AGENDA
Regular Planning Board Meeting
March 28, 2023 - 6:30 PM

Town Hall 101 Huntersville-Concord Road

Live Stream: https://www.youtube.com/@townofhuntersvillenc28078

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the February 28, 2023 minutes *()*

3. Public Comments - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*

4. Action Agenda

4.A. Consider Recommendation for Charter Caldwell Station Subdivision Sketch Plan, a request by Charter Properties, Inc. to subdivide 5.51-acres located at 17223 Old Statesville Road (NC 115) (Parcel #s 005-44-317, 005-44-318, 005-44-319 & 005-44-331) for a 39-unit rental townhome development.

5. Other Business

5.A. Discussion: Overview and Update on Mobility Plan *(Heather Maloney)*

5.B. Discussion on townhomes as an allowable use in the Town Center (TC) and Neighborhood Residential (NR) Zoning Districts. *()*

6. Adjourn

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, February 28, 2023.

Call to Order/Roll Call
Chairman Sny called the meeting to order at 6:30 pm.
Present: J. Sny, F. Gammon, S. Swanick, C. Boyd, J. Wright, T. Loomis, G. Baber & J. Henson
Absent: S. Hensley

Approval of Minutes
Item 2A. Consider approval of the January 24, 2023, Regular Meeting Minutes
Motion: J. Wright made a Motion to Approve the January 24, 2023, minutes. T. Loomis seconded the motion.

Vote: The motion passed unanimously (8-0).

Item 2B. Consider approval of the February 1, 2023, Special Meeting Minutes
Motion: J. Wright made a Motion to Approve the January 24, 2023, minutes. T. Loomis seconded the motion.

Vote: The motion passed unanimously (8-0).

Public Comments
Pete Romaniello, 15821 Trenton Place
Errol Genois, 8537 Camberly Road
Suzanne Villar, 17130 Bridgeton Lane
Nick O'Shaughnessy, 8217 Parkton Gate Drive
Mary Ann Turetsky, 16977 Bridgeton Lane
Nadine Wynn, 8127 Strandhill Road
Gatewood Campbell, 104 Interlaken Place
Kim Zarsadias, 17303 Inglewood Lane
Brian Rice, 17232 Bridgetown Lane
Dawn Snow, 8132 Evanston Falls Road
David Schurr, 17142 Pennington Drive

Action Agenda

Agenda Change

Motion: J. Sny made a motion to hear item 4A as item 4E, item 4C as item 4F, item 4D as item 4C, item 4E as item 4D, and item 4F as item 4A. S. Swanick seconded the motion.

Vote: The motion passed unanimously (8-0).

Item 4A: Consider a recommendation for the 2022 Downtown Master Plan

J. Simoneau, Planning Director stated he had the information as previously presented for the Downtown Plan and would be available to answer any questions.

Motion: F. Gammon made a motion to recommend approval of the Downtown Master Plan and opens the floor for amendments for concerns that can be added.

S. Swanick requested that additional statement, "The Planning Board further recommends that the below sections as identified in the presentation as boxed in purple, be removed from the Plan. This update is made in response to a February 23, 2023 traffic analysis memorandum authored by Shook Kelly and prepared by Gannet Fleming Consultants where it was concluded that when preparing expected 2024 traffic to current connections, "It is evident that ADT (average daily traffic) compared to the 2020 volume is reduced, delay is reduced, and LOS (level of service) at intersections 1-3 along Huntersville-Concord Road between NC 115 and Main Street is improved proportionately with the addition of the East-West Connector street for approach 2 and 3. See attachments A and B." As currently written the Master Plan does not allow approach 2 and removal of these contingencies improves the likelihood that the East-West Connector can help relieve traffic and prevent the catastrophic widening of Gilead Road."

G. Baber seconded the motion.

S. Swanick confirmed his amendment is a further recommendation as an item of concern with the Town Board making final decision to do this action if they choose.

F. Gammon and G. Baber accepted the amendment.

Staff confirmed that the red-stricken items are from Lee Hallman, maker of the motion for Downtown Steering Committee and based off the discussion surrounding this item to provide clarity. Those red stricken items would be part of staff's recommendation.

F. Gammon commented that this is a plan, not an ordinance. It will guide future developers, staff, Planning Board and Town Board as they make determinations as how the Town will develop. It will change, it is a living document. It is a valid concern about Gilead Road. The East-West connector needs to be considered, he is not opposed to it, he is in support of the Downtown Plan Steering Committee recommendations. He highlighted the "note" regarding the East-West connector within the Downtown Master Plan, Executive Summary, Section 1.A.1.b: Downtown and Adjacent Neighborhood Streets.

G. Baber commented that the same "note" that is referenced includes a comment on segment A-C which are being clarified with the proposed revisions.

S. Swanick commented that he feels that the removal of those contingencies would make it more likely that the road is built and makes a difference in traffic so there is not a 6-lane Gilead Road.

J. Sny commented that the proposed East-West connector without segment A would improve the level of service by one letter and incrementally improve traffic counts. While he thinks the road should happen, he is glad it is not a condition for approval of the plan because he would not be able to support that. This would be highlighted for the Town Board to take notice of as an item of importance. He

thanked the Downtown Plan Steering Committee for their hard work and unanimous approval of the plan before them.

Vote: The motion passed unanimously (8-0).

Staff commented that the next step for the Downtown Plan will be to call the public hearing at the Town Board meeting.

Recusal: J. Henson requested to be recused for Item 4B as he is a consultant to the applicant.

Motion: J. Sny made a motion to recuse J. Henson from Item 4B. T. Loomis seconded the motion.

Vote: The motion passed unanimously (7-0).

Item 4B: Recommendation on Petition #R22-01, a request by DDRTC Birkdale Village, LLC to rezone +/- 8.82 acres located at the intersection of Townley Drive and Lindholm Drive (Parcels 00537157 and 00537197) from Highway Commercial Conditional District to Highway Commercial Conditional District for 150,000 sq. ft. office, and 25,000 sq. ft. commercial.

B. Richards, Assistant Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the request from the Town Board for the rezoning request to return to the Planning Board due to there being a substantial change to the petition. This petition must be deferred for 30 days and will return to the Town Board on March 20, 2023.

The substantial change was the elimination of the hotel and multi-use building and one of the parking garages. The request today is for the 150,000 square feet of office space and 25,000 square feet of commercial space and associated parking deck. The previous Planning Board recommendation for this was a maximum of 115 feet tall building which the applicant has lowered to 110 feet. The previously heard text amendment and special use permit applications have been withdrawn. Staff thinks that this is a good project. Staff has switched to a position of not in support due to manner of process and a text amendment not being submitted.

F. Gammon asked what the maximum height of the buildings will be at Birkdale Place and why the request is for five years of vesting period. Staff confirmed their special use permit allows them to go to 92 feet with the most recent building permit submitted for 91 feet. Staff stated the request for extending the vesting period is made by the applicant and not uncommon. Under state law the minimum is two years, and an applicant is allowed to request up to five years.

S. Swanick asked staff if the applicant was advised of the importance of the special use permit (SUP). Staff confirmed the applicant was advised and through the process with the SUP being quasijudicial it limited the applicant's ability to interact with Town Board members and the applicant which became a point of contention for both parties. The applicant chose to withdraw the SUP and the text amendment. Staff did not feel that was the correct path as reflected by the change in our position with the comment that with a text amendment and SUP application staff would support the rezoning.

C. Boyd confirmed this proposal does not reduce commercial space. Staff confirmed it is very similar to the existing commercial space.

The applicants S. Irvin, 19726 Zion Avenue, M. Lant, 5142 Enniskillen Ct, Suwanee, GA, and K. Rose, 630 Davidson-Gateway, Davidson, NC presented.

J. Sny asked the applicant why they were requesting a five-year vesting period. The applicant responded that advertising cannot begin until there is approval to build the project, the financing is secured, plans are drawn and approved, then the space is marketed and must achieve 50% capacity prior to financing approval to break ground.

J. Sny asked the applicant what the order of construction would be for the items proposed. The applicant stated they would build the parking deck first so that comes online, and the office building second. The staging would be across the street. When building in a dense area such as this the items are delivered to be placed in the building and the storage would not be a large area.

C. Boyd asked if the building presented is what will be built. Staff responded that a speculative building for office is what is most commonly submitted at this point in the process and more flexibility is allowed since the tenants are not yet identified. The applicant responded that they have heard the concerns and understand that brick would be more the desired finish.

F. Gammon asked the applicant if they would commit to coming back to the residents to allow some input into the final design, options, ideas as they have demonstrated as neighbors they live there and maybe they would appreciate having some input. The applicant responded that as the design continues of the building upon approval they are happy to have a public meeting to show what they are proposing and to get feedback.

S. Swanick asked if a hotel is still in the long-term plans. The applicant stated that an alternate tenant is secured for the former Pier 1 location and that was the only viable space for a hotel so at this time there are no plans for a hotel. If someone came and really wanted to find a way to add a hotel the developer would be open to it as it is a good mix for the development.

Motion: F. Gammon made a Motion to recommend approval of R22-01 Birkdale Village. The Planning Board has considered and found the rezoning is consistent with Huntersville Zoning Ordinance article 11.4.7 d and 11.4.7 e. Further the petitioner is consistent with the Huntersville 2040 Community Plan and supported by policies LU 2.1, LU 6.1, LU 7.1, LU 8.1, LU 8.2, and EV 1.2. The Planning Board also recommends approval of the requested modification to the Zoning Ordinance to allow increased building heights for the proposed multi-use building to a maximum height of 110 feet and an accessory parking deck to a maximum height of 70 feet. This recommendation for approval is based upon the Huntersville 2040 Community Plan policy 8.1. This policy allows consideration for incentives to allow applicants to demonstrate excellence in design and exceptional public benefit for projects in key areas. Incentives that include modification of height limits. Birkdale Village is certainly a Huntersville key area. The Planning Board further recommends approval of the applicants request for Zoning Ordinance modification to increase the vesting period from 2 to 5 years. The recommendation for approval is contingent upon all outstanding staff redline comments being addressed. It is reasonable and in public interest to amend the zoning ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. G. Baber seconded the motion.

F. Gammon commented that the original design has been reduced drastically down to the needed parking garage which the applicant stated would be built first and the office building. In thinking back to the recent Town Board retreat, day two when Ryan McDaniels, Lake Norman Regional Economic Development, one of the key items he mentioned is that there is a lack of class A office space in Lake Norman. Mr. McDaniels point was that while many are not going back into the office, where they are not wanting to go back to are downtown major urban centers. They want to be in places like Lake Norman. This location is within 2 miles of Highway 77 which is a high-density area. All those intersections along Highway 73 on either side of Highway 77 are high-density areas. Across the street, 90+ story building is being built. This area is fast becoming a major commercial center for the town of Huntersville. It will grow up a little bit as with this proposal. He stated that he believes the finished product will be beneficial to everybody in town including the Birkdale, Huntersville and Cornelius residents that are present this evening and he would like those residents to have some input into the final design.

S. Swanick commented that you can arrive with one expectation and through the course of the presentation have a 180 degree change. He commented that he takes staff's recommendations seriously and when they were opposed it caught his attention. He stated that he understood why staff could not support the project and how the quasijudicial structure imposed restrictions that led to the applicant having to make difficult choices. The proposed project is a reduction of what was previously approved is scope and height so he will support it and go against staff recommendation for these reasons.

T. Loomis commented that she opposed the project the first time and she remains opposed. The residents of Huntersville have stated over and over that they like 3-4 story buildings, and this height goes against what the residents are voicing they want. She likes the office concept but does not like the height which is not in the spirit of the ordinance.

C. Boyd commented that he is divided. He agrees that office space in this location looks ideal but he hates the height and thinks it will look out of place. He respects the developers rights and he loves going to Birkdale but he hates sitting on highway 73. He feels like building and development are put before infrastructure all the time and he doesn't know when someone is going to put a stop to that but it creates difficult choices.

J. Sny commented that he was asked at the most recent pre-development meeting how he could be for something and vote against it. Class A office space that is vacant are sterile and boring, top talent have expectations in this economy and this employment rate then they will go to someone who is providing a modern work environment. South End, for example, has some of these class A type buildings that are amazing, draws top talent, and gets staff in office versus just remote. He stated that he sees the need for it and does not have a problem with the location. When this project was proposed previously there was the text amendment and rezoning that were approved, and the special use permit was not approved based on the harmony factor and making the case of financial harm. He stated that his struggle with the proposed project now is that with the project reduced to one building, the harmony is further reduced. He loves the product and agrees with the need but how we are arriving at this proposal not in compliance with the process and he does not support that. For that reason he will not support this.

F. Gammon commented that he looks at how the entire area is being developed and there will be a building of similar height across the street so it is not a lone building being proposed. J. Sny agreed that is not lost on him but that building went through the correct process.

G. Baber stated he is in a similar position as J. Sny and wanted the confirmation that the proposed motion is legal. J. Glass confirmed that a conditional rezoning is acceptable as a mechanism to recommend adjusting the allowed height. G. Baber commented that the methodology then is different then previously proposed but acceptable to legal so that leaves him with only the issue of height. Personally, he was not present for the first proposal and he is wrestling with the height from 48 feet to 110 feet. J. Sny commented on his reasoning with the height during the first proposal and that a lot has changed in the request since that time.

F. Gammon commented that he believes the compromise proposed is reasonable and he is not looking for more compromise from the applicant.

Vote: The motion failed (2-5) with C. Boyd, T. Loomis, G. Baber, J. Sny & J. Wright opposed.

Reinstate Motion: J. Sny made a motion to reinstate J. Henson. G. Baber seconded the motion.

Vote: The motion passed unanimously (7-0).

Item 4C: Consider recommendation on Petition #R22-05, Oak Grove Hill - Addition, a request by Carver Bowman, LLC to rezone +/- 28.87-acres generally located north of Mt. Holly-Huntersville Road, east of Beatties-Ford Road and south of Pembroke Road from existing Neighborhood Residential - Conditional District (existing Oak Grove Hill CD-Rezoning) and Rural to Neighborhood Residential - Conditional District (REVISED Oak Grove HIll CD-Rezoning) for a 51-lot subdivision; (Parcel #s 01526443, 01526504, 0152606, 01526460, 015254432, 01526456, 01526432, 01526450, 01526455, 01526428, 01526429 & 015264431).

D. Peete, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed the existing approved rezoning, the request to add acreage, and how this relates to rezoning request R23-04 to remove some of the previously approved acreage. Staff shared that within the proposed urban open space a Charlotte treasure tree has been identified. Staff supports the proposed block length modification request due to the gas line and creek crossings and to enable the saving of the heritage tree.

F. Gammon asked what the phases of development would be for this addition. N. Bowman, 13815 Cinnabar Place commented that phase one they hope to complete this summer. Phase two of this addition will require 7-8 months for engineering review. At that time the second phase will be built all at once with the road connections installed as soon as possible.

Motion: G. Baber made an Amended Motion to recommend approval of R22-05 Oak Grove Hill – Addition as it is consistent with policies LU-2, LU-2.1, LU2.2, LU3.1, LU7.1, LU10.2, LU10.4, LU12.3, EOS1.1, EOS4.1, EOS 10 and T3.2 of the 2040 Community Plan. It is also consistent with the objectives of both the Beatties Ford Road and Mt. Holly Huntersville Road small area plan and the Beatties Ford Road corridor plan. The Planning Board also makes the following recommendations for the plans

completeness. 1. Approval of the block length modification for block 16, Carver Avenue for 958 linear feet and block 19, Cherry Bark Oak Lane for 994 linear feet. 2. A 10-foot wide multi-use path should be provided along Mt. Holly Huntersville Road as called for in the most recent Huntersville Bike Master Plan. 3. Add a note of willingness to annex the entire phase three into the town of Huntersville. 4. Rezoning notes from sheet SP-8 of the original plan must be added to plan set. 5. If this rezoning is approved, all notes and data will need to be coordinated with the petition R23-04 which would remove the 6.89 acres from the original rezoning to permit this addition. 6. Insure the maintenance and access easements for the BMPs do not encroach into the swim buffers. 7. All outstanding redline comments from staff. It is reasonable and in the public interest to approve the conditional district rezoning plan because it is consistent with the plans for the surrounding area and meets the applicable provisions of the zoning ordinance. F. Gammon seconded the amended motion.

Vote: The motion passed unanimously (8 -0).

Item 4D: Consider recommendation on Petition #R23-04, Oak Grove Hill - REVISION, a request by Carver Bowman, LLC to remove +/- 6.89-acres generally located north of Mt. Holly-Huntersville Road, east of Beatties-Ford Road and south of Pembroke Road from the existing Oak Grove Hill Neighborhood Residential - Conditional District. The removal of the 6.89-acres is contingent upon approval of R22-05, a proposed revision to Oak Grove HIll CD-Rezoning for an overall 110-lot subdivision (see R22-05); (Parcel #s 015254432 & 01526450).

D. Peete, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit D and incorporated herein by reference. Staff reviewed the proposed request to revise the previously approved rezoning to remove the acreage as indicated contingent on the approval of R22-05.

Motion: F. Gammon made a Motion to recommend approval of R23-04 Oak Grove Hill Revision to remove 6.89 acres from Oak Grove Hill neighborhood residential conditional district zoning NR (CD). This recommendation for approval is conditional upon final approval of R22-05 Oak Grove Hill Addition. The approval of R22-05 would facilitate the removal of the 6.89 acres as it would not impact the original Oak Grove Hills consistency with adopted policies as outlined in R18-10a. It is reasonable and in the public interest to approve the conditional district rezoning plan revision because it is consistent with the plans referenced above and the applicable provisions of the zoning ordinance can be adequately addressed. J. Henson seconded the motion.

Vote: The amended motion passed (8-0).

Item 4E: Recommendation on Petition #TA22-17, a request by the Huntersville Planning Department to amend Section 7.5.3 of the Huntersville Zoning Ordinance increasing the buffer for major residential subdivisions from 20’ to 40’ when the proposed subdivision is two times greater than the existing residential subdivision.

J. Simoneau, Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit E and incorporated herein by reference. Staff reviewed the proposed amendment and updated option 2 as recommended by staff where the buffer does not increase when adjacent to vacant land.

Motion: T. Loomis made a Motion to Approve TA22-17, Staff option 2 based on the amendment being consistent with policy LU-11 and DT-2 of the 2040 Huntersville Community Plan. It is reasonable and in the public interest to amend the zoning ordinance because it helps protect the unique character of the existing housing stock. C. Boyd seconded the motion.

Vote: The motion passed unanimously (8-0).

Item 4F: Recommendation on Petition #TA22-16 Multi-Family Use One Building One Lot, a request by the Huntersville Planning Department to amend Zoning Ordinance Articles 3.2 General Districts and 9 Conditions for Certain Uses to establish buffer standards for a multi-family home use in one building, on one lot.

J. Simoneau, Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit F and incorporated herein by reference. Staff reviewed the proposed amendment.

J. Henson asked if acreage versus density should be considered. Staff confirmed that in their experience density does relate to acreage and this approach is the most simplified and applicable.

Motion: C. Boyd made a Motion to Approve TA22-16 based on consistency with policies LU7.2, LU9, and LU11.1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the zoning ordinance because the amendment will help to protect the privacy of existing residential development from one building, one lot multi-family in-fill development. T. Loomis seconded the motion.

Vote: The motion passed unanimously (8-0).

Other Business
No other business.

Adjourn
Motion: F. Gammon made a Motion to Adjourn. J. Henson seconded the motion.
Vote: The motion passed unanimously (8-0).

Approved this ____ day of _____ 2023.

_____

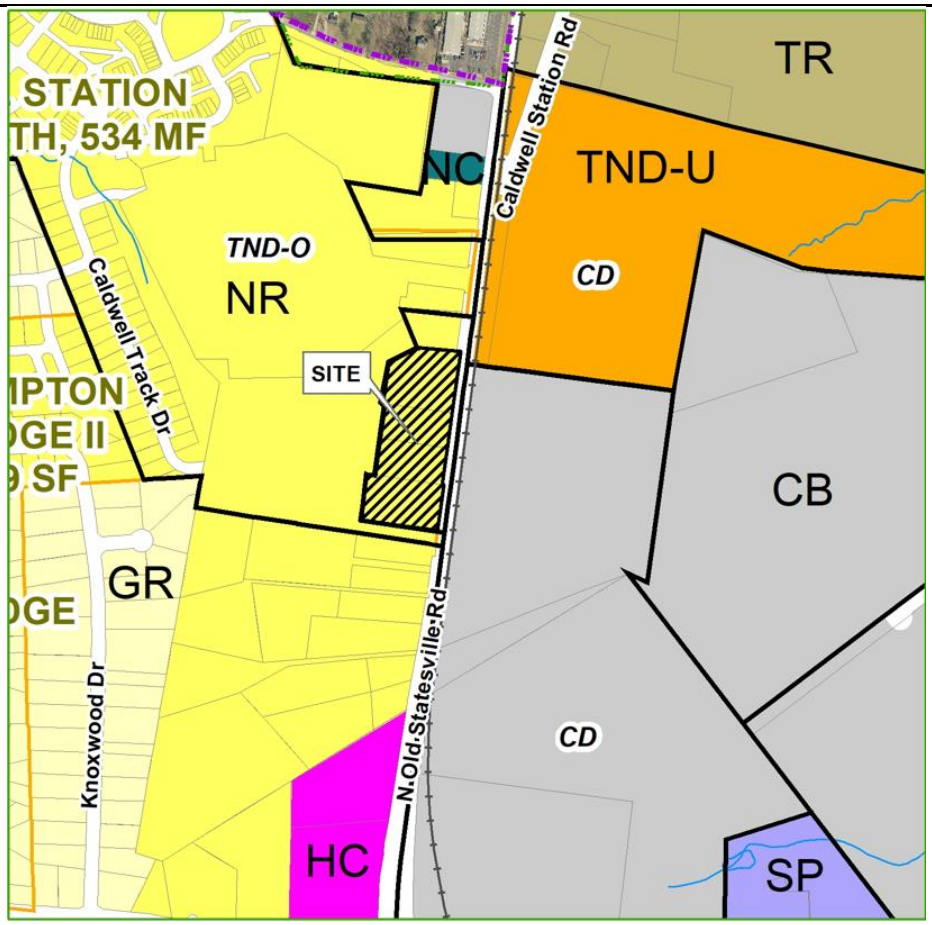
Chairman or Vice Chairman

_____

Board Secretary

Charter Caldwell Station Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Charter Properties, Inc.

Property Owner: Connie Washam Heath, David A. Henkel, Eric Williams, Shirley Knox Brown & North Park Apartments, LLC.

Property Address: 17223 Old Statesville Road.

Project Size: (+/-) 5.51 acres.

Parcel Number(s): 00544317, 00544318, 00544319 & 00544331

Zoning: Neighborhood Commercial (NC).

Land Use: Single-family & Vacant.

Proposed Land Use:
39 townhomes.
The proposed density is 7.08 units/acre.

NR – Neighborhood Residential
TND-U – Traditional Neighborhood Development
CB – Corporate Business
HC– Highway Commercial

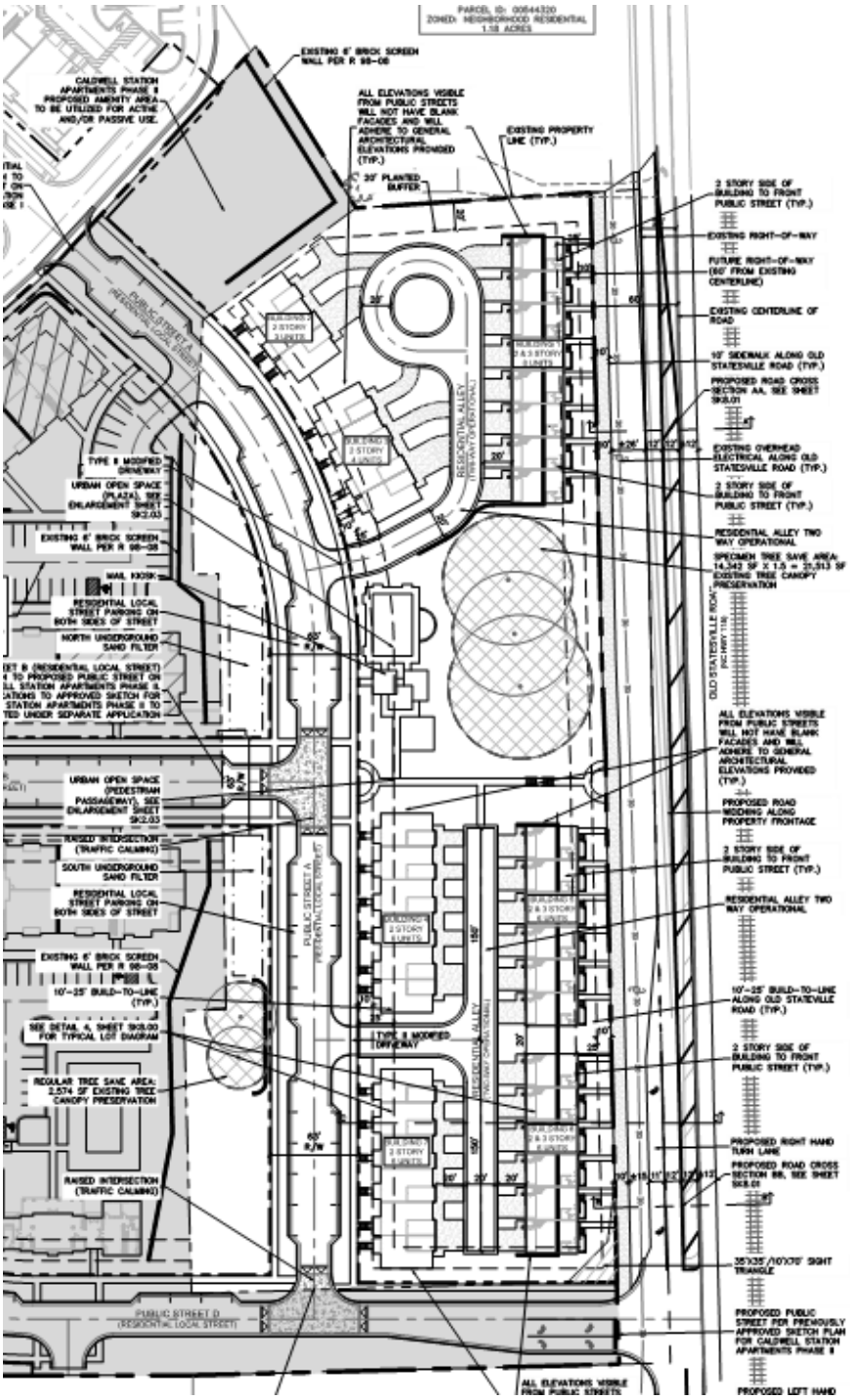
PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 5.51-acres of land located along the west side of Old Statesville Road, immediately south of Coach Lane (shown as "site" above) into 39 townhome lots.

NOTE – this subdivision application was accepted by the Town on May 27, 2022 – therefore, the Town's previous quasi-judicial subdivision review process is to be followed, which requires recommendation by the Planning Board, followed by a quasi-judicial hearing before the Town Board.

2. Adjoining Zoning and Land Uses:
   North: Neighborhood Residential (NR) – Caldwell Station Apts.
   South: Neighborhood Residential (NR) – Single-family homes.
   East: Transit-Oriented Development (TOD-U) & Corporate Business – Norfolk-Southern Railroad right-of-way, vacant & an approved (but unbuilt) mixed-use development (Caldwell Crossing).
   West: Neighborhood Residential (NR) – Vacant (approved but unbuilt Caldwell Station Apts. Phase 2).
3. One (1) community meeting was held on February 16, 2023. The meeting summary is provided in Attachment C.
4. The proposed 39 rental townhomes are permitted in Neighborhood Residential (NR), as 100% attached units, as they are located within ¼ mile of a designated rail transit station planned to be located to the east, across NC 115.
5. The current site's tree canopy coverage is 10%, of which, 10% will be saved (10% tree-save required by Ord.). There are 22 specimen trees located on site and 3 (13.6%) will be saved. There are no known heritage trees on site.
6. A water-quality concept plan is required and has not yet been approved.

7. A willingness to serve letter from Charlotte Water, dated April 4, 2022, has been provided, however, an updated letter is required, due to the age of the original letter.
8. Required Urban Open Space is to be provided by one (1) Plaza, located in the center of the development.
9. A buffer will be provided on the north side of the subdivision. No buffers are required along the east, south and west, as they abut the applicant's Caldwell Station Apts. – Phase 2 development or public streets.
10. <u>One (1) Zoning Ordinance modification</u> is requested to permit the block along NC 115 to exceed the 500 ft. limit, due to NCDOT not permitting another street connection. The modification request is for the block along NC 115 not to exceed 775 feet. In place of a street block-break, the applicant proposes an Urban Open Space – Pedestrian Passageway (see Sheet SK 2.02 in Attachment B). Staff finds this solution acceptable.



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

A TIA was not required for this subdivision, as it did not meet the minimum Zoning Ordinance requirements. NCDOT also reviewed this subdivision and requires the following:

On Old Statesville Road (NC115):

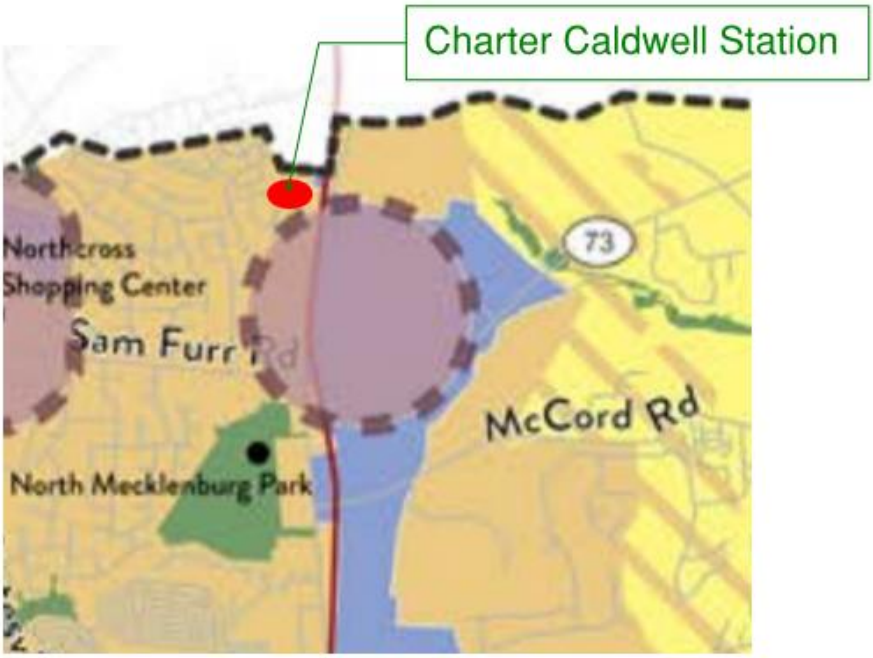
- Construct access to have an exclusive northbound left-turn lane on Old Statesville Road with 150 ft. of storage;
- Construct an exclusive southbound right-turn lane on Old Statesville Road with 150 ft. of storage;
- Extend 3-lane section on Old Statesville Road between access and Caldwell Station Apts. – Phase 1 left-hand turn lane.

In addition, the Town of Huntersville would condition approval of Charter Caldwell Station subdivision on the approval of modifications to Caldwell Station Apts. – Phase 2, currently under review, as well as addressing all outstanding transportation review comments prior to approval (if applicable).

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 Charter Caldwell Station Subdivision Sketch Plan.

1. **Consistency with adopted public plans and policies.**



Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.

The following sections of the 2040 Huntersville Community Plan support this subdivision:

- The proposed Charter Caldwell Station Subdivision lies completely within the "Town Core" Future Land Use Character Area of the 2040 Community Plan (see red dot above). The overall proposed density is 7.08-units per acre, which is appropriate in the Town Core area. This project will be managed along with the Caldwell Station Apts. – Phase 2, located immediately adjacent to the west.

- **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: The development provides one (1) urban open space Plaza, which is located immediately adjacent to all 39 townhome units.

- **EOS 10: Improve bicycle and pedestrian facilities throughout Town.** Comment: The developer is providing a ten-foot multi-use side-path along Old Statesville Road, which will support pedestrians & bikers in the vicinity. No public greenway is planned through this property.

- **LU 2.1: Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville's zoning jurisdiction.** Comment: The proposed development is located adjacent to Caldwell Station Apts. This location is entirely within the I-77/NC 115 corridor as it abuts NC 115 (Old Statesville Road).

- **LU 5.3: Support infill housing options near services, shopping, employment, and transit stations. Encourage infill development opportunities to increase housing options with proximity to nearby services, shopping, employment opportunities, and transit stations.** Comment: The proposed development is located immediately across NC 115 from a planned transit station and 0.35-miles north from commercial uses (CVS).

- **LU 7.1: Require all new development to adhere to the following design principles: All buildings shall front a public street or open space.** Comment: All residential units associated with the proposed subdivision are to front a public street.

- **LU 8.3: Encourage transit-supportive development. Maintain incentives for future TOD locations, including allowing 100% attached homes near transit stations**. Comment: This development would be located 0.25-miles from the designated transit station within Bryton and is proposed to be 100% attached.

- **LU 9.1: In higher intensity areas including Mixed Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles:**
  • All homes must front a public street or open space.
  • Front porches and recessed garages are encouraged.
  • On-street parking is required in new developments that have lot widths below 60'. Alley-loading is also encouraged in these cases. Comment: The proposed subdivision meets these design principles-as all residential units front on public streets. Garages will be located in the rear yard and there are 29 on-street parking spaces for general use.

- **LU 10.1: Align housing options with resident needs and promote attainable housing options. Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.** Comment: This development would provide rental townhomes, which will provide another housing option for the Town.

- **T 5.1: Design street improvements with consideration for the surrounding context and various users.** Comment: Five (5) feet-wide sidewalks along the public streets are proposed, as well as a 10 feet-wide side path along NC 115.

2. Conformity.
The proposed development has an overall density of 7.08 dwelling units /acre (DUA). As an extension of the Caldwell Station Apartment development (primarily located to the west and north), the proposed density is appropriate. The density is also appropriate within the catchment area of a future transit station (to be located to the east). The parcels located to the south are large-lot, low density and would be separated from this subdivision by a new public street.

3. Access between Adjoining Properties.
The proposed townhome subdivision would be linked to Caldwell Station Apartments by three (3) public street connections. All public streets will have sidewalks on both sides, as well.

4. Relation to topography.
The overall site is generally flat; therefore, the units and alley layout respect the topography of the site.

5. Mature trees and natural vegetation.
The proposed project is required to save 10% of existing tree canopy and is saving 10%. In addition, the plan saves 13.6% specimen trees (10% required to be saved). There are no heritage trees located on site.

6. Access to parks, schools, etc.
There are no public schools in close proximity to this proposed subdivision, however, Mecklenburg County's new Northern Regional Recreation Center is located one (1) mile north of this site.

7. Discourage through traffic.
The subdivision is accessed via three (3) public street connections into the adjacent Caldwell Station Apts. – Phase 2, which is owned by the same developer. The site plan for the Caldwell Station Apts. – Phase 2 are concurrently being amended to accommodate this proposed subdivision. Traffic calming is proposed at the connection points for this subdivision, as well.

8. Relationship to railroad rights-of-way.
Norfolk-Southern Railroad right-of-way does not impact this subdivision directly, but is located to the east, across Old Statesville Road. This location to the east is planned to have a transit station for commuter rail.

9. Half streets.
Not Applicable.

10. Parallel streets along thoroughfares.
Not Applicable.

11. **Public School and Public Park Sites**
The parcel associated with Charter Caldwell Station Subdivision Sketch Plan has not been identified for a school or park.

12. Public Facilities
The parcels associated with Charter Caldwell Station Subdivision Sketch Plan has not been identified for a public facility.

13. Proposed street names
New public street names are required at Preliminary Plan review (if applicable).

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

15. Proposed water and sewerage system.
A willingness to serve letter, dated April 4, 2022, has been provided by Charlotte Water for this development, however, due to its age, an updated letter is required.

16. Restrictions on the subdivision of land subject to flooding.
No part of the site is in a designated flood zone.

17. Open Space
Urban open space will be provided via one (1) Plaza located at the center of the development.

18. Impact of Development on Public Facilities
There is no indication the proposed subdivision will adversely impact public facilities. While this section of the Ordinance does not call for the specific consideration of impact to public schools (CMS), staff contacts Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation for all major subdivision requests. According to CMS, the development will generate 7 new students who will attend local schools. A section of CMS's report is provided below (see Attachment D - CMS Report.)

This development may add 7 students to the schools in this area.

The following data is as of 20th Day of the 2022-23 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
J V WASHAM ELEMENTARY	46.50	39	810	679	119%	4	**119%**
FRANCES BAILEY MIDDLE	66.5	57	1326	1137	117%	2	**117%**
WILLIAM AMOS HOUGH HIGH	120.3	100	2518	2093	120%	1	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $254,000; calculated as follows:

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION:
Town Staff has reviewed the proposed Charter Caldwell Station Subdivision Sketch Plan and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIRMENTS:
Charter Caldwell Station Subdivision Sketch Plan complies with all applicable requirements and is supported by findings of fact outlined in Parts 2-4 of this report, with the following conditions:

- The administrative amendment to Caldwell Station Apts. – Phase 2 must be approved in order for this subdivision to be approved;
- Staff supports the requested block length modification for the NC 115 block, not to exceed 775 feet;
- Townhome elevations are too similar – greater variation between buildings to be provided for review;
- Update Willingness to Serve letter from Charlotte Water.
- Add note regarding storm system by-pass through Caldwell Station Apts. – Phase 2 required for Charter Caldwell Townhomes.
- Town Transportation comments must be addressed.
- Water-quality concept plan must be approved by Staff.
- All other plan comments are addressed.

APPROVAL:
The Bryton – Parcel 2 Townhomes Subdivision Sketch Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff Recommends Approval of the proposed Subdivision Sketch Plan based on satisfaction of the above listed items.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board is set to review the subdivision on Tuesday, March 28, 2023.

PART 7: TOWN BOARD FINAL ACTION

The Town Board is scheduled to conduct a quasi-judicial hearing on this request on Monday, April 17, 2023.

PART 8: ATTACHMENTS AND ENCLOSURES

A – Subdivision Sketch Plan Application
B – Charter Caldwell Station Subdivision Sketch Plan
C – Neighborhood Meeting Report
D – CMS Report

PART 9: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

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

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

General Application

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

1. Application Type

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

☐ Change of Use ☐ Commercial Site Plan ☐ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☒ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application 05/25/22

Name of Project CHARTER CALDWELL STATION Phase # (if subdivision) _____

Project Address 17301, 17303, 17223, 17209 OLD STATESVILLE ROAD

Parcel Identification Number(s) (PIN) 00544317, 00544318, 00544319, 00544331

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

Property Size (acres) 6.63 (EXISTING) Street Frontage (feet) 772

Current Land Use SINGLE FAMILY

Proposed Land Use(s) TOWNHOMES FOR RENT

Is the project within Huntersville's corporate limits?
Yes X No_____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

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

TOWNHOME DEVELOPMENT WITH NEW PUBLIC STREETS TO BE DEVELOPED AS PART OF APPROVED SKETCH PLAN FOR ADJACENT CALDWELL STATION APARTMENTS

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.

Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 03/30/22 Application Number _____

Name of Project CHARTER CALDWELL STATION Phase # (if subdivision) _____

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

* ^ Printed Name David A Henkel Phone Number 7043905918

☐ 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 DocuSigned by: 5E456D1643F74A6... Parcel ID(s): 00544331

Title _____ Email Henkeld5@gmail.com

Address of Property Owner/Applicant 17209 Old Statesville Rd

---

* ^ Printed Name Jessica C Henkel Phone Number 7043024253

☐ 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 DocuSigned by: Jessica C Henkel 6E16A616000F4B7... Parcel ID(s): 00544331

Title _____ Email jessa7481@gmail.com

Address of Property Owner/Applicant 10040 Devonshire Dr. Huntersville, NC 28078

---

* ^ 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.

Town of Huntersville
NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 3/30/22 Application Number _____

Name of Project ~~Charter Oak~~ Caldwell Station Phase # (if subdivision) _____

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

* ^ Printed Name Connie W. Heath Phone Number 910-262-8088

☐ 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 Connie W. Heath Parcel ID(s): 00544317

Title _____ Email cwh080455@yahoo.com

Address of Property Owner/Applicant 3500 Tall Pine Ct., Wilmington, NC 28409

---

* ^ 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.

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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 CHARTER PROPERTIES, INC. Phone 704-377-4172

☐ 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 [signature] Printed Name: Eric M. Williams

Title Senior VP Email EMW@Charterproperties.com

Address of Applicant 1520 South Blvd. Suite 215 Charlotte NC 28203

7. Property Owner (if different than applicant)

*Printed Name Shirley K. Brown Phone 704-560-5608

☐ 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 June Overcash PoA Printed Name June Overcash

Title PoA - agent Email Jover137@roadrunner.com

Address of Property Owner 17301 and 17303 Old Statesville Rd. Huntersville NC 28078

* 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

CHARTER PROPERTIES, INC.	JOHN PORTER	704-377-4172	JDP@CHARTERPROPERTIES.COM
Development Firm	Name of Contact	Phone	Email
DESIGN RESOURCE GROUP	BRIAN GRAHAM	704-343-0608	BRIAN@DRGRP.COM
Design Firm	Name of Contact	Phone	Email

Contact Information

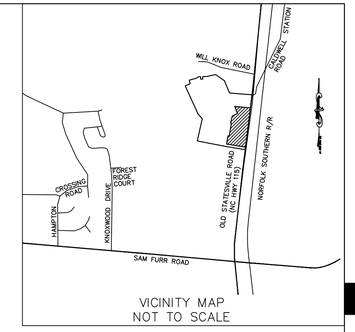
Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

CHARTER CALDWELL STATION

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
P: 704.377.4172
EPM #: 435586

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



VICINITY MAP
NOT TO SCALE

DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O P W 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com

SUBDIVISION SKETCH PLAN

SITE DATA

TAX MAP NO:	00544317, 00544318, 00544319, 00544331
STREET ADDRESS:	17301 OLD STATESVILLE ROAD
CURRENT ZONING:	NR
REZONING PETITION:	R 98-08
EXISTING SITE AREA:	5.51 ACRES (239,966 SF)
RIGHT-OF-WAY DEDICATION:	1.67 ACRES (72,769 SF)
NET SITE AREA:	3.84 ACRES (167,197 SF)
EXISTING USE:	SINGLE FAMILY
PRINCIPAL USE:	TOWNHOMES FOR RENT
PROPOSED UNITS:	39 (3 BEDROOM) TOWNHOMES (FOR RENT)
PROPOSED DENSITY:	7.08 DUA
NON-RESIDENTIAL AREA:	N/A
PROPOSED NUMBER OF LOTS:	3
MINIMUM PARKING REQUIRED:	57 SPACES (1.5 SPACES PER UNIT)
PARKING PROVIDED:	29 ON STREET SPACES 59 TANDEM DRIVEWAY SPACES 59 GARAGE SPACES 147 SPACES (3.77 SPACES PER UNIT)
BUILDING TYPE:	ATTACHED HOUSE (FOR RENT)
BUILDING HEIGHT:	2 & 3 STORY (2 STORY FRONTING PUBLIC STREETS)
BUILD-TO-RANGE/SETBACKS:	
OLD STATESVILLE ROAD:	10'-25'
INTERNAL PUBLIC STREETS:	10'-25'
MINIMUM BUILDING SEPARATION:	10'
CORNER:	10'
SIDE:	5'
REAR:	N/A
CANOPY TREE SAVE REQUIRED:	10% OF 5.51 ACRES (239,966 SF)=23,997 SF
CANOPY TREE SAVE PROVIDED:	
REGULAR CANOPY TREE AREA:	2,574 SF
SPECIMEN CANOPY TREE AREA:	14,342 SF
SPECIMEN TREE BONUS (50%):	7,171 SF
TOTAL CANOPY TREE AREA:	24,087 SF
REQUIRED SPECIMEN TREE SAVE:	10% OF 22 SPECIMEN TREES ON SITE = 3
SPECIMEN TREES TO BE REMOVED:	19
SPECIMEN TREES TO REMAIN:	3 (13.6%)
URBAN OPEN SPACE:	PLAZA AND PEDESTRIAN PASSAGEWAY
AMENITY:	TOWNHOME DEVELOPMENT TO HAVE USE/ACCESS TO PHASE II APARTMENT CLUBHOUSE AND AMENITIES. DOCUMENTATION TO BE PROVIDED AT PRELIMINARY PLAN, IF SKETCH PLAN IS APPROVED
TRASH AND RECYCLING:	INDIVIDUAL ROLLOUT CONTAINERS (PRIVATE COLLECTION SERVICE)
ESTIMATE COMPLETION TIMELINE:	2025

WATERSHED INFORMATION

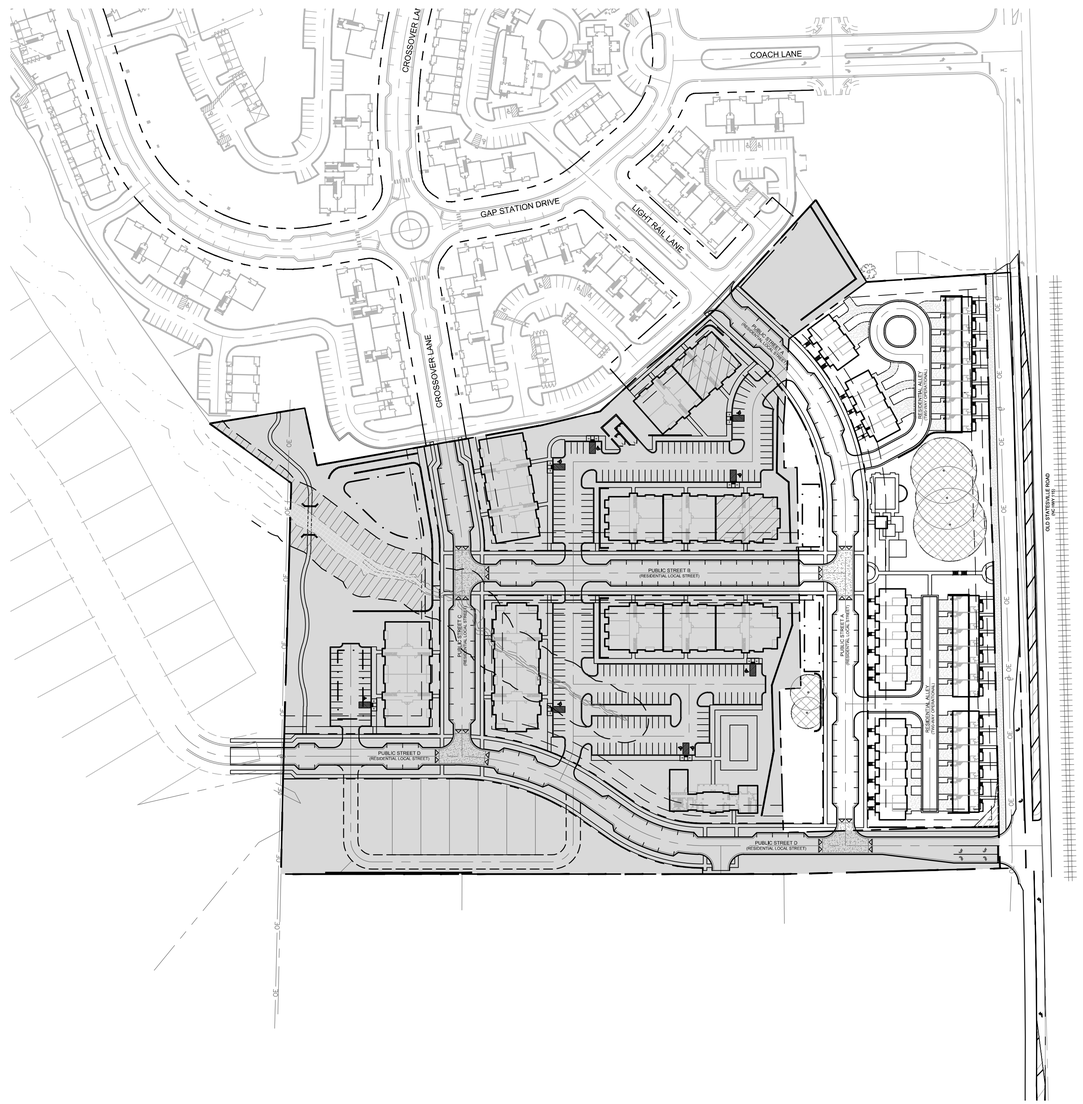
REGULATED DRINKING WATERSHED:	NO
WATERSHED DISTRICT:	MCDOWELL
DENSITY	HIGH DENSITY
IMPERVIOUS AREA:	2.73 ACRES (118,840 SF) 49.5%
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA PROVIDED:	70%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	NONE

REQUESTED MODFICATIONS:

PROPOSED MODIFICATION TO EXCEED 500' MAXIMUM BLOCK LENGTH TO ALLOW FOR PROPOSED 775' BLOCK LENGTH DUE TO NCDOT NOT ALLOWING ADDITIONAL PUBLIC ROAD/DRIVEWAY CONNECTION TO OLD STATESVILLE ROAD. PROPOSED PEDESTRIAN CONNECTION TO BE PROVIDED IN LIEU OF STREET CONNECTION.

NOTE:

PROPOSED MODIFICATIONS TO APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II (5/22/2012) TO BE SUBMITTED UNDER SEPARATE APPLICATION. THIS PROJECT (CHARTER CALDWELL STATION) CANNOT BE BUILT WITHOUT REVISIONS TO CALDWELL STATION APARTMENTS – PHASE II. THESE REVISIONS ARE CONCURRENTLY BEING REVIEWED BY TOWN OF HUNTERSVILLE.



SHEET LIST SCHEDULE

SHEET #	SHEET TITLE
SK0.00	COVER SHEET
1-1	SURVEY
SK1.00	EXISTING FEATURES PLAN
SK2.00	SITE CONTEXT PLAN
SK2.01	SKETCH PLAN
SK2.02	BLOCK LENGTH PLAN
SK2.03	URBAN OPEN SPACE PLAN
SK2.04	LOT PLAN
SK4.00	GRADING PLAN
SK4.10	STORMWATER MANAGEMENT PLAN
SK5.00	UTILITY PLAN
SK5.01	FIRE AND SAFETY PLAN
SK6.00	TREE SAVE PLAN
SK6.01	REQUIRED LANDSCAPING PLAN
SK7.00	INTERSECTION SIGHT DISTANCE AND FIRE TRUCK MANUEVERING
SK8.00	SITE DETAILS
SK8.01	SITE DETAILS
A4.1	TOWNHOUSE T3 – BUILDINGS 5 AND 6 PLANS
A4.2	TOWNHOUSE T3 – BUILDING 1 PLANS
A4.3	TOWNHOUSE T2 BUILDINGS 4 AND 6 PLANS
A4.4	TOWNHOUSE T2 – BUILDINGS 2 AND 3 PLANS
A5.1	TOWNHOUSE T3 – BUILDINGS 5 AND 6 ELEVATIONS
A5.2	TOWNHOUSE T3 – BUILDING 1 ELEVATIONS
A5.3	TOWNHOUSE T2 BUILDINGS 4 AND 6 ELEVATIONS
A5.4	TOWNHOUSE T2 BUILDINGS 2 AND 3 ELEVATIONS

NCDOT REQUIRED IMPROVEMENTS:

OLD STATESVILLE ROAD AT ACCESS A (UNSIGNALIZED)

- CONSTRUCT ACCESS TO HAVE AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE ON OLD STATESVILLE ROAD WITH 150' OF STORAGE
- CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON OLD STATESVILLE ROAD WITH 150 FEET OF STORAGE
- EXTEND 3-LANE SECTION ON OLD STATESVILLE ROAD BETWEEN ACCESS AND CALDWELL STATION PHASE 1 LEFT HAND TURN LANE

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.

CONSULTANTS:

DEVELOPER:	CHARTER PROPERTIES, INC. 1520 SOUTH BOULEVARD SUITE 215 CHARLOTTE, NC 28203 704.377.4172
ARCHITECT:	WATTS LEAF ARCHITECTS, PA 101 NORTH MCDOWELL STREET SUITE 112 CHARLOTTE, NC 28204 704.376.1200
LANDSCAPE ARCH.:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608

NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.1987 03/10/23 BRIAN W. GRAHAM

SKETCH PLAN

CHARTER CALDWELL STATION
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

COVER SHEET

SCALE: NTS

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

MARCH 10, 2023

REVISIONS:

SK0.00

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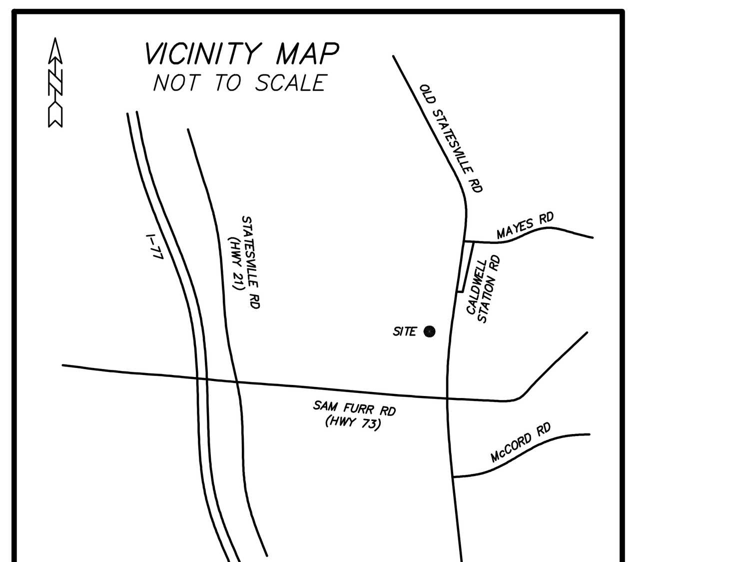
J:\2044PROJ\278-044 CHARTER CALDWELL STATION\DWG\DRG - PLOT SHEETS\PL-SK-TOWNHOMES.DWG\10/2022 4:44 PM



N.C. GRID (NAD83/2011)

SURVEYED LEGAL DESCRIPTIONS

PID 00544330

BEGINNING at an existing rebar on the westerly margin of the right-of-way of Old Statesville Rd (N.C. Hwy. 115), being the common corner of the property of Timothy Joseph Roy and Brenda Hager (now or formerly) recorded in Deed Book 8674, Page 572; thence following the common line thereof with a bearing of N 82°28'35" W and a distance of 338.39' to an existing rebar; thence continuing with the common line of Roy and Hager with a bearing of N 80°57'34" W and a distance of 702.87' to a point, being the common corner of the property of Saykham Inthanonh & Phoummy Inthanonh (now or formerly) recorded in Deed Book 6080, Page 454 and being on the common line of the property of Daniel F Summerour & Tereasa Summerhour (now or formerly) recorded in Deed Book 5403, Page 988 and shown as Lot 7, Block B on Map Book 19, Page 419; thence following the common line of Summerour with a bearing of N 10°17'35" E and a distance of 143.34' (passing an existing rebar at 1.37') to an existing rebar, being the common corner of the property of Marek Vesely & Christen Smith-Vesely (now or formerly) recorded in Deed Book 31993, Page 799 and shown as Lot 8, Block B on Map Book 19, Page 419, and the property of Caldwell Station Homeowners Association Inc (now or formerly) recorded in Deed Book 26300, Page 782, and shown as UOS #4 on Map Book 48, Page 495; thence following the common line thereof with a bearing of N 10°38'46" E and a distance of 403.42' to a set rebar; thence continuing with the common line with a bearing of N 44°50'33" W and a distance of 141.22' to an existing rebar, being the common corner of the property of Caldwell Station NC LLC (now or formerly) recorded in Deed Book 30411, Page 400, and shown as Lot 1 on Map Book 49, Page 733; thence following the common line thereof nine (9) calls: (1) with a bearing of N 89°48'46" E and a distance of 134.53' to a point; (2) with a bearing of S 03°04'34" E and a distance of 81.79' to a point; (3) with a bearing of N 88°58'56" E and a distance of 226.24' to a point; (4) with a bearing of N 88°51'59" E and a distance of 89.92' to a point; (5) with a bearing of N 85°47'39" E and a distance of 86.49' to a point; (6) with a bearing of N 56°13'14" E and a distance of 92.09' to a point; (7) with a bearing of N 60°27'27" E and a distance of 35.07' to a point; (8) with a bearing of N 57°50'38" E and a distance of 86.73' to a point; (9) with a bearing of N 51°34'49" E and a distance of 209.14' to a point, being the common corner of the property of Caldwell Partners LLC (now or formerly) recorded in Deed Book 10173, Page 372; thence following the common line thereof with a bearing of S 22°45'22" E and a distance of 134.88' to an existing bent rebar, being the common corner of the property of Shirley Knox Brown (now or formerly) recorded in Deed Book 33098, Page 17; thence following the common line thereof five (5) calls: (1) with a bearing of S 62°47'47" W and a distance of 134.61' to a set rebar; (2) with a bearing of S 12°35'50" W and a distance of 123.68' to a point; (3) with a bearing of S 08°04'01" W and a distance of 56.81' to an existing rebar; (4) with a bearing of S 82°44'06" E and a distance of 17.97' to an existing rebar; (5) with a bearing of S 08°03'01" W and a distance of 308.48' to an existing rebar, being the common corner of the property of David A Henkel & Jessica C Henkel (now or formerly) recorded in Deed Book 31778, Page 199; thence following the common line thereof three (3) calls: (1) with a bearing of N 83°48'20" W and a distance of 30.05' to a set rebar; (2) with a bearing of S 07°27'13" W and a distance of 200.48' to a set rebar; (3) with a bearing of S 82°40'02" E and a distance of 337.95' to an existing rebar on the westerly margin of the right-of-way of Old Statesville Rd (N.C. Hwy. 115); thence following the right-of-way thereof with a bearing of S 07°45'40" W and a distance of 59.20' to an existing rebar; being the point of BEGINNING, having an area of 11.665 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

PID 00544331

BEGINNING at a point within the right-of-way of Old Statesville Rd (N.C. Hwy 115), said point being on the westerly margin of the railroad right-of-way; thence with a bearing of N 82°40'02" W and a distance of 349.48' to a set rebar, being the common corner of the property of Caldwell Station LLC (now or formerly) recorded in Deed Book 27488, Page 833 and shown as Lot 2 on Map Book 49, Page 733; thence following the common line thereof three (3) calls: (1) with a bearing of N 07°27'13" E and a distance of 200.48' to a set rebar; (2) with a bearing of S 83°48'20" E and a distance of 30.05' to an existing rebar; thence with a bearing of S 82°29'05" E and a distance of 320.10' (passing a set rebar at 307.13') to a point on the westerly margin of the railroad right-of-way; thence following the margin of said right-of-way with a bearing of S 07°38'43" W and a distance of 200.06' to a point; being the point of BEGINNING, having an area of 1.611 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

PID 00544317

BEGINNING at a point within the right-of-way of Old Statesville Rd (N.C. Hwy 115), said point being on the westerly margin of the railroad right-of-way; thence with a bearing of N 82°29'05" W and a distance of 320.10' to a an existing rebar, being the common corner of the property of David A Henkel & Jessica C Henkel (now or formerly) recorded in Deed Book 31778, Page 199 and the property of Caldwell Station LLC (now or formerly) recorded in Deed Book 27488, Page 833 and shown as Lot 2 on Map Book 49, Page 733; thence following the common line of Caldwell Station LLC with a bearing of N 08°03'01" E and a distance of 158.48' to a point, being the common corner of the property of Shirley Knox Brown (now or formerly) recorded in Deed Book 26635, Page 310; thence following the common line thereof with a bearing of S 82°43'13" E and a distance of 318.82' to a point on the westerly margin of the railroad right-of-way; thence following the margin thereof two (2) calls: (1) with a bearing of S 07°34'23" W and a distance of 135.18' to a point; (2) with a bearing of S 07°38'43" W and a distance of 24.60' to a point; being the point of BEGINNING, having an area of 1.167 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

PID 00544318

BEGINNING at a point within the right-of-way of Old Statesville Rd (N.C. Hwy 115), said point being on the westerly margin of the railroad right-of-way; thence with a bearing of N 82°43'13" W and a distance of 318.82' to a point, being the common corner of the property of Connie Washam Heath (now or formerly) recorded in Deed Book 1612, Page 227, and being on the common line of the property of Caldwell Station LLC (now or formerly) recorded in Deed Book 27488, Page 833 and shown as Lot 2 on Map Book 49, Page 733; thence following the common line of Caldwell Station LLC with a bearing of N 08°03'01" E and a distance of 150.00' to an existing rebar, being the common corner of the property of Shirley Knox Brown (now or formerly) recorded in Deed Book 33098, Page 17; thence following the common line thereof with a bearing of S 82°52'53" E and a distance of 317.58' to a point on the westerly margin of the railroad right-of-way; thence following the margin thereof with a bearing of S 07°34'23" W and a distance of 150.88' to a point; being the point of BEGINNING, having an area of 1.099 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

PID 00544319

BEGINNING at a point within the right-of-way of Old Statesville Rd (N.C. Hwy 115), said point being on the westerly margin of the railroad right-of-way; thence with a bearing of N 82°52'53" W and a distance of 317.58' to an existing rebar, being the common corner of the property of Shirley Knox Brown (now or formerly) recorded in Deed Book 26635, Page 310 and the property of Caldwell Station LLC (now or formerly) recorded in Deed Book 27488, Page 833 and shown as Lot 2 on Map Book 49, Page 733; thence following the common line of Caldwell Station LLC four (4) calls: (1) with a bearing of N 82°44'06" W and a distance of 17.97' to an existing rebar; (2) with a bearing of N 08°04'01" E and a distance of 56.81' to a point; (3) with a bearing of N 12°35'50" E and a distance of 123.68' to a set rebar; (4) with a bearing of N 62°47'47" E and a distance of 134.61' to an existing bent rebar, being the common corner of the property of Caldwell Partners LLC (now or formerly) recorded in Deed Book 10173, Page 372; thence following the common line thereof with a bearing of S 84°44'53" E and a distance of 213.82' to a point on the westerly margin of the railroad right-of-way; thence following the margin thereof with a bearing of S 07°34'23" W and a distance of 262.84' to a point; being the point of BEGINNING, having an area of 1.855 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: NR(TND-O)
(SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBER 00544330 & 00544331.
4. DEED REFERENCES AS SHOWN.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710465200K, WITH A DATE OF IDENTIFICATION OF 11/16/2018.
7. AREA COMPUTED BY COORDINATE METHOD.
8. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
9. OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
10. LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.
11. DISTANCES SHOWN ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
R/W = RIGHT OF WAY
AC = AIR CONDITIONING UNIT
PWR = POWER PAD
PM = POWER METER
PP = POWER POLE
LP = LIGHT POLE
GM = GAS METER
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
FOB = FIBER OPTIC BOX
TSB = TRAFFIC SIGNAL BOX
WM = WATER METER
FES = FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
DU = DESTINATION UNKNOWN
SDE = STORM DRAINAGE EASEMENT
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
YI = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB
(T) = TOTAL DISTANCE

LEGAL DESCRIPTIONS OF RECORD

PID 00544330

Being all of Lot 2 as shown on Plat entitled "Caldwell Station Apartments" recorded in Map Book 49, Page 733 in the office of the register of deeds for Mecklenburg County North Carolina

PID 00544331

BEGINNING at an existing stone axle located in the line of Evelyn Knox Washam, now or formerly, said point BEGINNING further being located N 06-00-00 E 200.00 feet from an existing stone and #4 rebar, and running thence from said point of BEGINNING with the line of Evelyn Knox Washam, now or formerly, S 86-22-26 E 30.23 feet to an existing 1inch solid rod, common corners of Evelyn Knox Washam and Thomas C. Washam, nowor formerly; thence with the tine of Thomas C. Washam, now or formerly S 83-53-16 E (passing through a #4 rebar iron located at 302.10 feet on the westerly edge of the right-of-way of N.C. Highway #115) a total distance of 370.02 feet to a point located in the center of the Southern Railroad; thence running with the center line of the Southern Railroad S 06-06-22 W 200.00 feet to a point; thence with the line of Bobby B. Knox, now or formerly, N84-00-00W (passing through an existing 1 inch solid rod located at 58.75 feet within the right-of-way of NC Highway#115) a total distance of 399.87 feet to an existing stone and #4 rebar iron; thence with another line of Bobby S. Knox, now or formerly, N 06-00-00 E 200.00 feet to the point and place of BEGINNING, containing approximately 1.840 acres more or less. This description is in accordance with survey and plat entitled "Beard & Knox Investments" dated October A, 1990, prepared by Oon Ray Allen, N.C'RL.S.

PID 00544317

Beginning at a stake in the southeast corner of the 51-1/4 acre tract of the parties, of the first part and the comer of the R. Brice Knox lands, said stake being located in the center of the A." T. & O* railroad and running thence with the R. Brice Knox line N. 84° W. 370 feet to a stake; thence N. 6° East, 160 feet to a stake, said line being parallel with!the AT & O railroad; thence S. 84° E. 370 feet to a point in the center of the AT&O railroad, said line being parallel with the first line hereof; thence with the center of said AT&O railroad 160 feet to the point of beginning.

PID 00544318

BEGINNING at a point in the center of the A.T. & O. Railroad, said point being 160 feet north of the corner of the R. Brice Knox lands and the southeast corner of the 54 1/4 acre tract of land formerly owned by R.N. KNOX and MATTIE M. KNOX, said beginning point being also the northeast corner of the T.C. WASHAM lot and running thence with the T.C. WASHAM line north 84 degrees W. 370 feet to a point in the northwesterly corner of the T.C. WASHAM lot; thence north 6 degrees E. 150 feet to a stake, said line being parallel with the A.T. & O Railroad; thence south 84 degrees E. 370 feet to a point in the center of the A.T. & O. Railroad, said line being parallel with the first line hereof; thence with the center of said A.T. & O. railroad 150 feet to the point of beginning.

PID 00544319

BEGINNING at a point, the northeast corner of the J. H. and Hazeline Peoples tract described in Book 1677 at Page 309 in the Mecklenburg Public Registry and running thence with the northern line of said tract N. 84 W. 570 feet to a point; thence N. 6-04-20 E. 245.63 feet to a point; thence S. 85-52 570 feet to a point in the right of way of the Southern Railroad; thence S. 6 W. 264.2 feet to the point and place of Beginning and containing 3.334 acres as shown on a physical survey of the property of Neal Knox dated 28th of February 1971 by James C. Gamble, North Carolina Registered Land Surveyor.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 22-01034CH
COMMITMENT DATE: JANUARY 18, 2022 AT 08:00 AM

4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 49, PAGES 481 **(NO PLOTTABLE MATTERS)** AND 733 **(AS SHOWN)**.

5. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN DECLARATION OF EASEMENTS AND RESTRICTIONS FILED FOR RECORD IN BOOK 23355, PAGE 1 **(NO PLOTTABLE MATTERS)**; AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED IN BOOK 29005, PAGE 748 **(NO PLOTTABLE MATTERS)**, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

6. EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 1025, PAGE 10. **(BLANKET IN NATURE, NOT PLOTTABLE)**

7. AFFIDAVIT REGARDING EXISTING FARM ROAD RECORDED IN BOOK 3349, PAGE 433. **(NO EVIDENCE OF THIS ROAD WAS OBSERVED. ACCORDING TO THE DESCRIPTION, THIS ROAD WAS LOCATED SOMEWHERE ON THE SUBJECT PROPERTY)**

8. RIGHT OF WAY AGREEMENT TO THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 6658, PAGE 700. **(DEED IS ILLEGIBLE)**

9. EASEMENT AGREEMENT RECORDED IN BOOK 29529, PAGE 243. **(AS SHOWN)**

10. EASEMENT AGREEMENT RECORDED IN BOOK 30918, PAGE 444. **(AS SHOWN)**

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 22-02524CH
COMMITMENT DATE: FEBRUARY 10, 2022 AT 08:00 AM

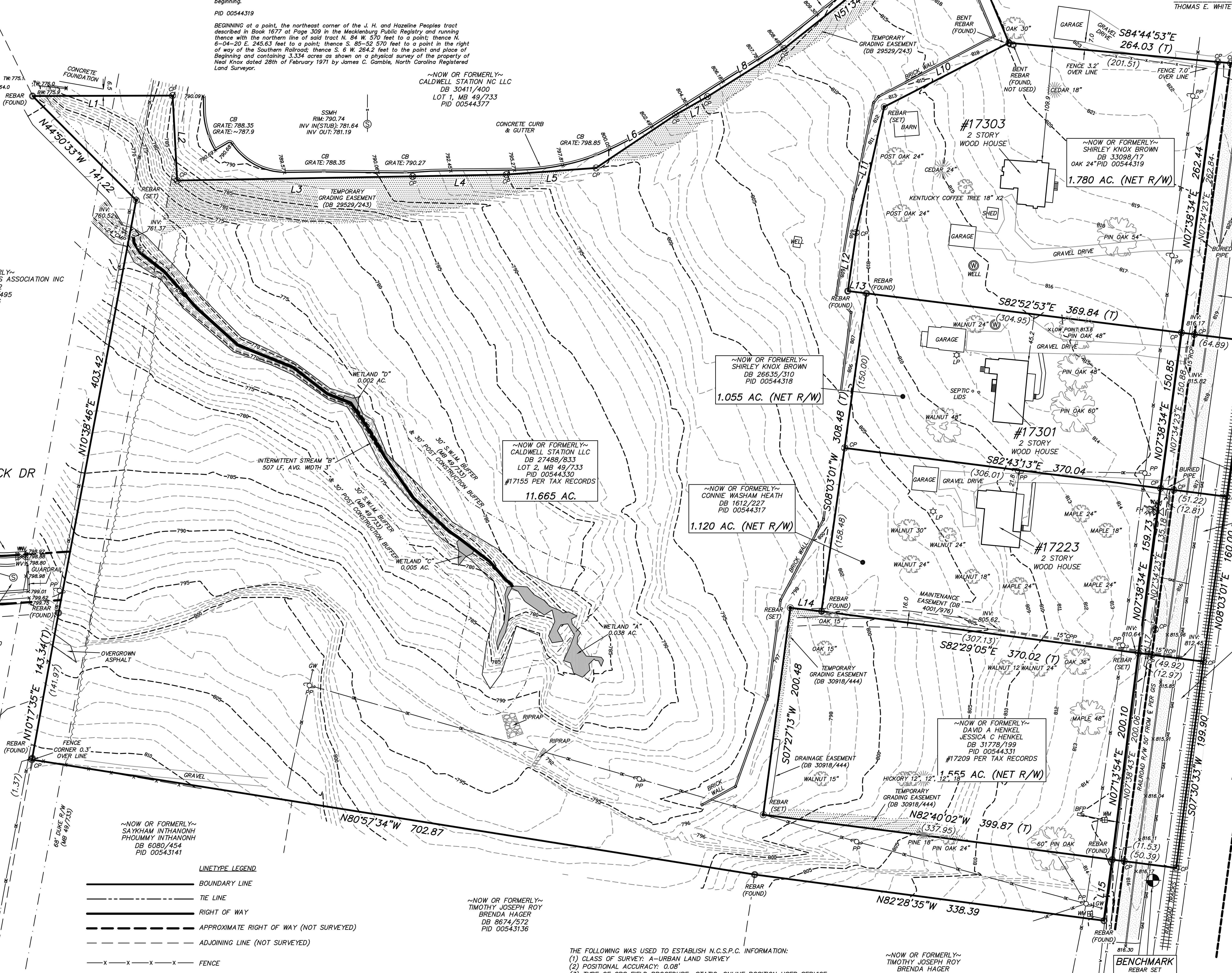
5. RIGHT-OF-WAY AGREEMENT TO THE COUNTY OF MECKLENBURG RECORDED IN BOOK 4001, PAGE 976. **(AS SHOWN)**

6. EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 1025, PAGE 9. **(BLANKET IN NATURE, NOT PLOTTABLE)**

7. EASEMENT(S) TO CORNELIUS MUTUAL CORPORATION RECORDED IN BOOK 1527, PAGE 149. **(BLANKET IN NATURE, NOT PLOTTABLE)**

THIS IS TO CERTIFY TO CHICAGO TITLE INSURANCE COMPANY & CHARTER PROPERTIES, INC. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),7(a),8,9 &13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3/21/2022.

THOMAS E. WHITE　　　DATE



OLD STATESVILLE RD
VARIABLE WIDTH PUBLIC RIGHT OF WAY
(N.C. HWY 115)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°48'46"E	134.53
L2	S03°04'34"E	81.79
L3	N88°58'56"E	226.24
L4	N88°51'59"E	89.92
L5	N85°47'39"E	86.49
L6	N56°13'14"E	92.09
L7	N60°27'27"E	35.07
L8	N57°50'38"E	86.73
L9	S22°45'22"E	134.88
L10	S62°47'47"W	134.61
L11	S12°35'50"W	123.68
L12	S08°04'01"W	56.81
L13	S82°44'06"E	17.97
L14	N83°48'20"W	30.05
L15	S07°45'40"W	59.20
L17	N07°38'43"E	24.60

LINETYPE LEGEND

- BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY
- APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
- ADJOINING LINE (NOT SURVEYED)
- FENCE
- STORM DRAIN PIPE
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELECOMMUNICATIONS
- UNDERGROUND WATER
- UNDERGROUND UTILITY (TYPE UNKNOWN)

UNDERGROUND UTILITIES MARKED BY:
PROBE UTILITY LOCATING
P.O. BOX 135
HUNTERSVILLE, NC 28070
(704) 594-1346
INFO@PROBEUTILITY.COM

THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:
(1) CLASS OF SURVEY: A-URBAN LAND SURVEY
(2) POSITIONAL ACCURACY: 0.08'
(3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: 2/21/2022
(5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
(6) PUBLISHED/FIXED-CONTROL USE: CORS SITES

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DG5757	NCLE LEXINGTON CORS ARP	N354853.143	W0801346.202	69090.2
DG5755	NCAL ALBEMARLE CORS ARP	N352017.303	W0801248.525	58505.5
DO2638	SCWR WHITE ROSE CORS ARP	N345857.038	W0811157.440	60737.0
DM3523	NCHI HICKORY CORS ARP	N354431.010	W0811830.934	53419.4
AI4198	HIPT HIGH POINT CORS ARP	N355756.486	W0800048.937	94731.0
DG7402	NCPO POLKTON CORS ARP	N345933.172	W0801037.857	78822.1
DK4043	NCSP SPINDALE CORS ARP	N352155.834	W0815457.348	97788.9
DH7137	NCMG MORGANTON CORS ARP	N354227.073	W0813923.998	79193.3
DF5767	DOBS DOBSON CORS ARP	N362531.514	W0804311.710	109276.8

(7) GEIOD MODEL: GEOID18; NAVD 88
(8) COMBINED GRID FACTOR(S): 0.99984419
(9) UNITS: U.S. SURVEY FEET

SYMBOL LEGEND

- SET MONUMENT (TYPE INDICATED)
- EXISTING MONUMENT (TYPE INDICATED)
- CP CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- WELL
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- TMH TELEPHONE/COMMUNICATIONS MANHOLE
- EMH ELECTRIC MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- LP LIGHT POLE
- PP POWER/UTILITY POLE
- BFP BACK FLOW PREVENTOR
- GW GUY WIRE
- CB CATCH BASIN
- DI DROP INLET
- YI YARD INLET

DATE	REVISIONS:
5/6/22	ADDITIONAL PARCELS
5/11/22	TREE LOCATIONS & SSMH

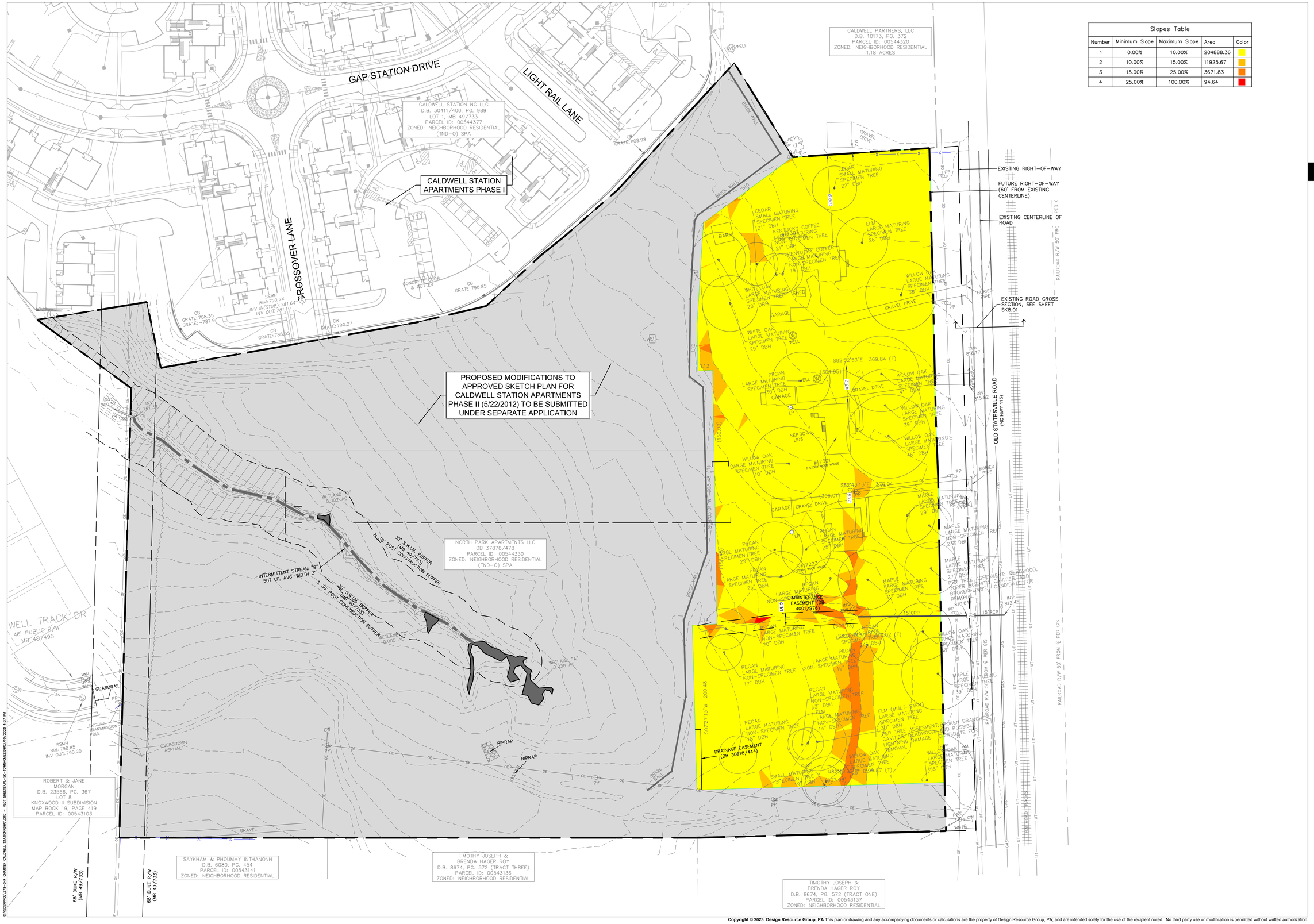
SCALE: 1" = 60'
PROJECT: 22-0038
DRAWN BY: NB
FIELD WORK: MB/MM
MARCH 22, 2022
DWG: CARLSON\2022\BAT\Old Statesville Rd #17155 (Caldwell)
COGO: 2022\O\Old Statesville Rd #17155 (Caldwell)

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, NCPLS & SCPLS 704-889-7601
CERTIFICATE OF AUTHORIZATION NC:C-1242 SC:886

AN ALTA/NSPS LAND TITLE SURVEY SHOWING

17155 OLD STATESVILLE RD

SURVEYED FOR: CHARTER PROPERTIES, INC.
AREA: 13.506 AC.
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	204888.36	
2	10.00%	15.00%	11925.67	
3	15.00%	25.00%	3671.83	
4	25.00%	100.00%	94.64	

DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.1987 03/10/23 BRIAN W. GRAHAM

SKETCH PLAN

CHARTER CALDWELL STATION

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

EXISTING FEATURES PLAN

25 0 25 50
SCALE: 1"=50'

PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

MARCH 10, 2023

REVISIONS:

SK1.00

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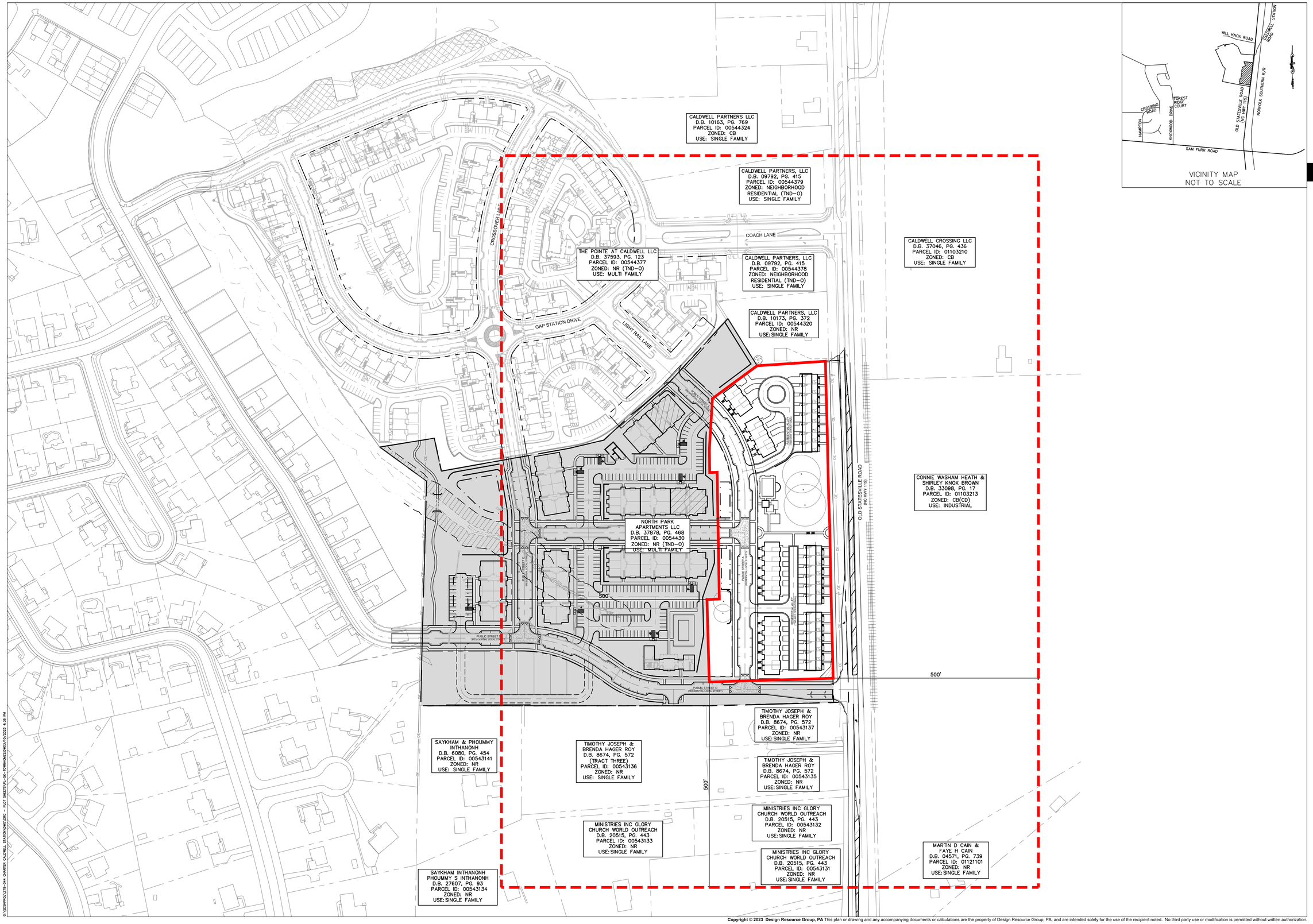

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DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
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W www.drgrp.com

NORTH CAROLINA
CORPORATE SEAL
C-95
C-2165
NCBELS
DESIGN RESOURCE GROUP, P.A.

NORTH CAROLINA
REGISTERED
No.1987
03/10/23
LANDSCAPE ARCHITECT
BRIAN W. GRAHAM

SKETCH PLAN

CHARTER CALDWELL STATION

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

SITE CONTEXT PLAN

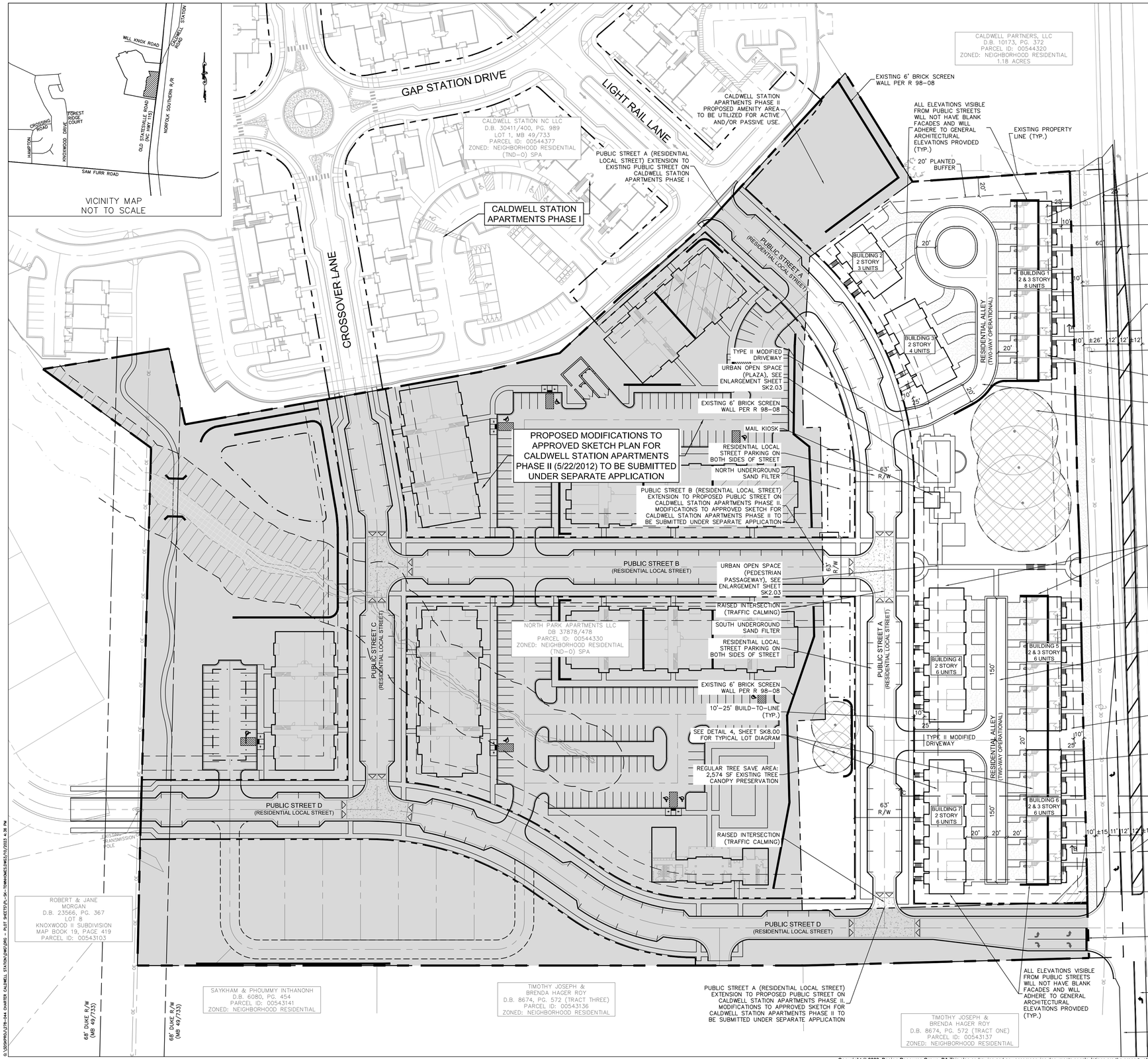
50 0 50 100
SCALE: 1"=100'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

MARCH 10, 2023

REVISIONS:

SK2.00



SITE DATA

TAX MAP NO:	00544317, 00544318, 00544319, 00544331
STREET ADDRESS:	17301 OLD STATESVILLE ROAD
CURRENT ZONING:	NR
REZONING PETITION:	R 98-08
EXISTING SITE AREA:	5.51 ACRES (239,966 SF)
RIGHT-OF-WAY DEDICATION:	1.67 ACRES (72,769 SF)
NET SITE AREA:	3.84 ACRES (167,197 SF)
EXISTING USE:	SINGLE FAMILY
PRINCIPAL USE:	TOWNHOMES FOR RENT
PROPOSED UNITS:	39 (3 BEDROOM) TOWNHOMES (FOR RENT)
PROPOSED DENSITY:	7.08 DUA
NON-RESIDENTIAL AREA:	N/A
PROPOSED NUMBER OF LOTS:	3
MINIMUM PARKING REQUIRED:	57 SPACES (1.5 SPACES PER UNIT)
PARKING PROVIDED:	29 ON STREET SPACES 59 TANDEM DRIVEWAY SPACES 59 GARAGE SPACES 147 SPACES (3.77 SPACES PER UNIT)
BUILDING TYPE:	ATTACHED HOUSE (FOR RENT)
BUILDING HEIGHT:	2 & 3 STORY (2 STORY FRONTING PUBLIC STREETS)
BUILD-TO-RANGE/SETBACKS:	
OLD STATESVILLE ROAD:	10'-25'
INTERNAL PUBLIC STREETS:	10'-25'
MINIMUM BUILDING SEPARATION:	10'
CORNER:	10'
SIDE:	5'
REAR:	N/A
CANOPY TREE SAVE REQUIRED:	10% OF 5.51 ACRES (239,966 SF)=23,997 SF
CANOPY TREE SAVE PROVIDED:	
REGULAR CANOPY TREE AREA:	2,574 SF
SPECIMEN CANOPY TREE AREA:	14,342 SF
SPECIMEN TREE BONUS (50%):	7,171 SF
TOTAL CANOPY TREE AREA:	24,087 SF
REQUIRED SPECIMEN TREE SAVE:	10% OF 22 SPECIMEN TREES ON SITE = 3
SPECIMEN TREES TO BE REMOVED:	19
SPECIMEN TREES TO REMAIN:	3 (13.6%)
URBAN OPEN SPACE:	PLAZA AND PEDESTRIAN PASSAGEWAY
AMENITY:	TOWNHOME DEVELOPMENT TO HAVE USE/ACCESS TO PHASE II APARTMENT CLUBHOUSE AND AMENITIES. DOCUMENTATION TO BE PROVIDED AT PRELIMINARY PLAN, IF SKETCH PLAN IS APPROVED
TRASH AND RECYCLING:	INDIVIDUAL ROLLOUT CONTAINERS (PRIVATE COLLECTION SERVICE)
ESTIMATE COMPLETION TIMELINE:	2025

WATERSHED INFORMATION

REGULATED DRINKING WATERSHED:	NO
WATERSHED DISTRICT:	MCDOWELL
DENSITY	HIGH DENSITY
IMPERVIOUS AREA:	2.73 ACRES (118,840 SF) 49.5%
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA PROVIDED:	70%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	NONE

REQUESTED MODFICATIONS:

PROPOSED MODIFICATION TO EXCEED 500' MAXIMUM BLOCK LENGTH TO ALLOW FOR PROPOSED 775' BLOCK LENGTH DUE TO NCDOT NOT ALLOWING ADDITIONAL PUBLIC ROAD/DRIVEWAY CONNECTION TO OLD STATESVILLE ROAD. PROPOSED PEDESTRIAN CONNECTION TO BE PROVIDED IN LIEU OF STREET CONNECTION.

NOTE:

PROPOSED MODIFICATIONS TO APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II (5/22/2012) TO BE SUBMITTED UNDER SEPARATE APPLICATION. THIS PROJECT (CHARTER CALDWELL STATION) CANNOT BE BUILT WITHOUT REVISIONS TO CALDWELL STATION APARTMENTS – PHASE II. THESE REVISIONS ARE CONCURRENTLY BEING REVIEWED BY TOWN OF HUNTERSVILLE.

GENERAL 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 AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR 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. MODIFICATIONS TO PLAN MY 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. ARTICLE 8.16.1: 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' FEET. DEVELOPERS SHALL HAVE THE OPTION TO PROVIDE LOTS WIDTHS 50' FEET WIDE OR LESS WHEN ALLEY ACCESS ALLOWING ON-SITE 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 FEET WIDE OR LESS WITHOUT AN ALLEY PROVIDED IT CAN DEMONSTRATED 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.
7. ARTICLE 8.16.2: ALLEY ACCESS FOR ON-SITE PARKING IS STRONGLY ENCOURAGED FOR THREE-UNIT OR MORE ATTACHED HOUSE TYPES.
8. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
9. ALL ALLEYWAYS SHALL BE OPEN FROM GENERAL USAGE BY THE GENERAL PUBLIC BUT SHALL NOT BE ACCEPTED BY THE PUBLIC FOR MAINTENANCE. MAINTENANCE SHALL BE RESPONSIBILITY OF DEVELOPER/ASSOCIATIONS OF HOMEOWNERS.
10. BUILD-TO LINE (10-25' ALONG PUBLIC ROADS). 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 ERECTED; INTENDED TO CREATE AN EVEN BUILDING FAÇADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).
11. MAIL DELIVERY TO BE A COMMUNAL STRUCTURE FOR THE ENTIRE PROJECT. TRASH AND RECYCLING TO BE PROVIDED VIA PRIVATE COLLECTION.
12. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY.
13. RETAINING WALL PLANS ARE REQUIRED TO BE SUBMITTED WITH FIRST SUBMITTAL OF CONSTRUCTION DOCUMENTS REVIEW.
14. STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURE MANUAL
15. TIA DETERMINATION OF NEED WAS SUBMITTED AND NO TIA WAS REQUIRED.
16. THE SITE WILL BE SERVED THROUGH A MIXTURE OF PUBLIC AND PRIVATE UTILITIES. THROUGHOUT ON-SITE PUBLIC ROADS, CHARLOTTE WATER AND SEWER SERVICE WILL BE EXTENDED AND USED AS CONNECTION POINTS FOR PRIVATE WATER AND SEWER.

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SKETCH PLAN

CHARTER CALDWELL STATION

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

SKETCH PLAN

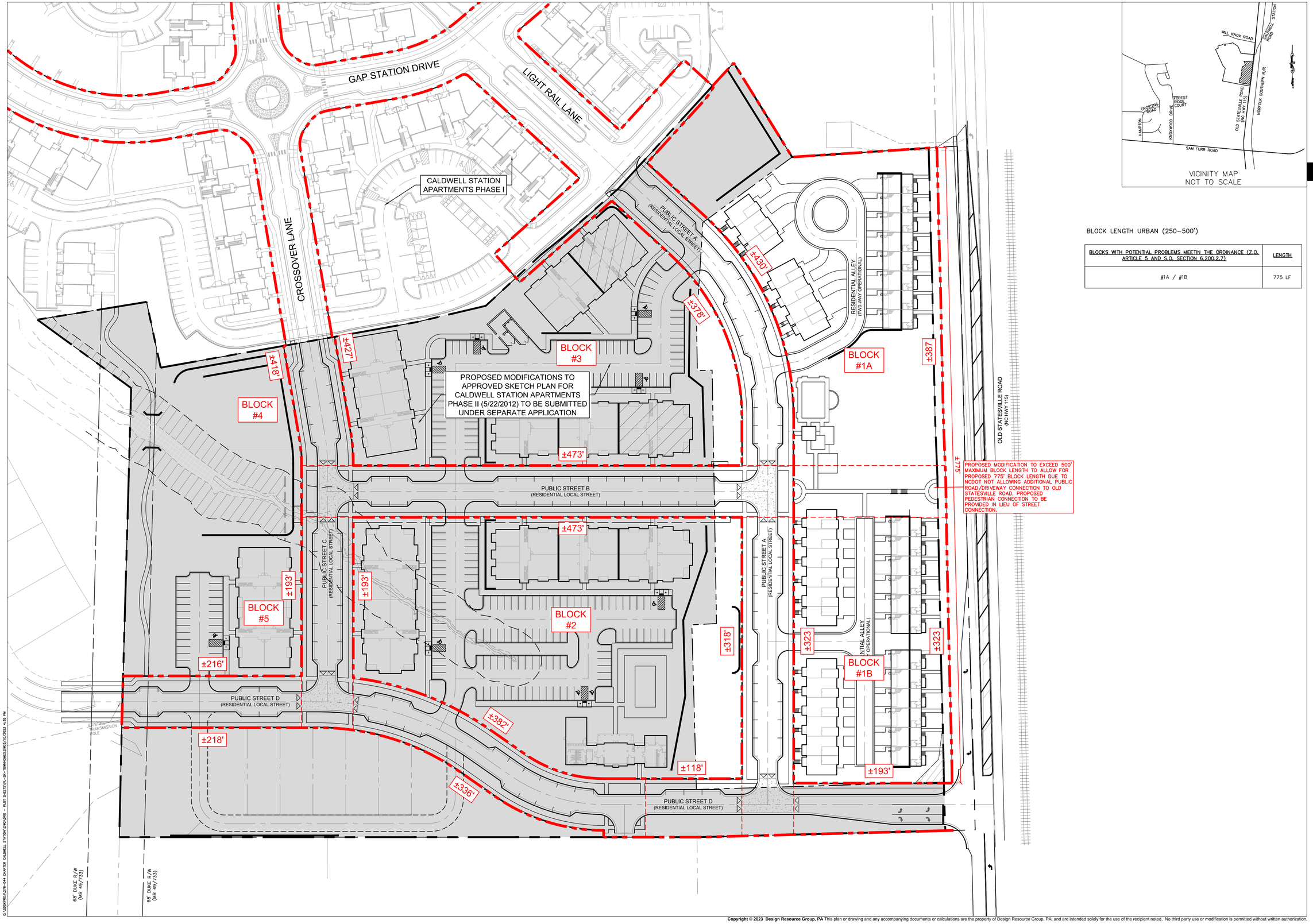
25 0 25 50
SCALE: 1"=50'
N

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

MARCH 10, 2023

REVISIONS:

SK2.01



VICINITY MAP
NOT TO SCALE

BLOCK LENGTH URBAN (250–500')

BLOCKS WITH POTENTIAL PROBLEMS MEETIN THE ORDINANCE (Z.O. ARTICLE 5 AND S.O. SECTION 6.200.2.7)	LENGTH
#1A / #1B	775 LF

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BLOCK LENGTH PLAN

25 0 25 50
SCALE: 1"=50'

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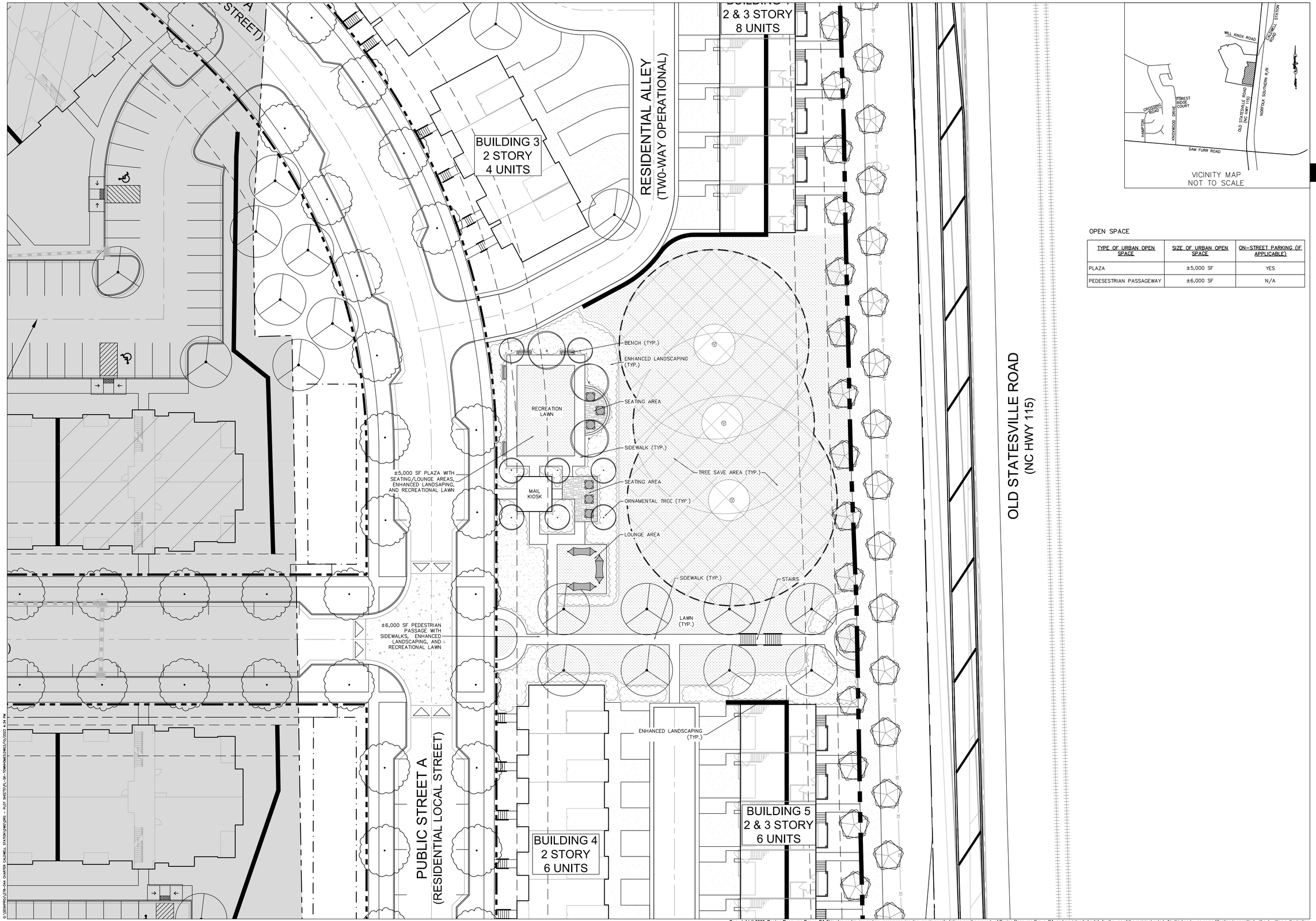

VICINITY MAP
NOT TO SCALE

OPEN SPACE

TYPE OF URBAN OPEN SPACE	SIZE OF URBAN OPEN SPACE	ON-STREET PARKING (IF APPLICABLE)
PLAZA	±5,000 SF	YES
PEDESESTRIAN PASSAGEWAY	±6,000 SF	N/A

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URBAN OPEN SPACE PLAN

SCALE: 1"=20'

PROJECT #: 278-044
DRAWN BY: MM
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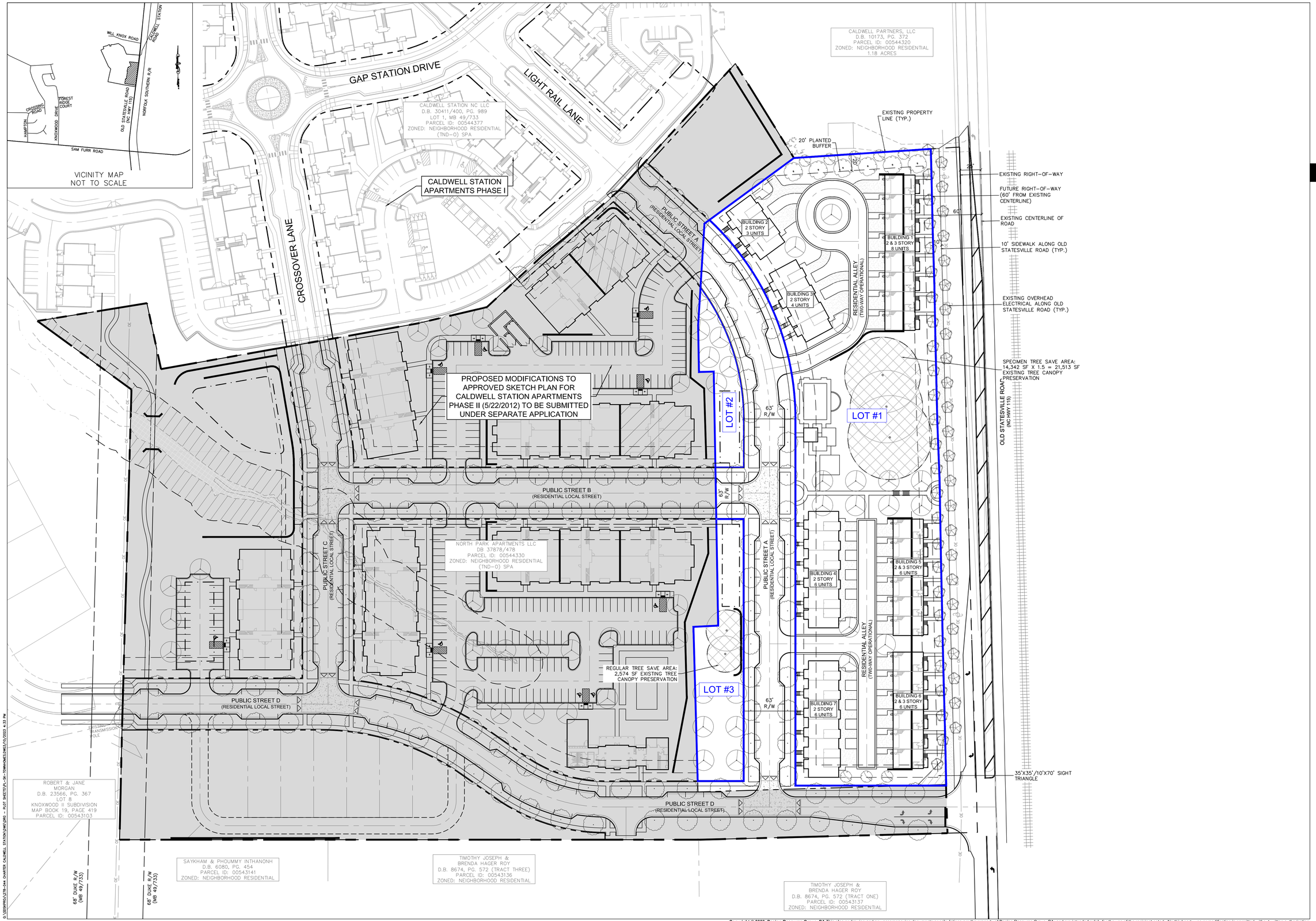

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LOT PLAN

25 0 25 50
SCALE: 1"=50'

PROJECT #:	278-044
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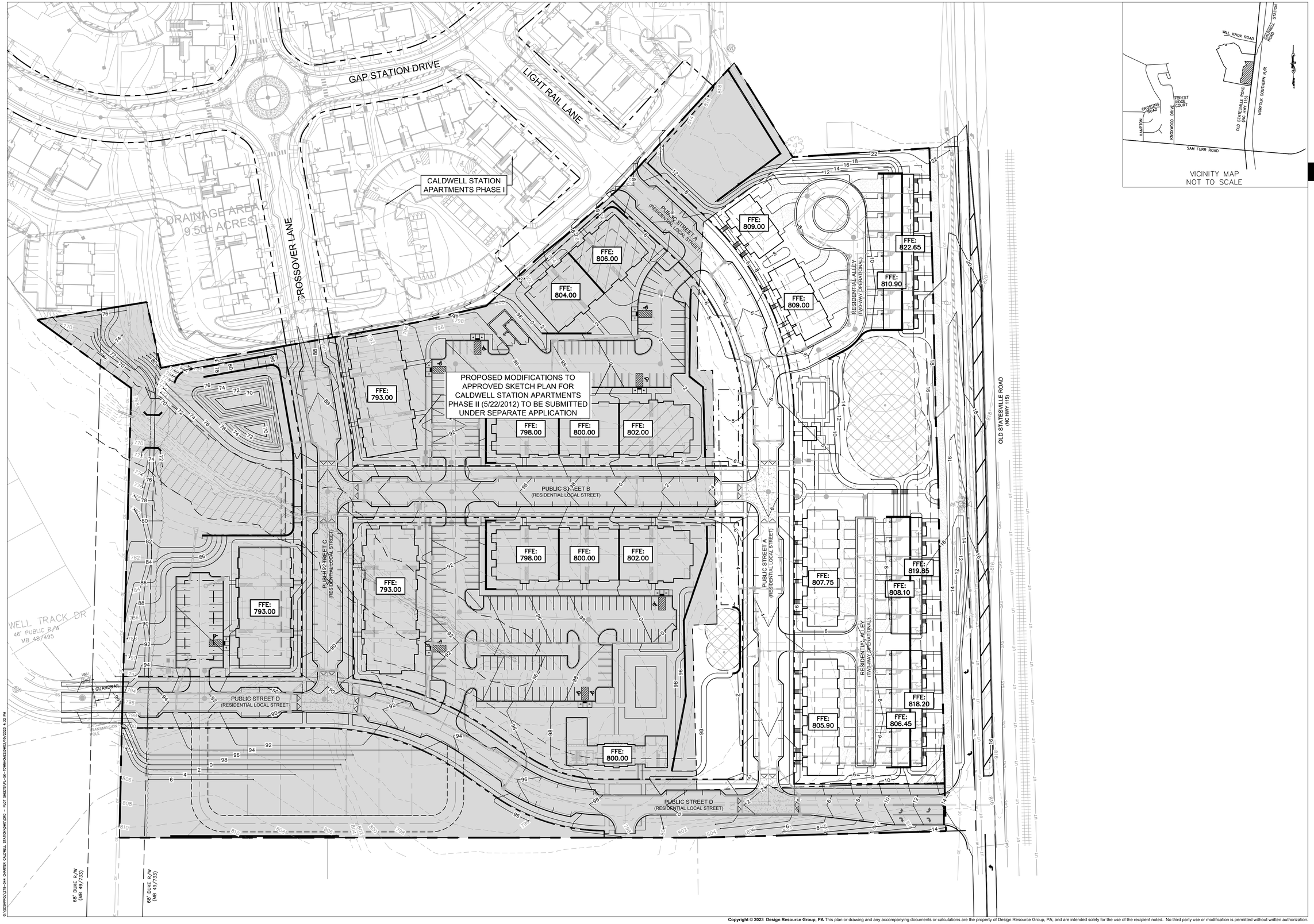

VICINITY MAP
NOT TO SCALE

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GRADING PLAN

25 0 25 50
SCALE: 1"=50'

PROJECT #:	278-044
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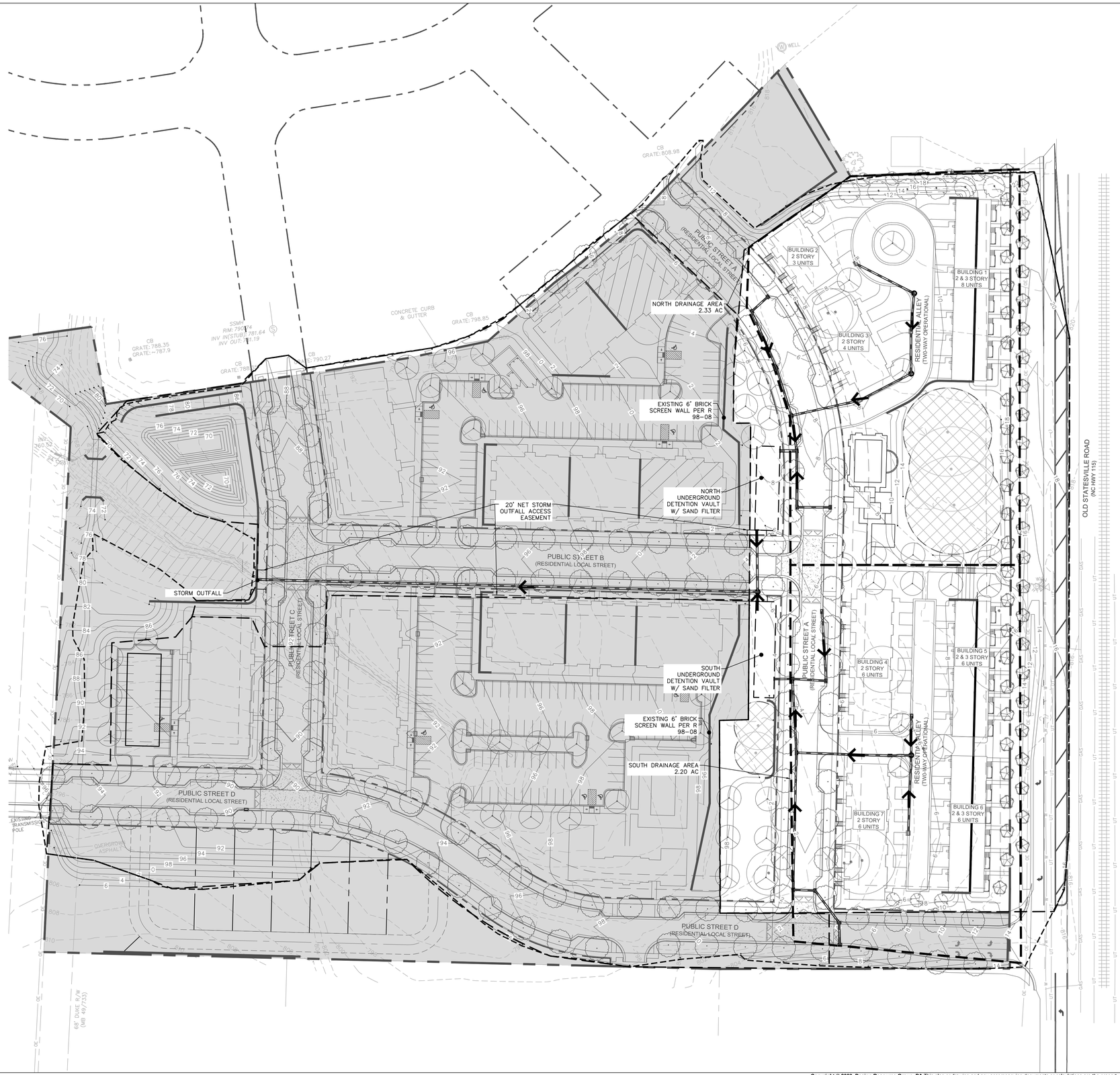

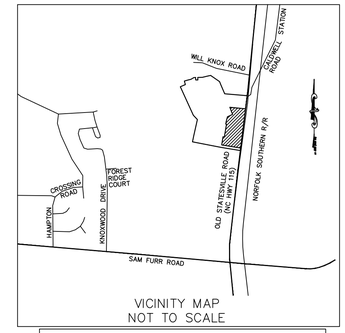

VICINITY MAP
NOT TO SCALE

STORM DRAINAGE LEGEND

- MANHOLE (NCDOT DET.840.52)
- CATCH BASIN (NCDOT DET.840.02)
- DROP INLET (NCDOT DET.840.14)
- ADS NYLOPLAST INLINE DRAIN. CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL SHEETS)
- ADS NYLOPLAST INLINE CLEANOUT. CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL SHEETS)
- RCP
- EXISTING STORM DRAINAGE PIPE
- HDPE

PRE AND POST DEVELOPMENT SUMMARY CHART

	NORTH AREA	SOUTH AREA
PRE-DEVELOPMENT		
DRAINAGE AREA (AC)	2.33	2.20
2-YR STORM EVENT BMP (CFS)	1.76	1.6
10-YR STORM EVENT BMP (CFS)	4.89	4.61
	SAND FILTER	**SAND FILTER**
POST-DEVELOPMENT		
DRAINAGE AREA (AC)	2.33	1.98
PERCENT IMPERVIOUS AREA	72%	70%
2-YR STORM EVENT BMP (CFS)	0.61	0.64
PRE VS POST DIFFERENCE (CFS)	-1.15	-0.96
10-YR STORM EVENT BMP (CFS)	4.33	4.33
PRE VS POST DIFFERENCE (CFS)	-0.56	-0.28
WQ VOLUME REQUIRED (CF)	5,881	5,445
WQ VOLUME PROVIDED (CF)	5,881	5,445
CP_v VOLUME REQUIRED (CF)	12,021	10,959
CP_v VOLUME PROVIDED (CF)	12,022	10,959

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STORMWATER MANAGEMENT PLAN

25 0 25 50
SCALE: 1" = 50'

PROJECT #: 278-044
DRAWN BY: KAH
CHECKED BY: JBB

MARCH 10, 2023

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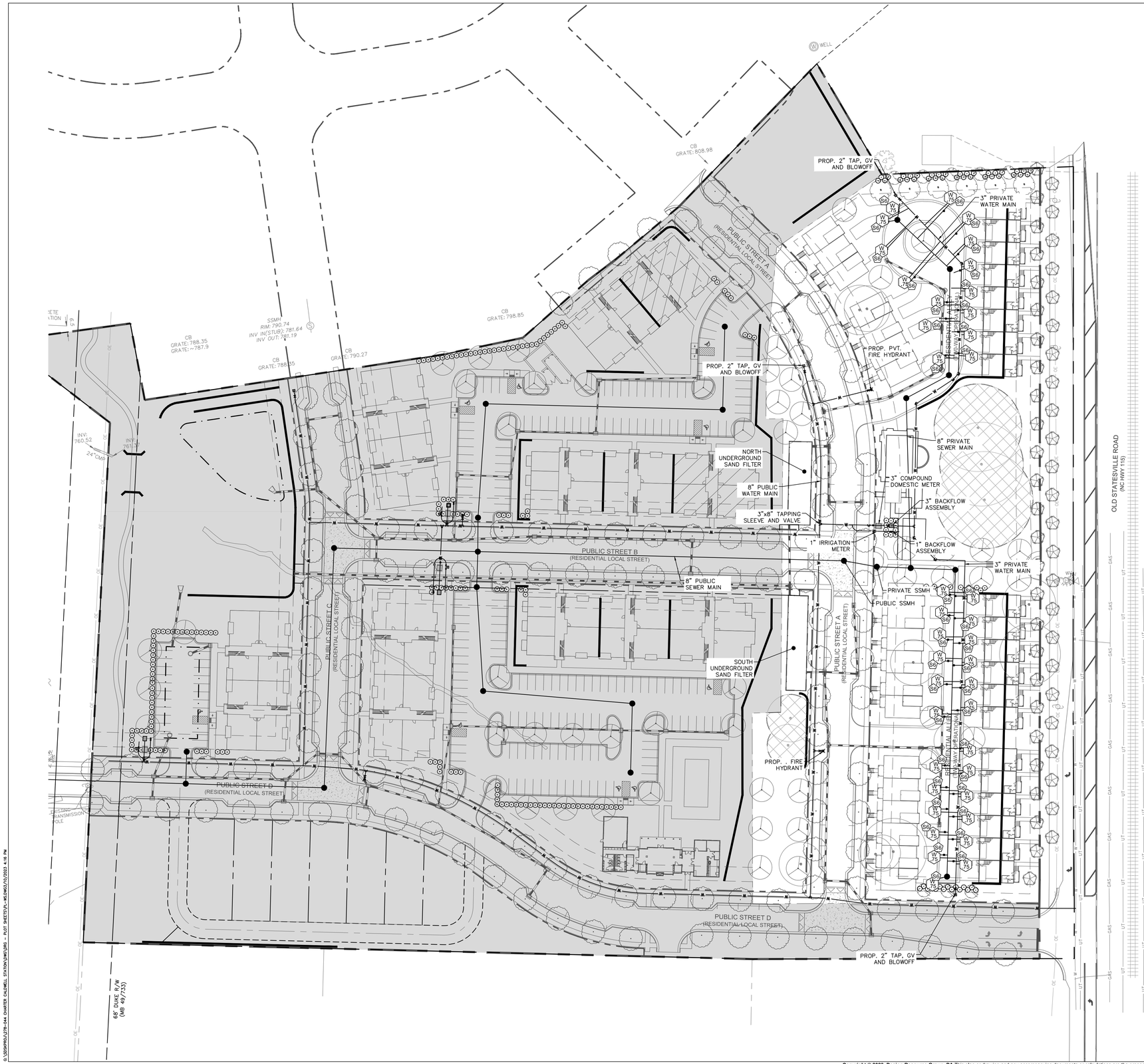

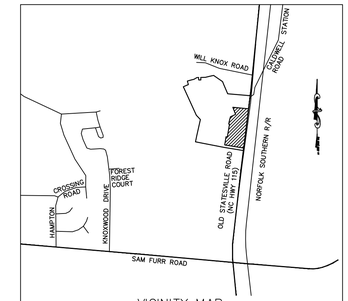

VICINITY MAP
NOT TO SCALE

LEGEND

	4' PRECAST MANHOLE
	SANITARY SEWER CLEANOUT
	8" PVC SANITARY SEWER (SDR 35)
	45° VERTICAL BEND
SV	X" CLEAN OUT, X" SAN. SWR LAT. 5' OFF BLDG.
WV	X" DOMESTIC WATER SVC., X" GV., X" PLUG, 5' OFF BLDG.
FV	X" FIRE SERVICE, X" GV., X" PLUG, 5' OFF BLDG.
	FIRE DEPARTMENT CONNECTION
	REMOTE FIRE DEPARTMENT CONNECTION
	YARD HYDRANT
	WATER REDUCER
	WATER GATE VALVE
	TEE WITH THRUST BLOCKING
	BLOW OFF WITH GV AND REDUCER
	PROPOSED FIRE HYDRANT
	WATER MAIN AND SERVICES
	TRENCH RESURFACING
	RIGHT-OF-WAY
	SETBACK
XX	XX° BEND W/ THRUST BLOCKING
BV	BACKWATER VALVE

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SKETCH PLAN

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UTILITY PLAN

25 0 25 50
SCALE: 1" = 50'

PROJECT #:	278-044
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CHECKED BY:	JBB

MARCH 10, 2023

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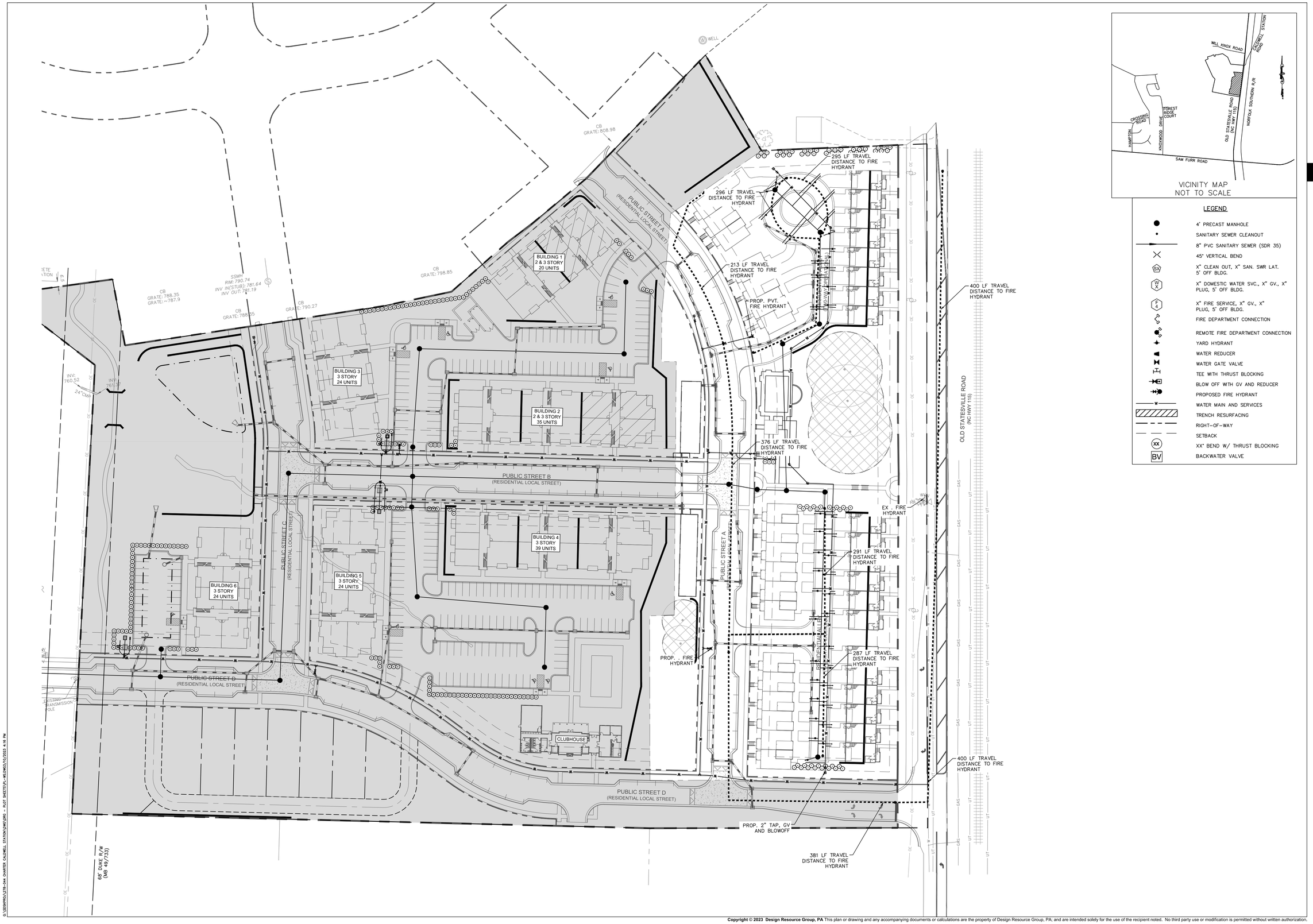

VICINITY MAP
NOT TO SCALE

LEGEND

- 4' PRECAST MANHOLE
- SANITARY SEWER CLEANOUT
- 8" PVC SANITARY SEWER (SDR 35)
- 45° VERTICAL BEND
- X" CLEAN OUT, X" SAN. SWR LAT. 5' OFF BLDG.
- X" DOMESTIC WATER SVC., X" GV., X" PLUG, 5' OFF BLDG.
- X" FIRE SERVICE, X" GV., X" PLUG, 5' OFF BLDG.
- FIRE DEPARTMENT CONNECTION
- REMOTE FIRE DEPARTMENT CONNECTION
- YARD HYDRANT
- WATER REDUCER
- WATER GATE VALVE
- TEE WITH THRUST BLOCKING
- BLOW OFF WITH GV AND REDUCER
- PROPOSED FIRE HYDRANT
- WATER MAIN AND SERVICES
- TRENCH RESURFACING
- RIGHT-OF-WAY
- SETBACK
- XX° BEND W/ THRUST BLOCKING
- BV BACKWATER VALVE

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FIRE AND SAFETY PLAN

25 0 25 50
SCALE: 1" = 50'

PROJECT #:	278-044
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MARCH 10, 2023

REVISIONS:

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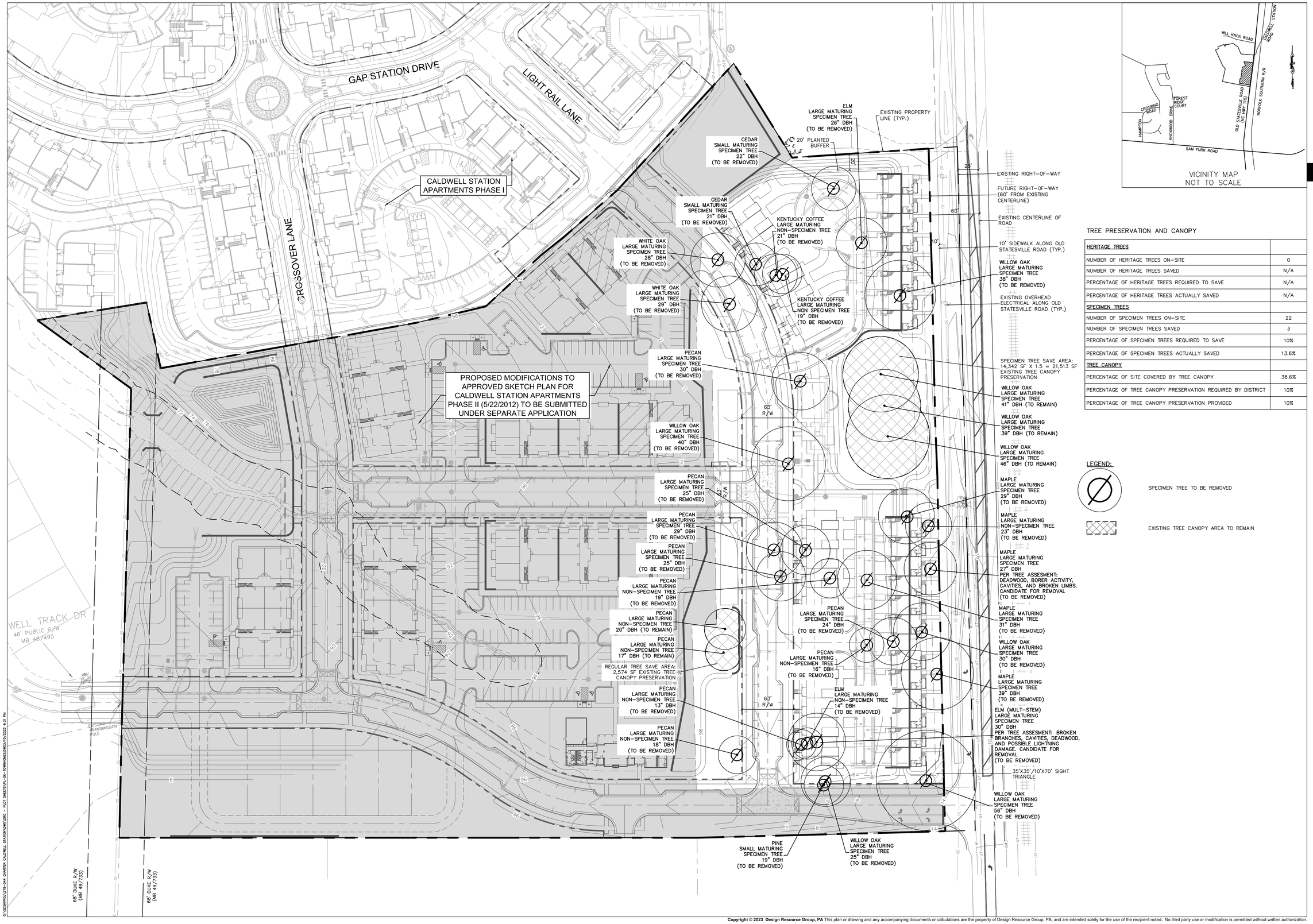

VICINITY MAP
NOT TO SCALE

TREE PRESERVATION AND CANOPY

HERITAGE TREES	
NUMBER OF HERITAGE TREES ON-SITE	0
NUMBER OF HERITAGE TREES SAVED	N/A
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE	N/A
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED	N/A
SPECIMEN TREES	
NUMBER OF SPECIMEN TREES ON-SITE	22
NUMBER OF SPECIMEN TREES SAVED	3
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE	10%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED	13.6%
TREE CANOPY	
PERCENTAGE OF SITE COVERED BY TREE CANOPY	38.6%
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT	10%
PERCENTAGE OF TREE CANOPY PRESERVATION PROVIDED	10%

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REGISTERED
LANDSCAPE ARCHITECT
No.1987
03/10/23
BRIAN W. GRAHAM

SKETCH PLAN

CHARTER CALDWELL STATION

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

TREE INVENTORY PLAN

25 0 25 50
SCALE: 1"=50'

PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

MARCH 10, 2023

REVISIONS:

SK6.00

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TREE PLANTING NOTES

PLANTING MATERIAL

1. MINIMUM SHADE TREE SIZE AT PLANTING IS 2"–2.5" CALIPER AND 10'–12' TALL AT TIME OF PLANTING. ORNAMENTAL TREES SHALL MEASURE 1.5–2" CALIPER FOR SINGLE–STEM AND 1–1.5" CALIPER FOR ALL MULTI–STEM TREES AND BE A MINIMUM 8' IN HEIGHT AT TIME OF PLANTING.
2. LARGE SHRUBS, PLANTED FOR SCREENING PURPOSES SHALL MEASURE A MINIMUM OF 3–3.5' IN HEIGHT AT TIME OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES SHALL FORM A REQUIRED DENSITY TO BLOCK VISIBILITY WITHIN 3 YEARS FROM DATE OF INSTALLATION.
3. SMALL SHRUBS SHALL MEASURE A MINIMUM OF 36" IN SPREAD AND/OR HEIGHT AT TIME OF PLANTING.
4. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI–STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL–DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO–DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREE SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN ½ INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUCK SHALL BE MORE THAN ONE–HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT IS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING ROOT BALL/FLARE WILL NOT BE ACCEPTED.
5. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY THE ADMINISTRATOR.
6. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
7. THE PRESENCE OF OVERHEAD POWER LINES REQUIRES STREET YARD TREES TO BE ORNAMENTAL TREES. LARGER SHADE TREE VARIETIES ARE ENCOURAGED WHERE OVERHEAD POWER LINES ARE NOT PRESENT.

PLANTING REQUIREMENTS

8. SEE DETAILS 1–3 SHEET C8.02 FOR TREE AND SHRUB PLANTING DETAILS.
9. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
10. ALL STRAPPING, AND TOP ⅓ OF OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
11. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB–BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
12. TREES PLANTED IN NCDOT RIGHT–OF–WAY WILL NEED APPROVAL FROM NCDOT.

UTILITY ISSUES

13. IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S), CALL LANDSCAPE ARCHITECT TO RESOLVE PRIOR TO UTILITY INSTALLATION.
14. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES
15. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING
16. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

AMENDED SOIL (AS):

AMENDED SOIL (AS) MAY BE MET IN ONE OF THE FOLLOWING WAYS:

1. PREPARING THE EXISTING SOIL FOR PLANTING BY TILLING TO A DEPTH OF 18", AND ADDING SOME NEW PLANTING MIX AND/OR ORGANIC MATTER. THIS OPTION MAY ALSO REQUIRE THE REMOVAL OF SOME EXISTING SOIL ALONG WITH OTHER MITIGATION WORK AND SOIL AMENDMENTS TO IMPROVE SOIL STRUCTURE.

2. REMOVING ALL EXISTING SOIL FROM A TREE ORDINANCE PROTECTED/REQUIRED PLANTING AREA AND REPLACING IT WITH NEW PLANTING MIX AND OTHER SOIL AMENDMENTS.

PLANTING MIX USED FOR AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN–MADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, NEW/ADDED PLANTING MIX SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGES OF CONSTITUENTS:

CLAY	MIN. 10%/MAX. 40%	SAND	MIN. 20%/MAX. 50%
SILT	MIN. 20%/MAX. 50%	ORGANIC MATTER	MIN. 5%/MAX. 10%

ORGANIC MATTER IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS. PERCENTAGE OF ORGANIC MATTER SHALL BE DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES.

AMENDED SOIL SHALL HAVE AN ACIDITY RANGE OF pH 5.5 TO 7.0.

AMENDED SOIL SHALL HAVE A CATION EXCHANGE CAPACITY (CEC) FROM 5 TO 25 CMOL +/KG(MEQ/100G)

AMENDED SOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

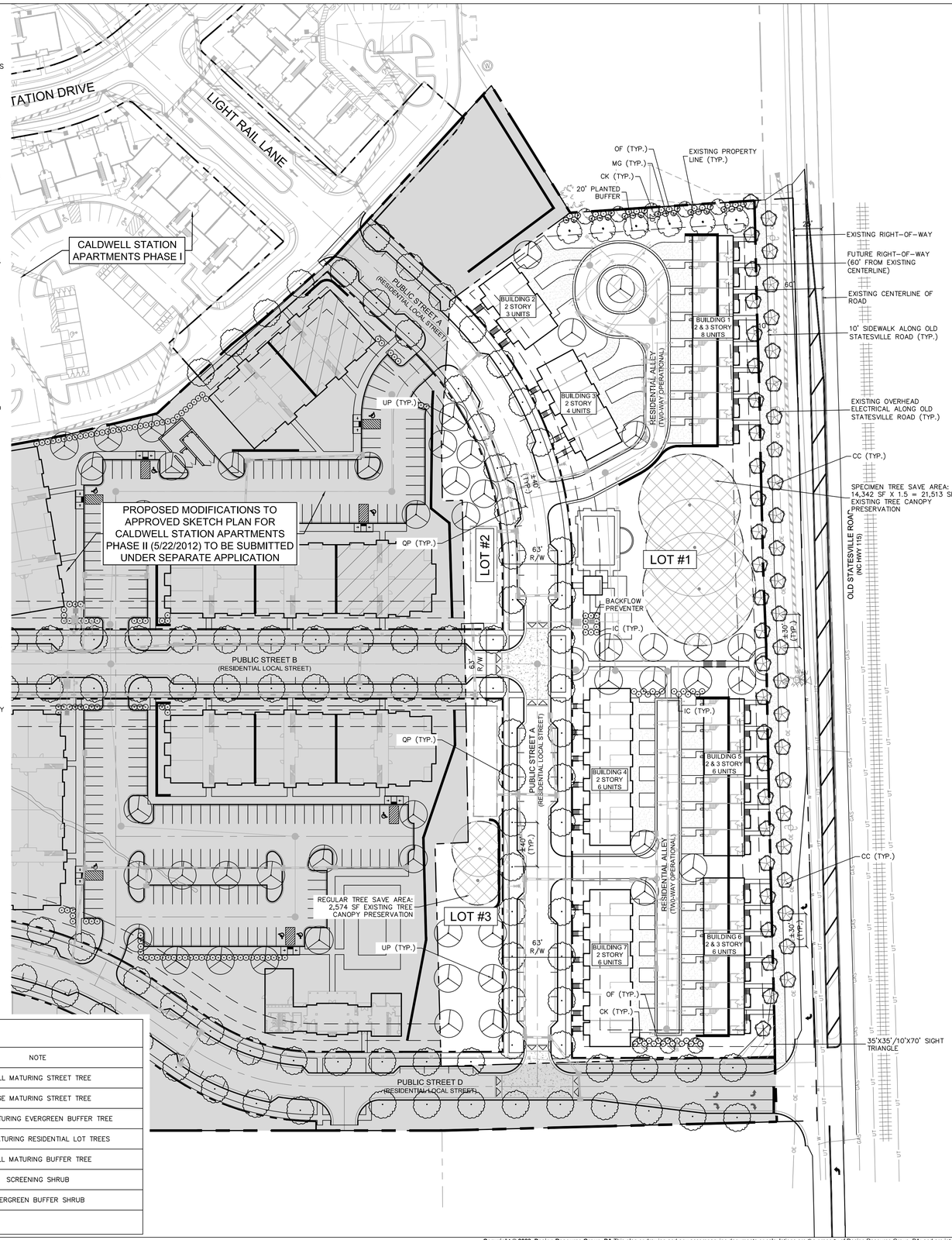
LAB TESTING MAY BE REQUIRED TO VERIFY THE QUALITY OF EXISTING SOILS, AS AND OTHER SOIL AMENDMENTS.

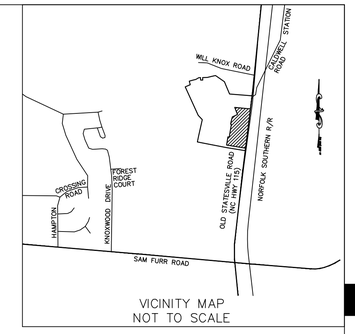
INSTALLATION GUARANTEE REQUIRED:

- 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 OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
- 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:

- DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH THE TOWN OF HUNTERSVILLE 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.





VICINITY MAP
NOT TO SCALE

PERIMETER TREE REQUIREMENTS

SMALL MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 30' O.C. BETWEEN EXISTING STREET AND PROPOSED SIDEWALK. PROPERTIES LOCATED ON MAJOR/MINOR THOROUGHFARE SHALL ADD AN ADDITIONAL ROW OF STREET TREES BEHIND PROPOSED SIDEWALK. TREES SHALL BE STAGGERED FROM THE TREES IN THE R/W.

OLD STATESVILLE ROAD – 771 LF
REQUIRED: 771/30 = 26 (X2) = 52 TREES
PROVIDED: 50 TREES

LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40' O.C.

PUBLIC STREET A (WEST SIDE) – 546 LF
REQUIRED: 546/40 = 14 TREES
PROVIDED: 14 TREES

PUBLIC STREET A (EAST SIDE) – 716 LF
REQUIRED: 716/40 = 18 TREES
PROVIDED: 15 TREES

PUBLIC STREET B (NORTH SIDE) – 34 LF
REQUIRED: 34/40 = 1 TREE
PROVIDED: 1 TREE

PUBLIC STREET B (SOUTH SIDE) – 33 LF
REQUIRED: 33/40 = 1 TREE
PROVIDED: 1 TREE

BUFFER YARD REQUIREMENTS

20' (3,321 SF) PLANTED BUFFER (NO EXISTING PLANT MATERIAL IN BUFFER)

REQUIRED: (PER 1,000 SF)
TREES: 3 TREES PER 1,000 SF OF BUFFER AREA, 25% LARGE MATURING, 25% SMALL MATURING, 25% EVERGREEN
SHRUBS: 10 SHRUBS PER 1,000 SF, 100% EVERGREEN

PROVIDED:
TREES: 5 LARGE MATURING EVERGREEN TREES, 5 SMALL MATURING TREES
SHRUBS: 34 EVERGREEN SHRUBS

RESIDENTIAL LOT TREES

REQUIRED: MORE THAN 20,000 SF. 3 FRONT YARD, 3 REAR YARD TREES

PROVIDED:
LOT 1: >3 FRONT YARD, >3 REAR YARD 2" CAL. TREES
LOT 2: 3 FRONT YARD, 3 REAR YARD 2" CAL. TREES
LOT 3: 3 FRONT YARD, 3 REAR YARD 2" CAL. TREES

REQUIRED PLANTING SCHEDULE

LEG.	KEY	QTY.	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
	CC	50	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" MIN.	8–10' MIN.	SMALL MATURING STREET TREE
	QP	31	QUERCUS PHELLOS	WILLOW OAK	2" MIN.	10–12' MIN.	LARGE MATURING STREET TREE
	MG	6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" MIN.	10–12' MIN.	LARGE MATURING EVERGREEN BUFFER TREE
	UP	27	ULMUS PARVIFOLIA	CHINESE ELM	2" MIN.	10–12' MIN.	LARGE MATURING RESIDENTIAL LOT TREES
	CK	8	CORNUS KOUSA	KOUSA DOGWOOD	2" MIN.	8–10' MIN.	SMALL MATURING BUFFER TREE
	IC	24	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY		36" MIN.	SCREENING SHRUB
	OF	49	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE		36" MIN.	EVERGREEN BUFFER SHRUB

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SKETCH PLAN

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HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
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CHARLOTTE, NC 28203
704.377.4172

REQUIRED LANDSCAPING PLAN

25 0 25 50
SCALE: 1"=50'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

MARCH 10, 2023

REVISIONS:

SK6.01

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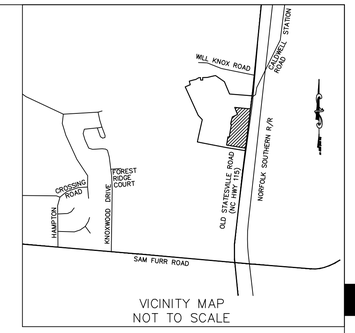

VICINITY MAP
NOT TO SCALE

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HUNTERSVILLE, NORTH CAROLINA

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INTERSECTION SIGHT DISTANCE AND FIRE TRUCK MANUEVERING

25 0 25 50
SCALE: 1" = 50'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

MARCH 10, 2023

REVISIONS:

SK7.00

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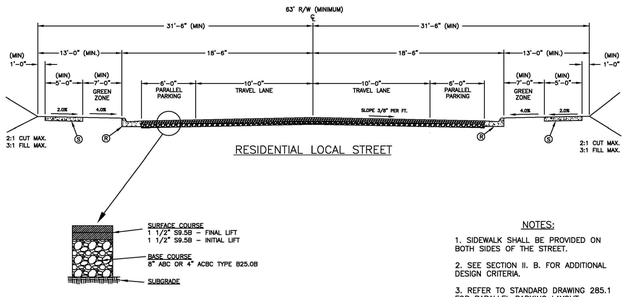


NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

KEY

Ⓡ 2'-6" STD. CURB AND GUTTER
Ⓢ 4" CONCRETE SIDEWALK

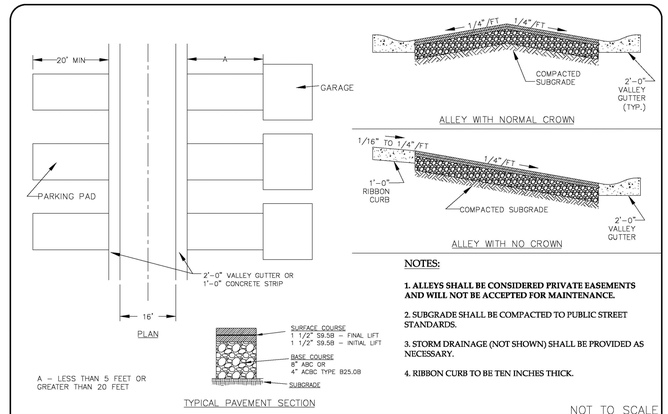
NOT TO SCALE

1

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL LOCAL STREET
PARKING ON BOTH SIDES OF STREET
TYPICAL SECTION

REV. DATE	STD. NO.
10/01/15	200.1



NOTES:

1. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE.

2. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.

3. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.

4. RIBBON CURB TO BE TEN INCHES THICK.

NOT TO SCALE

2

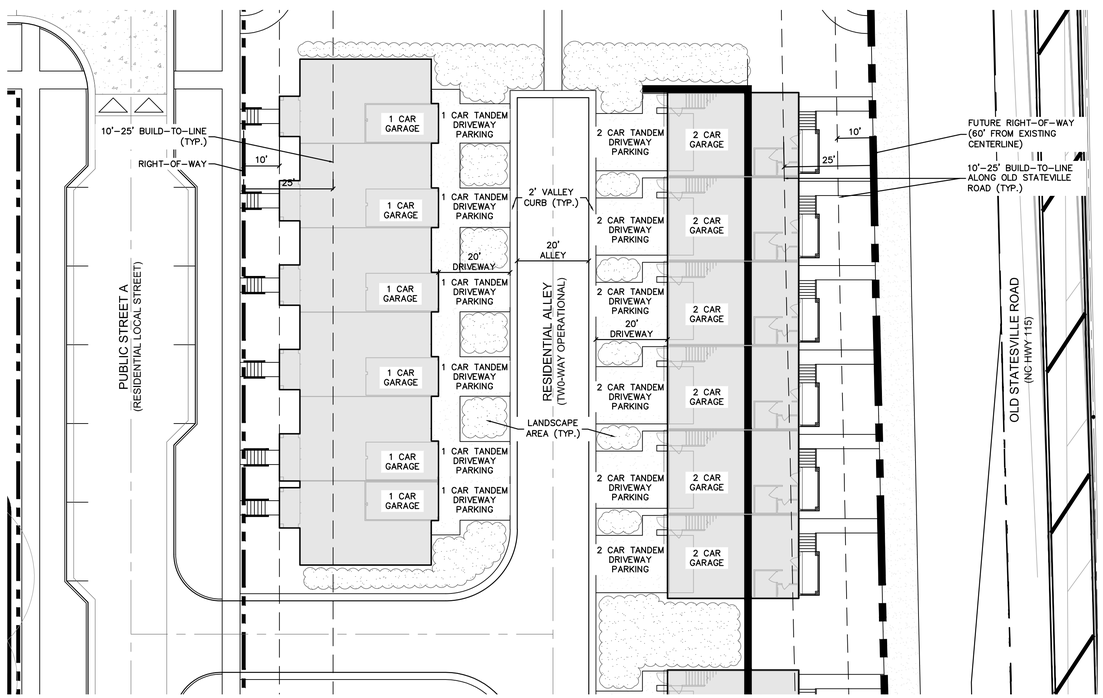
Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL ALLEY
TWO-WAY OPERATION
TYPICAL SECTION

REV. DATE	STD. NO.
9/17/18	280.6

3

NOT USED



4

TYPICAL TOWNHOUSE UNIT DIAGRAM

5

NOT USED

6

NOT USED

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HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
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CHARLOTTE, NC 28203
704.377.4172

SITE DETAILS

10 0 10 20
SCALE: 1"=20'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

MARCH 10, 2023

REVISIONS:

SK8.00

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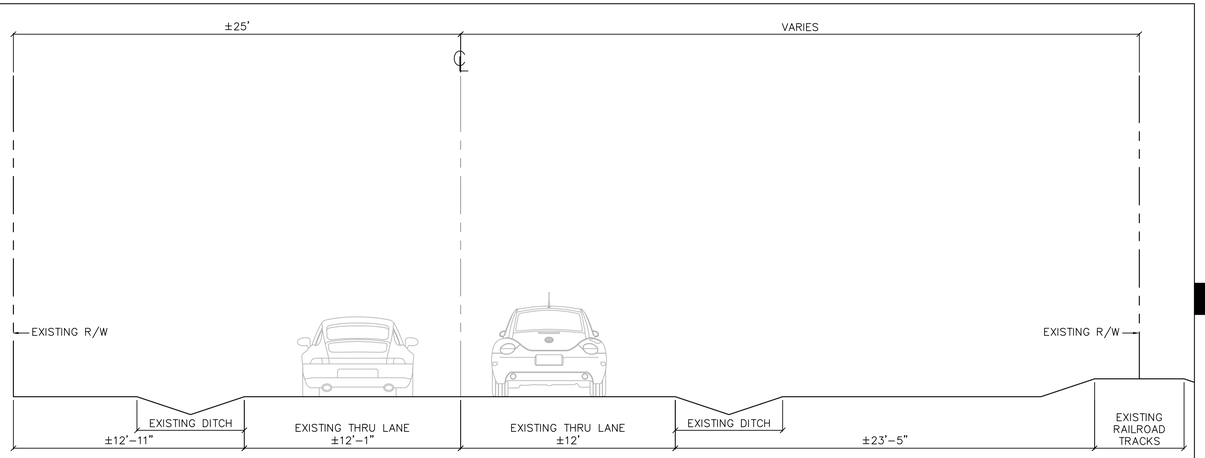
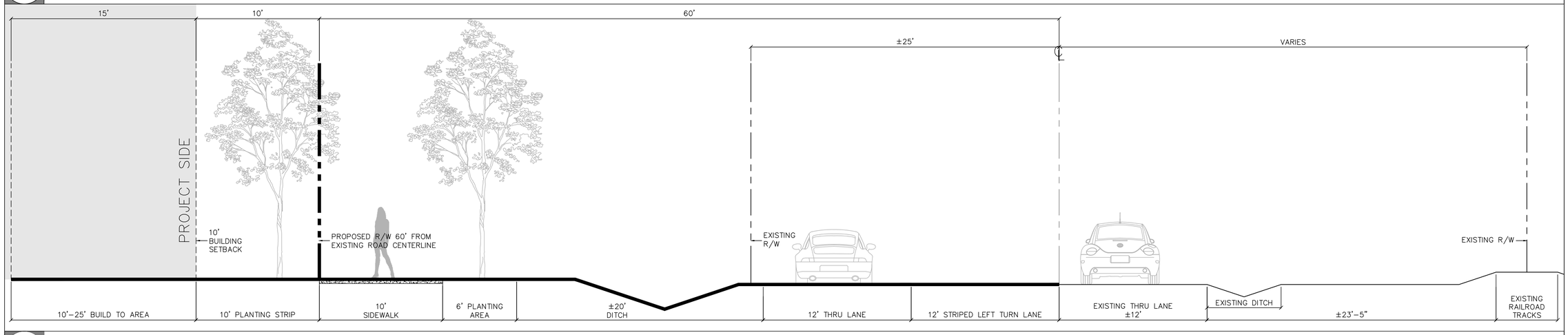
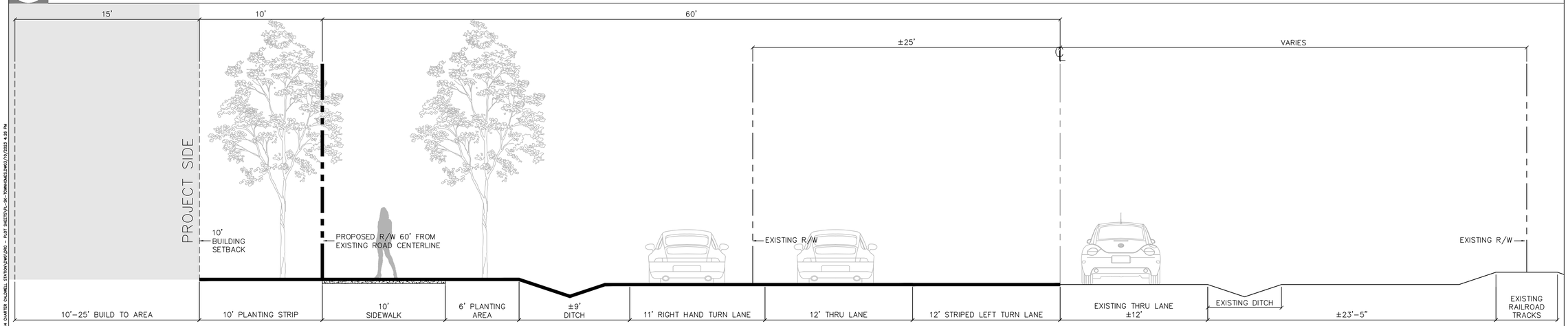


1 OLD STATESVILLE ROAD EXISTING CROSS SECTION



2 OLD STATESVILLE ROAD PROPOSED CROSS SECTION AA



3 OLD STATESVILLE ROAD PROPOSED CROSS SECTION BB

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SKETCH PLAN

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HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
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SITE DETAILS

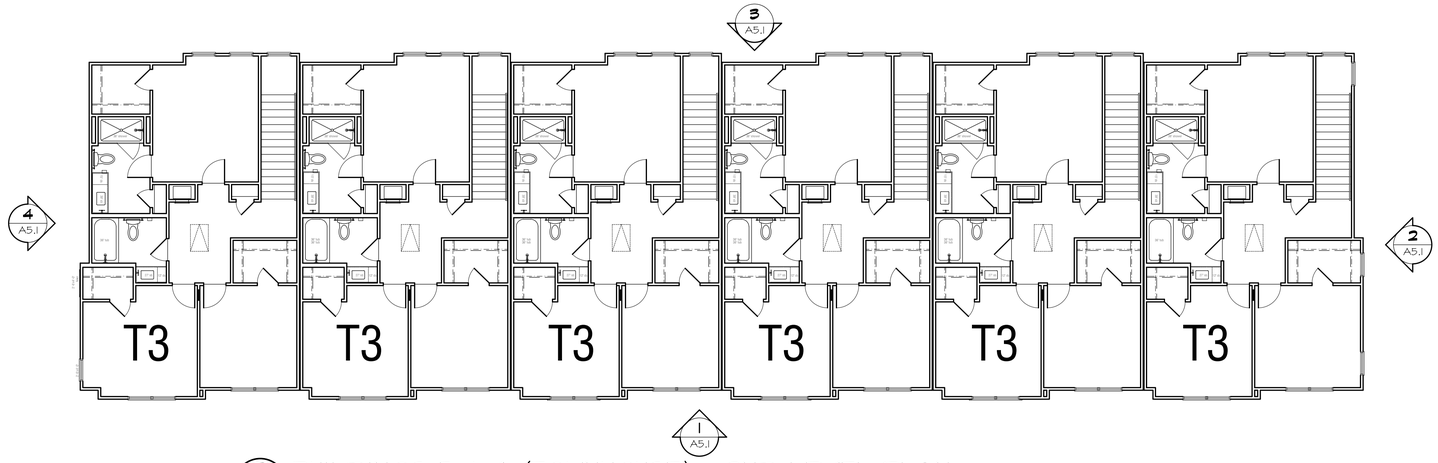
SCALE: NTS

PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

MARCH 10, 2023

REVISIONS:

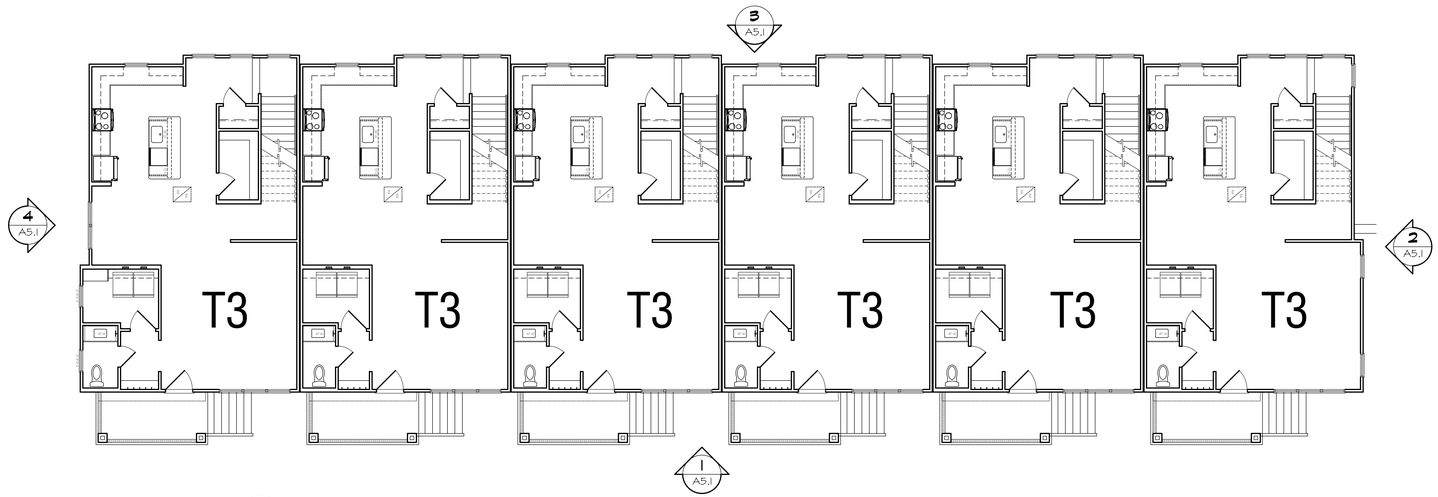
SK8.01



3 A4.1 BUILDINGS 5 & 6 (TOWNHOUSE) - 2ND LEVEL PLAN

6 - T3 UNITS

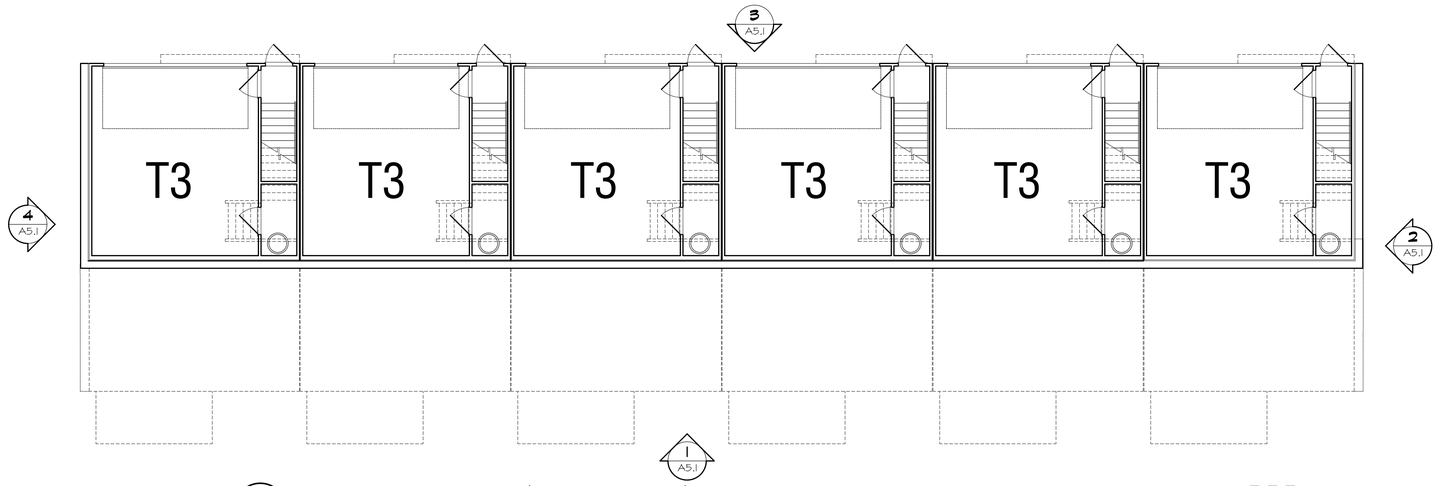
1/8"=1'-0"



2 A4.1 BUILDINGS 5 & 6 (TOWNHOUSE) - ENTRY LEVEL PLAN

6 - T3 UNITS

1/8"=1'-0"



1 A4.1 BUILDINGS 5 & 6 (TOWNHOUSE) - GARAGE LEVEL PLAN

6 - T3 UNITS

1/8"=1'-0"

10 5 0

WLA
WATTS LEAF ARCHITECTS, PA
101 North McDowell Street Suite 112
Charlotte, North Carolina 28204
PH 704 376 1200 FX 704 376 5111

NORTH PARK APARTMENTS

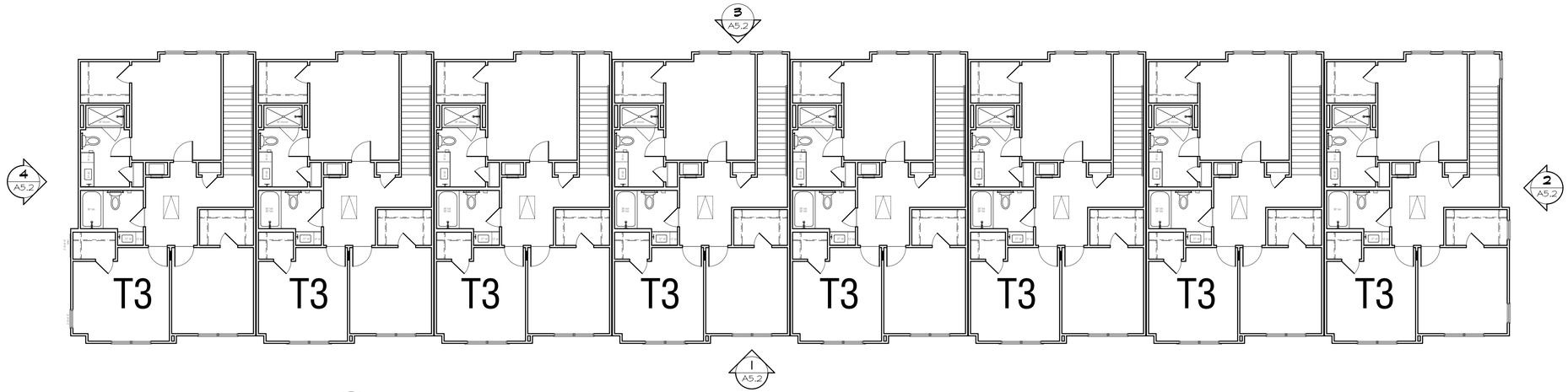
HUNTERSVILLE, NC

CHARTER PROPERTIES

PROJECT	2205
DATE	10MAR23
DRAWN BY	CEL
CHECKED BY	CEL

TOWNHOUSE T3
BUILDINGS 5 & 6
PLANS

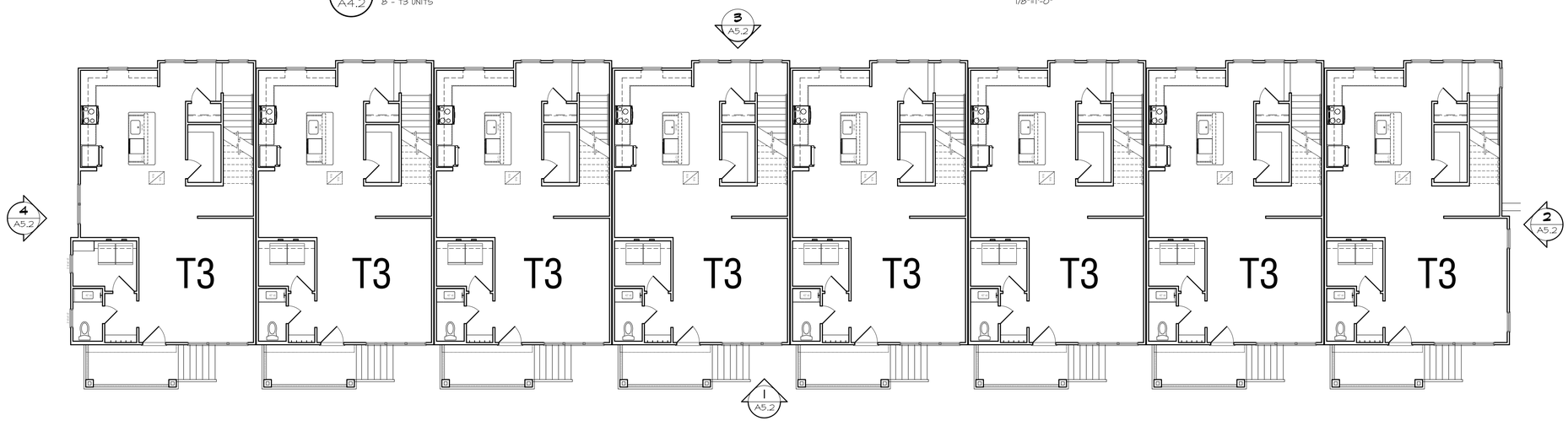
A4.1



3 A4.2 BUILDING 1 (TOWNHOUSE) - 2ND LEVEL PLAN

8 - T3 UNITS

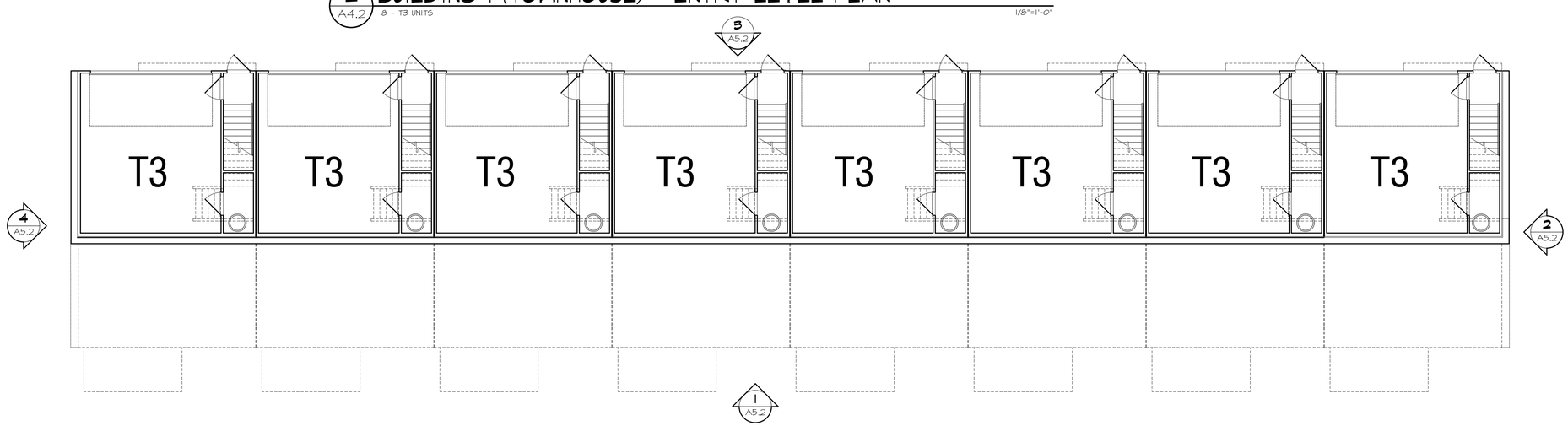
1/8"=1'-0"



2 A4.2 BUILDING 1 (TOWNHOUSE) - ENTRY LEVEL PLAN

8 - T3 UNITS

1/8"=1'-0"



1 A4.2 BUILDING 1 (TOWNHOUSE) - GARAGE LEVEL PLAN

8 - T3 UNITS

1/8"=1'-0"

10 5 0

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Charlotte, North Carolina 28204
PH 704 376 1200 FX 704 376 5111

NORTH PARK APARTMENTS

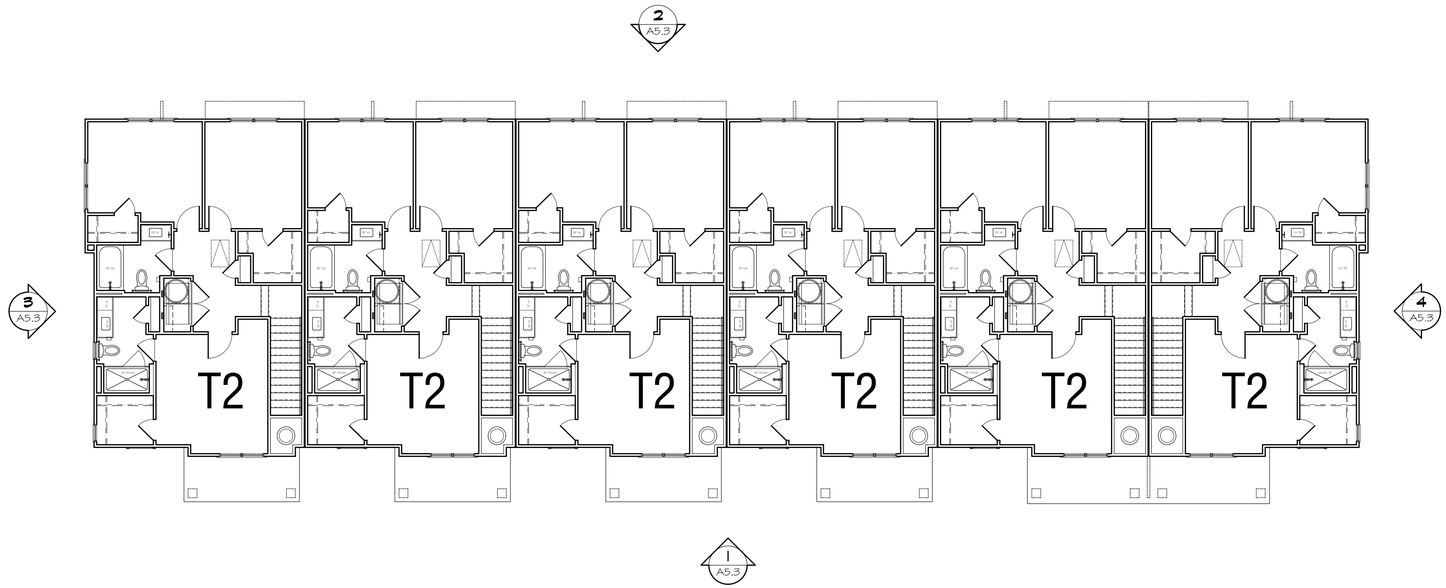
HUNTERSVILLE, NC

CHARTER PROPERTIES

PROJECT	2205
DATE	10MAR23
DRAWN BY	CEL
CHECKED BY	CEL

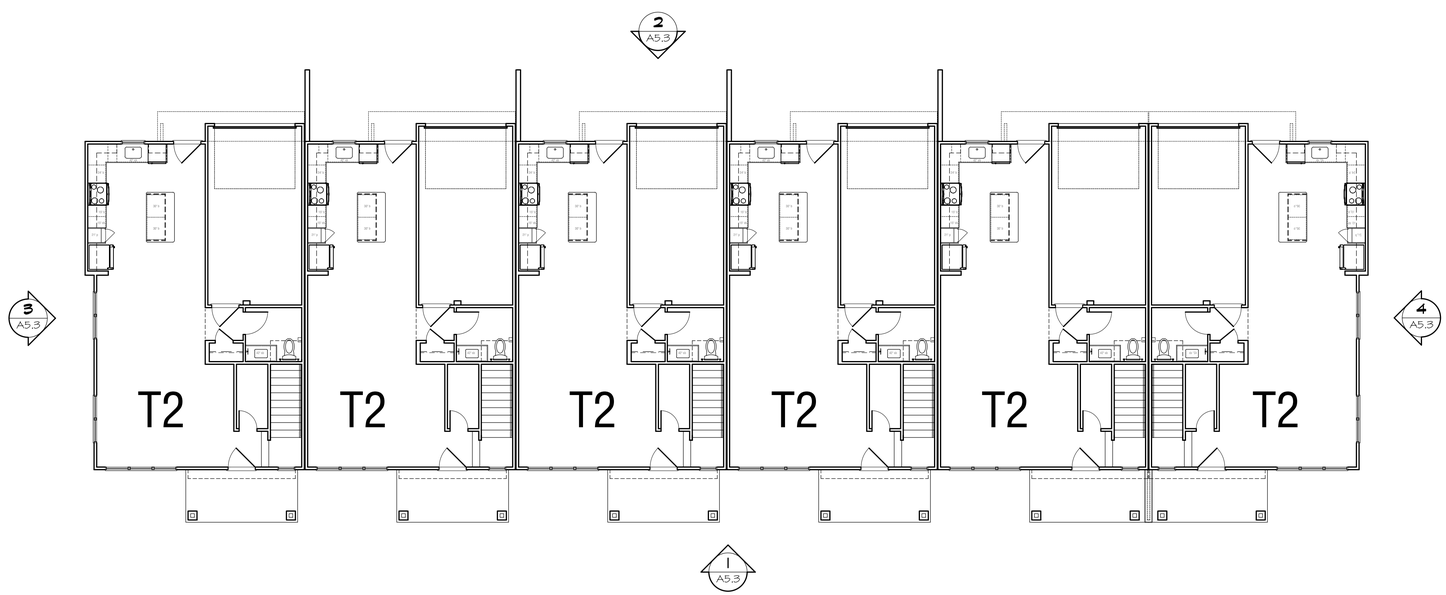
TOWNHOUSE T3
BUILDING 1
PLANS

A4.2



2 A4.3 BUILDINGS 4 & 6 (TOWNHOUSE) 2ND LEVEL BUILDING PLAN

1/8"=1'-0"



1 A4.3 BUILDINGS 4 & 6 (TOWNHOUSE) ENTRY LEVEL BUILDING PLAN

1/8"=1'-0"

10 5 0

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NORTH PARK APARTMENTS

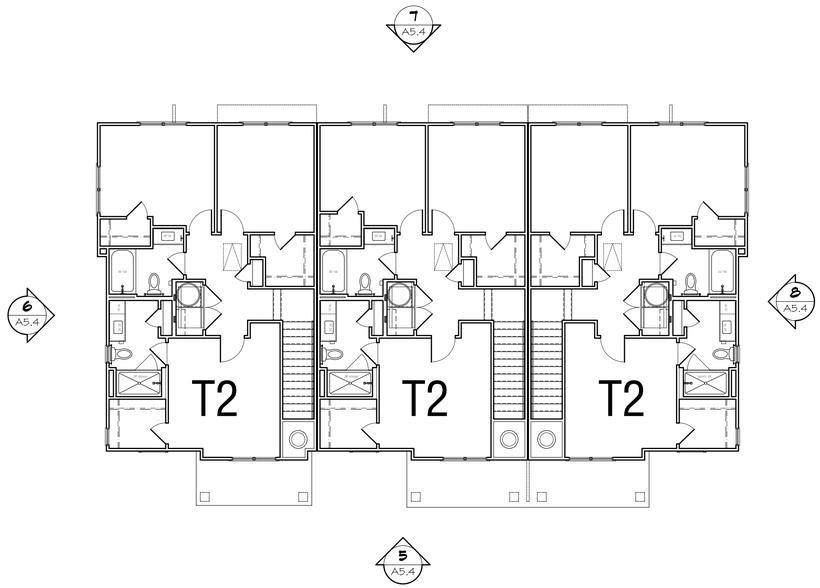
HUNTERSVILLE, NC

CHARTER PROPERTIES

PROJECT	2205
DATE	10MAR23
DRAWN BY	SAB
CHECKED BY	CEL

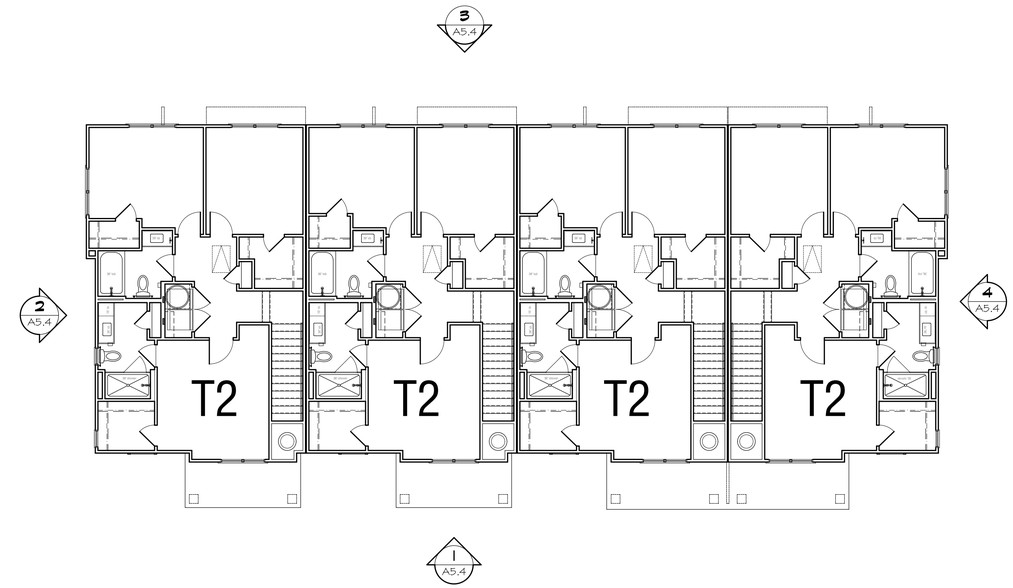
TOWNHOUSE T2
BUILDINGS 4 & 6
PLANS

A4.3



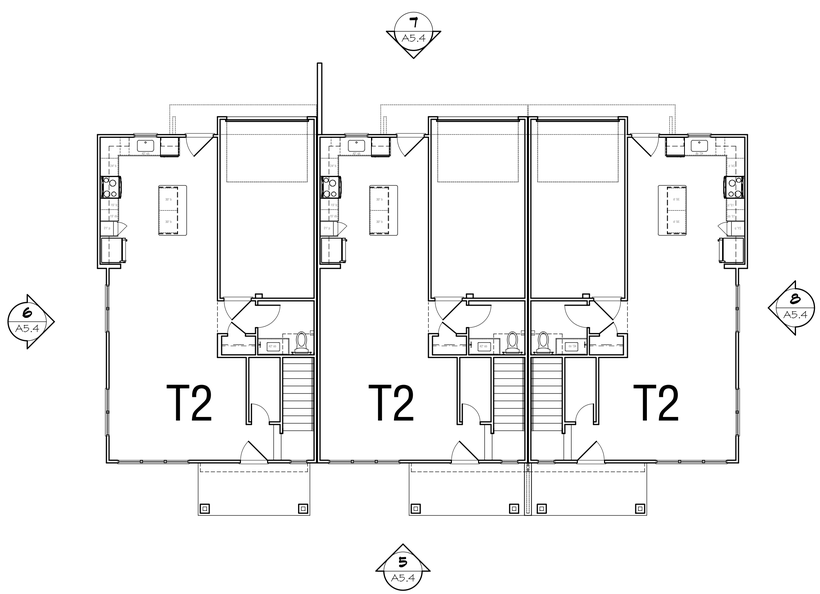
4 A4.4 BUILDING 2 - (TOWNHOUSE) 2ND LEVEL BUILDING PLAN

1/8"=1'-0"



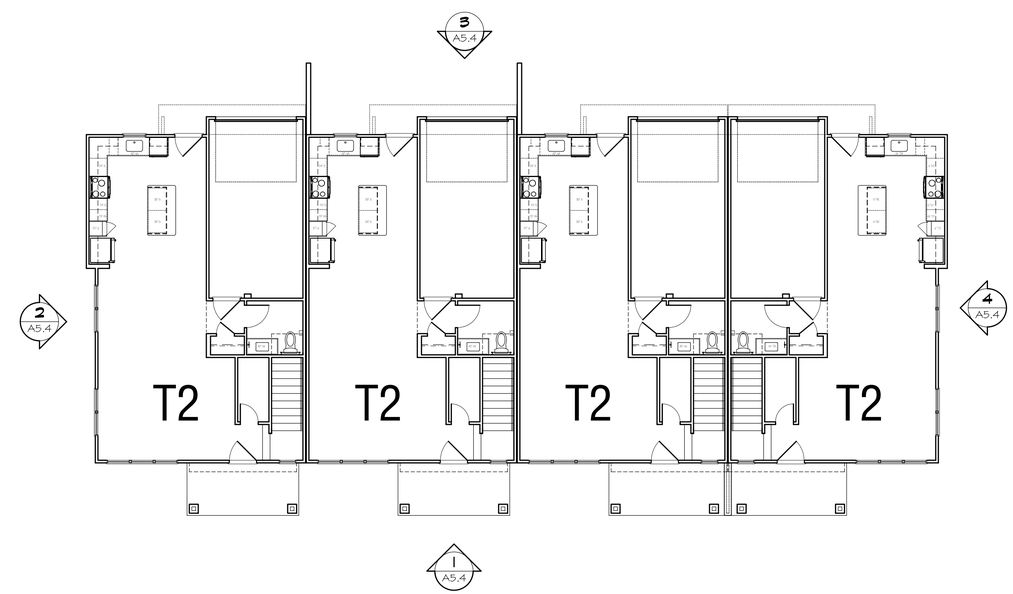
2 A4.4 BUILDING 3 - (TOWNHOUSE) 2ND LEVEL BUILDING PLAN

1/8"=1'-0"



3 A4.4 BUILDING 2 - (TOWNHOUSE) ENTRY LEVEL BUILDING PLAN

1/8"=1'-0"



1 A4.4 BUILDING 3 - (TOWNHOUSE) ENTRY LEVEL BUILDING PLAN

1/8"=1'-0"

10 5 0

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NORTH PARK APARTMENTS

HUNTERSVILLE, NC
CHARTER PROPERTIES

PROJECT	2205
DATE	10MAR23
DRAWN BY	SAB
CHECKED BY	CEL

TOWNHOUSE T2
BUILDINGS 2 & 3
ELEVATIONS

A4.4

THE ATTACHED BUILDING ELEVATIONS ARE ILLUSTRATIVE AND INTENDED TO REPRESENT THE GENERAL ARCHITECTURAL THEME AND OVERALL DESIGN OF THE PROPOSED BUILDINGS. PETITIONER RESERVES THE RIGHT TO ALTER THE VARIOUS BUILDING/DESIGN ELEMENTS, INCLUDING COLORS, SO LONG AS THE GENERAL OVERALL ARCHITECTURAL THEME IS PRESERVED.

1 A5.1 BUILDINGS 5 & 6 (TOWNHOUSE) - FRONT ELEVATION

1/8"=1'-0"

2 A5.1 BLDGS. 5 & 6 (TOWNHOUSE) - RIGHT SIDE ELEVATION

1/8"=1'-0"

3 A5.1 BUILDINGS 5 & 6 (TOWNHOUSE) - REAR ELEVATION

1/8"=1'-0"

10 5 0

4 A5.1 BLDGS. 5 & 6 (TOWNHOUSE) - LEFT SIDE ELEVATION

1/8"=1'-0"

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NORTH PARK APARTMENTS
HUNTERSVILLE, NC
CHARTER PROPERTIES

PROJECT	2205
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TOWNHOUSE T3
BUILDINGS 5 & 6
ELEVATIONS

A5.1

THE ATTACHED BUILDING ELEVATIONS ARE ILLUSTRATIVE AND INTENDED TO REPRESENT THE GENERAL ARCHITECTURAL THEME AND OVERALL DESIGN OF THE PROPOSED BUILDINGS. PETITIONER RESERVES THE RIGHT TO ALTER THE VARIOUS BUILDING/DESIGN ELEMENTS, INCLUDING COLORS, SO LONG AS THE GENERAL OVERALL ARCHITECTURAL THEME IS PRESERVED.

1 A5.2 BUILDING 1 (TOWNHOUSE) - FRONT ELEVATION

1/8"=1'-0"

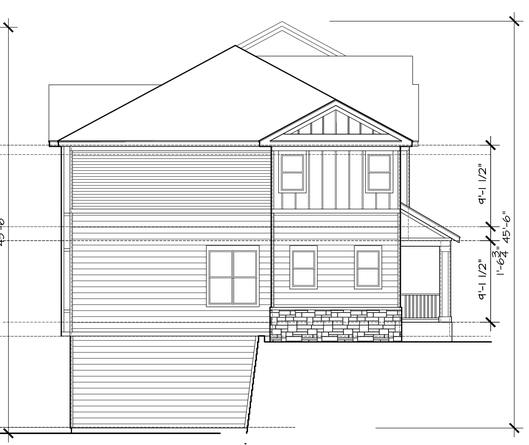
2 A5.2 BUILDING 1 (TOWNHOUSE) - RIGHT SIDE ELEVATION

1/8"=1'-0"

3 A5.2 BUILDING 1 (TOWNHOUSE) - REAR ELEVATION

1/8"=1'-0"

10 5 0



4 A5.2 BUILDING 1 (TOWNHOUSE) - LEFT SIDE ELEVATION

1/8"=1'-0"

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NORTH PARK APARTMENTS

HUNTERSVILLE, NC

CHARTER PROPERTIES

PROJECT	2205
DATE	10MAR23
DRAWN BY	CEL
CHECKED BY	CEL

TOWNHOSUE T3
BUILDING 1
ELEVATIONS

A5.2

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3 A5.3 BUILDINGS 4 & 6 (TOWNHOUSE) BUILDING - LEFT ELEVATION
1/8"=1'-0"

4 A5.3 BUILDINGS 4 & 6 (TOWNHOUSE) BUILDING - RIGHT ELEVATION
1/8"=1'-0"

2 A5.3 BUILDINGS 4 & 6 (TOWNHOUSE) BUILDING - REAR ELEVATION
1/8"=1'-0"

1 A5.3 BUILDINGS 4 & 6 (TOWNHOUSE) BUILDING - FRONT ELEVATION
1/8"=1'-0"

10 5 0

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NORTH PARK APARTMENTS
HUNTERSVILLE, NC
CHARTER PROPERTIES

PROJECT	2205
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TOWNHOUSE T2
BUILDINGS 4 & 6
ELEVATIONS

A5.3

THE ATTACHED BUILDING ELEVATIONS ARE ILLUSTRATIVE AND INTENDED TO REPRESENT THE GENERAL ARCHITECTURAL THEME AND OVERALL DESIGN OF THE PROPOSED BUILDINGS. PETITIONER RESERVES THE RIGHT TO ALTER THE VARIOUS BUILDING/DESIGN ELEMENTS, INCLUDING COLORS, SO LONG AS THE GENERAL OVERALL ARCHITECTURAL THEME IS PRESERVED.

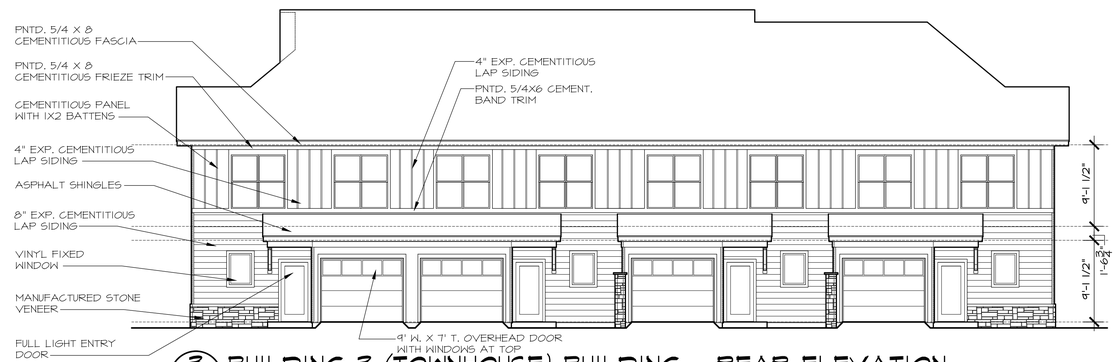
8 A5.4 BUILDING 2 (TOWNHOUSE) BUILDING - RIGHT ELEVATION
1/8"=1'-0"

7 A5.4 BUILDING 2 (TOWNHOUSE) BUILDING - REAR ELEVATION
1/8"=1'-0"

6 A5.4 BUILDING 2 (TOWNHOUSE) BUILDING - LEFT ELEVATION
1/8"=1'-0"

5 A5.4 BUILDING 2 (TOWNHOUSE) BUILDING - FRONT ELEVATION
1/8"=1'-0"

4 A5.4 BUILDING 3 (TOWNHOUSE) BUILDING - RIGHT ELEVATION
1/8"=1'-0"



3 A5.4 BUILDING 3 (TOWNHOUSE) BUILDING - REAR ELEVATION
1/8"=1'-0"

2 A5.4 BUILDING 3 (TOWNHOUSE) BUILDING - LEFT ELEVATION
1/8"=1'-0"

10 5 0

1 A5.4 BUILDING 3 (TOWNHOUSE) BUILDING - FRONT ELEVATION
1/8"=1'-0"

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NORTH PARK APARTMENTS
HUNTERSVILLE, NC
CHARTER PROPERTIES

PROJECT	2205
DATE	10MAR23
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CHECKED BY	CEL

TOWNHOUSE T2
BUILDINGS 2 & 3
ELEVATIONS

A5.4

CHARTER
PROPERTIES INC.

February 16, 2023

VIA USPS Letter and email pdf

Mr. David Peete
Town of Huntersville – Planning Dept.
P.O. Box 664
105 Gilead Road
Huntersville, NC 28078

Re: Neighborhood Meeting Report Form

Dear David:

It was a pleasure to meet you on Wednesday night. Thank you for your input.

Attached please find the follow up reporting form for the Neighborhood meeting.

If you have any questions, you may call me directly at 704.401.2843

Sincerely,

Eric M. Williams

Charter Properties, Inc.

SUITE 215 • 1520 SOUTH BOULEVARD, CHARLOTTE, NC 28203-4724
MAIL ADDRESS: P.O. BOX 37166, ZIP 28237-7166 (704) 377-4172 FAX: (704) 333-4532

CHARTER
PROPERTIES INC.

NEIGHBORHOOD MEETING REPORT FORM

CHARTER-CALDWELL TOWNHOME PROJECT

TOWN OF HUNTERSVILLE

Date and Time of Meeting: February 15, 2023, at 6 p.m.

Persons and Organizations Contacted: The Town of Huntersville provided an Excel list of 21 neighbors/interested parties to contact. Each name on the Town's list was sent a letter. The mailing list and invitation letters are attached.

Location of Meeting: Northern Regional Recreation Center, 18121 Old Statesville Rd.

Persons in Attendance: Four (4) adult neighbors attended the meeting. Those were:

Lou and Leslie Schwartz

Iheanyi and Ezichi Onwubiko

David Peete, Town of Huntersville Planning Dept., attending the meeting on behalf of the Town.

Eric Williams, Phil Vetter and Thomas Haapapuro, attending the meeting on behalf of the applicant, Charter Properties.

Summary of Issues Discussed: Mr. Williams introduced the project team and opened with a description of the subdivision application and the site as presented on two project display boards showing the site plan and townhome renderings. Photos of recently built townhome product constructed by Charter were also displayed electronically. There were general questions about the square footage size of units, expected rents, and location of the master bedrooms. Attendees also inquired whether the product would be available for sale. A general question regarding Highway 115 traffic and NC DOT future plans for the highway was also asked and briefly discussed. The attendees viewed the display boards and photos. After calling for additionally questions and none being raised, the meeting was adjourned.

Respectfully submitted,

E. M. Williams

Eric M. Williams

Charter Properties

SUITE 215 • 1520 SOUTH BOULEVARD, CHARLOTTE, NC 28203-4724
MAIL ADDRESS: P.O. BOX 37166, ZIP 28237-7166 (704) 377-4172 FAX: (704) 333-4532

ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	city	state	zipcode
BROWN	SHIRLEY KNOX			14411 STUMPTOWN RD	HUNTERSVILLE	NC	28078
CALDWELL CROSSING LLC				2410 DUNAVANT ST	CHARLOTTE	NC	28203
CALDWELL PARTNERS LLC			C/O PHIL GANDY JR	PO BOX 2326	CORNELIUS	NC	28031
CALDWELL PARTNERS LLC				PO BOX 3573	MOORESVILLE	NC	28117
CALDWELL PARTNERS LLC			C/O PHIL GANDY JR	PO BOX 3573	MOORESVILLE	NC	28117
CALDWELL PARTNERS LLC				PO BOX 2326	CORNELIUS	NC	28031
CALDWELL STATION HOMEOWNERS ASSOC INC				PO BOX 4810	DAVIDSON	NC	28036
CALDWELL STATION HOMEOWNERS ASSOCIATION INC				1110 S TRYON ST STE 100	CHARLOTTE	NC	28203
CALDWELL STATION HOMEOWNERS ASSOCIATION INC				919 NORLAND DR	CHARLOTTE	NC	28203
CALDWELL STATION LLC				175 DAVIDSON HWY	CONCORD	NC	28027
CAMBRIDGE GROVE HOMEOWNERS	ASSOC INC			PO BOX 1437	MATTHEWS	NC	28106
HAMPTON RIDGE HOMEOWNERS	ASSOCIATION OF CHARLOTTE			5250 77 CENTER DR STE 250	CHARLOTTE	NC	28217
HAMPTON RIDGE HOMEOWNERS OF CHARLOTTE INC				5250 SEVENTY SEVEN CENTEI	CHARLOTTE	NC	28217
HAMPTON RIDGE II HOMEOWNERS				5250 77 CENTER DR SUITE 141	CHARLOTTE	NC	28217
HEATH	CONNIE WASHAM			3500 TALL PINE CT	WILMINGTON	NC	28409
HEATH	CONNIE WASHAM	SHIRLEY KNOX	BROWN	14411 STUMPTOWN RD	HUNTERSVILLE	NC	28078
HENKEL	DAVID A	JESSICA C	HENKEL	10040 DEVONSHIRE DR	HUNTERSVILLE	NC	28078
PEOPLES	DORIS HAZELINE K			17301 OLD STATESVILLE RD	HUNTERSVILLE	NC	28078
ROY	TIMOTHY JOSEPH		BRENDA HAGER	17149 OLD STATESVILLE RD	HUNTERSVILLE	NC	28078
THE POINTE AT CALDWELL LLC				3200 NORTHLINE AV STE 140	GREENSBORO	NC	27408
YOCUM	WANDA DIANNE G			12801 WESTMORELAND RD	HUNTERSVILLE	NC	28078

CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Andrew Chambers
Melisa Chambers
8019 Bythum Castle Dr.
Huntersville, NC 28078

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 01106210):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

We would like to take this opportunity to share facts with you about the subdivision application. To learn more about the application, share your comments, and ask questions, please attend our meeting on Wednesday, February 15th from 6:00 to 7:00 p.m. at the Northern Regional Recreational Center at 18121 Old Statesville Rd., Cornelius, NC 28031.

If you have any questions, you may call me directly at (704) 401-2843.

Sincerely,

Eric M. Williams
Charter Properties, Inc.

SUITE 215 • 1520 SOUTH BOULEVARD, CHARLOTTE, NC 28203-4724
MAIL ADDRESS: P.O. BOX 37166, ZIP 28237-7166 (704) 377-4172 FAX: (704) 333-4532

CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Shirley Knox Brown
14411 Stumptown Rd.
Huntersville, NC 28078

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 00544318):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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Sincerely,

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Charter Properties, Inc.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

David A. Henkel
Jessica C. Henkel
10040 Devonshire Dr.
Huntersville, NC 28078

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 00929408):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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Sincerely,

Eric M. Williams
Charter Properties, Inc.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Cambridge Grove Homeowners Association
PO Box 1437
Matthews, NC 28103

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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Sincerely,

Eric M. Williams
Charter Properties, Inc.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Hampton Ridge II Homeowners
5250 77 Center Dr., Ste 141
Charlotte, NC 28217

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 00544375):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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If you have any questions, you may call me directly at (704) 401-2843.

Sincerely,

Eric M. Williams
Charter Properties, Inc.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Caldwell Partners, LLC
c/o Phil Gandy, Jr.
PO Box 3573
Mooresville, NC 28117

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 00544320):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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If you have any questions, you may call me directly at (704) 401-2843.

Sincerely,

Eric M. Williams
Charter Properties, Inc.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Caldwell Crossing, LLC
2410 Dunavan St.
Charlotte, NC 28203

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 01103210):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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Sincerely,

Eric M. Williams
Charter Properties, Inc.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Caldwell Partners, LLC
c/o Phil Gandy, Jr.
PO Box 2326
Cornelius, NC 28031

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 00544320):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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If you have any questions, you may call me directly at (704) 401-2843.

Sincerely,

Eric M. Williams
Charter Properties, Inc.

SUITE 215 • 1520 SOUTH BOULEVARD, CHARLOTTE, NC 28203-4724
MAIL ADDRESS: P.O. BOX 37166, ZIP 28237-7166 (704) 377-4172 FAX: (704) 333-4532

CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Timothy Joseph Roy
Brenda Hager
17149 Old Statesville Rd.
Huntersville, NC 28078

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 00543135):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

We would like to take this opportunity to share facts with you about the subdivision application. To learn more about the application, share your comments, and ask questions, please attend our meeting on Wednesday, February 15th from 6:00 to 7:00 p.m. at the Northern Regional Recreational Center at 18121 Old Statesville Rd., Cornelius, NC 28031.

If you have any questions, you may call me directly at (704) 401-2843.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Hampton Ridge Homeowners Association
5250 77 Center Dr., Ste 250
Charlotte, NC 28217

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Connie Washam Heath
Shirley Knox Brown
14411 Stumptown Rd.
Huntersville, NC 28078

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 01103213):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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Sincerely,

Eric M. Williams
Charter Properties, Inc.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Caldwell Station Homeowners Association, Inc.
919 Norland Dr.
Charlotte, NC 28203

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 00544523):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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Sincerely,

Eric M. Williams
Charter Properties, Inc.

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MAIL ADDRESS: P.O. BOX 37166, ZIP 28237-7166 (704) 377-4172 FAX: (704) 333-4532

CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

Association of Charlotte Hampton Ridge Homeowners
5200 77 Center Dr., Ste 141
Charlotte, NC 28217

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 00543494):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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If you have any questions, you may call me directly at (704) 401-2843.

Sincerely,

Eric M. Williams
Charter Properties, Inc.

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CHARTER
PROPERTIES INC.

February 1, 2023

VIA USPS Letter

The Pointe at Caldwell, LLC
3200 Northline Ave., Ste 140
Greensboro, NC 27408

Re: Neighborhood Meeting regarding site plan for subdivision

Dear Neighbor (Parcel #: 00544377):

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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If you have any questions, you may call me directly at (704) 401-2843.

Sincerely,

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Charter Properties, Inc.

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CHARTER
PROPERTIES INC.

February 2, 2023

VIA USPS Letter and email pdf

Mr. David Peete
Town of Huntersville – Planning Dept.
P.O. Box 664
105 Gilead Rd.
Huntersville, NC 28078

Re: Neighborhood Meeting regarding site plan for subdivision

Dear David:

We invite you to attend our official community meeting to receive a presentation on a by-right site plan for the development of 39 townhomes located at approximately 17209 Old Statesville Road (Hwy 115), Huntersville, NC 28078. For information on the subdivision site plan, please visit the Town website (www.huntersville.org) and search for "Charter Caldwell Station" in the search box to see the proposed site plan.

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If you have any questions, you may call me directly at 704.401.2843

Sincerely,

Eric M. Williams

Charter Properties, Inc.

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Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Charter Caldwell Station (Parcel 00544317)
17223 Old Statesville Road, Huntersville, NC 28078

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 39 single family attached

CMS Planning Area: North

Average Student Yield per Unit: 0.1812 (single family attached)

This development may add 7 students to the schools in this area.

The following data is as of 20th Day of the 2022-23 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
J V WASHAM ELEMENTARY	46.50	39	810	679	119%	4	**119%**
FRANCES BAILEY MIDDLE	66.5	57	1326	1137	117%	2	**117%**
WILLIAM AMOS HOUGH HIGH	120.3	100	2518	2093	120%	1	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $254,000; calculated as follows:

Elementary School: 4x $34,000 = $136,000

Middle School: 2x $37,000 = $74,000

Middle School: 1x $44,000 = $44,000

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 schools listed above.

Town of Huntersville
Planning Board
March 28, 2023

To: Town Board

From: Heather Maloney, Senior Planner

Date: March 28, 2023

Subject: Mobility Plan Update

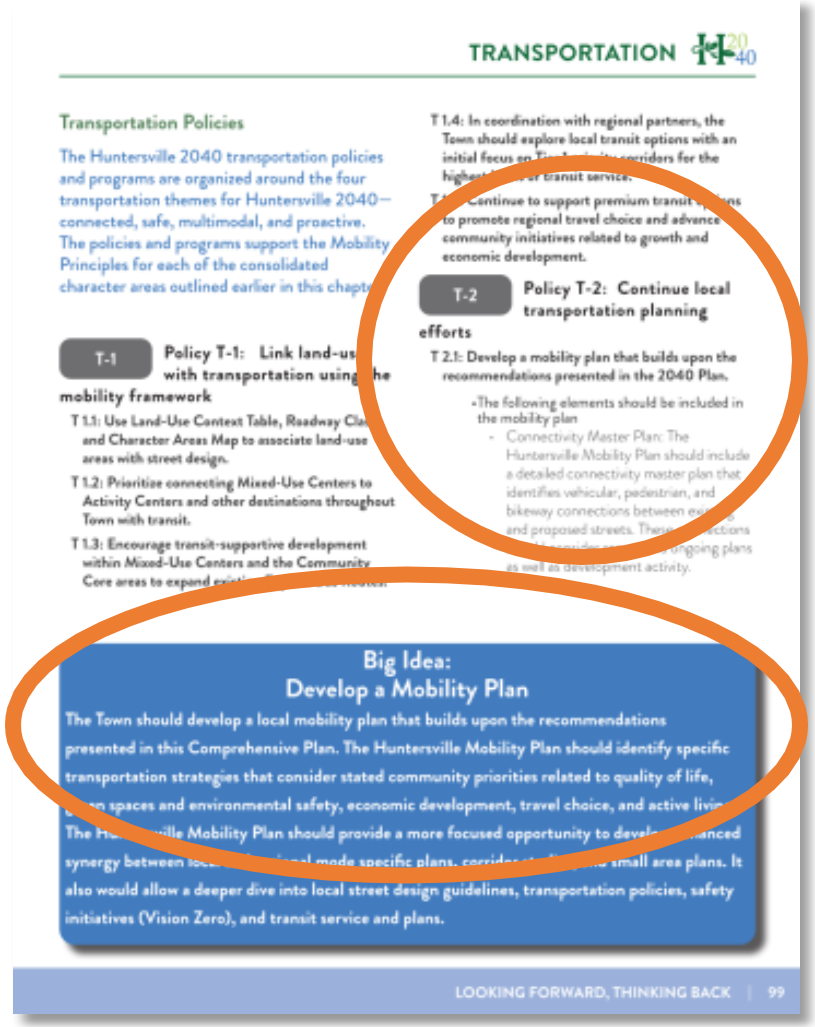
EXPLAIN REQUEST:
Discussion of the Mobility Plan's progress and overview of the project's goals, deliverables, and schedule.

ACTION RECOMMENDED:
none required

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
1. Mobility Plan - Overview

Mobility Plan: Where we started



TRANSPORTATION

Transportation Policies

The Huntersville 2040 transportation policies and programs are organized around the four transportation themes for Huntersville 2040—connected, safe, multimodal, and proactive. The policies and programs support the Mobility Principles for each of the consolidated character areas outlined earlier in this chapt

T-1 Policy T-1: Link land-us with transportation using the mobility framework

T 1.1: Use Land-Use Context Table, Roadway Cla and Character Areas Map to associate land-use areas with street design.

T 1.2: Prioritize connecting Mixed-Use Centers to Activity Centers and other destinations throughout Town with transit.

T 1.3: Encourage transit-supportive development within Mixed-Use Centers and the Community Core areas to expand exi

T 1.4: In coordination with regional partners, the Town should explore local transit options with an initial focus on Tr corridors for the highe r transit service.

T Continue to support premium transit ns to promote regional travel choice and advance community initiatives related to growth and economic development.

T-2 Policy T-2: Continue local transportation planning efforts

T 2.1: Develop a mobility plan that builds upon the recommendations presented in the 2040 Plan.

- The following elements should be included in the mobility plan
  - Connectivity Master Plan: The Huntersville Mobility Plan should include a detailed connectivity master plan that identifies vehicular, pedestrian, and bikeway connections between ex and proposed streets. These ections ongoing plans as well as development activity.

Big Idea:
Develop a Mobility Plan

The Town should develop a local mobility plan that builds upon the recommendations presented in this Comprehensive Plan. The Huntersville Mobility Plan should identify specific transportation strategies that consider stated community priorities related to quality of life, n spaces and environmental safety, economic development, travel choice, and active livi The Hu ville Mobility Plan should provide a more focused opportunity to devel nced synergy between loc l mode specific plans, corridor small area plans. It also would allow a deeper dive into local street design guidelines, transportation policies, safety initiatives (Vision Zero), and transit service and plans.

LOOKING FORWARD, THINKING BACK | 99

Develop a mobility plan that builds upon the recommendations presented in the 2040 Plan

- Connectivity master plan that identifies vehicular, pedestrian, and bikeway connections
- A detailed look at transit recommendations
- Street Design Guidelines and Standards

The Huntersville Mobility Plan should identify specific transportation strategies that consider **stated community priorities related to quality of life**, green spaces and environmental safety, economic development, travel choice, and **active living**.

Mobility Plan: Where we're going

VISION:

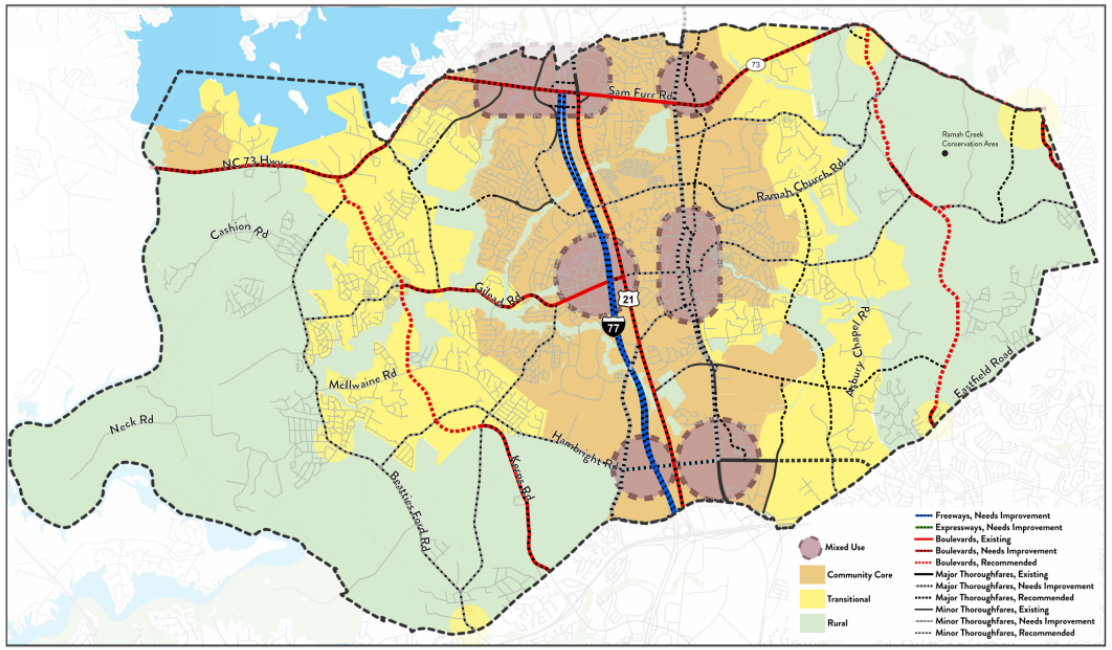
Our vision is to have a transportation network that integrates land uses and offers choices to safely connect pedestrians, bicyclists, transit and roadway users to the community and meets the needs for **all users**.

GOAL:

Safe & Accessible Mobility Choices for All

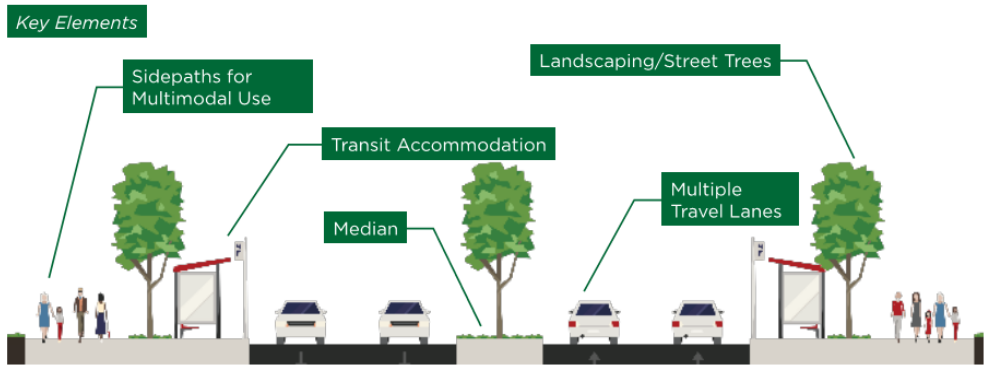
OBJECTIVES:

- Create an online GIS database that incorporates regional, state, and local transportation plans
- Prioritize transportation projects by considering local input and creating a method to evaluate and adapt to new technologies and opportunities, and
- Identify partnerships and collaborations to support multimodal, regional connectivity

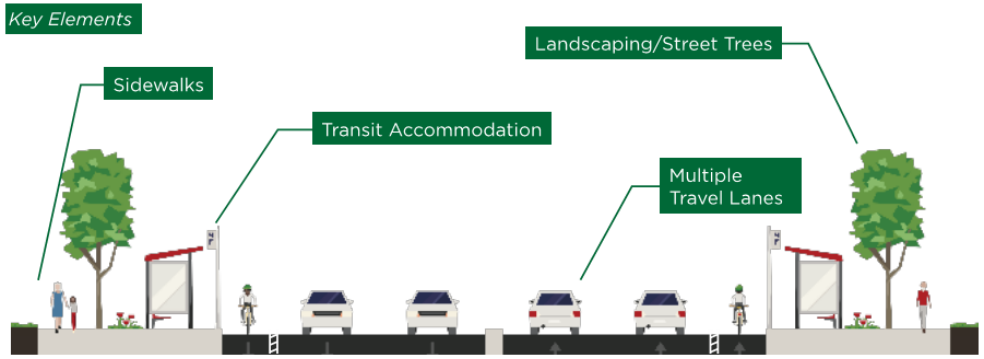


- Boulevards
  - US 21
  - NC 73/Sam Furr Road
  - Gilead Road (west of US 21)
- Major Thoroughfares
  - NC 115
  - Mt. Holly-Huntersville Road (west of US 21)
- Minor Thoroughfares
  - Gilead Road (east of US 21)
  - Huntersville-Concord Road
  - Stumptown Road

Sample Cross Section (Boulevard)



Sample Cross Section (Major Thoroughfare)



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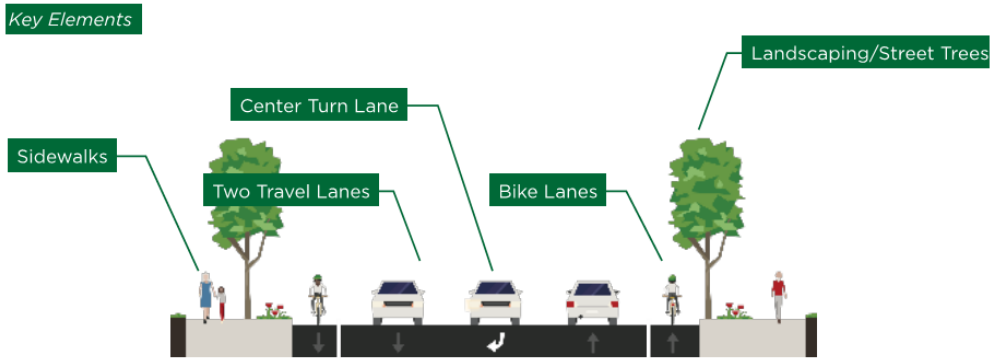
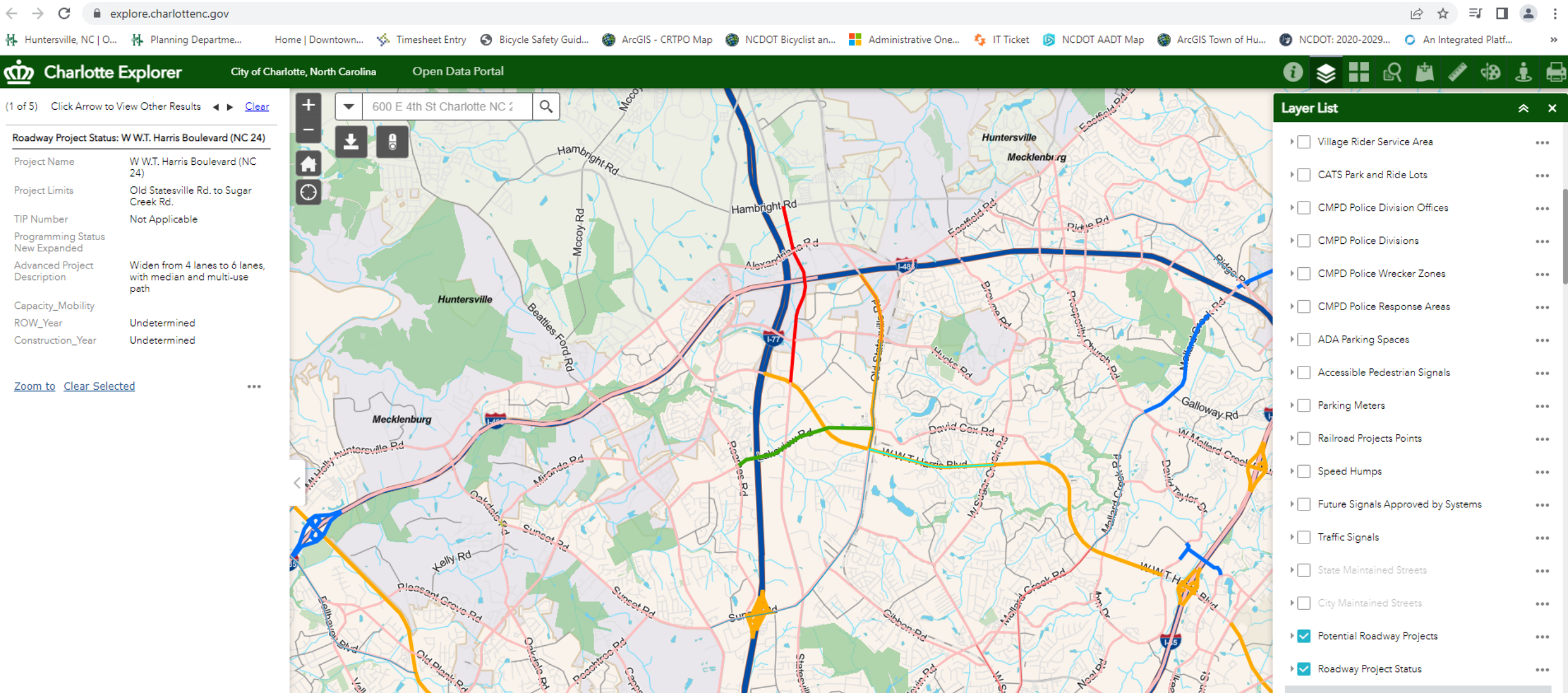
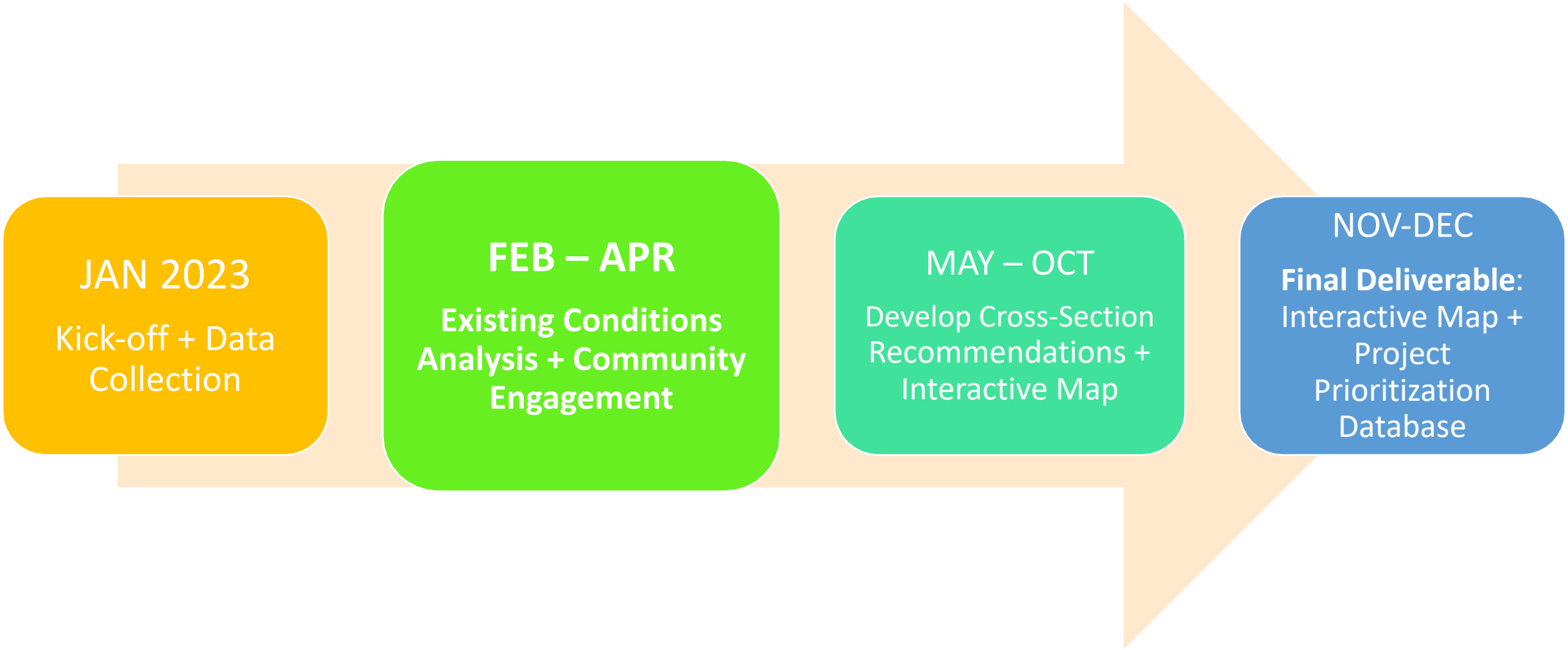


Mobility Plan: Where we're going



Mobility Plan: How we'll get there



Town of Huntersville
Planning Board
March 28, 2023

To: Town Board

From:

Date: March 28, 2023

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
None