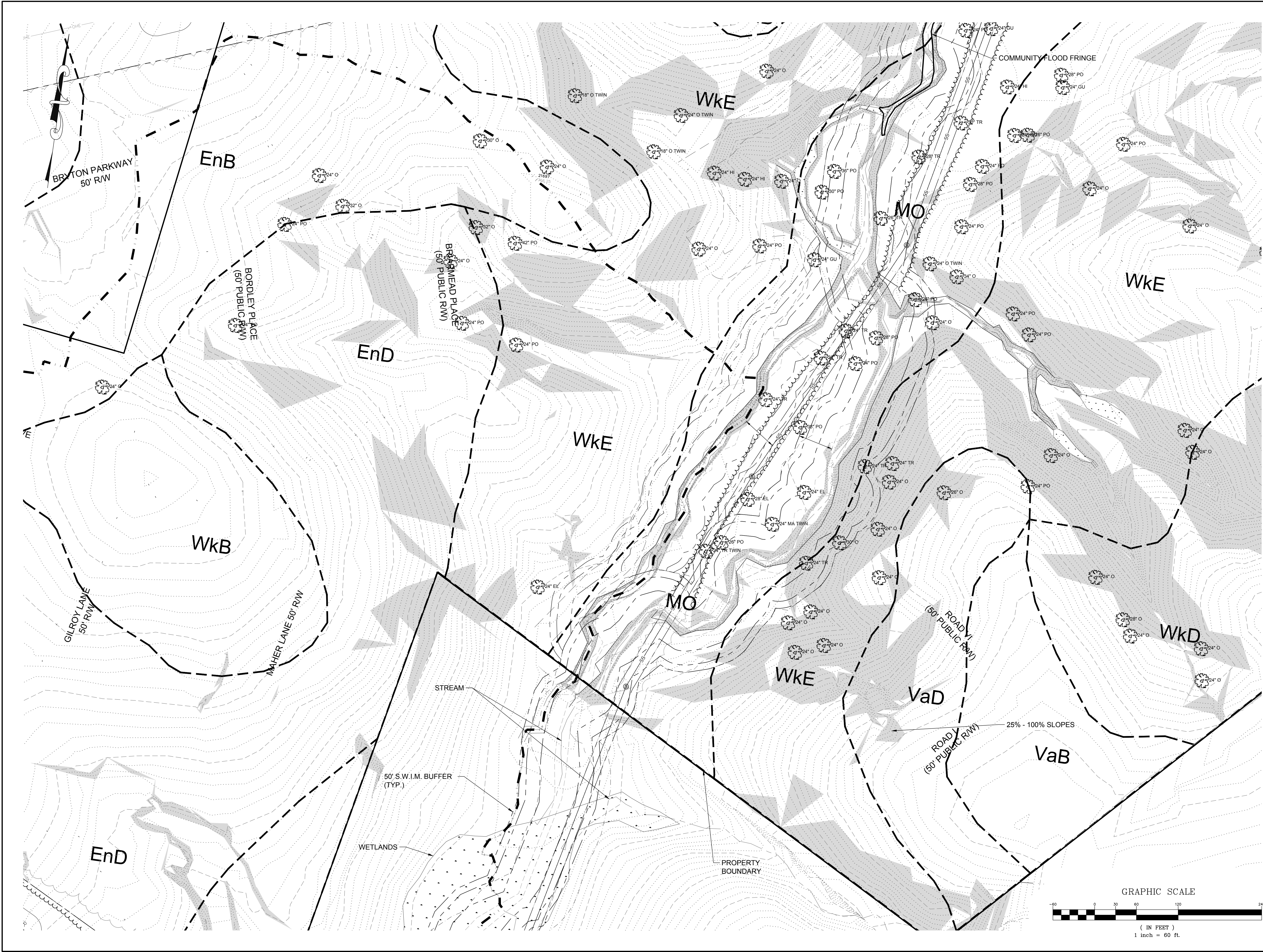
Project:

Bryton Sketch Plan Revision

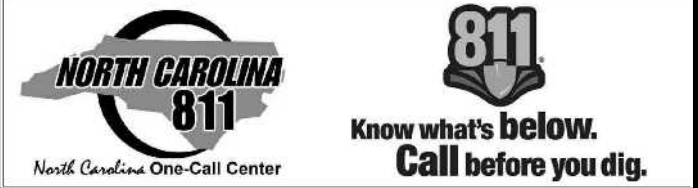
Drawing Title:

Existing Conditions Overall

Project No. 2869	Drawing No. EX-1
DWG File Name: 2869_Existing Conditions	



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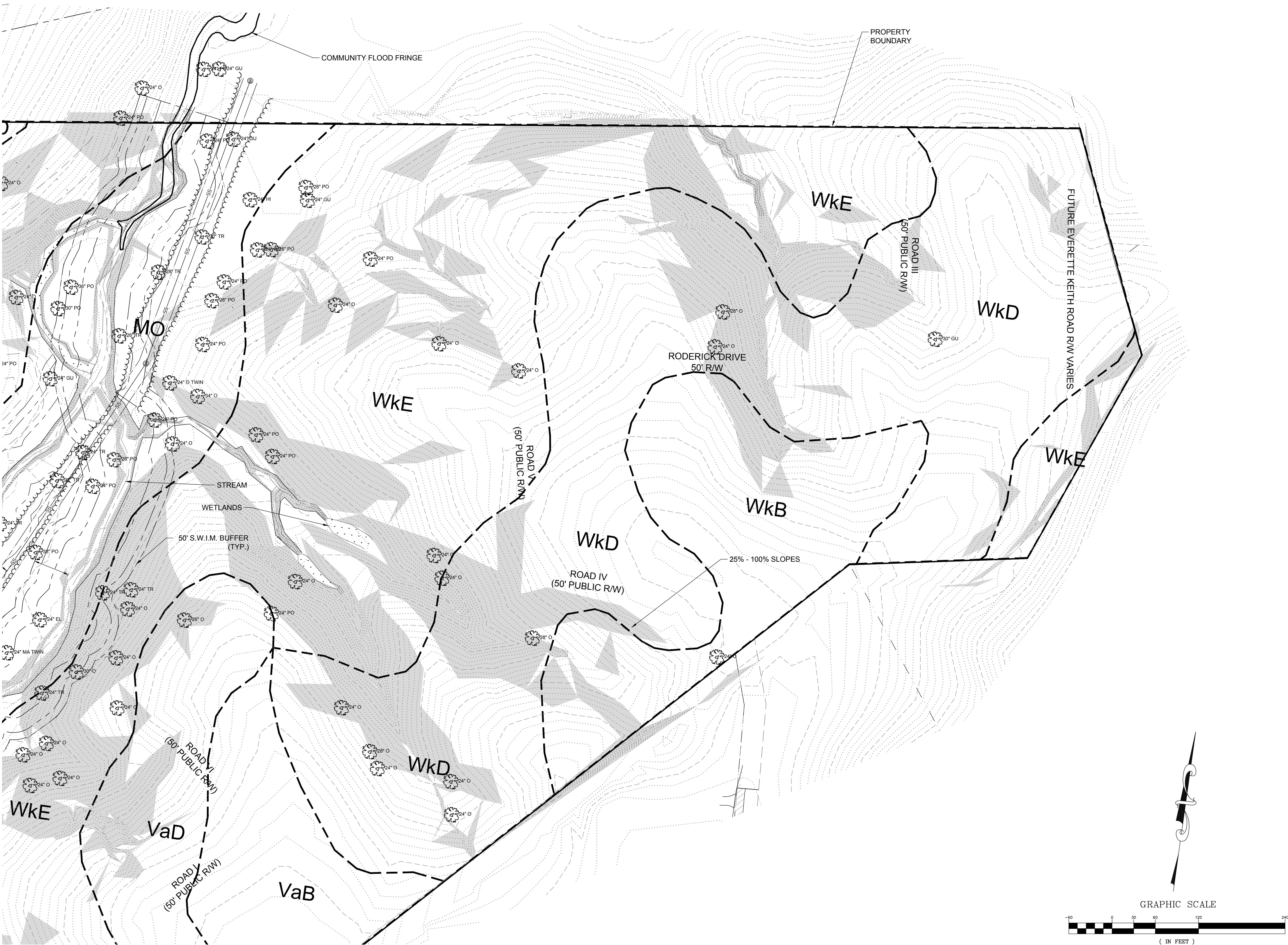
Corporate Seal

Engineer's Seal

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Department Manager P. Murphy	Checked P. Murphy
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Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title: Existing Conditions 2	
Project No. 2869 DWG File Name: 2869_Existing Conditions	Drawing No. EX-3



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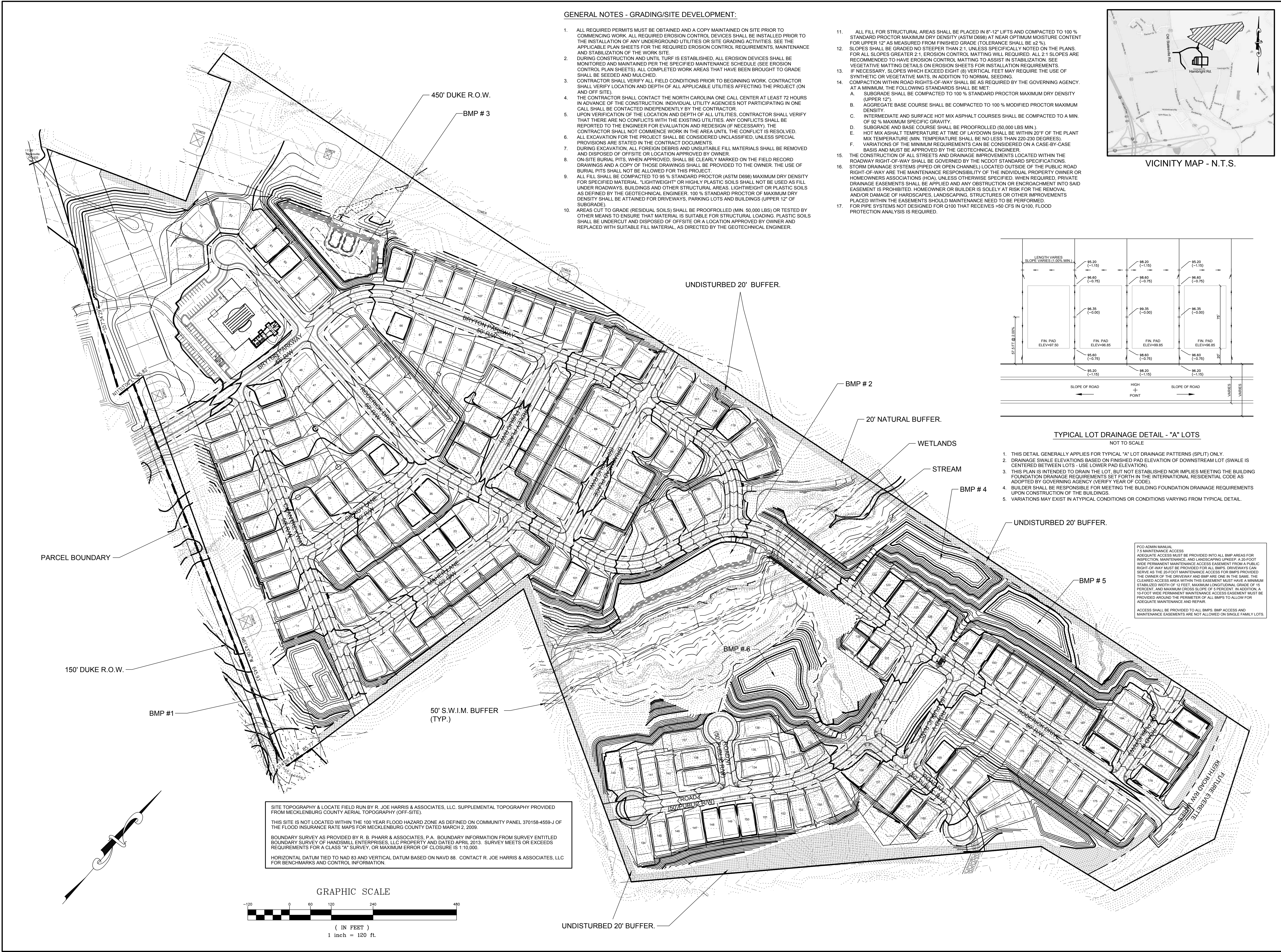
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Engineer's Seal

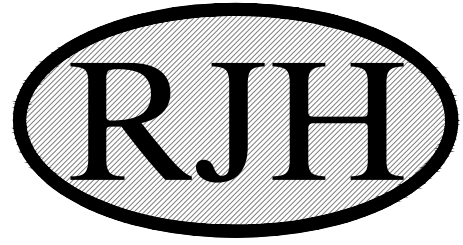
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
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Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Existing Conditions 3	
Project No. 2869 DWG File Name: 2869_Existing Conditions	Drawing No. EX-4



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Engineer:

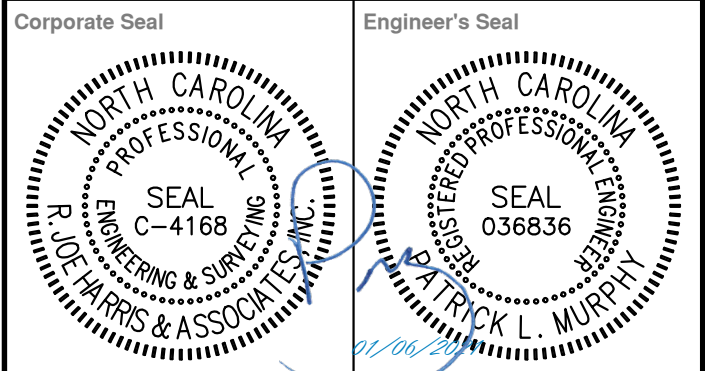


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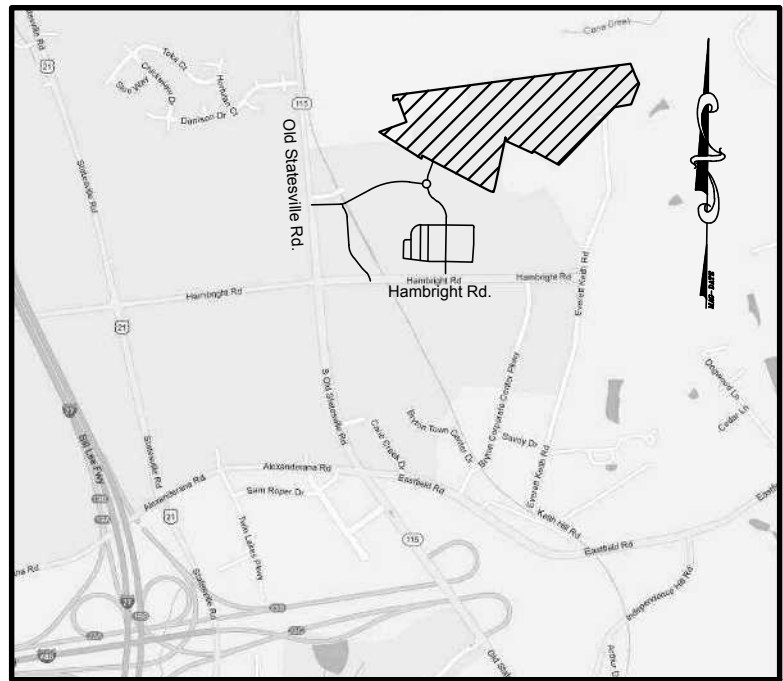
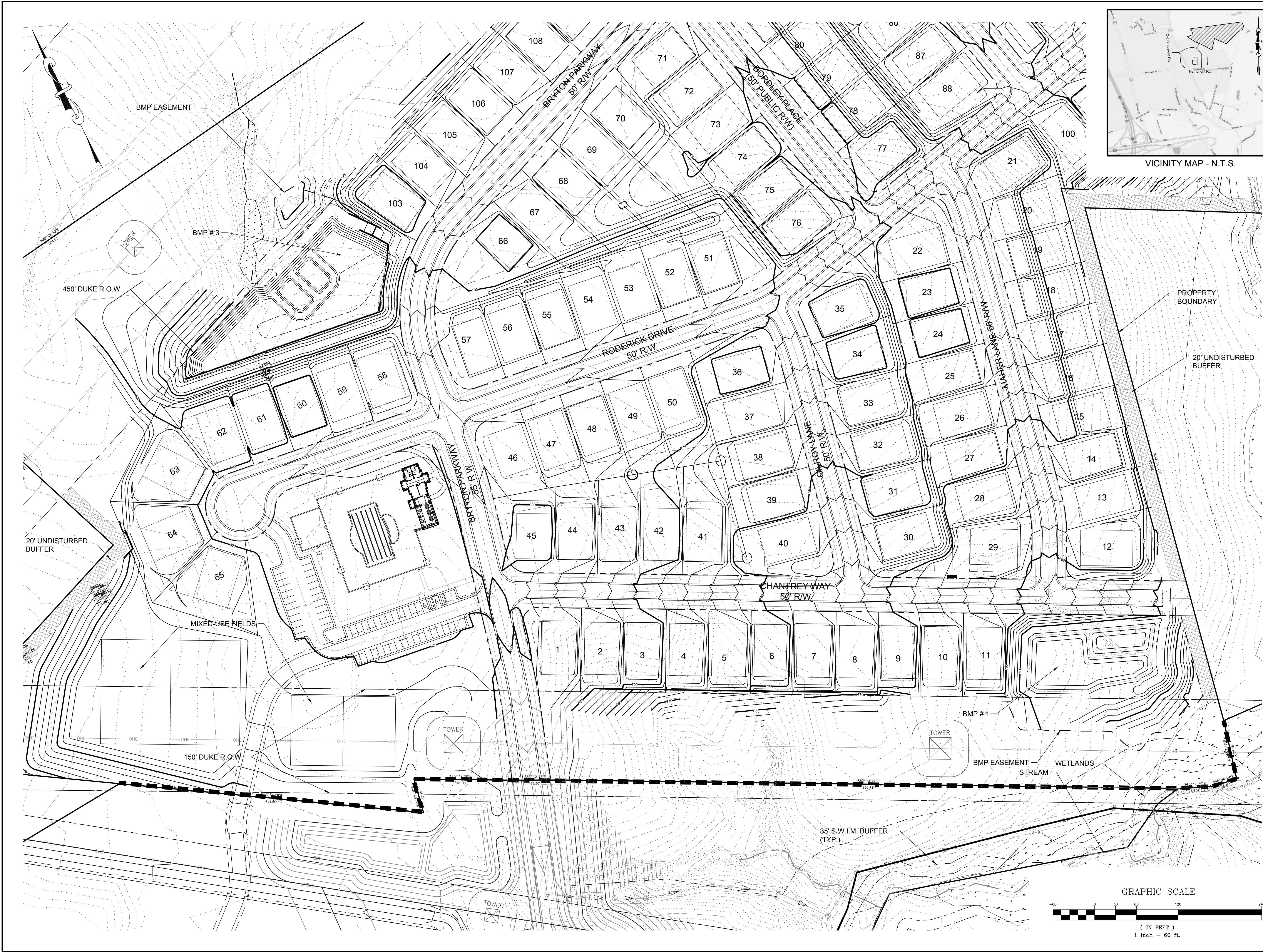


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CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Grading Plan Overall

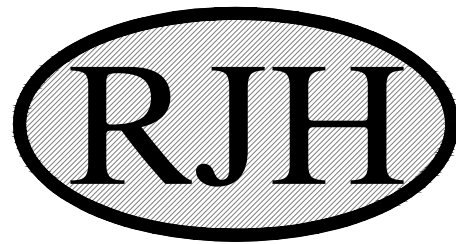
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DWG File Name: 2869_Grading Plan	



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Engineer:



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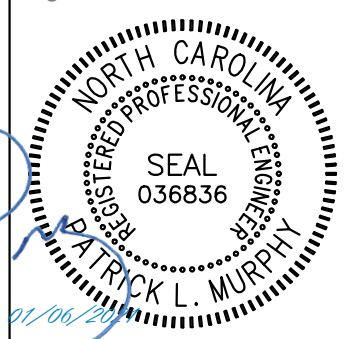
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Corporate Seal



Engineer's Seal

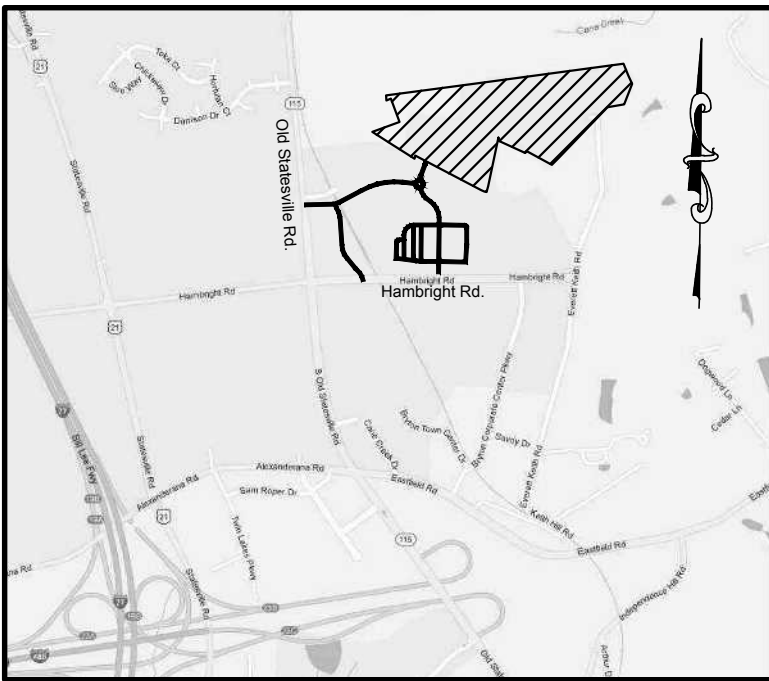


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8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title:
Grading Plan 1

Project No. 2869 DWG File Name: 2869_Grading Plan	Drawing No. GP-2
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VICINITY MAP - N.T.S.

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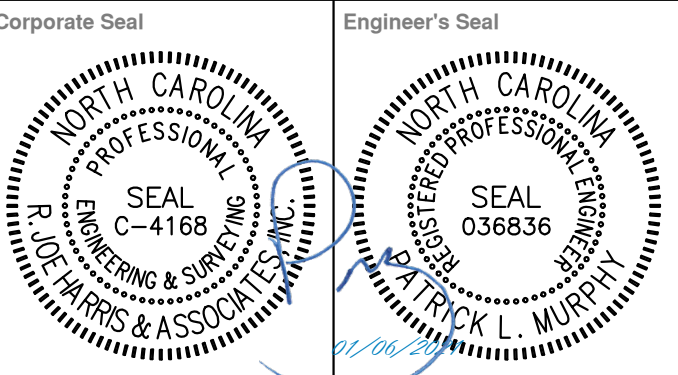


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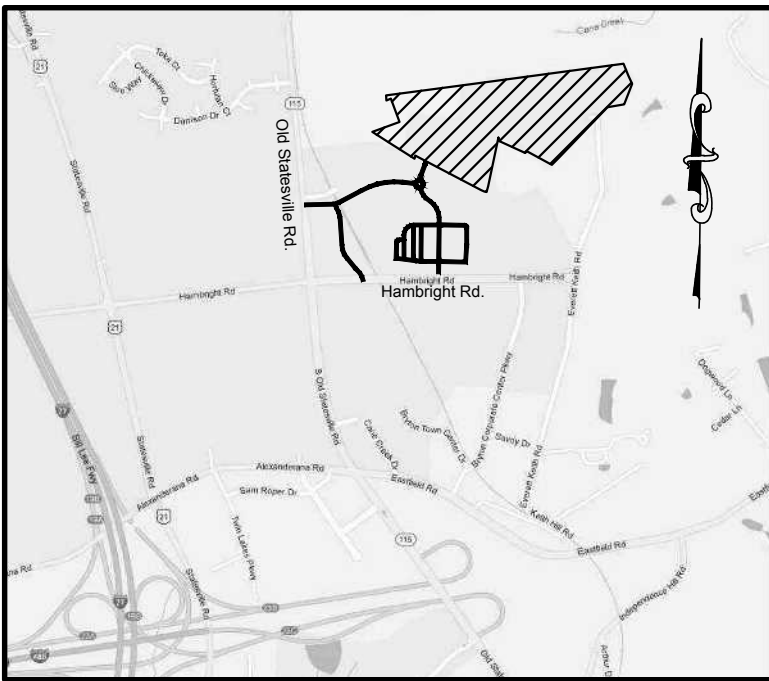
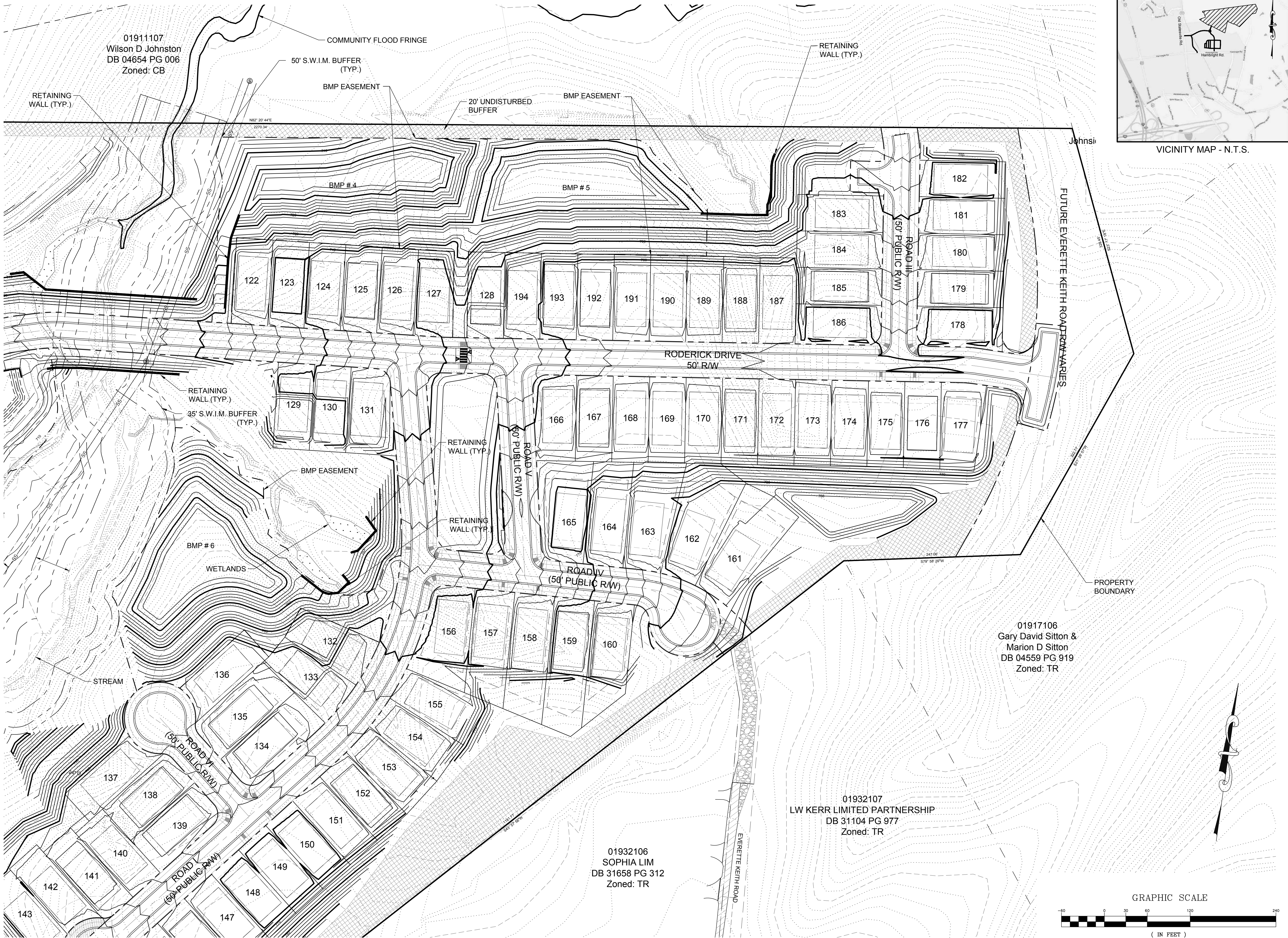
Client

8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
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Project:
Bryton Sketch Plan Revision

Drawing Title:
Grading Plan 2

Project No. 2869	Drawing No. GP-3
DWG File Name: 2869_Grading Plan	

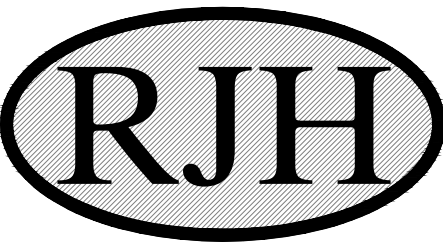


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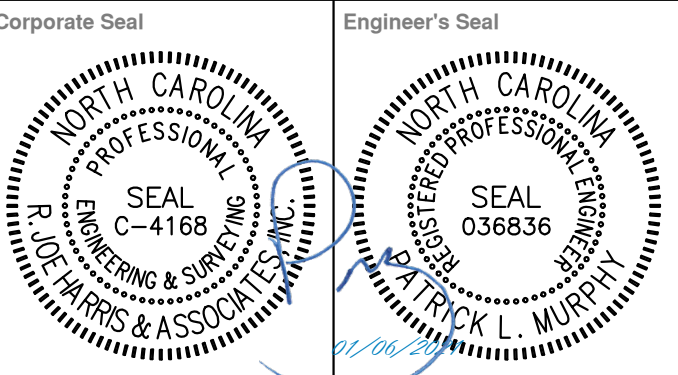


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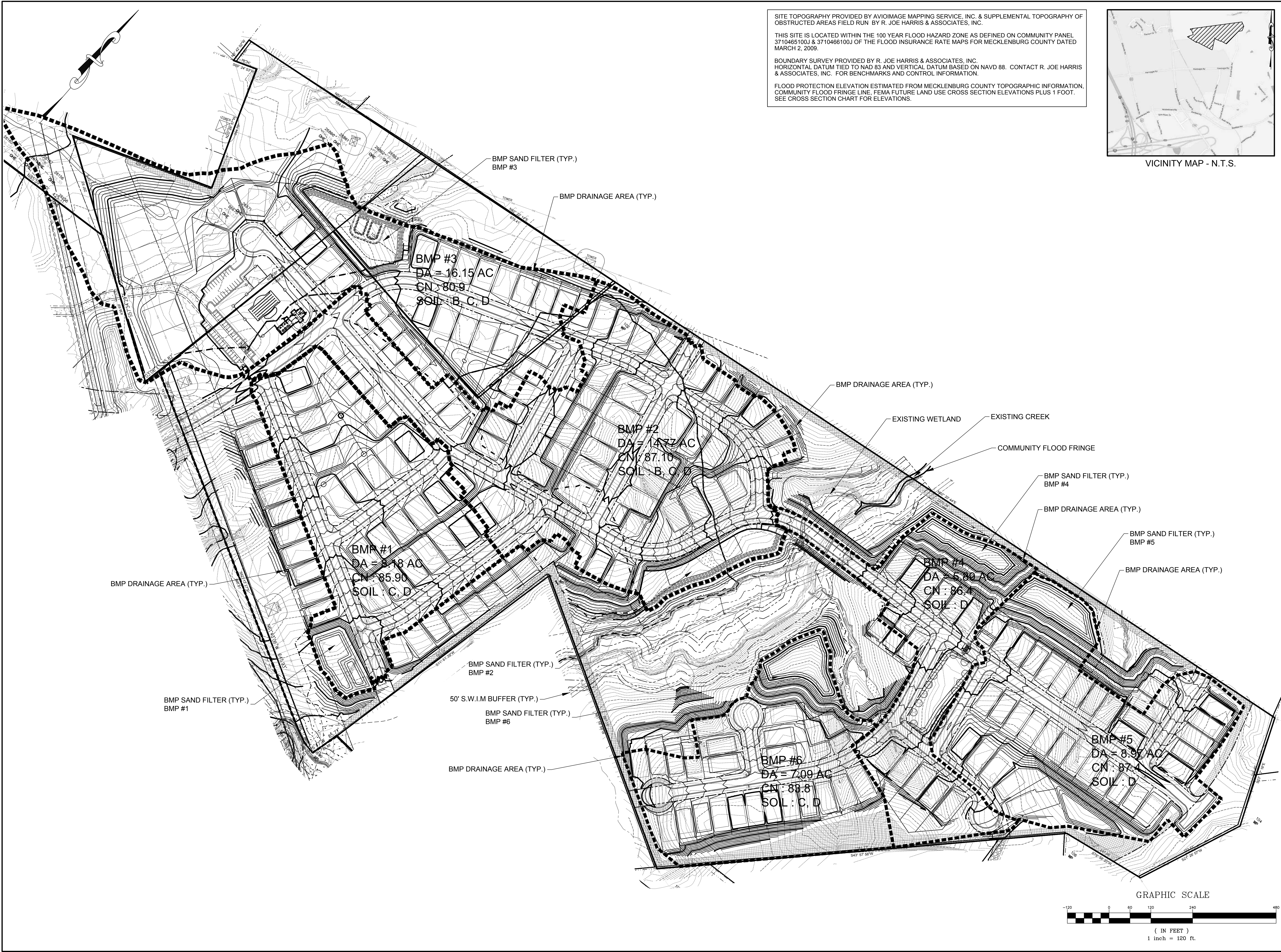
Project:

Bryton Sketch Plan Revision

Drawing Title:

Grading Plan 3

Project No. 2869	Drawing No. GP-4
DWG File Name: 2869_Grading Plan	

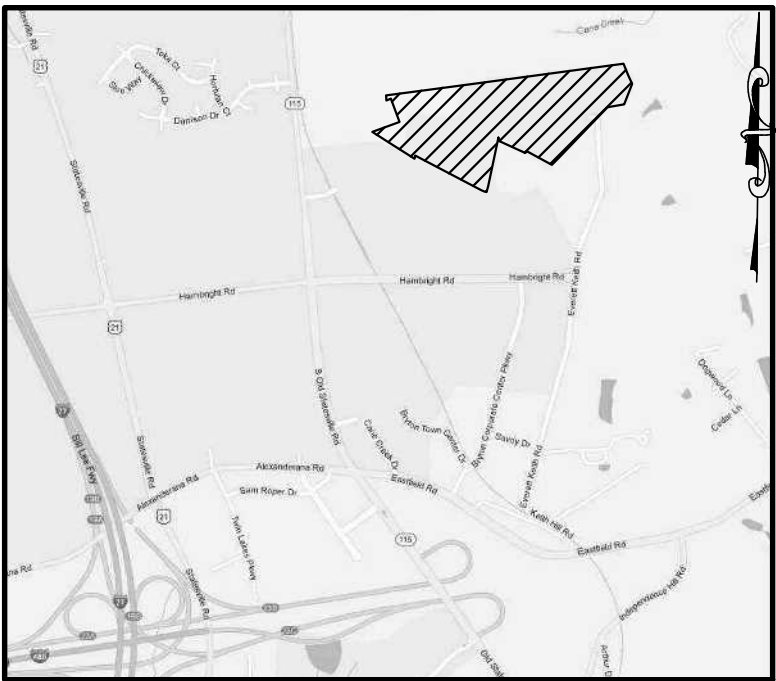


SITE TOPOGRAPHY PROVIDED BY AVIOIMAGE MAPPING SERVICE, INC. & SUPPLEMENTAL TOPOGRAPHY OF OBSTRUCTED AREAS FIELD RUN BY R. JOE HARRIS & ASSOCIATES, INC.

THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 3710465100J & 3710466100J OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED MARCH 2, 2009.

BOUNDARY SURVEY PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, INC. FOR BENCHMARKS AND CONTROL INFORMATION.

FLOOD PROTECTION ELEVATION ESTIMATED FROM MECKLENBURG COUNTY TOPOGRAPHIC INFORMATION. COMMUNITY FLOOD FRINGE LINE, FEMA FUTURE LAND USE CROSS SECTION ELEVATIONS PLUS 1 FOOT. SEE CROSS SECTION CHART FOR ELEVATIONS.



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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Asbuilt Date

-

Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

BMP Drainage Area Plan

Project No.

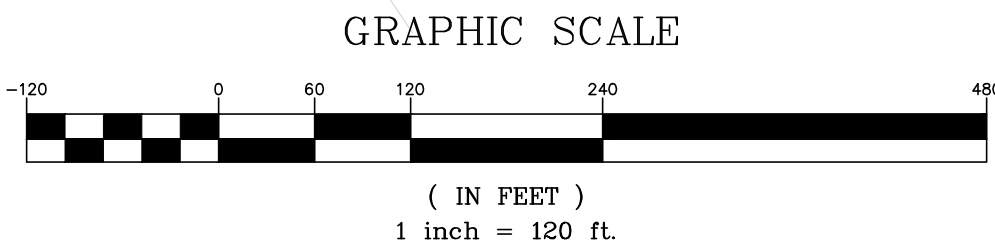
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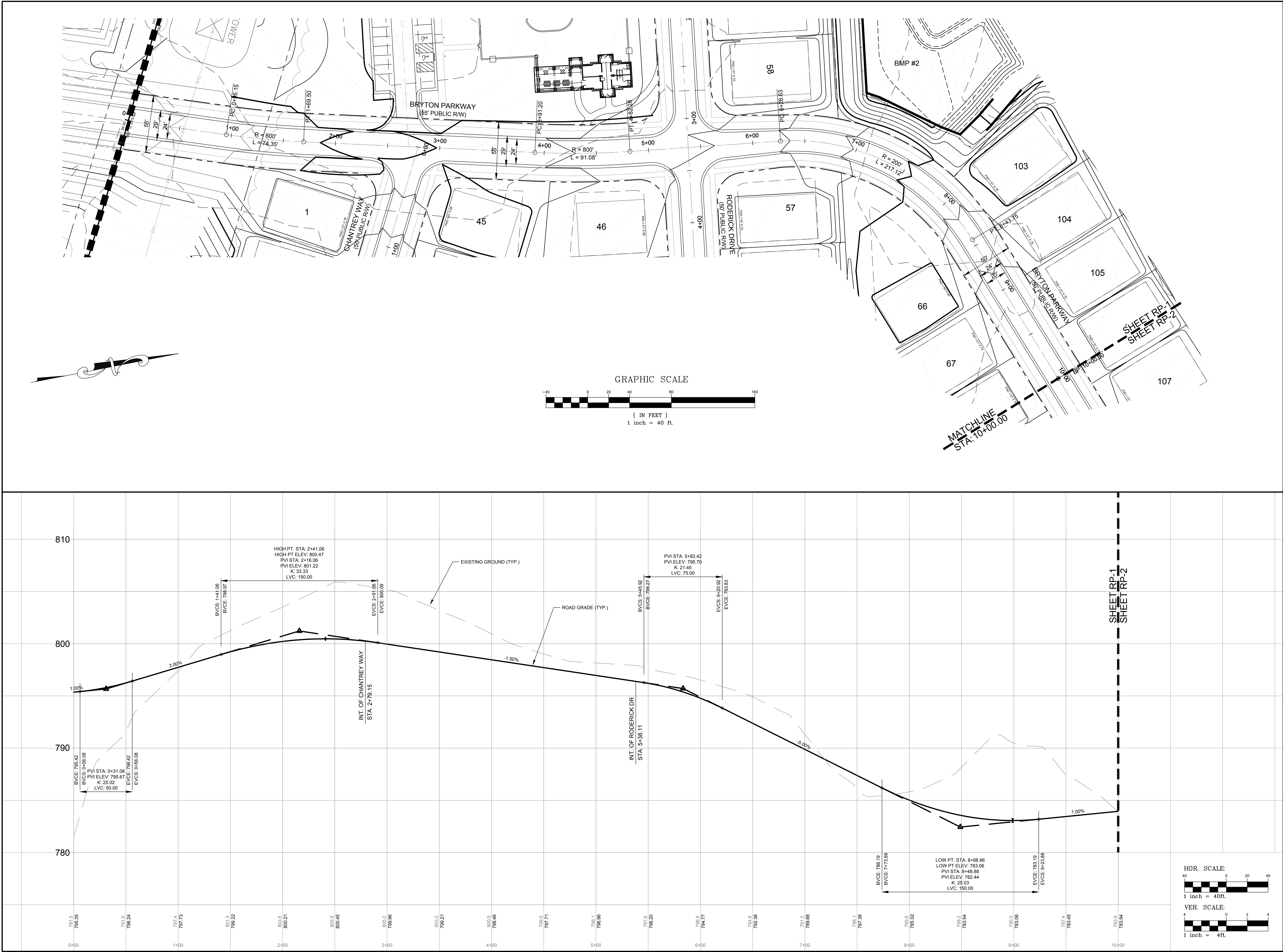
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2869_BMP.DWG

Drawing No.

BMP-1





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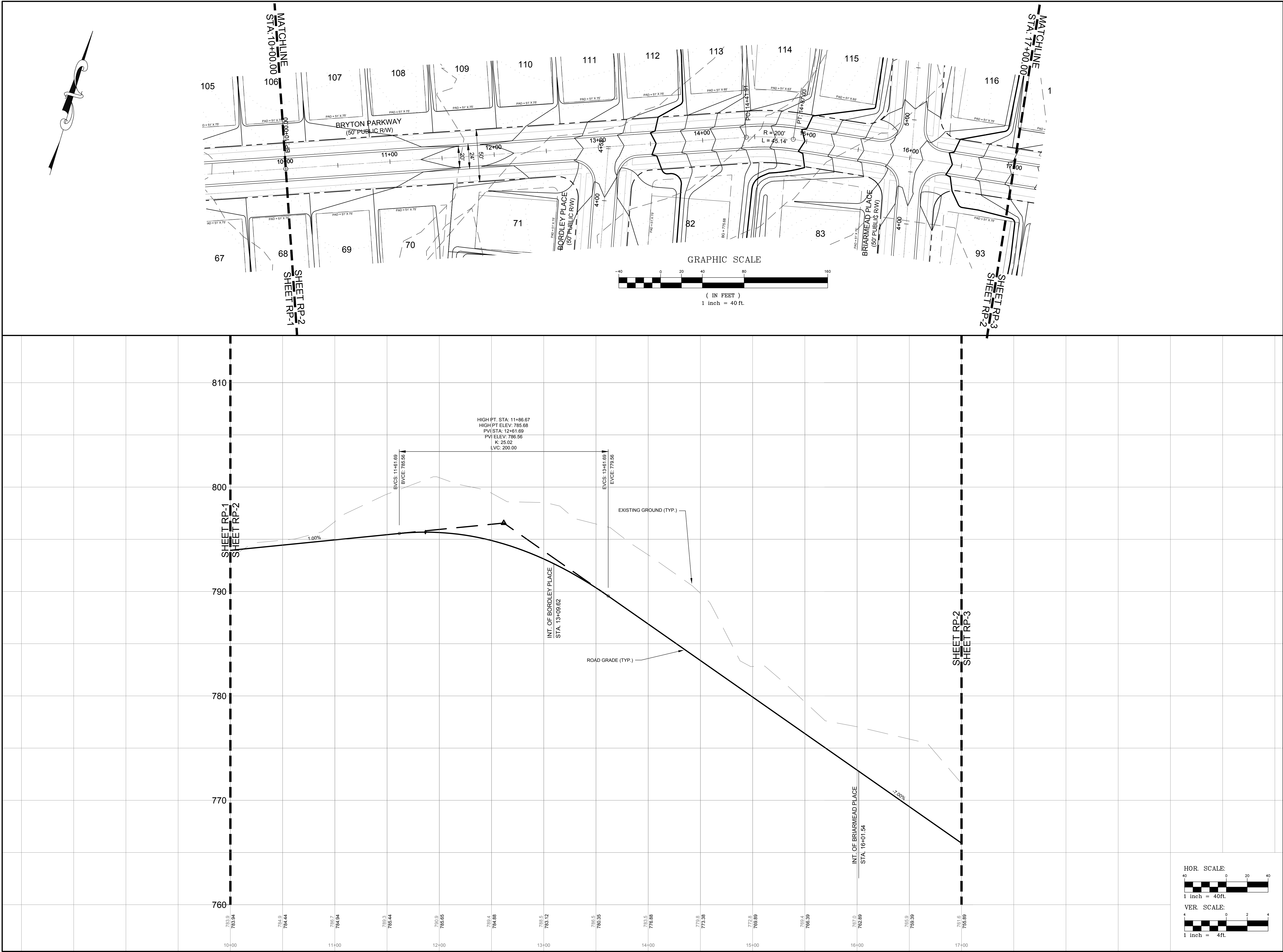
Client

**8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294**

Project: **Bryton Sketch Plan Revision**

Drawing Title:
**Proposed Roadway Plan & Profiles Bryton Parkway
Sta. 0+00.00 - Sta. 10+00.00**

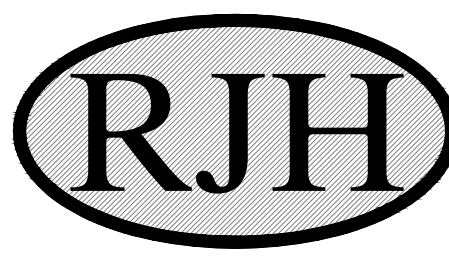
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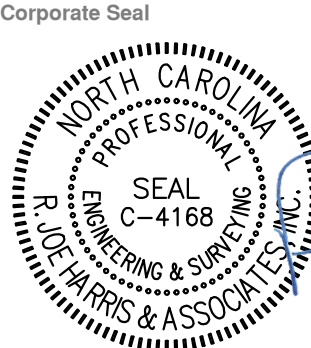
Engineer:



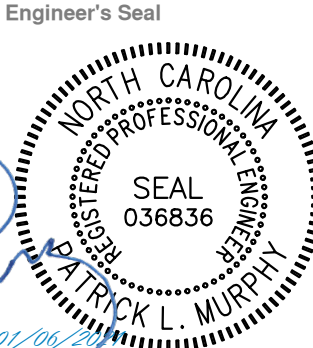
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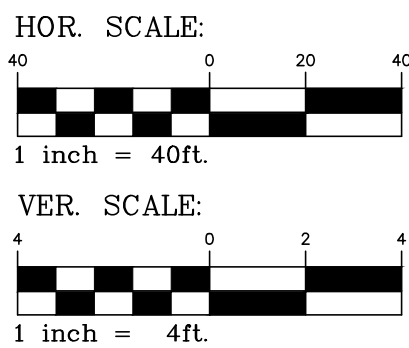
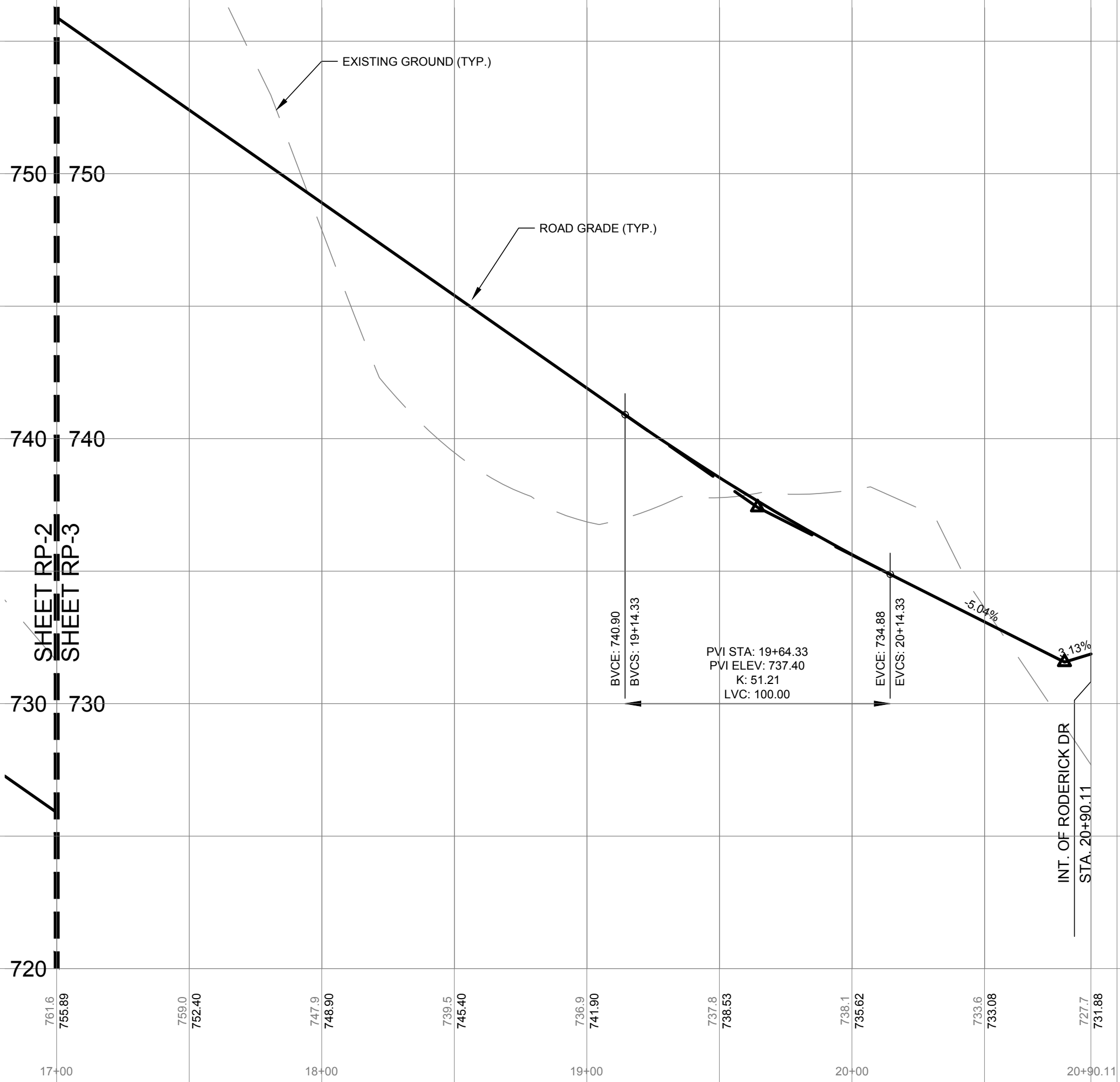
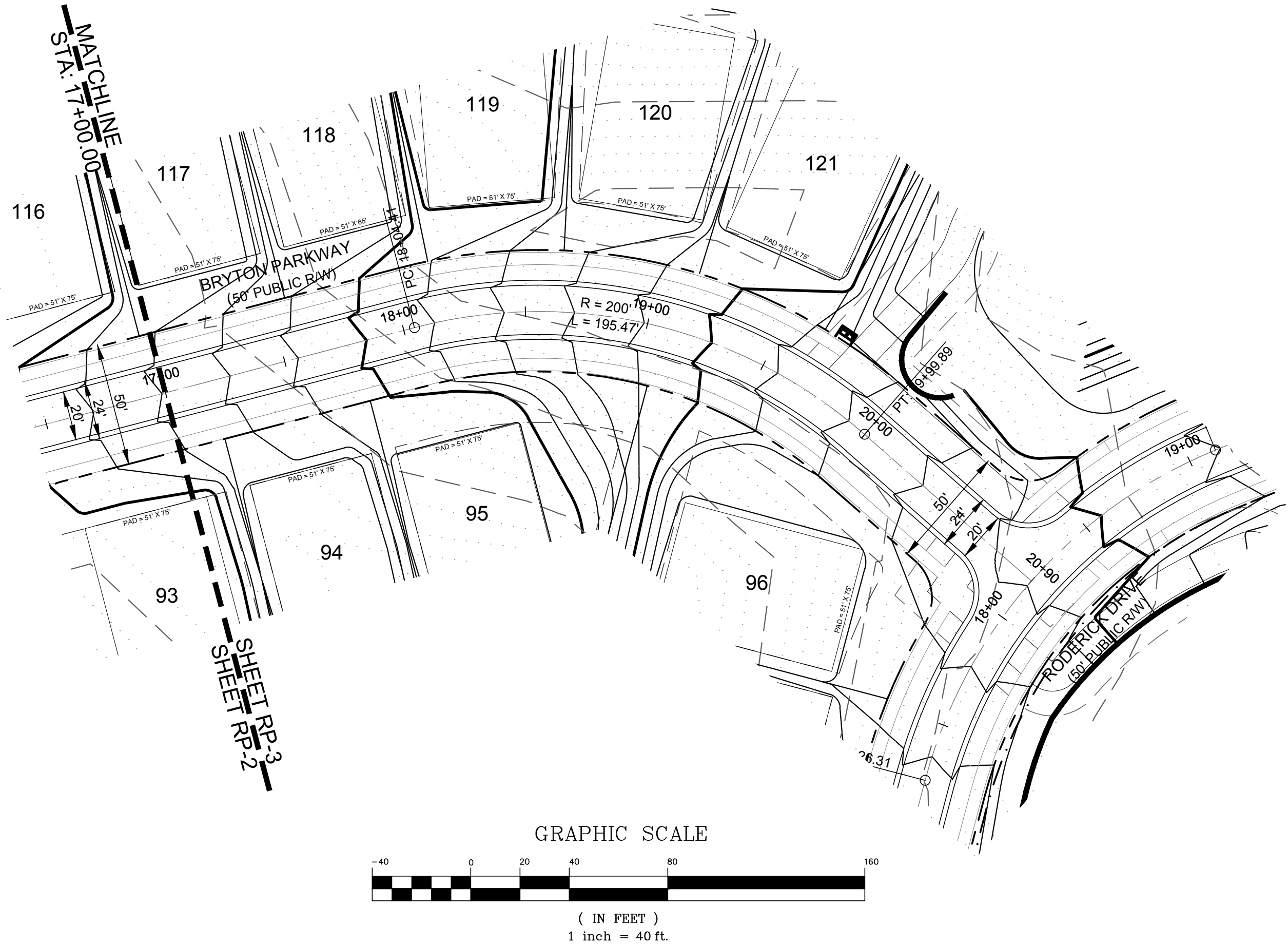


CORPORATE SEAL



ENGINEER'S SEAL

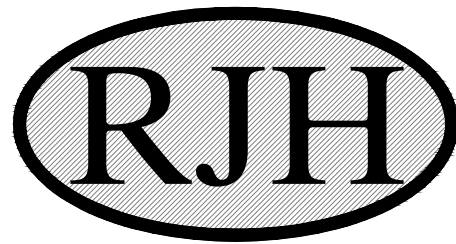
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  LSTAR VENTURES 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Bryton Parkway Sta. 10+00.00 - 17+00.00	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-2



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:



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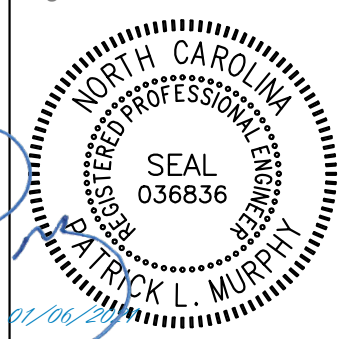
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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Asbuilt Date

-

Client



LSTAR VENTURES

8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

Proposed Roadway Plan &
Profiles Bryton Parkway
Sta. 17+00.00 - 20+90.11

Project No.

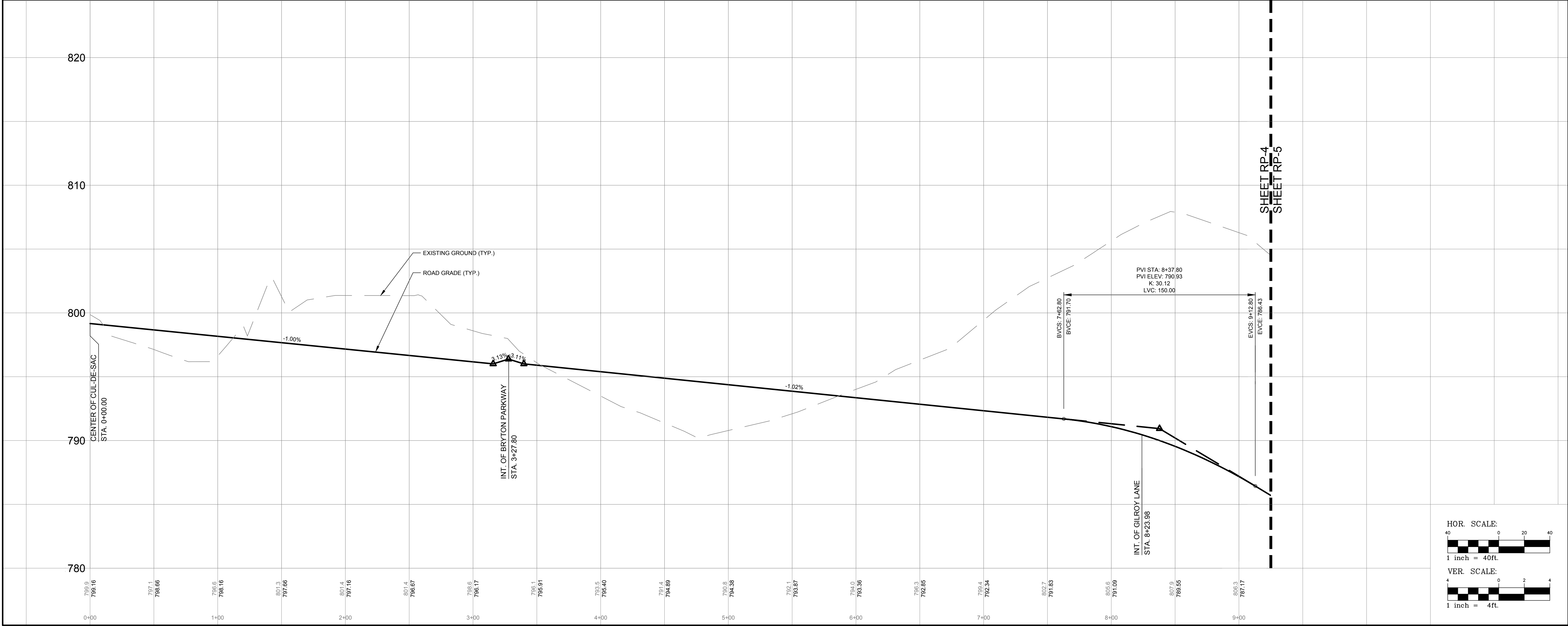
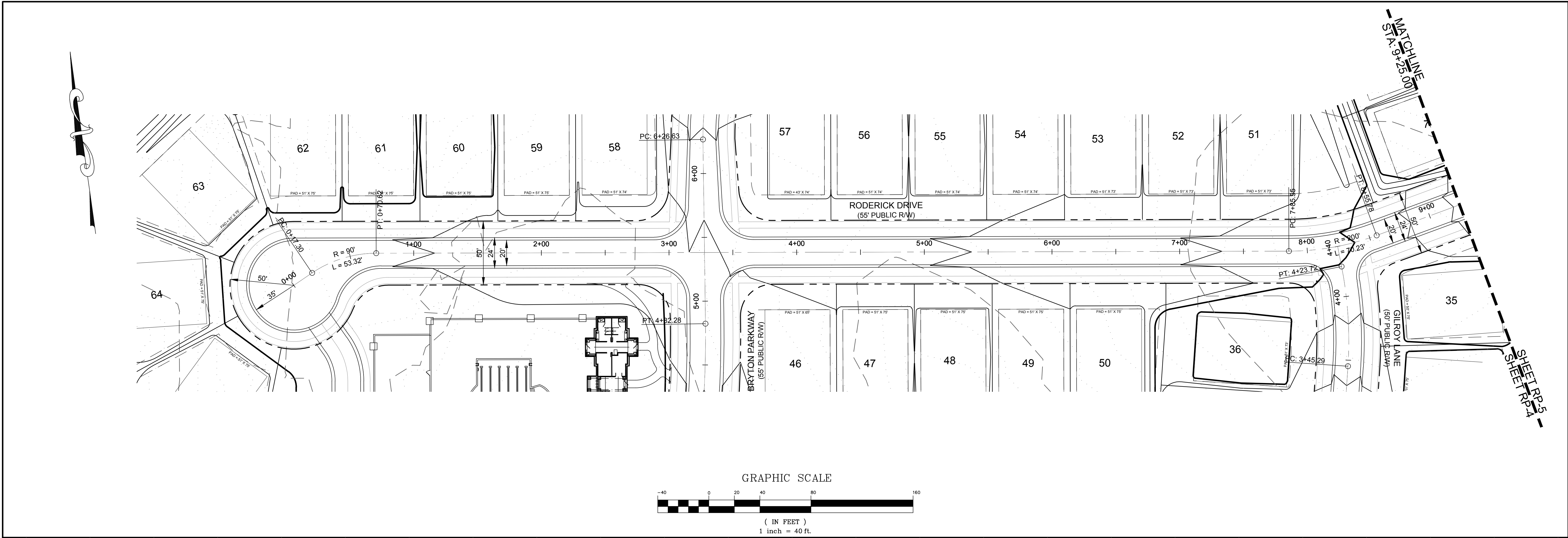
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DWG File Name:

2869_Roads -(1)

Drawing No.

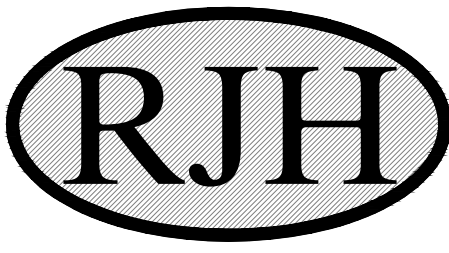
RP-3



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



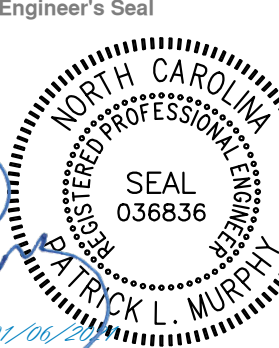
Engineer:



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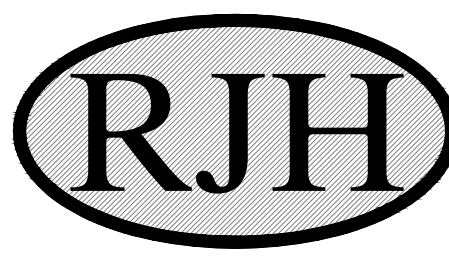
Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
December 21, 2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project:	
Bryton Sketch Plan Revision	
Drawing Title:	
Proposed Roadway Plan & Profiles Roderick Drive Sta. 0+00.00 - 9+25.00	
Project No.	Drawing No.
2869	RP-4
DWG File Name:	
2869_Roads -(1)	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



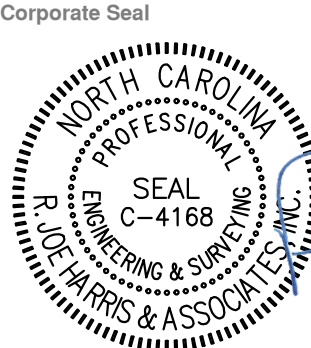
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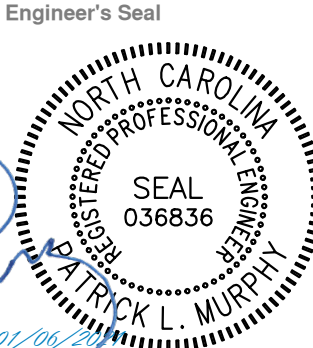
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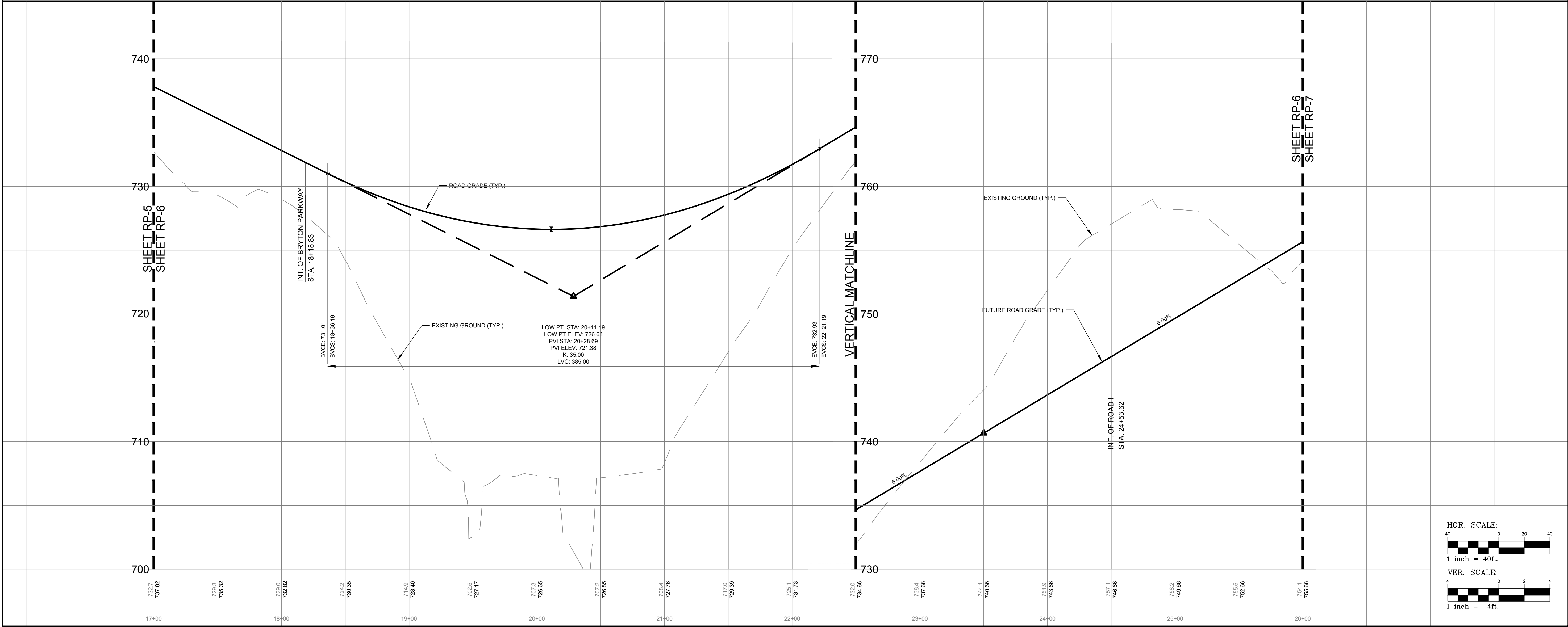
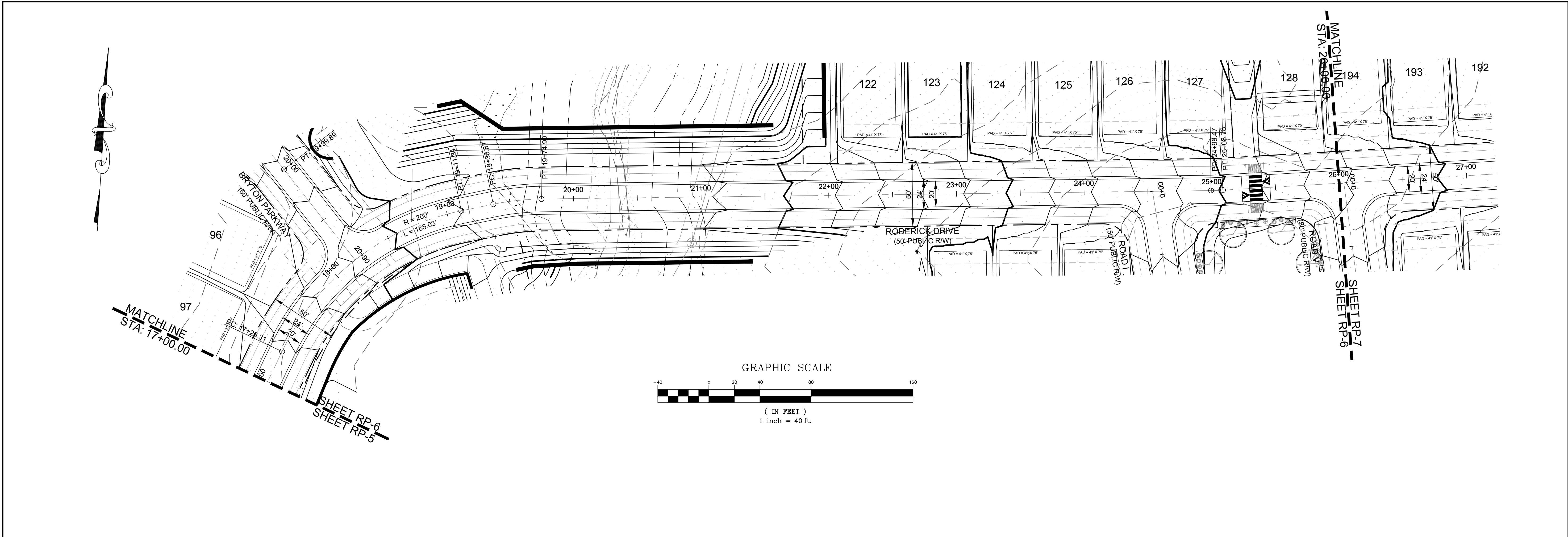


Corporate Seal



Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Roderick Drive Sta. 9+25.00 - 17+00.00	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-5



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



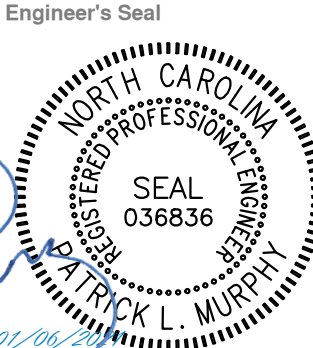
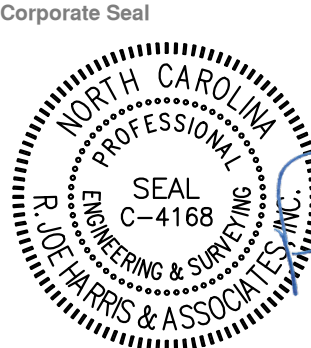
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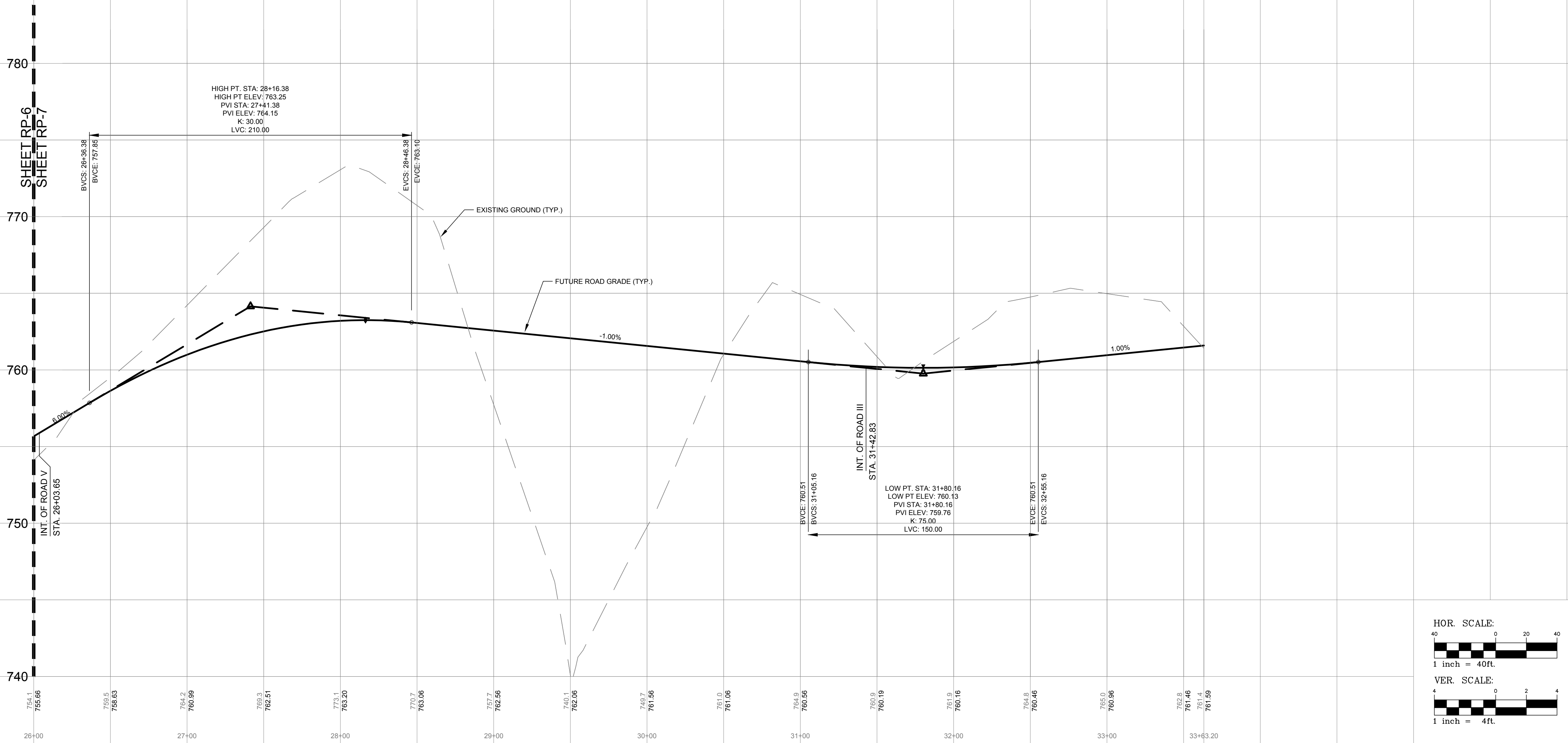
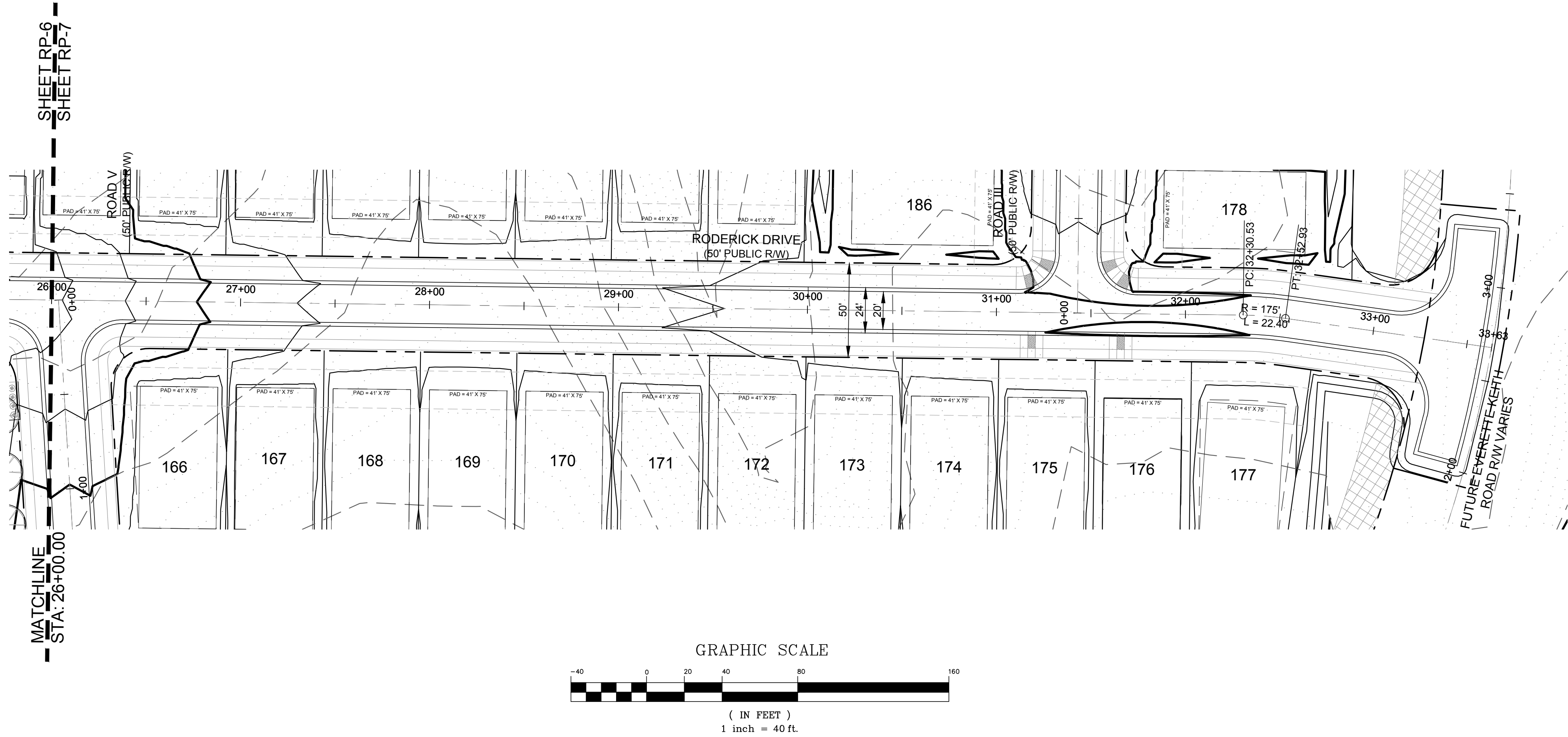
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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Roderick Drive Sta. 17+00.00 - 26+00.00	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-6



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

RJH

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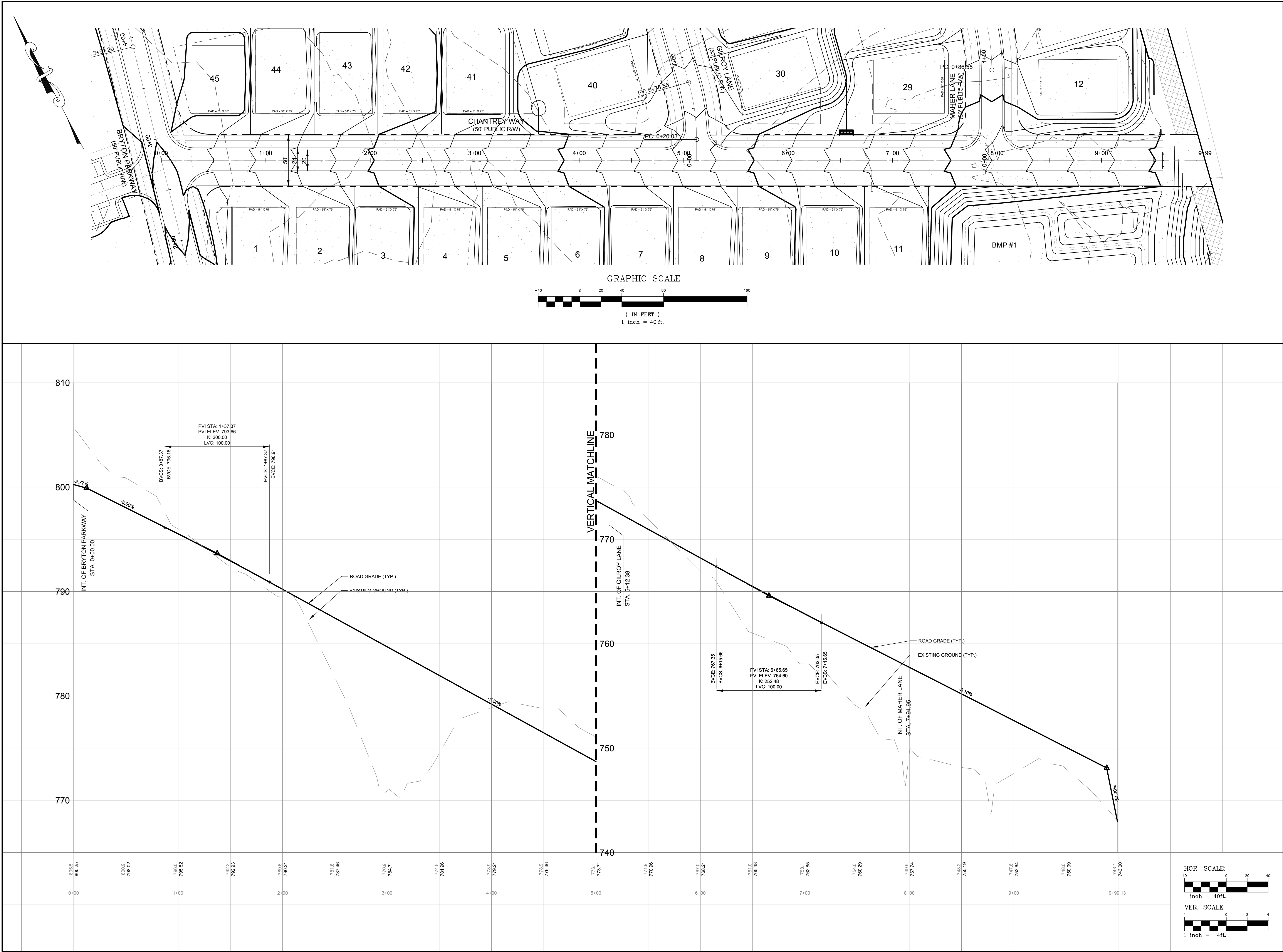
www.rjoe-harris.com

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Corporate Seal

Engineer's Seal

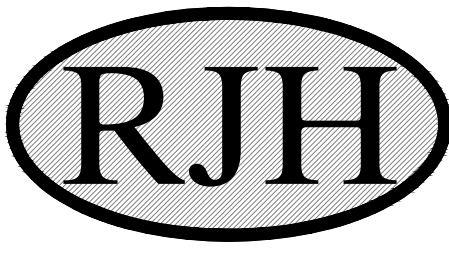
Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
December 21, 2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project:	
Bryton Sketch Plan Revision	
Drawing Title:	
Proposed Roadway Plan & Profiles Roderick Drive Sta. 26+00.00 - 33+63.20	
Project No.	Drawing No.
2869	RP-7
DWG File Name:	
2869_Roads - (1)	



DATE	ISSUED FOR	REV
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08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
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12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

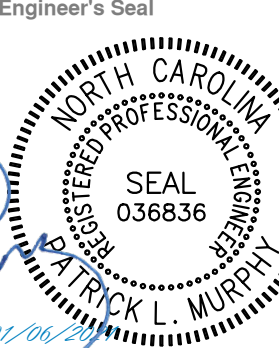


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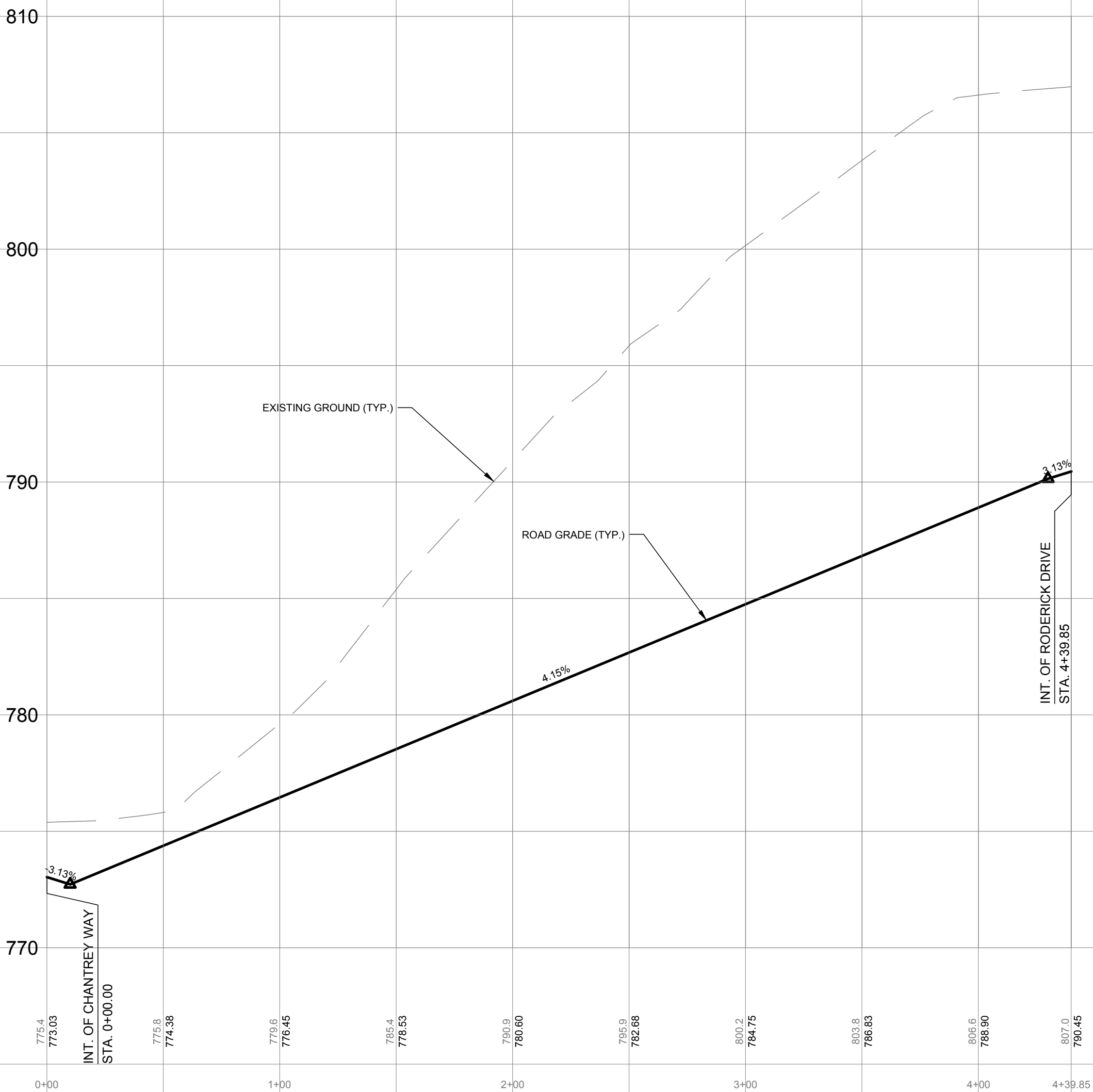
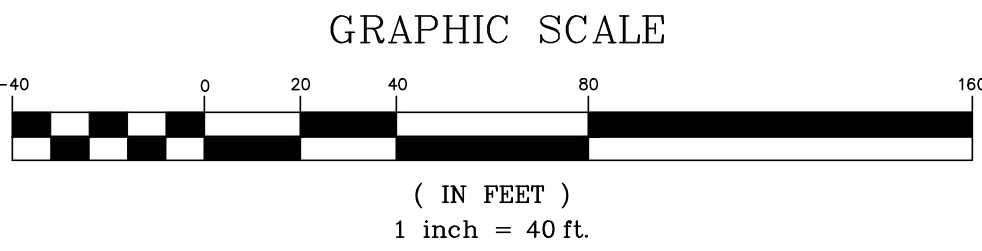
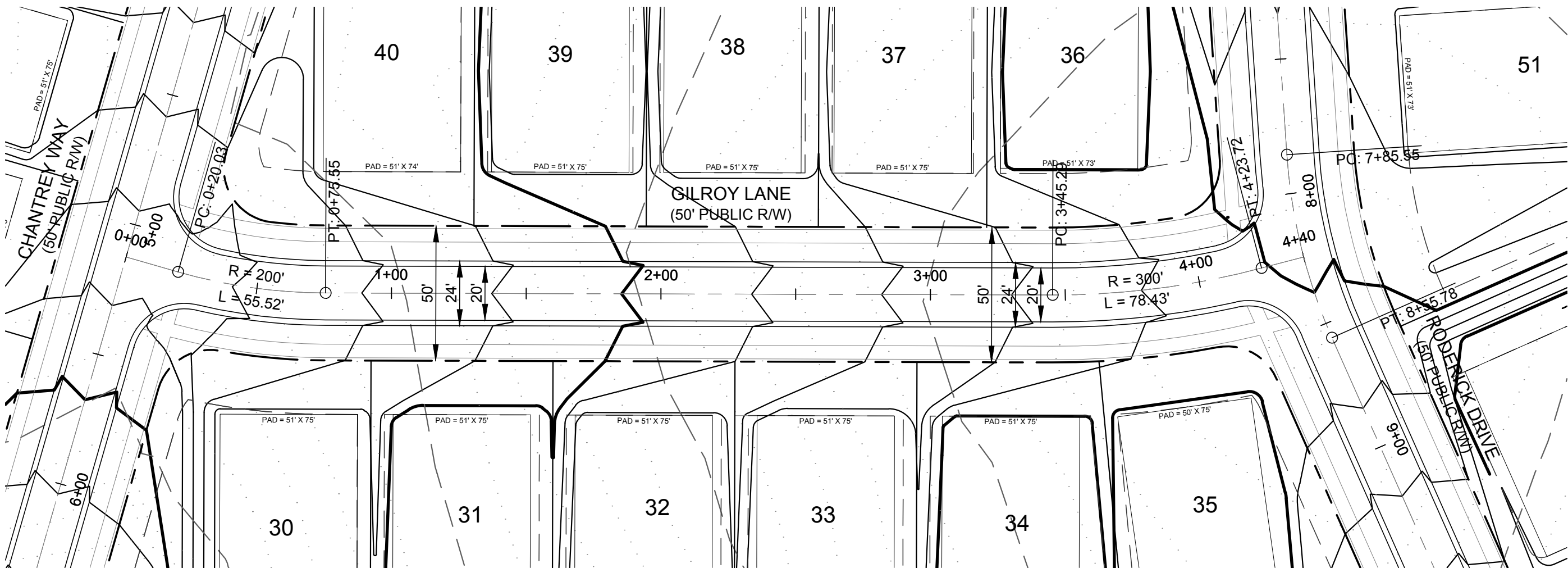
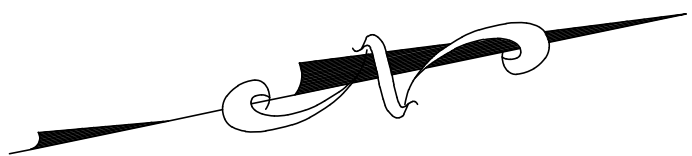
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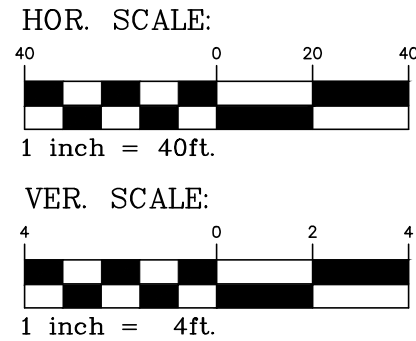
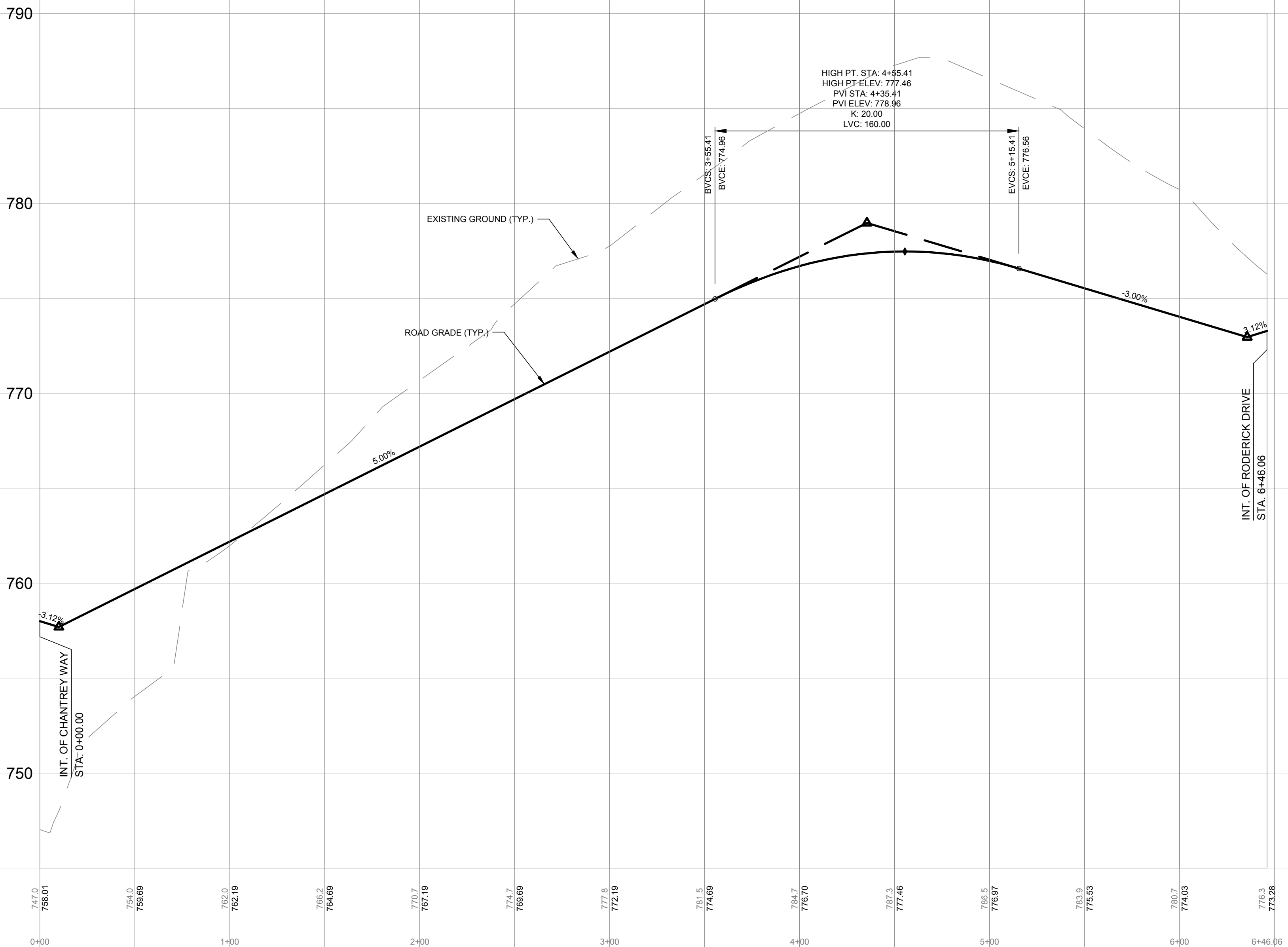
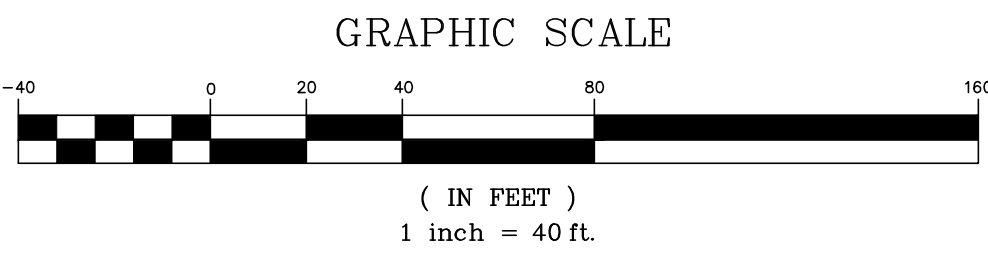
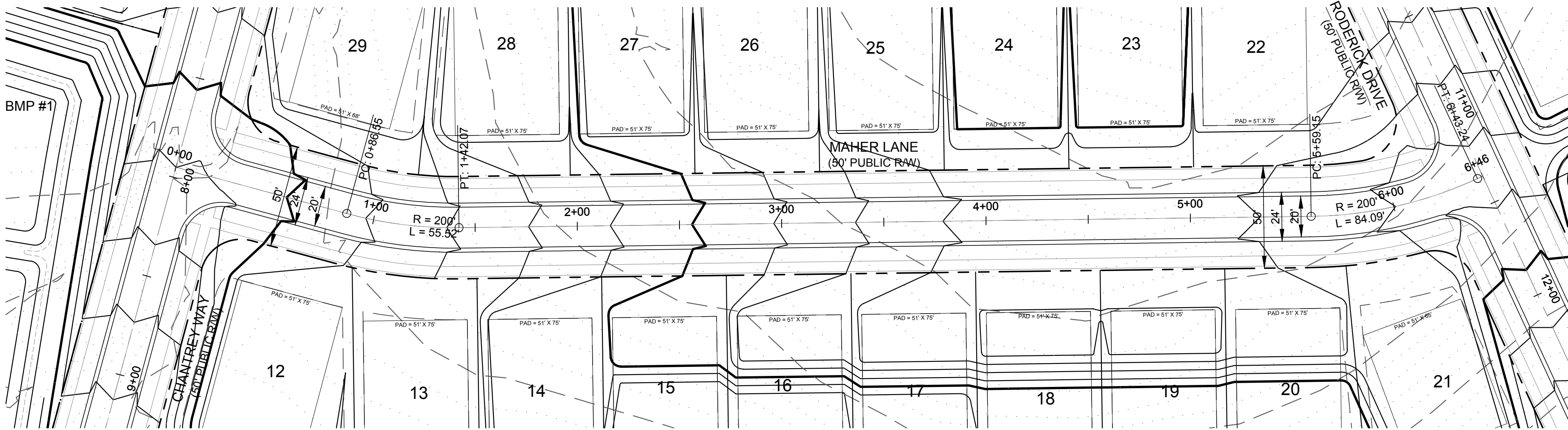
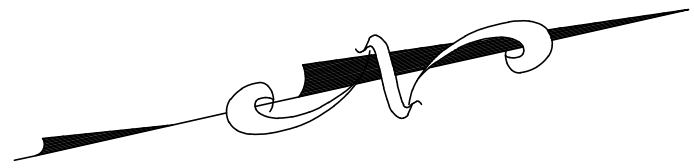
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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Chantrey Way Sta. 0+00.00 - 9+99.13	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-8





DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



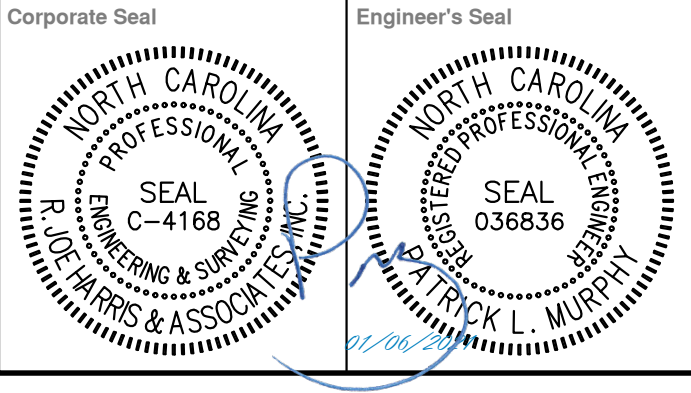
Engineer:



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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	

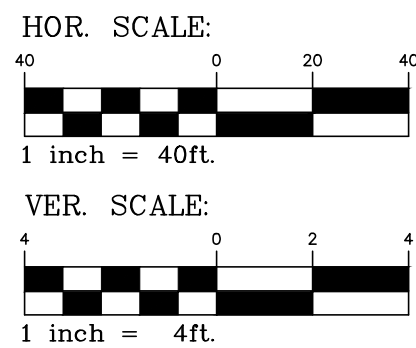
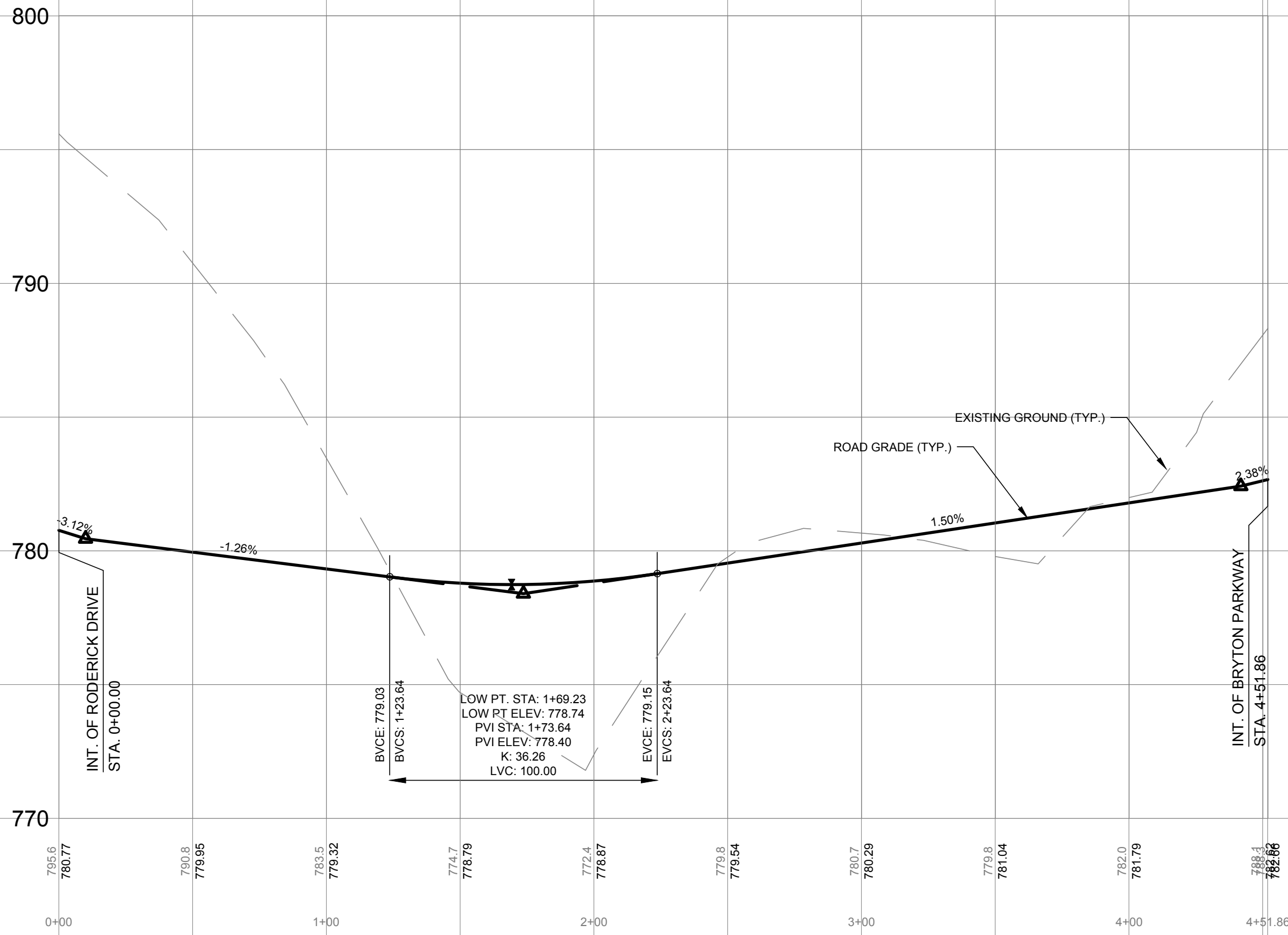
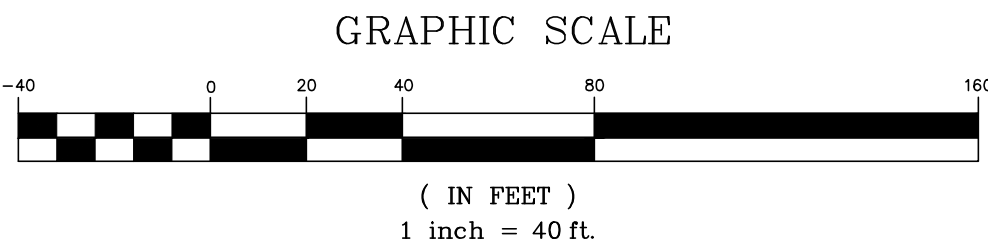
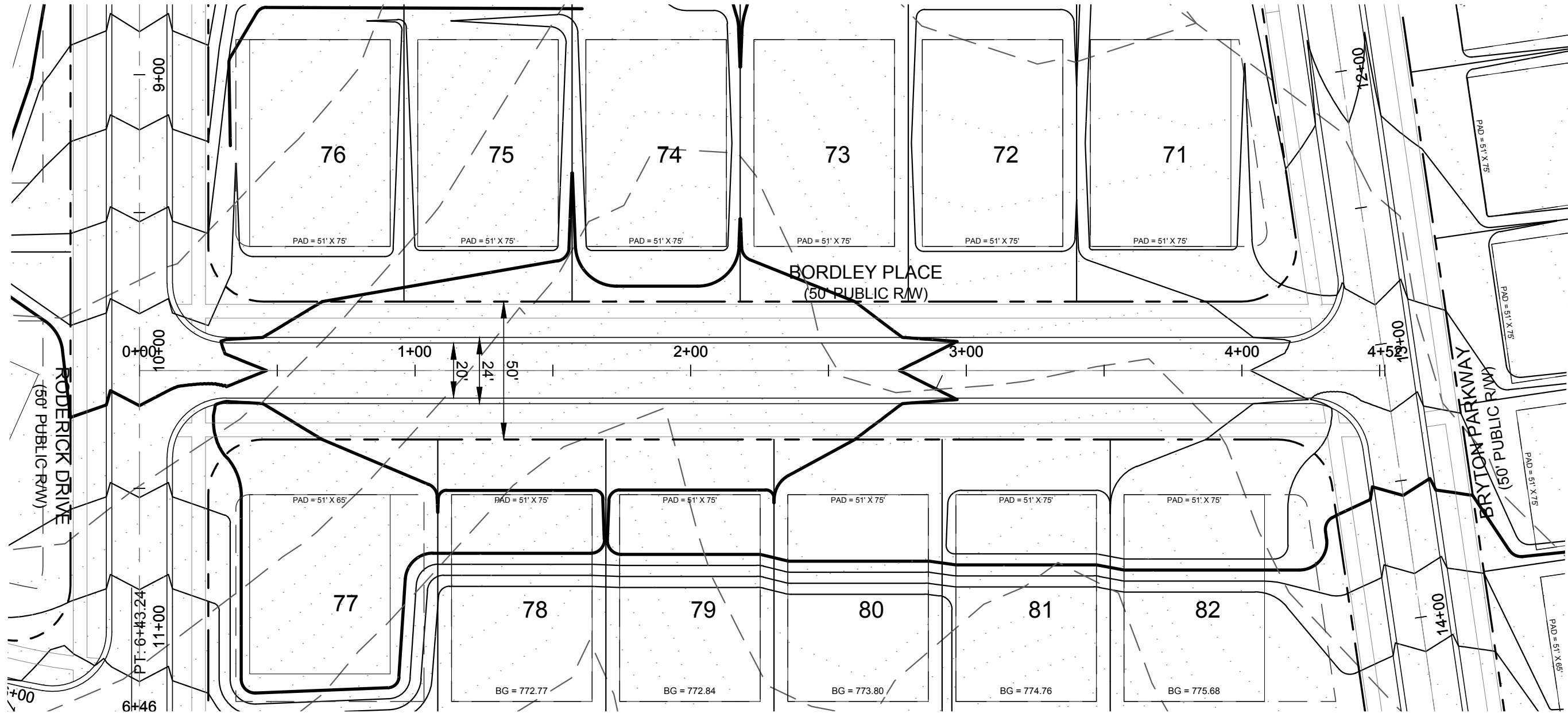
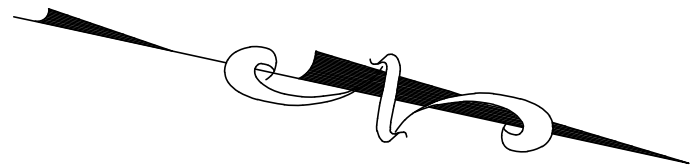
Asbuilt Drawn -	Asbuilt Date -
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Client
LSTAR VENTURES
8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Proposed Roadway Plan &
Profile Maher Lane
Sta. 0+00.00 - 6+46.06

Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-10
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DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

RJH

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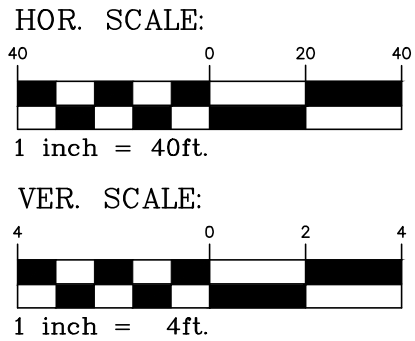
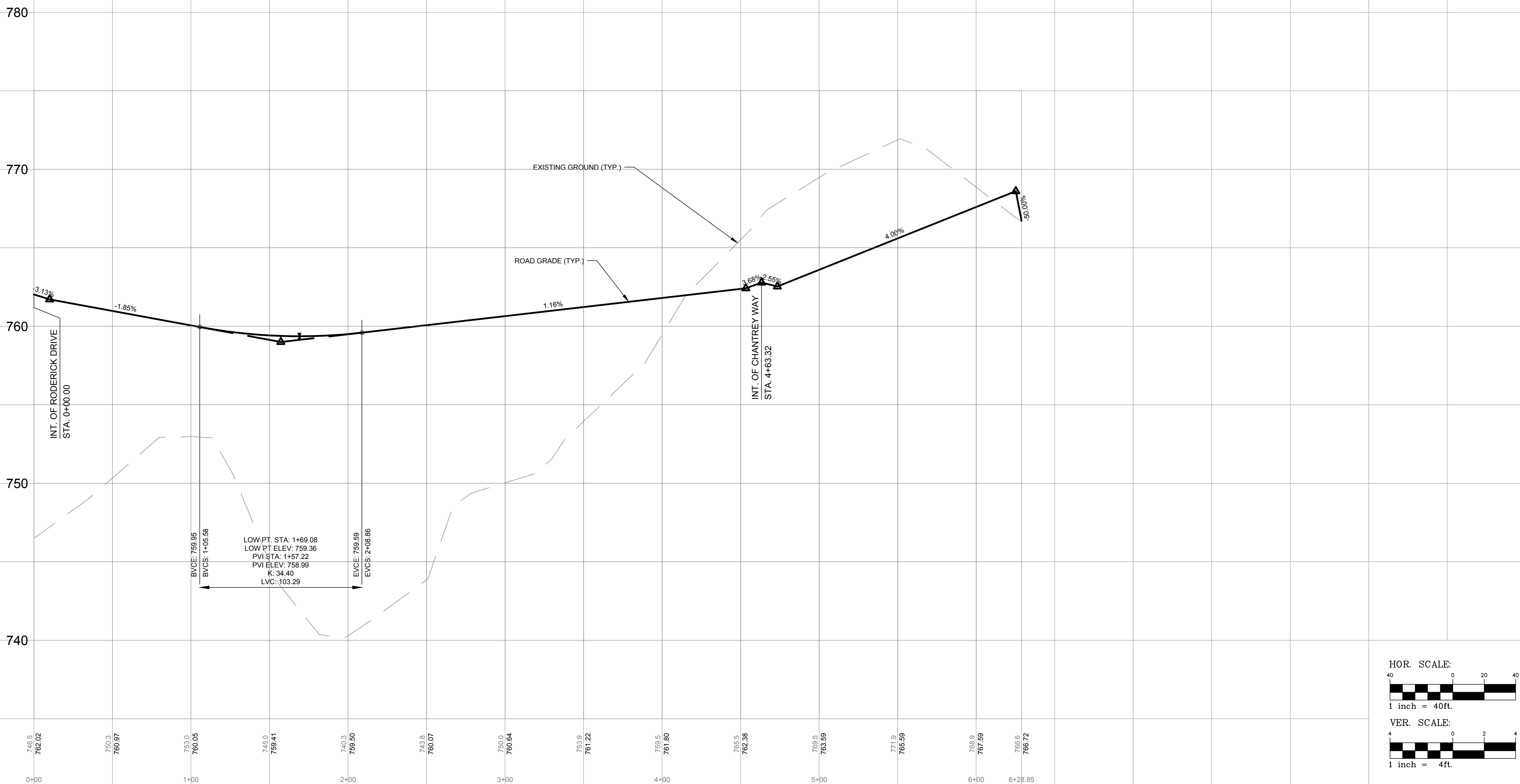
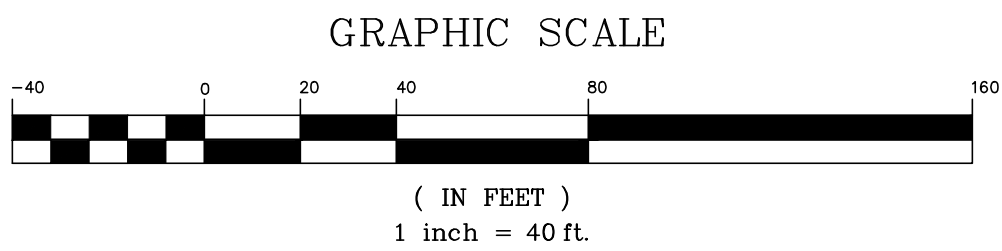
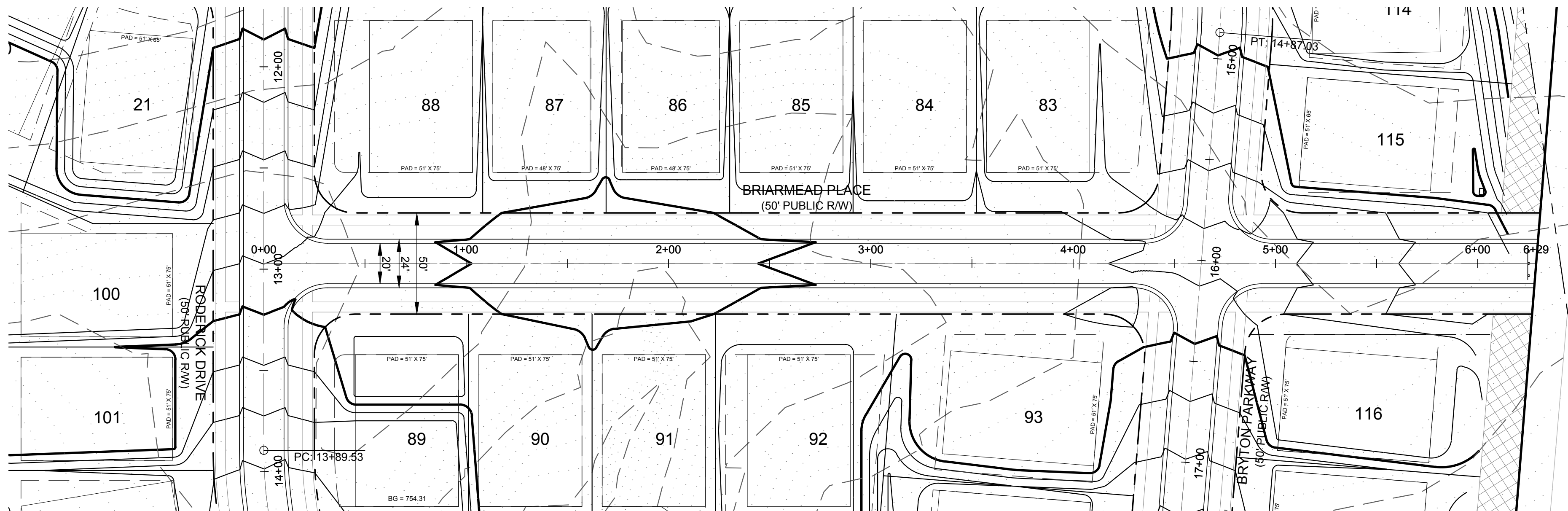
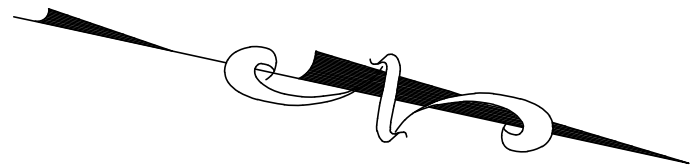
Corporate Seal	Engineer's Seal

Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
December 21, 2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title:
Proposed Roadway Plan &
Profile Bordley Place
Sta. 0+00.00 - 4+51.86

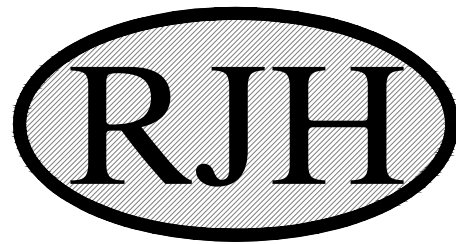
Project No.	Drawing No.
2869	RP-11
DWG File Name:	
2869_Roads -(1)	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:



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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Drawn

J. Vavrina

Checked

P. Murphy

Client

-



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Brynton Sketch Plan Revision

Drawing Title:

Proposed Roadway Plan &
Profile Briarmead Place
Sta. 0+00.00 - 6+28.85

Project No.

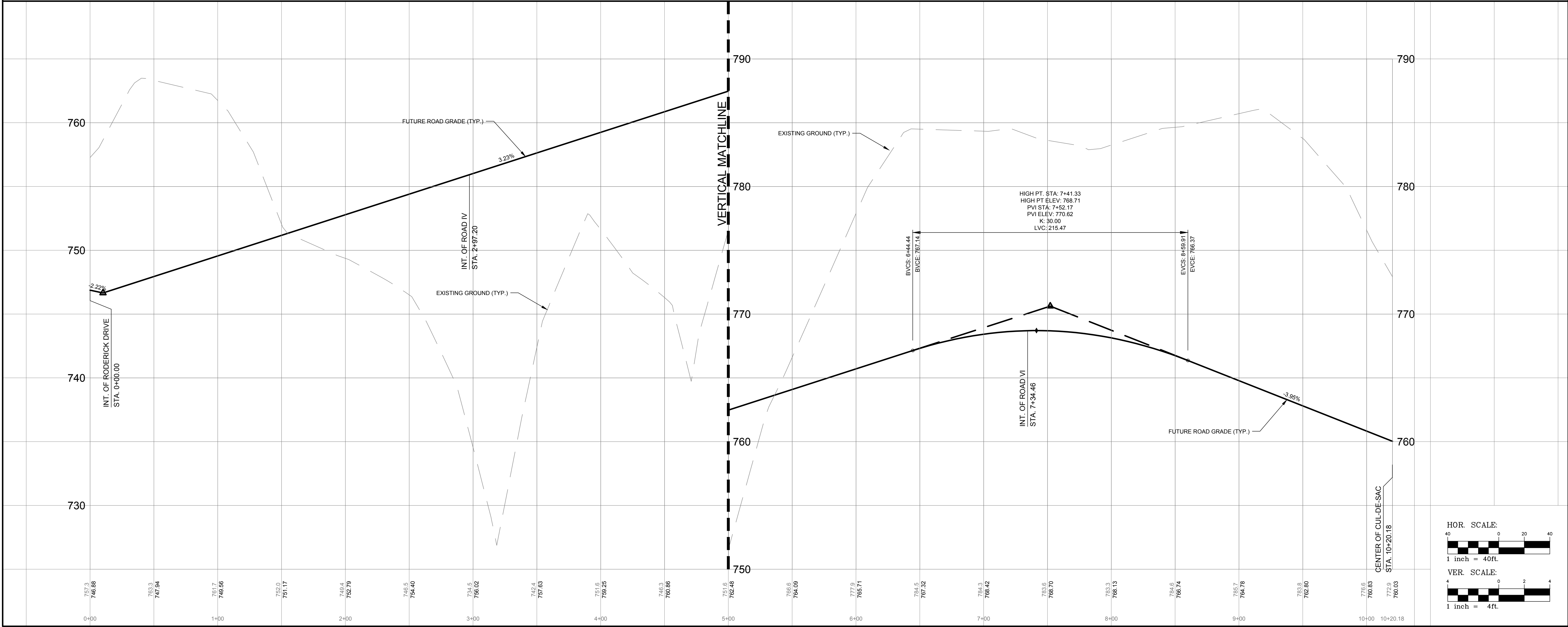
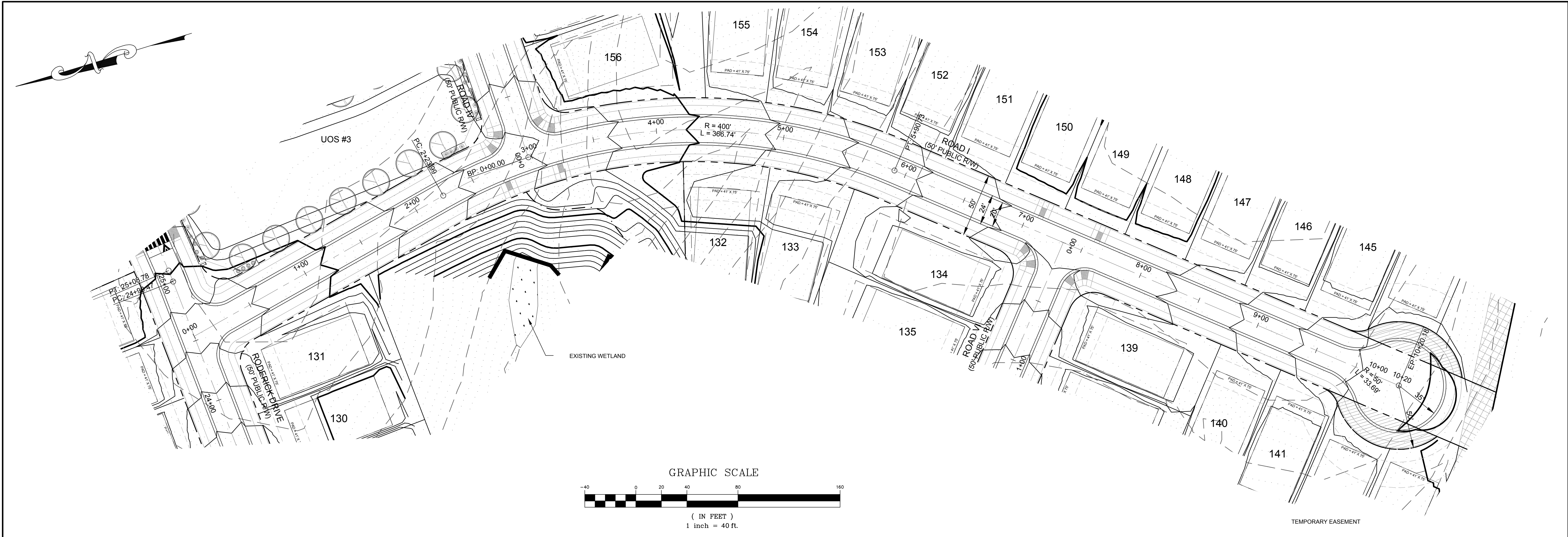
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DWG File Name:

2869_Roads -(1)

Drawing No.

RP-12



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5

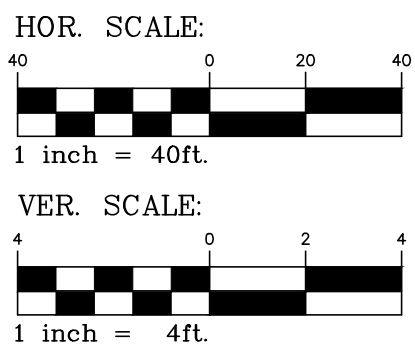
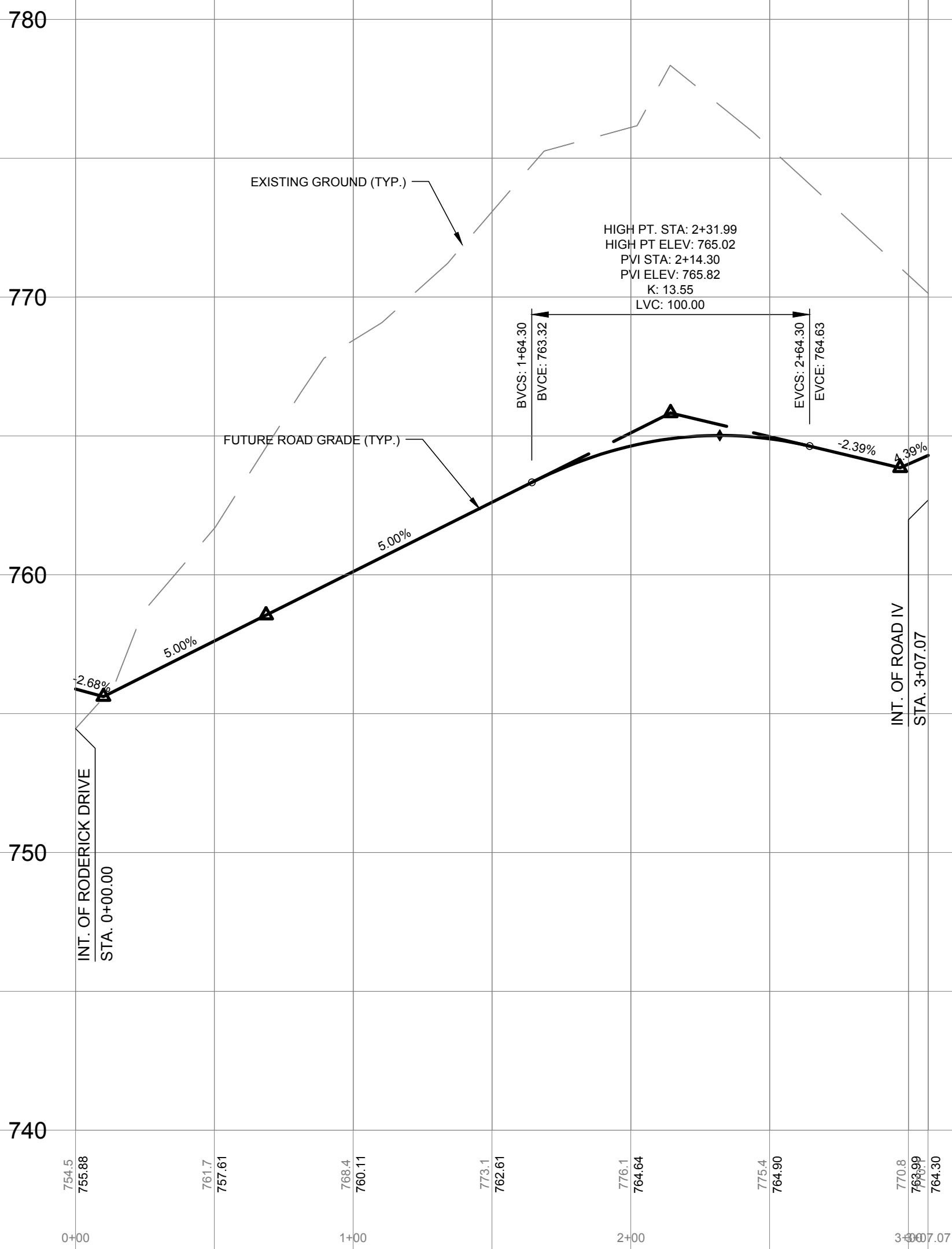
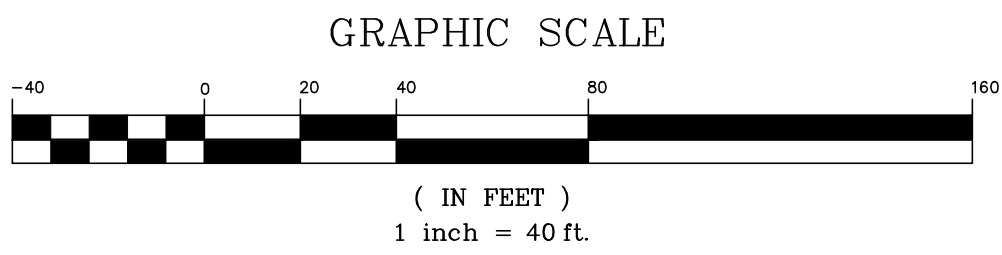
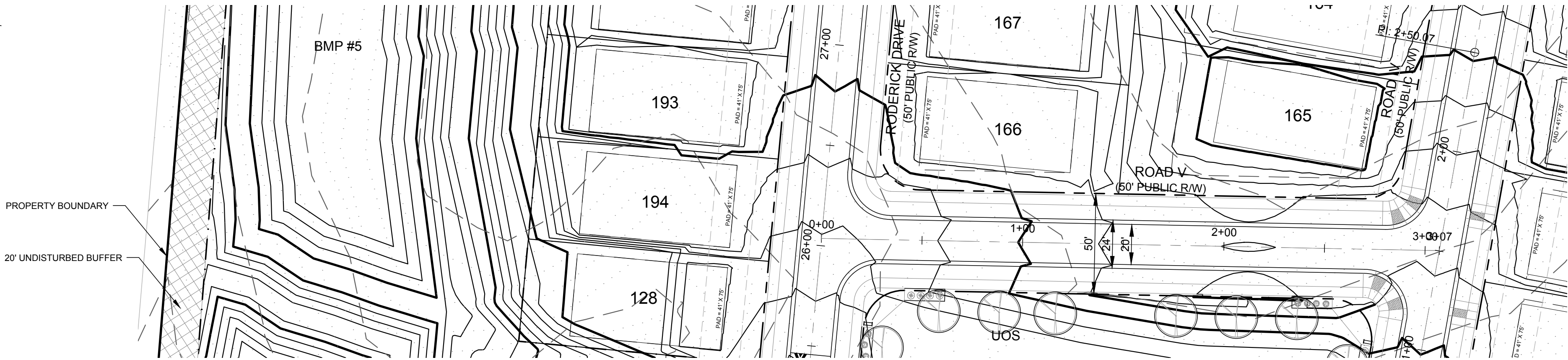
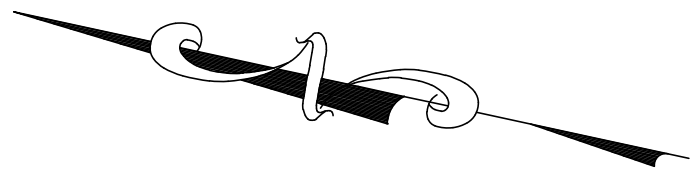
Engineer:

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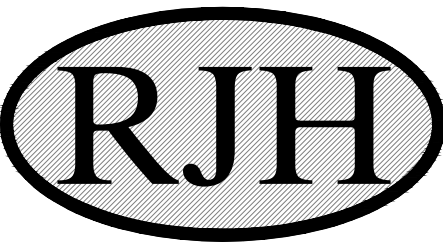
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profile Road I Sta. 0+00.00 - 10+37.42	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-13



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:



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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Asbuilt Date

-

Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

Proposed Roadway Plan &
Profile Road V
Sta. 0+00.00 - 3+07.07

Project No.

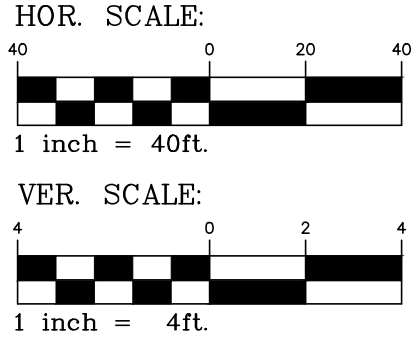
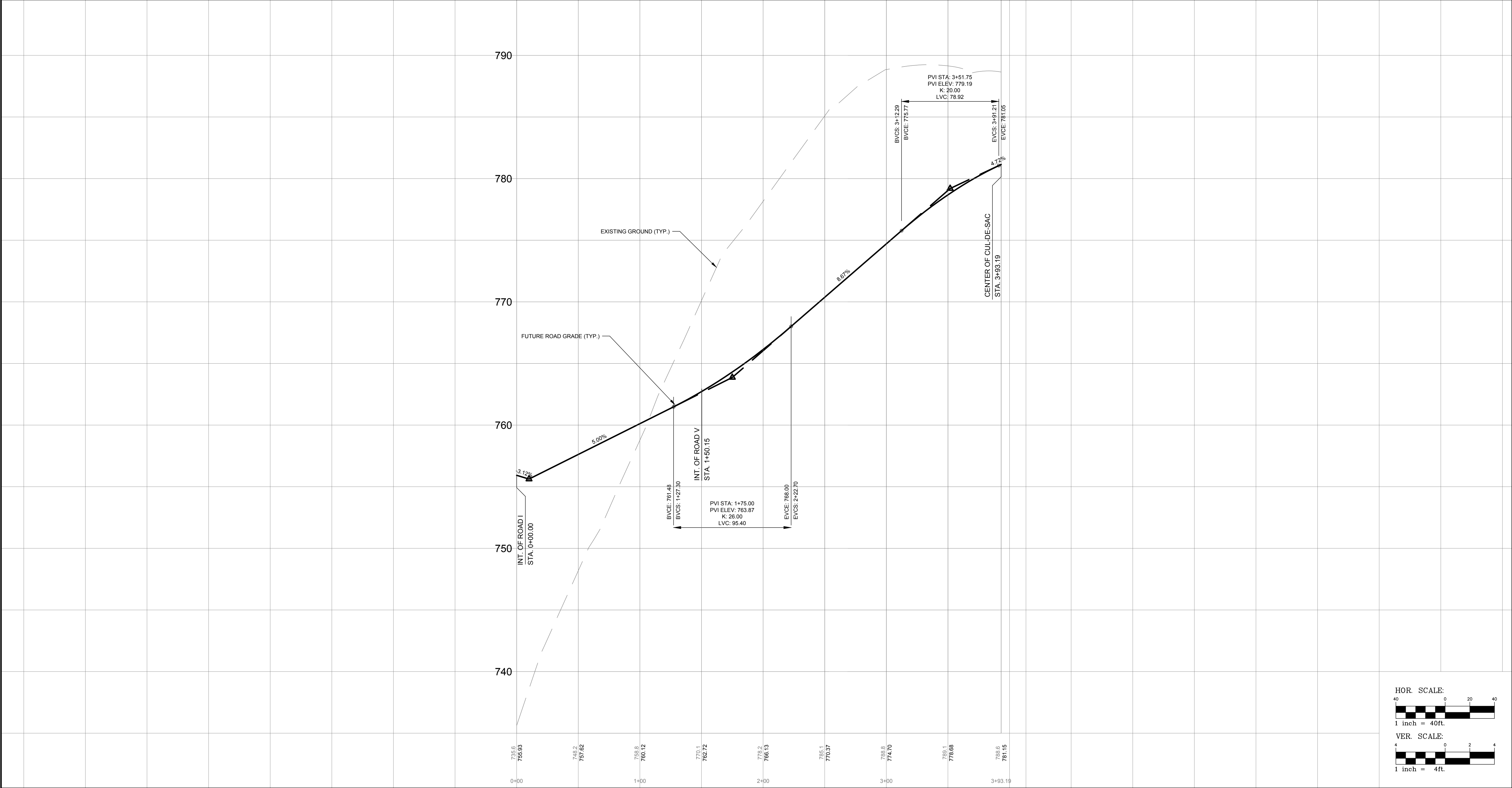
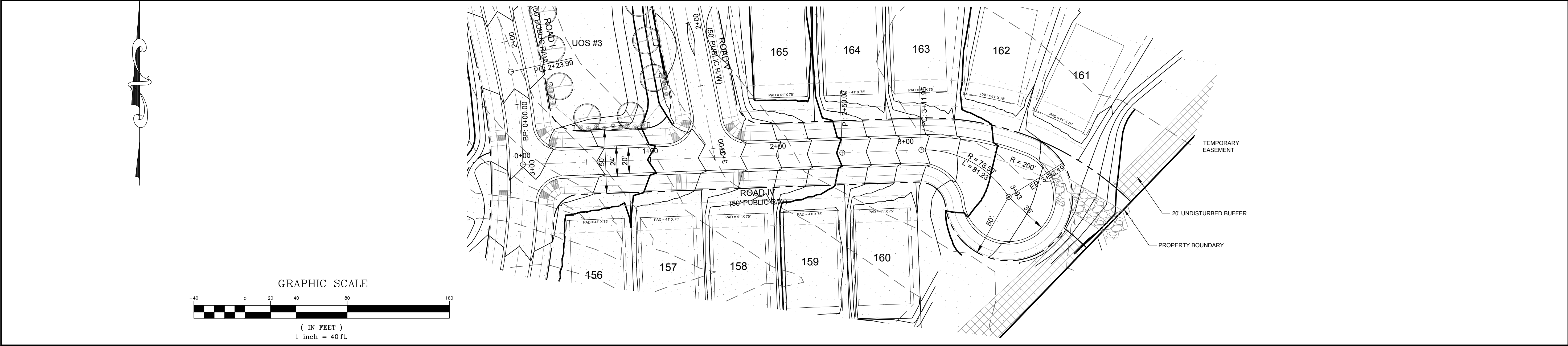
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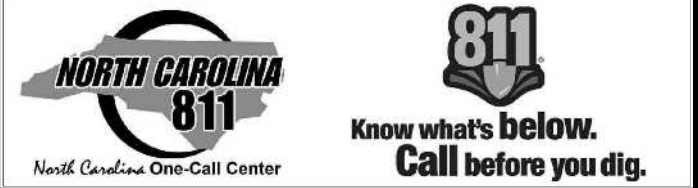
2869_Roads -(1)

Drawing No.

RP-14



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

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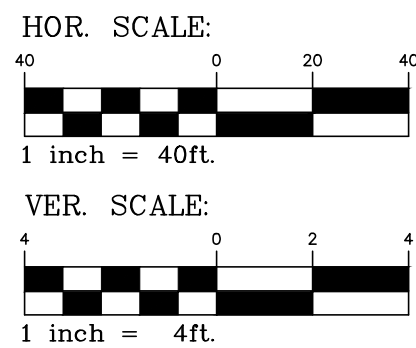
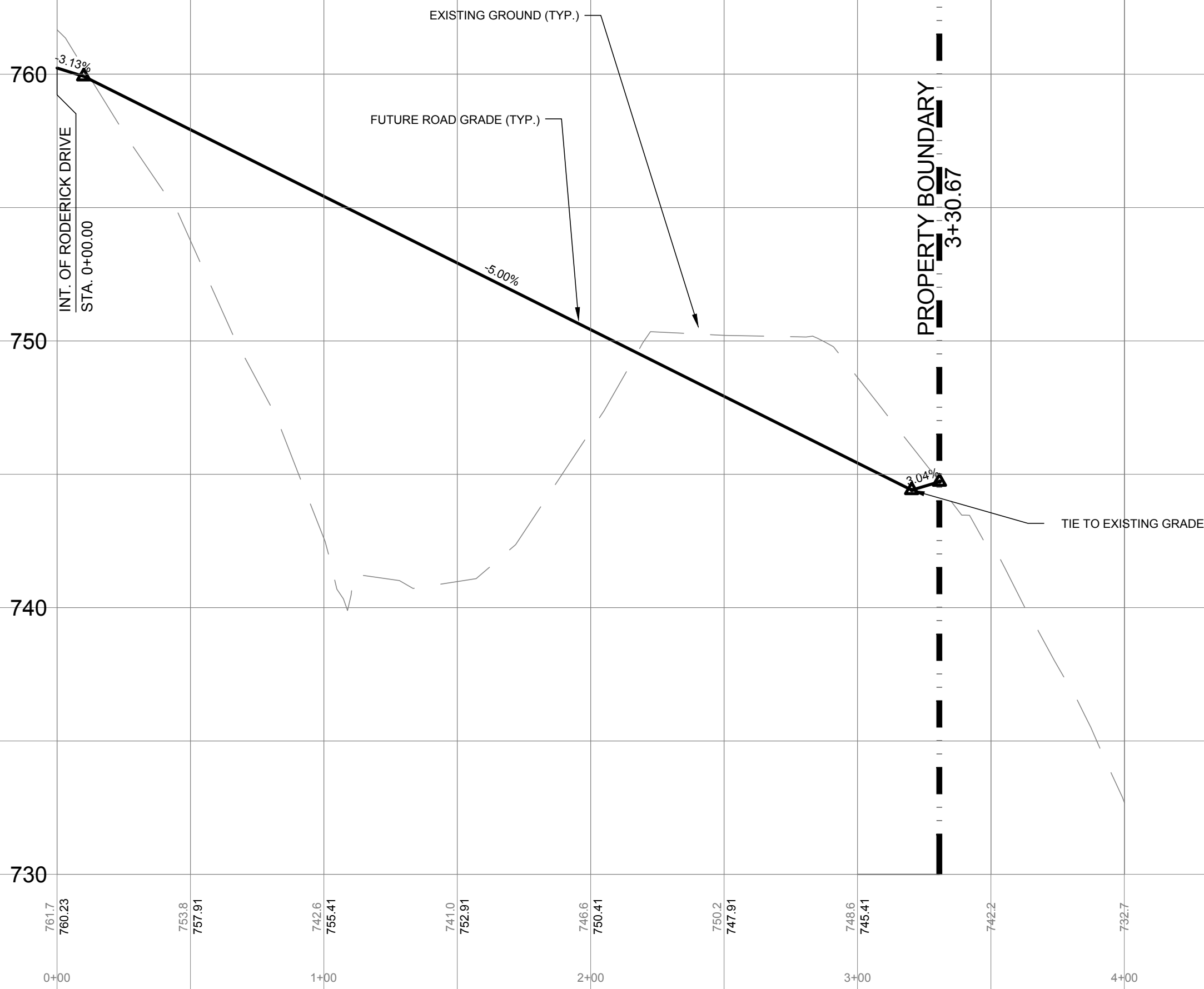
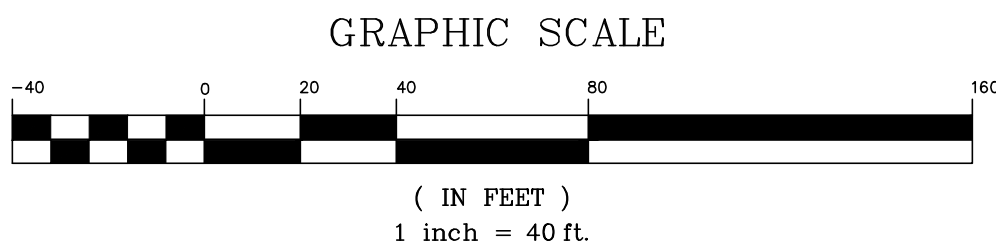
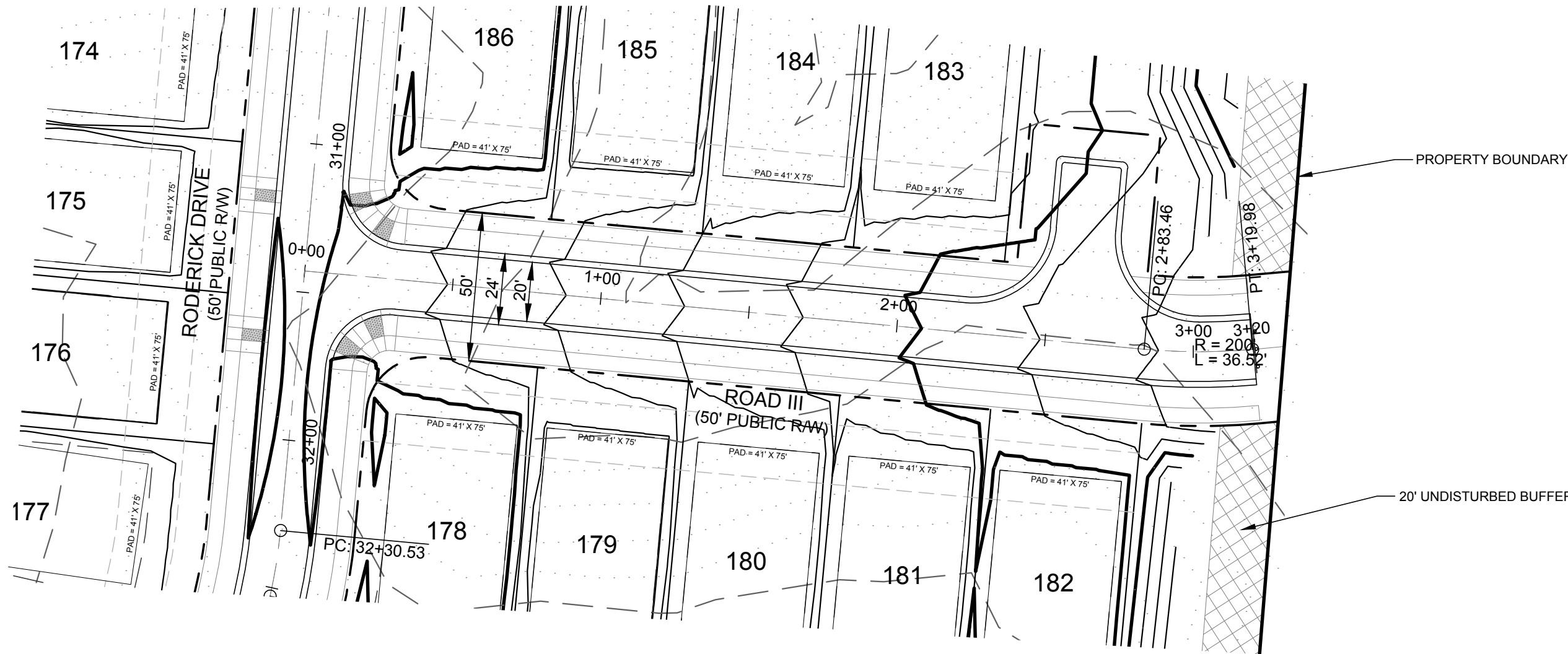
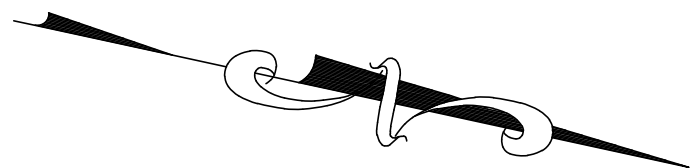
This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal Engineer's Seal

Professional Engineer Seal: R. Joe Harris & Associates, Inc., SEAL C-4168, 12/21/2020

Professional Engineer Seal: Patrick L. Murphy, SEAL 036836, 12/21/2020

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profile Road IV Sta. 0+00.00 - 3+93.19	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-15



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

RJH

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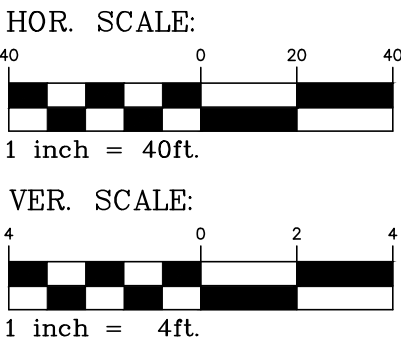
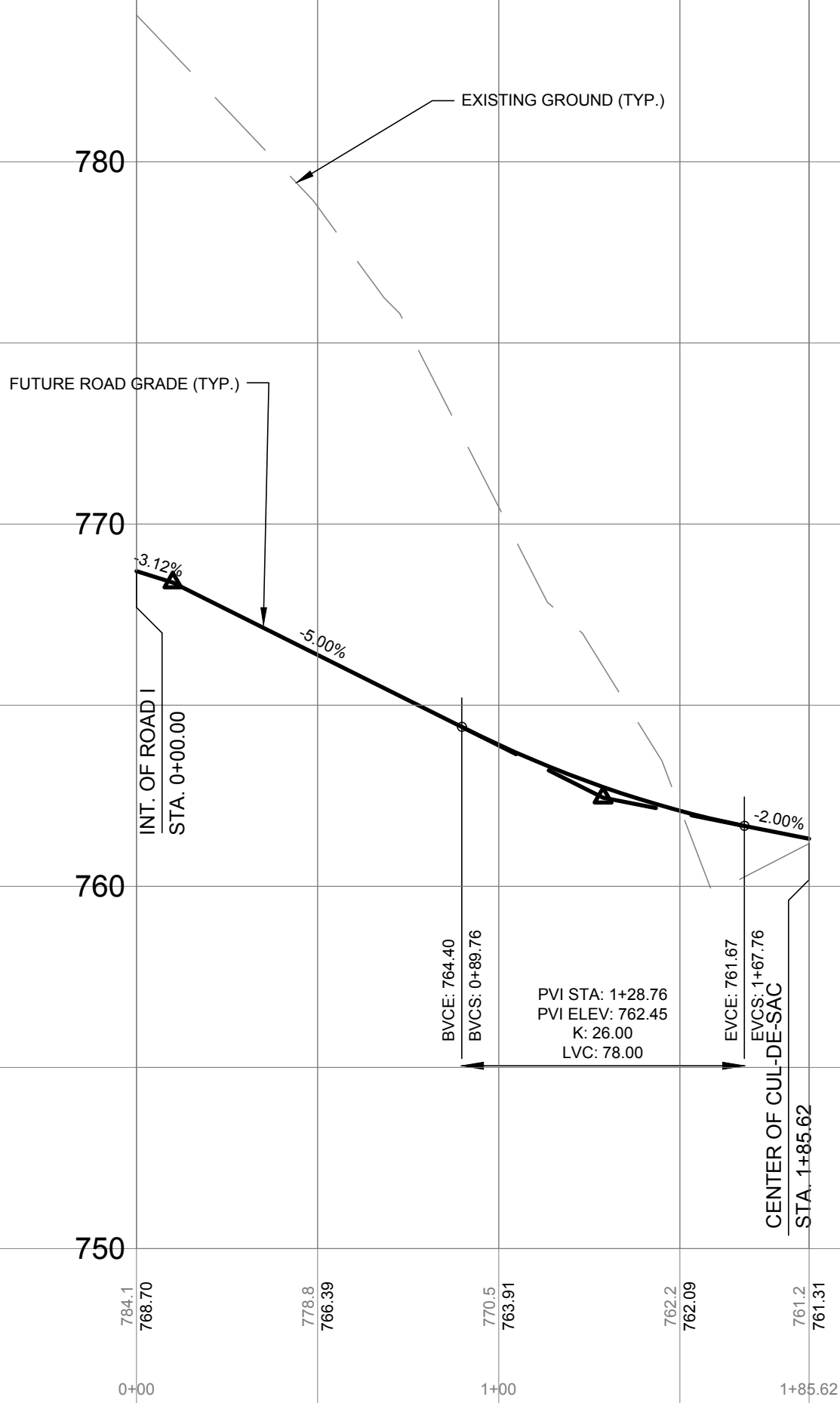
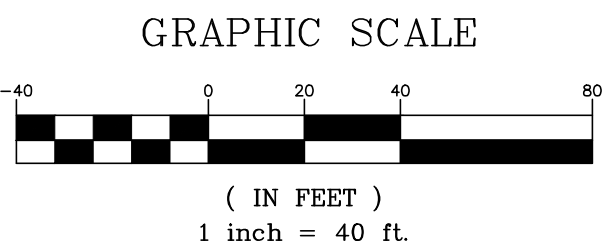
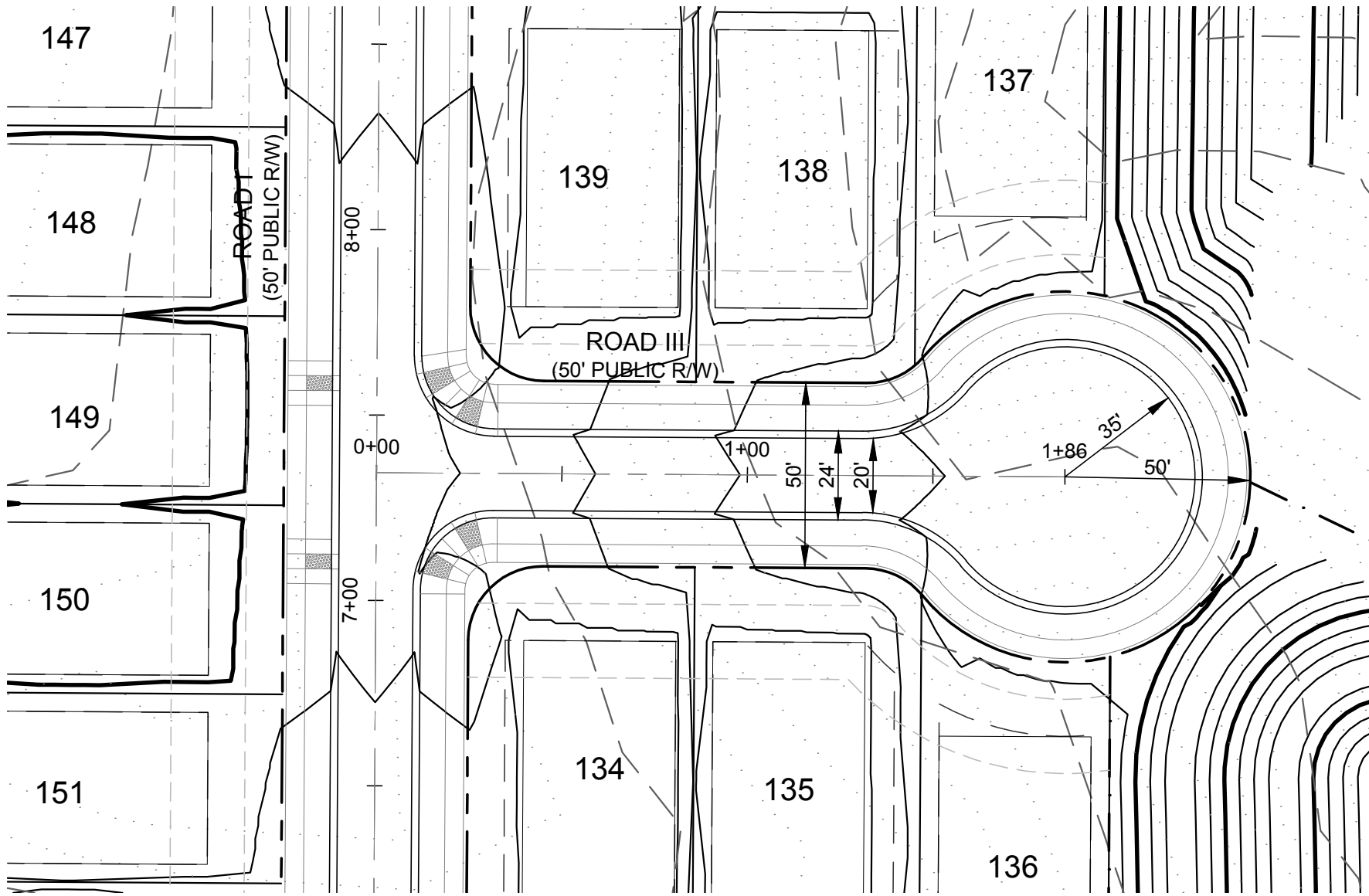
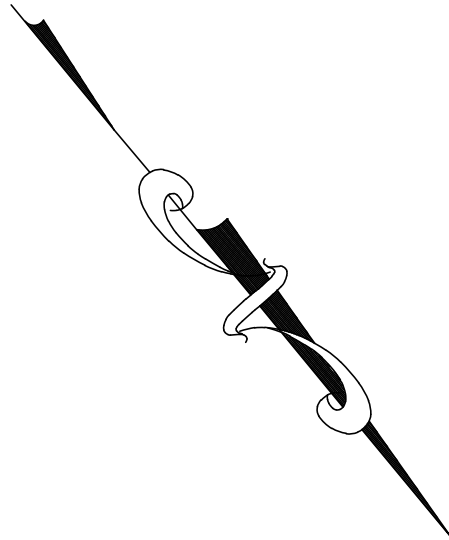
www.rjoe-harris.com

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Corporate Seal	Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	

Drawing Title: Proposed Roadway Plan & Profile Road III Sta. 0+00.00 - 4+00.00	
Project No. 2869	Drawing No. RP-16
DWG File Name: 2869_Roads -(1)	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

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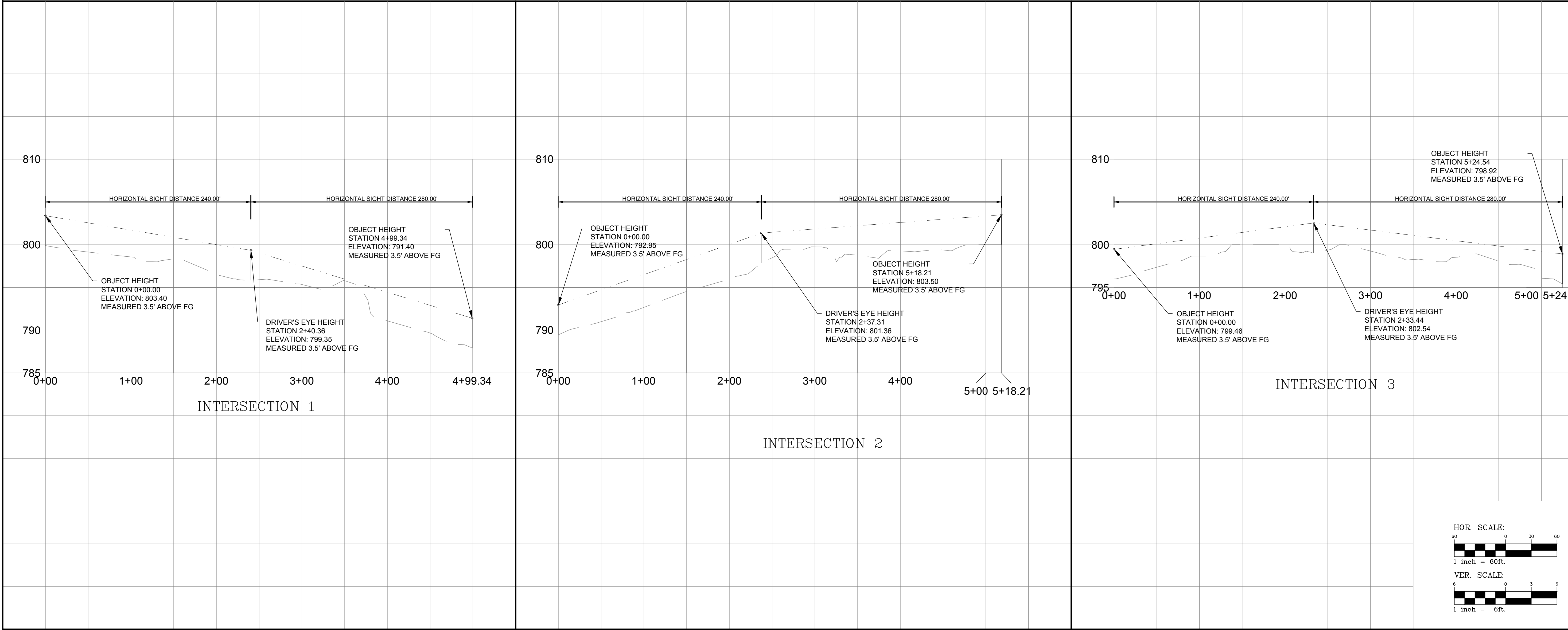
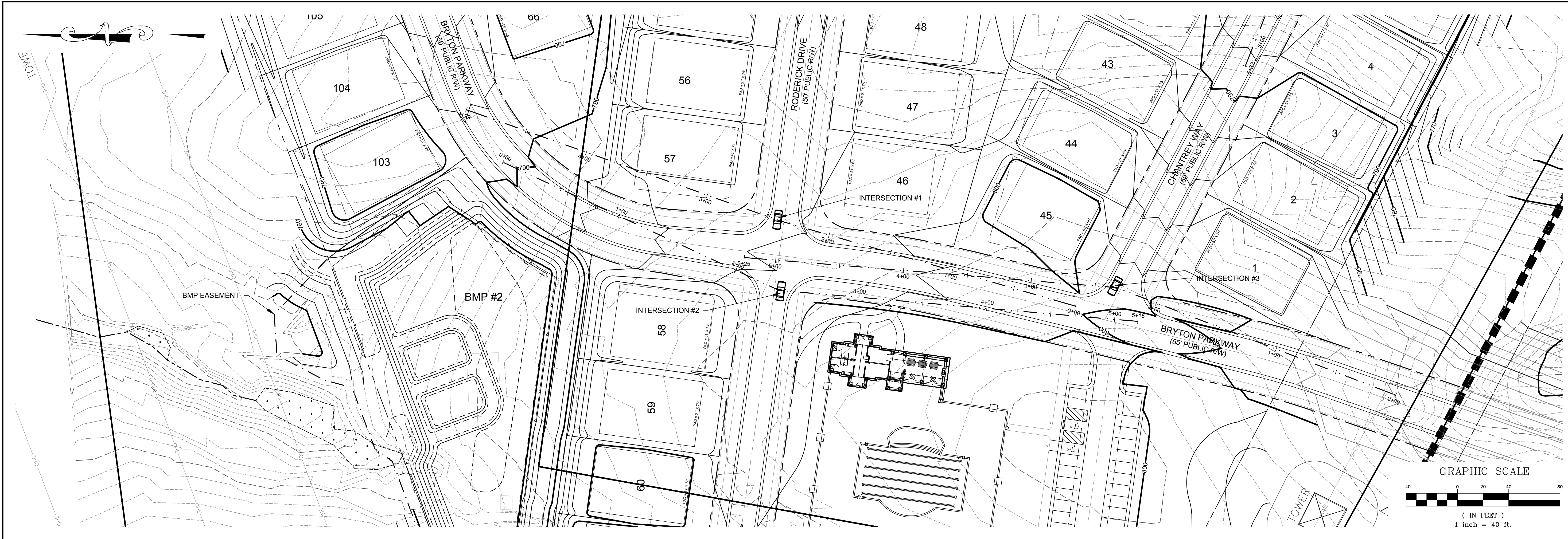
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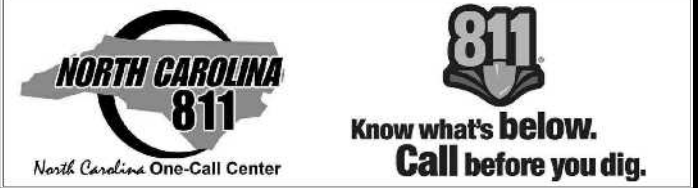
Corporate Seal

Engineer's Seal

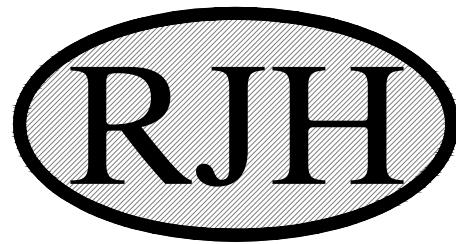
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profile Road VI Sta. 0+00.00 - 1+85.62	
Project No. 2869 DWG File Name: 2869_Roads - (1)	Drawing No. RP-17



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
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12/21/2020	Fifth Submittal to LUESA/Huntersville	5



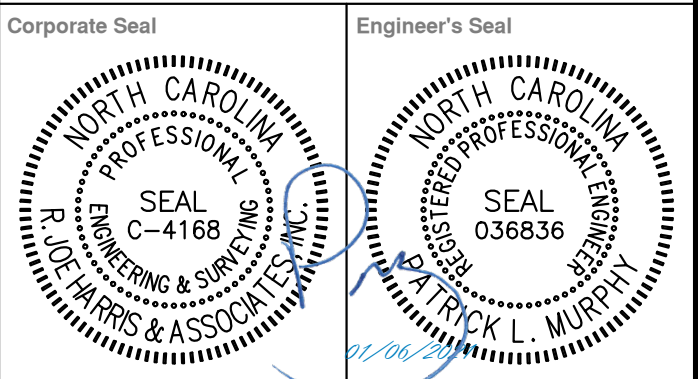
Engineer:



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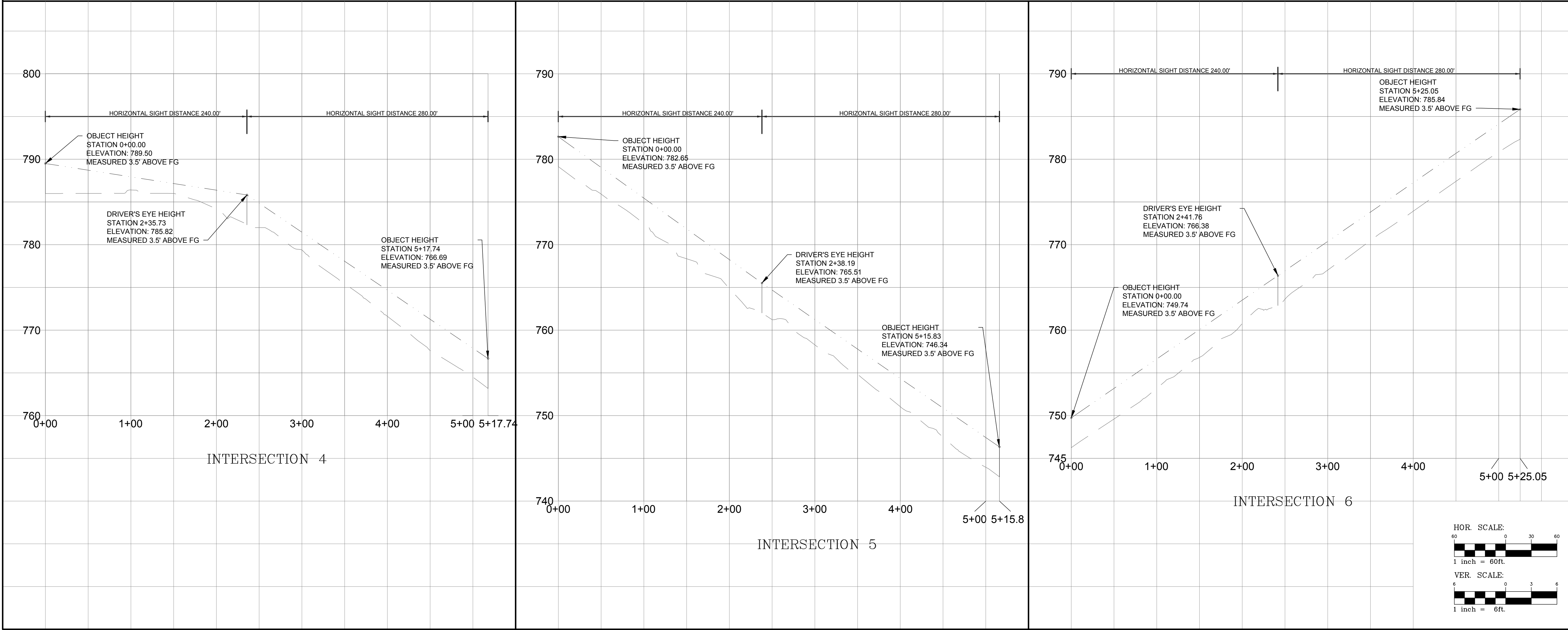


Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	Asbuilt Date -
Asbuilt Drawn -	Client LSTAR VENTURES
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title:
Sight Distance 1

Project No. 2869 DWG File Name: 2869_Sight Distance	Drawing No. S-1
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DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntsville	0
08/16/2018	Initial Submittal to LUESA/Huntsville	1
01/30/2019	Second Submittal to LUESA/Huntsville	2
04/30/2019	Third Submittal to LUESA/Huntsville	3
10/19/2020	Fourth Submittal to LUESA/Huntsville	4
12/21/2020	Fifth Submittal to LUESA/Huntsville	5



Engineer:

RJH

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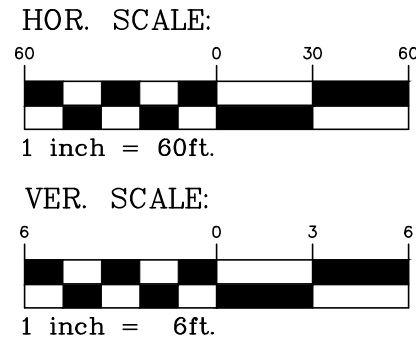
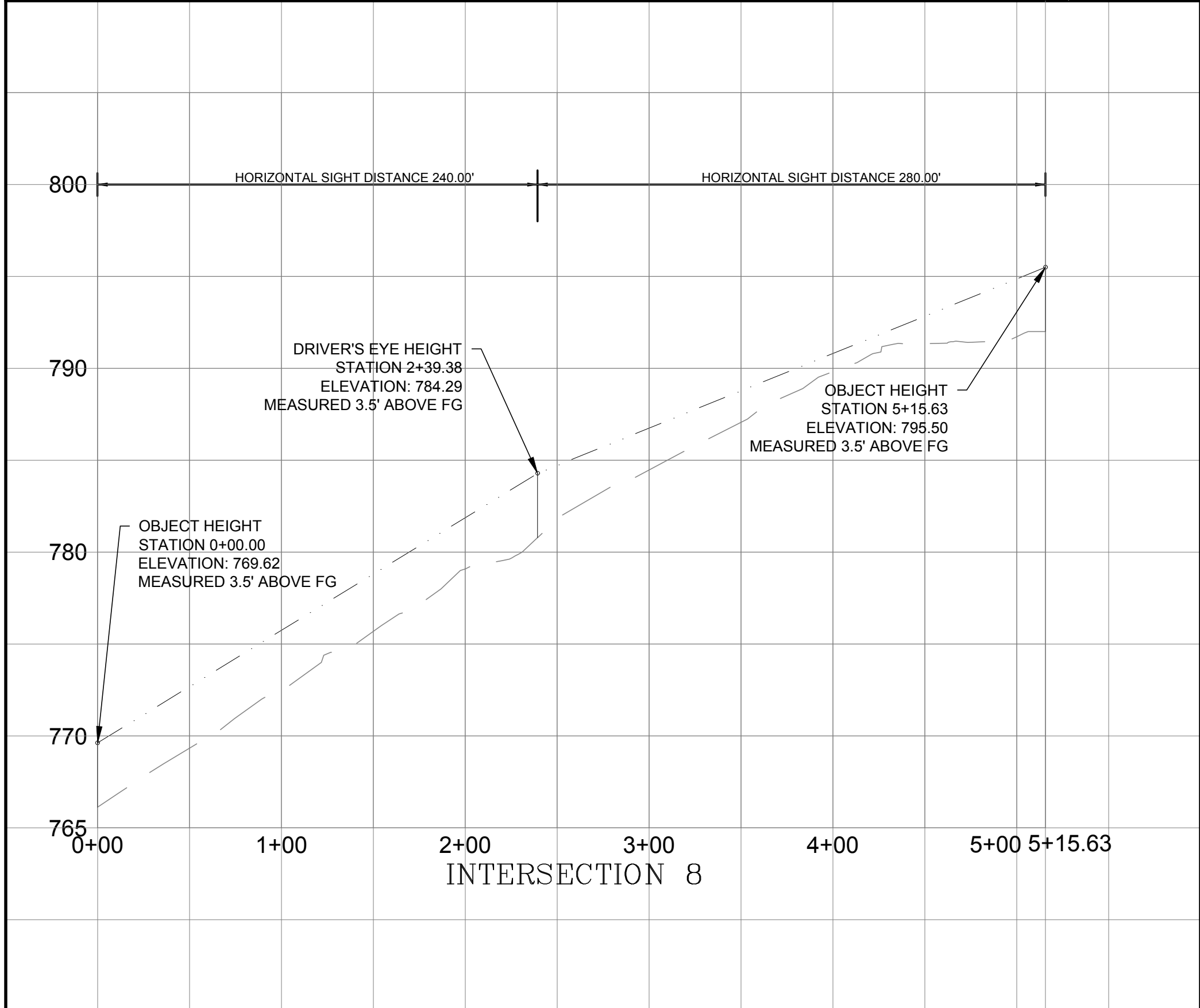
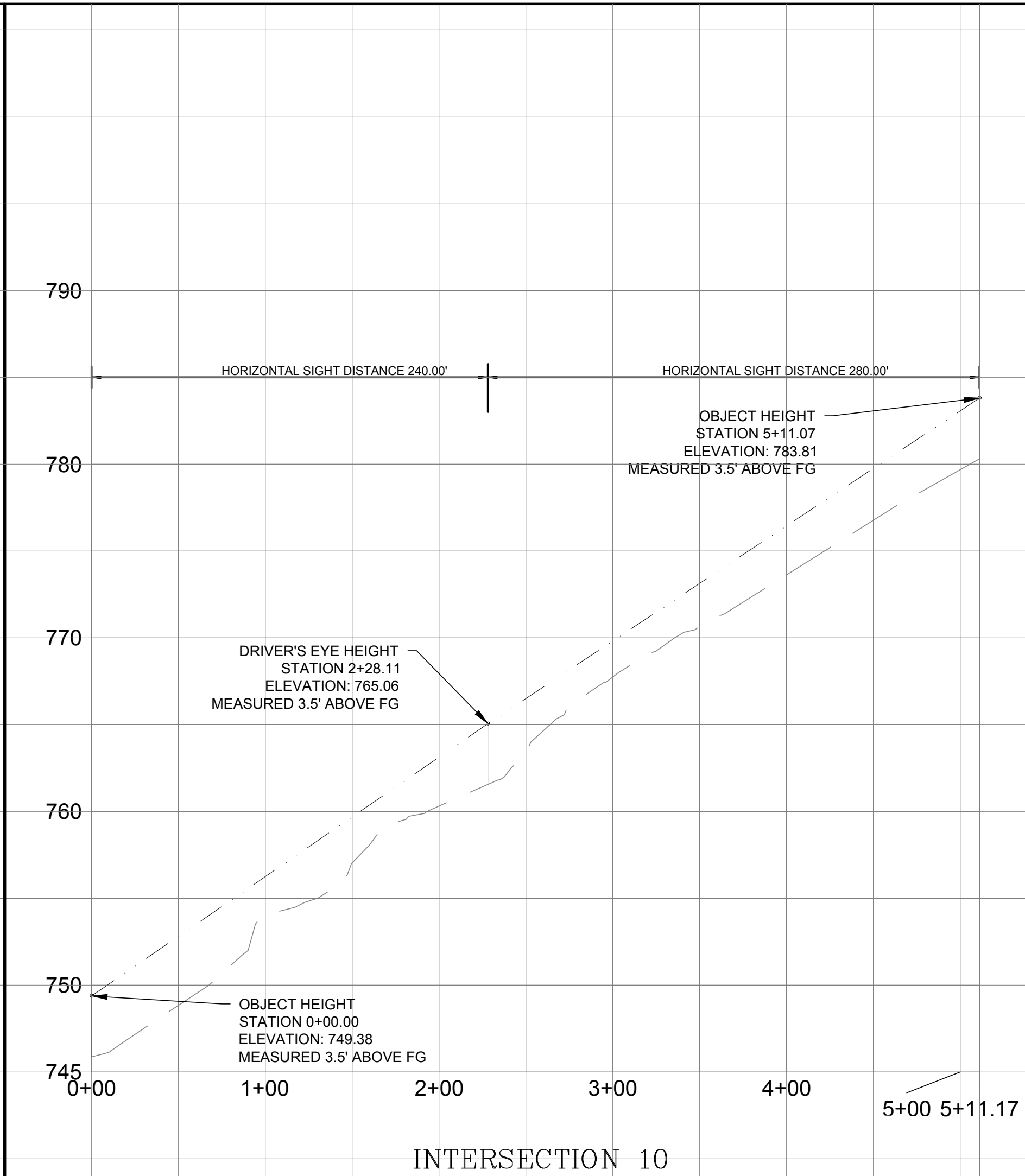
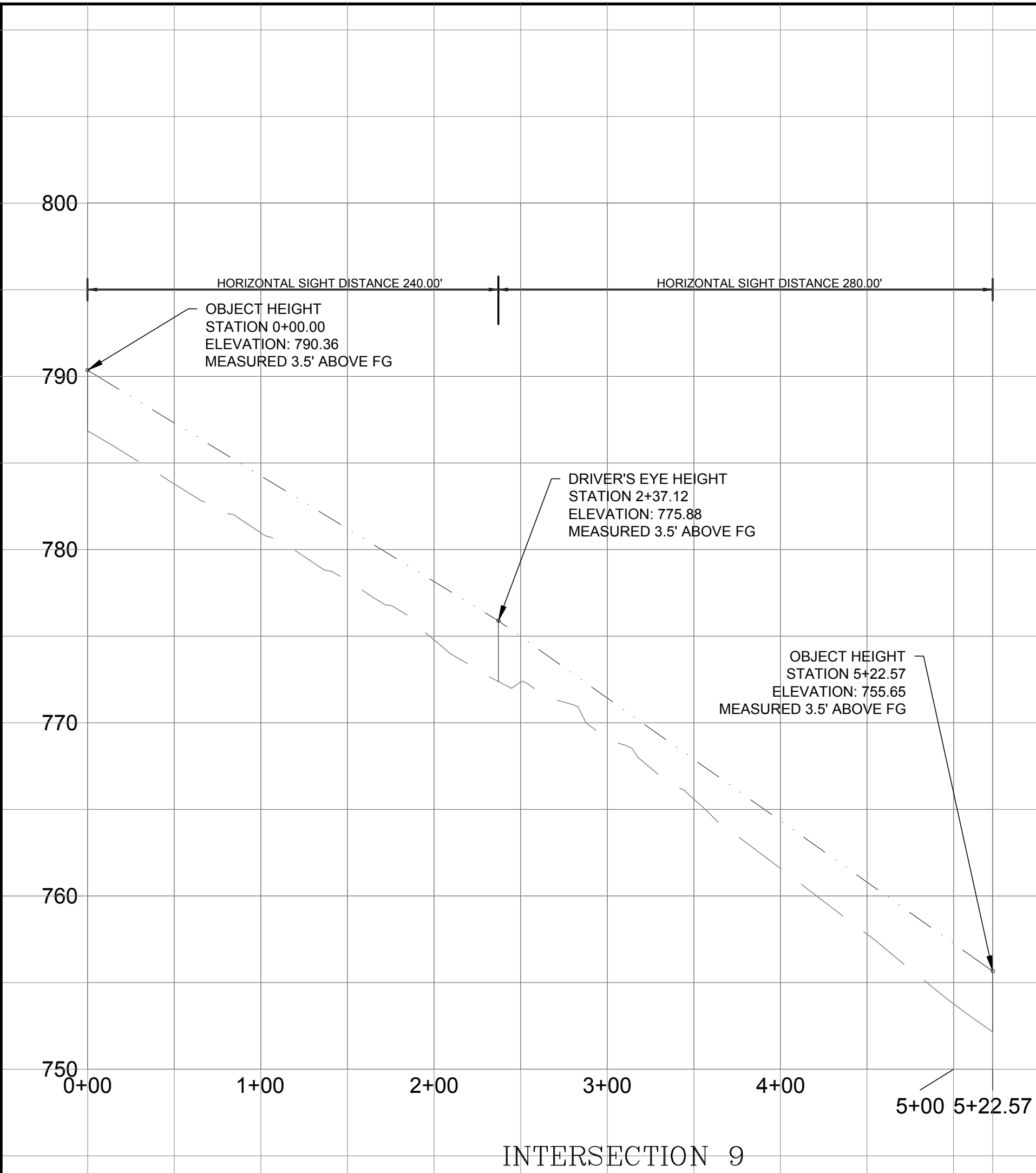
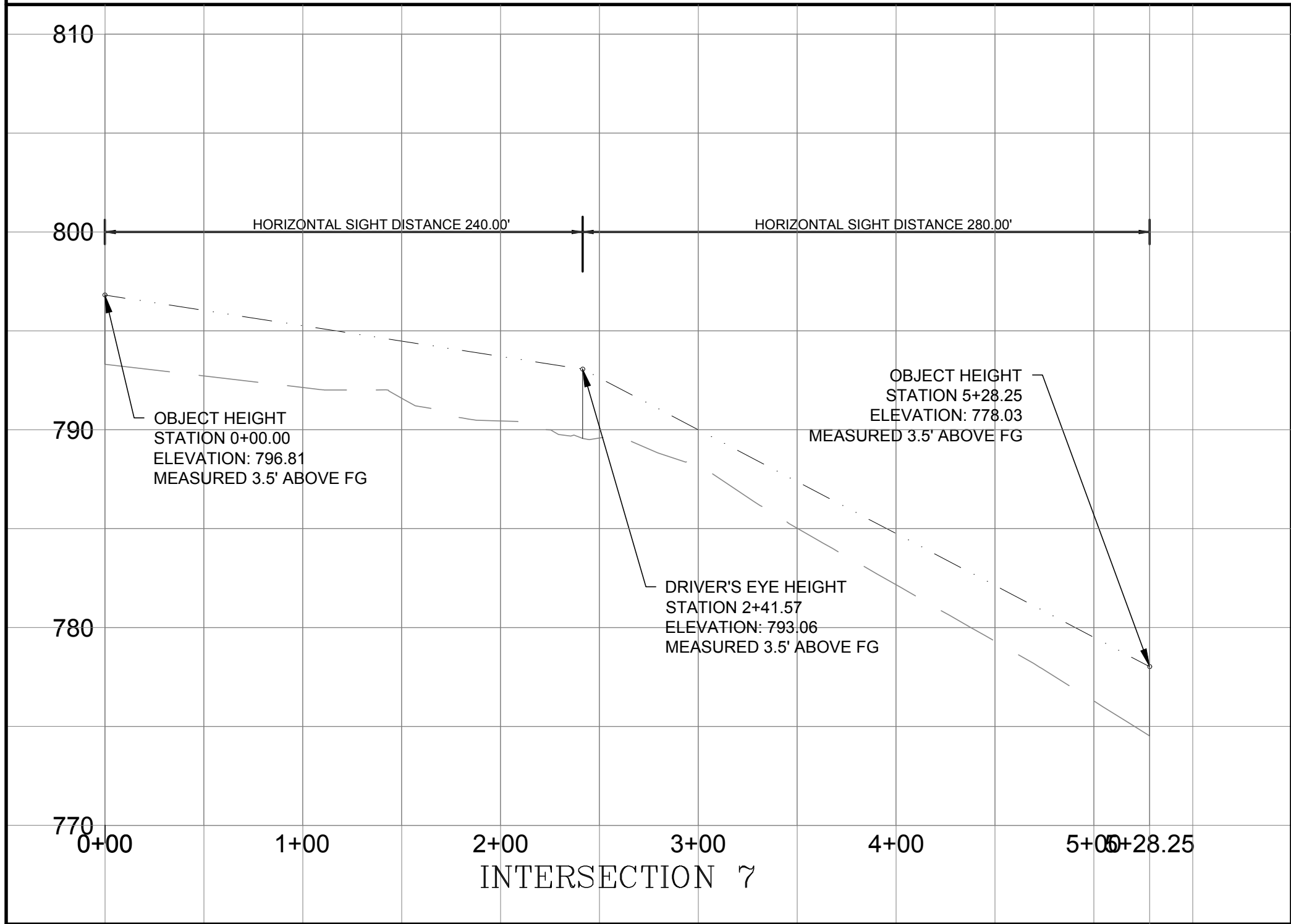
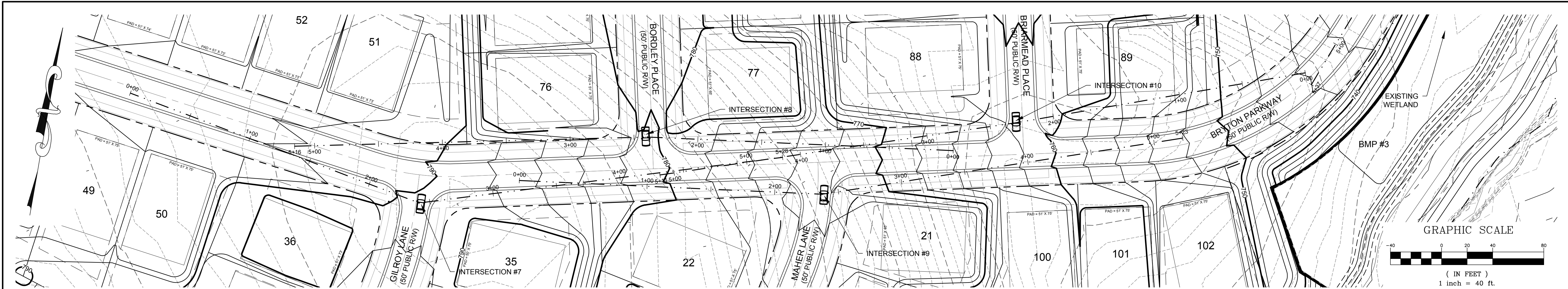
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Corporate Seal: NORTH CAROLINA PROFESSIONAL ENGINEERING & SURVEYING SEAL C-4168 R. JOE HARRIS & ASSOCIATES

Engineer's Seal: NORTH CAROLINA PROFESSIONAL ENGINEERING & SURVEYING SEAL 036836 PATRICK L. MURPHY

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Brynton Sketch Plan Revision	
Drawing Title: Sight Distance 2	
Project No. 2869	Drawing No. S-2

DWG File Name:
2869_Sight Distance



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5

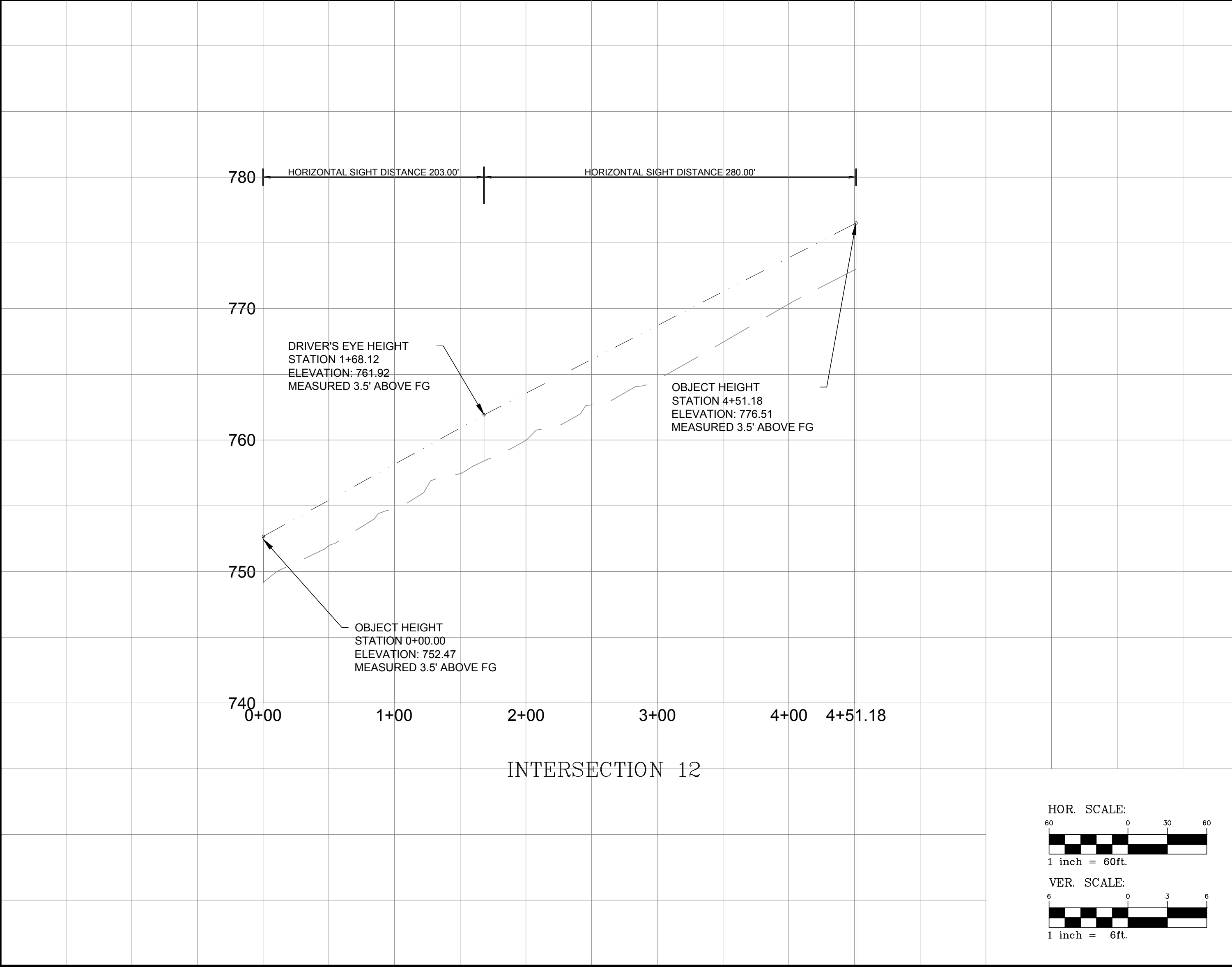
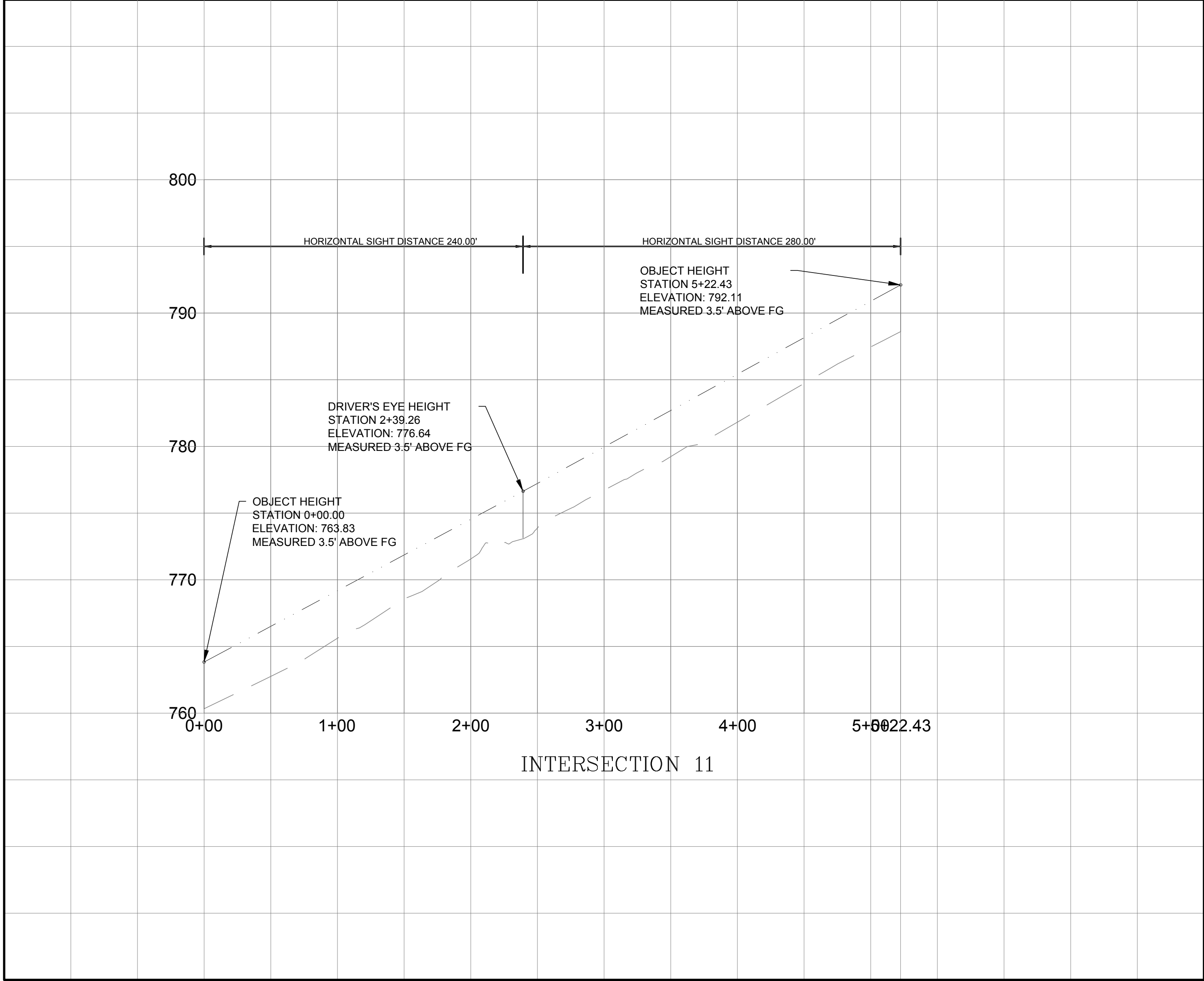
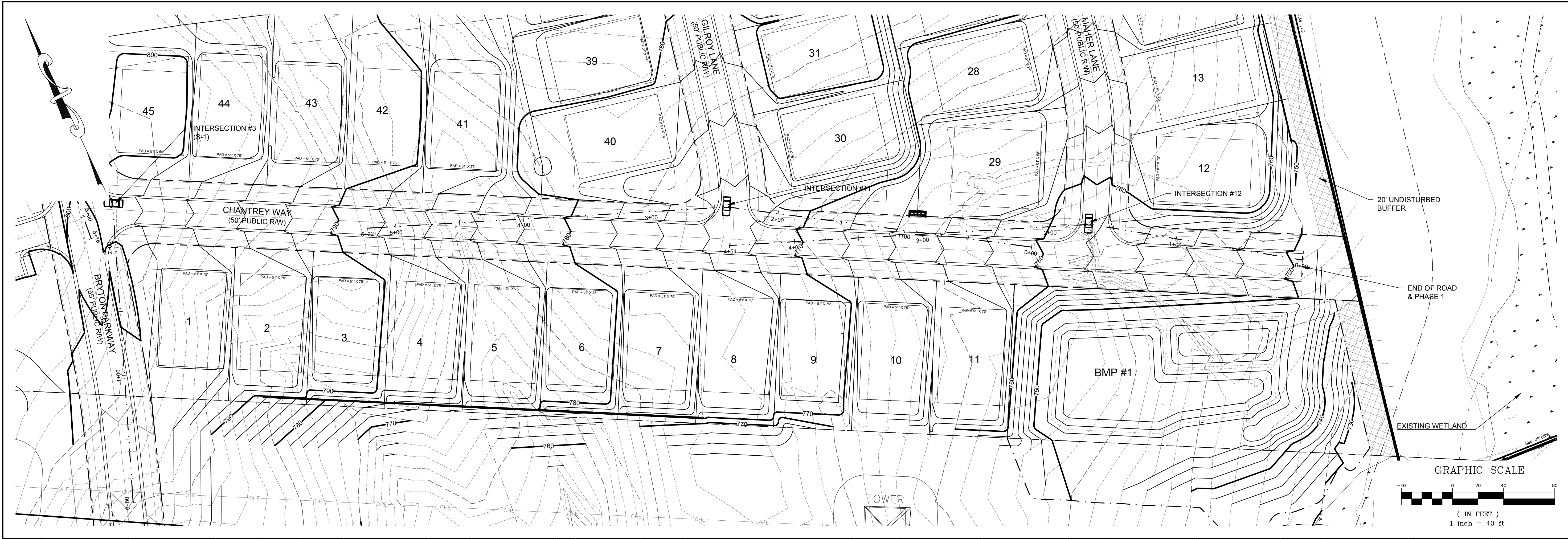
Engineer:

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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Sight Distance 3	
Project No. 2869 DWG File Name: 2869_Sight Distance	Drawing No. S-3



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5

Engineer:

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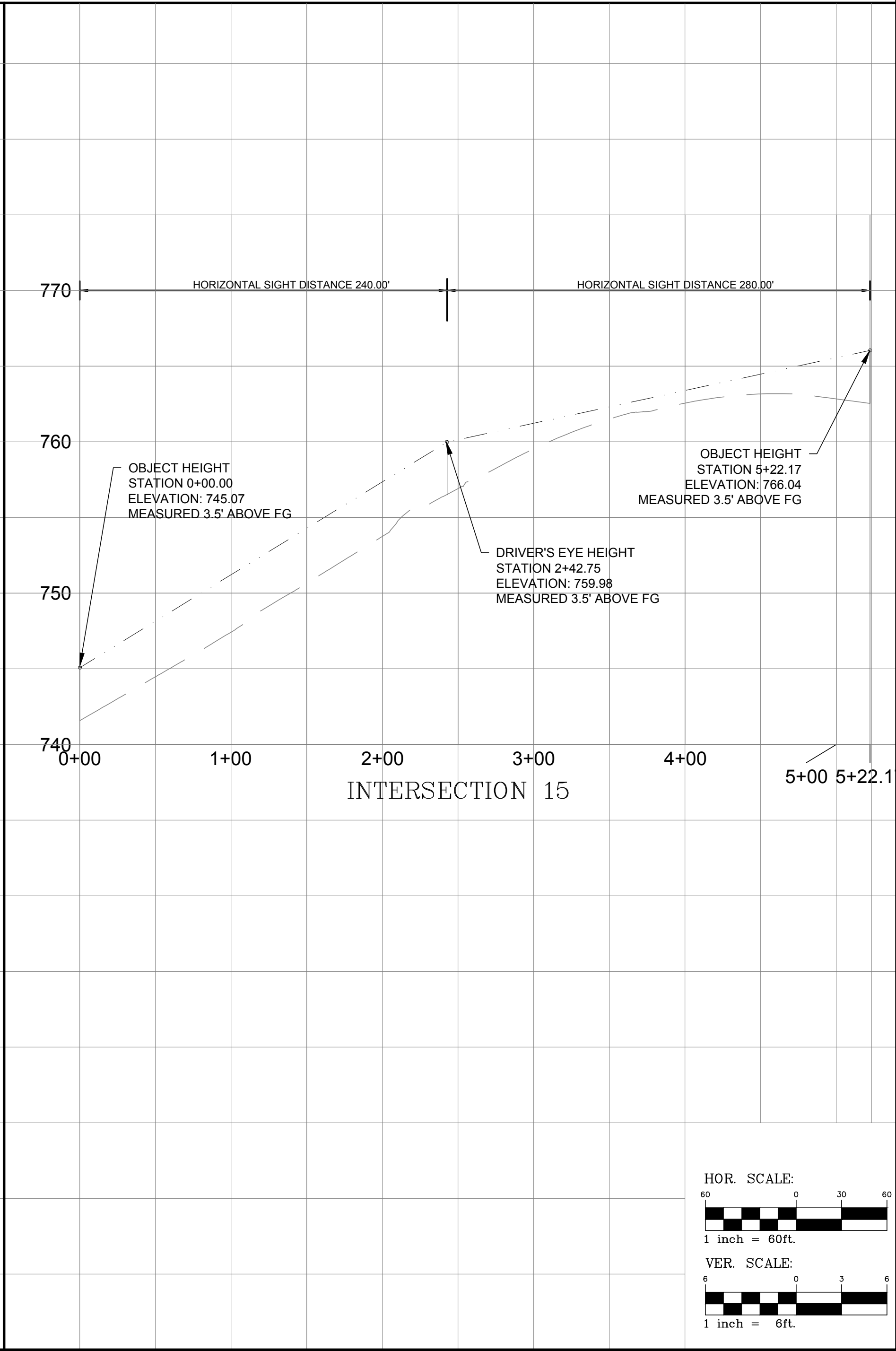
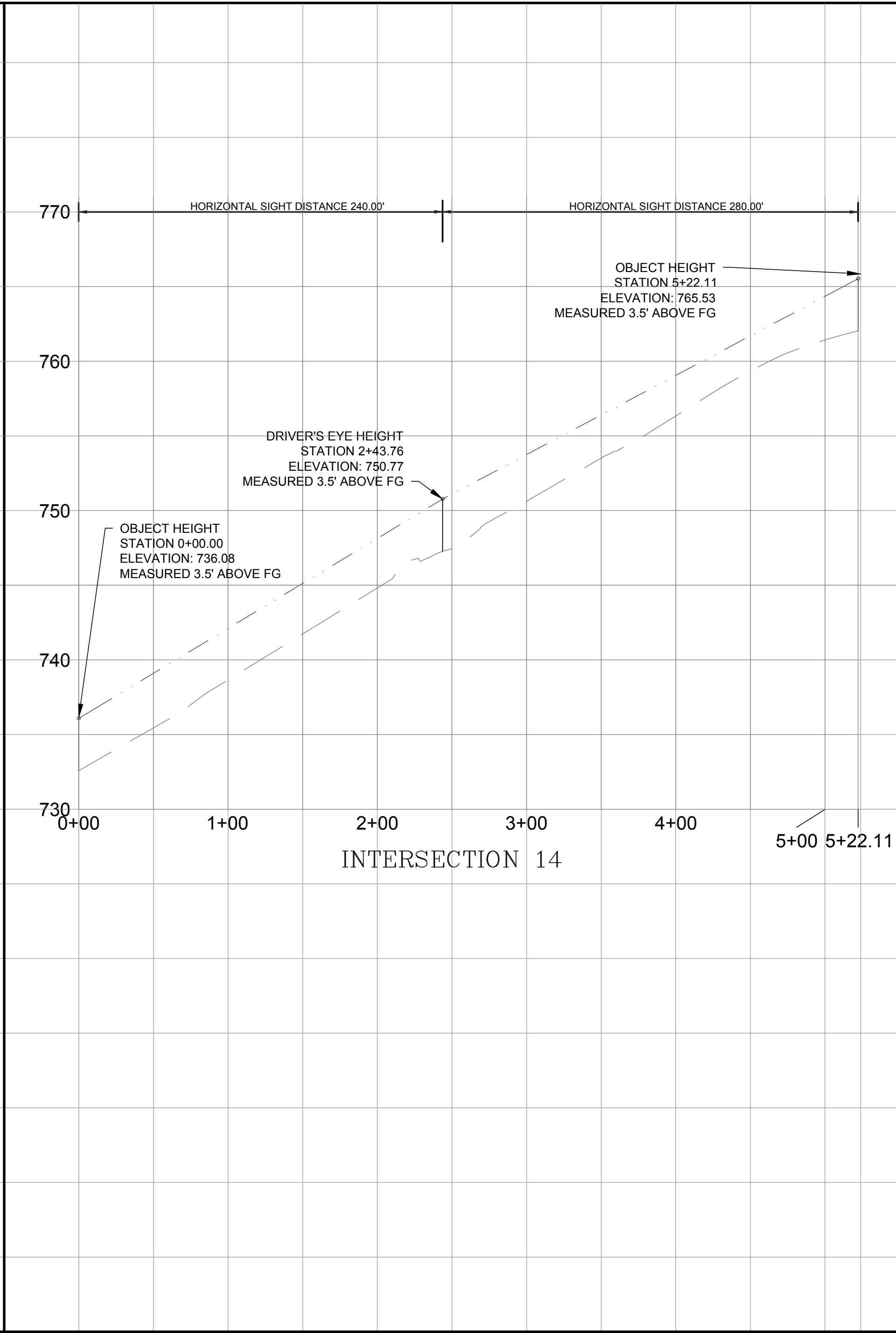
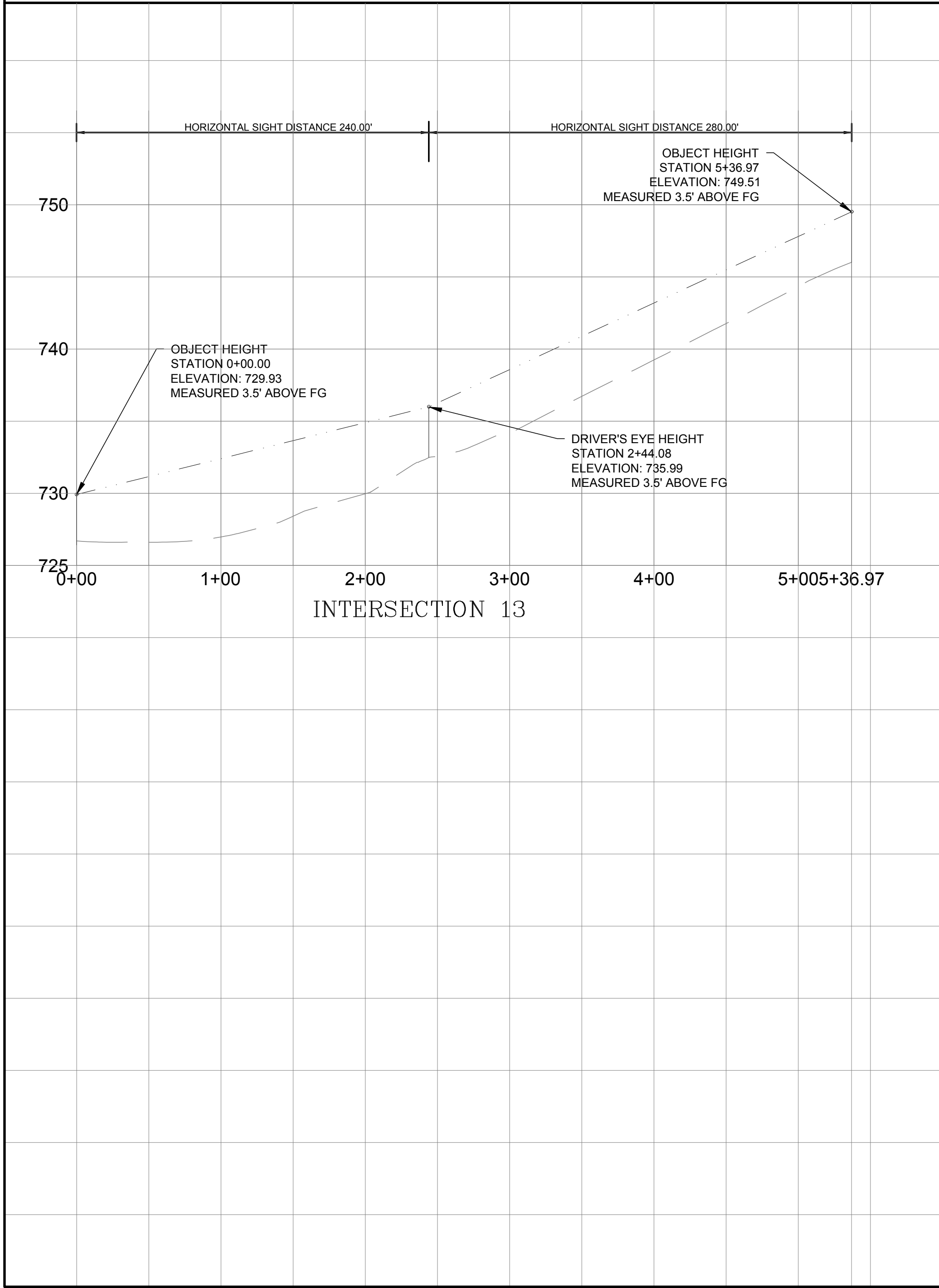
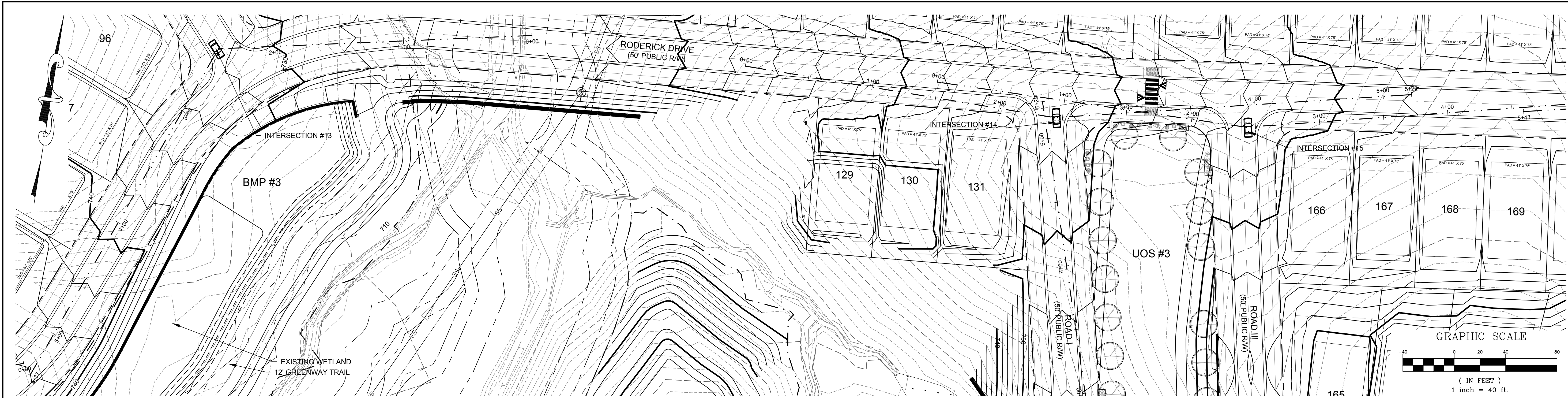
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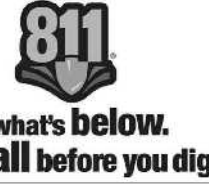
Corporate Seal

Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Sight Distance 4	
Project No. 2869	Drawing No. S-4
DWG File Name: 2869_Sight Distance	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



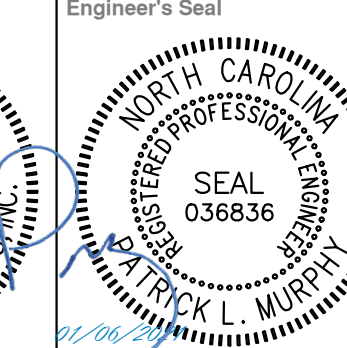
Engineer:



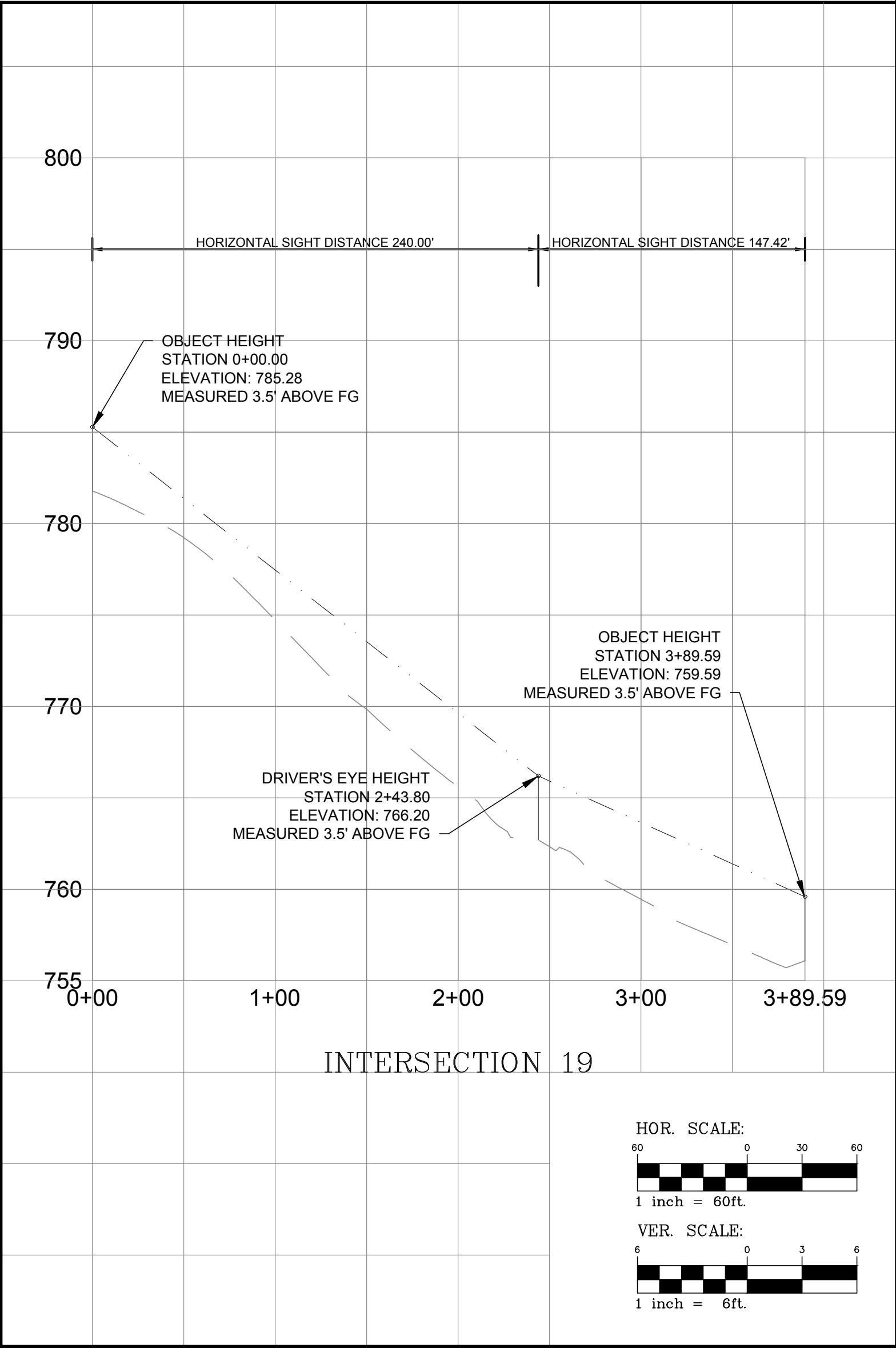
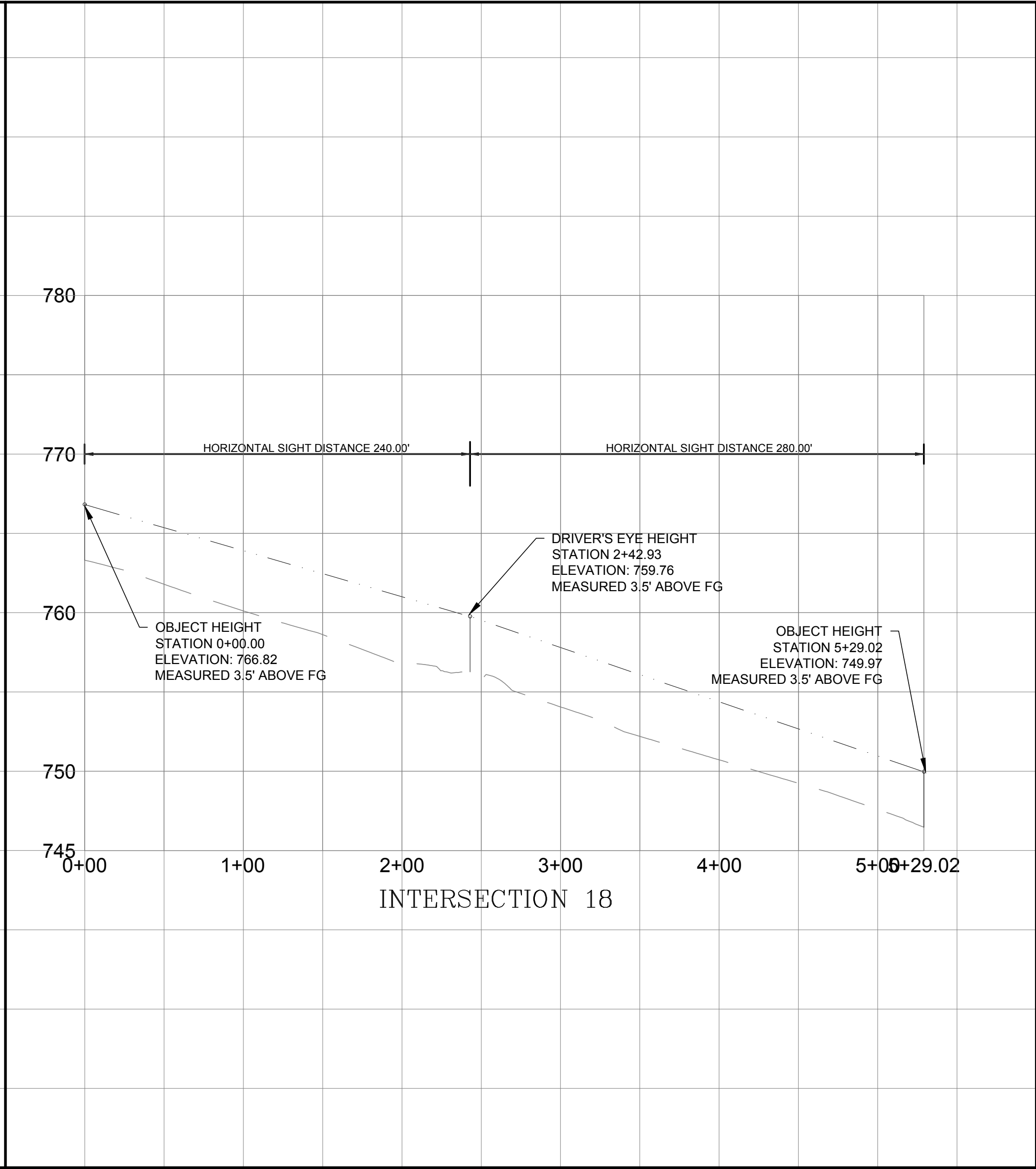
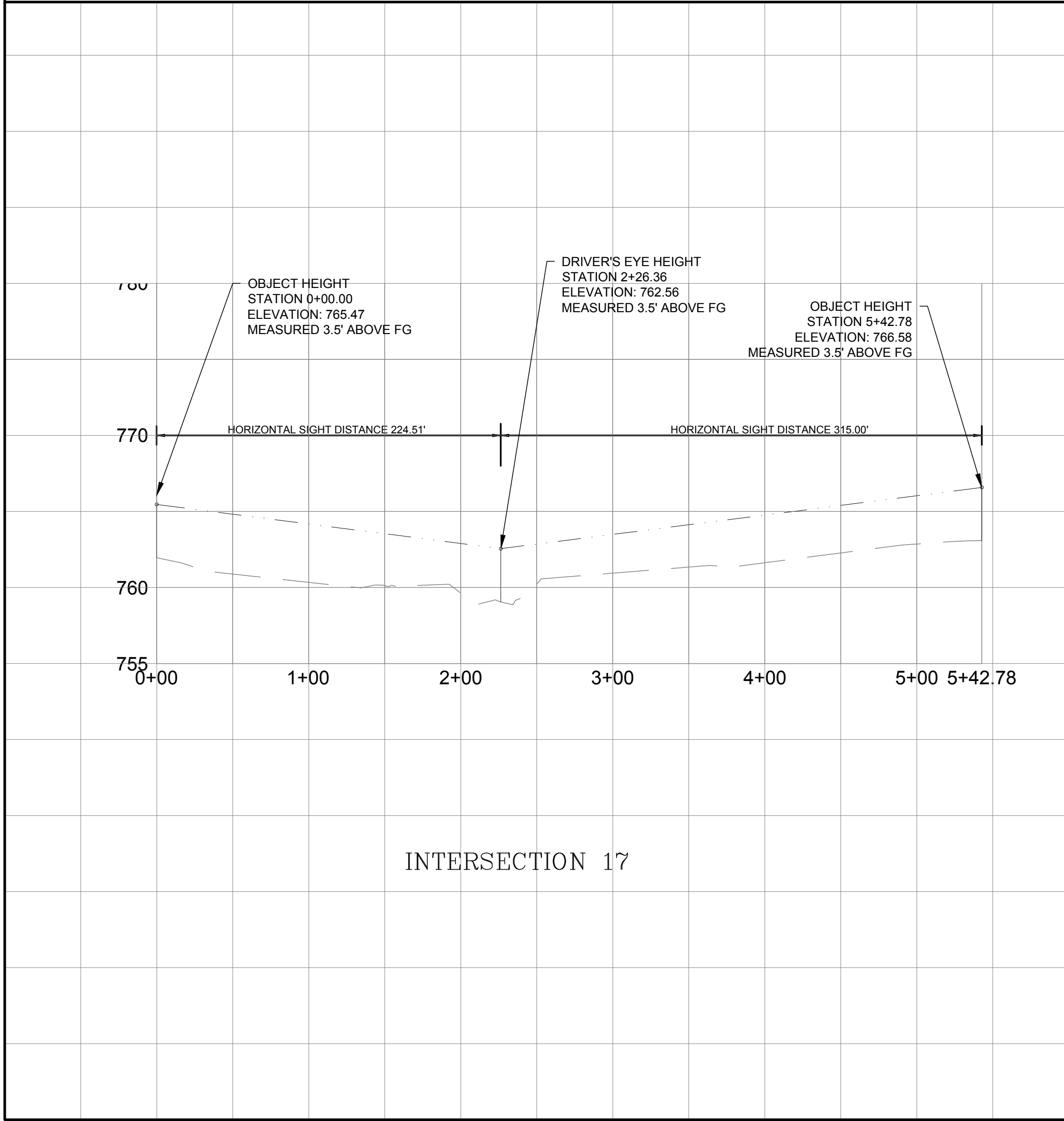
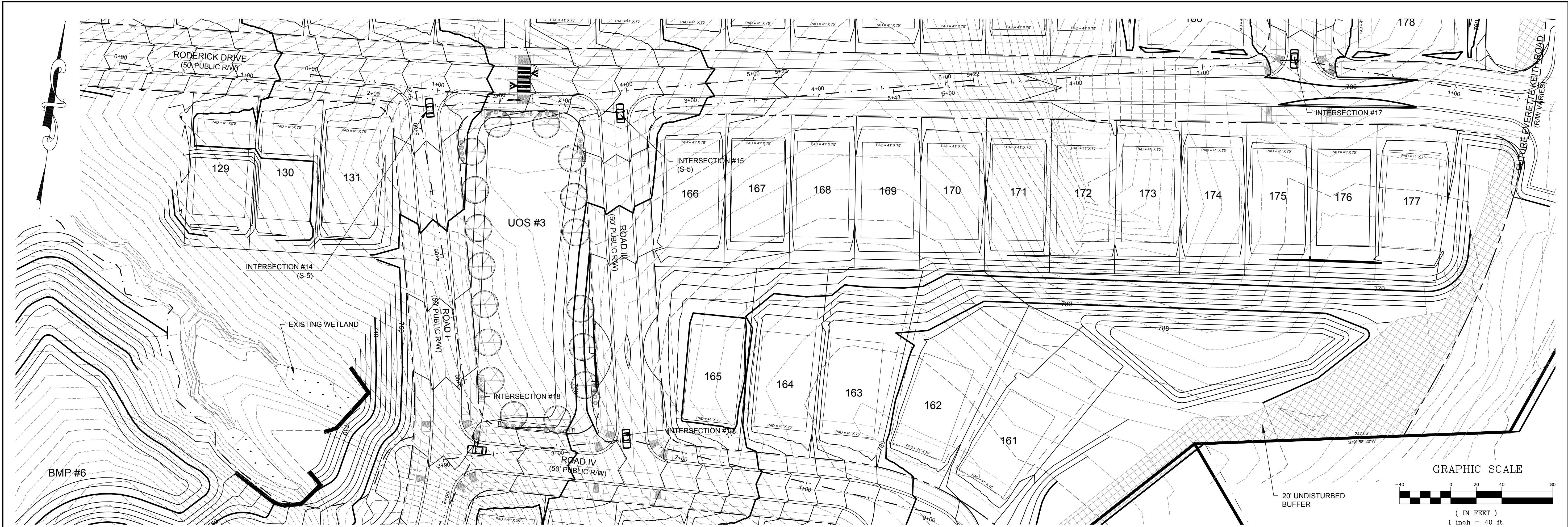
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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Sight Distance 5	
Project No. 2869 DWG File Name: 2869_Sight Distance	Drawing No. S-5



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5

Engineer:

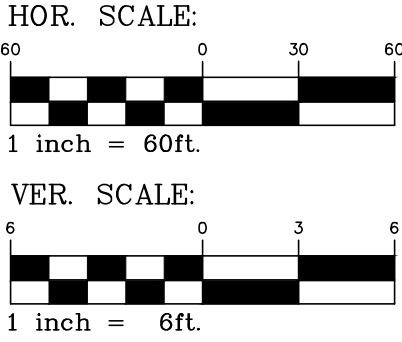
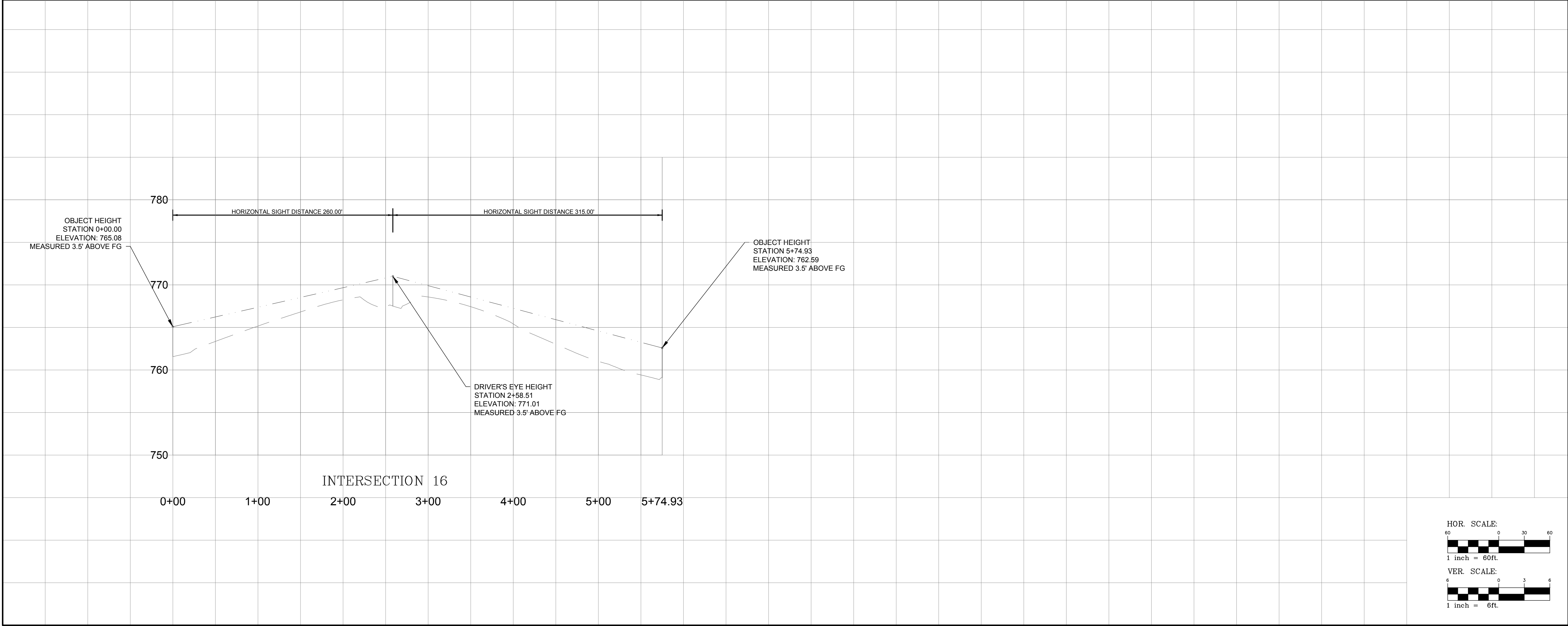
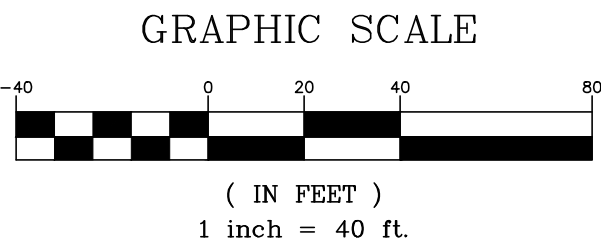
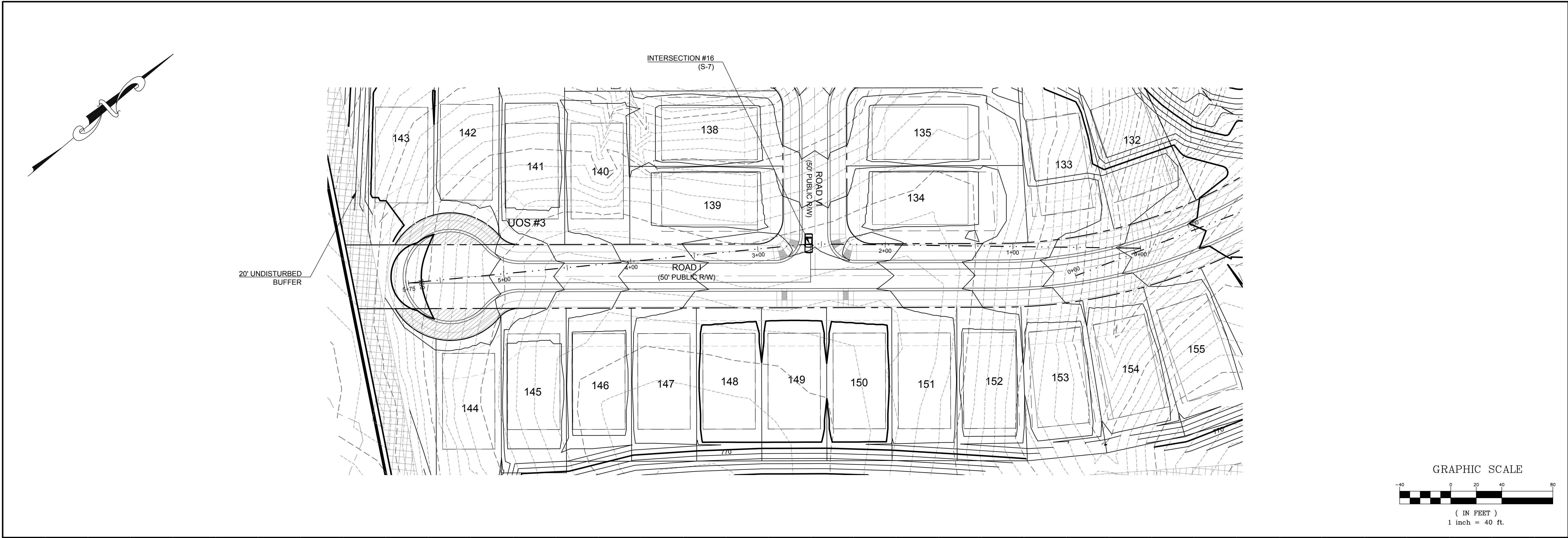
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www.rjoe-harris.com

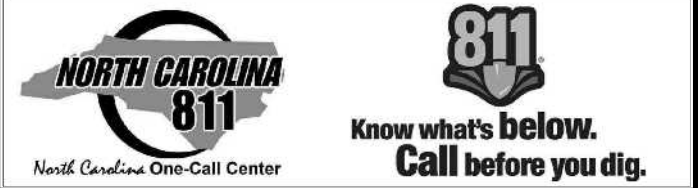
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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Sight Distance 6	
Project No. 2869	Drawing No. 2869
DWG File Name: 2869_Sight Distance	

S-6



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
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10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

RJH

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Management
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Corporate Seal

Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title:
Sight Distance 7

Project No. 2869	Drawing No. S-7
DWG File Name: 2869_Sight Distance	

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Heritage tree** - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

Number of Heritage Trees on-site:	0
% of Heritage Trees required to be saved:	100%
% of Heritage Trees actually saved (min.):	0

PROPOSED MECKLENBURG COUNTY —
PARK & RECREATION GREENWAY TRAIL
AND EASEMENT
(30' EASEMENT & 12' PAVED TRAIL BUILT TO
MECKLENBURG COUNTY PARKS & REC.
SPECS. TO BE BUILT DURING CONSTRUCTION
OF BRYTON SINGLE FAMILY PHASE 2.)

 - Common Open Space (15.61 Acres total)
 - Urban Open Space (9.83 Acres total)
 Total Open Space = 25.44 AC.
 - Large Maturing Trees @ 40' O.C. Max
 - 20' Natural Buffer (2.35 Acres total)

Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

VARIES

MECKLENBURG COUNTY PARKS & REC LAND DEDICATION

50'

SWIM BUFFER

50'

12' PAVED TRAIL

TOP OF BANK

STREAM CL

GRAPHIC SCALE



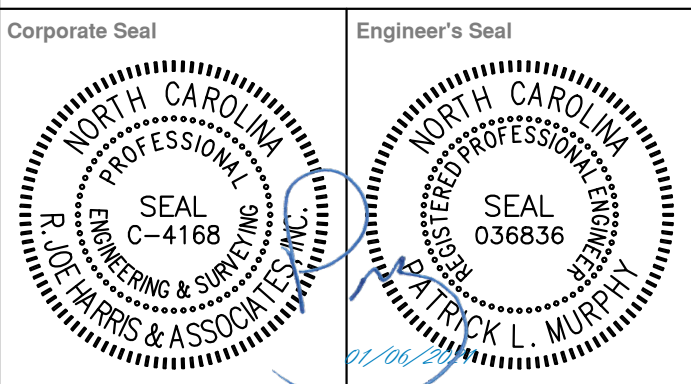
(IN FEET)
1 inch = 200 ft.

DATE	ISSUED FOR	REV
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Project Manager I.Bailey	Drawn J.Vavrina
Department Manager P.Murphy	Checked P.Murphy

Asbuilt Drawn	Asbuilt Date
---------------	--------------

-	-
Client	

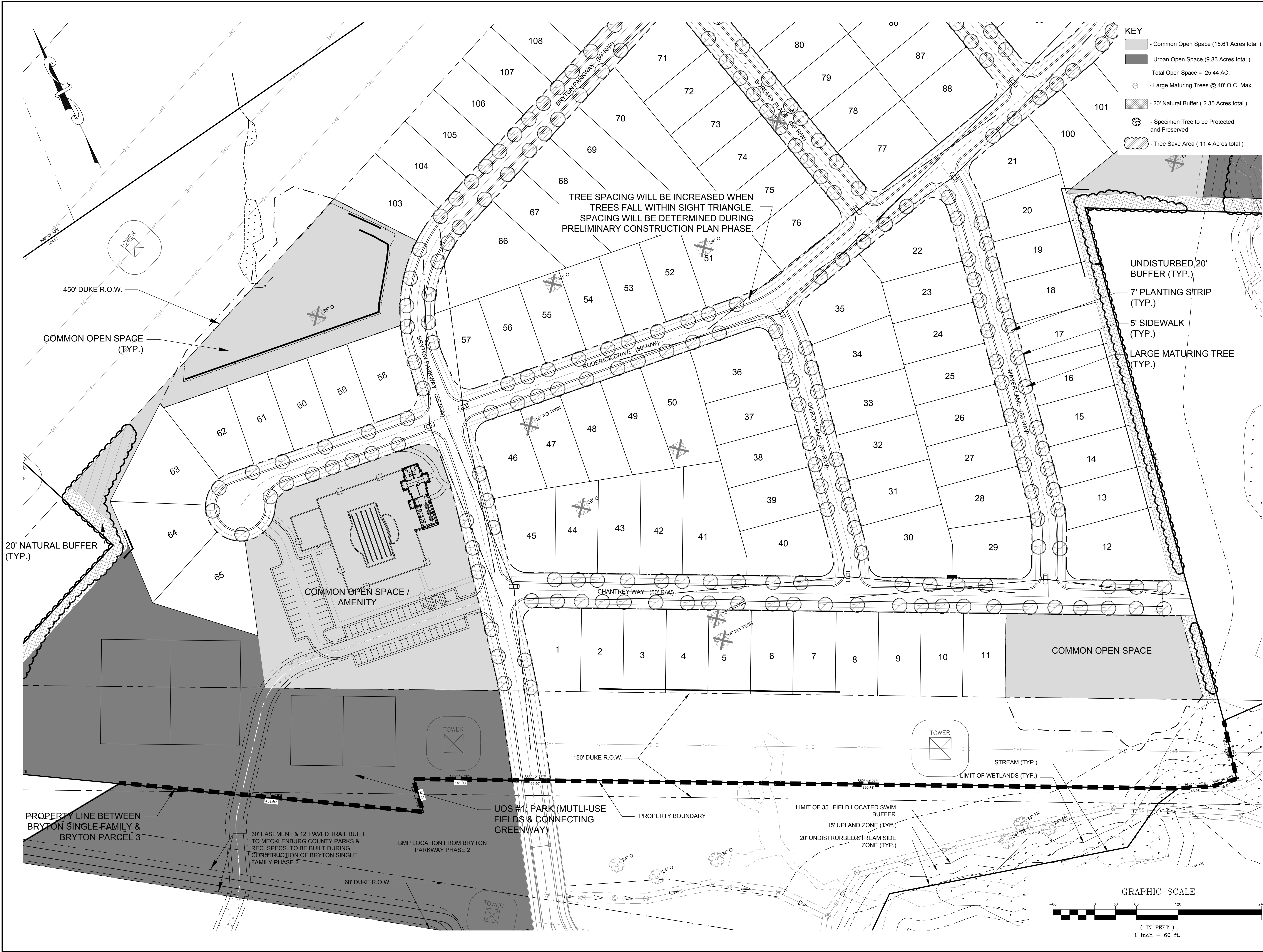


8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Bryton Sketch Plan Revision

Landscaping Plan Overall

Project No.	Drawing No.
2869	
DWG File Name:	
2869_Landscape Plan	LP-1



KEY

- Common Open Space (15.61 Acres total)
- Urban Open Space (9.83 Acres total)
- Total Open Space = 25.44 AC.
- Large Maturing Trees @ 40' O.C. Max
- 20' Natural Buffer (2.35 Acres total)
- Specimen Tree to be Protected and Preserved
- Tree Save Area (11.4 Acres total)

DATE	ISSUED FOR	REV
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08/16/2018	Initial Submittal to LUESA/Huntersville	1
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Engineer:



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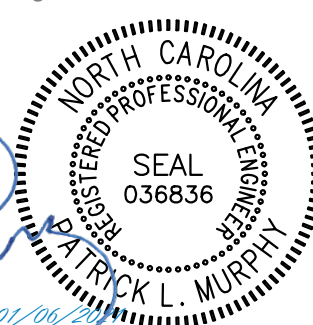
www.rjoe Harris.com

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Corporate Seal



Engineer's Seal

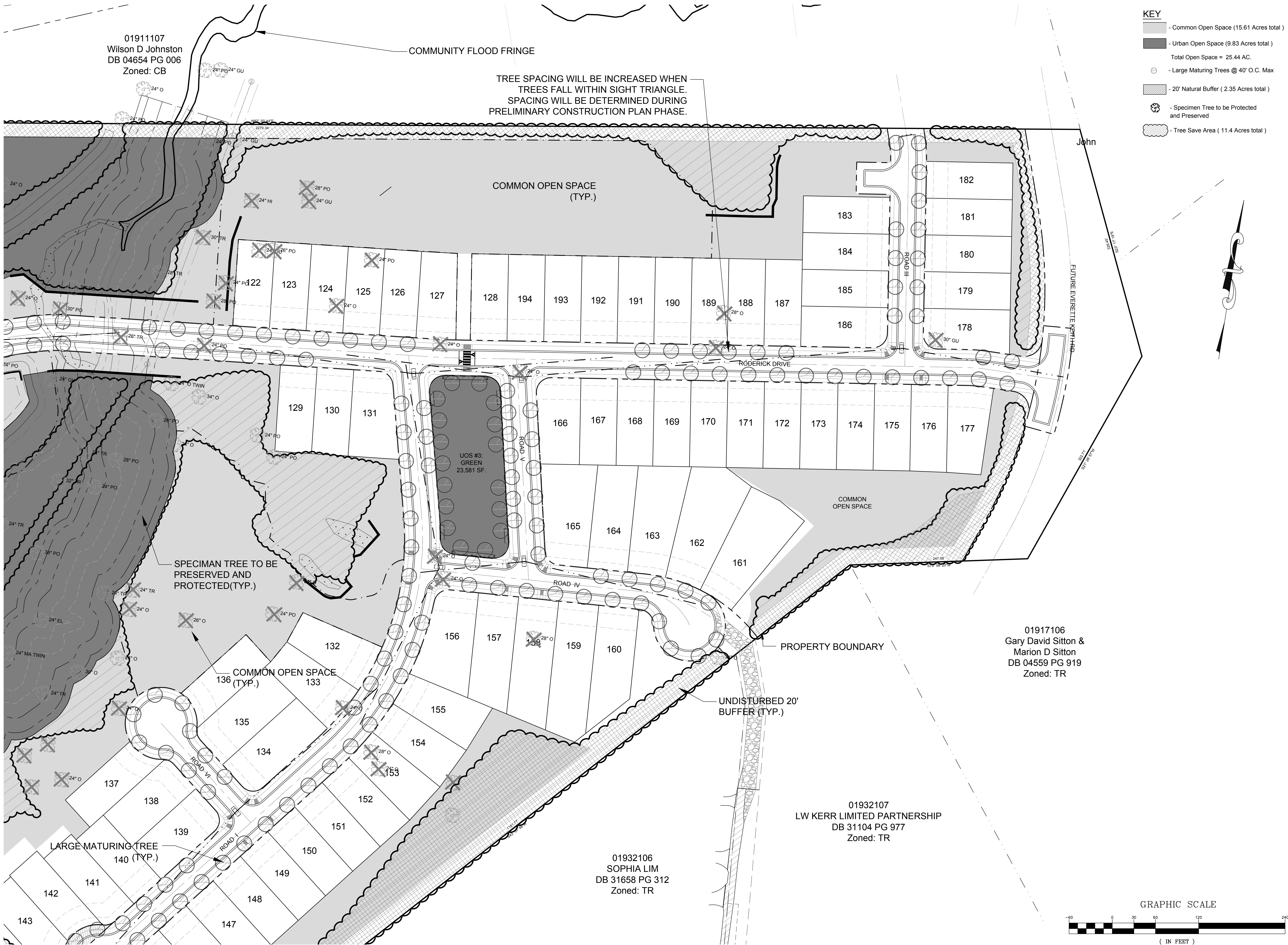


Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title:
Landscaping Plan 1

Project No. 2869	Drawing No. LP-2
DWG File Name: 2869_Landscape Plan	



KEY

- Common Open Space (15.61 Acres total)
- Urban Open Space (9.83 Acres total)
- Total Open Space = 25.44 AC.
- Large Maturing Trees @ 40' O.C. Max
- 20' Natural Buffer (2.35 Acres total)
- Specimen Tree to be Protected and Preserved
- Tree Save Area (11.4 Acres total)



John

FUTURE EVERETTE KENT ROAD

RODERICK DRIVE

COMMON OPEN SPACE (TYP.)

COMMON OPEN SPACE

PROPERTY BOUNDARY

UNDISTURBED 20' BUFFER (TYP.)

01911107
Wilson D Johnston
DB 04654 PG 006
Zoned: CB

TREE SPACING WILL BE INCREASED WHEN TREES FALL WITHIN SIGHT TRIANGLE. SPACING WILL BE DETERMINED DURING PRELIMINARY CONSTRUCTION PLAN PHASE.

UOS #3: GREEN
23,581 SF.

SPECIMAN TREE TO BE PRESERVED AND PROTECTED (TYP.)

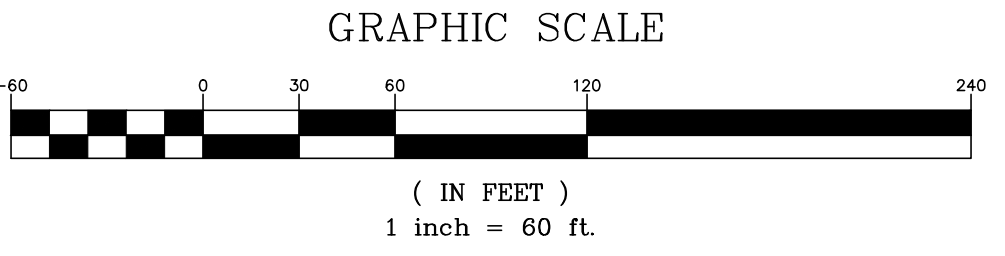
COMMON OPEN SPACE (TYP.)

LARGE MATURING TREE 140 (TYP.)

01917106
Gary David Sitton &
Marion D Sitton
DB 04559 PG 919
Zoned: TR

01932107
LW KERR LIMITED PARTNERSHIP
DB 31104 PG 977
Zoned: TR

01932106
SOPHIA LIM
DB 31658 PG 312
Zoned: TR



DATE	ISSUED FOR	REV
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Corporate Seal



Engineer's Seal



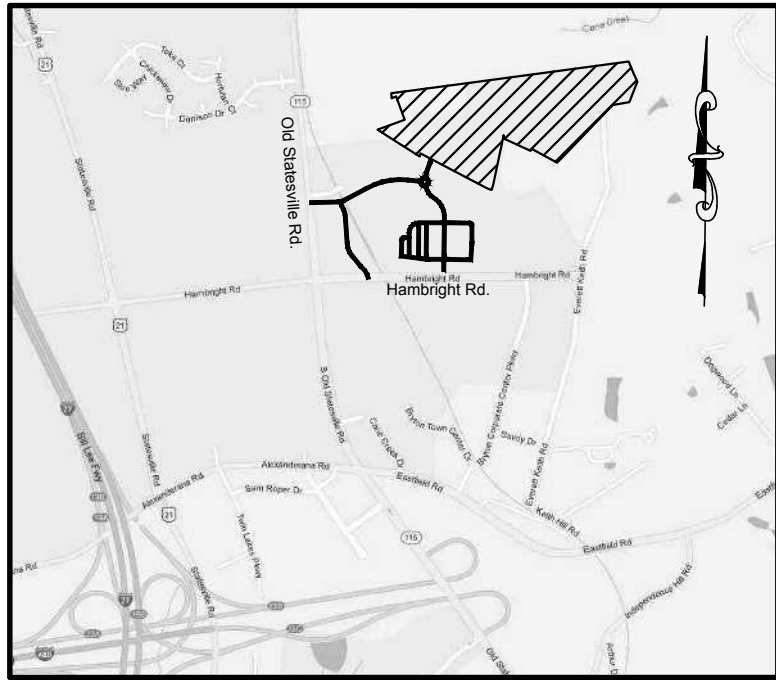
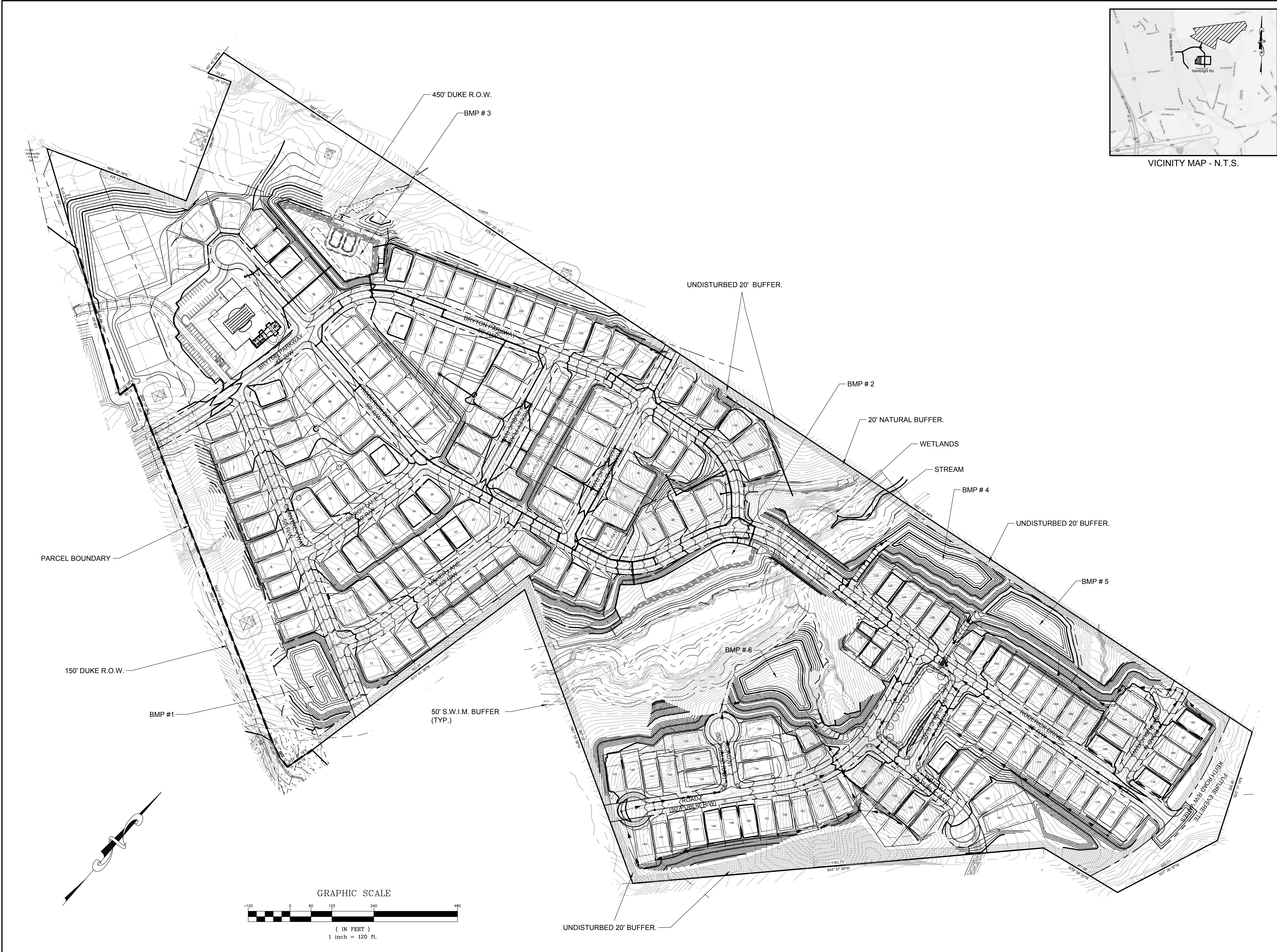
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Bryton Sketch Plan Revision

Drawing Title:

Landscaping Plan 3

Project No. 2869 DWG File Name: 2869_Landscape Plan	Drawing No. LP-4
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VICINITY MAP - N.T.S.

DATE	ISSUED FOR	REV
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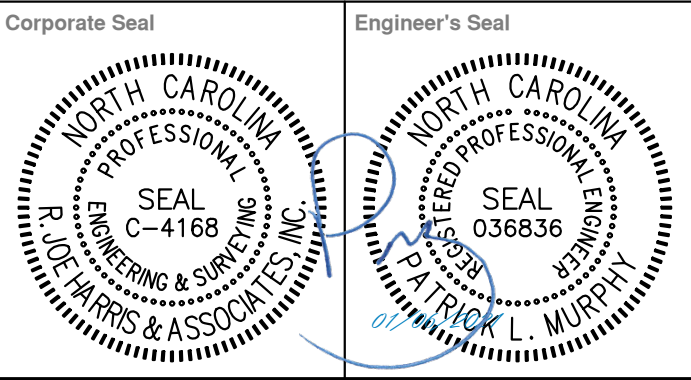
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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy

Print/Plot Date December 21, 2020	Asbuilt Date -
Asbuilt Drawn -	Asbuilt Date -

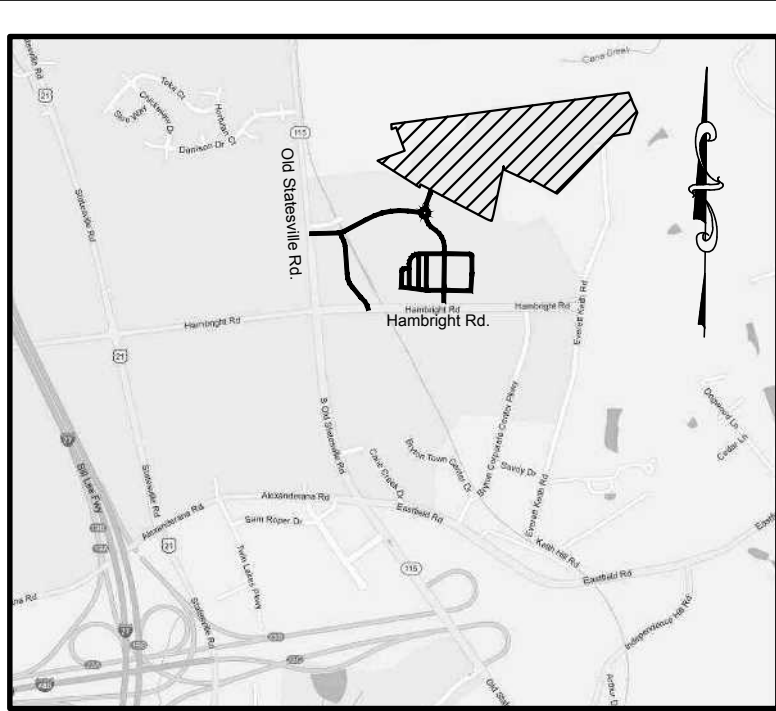
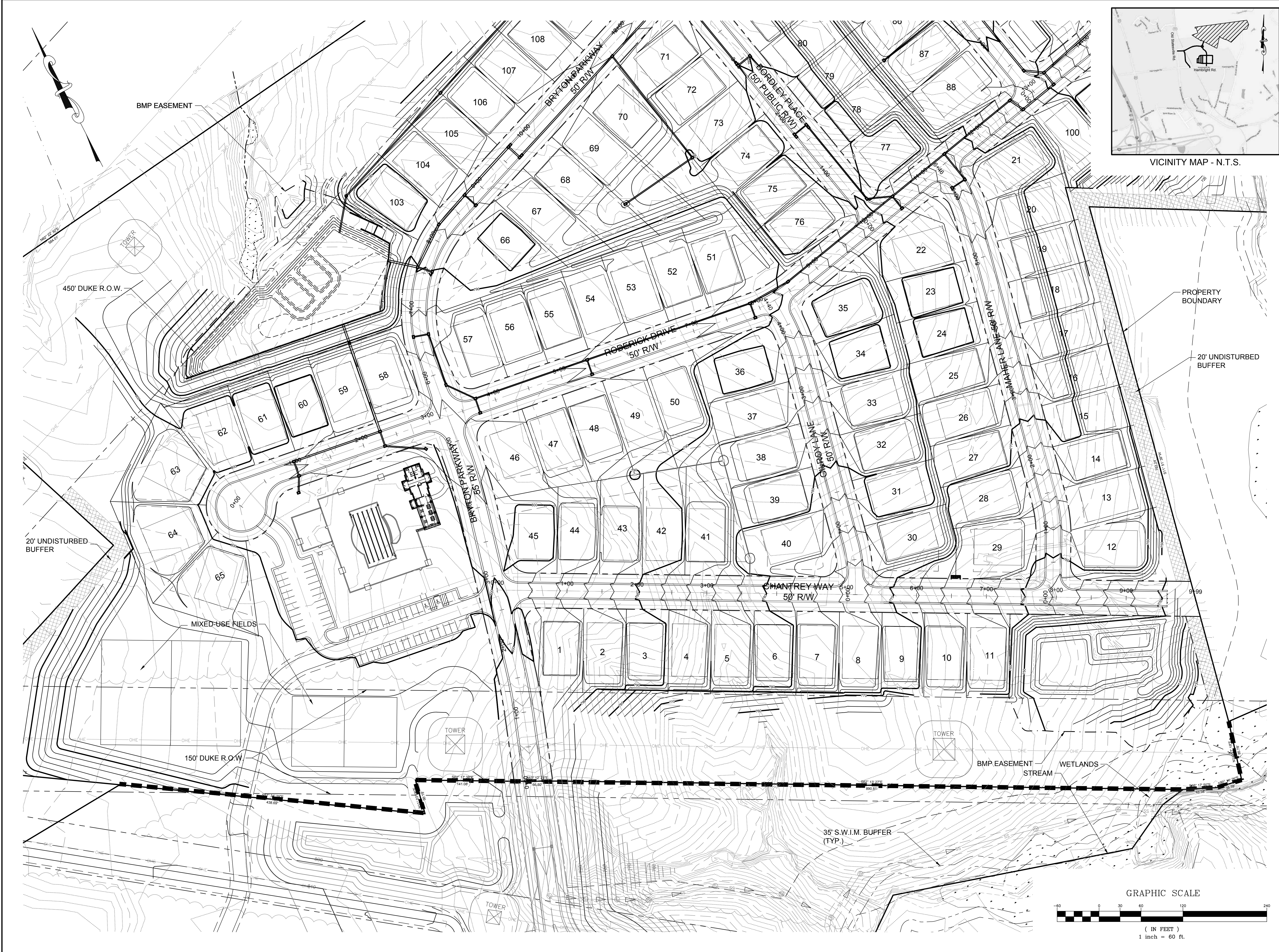


8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Storm Plan Overall

Project No. 2869	Drawing No. ST-1
DWG File Name: 2869 - Storm Layout	



VICINITY MAP - N.T.S.

DATE	ISSUED FOR	REV
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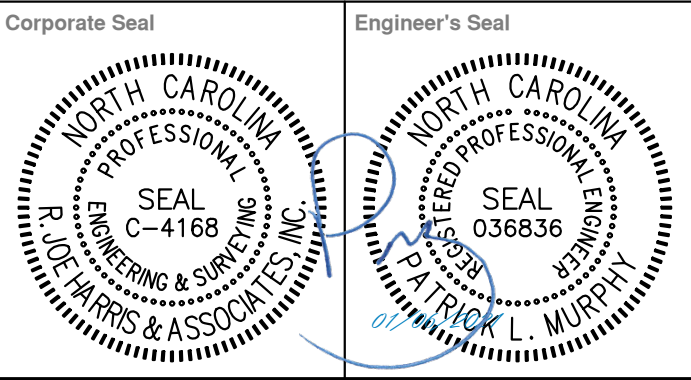
Engineer:



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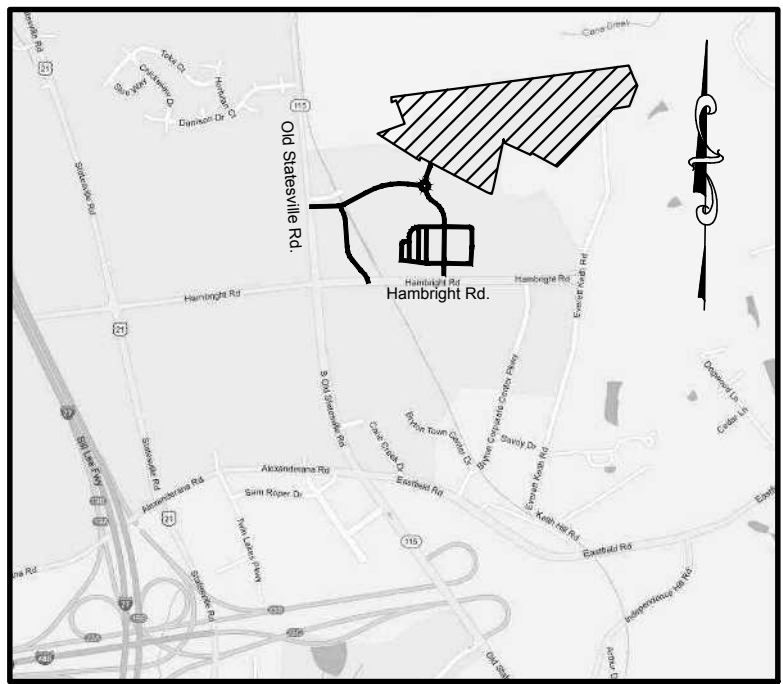


Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title:
Storm Layout 1

Project No. 2869	Drawing No. ST-2
DWG File Name: 2869 - Storm Layout	



VICINITY MAP - N.T.S.

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Corporate Seal



Engineer's Seal



Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy

Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Storm Layout 2

Project No. 2869	Drawing No. ST-3
DWG File Name: 2869 - Storm Layout	



01911107
Wilson D Johnston
DB 04654 PG 006
Zoned: CB

RETAINING
WALL (TYP.)

COMMUNITY FLOOD FRINGE

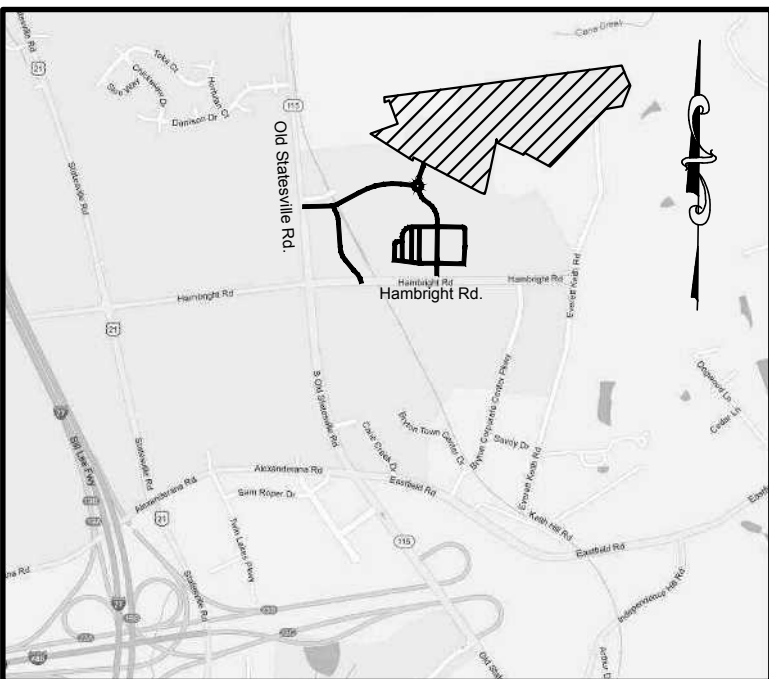
50' S.W.I.M. BUFFER
(TYP.)

BMP EASEMENT

20' UNDISTURBED
BUFFER

BMP EASEMENT

VICINITY MAP - N.T.S.



DATE	ISSUED FOR	REV
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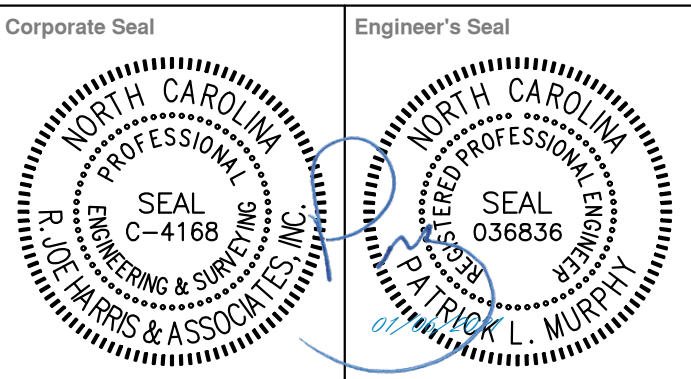
Engineer:



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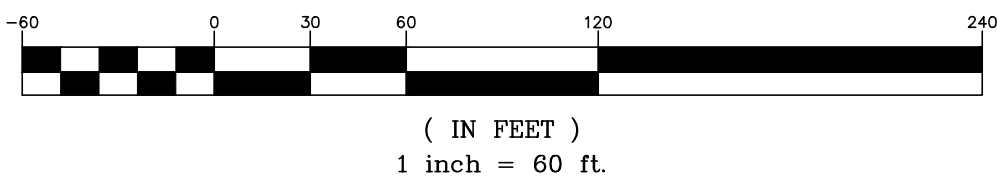


01917106
Gary David Sittin &
Marion D Sittin
DB 04559 PG 919
Zoned: TR

01932107
LW KERR LIMITED PARTNERSHIP
DB 31104 PG 977
Zoned: TR

01932106
SOPHIA LIM
DB 31658 PG 312
Zoned: TR

GRAPHIC SCALE



Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy

Print/Plot Date December 21, 2020	Asbuilt Date -
--------------------------------------	-------------------



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Storm Layout 3

Project No. 2869 DWG File Name: 2869 - Storm Layout	Drawing No. ST-4
--	----------------------------

BRYTON SINGLE FAMILY RESIDENTIAL SKETCH PLAN PHASE 3 NEIGHBORHOOD MEETING

Date of Meeting: Thursday, December 20, 2018

Time: 6:00 pm – 7:00 pm

Location: Town Hall
101 Huntersville-Concord Rd.
Huntersville, NC 28078

Property Owner: Development Solutions BRY, LLC
% LStar Ventures
516 N West Street
Raleigh, NC 27603

Attendees:	David Peete	Town of Huntersville, Principal Planner
	Patrick Murphy	R Joe Harris & Associates, Project Engineer
	Ivan Bailey	R Joe Harris & Associates, Project Engineer
	Scott Munday	LStar Ventures, Developer
	Sheila Skelton	Neighboring Resident
	Nick Walsh	Town of Huntersville Commissioner

Meeting Summary: Sheila Skelton (11901 Everett Keith Road) requested a summary of changes made to the prior Sketch Plan. Scott Munday informed her of revisions to the road layout which increased the buffering of adjacent property fronting Everett Keith Road. He also informed her that the stream crossing location and number of lots (73) remained unchanged. Lastly, he showed her the secondary access point for emergency responders.

Commissioner Walsh viewed the Sketch Plan and did not have any questions.

**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: Brian Richards, Assistant Director

Date: February 15, 2021

Subject: Consider decision on Petition #R20-04 Statesville Road Mixed Use, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres as the Southwest corner of Hambright Road and Statesville Road to rezone from Corporate Business to Corporate Business Conditional District, Transit-Oriented Development Residential Conditional District, Highway Commercial Conditional District for a Mixed-Use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409).
(*Brian Richards*)

EXPLAIN REQUEST:

Consider making a decision on R20-04 Statesville Road Mixed Use, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres as the Southwest corner of Hambright Rd and Statesville Rd to rezone from Corporate Business (CB) to Corporate Business Conditional District (CB-CD), Transit-Oriented Development Residential Conditional District (TOD-R CD), Highway Commercial Conditional District (HC-CD) for a Mixed-Use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409)

ACTION RECOMMENDED:

Consider making a decision on R20-04 Statesville Road Mixed Use, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres as the Southwest corner of Hambright Rd and Statesville Rd to rezone from Corporate Business (CB) to Corporate Business Conditional District (CB-CD), Transit-Oriented Development Residential Conditional District (TOD-R CD), Highway Commercial Conditional District (HC-CD) for a Mixed-Use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409)(Brian Richards)

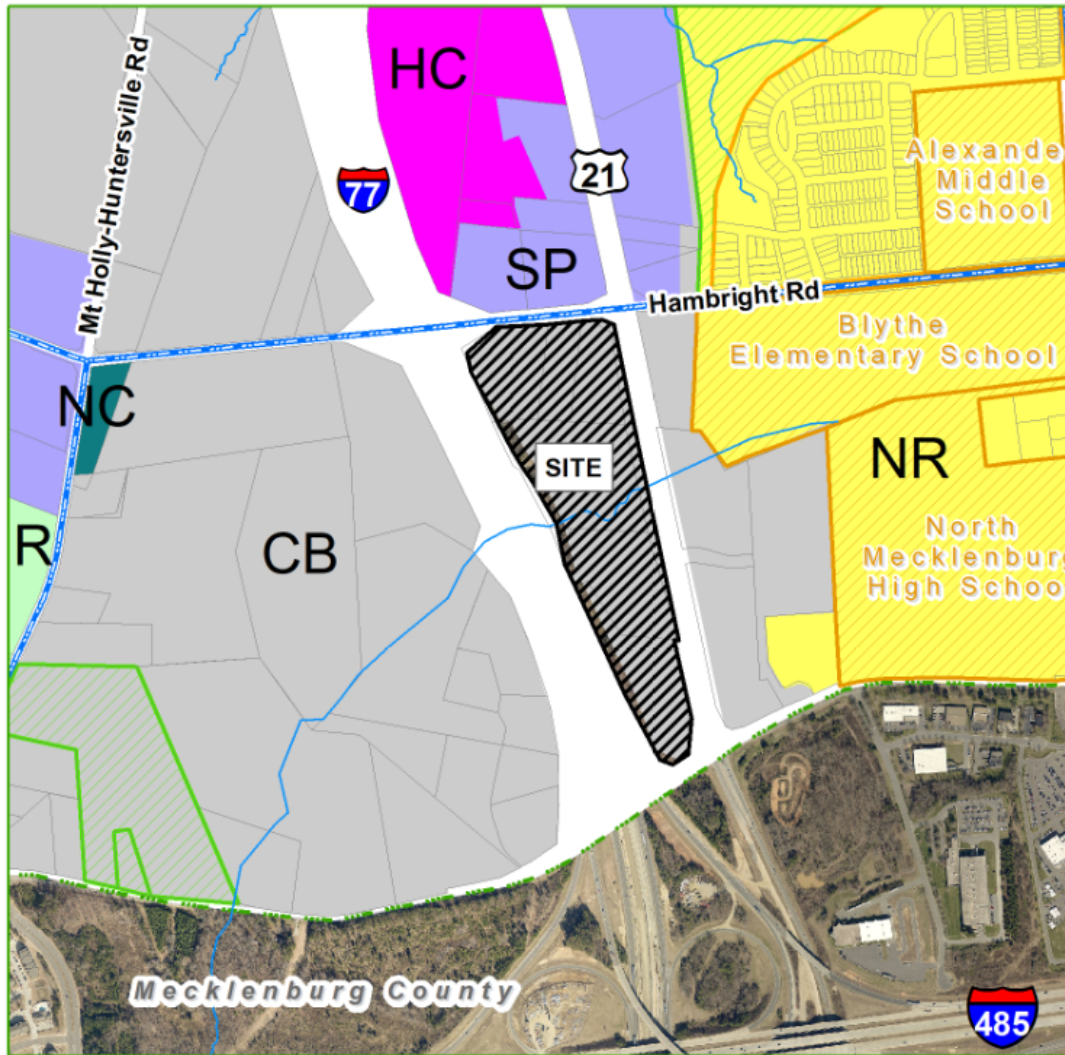
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R20-04 TB Staff Report V2 2-15-21
2. A- Application R20-04
3. B - Proposed CD Rezoning Plan PB
4. C- APF DOA Statesville Rd Mixed Use
5. D - Neighborhood Meeting 4578_Statesville_Presentation_
6. E - CMS Student Report Statesville Road Mixed Use
7. F - LKN EDC Memo

Petition R20-04 Statesville Road Mixed Use

PART 1: PROJECT SUMMARY



Applicant: Jake Palillo, Palillo Holdings LLC

Property Owner: Multiple (See Application)

Property Address: Multiple (See Application)

Project Size: (+/-) 37.19 acres

Parcel Numbers: 01704401, 01704402, 01704403, 01704404, 01704404, 01704406, 01704406, 01704407, 01704409

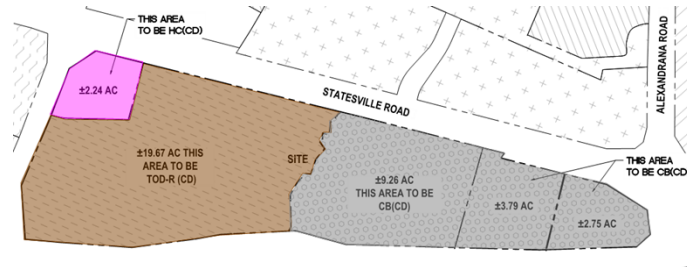
Current Zoning: Corporate Business (CB).

Current Land Use: Vacant, Mobile Home Park, Single Family.

Proposed Zoning: Corporate Business Conditional District (CB-CD), Transit-Oriented Development Residential Conditional District (TOD-R CD), Highway Commercial Conditional District (HC-CD).

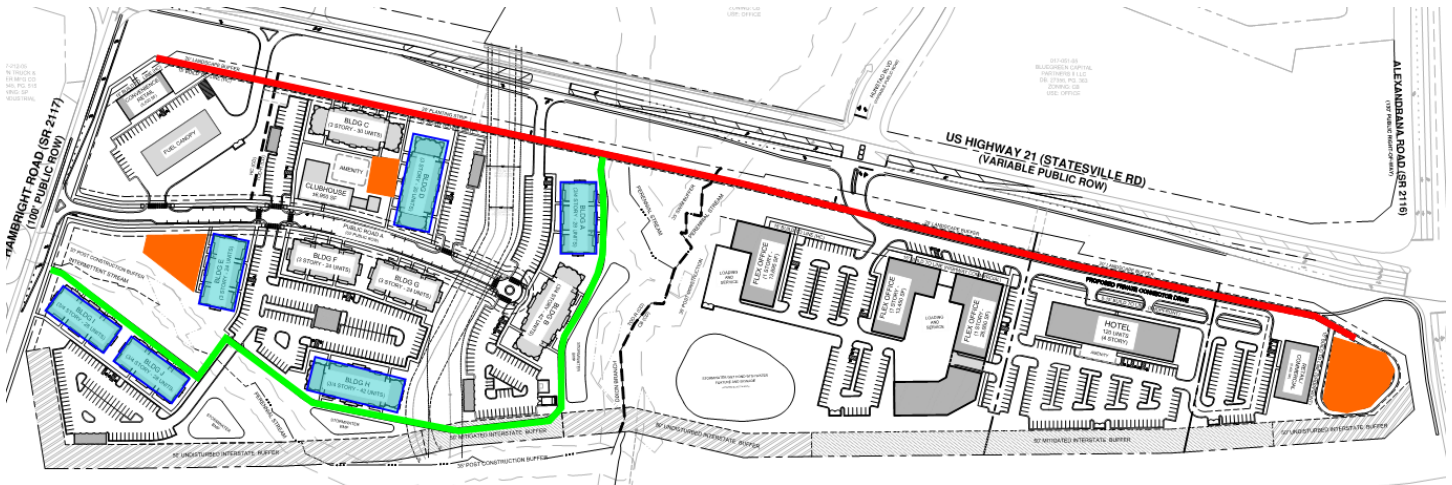
Proposed Land Use: Multi-Family, Commercial, Flex Space, & Hotel.

1. Purpose: Rezone 37.19-acres at the Southwest corner of Hambright Rd. and Statesville Rd. from Corporate Business to Corporate Business Conditional District (CB-CD), Transit Oriented Development Residential Conditional District (TOD-R CD), and Highway Commercial Conditional District (HC-CD) for a 300 Unit Multi-Family Development, 120 Unit Hotel, 52,445 Sq.Ft. Flex Space, & 13,900 Sq.Ft. Commercial. Optionally the 3 Flex Office Buildings, Hotel, & Southern Commercial Building may be replaced with 95,00 Sq.Ft. of Flex Office. (See Attachments A & B). TOD-R(CD) is being proposed due to the location of the future CATS Park & Ride Facility (approximately .4 miles west). CB(CD) is being prosed to allow for a reduced buffer along Statesville Road. HC(CD) is being proposed to allow for Convenience Store.



2. Adjoining Zoning and Land Uses.
North: Special Purpose – Light Industrial & Self Storage.
South: City of Charlotte Business Park - Vacant.
East: Corporate Business – Vacant, Office, Light Industrial.
West: Corporate Business - I-77.
3. A neighborhood meeting was held on Thursday, October 29, 2020 and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment D).
4. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Hambright Rd, Statesville Rd, & Alexandrian Rd.

PART 2: REZONING/SITE PLAN



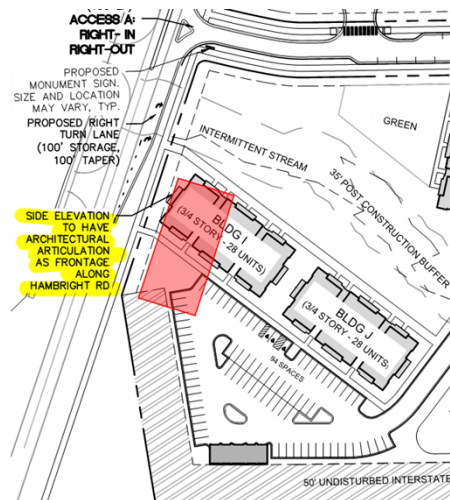
The proposed Conditional District Rezoning Plan is generally compliant with the Zoning and Subdivision Regulations. Significant elements include:

- Six of the ten Apartment Buildings (blue boxes above) are proposed to front upon Urban Open Space (plaza, greens - orange polygons above) or Greenway (green line above). The remaining four front upon Public streets.
- Article 8.14 states "A site specific development plan **may be considered** for approval in the TC, NC, NR, R, TR, HC, CB, CI, VS, both TND and TOD districts where residential and/or non-residential lots and/or structures front upon a private courtyard, carriageway, mid-block private alleyway with courtyard, or pedestrian way, or urban open space as defined in ARTICLE 7, Part B, where adequate access by emergency vehicles is maintained by way of a street or alley and where the off-street

placement of uses does not diminish the orientation of the building fronts to the public street.” The applicant is requesting that Apartment Buildings A, B, D, E, H, I, & J front upon a Greenway or Urban Open Space due to existing site conditions (SWIM Buffers, Topography, & Gas Line). Staff is requesting additional details of the Greenway and its amenities. During discussions with the applicant the Little Sugar Creek greenway (image below) was as an example of alternative frontage. A Greenway of this style or design would enhance the development. **Update:** The applicant has agreed to include areas of site furnishings and enhanced landscaping near buildings A/B, H, and I/J. Final details to be determined with Staff at Preliminary Plan.

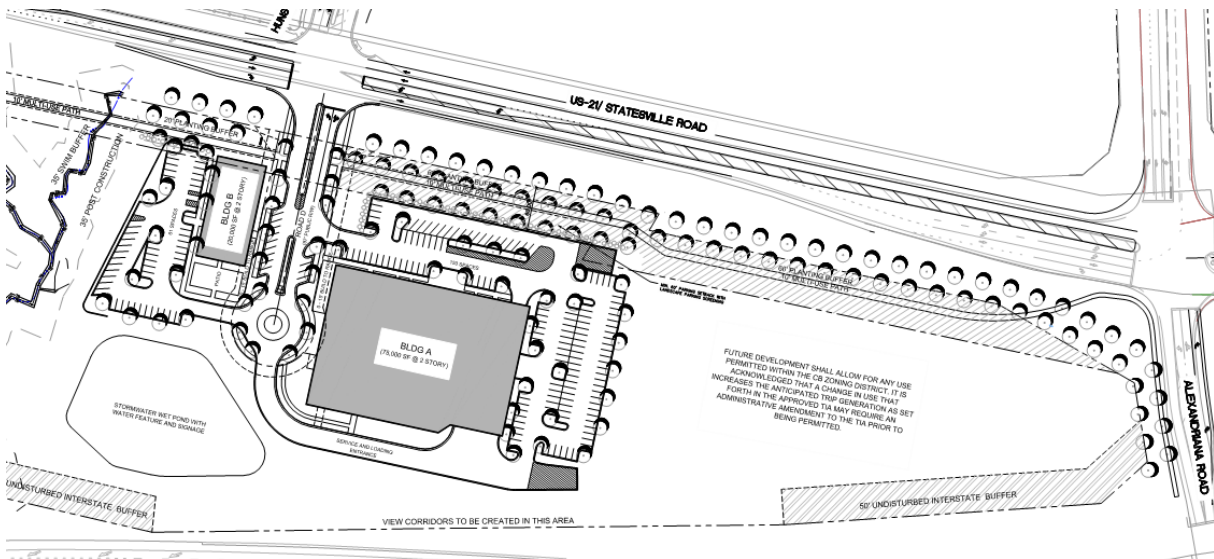


- As part of the part of the consideration above Building I is offering architectural articulations along Hambright Rd. Staff would recommend that the Building I front on Hambright Rd. This would cause the building to encroach into the I-77 buffer. Staff would support this encroachment in order to achieve more building presence along Hambright Rd. If building I does not front on Hambright Road Staff would recommend additional opaque buffering. Ideally a Non-Residential building would be located in this area to further integrate uses in the development. The Lake Norman EDC notes that there is not a high demand for speculative office space currently (Attachment F).



- An internal greenway system with a public access easement.
- The Northern Commercial Building is to be a Convince Store/Gas Station (5,500 Sq. Ft.).
- 3 Flex Office buildings (52,445 Sq. Ft.)

- A 120 Unit Hotel
- The Southern Commercial Building (8,500 Sq. Ft.) is proposed to front upon an Urban Open Space (plaza) per Article 8.1.4.
- The Southern (CB) portion of the development contains a private drive per Article 8.1.5. This drive has a public access easement.
- An Alternate Site Plan is proposed for the Southern portion of the development. This would consist of a Public Road and 95,000 Sq. Ft. of Flex office in two buildings. Future expansion of this alternative may be administrative and require revisions to the TIA if needed.



- Minimum Tree Preservation (canopy tree save) for the Corporate Business, Transit Oriented Development Residential, and Highway Commercial zoning districts is 0%. The applicant is proposing to save 26.7% (7.95 Ac) of existing canopy.
- Minimum Tree Preservation (specimen tree save) for the Corporate Business, Transit Oriented Development Residential, and Highway Commercial zoning districts is 30%. The Rezoning Plan saves 28.9% of existing specimen trees. The developer will be requesting to mitigate 3 Specimen trees due to grading. Staff recommends adjusting grading plans to meet tree save requirements. **Update:** The applicant has the revised grading to save the requires specimen trees. Also, under the Alternate Site Plan tree save will meet the or exceed minimum requirements.
- There are no identified Heritage Trees on site.
- Specific building elevations for the proposed structures have **NOT** been submitted. Architectural Precedents have been provided (Attachment B). Sheet SP-201 notes that the Ordinance Standards for the Shopfront, Highway Commercial, and Apartment Buildings will be meet. Additionally, the below note has been included in the Rezoning Plan:

B. ELEVATIONS. CONCEPTUAL ELEVATIONS ARE SCHEMATIC IN NATURE AND SHOW THE GENERAL THEME OF THE ARCHITECTURE WITHIN THE PROJECT HAVE BEEN SUBMITTED WITH THE REZONING PLAN. THE ARCHITECTURAL DESIGN WITHIN THE PROJECT SHALL BE IN KEEPING WITH THIS GENERAL THEME. GOOD DESIGN IS ESSENTIAL WHEN LOCATING LARGE STRUCTURES IN CLOSE PROXIMITY TO PUBLIC STREETS AND GREENWAYS. THEREFORE, THE FOLLOWING ARCHITECTURAL DESIGN STANDARDS SHALL APPLY:

- 1) ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS, AND DESIGN. ALL BUILDINGS WILL BE CONSISTENT WITH THE GENERAL THEME OF THE CONCEPTUAL DRAWINGS SUBMITTED THROUGH THE REZONING APPLICATION, HOWEVER INDIVIDUAL BUILDINGS WILL BE GIVEN DUE CONSIDERATION TO ESTABLISH THEIR OWN CHARACTER.
- 2) ALL BUILDINGS SHALL BE ORIENTED TOWARD A STREET OR GREENWAY OPEN SPACE AND SHALL CREATE ENTRANCES ALONG A STREET OR GREENWAY WITH PEDESTRIAN INTEREST.
- 3) WHERE BUILDINGS ORIENT TOWARD THE PUBLIC STREET AND GREENWAY, THE BUILDINGS SHALL AVOID LONG EXPANSES OF SOLID WALLS, GREATER THAN 20 FEET IN HORIZONTAL LENGTH THROUGH THE INTRODUCTION OF WINDOWS, DOORS, ARTICULATED FACADES OR OTHER SPECIFICALLY DESIGNED ARCHITECTURAL AND LANDSCAPE ELEMENTS.
- 4) WHERE NEEDED, LANDSCAPING SHALL BE USED TO SOFTEN THE STREETScape AND CREATE AN INVITING FEEL BETWEEN THE PUBLIC AND PRIVATE REALMS.
- 5) APPLICANT SHALL COMPLY WITH THE PROVISIONS OF THE ORDINANCE REGARDING PLACEMENT AND SCREENING OF MECHANICAL AND UTILITY EQUIPMENT SERVING THE BUILDINGS AS SET FORTH IN PARAGRAPH 8, ARTICLE 4, SHOP FRONT BUILDING, BUILDING PLACEMENT/PARKING/VEHICULAR ACCESS OF THE ORDINANCE. ANY ROOFTOP EQUIPMENT SHALL BE SCREENED PURSUANT TO PARAGRAPH B, ARTICLE 4, SHOP FRONT BUILDING, TECHNIQUES OF THE ORDINANCE.

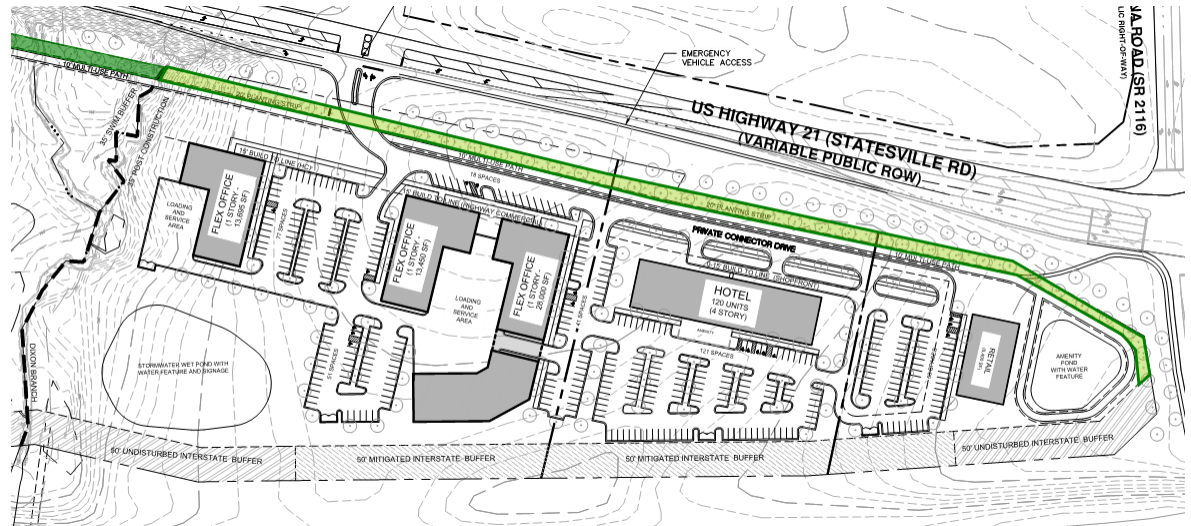
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

- Three (3) Ordinance Modifications are proposed:

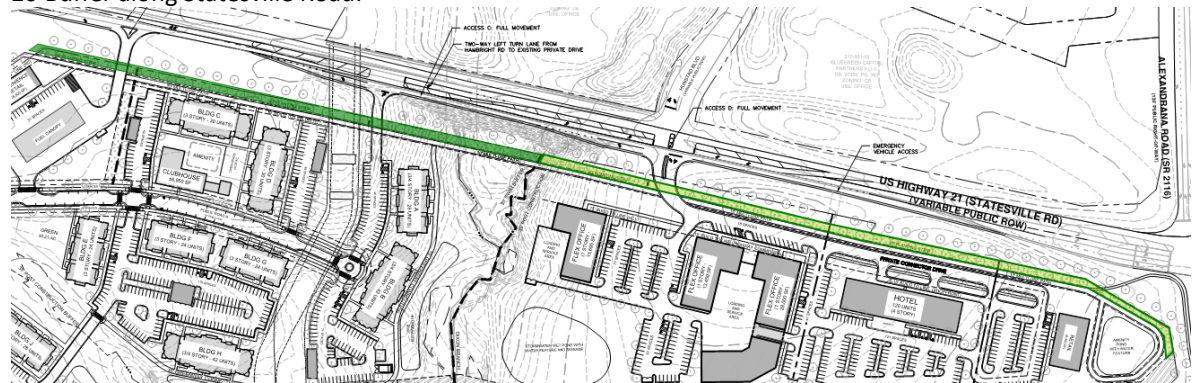
1. Article 7.5.3 Buffer Yards – The Corporate Business District requires an 80' Buffer along abutting street rights-of-way and property lines. The applicant is proposing a 20' Buffer along the entirety of the Eastern Project boundary for all Districts. Under the Alternative Site Plan a buffer of 60' is being offered adjacent to the larger Flex/Office building.

STAFF COMMENT – The planted buffer along Statesville Rd along with the Multi-Use Path creates an attractive and safe pedestrian friendly environment. The 10' Multi-Use Path is consistent with the adopted Bikeway Plan. The 20' Buffer, double row of street trees, and private drive provide a suitable alternative to the required 80' Buffer (See Corporate Business Cross Section below). Under the Alternative Site Plan the 60' buffer would provide sufficient screening of the parking area. This is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request.

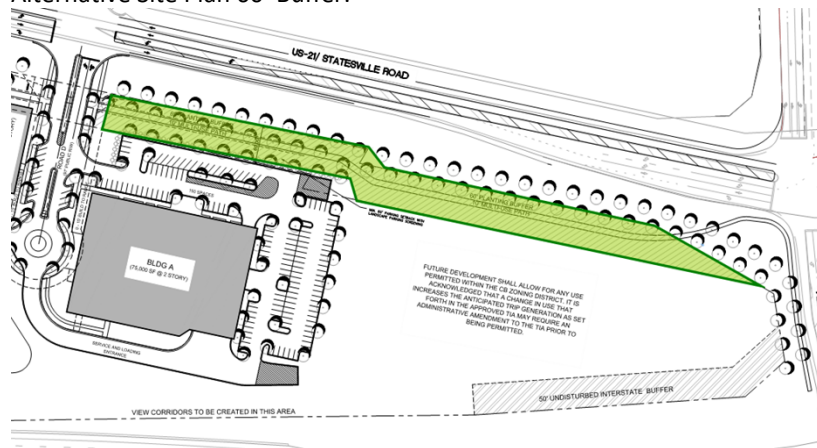
20' Buffer for CB Zoned Area



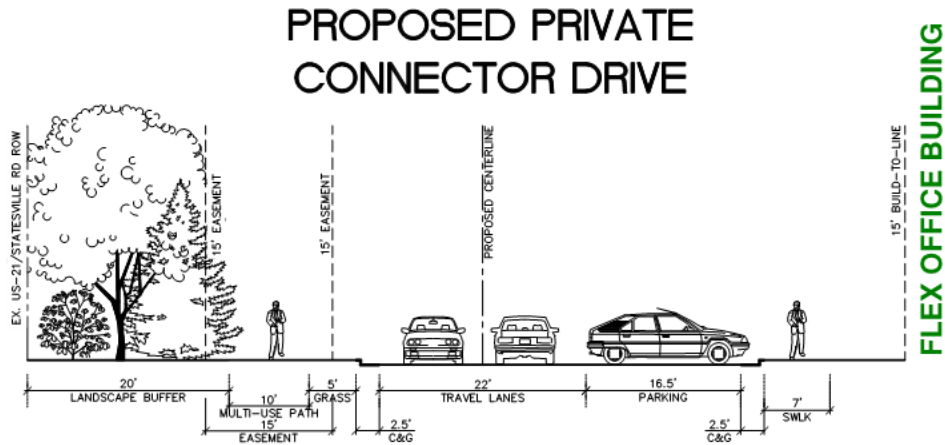
20' Buffer along Statesville Road:



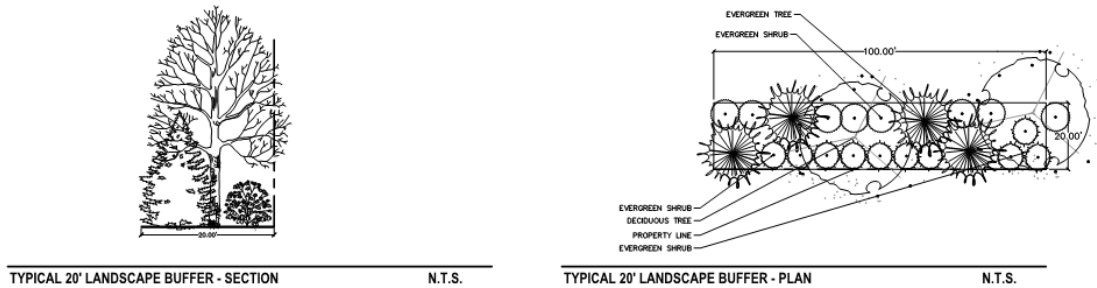
Alternative Site Plan 60' Buffer:



Corporate Business Frontage Cross Section:



Buffer Typical:

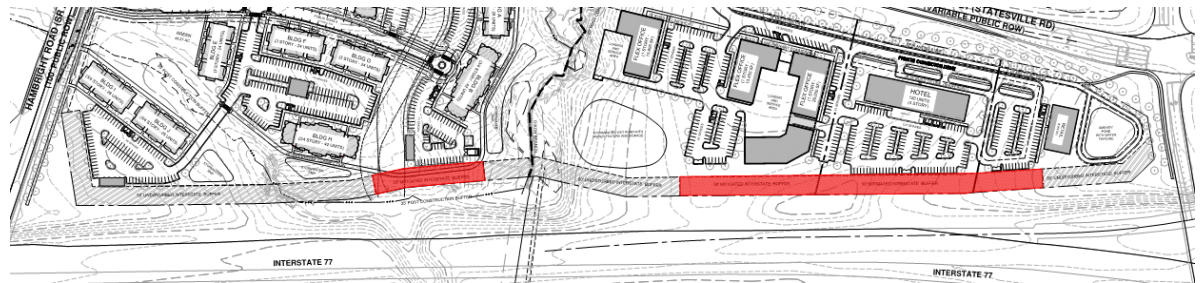


2. Article 7.5.8 – Buffer Yards – “All buffer yards shall remain undisturbed except for the following:
 - a) Utility easements may cross a buffer yard but may not be planted laterally in a buffer yard. To the extent possible, the path cleared shall be replaced with plant materials which are consistent with those that existed prior to the easement.
 - b) Driveways and street crossings 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 existing vegetation.
 - d) Landscaping installation, maintenance, and replacement shall be exempt”

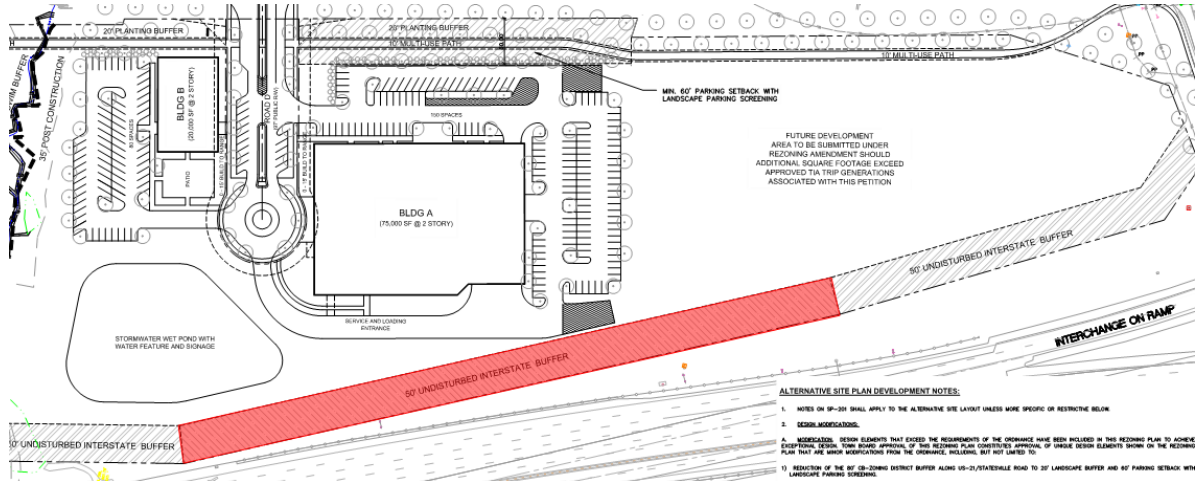
The applicant is requesting to disturb the 50' I-77 Buffer is two locations in order to construct the development and allow for view corridors of the Flex/Office Buildings. The northern disturbance is approximately 300' long and the southern disturbance is approximately 965' long. The applicant would

mitigate the 50' Buffer in accordance with the Ordinance standard (5 trees and 8 shrubs per 1000 Sq. Ft. of buffer area).

STAFF COMMENT – Staff would highly suggest that the buffer not be disturbed. If disturbance needs to occur due to grading, then it should be minimal. The removal of the 50' I-77 Buffer for ease of development is NOT in keeping with the Spirit of the Ordinance, staff DOES NOT SUPPORT this modification request.



Alternative Site Plan:



- Article 4 Apartment Building Type – Building Placement/Parking/Vehicle Access “4. Parking shall be located to the rear of the building.”

The Applicant is requesting to allow for parking to be in the side yard of Building B. Building B fronts Public Road A. The proposed parking would be located between the building and the I-77 Buffer.

STAFF COMMENT – Generally Staff is in support of this location for parking given the topography and restrictions (Gas Line & SWIM Buffer) of the site. Staff will continue discussions with the applicant to explore methods to minimize the impacts to the I-77 buffer and screen the parking. The parking location modification is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request if the buffer disturbance is limited.



PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

The TIA sealed 01/14/21 is acceptable as a final version. This is contingent on a site plan that limits development to the same or less than the trips generated and included in the TIA. Alternative site plans that include more than the combination of 300 apartment units, 95,000 square feet of Office space, and 5,500 square feet of Convenience Market with gas Station would likely be above those studied in the TIA. If additional development is considered on the site, a new TIA is recommended.

NCDOT is reviewing the TIA with comments pending. Any outstanding comments will be addressed by the applicant.

PART 4: ADEQUATE PUBLIC FACILITIES (APF)

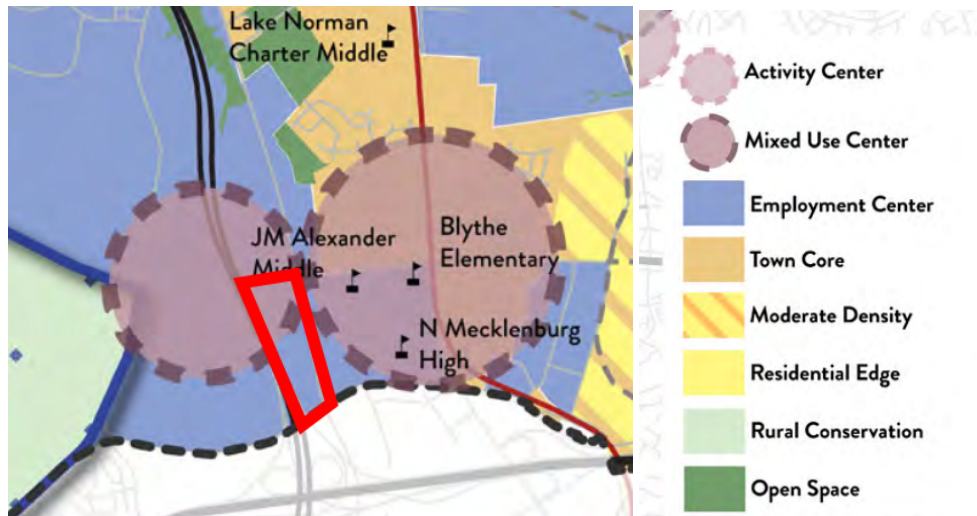
Under the provisions of the APF Ordinance, all residential development greater than twenty (20) dwelling units or non-residential development involving 10,000 square feet or more of floor area are required to receive a "Determination of Adequacy (DOA)" for the following public facilities: fire station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. The proposed Conditional District Rezoning met both required thresholds for submission of an APF application, and the proposed Rezoning Plan (and associated subdivision) is subject to the requirements of the APFO.

A Determination of Adequacy (DOA) has been issued for the following public facilities: Fire Vehicles, Fire Stations & Police Stations, Police Vehicles and Gym & Park Acreage (see Attachment C). No mitigation is required.

PART 5: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

2040 Huntersville Community Plan



STAFF COMMENT – The 2040 Huntersville Community Plan DOES SUPPORT this project through the following sections:

- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within 2 miles of the I77/NC115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.
Comment: This project will provide 100% attached housing, commercial, and employment uses and is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Ideally Vertical Mixed Use would occur in Mixed Use Centers. Due to site limitations (SWIM Buffer, Topography, Gas Lines) Vertical Mixed Use becomes challenging. Compatibility with the 2040 Community will be achieved by providing a higher level of design for the Greenway, enhanced building architecture, and heavily planted buffer along Statesville Road.
- **Policy LU 5.1:** Allow for more intense development only where transportation infrastructure and utilities already exist.
Comment: The project is adjacent to 3 thoroughfares and I77 direct connect. The project will provide a sewer extension to the area. Lastly the project is located near a CATS Park & Ride facility which is budgeted for FY21/22.
- **Policy LU 6.1:** A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
Comment: This project will provide a mixture of land uses. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations (SWIM Buffer, topography, & gas line).
- **Policy LU 7.1:** Require all new development to adhere to the following design principles: In Mixed Use Centers, Activity Centers, Town Core, and Moderate Density Areas, Streets and sidewalk are meant to be attractive and inviting. New development in these areas shall follow these principles:
 - All buildings shall front a public street or open space.
 - Streets should be connected, have short blocks and sidewalks on both sides of streets.

- Improve connectivity, particularly for pedestrians and vehicles.
- Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
- Accommodate a mix of uses and/or housing types.

In defined Employment Centers some flexibility in the form-based design principles is allowed including:

- Expanded options for frontage including buildings fronting the street or buffered from major or minor thoroughfares.
- Exceptions to building frontage requirement and public street requirement may be allowable for internal streets in an industrial park or near interstates.

Comment: This project will provide 100% attached housing, commercial, and employment uses and is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Ideally Vertical Mixed Use would occur in Mixed Use Centers. Due to site limitations (SWIM Buffer, topography, gas line) Vertical Mixed Use becomes challenging. Compatibility with the 2040 Community will be achieved by providing a higher level of design for the Greenway, enhanced building architecture, and heavily planted buffer along Statesville Road.

- **Policy LU 8.3:** Encourage transit supportive development

- Maintain incentives for future TOD Locations including allowing 100% attached homes near transit stations.

Comment: This project will be located within the ½ mile radius of the planned CATS Park & Ride facility on Hambright Road. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations.

- **Policy EV 1.2:** Focus economic development in areas that support growth.

- Preserve areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required. These areas should have proximity to existing or future activity centers, have access to transportation options and utility service, and offer amenities for employees.

Comment: This project will provide a mixture of uses and is located near a future CATS Park & Ride facility. The development is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations.

- **Policy EV 1.3:** Inventory and protect strategic development sites.

- Allow new commercial or multi-family land uses in Employment Centers only if they are complimentary and do not jeopardize viability of large employment sites.

Comment: This project will provide a mixture of uses and is located near a future CATS Park & Ride facility. The development is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations. Due to the current COVID 19 pandemic speculative Office Space is not in high demand. Once companies a more certain of the office/work from home blend the suburban office markets are expected to do well. (Attachment F).

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: “in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

STAFF COMMENT:

The proposed rezoning for the Statesville Road Mixed Use Development is consistent with the overall character of the surrounding area. The proposed TOD-R Zoning is within the ½ mile catchment area of the approved CATS Park & Ride facility. The Flex Office and Hotel are compatible with the adjacent office park and nearby industrial/office uses. The proposed commercial uses would support the residents and employees.

2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.

STAFF COMMENT:

- A Transportation Impact Analysis was required – see Part 3 of this report.
- The APF Ordinance Determination of Adequacy was required – see Part 4 of this report.
- Charlotte water has verbally agreed to providing service to the site. The applicant is awaiting the “Willingness-to-serve” letter. Storm water drainage, water supplies and wastewater and refuse disposal are all available to serve this project and there is capacity to do so. A PCO-1 storm water approval from Town Engineering is required, as well.

3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.”

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental, historical or cultural resources.

PART 6: STAFF RECOMMENDATION

In considering the proposed rezoning petition R20-04, Statesville Road Mixed Use Staff recommends approval if Staff and TIA comments are addressed and with the exception of modification request #2 (I-77 Buffer disturbance). The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 8.3, EV 1.2, and EV 1.3.

It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the existing development patterns in the area. The proposed density (15.25 Units/Acre) is in keeping with the requirements of the TOD-R Zoning District. The non-residential uses are consistent with other developments within the area. Lastly the requested modifications of #1 (Buffer yard reduction) and #3 (Side yard parking) are in keeping with the spirit of the Ordinance and therefore supported.

PART 7: PUBLIC HEARING COMMENTS

A Public Hearing was held on January 4, 2021.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board was held on January 26, 2021.

G. Baber made a Substitute Motion to Approve the rezoning R20-04 Statesville Road Mixed Use, the Planning Board recommends conditional approval for the rezoning if staff and TIA comments are addressed. This petition is consistent with policies H-3, H-9, T-6 and CD-2 of the 2030 Plan as well as policies LU-2.1, LU-5.1, LU-6.1, LU-7.1, LU-8.3, ED-1.2, and ED-1.3 of the 2040 Plan. The recommended conditional approval is reasonable and in the public interest because the rezoning is consistent with the existing

development that is in the area and the proposed density of 15.25 units per acre is in keeping with the requirements of the TOD-R zoning district. The non-residential uses are consistent with other developments in the area. Further, regarding requested modifications, for proposed plan A (hotel): the Planning Board recommends approval of modifications: 1) buffer yard reduction and 3)– side yard parking as they are in keeping with the spirit of the ordinance; for plan B (race team): the Planning Board is open to consideration of modification 2) changes to I-77 50-foot buffer.

C. Boyd seconded the motion. The motion was approved (6-2) with F. Gammon and C. Graffy opposed.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application
- B – Proposed CD Rezoning Plan
- C – APF Letter of Determination
- D – Neighborhood Meeting Report (October 29, 2020)
- E – CMS Student Report
- F – Lake Norman EDC Memo

PART 10: CONSISTENCY STATEMENT – R20-04 Statesville Road Mixed Use

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed use, the Planning Staff RECOMMENDS CONDITIONAL APPROVAL FOR the rezoning (with the exception of modification request #2) as it is consistent with Policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 8.3, EV 1.2, and EV 1.3 of the 2040 Community Plan. <u>It is reasonable and in the public interest to rezone +/- 37.19 acres (as described in attachment B) from CB to CB(CD), HC (CD), and TOD-R(CD) because the rezoning is consistent with the existing development patterns in the area. The proposed density (15.25 Units/Acre) is in keeping with the requirements of the TOD-R Zoning District. The non-residential uses are consistent with other developments within the area. Lastly the requested modifications of #1 (Buffer yard reduction) and #3 (Side yard parking) are in keeping with the spirit of the Ordinance and therefore supported.</u>	APPROVAL: The Planning Board recommends conditional approval for the rezoning if staff and TIA comments are addressed. This petition is consistent with policies H-3, H-9, T-6 and CD-2 of the 2030 Plan as well as policies LU-2.1, LU-5.1, LU-6.1, LU-7.1, LU-8.3, ED-1.2, and ED-1.3 of the 2040 Plan. The recommended conditional approval is reasonable and in the public interest because the rezoning is consistent with the existing development that is in the area and the proposed density of 15.25 units per acre is in keeping with the requirements of the TOD-R zoning district. The non-residential uses are consistent with other developments in the area. Further, regarding requested modifications, for proposed plan A (hotel): the Planning Board recommends approval of modifications: 1) buffer yard reduction and 3)– side yard parking as they are in keeping with the spirit of the ordinance; for plan B (race team): the Planning Board is open to consideration of modification 2) changes to I-77 50-foot buffer.	APPROVAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed Use, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
		DENIAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed Use, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



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 08/06/20

Name of Project Statesville Road Mixed-Use Phase # (if subdivision) _____

Project Address 11121 Statesville Road

Parcel Identification Number(s) (PIN) 01704401, 01704402, 01704403, 01704404 01704406, 01704407, 01704409

Current Zoning District CB Proposed District (for rezoning only) CB, TOD-R and HC

Property Size (acres) 37.19 Street Frontage (feet) 3764

Current Land Use vacant and single family

Proposed Land Use(s) commercial, flex/office, hotel, multi-family

Is the ☒ project within Huntersville's corporate limits?
Yes ☒ 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.

~~Rezone approximately 21.50 acres of the +37 acres site to allow for a mix of uses to include multi-family and convenience commercial.~~

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 Palillo Holdings LLC

☐ 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 if box is checked.)

Signature _____

Title MSMDC Manager Email jpalillo@aol.com

Address of Applicant 17532 SAILVIEW DR, CORNELIUS NC 28031

7. Property Owner (if different than applicant)

* Printed Name _____
☐ 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 if box is checked.)

Signature _____

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.**

7. Development/Design Firm Contact Information

Palillo Holdings LLC	Jake Palillo	704-36-37902	jpalillo@aol.com
Development Firm	Name of Contact	Phone	Email
ColeJenest & Stone	Sean Paone	704-971-4538	spaone@colejeneststone.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



General Application Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____
Name of Project Statesville Road Mixed-Use Phase # (if subdivision) _____

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name CLT, LLC c/o Troutman Sanders, LLP Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 *Jerry L McKenzie* Parcel ID(s): 01704401, 01704402, 01704409

Title Vice President Email TTHOMAS@JRENET.COM

Address of Property Owner/Applicant 11047 LEADBETTER ROAD, ASHLAND, VA 23005

* ^ Printed Name Jerry L McKenzie and Martha G Roberts (b/w) Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 _____ Parcel ID(s): 01704404

Title _____ Email _____

Address of Property Owner/Applicant P.O. BOX 2784, HUNTERSVILLE, NC 28070

* ^ Printed Name Jack M Kerley Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 _____ Parcel ID(s): 01704406

Title _____ Email _____

Address of Property Owner/Applicant 7033 SCHRONCE ROAD, IRON STATION, NC 28080

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

Section III: Phasing

If the Proposed Development is to be completed pursuant to a Phasing Schedule, please indicate when each phase is to be completed and the extent of development proposed for each use within each Phase. Describe when approvals are expected to be sought including preliminary subdivisions, site plans, rezonings, building permits, and certificates of occupancy. Attached additional pages if needed.

TBD

Section IV: Past of Proposed Public Facility Contributions

Please describe any past or proposed dedication, construction, or funding provided by the applicant or the property owner in order to address the impacts of the Proposed Development on Public Facility capacity. Please explain the nature and timing of such contributions and whether or to what extent they will mitigate the impacts of the Proposed Development on Public Facility Capacity.

If the applicant is proposing a Mitigation Plan, as described in Article 13, Zoning Ordinance, where capacity of one or more Public Facility is not otherwise adequate to support the demand resulting from a Proposed Development, please include a draft Mitigation Plan with this Application.

Applicant

Printed Name Palillo Holdings, LLC (Jake Palillo) Phone 704-363-7902

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

Signature _____

Title MEMBER / MGR Email jpalillo@aol.com

Address of Applicant 17532 SAILVIEW DR, CORNELIUS NC 28031

Property Owner (if different than applicant)

Printed Name Palillo Holdings, LLC Phone 704-363-7902

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

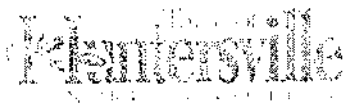
Signature _____

Title _____ Email jpalillo@aol.com

Address of Property Owner 17532 SAILVIEW DR, CORNELIUS NC 28031

* 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.**



General Application Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____
Name of Project Statesville Road Mixed-Use Phase # (if subdivision) _____

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

1. Printed Name CLT, LLC c/o Troutman Sanders, LLP Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other _____

I, By signature below, I hereby acknowledge, as on behalf of (circle one) the applicant/owner (circle one) 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 _____ Parcel ID(s): 01704401, 01704402, 01704409

Title _____ Email _____

Address of Property Owner/Applicant 11047 LEADBETTER ROAD ASHLAND, VA 23005

2. Printed Name Jerry L McKenzie and Martha G Roberts (b/w) c/o Statesville Phone Number 703-760-0099
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other Jointly owned

I, By signature below, I hereby acknowledge, as on behalf of (circle one) the applicant/owner (circle one) 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 Jerry L McKenzie Parcel ID(s): 01704494

Title Owner Email A.Davis@statesville-nc.gov

Address of Property Owner/Applicant P.O. BOX 2784, HUNTERSVILLE, NC 28076
1951 North L. Kline
Iron Station, NC 28080

3. Printed Name Jack M Kertay Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other _____

I, By signature below, I hereby acknowledge, as on behalf of (circle one) the applicant/owner (circle one) 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 _____ Parcel ID(s): 01704408

Title _____ Email _____

Address of Property Owner/Applicant 7033 SCHRONCE ROAD, IRON STATION, NC 28080

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* 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.

Exhibit A

To: Adequate Public Facilities (APF) Application and General Application - Owner/Applicant Signature Addendum
by Applicant: Palilo Holdings, LLC (Lake Palilo)

Additional Owners of Parcel ID 01704404

Debra N McKenzie

Debra N. McKenzie

Bonnie S Garrison

Bonnie S. Garrison

Douglas K Garrison

Douglas K. Garrison

Richard L Stephouse Sr.

Richard L. Stephouse Sr.

Lisa S Stephouse

Lisa S. Stephouse

Christy S Wilson

Christy S. Wilson

Tony G Wilson Sr

Tony G. Wilson Sr.



General Application Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____
Name of Project Statesville Road Mixed-Use Phase # (if subdivision) _____

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name CLT, LLC c/o Troutman Sanders, LLP Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 _____ Parcel ID(s): 01704401, 01704402, 01704409

Title _____ Email _____

Address of Property Owner/Applicant 11047 LEADBETTER ROAD, ASHLAND, VA 23005

* ^ Printed Name Jerry L McKenzie and Martha G Roberts (b/w) Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
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Signature _____ Parcel ID(s): 01704404

Title _____ Email _____

Address of Property Owner/Applicant P.O. BOX 2784, HUNTERSVILLE, NC 28070

* ^ Printed Name Jack M Kerley Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
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Signature DocuSigned by: Jack M Kerley Parcel ID(s): 01704406

owner Title _____ Email katy.bridges@allentate.com

Address of Property Owner/Applicant 7033 SCHRONCE ROAD, IRON STATION, NC 28080

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General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____
Name of Project STATESVILLE ROAD MIXED-USE Phase # (if subdivision) _____

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name FR VAUGHN PROPERTIES, LLC Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 Reeves Vaughn dotloop verified
08/13/20 10:38 AM EDT
PQZG-6WRR-QD-FW-DFSX Parcel ID(s): 01704407

Title _____ Email _____

Address of Property Owner/Applicant 3421 PROVIDENCE MANOR ROAD, CHARLOTTE, NC 28270

Tiffany Vaughn dotloop verified
08/11/20 9:06 AM EDT
RDW1-YDFA-UEF--SVYC

HUNTERSVILLE, NC
EPM # 413512



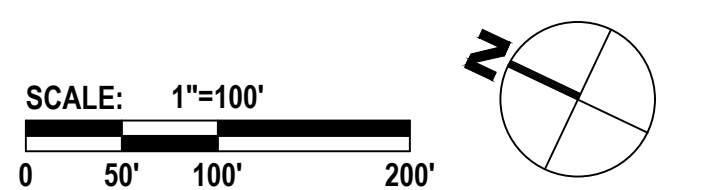
- Land Planning
- +
- Landscape Architecture
- +
- Civil Engineering
- +
- Urban Design

**PALILLO
HOLDINGS, LLC.**

STATESVILLE ROAD MIXED-USE REZONING

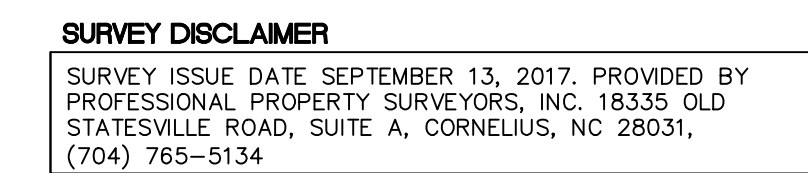
COVER SHEET

10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS



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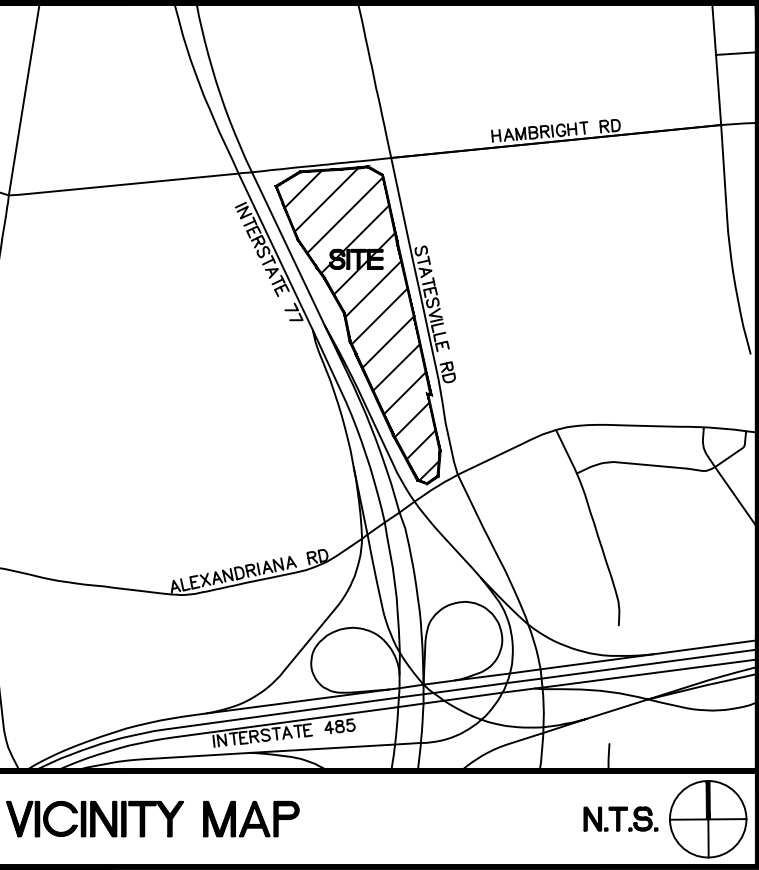
SP-000 COVER SHEET
SP-100 EXISTING CONDITIONS
SP-101 TREE PRESERVATION
SP-102 TREE PRESERVATION NOTES
SP-103 SLOPE ANALYSIS
SP-104 SOIL + STREAM ANALYSIS
SP-200 SKETCH PLAN
SP-201 DEVELOPMENT NOTES
SP-202 ZONING MAP
SP-300 PRELIMINARY GRADING PLAN
SP-400 ADJACENT PARCEL MAP
SP-401 ADJACENT PARCEL INFORMATION
SP-500 EMERGENCY VEHICLE ACCESS
SP-600 LANDSCAPE PLAN
V-100 SITE SURVEY



North Carolina 811
www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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SURVEY ISSUE DATE SEPTEMBER 13, 2017. PROVIDED BY
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STATESVILLE ROAD, SUITE A, CORNELIUS, NC 28031,
(704) 765-5134

- LEGEND**
- SYMBOL**
- EXISTING OAK TREE
 - EXISTING CHERRY TREE
 - EXISTING HOLLY TREE
 - EXISTING POPLAR TREE
 - EXISTING BIRCH TREE
 - EXISTING HICKORY TREE
 - EXISTING CEDAR TREE
 - EXISTING PINE TREE
 - EXISTING ASH TREE
 - EXISTING MAPLE TREE
 - EXISTING GUM TREE
 - EXISTING WALNUT TREE
 - EXISTING ELM TREE
 - EXISTING POPLAR TREE LOCAL HIGH POINTS
 - FLOW DIRECTION
 - EXISTING TREE LINE

PROJECT NAME: STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER: 01704401, 01704402, 01704403, 01704406, 01704407, 01704409
SITE ACREAGE: 37.19 ACRES ± (GIS)
REZONING ACREAGE: 37.19 ACRES ±
PRINCIPAL USES: COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING DISTRICT: CB
PROPOSED ZONING DISTRICT: CB (CD), HC (CD), TOD-R (CD)



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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Civil Engineering
+ Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p# 704.376.1555 f# 704.376.7851
url= www.colejeneststone.com

PALILLO HOLDINGS, LLC.

18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

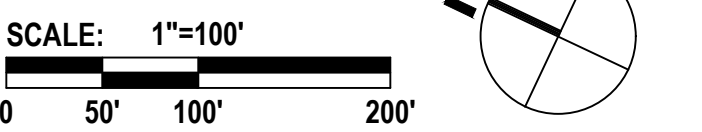
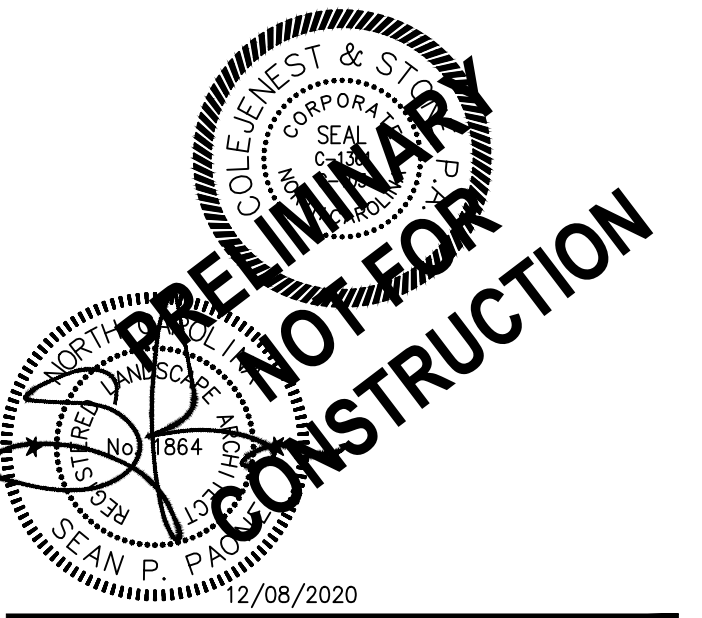
EXISTING CONDITIONS

Project No.
4578

Issued
09/01/2020

Revised

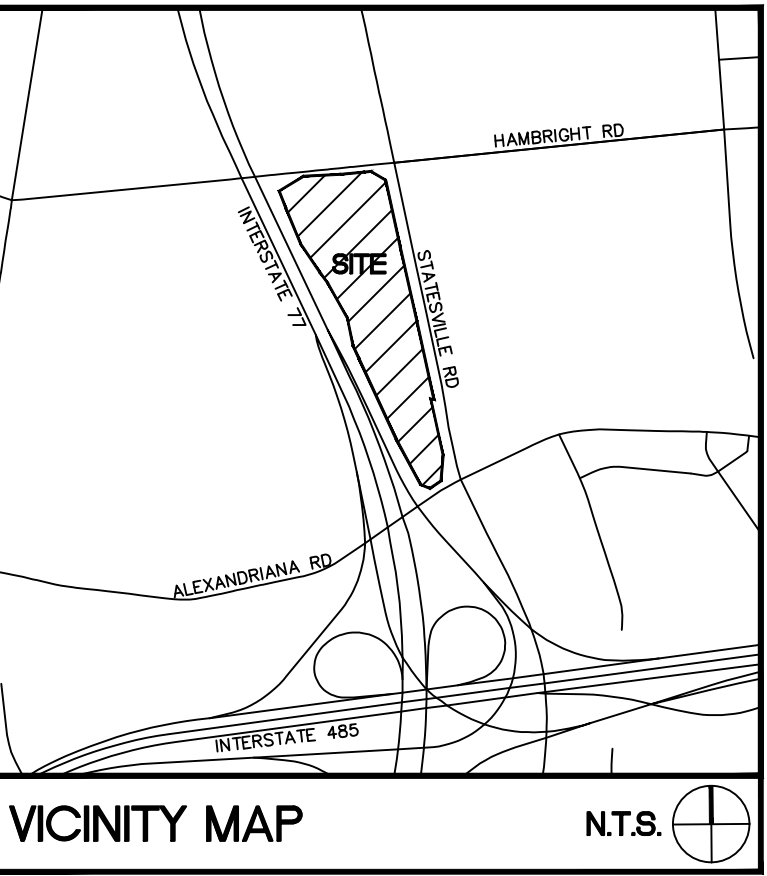
10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THRD ROUND COMMENTS



SP-100

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LEGEND

SYMBOL	
	EXISTING SPECIMEN TREES* TO BE REMOVED
	TREE CANOPY TO BE REMOVED
	TREE CANOPY TO BE RETAINED

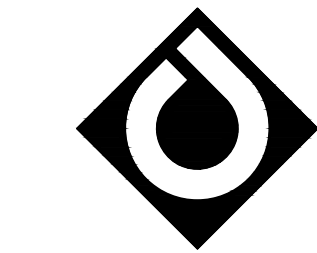
PROJECT NAME:	STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER:	01704401, 01704402, 01704403, 01704406, 01704407, 01704408
SITE ACREAGE:	37.19 ACRES ± (GIS)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING DISTRICT:	CB
PROPOSED ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)

STATESVILLE ROAD MIXED-USE				
TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
294	30%	85	29%	3
EXISTING % OF SITE COVERED BY TREE CANOPY		REQUIRED TREE CANOPY TO RETAIN BY DISTRICT (%)	EXISTING TREE CANOPY TO BE RETAINED (%)	
80%		0%	27%	
(±29.73AC/37.19AC)			(±7.95AC/29.73AC)	

*NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
- SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER;
- LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.
NOTE: SPECIMEN TREE SAVE REQUIREMENTS ARE TO BE MITIGATED PER SECTION 7.4.2(F) OF THE ZONING ORDINANCE. THE DEVELOPER WILL: A) PLANT 3 LARGE-MATURING TREES WITHIN THE PROJECT LIMITS; AND B) NO ADDITIONAL LARGE-MATURING MITIGATION TREES ARE REQUIRED WITHIN THE REZONING BOUNDARY.



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STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

TREE PRESERVATION

Project No.
4578

Issued
09/01/2020

Revised

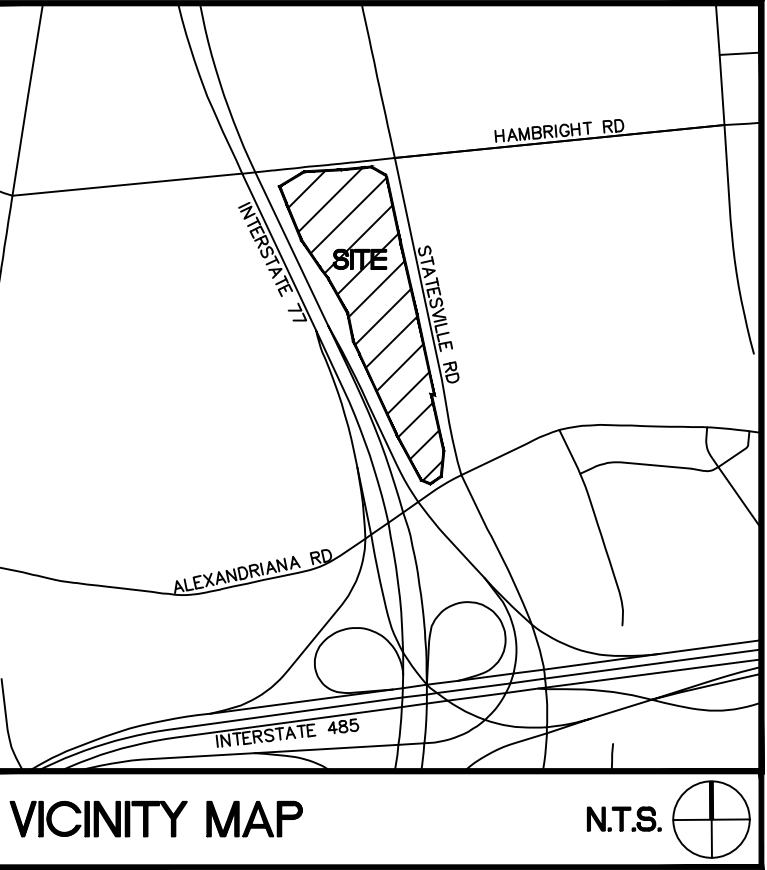
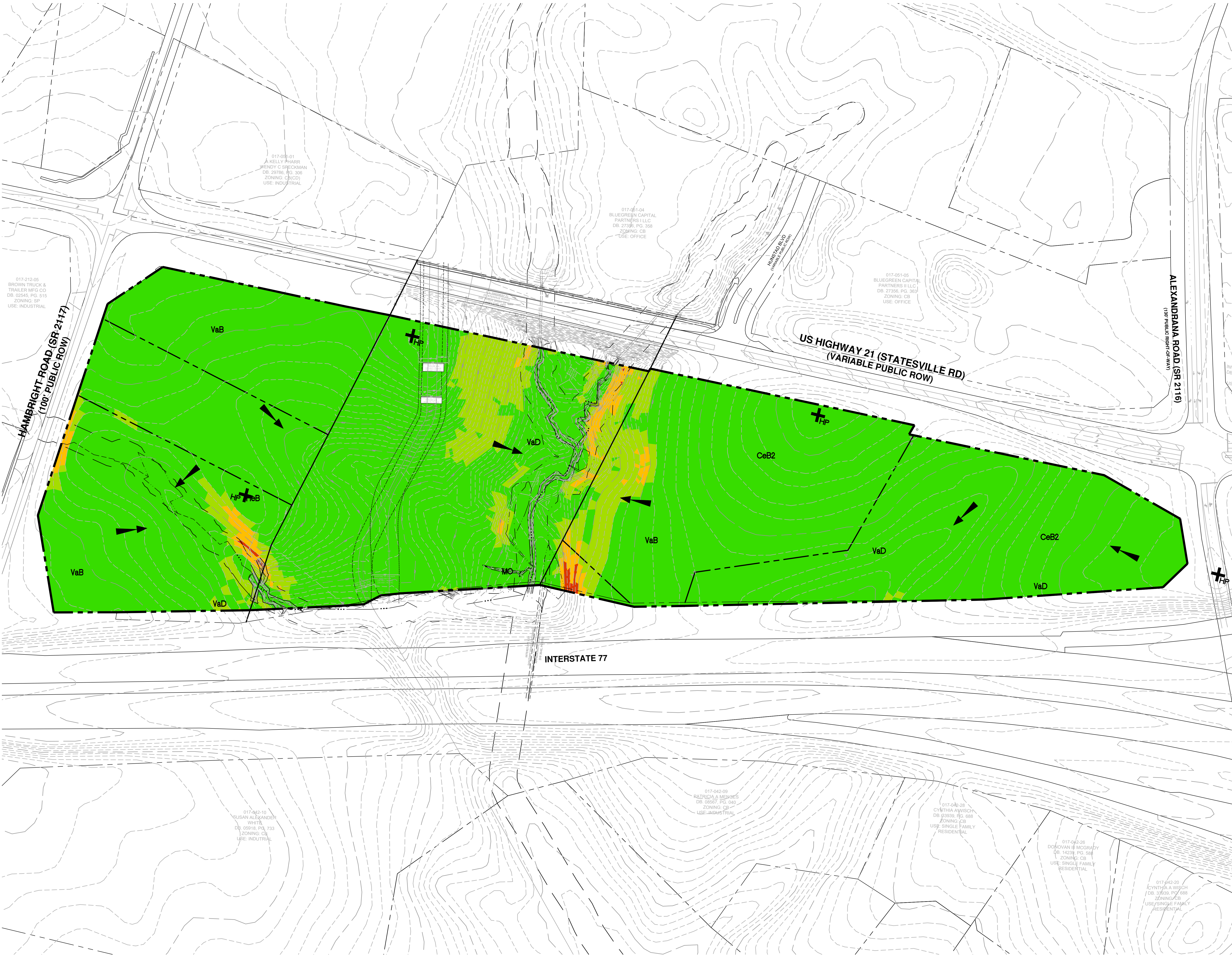
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10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS



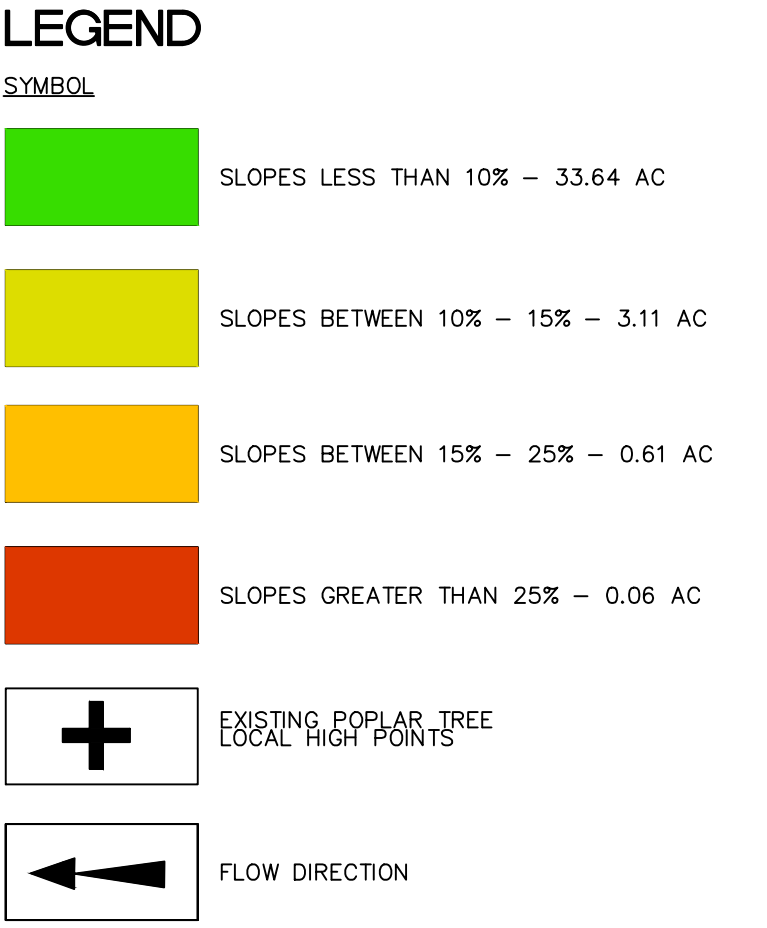
SP-101

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(704) 785-5134

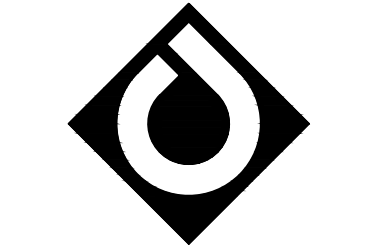


PROJECT NAME: STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER: 01704401, 01704402, 01704403, 01704406,
01704407, 01704409
SITE ACREAGE: 37.19 ACRES ± (GIS)
REZONING ACREAGE: 37.19 ACRES ±
PRINCIPAL USES: COMMERCIAL (RESTAURANT AND HOTEL),
INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING DISTRICT: CB
PROPOSED ZONING DISTRICT: CB (CD), HC (CD), TOD-R (CD)

CEB2- CECIL SANDY CLAY LOAM, 2 - 8% SLOPES (B)
HEB- HELENA SANDY LOAM, 2 - 8% SLOPES (D)
MC- MONKCAN LOAM, 0 - 2% SLOPES (B/D)
VAB- VANCE SANDY LOAM, 2 - 8% SLOPES (A)
VAD- VANCE SANDY LOAM, 8-15% SLOPES (A)

SUMMARY:

HYDROLOGIC SOIL GROUP A:	16.4 AC (46.33%)
HYDROLOGIC SOIL GROUP B:	7.9 AC (36.06%)
HYDROLOGIC SOIL GROUP D:	12.8 AC (17.61%)
TOTAL SITE:	37.19 AC



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& Stone**

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Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

**PALILLO
HOLDINGS, LLC.**

18611 STARCREEK DR.
CORNELIUS, NC 28031

**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

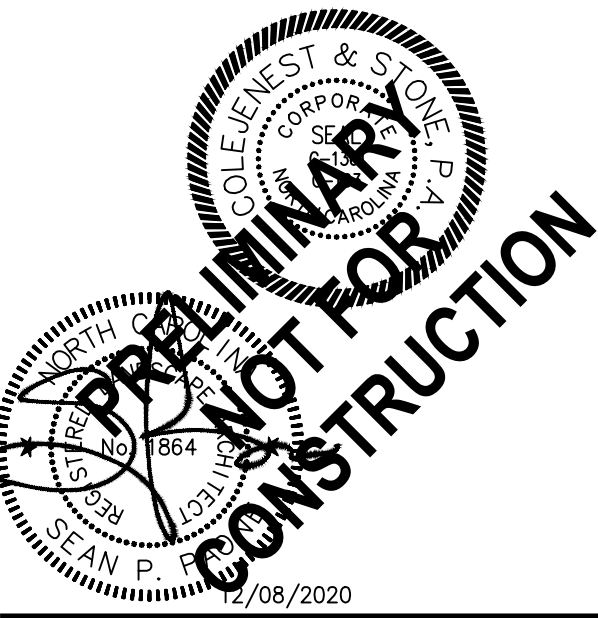
**SLOPE
ANALYSIS
PLAN**

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS



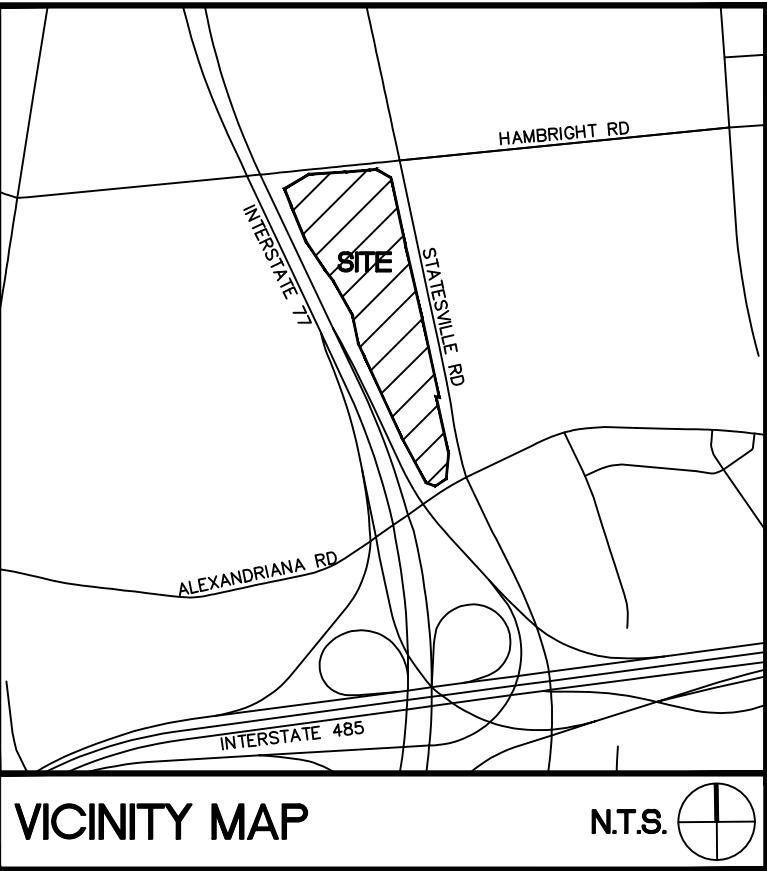
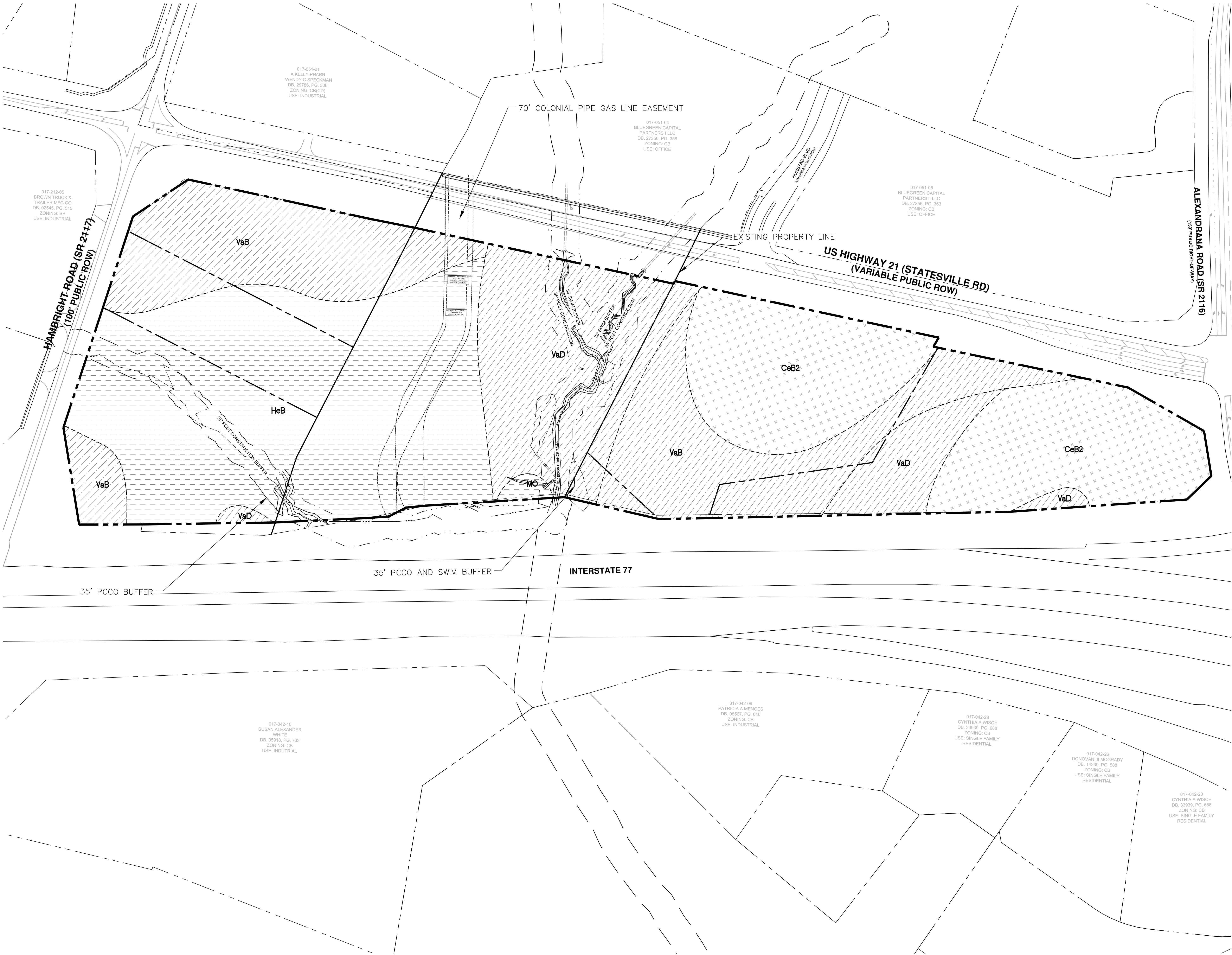
SP-103

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LEGEND

	HYDROLOGIC SOILS GROUP "A"
	HYDROLOGIC SOILS GROUP "B"
	HYDROLOGIC SOILS GROUP "D"

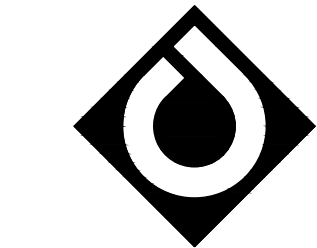
PROJECT NAME:	STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER:	01704401, 01704402, 01704403, 01704406, 01704407, 01704409
SITE ACREAGE:	37.19 ACRES ± (GIS)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY CB
EXISTING ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)
PROPOSED ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)

CEB2- CECIL SANDY CLAY LOAM, 2 - 8% SLOPES (B)
HEB- HELENA SANDY LOAM, 2 - 8% SLOPES (D)
MC- MONACAN LOAM, 0 - 2% SLOPES (B/D)
VAB- VANCE SANDY LOAM, 2 - 8% SLOPES (A)
VAD- VANCE SANDY LOAM, 8-15% SLOPES (A)

SUMMARY:

HYDROLOGIC SOIL GROUP A:	16.4 AC (46.33%)
HYDROLOGIC SOIL GROUP B:	7.9 AC (36.06%)
HYDROLOGIC SOIL GROUP D:	12.8 AC (17.61%)
TOTAL SITE:	37.19 AC

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.



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- Land Planning
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200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

PALILLO HOLDINGS, LLC.

18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

SOIL & STREAM ANALYSIS

Project No.
4578

Issued
09/01/2020

Revised

- 10.21.20 - TOH FIRST ROUND COMMENTS
- 10.08.20 - TOH SECOND ROUND COMMENTS
- 12.08.20 - TOH THIRD ROUND COMMENTS



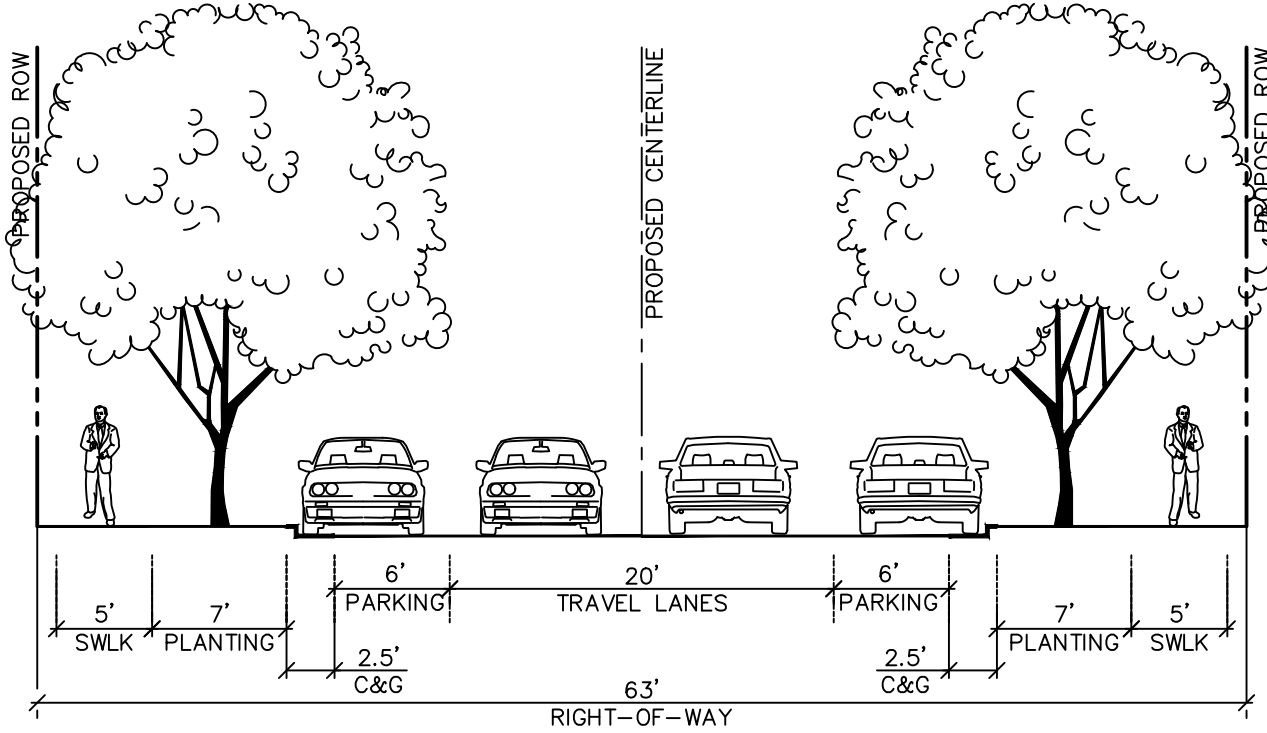
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SP-104

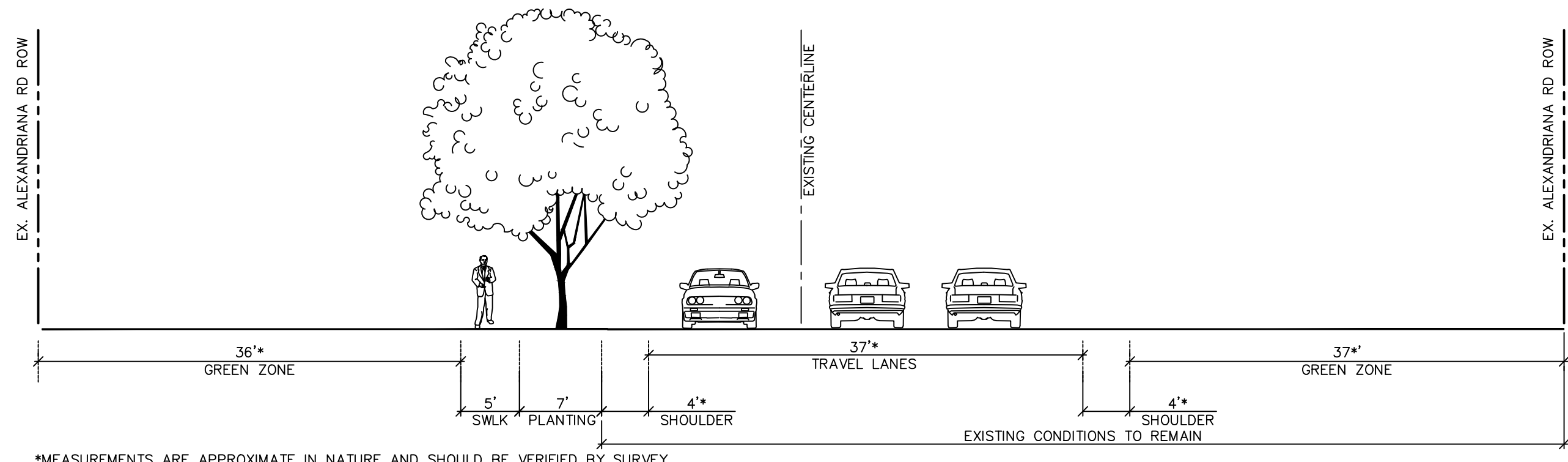
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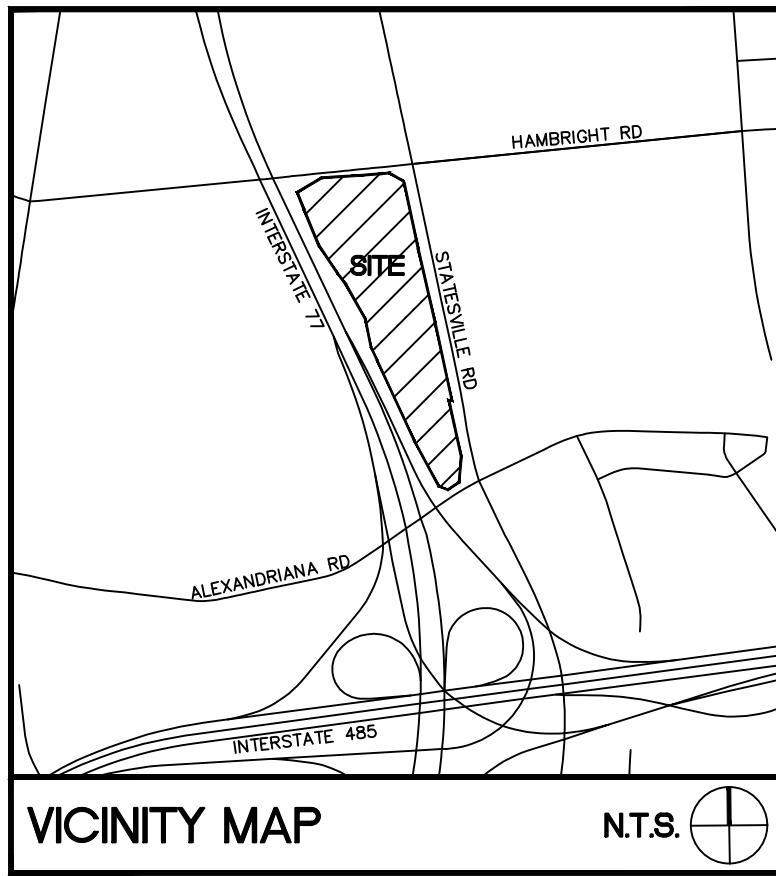
PROPOSED PUBLIC ROAD A
(63' PUBLIC ROW)



ALEXANDRIANA ROAD
(130' PUBLIC ROW)



- PROJECT NAME: STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER: 01704401, 01704402, 01704403, 01704406, 01704407, 01704409
SITE ACREAGE: 37.19 ACRES ± (G5)
REZONING ACREAGE: 37.19 ACRES ±
PRINCIPAL USES: COMMERCIAL (RETAIL AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING DISTRICT: CB
PROPOSED ZONING DISTRICT: CB (CD), HC (CD), TOD-R (CD)
- NOTE:
- SEE SHEET SP-201 FOR DEVELOPMENT STANDARDS
 - SEE SHEET SP-203 FOR ZONING EXHIBIT
 - FIRE HYDRANTS WILL BE LOCATED WITHIN 75% OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA 13) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
 - ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.



SURVEY DISCLAIMER
SURVEY ISSUE DATE: SEPTEMBER 13, 2017. PROVIDED BY PROFESSIONAL PROPERTY SURVEYORS, INC. 18335 OLD STATESVILLE ROAD, SUITE A, CORNELIUS, NC 28031, (704) 785-5134

- LEGEND**
- SYMBOL
- BUILDING ENVELOPE
 - ZONING BOUNDARY/PARCEL LINE
 - PARCEL LINE
 - POTENTIAL SIGN LOCATION

TRANSPORTATION IMPROVEMENTS (PER TIA):

STATESVILLE ROAD AND HAMBRIGHT ROAD

- CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON HAMBRIGHT ROAD. EXTEND THE TURN LANE TO ACCESS A.
- CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE ON STATESVILLE ROAD. COORDINATE THE LENGTH OF THE ADDITIONAL THROUGH LANE WITH NCDOT. CONSTRUCT AN ADDITIONAL NORTHBOUND DEPARTURE LANE ON STATESVILLE ROAD. COORDINATE THE LENGTH OF THE ADDITIONAL DEPARTURE LANE WITH NCDOT.
- MODIFY THE TRAFFIC SIGNAL AS NEEDED

STATESVILLE ROAD AND HUNSTED BOULEVARD/ACCESS D

- CONSTRUCT ACCESS D WITH ONE INGRESS LANE AND TWO EGRESS LANES (ONE LEFT, ONE THROUGHRIGHT).
- PROVIDE 100 FEET OF INTERNAL PROTECTED STEM LENGTH ON ACCESS D.
- RESTRIPE THE WESTBOUND HUNSTED BOULEVARD APPROACH TO PROVIDE ONE LEFT TURN LANE AND ONE SHARED THROUGHRIGHT LANE.
- CONSTRUCT A NORTHBOUND STATESVILLE ROAD LEFT TURN LANE WITH 200 FEET OF STORAGE AND APPROPRIATE TAPER.
- EXTEND THE EXISTING SOUTHBOUND STATESVILLE ROAD LEFT TURN LANE TO PROVIDE 350 FEET OF STORAGE AND APPROPRIATE TAPER.
- CONSTRUCT A SOUTHBOUND STATESVILLE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
- INSTALL A TRAFFIC SIGNAL.

HAMBRIGHT ROAD AND ACCESS A

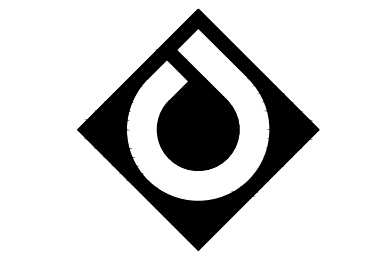
- CONSTRUCT AN EASTBOUND HAMBRIGHT ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
- CONSTRUCT ACCESS A WITH ONE INGRESS LANE AND ONE EGRESS LANE (RIGHT INRIGHT OUT).
- CONSTRUCT A ± 196 LF CONCRETE MEDIAN PREVENTING WESTBOUND TRAFFIC FROM TURNING INTO THE PROPOSED SITE.
- PROVIDE 100 FEET OF INTERNAL PROTECTED STEM LENGTH.

STATESVILLE ROAD AND ACCESS B

- CONSTRUCT A SOUTHBOUND STATESVILLE ROAD RIGHT TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE TAPER.
- CONSTRUCT ACCESS B WITH ONE INGRESS LANE AND ONE EGRESS LANE (RIGHT INRIGHT OUT).
- CONSTRUCT A CONCRETE MEDIAN PREVENTING NORTHBOUND TRAFFIC FROM TURNING INTO THE PROPOSED SITE. THE DRIVEWAY ON THE EAST SIDE OF STATESVILLE ROAD MUST BE LEFT WITH FULL MOVEMENT ACCESS.
- PROVIDE 100 FEET OF INTERNAL PROTECTED STEM LENGTH.

STATESVILLE ROAD AND ACCESS C

- CONSTRUCT A SOUTHBOUND STATESVILLE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
- CONSTRUCT A NORTHBOUND STATESVILLE ROAD LEFT TURN LANE WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER. DUE TO THE SPACING BETWEEN ACCESS C AND ACCESS D, THIS LEFT TURN LANE WOULD NEED TO BE CONSTRUCTED BESIDE THE SOUTHBOUND LEFT TURN LANE AT ACCESS D.
- CONSTRUCT ACCESS C WITH ONE INGRESS LANE AND ONE EGRESS LANE (RIGHT-INRIGHT-OUT ONLY).
- PROVIDE 100 FEET OF INTERNAL PROTECTED STEM LENGTH.



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200 South Tryon Street, Suite 1400
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p+ 704.376.1555 f+ 704.376.7851
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STATESVILLE ROAD
MIXED-USE
REZONING

11211 STATESVILLE RD.
HUNTERVILLE, NC 28078

SKETCH PLAN

Project No.

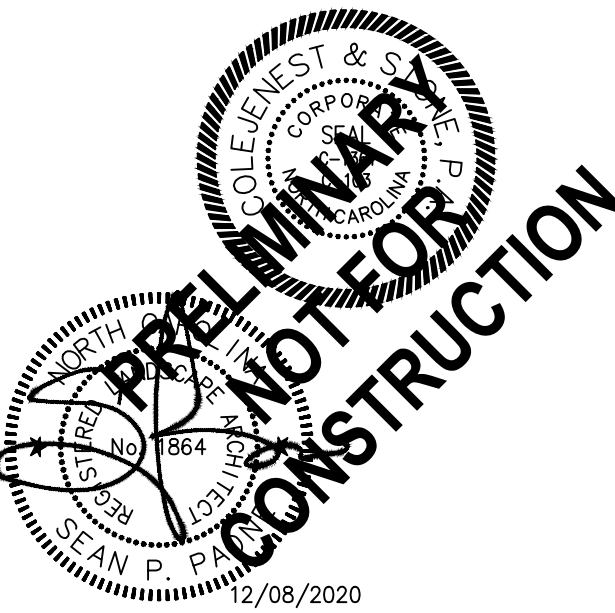
4578

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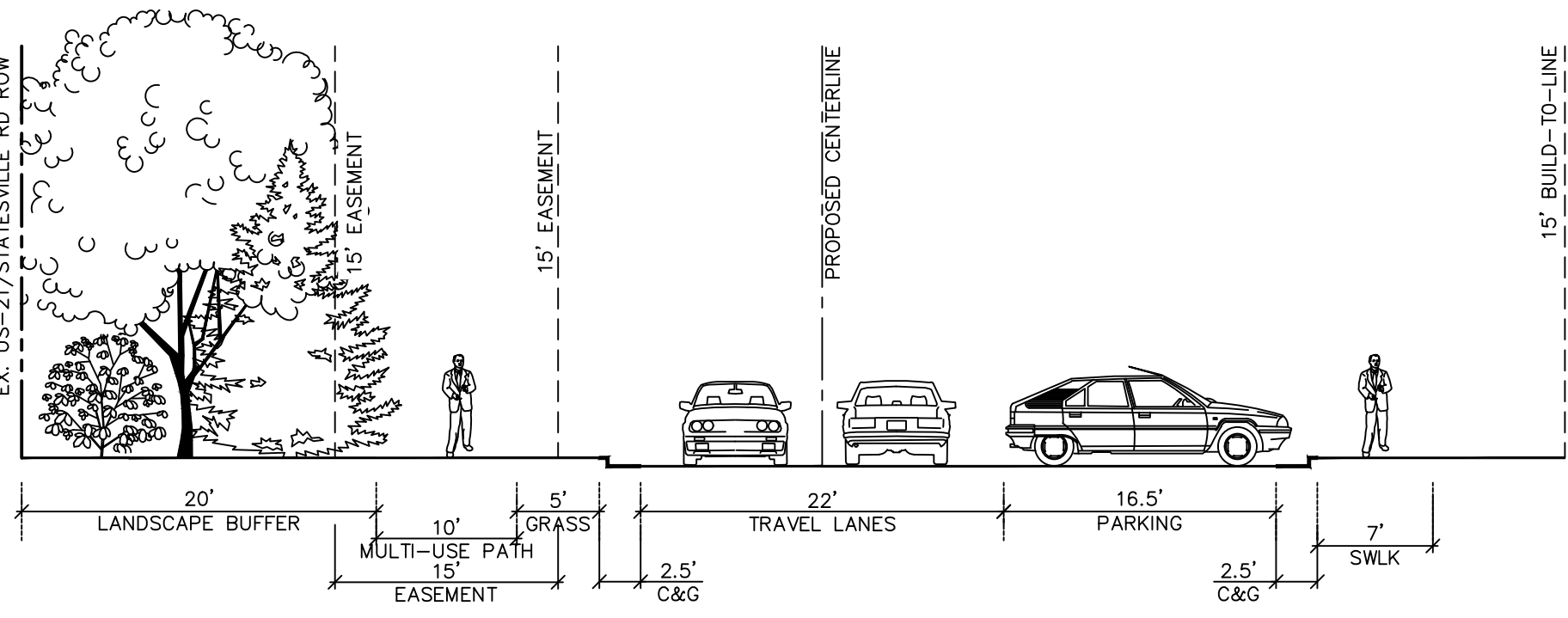
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SP-200

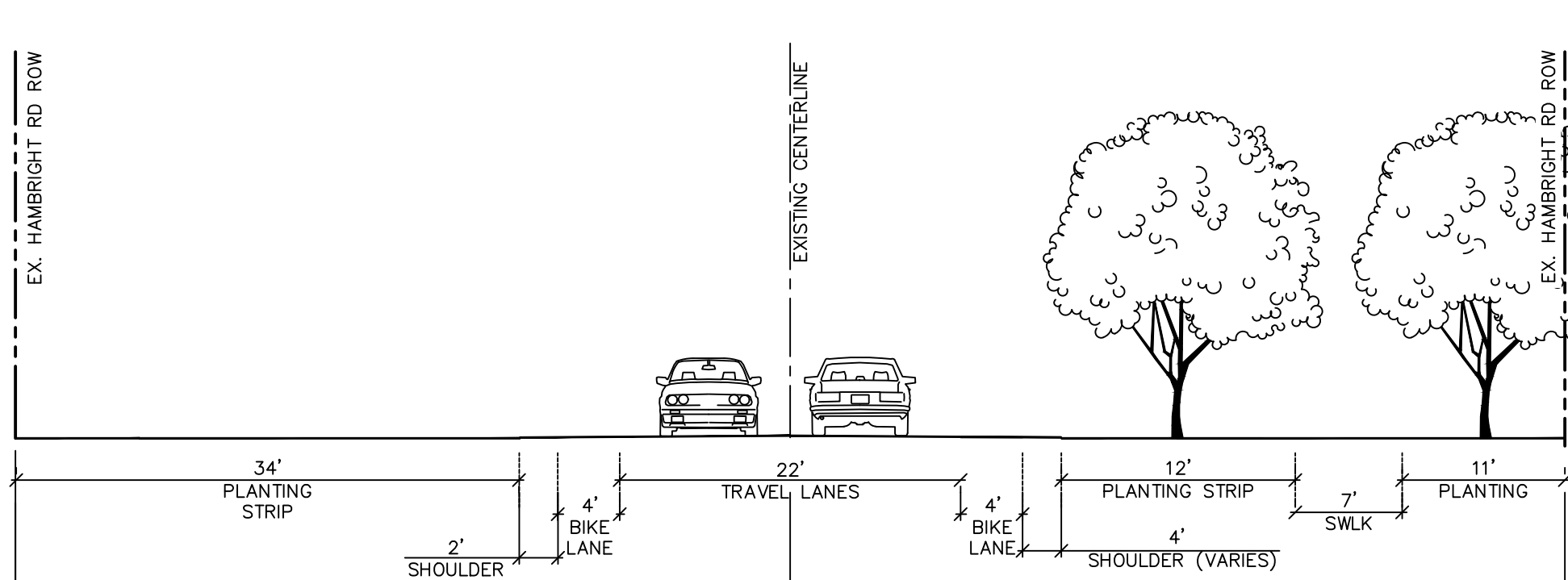
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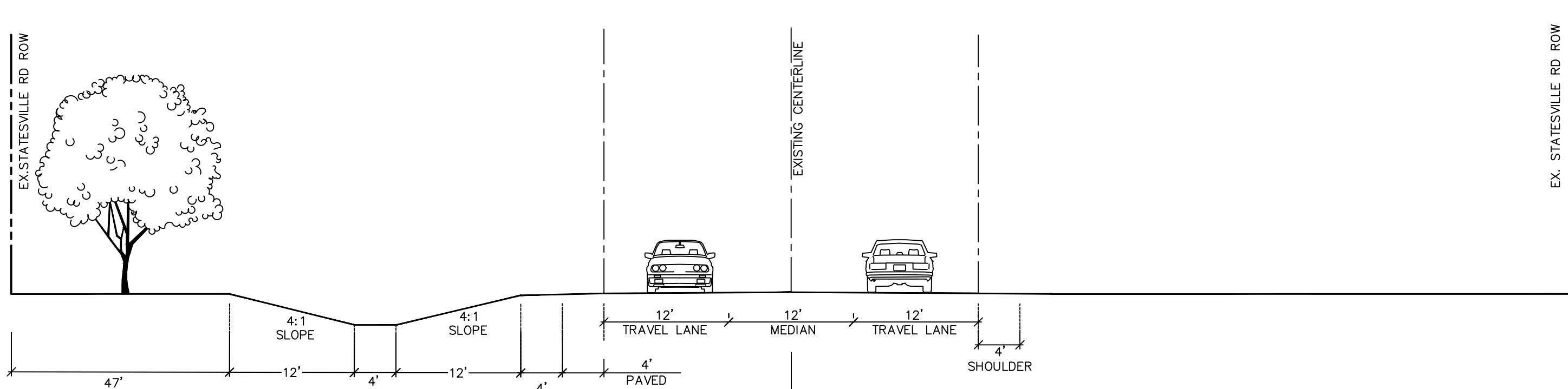
PROPOSED PRIVATE
CONNECTOR DRIVE



HAMBRIGHT ROAD
(100' PUBLIC ROW)



U.S. HIGHWAY 21 STATESVILLE ROAD
(VARIABLE PUBLIC ROW)



SITE PLAN DATA TABLE

PROJECT NAME:	STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER:	017044401, 017044402, 017044403, 017044406
SITE ACREAGE:	37.19 ACRES ± (35)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
BUILDING TYPE/HEIGHT:	REST (APARTMENTS): UP TO 36' COMM (SHOPFRONT/HQ): UP TO 48' HOTEL (SHOPFRONT): UP TO 145'
EXISTING ZONING DISTRICT:	CB
PROPOSED ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)
CB (CD) SUMMARY	
TOTAL RETAIL SQUARE FOOTAGE:	8,400 SF ±
TOTAL PARKING REQUIRED:	17 SPACES (1 SPACE PER 500 SQFT)
TOTAL PARKING PROVIDED:	63 SPACES
TOTAL INDUSTRIAL SQUARE FOOTAGE:	55,145 SF ±
TOTAL PARKING REQUIRED:	111 SPACES (1 SPACE PER 500 SQFT)
TOTAL PARKING PROVIDED:	187 SPACES
HOTEL:	120 ROOMS MAX WITH 7,000 SF ANCILLARY SPACE (76,900 SF)
TOTAL PARKING REQUIRED:	134 SPACES
TOTAL PARKING PROVIDED:	(1 SPACE PER ROOM + 1 PER 500 SQFT ANCILLARY USE) 141 SPACES
* RETAIL SQUARE FOOTAGE CANNOT EXCEED 10% OF TOTAL COMMERCIAL FOOTAGE IN CORPORATE BUSINESS DISTRICT	
TOTAL COMMERCIAL:	140,445 SF
TOTAL ALLOWABLE RETAIL:	14,045 SF (10%)
TOD-R (CD) SUMMARY	
MULTI-FAMILY UNIT:	300 UNITS
TOD-R (CD) SUMMARY	
MULTI-FAMILY UNIT:	300 UNITS
TOTAL PARKING REQUIRED:	450 SPACES (1.5/UNIT) (1 SPACE PER UNIT MIN. 2 SPACE PER UNIT MAX.)
TOTAL PARKING PROVIDED:	509 SPACES (1.70/UNIT)
HC (CD) SUMMARY	
TOTAL COMMERCIAL:	5,500 SF ±
TOTAL PARKING REQUIRED:	11 SPACES (1 SPACE PER 500 SQFT)
TOTAL PARKING PROVIDED:	31 SPACES
WATERSHED:	LONG
IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA:	± 1.7 AC (5%)
PROPOSED IMPERVIOUS AREA:	± 17.59 AC (41%)

BUILDING DEVELOPMENT SUMMARY	
RESTAURANT :	RETAIL 18,400 SF (UP TO 2 STORIES) REQUIRES 17 SPACES (1 SPACE PER 500 SQFT)
HOTEL :	HOTEL 120 ROOMS 76,900 SF (UP TO 4 STORIES - 48') 7,000 SF ANCILLARY SPACE REQUIRES 134 SPACES (1 SPACE PER ROOM + 1 PER 500 SF ANCILLARY USE)
FLEX OFFICE :	OFFICE/WAREHOUSE 128,000 SF (1-STORY) REQUIRES 101 SPACES (1 SPACE PER 500 SQFT)
FLEX OFFICE :	OFFICE/WAREHOUSE 113,450 SF (1-STORY) REQUIRES 56 SPACES (1 SPACE PER 500 SQFT)
FLEX OFFICE :	OFFICE/WAREHOUSE 113,695 SF (1-STORY) REQUIRES 55 SPACES (1 SPACE PER 500 SQFT)
CONVENIENCE RETAIL :	CONVENIENCE RETAIL 15,500 SF (UP TO 2 STORIES) REQUIRES 11 SPACES (1 SPACE PER 500 SQFT)
BUILDING A :	MULTI-FAMILY 'A' 134,760 (3/4-STORY) 28 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING B :	MULTI-FAMILY 'B' 146,800 (3/4-STORY) 42 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING C :	MULTI-FAMILY 'C' 136,600 (3-STORY) 30 UNITS TOD STANDARD: 1 MIN. 2 MAX
BUILDING D :	MULTI-FAMILY 'D' 136,600 (3-STORY) 30 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING E :	MULTI-FAMILY 'E' 129,800 SF (3-STORY) 24 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING F :	MULTI-FAMILY 'F' 129,800 (3-STORY) 24 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING G :	MULTI-FAMILY 'G' 129,800 (3-STORY) 24 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING H :	MULTI-FAMILY 'H' 146,800 SF (3/4-STORY) 42 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING I :	MULTI-FAMILY 'I' 134,760 (3/4-STORY) 28 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING J :	MULTI-FAMILY 'J' 134,760 (3/4-STORY) 28 UNITS TOD STANDARD 1 MIN. 2 MAX.

BUILDING BUILD-TO-RANGE(BTR)/SETBACK TABLE	
HWY 21/STATESVILLE RD.	
- PRIMARY BUILDING TYPE:	SHOPFRONT / HIGHWAY COMMERCIAL
- BUILD-TO-RANGE:	5' - 15'
- SIDE SETBACK:	0'
- REAR SETBACK:	0'
PROPOSED PRIVATE CONNECTOR DRIVE:	
- PRIMARY BUILDING TYPE:	APARTMENTS / SHOPFRONT
- BUILD-TO-RANGE:	0' - 15'
- SIDE SETBACK:	0'
- REAR SETBACK:	0'
- CORNER SETBACK:	PER T.O.H ZONING ORDINANCE AND BUILDING TYPE

REZONING NOTES

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ('DEVELOPMENT STANDARDS') ASSOCIATED WITH THE REZONING PETITION (THE 'REZONING PETITION') FILED BY PALILLO HOLDINGS, LLC ('PETITIONER') AS REZONING PETITION & SKETCH PLAN FOR THAT APPROXIMATELY 38 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE PLAN AS STATESVILLE ROAD MIXED-USE (THE 'PROJECT'). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE CB CORPORATE BUSINESS ZONING DISTRICT TO CB(CD) CORPORATE BUSINESS CONDITIONAL DISTRICT, HC (CD) HIGHWAY COMMERCIAL - CONDITIONAL DISTRICT, AND TOD-R (CD) TRANSIT ORIENTED DISTRICT - RESIDENTIAL PURSUANT TO THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").
2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF APPROVAL BY THE TOWN BOARD. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD, OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF APPROVAL BY THE TOWN BOARD FOR THE CB (CD), HC (CD) AND TOD-R (CD) ZONING DISTRICTS GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CONDITIONAL REZONING PLANS.
3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CONDITIONAL REZONING PLANS.
4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS, PROVIDED, HOWEVER, A) ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT; AND B) EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS, UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.
5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE.
6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE CB, HC, TOD-R ZONING DISTRICTS BASED ON THE DESIGNATED AREAS, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES.
7. ACCESS. THE NATURE OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. FINAL ACCESS POINTS TO STATESVILLE ROAD, HAMBRIGHT ROAD, AND ALEXANDRIANA ROAD WILL BE APPROVED BY NCDOT.
8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED INTO UP TO TEN (10) LOTS WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REQUIREMENTS, HOWEVER, RECOMBINATION, COMMUNIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.
9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS (INCLUDING THE GREENWAY SHOWN ON THE REZONING PLAN), STREET LIGHTS, STREET TREES, PLANTING STRIPS, OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS.
10. BUFFERS/LANDSCAPING. TO THE EXTENT SHOWN ON THE REZONING PLAN, AREAS LOCATED WITHIN THE PROPERTY THAT ARE PART OF THE REZONING PLAN MAY BE INCLUDED IN THE CALCULATION OF OPEN SPACE, REQUIRED TREE SAVE FOR THE DEVELOPMENT AND OTHER DEVELOPMENT REQUIREMENTS, UNLESS SPECIFICALLY SHOWN ON THE REZONING PLAN. NO BUFFER SHALL BE REQUIRED BETWEEN THE (3) THREE PROPOSED ZONING DISTRICTS. BUFFER IMPACT AREAS HAVE BEEN IDENTIFIED ON THE PLANS, HOWEVER FINAL AREAS OF IMPACT WILL BE CONFIRMED IN CONSTRUCTION DOCUMENTS AND PERMITTING. BUFFER IMPACTS WILL REQUIRE MITIGATION AS SHOWN IN THE PROPOSED BUFFER SECTIONS INCLUDED IN THIS PLAN SET.
11. BMP DESIGN. THE DESIGNS FOR THE BMP(S) SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.
12. DESIGN MODIFICATIONS:
 - A. MODIFICATION. DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE EXCEPTIONAL DESIGN. TOWN BOARD APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF UNIQUE DESIGN ELEMENTS SHOWN ON THIS REZONING PLAN THAT ARE MINOR MODIFICATIONS FROM THE ORDINANCE, INCLUDING, BUT NOT LIMITED TO:
 - 1) BLOCK LENGTH AS SHOWN ON SHEET SP--500.
 - 2) REDUCTION OF THE 80' CB--ZONING DISTRICT BUFFER ALONG US-21/STATESVILLE ROAD TO 20'.
 - 3) UNDISTURBED BUFFERS MAY BE IMPACTED AND MITIGATED PER THE BUFFER SECTION PROVIDED.
 - 4) PARKING LOCATED IN FRONT OF THE BUILDINGS ALONG US-21/STATESVILLE ROAD AS SHOWN ON REZONING PLAN.
 - 5) BUILDINGS CAN FRONT ON PRIVATE INTERNAL DRIVES IN PLACE OF US-21/STATESVILLE ROAD.
 - 6) THE HOTEL USE SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 48' (EXCLUDING FIREWALLS, CHIMNEYS, SKY LIGHTS, AND ROOF STRUCTURES FOR ELEVATORS, STAIRWAYS/TANKS, HEATING/VENTILATION/AIR CONDITIONING EQUIPMENT, OR SIMILAR EQUIPMENT FOR THE OPERATION AND MAINTENANCE OF A BUILDING).
 - 7) BASED ON MARKET DEMAND, THE HOTEL PAD AND RETAIL BUILDING PAD MAY BE CONVERTED TO ADDITIONAL FLEX--OFFICE FOR AN INCREASE IN SQUARE FOOTAGE OF 86,300 SF BY KEEPING WITH THE STYLE AND FUNCTIONALITY OF THE FLEX--OFFICE DEVELOPMENT AS CURRENTLY SHOWN.
 8. ELEVATIONS. CONCEPTUAL ELEVATIONS ARE SCHEMATIC IN NATURE AND SHOW THE GENERAL THEME OF THE ARCHITECTURE WITHIN THE PROJECT HAVE BEEN SUBMITTED WITH THE REZONING PLAN. THE ARCHITECTURAL DESIGN WITHIN THE PROJECT SHALL BE IN ACCORDANCE WITH THE CONCEPTUAL DRAWINGS SUBMITTED THROUGH THE REZONING APPLICATION, HOWEVER INDIVIDUAL BUILDINGS WILL BE GIVEN DUE CONSIDERATION TO ESTABLISH THEIR OWN CHARACTER.
 - 2) ALL BUILDINGS SHALL BE ORIENTED TOWARD A STREET OR GREENWAY OPEN SPACE AND SHALL CREATE ENTRANCES ALONG A STREET OR GREENWAY WITH PEDESTRIAN INTEREST.
 - 3) WHERE BUILDINGS ORIENT TOWARD THE PUBLIC STREET AND GREENWAY, THE BUILDINGS SHALL AVOID LONG EXPANSES OF SOLID WALLS, GREATER THAN 20 FEET IN HORIZONTAL LENGTH THROUGH THE INTRODUCTION OF WINDOWS, DOORS, ARTICULATED FACADES OR OTHER SPECIFICALLY DESIGNED ARCHITECTURAL AND LANDSCAPE ELEMENTS.
 - 4) WHERE NEEDED, LANDSCAPING SHALL BE USED TO SOFTEN THE STREETScape AND CREATE AN INVITING FEEL BETWEEN THE PUBLIC AND PRIVATE REALMS.
 - 5) APPLICANT SHALL COMPLY WITH THE PROVISIONS OF THE ORDINANCE REGARDING PLACEMENT AND SCREENING OF MECHANICAL AND UTILITY EQUIPMENT SERVING THE BUILDING AS SET FORTH IN PARAGRAPH 8, ARTICLE 4, SHOP FRONT BUILDING, BUILDING PLACEMENT/PARKING/VEHICULAR ACCESS OF THE ORDINANCE. ANY ROOFTOP EQUIPMENT SHALL BE SCREENED PURSUANT TO PARAGRAPH 8, ARTICLE 4, SHOP FRONT BUILDING, TECHNIQUES OF THE ORDINANCE.
14. BUILDING ACCESS. BUILDINGS FRONTING ALONG STATESVILLE ROAD SHALL HAVE FRONT ENTRANCES THAT LEAD TO GENERAL ACCESS AREAS OF THE BUILDING.
15. PARKING AREAS. PARKING AREAS ARE TO COMPLY WITH ARTICLE 6 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

SKETCH PLAN NOTES

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL 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. ALL AREAS DESIGNATED AS COMMON OPEN SPACE OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE USE IN PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN 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. MODIFICATION TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL 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.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN EACH BUILDING ENVELOPE THAT INCLUDES RESIDENTIAL USES, COMMERCIAL MAIL DELIVERY TO BE DETERMINED IN CONJUNCTION WITH POST MASTER. THIS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVALS.
7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION.
8. THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE CREATED, INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO-LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT)."
9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRAIN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE AT TIME OF C.O.'S WHICH WILL BE ACCESSED FROM THE CONNECTION UNDER INTERSTATE 77.
10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED IN STATESVILLE ROAD AND HAMBRIGHT ROAD.
11. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCBSC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE. ENFORCEMENT SPECIAL INSPECTIONS PROPOSED. 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 (DPRC) LETTERS.
13. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
14. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
15. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
16. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY. NOT PERMITTED ON STREET SIDE GENERALLY.
17. TRANSPORTATION MODELING COMPLETED BY THE DEPARTMENT OF TRANSPORTATION RELATED TO STATESVILLE ROAD AND HAMBRIGHT ROAD MAY IMPACT SITE AND PLAN WILL BE REVISED ACCORDINGLY.

ARTICLE 4 BUILDING AND LOT TYPES	
Lot Type / Shopfront Building	
Building Placement/Parking/Vehicular Access	Encroachment/Pedestrian Access to Building
1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 1' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. 2. Building facades shall be generally parallel to frontage property lines. 3. Parking shall be located to the rear of the building; adjacent parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sidewalk abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidewalk parking may be modified. 4. Points of permitted access to the parking indicated by arrows. 5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (max. 1' in height) shall be installed along any street frontage adjacent to parking areas. 6. Parking areas on adjacent lots shall be connected wherever practicable. 7. Trash containers shall be located in a rear parking area (see Parking Regulations). 8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.4.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.	1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the setback area shown by the hatched area. Encroaching awnings should cover entire sidewalk. 2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrows). Secondary access may be from parking areas (indicated by smaller arrows). Special Conditions: 1. The interior of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street. 2. Drive-through car services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street. 3. Corners. Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimensions. 4. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Spaces or equally defined plans within building setback areas can be used to focal points to pedestrians.

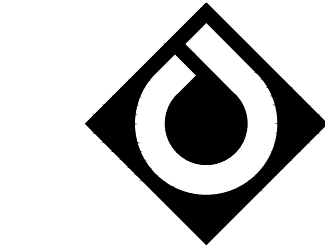
ARTICLE 4 BUILDING AND LOT TYPES	
Lot Type / Highway Commercial	
Building Placement/Parking/Vehicle Access	Vehicular Circulation/Pedestrian Access
1. Buildings shall be placed on the lot within zone represented by the hatched area. Setbacks shall be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. 2. Setbacks may vary according to setting within limits indicated. 3. Building facades shall be generally parallel to frontage property lines. 4. Parking shall be located to the rear and/or side of the building. Except in the VS District, sidewalk parking may occupy no more than 45% of the principle frontage line. In the VS District, sidewalk parking may occupy 50% of the principle frontage line. Parking shall not be placed in any sidewalk abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidewalk parking may be modified. 5. Points of permitted access to the parking indicated by arrows. 6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (max. 1' in height) shall be installed along any street frontage adjacent to parking areas. 7. Parking areas on adjacent lots shall be connected wherever practicable. 8. Trash containers shall be located in a rear parking area (see Parking Regulations). 9. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.4.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.	1. Main pedestrian access to the building may be from the side (indicated by the larger arrows). Secondary access may be from the street frontage (indicated by the smaller arrows). 2. Drive-throughs shall be located to the rear of the building. 3. Entrance canopies (for motels, etc.) shall face the street. 4. Typical vehicular circulation movement is indicated by thin line arrows. Special Conditions: 1. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street. 2. Corners. Setbacks at street corners will generally replicate frontage conditions.

ARTICLE 4 BUILDING AND LOT TYPES	
Lot Type / Apartment Building	
Building Placement/Parking/Vehicle Access	Encroachment/Pedestrian Access
1. Buildings shall be placed on the lot within the zone represented by the hatched area. - In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line to the sidewalk, including corner conditions. 3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1. Secondary access shall be located to the rear of the building. 4. Parking shall be located to the rear of the building. 5. Points of permitted access to the parking indicated by arrows. 6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (max. 1' in height) shall be installed along any street frontage adjacent to parking areas. 7. Trash containers shall be located in the rear parking area (see Parking Regulations). 8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.4.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.	1. For buildings set back from sidewalks, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback areas up to 8'. 2. Attached decks are permitted to encroach into the rear setback up to 15 feet. 3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 10' over the sidewalk. 4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrows), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrows). Special Conditions: 1. The interior of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street. 2. Corners. Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimensions. 3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Spaces or equally defined plans within building setback areas can be used to focal points to pedestrians.

ARTICLE 4 BUILDING AND LOT TYPES	
Building Type / Shopfront Building	
Permitted Height and Uses	Architectural Standards
	Principles A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials. B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building facade. C. The front elevations facing the street, and the overall massing shall conform to the scale and the pedestrian environment. D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration. E. Trailers (mobile units) may not be used as permanent shopfront buildings. Configurations A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding). B. Street level windows should be uniform. Tinted glass with a minimum visual transmittance factor of .25 is permitted. Mirrored or reflective glass is not permitted in any location. C. Windows shall be of square or vertical proportion. Secondary windows may be circular or regular polygons. Techniques A. Windows should be set to the inside of the building face wall. B. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof. 2. The height of parapet walls may vary depending upon the need to screen mechanical equipment. 3. Building height to the ridge may vary depending on the roof pitch. 4. Permitted uses are indicated above, and are further controlled by zoning district standards.	

ARTICLE 4 BUILDING AND LOT TYPES	
Building Type / Highway Commercial	
Permitted Height and Uses	Architectural Standards
	Principles A. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building facade. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used in an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. Decorative metal panel accents however, may not exceed 30% of any facade. B. All walls not visible from a public right-of-way may be constructed of concrete block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building. C. Trailers (mobile units) may not be used as permanent highway commercial buildings. Configurations A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below (i.e. brick below wood siding). B. Street level windows should be uniform. Tinted glass with a minimum visual transmittance factor of .25 is permitted. Mirrored or reflective glass is not permitted in any location. Techniques A. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof. 2. The height of parapet walls may vary depending upon the need to screen mechanical equipment. 3. Building height to the ridge may vary depending on the roof pitch. 4. Permitted uses are indicated above, and are further controlled by zoning district standards.	

ARTICLE 4 BUILDING AND LOT TYPES	
Building Type / Apartment Building	
Permitted Height and Uses	Architectural Standards
	Principles A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials. B. The front elevations facing the street, and the overall massing shall conform to the scale and the pedestrian environment. C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration. D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings. E. Porches should form a predominant motif of house designs, and be attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building. F. Front loaded garages, if provided, shall meet the standards of Section 8.1.6. G. At a minimum, the Americans with Disabilities Act standards for accessibility shall be followed. Configurations A. Main roof on residential buildings shall be symmetrical gables or hips with a pitch of between 4:12 and 12:12. Mansard (shed) roofs are allowed only if they are attached to the wall of the main building. No mansard shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building. B. Balconies should generally be simply supported by posts and beams. The support of balconies shall be assisted by visible brackets. C. The wall materials may be combined horizontally on one facade. The "heavier" material should be below. D. Exterior chimneys should be finished in brick or stucco. Techniques A. Overhanging eaves may fasciate rafters. B. Flush eaves should be finished by profiled molding or gutters.
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof. 2. The height of parapet walls may vary depending upon the need to screen mechanical equipment. 3. Building height to the ridge may vary depending on the roof pitch. 4. Permitted uses are indicated above.	



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Charlotte, North Carolina 28202
p+704.376.1555/f+704.376.7851
url+www.colejenestandstone.com

PALILLO HOLDINGS, LLC.

18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD
MIXED-USE
REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

DEVELOPMENT
NOTES

Project No.

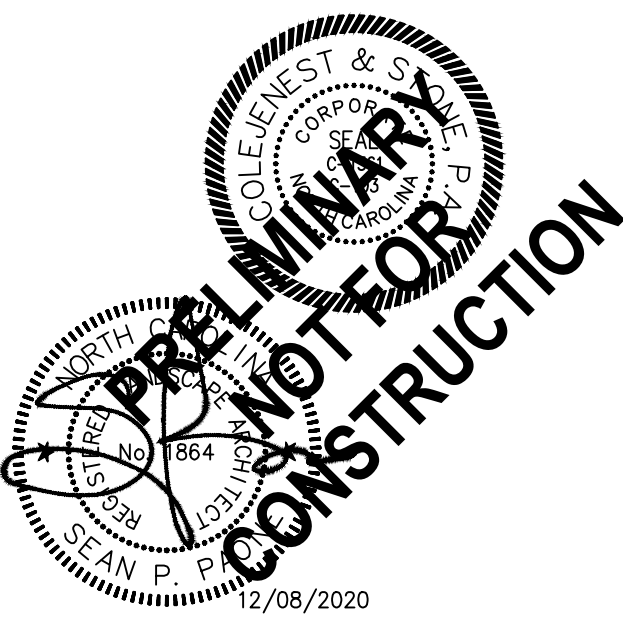
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Issued

09/01/2020

Revised

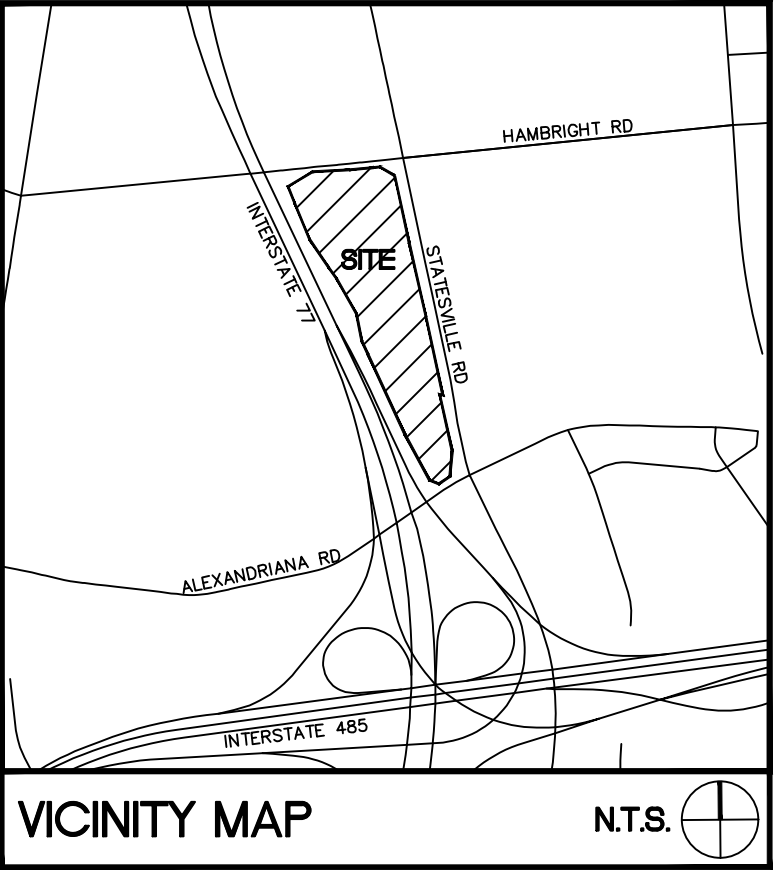
10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THRD ROUND COMMENTS



SP-201

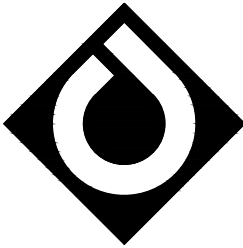
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STATESVILLE ROAD, SUITE A, CORNELIUS, NC 28031,
(704) 785-5134

LEGEND	
SYMBOL	
	CB(CD) REZONING: 15.8 ACRES
	HC(CD) REZONING: 2.24 ACRES
	TOD-R(CD) REZONING: 19.67 ACRES



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**PALILLO
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**STATESVILLE ROAD
MIXED-USE
REZONING**

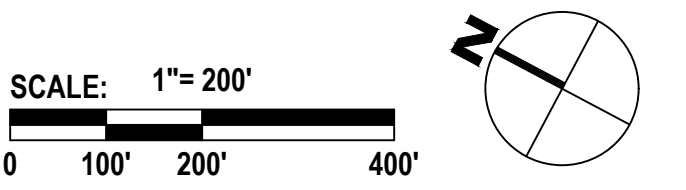
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ZONING MAP

Project No.
4578

Issued
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Revised
10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THIRD ROUND COMMENTS



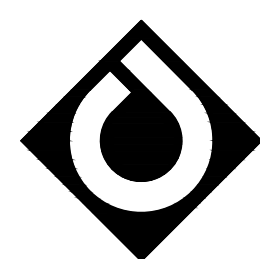
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**STATESVILLE ROAD
MIXED-USE
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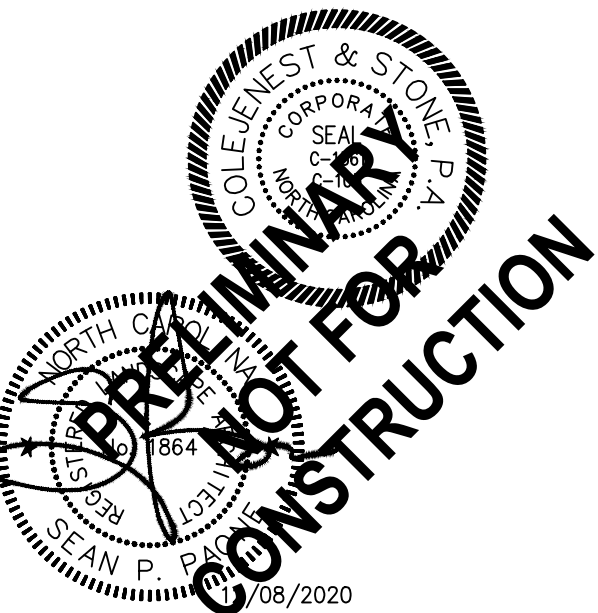
**ADJACENT
PARCEL MAP**

Project No.
4578

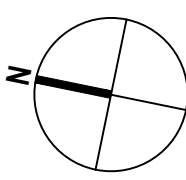
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10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS



SCALE: 1"= 200'
0 100' 200' 400'

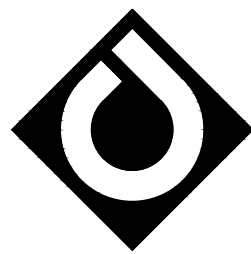


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Parcel #	Parcel ID	Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Address 1	Mailing Address 2	City	State	Zipcode
1	01706209	JAMES	STEVEN L	JAMES	PAMELA H	13801 SIMS RD		HUNTERSVILLE	NC	28078
2	01721206	HOPKINS	JAMES M	HOPKINS	BARBARA H	15045 BEATTIES FORD RD		HUNTERSVILLE	NC	28078
3	01704228	WISCH	CYNTHIA A			11313 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
4	01704401	RE CLT LLC		C/O TROUTMAN SANDERS LLP		11047 LEADBETTER RD		ASHLAND	VA	23005
5	01704402	RE CLT LLC		C/O TROUTMAN SANDERS LLP		11047 LEADBETTER RD		ASHLAND	VA	23005
6	01704211	N C STATE PRISON				PO BOX 605		HUNTERSVILLE	NC	28078
7	01704407	FR VAUGHN PROPERTIES LLC				3421 PROVIDENCE MANOR RD		CHARLOTTE	NC	28270
8	01705105	BLUEGREEN CAPITAL PARTNERS II LLC				PO BOX 352		CONCORD	NC	28025
9	01704409	RE CLT LLC		C/O TROUTMAN SANDERS LLP		11047 LEADBETTER RD		ASHLAND	VA	23005
10	01706203	BBI PROPERTIES LLC		C/O LEWIS & CONE PLLC		PO BOX 59		MOORESVILLE	NC	28115
11	01704404	MCKENZIE	JERRY L	MARTHA G ROBERTS (B/W)		PO BOX 2784		HUNTERSVILLE	NC	28070
12	02506206	RWG-II INVESTMENTS, INC.		ENTREPRENEUR INVESTMENTS, INC.		10015 TWIN LAKES PARKWAY		CHARLOTTE	NC	28269
13	01704208	ALEXANDER	GEORGE L			PO BOX 1145		HUNTERSVILLE	NC	28078
14	01704403	PALILLO HOLDINGS LLC				17532 SAILVIEW DR		CORNELIUS	NC	28031
15	01705106	11711 ALEXANDRIANA LAND LLC				605 LEXINGTON AVE		CHARLOTTE	NC	28203
16	01705119	DBI (USA) INC				11725 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
17	01704406	KERLEY	JACK M			7033 SCHRONCE RD		IRON STATION	NC	28080
18	01721110	CRUZ	AARON			11229 HAMBRIGHT RD		HUNTERSVILLE	NC	28078
19	01704207	ALEXANDER	GEORGE W JR	JOYCE DOUGLAS		13011 BEATTIES FORD RD		HUNTERSVILLE	NC	28078
20	01704220	WISCH	CYNTHIA A			11313 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
21	01706204	HAMBRIGHT ANIMAL HOSPITAL HOLDINGS LLC				11725 HAMBRIGHT RD		HUNTERSVILLE	NC	28078
22	01706208	PHILLIPS DEVELOPMENT GROUP LLC				265 INDIAN TRAIL		MOORESVILLE	NC	28117
23	01704226	MCGRADY	DONOVAN III	MCGRADY	CARRIE W	11311 ALEXANDERANA RD		HUNTERSVILLE	NC	28078
24	01705101	PHARR	A KELLY	SPECKMAN	WENDY C	207 ASHBY DR		DAVIDSON	NC	28036
25	01721109	BENJAMIN	JOHN W	BENJAMIN	ELAINE S	11205 HAMBRIGHT RD		HUNTERSVILLE	NC	28078
26	01721205	BROWN TRUCK & TRAILER MFG CO				PO BOX 32214		CHARLOTTE	NC	28232
27	01705104	BLUEGREEN CAPITAL PARTNERS I LLC				PO BOX 352		CONCORD	NC	28025
28	01721209	HUNTERSVILLE HUNTER LLC				484 BEATEN PATH RD.		MOORESVILLE	NC	28117
29	01721212	CFI PROPERTIES LLC		PATRICK HIGHWAY 49 LLC		267 HEMPSTEAD PLACE		CHARLOTTE	NC	28207
30	01721108	VR PROPERTY DEVELOPMENT LLC				3101 VALENTINE LN		CHARLOTTE	NC	28270
31	01721207	HOPKINS	JAMES M SR	HOPKINS	BARBARA HAGLER	15045 BEATTIES FORD RD		HUNTERSVILLE	NC	28078
32	01705112	CHARLOTTE MECKLENBURG BOARD OF	EDUCATION THE			600 E 4TH ST	FIFTH FL	CHARLOTTE	NC	28202
33	01721213	NORTH MECK SELF STORAGE LLC				PO BOX 1659		CORNELIUS	NC	28031
34	01704209	MENGES	PATRICIA A			13307 BINNAWAY RD		HUNTERSVILLE	NC	28078
35	01704210	WHITE	SUSAN ALEXANDER			3116 WOODGREEN DR		RALEIGH	NC	27607



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STATESVILLE ROAD MIXED-USE REZONING

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HUNTERSVILLE, NC 28078

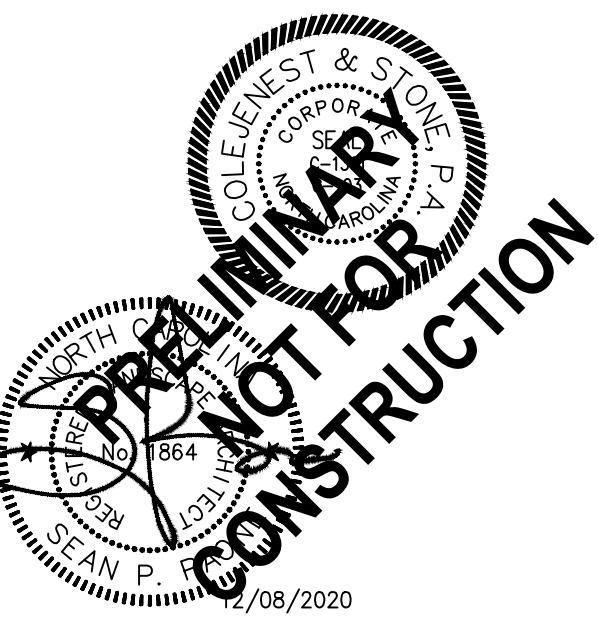
ADJACENT PARCEL INFO.

Project No.
4578

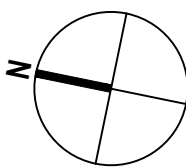
Issued
09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THIRD ROUND COMMENTS



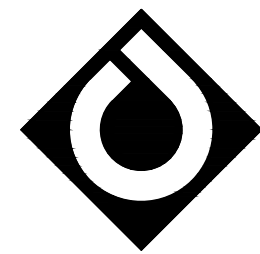
SCALE: 1"= 150'
0 75 150 300



SP-401

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**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

**PALILLO
HOLDINGS, LLC.**

18611 STARCREEK DR.
CORNELIUS, NC 28031

**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

**EMERGENCY
VEHICLE
ACCESS**

Project No.

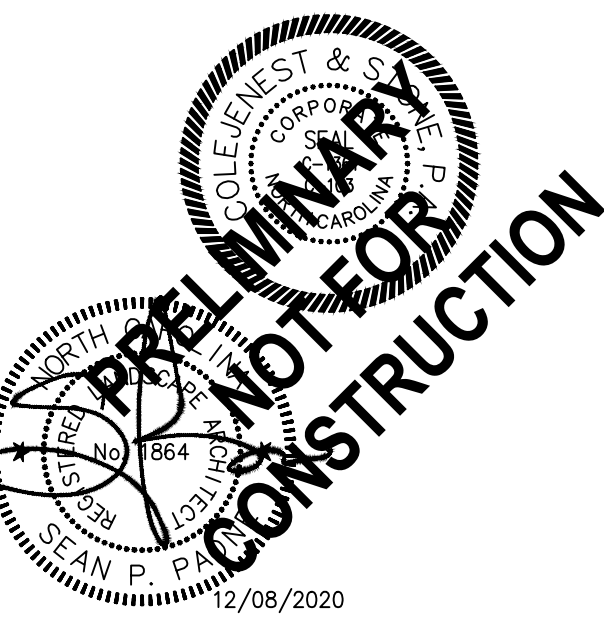
4578

Issued

09/01/2020

Revised

10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS

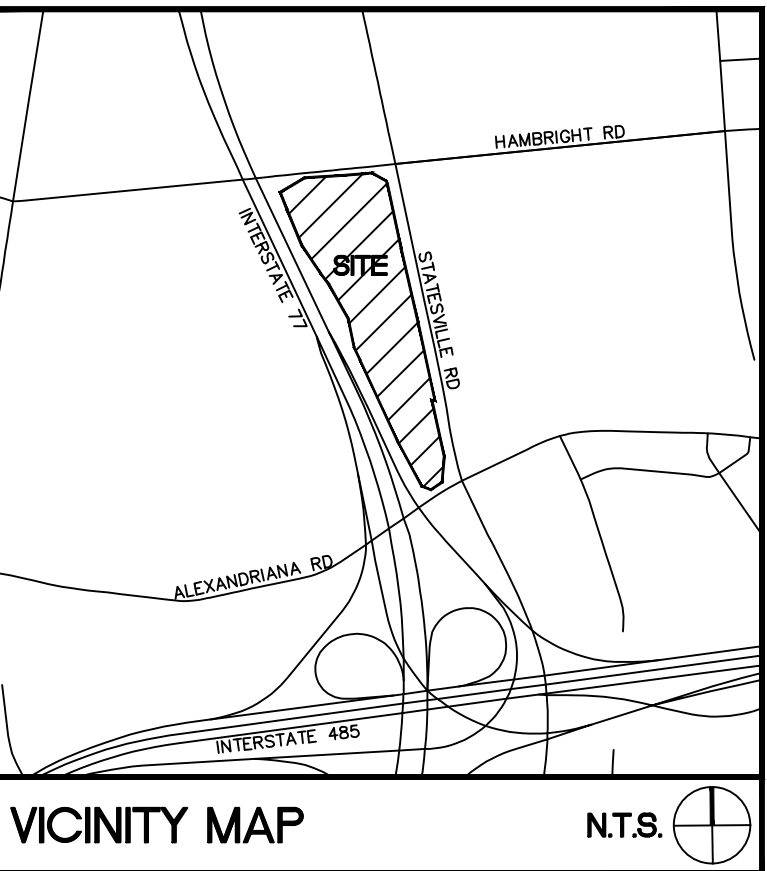


SCALE: 1"= 100'
0 50' 100' 200'

SP-500

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SURVEY DISCLAIMER

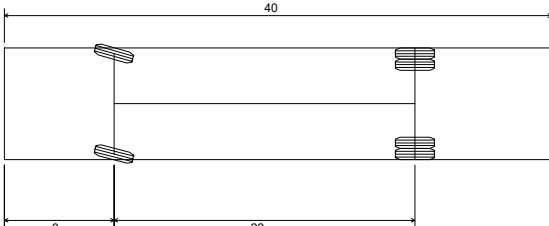
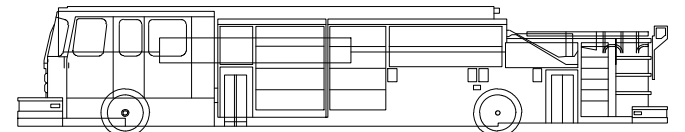
SURVEY ISSUE DATE: SEPTEMBER 13, 2017. PROVIDED BY PROFESSIONAL PROPERTY SURVEYORS, INC. 18335 OLD STATESVILLE ROAD, SUITE A, CORNELIUS, NC 28031, (704) 785-5134

LEGEND

SYMBOL



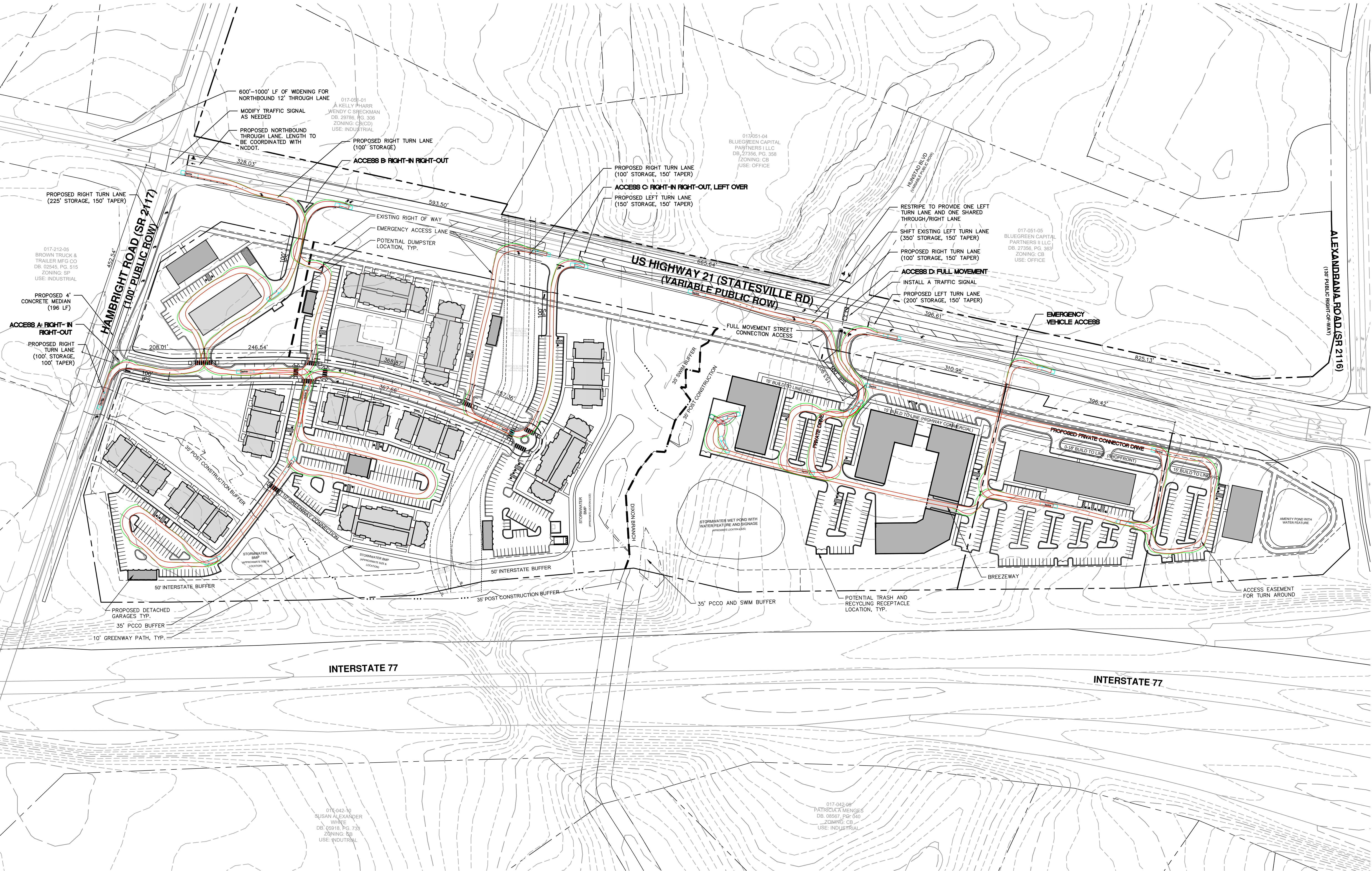
BUILDING ENVELOPE



B-40 Ladder Truck	40.000'
Overall Length	8.127'
Overall Width	7.745'
Overall Body Height	
Min Body Ground Clearance	0.656'
Track Width	8.107'
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTE:

- FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
- ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.





N.T.S.



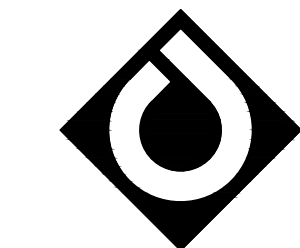
N.T.S.



N.T.S.



N.T.S.



ColeJenest & Stone

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Realizing the Possibilities

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- Urban Design

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HOLDINGS, LLC.**

18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

LANDSCAPE PLAN

Project No

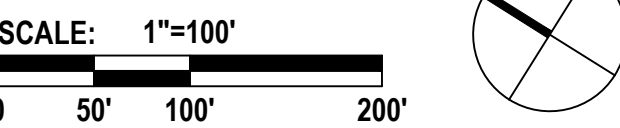
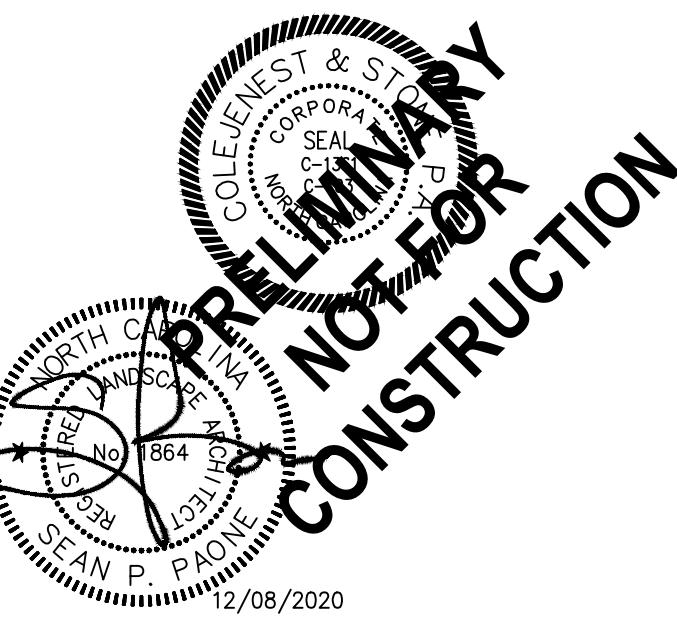
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ssued

19/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THIRD ROUND COMMENTS



SP-600

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ColeJenest & Stone, P.A. 2020©



NOTES:

- THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON SEPTEMBER 13th, 2017.
- NORTH BASED ON NC NAD 83/NSRS 2011.
- THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- APPARENT SOURCE OF TITLE: DB 10740, PG. 709.
- UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710453900K; EFFECTIVE DATE: 09/02/2015.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS"; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
- SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
- THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- VERTICAL DATUM BASED ON NAVD 88. CONTOURS ARE AT 1' INTERVALS.
- NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83(NSRS 2011) DATUM.

LEGEND

- PROPERTY CORNER FOUND
#4 REBAR SET
COMPUTED POINT
CONC. MONUMENT FOUND
UTILITY POLE
SEWER MANHOLE
STORM DRAIN MANHOLE
DROP INLET (DI)
BENCHMARK (TBM)
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
CONTROLLED ACCESS
RIGHT OF WAY
PIPELINE MARKER
UNDERGROUND GAS PIPELINE
TREE LINE
RIGHT OF WAY LINE
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
FENCE LINE
OVERHEAD UTILITIES
SANITARY SEWER PIPE
POST CONSTRUCTION CONTROL ORDINANCE (PCCO)
SURFACE WATER IMPROVEMENT & MANAGEMENT (SWIM)

TOPOGRAPHIC SURVEY OF PID#:017-044-03

PROPERTY OF -
ALEXANDER PROPERTIES, LLC
11209 STATESVILLE ROAD
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN DEED BOOK 10740, PAGE 709
LESS AND EXCEPT 1.77 ACRES AS RECORDED IN DEED BOOK 23580, PAGE 102;
AND INCLUDING REMENANT PARCEL BEING A PORTION FROM DEED BOOK
1658, PAGE 255 AS DESCRIBED IN DEED BOOK 7769, PAGE 483
TAX PARCEL: 017-044-03
SURVEY DATE: SEPTEMBER 13, 2017 PLAT DATE: OCTOBER 4, 2017

**Professional
Property
Surveyors, Inc.**
Firm License#C-3666

18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

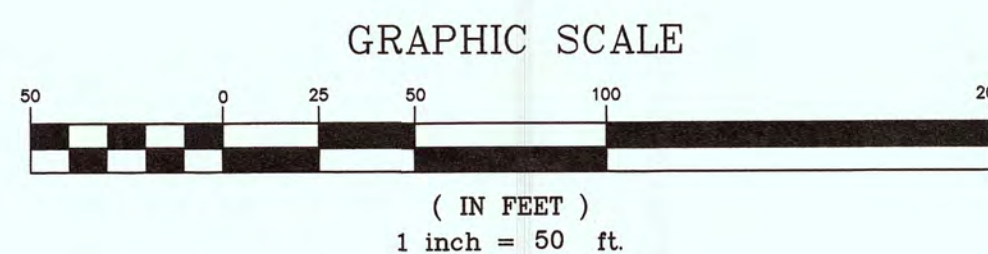
I, BRIAN K. EVERSOLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 4th DAY OF October, 2017.

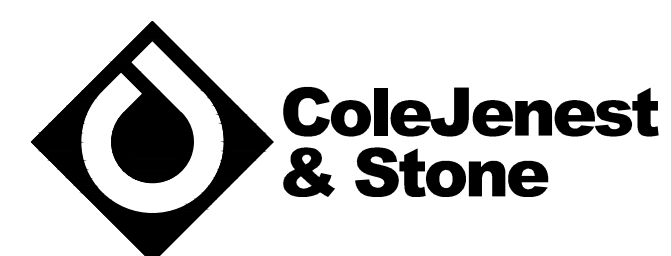
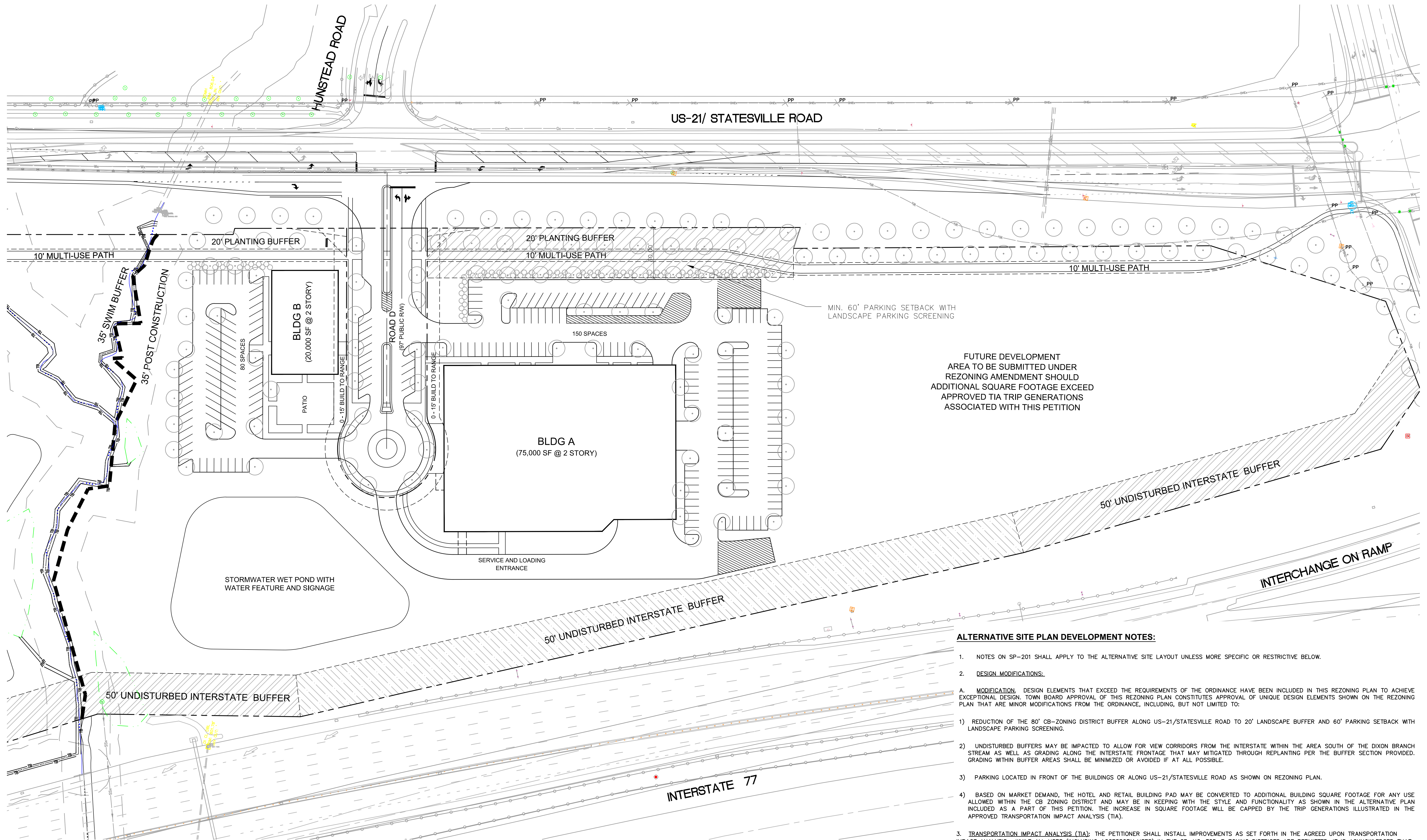
Brian K. Eversole
BRIAN K. EVERSOLE, N.C. PLS-4674



R/W MONUMENT



#5 BENT-REBAR



R20-04 - STATESVILLE ROAD MXU - SOUTHERN TRACT

LAKE LAC, LLC

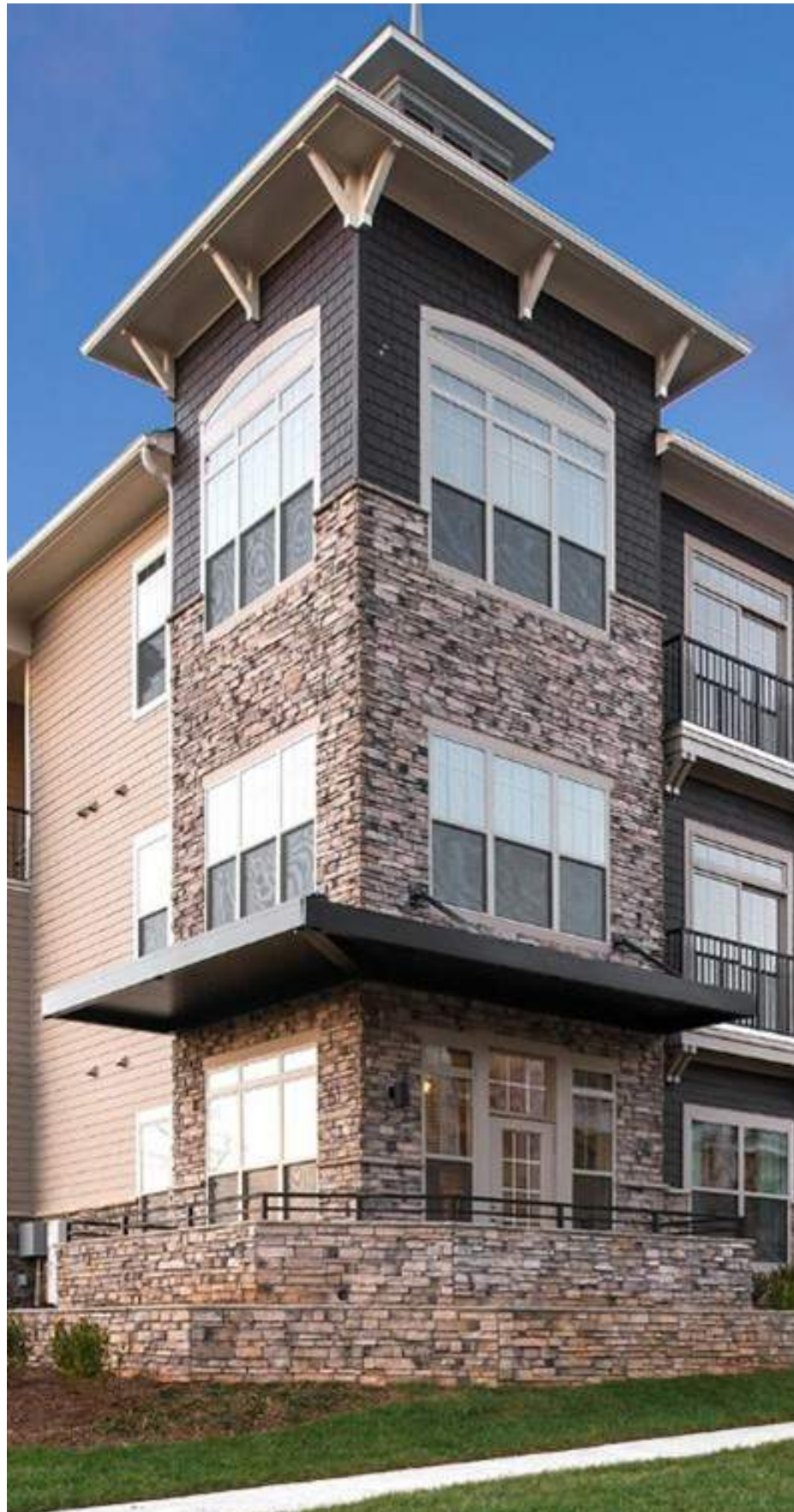
EXHIBIT - ALTERNATIVE SITE PLAN

Project No. 4578 Issued 01.14.20





MULTIFAMILY - ARCHITECTURAL ARTICULATION UTILIZING BALCONIES, COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON), MATERIAL COLORS AND TONES, AND HORIZONTAL/VERTICAL BREAKLINES



MULTIFAMILY - CLEARLY DEFINED ENTRY, CORNER ARTICULATION
PEDESTRIAN VILLAGE SCALE



MULTIFAMILY - COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON) AND HORIZONTAL/VERTICAL BREAKLINES



CLUBHOUSE - SOUTHERN FARMHOUSE MODERN FEELING
ARCHITECTURAL GUIDELINES

- Buildings shall be suburban in scale/massing and use more rural/farmhouse vernacular (i.e. painted fiber cement lap siding, painted board and batten siding, wood balconies and in part, masonry).
- Building frontage along public streets and open space will be pedestrian oriented on the first floor.
- Building texture and detailing shall speak to the pedestrian experience of traditional town/village architecture with the use of any masonry.
- Buildings shall have articulations in the overall massing that shall break down the building scale thru the use of offsets and varying materials such as brick, fiber cement panels and siding.
- Building entry points will be highlighted thru the use of offsets, awnings, and prominent detailing.
- Roofs will be of architectural composite shingles with roof accents at points of interest or importance.
- Final building architectural elevations to be submitted during the permitting process to The Town of Huntersville for review and approval.



CLUBHOUSE - 2 STORY PORCH / FORMAL RELATIONSHIP TO POOL AND COURTYARD



POOL PAVILION

Images above do not represent final building
Massing, Architectural Style or Materiality.



COMMERCIAL - RESTAURANT USES WITH DRIVE-THRU WINDOWS AND LANES LOCATED AT THE REAR OF THE BUILDING

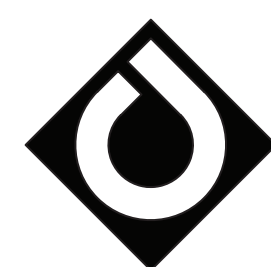


COMMERCIAL - RESTAURANT USES WITH DRIVE-THRU WINDOW AND LANES LOCATED AT THE REAR OF THE BUILDING



COMMERCIAL - CONVENIENCE RETAIL WITH FUEL CANOPY LOCATED TO THE REAR OF THE BUILDING WITH THE BUILDING PROVIDING A SENSE OF ARRIVAL ALONG THE PUBLIC STREET WITH A PEDESTRIAN PLAZA AREA

NOTE: ALL BUILDINGS WILL CONFORM TO THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ARTICLE 4.



**ColeJenest
& Stone**

STATESVILLE ROAD MIXED-USE REZONING
04578.01 | 12.08.20 | PALILLO HOLDINGS, LLC

COMMERCIAL BUILDINGS - PRECEDENTS
NTS



HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES



HOTEL AMENITIES - RESTAURANT, LOUNGE/ BAR AREA

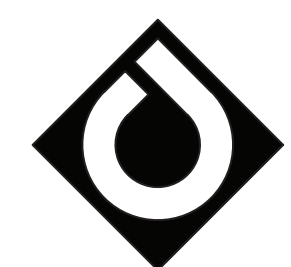


HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES



HOTEL AMENITIES - CONFERENCE AND MEETING ROOM FACILITIES

NOTE: ALL BUILDINGS WILL CONFORM TO THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ARTICLE 4.





•Integrated linear LED fixtures as accents / features



•Creation of visual layers with translucent perforated metal or mesh screening / shading devices which can be illuminated at night



•Articulation using varying opening sizes, patterns, recesses and projections



•Features use of offsets, canopies, overhangs, illumination and prominent detailing, recesses.



•Clear entry points will be highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing. Pedestrian scale at first floor level. Articulation using varying opening sizes, patterns, recesses and projections



•Creation of visual layers with translucent perforated metal or mesh screening / shading devices which can be illuminated at night



•Building frontage along public streets and open space will be pedestrian oriented on the first floor.



•Perforated metal or mesh screening can be illuminated at night



•Clear entry points will be highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing. Articulation using varying opening sizes, materials, patterns, recesses and projections



•Buildings shall have articulations in the overall massing that shall break down the building scale through use of offsets, recesses and varying materials



•Building frontage along public streets and open space will be pedestrian oriented on the first floor.

ARCHITECTURAL GUIDELINES-INDUSTRIAL/FLEX/COMMERCIAL

- Buildings shall be appropriate in scale/massing to the proposed use and will express a modern, contemporary vernacular utilizing exterior skin materials and textures including but not limited to: Concrete tilt-up walls with textured paint coatings, aluminum storefront glazing, aluminum composite material (ACM), ceramic tile accents, perforated metal screen accents, wood or composite wood soffits, canopies, overhangs and cantilevered elements, shading and trellis elements, linear LED accent fixtures, outdoor patio spaces,
- Building frontage along public streets and open space will be pedestrian oriented on the first floor.
- Building forms, textures and detailing shall speak to the pedestrian experience expressed in classic modern architectural form language.
- Buildings shall have articulations in the overall massing that shall break down the building scale through use of offsets and varying materials as listed above.
- Building entry points will be highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing.
- Roofing will be primarily low slope membrane roofing with sufficient parapet heights to fully conceal rooftop mechanical equipment.
- Final building architectural elevations to be submitted during the building permitting process to The Town of Huntersville for review and approval.



OFFICE / COMMERCIAL-Buildings will express a modern, contemporary vernacular utilizing varying exterior skin materials and textures, articulations in the overall massing that shall break down the building scale through use of offsets.



OFFICE / COMMERCIAL-Building forms, textures and detailing shall be expressed through the use of classic modern form language and varying patterns.



OFFICE / COMMERCIAL - Building frontage along public streets and open space will be pedestrian oriented on the first floor.



OFFICE / COMMERCIAL - Building entry points clearly highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing.

ARCHITECTURAL GUIDELINES-OFFICE / COMMERCIAL

- Buildings shall be appropriate in scale/massing to suburban office/commercial and will express a modern, contemporary vernacular utilizing exterior skin materials and textures including but not limited to: Masonry, concrete tilt-up walls with textured paint coatings, aluminum storefront glazing, aluminum composite material (ACM), ceramic tile accents, perforated metal screen accents, wood or composite wood soffits, canopies, overhangs and cantilevered elements, shading and trellis elements, linear LED accent fixtures, outdoor patio spaces,
- Building frontage along public streets and open space will be pedestrian oriented on the first floor.
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December 1, 2020

Palillo Holdings, LLC
17532 Sailview Dr
Cornelius, NC 28031

Re: Adequate Public Facilities (APF) Application – Statesville Rd Mixed Use (File #2020-07)

To Whom It May Concern:

The Town has completed its review of the above referenced APF Application and deemed it to be complete, per Article 13.6.3 of the Zoning Ordinance. Based upon your request for an allocation of capital facilities for the above-referenced development proposal, consisting of 52,500 sf Flex Office, 12,000 sf Commercial, 120 Unit Hotel, 300 Unit Multi-family homes. I am issuing a "Determination of Adequacy (DOA)" for the following public facilities:

- Fire Vehicles
- Fire Facilities
- Police Facilities
- Police Vehicles

Please be advised that this DOA is valid for one (1) year, or until December 1, 2021, by which date this development proposal must have achieved vesting, per Section 2.2 of the Zoning Ordinance.

Please feel free to contact me with any questions @ brichards@huntersville.org or by phone: (704) 766-2218.

Sincerely,

A handwritten signature in black ink that reads "Brian Richards".

Brian Richards
Assistant Planning Director

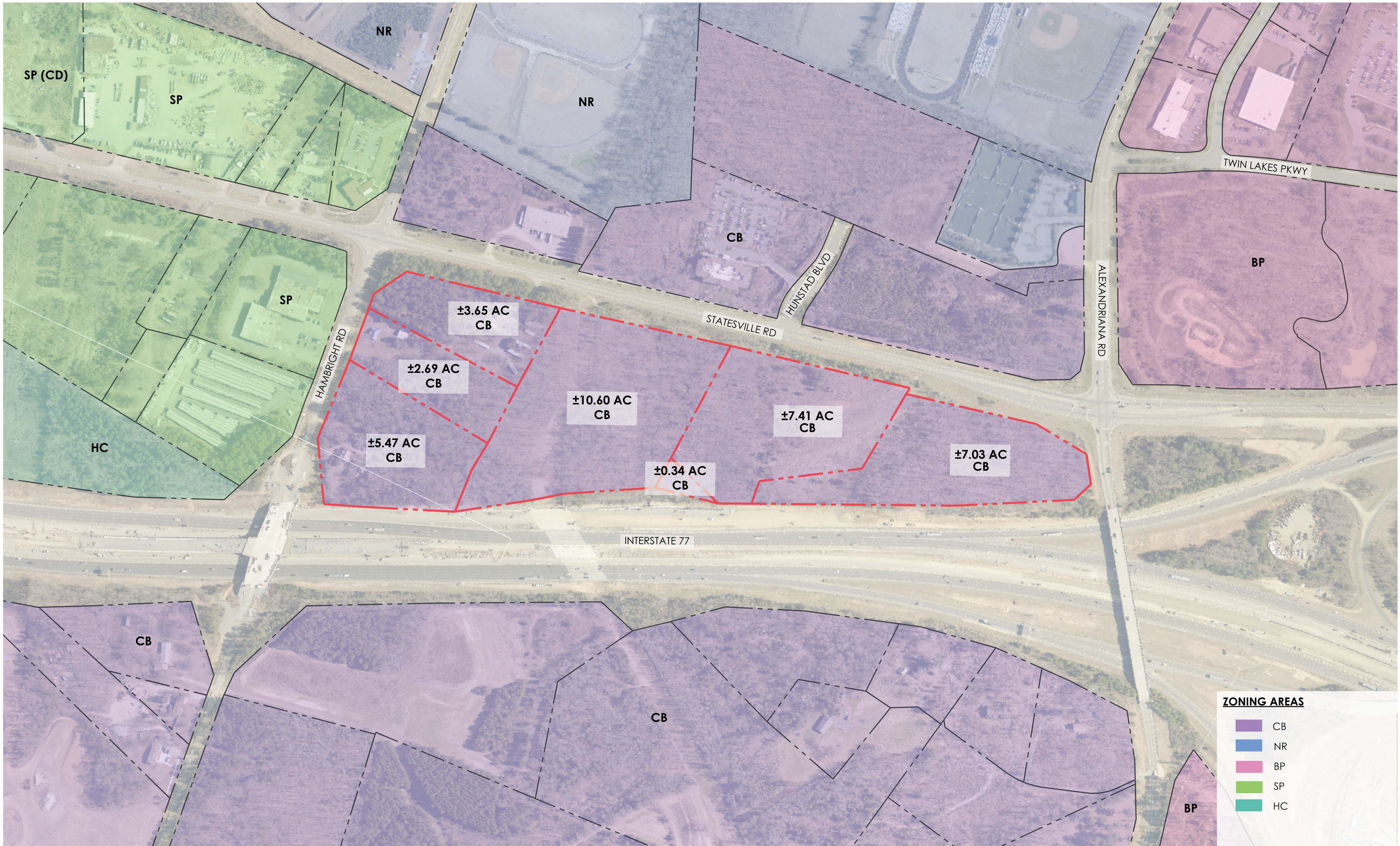
Cc: Jack Simoneau, AICP, Planning Director
Anthony Roberts, Town Manager
Emily Sloop, Town Attorney

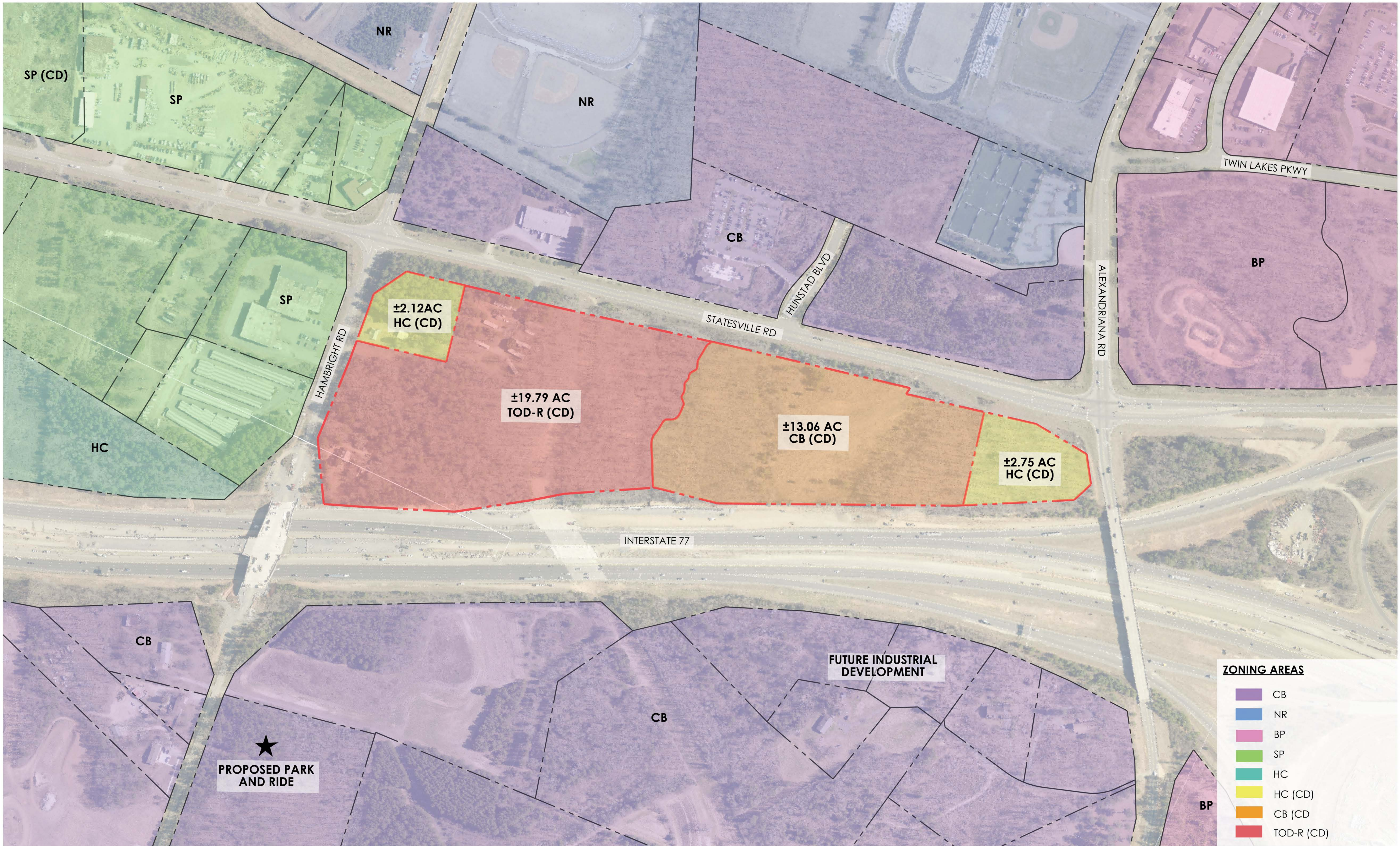


STATESVILLE ROAD MIXED-USE REZONING R20-04

COMMUNITY MEETING - OCT 29, 2020
HUNTERSVILLE, NC







ZONING AREAS

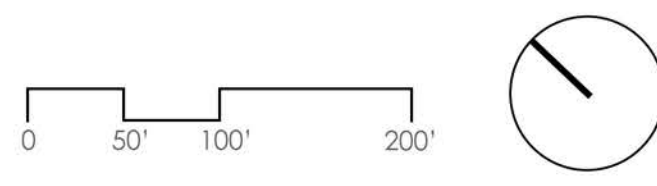
- CB
- NR
- BP
- SP
- HC
- HC (CD)
- CB (CD)
- TOD-R (CD)





SITE SUMMARY

JURISDICTION:	TOWN OF HUNTERSVILLE
PARCEL IDs:	01704401, 01704402, 01704403, 01704406, 01704407, 01704409
PROPOSED USE:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING:	CB
PROPOSED ZONING:	CB (CD), HC (CD), TOD-R (CD)
SITE ACREAGE:	37.19 AC±
CB (CD) SUMMARY	
- TOTAL COMMERCIAL SF:	52,445 SF ±
- HOTEL:	120 ROOMS MAX WITH 7,000 SF OF ANCILLARY SPACE (60,000 SF)
TOD-R (CD) SUMMARY	
- MULTI-FAMILY UNIT:	300 UNITS
HC (CD) SUMMARY	
- TOTAL COMMERCIAL:	10,000 SF ±





SITE SUMMARY

PARKING REQUIREMENTS:

TOD-R (CD) SUMMARY

- MULTI-FAMILY UNIT: 300 UNITS
- TOTAL PARKING REQUIRED: 450 SPACES (1.5/UNIT) (1 SPACE PER UNIT MIN. 2 SPACE PER UNIT MAX)
- TOTAL PARKING PROVIDED: 490 SPACES (1.64/UNIT)

HC (CD) SUMMARY

- TOTAL COMMERCIAL: 10,000 SF ±
- TOTAL PARKING REQUIRED: 40 SPACES (1 SPACE PER 500 SF)
- TOTAL PARKING PROVIDED: 55 SPACES



SITE SUMMARY

PARKING REQUIREMENTS:

CB (CD) SUMMARY

- TOTAL COMMERCIAL SF: 52,445 SF ±
- TOTAL PARKING REQUIRED: 105 SPACES (1 PER 500 SF)
- TOTAL PARKING PROVIDED: 167 SPACES
- HOTEL: 120 ROOMS MAX WITH 7,000 SF OF ANCILLARY SPACE (60,000 SF)
- TOTAL PARKING REQUIRED: 134 SPACES (1 PER ROOM + 1 PER 500 SF ANCILLARY USE)
- TOTAL PARKING PROVIDED: 141 SPACES

*RETAIL SQUARE FOOTAGE CANNOT EXCEED 10% OF TOTAL COMMERCIAL FOOTAGE IN CORPORATE BUSINESS DISTRICT

HC (CD) SUMMARY

- TOTAL COMMERCIAL: 10,000 SF ±
- TOTAL PARKING REQUIRED: 40 SPACES (1 SPACE PER 500 SF)
- TOTAL PARKING PROVIDED: 55 SPACES

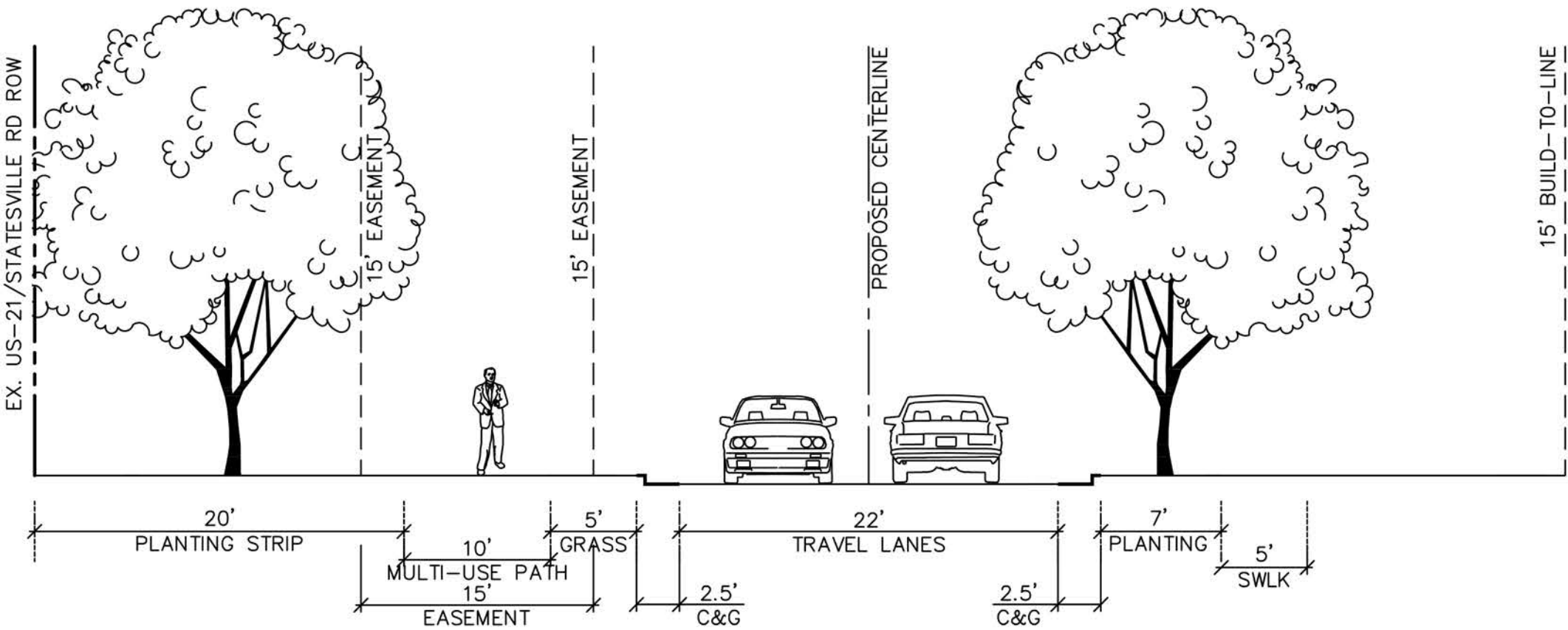




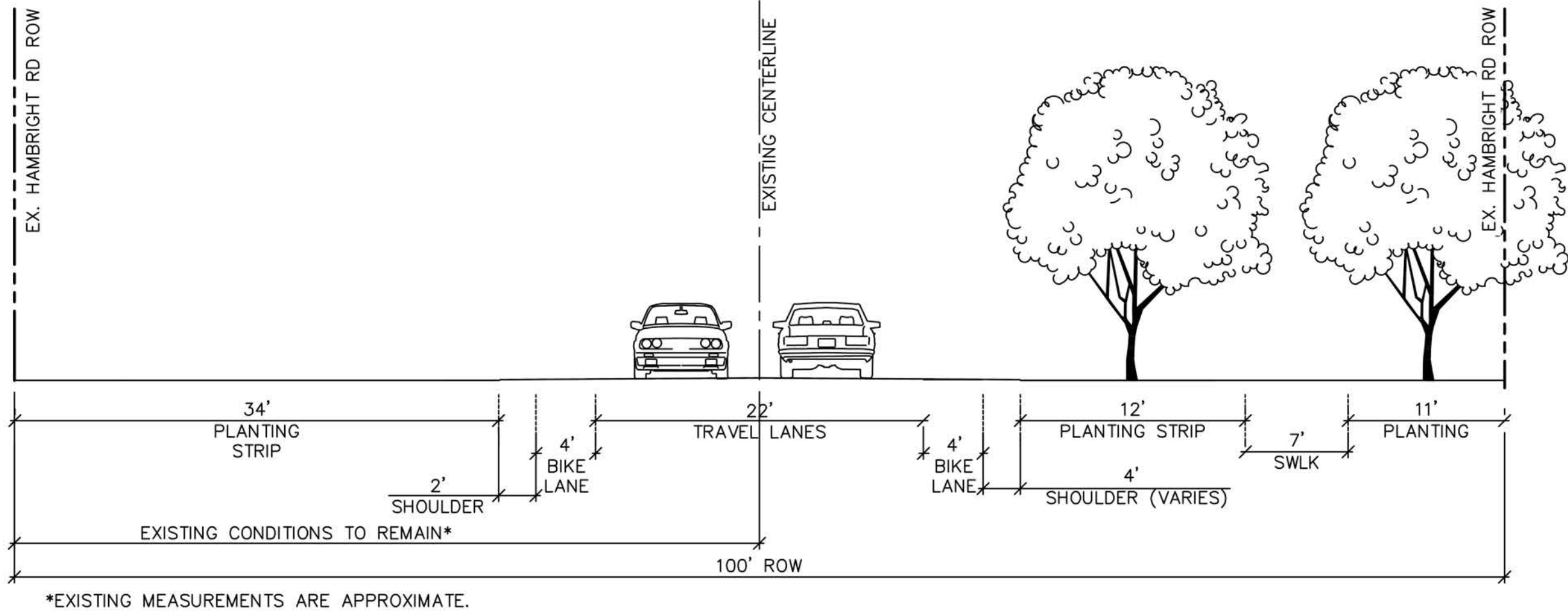
LEGEND

-  FULL MOVEMENT INTERSECTION
-  RIGHT-IN, RIGHT-OUT INTERSECTION
-  BIKE LANE
-  GREENWAY/MULTI-PURPOSE PATH
-  SIDEWALK

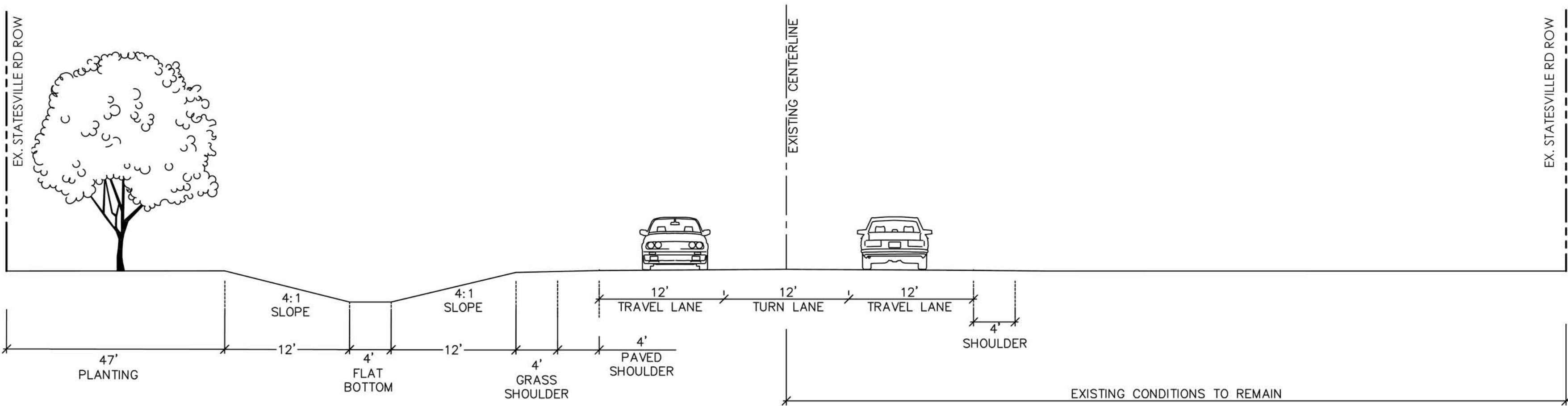
PROPOSED PRIVATE CONNECTOR DRIVE



HAMBRIGHT ROAD (100' PUBLIC ROW)



U.S. HIGHWAY 21 STATESVILLE ROAD (150' PUBLIC ROW)

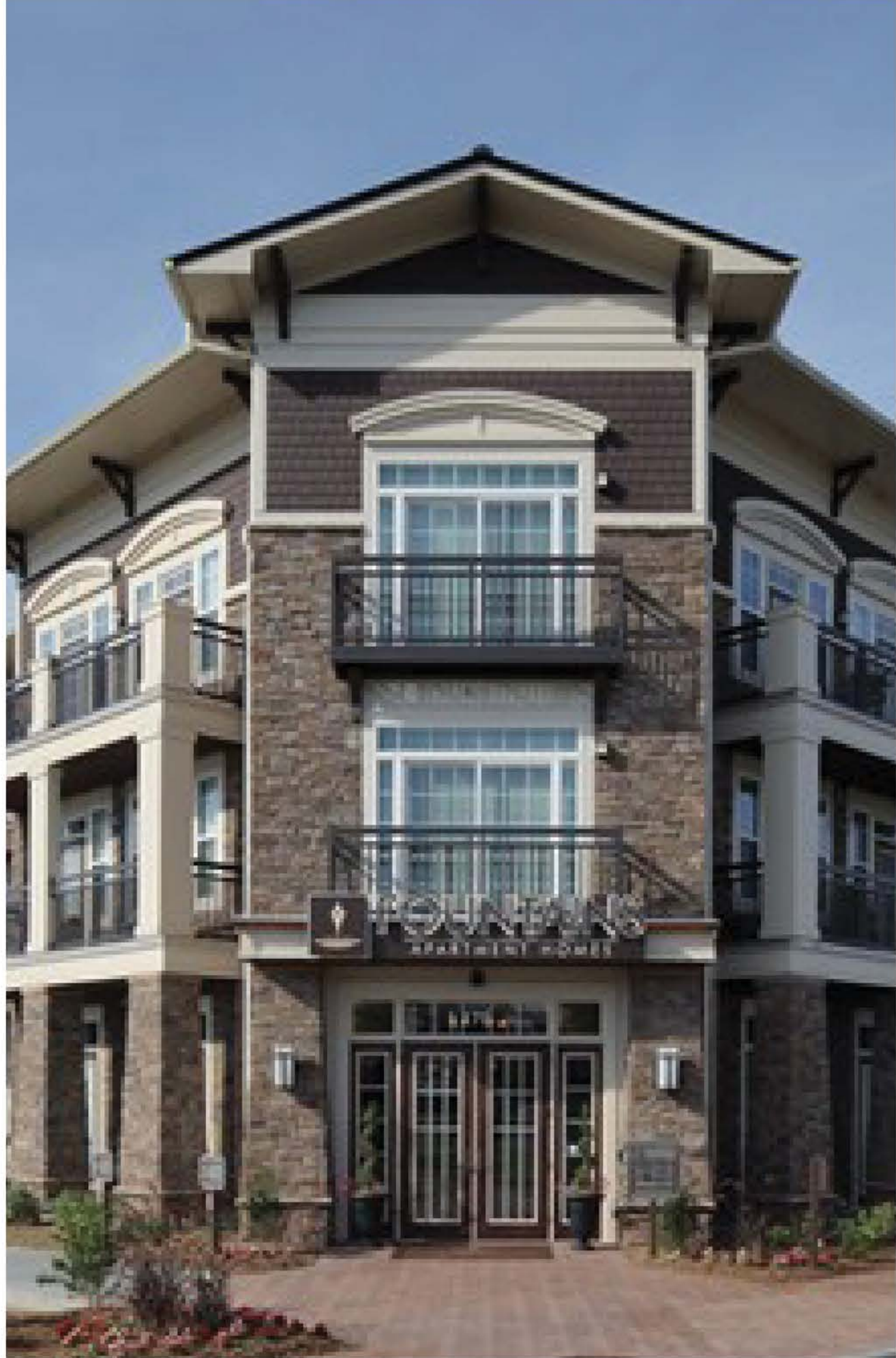




MULTI-FAMILY - ARCHITECTURAL ARTICULATION UTILIZING BALCONIES, COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON), MATERIAL COLORS AND TONES, AND HORIZONTAL/VERTICAL BREAKLINES



MULTIFAMILY - CLEARLY DEFINED ENTRY, CORNER ARTICULATION PEDESTRIAN VILLAGE SCALE



MULTIFAMILY - COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON) AND HORIZONTAL/VERTICAL BREAKLINES



CLUBHOUSE - SOUTHERN FARMHOUSE MODERN FEELING



CLUBHOUSE - 2 STORY PORCH / FORMAL RELATIONSHIP TO POOL AND COURTYARD



POOL PAVILION



COMMERCIAL - RESTAURANT USES WITH DRIVE-THRU WINDOWS AND LANES LOCATED AT THE REAR OF THE BUILDING



COMMERCIAL - RESTAURANT USES WITH DRIVE-THRU WINDOW AND LANES LOCATED AT THE REAR OF THE BUILDING



COMMERCIAL - CONVENIENCE RETAIL WITH FUEL CANOPY LOCATED TO THE REAR OF THE BUILDING WITH THE BUILDING PROVIDING A SENSE OF ARRIVAL ALONG THE PUBLIC STREET WITH A PEDESTRIAN PLAZA AREA



COMMERCIAL - FLEX OFFICE



HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES



HOTEL AMENITIES - RESTAURANT, LOUNGE/ BAR AREA



HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES



HOTEL AMENITIES - CONFERENCE AND MEETING ROOM FACILITIES



Town of Huntersville: Statesville Road – Mixed Use

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 300 multi-family units; office, restaurant and hotel under CB (CD), HC (CD), and TOD-R (CD) zoning

CMS Planning Group: North

Average Student Yield per Unit: 0.1209

This development may add 36 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<i>Schools Affected</i>	<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>
BLYTHE ELEMENTARY	55	50	953	866	110%	16	112%
JM ALEXANDER MIDDLE	47.2	54	964	1103	87%	9	88%
NORTH MECKLENBURG HIGH	123.5	108	2151	1881	114%	11	115%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,028,000; calculated as follows:

Elementary School: **16** x \$34,000 = \$544,000

High School: **11** x \$44,000 = \$484,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.

LKN EDC Memo 12-17-2020

With so much uncertainty about office layouts moving forward post Covid 19, we are not seeing current demand for speculative office. Once companies are more certain of the office/work from home blend, suburban markets outside of “second tier” cities like Charlotte are expected to do well.

Industrial Activity has increased post-election and positive vaccine news. We are seeing strong interest in manufacturing, R&D, and e commerce fulfilment centers. The flex space planned on the southern end of the property would add more variety to the larger buildings (125k sq. ft. and up) that are in process in our area.

Ryan McDaniels CEcD

Executive Director

Lake Norman Economic Development

p: 704.659.6587

a: 8600 Sam Furr Rd. Suite 100, Huntersville, NC 28078

w: www.lnedc.com



**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: Lauren Speight, Planner 1

Date: February 15, 2021

Subject: Consider decision on Asbury Chapel Farmhouse Cluster, a request by Olde Poplar, LLC (Jesse Goodwin) to subdivide +/- 10.39 acres of land located on the west side of Asbury Chapel Road to create a 6 lot Farmhouse Cluster Development (Parcel #01935117). *(Lauren Speight)*

EXPLAIN REQUEST:

Consider decision on Asbury Chapel Farmhouse Cluster, a request by Olde Poplar, LLC (Jesse Goodwin) To subdivide +/- 10.39 acres of land located on the west side of Asbury Chapel Road to create a 6 lot Farmhouse Cluster Development. (Parcel #01935117)

ACTION RECOMMENDED:

Staff recommends approval of the project pending all outstanding comments are addressed to subdivide +/- 10.39 acres of land located on the west side of Asbury Chapel Road to create a 6 lot Farmhouse Cluster Development.

FINANCIAL IMPLICATIONS:

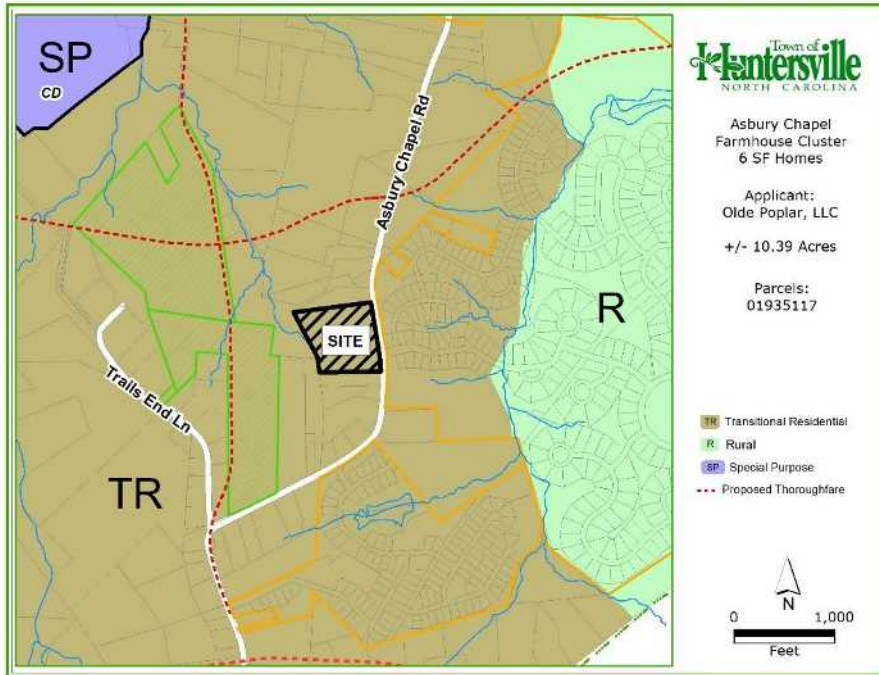
N/A

ATTACHMENTS:

1. Asbury Chapel Farmhouse Cluster 2.15
2. 220047_-_Asbury_Chapel_Farmhouse_Cluster

Asbury Chapel Farmhouse Cluster

PART 1: PROJECT SUMMARY



Applicant: Olde Poplar, LLC (Jesse Goodwin)

Designer: Henson Foley

Project Size: +/- 10.39 acres

Parcel Number: 01935117

Current Zoning: Transitional Residential (TR)

Current Land Use: Vacant

Proposed Land Use: 6 single family lot residential Farmhouse Cluster Development

The application is Attachment A.
The site plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION

- Proposal:** To subdivide +/- 10.39 acres of land located on the west side of Asbury Chapel Road to create a 6 lot Farmhouse Cluster Development. The Transitional Residential (TR) zoning district allows Farmhouse Cluster Developments up to six houses accessed by way of a shared private drive.
- Adjacent Properties:**
 - North:** Transitional Residential (TR) – Single-Family Residential
 - South:** Transitional Residential (TR) – Single-Family Residential
 - East:** Transitional Residential (TR) – Single-Family Residential, Olmsted
 - West:** Transitional Residential (TR) – Vacant
- The proposed subdivision has a lot size range of 1.04 acres to 4.08 acres. No minimum lot size or width is required as long as the project meets all other standards of the district.
- 35% of the existing tree canopy and 35% of the existing specimen trees are required to be saved. The developers intend to save 82.7% of the tree canopy and 100% of the specimen trees onsite.
- The applicant is proposing a total of 5.20 acres (50% of the site) to be preserved as open space.
- The applicants intend to develop the subdivision in two phases.
- This Farmhouse Cluster Development will be served by Charlotte Water.

PART 3: TRANSPORTATION HIGHLIGHTS

Traffic Impact Analysis (TIA); No TIA is required for this project.

PART 4: PLANNING STAFF ANALYSIS

According to the Huntersville Zoning Ordinance, Farmhouse Cluster permits the subdivision of land for up to six houses accessed by way of a shared private drive. A Farmhouse Cluster is permitted if the project meets the following eleven (11) conditions.

- 1) Minimum project size and frontage on public road: 10 acres with a minimum of 30 feet of frontage on a public road either by fee simple ownership or by exclusive easement.

Staff Comment: The applicants are proposing a total acreage of 10.39 and +/- 699.28 feet of frontage on a public road. This condition is met.

- 2) There shall be no more than two farmhouse cluster developments permitted per tract as that tract existed on February 18, 2003.

Staff Comment: The site plan only indicates one farmhouse cluster development with six (6) lots. This condition is met.

- 3) Private drives shall be paved in accordance with the Town of Huntersville construction standards. The private street right-of-way or easement shall be sufficient width to accommodate drainage/water quality treatment associated with the private drive. Further, the recorded easement shall have at least 30' of frontage on a public street.

Staff Comment: There are notes on the site plan indicating the private drive will be paved in accordance with the Town of Huntersville construction standards and will be maintained by the property owner/HOA. This condition has been met.

- 4) An association of all property owners shall be established for maintenance of all commonly held spaces, if any. Where there are no commonly held spaces except for a shared driveway or private street, a legally binding shared driveway and/or private street use and maintenance agreement shall be filed at the Register of Deeds of Mecklenburg County. Furthermore, the shared driveway or private road shall be shown, along with all appropriate and necessary easements, on a recorded plat and a note shall be attached thereto stipulating the use and maintenance of the driveway and referencing the recorded agreement(s).

Staff Comment: The applicants have put a note on the site plan stating the above condition. The condition has been met.

- 5) The location of building sites shall be determined through a site analysis which identifies features listed in Article 7 to be preserved as open space;

Staff Comment: The applicants have indicated building areas on each of the six (6) lots which respect the preservation of open space and natural features. This condition has been met.

- 6) No minimum lot size or width is required, so long as the project meets all other standards of the district;

Staff Comment: The applicants are meeting all other standards of the district. This condition is met.

- 7) At least 50% of the tract shall be designated as open space. Open space preservation shall be irrevocable. A metes and bounds description of the space to be preserved and limits on use shall be recorded on the subdivision plat and on individual deeds when open space lands are not held entirely in common. Open space lands may be part of a deeded lot so long as it reflects an irrevocable conservation or open space easement requiring such portions of individual lots to remain and be used as open space as provided in this section.

Staff Comment: The applicants are proposing 50% open space. This condition has been met.

- 8) Permitted uses of open space lands to be preserved shall correspond generally to physical conditions at the time of subdivision approval. Restrictive covenants shall limit uses to the continuation of certain agricultural activities (pastureland, crop cultivation) or recreation uses that preserve the view from public streets of rural heritage features to be preserved. For example, fields or pasture land preserved as required open space may continue to support cultivation or grazing; however existing woodlands may not be clear-cut. In order to ensure septic tanks

are located on the most suitable soils, septic fields may be located in common open space provided a maintenance easement is established for access.

Staff Comment: A comment is added that the site plan includes this condition as a note.

- 9) The project shall maintain a generally rural appearance from public road(s).

Staff Comment: As the proposed development is not a major subdivision, the 80 ft opaque buffer detailed in Article 3.2.2, D, 2, h for properties within the Transitional Residential (TR) Zoning District is not required. However, development in the TR Zoning District must be compatible with surroundings and maintain a generally rural appearance from public roads per Article 3.2.2, e, 9 and Article 3.2.2, d, 4. Adjacent homes are approximately +/- 90 ft from Asbury Chapel Road and the existing major subdivision opposite of the proposed farmhouse cluster includes an opaque vegetated buffer along Asbury Chapel Road. A 60 foot buffer is included along Asbury Chapel Road as a condition to the plan approval. Staff included comments that the width of the buffer shall be a vegetated opaque buffer.

- 10) Where a farmhouse cluster would eliminate a planned street connection or a street connection indicated on a plan adopted by the Town of Huntsville or the Charlotte-Mecklenburg Thoroughfare Plan, and no alternate alignment can reasonably provide the connection, the design of the farmhouse cluster shall provide for said connection by the dedication of right-of-way for streets less than 70 feet in width and by the reservation of right-of-way for streets 70 feet or wider.

Staff Comment: N/A

- 11) A Farmhouse Cluster requires an approved **Farmhouse Cluster subdivision plan**, according to the requirements of the Huntersville Subdivision Ordinance including approval by the Town Board and shall meet all other requirements for review and approval, which may include preliminary plan approval prior to approval of a final plat.

Staff Comment: This site plan has met 9 of the 11 requirements for review and approval. The remaining two requirements have been addressed by Staff and shall be revised before the plan is stamped for approval.

PART 5: STAFF RECOMMENDATION

In considering Black Farms Road Farmhouse Cluster, staff finds:

- The application is complete.
- The site plan meets nine (9) of the eleven (11) conditions outlined in the Huntersville Zoning Ordinance as defined in Part 4 of this Staff Report.

Summary of findings:

1. The site plan includes a private drive that will be built to Huntersville construction standards and will be maintained by the property owner/HOA.
 2. This site plans only include one farmhouse cluster that will be in keeping with the rural district appearance.
 3. All tree save requirements have been met.
 4. Three minor revisions are required before Staff can stamp approval of this plan.
- Staff **recommends no action** of the project.
 - *Outstanding comments from the Planning Department and Huntersville Land Development.*
 - *Open Space – A note needs to be added indicating, “Permitted uses of open space lands to be preserved shall correspond generally to physical conditions at the time of subdivision approval. Restrictive covenants shall limit uses to the continuation of certain agricultural activities (pastureland, crop cultivation) or recreation uses that preserve the view from public streets of rural heritage features to be preserved.”*
 - *Compatibility with Surrounding Development – Vegetation in the 60 ft Buffer along Asbury Chapel Road is +/- 25 ft wide. The proposed vegetation includes small maturing trees and shrubs such that the buffer is not opaque. Development in the TR Zoning District must be*

compatible with surroundings and maintain a generally rural appearance from public roads per Article 3.2.2, e, 9 and Article 3.2.2, d, 4.

- *30 ft access to Parcel 01935123 – The most recent plan revision shows a 30 access to Parcel. Staff requests clarity that a note be added indicating this proposed development is not seeking to create a non-conforming lot to provide access to the public street for Parcel 01935123.*

PART 7: TOWN BOARD DECISION

Does the Plan comply with all applicable requirements?

PART 8: ATTACHMENTS/ENCLOSURES

Attachments

A – Application

B – Site Plan

Attachment A



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 10/09/2020

Name of Project Asbury Chapel Farmhouse Cluster Phase # (if subdivision) _____

Project Address 11901 Asbury Chapel Rd, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 01935117

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

Property Size (acres) 10.93 acres Street Frontage (feet) 10.93 acres

Current Land Use Single-Family Residential

Proposed Land Use(s) Single-Family Residential

Is the project within Huntersville's corporate limits?

Yes ☒ 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.

Development of a 6 lot, Farmhouse Cluster Subdivision. Phase 1 will include the development of the private road and cul-de-sac. Phase 2 will be the development of the individual lots by whomever purchases the lot. Grading and erosion plans will be included in this submittal however, the lot owner of the individual lots will be responsible for the grading and erosion of said lot.

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>.

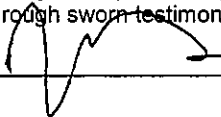
5. Outside Agency Information

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 Olde Poplar, LLC Phone 704-363-8377
☐ 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 

Title Manager Email jesse@carolina-home.com

Address of Applicant 123 Holbrook St. Huntersville NC 28078

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
HensonFoley Design	Jay Henson	704-875-1615	jay@hensonfoley.com
Design Firm	Name of Contact	Phone	Email

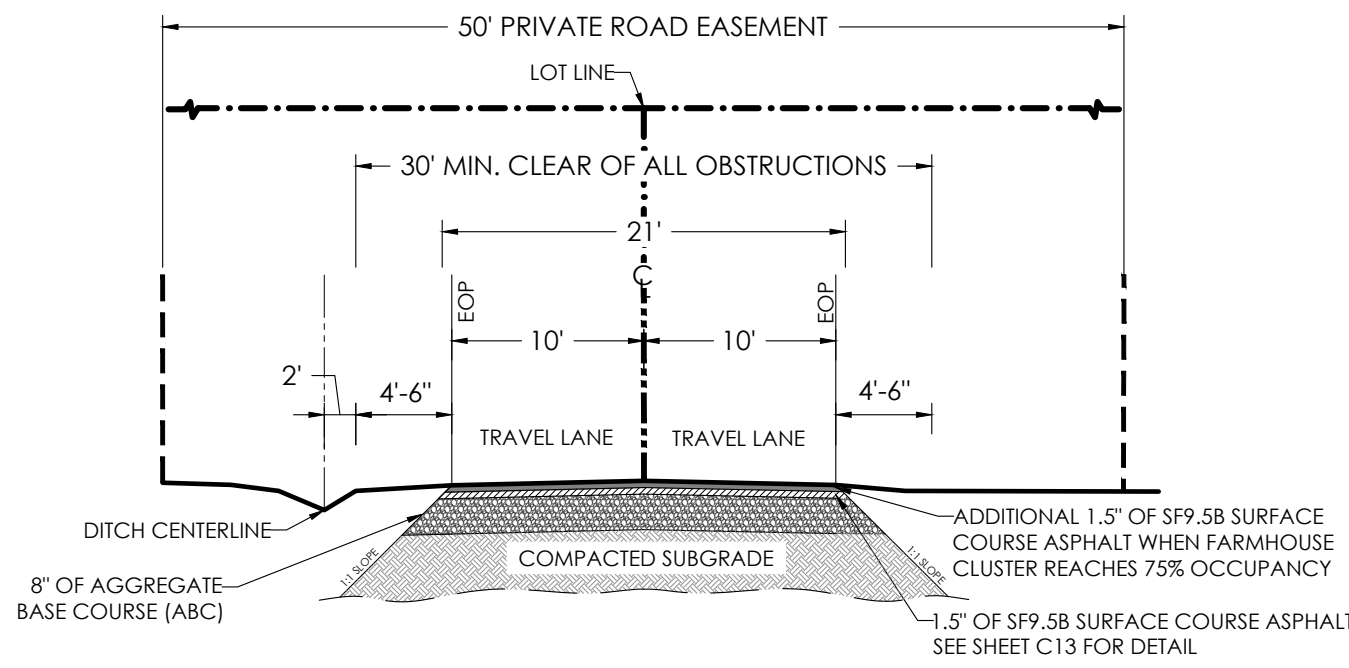
Contact Information

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

Attachment B

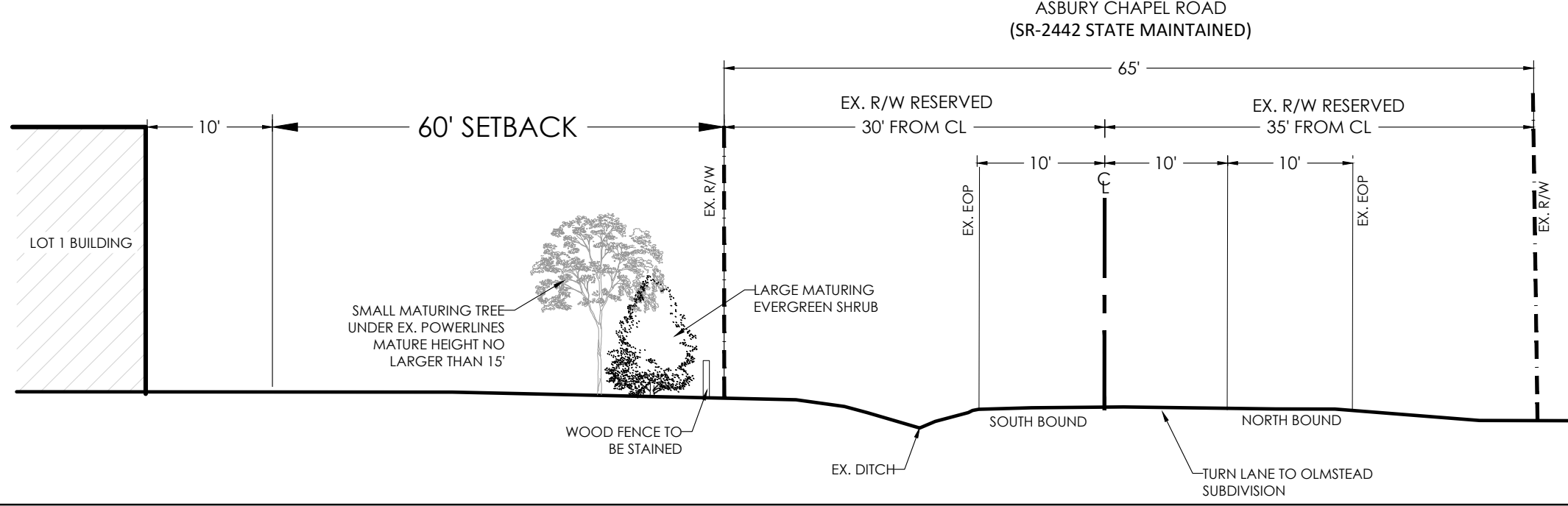
FARMHOUSE CLUSTER PRIVATE ROAD CROSS SECTION

N.T.S.



ASBURY CHAPEL ROAD CROSS SECTION

N.T.S.



VICINITY MAP

SCALE: N.T.S.

NOTE: THIS PROPERTY WILL NOT BE ANNEXED INTO THE MUNICIPAL LIMITS OF THE TOWN OF HUNTERSVILLE AT THIS TIME.

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE (50% OF SITE)	226,294.2 (5.19 ACRES)
COMMON OPEN SPACE PROVIDED	13,922 SF (0.32 ACRES)
NATURAL OPEN SPACE PROVIDED	212,681 SF (4.88 ACRES)
TOTAL PROVIDED OPEN SPACE	226,603 SF (5.20 ACRES)

IMPERVIOUS SUMMARY

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	452,762 SF	10.39 AC	N/A
EXISTING IMPERVIOUS	0 SF	0.00 AC	0.00%
PROPOSED BUILDING (BUA)	25,200 SF	0.58 AC	5.57%
PROPOSED ASPHALT (BUA)	9,452 SF	0.22 AC	2.09%
PROPOSED CONCRETE (BUA)	12,167 SF	0.28 AC	2.69%
TOTAL BUA	46,819 SF	1.07 AC	10.34%
TOTAL PERVIOUS	405,943 SF	9.32 AC	89.66%

GENERAL NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PERMITS AND APPROVALS WILL BE OBTAINED BY DEVELOPER.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN 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.
- PRIVATE ROAD TO BE HD ASPHALT SUFFICIENT TO SUPPORT 80,000 LB FIRE APPARATUS.
- RESIDENTS ARE TO COORDINATE TRASH PICK UP WITH A SERVICE PROVIDER IN THE AREA. THE TOWN OF HUNTERSVILLE TRASH SERVICE DOES NOT PICK UP FROM PRIVATE STREETS. EACH LOT OWNER IS RESPONSIBLE FOR INDIVIDUAL LOT PICK UP FOR GARBAGE.
- EACH LOT WILL HAVE ITS OWN MAIL BOX. DELIVERIES WILL BE DELIVERED TO EACH HOUSE INDIVIDUALLY.

BUILDING SEPARATION

- ALL DETACHED PRINCIPAL STRUCTURES IN ALL DISTRICTS SHALL PRESERVE A MINIMUM BUILDING SEPARATION OF 10 FEET. THE REQUIREMENT OF THE DISTRICT TO CONFORM TO AN EXISTING PATTERN OF BUILDING SPACING ALONG A STREET MAY REQUIRE A GREATER SEPARATION OR THE PROVISION OF SPECIFIED SIDE YARDS. ALL DETACHED ACCESSORY STRUCTURES IN ALL DISTRICTS SHALL MAINTAIN A MINIMUM BUILDING SEPARATION OF 4 FEET, AS MEASURED FROM THE OVERHANG (ARTICLE 8.10 TOH ZO).

UTILITIES

- MECHANICAL EQUIPMENT SHALL NOT ENCRoACH INTO ANY REQUIRED SETBACK.
- ALL SIGNS WILL BE REVIEWED & APPROVED SEPARATELY AND SHALL MEET ARTICLE 10 OF THE TOH ZO.
- WATER AND SEWER SERVICES WILL BE PROVIDED FOR EACH LOT BY CLT WATER AS A PART OF THIS PROJECT. HOES SERVICES WILL BE PROVIDED JUST BEYOND THE 50' PRIVATE ROAD EASEMENT. EACH INDIVIDUAL LOT OWNER WILL THEN BE RESPONSIBLE FOR THE CONTINUATION OF EACH SERVICE TO THEIR HOME.

TRAFFIC CONTROL/PAVEMENT MARKINGS & STREET LIGHTING PLAN

- STANDARD STREET MARKERS MUST BE INSTALLED BY THE DEVELOPER AT ONE CORNER OF ALL STREET INTERSECTIONS, INCLUDING PRIVATE STREETS, BEFORE ANY CERTIFICATES OF OCCUPANCY MAY BE ISSUED FOR BUILDINGS OR RESIDENCES ALONG THOSE STREETS. THE DESIGN, MATERIAL, LOCATION AND INSTALLATION OF THE SIGNS MUST BE IN ACCORDANCE WITH STANDARDS SPECIFIED IN THE LAND DEVELOPMENT STANDARDS MANUAL UNLESS AN ALTERNATIVE DESIGN IS APPROVED.
- BARRICADES MUST BE INSTALLED AT THE END OF ALL DEAD-END STREETS EXCEPT CUL-DE-SAC STREETS, WHICH HAVE BEEN IMPROVED WITH A PERMANENT TURNAROUND AS REQUIRED BY THIS ORDINANCE. DESIGN, MATERIAL AND INSTALLATION OF THE BARRICADES MUST BE IN ACCORDANCE WITH THE LAND DEVELOPMENT STANDARDS MANUAL.
- NO DEPARTMENT, OFFICER, AGENT, OR EMPLOYEE OF THE TOWN WILL ACCEPT FOR MAINTENANCE, LAY OUT, OPEN, IMPROVE, GRADE, PAVE OR LIGHT ANY STREETS OR AUTHORIZE THE LAYING OF WATER MAINS, SEWERS, ELECTRICAL SERVICE EXTENSIONS OR OTHER FACILITIES OR UTILITIES IN ANY STREET WITHIN THE TOWN UNLESS: SUCH STREET HAS BEEN ACCEPTED OR OPENED AS, OR HAS OTHERWISE RECEIVED THE LEGAL STATUS OF, A PUBLIC STREET PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE; OR FOR ANY NEW STREET, SUCH STREET CORRESPONDS IN ITS LOCATION AND LINES WITH A STREET SHOWN ON A PRELIMINARY SUBDIVISION PLAN, TENTATIVELY APPROVED BY THE TOWN MANAGER OR DESIGNATED ADMINISTRATIVE AGENT; OR SUCH STREET HAS BEEN ACCEPTED AS A PUBLIC STREET BY A VOTE OF A MAJORITY OF ALL THE MEMBERS OF THE TOWN BOARD OR BY THE STATE OF NORTH CAROLINA; OR SUCH STREET HAS BEEN ACCEPTED AS A PUBLIC STREET BY THE STATE OF NORTH CAROLINA; OR SUCH STREET IS AN APPROVED PRIVATE STREET BUILT IN CONFORMANCE WITH THE PROVISIONS OF ALL APPLICABLE ORDINANCES. (SECTION 8.170 & 8.200 TOH SO)

MAINTENANCE GUARANTEE

- ALL IMPROVEMENTS REQUIRED BY THIS ORDINANCE SHALL BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS BY THE SUBDIVIDER FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE FILING OF THE FINAL PLAT OR THE DATE OF THE COMPLETION OF THE IMPROVEMENT, WHICHEVER IS LATER. THE SUBDIVIDER SHALL FILE WITH THE TOWN A MAINTENANCE BOND WITH ADEQUATE SURETIES IN AN AMOUNT DETERMINED BY THE TOWN OF HUNTERSVILLE/MECKLENBURG COUNTY TO BE SUFFICIENT TO ASSURE PROPER MAINTENANCE AND REPAIR OF SUCH IMPROVEMENTS FOR THE ONE-YEAR WARRANTY PERIOD. (SECTION 8.400 TOH SO)
- WATER QUALITY LID, FINANCIAL ARRANGEMENTS ARE TO BE MADE THROUGH THE TOWN OF HUNTERSVILLE GUARANTEEING THE INSTALLATION AND MAINTENANCE OF REQUIRED BMPs UNTIL THE ISSUANCE OF CO'S FOR SEVENTY-FIVE PERCENT (75%) OF ALL CONSTRUCTION WHICH IS HIGHLY REASONABLY BE ANTICIPATED TO BE BUILT WITHIN THE AREA WHICH DRAINS INTO THE BMP, ALLOWING CREDIT FOR IMPROVEMENTS COMPLETED PRIOR TO THE SUBMISSION OF THE FINAL PLAT.

WATER QUALITY LID MAINTENANCE

- BMPs THAT ARE CONSTRUCTED ON PRIVATELY OWNED LAND AND THAT ARE NOT WITHIN A PUBLIC EASEMENT SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION OR THE OWNER OF THE SUBJECT PROPERTY. BMPs THAT ARE CONSTRUCTED ON PUBLIC LAND WITHIN PUBLIC RIGHTS-OF-WAY, AND/OR WITHIN PUBLIC EASEMENTS SHALL BE MAINTAINED BY THE PUBLIC BODY WITH OWNERSHIP/JURISDICTION OF THE SUBJECT PROPERTY.

MAINTENANCE COVENANTS

- PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR ANY BUILDING WITHIN A PERMITTED DEVELOPMENT SERVED BY A BMP, THE APPLICANT OR OWNER OF THE BMP SHALL ESTABLISH A FORMAL MAINTENANCE COVENANT APPROVED BY THE MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN WHICH THE OWNER ACKNOWLEDGES THE DUTY OF THE OWNER AND ALL SUBSEQUENT OWNERS OF THE PROPERTY TO MAINTAIN THE BMP IN ACCORDANCE WITH THE TERMS OF THE COVENANT.
- THE DEVELOPER IS RESPONSIBLE FOR CONTACTING CLT WATER FOR ALL WATER AND SEWER ISSUES. A PARCEL WITH ON-SITE SEPTIC, 100% OF THE REPAIR AREA DOES NOT NEED TO BE CLEARED INITIALLY (ONLY THE AREA FOR THE ORIGINAL SEPTIC FIELD). PLEASE CONSIDER THIS WHEN LOOKING AT TREE PRESERVATION REQUIREMENTS.
- IF YOU ARE PROPOSING TO DEVELOP A RESIDENTIAL SUBDIVISION INSIDE THE MIL-O-LOU WATERSHED DISTRICTS YOU 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.
- LANDS THAT ARE DISTURBED DURING LAND DEVELOPMENT ACTIVITIES SHALL BE EXCLUDED FROM OPEN SPACE CALCULATION AREAS. EXAMPLES: TEMPORARY SEDIMENT BASINS, TEMPORARY DITCHES, AREAS WHERE GRADES PUSH INTO OPEN SPACE.
- PLACE THE HUNTERSVILLE CONSTRUCTION SEQUENCE ON THE GRADING AND EROSION CONTROL PLANS, SEE BELOW FOR THIS LANGUAGE.
- AN ASSOCIATION OF ALL PROPERTY OWNERS SHALL BE ESTABLISHED FOR MAINTENANCE OF ALL COMMONLY HELD SPACES, IF ANY, WHERE THERE ARE NO COMMONLY HELD SPACES, IF ANY, WHERE THERE ARE NO COMMONLY HELD SPACES EXCEPT FOR A SHARED DRIVEWAY OR PRIVATE DRIVEWAY, A LEGALLY BINDING SHARED DRIVEWAY OR PRIVATE STREET USE AND MAINTENANCE AGREEMENT SHALL BE FILED AT THE REGISTER OF DEEDS OF MECKLENBURG COUNTY. FURTHERMORE, THE SHARED DRIVEWAY OR PRIVATE ROAD SHALL BE SHOWN, ALONG WITH ALL APPROPRIATE AND NECESSARY EASEMENTS, ON A RECORDED PLAT AND A NOTE SHALL BE ATTACHED THERETO STIPULATING THE USE AND MAINTENANCE OF DRIVEWAY AND REFERENCING THE RECORDED AGREEMENT(S).

ASBURY CHAPEL FARMHOUSE CLUSTER

Parcel ID# 01935117 11901 Asbury Chapel Road

Huntersville, NC 28078

SITE PLAN

REVISIONS:

REV1 - 11/23/2020 1ST EPM COMM.
REV2 - 01/06/2021 2ND EPM COMM.

C03 SITE PLAN.DWG

PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TSF

C03 18

SHEET OF



VICINITY MAP (NO SCALE)

ABBREVIATIONS

DB	DEED BOOK
MB	MAP BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
EX.	EXISTING

SYMBOL LEGEND

- REBAR FOUND (RBF)
- IRON PIPE FOUND (IPF)
- ⦿ IRON ROD FOUND (IRF)
- CALCULATED POINT (CP)
- ⦿ REBAR & CAP SET (RBCS)
- GEODETIC CONTROL
- ⦿ TELEPHONE BOX
- COMMUNICATIONS HAND HOLE
- ⦿ UTILITY POLE
- ⦿ WATER VALVE
- SANITARY MANHOLE

LINE LEGEND

	PROPERTY BOUNDARY
	ADJACENT BOUNDARY (NOT SURVEYED)
	PROPERTY BOUNDARY TIE LINE ONLY
	RIGHT OF WAY LINE
	EASEMENT LINE
	SETBACK LINE
	PHYSICAL CENTERLINE ROAD
	BUFFER LINE
	OVERHEAD UTILITY LINES
	WIRE FENCE LINE
	VINYL FENCE LINE

21 NCAC 56.1607 GPS CERTIFICATION:

I, TIMOTHY S. GUISEWHITE, PLS., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A(1:10,000)
- (2) POSITIONAL ACCURACY: 0.07 ±50ppm
- (3) TYPE OF GPS FIELD PROCEDURE: GNSS REAL-TIME KINEMATIC
- (4) DATES OF GNSS SURVEY: 7/16/2020
- (5) DATUM/EPOCH: NAD83(2011) / NAVD83
- (6) PUBLISHED/FIXED-CONTROL USE: PID FA4516 "140 IAS"
- (7) GEOID MODEL: GEOID 18
- (8) COMBINED GRID FACTOR(S): 0.9998425327
- (9) UNITS: US SURVEY FEET
- (10) SURVEY SCALED TO GROUND AT:
NORTHING: 600380.968'
EASTING: 1462259.103'

I, TIMOTHY S. GUISEWHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.07± 50ppm; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), THIS 1ST DAY OF JANUARY, A.D., 2021.

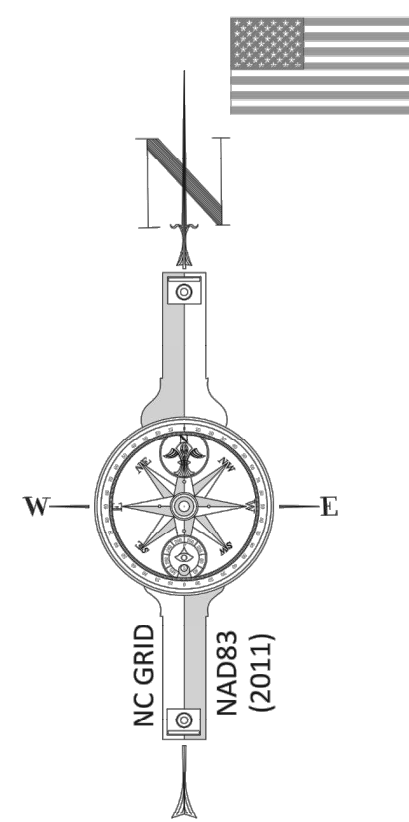
DocuSigned by:


9192A8DFC66C4FE
TIMOTHY S. GUISEWHITE, PLS N.C. REG. No.: L-4912



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PROVIDE BOUNDARY, TOPOGRAPHY & SPECIMEN TREE LOCATIONS FOR SUBDIVISION DESIGN & PLANNING.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TIME COMMITMENT REPORT. GUISHEWITE PROFESSIONAL LAND SURVEYING, PC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON, THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. ZONING & SETBACK INFORMATION SHOWN HEREON IS PER INFORMATION AVAILABLE AT THE TIME OF SURVEY. ZONING & SETBACKS ARE SUBJECT TO VERIFICATION.
4. CURRENT PROPERTY ZONING: TR (TRANSITIONAL RESIDENTIAL).
5. BUILDING SETBACKS: FRONT: 20' REAR YARD: 25' SIDE YARD: 8'
6. IRON PINS AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
9. NO NORTH CAROLINA GEODETIC SURVEY HORIZONTAL CONTROL IS LOCATED WITHIN 2000' OF THIS SITE
10. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SHOWN.
9. AREAS COMPUTED BY: 475,794.3 SF ± 10.923 AC
10. THIS PLAT IS LOCATED WITHIN THE CLARKE CREEK WATERSHED.
11. THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AND DATA DEVELOPED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
12. TREE SIZES & TYPES SHOWN HEREON WERE DETERMINED BY THE SURVEYOR. THE SURVEYOR IS NOT AN ARBORIST...HOWEVER HE CAN READ A TREE BOOK.



PLAT SHOWING A
BOUNDARY &
TOPOGRAPHIC SURVEY
STONEFIELD VILLAGE

11901 ASBURY CHAPEL ROAD
MALLARD CREEK TOWNSHIP - TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: DB 34785, PG 77
TAX PARCEL ID #019-351-17

OWNER:

JESSE A. GOODWIN, JR
123 HOLBROOK STREET
HUNTERVILLE, NC 28078

REVISIONS:

FILE NAME: 20-096 STONEFIELD VILLAGE.DWG

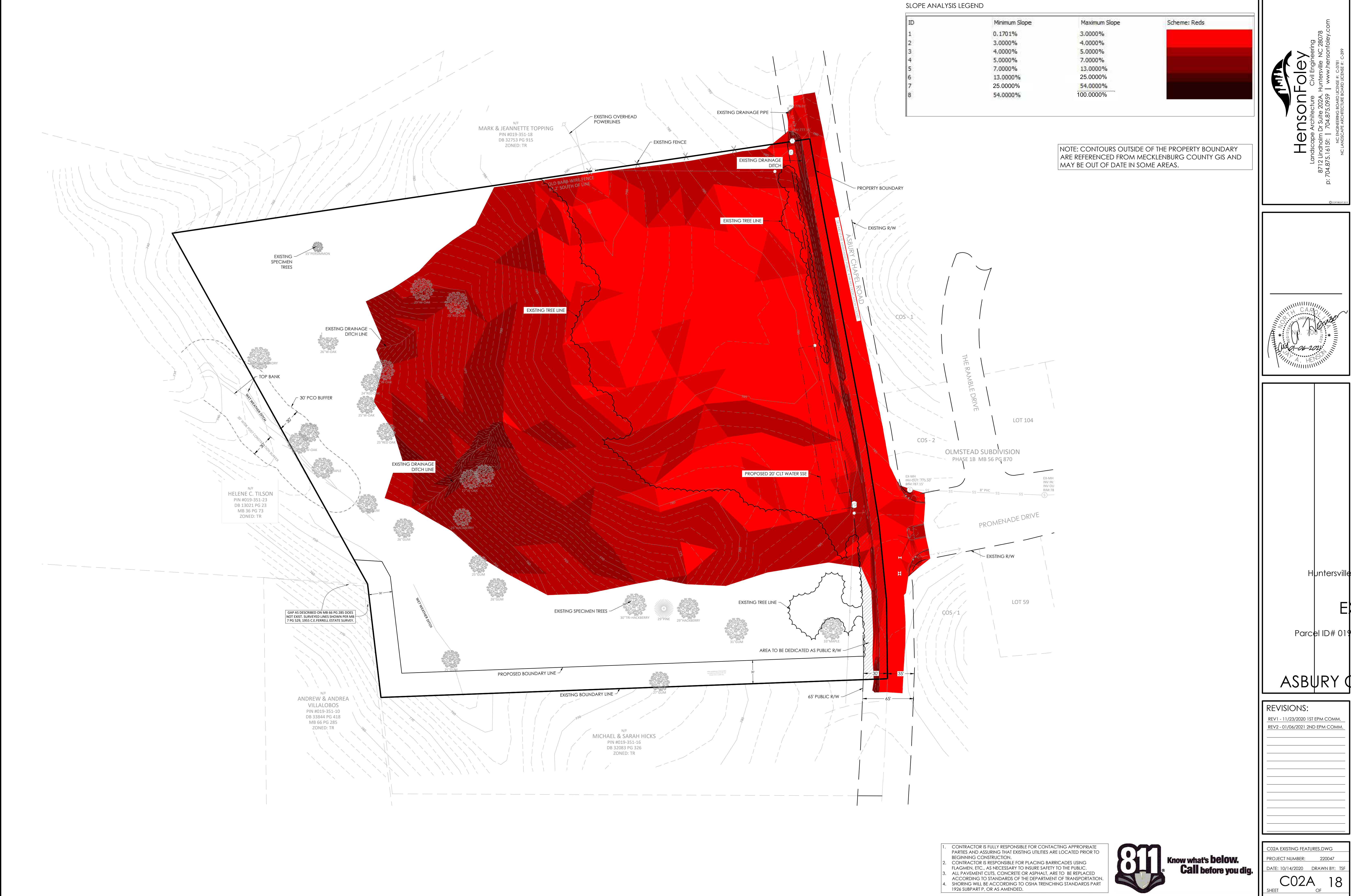
PROJECT NUMBER: 20-096

ACCESS AREA	GPLS
PLAGE.DWG	
DRAWN BY: TSG	

GUISEWHITE PROFESSIONAL
LAND SURVEYING, PC

P.O. BOX 680388
CHARLOTTE, NC 28216
(704) 530-1700 NC FIRM #C-4411

(704) 530-1700 NC FIRM #C-4411



SLOPE ANALYSIS LEGEND			
ID	Minimum Slope	Maximum Slope	Scheme: Reds
1	0.1701%	3.0000%	
2	3.0000%	4.0000%	
3	4.0000%	5.0000%	
4	5.0000%	7.0000%	
5	7.0000%	13.0000%	
6	13.0000%	25.0000%	
7	25.0000%	54.0000%	
8	54.0000%	100.0000%	

NOTE: CONTOURS OUTSIDE OF THE PROPERTY BOUNDARY ARE REFERENCED FROM MECKLENBURG COUNTY GIS AND MAY BE OUT OF DATE IN SOME AREAS.



HensonFoley

Landscape Architecture Civil Engineering

8712 Lindholm Dr Suite 202A, Huntersville, NC 28078

p. 704.875.6151 | 704.875.0959 | www.hensonfoley.com

NC ENGINEERING BOARD LICENSE # C-3981

NC LANDSCAPE ARCHITECTURE BOARD LICENSE # C-399



Professional Engineer

State of North Carolina

License # 01935117

Exp. 12-31-2021

HensonFoley

Huntersville, NC 28078

EXISTING

Parcel ID# 01935117

ASBURY CHAPEL

REVISIONS:	
REV1 - 11/23/2020 1ST EPM COMM.	
REV2 - 01/06/2021 2ND EPM COMM.	

C02A EXISTING FEATURES.DWG

PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TSF

C02A 18

SHEET OF

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



Know what's below.
Call before you dig.



TREE SAVE - TREE CANOPY (TR)
TOTAL SITE AREA: 452,762.6 SF (10.39 AC)
EXISTING TREE CANOPY: 320,340 SF (7.35 AC)
PERCENT OF TOTAL SITE: 67.4%

TREE SAVE AREAS:
TREE SAVE AREA 1: 262,717 SF (6.03 AC)
TREE SAVE AREA 2: 2,274 SF (0.05 AC)
TOTAL CANOPY TO REMAIN: 264,991 SF (6.08 AC)

TREE CANOPY TO BE REMOVED: 55,349 SF (1.27 AC)
TREE CANOPY REQUIRED TO SAVE: 111,949.2 SF (2.57 AC)
PERCENT REQUIRED TO SAVE: 35%

TREE CANOPY SAVED: 264,991 SF (6.08 AC)
PERCENT OF TOTAL CANOPY SAVED: 82.7%

TREE SAVE - SPECIMEN TREES TOTAL SITE
EXISTING SPECIMEN TREES: 25
EXISTING TREES TO REMAIN: 25
EXISTING TREES TO BE REMOVED: 0
SPECIMEN TREES REQUIRED TO RETAIN: (9.1) 10 TREES (35%)
EXISTING SPECIMEN TREES TO BE SAVED: 25 TREES (100%)
TREES TO BE MITIGATED: 0

NOTE: NO HERITAGE TREES FOUND ON SITE



HensonFoley

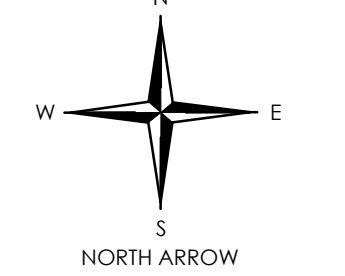
Landscape Architecture Civil Engineering

8712 Lindholm Dr Suite 202A, Huntersville NC 28078

p: 704.875.1615f | 704.875.0959 | www.hensonfoley.com

NC ENGINEERING BOARD LICENSE #: C3781

NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C3399



NORTH ARROW

0 20 40 80

GRAPHIC SCALE 1"=40 FT.



Huntersville

TR

Parcel ID# 019

ASBURY C

REVISIONS:	
REV1 - 11/23/2020 1ST EPM COMM.	
REV2 - 01/06/2021 2ND EPM COMM.	

C02B TREE SAVE PLAN.DWG

PROJECT NUMBER:	220047
DATE: 10/14/2020	DRAWN BY: TSF
C02B	18
SHEET	OF

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

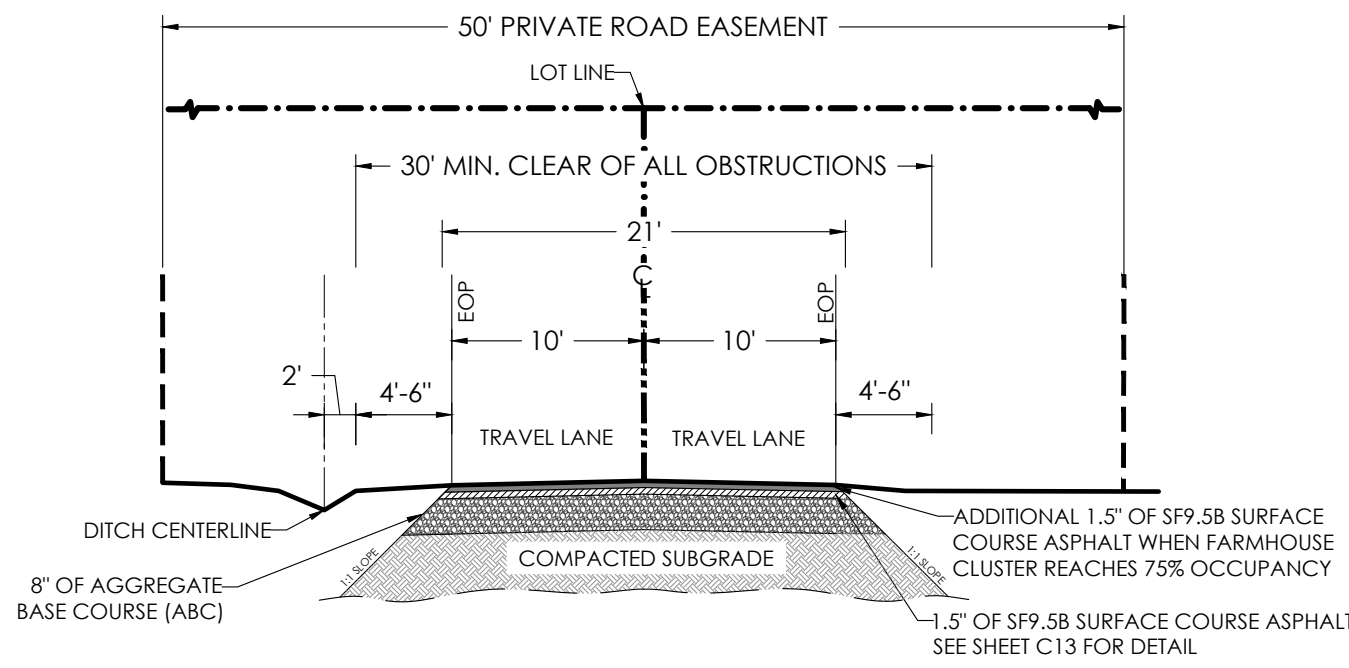


Know what's below.

Call before you dig.

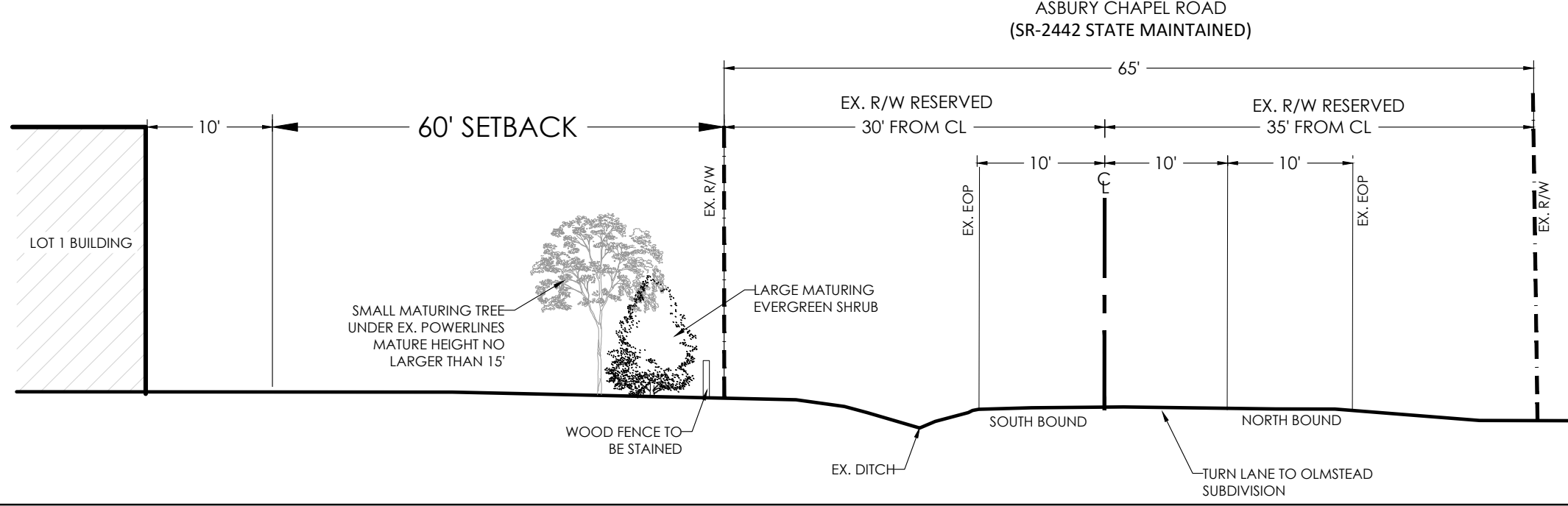
FARMHOUSE CLUSTER PRIVATE ROAD CROSS SECTION

N.T.S.



ASBURY CHAPEL ROAD CROSS SECTION

N.T.S.



VICINITY MAP

SCALE: N.T.S.

NOTE: THIS PROPERTY WILL NOT BE ANNEXED INTO THE MUNICIPAL LIMITS OF THE TOWN OF HUNTERSVILLE AT THIS TIME.

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE (50% OF SITE)	226,294.2 (5.19 ACRES)
COMMON OPEN SPACE PROVIDED	13,922 SF (0.32 ACRES)
NATURAL OPEN SPACE PROVIDED	212,681 SF (4.88 ACRES)
TOTAL PROVIDED OPEN SPACE	226,603 SF (5.20 ACRES)

IMPERVIOUS SUMMARY

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	452,762 SF	10.39 AC	N/A
EXISTING IMPERVIOUS	0 SF	0.00 AC	0.00%
PROPOSED BUILDING (BUA)	25,200 SF	0.58 AC	5.57%
PROPOSED ASPHALT (BUA)	9,452 SF	0.22 AC	2.09%
PROPOSED CONCRETE (BUA)	12,167 SF	0.28 AC	2.69%
TOTAL BUA	46,819 SF	1.07 AC	10.34%
TOTAL PERVIOUS	405,943 SF	9.32 AC	89.66%

GENERAL NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PERMITS AND APPROVALS WILL BE OBTAINED BY DEVELOPER.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN 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.
- PRIVATE ROAD TO BE HD ASPHALT SUFFICIENT TO SUPPORT 80,000 LB FIRE APPARATUS.
- RESIDENTS ARE TO COORDINATE TRASH PICK UP WITH A SERVICE PROVIDER IN THE AREA. THE TOWN OF HUNTERSVILLE TRASH SERVICE DOES NOT PICK UP FROM PRIVATE STREETS. EACH LOT OWNER IS RESPONSIBLE FOR INDIVIDUAL LOT PICK UP FOR GARBAGE.
- EACH LOT WILL HAVE ITS OWN MAIL BOX. DELIVERIES WILL BE DELIVERED TO EACH HOUSE INDIVIDUALLY.

BUILDING SEPARATION

- ALL DETACHED PRINCIPAL STRUCTURES IN ALL DISTRICTS SHALL PRESERVE A MINIMUM BUILDING SEPARATION OF 10 FEET. THE REQUIREMENT OF THE DISTRICT TO CONFORM TO AN EXISTING PATTERN OF BUILDING SPACING ALONG A STREET MAY REQUIRE A GREATER SEPARATION OR THE PROVISION OF SPECIFIED SIDE YARDS. ALL DETACHED ACCESSORY STRUCTURES IN ALL DISTRICTS SHALL MAINTAIN A MINIMUM BUILDING SEPARATION OF 4 FEET, AS MEASURED FROM THE OVERHANG (ARTICLE 8.10 TOH ZO).

UTILITIES

- MECHANICAL EQUIPMENT SHALL NOT ENCRoACH INTO ANY REQUIRED SETBACK.
- ALL SIGNS WILL BE REVIEWED & APPROVED SEPARATELY AND SHALL MEET ARTICLE 10 OF THE TOH ZO.
- WATER AND SEWER SERVICES WILL BE PROVIDED FOR EACH LOT BY CLT WATER AS A PART OF THIS PROJECT. HOES SERVICES WILL BE PROVIDED JUST BEYOND THE 50' PRIVATE ROAD EASEMENT. EACH INDIVIDUAL LOT OWNER WILL THEN BE RESPONSIBLE FOR THE CONTINUATION OF EACH SERVICE TO THEIR HOME.

TRAFFIC CONTROL/PAVEMENT MARKINGS & STREET LIGHTING PLAN

- STANDARD STREET MARKERS MUST BE INSTALLED BY THE DEVELOPER AT ONE CORNER OF ALL STREET INTERSECTIONS, INCLUDING PRIVATE STREETS, BEFORE ANY CERTIFICATES OF OCCUPANCY MAY BE ISSUED FOR BUILDINGS OR RESIDENCES ALONG THOSE STREETS. THE DESIGN, MATERIAL, LOCATION AND INSTALLATION OF THE SIGNS MUST BE IN ACCORDANCE WITH STANDARDS SPECIFIED IN THE LAND DEVELOPMENT STANDARDS MANUAL UNLESS AN ALTERNATIVE DESIGN IS APPROVED.
- BARRICADES MUST BE INSTALLED AT THE END OF ALL DEAD-END STREETS EXCEPT CUL-DE-SAC STREETS, WHICH HAVE BEEN IMPROVED WITH A PERMANENT TURNAROUND AS REQUIRED BY THIS ORDINANCE. DESIGN, MATERIAL AND INSTALLATION OF THE BARRICADES MUST BE IN ACCORDANCE WITH THE LAND DEVELOPMENT STANDARDS MANUAL.
- NO DEPARTMENT, OFFICER, AGENT, OR EMPLOYEE OF THE TOWN WILL ACCEPT FOR MAINTENANCE, LAY OUT, OPEN, IMPROVE, GRADE, PAVE OR LIGHT ANY STREETS OR AUTHORIZE THE LAYING OF WATER MAINS, SEWERS, ELECTRICAL SERVICE EXTENSIONS OR OTHER FACILITIES OR UTILITIES IN ANY STREET WITHIN THE TOWN UNLESS: SUCH STREET HAS BEEN ACCEPTED OR OPENED AS, OR HAS OTHERWISE RECEIVED THE LEGAL STATUS OF, A PUBLIC STREET PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE; OR FOR ANY NEW STREET, SUCH STREET CORRESPONDS IN ITS LOCATION AND LINES WITH A STREET SHOWN ON A PRELIMINARY SUBDIVISION PLAN, TENTATIVELY APPROVED BY THE TOWN MANAGER OR DESIGNATED ADMINISTRATIVE AGENT; OR SUCH STREET HAS BEEN ACCEPTED AS A PUBLIC STREET BY A VOTE OF A MAJORITY OF ALL THE MEMBERS OF THE TOWN BOARD OR BY THE STATE OF NORTH CAROLINA; OR SUCH STREET HAS BEEN ACCEPTED AS A PUBLIC STREET BY THE STATE OF NORTH CAROLINA; OR SUCH STREET IS AN APPROVED PRIVATE STREET BUILT IN CONFORMANCE WITH THE PROVISIONS OF ALL APPLICABLE ORDINANCES. (SECTION 8.170 & 8.200 TOH SO)

MAINTENANCE GUARANTEE

- ALL IMPROVEMENTS REQUIRED BY THIS ORDINANCE SHALL BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS BY THE SUBDIVIDER FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE FILING OF THE FINAL PLAT OR THE DATE OF THE COMPLETION OF THE IMPROVEMENT, WHICHEVER IS LATER. THE SUBDIVIDER SHALL FILE WITH THE TOWN A MAINTENANCE BOND WITH ADEQUATE SURETIES IN AN AMOUNT DETERMINED BY THE TOWN OF HUNTERSVILLE/MECKLENBURG COUNTY TO BE SUFFICIENT TO ASSURE PROPER MAINTENANCE AND REPAIR OF SUCH IMPROVEMENTS FOR THE ONE-YEAR WARRANTY PERIOD. (SECTION 8.400 TOH SO)
- WATER QUALITY LID, FINANCIAL ARRANGEMENTS ARE TO BE MADE THROUGH THE TOWN OF HUNTERSVILLE GUARANTEEING THE INSTALLATION AND MAINTENANCE OF REQUIRED BMPs UNTIL THE ISSUANCE OF CO'S FOR SEVENTY-FIVE PERCENT (75%) OF ALL CONSTRUCTION WHICH IS HIGHLY REASONABLY BE ANTICIPATED TO BE BUILT WITHIN THE AREA WHICH DRAINS INTO THE BMP, ALLOWING CREDIT FOR IMPROVEMENTS COMPLETED PRIOR TO THE SUBMISSION OF THE FINAL PLAT.

WATER QUALITY LID MAINTENANCE

- BMPs THAT ARE CONSTRUCTED ON PRIVATELY OWNED LAND AND THAT ARE NOT WITHIN A PUBLIC EASEMENT SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION OR THE OWNER OF THE SUBJECT PROPERTY. BMPs THAT ARE CONSTRUCTED ON PUBLIC LAND WITHIN PUBLIC RIGHTS-OF-WAY, AND/OR WITHIN PUBLIC EASEMENTS SHALL BE MAINTAINED BY THE PUBLIC BODY WITH OWNERSHIP/JURISDICTION OF THE SUBJECT PROPERTY.

MAINTENANCE COVENANTS

- PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR ANY BUILDING WITHIN A PERMITTED DEVELOPMENT SERVED BY A BMP, THE APPLICANT OR OWNER OF THE BMP SHALL ESTABLISH A FORMAL MAINTENANCE COVENANT APPROVED BY THE MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN WHICH THE OWNER ACKNOWLEDGES THE DUTY OF THE OWNER AND ALL SUBSEQUENT OWNERS OF THE PROPERTY TO MAINTAIN THE BMP IN ACCORDANCE WITH THE TERMS OF THE COVENANT.
- THE DEVELOPER IS RESPONSIBLE FOR CONTACTING CLT WATER FOR ALL WATER AND SEWER ISSUES. A PARCEL WITH ON-SITE SEPTIC, 100% OF THE REPAIR AREA DOES NOT NEED TO BE CLEARED INITIALLY (ONLY THE AREA FOR THE ORIGINAL SEPTIC FIELD). PLEASE CONSIDER THIS WHEN LOOKING AT TREE PRESERVATION REQUIREMENTS.
- IF YOU ARE PROPOSING TO DEVELOP A RESIDENTIAL SUBDIVISION INSIDE THE MIL-O-LOU WATERSHED DISTRICTS YOU 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.
- LANDS THAT ARE DISTURBED DURING LAND DEVELOPMENT ACTIVITIES SHALL BE EXCLUDED FROM OPEN SPACE CALCULATION AREAS. EXAMPLES: TEMPORARY SEDIMENT BASINS, TEMPORARY DITCHES, AREAS WHERE GRADES PUSH INTO OPEN SPACE.
- PLACE THE HUNTERSVILLE CONSTRUCTION SEQUENCE ON THE GRADING AND EROSION CONTROL PLANS. SEE BELOW FOR THIS LANGUAGE.
- AN ASSOCIATION OF ALL PROPERTY OWNERS SHALL BE ESTABLISHED FOR MAINTENANCE OF ALL COMMONLY HELD SPACES, IF ANY, WHERE THERE ARE NO COMMONLY HELD SPACES, IF ANY, WHERE THERE ARE NO COMMONLY HELD SPACES EXCEPT FOR A SHARED DRIVEWAY OR PRIVATE DRIVEWAY, A LEGALLY BINDING SHARED DRIVEWAY OR PRIVATE STREET USE AND MAINTENANCE AGREEMENT SHALL BE FILED AT THE REGISTER OF DEEDS OF MECKLENBURG COUNTY. FURTHERMORE, THE SHARED DRIVEWAY OR PRIVATE ROAD SHALL BE SHOWN, ALONG WITH ALL APPROPRIATE AND NECESSARY EASEMENTS, ON A RECORDED PLAT AND A NOTE SHALL BE ATTACHED THERETO STIPULATING THE USE AND MAINTENANCE OF DRIVEWAY AND REFERENCING THE RECORDED AGREEMENT(S).

ASBURY CHAPEL FARMHOUSE CLUSTER

Parcel ID# 01935117 11901 Asbury Chapel Road

Huntersville, NC 28078

SITE PLAN

REVISIONS:

REV1 - 11/23/2020 1ST EPM COMM.
REV2 - 01/06/2021 2ND EPM COMM.

C03 SITE PLAN.DWG

PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TSF

C03 18

SHEET OF





HUNTERSVILLE NOTES:

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

EROSION CONTROL NOTES:

- 1. ALL TOHLD "STD." NUMBERS REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL.
- 2. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- 3. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- 4. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- 5. ALL GRADED SLOPES MUST BE SEEDDED AND MULCHED AS SPECIFIED BELOW.

SECTION E: GROUND STABILIZATION		
Site Area Description	Required Ground Stabilization Timeframes	
	Stabilizer within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HWQ) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed. -7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HWQ Zones -10 days for Falls Lake Watershed
(d) Slopes 3:1 to 4:1	7	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HWQ Zones -10 days for Falls Lake Watershed unless there is zero slope
(e) Areas with slopes flatter than 4:1	7	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HWQ Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

- 6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY/COUNTY ENGINEERING DEPARTMENT.
- 7. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (CMLEDS #30.16)
- 8. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN REQUIRED SPECIFICALLY AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN.
- 9. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED. EROSION CONTROL INSPECTOR IS TO BE CONTACTED PRIOR TO ANY NEW LOT CONSTRUCTION.
- 10. TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
- 11. ALL EMBANKMENTS MUST BE CONSTRUCTED PER SECTION 4.0.6 EMBANKMENT REQUIREMENTS IN THE BMP DESIGN MANUAL.
- 12. SOIL COMPACTION TESTS ARE REQUIRED ON ANY BERM >=5' IN HEIGHT FROM THE NATURAL GRADE. SOIL COMPACTION MUST BE 95% PROCTOR AND CERTIFIED BY A LICENSED SOIL ENGINEER.

DISTURBED AREA (PH 1): 1.15 AC

TOTAL DISTURBED AREA(PH1 & PH2)

PHASE 1: 1.15 AC

PHASE 2

LOT 1: 0.39 AC

LOT 2: 0.43 AC

LOT 3: 0.46 AC

LOT 4: 0.34 AC

LOT 5: 0.47 AC

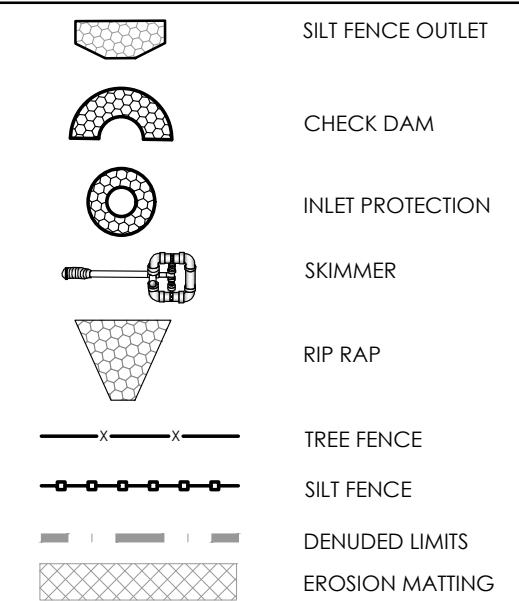
LOT 6: 0.25 AC

PHASE 2: 2.34 AC

TOTAL DISTURBED AREA: 3.49 AC

SEE INDIVIDUAL LOT GRADING SHEETS FOR GRADING NOTES

NOTE: PHASE 1 OF THIS PROJECT SHALL INCLUDE ALL GRADING AND EROSION CONTROL SHOWN ON THIS PLAN. PHASE 1 SHALL ALSO INCLUDE ALL UTILITIES. SEE SHEET C12 FOR THE COMPLETE UTILITY PLAN. PHASE 2, INDIVIDUAL LOT GRADING, WILL NOT BE CONSTRUCTED AS A PART OF THIS PROJECT.



LEGEND

HUNTERSVILLE INSPECTORS

EROSION CONTROL INSPECTOR
ANNE LOFTIN (704)579-1090

LAND DEVELOPMENT INSPECTORS
CECIL TALBOT (704)579-1163

ZONING INSPECTOR
AUN'DARIUS BLACKWOOD (704)301-9969

- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- 3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- 4. SHORING WILL BE ACCORDING TO OSHA TRENCING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

HUNTERSVILLE CONSTRUCTION SEQUENCE:

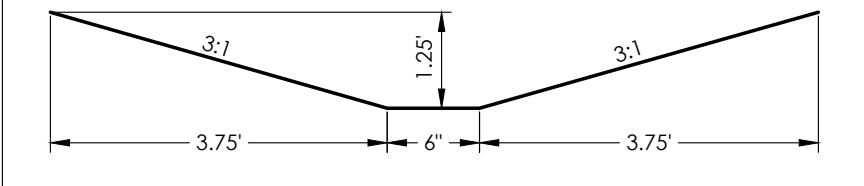
- 1. INSTALL TREE / VEGETATION PROTECTION MEASURES ALONG BUFFER AREA(S) AND ANY TREE SAVE AREAS DELINEATED ON THE PLAN.
- 2. THE BUFFER LINE (MEASURED FROM THE CREEK BANK OR PROPERTY LINE, OR WHATEVER IS APPLICABLE) SHALL BE STAKED.
- 3. PROTECTION MEASURES SHALL BE INSTALLED AS DICTATED BY THE DRIP-LINE OF VEGETATION THAT IS WITHIN THE BUFFER. WHERE TREE DRIPLINE(S) DO NOT EXTEND BEYOND THE BUFFER LINE THE BUFFER LINE SHALL BE RESPECTED.
- 4. TREE / VEGETATION PROTECTION MEASURES MUST BE USED WHERE ANY CLEARING OR GRADING ACTIVITIES WILL OCCUR WITHIN 100' OF A BUFFER. PROTECTION MEASURES SHALL BE ORANGE TREE FENCING, OR CONTINUOUS FLAGGING ON VEGETATION OR STAKES. FLAGS SHOULD BE MAX. 20' ON CENTER, WHICH MAY BE USED ONLY WHERE THICK UNDERBUSH EXISTS.
- 5. REQUEST TREE INSPECTION - TOWN OF HUNTERSVILLE PLANNING STAFF (875-7000).
- 6. SETUP PRE-CONSTRUCTION CONFERENCE WITH TOWN OF HUNTERSVILLE PLANNING STAFF (875-7000).
- 7. CONTINUE CONSTRUCTION SEQUENCE PER MECKLENBURG COUNTY AS REQUIRED.
- 8. WHERE STANDARDS AND RESPONSIBILITY FOR INFRASTRUCTURE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STREETS, SIDEWALKS, AND LANDSCAPING, ARE SPECIFIED IN THE ZONING AND/OR SUBDIVISION ORDINANCES OF THE TOWN OF HUNTERSVILLE, TOWN STANDARDS SHALL CONTROL. IN THE ABSENCE OF A SPECIFIED TOWN STANDARD, CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE THEN MOST RECENT VERSION OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL (CMLEDS).

THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES TO BE RETAINED ON A DEVELOPING SITE:

- 9. PRIOR TO CONSTRUCTION, TREE PROTECTION BARRIERS SHALL BE PLACED AROUND ALL TREES TO BE SAVED AND THEIR ROOT PROTECTION AREA(S), TO PREVENT DAMAGE TO TREES OVER 8 INCHES IN CALIPER. THESE BARRICADES SHALL BE INSTALLED PRIOR TO GRADING, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITY. THE BARRICADES SHALL BE CONSTRUCTED FROM MATERIAL SUBSTANTIAL ENOUGH TO PROTECT ROOTS, TRUNK, AND CROWN OF THE TREE, SUCH AS 2"x4" STANDARDS AND 1"x4" RAILS. SILT FENCING OR ORANGE SAFETY FENCING, MINIMUM 4 FT. IN HEIGHT ON METAL POSTS. THE BARRICADE SHALL BE PLACED AT A DISTANCE FROM THE TRUNK, EQUAL TO THE FARTHEST DRIP LINE OF THE TREE AND SHOULD INCLUDE THE TOTAL AREA BENEATH THE TREE CANOPY. ALTERNATIVE TREE PROTECTION MEASURES PROPOSED BY THE DEVELOPER WILL ALSO BE CONSIDERED IN ORDER TO ASSURE MAXIMUM PRESERVATION ON SPECIFIC SITES.
- 10. NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL, OR OTHER CONSTRUCTION MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF HEAVY EQUIPMENT ARE ALLOWED IN THE AREAS DESIGNATED FOR PROTECTION.
- 11. ROOT PRUNING SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
- 12. PRUNING OF EXISTING TREES SHALL BE DONE ACCORDING TO THE NATIONAL ARBORISTS ASSOCIATION STANDARDS IN A MANNER THAT PRESERVES THE CHARACTER OF THE CROWN.
- 13. GRADING MUST NOT ENCR OACH ON A TREE ROOT ZONE IN WAYS THAT THREATEN THE SURVIVAL OF THE TREE. ROOT CUTS AND FILLS MUST BE LIMITED TO 1/4 OF THE AREA WITHIN THE DRIP LINE OF THE TREE. ANY CUTS MUST BE CLEAN AND PAINTED PROMPTLY WITH A TREE PAINT.
- 14. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICES OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE SHRUB.
- 15. A GRADING PERMIT SHALL NOT BE ISSUED PRIOR TO APPROVAL OF A TREE PROTECTION PLAN.
- 16. IF A TREE PRESERVATION AREA IS DISTURBED FOR ANY REASON, IT SHALL BE RESTORED AT A RATE OF 10 TREES PER 1000 SQUARE FEET. TREES TO BE PLANTED SHALL HAVE A MINIMUM CALIPER OF 2" MEASURED 6" ABOVE THE ROOTBALL. SHALL BE MINIMUM 8' TO 10' IN HEIGHT AT INSTALLATION, AND SHALL BE AT LEAST 75% LARGE MATURING VARIETIES. WHERE A DISTURBED AREA, ALSO FUNCTIONED TO BUFFER ADJACENT PROPERTIES OR PUBLIC STREET(S), AT LEAST 50% OF THE TREES SHALL BE EVERGREEN VARIETIES. TREES SHALL BE DISTRIBUTED THROUGHOUT THE DISTURBED AREA IN SUCH A WAY AS TO EFFECTIVELY REPLACE THE VEGETATION DISTURBED. IN AREAS OF SEVERE DISTURBANCE, SUPPLEMENTAL PLANTING OF SHRUBS AND UNDERSTORY MAY ALSO BE REQUIRED BY STAFF. A PLANTING PLAN IS REQUIRED FOR STAFF REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.

GENERAL EROSION NOTES:

- 1. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED OWNERS.
- 2. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- 3. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE TOWN OF HUNTERSVILLE, AS ADMINISTERED BY MECKLENBURG COUNTY.
- 4. THE TOWN OF HUNTERSVILLE HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- 5. ALL ROOF DRAINS TO CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM.
- 6. NO SOIL, DEBRIS, OR RUN-OFF IS ALLOWED TO LEAVE THE SITE. THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PER COUNTY STANDARD AND BE MAINTAINED THROUGHOUT CONSTRUCTION TO LIMIT ROADWAY CONTAMINATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ROUTINELY CLEAN THE ADJACENT ROADWAY TO MAINTAIN CLEANLINESS.
- 7. ANY SEDIMENT THAT MAKES ITS WAY TO ANY BMP OR STRUCTURE IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR TO REMOVE AT THEIR SOLE EXPENSE.
- 8. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ALL SOIL RELATED TO THEIR SITE. SILT SACKS ARE TO BE PLACED IN ALL ADJACENT STORM DRAINS AND ANY SOIL, MUD, OR DEBRIS THAT COMES OFF OF THIS SITE IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR TO REMOVE AT THEIR SOLE EXPENSE.



PERMANENT DIVERSION DITCH SECTION
N.T.S.

DIVERSION DITCH NOTES:

- 1. UTILIZE EXISTING DITCHES / SLOPES AS MUCH AS POSSIBLE.
- 2. NEW DIVERSION DITCHES TO BE 1.25' DEEP AND 6' WIDE AT BOTTOM.
- 3. SIDE SLOPES ARE TO BE 3:1 MAX.
- 4. ALL NEW DITCHES OR DISTURBED EXISTING DITCHES TO BE STABILIZED WITH NAG 575BN MATTING.
- 5. FOR MATTING SPECS, REFER TO THE LATEST EDITION OF THE NCDCEQ EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, SECTION 6.17 ALONG WITH MANUFACTURERS RECOMMENDATIONS FOR CONSTRUCTION SPECIFICATIONS.
- 6. REFER TO SHEET C16 FOR ASSOCIATED MATTING DETAILS / SPECS.
- 7. REFER TO FINAL CALC BOOK FOR DITCH CALCULATIONS

CLARKE CREEK WATERSHED

HensonFoley
Landscape Architecture Civil Engineering
8712 Lincham Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615f | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3981
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

ASBURY CHAPEL FARMHOUSE CLUSTER

Parcel ID# 01935117 11901 Asbury Chapel Road
Huntersville, NC 28078

PHASE 1 GRADING-EROSION

REVISIONS:	
REV1 - 11/23/2020 1ST EPM COMM.	
REV2 - 01/06/2021 2ND EPM COMM.	

C04 MASTER EROSION-GRADING PH 1.DWG

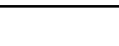
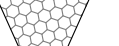
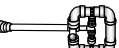
PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TSF

C04 18

SHEET OF

SEE SHEET C04 AND C05 FOR
EROSION CONTROL NOTES



SILT FENCE OUTLET

CHECK DAM

INLET PROTECTION

SKIMMER

RIP RAP

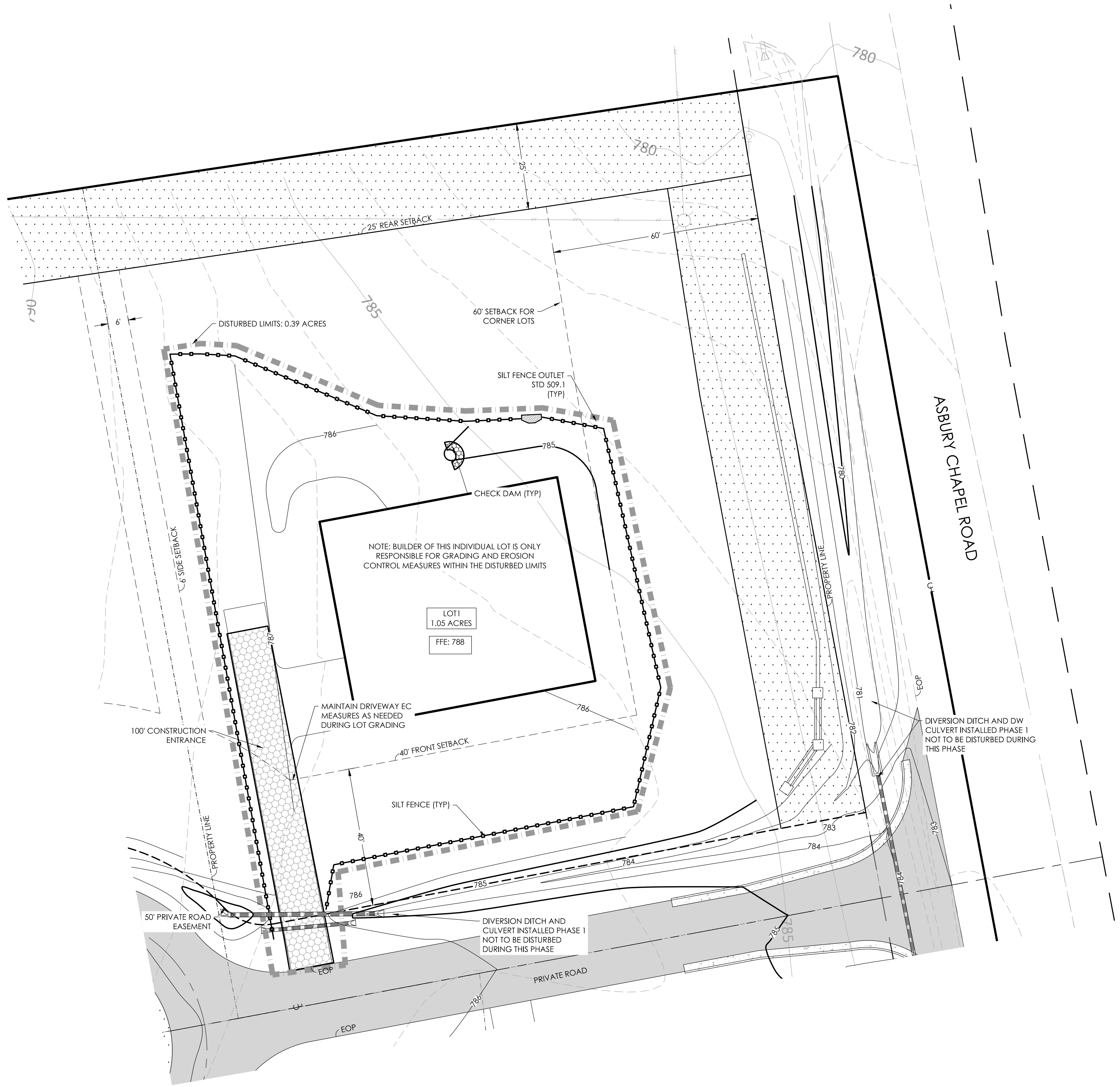
TREE FENCE

SILT FENCE

DENUDED LIMITS

EROSION MATTING

LEGEND



HUNTERSVILLE CONSTRUCTION SEQUENCE:

1. INSTALL TREE / VEGETATION PROTECTION MEASURES ALONG BUFFER AREA(S) AND ANY TREE SAVE AREAS DELINEATED ON THE PLAN.
2. THE BUFFER LINE (MEASURED FROM THE CREEK BANK OR PROPERTY LINE, OR WHATEVER IS APPLICABLE) SHALL BE STAKED.
3. PROTECTION MEASURES SHALL BE INSTALLED AS DICTATED BY THE DRIP-LINE OF VEGETATION THAT IS WITHIN THE BUFFER. WHERE DRIPLINE(S) DO NOT EXTEND BEYOND THE BUFFER LINE THE BUFFER LINE SHALL BE RESPECTED.
4. TREE / VEGETATION PROTECTION MEASURES MUST BE USED WHERE ANY CLEARING OR GRADING ACTIVITIES WILL OCCUR WITHIN 100' NOF A BUFFER. PROTECTION MEASURES SHALL BE ORANGE TREE FENCING, OR CONTINUOUS FLAGGING ON VEGETATION OR STAKES. FLAGS SHOULD BE MAX. 20' ON CENTER, WHICH MAY BE USED ONLY WHERE THICK UNDERBRUSH EXISTS.
5. REQUEST TREE INSPECTION - TOWN OF HUNTERSVILLE, PLANNING STAFF (875-7000).
6. SETUP PRE-CONSTRUCTION CONFERENCE WITH MECKLENBURG COUNTY LAND DEVELOPMENT & TOWN OF HUNTERSVILLE PLANNING STAFF (875-7000).
7. CONTINUE CONSTRUCTION SEQUENCE PER MECKLENBURG COUNTY AS REQUIRED.
8. WHERE STANDARDS AND RESPONSIBILITY FOR INFRASTRUCTURE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STREETS, SIDEWALKS, AND LANDSCAPING, ARE SPECIFIED IN THE ZONING AND/OR SUBDIVISION ORDINANCES OF THE TOWN OF HUNTERSVILLE, TOWN STANDARDS SHALL CONTROL. IN THE ABSENCE OF A SPECIFIED TOWN STANDARD, CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE THEN MOST RECENT VERSION OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL (CMLDS).

CONSTRUCTION SEQUENCE:

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE TOWN OF HUNTERSVILLE.
2. SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE FOLLOWING DEPARTMENTS: EROSION CONTROL INSPECTOR, LAND DEVELOPMENT INSPECTOR, ZONING INSPECTOR AND NCDOT. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS SUBJECT TO FINE.
3. INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION FENCING, SILT FENCING, DITCHES, BYPASS LINES, AND OTHER MEASURES AS SHOWN ON PLANS. CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. PAM TO BE INSTALLED PER COUNTY STANDARDS.
4. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
6. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
7. THE LAND DEVELOPMENT INSPECTOR SHOULD BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY ON STORM DRAINAGE, SIDEWALKS, DRIVE WAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTION
8. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
9. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U. S. DEPT. OF AGRICULTURE, AND THE TOWN OF HUNTERSVILLE

GENERAL NOTES:

1. ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH SYMBOL.
2. SOIL FILL (GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.)
3. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
4. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
 - 4.1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
 - 4.2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
 - 4.3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
 - 4.4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
 - 4.5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
 - 4.6. PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
5. SOIL MOISTURE CONTROL
 - 5.1. REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS.
 - 5.2. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
 - 5.3. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
 - 5.4. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
6. COMPACTION OF SOIL BACKFILLS AND FILLS
 - 6.1. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
 - 6.2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
 - 6.3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
 - 6.3.1. UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 100 PERCENT.
 - 6.3.2. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
 - 6.3.3. UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 4 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
 - 6.4. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.
7. GRADING
 - 7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
 - 7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
 - 7.3. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
 - 7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - 7.4.1. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
 - 7.4.2. WALKS: PLUS OR MINUS 1 INCH (25 MM).
 - 7.4.3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
 - 7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.
8. FIELD QUALITY CONTROL
 - 8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
 - 8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
 - 8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - 8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
 - 8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
 - 8.7. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
 - 8.8. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND REPEAT UNTIL SPECIFIED COMPACTION IS OBTAINED.

GENERAL NOTES:

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

DISTURBED LIMITS(LOT 1): 0.39 ACRES

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

811

Know what's below.
Call before you dig.



HensonFoley

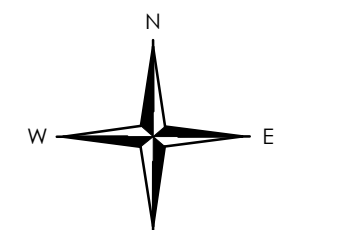
Landscape Architecture Civil Engineering

8712 Lindholm Dr Suite 202A, Huntersville NC 28078

p: 704.875.1615t: 1 704.875.0959 | www.hensonfoley.com

NC ENGINEERING BOARD LICENSE #: C-3781

NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



NORTH ARROW



GRAPHIC SCALE 1"=20' FT



Huntersville

Parcel ID# 01

ASBURY C

REVISIONS:	
REV1 - 11/23/2020 1ST EPM COMM.	
REV2 - 01/06/2021 2ND EPM COMM.	

C06 EROSION CONTROL LOT 1 DWG

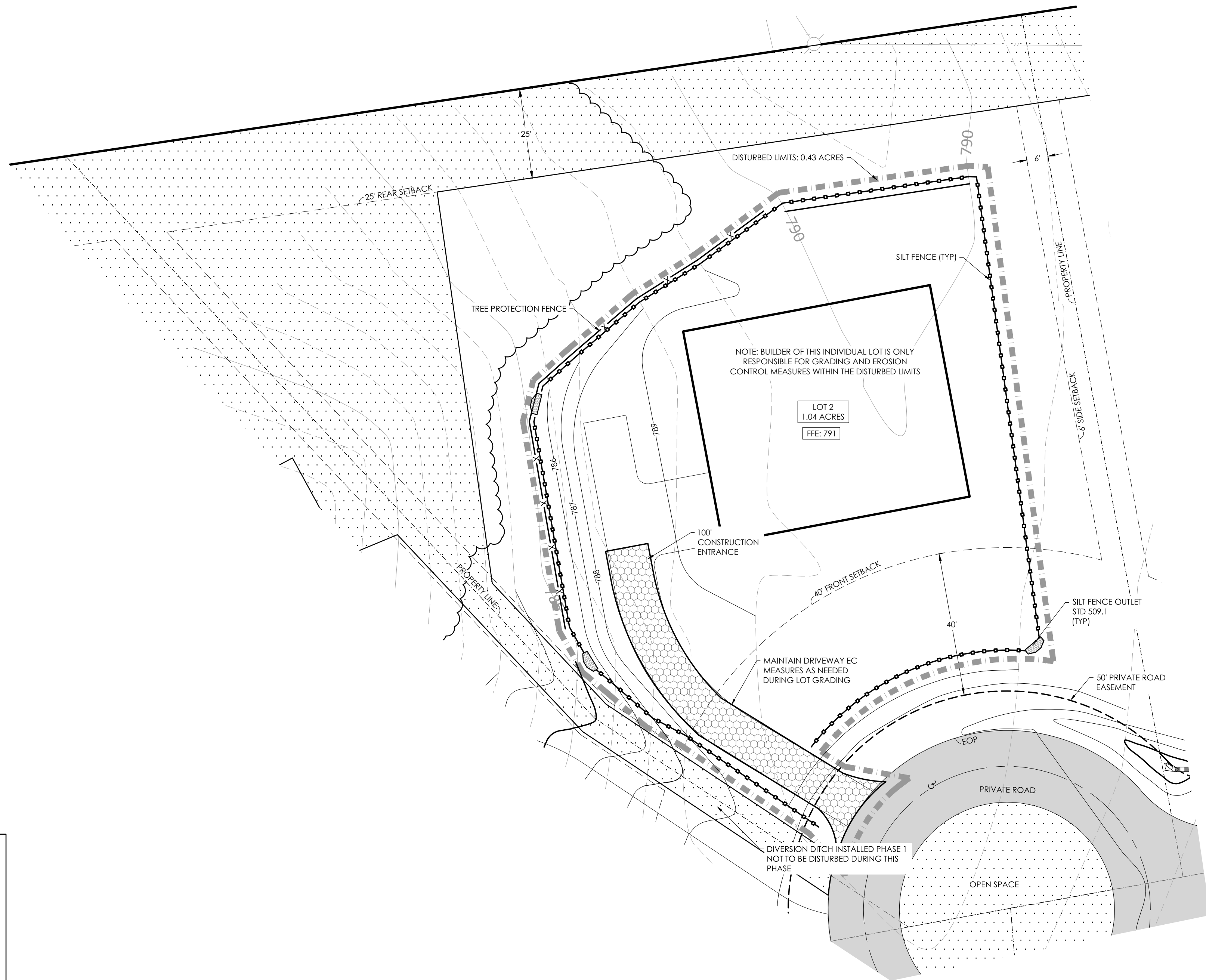
PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TSF

C05 18

SHEET OF

	SILT FENCE OUTLET
	CHECK DAM
	INLET PROTECTION
	SKIMMER
	RIP RAP
	TREE FENCE
	SILT FENCE
	DENUDED LIMITS
	EROSION MATTING
LEGEND	



1. INSTALL TREE / VEGETATION PROTECTION MEASURES ALONG BUFFER AREA(S) AND ANY TREE SAVE AREAS DELINEATED ON THE PLAN.
2. THE BUFFER LINE (MEASURED FROM THE CREEK BANK OR PROPERTY LINE, OR WHATEVER IS APPLICABLE) SHALL BE STAKED.
3. PROTECTION MEASURES SHALL BE INSTALLED AS DICTATED BY THE DRIP-LINE OF VEGETATION THAT IS WITHIN THE BUFFER, WHERE DRIPLINE(S) DO NOT EXTEND BEYOND THE BUFFER LINE. THE BUFFER LINE SHALL BE RESPECTED.
4. TREE / VEGETATION PROTECTION MEASURES MUST BE USED WHERE ANY CLEARING OR GRADING ACTIVITIES WILL OCCUR WITHIN 10'00" OF A BUFFER. PROTECTION MEASURES SHALL BE ORANGE RECYCLING, OR CONTINUOUS PLACING ON VEGETATION OR STAKES. FLAGS SHOULD BE MAX. 20' ON CENTER, WHICH MAY BE USED ONLY WHERE THICK UNDERBRUSH EXISTS.
5. REQUEST TREE INSPECTION - TOWN OF HUNTERSVILLE, PLANNING STAFF (875-7000).
6. SETUP PRE-CONSTRUCTION CONFERENCE WITH MECKLENBURG COUNTY LAND DEVELOPMENT & TOWN OF HUNTERSVILLE PLANNING STAFF (875-7000).
7. CONTINUE CONSTRUCTION SEQUENCE PER MECKLENBURG COUNTY AS REQUIRED.
8. WHERE STANDARDS AND RESPONSIBILITY FOR INFRASTRUCTURE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STREETS, SIDEWALKS, AND LANDSCAPING, ARE SPECIFIED IN THE ZONING AND/OR SUBDIVISION ORDINANCES OF THE TOWN OF HUNTERSVILLE, TOWN STANDARDS SHALL CONTROL. IN THE ABSENCE OF A SPECIFIED TOWN STANDARD, CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST RECENT VERSION OF THE CHARLOTTE-MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS MANUAL (CMDS).

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE TOWN OF HUNTERSVILLE.	6. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
2. SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE FOLLOWING DEPARTMENTS: EROSION CONTROL INSPECTOR, ANIMAL MANAGEMENT INSPECTOR, ZONING INSPECTOR AND NCDOT. FAILURE TO SCHEDULE SUCH CONFERENCE 45 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS SUBJECT TO A FINE.	7. THE LAND DEVELOPMENT INSPECTOR SHOULD BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY ON STORM DRAINAGE, SIDEWALKS, DRIVE WAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTION.
3. INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION FENCING, SILT FENCING, DITCHES, BYPASS LINES, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY IS NECESSARY TO INSTALL THESE MEASURES. PERMITS TO BE OBTAINED BY COUNTY.	8. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
4. CALL FOR ON-SITE INSPECTION WHEN APPROVED. INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.	9. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.	10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U. S. DEPT. OF AGRICULTURE, AND THE TOWN OF HUNTERSVILLE.

ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC., SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND CARRY A FISH SYMBOL.

SOIL FILL (GEOTECH REPORT SHEET TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.)

3. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.

4. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:

- 4.1. UNDER GRASSES AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
- 4.2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
- 4.3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
- 4.4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
- 4.5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
- 4.6. PLACE SOIL ON UNDERGRADES FREE OF MUD, FROST, SNOW, OR ICE.

5. SOIL MOISTURE CONTROL

- 5.1. REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS.
- 5.2. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTATION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
- 5.3. DO NOT PLACE BACKFILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
- 5.4. REMOVE AND REPLACE, OR SCARIFY AND RAKE DRY, OR RAKE, OTHERWISE SATISFACTORY MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.

6. COMPACTATION OF SOIL BACKFILLS AND FILLS

- 6.1. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTATION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED EQUIPMENT.
- 6.2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
- 6.3. COMPACT TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:

 - 6.3.1. UNDER STRUCTURES, BUILDINGS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
 - 6.3.2. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
 - 6.3.3. UNDER TRENCH OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
 - 6.3.4. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.

7. GRADING

- 7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTATION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
- 7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- 7.3. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- 7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADE TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:

 - 7.4.1. TRENCH OR UNPAVED AREAS: PLUS OR MINUS 1/2 INCH (25 MM).
 - 7.4.2. WALKS: PLUS OR MINUS 1/4 INCH (12.5 MM).
 - 7.4.3. PAVEMENTS: PLUS OR MINUS 1/8 INCH (3.18 MM).

- 7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 100-LB (30-KN) STRIKE HEDGE.

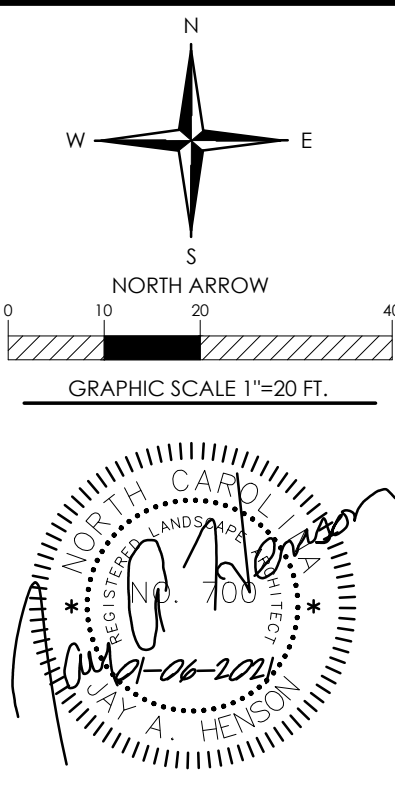
8. FIELD QUALITY CONTROL

- 8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD TESTING AND INSPECTION.
- 8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
- 8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
- 8.4. TESTING AGENCY WILL CONDUCT FIELD TESTING OF SOILS IN ACCORDANCE WITH ASTM D 1556, ASTM D 1586, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:

 - 8.4.1. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
 - 8.4.2. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
 - 8.4.3. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.

- 8.5. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTATION SPECIFIED, SCARIFY AND REMOVE OR REPLACE AND RECOMPACT SUBGRADE AND BACKFILL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTNESS IS OBTAINED.

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



Parcel ID# 019

ASBURY C

REV1 - 11/23/2020 1ST EPM COMM.
REV2 - 01/06/2021 2ND EPM COMM.

[illegible]

PROJECT NUMBER:	220047
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DATE: 10/14/2020 DRAWN BY: TSF

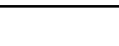
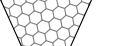
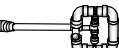
SHEET C06 OF 18

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



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

SEE SHEET C04 AND C05 FOR
EROSION CONTROL NOTES



SILT FENCE OUTLET

CHECK DAM

INLET PROTECTION

SKIMMER

RIP RAP

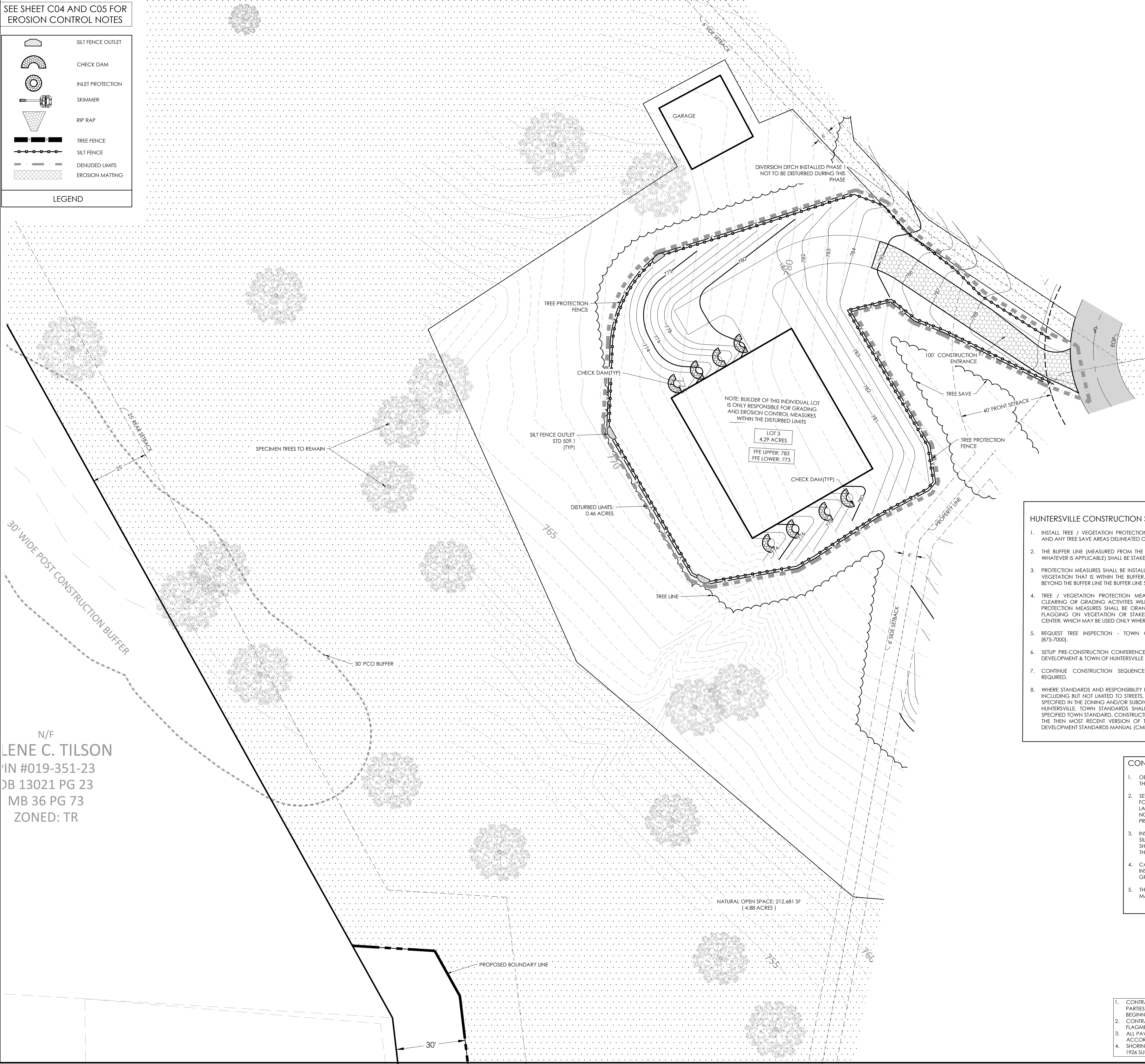
TREE FENCE

SILT FENCE

DENUDED LIMITS

EROSION MATTING

LEGEND



N/F
LENE C. TILSON
IN #019-351-23
DB 13021 PG 23
MB 36 PG 73
ZONED: TR

GENERAL NOTES:

- ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH SYMBOL.
- SOIL FILL (GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.)
- FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
 - UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
 - UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
 - UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
 - UNDER BUILDING SLABS, USE ENGINEERED FILL.
 - UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
 - PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
- SOIL MOISTURE CONTROL
 - REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS.
 - UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
 - DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
 - REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
- COMPACTION OF SOIL BACKFILLS AND FILLS
 - PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
 - PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
 - COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
 - UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 100 PERCENT.
 - UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
 - UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 4 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
 - FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.
- GRADING
 - GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
 - PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
 - CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
 - SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
 - WALKS: PLUS OR MINUS 1/2 INCH (13 MM).
 - PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
 - GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.
- FIELD QUALITY CONTROL
 - GENERAL: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
 - ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
 - FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF TESTED SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
 - FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
 - TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
 - WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

HUNTERSVILLE CONSTRUCTION SEQUENCE:

- INSTALL TREE / VEGETATION PROTECTION MEASURES ALONG BUFFER AREA(S) AND ANY TREE SAVE AREAS DELINEATED ON THE PLAN.
- THE BUFFER LINE (MEASURED FROM THE CREEK BANK OR PROPERTY LINE, OR WHATEVER IS APPLICABLE) SHALL BE STAKED.
- PROTECTION MEASURES SHALL BE INSTALLED AS DICTATED BY THE DRIP-LINE OF VEGETATION THAT IS WITHIN THE BUFFER. WHERE DRIP(LINE)S DO NOT EXTEND BEYOND THE BUFFER LINE THE BUFFER LINE SHALL BE RESPECTED.
- TREE / VEGETATION PROTECTION MEASURES MUST BE USED WHERE ANY CLEARING OR GRADING ACTIVITIES WILL OCCUR WITHIN 100' OF A BUFFER. PROTECTION MEASURES SHALL BE: ORANGE TREE FENCING, OR CONTINUOUS FLAGGING ON VEGETATION OR STAKES. FLAGS SHOULD BE MAX. 20' ON CENTER, WHICH MAY BE USED ONLY WHERE THICK UNDERBRUSH EXISTS.
- REQUEST TREE INSPECTION - TOWN OF HUNTERSVILLE, PLANNING STAFF (875-7000).
- SETUP PRE-CONSTRUCTION CONFERENCE WITH MECKLENBURG COUNTY LAND DEVELOPMENT & TOWN OF HUNTERSVILLE PLANNING STAFF (875-7000).
- CONTINUE CONSTRUCTION SEQUENCE PER MECKLENBURG COUNTY AS REQUIRED.
- WHERE STANDARDS AND RESPONSIBILITY FOR INFRASTRUCTURE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STREETS, SIDEWALKS, AND LANDSCAPING, ARE SPECIFIED IN THE ZONING AND/OR SUBDIVISION ORDINANCES OF THE TOWN OF HUNTERSVILLE, TOWN STANDARDS SHALL CONTROL. IN THE ABSENCE OF A SPECIFIED TOWN STANDARD, CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE THEN MOST RECENT VERSION OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL (C/LDMS).

DISTURBED LIMITS (LOT 3): 0.46 ACRES

GENERAL NOTES:

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

CONSTRUCTION SEQUENCE:

- OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE TOWN OF HUNTERSVILLE.
- SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE FOLLOWING DEPARTMENTS: EROSION CONTROL INSPECTOR, LAND DEVELOPMENT INSPECTOR, ZONING INSPECTOR AND NCDDOT. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS SUBJECT TO FINE.
- INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION FENCING, SILT FENCING, DITCHES, BYPASS LINES, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. PAM TO BE INSTALLED PER COUNTY STANDARDS.
- CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
- THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
- FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
- THE LAND DEVELOPMENT INSPECTOR SHOULD BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY ON STORM DRAINAGE, SIDEWALKS, DRIVE WAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTION.
- STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
- COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U. S. DEPT. OF AGRICULTURE, AND THE TOWN OF HUNTERSVILLE.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
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- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.





Landscape Architecture

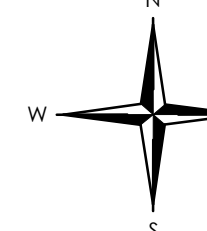
Civil Engineering

8712 Lindholm Dr Suite 202A, Huntersville, NC 28078

p: 704.875.1615f: 704.875.0959 | www.hensonfoley.com

NC ENGINEERING BOARD LICENSE #: C-3781

NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



N

W

S

E

10

20

40

GRAPHIC SCALE 1"=20. FT.



Huntersville

Parcel ID# 01

ASBURY C

REVISIONS:

REV1	- 11/23/2020	1ST EPM COMM.
REV2	- 01/06/2021	2ND EPM COMM.

C07 GRADING-EROSION LOT 3.DWG

PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TSF

C07 18

SHEET OF

C07 GRADING-EROSION LOT 3.DWG - PLOT: Tess - WED, 1-6-2021 7:55 AM

	SILT FENCE OUTLET
	CHECK DAM
	INLET PROTECTION
	SKIMMER
	RIP RAP
	TREE FENCE
	SILT FENCE
	DENUDED LIMITS
	EROSION MATTING
LEGEND	



1. INSTALL TREE / VEGETATION PROTECTION MEASURES ALONG BUFFER AREA(S) AND ANY TREE SAVE AREAS DELINEATED ON THE PLAN.
2. THE BUFFER LINE (MEASURED FROM THE CREEK BANK OR PROPERTY LINE, OR WHATEVER IS APPLICABLE) SHALL BE STAKED.
3. PROTECTION MEASURES SHALL BE INSTALLED AS DICTATED BY THE DRIP-LINE OF VEGETATION THAT IS WITHIN THE BUFFER. WHERE DRIP(LINE) DO NOT EXTEND BEYOND THE BUFFER LINE THE BUFFER LINE SHALL BE RESPECTED.
4. TREE / VEGETATION PROTECTION MEASURES MUST BE USED WHERE ANY CLEARING OR GRADING ACTIVITIES WILL OCCUR WITHIN 100' OF A BUFFER. PROTECTION MEASURES SHALL BE ORANGE TREE FENCING, OR CONTINUOUS FLAGGING ON VEGETATION OR STAKES. FLAGS SHOULD BE MAX. 20" ON CENTER, WHICH MAY BE USED ONLY WHERE THICK UNDERBRUSH EXISTS.
5. REQUEST TREE INSPECTION - TOWN OF HUNTERSVILLE, PLANNING STAFF (875-7000).
6. SETUP PRE-CONSTRUCTION CONFERENCE WITH MECKLENBURG COUNTY LAND DEVELOPMENT & TOWN OF HUNTERSVILLE PLANNING STAFF (875-7000).
7. CONTINUE CONSTRUCTION SEQUENCING PER MECKLENBURG COUNTY AS REQUIRED.

1.	OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE TOWN OF HUNTERSVILLE.	6.	FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
2.	SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE FOLLOWING DEPARTMENTS: EROSION CONTROL INSPECTOR, LAND DEVELOPMENT INSPECTOR, ZONING INSPECTOR AND HIGHWAY DEPT. TO REVIEW THE EROSION CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITY IS SUBJECT TO FINE.	7.	THE LAND DEVELOPMENT INSPECTOR SHOULD BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY ON STORM DRAINAGE, SIDEWALKS, DRIVE WAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTION.
3.	INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION FENCING, SILT FENCING, DITCHES, BYPASS LINES, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. PAM TO BE INSTALLED PER COUNTY STANDARDS.	8.	STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
4.	CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.	9.	COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
5.	THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.	10.	ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U. S. DEPT. OF AGRICULTURE, AND THE TOWN OF HUNTERSVILLE.

4. ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH SYMBOL.
2. SOIL FILL [GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.]
 - 3.1. FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- 4.1. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
 - 4.1.1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
 - 4.1.2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
 - 4.1.3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
 - 4.1.4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
 - 4.1.5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
 - 4.1.6. PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
5. SOIL MOISTURE CONTROL.
 - 5.1. REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEERS WRITTEN RECOMMENDATIONS.
 - 5.2. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
 - 5.3. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL IF THE SOIL IS TOO MOIST, TOO DRY, OR CONTAINS FROST OR ICE. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACTION TO SPECIFIED DRY UNIT WEIGHT.
6. COMPACTION OF SOIL BACKFILLS AND FILLS
 - 6.1. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OR ROLLERS.
 - 6.2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY AROUND THE FULL LENGTH OF EACH STRUCTURE.
 - 6.3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
 - 6.3.1. UNDER STRUCTURES, BUILDINGS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 100 PERCENT.
 - 6.3.2. UNDER WALKS, RAMPS, AND STEPS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
 - 6.3.3. UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
 - 6.4. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL, AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.
7. GRADING
 - 7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE FEATURES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
 - 7.2. CUT AND SOFT SPOTS: CUT AND SOFT SPOTS SHALL BE GRADUALLY ROLLED TO HIGH GRADES WITH REQUIRED SUBGRADE TOLERANCES.
 - 7.3. SITE ROLL GRADINGS: SLOPE GRADINGS TO DIRECT TRAFFIC AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - 7.4.1. TURF OR UNPAVED AREAS: $\pm 1/2$ INCH (13 MM) OR MINUS 1 INCH (25 MM).
 - 7.4.2. WALKS: PLUS OR MINUS 1 INCH (25 MM).
 - 7.4.3. PAVEMENTS: PLUS OR MINUS $1/2$ INCH (13 MM).
 - 7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF $1/2$ INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3.0 M) STRAIGHTEDGE.
8. FIELD QUALITY CONTROL
- 8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS
- 8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER, PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS
- 8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT. TESTING AGENCY WILL BE REQUIRED TO SUBMIT COLLORIMETER RECORDS TO ASTM D 1556, ASTM D 2147, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - 8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTION FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
 - 8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTION BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
 - 8.7. TRENCH BACKFILL: AT EACH COMPACTION INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
- 8.4. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR REMOVE AND REPLACE SOIL MATERIAL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

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

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



REV1 - 11/23/2020 1ST EPM COMM.
REV2 - 01/06/2021 2ND EPM COMM.

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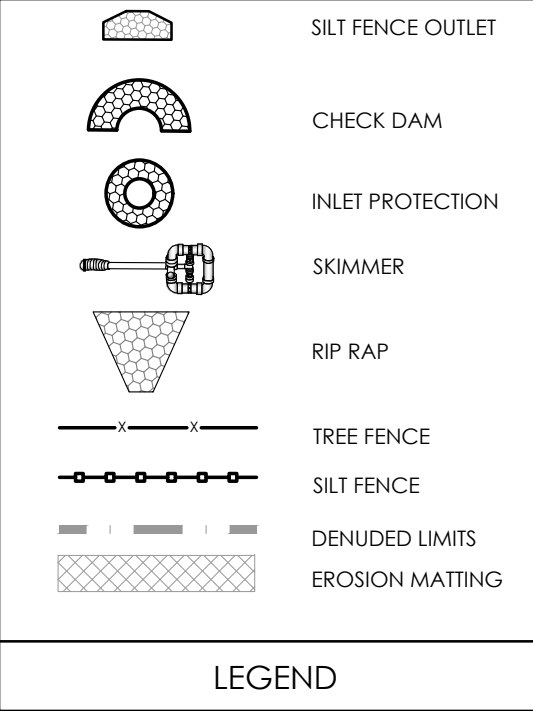
C08 GRADING-EROSION LOT 4.DWG

PROJECT NUMBER:	220047
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DATE: 10/14/2020 DRAWN BY: T

SHEET C08 OF 18

SEE SHEET C04 AND C05 FOR
EROSION CONTROL NOTES

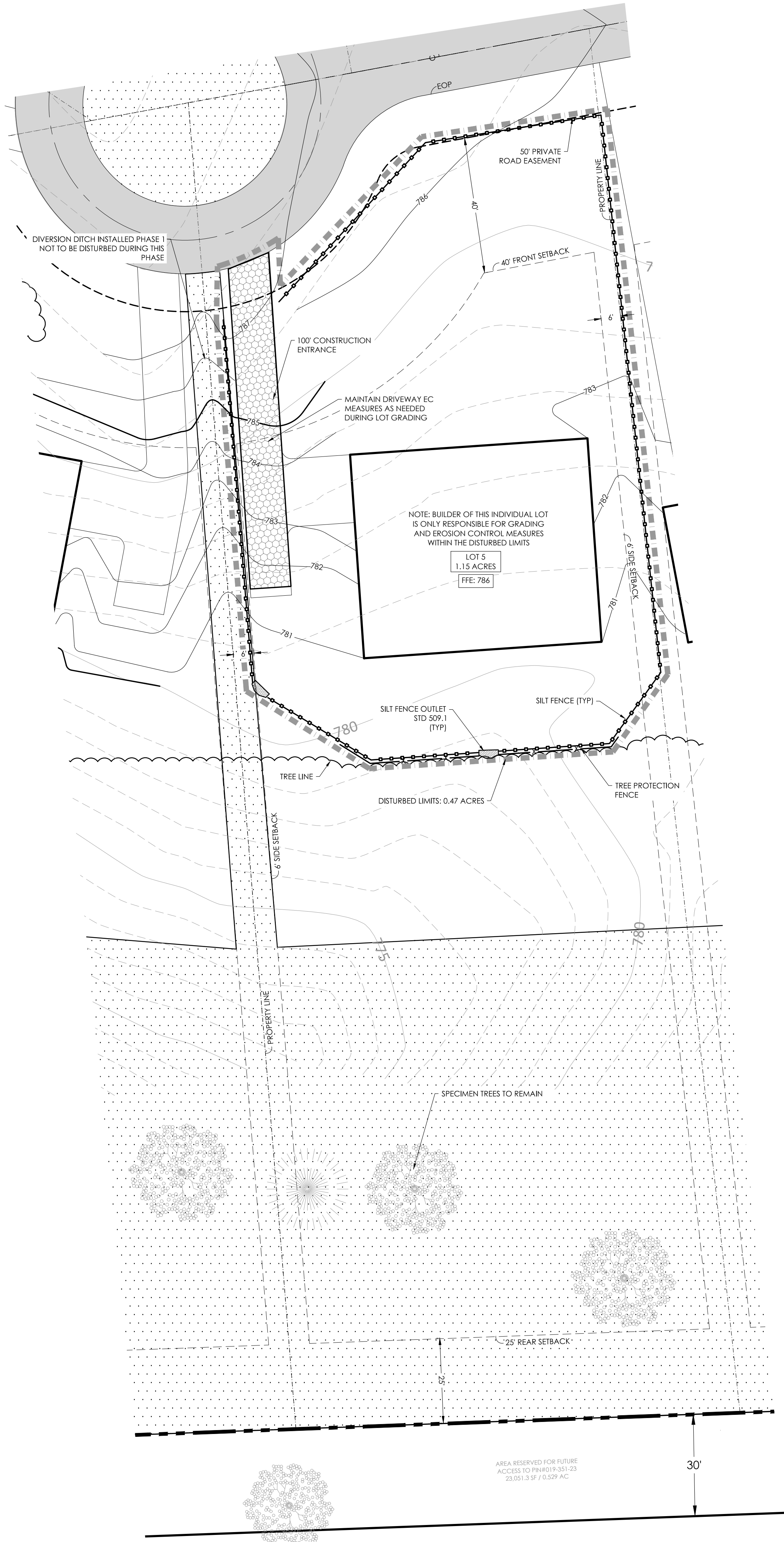


HUNTERSVILLE CONSTRUCTION SEQUENCE:

1. INSTALL TREE / VEGETATION PROTECTION MEASURES ALONG BUFFER AREA(S) AND ANY TREE SAVE AREAS DELINEATED ON THE PLAN.
2. THE BUFFER LINE (MEASURED FROM THE CREEK BANK OR PROPERTY LINE, OR WHATEVER IS APPLICABLE) SHALL BE STAKED.
3. PROTECTION MEASURES SHALL BE INSTALLED AS DICTATED BY THE DRIP-LINE OF VEGETATION THAT IS WITHIN THE BUFFER. WHERE DRIP-LINE(S) DO NOT EXTEND BEYOND THE BUFFER LINE THE BUFFER LINE SHALL BE RESPECTED.
4. TREE / VEGETATION PROTECTION MEASURES MUST BE USED WHERE ANY CLEARING OR GRADING ACTIVITIES WILL OCCUR WITHIN 100' OF A BUFFER. PROTECTION MEASURES SHALL BE ORANGE TREE FENCING, OR CONTINUOUS FLAGGING ON VEGETATION OR STAKES. FLAGS SHOULD BE MAX. 20' ON CENTER, WHICH MAY BE USED ONLY WHERE THICK UNDERBRUSH EXISTS.
5. REQUEST TREE INSPECTION - TOWN OF HUNTERSVILLE, PLANNING STAFF (875-7000).
6. SETUP PRE-CONSTRUCTION CONFERENCE WITH MECKLENBURG COUNTY LAND DEVELOPMENT & TOWN OF HUNTERSVILLE PLANNING STAFF (875-7000).
7. CONTINUE CONSTRUCTION SEQUENCE PER MECKLENBURG COUNTY AS REQUIRED.
8. WHERE STANDARDS AND RESPONSIBILITY FOR INFRASTRUCTURE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STREETS, SIDEWALKS, AND LANDSCAPING, ARE SPECIFIED IN THE ZONING AND/OR SUBDIVISION ORDINANCES OF THE TOWN OF HUNTERSVILLE, TOWN STANDARDS SHALL CONTROL. IN THE ABSENCE OF A SPECIFIED TOWN STANDARD, CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE THEN MOST RECENT VERSION OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL (CMLDS).

CONSTRUCTION SEQUENCE:

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE TOWN OF HUNTERSVILLE.
2. SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE FOLLOWING DEPARTMENTS: EROSION CONTROL INSPECTOR, LAND DEVELOPMENT INSPECTOR, ZONING INSPECTOR AND NCDOT. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS SUBJECT TO FINE.
3. INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION FENCING, SILT FENCING, DITCHES, BYPASS LINES, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. PAM TO BE INSTALLED PER COUNTY STANDARDS.
4. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
6. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
7. THE LAND DEVELOPMENT INSPECTOR SHOULD BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY ON STORM DRAINAGE, SIDEWALKS, DRIVE WAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTION.
8. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
9. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U. S. DEPT. OF AGRICULTURE, AND THE TOWN OF HUNTERSVILLE.



GENERAL NOTES:

1. ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS 'NO DUMPING, DRAINS TO RIVER' AND INCLUDE A FISH SYMBOL.
2. SOIL FILL (GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.)
3. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
4. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
 - 4.1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
 - 4.2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
 - 4.3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
 - 4.4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
 - 4.5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
 - 4.6. PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
5. SOIL MOISTURE CONTROL
 - 5.1. REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS.
 - 5.2. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
 - 5.3. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
 - 5.4. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
6. COMPACTION OF SOIL BACKFILLS AND FILLS
 - 6.1. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
 - 6.2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
 - 6.3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
 - 6.3.1. UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 100 PERCENT.
 - 6.3.2. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
 - 6.3.3. UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
 - 6.4. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.
7. GRADING
 - 7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
 - 7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
 - 7.3. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
 - 7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - 7.4.1. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
 - 7.4.2. WALKS: PLUS OR MINUS 1 INCH (25 MM).
 - 7.4.3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
 - 7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.
8. FIELD QUALITY CONTROL
 - 8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
 - 8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
 - 8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
 - 8.4. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - 8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
 - 8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
 - 8.7. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
 - 8.8. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

GENERAL NOTES:

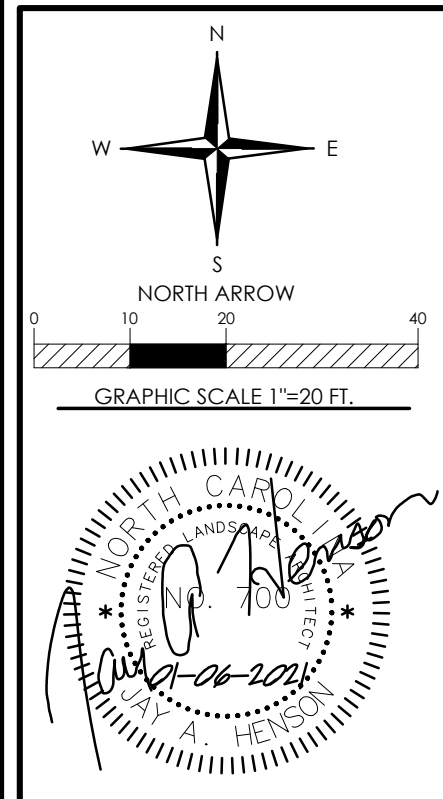
1. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED OWNERS.
2. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE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

DISTURBED LIMITS (LOT 5): 0.47 ACRES

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-3899



Huntersville

Parcel ID# 01

ASBURY C

REVISIONS:

REV1 - 11/23/2020 1ST EPM COMM.

REV2 - 01/06/2021 2ND EPM COMM.

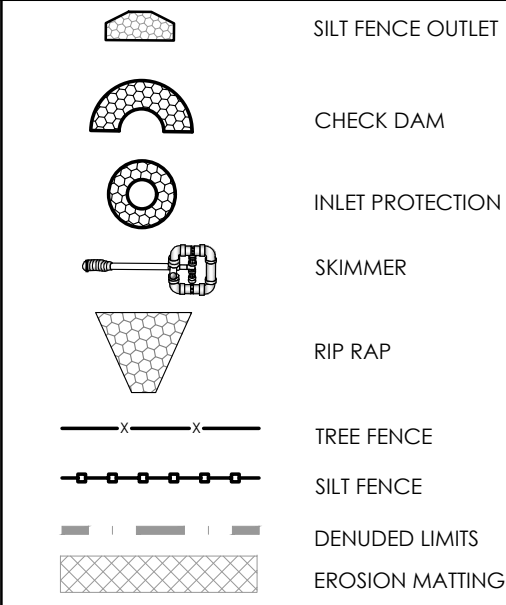
C09 GRADING-EROSION LOT 5.DWG

PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TSF

C09 18
SHEET OF

SEE SHEET C04 AND C05 FOR
EROSION CONTROL NOTES



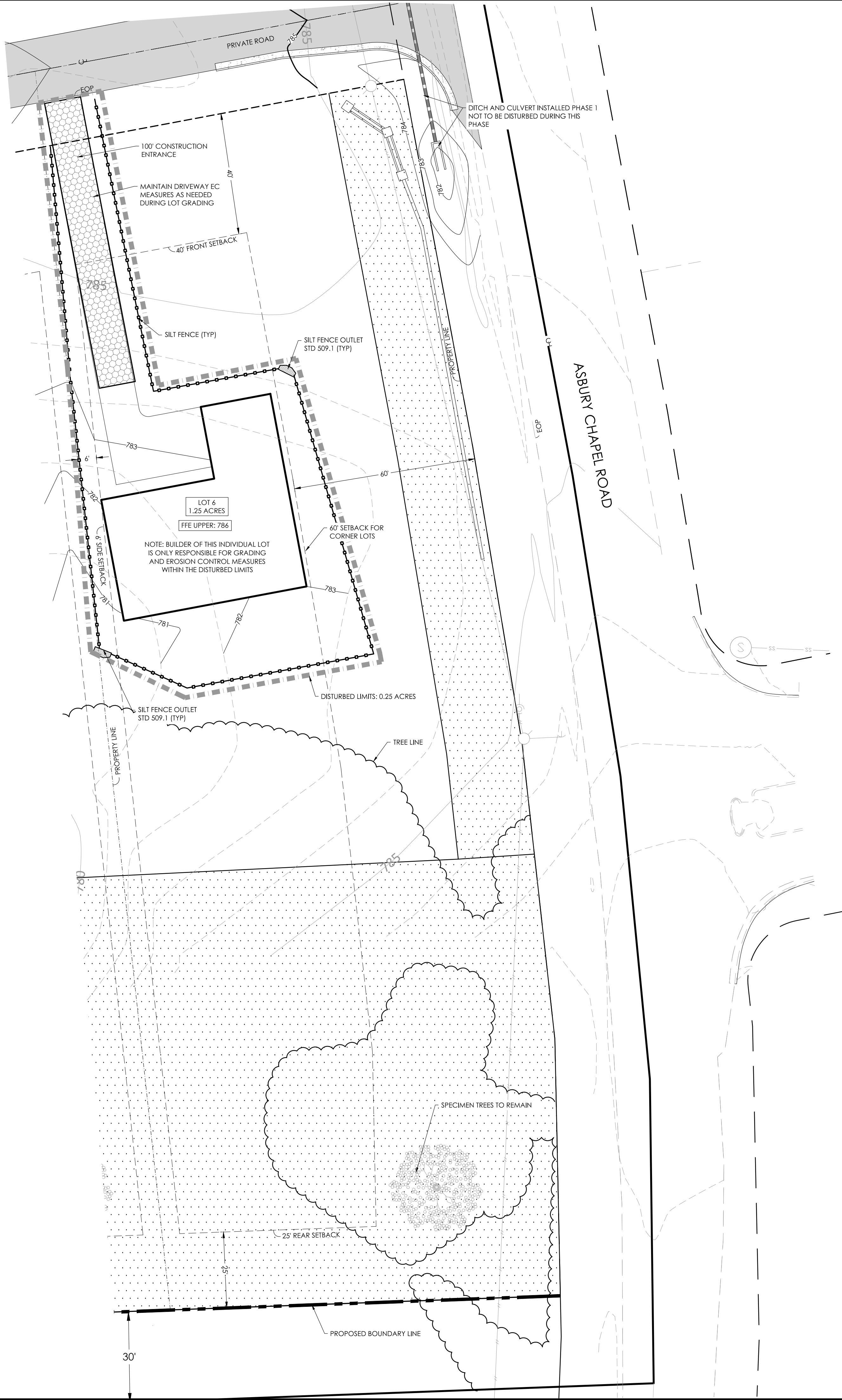
LEGEND

HUNTERSVILLE CONSTRUCTION SEQUENCE:

1. INSTALL TREE / VEGETATION PROTECTION MEASURES ALONG BUFFER AREA(S) AND ANY TREE SAVE AREAS DELINEATED ON THE PLAN.
2. THE BUFFER LINE (MEASURED FROM THE CREEK BANK OR PROPERTY LINE, OR WHATEVER IS APPLICABLE) SHALL BE STAKED.
3. PROTECTION MEASURES SHALL BE INSTALLED AS DICTATED BY THE DRIP-LINE OF VEGETATION THAT IS WITHIN THE BUFFER. WHERE DRIFLINE(S) DO NOT EXTEND BEYOND THE BUFFER LINE THE BUFFER LINE SHALL BE RESPECTED.
4. TREE / VEGETATION PROTECTION MEASURES MUST BE USED WHERE ANY CLEARING OR GRADING ACTIVITIES WILL OCCUR WITHIN 100' OF A BUFFER. PROTECTION MEASURES SHALL BE ORANGE TREE FENCING, OR CONTINUOUS FLAGGING ON VEGETATION OR STAKES. FLAGS SHOULD BE MAX. 20' ON CENTER, WHICH MAY BE USED ONLY WHERE THICK UNDERBRUSH EXISTS.
5. REQUEST TREE INSPECTION - TOWN OF HUNTERSVILLE, PLANNING STAFF (875-7000).
6. SETUP PRE-CONSTRUCTION CONFERENCE WITH MECKLENBURG COUNTY LAND DEVELOPMENT & TOWN OF HUNTERSVILLE PLANNING STAFF (875-7000).
7. CONTINUE CONSTRUCTION SEQUENCE PER MECKLENBURG COUNTY AS REQUIRED.
8. WHERE STANDARDS AND RESPONSIBILITY FOR INFRASTRUCTURE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STREETS, SIDEWALKS, AND LANDSCAPING, ARE SPECIFIED IN THE ZONING AND/OR SUBDIVISION ORDINANCES OF THE TOWN OF HUNTERSVILLE, TOWN STANDARDS SHALL CONTROL. IN THE ABSENCE OF A SPECIFIED TOWN STANDARD, CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE THEN MOST RECENT VERSION OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL (CMLDS).

CONSTRUCTION SEQUENCE:

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE TOWN OF HUNTERSVILLE.
2. SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE FOLLOWING DEPARTMENTS: EROSION CONTROL INSPECTOR, LAND DEVELOPMENT INSPECTOR, ZONING INSPECTOR AND NCDOT. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS SUBJECT TO FINE.
3. INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION FENCING, SILT FENCING, DITCHES, BYPASS LINES, AND OTHER MEASURES AS SHOWN ON PLANS. CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. PAM TO BE INSTALLED PER COUNTY STANDARDS.
4. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
6. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
7. THE LAND DEVELOPMENT INSPECTOR SHOULD BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY ON STORM DRAINAGE, SIDEWALKS, DRIVE WAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTION.
8. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
9. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, AND THE TOWN OF HUNTERSVILLE



BUFFER YARD REQUIREMENTS	
3 TREES PER 1,000 SF OF BUFFER AREA (25% 1" - 4" MATURING, 25% SMALL TRANSPLANTS, 25% EVERGREEN)	
10 SHRUBS PER 1,000 SF (100% EVERGREEN)	
NORTHERN BUFFER: 4,674 SF	
REQUIRED TREES:	14 TREES
PROVIDED TREES:	14 TREES
REQUIRED SHRUBS:	46 SHRUBS
PROVIDED SHRUBS:	46 SHRUBS
SOUTHERN BUFFER: 6,420 SF	
REQUIRED TREES:	19 TREES
PROVIDED TREES:	19 TREES
REQUIRED SHRUBS:	64 SHRUBS
PROVIDED SHRUBS:	64 SHRUBS



PLANT LIST

TREES						
	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
	9	Little Leaf Linden	<i>Tilia cordata</i>	2" cal.	8'	B&B
	11	Red Maple	<i>Acer rubrum</i>	2" cal.	8'	B&B
	11	Lily Magnolia	<i>Magnolia lilliflora</i>	2" cal.	8'	B&B
	22	Camellia Sasanqua	<i>Camellia sasanqua</i>	2" cal.	8'	B&B
SHRUBS						
	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
	110	Leatherleaf Viburnum	<i>Viburnum rhytidophyllum</i>	3 gal.	36"	Cont.

TREE PROTECTION NOTES:

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

- A. FOR TREES 1" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE. TREE OR OUTSIDE THE DRILLINE, WHICHEVER IS GREATER.
- B. FOR TREES GREATER THAN 1" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' OR FIFTEEN PERCENT OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 1" DBH, OR OUTSIDE THE DRILLINE, WHICHEVER IS GREATER.
- C. ACCESS TO ACCESS POINTS SHALL BE MAINTAINED WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
- D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRILLINE SHALL BE ALLOWED.
- E. WHERE GRADING WITHIN A TREE DRILLINE CANNOT BE AVOIDED:
 - F. LIMIT CUT AND FILL TO 1/4" TO THE AREA WITHIN THE DRILLINE.
 - G. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
 - H. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
- I. AVOID FILLING WITHIN THE DRILLINE OF A TREE WITHOUT SOME MEANS OF VENTILATION TO ALLOW AIR AND WATER TO REACH THE ROOTS.

SEED/SOD/MULCH:

1. TURF AREAS WILL BE SEEDED OR SODDED WITH REBEL II FESCUE WITH EXCEPTION OF SOD WITHIN THE FLOOR OF STORMWATER MANAGEMENT AND WATER QUALITY BASINS AND FILTERS. SOD WILL BE REQUIRED NEXT TO BUILDING STRUCTURES, DRIVEWAYS ENTRANCES AND AREAS DISTURBED IN THE FRONT SETBACK AS NOTED ON PLAN. LANDSCAPE CONTRACTOR TO SEED ALL OTHER DISTURBED AREAS.
2. PINE NEEDLE MULCH IS THE GENERALLY ACCEPTED MULCH. FOR THE INITIAL PLANTING, IT IS ALSO ACCEPTABLE TO UTILIZE DOUBLE HAMMERED BARK MULCH FOR GOOD SOIL AND BED MANAGEMENT. FUTURE YEARS, THOUGH, WILL REQUIRE THE PROPERTY TO BE CONVERTED TO PINE NEEDLES.

1.1 PLANTING SOIL MIX

- A. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:
1. WEIGHT OF LIME PER 1000 SQ. FT
 2. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
 3. RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
 4. WEIGHT OF BONEMEAL PER 1000 SQ. FT.
 5. WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
 6. WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.
- SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

INSTALLATION GUARANTEE REQUIRED

1. A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES, DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND, LETTER OF CREDIT OR USDC FOR 120% OF THE COST OF MATERIALS AND INSTALLATION, PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
2. THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

MAINTENANCE SURETY REQUIRED

1. DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

RESIDENTIAL LOT TREE TABLE

- | 3 FRONT AND 3 REAR YARD TREES REQUIRED FOR LOTS GREATER THAN 20,000 SF | |
|--|---|
| LOT 1 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD |
| LOT 1 TREES PROVIDED | 3 FRONT YARD, 3 REAR YARD |
| LOT 2 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD |
| LOT 2 TREES PROVIDED | 3 FRONT YARD, 2 REAR YARD WITH EXISTING TREES |
| LOT 3 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD |
| LOT 3 TREES PROVIDED | 1 FRONT YARD WITH EXISTING TREES, ALL EXISTING TREES IN REAR YARD |
| LOT 4 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD |
| LOT 4 TREES PROVIDED | 2 FRONT YARD WITH EXISTING TREES, ALL EXISTING TREES IN REAR YARD |
| LOT 5 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD |
| LOT 5 TREES PROVIDED | 3 FRONT YARD, ALL EXISTING TREES IN REAR YARD |
| LOT 6 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD |
| LOT 6 TREES PROVIDED | 3 FRONT YARD, ALL EXISTING TREES IN REAR YARD |

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

GENERAL PLANTING NOTES:

3. THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
4. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
5. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
7. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
8. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
9. PLANTING SITE DETERMINATION:
SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MAXIMUM GROWTH. SPREAD SHALL BE MEASURED TO THE END OF THE HORIZONTAL BRANCHING EQUIVALENT FROM THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROOKS THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. MEASUREMENTS ARE TO BE MADE TO THE HORIZONTAL BRANCHING EQUIVALENT AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
10. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
11. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GLOBE SHAPED AND HAVE A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
12. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS UNBUDGED BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
13. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FROM PLANTING BEGINS TO THE END OF THE PROJECT, CONTRACTOR IS REQUIRED, CONTRACTOR SHALL, IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNERS REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.

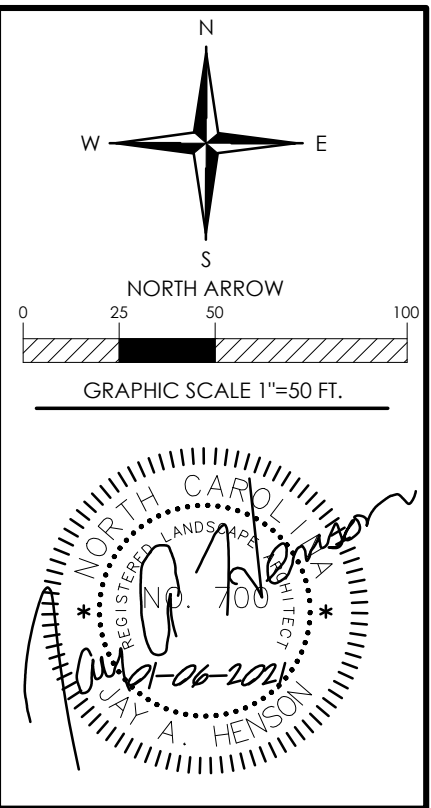
12. ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
13. ALL SUBSTITUTIONS OF PLANT MATERIAL TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUCH APPROVAL IN WRITINGS MAY RESULT IN LIABILITY TO THE CONTRACTOR.
14. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
15. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTIONS. CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
16. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTRACTOR'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
17. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
18. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
19. LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

TREE PLANTING NOTES:

3. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTSVILLE
STANDARDS AND DETAILS.
4. TREES EXISTING AND UP TO 2/3 OF FIRE BASKET MUST BE CUT AWAY
AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING
PLANTING PIT.
5. LARGER EXISTING TREES MAY NOT BE PLANTED WHERE OVERHEAD
DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREE CONFLICT WITH
POWER LINES OR SIGNS, CALL THE URBAN FORESTOR TO RESOLVE
BEFORE PLANTING.
6. ADD TREE PLANTING LOCATIONS TO AVOID UNDERGROUND
UTILITIES.
7. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE
REQUIREMENTS.
8. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION
CONTROL SHEETS.
9. IF TREE IS TO BE NURSERY GROWN, BALL AND BURL (B&B)
PREFERRED. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE
ROOT BALL, 8" MINIMUM HEIGHT).
10. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR
STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN
DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE
STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
STAKING SHALL BE REMOVED PRIOR TO PLANTING.
11. ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS
FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION,
PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A&N).
NEW AND EXISTING TREES SHALL BE PLANTED IN TRIANGLE, BUT
MUST BE LIFTED UP TO A HEIGHT CLEARANCE PER ADA
REQUIREMENTS.
12. SAW CUTS REQUIRED FOR TREE PLACEMENT AND PRUNING UP SHALL
BE CONSIDERED AT DRIVEWAYS/STREET INTERSECTIONS.
13. CONTRACTOR TO MAINTAIN CLEAR LEVEL BETWEEN 10' AND 30' AND 7'2"
ABOVE CURB. AREA MUST BE FREE OF LIMBS AND FOLIAGE FOR SAFE
CROSS VISIBILITY.



HensonFoley
 Landscape Architecture Civil Engineering
 8712 Lindholm Dr. Suite 202A, Huntersville, NC 28078
 p. 704.875.1615f | 704.875.0959 | www.hensonfoley.com
 NC ENGINEERING BOARD LICENSE # 3281
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE # 143399



ASBURY CHAPEL FARMHOUSE CLUSTER

35117 11901 Asbury Chapel Road

le, NC 28078

LANDSCAPE PLAN

REVISIONS:

REV1 - 11/23/2020 1ST EPM COMM.
REV2 - 01/06/2021 2ND EPM COMM.

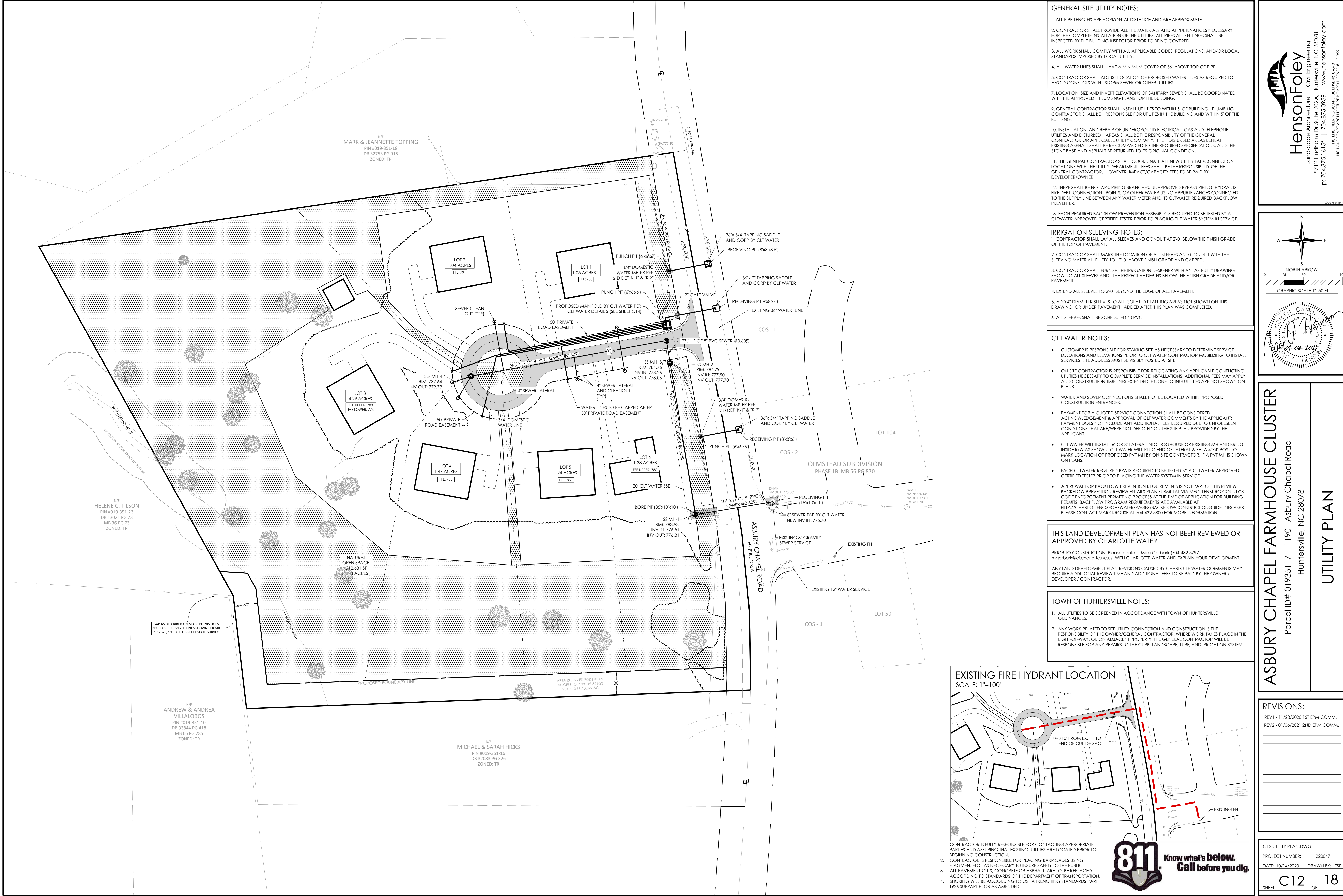
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C11 LANDSCAPE PLAN.DWG

PROJECT NUMBER:	220047
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DATE: 10/14/2020 DRAWN BY: TSF

C11 18



- GENERAL SITE UTILITY NOTES:**
1. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCE AND ARE APPROXIMATE.
 2. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED.
 3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY.
 4. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.
 5. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.
 7. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
 9. GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES IN THE BUILDING AND WITHIN 5' OF THE BUILDING.
 10. INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE-COMPACTED TO THE REQUIRED SPECIFICATIONS, AND THE STONE BASE AND ASPHALT BE RETURNED TO ITS ORIGINAL CONDITION.
 11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP/CONNECTION LOCATIONS WITH THE UTILITY DEPARTMENT. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. HOWEVER, IMPACT/CAPACITY FEES TO BE PAID BY DEVELOPER/OWNER.
 12. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USE APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLT WATER REQUIRED BACKFLOW PREVENTER.
 13. EACH REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CLT WATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

- IRRIGATION SLEEVING NOTES:**
1. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISH GRADE OF THE TOP OF PAVEMENT.
 2. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISH GRADE AND CAPPED.
 3. CONTRACTOR SHALL FURNISH THE IRRIGATION DESIGNER WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVES AND THE RESPECTIVE DEPTHS BELOW THE FINISH GRADE AND/OR PAVEMENT.
 4. EXTEND ALL SLEEVES TO 2'-0" BEYOND THE EDGE OF ALL PAVEMENT.
 5. ADD 4" DIAMETER SLEEVES TO ALL ISOLATED PLANTING AREAS NOT SHOWN ON THIS DRAWING, OR UNDER PAVEMENT ADDED AFTER THIS PLAN WAS COMPLETED.
 6. ALL SLEEVES SHALL BE SCHEDULED 40 PVC.

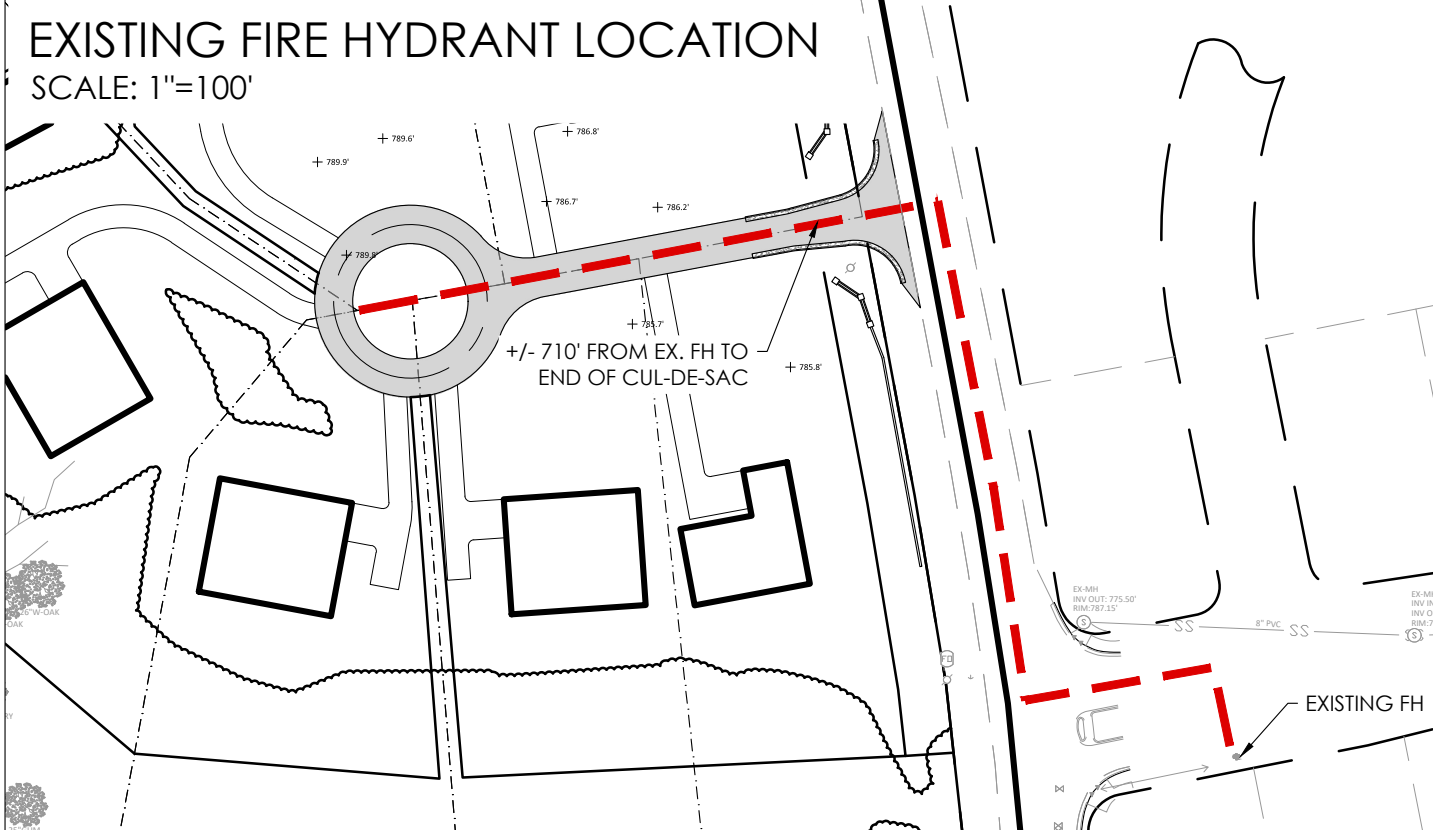
- CLT WATER NOTES:**
- CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE.
 - ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY AND CONSTRUCTION TIMELINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
 - WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
 - PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT. PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.
 - CLT WATER WILL INSTALL 6" OR 8" LATERAL INTO DOGHOUSE OR EXISTING MH AND BRING INSIDE R/W AS SHOWN. CLT WATER WILL PLUG END OF LATERAL & SET A 4"x4" POST TO MARK LOCATION OF PROPOSED PVT MH BY ON-SITE CONTRACTOR, IF A PVT MH IS SHOWN ON PLANS.
 - EACH CLT WATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLT WATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
 - APPROVAL FOR BACKFLOW PREVENTION REQUIREMENTS IS NOT PART OF THIS REVIEW. BACKFLOW PREVENTION REVIEW ENTAILS PLAN SUBMITTAL VIA MECKLENBURG COUNTY'S CODE ENFORCEMENT PERMITTING PROCESS AT THE TIME OF APPLICATION FOR BUILDING PERMITS. BACKFLOW PROGRAM REQUIREMENTS ARE AVAILABLE AT [HTTP://CHARLOTNCC.GOV/WATER/PAGES/BACKFLOWCONSTRUCTIONGUIDELINES.ASPX](http://charlottncc.gov/water/pages/backflowconstructionguidelines.aspx). PLEASE CONTACT MARK KROUSE AT 704-432-5800 FOR MORE INFORMATION.

THIS LAND DEVELOPMENT PLAN HAS NOT BEEN REVIEWED OR APPROVED BY CHARLOTTE WATER.

PRIOR TO CONSTRUCTION, Please contact! Mike Gorbark (704-432-5797 mgorbark@cl.charlotte.nc.us) WITH CHARLOTTE WATER AND EXPLAIN YOUR DEVELOPMENT.

ANY LAND DEVELOPMENT PLAN REVISIONS CAUSED BY CHARLOTTE WATER COMMENTS MAY REQUIRE ADDITIONAL REVIEW TIME AND ADDITIONAL FEES TO BE PAID BY THE OWNER / DEVELOPER / CONTRACTOR.

- TOWN OF HUNTERSVILLE NOTES:**
1. ALL UTILITIES TO BE SCREENED IN ACCORDANCE WITH TOWN OF HUNTERSVILLE ORDINANCES.
 2. ANY WORK RELATED TO SITE UTILITY CONNECTION AND CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR. WHERE WORK TAKES PLACE IN THE RIGHT-OF-WAY, OR ON ADJACENT PROPERTY, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIRS TO THE CURB, LANDSCAPE, TURF, AND IRRIGATION SYSTEM.



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

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

HensonFoley
Landscape Architecture
Civil Engineering
8712 Lincham Dr Suite 202A, Huntersville NC 28078
p: 704.875.1615f | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

North Arrow
GRAPHIC SCALE 1"=50 FT.

Professional Engineer Seal for Mike Gorbark, State of North Carolina, License No. 3781, dated 07/20/2021.

ASBURY CHAPEL FARMHOUSE CLUSTER
Parcel ID# 01935117 11901 Asbury Chapel Road
Huntersville, NC 28078

UTILITY PLAN

REVISIONS:

REV1 -	11/23/2020	1ST EPM COMM.
REV2 -	01/06/2021	2ND EPM COMM.

C12 UTILITY PLAN.DWG
PROJECT NUMBER: 220047
DATE: 10/14/2020 DRAWN BY: TSF
SHEET C12 OF 18

- GENERAL NOTES:**
- FOR STREAMS CARRYING 500 ACRES OR MORE OF SURFACE RUNOFF, THE EASEMENT REQUIREMENT IS TO BE THE WIDTH OF THE STREAM FROM TOP OF BANK TO TOP OF BANK, PLUS (+) 10' ON EACH SIDE OF STREAM. (40' MINIMUM WIDTH)
 - FOR OPEN CHANNELS THE MINIMUM EASEMENT MUST CONTAIN THE WIDTH OF THE STREAM FROM TOP OF BANK TO TOP BANK.
 - WIDER EASEMENT WIDTHS MAY BE REQUIRED FOR PIPE DEPTHS GREATER THAN TEN FEET.
 - PIPE SYSTEMS AND OPEN CHANNELS ON PRIVATE PROPERTY SHALL BE PLACED IN A STORM DRAINAGE EASEMENT.

Easement Requirements for Open Storm Drainage Channels		
Area in Acreage	Easement Requirement	
0-45 ac.	20'	
45-120 ac.	30'	
120-500 ac.	40'	
500 ac.+	see note	

Easement Requirements for Storm Drain Pipe		
Pipe Size	Easement Requirement	
15"	15'	
18"	15'	
24"	15'	
30"	20'	
36"	20'	
42"	25'	
48"	25'	
54"+	30' MIN (VARIES)	

PLANTINGS IN STREET RIGHT-OF-WAY

GENERAL NOTES

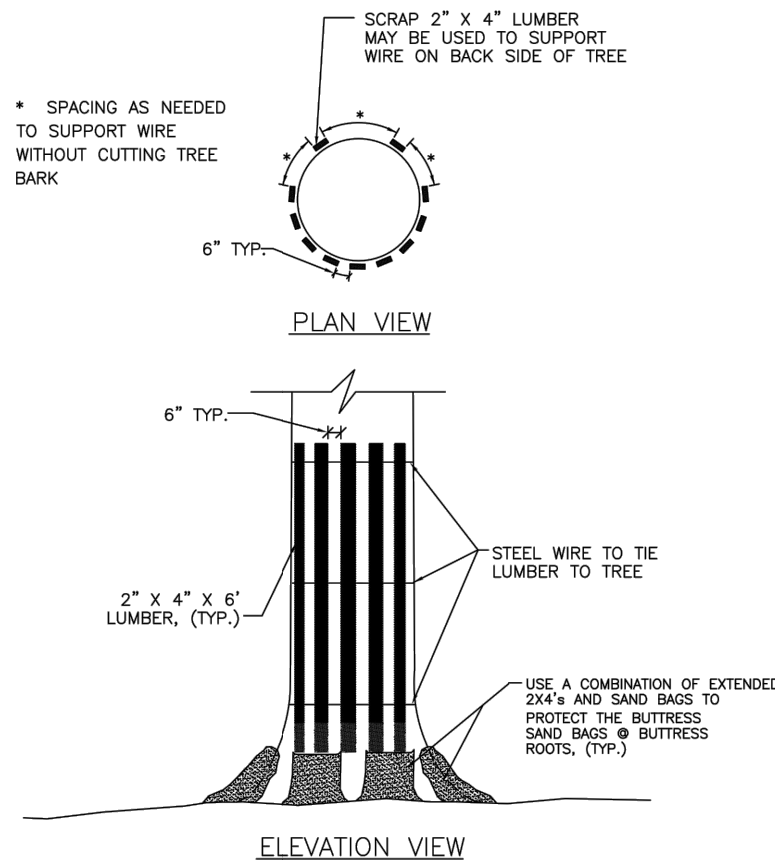
- TREE GRATES AND ASSOCIATED IRRIGATION SYSTEMS REQUIRED BY TOWN ARE TO COMPLY WITH THE TOWN ZONING REQUIREMENTS. ALL INSTALLATIONS OF IRRIGATION SYSTEMS WITHIN THE RIGHT-OF-WAY OF STATE MAINTAINED STREETS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED THROUGH NCDOT. TREES INSTALLED WITHIN TOWN MAINTAINED RIGHT-OF-WAY LIMITS SHALL BE PER TOWN REQUIREMENTS. TREES INSTALLED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED STREETS REQUIRE A PLANTING PERMIT FROM NCDOT. NCDOT'S REVIEW AND APPROVAL PROCESS MAY INCLUDE ADDITIONAL REQUIREMENTS.
 - A DRAINAGE SYSTEM IS REQUIRED FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREETS. ALL IRRIGATION/DRAINAGE SYSTEMS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED BY NCDOT FOR STATE-MAINTAINED ROADS. CONTACT NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
 - LANDSCAPE INSPECTIONS MAY INCLUDE THE FOLLOWING:
 - SUBIRRIGATION INSPECTION
 - TREE PIT/Well OR PLANTING STRIP INSPECTION
 - SOIL MO. APPROVALS/INSPECTIONS
 - TREE APPROVALS/INSPECTIONS
 - TREE PLANTING INSPECTION
 - IRRIGATION INSPECTION
 - FINAL WALK THROUGH
- ALL INSPECTIONS SHALL BE PERFORMED BY TOWN AND/OR TOWN REPRESENTATIVE.

NOT TO SCALE

TREE PLANTING-NOTES (DRAINAGE AND INSPECTION)

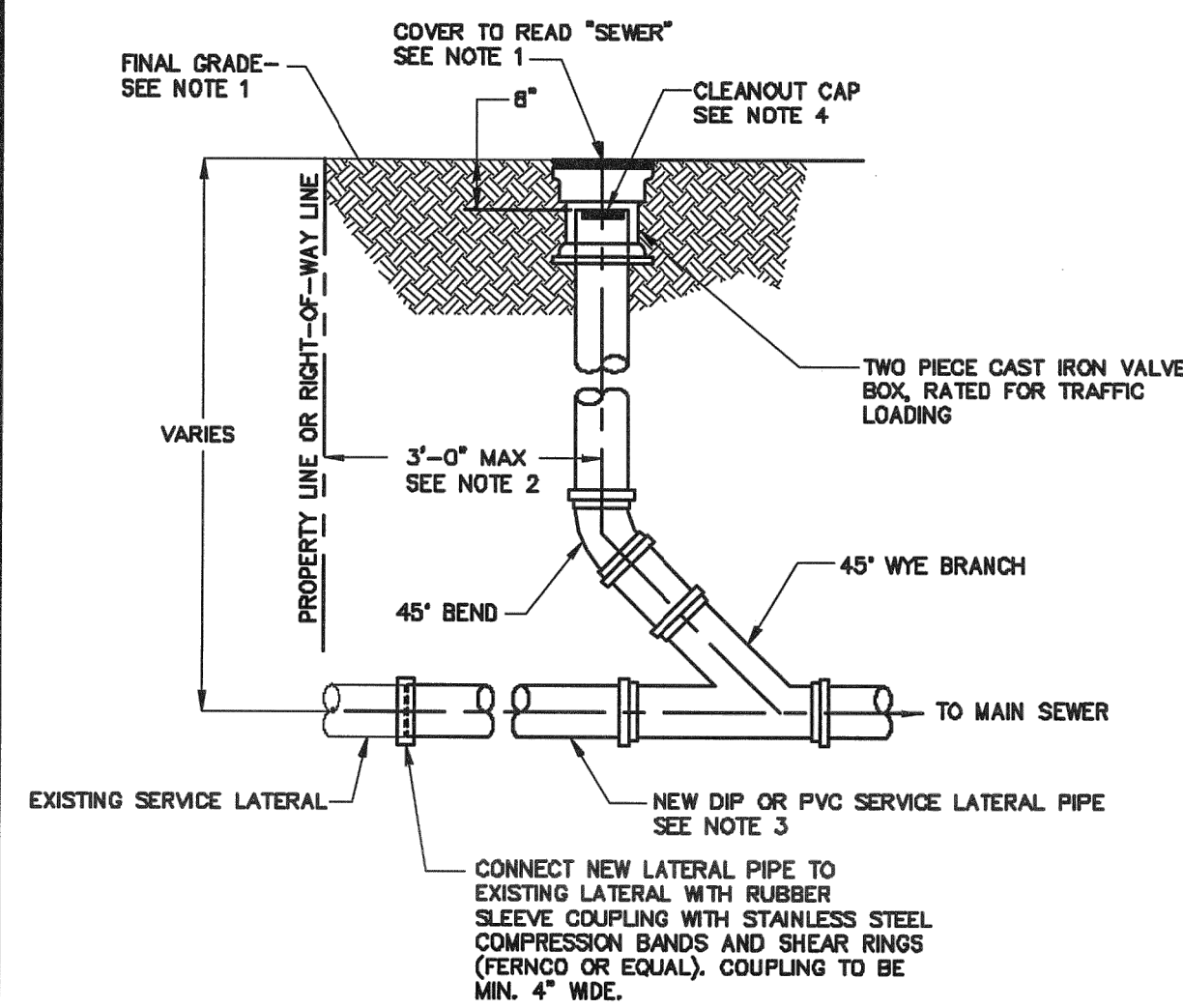
NOTES:

- THIS TREE BUMPER DETAIL SHALL BE USED WHEN WORKING WITHIN 10' OF AN EXISTING TREE TO BE PROTECTED.
- ALL TREES SHALL BE SAVED UNLESS NOTED OTHERWISE ON THE PLANS OR DIRECTED BY THE ENGINEER.
- LUMBER, WIRE, AND SANDBAGS MAY BE REUSED FOR OTHER TREES.
- THE INTENT OF THIS DETAIL IS TO PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION ESPECIALLY FROM BACKHOE ARM SWING. AN ALTERNATE APPROACH MAY BE USED IF APPROVED IN WRITING BY THE ENGINEER AFTER CONSULTATION WITH THE TOWN ARBORIST OR HIS DULY AUTHORIZED REPRESENTATIVE.



NOT TO SCALE

TEMPORARY TREE PROTECTION DETAIL



NOTES:

- CLEANOUT COVER TO BE FLUSH WITH THE FINAL GRADE. RESTORE SURFACE TO MATCH EXISTING CONDITIONS IN ACCORDANCE WITH CMD STANDARD SPECIFICATIONS AND DETAILS.
- LOCATION OF CLEANOUT SHALL BE AS DIRECTED BY ENGINEER.
- NEW SERVICE LATERAL PIPE, CLEANOUT PIPING AND FITTINGS SHALL BE DUCTILE IRON PIPE (DIP) OR PVC. NEW SERVICE LATERALS SHALL BE INSTALLED TO MATCH THE EXISTING SLOPES AND CONFIGURATIONS UNLESS NOTED OTHERWISE. REFER TO DETAIL F.
- CLEANOUT CAP SHALL BE PLASTIC GRIPPER PLUG, END OF PIPE MODEL, BY CHERNE INDUSTRIES OR APPROVED EQUAL.
- FOR MEASUREMENT AND PAYMENT, CLEANOUT TO BEGIN AT WYE FITTING.

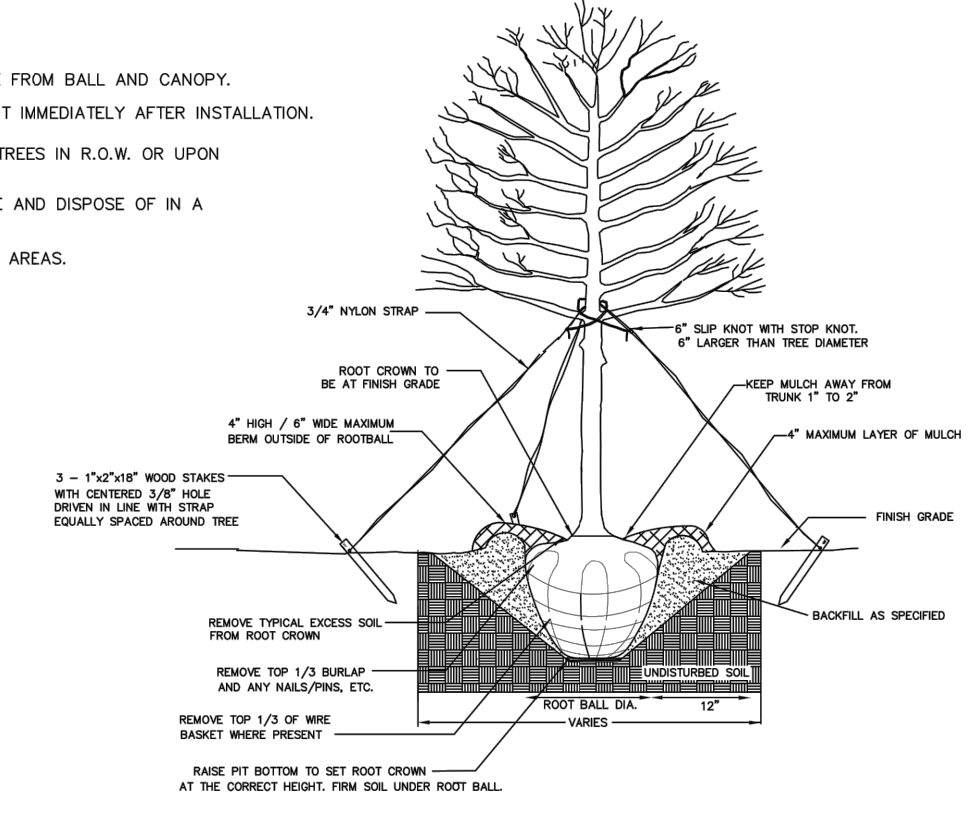
CHARLOTTE-MECKLENBURG UTILITIES
CHARLOTTE, NORTH CAROLINA

TYPICAL CLEANOUT

NTS
Scale
Approved By
DETAIL NO.
G

NOTES:

- REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
- SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
- STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
- RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)
FOR EXAMPLE:
CUMPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

NOT TO SCALE

TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)

GENTLE SLOPES

STEEP SLOPES

SEEDING MIXTURE	80 lbs/acre of tall fescue	100 lbs/acre tall fescue 30 lbs/acre Sericea lespedeza (unscarified after August 15) 10 lbs/acre Kobe lespedeza
SEEDING DATES	FALL: August 25 - October Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective.	FALL: August 25 - October 15 Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.

NOTE 1
Ground Cover--Protective cover must be established on all disturbed areas within 14 calendar days after land disturbing activity is completed or has temporarily ceased.

NOTE 2
Graded slopes and fills--Protective cover must be established on all graded slopes and fills within 7 calendar days after a phase of grading is completed or has temporarily ceased.

NOTE 3
Enhanced Controls--Protective cover must be established on all disturbed areas, graded slopes, and fills within 5 calendar days after land disturbing activity or a phase of grading is completed or has temporarily ceased.

NOT TO SCALE

SEEDING SCHEDULE

TEMPORARY SEEDING FOR WARM AND COOL SEASON

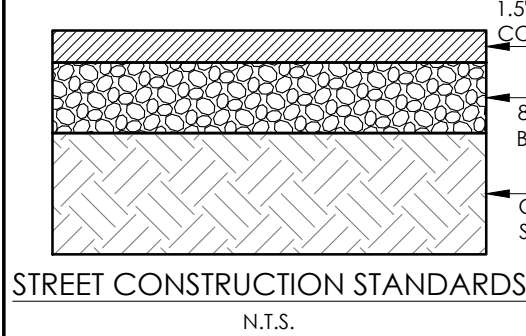
EARLY SUMMER SEASON

STEEP SLOPES

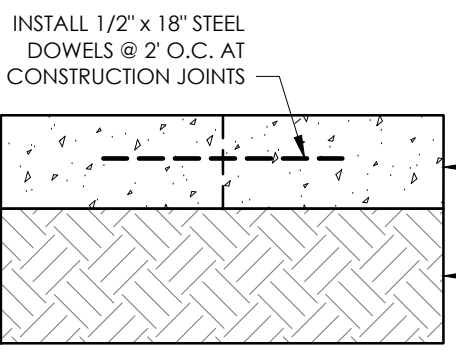
SEEDING MIXTURE	40 lbs/acre of German millet 80 lbs/acre of tall fescue	120 lbs/acre Rye (grain) 80 lbs/acre tall fescue
SEEDING DATES	May 1 - August 15 Refertilize if growth is not fully adequate. Apply 4000 lbs/acre straw or equivalent hydrosedding.	October 25 - December 30 Between December 30 - February 15, add 50 lbs/acre of annual Kobe lespedeza. Apply 4000 lbs/acre straw or equivalent hydrosedding.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10-10-10 fertilizer.	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10-10-10 fertilizer.

NOT TO SCALE

SEEDING SCHEDULE (SEASONAL)

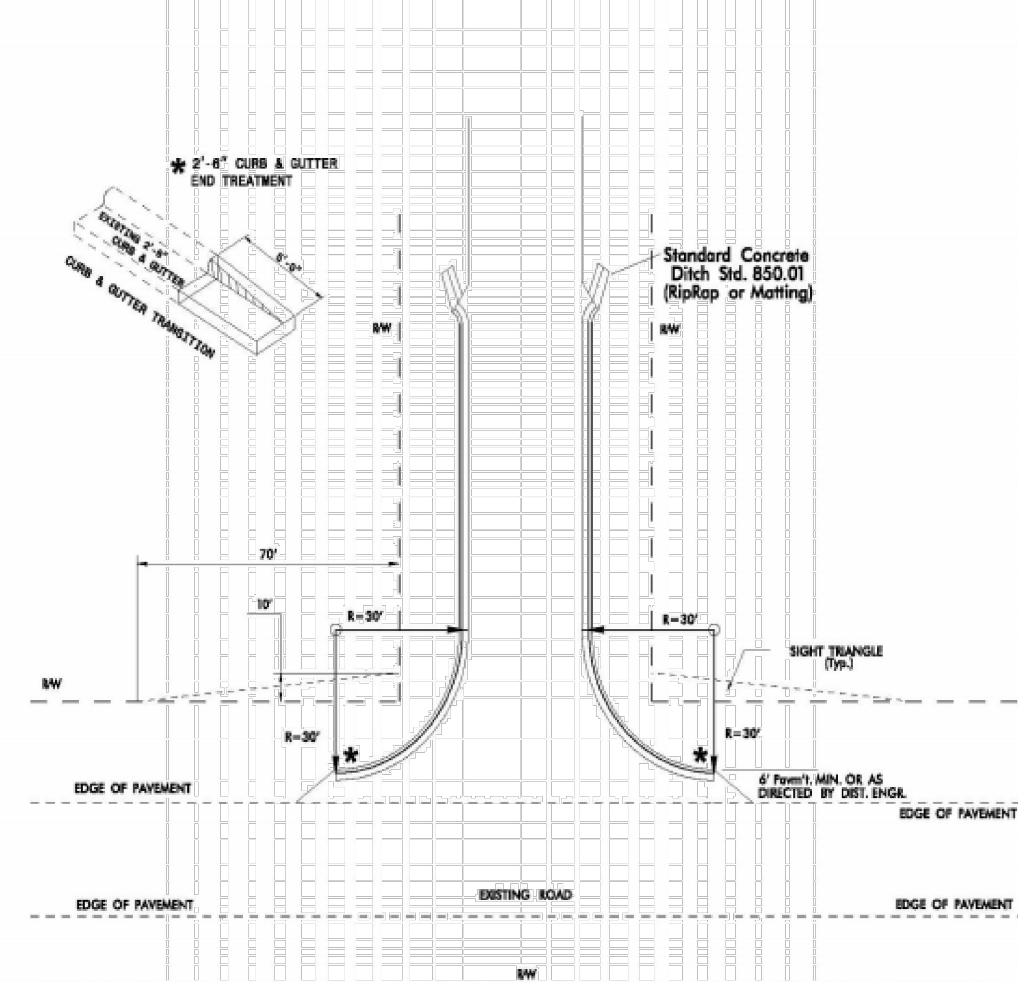


- ADDITIONAL 1.5" OF SF9.5B WHEN FARMHOUSE CLUSTER MEETS 75% OCCUPANCY



NOTE:
CONSTRUCTION JOINTS TO BE SAW CUT IN GRID PATTERN 12" O.C. MAX.
ADD 1/2" EXPANSION JOINT ADJACENT TO BUILDING WALLS.

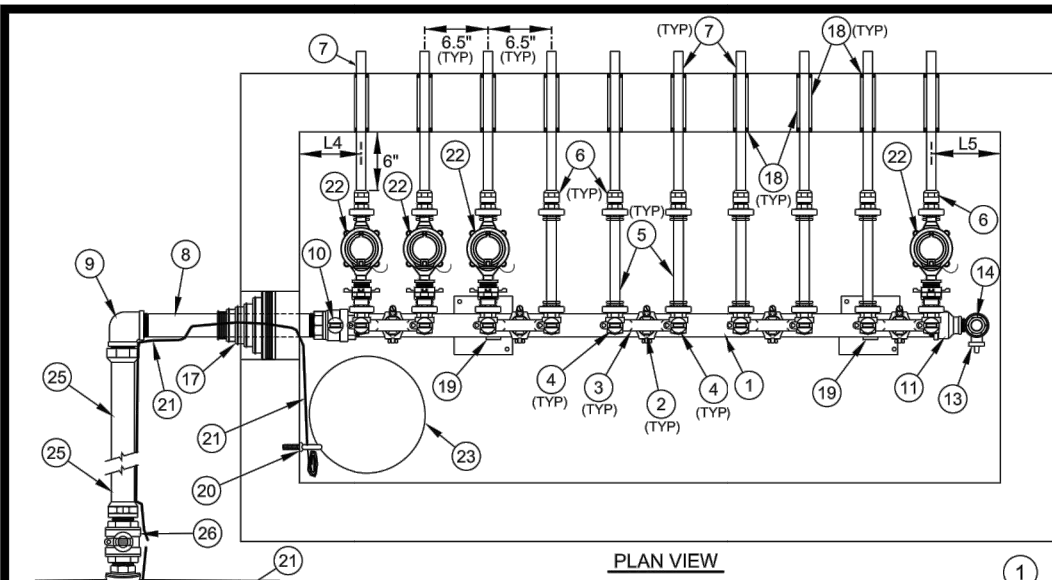
FIGURE 5: NCDOT SUBDIVISION MANUAL



NOTE: Drainage easements may be required to accommodate drainage beyond the right-of-way.

RECOMMENDED ROAD CONNECTION
WITH CURB AND GUTTER

★ SEE ISLAND DETAIL IF AN INTERIOR ISLAND IS TO BE INSTALLED



NO. ALTERNATE DESCRIPTION

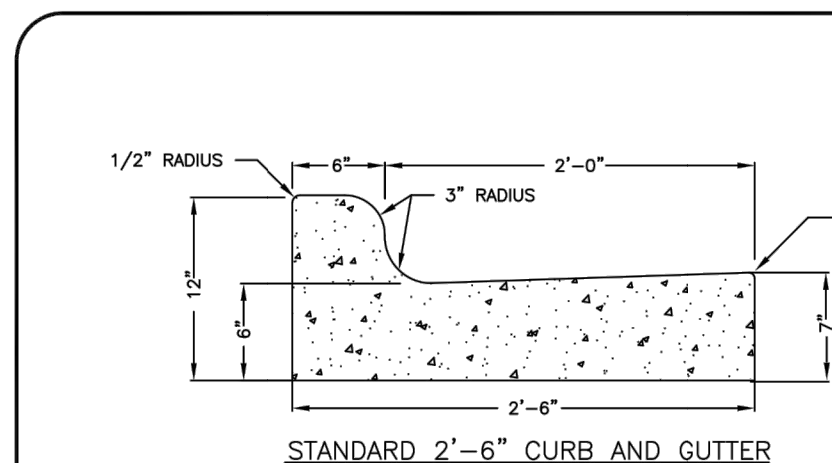
WHEN USING SDR9 HDPE (IPS) WITH STAINLESS STEEL, BRASS, OR BRONZE MNPT ENDS, USE THE FOLLOWING PRODUCTS:
9 2" - 90° BRASS BEND - FNPT x FNPT
25 2" SDR9 HDPE (POLY) IPS PIPE (MNPT x MNPT) - LENGTH AS REQUIRED
26 FOR EXISTING MAINS - 2" BALL CORPORATION STOP - CC (TAPER THREAD) x FNPT (w/ STD. VALVE BOX ASSEMBLY, OR: FOR NEW MAINS - MJ TEE, MJ PLUG - TAP - 2" x 6" SCH 40 RED BRASS NIPPLE, 2" GATE VALVE (FNPT) (WITH STANDARD VALVE BOX ASSEMBLY)

- NOTES:
- ACCESS DOOR SHALL BE ANCHORED TO VAULT OR SIDEWALK PER ACCESS DOOR STANDARD DETAIL.
 - ACCESS DOOR SHALL BE FLUSH WITH GROUND OR SIDEWALK, AND GROUND SHALL SLOPE AWAY FROM VAULT.
 - SEE MULTIPLE WATER SERVICES - SCHEMATIC STANDARD DETAIL FOR ADDITIONAL LAYOUT REQUIREMENTS AND OPTIONS.

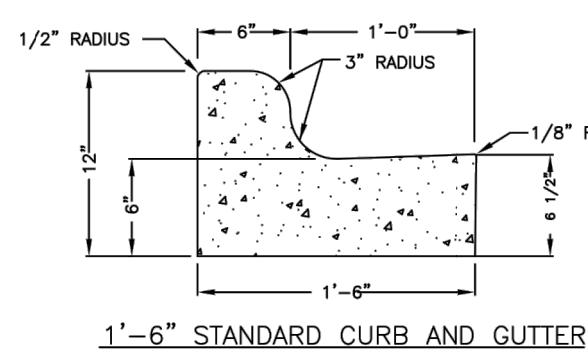
NO. DESCRIPTION

- 2" SCH. 40 RED BRASS PIPE MNPT (LENGTH=13)
 - 2" x 1" BRASS SERVICE SADDLE - FNPT OUTLET
 - 1" x 3/4" x 3/4" BRASS U-BRANCH - MNPT
 - 5/8" x 3/4" ANGLE BALL VALVE WITH LOCK WINGS - FNPT x YOKER STAR NUT
 - 5/8" DUCTILE IRON METER YOKER BAR
 - 5/8" STRAIGHT CONNECTOR (YOKER STAR NUT x CTS COMPRESSION)
 - 3/4" TYPE K COPPER (L=18")
 - 2" SCH. 40 RED BRASS PIPE MNPT (L=24")
 - 2" - 90° BRASS BEND - FNPT x CTS COMPRESSION
 - 2" BALL VALVE CURB STOP - FNPT x FNPT
 - 2" x 1" BRASS REDUCER - FNPT x FNPT
 - 1" BRASS 90° STREET ELBOW - MNPT x FNPT
 - 1" BALL VALVE CURB STOP - MNPT x MNPT WITH LOCK WINGS (LOCK CLOSED WITH LOCK FURNISHED BY CMD)
 - 1" RED BRASS THREADED COUPLING - FNPT x FNPT
 - PRECAST CONCRETE METER VAULT - SEE CHART FOR SIZE
 - MANIFOLD ALUMINUM ACCESS DOOR - SEE DETAIL
 - 2" FLEXIBLE PIPE CONNECTOR BOOT (DO NOT MORTAR)
 - 1 1/2" - SCH 40 PVC SLEEVE (WITH RUBBER ISOLATION BUSHING AT EACH FACE OF VAULT WALL)
 - GALV. STEEL OR S.S. ADJUSTABLE SADDLE PIPE SUPPORT (NUMBER RECD = N1) WITH 1/4" THICK NEOPRENE LINER (WITH STAINLESS STEEL ADHESIVE ANCHORS)
 - 3/8" DIA. STAINLESS STEEL EYE BOLT (ADHESIVE ANCHOR)
 - AWG #12 GAUGE COPPER TRACER WIRE - WITH BLUE INSULATION (20 MILS HOPE) - TERMINATE WITH 24" EXCESS WIRE (COILED) @ EYE BOLT AND VALVE BOX (TYPICAL).
 - 5/8" WATER METER WITH AMR ERT TRANSMITTER (FURNISHED BY CMD)
 - 12" DIAMETER SUMP HOLE
 - 6" #67 OR #67 WASHED STONE
 - 2" TYPE K COPPER
 - FOR EXISTING MAINS - 2" BALL CORPORATION STOP - WITH T-HEAD NUT - CC (TAPER TREAD) x CTS COMPRESSION (WITH STANDARD VALVE BOX ASSEMBLY), OR: FOR NEW MAINS - MJ TEE, MJ PLUG - TAP - 2" x 6" SCH 40 RED BRASS NIPPLE, 2" GATE VALVE (FNPT) (WITH STANDARD VALVE BOX ASSEMBLY), BRASS STRAIGHT CONNECTOR (MNPT x CTS COMPRESSION) MUELLER #H-15428, FORD #C84-77GJ, McDONALD #K47ST
 - SERVICE SADDLE - CC (TAPER THREAD) OUTLET
 - 6" OR LARGER WATER MAIN
 - PRECAST CONC. RISER OR BRICKWORK MAY BE REQUIRED FOR GRADE ADJUSTMENTS
- DESIGN REQUIREMENTS:
- VAULT SHALL BE RATED FOR NCDOT HS-20 LOADING - SUBMIT SHOP DRAWING / CALCULATIONS / P.E. SEALED FOR REVIEW.
 - ALL CONCRETE SHALL BE MINIMUM 4000 PSI COMPRESSIVE STRENGTH.
 - DESIGN SHALL CONFORM TO ASTM C898 - SPECIFICATIONS FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES.
 - STEEL REINFORCING DESIGN SHALL CONFORM TO ASTM C657
 - REBARS SHALL BE GRADE 60 PER ASTM A615
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A485
 - PIPE PENETRATIONS SHALL BE ISOLATED FROM PIPE WITH FLEXIBLE CONNECTERS (MANHOLE BOOTS) OR WITH RUBBER ISOLATION BUSHINGS

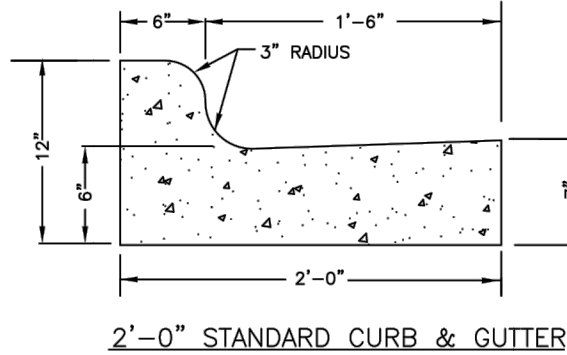
ELEVATION VIEW.											SIDE ELEVATION VIEW				
DIMENSIONS (INCHES)															
VAULT (INSIDE)			VAULT (OVERALL MIN.)			WALL THICKNESS (MIN.)		FLOOR THICKNESS (MIN.)		L3 2" RED BRASS PIPE LENGTH (")		N1 RECD NO. OF PIPE SUPPORTS (3)			
L	W	H	L1	W1	H1	W2/L2	H2	NUMBER OF METERS (MAX.)				L4	L5		
72	36	36	84	48	42	6	6	10		60		2	6.5	7	
60	36	36	72	48	42	6	6	8		48		2	7	7.5	
48	36	36	60	48	42	6	6	6		36		2	7.5	8	
36	36	36	44	44	40	4	4	4		24		1	8	8.5	



STANDARD 2'-6" CURB AND GUTTER



1'-6" STANDARD CURB AND GUTTER



2'-0" STANDARD CURB & GUTTER

SLOPE FOR VARIABLE SUPERELEVATION RATES

NOT TO SCALE

STANDARD CURB AND GUTTER



STANDARD DRAWING

REV. DATE
10/15/09
STD. NO.
100.1

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



Know what's below.
Call before you dig.

C15 EROSION CONTROL DETAILS.DWG

PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TSF

C13 18
SHEET OF

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCGO1 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCGO1 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	*7 days for slopes greater than 50' in length and with slopes steeper than 4:1 *7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	*7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
- Temporary grass seed covered with straw or other mulches and tackifiers - Hydroseeding - Roll-on erosion control products with or without temporary grass seed - Appropriately applied straw or other mulch - Plastic sheeting	- Permanent grass seed covered with straw or other mulches and tackifiers - Geotextile fabrics such as permanent soil reinforcement matting - Hydroseeding - Shrubs or other permanent plantings covered with mulch - Uniform and evenly distributed ground cover sufficient to restrain erosion - Structural methods such as concrete, asphalt or retaining walls - Roll-on erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight tents in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

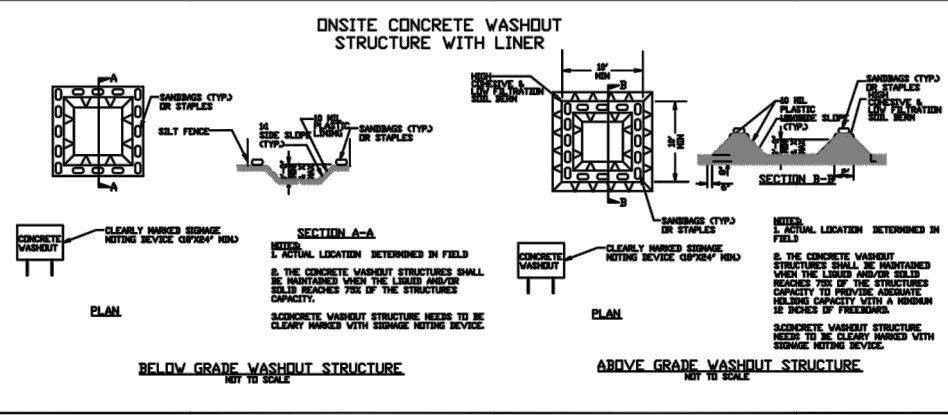
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits.
- Stop signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NOTES:

- CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
- REFER TO THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR RIPRAP APRON DESIGN STANDARDS.
- RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO TIMES THE PIPE DIAMETER OR CULVERT HEIGHT.
- THERE SHALL BE NO OVERTOPPING FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
- THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.
- ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
- THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
- NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
- FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.
- ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.

USE USDA NOMOGRAPH FROM NC SEDIMENT AND EROSION CONTROL MANUAL OR CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR DESIGN DATA.

RIPRAP SUMMARY CHART							
OUTLET	La	W1	W2	H	d50	dmax	*T
DW CUL -1	10	11.5	4.5	12"	0.2	0.3	0.833
DW CUL -2	10	11	3	8"	0.2	0.3	0.833

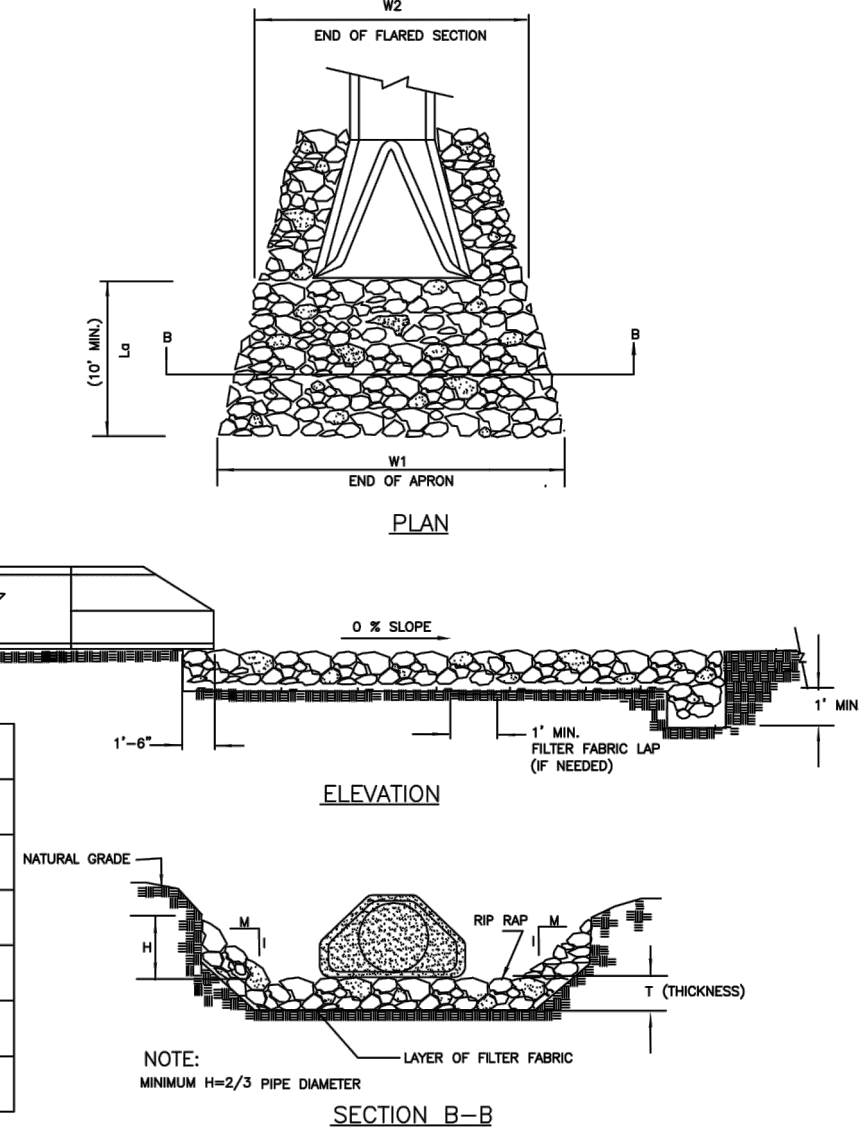
* d50 (see Fig 8-08 table "NC SEDIMENT AND EROSION CONTROL MANUAL")
dmax = 1.5 x d50
T = 1.5 x dmax



STANDARD
DRAWING

**RIPRAP APRON AT PIPE OUTFALLS
OTHER THAN SWIM**

REV.	DATE
08/01/07	
STD. NO.	306.1



**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, no individual-day rainfall information is available; record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence, and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be documented in the manner described:

Item to Document	Documentation Requirements
(a) Each E&SC Measure has been installed	Initial and date each E&SC Measure on a copy and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC Plan.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC Plan.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC Measures	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC Measures.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation

In addition to the E&SC Plan documents above, the following items shall be kept on the site and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- This general permit as well as the certificate of coverage, after it is received.
- Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
- All data used to complete the Notice of Intent and older inspection records shall be maintained for a period of three years after project completion and made available upon request. (40 CFR 122.41)

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION C: REPORTING

1. Occurrences that must be reported

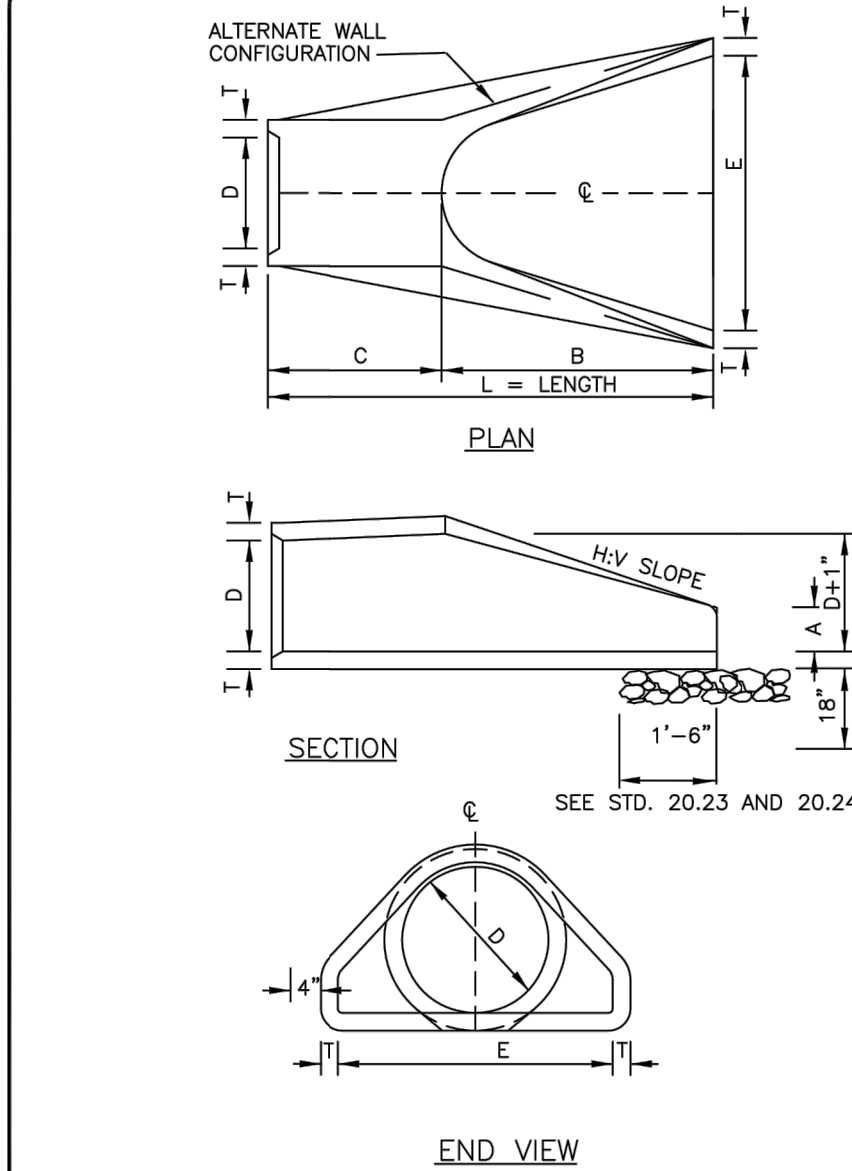
Permittees shall report the following occurrences:

- Visible sediment deposition in a stream or wetland.
- Oil spills if:
 - They are 25 gallons or more,
 - They are less than 25 gallons but cannot be cleaned up within 24 hours,
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
- Anticipated bypasses and unanticipated bypasses.
- Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) 662-7956, (800) 858-0368 or (919) 733-3300.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. - If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired waters conditions. Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(b) Oil spills and release of hazardous substances per item 1(b)-(c) above	A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(c) Anticipated bypasses (40 CFR 122.41(m)(3))	Within 24 hours, an oral or electronic notification.
(d) Unanticipated bypasses (40 CFR 122.41(m)(3))	Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment (40 CFR 122.41(i)(7))	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes, the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41(i)(6)) - Division staff may waive the requirement for a written report on a case-by-case basis.



STANDARD
DRAWING

**FLARED END SECTION
12" THRU 72" PIPE**

REV.	DATE
10/7/09	
STD. NO.	307.1

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



C15 EROSION CONTROL DETAILS.DWG

PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TSF

C14 18
SHEET OF

REVISIONS:

REV1 - 11/23/2020 1ST EPM COMM.

REV2 - 01/06/2021 2ND EPM COMM.

STD. & SPEC. #

TITLE

SPECIAL REQUIREMENTS & NOTES

6.17

ROLLED EROSION CONTROL PRODUCTS

—

6.51

HARDWARE CLOTH & GRAVEL INLET PROTECTION

—

6.60

TEMPORARY SEDIMENT TRAP

WEIR TOP WIDTH 10' MIN., BOTTOM 7' MIN.

6.61

SEDIMENT BASIN

FLASH BOARD RISER NOT PERMITTED

6.64

SKIMMER SEDIMENT BASIN

1ST BAFFLE: RIP RAP & WASHED STONE BERM
2ND BAFFLE: STANDARD BAFFLE
3RD BAFFLE: HARDWARE CLOTH SURROUNDING THE SKIMMER

THE STANDARDS & SPECIFICATIONS SHOWN ARE FROM THE "NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL" (NCSECPDM) PREPARED BY NC DEPT. OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR).

NOT TO SCALE

REV. DATE
10/14/09
STD. NO.
500.1

10/14/09

500.1

STEEL POST

4" MAX.

CLASS 1 OR 2 RIP-RAP OR WASHED STONE (NCDOT #5 OR #57)

HARDWARE CLOTH BETWEEN POSTS AND COVERED BY STONE

WIRE FENCE (IF APPLICABLE)

WOVEN FILTER FABRIC

STEEL POST

4" MAX.

CLASS 1 OR 2 RIP-RAP OR WASHED STONE (NCDOT #5 OR #57)

HARDWARE CLOTH

ANCHOR SHOTS EXCAVATE TRENCH AND COMPACT BACKFILL

GENERAL NOTES:

1. SEDIMENT FILTER OUTLET AND HARDWARE CLOTH SHALL BE 16 INCHES HIGH BUT NO TALLER THAN 18 INCHES.

2. NCDOT #5 OR #57 WASHED STONE MAY BE USED WITH HARDWARE CLOTH OR CLASS 1 OR 2 RIP-RAP SHALL BE USED AND COVERED WITH 4 INCHES OF NCDOT #5 OR #57 WASHED STONE ON THE UPSLOPE SIDE WITH HARDWARE CLOTH.

3. HARDWARE CLOTH SHALL BE ANCHORED TO THE STEEL POSTS SECURELY USING APPROPRIATE ANCHORS. HARDWARE CLOTH SHALL BE KEVED IN A MINIMUM OF 12 INCHES IN LENGTH AND BACKFILLED PROPERLY AS SHOWN IN ABOVE DETAIL. HARDWARE CLOTH TO BE SAME AS STD. #512.1 (19 GAUGE, 1/4" SPACING).

4. POSTS SHALL BE NO MORE THAN 4 FEET APART.

5. SITE OUTLETS AT ANY POINT SMALL CONCENTRATED FLOWS ARE ANTICIPATED AND AT THE DIRECTION OF THE INSPECTOR.

6. ONE ACRE MAXIMUM DRAINAGE AREA PER OUTLET.

MAINTENANCE NOTES:

1. FILTER OUTLETS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.

2. THE STONE SHALL BE REPLACED PROMPTLY AFTER ANY EVENT THAT HAS CLOGGED OR REMOVED IT.

3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OUTLET IS REMOVED SHALL BE GRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

REV. DATE
10/14/09
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509.1

10/14/09

509.1

FILL SLOPE

2" MIN.

FINISH GRADE

NATURAL GROUND

COMPACTED BERM

SILT FENCE (SEE NOTE 2)

WIDTH AND DEPTH TO BE DESIGNED BY ENGINEER (18" MIN)

NOTE:

1. DITCH SHOULD HAVE LONGITUDINAL SLOPE OF 1%.

2. SILT FENCE MAY BE REQUIRED BEHIND BERM

NOT TO SCALE

REV. DATE
08/01/17
STD. NO.
506.1

08/01/17

506.1

10" CONSTRUCTION ACCESS

TEMPORARY SILT FENCE

SEE DETAIL STD. 507.1 & STD. 508.1

WIRE MESH

2" MIN.

1 OR FLATTER

2

10" MAX.

10" MAX.

NOTE:

DIVERSION DITCH SHOULD FLOW INTO SEDIMENT BASIN, ROCK CHECK DAM, OR SLOPE DRAIN

NOT TO SCALE

REV. DATE
11/13/09
STD. NO.
520.1

11/13/09

520.1

STEEL POST

4" MAX.

WOVEN FILTER FABRIC

2" MIN.

STEEL POST

4" MAX.

32" MAX.

1 OR FLATTER

2

10" MAX.

FLOW

SILT SLOPE

ANCHOR SHOTS EXCAVATE TRENCH AND COMPACT BACKFILL

GENERAL NOTES:

1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.

3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

4. TURN SILT FENCE UP SLOPE AT ENDS.

5. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS REQUIRED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.

6. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT. OF FENCE.

7. SLOPE LENGTH CAN NOT EXCEED OTHERS SHOWN IN TABLE 6.6.2A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

8. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.

2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE GRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

REV. DATE
10/14/09
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507.1

10/14/09

507.1

STEEL POST

4" MAX.

CLASS B RIP RAP

4" MIN.

4" TO 6"

2" MAX. AT CENTER

FLOW

MAXIMUM SPACING

A

B

A AND B ARE AT EQUAL ELEVATIONS

CROSS SECTION

PLAN

GENERAL NOTES:

1. RIPRAP SIZE TO BE DESIGNED BY ENGINEER.

2. CHECK DAMS MAY BE USED IN SLOPING DITCHES OR CHANNELS TO SLOW VELOCITY OR TO CREATE SEDIMENT TRAPS.

3. ENSURE THAT MAXIMUM SPACING BETWEEN DAMS PLACES THE TOE OF THE UPSTREAM DAM AT THE SAME ELEVATION AS THE DOWNSTREAM DAM (SEE DIAGRAM BELOW).

NOT TO SCALE

REV. DATE
11/13/09
STD. NO.
513.1

11/13/09

513.1

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
GRAVEL CONSTRUCTION ENTRANCE

SHEET 1 OF 1
1607.01

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
GRAVEL CONSTRUCTION ENTRANCE

SHEET 1 OF 1
1607.01

NOTES:

1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.

2. LOCATE ENTRANCES TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.

3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ON DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.

4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.

5. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE.

6. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE ENGINEER.

7. USE CLASS 'A' STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.

8. INSTALL CONSTRUCTION ENTRANCES IN A WAY TO PREVENT VEHICLES FROM BYPASSING CONSTRUCTION ENTRANCE LEAVING PROJECT SITE.

NOTE: PLACE FILTRATION GEOTEXTILE BENEATH STONE

STEEL POST

4" MAX.

WOVEN FILTER FABRIC

2" MIN.

STEEL POST

4" MAX.

32" MAX.

1 OR FLATTER

2

10" MAX.

FLOW

SILT SLOPE

ANCHOR SHOTS EXCAVATE TRENCH AND COMPACT BACKFILL

GENERAL NOTES:

1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.

3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

4. TURN SILT FENCE UP SLOPE AT ENDS.

5. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS REQUIRED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.

6. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT. OF FENCE.

7. SLOPE LENGTH CAN NOT EXCEED OTHERS SHOWN IN TABLE 6.6.2A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

8. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.

2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE GRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

REV. DATE
10/14/09
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507.1

10/14/09

507.1

STEEL POST

4" MAX.

WOVEN FILTER FABRIC

2" MIN.

STEEL POST

4" MAX.

32" MAX.

1 OR FLATTER

2

10" MAX.

FLOW

SILT SLOPE

ANCHOR SHOTS EXCAVATE TRENCH AND COMPACT BACKFILL

GENERAL NOTES:

1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.

3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

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5. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS REQUIRED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.

6. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT. OF FENCE.

7. SLOPE LENGTH CAN NOT EXCEED OTHERS SHOWN IN TABLE 6.6.2A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

8. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.

2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE GRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

REV. DATE
10/14/09
STD. NO.
507.1

10/14/09

507.1

ROLLMAX™
ROLLED EROSION CONTROL

Specification Sheet

EroNet™ 575° Erosion Control Blanket

DESCRIPTION

The short-term single net erosion control blanket shall be a machine-produced mat of 100% agricultural straw with a functional longevity of up to 12 months. (NOTE: Functional longevity may vary depending upon climatic conditions, soil, geographical location, and elevation). The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with a lightweight photodegradable polypropylene netting having an approximate 0.50 x 0.50 in. (1.27 x 1.27 cm) mesh. The blanket shall be sewn together on 1.50 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a colored thread stitched along both outer edges (approximately 2-5 inches [5-12.5 cm] from the edge) as an overlap guide for adjacent mats.

The 575 shall meet Type 2.C specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.17

Material Content

Matrix	100% Straw Fiber	0.5 lbs/sq yd (0.27 kg/sq m)
Netting	Top side only, lightweight photodegradable	1.5 lb/1000 sq ft (0.79 kg/100 sq m)
Thread	Degradable	

Standard Roll Sizes

Width	6.67 ft (2.03 m)	8.0 ft (2.4 m)	16 ft (4.87 m)
Length	108 ft (32.92 m)	112 ft (34.14 m)	112 ft (34.14 m)
Weight ± 10%	40 lbs (18.14 kg)	50 lbs (22.68 kg)	100 lbs (45.36 kg)
Area	80 sq yd (66.9 sm)	100 sq yd (83.61 sm)	200 sq yd (167.22 sm)

Index Property

Test Method

Typical

Thickness

ASTM D6525

0.50 in. (12.7 mm)

Resiliency

ECTC Guidelines

78.8%

Water Absorbency

ASTM D1117

308%

Mass/Unit Area

ASTM D6475

9.76 oz/sy (332 g/sq m)

Swell

ECTC Guidelines

15%

Smolder Resistance

ECTC Guidelines

Yes

Stiffness

ASTM D1388

6.31 oz-in

Light Penetration

ASTM D6567

6.0%

Tensile Strength - MD

ASTM D6818

122.4 lbs/ft (1.81 kN/m)

Elongation - MD

ASTM D6818

36.1%

Tensile Strength - TD

ASTM D6818

79.2 lbs/ft (1.17 kN/m)

Elongation - TD

ASTM D6818

26.8%

Biomass Improvement

ASTM D7322

308%

Design Permissible Shear Stress

Unvegetated Shear Stress

1.55 psf (74 Pa)

Unvegetated Velocity

5.00 fps (1.52 m/s)

Slope Design Data: C Factors

Slope Gradients (S)

Slope Length (L)

≤ 3:1

3:1 - 2:1

≥ 2:1

≤ 20 ft (6 m)

0.029

N/A

N/A

20-50 ft

0.11

N/A

N/A

≥ 50 ft (15.2 m)

0.19

N/A

N/A

NTPEP Large-Scale Slope Testing

ASTM D6459 - C-factor = 0.012

Roughness Coefficients - Unveg.

Flow Depth

Manning's n

≤ 0.50 ft (0.15 m)

0.055

0.50 - 2.0 ft

0.055-0.021

≥ 2.0 ft (0.60 m)

0.021

Western Green

4609 E. Boonville - New Harmony Rd.

Evanville, IN 47725

nagreen.com

800-727-2040

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EC_RMX_MPD5_575_119

NORTH AMERICAN GREEN

4609 E. Boonville - New Harmony Rd.
Evanville, IN 47725

PH: 800-722-2040
www.nagreen.com

Disclaimer:

The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

Drawing Not To Scale

2'-5" (5-12.5cm)

A

2'-5" (5-12.5cm)

0.7 Staples per SQ.YD.

2'-5" (5-12.5cm)

B

2'-5" (5-12.5cm)

1.15 Staples per SQ.YD.

2'-5" (5-12.5cm)

C

2'-5" (5-12.5cm)

1.7 Staples per SQ.YD.

2'-5" (5-12.5cm)

D

2'-5" (5-12.5cm)

3.4 Staples per SQ.YD.

2'-5" (5-12.5cm)

E

2'-5" (5-12.5cm)

3.75 Staples per SQ.YD.

STAPLE PATTERN GUIDE

4:1 Slopes (A)

3:1 Slopes (B)

2:1 Slopes (C)

1:1 & Steeper Slopes (D)

Medium/High Flow Channel (D)

High Flow Channel And Shoreline (E)

NOTES:

* Use ECMDS® for more accurate staple pattern selection.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

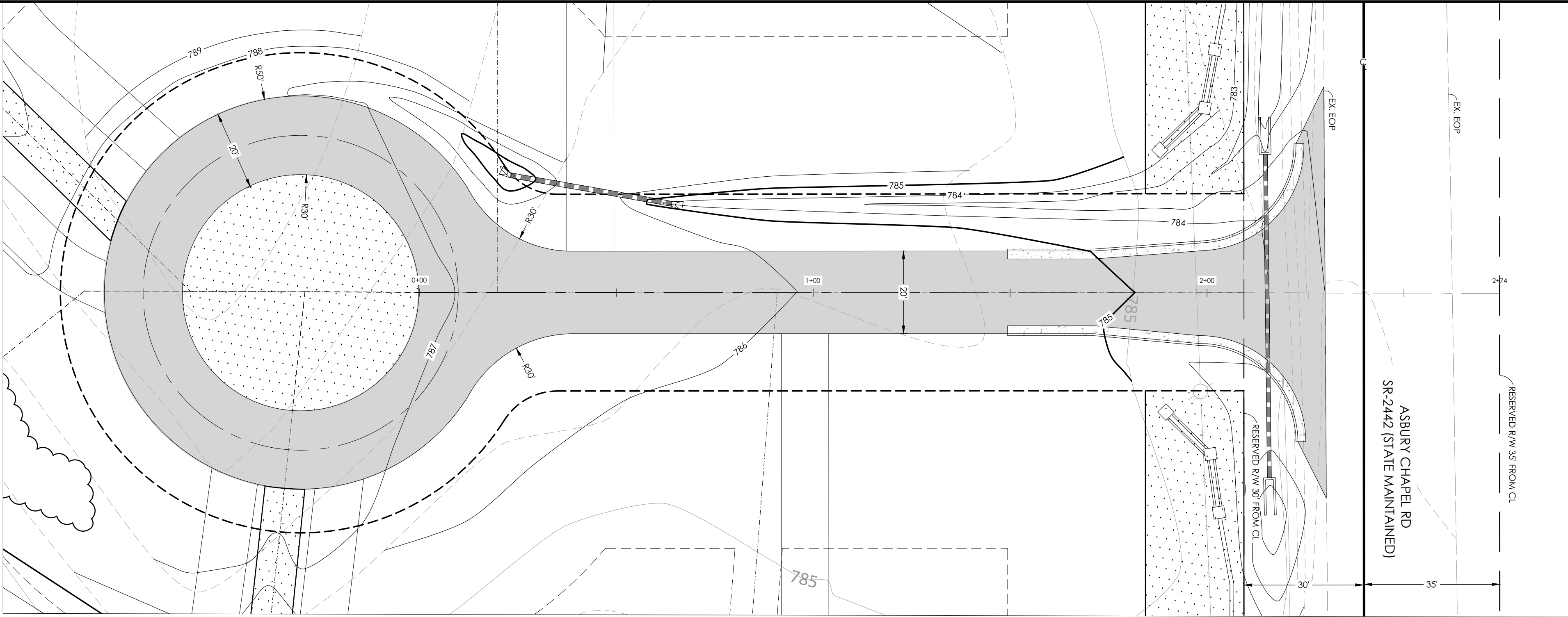
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.

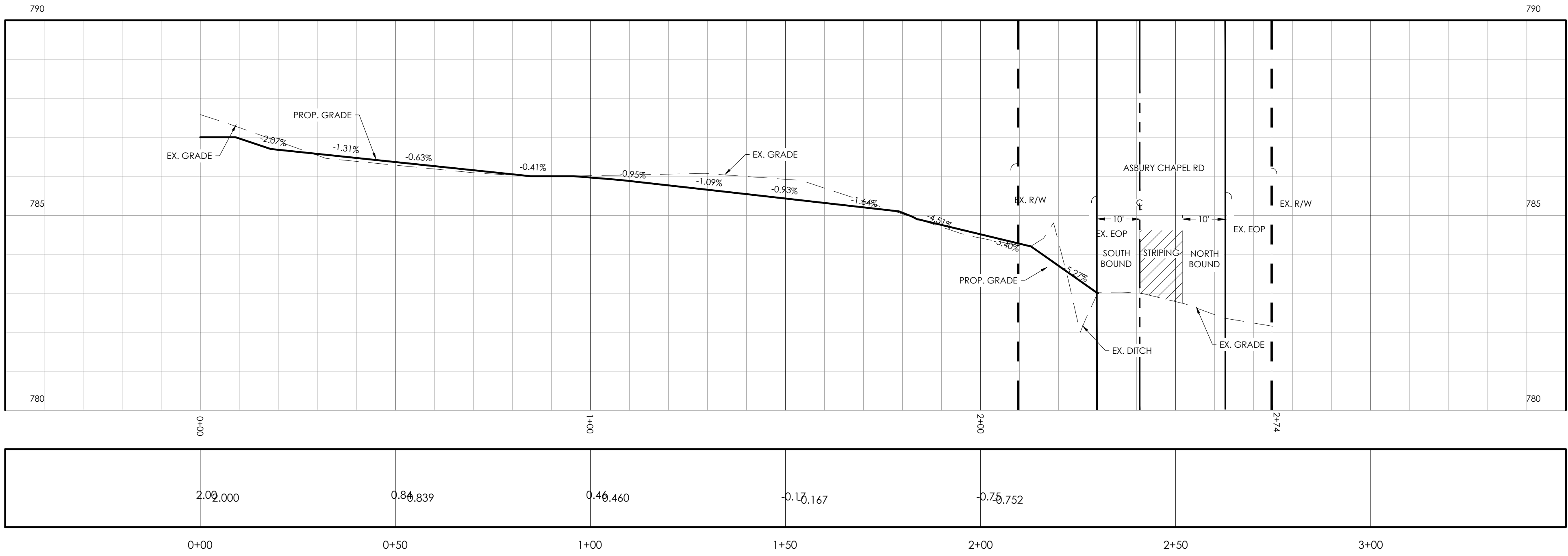
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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

C15 EROSION CONTROL DETAILS.DWG - PLOT: Tess - WED, 1-6-2021 7:57 AM



ASBURY CHAPEL PRIVATE ROAD PLAN
SCALE: 1"=20'



ASBURY CHAPEL PRIVATE ROAD PROFILE
H SCALE: 1"=20'
V SCALE= 1"=2'

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
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NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

NORTH ARROW
GRAPHIC SCALE 1"=20 FT.

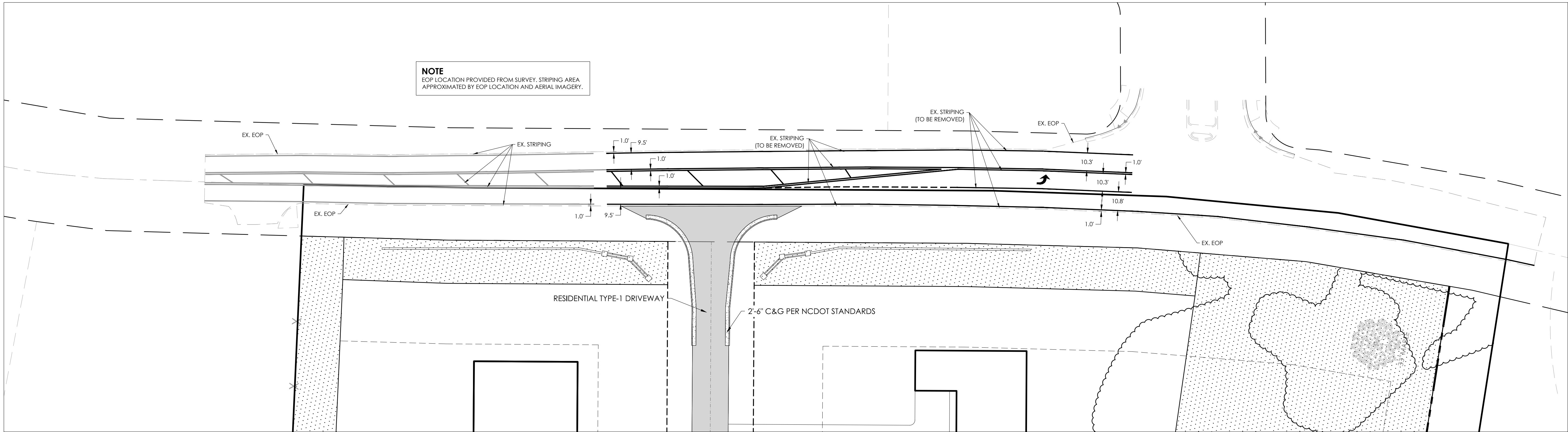
Professional Engineer Seal for HensonFoley, State of North Carolina, License No. C-3781, dated 10/14/2020.

Huntersville, NC
Parcel ID# 019
ASBURY CHAPEL PRIVATE ROAD

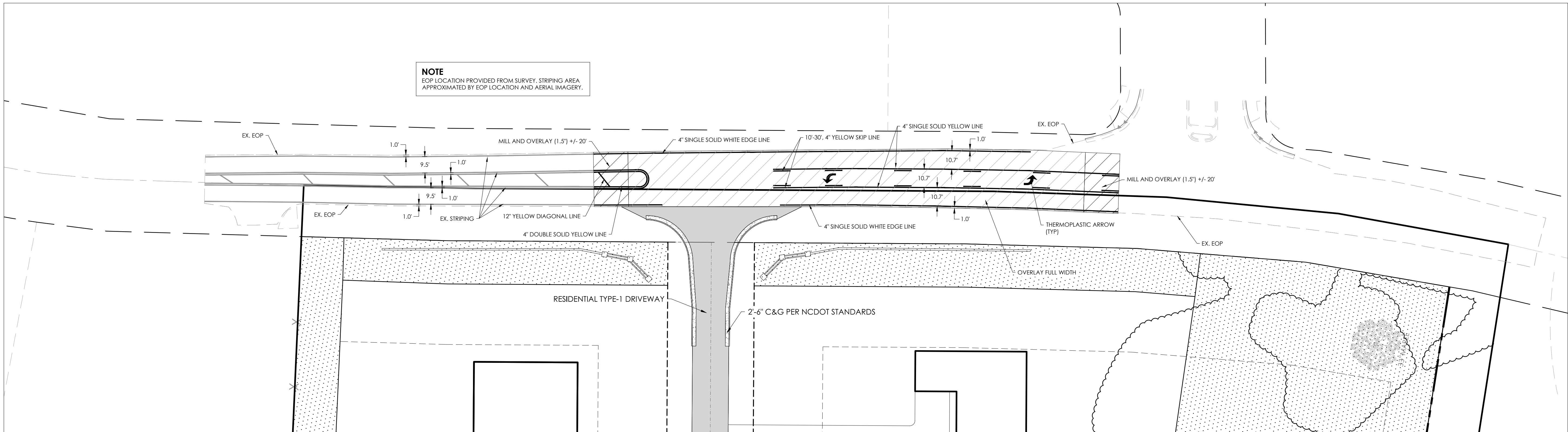
REVISIONS:	
REV1 - 11/23/2020	1ST EPM COMM.
REV2 - 01/06/2021	2ND EPM COMM.

C16 PRIVATE ROAD PROFILE.DWG	
PROJECT NUMBER:	220047
DATE:	10/14/2020
DRAWN BY:	TSF
SHEET	C16 OF 18

EXISTING CONDITIONS



PROPOSED RESTRIPING PLAN



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



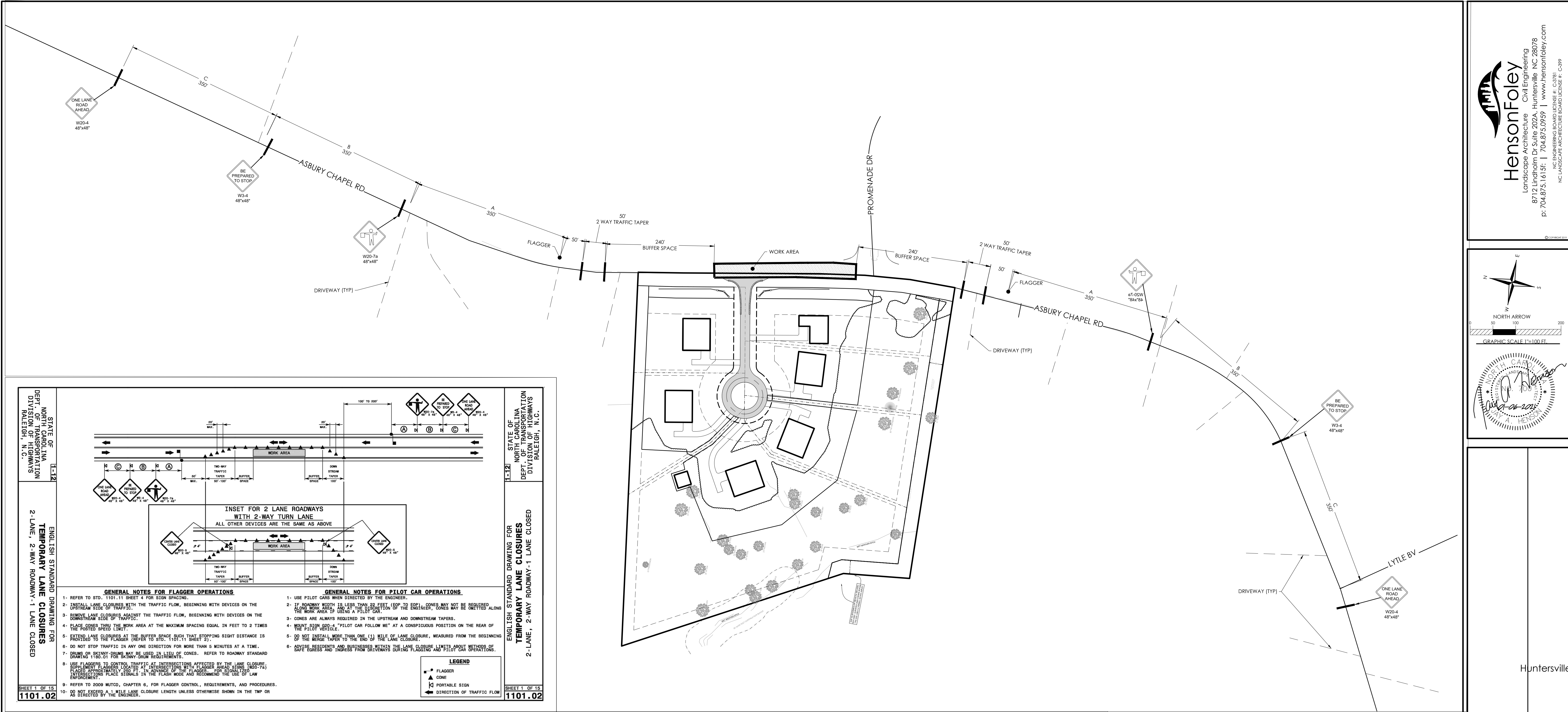
ASBURY CHAPEL FARMHOUSE CLUSTER

Parcel ID# 01935117 11901 Asbury Chapel Road
Huntersville, NC 28078

RESTRIPING PLAN

REVISIONS:	
REV1 - 11/23/2020 1ST EPM COMM.	
REV2 - 01/06/2021 2ND EPM COMM.	

C17 RESTRIPING PLAN.DWG	
PROJECT NUMBER:	220047
DATE: 10/14/2020	DRAWN BY: JDC
C17	18
SHEET	OF



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
TEMPORARY LANE CLOSURES
2-LANE, 2-WAY ROADWAY - 1 LANE CLOSED

GENERAL NOTES FOR FLAGGER OPERATIONS

- REFER TO STD. 1101.11 SHEET 4 FOR SIGN SPACING.
- INSTALL LANE CLOSURES WITH THE TRAFFIC FLOW, BEGINNING WITH DEVICES ON THE UPSTREAM SIDE OF TRAFFIC.
- REMOVE LANE CLOSURES AGAINST THE TRAFFIC FLOW, BEGINNING WITH DEVICES ON THE DOWNSTREAM SIDE OF TRAFFIC.
- PLACE CONES THRU THE WORK AREA AT THE MAXIMUM SPACING EQUAL IN FEET TO 2 TIMES THE POSTED SPEED LIMIT.
- EXTEND LANE CLOSURES AT THE BUFFER SPACE SUCH THAT STOPPING SIGHT DISTANCE IS PROVIDED TO THE FLAGGER (REFER TO STD. 1101.11 SHEET 2).
- DO NOT STOP TRAFFIC IN ANY ONE DIRECTION FOR MORE THAN 5 MINUTES AT A TIME.
- DRUM OR SKENNY-DRUM MAY BE USED IN LIEU OF CONES. REFER TO ROADWAY STANDARD DRAWING 1100.03 FOR SKENNY-DRUM REQUIREMENTS.
- USE FLAGGERS TO CONTROL TRAFFIC AT INTERSECTIONS AFFECTED BY THE LANE CLOSURE. SUPPLEMENT FLAGGERS LOCATED AT INTERSECTIONS WITH FLASHING RED SIGNALS (W20-7a) PLACED APPROXIMATELY 250 FT. IN ADVANCE OF THE FLAGGER OR SIGNALIZED INTERSECTIONS. PLACE SIGNALS IN THE FLAGGER WORK AREA AND RECOMMEND THE USE OF LAW ENFORCEMENT.
- REFER TO 2009 MUTCD, CHAPTER 6, FOR FLAGGER CONTROL, REQUIREMENTS, AND PROCEDURES.
- DO NOT EXCEED A 1-MILE LANE CLOSURE LENGTH UNLESS OTHERWISE SHOWN IN THE TWP OR AS DIRECTED BY THE ENGINEER.

GENERAL NOTES FOR PILOT CAR OPERATIONS

- USE PILOT CARS WHEN DIRECTED BY THE ENGINEER.
- IF ROADWAY WIDTH IS LESS THAN 22 FEET (EDP TO EDP), CONES MAY NOT BE REQUIRED ALONG WITH THE TRAFFIC FLOW, BEGINNING WITH DEVICES ON THE UPSTREAM SIDE OF TRAFFIC.
- CONES ARE ALWAYS REQUIRED IN THE UPSTREAM AND DOWNSTREAM TAPERS.
- PLACE SIGN W20-7a, "PILOT CAR FOLLOW ME" AT A CONSPICUOUS POSITION ON THE REAR OF THE PILOT VEHICLE.
- DO NOT INSTALL MORE THAN ONE (1) MILE OF LANE CLOSURE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.
- ADVISE RESIDENTS AND BUSINESSSES WITHIN THE LANE CLOSURE LIMITS ABOUT METHODS OF SAFE EGRESS AND INGRESS FROM DRIVEWAYS DURING FLAGGING AND PILOT CAR OPERATIONS.

LEGEND

- FLAGGER
- CONES
- PORTABLE SIGN
- DIRECTION OF TRAFFIC FLOW

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
TEMPORARY LANE CLOSURES
2-LANE, 2-WAY ROADWAY - 1 LANE CLOSED

SHEET 1 OF 15
1101.02

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
TRAFFIC CONTROL DESIGN TABLES
BUFFER SPACE & SIGHT DISTANCE

DESIGN SPEED (MPH)	MINIMUM SIGHT DISTANCE		MINIMUM LONGITUDINAL BUFFER SPACE (FEET)
	STOPPING SIGHT DISTANCE (FEET)	PASSING SIGHT DISTANCE (FEET)	
30	200	1050	85
36	250	1280	120
40	305	1470	155
45	360	1655	195
50	420	1835	240
55	485	1995	290
60	570	2135	345
65	645	2285	405
70	730	2480	470
75	820	2650	540
80	910	2850	615

GENERAL NOTES

- TABLES ARE BASED ON THE AASHTO GREEN BOOK "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". MINIMUM SIGHT DISTANCE VALUES ARE FOR PASSENGER CAR VEHICLES ON WET AND LEVEL ROADWAYS. CONSULT THE AASHTO GREEN BOOK TO MAKE FINAL DETERMINATION OF STOPPING SIGHT DISTANCE REQUIREMENTS.
- BUFFER SPACE TABLE IS BASED ON THE BRAKING DISTANCE PORTION OF STOPPING SIGHT DISTANCE FOR WET AND LEVEL PAVEMENTS.
- USE OF STOPPING SIGHT DISTANCE IN TRAFFIC CONTROL PLAN APPLICATIONS INCLUDES PROVIDING SIGHT DISTANCE FOR TRAFFIC APPROACHING A LANE CLOSURE. PROVIDE 2-LANE, 2-WAY ROADWAYS STOPPING SIGHT DISTANCE TO THE FLAGGER, FOR LANE CLOSURES ON MULTILANE ROADWAYS PROVIDE STOPPING SIGHT DISTANCE TO THE BEGINNING OF THE LANE CLOSURE MERGE TAPER, OR FLAGGING ARROW BOARD. EXTEND LANE CLOSURES AT THE BUFFER SPACE SUCH THAT STOPPING SIGHT DISTANCE IS PROVIDED.
- USE OF MINIMUM PASSING SIGHT DISTANCE TABLE IN TRAFFIC CONTROL PLAN APPLICATIONS INCLUDES PROVIDING SIGHT DISTANCE REQUIREMENTS FOR PLACEMENT OF PAVEMENT MARKING PASSING/NO-PASSING ZONES FOR 2-LANE, 2-WAY ROADWAYS.

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
TRAFFIC CONTROL DESIGN TABLES
BUFFER SPACE & SIGHT DISTANCE

SHEET 2 OF 4
1101.11

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
TRAFFIC CONTROL DESIGN TABLES
SPACING OF TEMPORARY SIGNS IN SERIES

POSTED SPEED LIMIT (MPH)	RECOMMENDED DISTANCE BETWEEN SIGNS (FEET)		
	A	B	C
≤ 35	200	200	200
40-60	350	350	350
65	500	500	500
CONTROLLED ACCESS ROADS (≥ 65)	1000	1500	2700

GENERAL NOTES

- REFER TO 2009 MUTCD.
- USE THIS STANDARD DRAWING IN CONJUNCTION WITH OTHER TRAFFIC CONTROL ROADWAY STANDARD DRAWINGS WHERE SIGN SPACING DISTANCES A, B, C, ARE SPECIFIED.
- APPLY THE ADVANCE WARNING SIGN SPACING CHART WHERE A SERIES OF 2 OR MORE SIGNS ARE USED. ALL SIGN SPACING DIMENSIONS ARE APPROXIMATE. FIELD ADJUST AS VARIOUS CONDITIONS OCCUR, SUCH AS LIMITED SIGHT DISTANCE, OBSTRUCTION INTERFERENCE, ETC.

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
TRAFFIC CONTROL DESIGN TABLES
SPACING OF TEMPORARY SIGNS IN SERIES

SHEET 4 OF 4
1101.11

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
TRAFFIC CONTROL DESIGN TABLES
SPACING OF TEMPORARY SIGNS IN SERIES

CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

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ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION, SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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

C18 TRAFFIC CONTROL PLAN.DWG
PROJECT NUMBER: 220047
DATE: 10/14/2020 DRAWN BY: TSF
C18 18
SHEET OF

REVISIONS:
REV1 - 11/23/2020 1ST EPM COMM.
REV2 - 01/06/2021 2ND EPM COMM.

Parcel ID# TR
ASBURY C

C18 TRAFFIC CONTROL PLAN.DWG - PLOT: Tess - WED, 1-6-2021 7:58 AM

HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-2781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

NORTH ARROW
GRAPHIC SCALE 1"=100 FT.

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

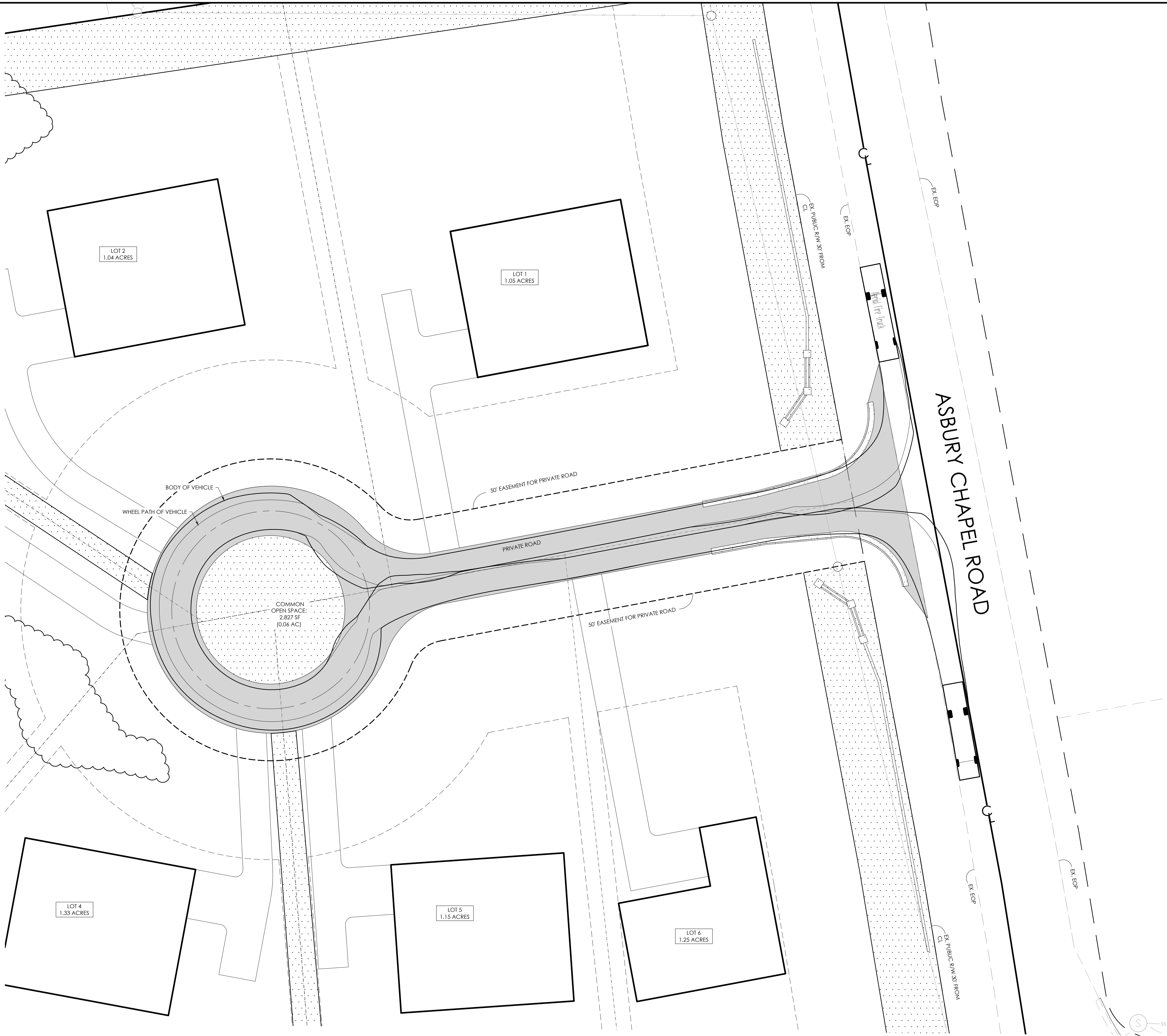
Huntersville

Parcel ID# TR

ASBURY C

REVISIONS:
REV1 - 11/23/2020 1ST EPM COMM.
REV2 - 01/06/2021 2ND EPM COMM.

C18 TRAFFIC CONTROL PLAN.DWG
PROJECT NUMBER: 220047
DATE: 10/14/2020 DRAWN BY: TSF
C18 18
SHEET OF



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
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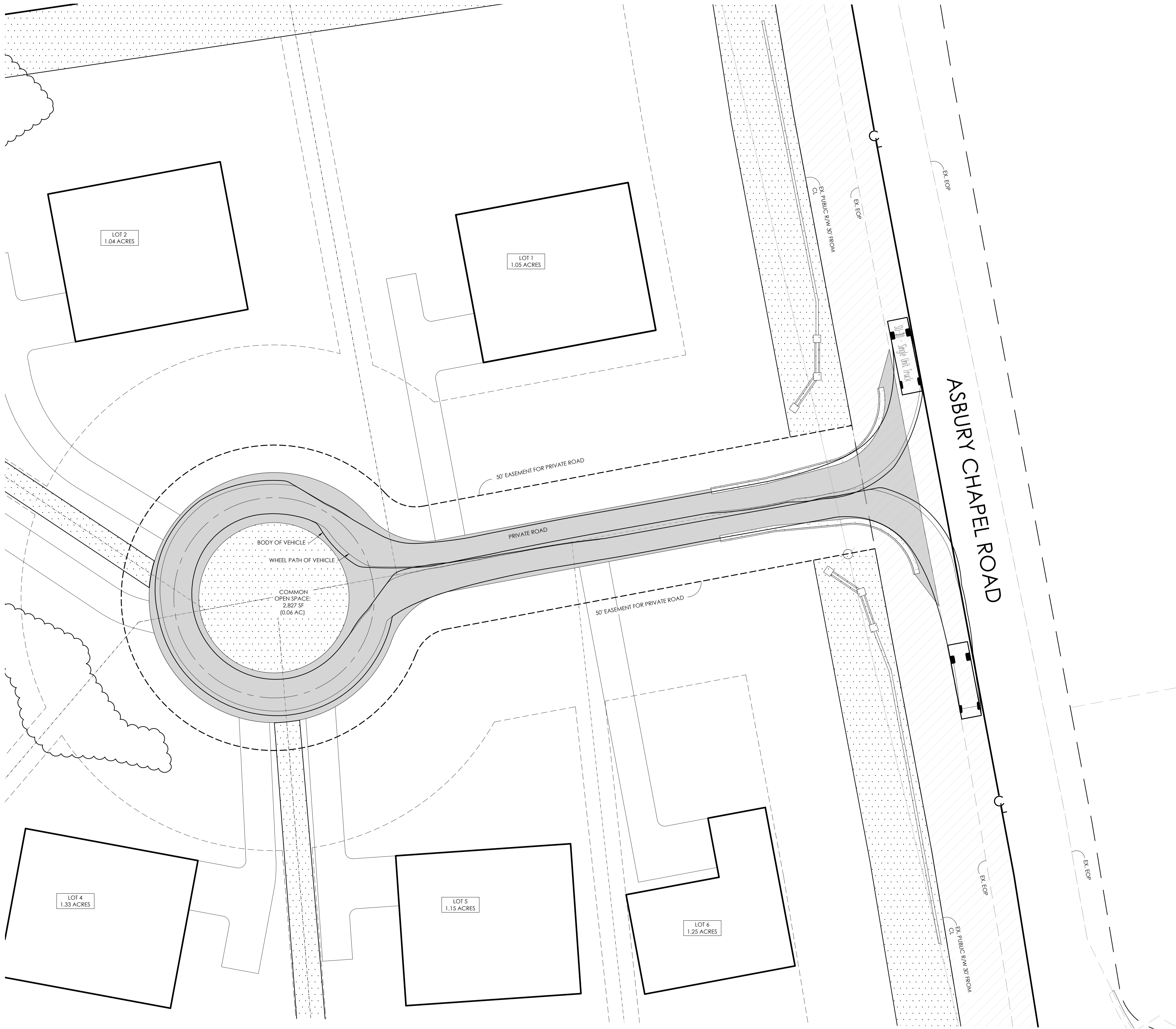
HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr. Suite 202A, Huntersville, NC 28078
P: 704.875.1615F | 704.875.0959 | www.hensonfoley.com
NC LANDSCAPE ARCHITECTURE BOARD LICENSE # C-399

NORTH ARROW
GRAPHIC SCALE 1"=50' FT
Professional Seal: Henson, A. Henson, License # 10000, State of North Carolina, dated 01-01-2021

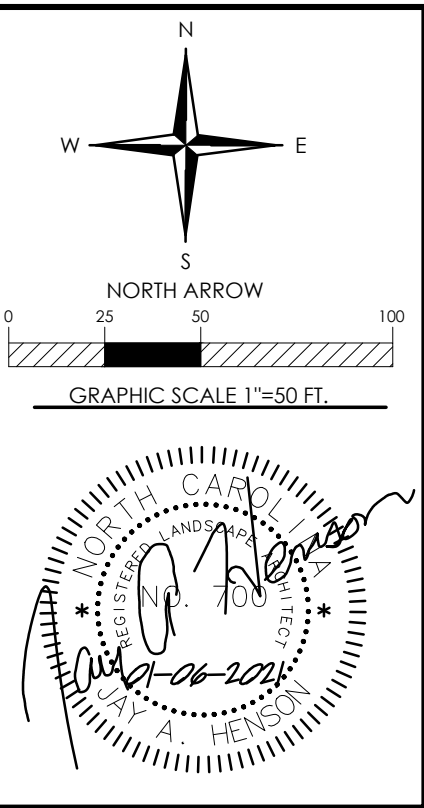
Huntersville
Parcel ID# 01
ASBURY

REVISIONS:	
REV1 - 11/23/2020	1ST EPM COMM.
REV2 - 01/06/2021	2ND EPM COMM.

AT01 FIRETRUCK AUTO TURN.DWG
PROJECT NUMBER: 220047
DATE: 10/14/2020 DRAWN BY: TSF
AT01 18
SHEET OF

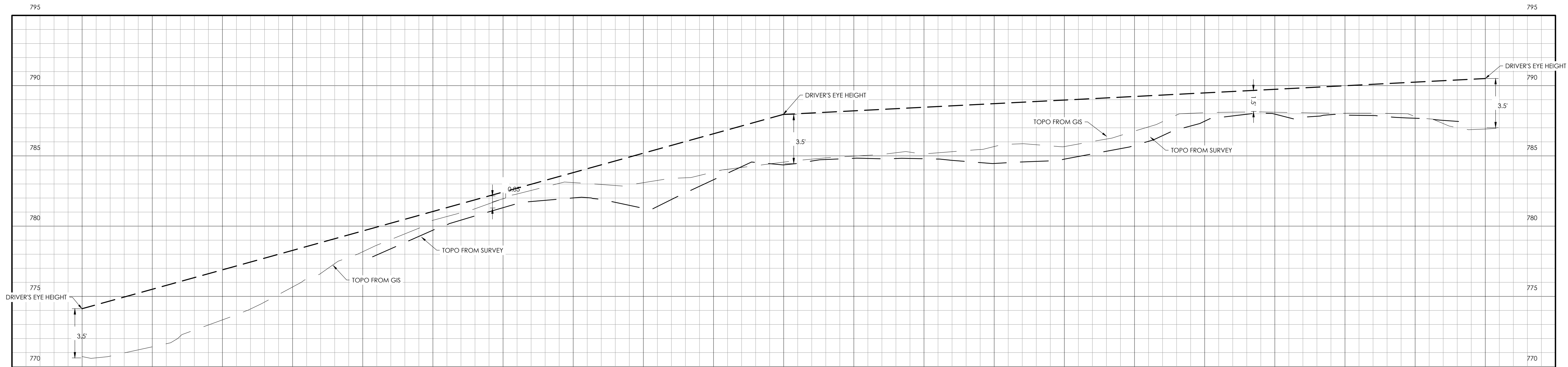
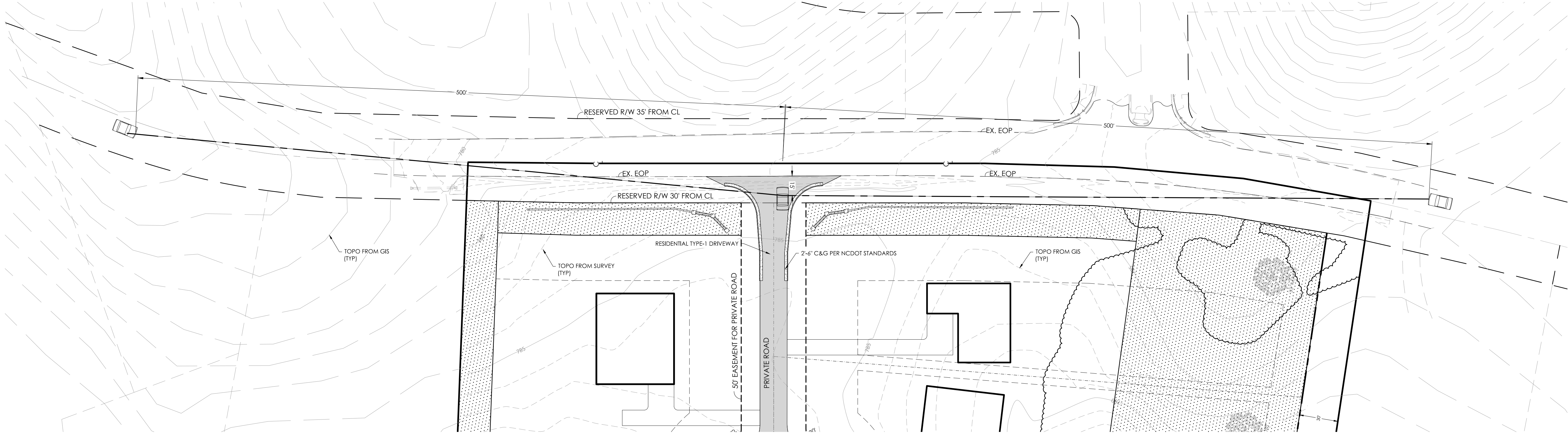


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Huntersville
SU
Parcel ID# 019
ASBURY C

REVISIONS:	
REV1 - 11/23/2020 1ST EPM COMM.	
REV2 - 01/06/2021 2ND EPM COMM.	



SIGHT DISTANCE PROFILE
H: 1"=40'
V: 1"=4'

NOTE: ISD (VERTICAL AND HORIZONTAL) WITH APPROPRIATE CLEARANCE BETWEEN ISD LINE AND GRADE SHALL BE PROVIDED PER THE APPROVED PLANS. NCDOT INSPECTOR WILL NEED TO SIGN-OFF ON ISD PRIOR TO 1ST PLAT APPROVAL. NCDOT WILL NOT SIGN-OFF THE PLAT IF APPROPRIATE SIGN DISTANCE PER THE APPROVED PLANS IS NOT PROVIDED.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
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HensonFoley

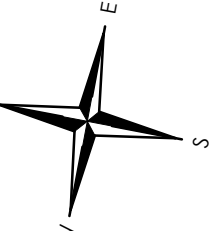
Landscape Architecture Civil Engineering

8712 Lindholm Dr Suite 202A, Huntersville NC 28078

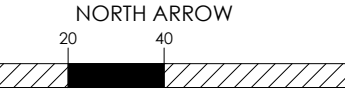
p: 704.875.1615 | 704.875.0959 | www.hensonfoley.com

NC ENGINEERING BOARD LICENSE #: C-3781

NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



NORTH ARROW



GRAPHIC SCALE 1"=40 FT.



Huntersville

Parcel ID# 819

ASBURY C

REVISIONS:	
REV1 - 11/23/2020 1ST EPM COMM.	
REV2 - 01/06/2021 2ND EPM COMM.	

SD01 SIGHT DISTANCE PROFILE.DWG	
PROJECT NUMBER:	220047
DATE: 10/14/2020	DRAWN BY: TSF
SHEET	OF 18

**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: Tracy Houk, Assistant Director

Date: February 15, 2021

Subject: Consider appointments to the Greenway, Trail, & Bikeway Commission. (*Tracy Houk*)

EXPLAIN REQUEST:

The Greenway, Trail and Bikeway Commission has one position that needs to be filled due to the resignation of Marianne Thomas. This term will end on December 31, 2021. We are recommending the Board appoint one new member to carry out the term. We have reached out to the previous applicants from December 2020 and six have responded back with interest to serve on this advisory board.

ACTION RECOMMENDED:

Appoint a new member to carry out the term through 2021.

FINANCIAL IMPLICATIONS:

none

ATTACHMENTS:

1. February 2021 GTBC Applicants
2. GTB Map - 2021 Opening (Feb.)



Advisory Board Application

Applicant must be a Huntersville Resident

Please check the boxes next to the Advisory Boards in which you are interested in applying for:

☒ **Park and Recreation Commission**

☒ **Greenway, Trail and Bikeway Commission**

☐ **Public Art Commission**

Background Information:

Name Alexandra Capecci Home Phone 610 730 7092

Home Address 9326 Old Barnette Pl Zip Code 28078

E-Mail Address Alexandraccapucci@gmail.com

Present Occupation Sr Supply Planner Work Phone _____

Place of Employment Newell Rubbermaid / Also small business owner

Approximate Hours Available Per Month for Serving On Advisory Board 10 hours

Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving On:

Serve on Ursus Institute Board Expiration Date 3+ years - present

Expiration Date _____

Education MBA - Shippensburg University

Bachelors - Supply Chain Management

Business and Civic Experience Coordinated volunteer events for

work - such as food pantry donations and building animal shelters. My small business sponsors Carolina Wildlife Rehab.

Areas of Expertise and Interests/Skills Logistics / Project Management - Planning

Fundraising - Public Speaking - educational outreach

I, undersigned, understand this application will be kept on the active file for a two (2) year period

Alexandra Capecci 11/17/2020
(Signature of Applicant) (Date)

Applications may be mailed to:

Huntersville Parks and Recreation Department
P.O. Box 2879
Huntersville, NC 28070

Applications may also be hand delivered to:

Huntersville Parks and Recreation Department
Town Center Building
105 Gilead Road, 3rd Floor
Huntersville, NC 28078

For more information about these advisory board openings, please call 704-766-2228

Parks & Recreation

Post Office Box 2879 • 105 Gilead Road, Third Floor • Huntersville, NC 28070
phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org



Advisory Board Application

Applicant must be a Huntersville Resident

Please check the boxes next to the Advisory Boards in which you are interested in applying for:

☒ Park and Recreation Commission
☒ Greenway, Trail and Bikeway Commission

☒ Public Art Commission

Background Information:

Name KALYAN CHINTALAPATI Home Phone 631 512 1073

Home Address 11211 VANGUARD PKWY Zip Code 28078
HUNTERSVILLE, NC

E-Mail Address KALYAN359@gmail.com

Present Occupation Network Security Engineer Work Phone 631 512 1073

Place of Employment (Remote) @ Home

Approximate Hours Available Per Month for Serving On Advisory Board 8 hours

Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving On: NA

Expiration Date _____

Expiration Date _____

Education Masters in Science, Computer Science

Business and Civic Experience Hosted over 100+ Badminton sessions in Mooresville Parks and Rec (from 2016-2018) /

Volunteered to help organize multiple Run races
Areas of Expertise and Interests/Skills Computer Science (Virtual events)

Team player Diligent Accountable

I, undersigned, understand this application will be kept on the active file for a two (2) year period

C. Kalyan
(Signature of Applicant)

11/30/2020
(Date)

Applications may be mailed to:
Huntersville Parks and Recreation Department
P.O. Box 2879
Huntersville, NC 28070

Applications may also be hand delivered to:
Huntersville Parks and Recreation Department
Town Center Building
105 Gilead Road, 3rd Floor
Huntersville, NC 28078

For more information about these advisory board openings, please call 704-766-2228

Parks & Recreation

Post Office Box 2879 • 105 Gilead Road, Third Floor • Huntersville, NC 28070
phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org

I would like to serve on greenway commission
but I am happy to apply for the others if
help is needed

J.

Town of Huntersville

NORTH CAROLINA

Advisory Board Application

Applicant must be a Huntersville Resident

Please check the boxes next to the Advisory Boards in which you are interested in applying for:

☒ Park and Recreation Commission

☒ Greenway, Trail and Bikeway Commission

☐ Public Art Commission

Background Information:

Name Jessica Carney Home Phone 214 918 2001

Home Address 10206 Linkland Zip Code 28078

E-Mail Address Jessica Lynn Carney@gmail.com

Present Occupation project mgr Work Phone _____

Place of Employment Lowe's Corp - Mooresville

Approximate Hours Available Per Month for Serving On Advisory Board 5-10

Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving On:

Rutherford & Hickory Expiration Date member

Nut gorge Chamber Expiration Date _____

Education MBA

Southern Methodist Univ. Dallas TX

Business and Civic Experience community garden
(Corvus & Print brewing). previous
board appointments working w/ disabilities

Areas of Expertise and Interests/Skills Strong planning
and project mgmt skills

I, undersigned, understand this application will be kept on the active file for a two (2) year period

(Signature of Applicant)

(Date)

Applications may be mailed to:
Huntersville Parks and Recreation Department
P.O. Box 2879
Huntersville, NC 28070

Applications may also be hand delivered to:
Huntersville Parks and Recreation Department
Town Center Building
105 Gilead Road, 3rd Floor
Huntersville, NC 28078

For more information about these advisory board openings, please call 704-766-2228

Parks & Recreation

Post Office Box 2879 • 105 Gilead Road, Third Floor • Huntersville, NC 28070
phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org

we have
property in
Lake Lure, NC



Advisory Board Application

Applicant must be a Huntersville Resident

Please check the boxes next to the Advisory Boards in which you are interested in applying for:

☐ **Park and Recreation Commission**

☒ **Greenway, Trail and Bikeway Commission**

☐ **Public Art Commission**

Background Information:

Name Kelly S. Coleman Home Phone 540.449.1673

Home Address 13030 Fen Court Zip Code 28078

E-Mail Address colemanfamily94@gmail.com

Present Occupation Environmental Planner Work Phone 540.449.1673

Place of Employment ATCS, P.L.C. (Consultants/Engineering/Environmental)

Approximate Hours Available Per Month for Serving On Advisory Board 8-10

Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving On:

Expiration Date _____

Expiration Date _____

Education BS Environmental Science, Virginia Commonwealth University, Richmond, VA

Training in NEPA, wetlands, Threatened and Endangered Species, 4(f), 6(f) & other aspects of NEPA.

Business and Civic Experience 24-years as an Environmental Planner for localities, state and federal government; I have also past served on board of the Virginia Wetlands Association and am a volunteer for the Women in Transportation Seminar. I am also a Cub Scout Leader for Pack 447.

Areas of Expertise and Interests/Skills National Environmental Policy Act and grant writer with knowlege

and understanding of greenways/trails/bikeways, comprehensive plans and all aspects of NEPA. I can

expand on this (purpose and need, traffic, environmental constraints, etc.)

I, undersigned, understand this application will be kept on the active file for a two (2) year period

Kelly Coleman
(Signature of Applicant)

11/13/2020

(Date)

Applications may be mailed to:
Huntersville Parks and Recreation Department
P.O. Box 2879
Huntersville, NC 28070

Applications may also be hand delivered to:
Huntersville Parks and Recreation Department
Town Center Building
105 Gilead Road, 3rd Floor
Huntersville, NC 28078

For more information about these advisory board openings, please call 704-766-2228

Parks&Recreation

Post Office Box 2879 • 105 Gilead Road, Third Floor • Huntersville, NC 28070
phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org



Advisory Board Application

Applicant must be a Huntersville Resident

Please check the boxes next to the Advisory Boards in which you are interested in applying for:

☐ Park and Recreation Commission

☒ Greenway, Trail and Bikeway Commission

☐ Public Art Commission

Background Information:

Name DEAN TENER Home Phone 704.564.9077

Home Address 12108 HUNTER RESERVE Zip Code 28078

E-Mail Address HELLO@DEANTENER.COM

Present Occupation CONSULTANT, SELF-EMPLOY Work Phone SAME AS ABOVE

Place of Employment TENFOLD, LLC

Approximate Hours Available Per Month for Serving On Advisory Board 8

Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving On:

Expiration Date _____

Expiration Date _____

Education BA, COMMUNICATIONS, UNIVERSITY OF NC AT GREENSBORO

Business and Civic Experience HOME OWNER'S REPRESENTATIVE, ACTIVE PARTICIPANT IN SEVERAL PARKS & RECS ACTIVITIES

Areas of Expertise and Interests/Skills I'M VERY INTERESTED IN GREENWAY EXPANSION, BECAUSE I AM A NEW RESIDENT IN A NEW NEIGHBORHOOD.

I, undersigned, understand this application will be kept on the active file for a two (2) year period

Dean Tener
(Signature of Applicant)

11/30/20
(Date)

Applications may be mailed to:
Huntersville Parks and Recreation Department
P.O. Box 2879
Huntersville, NC 28070

Applications may also be hand delivered to:
Huntersville Parks and Recreation Department
Town Center Building
105 Gilead Road, 3rd Floor
Huntersville, NC 28078

For more information about these advisory board openings, please call 704-766-2228

Parks&Recreation

Post Office Box 2879 • 105 Gilead Road, Third Floor • Huntersville, NC 28070
phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org

HUNTERSVILLE NORTH CAROLINA

Advisory Board Application

Applicant must be a Huntersville Resident

Please check the boxes next to the Advisory Boards in which you are interested in applying for:

☐ Park and Recreation Commission

☒ Greenway, Trail and Bikeway Commission

☐ Public Art Commission

Background Information:

Name Theodore Turner Home Phone 858 603 8125

Home Address 8824 Thornbury Lane Zip Code 28078

E-Mail Address ted@turner.org

Present Occupation Cloud Solutions Architect Work Phone _____

Place of Employment Kentik

Approximate Hours Available Per Month for Serving On Advisory Board 8-16

Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving On:

N/A Expiration Date N/A

N/A Expiration Date N/A

Education Fullerton College - AA Foreign Language

Business and Civic Experience 14 yrs Community College instructor
30 yrs Technology implementation for business

Areas of Expertise and Interests/Skills Computers, Data Networks, Internet +
Mountain Biking, PCT trail maintenance Lead

I, undersigned, understand this application will be kept on the active file for a two (2) year period

[Signature]
(Signature of Applicant)

11/13/2020
(Date)

Applications may be mailed to:
Huntersville Parks and Recreation Department
P.O. Box 2879
Huntersville, NC 28070

Applications may also be hand delivered to:
Huntersville Parks and Recreation Department
Town Center Building
105 Gilead Road, 3rd Floor
Huntersville, NC 28078

For more information about these advisory board openings, please call 704-766-2228

Parks & Recreation

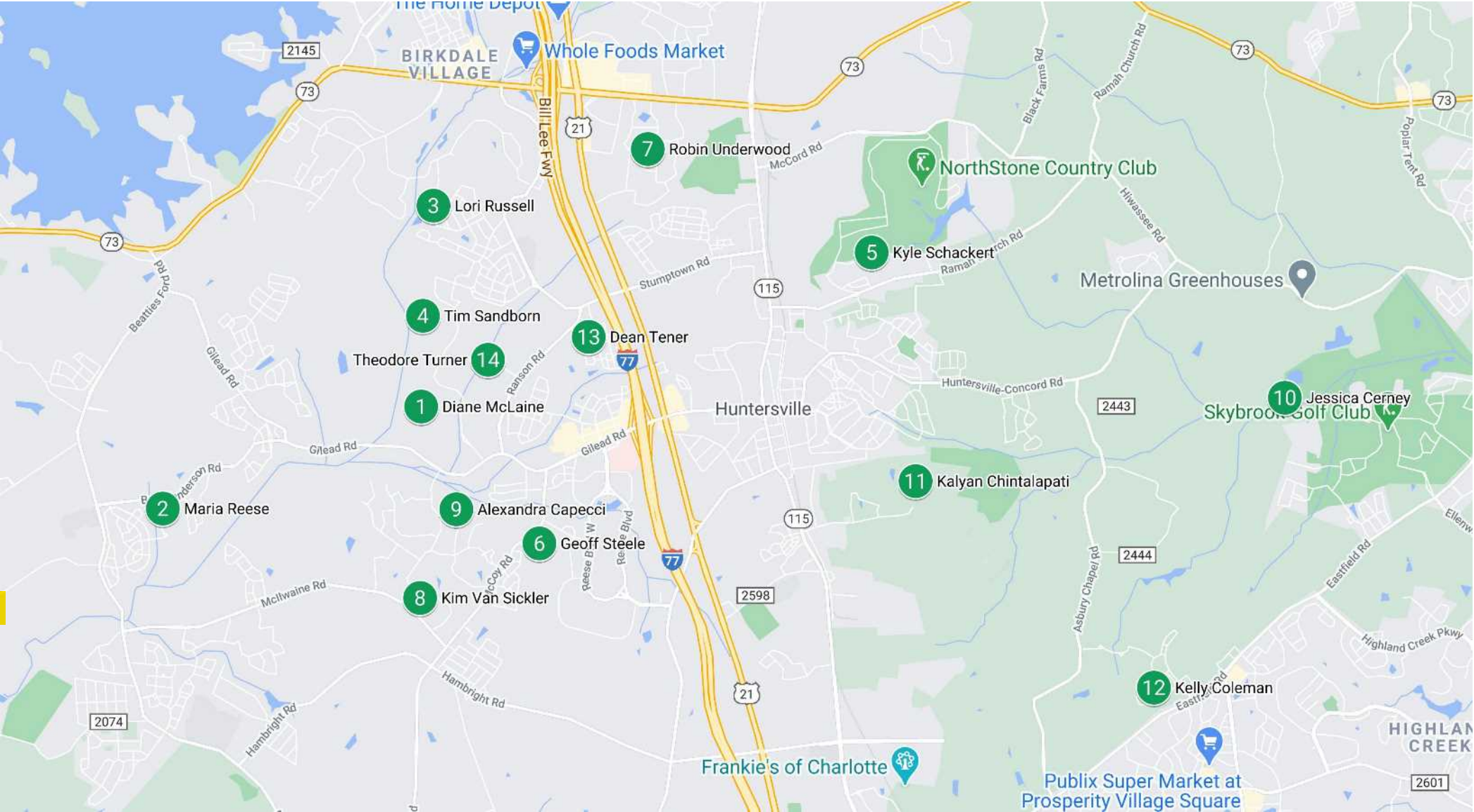
Post Office Box 2879 • 105 Gilead Road, Third Floor • Huntersville, NC 28070
phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org

2021 Greenway, Trail and Bikeway Commission & Candidates

GTBC Commissioners and Candidates

- 1 Diane McLaine
- 2 Maria Reese
- 3 Lori Russell
- 4 Tim Sandborn
- 5 Kyle Schackert
- 6 Geoff Steele
- 7 Robin Underwood
- 8 Kim Van Sickler
- 9 Alexandra Capecci
- 10 Jessica Cerney
- 11 Kalyan Chintalapati
- 12 Kelly Coleman
- 13 Dean Tener
- 14 Theodore Turner

New Candidates Highlighted in Yellow



**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: Stephen Trott, Director

Date: February 15, 2021

Subject: Approve Supplemental Agreement for design to change signal pole type to Mast arms for the US 21 at Gilead Road NCDOT project. *(Stephen Trott)*

EXPLAIN REQUEST:

Supplemental agreement for design to change signal pole type to Mast arms for the US 21 at Gilead NCDOT project

ACTION RECOMMENDED:

Approval

FINANCIAL IMPLICATIONS:

General Fund Balance

ATTACHMENTS:

1. U-5114-Agrmt

NORTH CAROLINA
MECKLENBURG COUNTY

TRAFFIC SIGNAL REDESIGN AGREEMENT

DATE: 2/2/2021

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

TIP #: U-5114

AND

WBS ELEMENTS: CON 42376.3.1

FEDERAL-AID NO.: STPDA-0021(18)

TOWN OF HUNTERSVILLE

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department", and the Town of Huntersville, hereinafter referred to as the "Municipality."

WITNESSETH:

WHEREAS, the Department and the Municipality on 3/28/2018, entered into a certain Project Agreement for the original scope: intersection improvements on US 21 (Statesville Road) and SR 2136 (Gilead Road), combined with Project I-5714: I-77 at SR 2136 (Gilead Road) Interchange, programmed under Project U-5114; and

WHEREAS, the Municipality has a need to redesign five traffic signals within the limits of the U-5114 Project; and

WHEREAS, this Agreement shall address only the design costs associated with the redesign of the signals; and

WHEREAS, this Agreement will be separate from the project betterments and does not change the payment terms that were addressed under Agreement 7490, executed on March 28, 2018.

NOW THEREFORE, the parties wish to supplement the aforementioned Agreement whereby the following provisions are amended:

SCOPE

At the request of the Municipality, 5 signals will be redesigned to change the pole type from metal strain poles to mast arm poles. The signals to be included are located at the following intersections:

- 1) US 21 (Statesville Road) and SR 2136 (Gilead Road)
- 2) Directional crossover on US 21 (Statesville Road) near Wilmington Street (north of Gilead Road)
- 3) U-turn bulb on US 21 (Statesville Road) near Wilmington Street (north of Gilead Road)
- 4) US 21 (Statesville Road) and Compass Street/Arahova Drive
- 5) U-turn bulb on US 21 (Statesville Road) near Dallas Street (south of Gilead Road)

FUNDING

The Municipality shall reimburse the Department one hundred percent (100%) of the actual cost including administrative costs of the redesign of the traffic signals. Based on the estimated cost of \$25,000, the Municipality shall submit a check to the Department's Division Engineer upon partial execution of this Agreement by the Municipality. Upon completion of the redesign work, if actual costs exceed \$25,000, the Department will bill the Municipality. Reimbursement to the Department shall be made within sixty (60) days of invoicing by the Department. If the actual cost of the work is less than \$25,000, the Department shall return the overpayment. The Department shall charge a late payment penalty and interest on any unpaid balance due in accordance with G.S. 147-86.23.

OTHER PROVISIONS

The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.

Except as hereinabove provided, the Agreement heretofore executed by the Department and the Municipality on 3/28/2018, is ratified and affirmed as therein provided.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

TOWN OF HUNTERSVILLE

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

(FINANCE OFFICER)

Federal Tax Identification Number

Remittance Address:

Town of Huntersville

Attn: Mr. Stephen Trott

PO Box 664

Huntersville, NC 28070

DEPARTMENT OF TRANSPORTATION

BY: _____

(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (Date)

**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Date: February 15, 2021

Subject: Adopt Resolution for the Town of Huntersville's On-call Contracts to Acquire Right-of-Way and Easements Necessary for the Construction of Various Projects. *(Lora Mastrofrancesco)*

EXPLAIN REQUEST:

To accept three (3) Property Acquisition firms to the Town's On-Call List.

ACTION RECOMMENDED:

Adopt Resolution for On-Call Property Acquisition Contracts.

FINANCIAL IMPLICATIONS:

Project Specific

ATTACHMENTS:

1. Resolution RFQ - OnCall Property Acquisition



RESOLUTION FOR THE TOWN OF HUNTERSVILLE'S ON –CALL CONTRACTS TO ACQUIRE RIGHT OF WAY AND EASEMENTS NECESSARY FOR THE CONSTRUCTION OF VARIOUS PROJECTS

Whereas the Town of Huntersville has determined that the acquisition of fee title right of way, and easements, including existing public rights of way and easements, are for public use and necessary for the delivery of the project(s);

Whereas, the statutory powers of the Town of Huntersville include the power to acquire real property (N.C.G.S. §160A-11 and §160A-240.1), including the power of eminent domain (N.C.G.S. Chapter 40);

Whereas, the Town of Huntersville put out a Request of Qualifications (RFQ) for Property Acquisition Services on December 11, 2020 and the top three (3) firms that have been selected are AECOM Technical Services (AECOM), Telecommunications & Industrial Consulting Services Corporation (TELICS) and Professional Property Solutions (PPS). Final scoring table included herein as reference;

Whereas the Town of Huntersville's project assignment(s) will be distributed between the firms at the sole discretion of the Town and the initial contract period of up to two (2) years from Notice of Award not exceed a total of \$150,000.00 per task order without a previous written agreement by both parties; and

Whereas the Town of Huntersville's proposed property acquisition process for the On-Call service(s) will comply with applicable federal and state requirements; and

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board of Commissioners approves and authorizes the On-Call property acquisition contracts to purchase fee title, rights-of-way, and easements at a price not to exceed that determined by the property appraisals in addition to any required Administrative Adjustments and no further action is required by this Board to authorize such acquisitions under the approved contracts.
2. In the event any of the parcels or interest therein cannot be acquired by negotiations as authorized above, the Town Manager may institute and pursue acquisition by the process of Eminent Domain according to the procedures contained in Chapter 40A, including (but not limited to) giving notice of intent to the property owner, executing and filing a complaint and declaration of taking and depositing the necessary appraised value amount with the Clerk of Superior Court of Mecklenburg County.
3. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution; and
4. This Resolution shall be effective as of the date its adoption.

Adopted this 15th day of February, 2021.

ATTEST:

TOWN OF HUNTERSVILLE

Town Clerk

Town Mayor

APPROVED AS TO FORM:

Town Attorney

Scoring Chart for RFQ																
On-Call Property Acquisition Services						LOI Due: 1/8/2021			Date Posted: 12/11/2020							
#:	Firm Name	Contact	Email	Electronic:	1 Copy of Letter of Interest: *	1 Letter of Interest Loose Leaf: *	Cover Letter 2 page max:	Eval Factors 2-3 page max:	Supportive Info 2-3 page max:	Small/ Minority Business (Main, Sub, Both, None)	HUB (Main, Sub, Both, None)	8 page max:	Signed RS2 Form:	Total Score:	Avg. Total Score:	Rank
1	AECOM	Joe Martin	joe.martin1@aecom.com	Y	Y	N	Y	Y	Y	Sub	None	Y	Y	83.45	27.82	1
2	Hearns Real Estate	Marvin Hearns	marvin@hearnsres.com	Y	Y	N	Y	Y	Y	Main	Main	Y	Y	69.46	23.15	
3	Maser	Holly Cataldo	hcataldo@maserconsulting.com	Y	Y	N	Y	Y	Y	Sub	Sub	Y	Y	69.35	23.12	
4	PPS	Craig Long	clong@ppsync.com	Y	Y	Y	Y	Y	Y	Sub	None	Y	Y	83.40	27.80	3
5	Right of Way Group	Mark Smith	smithhandmark@gmail.com	Y	Y	N	Y	Y	Y	Both	None	Y	Y	66.49	22.16	
6	TELICS	Andrew Ponder	aponder@telics.com	Y	Y	N	Y	Y	Y	None	None	Y	Y	83.44	27.81	2
7	THC	Joe Carroll	jcarroll@thcinc.net	Y	Y	N	Y	Y	Y	Sub	None	Y	Y	67.06	22.35	
8	Vaughn & Melton	Kevin Kilpatrick	kdkilpatrick@vaughnmelton.com	Y	Y	N	Y	Y	Y	Sub	None	Y	Y	81.75	27.25	
9	(Firm Name) 9	(Name) 9														
10	(Firm Name) 10	(Name) 10														
11	(Firm Name) 11	(Name) 11														
12	(Firm Name) 12	(Name) 12														
13	(Firm Name) 13	(Name) 13														
14	(Firm Name) 14	(Name) 14														
15	(Firm Name) 15	(Name) 15														
16	(Firm Name) 16	(Name) 16														
17	(Firm Name) 17	(Name) 17														
18	(Firm Name) 18	(Name) 18														
19	(Firm Name) 19	(Name) 19														
20	(Firm Name) 20	(Name) 20														
21	(Firm Name) 21	(Name) 21														
22	(Firm Name) 22	(Name) 22														
23	(Firm Name) 23	(Name) 23														
24	(Firm Name) 24	(Name) 24														
25	(Firm Name) 25	(Name) 25														
26	(Firm Name) 26	(Name) 26														

*= Due to COVID-19 Digital
 Copies are being accepted
 in lieu of loose leaf/hard
 copies.

**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: Emily Sloop, Town Attorney

Date: February 15, 2021

Subject: Adopt Resolution to Approve Sewer Easement to Ramah Executive Park Condominium Development LLC and POS Real Estate Holdings, LLC and to Abandon a Portion of Existing Sewer Easement(s) Affecting the Seagle Street Property. *(Emily Sloop)*

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Sewer Easement Ramah

**RESOLUTION TO APPROVE THE GRANTING OF A SEWER EASEMENT TO RAMAH
EXECUTIVE PARK CONDOMINIUM DEVELOPMENT LLC, and POS REAL ESTATE
HOLDINGS, LLC, and THE ABANDONMENT OF A PORTION OF THE EXISTING SEWER
EASEMENT(S) AFFECTING THE SEAGLE STREET PROPERTY**

WHEREAS, RAMAH EXECUTIVE PARK CONDOMINIUM DEVELOPMENT LLC, a North Carolina limited liability company ("Ramah"), and POS REAL ESTATE HOLDINGS, LLC, a North Carolina limited liability company ("POS," together with Ramah, are hereinafter referred to collectively as the "Grantees"), request a sewer easement across the Town owned Public Works property located at 420 Seagle Street, Huntersville, NC PID 01120127; and

WHEREAS, the location of the requested sewer easement is shown on the attached Exhibit A, said Exhibit A being incorporated herein by reference; and

WHEREAS, sewer easements were previously granted to the City of Charlotte in Book 35579, Page 315, and Book 13944, Page 388, Mecklenburg County Public Registry (the "Existing Sewer Easements"); and

WHEREAS, all or portions of the Existing Sewer Easements are proposed for abandonment by the City of Charlotte as shown on the attached Exhibit B, said Exhibit B being incorporated herein by reference;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners for the Town of Huntersville as follows:

1. The sewer easement requested by the Grantees as shown on the attached Exhibit A is hereby approved.
2. The abandonment of the portion of the Existing Sewer Easements as shown on the attached Exhibit B is hereby approved.
3. The standard forms of Agreement for the granting of sewer easements and the abandonment of sewer easements attached hereto as Exhibits C and D, respectively, are hereby approved, with any modifications approved by the Town Attorney in her discretion.

This Resolution shall be effective upon adoption.

Adopted this 15th day of February 2021.

ATTEST:

Janet Pierson, Town Clerk

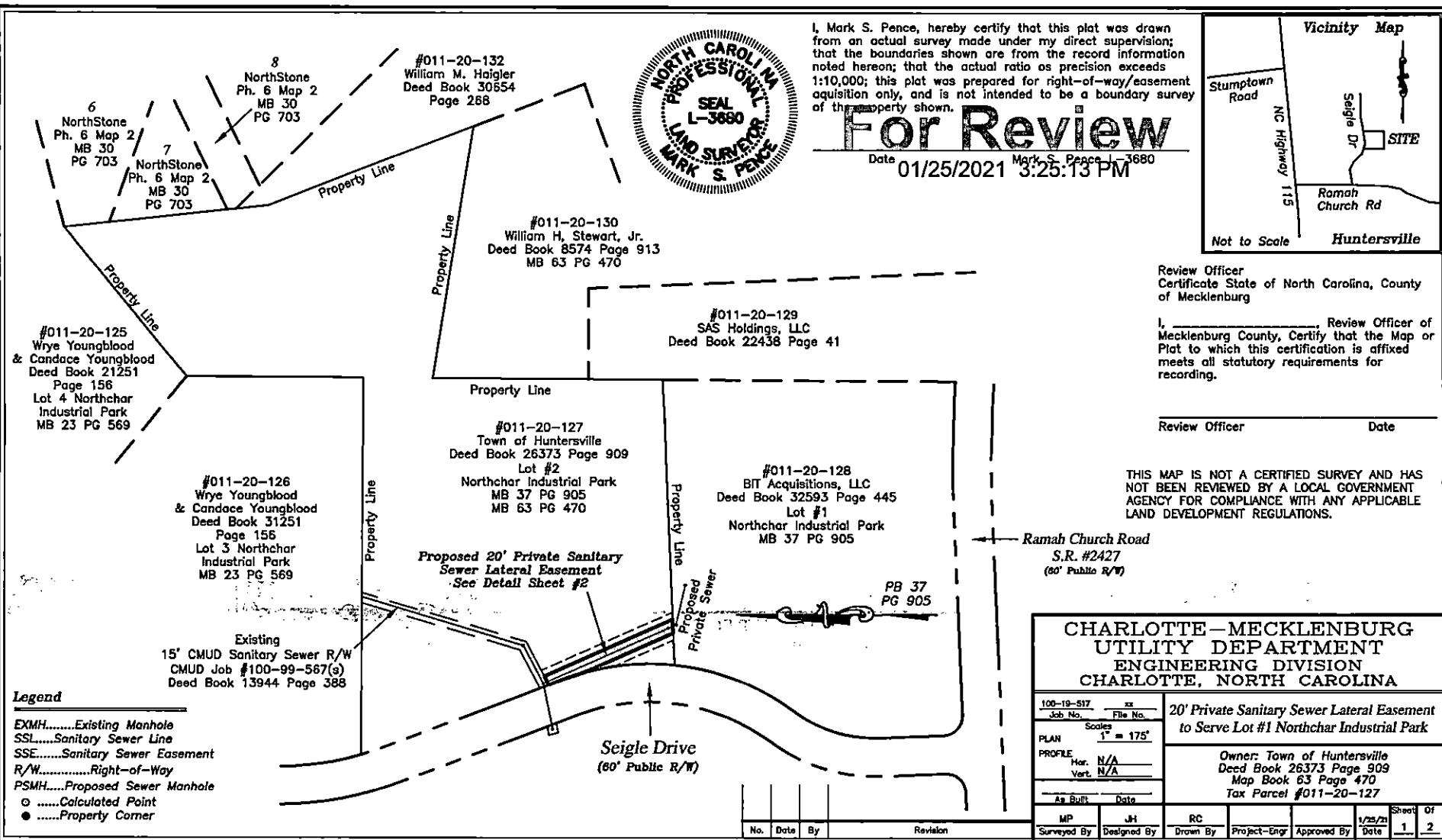
John Aneralla, Mayor

Approve as to Form:

Emily Sloop, Town Attorney

Exhibit A

[See attached]



Line Table		
Line	Direction	Length
L1	S75° 01' 23"W	4.88'
L2	N61° 31' 17"E	10.60'
L3	S87° 35' 37"W	21.47'
L4	N61° 31' 17"E	10.03'
L5	S87° 35' 37"W	10.73'
L6	S87° 35' 37"W	10.73'
L7	N23° 43' 03"W	100.58'

Review Officer Certificate
 State of North Carolina, County of Mecklenburg
 I, _____, Review Officer of Mecklenburg County,
 Certify that the Map or Plat to which this certification is affixed
 meets all statutory requirements for recording.

Review Officer

Date

#011-20-127
 Town of Huntersville
 Deed Book 26373 Page 909
 Lot #2
 Northchar Industrial Park
 MB 37 PG 905
 MB 63 PG 470

Proposed 20' Private
 Sanitary Sewer Lateral Easement
 0.095 Acres
 4,139 Sq. Ft.

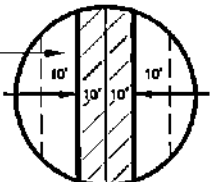
10' Temporary
 Construction Easement
 0.051 Acres
 2,218 Sq. Ft.

S87° 35' 37"W
 365.76' Tie Line

#5
 Rebar
 Found

Curve Table				
Curve	Radius	Length	Chord Direction	Chord Length
C1	360.00'	33.66'	N16° 07' 45"W	33.67'
C2	360.00'	48.85'	N11° 54' 17"W	48.85'

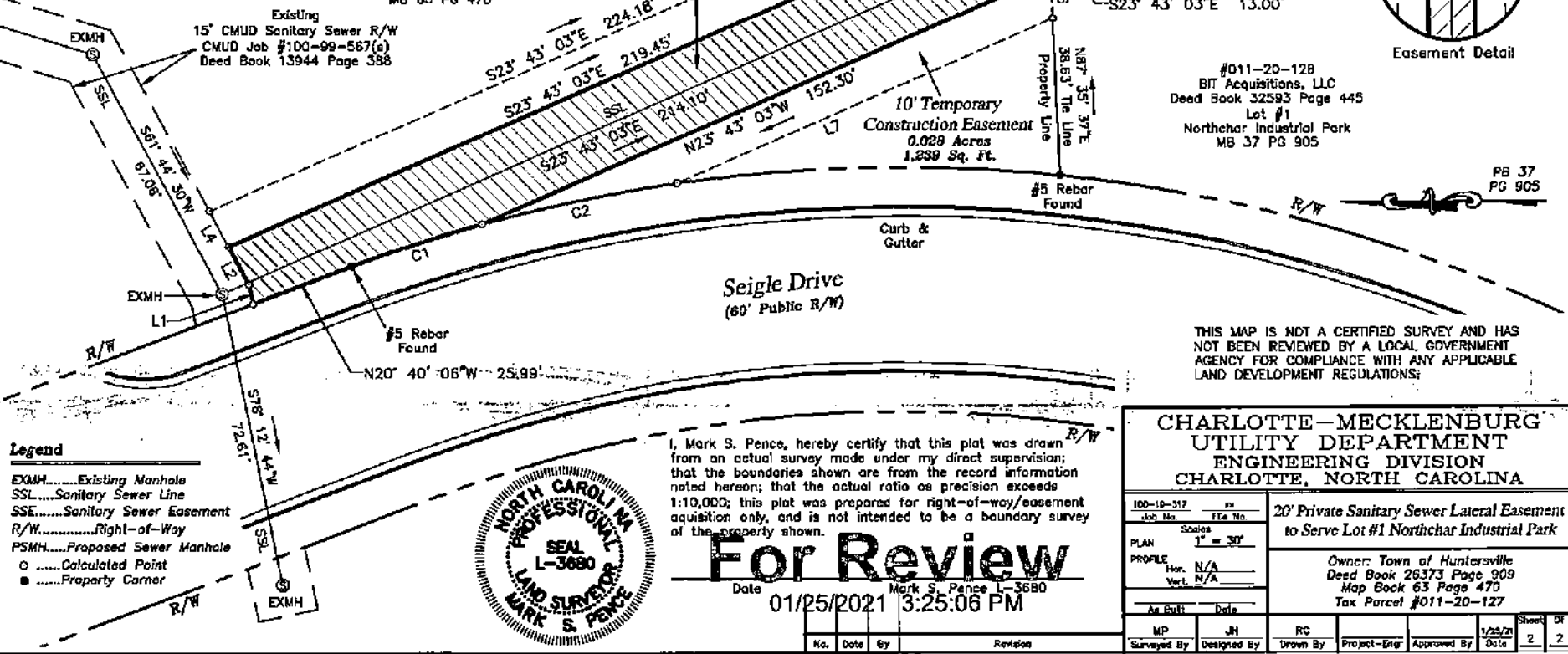
10' Temporary
 Construction
 Easement
 20' Sanitary
 Sewer Easement



Easement Detail

#011-20-128
 BIT Acquisitions, LLC
 Deed Book 32593 Page 445
 Lot #1
 Northchar Industrial Park
 MB 37 PG 905

FB 37
 PG 905



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS
 NOT BEEN REVIEWED BY A LOCAL GOVERNMENT
 AGENCY FOR COMPLIANCE WITH ANY APPLICABLE
 LAND DEVELOPMENT REGULATIONS.

I, Mark S. Pence, hereby certify that this plat was drawn
 from an actual survey made under my direct supervision;
 that the boundaries shown are from the record information
 noted hereon; that the actual ratio as precision exceeds
 1:10,000; this plat was prepared for right-of-way/easement
 acquisition only, and is not intended to be a boundary survey
 of the property shown.

For Review

Date 01/25/2021 Mark S. Pence L-3680 3:25:06 PM

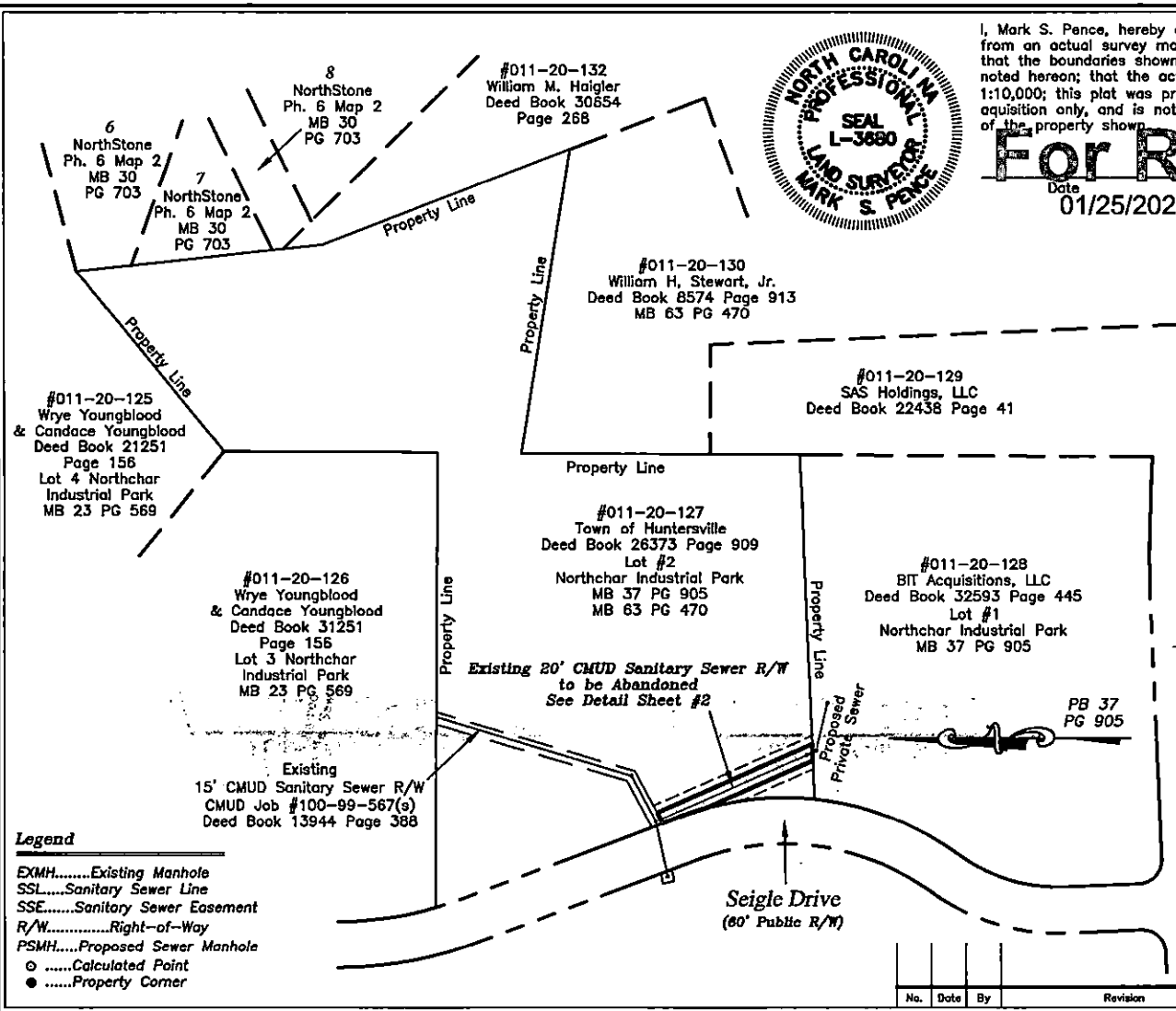


CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT ENGINEERING DIVISION CHARLOTTE, NORTH CAROLINA

100-19-317 Job No. File No.		20' Private Sanitary Sewer Lateral Easement to Serve Lot #1 Northchar Industrial Park	
PLAN	Scale 1" = 30'	Owner: Town of Huntersville Deed Book 26373 Page 909 Map Book 63 Page 470 Tax Parcel #011-20-127	
PROFILE	Hor. N/A Vert. N/A		
As Bvlt.	Date		
MD	JN	RC	1/25/21
Surveyed By	Designed By	Drawn By	Project-Eng.
		Approved By	1/25/21
		Date	2 2

Exhibit B

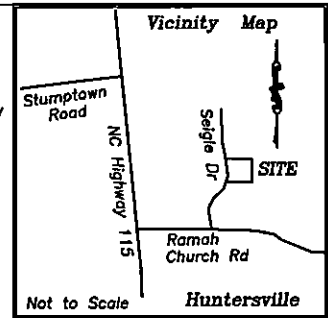
[See Attached]



I, Mark S. Pence, hereby certify that this plat was drawn from an actual survey made under my direct supervision; that the boundaries shown are from the record information noted hereon; that the actual ratio as precision exceeds 1:10,000; this plat was prepared for right-of-way/easement acquisition only, and is not intended to be a boundary survey of the property shown.

For Review

Date 01/25/2021 3:24:40 PM Mark S. Pence L-3680



Review Officer
Certificate State of North Carolina, County of Mecklenburg

I, _____, Review Officer of Mecklenburg County, Certify that the Map or Plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

Ramah Church Road
S.R. #2427
(60' Public R/W)

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT ENGINEERING DIVISION CHARLOTTE, NORTH CAROLINA									
100-19-517 Job No.		xx File No.		Scales 1" = 175'		20' Sanitary Sewer Right-of-Way to Serve Lot #1 Northchar Industrial Park to be Abandoned			
PLAN		PROFILE		Hor. N/A Vert. N/A		Owner: Town of Huntersville Deed Book 26373 Page 909 Map Book 63 Page 470 Tax Parcel #011-20-127			
As Built		Date							
MP Surveyed By	JH Designed By	RC Drawn By	Project-Eng		Approved By	1/25/21 Date	Sheet 1	Of 2	

Review Officer Certificate
State of North Carolina, County of Mecklenburg
I, _____, Review Officer of Mecklenburg County,
Certify that the Map or Plat to which this certification is affixed
meets all statutory requirements for recording.

#011-20-127
Town of Huntersville
Deed Book 26373 Page 909
Lot #2
Northchar Industrial Park
MB 37 PG 905
MB 63 PG 470

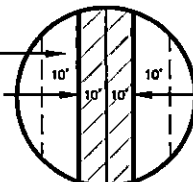
Existing 20'
CMUD Sanitary Sewer R/W
to be Abandoned.
0.095 Acres
4,139 Sq. Ft.

**10' Temporary
Construction Easement
0.051 Acres
2,218 Sq. Ft.**

S87° 35' 37" W.
365.76' Tie Line

#5
Rebar
Found

10' Temporary
Construction
Easement—
20' Sanitary
Sewer Easement



Easement Detail

#011-20-128
BIT Acquisitions, LLC
Deed Book 32593 Page 445
Lot #1
Northchar Industrial Park
MB 37 PG 905

PB 37
PG 905

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

EXMH.....Existing Manhole
SSL.....Sanitary Sewer Line
SSE.....Sanitary Sewer Easement
R/W.....Right-of-Way
PSMH.....Proposed Sewer Manhole
○Calculated Point
●Property Corner



I, Mark S. Pence, hereby certify that this plat was drawn from an actual survey made under my direct supervision; that the boundaries shown are from the record information noted hereon; that the actual ratio of precision exceeds 1:10,000; this plat was prepared for right-of-way/easement acquisition only, and is not intended to be a boundary survey of this property shown.

For Review

Date 01/25/2021 Mark S. Pence L-3680 3:24:54 PM

No.	Date	By	Revision
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CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

100-19-517	int
Job No.	File No.

PLAN

Scales
1" = 30'

PROFILE

Hor.	N/A
Vert.	N/A

VOL. 10

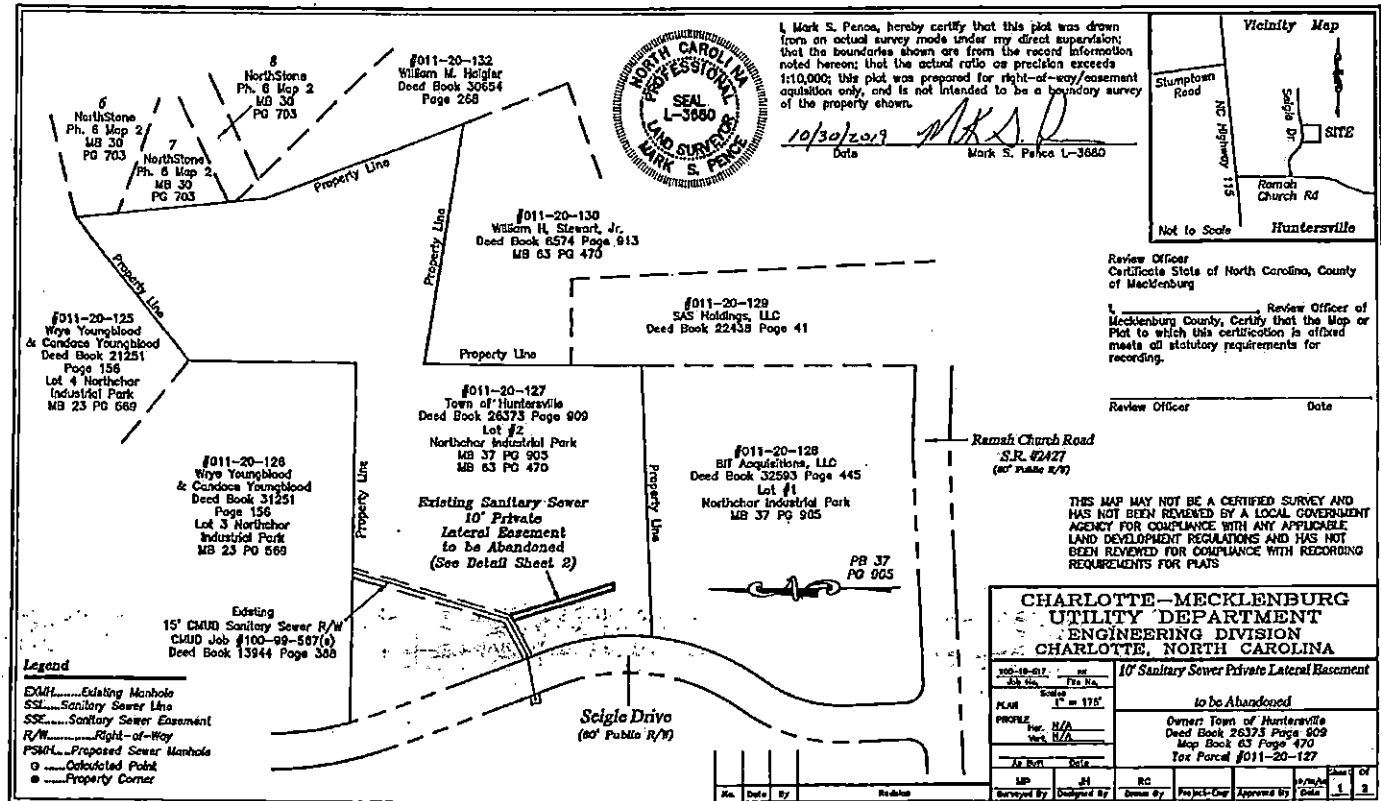
As Built	Date
----------	------

MP	JH
----	----

**20' Sanitary Sewer Right-of-Way
to Serve Lot #1 Northchar Industrial Park
to be Abandoned**

Owner: Town of Huntersville
Deed Book 26373 Page 909
Map Book 63 Page 470
Tax Parcel #011-20-127

MP	JH	RC			1/22/21	Sheet 2
Survived By	Designed By	Drawn By	Project-Engr	Approved By	Date	



011-20-127
 Town of Huntersville
 Deed Book 26373 Page 609
 Lot #2
 Northchase Industrial Park
 WB 37 PG 908
 WB 63 PG 470

Review Officer Certificate
State of North Carolina, County of Mecklenburg
I, _____, Review Officer of Mecklenburg County,
Certify that the Map or Plan to which this certification is affixed
meets all statutory requirements for recording.

Review Officer	Date
----------------	------

#011-20-128
 BTT Acquisitions, LLC
 Deed Book 32593 Page 443
 Lot #1
 Norwester Industrial Park
 MB 37 PG 205

PS 37
 PG 003

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND
HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT
AGENCY FOR COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS AND HAS NOT
BEEN REVIEWED FOR COMPLIANCE WITH RECORDING
REQUIREMENTS FOR PLATS

Legend

EXH.....Existing Manhole
 SSL.....Sanitary Sewer Line
 SSE.....Sanitary Sewer Easement
 R/W.....Right-of-Way
 PSM.....Proposed Sewer Manhole
 @.....Calculated Point
 *.....Property Corner



1. Mark S. Pence, hereby certify that this plot was drawn from an actual survey made under my direct supervision; that the boundaries shown are from the record information; stated herein; that the actual ratio of precision exceeds 1:10,000; this plot was prepared for right-of-way easement acquisition only, and is not intended to be a boundary survey of the property shown.

10/30/2019 M.A.P.
Coln Murt S. Bance 1-348

Colo	Next	Sp	Pa	1-10
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CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

10' Sanitary Sewer Private Lateral Easement

to be Abandoned

Owner: Town of Huntersville
 Map Book 26573 Page 903
 Map Book 63 Page 470
 Tax Parcel #011-20-127

[illegible]

Exhibit C

[See Attached]

Prepared By and After Recording Mail To:

EASEMENT AGREEMENT

STATE OF NORTH CAROLINA

PROJECT NAME: Lot 1 NorthChar Industrial Park

COUNTY OF MECKLENBURG

PROJECT NO.: 100-19-517

PARCEL NO.: 011-20-127

Property Address: 420 Seagle Street

Brief Description for the Index: A 20' sanitary sewer easement to serve Lot 1 NorthChar Industrial Park

THIS GRANT OF EASEMENT is made this _____ day of _____, 2021, by and between the TOWN OF HUNTERSVILLE, a municipal corporation (hereinafter referred to as "GRANTOR"), and RAMAH EXECUTIVE PARK CONDOMINIUM DEVELOPMENT LLC, a North Carolina limited liability company ("RAMAH"), and POS REAL ESTATE HOLDINGS, LLC, a North Carolina limited liability company ("POS," together with RAMAH, are hereinafter referred to collectively as the "GRANTEE").

The designation GRANTOR and GRANTEE, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

Said GRANTOR, in consideration of _____ Dollars (\$ _____), to be paid by GRANTEE, has bargained and sold, and by these presents does bargain, sell, and convey to said GRANTEE and its successors the right to use, for the purpose of laying, constructing, and maintaining a sanitary sewer line(s), and/or water line(s)/meter(s), that certain strip or parcel of land 20 feet in width, in or near the City of Charlotte, County of Mecklenburg and State of North Carolina, described as follows:

THAT portion of land so labeled on the map attached as Exhibit A hereto and incorporated herein by reference, said map having been prepared by or for GRANTEE.

GRANTOR understands and agrees that the consideration amount covers and includes all improvements located within the easement area or areas unless stated otherwise.

GRANTEE shall have such right of ingress, egress, and regress over and upon any lands of the GRANTOR adjacent to or in the vicinity of the easement areas as may be necessary for the purpose of locating, laying, constructing, inspecting, operating, extending, maintaining, and otherwise keeping open and in good repair the sanitary sewer line(s), water line(s), or meter(s) for which the easement is granted. If adequate access is not provided by established means of approach, the GRANTOR shall be compensated for any damage resulting at any time from the exercise of the right of ingress, egress, and regress hereby granted. In the event of disagreement at any time as to the amount of any such damage, one arbitrator shall be selected by the GRANTOR, one by the GRANTEE, and a third, if necessary, by the two so selected, and that the decision in writing of two of said arbitrators shall be final and binding upon the parties hereto.

It is further understood that the GRANTOR shall erect no permanent structure of any kind over or across this Easement. For purposes of this Easement, permanent structure includes, but is not limited to: buildings, tennis courts, and swimming pools. Neither may water be ponded or impounded over or across said Easement.

[Signature Page Follows]

TO HAVE AND TO HOLD the land hereinbefore described unto the GRANTEE, its successors and assigns, for the aforesaid uses and purposes and none other.

GRANTOR:

TOWN OF HUNTERSVILLE

By: _____

Name: John Aneralla

Title: Mayor

ATTEST:

Janet Pierson, Town Clerk

(TOWN SEAL)

STATE OF NORTH CAROLINA

COUNTY OF _____

I, a Notary Public for the County and State aforesaid, certify that Janet Pierson personally appeared before me this day and acknowledged that she is the Town Clerk for the Town of Huntersville, a municipal corporation, and that by authority duly given and as the act of the Town of Huntersville, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by her as its Town Clerk.

WITNESS my hand and official stamp or seal, this _____ day of _____,
2021.

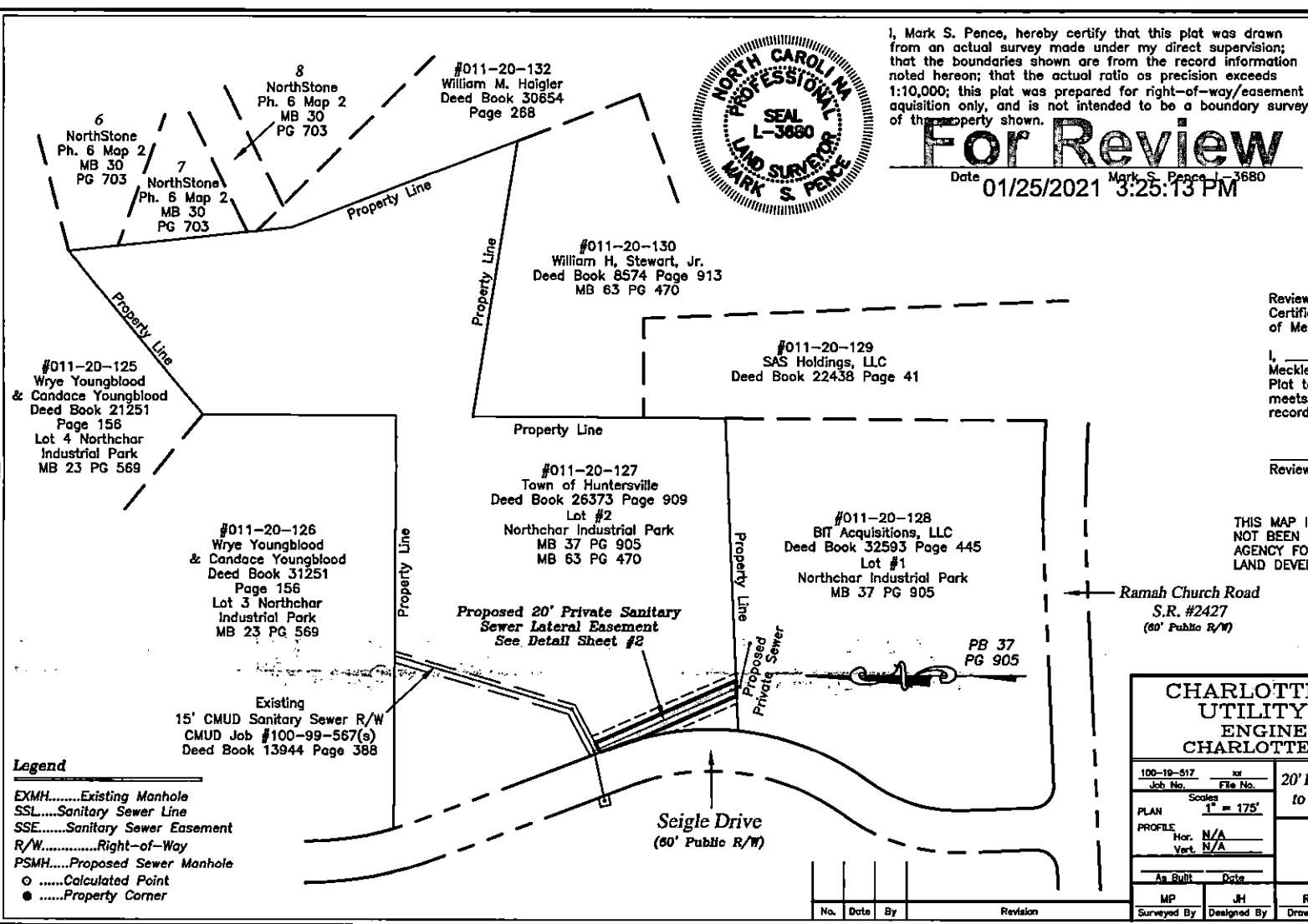
Notary Public

Print Name: _____

My Commission Expires: _____

Exhibit A

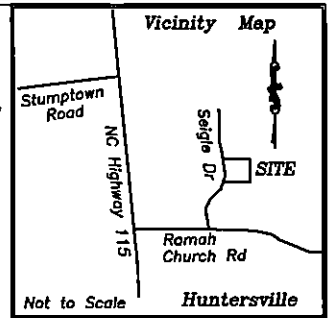
[See Attached]



I, Mark S. Pence, hereby certify that this plat was drawn from an actual survey made under my direct supervision; that the boundaries shown are from the record information noted hereon; that the actual ratio as precision exceeds 1:10,000; this plat was prepared for right-of-way/easement acquisition only, and is not intended to be a boundary survey of the property shown.

For Review

Date 01/25/2021 3:25:13 PM Mark S. Pence L-3680



Review Officer
Certificate State of North Carolina, County of Mecklenburg

I, _____ Review Officer of Mecklenburg County, Certify that the Map or Plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

Ramah Church Road
S.R. #2427
(60' Public R/W)

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT ENGINEERING DIVISION CHARLOTTE, NORTH CAROLINA

100-19-517 Job No. _____ File No. _____		20' Private Sanitary Sewer Lateral Easement to Serve Lot #1 Northchar Industrial Park	
PLAN Scale: 1" = 175'		Owner: Town of Huntersville Deed Book 26373 Page 909 Map Book 63 Page 470 Tax Parcel #011-20-127	
PROFILE Hor. N/A Vert. N/A			
As Built _____ Date _____			
MP Surveyed By	JH Designed By	RC Drawn By	Project-Engr
Approved By		1/25/21 Date	Sheet 1 of 2

No.	Date	By	Revision

Line Table		
Line	Direction	Length
L1	S78° 01' 23"W	4.88'
L2	N61° 31' 17"E	10.80'
L3	S87° 35' 37"W	21.47'
L4	N61° 31' 17"E	10.03'
L5	S87° 35' 37"W	10.73'
L6	S87° 35' 37"W	10.73'
L7	N23° 43' 03"W	100.58'

Review Officer Certificate
 State of North Carolina, County of Mecklenburg
 I, _____, Review Officer of Mecklenburg County,
 Certify that the Map or Plat to which this certification is affixed
 meets all statutory requirements for recording.

Review Officer _____ Date _____

#011-20-127
 Town of Huntersville
 Deed Book 26373 Page 909
 Lot #2
 Northchar Industrial Park
 MB 37 PG 905
 MB 63 PG 470

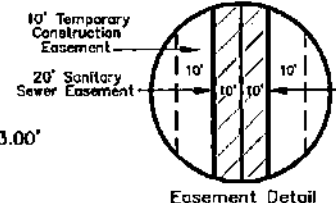
Proposed 20' Private
 Sanitary Sewer Lateral Easement
 0.085 Acres
 4,139 Sq. Ft.

10' Temporary
 Construction Easement
 0.051 Acres
 2,216 Sq. Ft.

S87° 35' 37"W
 365.76' Tie Line

#5
 Rebar Found

Curve Table				
Curve	Radius	Length	Chord Direction	Chord Length
C1	380.00'	33.68'	N18° 07' 45"W	33.67'
C2	380.00'	48.88'	N11° 54' 17"W	48.85'



#011-20-128
 BIT Acquisitions, LLC
 Deed Book 32593 Page 445
 Lot #1
 Northchar Industrial Park
 MB 37 PG 905

10' Temporary
 Construction Easement
 0.028 Acres
 1,239 Sq. Ft.

#5 Rebar Found

#5 Rebar Found

Curb &
 Gutter

Seigle Drive
 (60' Public R/W)

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS
 NOT BEEN REVIEWED BY A LOCAL GOVERNMENT
 AGENCY FOR COMPLIANCE WITH ANY APPLICABLE
 LAND DEVELOPMENT REGULATIONS.

Legend

EXMH.....Existing Manhole
 SSL.....Sanitary Sewer Line
 SSE.....Sanitary Sewer Easement
 R/W.....Right-of-Way
 PSMH.....Proposed Sewer Manhole
 ○.....Calculated Point
 ●.....Property Corner



I, Mark S. Pence, hereby certify that this plat was drawn
 from an actual survey made under my direct supervision;
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 noted hereon; that the actual ratio of precision exceeds
 1:10,000; this plat was prepared for right-of-way/easement
 acquisition only, and is not intended to be a boundary survey
 of the property shown.

For Review

Date 01/25/2021 3:25:06 PM
 Mark S. Pence L-3680

No.	Date	By	Revision

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT ENGINEERING DIVISION CHARLOTTE, NORTH CAROLINA

100-18-517 Job No.	SE File No.	20' Private Sanitary Sewer Lateral Easement to Serve Lot #1 Northchar Industrial Park	
PLAN Scale 1" = 30'	PROFILE Hor. N/A Vert. N/A		
As Bldt.	Date	Owner: Town of Huntersville Deed Book 26373 Page 909 Map Book 63 Page 470 Tax Parcel #011-20-127	
MP Surveyed By	JH Designed By	RC Drawn By	Project-Eng Approved By
1/25/21 Date		2 Sheet	2 Of

Exhibit D

[See Attached]

After Recording Mail to:

STATE OF NORTH CAROLINA

ABANDONMENT OF EASEMENT

COUNTY OF MECKLENBURG

THIS **ABANDONMENT OF EASEMENT** is made this _____ day of _____, 2021 ("Effective Date"), by the City of Charlotte, a municipal corporation (the "City").

WHEREAS, the Town of Huntersville, a municipal corporation (the "Town"), is the owner of that certain tract or parcel of land located at 420 Seagle Street in Huntersville, Mecklenburg County, North Carolina, being Mecklenburg County Tax Parcel No. 01120127 (the "Town Parcel"); and

WHEREAS, the Town (or its predecessor in ownership interest, as the case may be) granted to the City certain sewer easements recorded in Book 35579, Page 315, and in Book 13944, Page 388, Mecklenburg County Public Registry, over portions of the Town Parcel (collectively, the "Existing Sewer Easements"); and

WHEREAS, those certain easements or rights of way (or portions thereof) shown as "TO BE ABANDONED" on that certain map or maps attached hereto as Exhibit A and incorporated herein by this reference (all such areas shown on Exhibit A as "TO BE ABANDONED" are hereinafter collectively referred to as the "Easement") are no longer used by the City for any purpose, and are not required or convenient for any use or public purpose in the future and have no value to the City; and

WHEREAS, the City desires to release and abandon the Easement; and

WHEREAS, upon the abandonment of the Easement, the Town, as the owner of the Town Parcel, which is subject to the Easement, has acknowledged on behalf of itself, its successors and assigns, its sole and complete responsibility for the condition of the Easement as it currently exists and may exist in the future and has further agreed to hold the City, its officers, and agents and employees harmless from any and all claims concerning the Easement, all as set forth in the Release and Agreement to Hold Harmless between the City and the Town dated _____, 2021, a copy of which is attached hereto as Exhibit B and incorporated herein by this reference.

NOW, THEREFORE, the City hereby abandons the Easement and the sanitary sewer facilities and/or water facilities and meters located therein as of the Effective Date. The Easement and facilities hereby abandoned are located on the Town Parcel and no easement is abandoned except as specifically shown as "TO BE ABANDONED" on the map or maps attached as Exhibit A hereto and incorporated herein by this reference.

[Signature Page Follows]

IN WITNESS WHEREOF, the City has caused this instrument to be signed in its name and its seal to be affirmed hereto by duly authorized authority the date and year first above written.

CITY OF CHARLOTTE

ATTEST:

City Clerk

By: _____
City Manager

[CORPORATE SEAL]

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I _____, a Notary Public of the County and State above, certify that _____ personally came before me this day and acknowledged that (s)he is _____ of the City of Charlotte, a municipal corporation, the County of Mecklenburg and State of North Carolina, and by authority duly given, the foregoing instrument was signed in its name by _____ as its _____.

WITNESS my hand and official stamp or seal this _____ day of _____, 2021.

Notary Public
Printed Name: _____

My Commission Expires: _____

[NOTARIAL SEAL]

Exhibit A

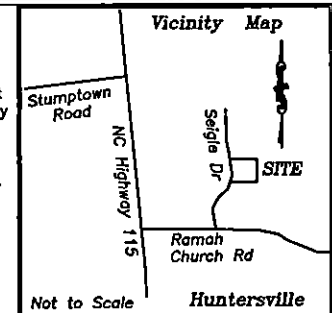
[See Attached]



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For Review

Date 01/25/2021 3:24:40 PM
Mark S. Pence L-3680



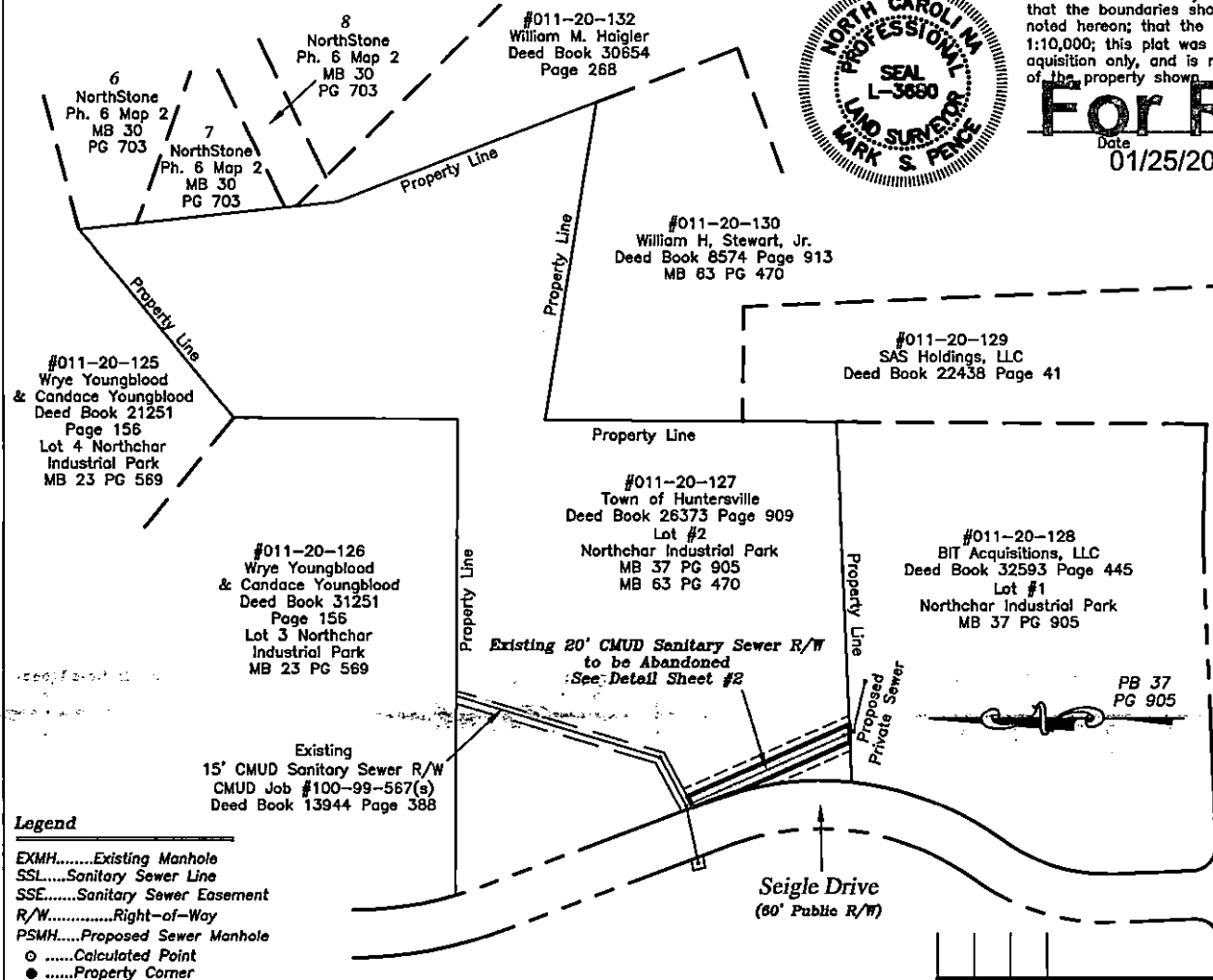
Review Officer
Certificate State of North Carolina, County of Mecklenburg

I, _____, Review Officer of Mecklenburg County, Certify that the Map or Plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

Ramah Church Road
S.R. #2427
(60' Public R/W)



100-19-517 vs				20' Sanitary Sewer Right-of-Way to Serve Lot #1 Northchar Industrial Park to be Abandoned			
Job No.		File No.		Owner: Town of Huntersville		Deed Book 26373 Page 909	
PLAN		Scales 1" = 175'		Map Book 63 Page 470		Tax Parcel #011-20-127	
PROFILE		Hor. N/A		Vert. N/A			
As Built		Date					
MP	JH	RC	Project-Engr	Approved By	1/25/21	Sheet	Of
Surveyed By	Designed By	Drawn By			Date	1	2

Line Table		
Line	Direction	Length
L1	S78° 01' 23"W	4.88'
L2	N61° 31' 17"E	10.60'
L3	S87° 35' 37"W	21.47'
L4	N61° 31' 17"E	10.03'
L5	S87° 35' 37"W	10.73'
L6	S87° 35' 37"W	10.73'
L7	N23° 43' 03"W	100.58'

Review Officer Certificate
State of North Carolina, County of Mecklenburg
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Certify that the Map or Plat to which this certification is affixed
meets all statutory requirements for recording.

Review Officer

Date

#011-20-127
Town of Huntersville
Deed Book 26373 Page 909
Lot #2
Northchar Industrial Park
MB 37 PG 905
MB 63 PG 470

Existing 20'
CMUD Sanitary Sewer R/W
to be Abandoned.
0.095 Acres
4,139 Sq. Ft.

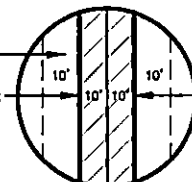
10' Temporary
Construction Easement
0.051 Acres
2,218 Sq. Ft.

S87° 35' 37"W
365.76' Tie Line

#5
Rebar
Found

Curve Table				
Curve	Radius	Length	Chord Direction	Chord Length
C1	380.00'	33.68'	N16° 07' 45"W	33.67'
C2	380.00'	48.88'	N11° 54' 17"W	48.85'

10' Temporary
Construction
Easement
20' Sanitary
Sewer Easement



Easement Detail

#011-20-128
BIT Acquisitions, LLC
Deed Book 32593 Page 445
Lot #1
Northchar Industrial Park
MB 37 PG 905

10' Temporary
Construction Easement
0.028 Acres
1,239 Sq. Ft.

#5 Rebar
Found

PB 37
PG 905

Curb &
Gutter

Seigle Drive
(60' Public R/W)

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AGENCY FOR COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.

Legend

EXMH.....Existing Manhole
SSL.....Sanitary Sewer Line
SSE.....Sanitary Sewer Easement
R/W.....Right-of-Way
PSMH.....Proposed Sewer Manhole
○Calculated Point
●Property Corner



I, Mark S. Pence, hereby certify that this plat was drawn
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that the boundaries shown are from the record information
noted herein; that the actual ratio of precision exceeds
1:10,000; this plat was prepared for right-of-way/easement
acquisition only, and is not intended to be a boundary survey
of the property shown.

For Review

Date 01/25/2021 3:24:54 PM

No.	Date	By	Revision

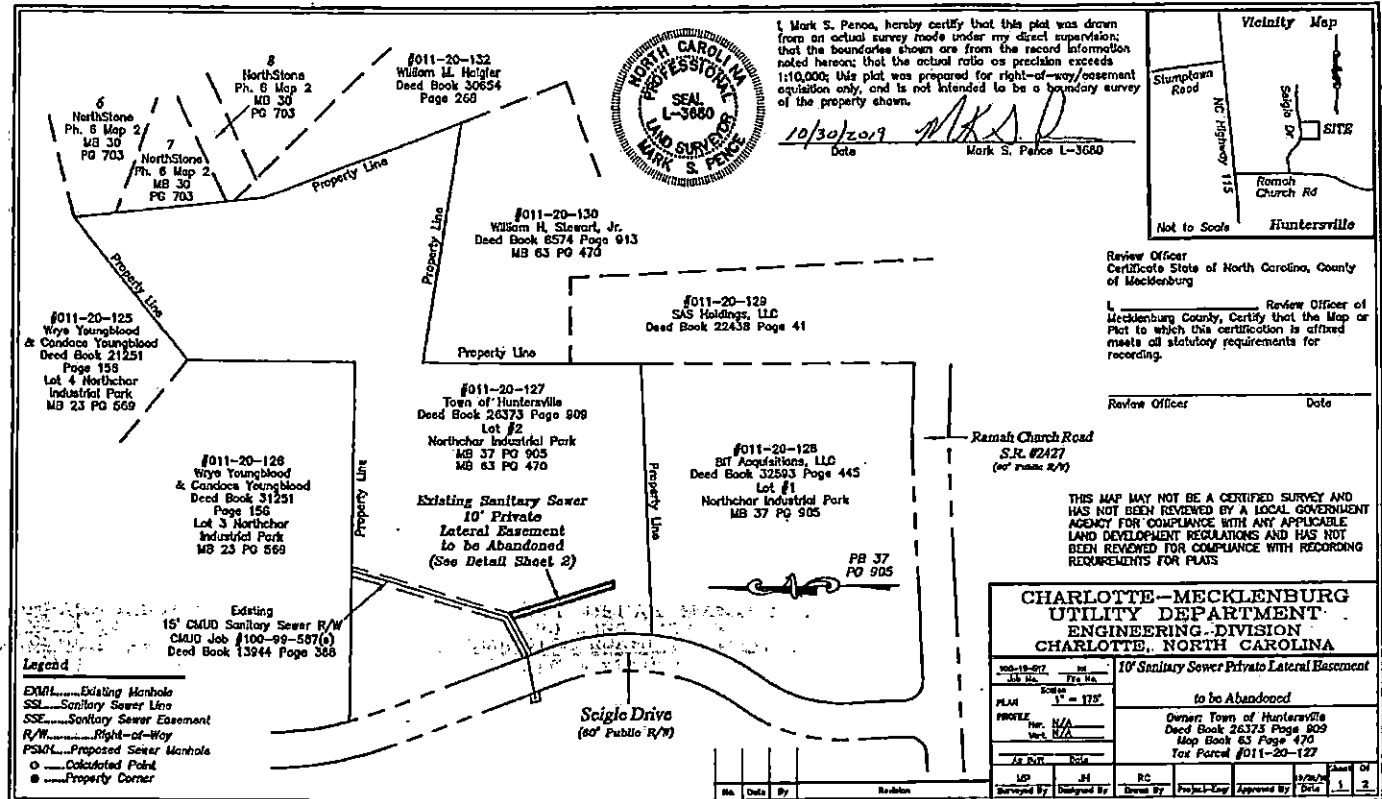
CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT ENGINEERING DIVISION CHARLOTTE, NORTH CAROLINA

100-19-517
Job No. File No.
Scales
PLAN 1" = 30'
PROFILE Hor. N/A
Vert. N/A
As Built Date

20' Sanitary Sewer Right-of-Way
to Serve Lot #1 Northchar Industrial Park
to be Abandoned

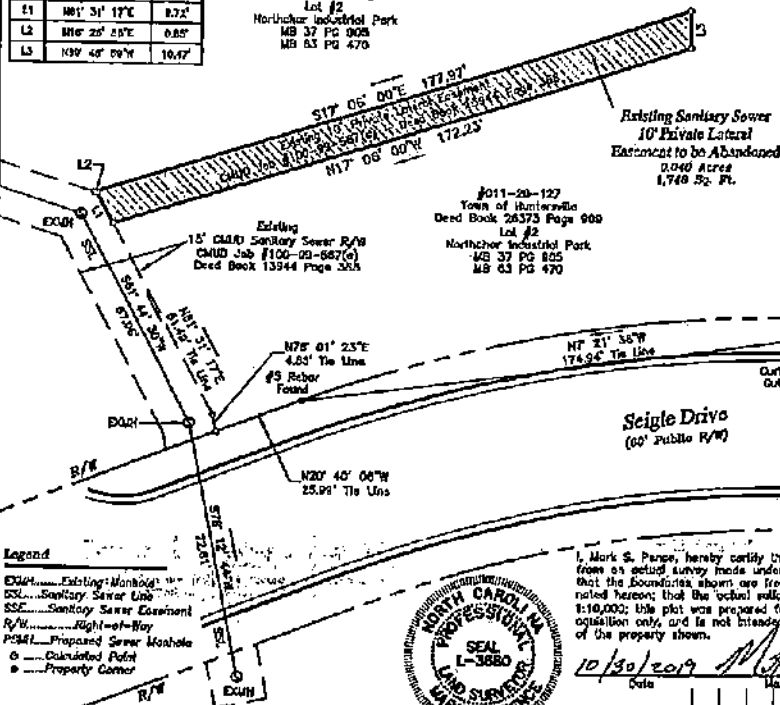
Owner: Town of Huntersville
Deed Book 26373 Page 909
Map Book 63 Page 470
Tax Parcel #011-20-127

MP	JH	RC	Project-Engr	Approved By	1/25/21	Sheet	Of
Surveyed By	Designed By	Drawn By	Project-Engr	Approved By	Date	2	2



Line Table		
Line	Direction	Length
L1	N81° 31' 17"E	8.72'
L2	N16° 25' 55"E	0.85'
L3	N39° 49' 09"W	10.47'

#011-20-127
Town of Huntersville
Deed Book 26373 Page 902
Lot #2
Northchase Industrial Park
MB 37 PG 905
MB 63 PG 470



Review Officer Certificate
State of North Carolina, County of Mecklenburg
I, _____, Review Officer of Mecklenburg County,
Certify that the Map or Plat to which this certification is affixed
meets all statutory requirements for recording.

Review Officer

Date

#011-20-128
BT Acquisitions, LLC
Deed Book 32593 Page 445
Lot #1
Northchase Industrial Park
MB 37 PG 905

PG 37
PG 905

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND
HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT
AGENCY FOR COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS AND HAS NOT
BEEN REVIEWED FOR COMPLIANCE WITH RECORDING
REQUIREMENTS FOR PLATS

CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

JBO-18-BL		10' Sanitary Sewer Private Lateral Easement	
PLAN	Scale	to be Abandoned	
PROPOSED	MB, L/A	Owner: Town of Huntersville	
AS SHOWN	PG#	Deed Book 26373 Page 902	
MB	PG#	Map Book 63 Page 470	
Surveyed By	Designed By	Drawn By	Checked/Approved By

Exhibit B

STATE OF NORTH CAROLINA

RELEASE AND AGREEMENT
TO HOLD HARMLESS

COUNTY OF MECKLENBURG

The City of Charlotte, a duly incorporated municipality under the laws of the State of North Carolina (hereinafter "City") and the Town of Huntersville, a municipal corporation (hereinafter "Owner") agree as follows:

1. The City is the owner of certain easements for right-of-way for construction, reconstruction operation and maintenance of sanitary sewer facilities and/or water facilities and meters, all as set forth in instruments recorded in Book 35579, Page 315, and in Book 13944, Page 388, Mecklenburg County Public Registry (collectively, the "Existing Sewer Easements").

2. Owner is the sole owner of certain real property located at 420 Seagle Street in Huntersville, Mecklenburg County, North Carolina, being Mecklenburg County Tax Parcel No. 01120127 (the "Property"), which is subject to the Existing Sewer Easements.

3. The easements and/or rights of way (or portions thereof, as the case may be) shown as "TO BE ABANDONED" on map or maps attached hereto as Exhibit A and incorporated herein by this reference are no longer required by the City (all such areas shown as "TO BE ABANDONED" on the attached Exhibit A are hereinafter collectively referred to as the "Easement").

4. Owner has requested that the City abandon the Easement and the facilities located therein. Owner understands and agrees that if the City exercises its discretion to abandon the Easement and the facilities located therein, Owner will assume full ownership of the Easement and said facilities (which Owner shall have the right to remove) on the Property and will also assume full and sole responsibility for the condition of the Easement and said facilities on the Property, as such condition exists currently or may exist in the future. Owner fully understands that the installation, operation and maintenance of utility facilities by the City in the past has rendered the Easement unsuitable for certain uses, without substantial changes thereto.

5. The City has made no representation concerning the manner in which the utility facilities were installed, operated or maintained (if at all) in or adjacent to the Easement. Owner waives and releases any and all claims which it may now have or hereafter acquire against the City, its officers, agents and employees and further agrees to hold the City, its officers, agents and employees harmless from any and all claims arising in any manner from the installation, operation, or maintenance of the utility facilities in or adjacent to the Easement on the Property and arising in any manner from the City's previous use of the facilities within the Easement. The agreement set forth herein to hold the City, its officers, agents and employees harmless shall be construed to include, but is not limited to, the payment of money judgments, costs to implement any action required of the City and all reasonable costs incurred in defending against any claim covered by this agreement, e.g. attorney fee, expert witness fees, filing fees, deposition costs, etc.

[Signature Page Follows]

6. The parties have executed this Release and Agreement to Hold Harmless (hereinafter referred to as the "Agreement") on behalf of themselves and their respective heirs, successors and assigns.

7. It is the intent of the parties that this Agreement be executed under seal.

This the _____ day of _____, 2021.

ATTEST:

CITY OF CHARLOTTE

City Clerk

By: _____
City Manager

[CORPORATE SEAL]

TOWN OF HUNTERSVILLE

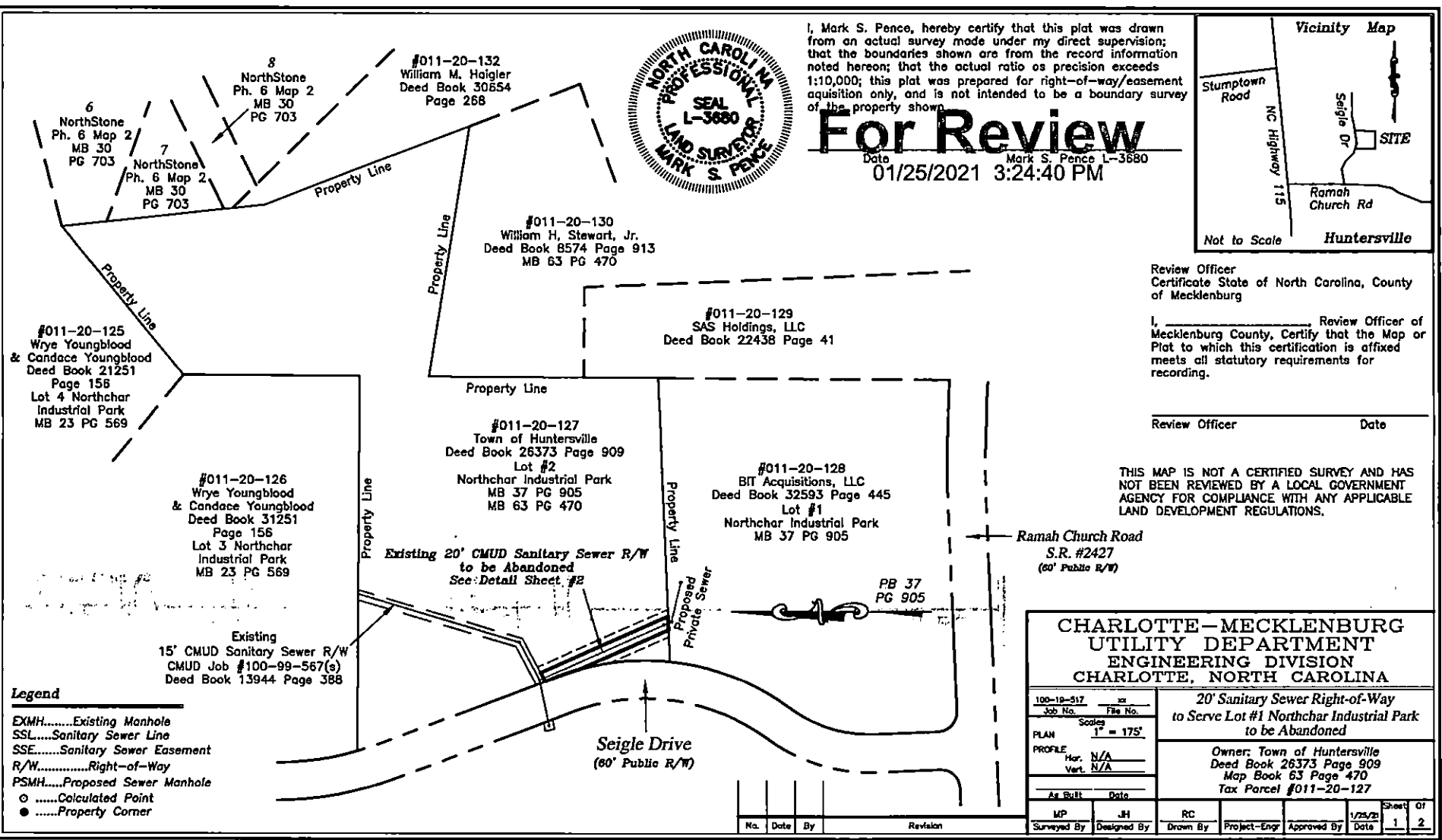
ATTEST:

Janet Pierson, Town Clerk

John Aneralla, Mayor

Exhibit A

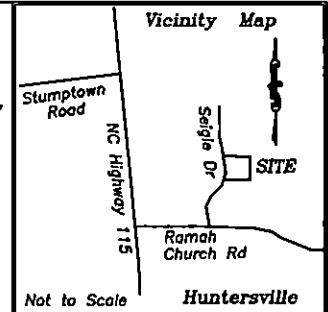
[See Attached]



I, Mark S. Pence, hereby certify that this plat was drawn from an actual survey made under my direct supervision; that the boundaries shown are from the record information noted hereon; that the actual ratio of precision exceeds 1:10,000; this plat was prepared for right-of-way/easement acquisition only, and is not intended to be a boundary survey of the property shown.

For Review

Date 01/25/2021 3:24:40 PM Mark S. Pence L-3680



Review Officer
Certificate State of North Carolina, County of Mecklenburg

I, _____, Review Officer of Mecklenburg County, Certify that the Map or Plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

Ramah Church Road
S.R. #2427
(60' Public R/W)

- Legend**
- EXMH.....Existing Manhole
 - SSL.....Sanitary Sewer Line
 - SSE.....Sanitary Sewer Easement
 - R/W.....Right-of-Way
 - PSMH.....Proposed Sewer Manhole
 -Calculated Point
 -Property Corner

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT ENGINEERING DIVISION CHARLOTTE, NORTH CAROLINA

100-19-517 Job No. File No.		20' Sanitary Sewer Right-of-Way to Serve Lot #1 Northchar Industrial Park to be Abandoned	
PLAN Scale: 1" = 175'		Owner: Town of Huntersville Deed Book 26373 Page 909 Map Book 63 Page 470 Tax Parcel #011-20-127	
PROFILE Hor. N/A Vert. N/A			
As Built Date			
MP	JH	RC	Sheet 1 of 2
Surveyed By	Designed By	Drawn By	Project-Eng' Approved By
1/25/21			Date

No.	Date	By	Revision

Line Table		
Line	Direction	Length
L1	S78° 01' 23"W	4.88'
L2	N61° 31' 17"E	10.60'
L3	S87° 35' 37"W	21.47'
L4	N61° 31' 17"E	10.03'
L5	S87° 35' 37"W	10.73'
L6	S87° 35' 37"W	10.73'
L7	N23° 43' 03"W	100.58'

Review Officer Certificate
State of North Carolina, County of Mecklenburg
I, _____, Review Officer of Mecklenburg County,
Certify that the Map or Plat to which this certification is affixed
meets all statutory requirements for recording.

Review Officer

Date

#011-20-127
Town of Huntersville
Deed Book 26373 Page 909
Lot #2
Northchar Industrial Park
MB 37 PG 905
MB 63 PG 470

Existing 20'
CMUD Sanitary Sewer R/W
to be Abandoned.
0.095 Acres
4,139 Sq. Ft.

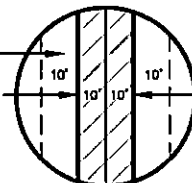
10' Temporary
Construction Easement
0.051 Acres
2,218 Sq. Ft.

S87° 35' 37"W
365.76' Tie Line

#5
Rebar
Found

Curve Table				
Curve	Radius	Length	Chord Direction	Chord Length
C1	380.00'	33.68'	N18° 07' 45"W	33.67'
C2	380.00'	48.88'	N11° 54' 17"W	48.65'

10' Temporary
Construction
Easement
20' Sanitary
Sewer Easement



Easement Detail

#011-20-128
BIT Acquisitions, LLC
Deed Book 32593 Page 445
Lot #1
Northchar Industrial Park
MB 37 PG 905

10' Temporary
Construction Easement
0.028 Acres
1,239 Sq. Ft.

#5
Rebar
Found

Curb &
Gutter

Seigle Drive
(60' Public R/W)

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS
NOT BEEN REVIEWED BY A LOCAL GOVERNMENT
AGENCY FOR COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.

Legend

EXMH.....Existing Manhole
SSL.....Sanitary Sewer Line
SSE.....Sanitary Sewer Easement
R/W.....Right-of-Way
PSMH.....Proposed Sewer Manhole
○Calculated Point
●Property Corner



I, Mark S. Pence, hereby certify that this plat was drawn
from an actual survey made under my direct supervision;
that the boundaries shown are from the record information
noted herein; that the actual ratio of precision exceeds
1:10,000; this plat was prepared for right-of-way/easement
acquisition only, and is not intended to be a boundary survey
of the property shown.

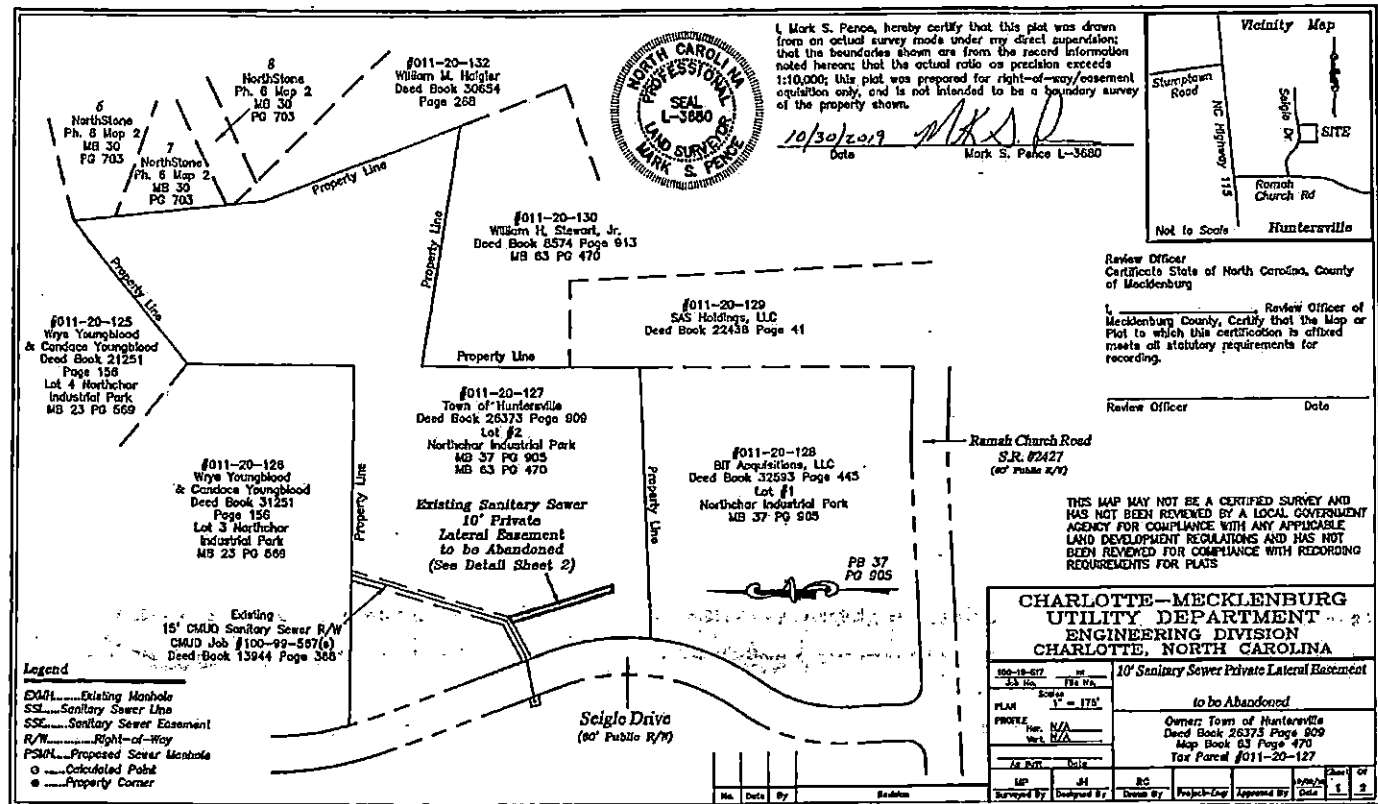
For Review

Date 01/25/2021 3:24:54 PM

No.	Date	By	Revision

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT ENGINEERING DIVISION CHARLOTTE, NORTH CAROLINA

100-19-517 Job No.		20' Sanitary Sewer Right-of-Way to Serve Lot #1 Northchar Industrial Park to be Abandoned	
PLAN Scale 1" = 30'		Owner: Town of Huntersville Deed Book 26373 Page 909 Map Book 63 Page 470 Tax Parcel #011-20-127	
PROFILE Hor. N/A Vert. N/A		MP	
As Built		JH	
MP		RC	
Surveyed By		Designed By	
Drawn By		Project-Eng	
Approved By		1/25/21	
Date		Sheet 01	
2		2	



#011-20-327
Town of Huntersville
Deed Book 28573 Page 909
Lot #2
Northstar Industrial Park
WB 37 PG 905
MB 83 PG 470

Review Officer Certificate
State of North Carolina, County of Mecklenburg
I, _____, Review Officer of Mecklenburg County,
Certify that the Map or Plot to which this certification is affixed
meets all statutory requirements for recording.

Review Officer	Date
----------------	------

#011-20-128
 BTT Acquisitions, LLC
 Deed Book 32593 Page 445
 Lot #1
 Northstar Industrial Park
 - MB 37 PG 005

PS 37
PC 203

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND
HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT
AGENCY FOR COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS AND HAS NOT
BEEN REVIEWED FOR COMPLIANCE WITH RECORDING
REQUIREMENTS FOR PLATS

Legend: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

EXM...Existing Manhole
 SSL...Sanitary Sewer Line
 SSE...Sanitary Sewer Easement
 R/W...Right-of-Way
 PSM...Proposed Sewer Manhole
 C...Calculated Point
 P...Property Corner

I, Mark S. Pence, hereby certify that this plot was drawn from an aerial survey made under my direct supervision; that the boundaries shown are from the record information noted hereon; that the actual ratio on precision exceeds 1:10,000; this plot was prepared for right-of-way easement acquisition only, and is not intended to be a boundary survey of the property shown.

10/30/2019 *M.A.P.*
Sgt. Mark S. Pence 1-3890

CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

100-18-111 Date Recd.		100-18-111 Date Recd.	
Status <u>1st yr SIF</u>		to be Abandoned	
PLAN PEOPLE Map. N/A Plan. N/A		Owner: Town of Hanamichi Deed Book 28375 Page 633 Map Book 63 Page 470 Tax Parcel #011-20-122	
G. B.T. Data			
UP Surveyed By	JN Surveyed By	DW Exam By	Project Code
			Approved By
			Sheet 2 of 2

**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: Emily Sloop, Town Attorney

Date: February 15, 2021

Subject: Adopt Resolution Adopting Codes of Ethics for the Town of Huntersville Board of Commissioners and other Town Boards, Committees, and Commissions of the Town. *(Emily Sloop)*

EXPLAIN REQUEST:

ACTION RECOMMENDED:

Approval

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

1. Resolution for Adoption of Codes of Ethics
2. BOC Code of Ethics Clean Copy FINAL
3. Other Boards Code of Ethics FINAL

**A RESOLUTION ADOPTING CODES OF ETHICS FOR THE TOWN OF
HUNTERSVILLE BOARD OF COMMISSIONERS AND OTHER TOWN BOARDS,
COMMITTEES, AND COMMISSIONS OF THE TOWN**

WHEREAS, N.C.G.S. § 160A-86 requires local governing boards to adopt a code of ethics, as amended from time to time, to guide the actions of the governing board members in the performance of their official duties as a member of the governing board; and

WHEREAS, the Code of Ethics for the Board of Commissioners for the Town of Huntersville (the “Town Board”) was last updated in 2010; and

WHEREAS, it is also important to establish and adopt a code of ethics, as amended from time to time, to guide the actions of other Town Boards, Committees, and Commissions to guide the members of said boards, committees, and commissions in the performance of their duties; and

WHEREAS, the Town Board has reviewed the proposed updates to the Code of Ethics for the Town Board and the proposed Code of Ethics for other Town Boards, Committees, and Commissions as attached hereto and incorporated herein; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to N.C.G.S. § 160A-86, the Town Board approves and adopts the attached Codes of Ethics, as may be amended from time to time.
2. The Codes of Ethics shall be effective upon the date of adoption.

Adopted this _____ day of _____, 2021.

ATTEST:

Janet Pierson, Town Clerk

John Aneralla, Mayor

Approved as to form:

Town Attorney

***Code of Ethics for the
Governing Board of the
Town of Huntersville, North Carolina***

Whereas, the Constitution of North Carolina, Article I, Section 35, reminds us that a “frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty”, and

Whereas, a spirit of honesty and forthrightness is reflected in North Carolina’s State motto, *esse quam videri*, “To be rather than to seem”, and

Whereas, §160A-86 of the North Carolina General Statutes requires local governing boards to adopt a code of ethics, and

Whereas, as public officials, we are charged with upholding the trust of the citizens of the town and with obeying the law, and

NOW, THEREFORE, in recognition of our blessings of liberty and obligations as citizens of the State of North Carolina and as public officials representing the citizens of the Town of Huntersville, North Carolina, and acting pursuant to the requirements of §160A-86 of the North Carolina General Statutes, we the Board of Commissioners of the Town of Huntersville do hereby adopt the following General Principles and Code of Ethics to guide the Board of Commissioners, including the Mayor, in its lawful decision making.

GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS

1. The stability and proper operation of democratic, representative government depend upon public confidence in the integrity of the government and upon reasonable exercise of the trust conferred by the people upon their elected officials.
2. Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.

3. The Governing Board must be able to act in a manner that maintains their integrity and independence, yet is responsive to the interests and needs of those they represent.
4. The Governing Board must always remain aware that they play different roles at different times. The Governing Board must also know how to distinguish among these roles in order to determine when each role is appropriate and how to act accordingly within each role. The roles that the Governing Board play include roles:
 - a. As advocates, who must strive to advance the legitimate needs of their citizens;
 - b. As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions; and
 - c. As decision makers, who arrive at fair and impartial quasi-judicial determinations, which adhere to the rules of due process.
5. The Governing Board must be aware of their obligations to conform their behavior to standards of ethical conduct that warrant the trust of their citizens.
6. Governing Board should at all times bear in mind the Oath of Office that each Board member took:

“[To] support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and [to] faithfully discharge the duties of [their] office,” North Carolina Constitution, Article VI, Sec. 7. Oath.

CODE OF ETHICS

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the Mayor and the Board of Commissioners of the Town of Huntersville (collectively, including the Mayor, referred to hereinabove and hereinbelow as “Board” or “Governing Board”), and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or a substitute for a Board member’s best judgment.

Section One

The Governing Board should obey all laws applicable to their official actions as members of the Board. The Governing Board should be guided by the spirit of transparency, as well as the letter of the law in whatever they do.

At the same time, the Governing Board should feel free to assert policy positions and opinions without fear of reprisal from fellow Governing Board members or citizens. To declare that a Governing Board member is behaving unethically because one disagrees with that Governing Board member on a question of policy (and not because of the Governing Board member's behavior) is unfair, dishonest, irresponsible, and unethical in and of itself.

The Governing Board should endeavor to keep up to date, through the Board's attorney and other resources, about ongoing legal or ethical issues they may face in their official positions. This educational function is in addition to the day-to-day advice the Board may receive concerning specific situations that arise.

Section Two

The Governing Board should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound ethical values.
- Consistently behaving with respect toward everyone with whom they interact.
- Exhibiting trustworthiness.
- Living as if they are on duty as elected officials regardless of where they are or what they are doing.
- Using their best independent judgment to pursue the common good as they see it and presenting their opinions to all in a reasonable, forthright, and consistent manner.

- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinion and ideas of others. This characteristic includes declining anything of value in exchange for voting in a certain manner on matters before the Governing Board or in exchange for executing Town contracts.
- Disclosing contacts and information that they receive about quasi-judicial matters outside of the quasi-judicial proceedings themselves and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings.
- Treating other Governing Board members and the public with respect and honoring the opinions of others, even when there are differences of opinion.
- Not reaching conclusions on issues until all sides have been heard.
- Showing respect for their offices and not behaving in ways that reflect badly on those offices.
- Abstain from direct or indirect participation as an advisor or decision maker in any matter in which they have a conflict of interest.
- Not misrepresenting facts or distorting information for the purpose of achieving a desired outcome.
- Recognizing that individual members of the Governing Board are not generally allowed to act on behalf of the Board, may only do so if the Board specifically authorizes it, and that the Board must take official action as a Board.
- Respecting the limitations of the roles as individual Governing Board members when not sitting as the Governing Board.
- A Governing Board member shall not vote on any legislative decision regarding a development regulation adopted where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. For the purposes of this Code of Ethics, identifying a “direct, substantial, and readily

identifiable financial impact” shall involve an analysis of the following factors:

1. The number of people affected. If the effect on the board member is the same as the effect on a significant number of citizens, then it is fair to allow the board member to vote.
 2. Extent of financial impact. Financial impact means a positive or a negative financial impact. An insignificant financial interest, whether positive or negative, is not substantial enough to sway a person’s vote and should not be used to avoid the duty to vote.
 3. Likelihood that the financial impact will actually occur. Remote, tenuous, or speculative impacts are not readily identifiable.
- A Governing Board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. As defined by the North Carolina General Statutes, and for purposes of this Code of Ethics, a “close familial relationship” means a spouse, parent, child, brother, sister, grandparent, or grandchild and includes step, half, and in-law relationships.
 - When the Governing Board is exercising its quasi-judicial functions, a member of the Governing Board shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons’ constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

Section Three

The Governing Board should avoid impropriety in the exercise of their official duties with the goal that their official actions be above reproach. They should also not disclose confidential information, including the premature disclosure of what transpired in a closed session. Although opinions may vary about what behavior is inappropriate, this Board will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the Board member's action would conclude that the action was inappropriate.

Section Four

If a Governing Board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek advice of the Board's attorney, and should consider publicly disclosing the facts of the situation, and the steps taken to resolve it (such as consulting with the attorney).

Section Five

The Governing Board should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

The Governing Board should faithfully attend and prepare for all meetings. They should carefully analyze all credible information properly submitted to them and be mindful of the need not to engage in ex parte communications in quasi-judicial matters.

The Governing Board should be willing to bear their fair share of the Board's workload. To the extent appropriate, they should be willing to put the Board's interest ahead of their own.

Section Six

The Governing Board should conduct the affairs of the Board in an open and public manner. They should comply with all applicable laws governing open meetings, contracting, and public records, recognizing that doing so is an important way to inspire and preserve the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not the Governing Board or their employees.

In order to ensure strict compliance with the laws concerning openness, the Governing Board should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the Board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Section Seven

All members of the Governing Board shall receive a minimum of two clock hours of ethics education within twelve months after their initial election or appointment to the office and again within twelve months after each subsequent election or appointment to the office in accordance with N.C.G.S. Section 160A-87. The ethics education shall cover laws and principles that govern conflicts of interest and ethical standards of conduct at the local government level. The ethics education may be provided by the North Carolina League of Municipalities, North Carolina Association of County Commissioners, North Carolina School Boards Association, the School of Government at the University of North Carolina at Chapel Hill, or other qualified sources at the choice of the governing board. The clerk to the governing board shall maintain a record verifying receipt of the ethics education by each member of the governing board

Section Eight

These general principles and this Code of Ethics is in addition to and not in substitution of the Town of Huntersville Conflicts of Interest Policy, as amended from time to time, which is incorporated herein by reference.

These general principles and this Code of Ethics shall become effective upon adoption and shall replace all previously adopted Codes of Ethics.

PASSED and ADOPTED by the Board of Commissioners this _____ day of _____, 2021.

John Aneralla, Mayor

Janet Pierson, Town Clerk

***Code of Ethics for Members
of Boards, Committees, and Commissions of the
Town of Huntersville, North Carolina***

Whereas, the Constitution of North Carolina, Article I, Section 35, reminds us that a “frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty”, and

Whereas, a spirit of honesty and forthrightness is reflected in North Carolina’s State motto, *esse quam videri*, “To be rather than to seem”, and

Whereas, §160A-86 of the North Carolina General Statutes requires local Governing Board Members to adopt a code of ethics, and

Whereas, it is appropriate that members of other town boards, committees, and commissions, (collectively “Members” hereinafter), also adhere to a Code of Ethics.

Whereas, as public officials we are charged with upholding the trust of the citizens of the town and with obeying the law, and

NOW, THEREFORE, in recognition of our blessings of liberty and obligations as citizens of the State of North Carolina and as public officials representing the citizens of the Town of Huntersville, North Carolina, we the Board of Commissioners of the Town of Huntersville do hereby adopt the following General Principles and Code of Ethics to guide Members, in their lawful decision making.

GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS

1. The stability and proper operation of democratic representative government depend upon public confidence in the integrity of the government and upon reasonable exercise of the trust conferred by the people upon their elected officials.
2. Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
3. Members must be able to act in a manner that maintains their integrity and independence, yet is responsive to the interests and needs of those they represent.

4. Members must always remain aware that they play different roles at different times. The Members must also know how to distinguish among these roles in order to determine when each role is appropriate and how to act accordingly within each role in order to conform their behavior to standards of ethical conduct that warrant the trust of the Governing Board and citizens of the Town. The roles that the Members may play include roles:
 - a. As advocates, who must strive to advance the legitimate needs of the citizens;
 - b. As advisors, who make informed recommendations; and
 - c. As decision makers, who arrive at fair and impartial quasi-judicial or administrative determinations.

CODE OF ETHICS

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for Members and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or a substitute for a Member's best judgment.

Section One

Members should obey all laws applicable to their official actions. Members should be guided by the spirit of transparency, as well the letter of the law in whatever they do.

At the same time, Members should feel free to assert positions and opinions without fear of reprisal from fellow Members or citizens. However, in doing so, Members:

- (a) shall not act in violation of a Town policy;
- (b) who serve in an advisory capacity shall be mindful that their chief responsibility is to provide informed advice to the Board of Commissioners or other decision-making body, rather than to serve as an advocate for personal interests or interests of the public at large.

(c) shall understand that they hold a position of trust on behalf of the Town and its citizens; and

(d) shall assert policy positions and opinions on matters related to the jurisdiction and subject matter of the body on which they serve only through the transparency of official proceedings of the body, or in a capacity and manner appropriate for a member of such body. Members shall not represent their individual views as being representative of the full body unless they have been formally authorized by the body to do so.

These guidelines are especially important to Chairpersons who must recognize that they are often viewed as speaking for the body. To declare that a Member is behaving unethically because one disagrees with that Member on a question of policy (and not because of the Member's behavior) is unfair, dishonest, irresponsible, and unethical in and of itself.

Members should endeavor to keep up to date, through the Board's attorney and other resources, about ongoing legal or ethical issues they may face in their official positions. This educational function is in addition to the day-to-day advice Members may receive concerning specific situations that arise.

Section Two

Members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound ethical values.
- Consistently behaving with respect toward everyone with whom they interact.
- Exhibiting trustworthiness.
- Using their best independent judgment to pursue the common good as they see it and presenting their opinions to all in a reasonable, forthright, and consistent manner.
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinion and

ideas of others. This characteristic includes declining anything of value in exchange for voting in a certain manner on matters before the body.

- For Members who act in a quasi-judicial capacity, disclosing contacts and information about issues that they receive about quasi-judicial matters outside of the quasi-judicial proceedings themselves and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings.
- Treating other Members and the public with respect and honoring the opinions of others even when there are differences of opinion.
- Not reaching conclusions on issues until all sides have been heard.
- Showing respect for their offices and not behaving in ways that reflect badly on those offices.
- Abstain from direct or indirect participation as an advisor or decision maker in any matter in which they have a conflict of interest.
- Not misrepresenting facts or distorting information for the purpose of achieving a desired outcome.
- Recognizing that individual Members are not generally allowed to act on behalf of the body on which they serve, may only do so if the body specifically authorizes it, and that the body must take official action as a body.
- Members shall not vote on any advisory or legislative decision regarding a development regulation adopted where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. For the purposes of this Code of Ethics, identifying a “direct, substantial, and readily identifiable financial impact” shall involve an analysis of the following factors:
 1. The number of people affected. If the effect on the Member is the same as the effect on a significant number of citizens, then it is fair to allow the Member to vote.
 2. Extent of financial impact. Financial impact means a positive or a negative financial impact. An insignificant financial interest,

whether positive or negative, is not substantial enough to sway a person's vote and should not be used to avoid the duty to vote.

3. Likelihood that the financial impact will actually occur. Remote, tenuous, or speculative impacts are not readily identifiable.

- A Member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. As defined by the North Carolina General Statutes, and for purposes of this Code of Ethics, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild and includes step, half, and in-law relationships.
- For Members who act in a quasi-judicial capacity, they shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

Section Three

Members should avoid impropriety in the exercise of their official duties with the goal that their official actions be above reproach. Although opinions may vary about what behavior is inappropriate, Members will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the Member's action would conclude that the action was inappropriate.

Section Four

If a Member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek advice of the Town attorney, and should consider publicly disclosing the facts of the situation, and the steps taken to resolve it (such as consulting with the attorney).

Section Five

Members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

Members should faithfully attend and prepare for all meetings. They should carefully analyze all credible information properly submitted to them and be mindful of the need not to engage in ex parte communications in quasi-judicial matters.

Members should be willing to bear their fair share of their respective body's workload. To the extent appropriate, they should be willing to put the Town's interest ahead of their own.

Section Six

Members should conduct the affairs of the body on which they serve in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to inspire and preserve the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not the Members or Town employees.

In order to ensure strict compliance with the laws concerning openness, Members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should take deliberate steps to make certain that any closed sessions held by the body are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Section Seven

These general principles and this Code of Ethics is in addition to and not in substitution of the Town of Huntersville Conflicts of Interest Policy, as amended from time to time, which is incorporated herein by reference.

These general principles and this Code of Ethics shall become effective upon adoption.

PASSED and ADOPTED by the Board of Commissioners this _____ day of _____, 2021.

John Aneralla, Mayor

Janet Pierson, Town Clerk

**Town of Huntersville
Town Board
February 15, 2021**

To: Town Board

From: Pattie Ellis

Date: February 15, 2021

Subject: Approve Tax Refund Report from Mecklenburg County. (*Pattie McGinnis*)

EXPLAIN REQUEST:

Attached is the Refund report from Mecklenburg County. This report contains four refunds totaling \$188.16 which includes \$5.81 interest. These refunds are the result of the Property Tax Commission.

ACTION RECOMMENDED:

Approve Board Action

FINANCIAL IMPLICATIONS:

Decrease in revenue

ATTACHMENTS:

1. Huntersville PTC refunds 2021 02 07

HUNTERSVILLE Refunds

Tax Year	Bill Number	Parcel #	Source Type	Adj #	Adj Reason	Date of Adj.	Additional Owners	Refund Recipient Name	Refund Address Line 1	City	State	Zip	Payment Date for Interest Calculation	Refund Amount (\$)	Total Interest to Pay if mailed on or before 2/18/2021 (\$)
2019	0001468434-2019-2019-0000-00	01304107	REI	592529	PTC Decision	2/2/2021	MALLETT JUDY	TODD, JOHN LUCAS	2332 ARNOLD DR	CHARLOTTE	NC	28205	1/7/2020	\$ 53.76	\$ 3.00
2020	0001468434-2020-2020-0000-00	01304107	REI	592530	PTC Decision	2/2/2021	MALLETT JUDY	TODD, JOHN LUCAS	2332 ARNOLD DR	CHARLOTTE	NC	28205	1/6/2021	\$ 53.76	\$ 0.32
2019	0001468451-2019-2019-0000-00	01304205	REI	592532	PTC Decision	2/2/2021	MALLETT JUDY	TODD, JOHN LUCAS	2332 ARNOLD DR	CHARLOTTE	NC	28205	1/7/2020	\$ 40.32	\$ 2.25
2020	0001468451-2020-2020-0000-00	01304205	REI	592533	PTC Decision	2/2/2021	MALLETT JUDY	TODD, JOHN LUCAS	2332 ARNOLD DR	CHARLOTTE	NC	28205	1/6/2021	\$ 40.32	\$ 0.24
Total														\$ 188.16	\$ 5.81