Members

Greg Baber
Christopher Boyd
Lee Hallman
Scott Hensley
Jay Henson
Trina Loomis
Michael Pollard
Jeff Sny
Jodi Wright

Town of Huntersville
NORTH CAROLINA

AGENDA
Planning Board Meeting
September 24, 2024 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

Live stream available via YouTube
@townofhuntersvillenc28078

Town Staff

Brian Richards
Director
Planning Department

Tracy Barron
Administrative Analyst
Planning Department

Jacob Chambers
Staff Attorney

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the August 27, 2024 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 on Rezoning 24-03 located at the intersection of Mt. Holly-Huntersville Road and Beatties Ford Road. Project name: Long Creek Retail

4.B. Consider recommendation on Rezoning 24-04 located on Sam Furr Road. Project name: Northbrook Storage

5. Other Business

6. Adjourn

General Meeting Information

Planning Board:
The Planning Board functions as an advisory board to the Town Board on all requests for changes in the zoning laws, and ordinances of the Town of Huntersville subdivision requests pursuant to the Huntersville Subdivision Ordinance, and is empowered to make recommendations to the Town Board, or other governmental agencies consistent with the Planning Board's charged obligation to provide for proper planning for the future growth of the Town of Huntersville, and its environs. For more information, visit www.huntersville.org.

Meeting Time, Place and Agenda:
All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in Town Hall at 6:30 p.m. on the fourth Tuesday of each month (unless otherwise posted). Agendas are published Wednesdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

Public Comment and Public Hearing Policy:
Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet prior to the beginning of the meeting. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. (Public Comment and Public Hearing Policy - Amended February 19, 2024)

Special Accommodations:
Please contact the Planning Department, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Tracy Barron can be reached at tbarron@huntersville.org or 704-766-2215.

Request for Board Action

September 24, 2024

To: Board Members

From: Tracy Barron, Administrative Analyst

Date: September 24, 2024

Subject: August 27, 2024, Minutes

EXPLAIN REQUEST:
Consider approval of the August 27, 2024, Minutes

ACTION RECOMMENDED:
Approval

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
1. August 27, 2024 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, August 27, 2024.

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

Motion: J. Sny made a motion to Amend the Agenda and hear Item 1.A. as Other Business and Item 4.D. as the last Action Item. C. Boyd seconded the motion.
Vote: The motion passed unanimously (8-0).

Approval of Minutes
Item 2A. Consider approval of the June 25, 2024, Regular Meeting Minutes
Motion: L. Hallman made a Motion to Approve the June 25, 2024, minutes. J. Henson seconded the motion.
Vote: The motion passed unanimously (6-0-2) with G. Baber and M. Pollard abstaining.

Public Comments:
W. DuPriest, Huntersville
E. McCormack, Huntersville
R. Hahn, Huntersville
D. Boone, Huntersville

Recusal: S. Hensley notified the Board that he has a conflicting interest in Item 4A and requested to be recused.

Motion: J. Henson made a motion to recuse S. Hensley from the current item on the agenda. L. Hallman seconded the motion.
Vote: The motion passed unanimously (7-0) with S. Hensley not voting.

Action Items
Item 4A: Consider a recommendation on Petition #R24-03 Long Creek Retail, a request by Saleh Moflehi of TA&S Enterprises of NC Inc. to rezone +/- 4.39 acres located at the intersection of Mt. Holly-Huntersville Road and Beatties Ford Road from Highway Commercial-Conditional District to Highway Commercial-Conditional District for an amendment to rezoning #R08-01 for a convenience store and retail/commercial use development.
J. James, Principal Planner notified the Board that the applicant has requested to continue the item to the September 24, 2024, Planning Board meeting.

Motion: G. Baber made a motion to Defer R24-03 to the September 24, 2024, Planning Board meeting. C. Boyd seconded the motion.
Vote: The motion passed unanimously (7-0) with S. Hensley not voting.

Motion: M. Pollard made a motion to reseat S. Hensley. T. Loomis seconded the motion.
Vote: The motion passed unanimously (7-0) with S. Hensley not voting.

Recusal: J. Henson notified the Board that he has a conflicting interest in Item 4B and requested to be recused.

Motion: L. Hallman made a motion to recuse J. Henson from item 4B. T. Loomis seconded the motion.
Vote: The motion passed unanimously (7-0) with J. Henson not voting.

Item 4B: Consider a recommendation on Petition #R24-04 Northbrook Storage, a request by Jake Palillo on behalf of Bi-Part Development LLC to rezone +/- 21.936 acres located on Sam Furr Road from Corporate Business to Special Purpose-Conditional District for a storage facility and other commercial uses.
J. James, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that the application completed a resubmittal of plans on August 19, 2024, with the staff report due on August 20, 2024, the latest submission has not had a complete review.

G. Baber reviewed the requested modifications, staff's support or non-support of modifications, and how staff would ensure that proposed agreements would be kept if they are not yet reviewed or confirmed. Regarding concerns expressed by the public, G. Baber asked if the applicant would be installing a traffic control light. Staff confirmed that NCDOT would have to make that determination and it would not be likely due to the design of a super street with the goal of moving traffic along Highway 73 that a traffic light would be required.

T. Loomis commented that the public has expressed an interest in having retail and restaurants in this area and asked if the proposed rezoning would permit those uses. Staff confirmed that the commercial rezoning would permit those uses.

C. Boyd asked how the TIA is complete when the uses have not been finalized for all of the parcels and why doesn't the TIA take into account the neighborhood traffic that will use this access point. Staff stated that the TIA was deferred to NCDOT since the project primarily fronts on NCDOT roads with a storage facility and business park indicated as the uses to give broad coverage. One of the comments staff has added is that if a daycare center is being proposed then it will need to be vetted through NCDOT to confirm the TIA findings have not adjusted.

C. Boyd asked why the communication tower is still an allowed use. Staff commented that this use and commercial kennels have buffer requirements that make them not a viable option for these parcels, so they were not specifically removed.

L. Hallman asked if buffer modification is still be requested after the realignment of building C. Staff confirmed that building C is as close to the road as possible given the utility easements and the buffer modifications are still being requested.

J. Sny confirmed that the proposed buffer is 35' and asked staff to confirm that if the conditional rezoning is approved by the Town Board if the applicant would still have the by right option within the

zoning for the list of uses that would be allowed. Staff confirmed that is correct unless the Town Board in their motion chooses to remove allowed uses from the parcels as part of the condition and as staff is recommending.

S. Hensley reviewed that automotive country club and hotel/motel would be allowed today as by right development and an advantage of this process is that the Town can more narrowly define what is allowed on these parcels. Staff confirmed that is correct.

Applicant J. Pallilo, Cornelius presented the proposed development.

M. Pollard asked the applicant to explain the proposed traffic movement that NCDOT has approved. The applicant reviewed the proposed traffic movement of right in, right out only movement with the uses of the U-turn bulbs along Highway 73.

G. Baber asked if NCDOT has commented regarding a traffic light at Oak Farm Road. The applicant responded that the traffic lights will be at the U-turn bulbs and the school could potentially get one because they are a school.

S. Hensley asked if the second modification request is still active for the pet park. That modification is no longer being requested. The buffer modifications and modification for the daycare center playground fronting Maple Branch and Highway 73 are still being requested. The applicant confirmed that they have a tenant that sells dog food and provides vet services interested in leasing space, so they are not interested in having the applicable use removed.

L. Hallman asked the applicant if the TIA was completed with the current uses. The applicant stated that the modified uses will be resubmitted to NCDOT and they will let the applicant know what is required, those requirements are not optional.

J. Sny asked the applicant if he would like to defer given the substantial amount of information that has been changed or is not available to the Board to review. The applicant stated that they have already agreed to the items the staff has commented on and the playground buffer and landscape is the only new item for consideration. S. Hensley followed up and stated the new set of plans may have been submitted but staff has not been able to complete a review and it is not presented to the Board. The applicant stated that there isn’t really anything new or different that will be submitted, the information is there, and they have already agreed to the areas of concern brought up by staff.

C. Boyd asked who owns the roads, Maple Branch and Oak Farm and River Race Drive. Staff confirmed that the roads have not, yet all been annexed but will be Town roads. Staff confirmed that those are public streets and there are limitations to what can be done. Potentially the Town could investigate posting weight limit signs. The roads are designed at the outset to reduce a number of problems, in the event that one still occurs and is reported, then a traffic study could be conducted to determine if calming devices should be installed.

L. Hallman asked staff to review what would be different between the current site plan that the Board is reviewing, and the last site plan submitted if they had to write a staff report today. Staff outlined the

major differences being the daycare and playground modification with no follow up opportunity for staff to have of the negotiation conversations regarding the conditional element of the modification with the applicant.

J. Sny asked the applicant to confirm if they were asking for a modification for parcel A on a site plan that has not been presented to the Board. The applicant confirmed that is correct. The Board followed up with concerns regarding staff's inability to fully review the site plan, a request for undocumented modifications, the lack of hard copy for the requests before the Board, and the inability for staff to negotiate on the conditions given the time frame of the request. The applicant requested a deferral of 30 days for staff to have time to complete these actions.

Motion: T. Loomis made a motion to Defer R24-04 Northbrook Storage to September 24, 2024. M. Pollard seconded the motion.

Vote: The motion passed unanimously (7-0) with J. Henson not voting.

Motion: C. Boyd made a motion to reseat J. Henson. L. Hallman seconded the motion.
Vote: The motion passed unanimously (7-0) with J. Henson not voting.

Item 4C: Consider a recommendation on Petition #TA24-06 "Farmhouse Cluster Changes," a text amendment request by the Town of Huntersville Planning Department to amend Article 3.2.1(e), 3.2.2(e), 3.2.1(d)3(c), 3.2.2)d)3(c), and 12.2.1 "Open Space" of the Huntersville Zoning Ordinance to make changes to Farmhouse Clusters and Open Space.
N. Farber, Senior Planner 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 proposed text amendment.

S. Hensley asked how we define, 'if vegetation exists.' Staff responded that the applicant is required to submit an existing conditions survey. The existing conditions could be a variety of natural features such as meadows, grasses, trees, understory, etc.

J. Henson commented that he struggled with this proposal. By the time you meet the regulations of open space, tree save and the road within the allowed 6 lots on 10 acres, you end up with approximately ¾ acre lots. He reviewed previous farmhouse clusters that his firm worked on and determined that this amendment would adjust an average lot size of 1 acre down to ¾ or .7 acres. While he appreciates the need to protect the trees and tree save, he commented on the stormwater effects on these lots, the fact that these developments typically have septic systems so the combination of the two really eats up a lot of the land available. As an alternative he offered up looking at increasing the penalties for tree save removal. Staff responded that they want to be careful about taxation since the goal is to really save the trees. If the tree is cut down there is no quick replacement, the tree is just gone for 20 years. If the home is sold and resold, how informed are the homeowners? Mature native space was a priority of the 2040 Plan and the focus of the amendment is to preserve the trees.

J. Henson asked if there was a consideration to have open space on the lot and tree save not on the lot. Staff reviewed the challenges with that and why staff chose not to take that approach. Staff also stated that the minimum requirement is 10 acres, so developers also have the option to increase their total land area as a means to achieve larger lot sizes.

L. Hallman asked staff to review then where the proposed tree save would be located. Staff explained that the developer would have to identify the tree save area within the entire development but not within the buildable lot. The buildable lots may be smaller but still within the 10-acre total development.

Motion: S. Hensley made a motion to Recommend Approval of TA24-06 the Planning Board recommends approval based on the text amendment being consistent with LU9.2, EOS 3.1 and EOS6.1 of the 2040 Huntersville Community Plan. It is reasonable and in the public interest to amend the zoning ordinance because it provides higher quality open space and helps to ensure owners within a farmhouse cluster that the open space will remain open space and not be disturbed and ensure the preservation and rural character which complies with the Huntersville 2040 Plan. T. Loomis seconded the motion.

S. Hensley commented that he lives in a farmhouse cluster and that he would like to think that whatever open space is supposed to be there that one of his neighbors cannot go and reduce that open space so that his private property rights are protected, and the character of the development remains the same.

Vote: The motion passed (7-1) with J. Henson opposed.

Item 4E: Consider a recommendation on Petition #TA24-08 "Family Care Home," a text amendment request by the Town of Huntersville Planning Department to amend Article 12, Section 12.2.1 of the Huntersville Zoning Ordinance to update the language to specify where a Family Care Home's one-half mile radius distance is measured from.
P. Patterson, Planner II 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 proposed text amendment.

Motion: L. Hallman made a motion to Recommend Approval of TA-24-08, the Planning Board recommends approval based on the consistency with all policies of the Huntersville 2040 Community Plan and its compliance with state statues. It is reasonable and in the public interest to amend the zoning ordinance because it will provide further clarification to the language. C. Boyd seconded the motion.

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

Item 4F: Consider a recommendation on Petition #TA24-09 "Building Separation," a text amendment request by the Town of Huntersville Planning Department to amend Article 8.10 and Article 12.2.1 of the Huntersville Zoning Ordinance to closer align our rules regarding building separation to North Carolina Building Code Standards and North Carolina Residential Code Standards.
P. Patterson, Planner II 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 text amendment.

Motion: M. Pollard made a motion to Recommend Approval of TA24-09 to amend Article 8.10 and Article 12.2.1 to be revised as follows, all principal structures in all districts shall be in compliance with NC Building Code Requirements in section 8.10. In section 2 of article 12.2.1 it shall be amended to, Fire separation Distance. The distance measured from the building face to one of the following: 1. To the closest interior lot line. 2. To the centerline of a street, an alley or public way. 3. To an imaginary line between two buildings on the lot. The distance shall be measured at a right angle from the face of the

wall. It is reasonable and in the public interest to amend the zoning ordinance because it is being directed by an authoritative source that would suggest that it is a safer and more protective method. J. Sny seconded the motion.

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

Item 4G: Consider a recommendation on Petition #TA24-12: Proposed text amendment to modify or remove uses requiring a Special Use Permit, affecting Articles 3 and 9 of the Huntersville Zoning Ordinance.
B. Priest, Assistant 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 text amendment.

S. Hensley confirmed that the proposed CD Rezoning is the same process that we have now and asked how it could potentially affect the applicant. Staff confirmed it is the same CD Rezoning process with notifications to the public, public hearing, signage and Board approval. It could potentially take longer for the applicant to get through the process based on negotiations and how those occur, but it would also allow for more free flowing communication which could also have the effect of keeping it on the same or similar timeline with a more effective outcome.

Motion: C. Boyd made a motion to Recommend Approval of TA24-12 based on the consistency with the policies LU-8 of the Huntersville 2040 Community Plan. It is reasonable and in the publics interest to amend the zoning ordinance because it will the public greater opportunities to discuss the application with the Town Board while at the same time making sure appropriate review processes are in place for uses that may have a greater than normal impact on adjacent properties. T. Loomis seconded the motion.

L. Hallman thanked staff for this amendment as the quasi-judicial process was stifling residents that would like to have some input.

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

Item 4D: Consider a recommendation on Petition #TA24-07 "Accessory Dwelling Units in General Residential," a text amendment request by the Town of Huntersville Planning Department to amend Article 3.2.3(c) of the Huntersville Zoning Ordinance to remove the family-only occupancy requirement from the General Residential zoning district regulations to achieve consistency with the rules governing ADU's in other residential zones.
P. Patterson, Planner II 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 text amendment.

T. Loomis asked what would happen to an ADU if a hedge fund purchased a home that had an ADU. Staff confirmed that the owner of the property would be able to lease out the single-family home and the ADU.

M. Pollard shared insights from experiences in other municipalities to address this issue.

C. Boyd asked what portion of the Huntersville zoning is within the GR zoning. Staff commented that GR zoning is a relatively small portion of the residential zoning, would never apply to a new development, and only applies to homes or lots that were developed under the County.

J. Sny asked the Staff attorney if we have the authority to require the familial designation, and if there are any known methods to address businesses purchasing real estate. Legal staff responded that there have been NC School of Government articles that this can be designated but is very difficult to enforce. Any legal limitations to businesses purchasing homes would have to be enacted at the State level and there are no known legal methods to address that at this time.

J. Henson asked if anyone has ever been denied an ADU permit because they could not prove that it was for a family member. Staff confirmed that to their knowledge, no, that has never been the case.

L. Hallman asked when the ADU language was included in the Zoning Ordinances and how many ADU's have been registered. Staff confirmed it has been in the ordinances since the 1990's and there have been no ADU's registered. Staff stated that in reviewing the past 5 years of permits there are about 20 permits issued for ADU's; however, staff stated that for the types of ADU's shown, permits often start as a garage or accessory use permit, or a home addition for an attached so it is very difficult to accurately track. Only a detached ADU intended to be an ADU prior to construction would come through permitting as an ADU.

L. Hallman asked what type of structures are permitted such as she-shed, tiny home, mobile home, etc. Staff stated that the structure must meet NC Building Residential code. It cannot be a mobile home, it cannot be on wheels, it has a minimum size requirement, and must meet the balance of Minimum Housing Code and Residential Building Code.

J. Sny commented that attainable housing is a focus of the Town Board and based on the data available, it is not being used. This amendment appears to be a clean-up, but it could also be inadvertently permitting multi-family uses.

L. Hallman commented that this was a recommendation by the task force commissioned in 2023 to find attainable housing. He shared that Mooresville purchased a home for attainable housing for a teacher to qualify to move there. He asked if staff knows why this was originally included in GR zoning and not the other zoning districts. Staff commented that they do not know why.

S. Hensley commented that he will not support the amendment because he believes the market is changing but he believes that there will be more and more attainable housing and he can see what it could do to older neighborhoods not in the protection of a homeowner's association and he would prefer to see how this plays out more with other areas.

L. Hallman commented that he lives in GR zoning and feels that the homes in that zoning are by and large not in an HOA, possibly not in covenants, larger lots, predominantly ranch homes, and many of the homes have had additions over the years. Zoning could permit a much larger home but the cost to build that would make the home no longer attainable unless someone was not charging market rate for rent and the quality of the housing, type of workforce you are housing, with no regulation on who is buying

the home, the type of structure, or the resident. He commented that in his opinion this is missing the 'protect' and 'partner' of the '4 – P's' identified by the task force because it would not be protecting the existing land use and inventory, and there is no partnership with the Town.

T. Loomis commented that this can also be an affordable method for some renters who are not ready to purchase a home and can also benefit homeowners that are looking to stay in their home and not have to sell.

L. Hallman shared comments regarding the overall situation and stated that while this is well intended it will be exploited in his opinion.

Motion: T. Loomis made a motion to Recommend Approval TA 24-07. The Planning Board recommends approval based on the amendment being consistent with the rules governing accessory dwelling units in other zoning districts. This provides realistic and enforceable regulations and the ability to make housing affordable. C. Boyd seconded the motion.

Vote: The motion tied (4-4) with G. Baber, J. Sny, S. Hensley & L. Hallman opposed.

The Board had discussion regarding their voting choices and areas of concern.

Motion: G. Baber made a motion to Reconsider the motion for TA24-07. J. Henson seconded the motion.

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

Vote (original motion): The motion passed (4-3-1) with J. Sny, J. Henson and L. Hallman opposed. S. Hensley abstained.

Other Business
Item 1A. Consider nominations and appointments of the Vice-Chair and Chair of the Planning Board.
G. Baber nominated J. Sny as Chair. J. Henson seconded. No other nominations were made.
Vote: The motion passed unanimously (7-0-1) with J. Sny abstaining.

C. Boyd nominated L. Hallman for Vice-Chair. S. Hensley seconded.
L. Hallman nominated G. Baber for Vice-Chair. G. Baber declined.
S. Hensley nominated C. Boyd for Vice-Chair. C. Boyd declined.
J. Sny nominated J. Henson for Vice-Chair. T. Loomis seconded.
Vote: The Board voted 4 votes for Jay Henson, 3 votes for Lee Hallman, and 1 vote to abstain.

The Board appointed J. Sny as Chair and J. Henson as Vice-Chair for a one-year term.

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

Approved this ____ day of _____ 2024.

_____

Chairman or Vice Chairman

_____

Board Secretary

Request for Board Action

September 24, 2024

To: Board Members

From: Jesse James, Principal Planner

Date: September 24, 2024

Subject: R24-03 Long Creek Retail

EXPLAIN REQUEST:
Consider a recommendation on Petition #R24-03 Long Creek Retail, a request by Saleh Moflehi of TA&S Enterprises of NC Inc. to rezone +/- 4.39 acres located at the intersection of Mt. Holly-Huntersville Road and Beatties Ford Road (Parcels 01526434 & 01526435) from Highway Commercial-Conditional District to Highway Commercial-Conditional District for an amendment to rezoning #R08-01 for a convenience store and retail/commercial use development.

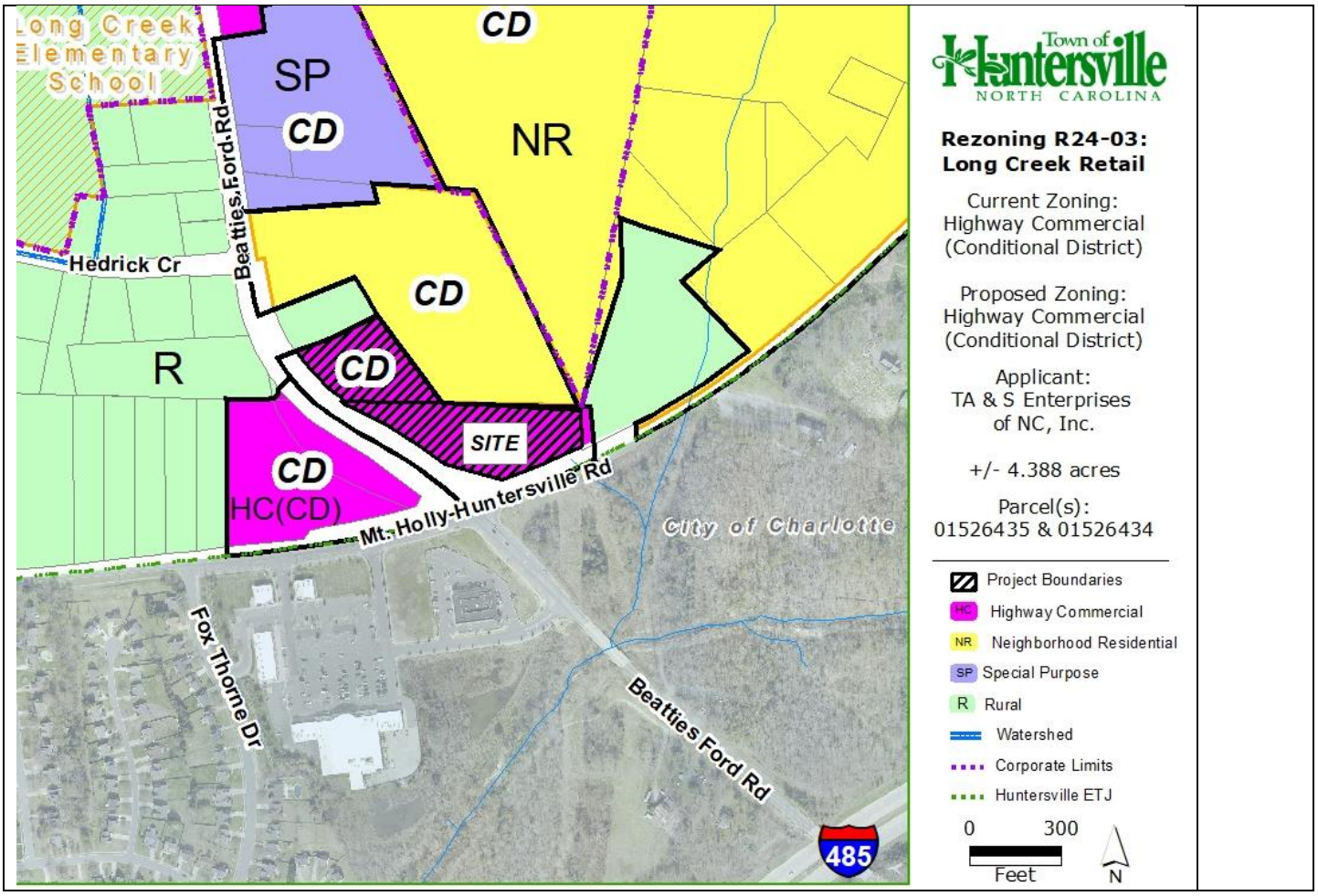
ACTION RECOMMENDED:
Consider a recommendation

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. R24-03 PB 9-24-24 Staff Report
2. General Application - Houston
3. General Application - TAS Enterprises
4. R24-03 3rd Cycle Plan Set
5. R24-03 Long Creek Retail - Rezoning Engineering Comment Summary
6. R24-03 Community Input Package FULL

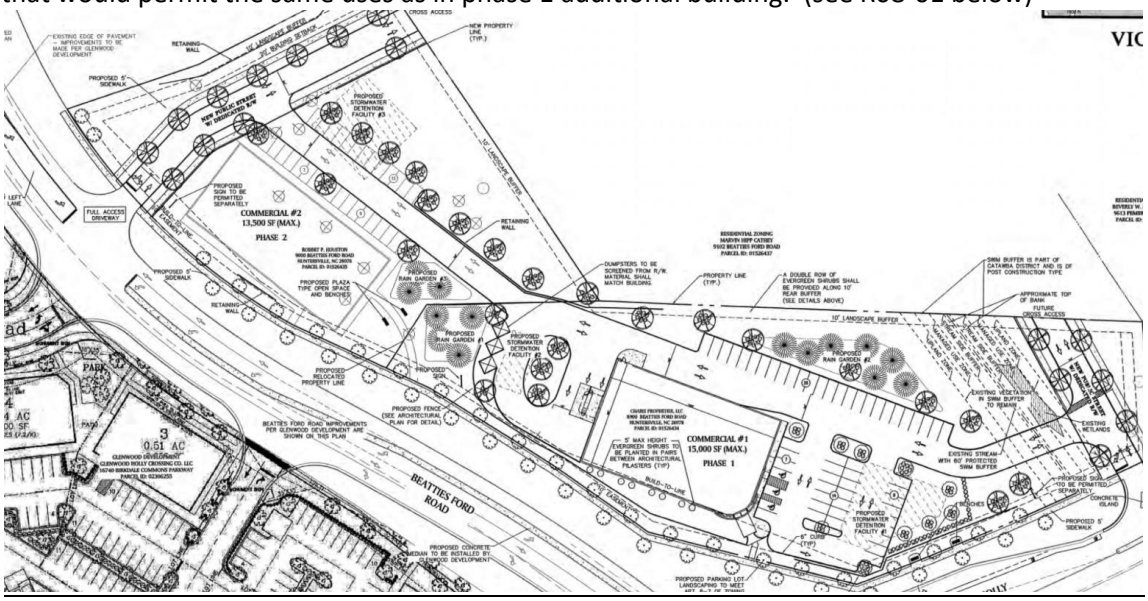
Petition R24-03
Long Creek Retail

PART 1: PROJECT SUMMARY



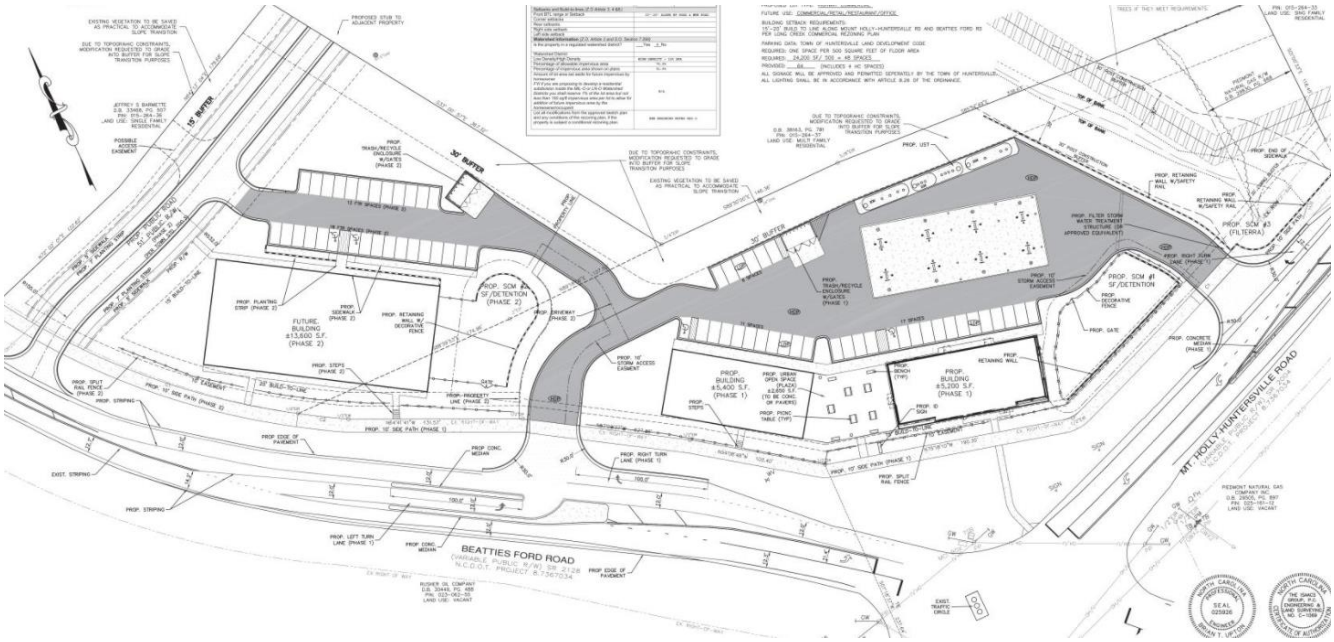
1. Purpose: Rezone approximately 4.39-acres at 8900 Beatties Ford Road (PIN 01526434) and 9000 Beatties Ford Road(PIN 01526435) from Highway Commercial-Conditional District (HC-CD) to Highway Commercial-Conditional District (HC-CD) to amend the current CD Rezoning R08-01 to allow for a convenience store with a gas canopy and other commercial buildings where a drug store retail site was previously approved.
2. The current R08-01 Long Creek Commercial rezoning was approved for a drug store with a drive-through and not to exceed 15,000 square feet in a highway commercial building type with a second building for commercial use not to exceed 13,500 square feet of building area. The proposed amendment revises this layout for a convenience store with a gas canopy, with a phase 1 additional building ****Update****allowing any use in HC zoning except Armories, Auction Houses Sales, Boarding or Rooming Houses for up to six rooms, contractor offices, multi-family homes, Bars as principle use, pawnshops, single-family homes, wholesale sales, adult

establishments, commercial marinas, essential services 1 and 2 . There is also a proposed future building in phase 2 that would permit the same uses as in phase 1 additional building. (see R08-01 below)



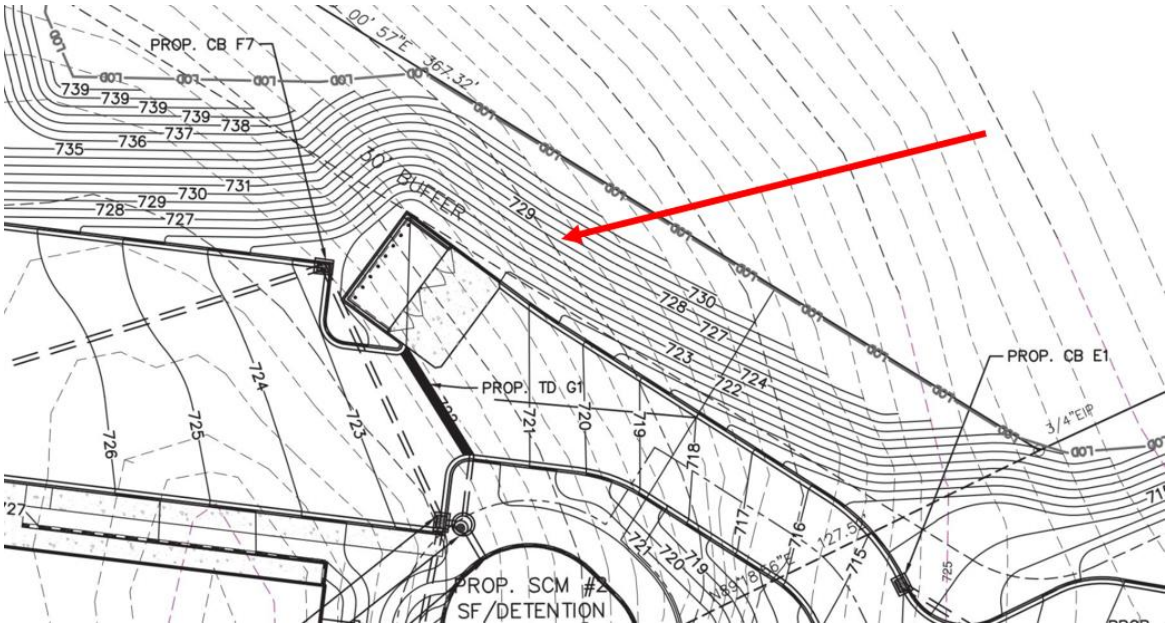
3. Adjoining Zoning and Land Uses.
   - North: Rural(R) Single Family Residential and NR-CD– Age Restricted Multi-Family Development (zoning only-not in for construction-Vacant)
   - South: City of Charlotte-Vacant and Commercial
   - East: Rural- Single Family Residential
   - West: HC-CD-Holly Crossing Approved Rezoning 2006 for retail/office- Vacant
4. A neighborhood meeting was held on Wednesday, May 29, 2024. Questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment).
5. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Mt-Holly Huntersville Rd and Beatties Ford Rd.

PART 2: REZONING/SITE PLAN



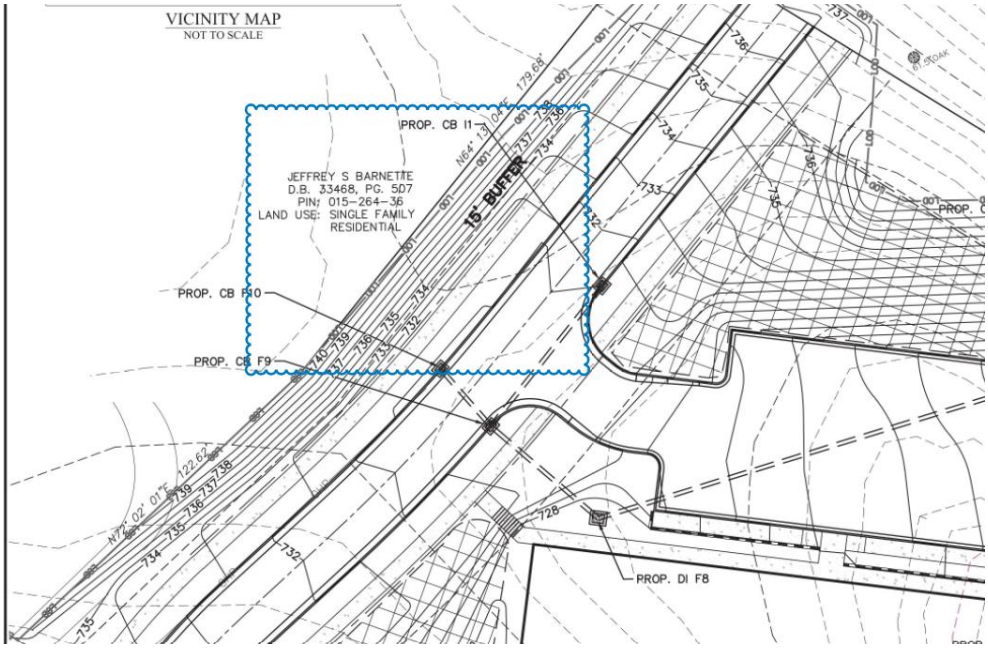
- The proposed Conditional District Rezoning Plan has modification proposals and site standard requests from staff that are presented in the body of this document. Generally, the layout and architecture of these buildings meet ordinance standards. Staff has several concerns with buffering, landscaping, and site details for clarification purposes. Significant elements include:
- <u>Modification Request</u>-The plan proposes a modified 30' buffer to the rear of the buildings. The zoning ordinance requires buffers to retain existing vegetation and supplement to ordinance specifications to create an opaque buffer. The applicant has requested the ability to grade into the buffer and replant for slope transition purposes.

  <u>Staff Comments</u>- Staff has concerns with the ability of landscaping to be installed with the steep slopes proposed in the grading plan. There is a 10–15-foot difference in grade in several portions of the rear buffer in the 30-foot-wide buffer section. We would like to see details on how this section can be replanted to meet buffer specification standards. It is recommended that landscaping is installed at a maximum 3:1 slope for the health of the plants. ****Update****A landscape detail has been provided. There is still approximately a 2:1 slope which does not meet ordinance requirements, so a modification to landscaping in the buffer outside of the 2:1 slope maximum is required. **



- <u>Modification Request</u>- The proposal for the northwest buffer against the single-family residence is 15-feet. The ordinance requirement is 30-feet. There is also a steep slope proposed for the grade within this buffer.

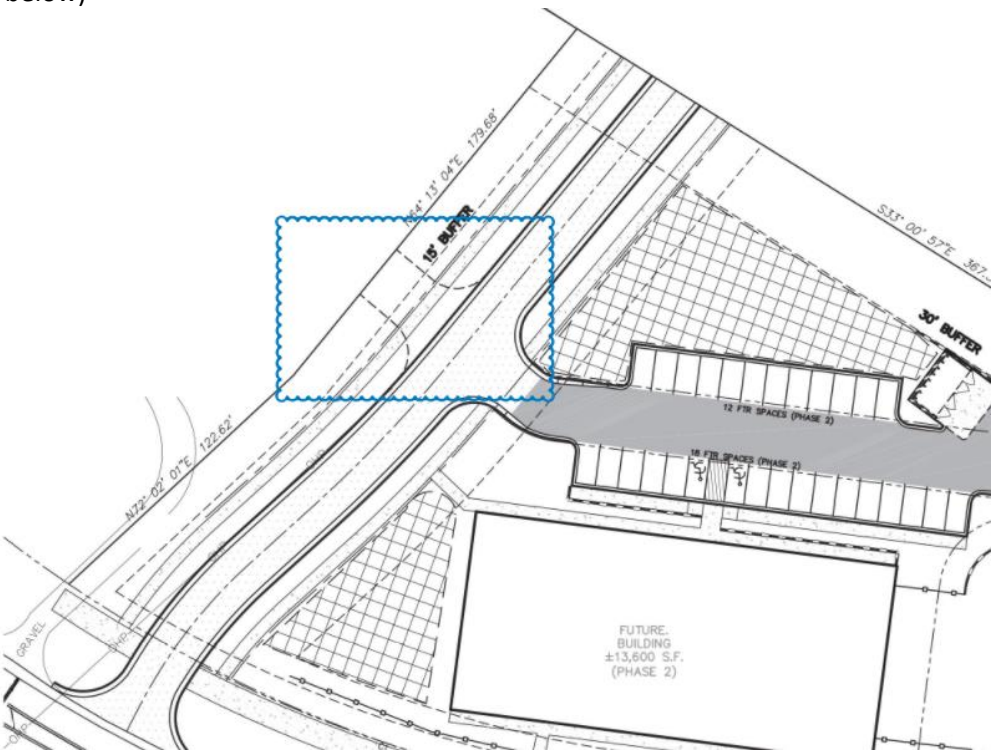
  <u>Staff Comments</u>- ****Update****The request has been added for an update to the plan. Staff requested a detail of how plantings would be sustained on the steep slope. A basic detail was submitted; however, staff still has concerns about the planting methods on this slope with a 2:1 grade. The ordinance requires a maximum grade in buffers at 3:!. A modification request is required. **



- Building Architecture- The proposed architecture for the convenience store and the 2nd building in phase one meet the ordinance requirements.
- Building Architecture is not included for Phase 2 building.

  Staff Comment- No elevations are included for phase 2. Staff requests for those to be provided, or at minimum a reference be made on the plans that this building will be of the same design as in phase 1.
- ****Update****The proposal includes phase 1 and phase 2 build outs. Phase 1 includes the convenience store and building 2 where phase 2 includes the public street and building 3.

  Staff Comment- The plan has been revised since the public hearing to include the phasing plan. At the public hearing staff recommended phase 1 include the public street and driveway connection to phase 1 from the phase 2 side, the full side-path build out (to the extent practical), and all TIA requirements be installed prior to phase 1 certificate of occupancy. These recommendations have not been addressed. This is an important activity node per the 2040 Community Plan that calls for connectivity and a mix of residential commercial uses. Without these improvements the development is limited to an auto-centric use that is not connected with the adjacent parcels, until phase 2 is constructed. Since no timeline is offered on phase 2, phase 1 could be the only construction indefinitely.
- ****Not mentioned in Public Hearing Staff Report but not an update****Article 5.1 requires that street stubs shall be provided within developments adjacent to vacant land or land suitable for redevelopment, wherever possible, to provide for future connections. The plan only calls out the street stub area for "possible access easement". (see below)



Staff Comment- The "possible easement" shown in the plans does not satisfy the ordinance requirements. Staff recommends grading the area and adding the stub or asking for a modification

request. The adjacent property is within the activity node for allowance of commercial or medium residential redevelopment, therefore this stub connection is important.

General Plan Information

- Parking requirements= 1 space per 500 square feet of floor space. +/-24,200 proposed=48 parking spaces required. Provided 64.
- ****Update****Minimum Tree Preservation (specimen tree save) for Highway Commercial is 30%. The Rezoning Plan saves 1 specimen tree or less than 5%.

  Staff Comment- For Specimen Tree Mitigation, the developer may mitigate the removal of specimen trees by planting new trees on the site whose total caliper (DBH) equals 100% of the total caliper of trees (DBH) to be removed above the ordinance requirement. If site conditions are not conducive for healthy tree planting on site, the developer may contribute to a Tree Fund/Bank. The applicants have stated that they will mitigate the required trees per ordinance standards.
- There are no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

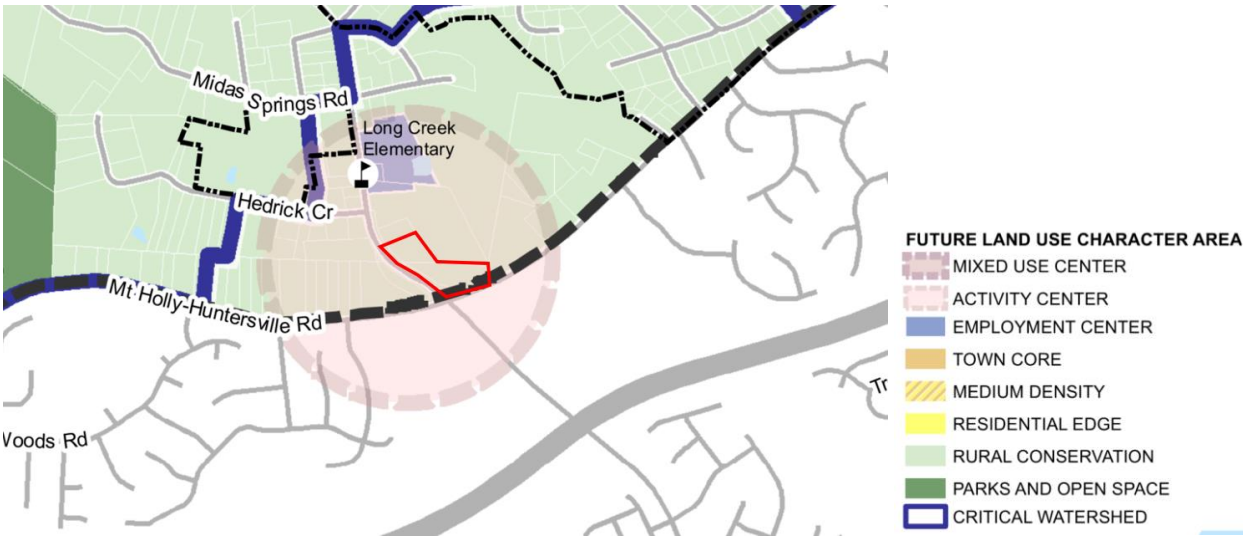
PART 3: TRANSPORTATION ISSUES

See attached analysis

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan(Subject Parcel within "Activity Center")



STAFF COMMENT – Staff finds the proposed use/project is ***consistent*** with the following policies of the *2040 Huntersville Community Plan*:

- LU-6-Support a mix of land uses in key locations.
  -LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
  -LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.
  Staff Comment: The proposed commercial development is located within a designated Activity Center (see map above) identified as "Long Creek Village". The Community Plan describes activity centers as " a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential)." This plan adds the non-residential component of this description with less than 40,000 square feet of space.

STAFF COMMENT- Staff finds the proposed use/project is ***not consistent*** with the following policies of the *2040 Huntersville Community Plan:*

- Policy EOS-3: Prioritize tree canopy preservation in the lower intensity areas (Residential Edge, Rural Conservation, and Critical Watershed areas).
  Staff Comment: The applicant proposal has not incorporated any creativity design to save the minimum requirement of specimen trees identified. Staff recommends design that encourages the preservation of a portion of these trees on site. (See the tree save comments in the previous section.)

- LU8.2: Encourage the achievement of higher design standards.
  Staff Comment: The activity center node in the Community Plan calls for a mix of residential and commercial uses. While this adds commercial square footage, it does not accommodate any residential potential or connection to existing residential. How do these commercial buildings promote a potential

residential development in proximity that is walkable and is served by this proposal? There is no commitment for phase 2 to be constructed and as is, phase 1 is a auto-oriented and isolated design.

-The Beatties Ford/Mt Holly-Huntersville Small Area Plan calls for retail/commercial use in this quadrant of the planning area for these parcels.

- T-3: Improve connectivity throughout the study area.
  T 3.1: Continue to enhance street connectivity by requiring connections among different uses.
  - Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses.
  - Street connectivity should be emphasized during the review of all development proposals for consistency with the proposed street map and the Zoning Ordinance.
  - Context-sensitive street design should be applied.
  Staff Comment: This rezoning potentially adds a key future road connection to the property to the northeast with sidewalks and landscaping for pedestrian access in phase 2 but with no timeline. Without a timeline for this phase, staff must assume that it may never be constructed.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   -The proposed rezoning can be consistent with the overall character of the existing development with implementation of revisions to the plan previously stated in this report. More emphasis should be placed on landscaping, buffering, phasing and tree save.
   -Is there an opportunity to incorporate adjacent properties/landowners to engage in conversations about grouping a larger development together for an encouraged "Activity Center" with a mix of residential and commercial uses that feed each other? This would be an ideal scenario that would fit both the Community Plan and the small area plan.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   There is no indication this project will have a negative impact on public facilities and or services.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological, environmental, historical, or cultural resources.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning amendment petition R24-03 for Long Creek Retail, staff does not recommend approval of the proposed rezoning plan as submitted based on several concerns but primarily for the lack of commitment in timing for construction of phase two of the development, which is necessary for a key connection to adjacent parcels.

The recommendation could be reconsidered with the following revisions:

1) Inclusion of the public street connection in phase 1 to ensure that the necessary infrastructure to connect to adjacent parcels is developed upfront.
2) Redesign the required buffers to stabilize the slopes and ensure healthy plant growth.
3) Add the stub connection to the adjacent property for potential future connectivity.

Without these revisions, the plan is inconsistent with future land use implementation policies EO-3, LU8.2, T-3 and T-3.1 and it is not reasonable and in the public interest to approve the plan as submitted.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on August 6, 2024. See the meeting minutes and watch with this link https://www.youtube.com/live/5Wx6wgzRyQk to the Youtube feed of the meeting.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting for August 27, 2024 was deferred by the applicant to the September 24, 2024 meeting.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is scheduled for September 17, 2024.

PART 9: ATTACHMENTS

A – Rezoning Application
B – Proposed CD Rezoning Plan
C – Transportation/Engineering Report
D – Neighborhood Meeting Report
E- Elevation Plans

PART 10: CONSISTENCY STATEMENT – R24-03 Long Creek Retail

Planning Department	Planning Board	Board of Commissioners
In considering the proposed rezoning amendment petition R24-03 for Long	APPROVAL: **(insert applicable plan reference)**.	APPROVAL: **(insert applicable plan reference)**.

Creek Retail, staff does not recommend approval of the proposed rezoning plan as submitted based on several concerns but primarily for the lack of commitment in timing for construction of phase two of the development, which is necessary for a key connection to adjacent parcels. The recommendation could be reconsidered with the following revisions: 1) Inclusion of the public street connection in phase 1 to ensure that the necessary infrastructure to connect to adjacent parcels is developed upfront. 2) Redesign the required buffers to stabilize the slopes and ensure healthy plant growth. 3) Add the stub connection to the adjacent property for potential future connectivity. Without these revisions, the plan is inconsistent with future land use implementation policies EO-3, LU8.2, T-3 and T-3.1 and it is not reasonable and in the public interest to approve the plan as submitted.	**It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	**It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
	DENIAL: **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

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Town of Huntersville
NORTH CAROLINA

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: August 1, 2023

Name of Project: Long Creek Retail CD Revision Phase # (if subdivision) _____

Project Address: 8900 & 9000 Beatties Ford Road

Parcel Identification Number(s) (PIN): 01526434 & 01526435

Current Zoning District: HC Proposed District (for rezoning only): HC-CD (revising plan)

Property Size (acres): 4.39 acres Street Frontage (feet): 678 (Beatties Ford) & ~~422 (Mt Holly-Hunter~~sville)

Current Land Use: Vacant land and a single family house

Proposed Land Use(s): Retail/Office

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.

This request is to change the approved 2008 conditional rezoning to allow a 5,200 sf convenience store with fuel canopy, a 6000 sf retail/office building and a 13,500 sf retail/office building.

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.

DigiSign Verified - 937d5da0-cd76-4106-af33-5d8d17df0354

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 Robert P. Houston, Jr. David Lewis Houston Judy Houston Sanieson Janet Houston Cooke Phone (980) 721-3750

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☑ Other: Individuals

☑ 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 Robert Parks Houston Printed Name: Robert P. Houston, Jr.

Title Co-Owner Email pdehouston@gmail.com

Address of Applicant 6548 Jim Kidd Rd, Huntersville, NC 28078

7. Property Owner (If different than applicant)

*Printed Name _____ Phone _____

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

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Signature _____ Printed Name _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email

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

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6. Applicant

Printed Name TA & S Enterprises of NC INC Phone 704-232-3600

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Signature _____ Printed Name: _____

Title _____ Email moflehi@quickne-z.com

Address of Applicant 7801 Bridle Court, Charlotte, NC 28216

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Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application: August 1, 2023 Application Number: _____

Name of Project: Long Creek Retail CD Revision Phase # (if subdivision): _____

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

* ^ Printed Name: David Lewis Houston Phone Number: 980-358-5530

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☑ Other: Individual

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(x) Signature: David Houston Parcel ID(s): 01526435

Title: Co-Owner Email: dexy7500@hotmail.com

Address of Property Owner/Applicant: 6548 Jim Kidd Rd, Huntersville, NC 28078

* ^ Printed Name: Janet Houston Booker Phone Number: (706) 614-8961

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Signature: Janet Houston Booker Parcel ID(s): 01526435

Title: Co-Owner Email: janethbooker@gmail.com

Address of Property Owner/Applicant: 80 Kingston Rd, Colbert, GA 30628

* ^ Printed Name: Judy Houston Jamieson Phone Number: (205) 790-2559

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Signature: Judy Houston Jamieson Parcel ID(s): 01526435

Title: Co-Owner Email: sjones@bellsouth.net

Address of Property Owner/Applicant: 704 Rock School Rd, Hasperville, AL 3507

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Signature Saleh Moflehi Printed Name: Saleh Moflehi

Title President Email moflehi@quickne-z.com

Address of Applicant 7801 Bridle Court, Charlotte, NC 28216

7. Property Owner (if different than applicant)

*Printed Name_____ Phone_____

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Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

LONG CREEK RETAIL

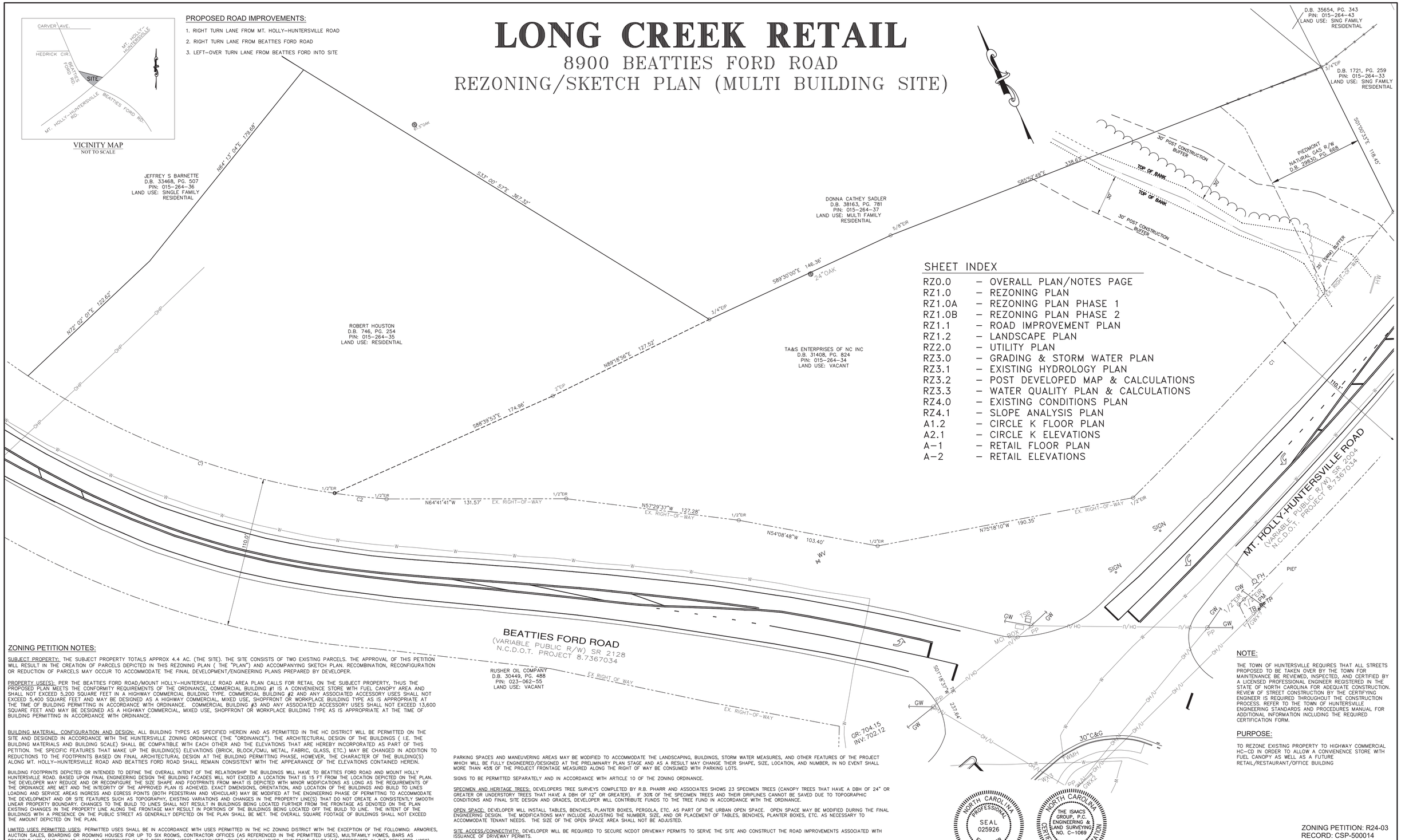
8900 BEATTIES FORD ROAD

REZONING/SKETCH PLAN (MULTI BUILDING SITE)

VICINITY MAP
NOT TO SCALE

PROPOSED ROAD IMPROVEMENTS:

1. RIGHT TURN LANE FROM MT. HOLLY-HUNTERSVILLE ROAD
2. RIGHT TURN LANE FROM BEATTIES FORD ROAD
3. LEFT-OVER TURN LANE FROM BEATTIES FORD INTO SITE



SHEET INDEX

RZ0.0	–	OVERALL PLAN/NOTES PAGE
RZ1.0	–	REZONING PLAN
RZ1.0A	–	REZONING PLAN PHASE 1
RZ1.0B	–	REZONING PLAN PHASE 2
RZ1.1	–	ROAD IMPROVEMENT PLAN
RZ1.2	–	LANDSCAPE PLAN
RZ2.0	–	UTILITY PLAN
RZ3.0	–	GRADING & STORM WATER PLAN
RZ3.1	–	EXISTING HYDROLOGY PLAN
RZ3.2	–	POST DEVELOPED MAP & CALCULATIONS
RZ3.3	–	WATER QUALITY PLAN & CALCULATIONS
RZ4.0	–	EXISTING CONDITIONS PLAN
RZ4.1	–	SLOPE ANALYSIS PLAN
A1.2	–	CIRCLE K FLOOR PLAN
A2.1	–	CIRCLE K ELEVATIONS
A-1	–	RETAIL FLOOR PLAN
A-2	–	RETAIL ELEVATIONS

ZONING PETITION NOTES:

SUBJECT PROPERTY: THE SUBJECT PROPERTY TOTALS APPROX 4.4 AC. (THE SITE). THE SITE CONSISTS OF TWO EXISTING PARCELS. THE APPROVAL OF THIS PETITION WILL RESULT IN THE CREATION OF PARCELS DEPICTED IN THIS REZONING PLAN (THE "PLAN") AND ACCOMPANYING SKETCH PLAN. RECOMBINATION, RECONFIGURATION OR REDUCTION OF PARCELS MAY OCCUR TO ACCOMMODATE THE FINAL DEVELOPMENT/ENGINEERING PLANS PREPARED BY DEVELOPER.

PROPERTY USE(S): PER THE BEATTIES FORD ROAD/MOUNT HOLLY-HUNTERSVILLE ROAD AREA PLAN CALLS FOR RETAIL ON THE SUBJECT PROPERTY, THUS THE PROPOSED PLAN MEETS THE CONFORMITY REQUIREMENTS OF THE ORDINANCE, COMMERCIAL BUILDING #1 IS A CONVENIENCE STORE WITH FUEL CANOPY AREA AND SHALL NOT EXCEED 5,200 SQUARE FEET IN A HIGHWAY COMMERCIAL BUILDING TYPE. COMMERCIAL BUILDING #2 AND ANY ASSOCIATED ACCESSORY USES SHALL NOT EXCEED 5,400 SQUARE FEET AND MAY BE DESIGNED AS A HIGHWAY COMMERCIAL, MIXED USE, SHOPFRONT OR WORKPLACE BUILDING TYPE AS IS APPROPRIATE AT THE TIME OF BUILDING PERMITTING IN ACCORDANCE WITH ORDINANCE. COMMERCIAL BUILDING #3 AND ANY ASSOCIATED ACCESSORY USES SHALL NOT EXCEED 13,600 SQUARE FEET AND MAY BE DESIGNED AS A HIGHWAY COMMERCIAL, MIXED USE, SHOPFRONT OR WORKPLACE BUILDING TYPE AS IS APPROPRIATE AT THE TIME OF BUILDING PERMITTING IN ACCORDANCE WITH ORDINANCE.

BUILDING MATERIAL, CONFIGURATION AND DESIGN: ALL BUILDING TYPES AS SPECIFIED HEREIN AND AS PERMITTED IN THE HC DISTRICT WILL BE PERMITTED ON THE SITE AND DESIGNED IN ACCORDANCE WITH THE HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE"). THE ARCHITECTURAL DESIGN OF THE BUILDINGS (I.E. THE BUILDING MATERIALS AND BUILDING SCALE) SHALL BE COMPATIBLE WITH EACH OTHER AND THE ELEVATIONS THAT ARE HEREBY INCORPORATED AS PART OF THIS PETITION. THE SPECIFIC FEATURES THAT MAKE UP THE BUILDING(S) ELEVATIONS (BRICK, BLOCK/CMU, METAL, FABRIC, GLASS, ETC.) MAY BE CHANGED IN ADDITION TO REDUCTIONS TO THE FOOTPRINTS BASED ON FINAL ARCHITECTURAL DESIGN AT THE BUILDING PERMITTING PHASE, HOWEVER, THE CHARACTER OF THE BUILDING(S) ALONG MT. HOLLY-HUNTERSVILLE ROAD AND BEATTIES FORD ROAD SHALL REMAIN CONSISTENT WITH THE APPEARANCE OF THE ELEVATIONS CONTAINED HEREIN.

BUILDING FOOTPRINTS DEPICTED OR INTENDED TO DEFINE THE OVERALL INTENT OF THE RELATIONSHIP THE BUILDINGS WILL HAVE TO BEATTIES FORD ROAD AND MOUNT HOLLY HUNTERSVILLE ROAD. BASED UPON FINAL ENGINEERING DESIGN THE BUILDING FACADES WILL NOT EXCEED A LOCATION THAT IS 15 FT FROM THE LOCATION DEPICTED ON THE PLAN. THE DEVELOPER MAY REDUCE AND OR RECONFIGURE THE SIZE SHAPE AND FOOTPRINTS FROM WHAT IS DEPICTED WITH MINOR MODIFICATIONS AS LONG AS THE REQUIREMENTS OF THE ORDINANCE ARE MET AND THE INTEGRITY OF THE APPROVED PLAN IS ACHIEVED. EXACT DIMENSIONS, ORIENTATION, AND LOCATION OF THE BUILDINGS AND BUILD TO LINES LOADING AND SERVICE AREAS INGRESS AND EGRESS POINTS (BOTH PEDESTRIAN AND VEHICULAR) MAY BE MODIFIED AT THE ENGINEERING PHASE OF PERMITTING TO ACCOMMODATE THE DEVELOPMENT AND OR SITE FEATURES SUCH AS TOPOGRAPHY, EXISTING VARIATIONS AND CHANGES IN THE PROPERTY LINE(S) THAT DO NOT CREATE A CONSISTENTLY SMOOTH LINEAR PROPERTY BOUNDARY. CHANGES TO THE BUILD TO LINES SHALL NOT RESULT IN BUILDINGS BEING LOCATED FURTHER FROM THE FRONTAGE AS DENOTED ON THE PLAN EXISTING CHANGES IN THE PROPERTY LINE ALONG THE FRONTAGE MAY RESULT IN PORTIONS OF THE BUILDINGS BEING LOCATED OFF THE BUILD TO LINE. THE INTENT OF THE BUILDINGS WITH A PRESENCE ON THE PUBLIC STREET AS GENERALLY DEPICTED ON THE PLAN SHALL BE MET. THE OVERALL SQUARE FOOTAGE OF BUILDINGS SHALL NOT EXCEED THE AMOUNT DEPICTED ON THE PLAN.

LIMITED USES PERMITTED USES: PERMITTED USES SHALL BE IN ACCORDANCE WITH USES PERMITTED IN THE HC ZONING DISTRICT WITH THE EXCEPTION OF THE FOLLOWING: ARMORIES, AUCTION SALES, BOARDING OR ROOMING HOUSES FOR UP TO SIX ROOMS, CONTRACTOR OFFICES (AS REFERENCED IN THE PERMITTED USES), MULTIFAMILY HOMES, BARS AS PRINCIPLE USE (AND SIMILAR USES AS REFERENCED IN THE PERMITTED USES), PAWNSHOPS, SINGLE FAMILY HOMES, WHOLESALE SALES (AS REFERENCED IN THE PERMITTED USES), ADULT ESTABLISHMENTS, COMMERCIAL MARINAS, AND ESSENTIAL SERVICES 1 AND 2 AS PRINCIPLE USES.

LANDSCAPING/SCREENING/PARKING/SIGNAGE: DEVELOPER REQUESTS TOWN BOARD APPROVAL FOR A WAIVER OF THE ORDINANCE REQUIRED BUFFER WIDTH AND PLANTINGS TO THOSE DEPICTED ON THE PLAN ALONG THE ADJOINING BARNETTE PROPERTY LINE DUE TO THE CONSTRAINTS RESULTING FROM THE PRE-EXISTING PARCEL BOUNDARY AND TOPOGRAPHIC CONFIGURATIONS OF THE SITE. A WAIVER IS ALSO REQUESTED TO DISTURB THE 30 FOOT BUFFER WHICH ADJOINS THE CATHEY PROPERTY ON THE NORTH SIDE OF THE PROPERTY DUE TO TOPOGRAPHIC CONSTRAINTS. AREAS OF THE BUFFER NOT NEEDED FOR GRADING PURPOSES SHALL REMAIN UNDISTURBED. MOREOVER, THE BEATTIES FORD ROAD/MOUNT HOLLY-HUNTERSVILLE ROAD AREA PLAN CALLS FOR RETAIL ON THE PROPERTY AND THE ADJOINING TRACTS AS WELL. IT IS ANTICIPATED THAT THE BUFFER, AS DEPICTED ON THE PLAN, ALONG WITH STORMWATER MANAGEMENT FEATURES, SCREENING, AND LANDSCAPING WILL BE MAINTAINED WITHIN WHAT WILL IN THE FUTURE BECOME A LARGER NONRESIDENTIAL DEVELOPMENT OF THE NORTHEAST QUADRANT OF BEATTIES FORD ROAD AND MOUNT HOLLY-HUNTERSVILLE ROAD.

THE LANDSCAPING COMPONENT OF THE SITE (STREET TREES, SCREENING, PARKING LOT LANDSCAPING, AND BUFFERS) AS THEY MAY BE REQUIRED (THE "LANDSCAPING") WILL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS OF THE ORDINANCE AND THE PLAN. THE LANDSCAPING DEPICTED ON THE SITE PLAN ARE CONDITIONS OF THIS PETITION AND ARE PERMITTED AS DEPICTED. ALL MECHANICAL EQUIPMENT, WHETHER ROOFTOP OR GROUND MOUNTED WILL BE SCREENED AS REQUIRED.

PARKING LOT LANDSCAPING WILL BE DESIGNED IN ACCORDANCE WITH THE ORDINANCE AND WHERE BUFFERS AND SCREENING ARE REQUIRED AND OR WHEN EXISTING VEGETATION CAN BE SAVED, DEVELOPER MAY USE IT TO SATISFY THE PARKING LOT LANDSCAPING, BUFFER, AND STREET TREE REQUIREMENTS. RETAINING WALL(S), KNEE WALL(S), AND WALLS MAY BE USED IN CONJUNCTION WITH MEETING BUFFERING REQUIREMENTS ON THE SITE AS OUTLINED IN THE WAIVER REQUEST ABOVE. ADDITIONALLY, TO REINFORCE THE DESIGN FEATURES OF THE AREA PLAN RECOMMENDATIONS, PARKING LOCATED TO THE EAST OF BUILDING 1 SHALL BE SCREENED WITH THE SPLIT RAIL FENCE AND STONE PILASTER AS DEPICTED IN THE PLAN IN LIEU OF A KNEE WALL.

PARKING SPACES AND MANEUVERING AREAS MAY BE MODIFIED TO ACCOMMODATE THE LANDSCAPING, BUILDINGS, STORM WATER MEASURES, AND OTHER FEATURES OF THE PROJECT WHICH WILL BE FULLY ENGINEERED/DESIGNED AT THE PRELIMINARY PLAN STAGE AND AS A RESULT MAY CHANGE THEIR SHAPE, SIZE, LOCATION, AND NUMBER, IN NO EVENT SHALL MORE THAN 45% OF THE PROJECT FRONTAGE MEASURED ALONG THE RIGHT OF WAY BE CONSUMED WITH PARKING LOTS.

SIGNS TO BE PERMITTED SEPARATELY AND IN ACCORDANCE WITH ARTICLE 10 OF THE ZONING ORDINANCE.

SPECIMEN AND HERITAGE TREES: DEVELOPERS TREE SURVEYS COMPLETED BY R.B. PHARR AND ASSOCIATES SHOWS 23 SPECIMEN TREES (CANOPY TREES THAT HAVE A DBH OF 24" OR GREATER OR UNDERSTORY TREES THAT HAVE A DBH OF 12" OR GREATER). IF 30% OF THE SPECIMEN TREES AND THEIR DRIPLINES CANNOT BE SAVED DUE TO TOPOGRAPHIC CONDITIONS AND FINAL SITE DESIGN AND GRADES, DEVELOPER WILL CONTRIBUTE FUNDS TO THE TREE FUND IN ACCORDANCE WITH THE ORDINANCE.

OPEN SPACE: DEVELOPER WILL INSTALL TABLES, BENCHES, PLANTER BOXES, PERGOLA, ETC. AS PART OF THE URBAN OPEN SPACE. OPEN SPACE MAY BE MODIFIED DURING THE FINAL ENGINEERING DESIGN. THE MODIFICATIONS MAY INCLUDE ADJUSTING THE NUMBER, SIZE, AND OR PLACEMENT OF TABLES, BENCHES, PLANTER BOXES, ETC. AS NECESSARY TO ACCOMMODATE TENANT NEEDS. THE SIZE OF THE OPEN SPACE AREA SHALL NOT BE ADJUSTED.

SITE ACCESS/CONNECTIVITY: DEVELOPER WILL BE REQUIRED TO SECURE NCDOT DRIVEWAY PERMITS TO SERVE THE SITE AND CONSTRUCT THE ROAD IMPROVEMENTS ASSOCIATED WITH ISSUANCE OF DRIVEWAY PERMITS.

DEVELOPER WILL ATTEMPT ENGINEERING OF SIDEWALK AND PLANTING STRIP ALONG THE EAST SIDE OF THE SWIM BUFFER. IF DURING DESIGN, THE SWIM BUFFER WILL BECOME ADVERSELY AFFECTED, DEVELOPER AND STAFF WILL WORK TOGETHER TO ACHIEVE PEDESTRIAN CONNECTIVITY. THIS MAY BE ACHIEVED BY A REDUCTION IN PLANTING STRIP OR SIDEWALK MODIFICATIONS AS TO BE DETERMINED BY STAFF AT THE PRELIMINARY PLAN STAGE.

WHERE INSTALLED, SIDEWALKS ALONG THE NEW PUBLIC STREET SHALL BE 5' WIDE AS DEPICTED ON THE PLAN.

DEVELOPERS SURVEY INDICATES THAT BOTH MT. HOLLY-HUNTERSVILLE ROAD AND BEATTIES FORD ROAD HAVE AN EXISTING RIGHT OF WAY WIDTH OF AT LEAST 100' THEREIN MEETING THE SUBDIVISION ORDINANCE REQUIREMENTS FOR DEDICATION OF MINIMUM RIGHT OF WAY REQUIRED.

STORMWATER MANAGEMENT: THE PRELIMINARY STORMWATER MANAGEMENT PLAN SHOWN WITH THIS PETITION MAY BE MODIFIED DURING THE FINAL ENGINEERING DESIGN. THE MODIFICATIONS MAY INCLUDE ADJUSTING THE NUMBER, SIZE, LOCATION, LAYOUT, AND TYPE OF STORMWATER MANAGEMENT PRACTICES BEING UTILIZED. DEVELOPER MAY UTILIZE ABOVE OR BELOW GROUND DESIGNS TO ACCOMMODATE STORMWATER REQUIREMENTS OF THE SITE.

APPLICABILITY OF PETITION AND AMENDMENTS: OWNER RESERVES THE RIGHT TO MODIFY THE ZONING PETITION IN ACCORDANCE WITH HUNTERSVILLE ZONING STANDARDS AND NCGS. MODIFICATIONS TO THIS PETITION/ZONING PLAN MAY OCCUR TO ACCOMMODATE FINAL SITE DESIGN. IN THE INSTANCE THAT THIS PETITION/ZONING PLAN LACKS CLARITY OR IS CONTRARY TO THE INTENT OR STANDARDS OF THE ORDINANCE, THE ORDINANCE SHALL RULE.

VOLUNTARY ANNEXATION: UPON THE ISSUANCE OF GRADING PERMITS FOR DEVELOPMENT OF THE PROPERTY BY DEVELOPER, DEVELOPER AGREES TO COOPERATE WITH THE TOWN TO EFFECTUATE THE VOLUNTARY ANNEXATION OF THE PROPERTY INTO THE TOWN OF HUNTERSVILLE.

NOTE:

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.

PURPOSE:

TO REZONE EXISTING PROPERTY TO HIGHWAY COMMERCIAL HC-CD IN ORDER TO ALLOW A CONVIENENCE STORE WITH FUEL CANOPY AS WELL AS A FUTURE RETAIL/RESTAURANT/OFFICE BUILDING

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Brian T. Upton, P.E.
2024.08.12
15:01:09-04'00'

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING CERTIFICATE OF AUTHORIZATION NO. C-1069

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

ZONING PETITION: R24-03
RECORD: CSP-500014

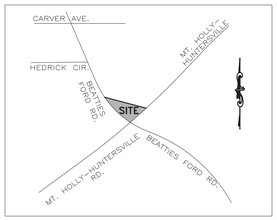
Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078, MECKLENBURG COUNTY

Title: OVERALL PLAN

File #: 18048-PB.DWG | Date: 03/27/24 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ0.0



VICINITY MAP
NOT TO SCALE

Total Area (acres, square feet)	4.388 AC./191,141 SF
Proposed Disturbed Area (acres, square feet)	4.92 AC./214,343 SF
River Basin	CATAWBA
Stream Classification	C
Principal Uses(s) *(Z.O Article 3)*	COMMERCIAL RETAIL
Building Type *(Z.O Article 3, 4 and 8.10)*	RETAIL & CONVENIENCE STORE
Zoning District *(Z.O. Article 3)*	HC-CD/R-08-01
Overlay District, if applicable *(Article 3 Z.O.)*	N/A
Percentage of Impervious Allowed *(Article 3 Z.O.)*	70.0%
Percentage of Impervious Shown	51.9%
Lot Count	2
Total number of dwellings (detached/ attached)	N/A
Mixed-use/# of live/work units	N/A
Total area of residential	N/A
Total area of non-residential (square feet)	N/A
Lot size range	N/A
Number of lots within each range (Use more lines if needed)	
Lot widths range *(Z.O Article 3)*	
Number of lots within each width (Use more lines if needed)	
Setbacks and Build-to-lines *(Z.O Article 3, 4 &8.)*	
Front BTL range or Setback	15'-20' ALONG BF ROAD & MHH ROAD
Corner setbacks	
Rear setbacks	
Right side setback	
Left side setback	
Watershed Information *(Z.O. Article 3 and S.O. Section 7.290)*	
Is the property in a regulated watershed district?	___Yes _X_ No
Watershed District	
Low Density/High Density	HIGH DENSITY > 12% BUA
Percentage of allowable impervious area	70.0%
Percentage of impervious area shown on plans	51.9%
Amount of lot area set aside for future impervious by homeowner *FYI if you are proposing to develop a residential subdivision inside the MIL-O or LN-O Watershed Districts you shall reserve 1% of the lot area but not less than 150 sq/ft impervious area per lot to allow for addition of future impervious area by the homeowner/occupant.*	N/A
List all modifications from the approved sketch plan and any conditions of the rezoning plan, if the property is subject a conditional rezoning plan.	SEE REZONING NOTES RZ0.0

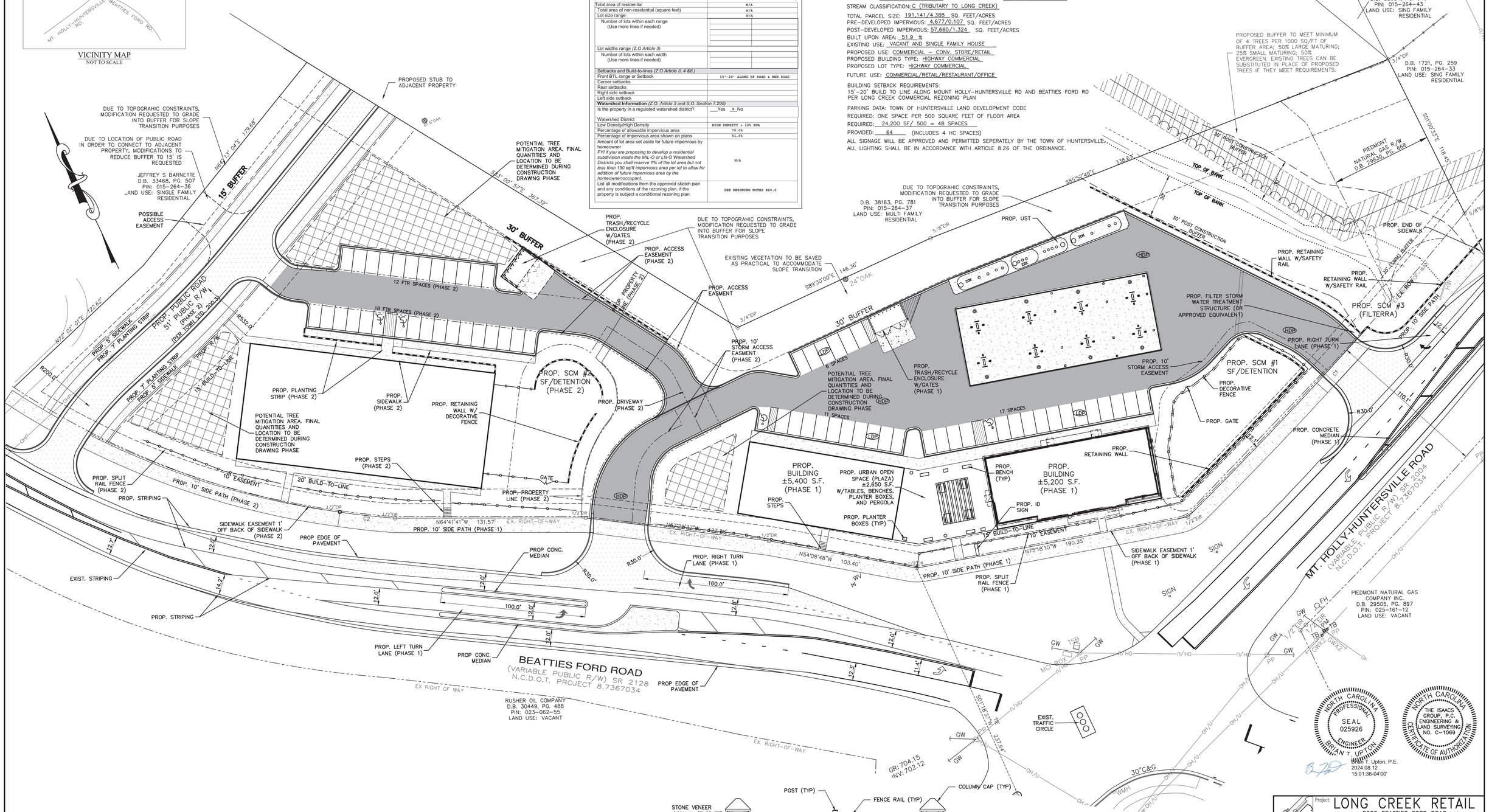
DEVELOPMENT DATA:

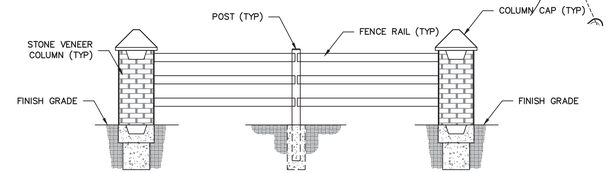
PROJECT NAME: LONG CREEK RETAIL
PLANS PREPARED BY: THE ISAACS GROUP, P.C.
ZONING: HC-CD R-08-01
JURISDICTION: TOWN OF HUNTERSVILLE
PARCEL ADDRESS: 8900 BEATTIES FORD RD
TAX PARCEL NUMBER: 01526434, 01526435
RIVER BASIN: CATAWBA WATERSHED: LONG
STREAM CLASSIFICATION: C (TRIBUTARY TO LONG CREEK)
TOTAL PARCEL SIZE: 191,141/4.388 SQ. FEET/ACRES
PRE-DEVELOPED IMPERVIOUS: 4,677/0.107 SQ. FEET/ACRES
POST-DEVELOPED IMPERVIOUS: 57,660/1.324 SQ. FEET/ACRES
BUILT UPON AREA: 51.9 %
EXISTING USE: VACANT AND SINGLE FAMILY HOUSE
PROPOSED USE: COMMERCIAL – CONV. STORE/RETAIL
PROPOSED BUILDING TYPE: HIGHWAY COMMERCIAL
PROPOSED LOT TYPE: HIGHWAY COMMERCIAL
FUTURE USE: COMMERCIAL/RETAIL/RESTAURANT/OFFICE

BUILDING SETBACK REQUIREMENTS:
15'-20' BUILD TO LINE ALONG MOUNT HOLLY-HUNTERSVILLE RD AND BEATTIES FORD RD PER LONG CREEK COMMERCIAL REZONING PLAN

PARKING DATA: TOWN OF HUNTERSVILLE LAND DEVELOPMENT CODE
REQUIRED: ONE SPACE PER 500 SQUARE FEET OF FLOOR AREA
REQUIRED: 24,200 SF/ 500 = 48 SPACES
PROVIDED: 64 (INCLUDES 4 HC SPACES)
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPERATELY BY THE TOWN OF HUNTERSVILLE.
ALL LIGHTING SHALL BE IN ACCORDANCE WITH ARTICLE 8.26 OF THE ORDINANCE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'





SPLIT RAIL FENCE

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

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1	BTU	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Brian T Upton, P.E.
2024.08.12
15:01:36-04'00'

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 NORTH CAROLINA CERTIFICATE OF AUTHORIZATION

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: REZONING PLAN

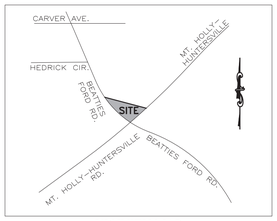
File #: 18048-PB.DWG Date: 03/26/24 Project Egr: BTU
Design By: RKS
Drawn By: RKS
Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

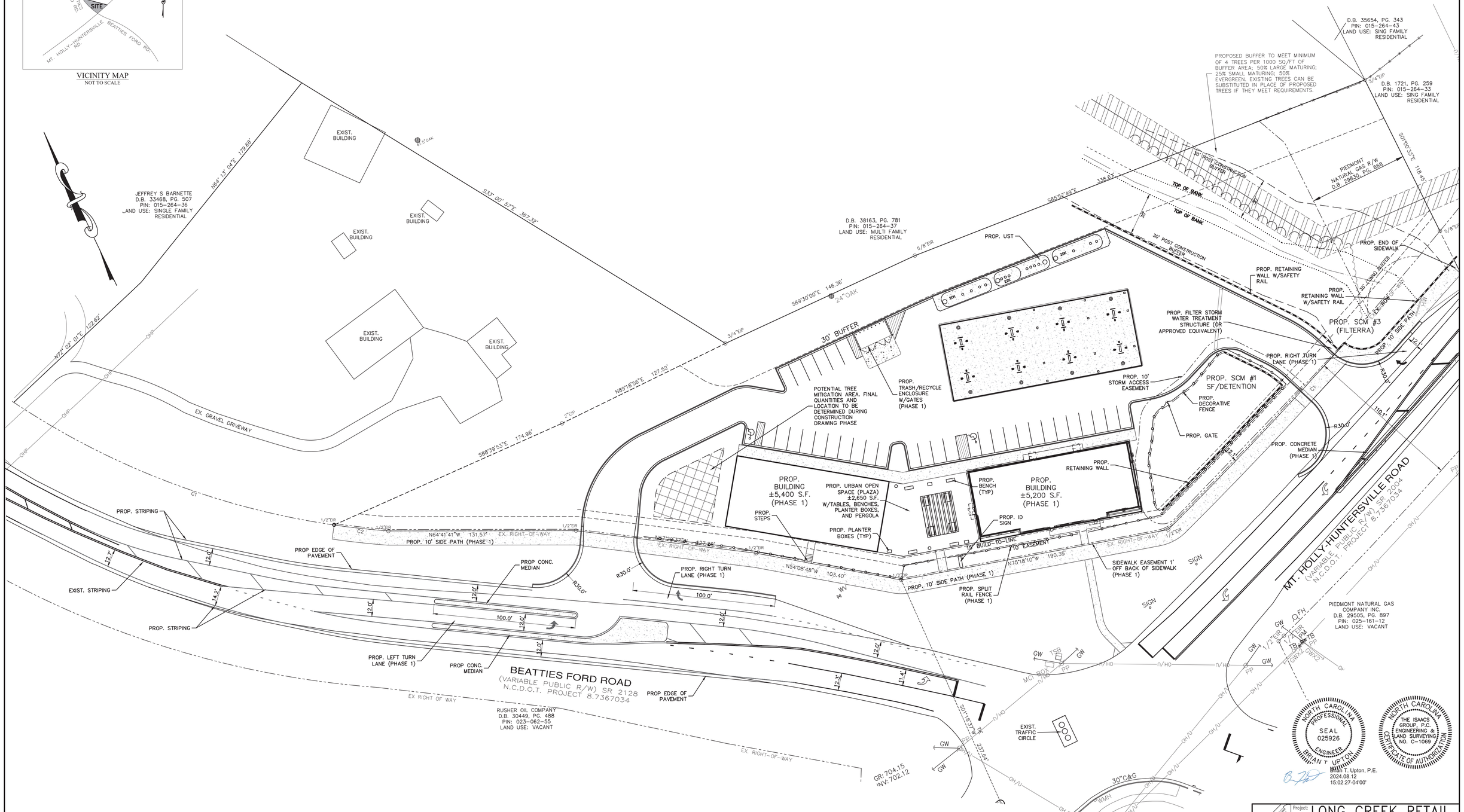
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'



VICINITY MAP
NOT TO SCALE



NO.	BY	DATE	REVISION

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Brian T. Upton, P.E.
2024.08.12
15:02:27-04'00'

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 NORTH CAROLINA CERTIFICATE OF AUTHORIZATION

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: REZONING PLAN (PHASE 1)

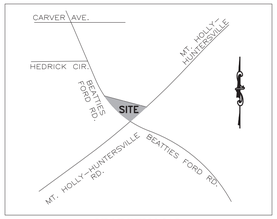
File #: 18048-PB.DWG	Date: 08/12/24	Project Egr: BTU
		Design By: RKS
		Drawn By: RKS
		Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0A

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'



VICINITY MAP
NOT TO SCALE

JEFFREY S BARNETTE
D.B. 33468, PG. 507
PIN: 015-264-36
LAND USE: SINGLE FAMILY RESIDENTIAL

POSSIBLE ACCESS EASEMENT

15' BUFFER

N64°13'04"E 179.68'

N72°02'01"E 122.62'

PROP. 5' SIDEWALK
PROP. 7' PLANTING STRIP

PROP. PUBLIC ROAD
51' PUBLIC R/W
(PHASE 2)
(PER TOWN STD 200.1)

R532.0'

R200.0'

PROP. 7' PLANTING STRIP
PROP. 5' SIDEWALK
PROP. R/W
13' BUILD-TO-LINE

POTENTIAL TREE MITIGATION AREA. FINAL QUANTITIES AND LOCATION TO BE DETERMINED DURING CONSTRUCTION DRAWING PHASE

PROP. SPLIT RAIL FENCE (PHASE 2)

10' EASEMENT

PROP. 10' SIDE PATH (PHASE 2)

SIDEWALK EASEMENT 1' OFF BACK OF SIDEWALK (PHASE 2)

POTENTIAL TREE MITIGATION AREA. FINAL QUANTITIES AND LOCATION TO BE DETERMINED DURING CONSTRUCTION DRAWING PHASE

S87°00'52"E 367.32'

30' BUFFER

PROP. TRASH/RECYCLE ENCLOSURE W/GATES (PHASE 2)

PROP. ACCESS EASEMENT (PHASE 2)

PROP. ACCESS EASMENT

PROP. PROPERTY LINE (PHASE 2)

12 FTR SPACES (PHASE 2)

18 FTR SPACES (PHASE 2)

PROP. PLANTING STRIP (PHASE 2)

PROP. SIDEWALK (PHASE 2)

FUTURE. BUILDING ±13,600 S.F. (PHASE 2)

PROP. RETAINING WALL W/ DECORATIVE FENCE

PROP. STEPS (PHASE 2)

GATE

20' BUILD-TO-LINE

PROP. PROPERTY LINE (PHASE 2)

PROP. SCM #2 SF/DETENTION (PHASE 2)

PROP. DRIVEWAY (PHASE 2)

PROP. 10' STORM ACCESS EASMENT (PHASE 2)

N64°41'41"W 131.57'

N57°29'37"W 427.28'

N54°08'48"W 103.40'

N75°18'10"W 190.35'

EX. RIGHT-OF-WAY

D.B. 38163, PG. 781
PIN: 015-264-37
LAND USE: MULTI FAMILY RESIDENTIAL

S89°30'00"E 146.36'

5/8"EIR

3/4"EIP

1/2"EIR

24" OAK

30' BUFFER

PROP. BUILDING ±5,400 S.F. (PHASE 1)

PROP. BUILDING ±5,200 S.F. (PHASE 1)

D.B. 35654, PG. 343
PIN: 015-264-43
LAND USE: SING FAMILY RESIDENTIAL

D.B. 1721, PG. 259
PIN: 015-264-33
LAND USE: SING FAMILY RESIDENTIAL

S01°00'33"E 118.45'

PIEDMONT NATURAL GAS R/W
D.B. 29830, PG. 669

S85°53'49"E 338.63'

30' POST CONSTRUCTION BUFFER

TOP OF BANK

30' POST CONSTRUCTION BUFFER

50' ANNUAL BUFFER

PROP. SCM #3 (FILTERRA)

PROP. SCM #1 SF/DETENTION

C1

110.1'

MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2004
N.C.D.O.T. PROJECT 8.7367034

SIGN

PIEDMONT NATURAL GAS COMPANY INC.
D.B. 29505, PG. 897
PIN: 025-161-12
LAND USE: VACANT

BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 8.7367034

RUSHER OIL COMPANY
D.B. 30449, PG. 488
PIN: 023-062-55
LAND USE: VACANT

EX. RIGHT OF WAY

S01°18'37"W 237.64'

GR: 704.15
INV: 702.12

30"C&G

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T UPTON

Brian T Upton, P.E.
2024.08.12
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THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

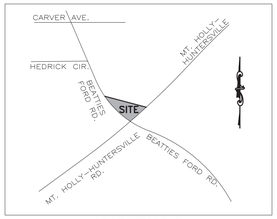
Title: REZONING PLAN (PHASE 2)

File #: 18048-PB.DWG | Date: 08/12/24 | Project Egr: BTU
Design By: RKS
Drawn By: RKS
Scale: 1"=30'

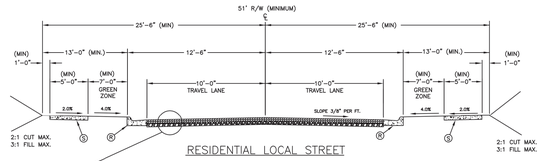
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0B

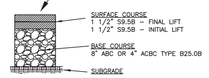


VICINITY MAP
NOT TO SCALE



RESIDENTIAL LOCAL STREET

N.T.S.



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. 2'-0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER. THIS REDUCES THE MINIMUM RIGHT-OF-WAY BY ONE FOOT.

KEY

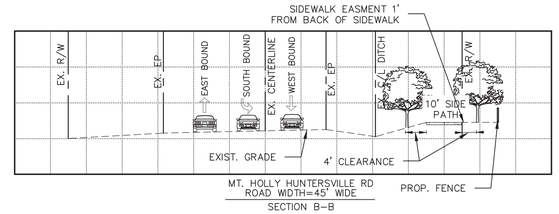
Ⓡ 2'-6" STD. CURB AND GUTTER
Ⓢ 4" CONCRETE SIDEWALK

NOT TO SCALE

Town of Huntersville NORTH CAROLINA — STANDARD DRAWING

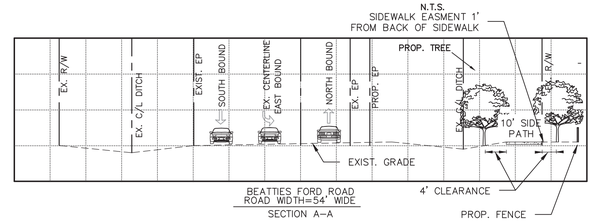
RESIDENTIAL LOCAL STREET
NO ON STREET PARKING
TYPICAL SECTION

REV. DATE 10/01/15
STD. NO. 200.3



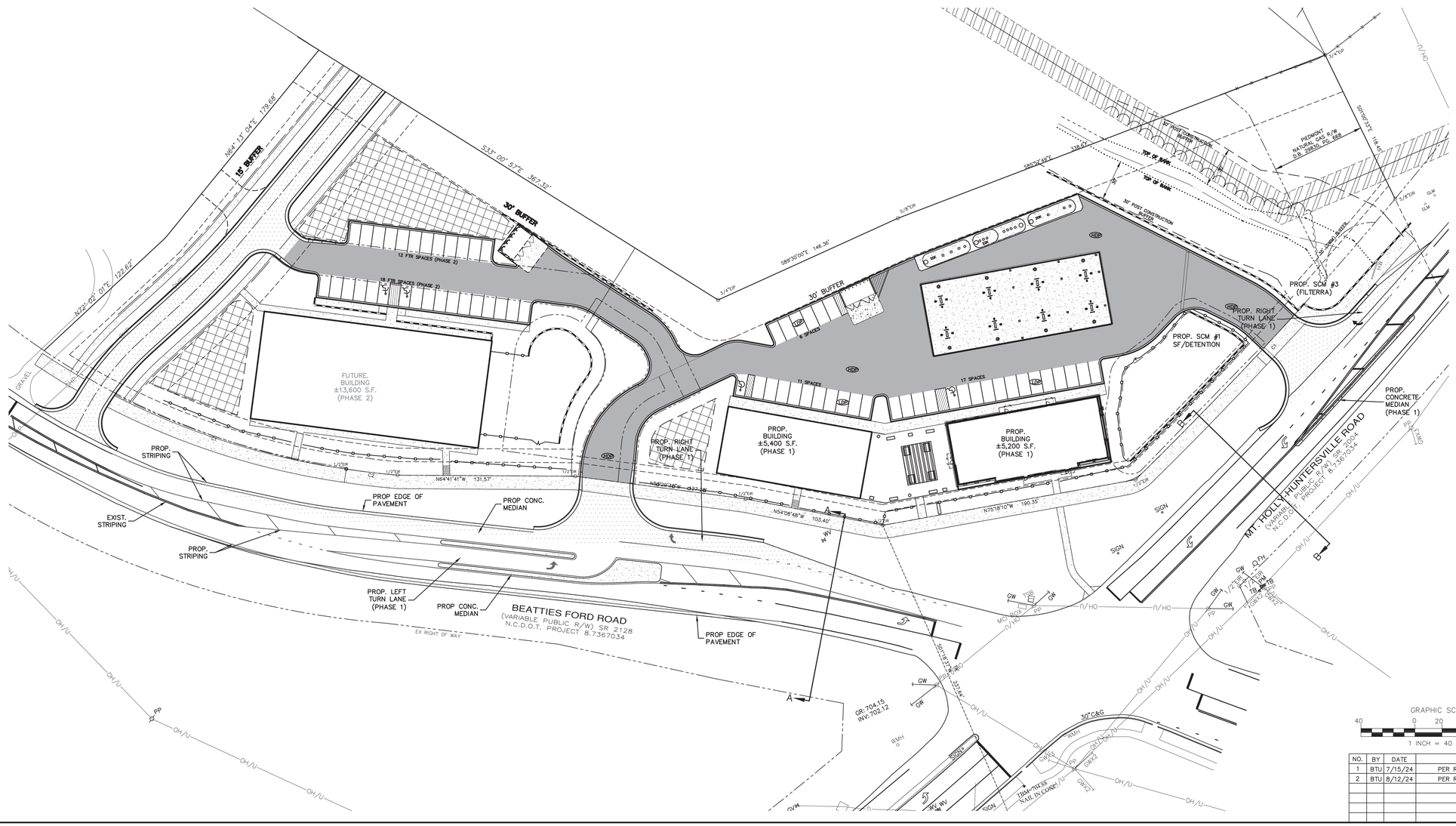
MT. HOLLY HUNTERSVILLE RD
ROAD WIDTH=45' WIDE
SECTION B–B

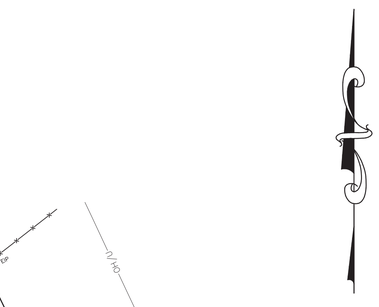
N.T.S.

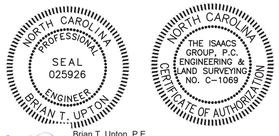


BEATTIES FORD ROAD
ROAD WIDTH=54' WIDE
SECTION A–A

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'







Brian T. Upton, P.E.
2024.08.12
15:03:27-04'00'

GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET

NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

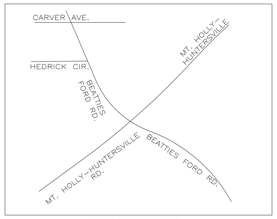
Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: ROAD IMPROVMENT PLAN

File #: 18048–PB.DWG | Date: 03/27/24 | Project Egr: BTU
Design By: RKS
Drawn By: RKS
Scale: 1"=40'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527–3440 FAX (704) 527–8335

RZ1.1



VICINITY MAP
NOT TO SCALE

TREE MITIGATION: PHASE 1

MITIGATION TREES PLANTED= 4 TREES= 8 CALIPER INCHES
CALIPER INCHES TO BE MITIGATED= 87-8=79 CALIPER INCHES

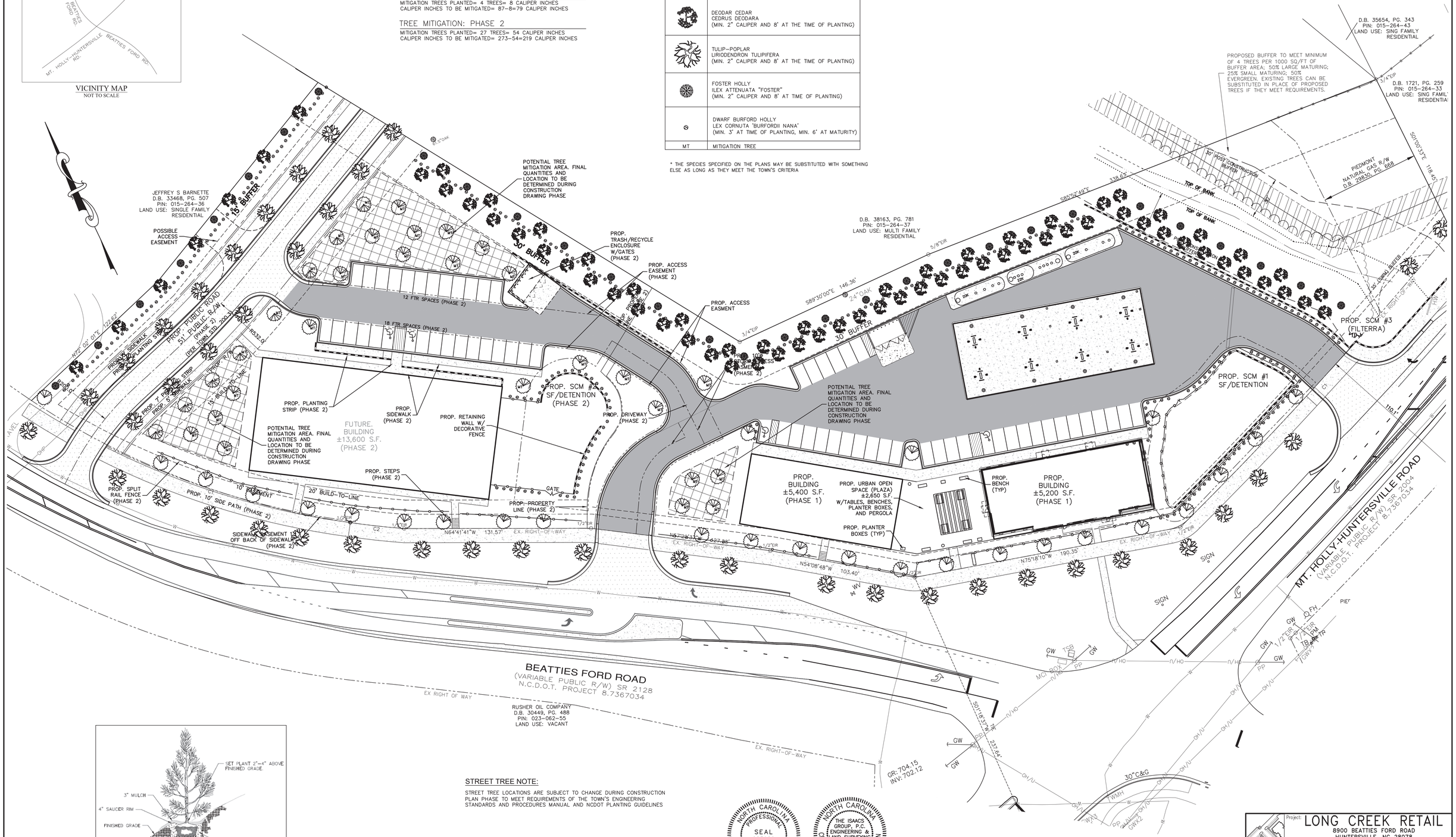
TREE MITIGATION: PHASE 2

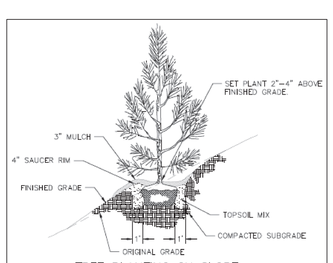
MITIGATION TREES PLANTED= 27 TREES= 54 CALIPER INCHES
CALIPER INCHES TO BE MITIGATED= 273-54=219 CALIPER INCHES

LANDSCAPE LEGEND

SYMBOL	SPECIES
	SOUTHERN RED OAK QUERCUS FALCATA (MIN. 2" CALIPER AND 8' AT THE TIME OF PLANTING)
	DEODAR CEDAR CEDRUS DEODARA (MIN. 2" CALIPER AND 8' AT THE TIME OF PLANTING)
	TULIP-POPLAR LIRIODENDRON TULIPIFERA (MIN. 2" CALIPER AND 8' AT THE TIME OF PLANTING)
	FOSTER HOLLY ILEX ATTENUATA "FOSTER" (MIN. 2" CALIPER AND 8' AT TIME OF PLANTING)
	DWARF BURFORD HOLLY LEX CORNUTA 'BURFORDII NANA' (MIN. 3' AT TIME OF PLANTING, MIN. 6' AT MATURITY)
MT	MITIGATION TREE

* THE SPECIES SPECIFIED ON THE PLANS MAY BE SUBSTITUTED WITH SOMETHING ELSE AS LONG AS THEY MEET THE TOWN'S CRITERIA





TREE PLANTING ON SLOPE

STREET TREE NOTE:

STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO MEET REQUIREMENTS OF THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL AND NCDOT PLANTING GUIDELINES

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING CERTIFICATE OF AUTHORIZATION NO. C-1069

Brian T. Upton, P.E.
2024.08.12
15:04:01-04'00'

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS

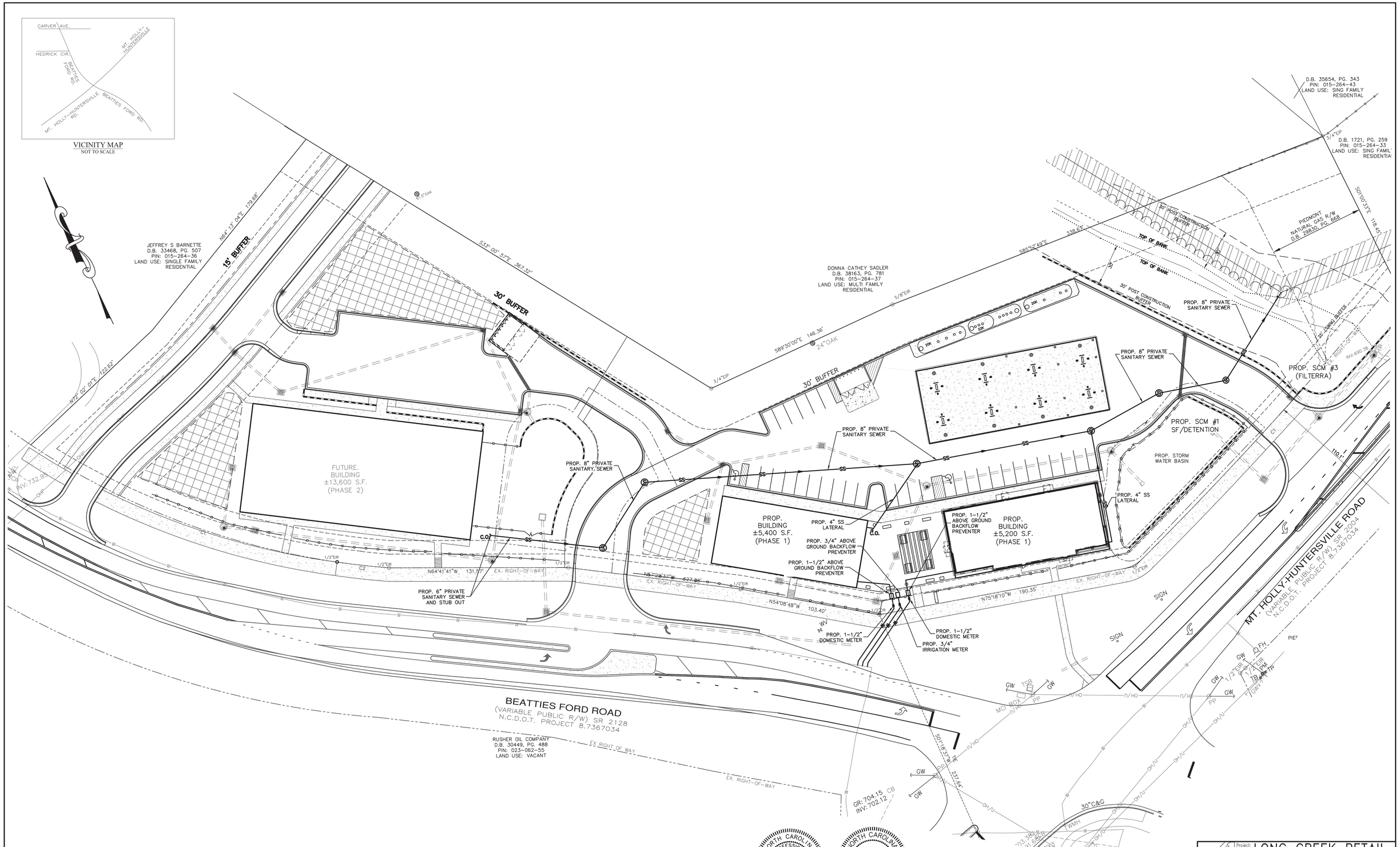
Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: LANDSCAPE PLAN

File #: 18048-PB.DWG | Date: 03/27/24 | Project Egr: BTU
Design By: RKS
Drawn By: RKS
Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.2



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING CERTIFICATE OF AUTHORIZATION NO. C-1069

Brian T. Upton, P.E.
2024.08.12
15:08:33-04'00'

NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

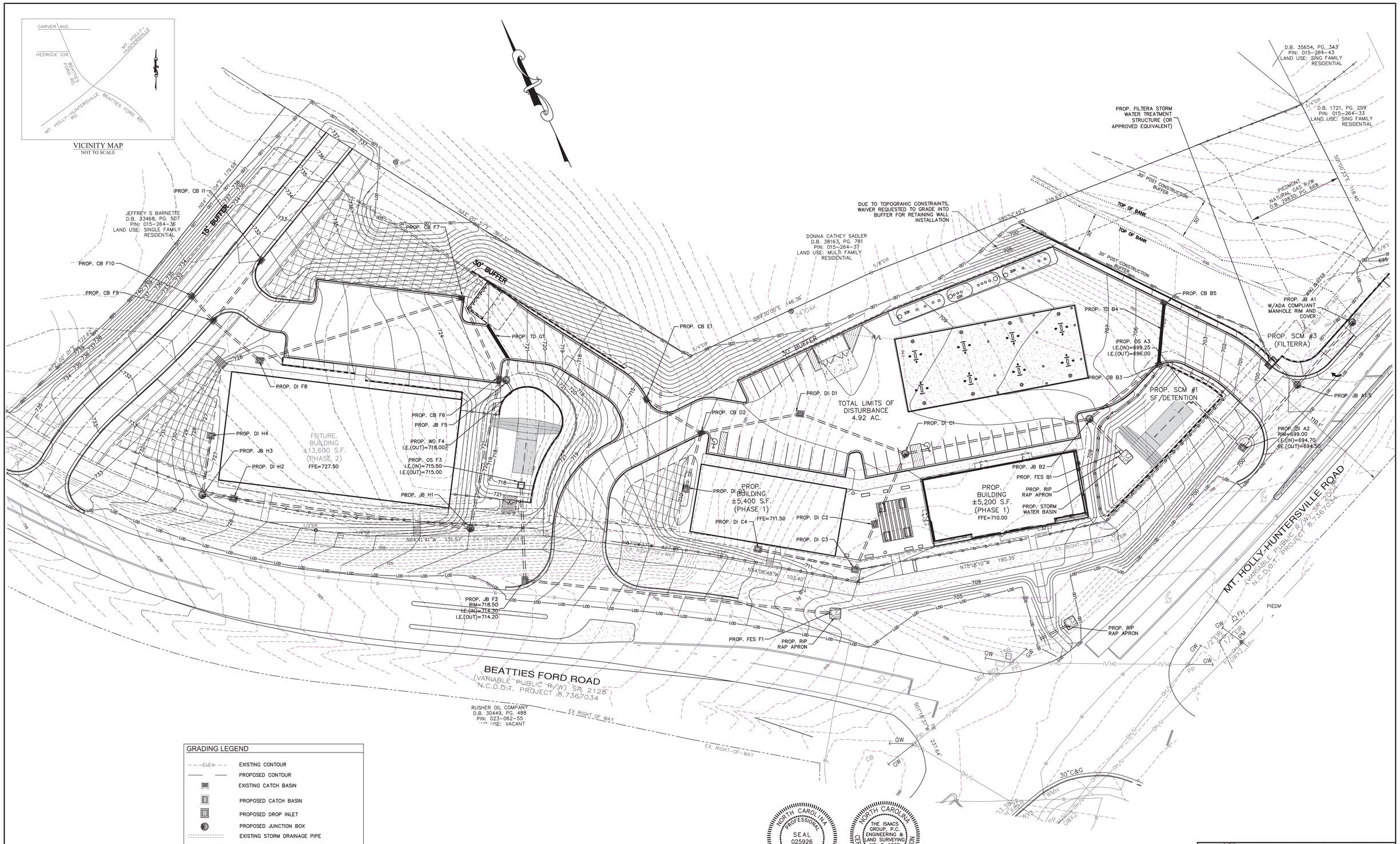
Title: UTILITY PLAN

File #: 18048-PB.DWG | Date: 03/27/24 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0



GRADING LEGEND

ELEV	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED DROP INLET
	PROPOSED JUNCTION BOX
	EXISTING STORM DRAINAGE PIPE
	PROPOSED STORM DRAINAGE PIPE
	CONCRETE SIDEWALK
	STANDARD CURB AND GUTTER
	PROPOSED RETAINING WALL
	LIMITS OF DISTURBANCE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Brian T. Upton, P.E.
2024.08.12
15:05:17-04'00'

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

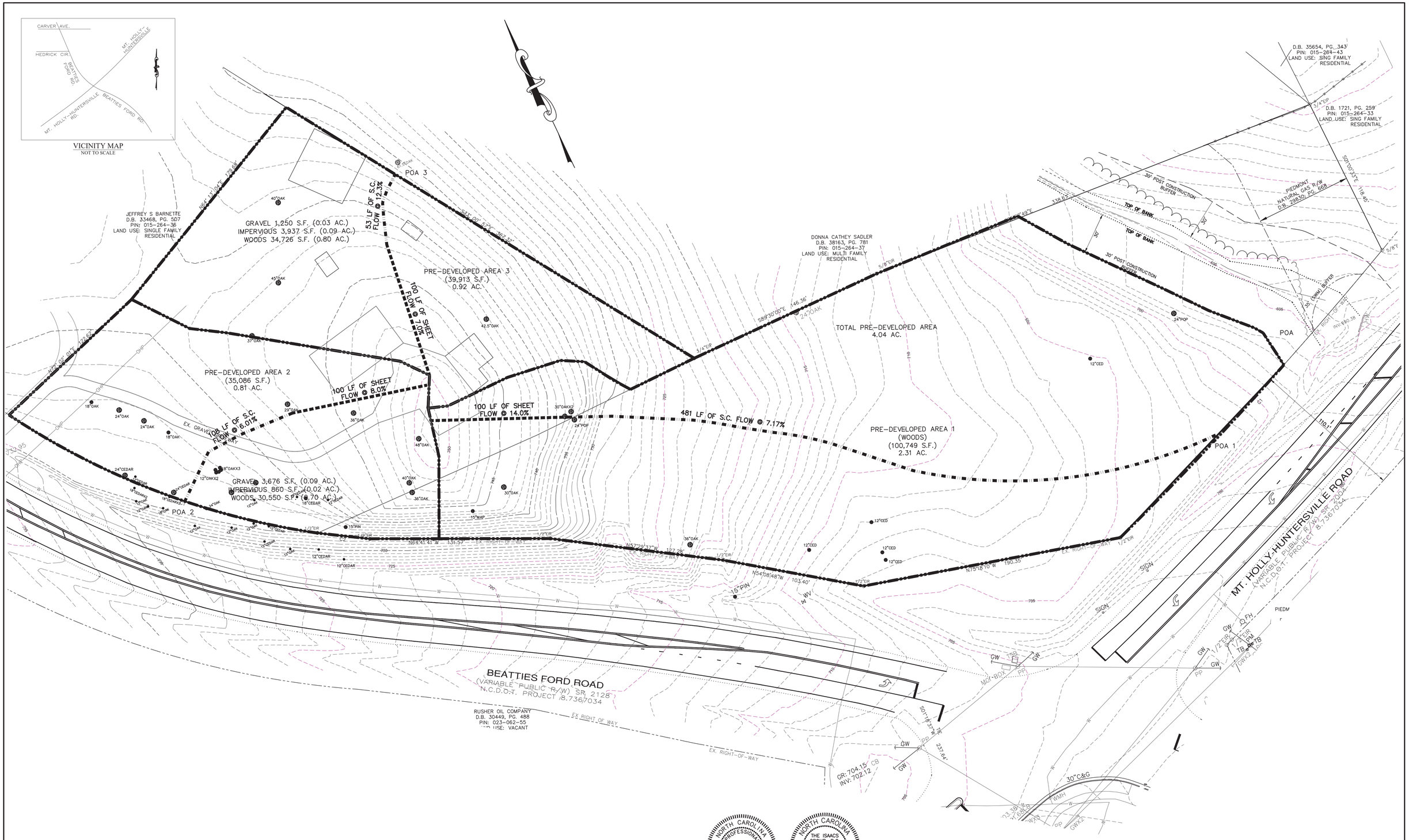
Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: GRADING & STORM WATER PLAN

File #: 18048-PB.DWG | Date: 03/27/24 | Project Egr: BTU
Design By: BTU
Drawn By: RKS
Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ3.0



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NORTH CAROLINA NO. C-1069 CERTIFICATE OF AUTHORIZATION

Brian T. Upton, P.E.
2024.08.12
15:09:00-04'00'

GRAPHIC SCALE
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1 INCH = 30 FEET

NO.	BY	DATE	REVISION
1	RKS	7/15/24	PER REVIEW COMMENTS

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

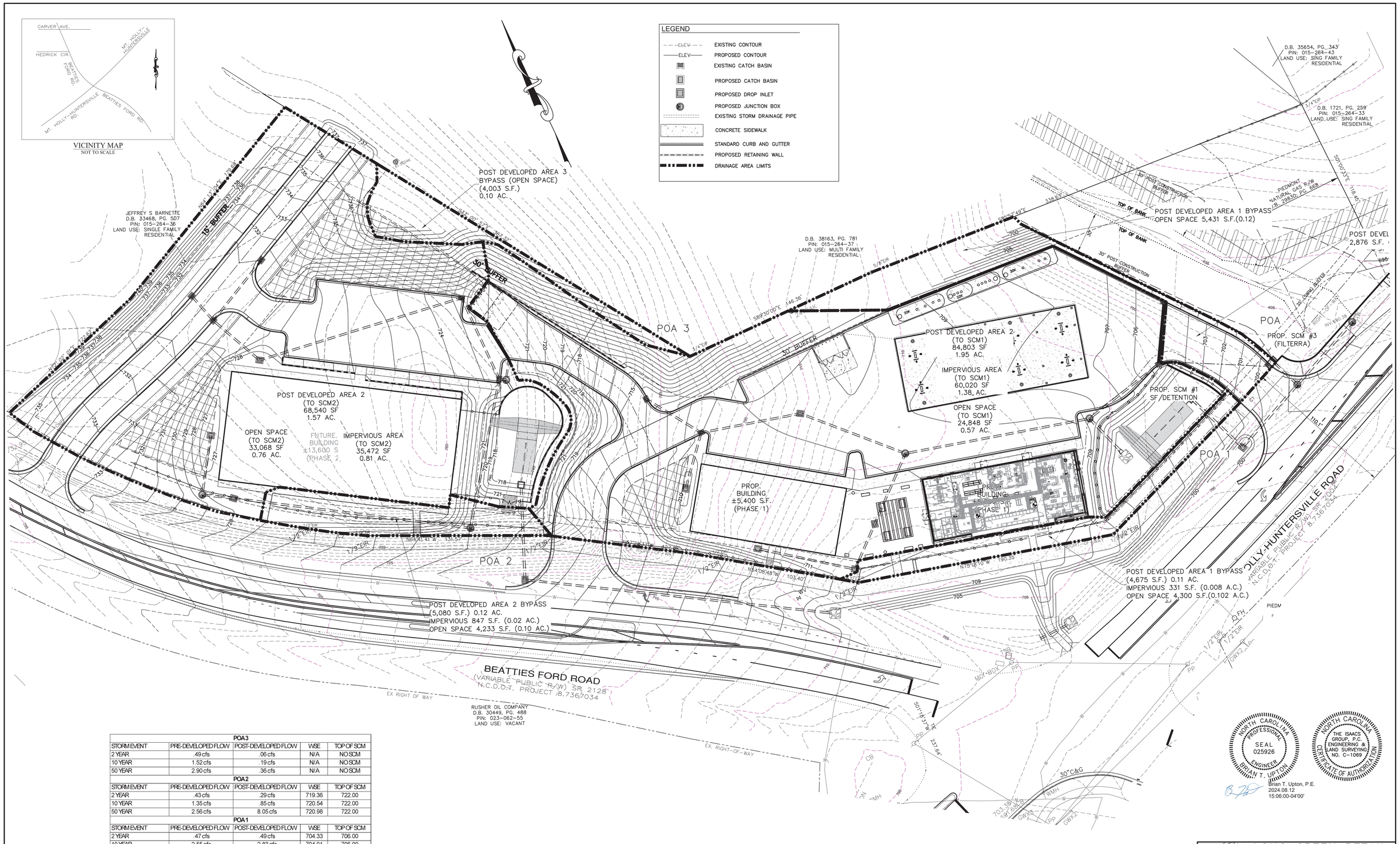
Title: EXISTING HYDROLOGY PLAN

File #: 18048-PB.DWG | Date: 03/27/24 | Project Egr: BTU
Design By: BTU
Drawn By: RKS
Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ3.1



POA3				
STORM EVENT	PRE-DEVELOPED FLOW	POST-DEVELOPED FLOW	WSE	TOP OF SCM
2 YEAR	.49 cfs	.06 cfs	N/A	NO SCM
10 YEAR	1.52 cfs	.19 cfs	N/A	NO SCM
50 YEAR	2.90 cfs	.36 cfs	N/A	NO SCM
POA2				
STORM EVENT	PRE-DEVELOPED FLOW	POST-DEVELOPED FLOW	WSE	TOP OF SCM
2 YEAR	.43 cfs	.29 cfs	719.36	722.00
10 YEAR	1.35 cfs	.85 cfs	720.54	722.00
50 YEAR	2.56 cfs	8.05 cfs	720.98	722.00
POA1				
STORM EVENT	PRE-DEVELOPED FLOW	POST-DEVELOPED FLOW	WSE	TOP OF SCM
2 YEAR	.47 cfs	.49 cfs	704.33	706.00
10 YEAR	2.55 cfs	2.83 cfs	704.91	706.00
50 YEAR	5.65 cfs	19.30 cfs	705.03	706.00
POA (ACCUMULATIVE)				
STORM EVENT	PRE-DEVELOPED FLOW	POST-DEVELOPED FLOW	PREVS POST CHECK	
2 YEAR	1.39 cfs	.84 cfs	0.84 < 1.39 THEREFORE OK	
10 YEAR	5.42 cfs	3.87 cfs	3.87 < 5.42 THEREFORE OK	
50 YEAR	11.11 cfs	27.71 cfs	N/A	

DETENTION SUMMARY CHART

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Brian T. Upton, P.E.
2024.08.12
15:06:00-04'00'

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 NORTH CAROLINA CERTIFICATE OF AUTHORIZATION

NO.	BY	DATE	REVISION
1	BTU	8/12/24	PER REVIEW COMMENTS

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

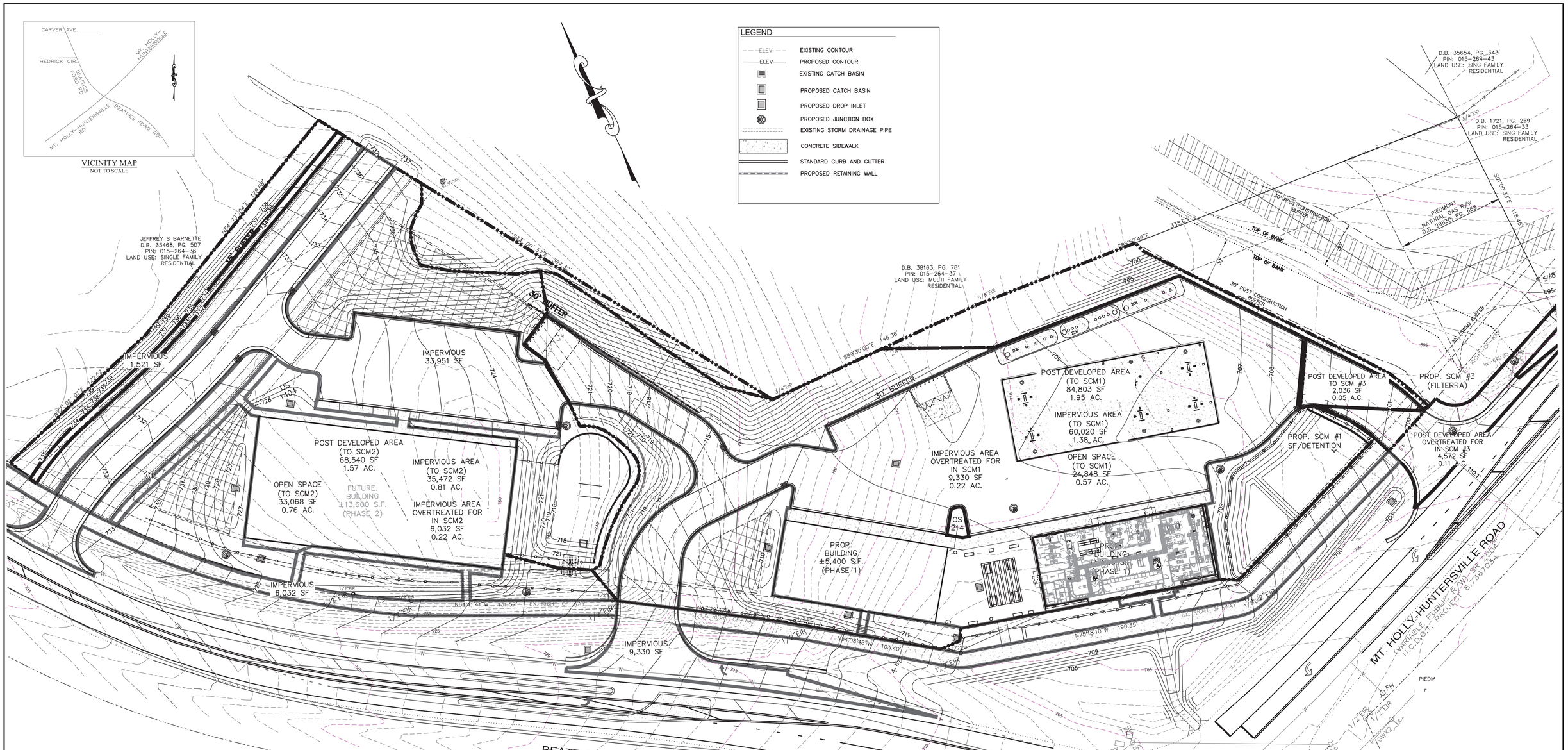
Title: POST DEVELOPED MAP & CALCULATIONS

File #: 18048-PB.DWG | Date: 07/15/24 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ3.2



WATER QUALITY CALCULATIONS SCM #1

BMP Drainage Information:

Drainage Facility No.	1	
Total Drainage Area, A_D (Ac.) =	1.95	See Drainage Area Exhibit
Impervious Area (Ac.) =	1.60	Total Proposed Impervious Area
Percent Impervious Area, I_a =	82	(Cecil Soils)
SCS Curve Number, CN =	91	(Hydrologic Group B Soil)
Time of Concentration, t_c =	N/A	See Computer Output

Stage-Storage Information:

Top of Filter Media = 701

Elevation	Total Surface Area (ft^2)	Incremental Volume (ft^3)	Cumulative Volume (ft^3)	Forebay Surface Area (ft^2)	Forebay Cumulative Volume (ft^3)
701.00	565	0	0	0	0
701.50	2696	815	815	742	186
702.00	2955	1,413	2,228	883	592
703.00	3453	3,204	5,432	1136	1,601
704.00	3899	3,676	9,108		
705.00	4292	4,096	13,204		
706.00	4681	4,487	17,690		
					0

Compute Water Quality Volume (WQ$_v$) - Schueler Method:

Runoff Coefficient, R_v =	0.788	= 0.05 + 0.009(I_a)
Water Quality Volume, WQ$_v$ (acre-feet) =	**0.13**	= 1.0R$_v$A$_D$/12
Water Quality Volume, WQ$_v$ (ft^3) =	**5681.13**	= (43,560)(1.0)R$_v$A$_D$/12
Water Quality Storage Elevation =	703.04	***Interpolated***

Compute Modified Curve Number (CN$_m$):

CN$_m$ = 1000/[10 + 5P + 10WQ$_v$ - 10(WQ$_v^2$ + 1.25WQ$_v$P)$^{1/2}$]
P = rainfall, in inches (use 1.0 inches)
WQ$_v$ = Water Quality Volume, in inches (1.0R$_v$)
Modified Curve Number, CN$_m$ = 97.97
Use CN$_m$ to calculate the peak discharge produced from routing the 1-inch, 6-hour storm event.

Compute Channel Protection Volume (CP$_v$):

Potential maximum soil retention, S (inches) =	0.95	= 1000/CN-10
Accum. rainfall (potential maximum runoff), P (in.) =	2.58	= 1-year, 24-hour storm event
Accum. runoff volume, Q (inches) =	1.71	= (P - 0.2S)^2 / (P + 0.8S)
Channel Protection Volume, CP$_v$ (acre-feet) =	**0.28**	= (Q)(A$_D$)(1foot/12 inches)
Channel Protection Volume, CP$_v$ (ft^3) =	**12126.27**	= (Q)(A$_D$)(1foot/12 inches)(43560)
Actual Channel Protection Storage Elevation =	704.74	Interpolated

Compute Pretreatment System Requirements:

The sediment chamber storage area above the filter media must be sized to hold 20 percent of the water quality volume.

Required Sediment Forebay Volume (ft^3) =	1116.225	= (WQ$_v$ ft^3) x (0.20)
Forebay Volume Provided @ WQ Storage Elevation (ft^3) (ELEV.=703.0) =	1601.250	28.69% of WQ$_v$

Sand Filter Bed Surface Area:

Depth of sand filter bed, d_f (ft) =	2.5	= minimum depth of 2.5 ft (Per Charlotte BMP Manual)
Coefficient of permeability for sand filter bed, k (ft/day) =	3.5	= 1.75 inch/hour
Time required to drain WQ$_v$ through sand filter, t_f (day) =	2.125	= 48 hours plus 3 hours
Average head, h_f (ft) =	1.02	= WQ$_v$ Storage Depth
Required Surface Area for Sand Filter Bed, A_f (ft^2) =	532.91	= (WQ$_v$)(43)/((k)(1)(h$_f$ + d$_f$)) Darcy's Equation
Provided Surface Area for Sand Filter Bed, A_f (ft^2) =	525.00	

WATER QUALITY CALCULATIONS SCM #2

BMP Drainage Information:

Drainage Facility No.	2	
Total Drainage Area, A_D (Ac.) =	1.57	See Drainage Area Exhibit
Impervious Area (Ac.) =	1.03	Total Proposed Impervious Area
Percent Impervious Area, I_a =	66	(Cecil Soils)
SCS Curve Number, CN =	85	(Hydrologic Group B Soil)
Time of Concentration, t_c =	N/A	See Computer Output

Stage-Storage Information:

Top of Filter Media = 717

Elevation	Total Surface Area (ft^2)	Incremental Volume (ft^3)	Cumulative Volume (ft^3)	Forebay Surface Area (ft^2)	Forebay Cumulative Volume (ft^3)
717.00	565	0	0	0	0
717.50	2214	695	695	864	216
718.00	2351	1,141	1,836	911	660
719.00	2622	2,487	4,323	1082	1,616
720.00	2803	2,713	7,035		
721.00	2892	2,848	9,883		
722.00	2981	2,937	12,819		

Compute Water Quality Volume (WQ$_v$) - Schueler Method:

Runoff Coefficient, R_v =	0.640	= 0.05 + 0.009(I_a)
Water Quality Volume, WQ$_v$ (acre-feet) =	**0.08**	= 1.0R$_v$A$_D$/12
Water Quality Volume, WQ$_v$ (ft^3) =	**3649.97**	= (43,560)(1.0)R$_v$A$_D$/12
Water Quality Storage Elevation =	**718.73**	***Interpolated***

Compute Modified Curve Number (CN$_m$):

CN$_m$ = 1000/[10 + 5P + 10WQ$_v$ - 10(WQ$_v^2$ + 1.25WQ$_v$P)$^{1/2}$]
P = rainfall, in inches (use 1.0 inches)
WQ$_v$ = Water Quality Volume, in inches (1.0R$_v$)
Modified Curve Number, CN$_m$ = 96.14
Use CN$_m$ to calculate the peak discharge produced from routing the 1-inch, 6-hour storm event.

Compute Channel Protection Volume (CP$_v$):

Potential maximum soil retention, S (inches) =	1.73	= 1000/CN-10
Accum. rainfall (potential maximum runoff), P (in.) =	2.58	= 1-year, 24-hour storm event
Accum. runoff volume, Q (inches) =	1.26	= (P - 0.2S)^2 / (P + 0.8S)
Channel Protection Volume, CP$_v$ (acre-feet) =	**0.16**	= (Q)(A$_D$)(1foot/12 inches)
Channel Protection Volume, CP$_v$ (ft^3) =	**7183.71**	= (Q)(A$_D$)(1foot/12 inches)(43560)
Actual Channel Protection Storage Elevation =	**720.05**	***Interpolated***

Compute Pretreatment System Requirements:

The sediment chamber storage area above the filter media must be sized to hold 20 percent of the water quality volume.

Required Sediment Forebay Volume (ft^3) =	729.993	= (WQ$_v$ ft^3) x (0.20)
Forebay Volume Provided @ WQ Storage Elevation (ft^3) (ELEV.=703.0) =	1616.250	44.28% of WQ$_v$

Sand Filter Bed Surface Area:

Depth of sand filter bed, d_f (ft) =	2.5	= minimum depth of 2.5 ft (Per Charlotte BMP Manual)
Coefficient of permeability for sand filter bed, k (ft/day) =	3.5	= 1.75 inch/hour
Time required to drain WQ$_v$ through sand filter, t_f (day) =	2.125	= 48 hours plus 3 hours
Average head, h_f (ft) =	0.86	= WQ$_v$ Storage Depth
Required Surface Area for Sand Filter Bed, A_f (ft^2) =	364.63	= (WQ$_v$)(43)/((k)(1)(h$_f$ + d$_f$)) Darcy's Equation
Provided Surface Area for Sand Filter Bed, A_f (ft^2) =	375.00	

SCM #3 SIZING CHART

NCDEQ Stormwater Design Manual

drainage areas that are larger, or not fully impervious, Contech Engineered Solutions can prepare a custom sizing on a project specific basis to provide the most economical system design.

Table 1. Filterra Sizing based on Withers & Ravenel (2008) and NC Stormwater Rules

Filterra Model	Media Area at 140"/hr (sf)	Recommended Impervious Drainage Area (ac)	Outlet Pipe Size
4x4	16	0.06	4" PVC
4x6 / 6x4	24	0.14	4" PVC
~~4x8 / 8x4~~	~~32~~	~~0.19~~	~~4" PVC~~
6x6	36	0.21	4" PVC
~~6x8 / 8x6 / 4x12 / 12x4~~	~~48~~	~~0.28~~	~~4" PVC~~
6x10 / 10x6	60	0.35	6" PVC
6x12 / 12x6	72	0.42	6" PVC
7x13 / 13x7	91	0.54	6" PVC
Other / Custom Sizes / Filterra Bioscape	TBD	Media Area ÷ 0.39%	TBD

1. Contact Contech for information on other available configurations.
2. A standard PVC coupling is cast into the wall to connect to discharge piping.
3. Dimensions shown are internal.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Brian T. Upton, P.E.
2024.08.12
15:06:24-04'00'

NO.	BY	DATE	REVISION
1	RKS	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

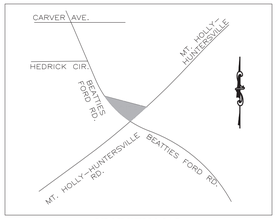
Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: WATER QUALITY MAP & CALCULATIONS

File #: 18048-PB.DWG | Date: 03/27/24 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ3.3



VICINITY MAP
NOT TO SCALE

SPECIMEN & HERITAGE TREE COUNTS:

OAK =19
POPLAR =2
CEDAR=2
TOTAL EXISTING TREES=23
*NOT SPECIFIED ON TREE SURVEY

SPECIMEN TREE SAVE REQUIREMENT: PHASE 1

FOR HC ZONING, TREE SAVE = 30% OF SPECIMEN TREES
(CANOPY TREES > 24" OR UNDERSTORY TREES > 18")

THERE ARE 6 SPECIMEN TREES ON THIS SITE.
30% OF 6 SPECIMEN TREES = 0.30 x 30 = 1.8 TREES (REQUIRED TO BE SAVED)

5 SPECIMAN TREES TO BE REMOVED
1 SPECIMAN TREES TO REMAIN

MITIGATE FOR 5 TREES
SPECIMEN TREE =CALIPER INCHES=174 INCHES=87 (2") TREES

SPECIMEN TREE SAVE REQUIREMENT: PHASE 2

FOR HC ZONING, TREE SAVE = 30% OF SPECIMEN TREES
(CANOPY TREES > 24" OR UNDERSTORY TREES > 18")

THERE ARE 17 SPECIMEN TREES ON THIS SITE.
30% OF 17 SPECIMEN TREES = 0.30 x 17 = 5.1 TREES (REQUIRED TO BE SAVED)

17 SPECIMAN TREES TO BE REMOVED
0 SPECIMAN TREES TO REMAIN

MITIGATE FOR 17 TREES
SPECIMEN TREE =CALIPER INCHES=545.5 INCHES=273 (2") TREES

TREE MITIGATION: PHASE 1

MITIGATION TREES PLANTED= 4 TREES= 8 CALIPER INCHES
CALIPER INCHES TO BE MITIGATED= 87-8=79 CALIPER INCHES

TREE MITIGATION: PHASE 2

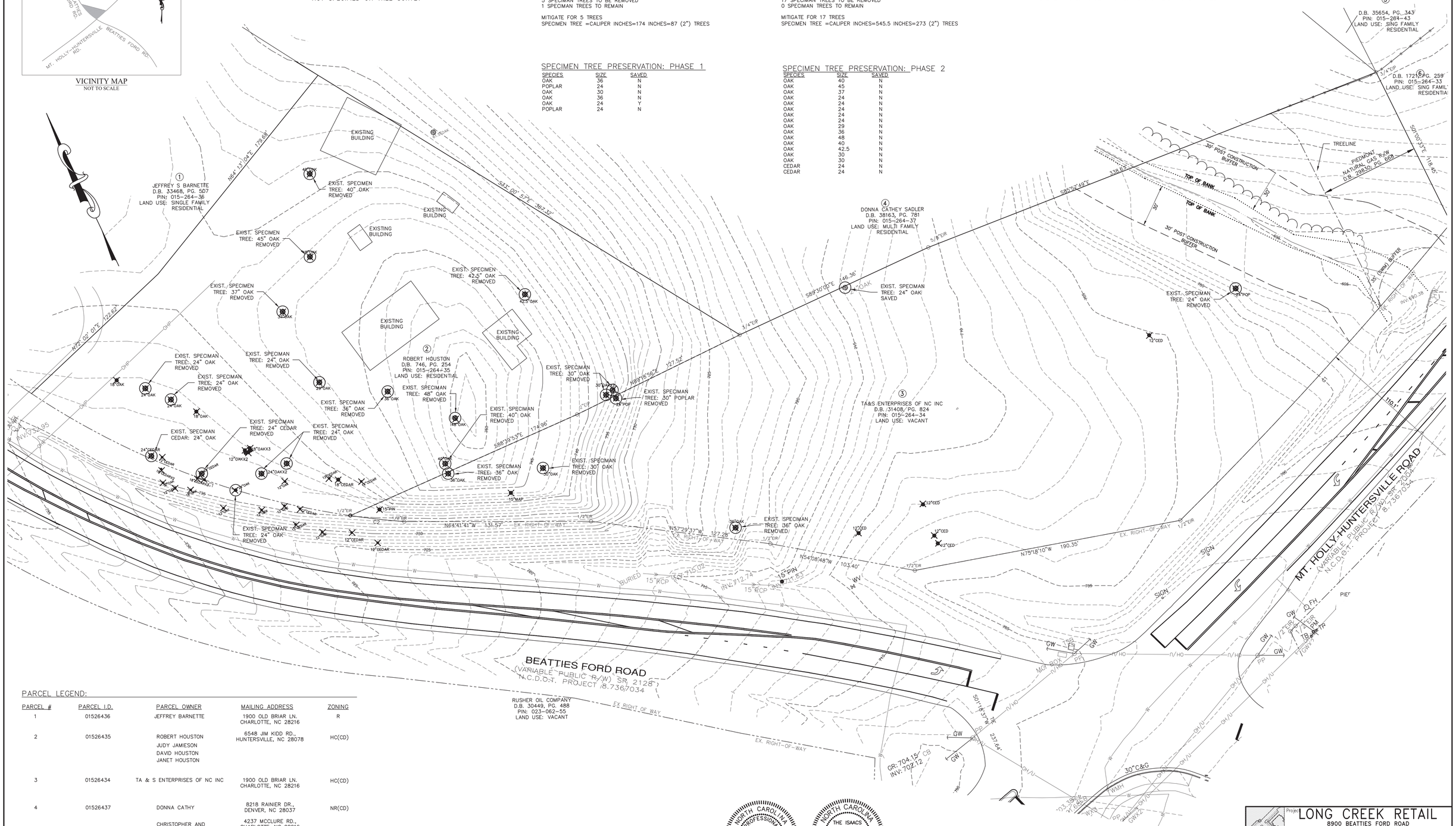
MITIGATION TREES PLANTED= 27 TREES= 54 CALIPER INCHES
CALIPER INCHES TO BE MITIGATED= 273-54=219 CALIPER INCHES

SPECIMEN TREE PRESERVATION: PHASE 1

SPECIES	SIZE	SAVED
OAK	36	N
POPLAR	24	N
OAK	30	N
OAK	36	N
OAK	24	Y
POPLAR	24	N

SPECIMEN TREE PRESERVATION: PHASE 2

SPECIES	SIZE	SAVED
OAK	40	N
OAK	45	N
OAK	37	N
OAK	24	N
OAK	24	N
OAK	24	N
OAK	24	N
OAK	24	N
OAK	29	N
OAK	36	N
OAK	48	N
OAK	40	N
OAK	42.5	N
OAK	30	N
OAK	30	N
CEDAR	24	N
CEDAR	24	N



PARCEL LEGEND:

PARCEL #	PARCEL I.D.	PARCEL OWNER	MAILING ADDRESS	ZONING
1	01526436	JEFFREY BARNETTE	1900 OLD BRIAR LN. CHARLOTTE, NC 28216	R
2	01526435	ROBERT HOUSTON JUDY JAMIESON DAVID HOUSTON JANET HOUSTON	6548 JIM KIDD RD., HUNTERSVILLE, NC 28078	HC(CD)
3	01526434	TA & S ENTERPRISES OF NC INC	1900 OLD BRIAR LN. CHARLOTTE, NC 28216	HC(CD)
4	01526437	DONNA CATHY	8218 RAINIER DR., DENVER, NC 28037	NR(CD)
		CHRISTOPHER AND CANDACE KIDD	4237 MCCLURE RD., CHARLOTTE, NC 28216	
		ROGER AND SYLVIA CATHEY	PO BOX 5096 N. MYRTLE BEACH, SC 29597	
5	01526443	CARVER BOWMAN LLC	13815 CINNABAR PL HUNTERSVILLE, NC 28078	NR(CD)
6	01526433	CONRAD DEWEY PUCKETT JR	8411 MT. HOLLY-HUNTERSVILLE RD HUNTERSVILLE, NC 28078	R

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Brian T. Upton, P.E.
2024.08.12
15:09:28-04'00'

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: EXSITING CONDTIONS PLAN

File #: 18048-PB.DWG | Date: 03/27/24 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
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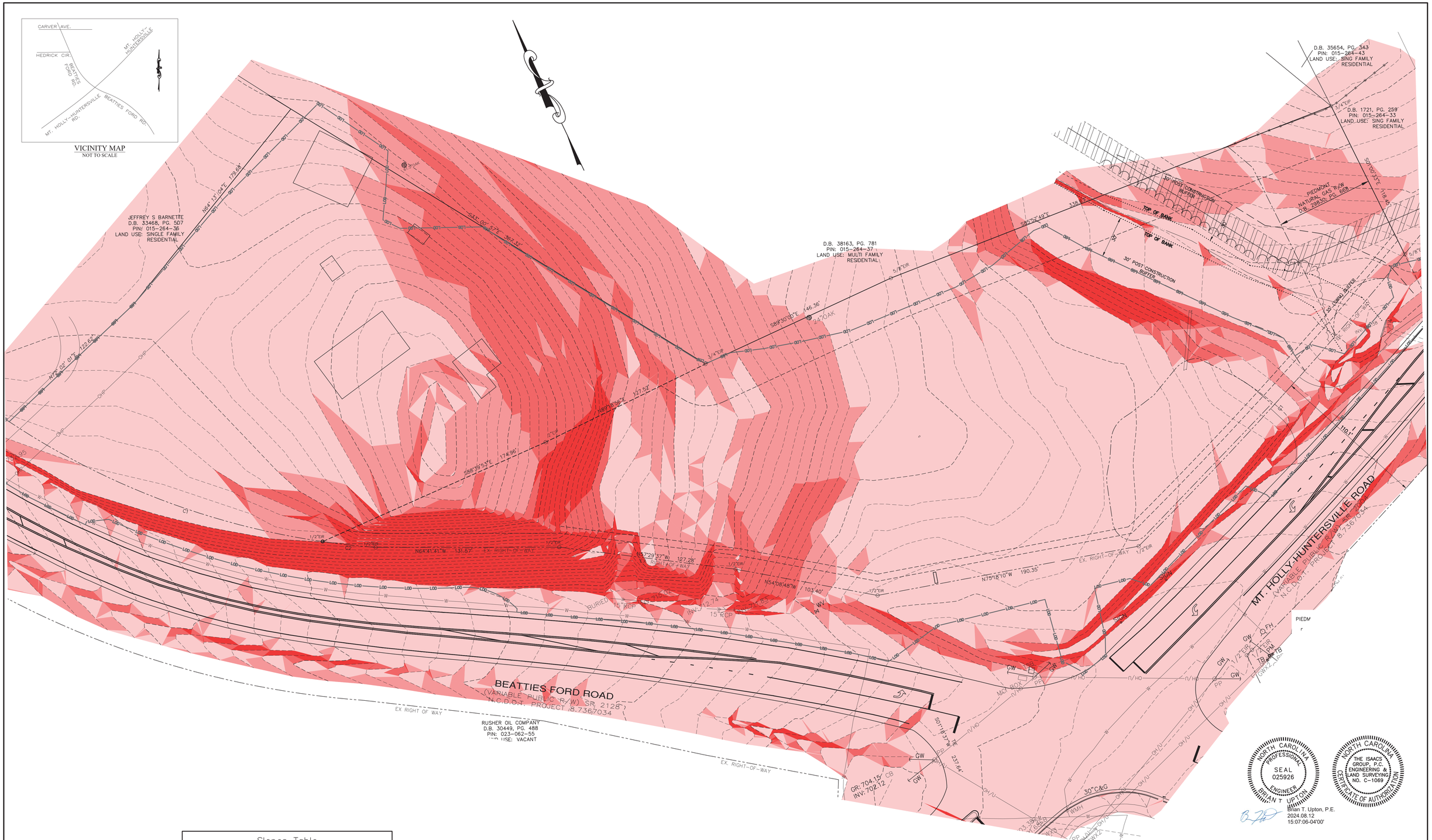
PHONE (704) 527-3440 FAX (704) 527-8335

RZ4.0



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	100.00%	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

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2024.08.12
15:07:06-04'00'

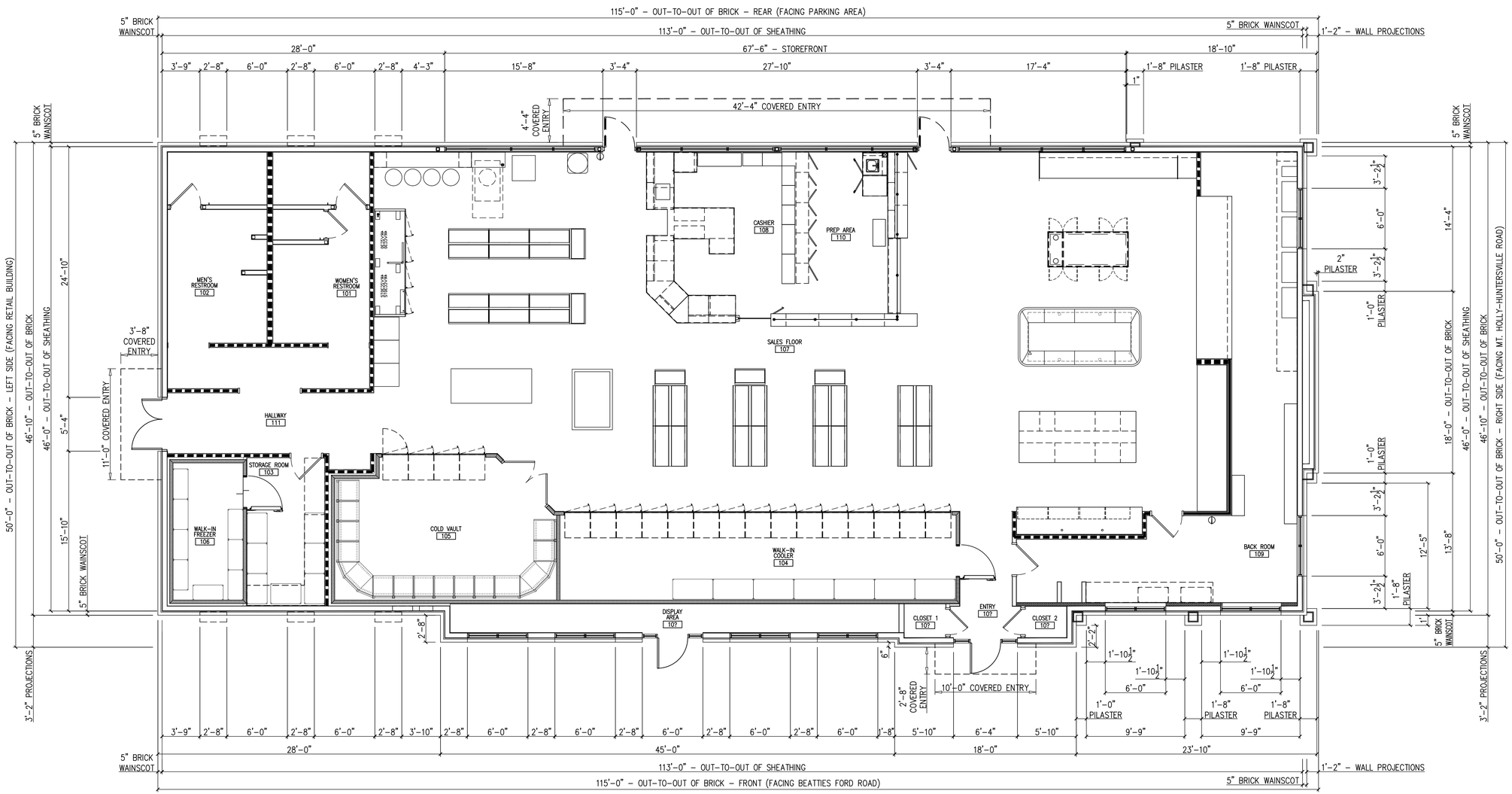
Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: SLOPE ANALYSIS PLAN

File #: 18048-PB.DWG | Date: 03/27/24 | Project Egr: BTU
Design By: BTU
Drawn By: RKS
Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ4.1



Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 530-1111

NEW CONVENIENCE STORE FOR:

CIRCLE K

BEATTIES FORD ROAD &
HUNTERSVILLE, NORTH CAROLINA 28759

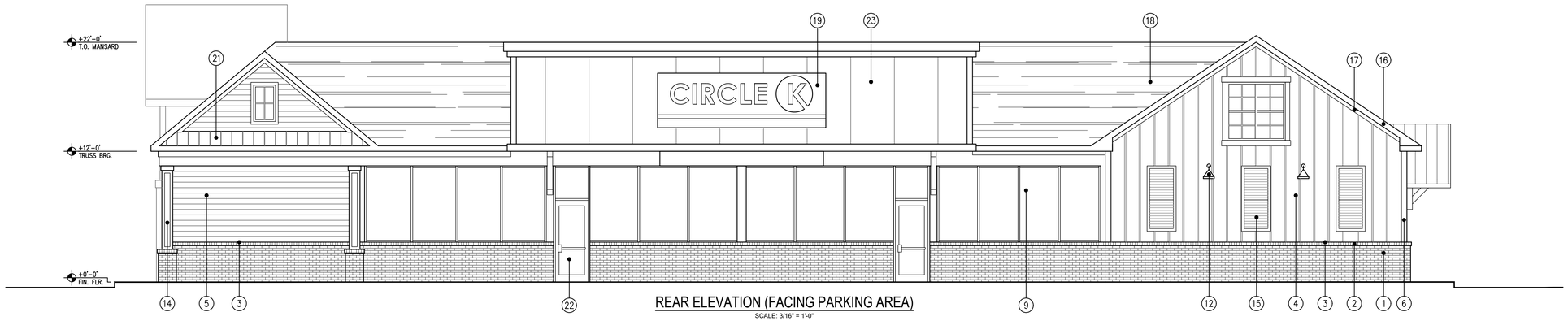
CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	7/16/2024
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	???24

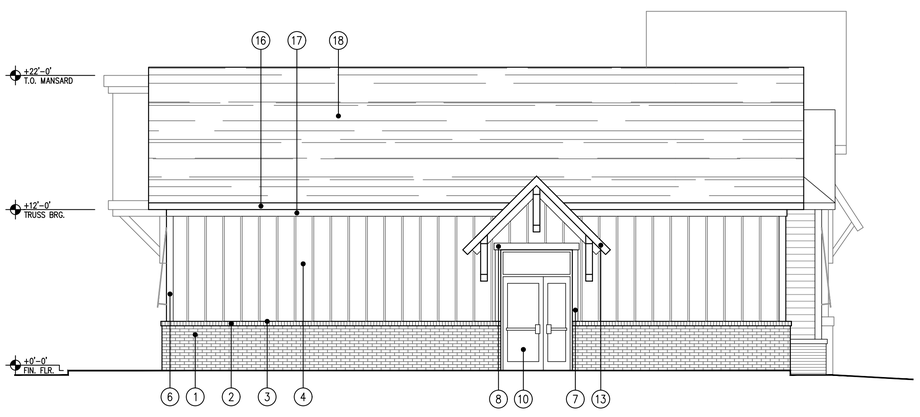
FLOOR PLAN & ROOM FINISH SCHEDULE

A1.2



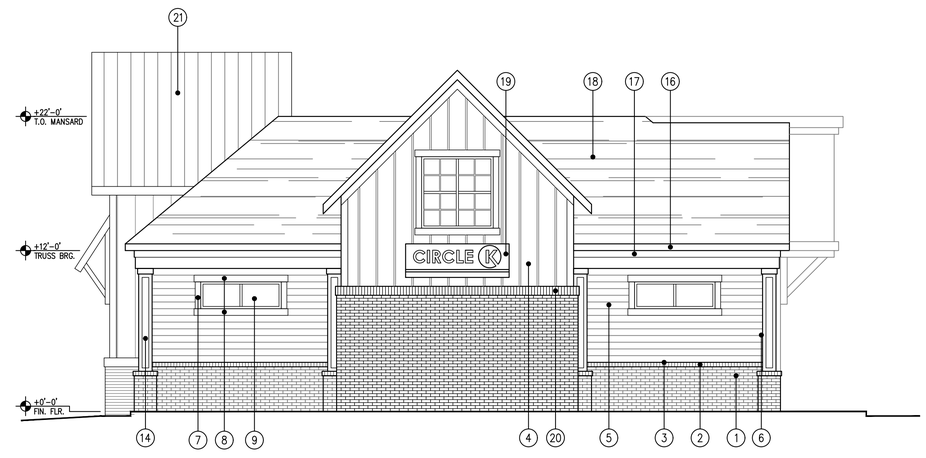
REAR ELEVATION (FACING PARKING AREA)

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION (FACING ADJACENT BUILDING)

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION (FACING MT HOLLY-HUNTERSVILLE RD)

SCALE: 3/16" = 1'-0"

FRONT ELEVATION (FACING BEATTIES FORD ROAD)

SCALE: 3/16" = 1'-0"

NOTES

1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
3. REFER TO WOOD ROOF TRUSS SEALED DRAWINGS.
4. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
5. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

EXTERIOR FINISH NOTES

1 BRICK WAINSCOT – RUNNING BOND
2 SLOPING BRICK TOWLOCK
3 CONTINUOUS METAL FLASHING – UNDER W.R. BARRIER AT SIDING, ON TOP OF PARAPET
4 PAINTED BOARD AND BATTEN SIDING WITH 1X2 BATTENS ON CEDAR TEXTURE PANELS
5 PAINTED CEDAR TEXTURE HORIZONTAL LAP SIDING: 6"–8" EXPOSURE
6 1" X 5.5" PAINTED CEDAR TEXTURE CORNER TRIM
7 1" X 4.5" PAINTED CEDAR TEXTURE VERTICAL WINDOW TRIM
8 1" X 5.5" PAINTED CEDAR TEXTURE HORIZONTAL WINDOW TRIM
9 STOREFRONT WINDOW – 1" CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
10 3' X 7' STOREFRONT DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
11 3' X 6' ENTRY DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
12 WALL MOUNT DECORATIVE LIGHT
13 STANDING SEAM METAL AWNING SUPPORTED BY OVERSIZED PAINTED BRAKETS
14 PAINTED CEDAR TEXTURE DECORATIVE PILASTER ON BRICK BASE
15 DECORATIVE METAL SHUTTERS
16 METAL FASCIA TRIM
17 1" X 4.5" PAINTED CEDAR TEXTURE FRIEZE BOARD
18 ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES ON WEATHER RESISTANT BARRIER
19 BRIGHT STANDARD CIRCLE K COLORS – ALL SIGNAGE TO MEET LOCAL ZONING ORDINANCE
20 BRICK SOLDIER COURSE
21 STANDING SEAM METAL ROOF ON WEATHER RESISTANT BARRIER
22 3' X 7–6" ENTRY DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
23 PAINTED CEDAR TEXTURE PANELS INSTALLED VERTICALLY, CAULK SEAMS

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
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NEW CONVENIENCE STORE FOR:

CIRCLE K

BEATTIES FORD ROAD &
HUNTERSVILLE, NORTH CAROLINA 28759

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	????24

EXTERIOR ELEVATIONS

A2.1

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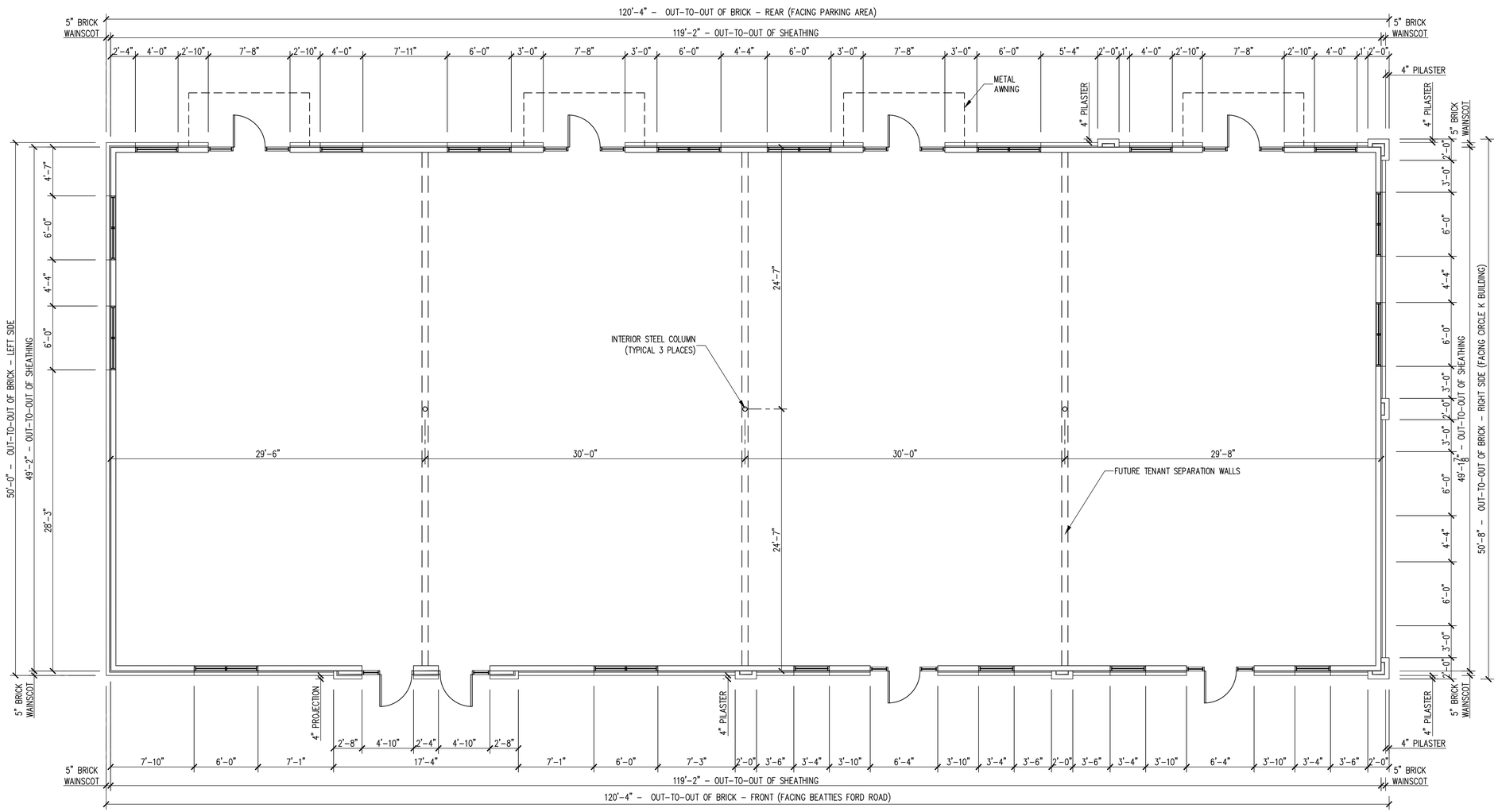

PRELIMINARY FLOOR PLAN
SCALE: 3/16" = 1'-0"

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CUMMINGS CONSTRUCTION CORPORATION
POST OFFICE BOX 692
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(704) 845-9868
www.cummingsconst.com

PROPOSED RETAIL LEASE BUILDING FOR:

LONG CREEK RETAIL

BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

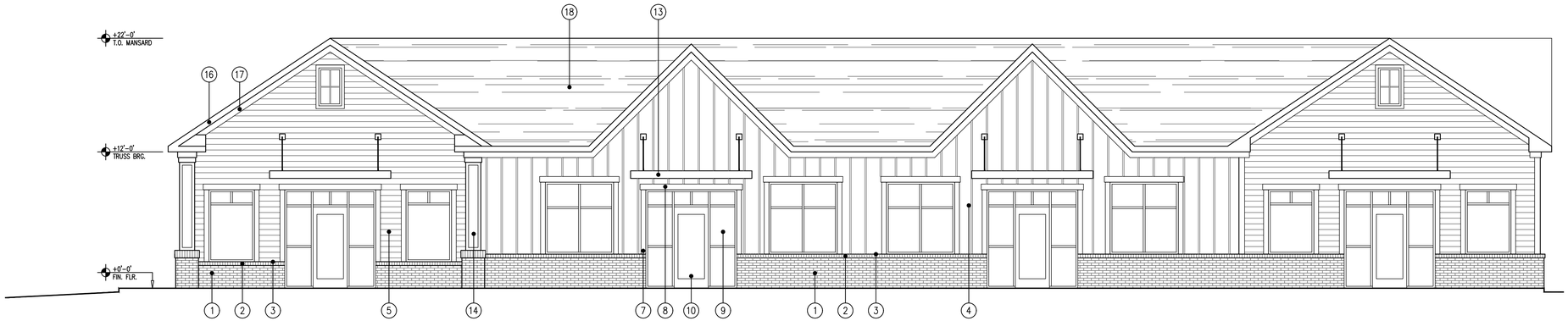
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	????4

A-1

OF 2

CHRIS HOPE/LICENSE #5044/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



REAR ELEVATION (FACING PARKING AREA)
SCALE: 3/16" = 1'-0"

NOTES

1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
3. REFER TO WOOD ROOF TRUSS SEALED DRAWINGS.
4. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
5. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

EXTERIOR FINISH NOTES

1 BRICK WAINSCOT – RUNNING BOND
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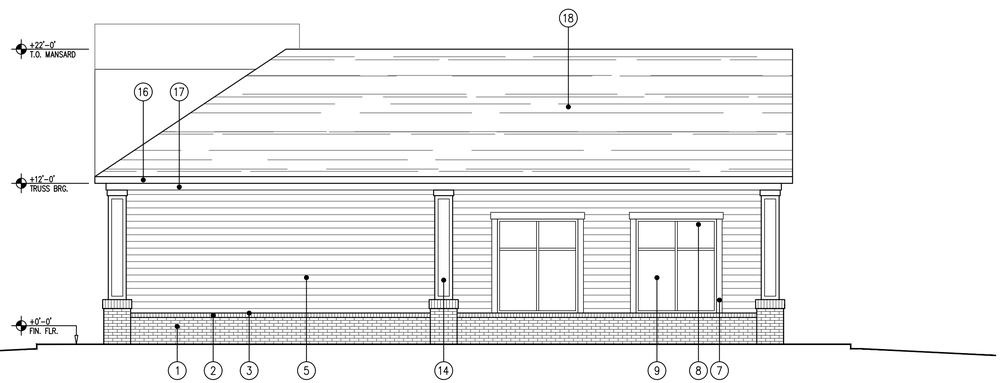
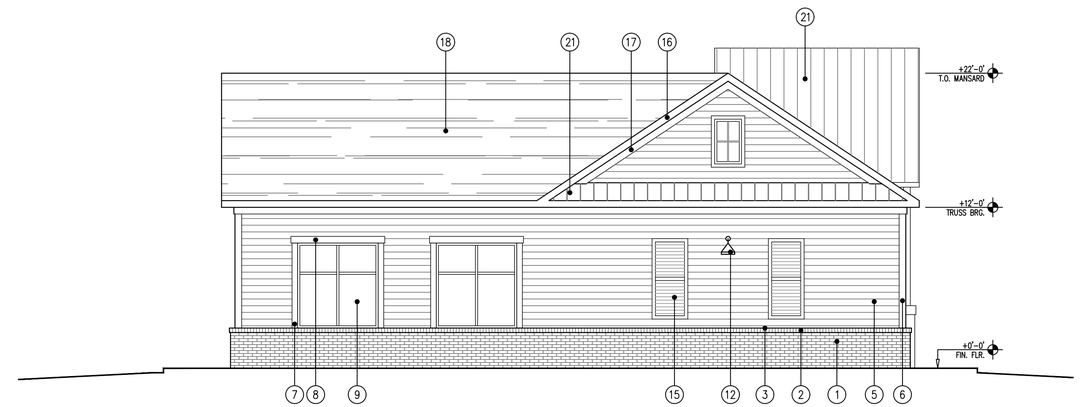
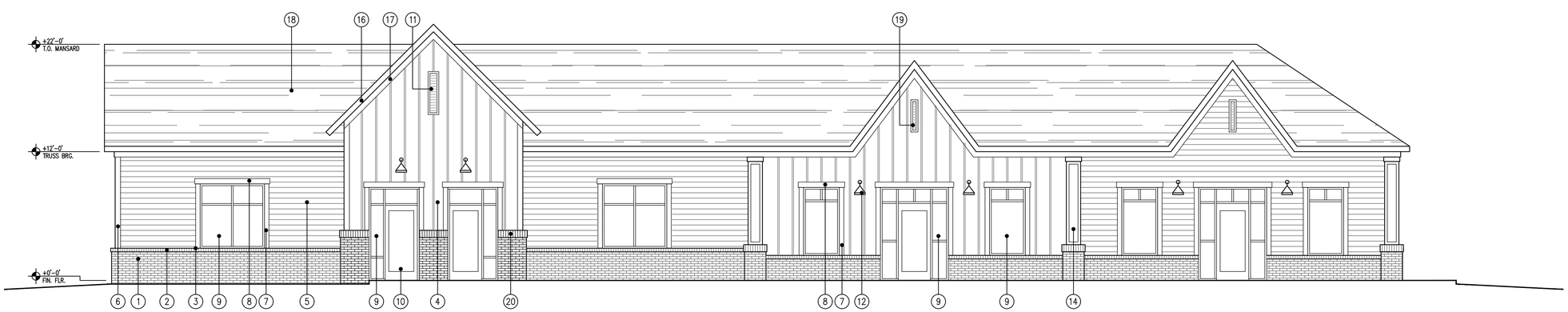
9 STOREFRONT WINDOW – 1" CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
10 3' X 7' STOREFRONT DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
11 12" X 48" DECORATIVE VERTICAL VENT
12 WALL MOUNT DECORATIVE LIGHT
13 METAL AWNING SUPPORTED BY DECORATIVE METAL RODS WITH UNDERMOUNT LIGHTING
14 PAINTED CEDAR TEXTURE DECORATIVE PILASTER ON BRICK BASE
15 DECORATIVE METAL SHUTTERS
16 METAL FASCIA TRIM
17 1" X 4.5" PAINTED CEDAR TEXTURE FRIEZE BOARD
18 ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES ON WEATHER RESISTANT BARRIER
19 8" X 36" DECORATIVE VERTICAL VENT
20 BRICK SOLDIER COURSE
21 STANDING SEAM METAL ROOF ON WEATHER RESISTANT BARRIER



RIGHT SIDE ELEVATION (FACING CIRCLE K BUILDING)
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (FACING BEATTIES FORD ROAD)
SCALE: 3/16" = 1'-0"

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PROPOSED RETAIL LEASE BUILDING FOR:

LONG CREEK RETAIL

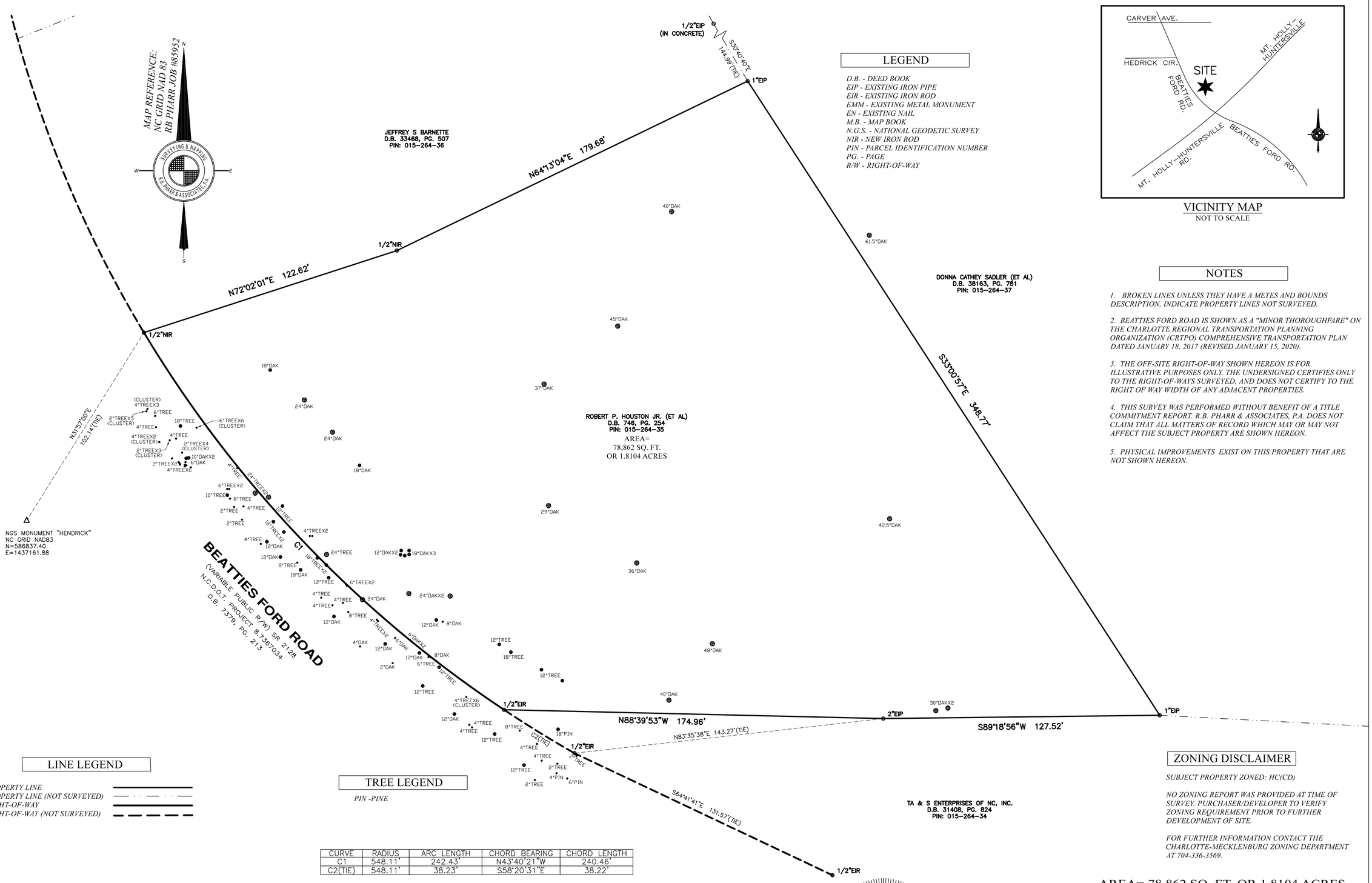
BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	7/16/2024
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	????24

A-2
OF 2

CHRIS HOPE/LICENSE #5044/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



VICINITY MAP
NOT TO SCALE

LEGEND

D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
PIN - PARCEL IDENTIFICATION NUMBER
PG. - PAGE
R/W - RIGHT-OF-WAY

NOTES

1. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.

2. BEATTIES FORD ROAD IS SHOWN AS A "MINOR THOROUGHFARE" ON THE CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION (CRTPO) COMPREHENSIVE TRANSPORTATION PLAN DATED JANUARY 18, 2017 (REVISED JANUARY 15, 2020).

3. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

5. PHYSICAL IMPROVEMENTS EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.

LINE LEGEND

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)

TREE LEGEND

PIN -PINE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	548.11'	242.43'	N43°40'21"W	240.46'
C2(TIE)	548.11'	38.23'	S58°20'31"E	38.22'

ZONING DISCLAIMER

SUBJECT PROPERTY ZONED: HC(CD)

NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY. PURCHASER/DEVELOPER TO VERIFY ZONING REQUIREMENT PRIOR TO FURTHER DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

AREA= 78,862 SQ. FT. OR 1.8104 ACRES

UTILITY CONTACT INORMATION

POWER:
DUKE ENERGY: 1-800-777-9898

TELEPHONE:
AT&T: 1-888-757-6500

WATER & SEWER:
CHARLOTTE WATER: (704) 336-2564

GAS:
PIEDMONT NATURAL GAS CO.: 1-800-752-7504

CABLE TELEVISION:
SPECTRUM: 1-800-892-2253

NC ONE CALL:
811 (CALL BEFORE YOU DIG)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT *LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED* SEPTEMBER 2, 2015 .
MAP NUMBER: 3710453800K; ZONE X

THIS IS TO CERTIFY THAT ON THE 27TH *DAY OF* FEBRUARY *20* 24 *AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.*

SIGNED C. Clark Neilson

NORTH CAROLINA PROFESSIONAL SEAL L-3212 LAND SURVEYOR C. CLARK NEILSON

REVISIONS

BOUNDARY AND TREE SURVEY PREPARED FOR:

DOUG SUTHERLAND
9000 BEATTIES FORD ROAD
HUNTERSVILLE, MECKLENBURG, NC
DEED REFERENCE: 746, PG. 254
TAX PARCEL NO: 015-264-35

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
JMB	MMM		1" = 30'	FEB 07, 2024	95664

PLOTTED: 2.28.2024
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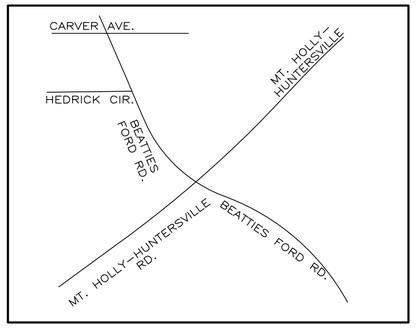


VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. BEATTIES FORD ROAD IS SHOWN AS A "MINOR THOROUGHFARE" OUTSIDE OF ROUTE 4 ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
8. MT HOLLY HUNTERSVILLE ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" OUTSIDE OF ROUTE 4 ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

LEGEND:

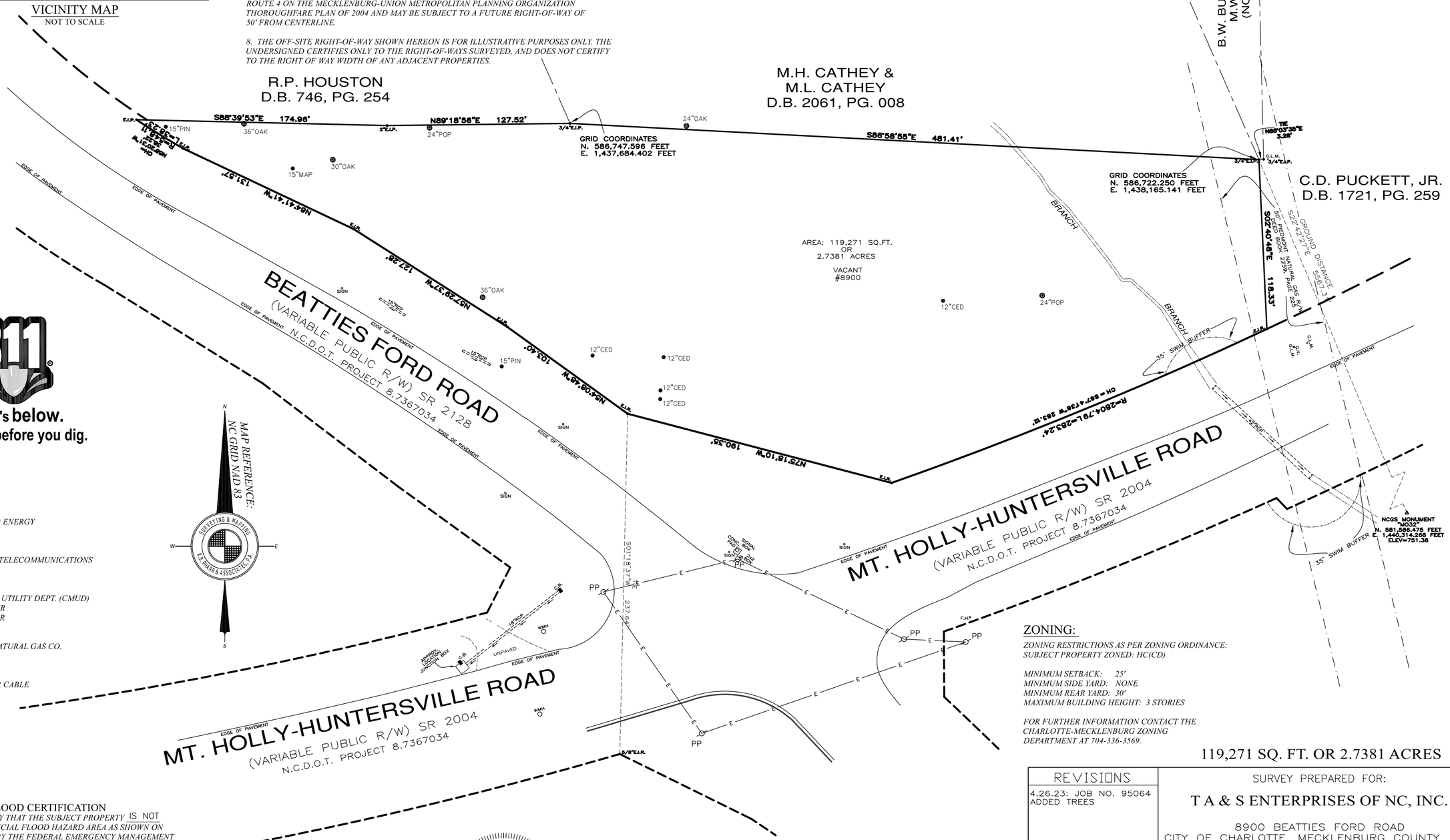
BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CP - CALCULATED POINT
C/O - CLEAN OUT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
FP - FLAG POLE
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
ICV - IRRIGATION CONTROL VALVE
LP - LIGHT POLE
LP - LIGHT POLE
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

EASEMENT
FENCE — X —
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE — E —
SANITARY SEWER PIPE — SS —
STORM DRAIN PIPE — SD —
WATER LINE — W —

TREE LEGEND:

CED - CEDAR
PIN - PINE
POP - POPLAR



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

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: HC(CD)

MINIMUM SETBACK: 25'
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: 30'
MAXIMUM BUILDING HEIGHT: 3 STORIES

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

119,271 SQ. FT. OR 2.7381 ACRES

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015 .
MAP NUMBER: 3710453800K; ZONE 'X'

THIS IS TO CERTIFY THAT ON THE 14th DAY OF NOVEMBER 20 16 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED C. Clark Neilson

NORTH CAROLINA PROFESSIONAL SEAL L-3212 LAND SURVEYOR C. CLARK NEILSON

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISIONS
4.26.23: JOB NO. 95064 ADDED TREES

SURVEY PREPARED FOR:

T A & S ENTERPRISES OF NC, INC.

8900 BEATTIES FORD ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 27719-853
TAX PARCEL NO: 015-264-34

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. XX-4389
JR	BZM	KPM	1" = 50'	NOV. 14, 2016	JOB NO. 85952

PLOTTED: 4/27/2023
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Town Engineering Rezoning Comment Summary
R24-03 Long Creek Retail (Accela# CSP-500014)
8900 Beatties Ford Rd (PIDs 01526434, 01526435)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the corner of Beatties Ford Rd and Mt Holly-Huntersville Rd and consists of a new mixed-use development to include a gas station, convenient store, and future commercial uses.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) The Town has deferred the TIA to NCDOT and it is currently in review. The draft TIA was submitted to NCDOT on 6/21/24. Attached are Figures 28 and 29 from the draft TIA. The following improvements were recommended in the TIA as the responsibility of the developer (NCDOT has provided comments to the TIA preparer to address; the below list of improvements is subject to change):
    a. Construction of a westbound right-turn lane on Mt Holly Huntersville Road at the site access (Site Access #1) for phase 1 of the development. Access to be right-in/out only.
    b. Construction of a southbound left-turn lane on Beatties Ford Road at Site Access #2 with 100 feet of storage for phase 1 of the development. Access is to be constructed as a left-over (no left-out access).
    c. Construction of a northbound right-turn lane on Beatties Ford Road at Site Access #2 with 100 feet of storage for phase 1 of the development.
    d. Construction of a southbound left-turn lane on Beatties Ford Road at Site Access #3 with 75 feet of storage for phase 2 of the development. Site Access #2 to be converted to right-in/out with construction of site access #3.

Transportation and Stormwater:

1) Add a permanent sidewalk easement from the right-of-way to a minimum of 1 foot from the back of sidepath along both Beatties Ford Road and Mt Holly-Huntersville Road.
2) Provide a minimum 200-foot horizontal radii for the proposed public street.

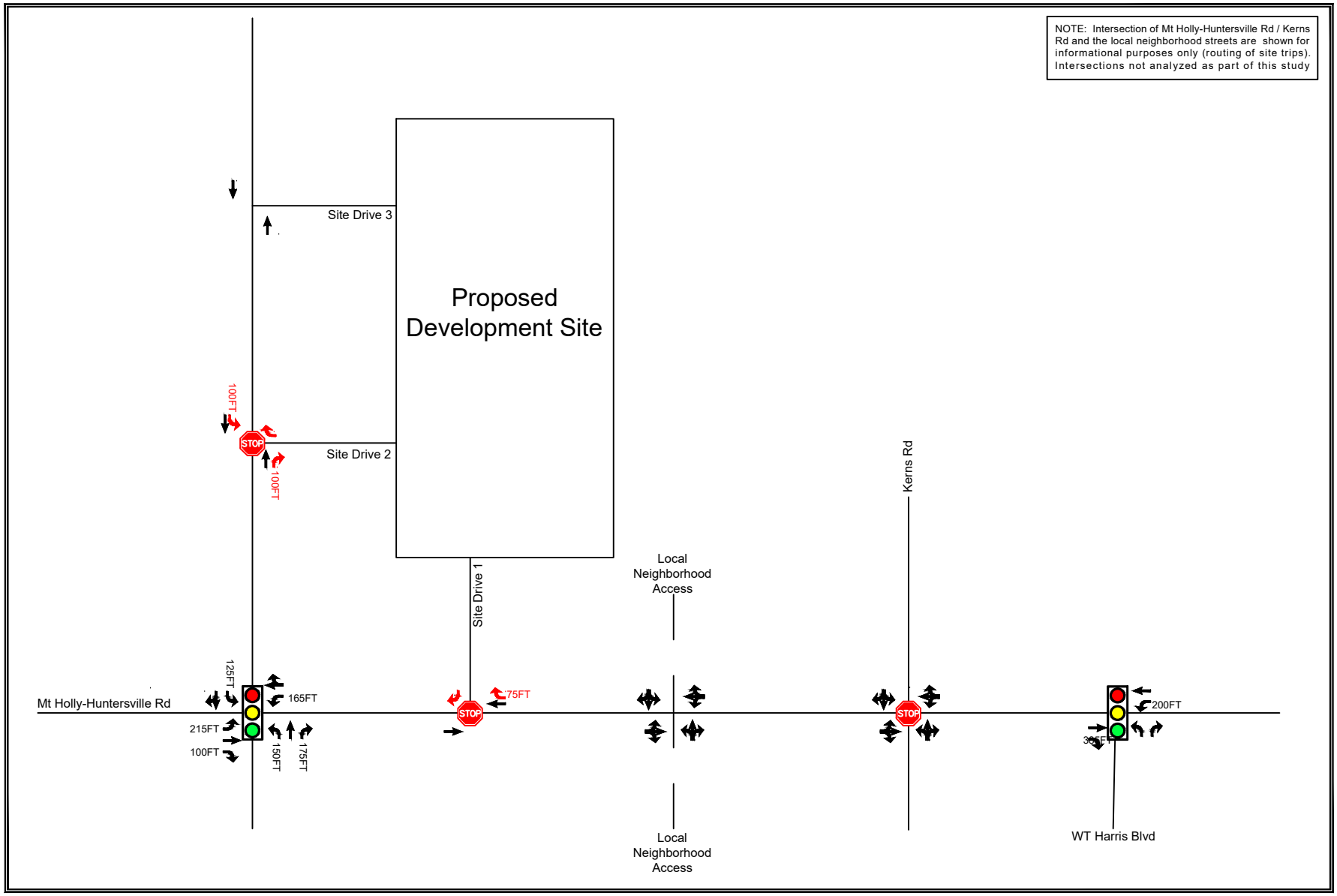


Figure 28

2026 Build Phase 1

Recommended Improvements

← EXISTING LANE CONFIGURATION

← RECOMMENDED IMPROVEMENTS BY DEVELOPER

NORTH

Long Creek Retail

Town of Huntersville, NC

O:\PROJECTS\9001-9500\9328 LONG CREEK RETAIL\GRAPHICS\REPORT GRAPHICS (06.20.2024).DWG

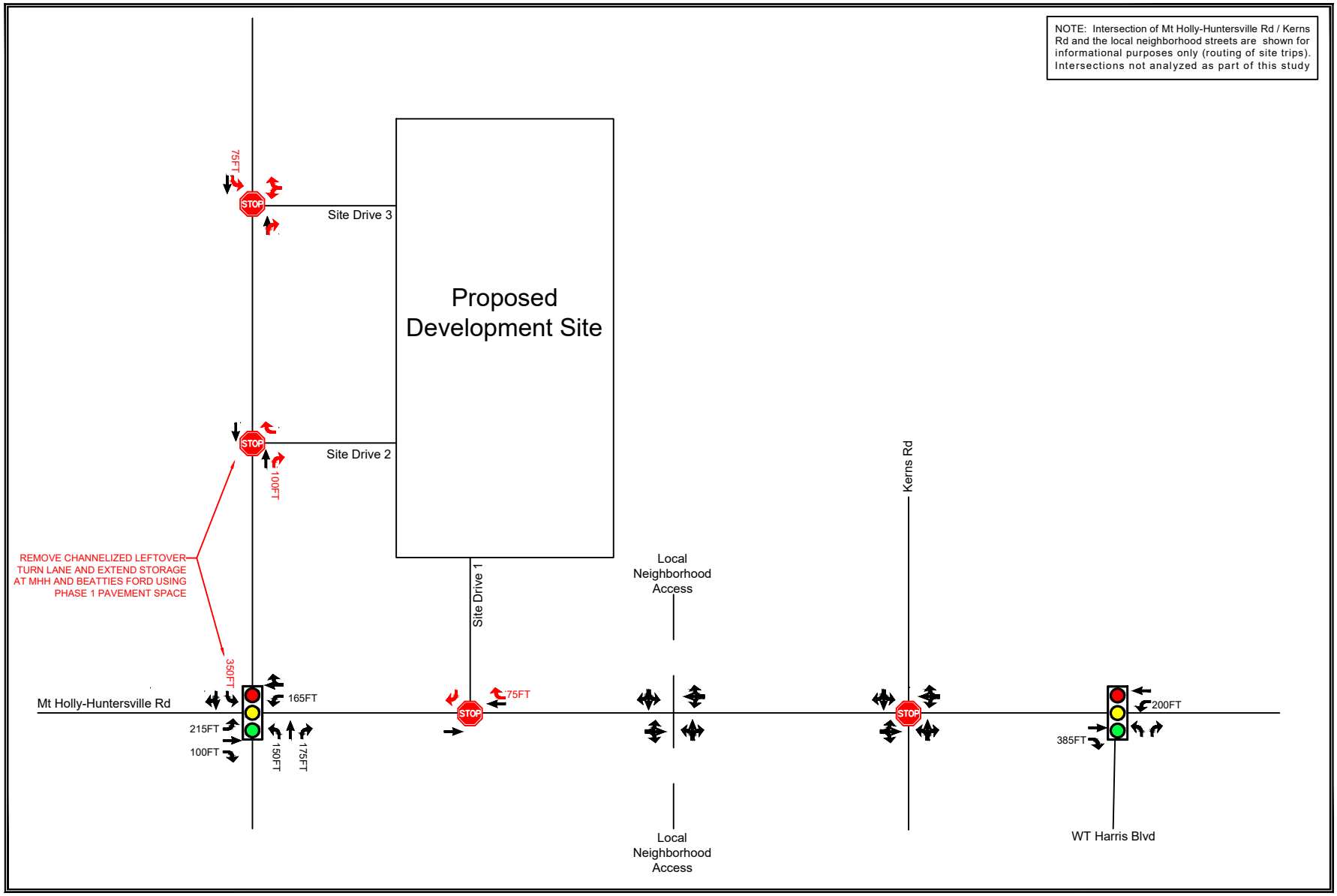


Figure 29

2030 Build Phase 2

Recommended Improvements

← EXISTING LANE CONFIGURATION

← RECOMMENDED IMPROVEMENTS BY DEVELOPER

NORTH

Long Creek Retail

Town of Huntersville, NC

Long Creek Retail Revision Community Meeting
Huntersville Arts and Cultural Center
May 29, 2024
6 pm

Developer Team in Attendance
Whitney Hodges, Bowman Development Group
Jeff Mofelhi, Owner
Brian Upton, Isaacs Group (Civil Engineering)
Patrick Monroe, Wells + Associates (Transportation Engineering)

Attendance from the Town
Jesse James, Town of Huntersville Planning Department

The meeting began at 6 pm.

Attendees raised the following questions at the neighborhood meeting. This summary synthesizes their concerns.

The consultant team explained the history of the rezoning and the proposed changes. The property was rezoned in 2008 to HC-CD, with the conditions being office and retail uses with a drug store. The road network remains unchanged, and there will be a slight increase in retail space and a change from a drug store to a gas station.

This site is an entrance into Huntersville, and as such, the architectural recommendations from the 2007 Beatties Ford Road Corridor Study need to be incorporated into the design of the gas station. Currently, the gas station and retail building next to it are phase 1 of the development. There are two owners in this application.

Questions:

Are there known tenants?
Currently, no. The intent is to have services that cater to the neighborhood's needs. The owner discussed the Circle K chain's design quality and gas pricing.

Can there be an Applebee's or something like it?
The tenant of the 13,500-square-foot building is unknown at this time. Because of the limited parking, a larger restaurant may not be possible.

Will there be a drive-through?
There are no proposed drive-throughs.

How many pumps will there be?
Eight pumps, which are two-sided

How will tanker deliveries be done?
The truck template has been used to ensure adequate movement. There is additional concern that the dumpster doors will stay open, making truck maneuverability difficult. Deliveries are also timed to be at night.

Will there be a median?
As shown (at the time of the meeting), the initial thought was that the movement could have access to turn left. The median would be installed with Phase 2.

Several concerns were raised about how people will get out of their property and potential crashes. At the time of the original approval, the only TIA requirement was from NCDOT. The Town has adopted local ordinances and has been doing its job to improve traffic conditions.

Once installed, the median would go passed the driveway.

Is it a 24-hour operation?
Yes.

What is the process?
The public process starts with a neighborhood meeting. We needed more time to finish the TIA so our public hearing schedule is:

Public Hearing: August 6 (TUESDAY)
Planning Commission: August 27
Final Action: September 17 (TUESDAY)

<u>Concerns</u>

- Growing roadway trash
- Beatties Ford Road and Mount Holly-Huntersville traffic
- School traffic
- It will be more traffic than a drugstore
- One property owner is trying to sell his property commercially. Until then, he uses it residentially and is concerned about lighting and construction while the property is used residentially. He would like a curb cut and some fencing. He also said that a commercial across the street would make it more likely that he could sell his property commercially.
- Light trespass was discussed, and staff stated the requirements.

<u>Attachments:</u>
Community Meeting Notice
Community Meeting Notification List
Sign-in Sheet

camapid	situsaddress1	nme_ownerfirstname
01526434	8900 BEATTIES FORD RD	
02306258	BEATTIES FORD RD	MARGIE P
01526433	8411 MT HOLLY-HUNTERSVILLE RD	CONRAD DEWEY JR
01526435	9000 BEATTIES FORD RD	ROBERT P JR
02306259	BEATTIES FORD RD	
02306218	MT HOLLY-HUNTERSVILLE RD	
02306255	BEATTIES FORD RD	
02306220	9007 BEATTIES FORD RD	JEFFREY S
02306219	9003 BEATTIES FORD RD	MARGIE P
02306256	BEATTIES FORD RD	
03327112	8220 MT HOLLY-HUNTERSVILLE RD	
02516112	8300 BEATTIES FORD RD	
01526436	9012 BEATTIES FORD RD	JEFFREY S
02516105	8400 MT HOLLY-HUNTERSVILLE RD	
01526437	9102 BEATTIES FORD RD	DONNA CATHEY
01526432	8529 MT HOLLY-HUNTERSVILLE RD	
01526443	9301 CARVER AV	

nme_ownerlastname	secownerfirst	secownerlast
TA & S ENTERPRISES OF NC INC		
BARNETT		
PUCKETT		
HOUSTON	JUDY HOUST(	JAMIESON
RUSHER OIL CO		
RUSHER OIL CO		
RUSHER OIL CO		
BARNETTE		
BARNETTE		
RUSHER OIL CO		
KERLEY CAPITAL EXPRESSWAY LP		
PIEDMONT NATURAL GAS COMPANY INC		
BARNETTE		
CLEMENTI RIVERVIEW LLC		
SADLER		
CARVER BOWMAN LLC		
CARVER BOWMAN LLC		

txt_mailaddr1	txt_city	txt_state	txt_zipcode
7801 BRIDLE CT	CHARLOTTE	NC	28216
9003 BEATTIES FORD RD	HUNTERSVILL	NC	28078
8411 MT HOLLY HUNTERSVLLE RD	HUNTERSVILL	NC	28078
6548 JIM KIDD RD	HUNTERSVILL	NC	28078
PO BOX 1483	SALISBURY	NC	28145
PO BOX 1483	SALISBURY	NC	28145
PO BOX 1483	SALISBURY	NC	28145
1900 OLD BRIER LN	CHARLOTTE	NC	28216
9003 BEATTIES FORD RD	HUNTERSVILL	NC	28078
PO BOX 1483	SALISBURY	NC	28145
1CVS DRIVE	WOONSOCKE	RI	02895
PO BOX 33068	CHARLOTTE	NC	28233
1900 OLD BRIAR LN	CHARLOTTE	NC	28216
PO BOX 471904	CHARLOTTE	NC	28247
8218 RAINIER DR	DENVER	NC	28037
13815 CINNABAR PL	HUNTERSVILL	NC	28078
13815 CINNABAR PL	HUNTERSVILL	NC	28078

To: Property Owners Adjacent to Long Creek Retail
From: TA& S Enterprises of NC, LLC
Date: May 14, 2024
RE: Notice of public input meeting for R24-03, a conditional rezoning revision of approximately +/- 4.39 acres located on Beatties Ford Road and Mount Holly-Huntersville Road in Huntersville, North Carolina.

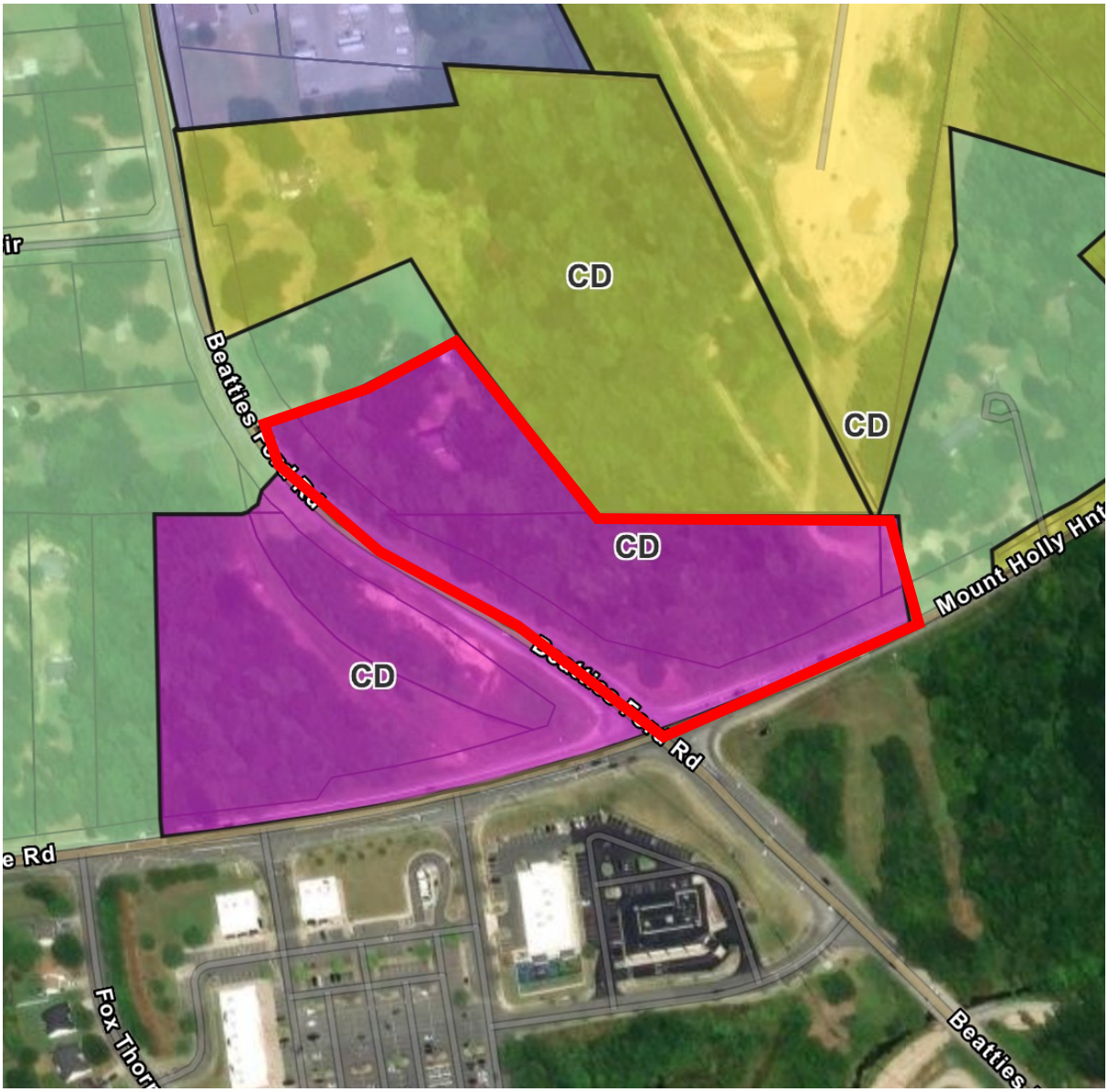
TA& S Enterprises of NC, LLC proposes to revise a conditional rezoning known as Long Creek Retail. The property is two parcels, approximately 4.39 acres, located on Beatties Ford Road and Mount Holly-Huntersville Road (PIN#s 015-26-434 and 015-26-435). The parcels are owned by TA& S Enterprises of NC, LLC and Robert Houston et al.

In 2008, the Town approved a rezoning to Highway Commercial Conditional District (HC-CD) to build a pharmacy with a drive-through and an additional commercial building (13,500 sq ft). The proposed revision would change the conditions of the original approval to allow a convenience store with a fuel canopy and one additional retail/office building (6,000 sq ft). No changes are proposed to the 13,500 square foot retail/office building approved in 2008.

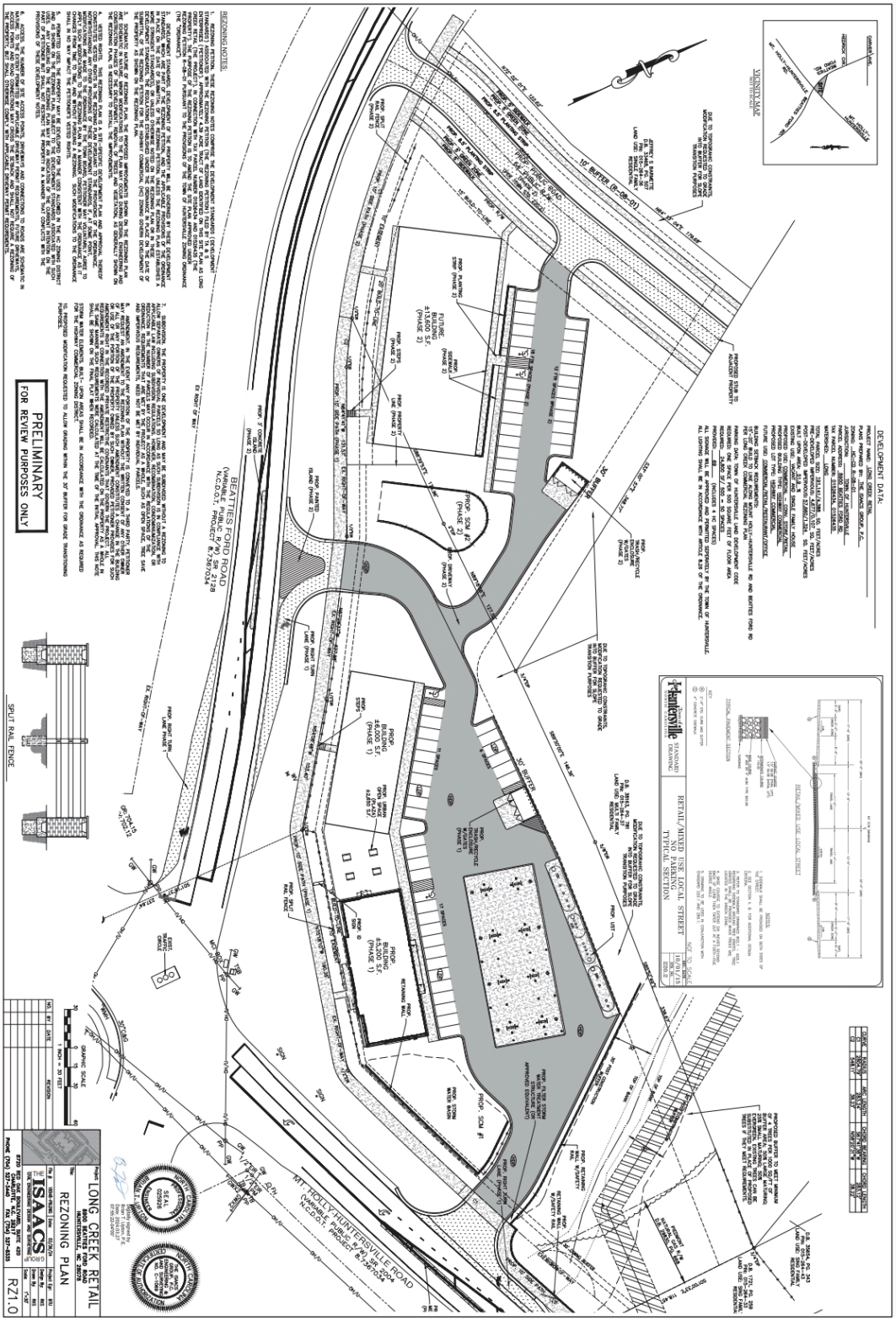
You are invited to attend a public input meeting on **Wednesday, May 29, 2024, at 6 p.m.** at the **Huntersville Arts and Cultural Center** (109 S. Old Statesville Road, Huntersville, NC 28078). A proposed plan is enclosed. For a full-size plan, please see the Town's website: https://huntersville.maps.arcgis.com/apps/MapSeries/index.html?appid=7b57c1bbd667471cb5c5309cdfcb1852.

If you have questions about the meeting, please contact Whitney Hodges at whitneynhodges@gmail.com or 704-929-8396. You may also contact the Town of Huntersville Planning Department at 704-875-7000 for additional information.

Location Map



Site Plan


DEVELOPMENT DATA:
PRELIMINARY
FOR REVIEW PURPOSES ONLY
REZONING NOTES:
BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W)
N.C.D.O.T. PROJECT #U-3821C.2
MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W)
N.C.D.O.T. PROJECT #U-3821C.2
LONG CREEK RETAIL
REZONING PLAN
ISAACS
RZ1.0

Community Meeting Attendance Log

Project Name:	**Long Creek Retail Revision R24-03**
Location of Meeting:	Huntersville Arts and Cultural Center, 14614 S. Old Statesville Road
Date:	29-May-24
Time:	6:00 PM

Pursuant to Huntersville Zoning Ordinance 11.4.3.d. 7. a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

For the record of attendance, please list your first and last name:

1 Joe Sailers
2 Rick Barnette
3 Margie Barnette
4 Lynard Puckett
5 Doug Sutherland (for Robert Houston)
6
7 Phyllis Smeaton
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Community Meeting Attendance Log

Project Name:	**Long Creek Retail Revision R24-03**
Location of Meeting:	Huntersville Arts and Cultural Center, 14614 S. Old Statesville Road
Date:	29-May-24
Time:	6:00 PM

Pursuant to Huntersville Zoning Ordinance 11.4.3.d. 7. a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

For the record of attendance, please list your first and last name:

1 Scott Barnette
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Request for Board Action

September 24, 2024

To: Board Members

From: Jesse James, Principal Planner

Date: September 24, 2024

Subject: R24-04 Northbrook Storage

EXPLAIN REQUEST:
Consider a recommendation on Petition #R24-04 Northbrook Storage, a request by Jake Palillo on behalf of Bi-Part Development LLC to rezone +/- 21.936 acres located on Sam Furr Road (parcels 01122117, 01122116, 01122115, 01122114) from Corporate Business to Special Purpose-Conditional District for a storage facility and other commercial uses.

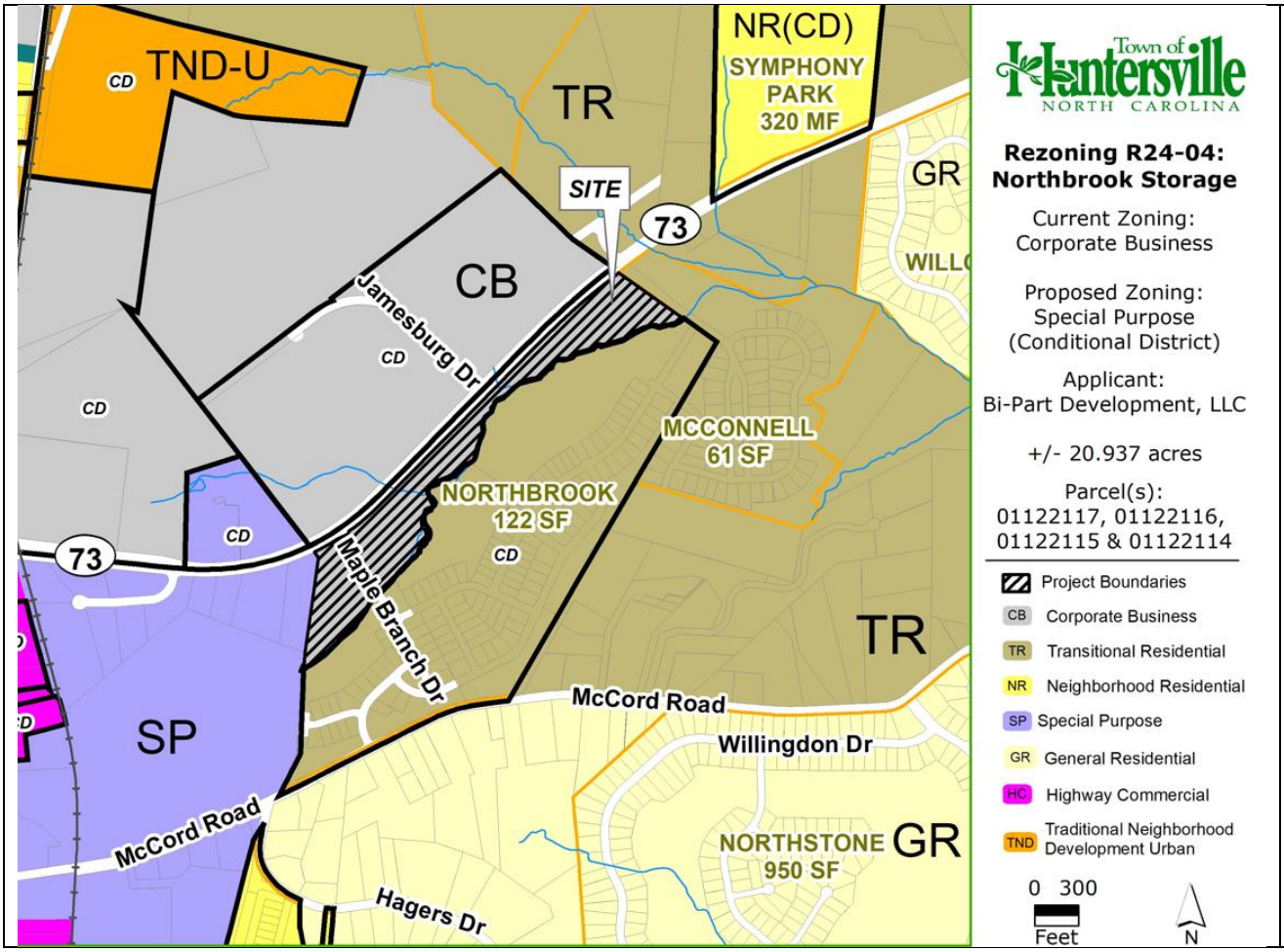
ACTION RECOMMENDED:
Consider a recommendation

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. R24-04 PB 9-24-24 Staff Report
2. ToH General Application - Rezoning revised 07.08.2024
3. Northbrook Storage Rezoning Plan Set
4. R24-04 Staff Report_Engineering Attachment_9.16.24
5. A200 Building Elevation-Elevation Concept
6. A200 Building Elevation-Rendering
7. Daycare Architectural Elevations Northbrook
8. Community Meeting Attendees
9. Community Meeting Report

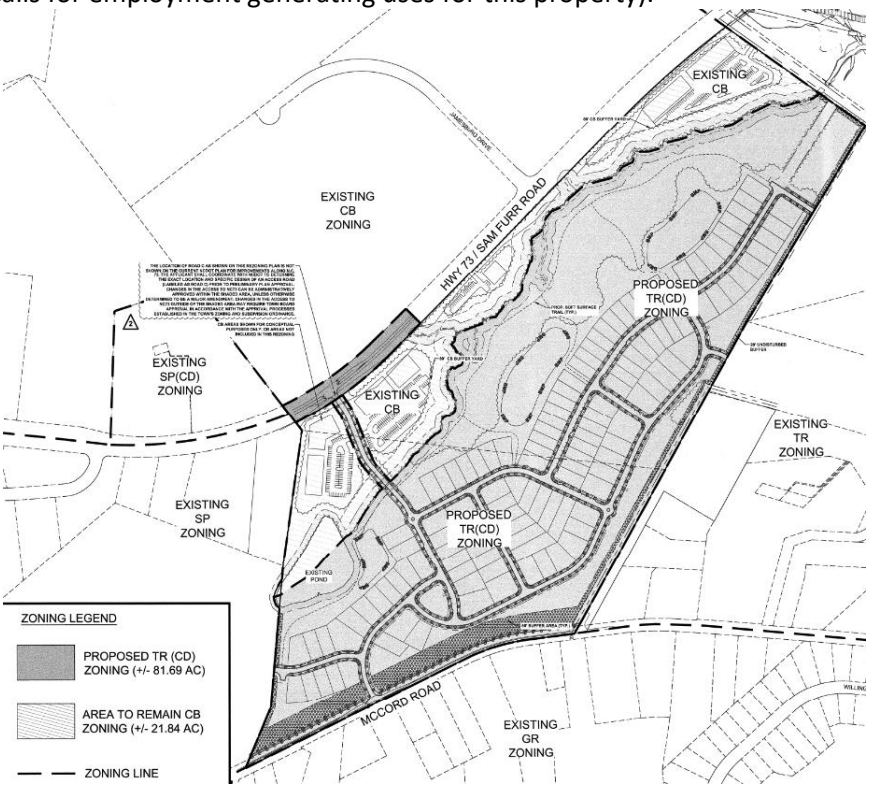
Petition R24-04
Northbrook Storage

PART 1: PROJECT SUMMARY



1. Purpose: Rezone approximately 20.937-acres on Sam Furr Road (PINs 01122117, 01122116, 01122115, 01122114) from Corporate Business(CB) to Special Purpose-Conditional District (SP-CD) to allow for a storage unit development(Parcel C) and other SP uses permitted under the zoning designation with exception to; abattoirs, foundries, lumber mills and storage yards, heavy manufacturing, power generation plants, railroad freight yards, railroad repair shops and marshalling yards, and repair of heavy manufacturing operations. In addition to those exclusions listed, the following uses "permitted with conditions" under the SP district will also be excluded, commercial communication towers, internet sweepstakes, junk yards, outdoor storage of construction equipment, petroleum storage facilities, and trucking terminals. (see handout of SP and CB Permitted Uses). To summarize, Parcel C has a conceptual planned design with architectural elevations (see attached), where Parcels A, B, and D have all been added to the plan as meeting ordinance standards, other than a modification request which is stated in the following sections.

2. The 2018 R18-15 Northbrook Subdivision/CD Rezoning approved the zoning map amendment from CB to a split between Transitional Residential-Conditional District (TR-CD) and kept the parcels along Sam Furr Road as CB (as seen below). The emphasis for this rezoning was to change a large portion of the property for residential zoning which left narrow commercial properties along Sam Furr Road, specifically Parcel C identified in this proposed rezoning with approximately 250-feet at its deepest point. When you add ROW acquisition for NCDOT road widening and 80-foot property line buffer standards for CB zoning adjacent to residential uses, the leftover property along Sam Furr Road is fairly narrow for employment sector uses (2016 Strategic Economic Development Plan calls for employment generating uses for this property).



3. Adjoining Zoning and Land Uses.
   - North: CB(CD)– Industrial warehousing
   - South: TR(CD)- Single Family Residential
   - East: TR- Single Family Residential
   - West: SP- Flex Space/Warehousing/Storage
4. A neighborhood meeting was held on Monday, June 24, 2024. Questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment).
5. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Sam Furr Road.

PART 2: REZONING/SITE PLAN

- The proposed Conditional District Rezoning Plan has modification proposals and site standard requests from staff that are presented in the body of this document. Significant elements include:
- <u>Modification Request</u>- The zoning ordinance requires an 80-foot vegetated buffer adjacent to lower intensity uses. In this case, the entire southern property line requires the 80-foot buffer against the adjacent single-family subdivision. The applicant requests reduce the 80-foot buffer in parcel "C" as depicted in the rezoning plan to a 35-foot buffer which is the identified environmental buffer on site. This 35-foot buffer is defined as a SWIM (Surface Water Improvement & Management) buffer.

  <u>Staff Comments</u>- The original application request was for a reduction for all four parcels within the plan and has since been revised to include only parcel "C" for the proposed indoor storage development. Since the closest home in the subdivision adjacent to the proposed site is approximately 382-feet of property designated as tree save, staff finds this modification can be appropriate with more clarity as to what type of vegetation is existing within the 35-foot SWIM buffer to remain.
- *Update*- The original plan presented at the Public Hearing showed a modification request to replace the front 40-foot buffer on Parcels A, B, and D with a linear park. Staff did not recommend this modification. The newest site plan addresses this with the buildings fronting the streets on Parcels A, B, and D to ordinance standards with exception to Parcel A, which has a new modification request detailed in the next bullet below.

  <u>Staff Comments</u>- Staff recommends this revision and layout of site B and D. The site layouts of parcel B and D now will meet ordinance requirements. Site A is detailed in the next bullet point.
- <u>*Update* Modification Request</u>- The applicant requests to modify the corner lot frontage condition on Parcel A; PID 01122117, to require only frontage conditions on Maple Branch Drive and no frontage conditions on Sam Furr Road. Article 4 of the zoning ordinance requires that frontage conditions shall be met on corner lots (double frontage) situations. Article 9.11 does not permit day care playgrounds in front yards. In this case the applicant is requesting to allow a playground in the front yard along Sam Furr Road.

  <u>Staff Comments</u>- The updated plans show Parcel A developing as a Daycare Center. The modification request for frontage conditions to be waived is due to the zoning ordinance not permitting playgrounds in front yards. Parcel A has double frontage on Sam Furr Road and Maple Branch Drive and the proposal is to utilize the Sam Furr Road frontage for a playground with the additions of an evergreen screen. Staff does not support this modification request as shown for several reasons:

  1) This site setup goes against precedent for how frontage conditions have been historically applied.
  2) Retail/service buildings are recommended along streets for pedestrian functionality and better urban design/aesthetics.
  3) Safety is a concern with a playground proposed adjacent to a major throughfare.

4) Ineffective screening proposed and no buffer provided.

- *Update* Permitted Uses- The permitted use table has been updated since the Public Hearing to satisfy staff's recommendations. The latest plan calls for more excluded uses than had previously been proposed and verifies that parcel A will be a daycare use, and parcel C will be for indoor storage use. Those two uses are not proposed to be replicated on other parcels, per staff recommendation. Parcel A does have the ability to be developed into the other "allowed uses". Parcels B and D are proposed to be developed to any "allowed use" per the plan no matter the graphical representations shown. (see permitted uses on the "Overall Rezoning Plan-Sheet Z06").

  Staff Comments- The original proposed plan called for parcels A, B, and D to permit a list of uses allowed in SP and CB zoning with exclusions of other uses. Staff recommended that several other uses be excluded that were either not employment generating, or potentially harmful to the single family residential adjacent land use. Staff recommends the latest permitted use table submitted.

General Plan Information

- Parking requirements= For commercial, industrial, or office uses the requirement is 1 space per 500 square feet of floor space. Warehousing/Mini storage is required .25 spaces per 1000 square feet of floor space. The proposed plans are conceptual in nature so the parking layout and calculations are not set, however, the applicant has not requested a modification to the parking requirements, therefore the construction plans will need to meet the ordinance minimum standards.
- Minimum Tree Preservation (specimen tree save) for Special Purpose district is 30%. Heritage trees are required to be saved at 100%.
  Update A full tree save plan has been submitted and specimen tree save is as follows; Site A saves roughly 11%(Mitigation is require), Site B saves 71%, Site C saves 29% (28 inch DBH mitigation required), Site D saves 82%. No heritage trees exist on site.

  Staff Comment- Sites A and C need tree mitigation per ordinance standards and sites B and D exceed the minimum standards. The rezoning taken as a whole for all 4 parcels exceeds the minimum standards of 30% specimen tree save by saving roughly 56% (give or take a few trees with protection standard details pending). Staff recommends the tree save requirements are met as a development.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

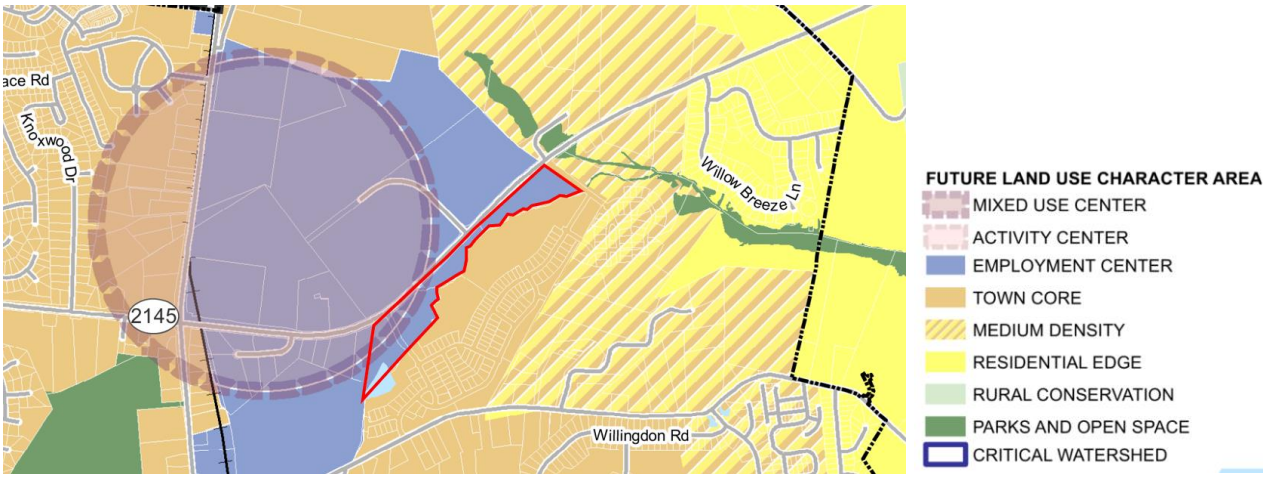
PART 3: TRANSPORTATION ISSUES

See attached analysis

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan(Subject Parcels within "Employment Center")



STAFF COMMENT – Staff finds the proposed use/project is ***consistent*** with the following policies of the *2040 Huntersville Community Plan*:

- LU-6-Support a mix of land uses in key locations.
  -LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
  Staff Comment: These parcels are all within an Employment Center land use character area and by approving SP zoning with use exclusions it opens the possibilities of a rich mix of land uses from flex space to retail and other commercial uses.
- LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas. (employment centers)
  The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.
  Staff Comment: Parcel C, which is narrow and fronts Sam Furr Road, which has a 40' utility easement along the frontage for which buildings cannot be placed, is an example of a place where flexible design standards could be practiced. Allowing reduced buffers and introducing more allowed uses would be beneficial for this parcel.
- EV 1.2: Focus economic development in areas that support growth.
  Preserve areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required. These areas should have proximity to existing or future activity centers, have access to transportation options and utility service, and offer amenities for employees.
  Staff Comment: These parcels are along Sam Furr Road, designated as a major thoroughfare, and this land has been set aside for an Employment Center, which is slated for economic development in the Community Plan. Rezoning to SP zoning still allows the uses permitted in CB zoning (current zoning designation) but allows more uses that could be supported along this thoroughfare like retail and other mixes of commercial uses.

STAFF COMMENT- Staff finds the proposed use/project is ***not consistent*** with the following policies of the *2040 Huntersville Community Plan:*

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
  Staff Comment: At least for Parcel C, proposed as a storage facility, this does not encourage an employment generating land use.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   The proposed rezoning is consistent with the overall character of the existing development in the immediate vicinity of the subject parcels by allowing more flexibility in allowed uses while excluding some of the more potential harmful uses.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   There is no indication this project will have a negative impact on public facilities and or services.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological, environmental, historical, or cultural resources.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning amendment petition R24-04, Northbrook Storage, staff supports the rezoning to Special Purpose with reduced uses and the modification of the buffer width on Parcel C. Staff does not recommend approval of the Parcel A modification to allow day care playgrounds in a front yard due to the reasons explained in Part 2 of the report. Staff recommends the following conditions for approval:

1) Revision of Parcel A to meet ordinance requirements for a daycare center.

2) Any TIA improvements required with the revised scoping package be addressed on the plan with the final TIA.
3) Address other minor staff comments.

Staff believes that by implementing these recommended conditions, the plan will be consistent with future land use implementation policies LU 6.1, 8.1, and EV 1.2.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on August 6, 2024. See the meeting minutes and watch with this link, https://www.youtube.com/live/5Wx6wgzRyQk to the YouTube feed of the meeting.

PART 7: PLANNING BOARD RECOMMENDATION

During the originally scheduled August 27th meeting the applicant requested continuance to the September 24, 2024 meeting. This continued meeting is scheduled for September 24, 2024.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is scheduled for October 15, 2024.

PART 9: ATTACHMENTS

A – Rezoning Application
B – Proposed CD Rezoning Plan
C – Transportation/Engineering Report
D – Neighborhood Meeting Report
E- Elevation Plans

PART 10: CONSISTENCY STATEMENT – R24-04 Northbrook Storage

Planning Department	Planning Board	Board of Commissioners
In considering the proposed rezoning amendment petition R24-04, Northbrook Storage, staff supports the rezoning to Special Purpose with reduced uses and the modification of the buffer width on Parcel C. Staff does not recommend approval of the Parcel A modification to allow day care playgrounds in a front yard due to the reasons explained in Part 2 of the report. Staff recommends the following conditions for approval:	APPROVAL: **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	APPROVAL: **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

1) Revision of Parcel A to meet ordinance requirements for a daycare center. 2) Any TIA improvements required with the revised scoping package be addressed on the plan with the final TIA. 3) Address other minor staff comments. **It is reasonable and in the public interest to approve the rezoning IF the recommended revisions are made to the plan as it would then be consistent with future land use implementation policies LU 6.1, 8.1, and EV 1.2.**		
	DENIAL: **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explai**	DENIAL: **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

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 07/08/2024

Name of Project Northbrook Storage Facility Phase # (if subdivision) _____

Project Address Sam Furr Rd, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 01122117, 01122116, 01122115, 01122114

Current Zoning District CB Proposed District (for rezoning only) SP (CD)

Property Size (acres) 21.936 acres Street Frontage (feet) 3,288 feet

Current Land Use Vacant

Proposed Land Use(s) Indoor storage facility

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

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

The purpose of this rezoning request is to rezone parcels: 01122117, 01122116, 01122115, and 01155114 from CB to SP(CD). The applicant is also requesting that the existing 80' buffer be reduced on Parcel 01122115 to the largest environmental buffer on site which is a 35' SWIM buffer. The applicant is also requesting to allow disturbance and replanting of the 40' thoroughfare buffer on Parcels 01122117, 01122116, and 01122114 due to site elevations and topography.

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name Bi-Part Development LLC Phone 704-363-7902

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

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

Signature _____

Title Owner Email jpalillo@aol.com

Address of Applicant 18611 Starcreek Rd, Cornelius NC 28031

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

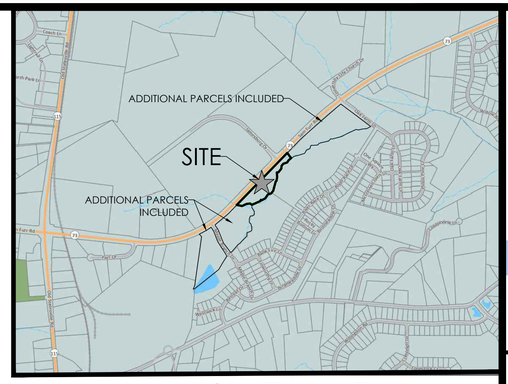
Development Firm	Name of Contact	Phone	Email
W&A Engineering	Tess Fallova	704-875-1615 ext. 310	tfallova@waengineering.com
Design Firm	Name of Contact	Phone	Email

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

Sheet List Table

Sheet Number	Sheet Title
Z01	COVER
Z02	AREA-A SURVEY
Z02.1	AREA-B SURVEY
Z02.2	AREA-C SURVEY
Z02.3	AREA-D SURVEY
Z03	AREA-A TREE SURVEY
Z03.1	AREA-B TREE SURVEY
Z03.2	AREA-C TREE SURVEY
Z03.3	AREA-D TREE SURVEY
Z04	SLOPE ANALYSIS
Z05	BUFFER EXHIBIT
Z06	OVERALL REZONING PLAN
Z06.1	AREA-B PRELIM TREE SAVE
Z06.2	AREA-D PRELIM TREE SAVE
Z06.3	AREA-D FULL TREE LIST
Z07	INDOOR STORAGE REZONING PLAN
Z07.1	INDOOR STORAGE TREE SAVE PLAN
Z08	INDOOR STORAGE PRELIM GRADING PLAN
Z09	INDOOR STORAGE UTILITY - LANDSCAPE PLAN
Z10	DAYCARE REZONING PLAN
Z10.1	DAYCARE TREE SAVE PLAN
Z11	DAYCARE PRELIM GRADING PLAN
Z12	DAYCARE UTILITY - LANDSCAPE PLAN



VICINITY MAP
SCALE: N.T.S.

CONDITIONAL REZONING COMMERCIAL SITE PLAN PACKAGE

NORTHBROOK STORAGE REZONING

HUNTERSVILLE, MECKLENBURG COUNTY, NC

REZONING # R24-04

ACCELA #CSP-XXXXXX

OWNER/DEVELOPER:

BI-PART DEVELOPMENT, LLC.
18611 STARCREEK RD
CORNELIUS, NC 28031
PH: (704) 363-7902
CONTACT: JAKE PALILLO

NOTE: THE TIA IS COMPLETE AND UNDER REVIEW WITH NCDOT. WE WILL AGREE TO DO ALL ROAD IMPROVEMENTS REQUIRED BY NCDOT FOR THE PROJECTS

NOTE: 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.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

NORTHBROOK STORAGE FACILITY
11500 SAM FURR RD, HUNTERSVILLE, NC 28078
PARCEL: 01122115

Know what's below. Call before you dig.

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####
ISSUANCE DATE: ####

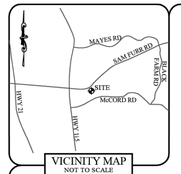
NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT LICENSE NO. 2415 TERESA S. FALLOVA 09/04/2024

HFI PROJECT #: 223084

COVER

Z01

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z01 COVER.dwg 9/04/24 04:38:27 PM tfallova



VICINITY MAP
NOT TO SCALE

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	180.90'	1700.00'	180.80'	N 60°38'55" E
C2	24.87'	20.00'	23.30'	S 86°48'45" E
C3	35.98'	168.00'	35.91'	S 27°25'11" E
C4	80.37'	271.38'	80.07'	S 30°53'49" E

LINE	BEARING	DISTANCE
L1	S 35°23'49" E	39.12'
L2	S 41°58'58" E	64.15'
L3	S 51°58'04" E	20.19'
L4	S 42°36'47" E	37.79'
L5	S 47°03'29" W	30.26'
L6	S 23°56'41" W	13.11'
L7	S 35°54'09" W	17.87'
L8	S 86°09'24" W	26.58'
L9	N 33°43'53" E	20.32'
L10	N 37°37'27" W	50.29'
L11	S 47°38'30" W	56.91'
L12	S 42°22'51" E	6.16'

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

WITNESS MY HAND AND SEAL THIS 16th DAY OF November, 2022.

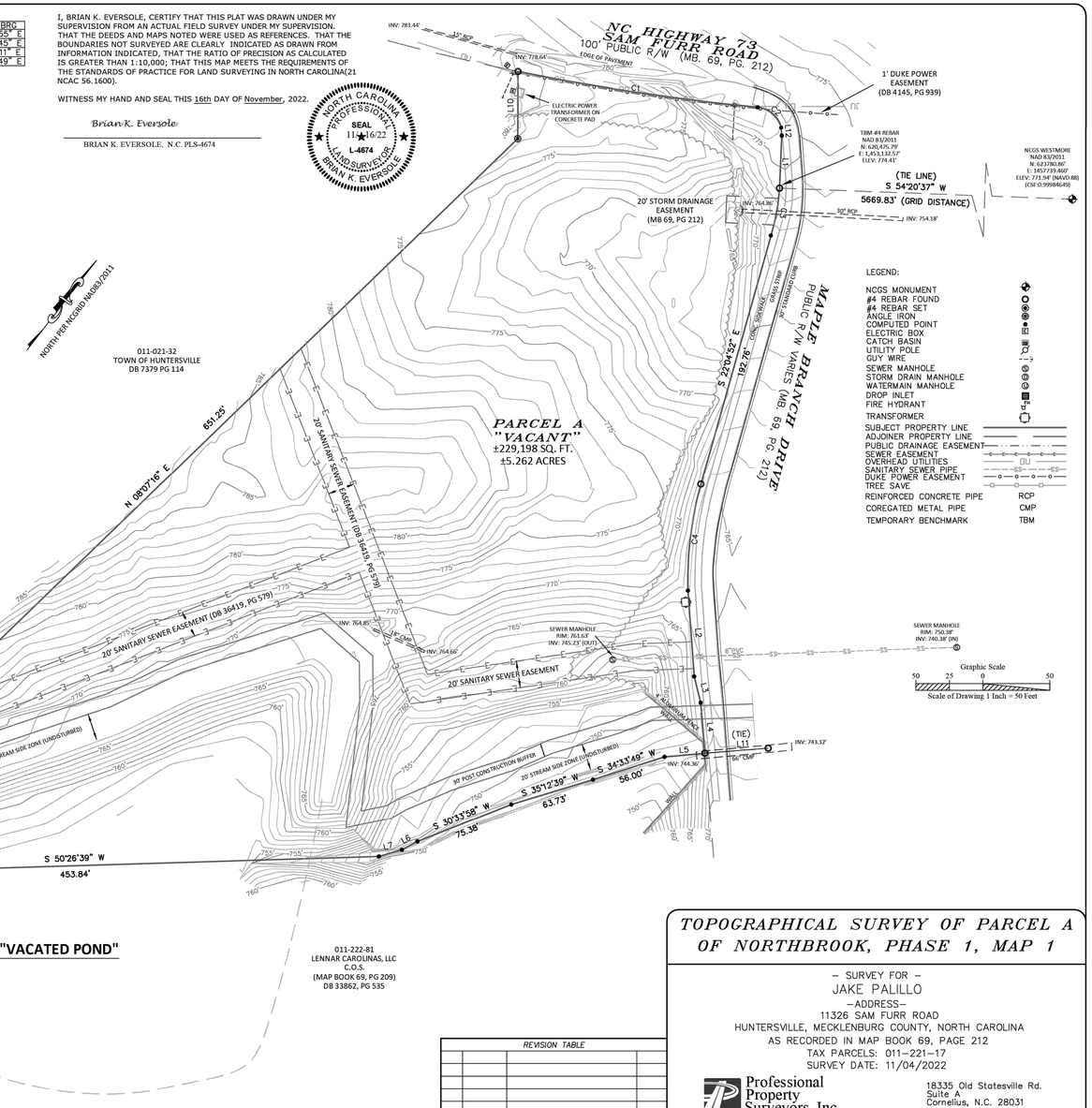
Brian K. Eversole

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

NORTH CAROLINA PROFESSIONAL SEAL L-4674 LAND SURVEYOR BRIAN K. EVERSOLE 11/16/22

NOTES:

1. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON NOVEMBER 4th, 2022.
2. NORTH BASED ON NC NAD 83/NSRS 2011.
3. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
5. APPARENT SOURCE OF TITLE: DB. 33862, PG. 535.
6. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
9. PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710465200K, EFFECTIVE DATE: 11/16/2018.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
12. SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
13. THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
14. VERTICAL DATUM BASED ON NAVD 88. CONTOURS ARE AT 1' INTERVALS.
15. TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEED CLASS C.



LEGEND:

- NCGS MONUMENT
- #4 REBAR FOUND
- #4 REBAR SET
- ANGLE IRON
- COMPUTED POINT
- ELECTRIC BOX
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATERMAIN MANHOLE
- DROP INLET
- FIRE HYDRANT
- TRANSFORMER
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- PUBLIC DRAINAGE EASEMENT
- SEWER EASEMENT
- OVERHEAD UTILITIES
- SANITARY SEWER PIPE
- DUKE POWER EASEMENT
- TREE SAVE
- REINFORCED CONCRETE PIPE — RCP
- COREGATED METAL PIPE — CMP
- TEMPORARY BENCHMARK — TBM

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY

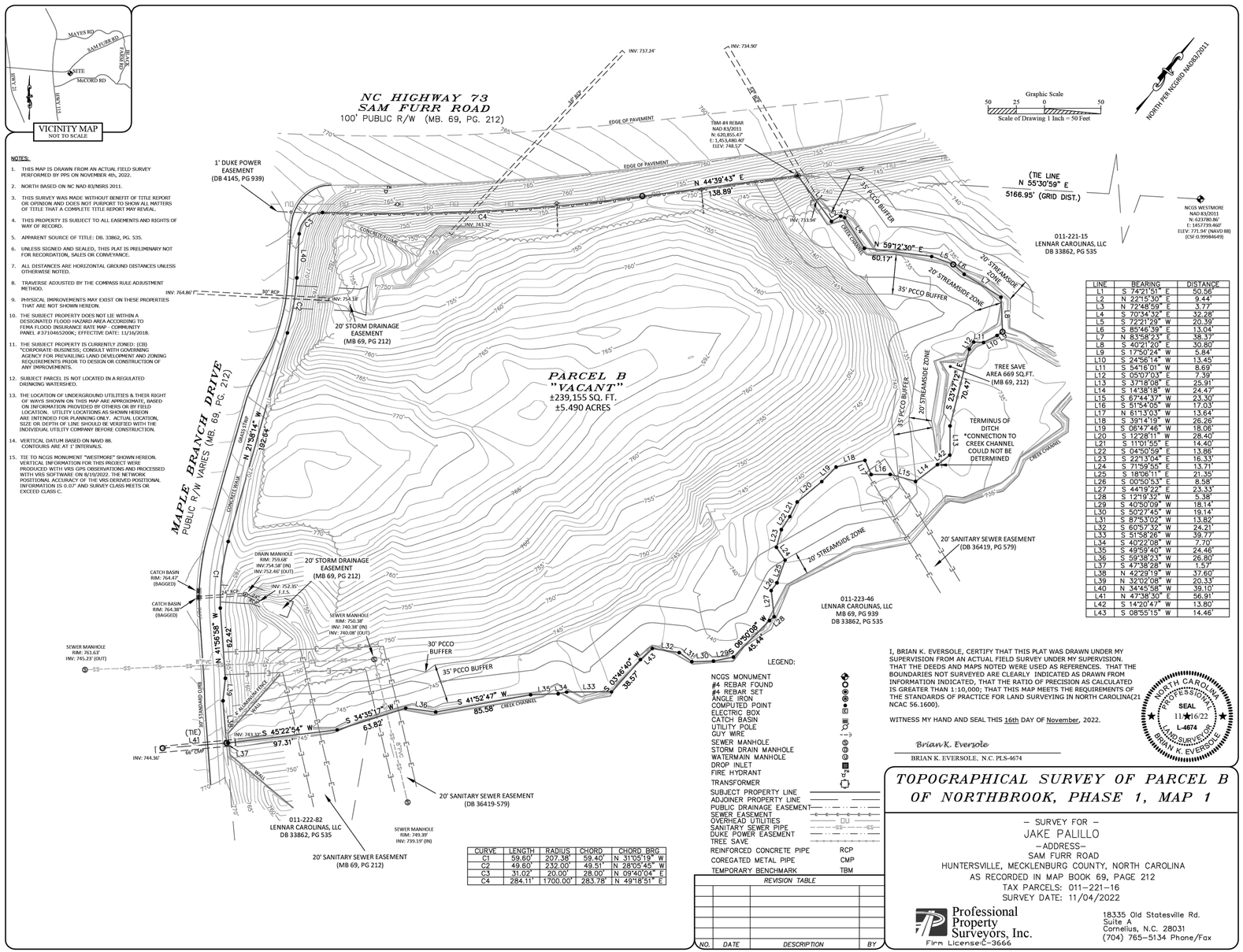
TOPOGRAPHICAL SURVEY OF PARCEL A OF NORTHBROOK, PHASE 1, MAP 1

– SURVEY FOR –
JAKE PALILLO
–ADDRESS–
11326 SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011–221–17
SURVEY DATE: 11/04/2022

Professional Property Surveyors, Inc.
Firm License:C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765–5134 Phone/Fax

AREA-A SURVEY

Z02



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON NOVEMBER 4th, 2022.
2. NORTH BASED ON NC NAD 83/NSRS 2011.
3. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
5. APPARENT SOURCE OF TITLE: DB. 33862, PG. 535.
6. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
9. PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710465200K; EFFECTIVE DATE: 11/16/2018.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CD) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
12. SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
13. THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
14. VERTICAL DATUM BASED ON NAVD 88. CONTOURS ARE AT 1' INTERVALS.
15. TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEED CLASS C.

LINE	BEARING	DISTANCE
L1	S 74°21'51" E	50.56'
L2	N 22°15'30" E	9.44'
L3	N 72°48'59" E	3.77'
L4	S 70°34'32" E	32.28'
L5	S 72°21'29" W	20.39'
L6	S 85°46'39" E	13.04'
L7	N 83°58'23" E	38.37'
L8	S 40°21'20" E	30.80'
L9	S 17°50'24" W	5.84'
L10	S 24°56'14" W	13.45'
L11	S 54°16'01" W	8.69'
L12	S 05°07'03" E	7.39'
L13	S 37°18'08" E	25.91'
L14	S 14°38'18" W	24.47'
L15	S 67°44'37" W	23.30'
L16	S 51°54'05" W	17.03'
L17	N 61°13'03" W	13.64'
L18	S 39°14'19" W	26.26'
L19	S 06°47'46" W	18.06'
L20	S 12°28'11" W	28.40'
L21	S 11°01'55" E	14.40'
L22	S 04°50'59" E	13.86'
L23	S 22°13'04" E	16.33'
L24	S 71°59'55" E	13.71'
L25	S 18°06'11" E	21.35'
L26	S 00°50'53" E	8.58'
L27	S 44°19'22" E	23.33'
L28	S 12°19'32" W	5.38'
L29	S 40°50'09" W	18.14'
L30	S 50°27'45" W	19.14'
L31	S 87°53'02" W	13.82'
L32	S 60°57'32" W	24.21'
L33	S 51°58'26" W	39.77'
L34	S 40°22'08" W	7.70'
L35	S 49°59'40" W	24.46'
L36	S 59°38'23" W	26.80'
L37	S 47°38'28" W	1.57'
L38	N 42°29'19" W	37.60'
L39	N 32°02'08" W	20.33'
L40	N 34°45'58" W	39.10'
L41	N 47°38'30" E	56.91'
L42	S 14°20'47" W	13.80'
L43	S 08°55'15" W	14.46'

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	59.60'	207.38'	59.40'	N 31°05'19" W
C2	49.60'	232.00'	49.51'	N 28°05'45" W
C3	31.02'	20.00'	28.00'	N 09°40'04" E
C4	284.11'	1700.00'	283.78'	N 49°18'51" E

LEGEND:

NCGS MONUMENT
#4 REBAR FOUND
#4 REBAR SET
ANGLE IRON
COMPUTED POINT
ELECTRIC BOX
CATCH BASIN
UTILITY POLE
GUY WIRE
SEWER MANHOLE
STORM DRAIN MANHOLE
WATERMAIN MANHOLE
DROP INLET
FIRE HYDRANT
TRANSFORMER
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
PUBLIC DRAINAGE EASEMENT
SEWER EASEMENT
OVERHEAD UTILITIES — OU —
SANITARY SEWER PIPE — SS —
DUKE POWER EASEMENT
TREE SAVE
REINFORCED CONCRETE PIPE RCP
COREGATED METAL PIPE CMP
TEMPORARY BENCHMARK TBM

REVISION TABLE

NO.	DATE	DESCRIPTION	BY

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

WITNESS MY HAND AND SEAL THIS 16th DAY OF November, 2022.

Brian K. Eversole

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

NORTH CAROLINA PROFESSIONAL SEAL L-4674 LAND SURVEYOR BRIAN K. EVERSOLE 11/16/22

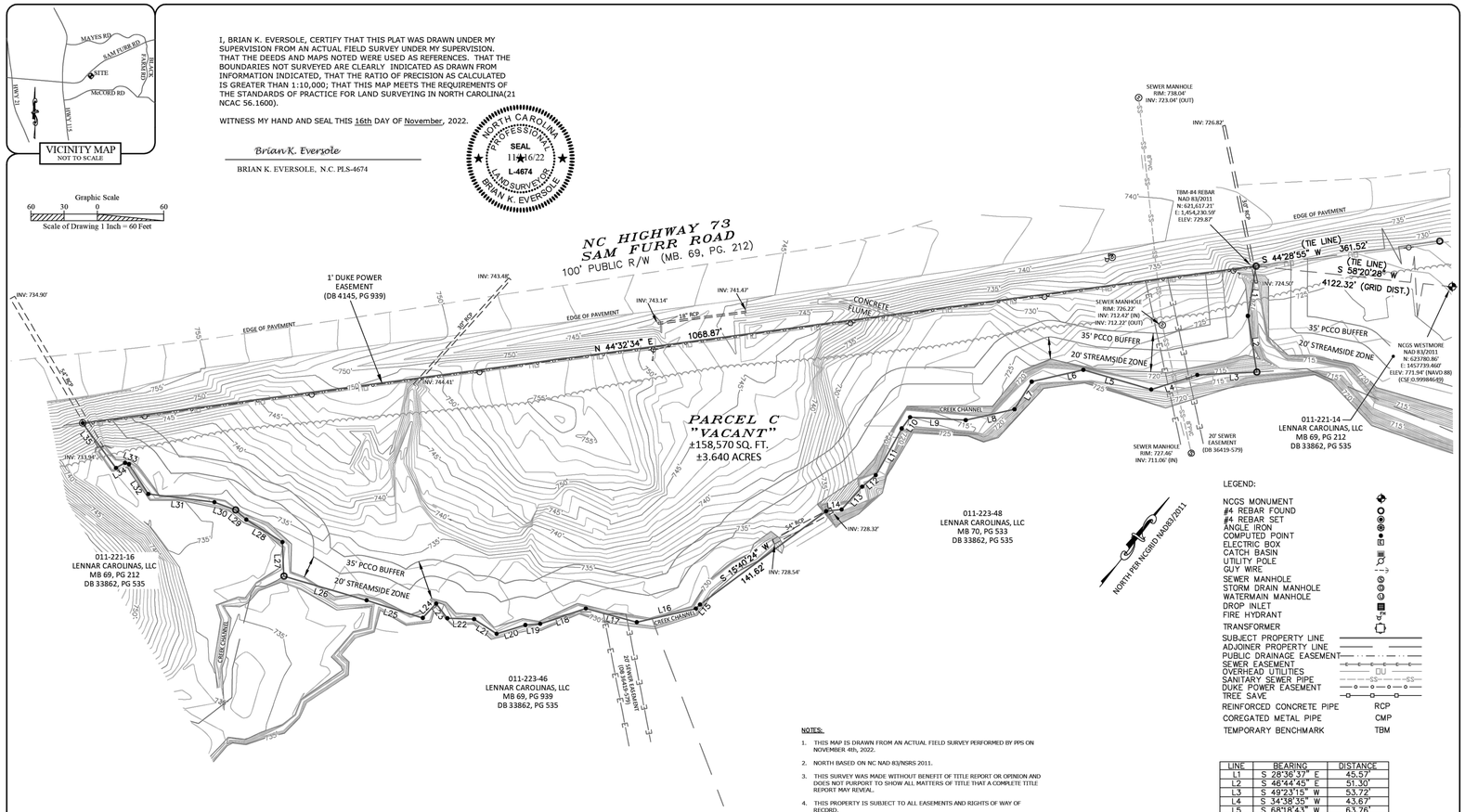
TOPOGRAPHICAL SURVEY OF PARCEL B OF NORTHBROOK, PHASE 1, MAP 1

– SURVEY FOR –
JAKE PALILLO
–ADDRESS–
SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011–221–16
SURVEY DATE: 11/04/2022

Professional Property Surveyors, Inc.
Firm License-C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765–5134 Phone/Fax

AREA-B SURVEY

Z02.1



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

WITNESS MY HAND AND SEAL THIS 16th DAY OF November, 2022.

Brian K. Eversole

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

NORTH CAROLINA PROFESSIONAL SEAL 11/16/22 L-4674 LAND SURVEYOR BRIAN K. EVERSOLE

VICINITY MAP
NOT TO SCALE

Graphic Scale
60 30 0 60
Scale of Drawing 1 Inch = 60 Feet

LEGEND:

- NCGS MONUMENT
- #4 REBAR FOUND
- #4 REBAR SET
- ANGLE IRON
- COMPUTED POINT
- ELECTRIC BOX
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATERMAIN MANHOLE
- DROP INLET
- FIRE HYDRANT
- TRANSFORMER
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- PUBLIC DRAINAGE EASEMENT
- SEWER EASEMENT
- OVERHEAD UTILITIES
- SANITARY SEWER PIPE
- DUKE POWER EASEMENT
- TREE SAVE
- REINFORCED CONCRETE PIPE — RCP
- COREGATED METAL PIPE — CMP
- TEMPORARY BENCHMARK — TBM

LINE	BEARING	DISTANCE
L1	S 28°36'37" E	45.57'
L2	S 46°44'45" E	51.30'
L3	S 49°23'15" W	53.72'
L4	S 34°38'35" W	43.67'
L5	S 68°18'43" W	63.76'
L6	S 39°17'27" W	47.86'
L7	S 05°43'59" E	29.35'
L8	S 39°34'44" W	45.09'
L9	S 55°06'16" W	50.29'
L10	S 01°00'02" E	12.60'
L11	S 08°51'31" E	48.55'
L12	S 11°55'09" W	16.10'
L13	S 04°11'11" W	27.67'
L14	S 45°48'32" W	14.15'
L15	S 07°59'14" W	5.38'
L16	S 39°16'42" W	54.60'
L17	S 67°09'34" W	47.69'
L18	S 33°43'34" W	43.44'
L19	S 47°20'15" W	13.49'
L20	S 35°12'55" W	27.15'
L21	S 85°07'52" W	24.22'
L22	S 54°02'07" W	24.17'
L23	N 75°06'50" W	16.63'
L24	S 05°20'01" W	17.65'
L25	S 69°33'16" W	53.24'
L26	S 68°31'56" W	77.72'
L27	N 40°21'20" W	30.80'
L28	S 83°58'23" W	38.37'
L29	N 85°46'39" W	13.04'
L30	S 72°21'29" W	20.39'
L31	S 59°12'30" W	60.17'
L32	N 70°34'32" W	32.28'
L33	S 72°48'59" W	3.77'
L34	S 22°15'30" W	9.44'
L35	N 74°21'51" W	50.56'

NOTES:

1. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON NOVEMBER 4th, 2022.
2. NORTH BASED ON NC NAD 83/NSRS 2011.
3. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
5. APPARENT SOURCE OF TITLE: DB. 33862, PG. 535.
6. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
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10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710465200K; EFFECTIVE DATE: 11/16/2018.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
12. SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
13. THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
14. VERTICAL DATUM BASED ON NAVD 88. CONTOURS ARE AT 1' INTERVALS.
15. TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEED CLASS C.

TOPOGRAPHICAL SURVEY OF PARCEL C OF NORTHBROOK, PHASE 1, MAP 1

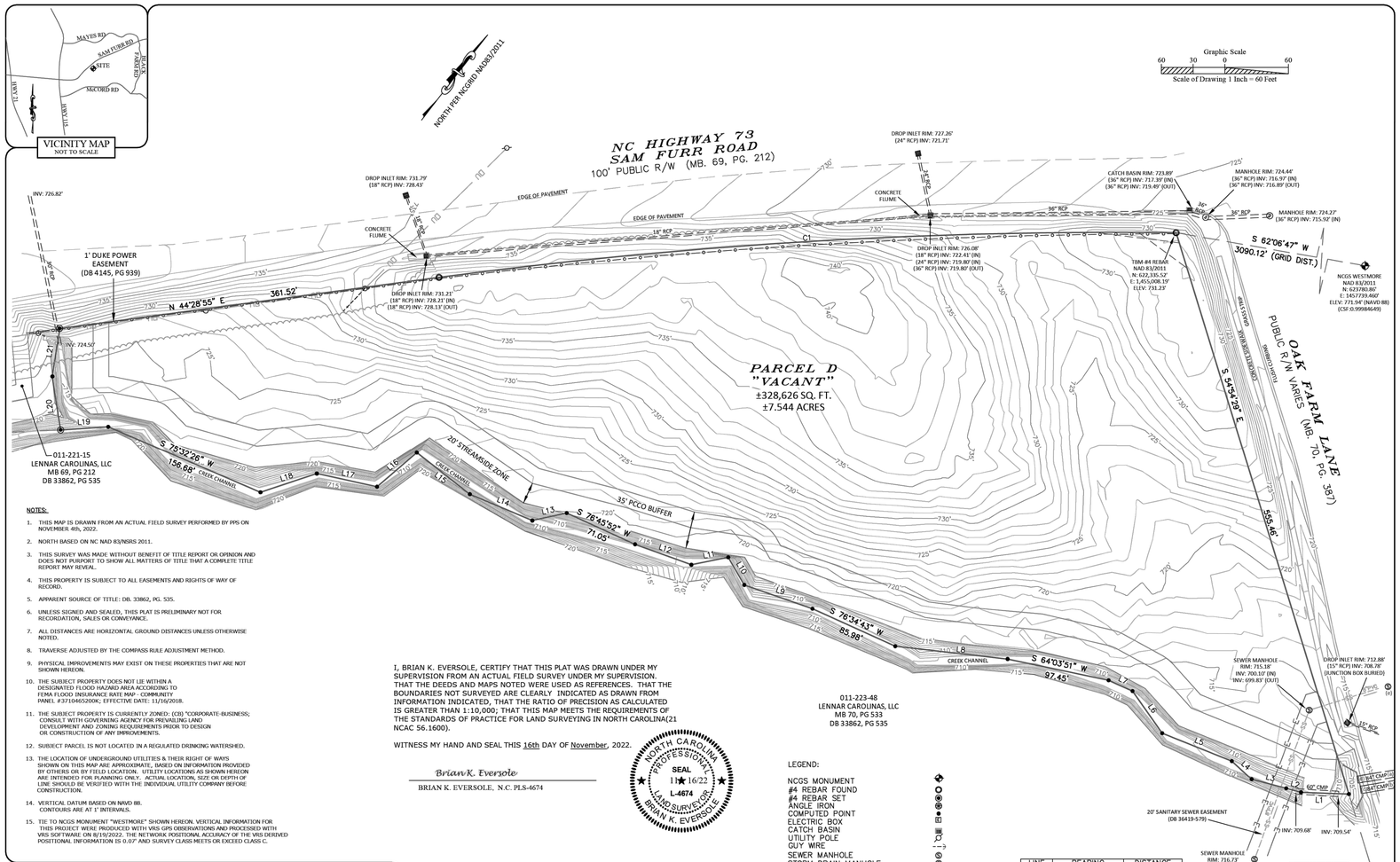
– SURVEY FOR –
JAKE PALILLO
–ADDRESS–
SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011–221–15
SURVEY DATE: 11/04/2022

Professional Property Surveyors, Inc.
Firm License-C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765–5134 Phone/Fax

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY

AREA-C SURVEY

Z02.2



NOTES:

1. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON NOVEMBER 4th, 2022.
2. NORTH BASED ON NC NAD 83/NSRS 2011.
3. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
5. APPARENT SOURCE OF TITLE: DB. 33862, PG. 535.
6. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
9. PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP- COMMUNITY PANEL #3710465200K; EFFECTIVE DATE: 11/16/2018.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
12. SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
13. THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
14. VERTICAL DATUM BASED ON NAVD 88. CONTOURS ARE AT 1' INTERVALS.
15. TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEED CLASS C.

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

WITNESS MY HAND AND SEAL THIS 16th DAY OF November, 2022.

Brian K. Eversole

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

NORTH CAROLINA PROFESSIONAL SEAL L-4674 LAND SURVEYOR BRIAN K. EVERSOLE 11 16/22

LEGEND:

NCGS MONUMENT
#4 REBAR FOUND
#4 REBAR SET
ANGLE IRON
COMPUTED POINT
ELECTRIC BOX
CATCH BASIN
UTILITY POLE
GUY WIRE
SEWER MANHOLE
STORM DRAIN MANHOLE
WATERMAIN MANHOLE
DROP INLET
FIRE HYDRANT
TRANSFORMER
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
PUBLIC DRAINAGE EASEMENT
SEWER EASEMENT
OVERHEAD UTILITIES — OU —
SANITARY SEWER PIPE — SS —
DUKE POWER EASEMENT
TREE SAVE
REINFORCED CONCRETE PIPE — RCP
COREGATED METAL PIPE — CMP
TEMPORARY BENCHMARK — TBM

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	698.35'	4795.00'	697.70'	N 48°42'48" E

LINE	BEARING	DISTANCE
L1	S 54°21'14" W	45.12'
L2	S 66°49'24" W	14.56'
L3	S 67°06'27" W	33.78'
L4	N 84°57'58" W	25.57'
L5	S 73°59'48" W	70.85'
L6	N 72°55'41" W	48.64'
L7	S 76°29'01" W	24.92'
L8	S 58°39'01" W	106.83'
L9	S 71°23'33" W	68.16'
L10	N 67°53'13" W	30.23'
L11	S 40°37'20" W	35.65'
L12	S 72°13'30" W	56.53'
L13	S 39°52'11" W	33.33'
L14	S 75°05'41" W	64.06'
L15	N 89°44'42" W	63.71'
L16	S 11°31'07" W	49.57'
L17	S 64°31'28" W	58.18'
L18	S 33°49'42" W	56.11'
L19	S 48°27'02" W	45.12'
L20	N 46°44'45" W	51.30'
L21	N 28°36'37" W	45.57'

84" CMP INVERT TABLE
(a) INV: 703.13'
(b) INV: 702.57'
(c) INV: 702.54'
(d) INV: 703.13'

SEWER MANHOLE ELEVATION
(e) RIM: 712.40' INV: 698.45' (IN)

TOPOGRAPHICAL SURVEY OF PARCEL D OF NORTHBROOK, PHASE 1, MAP 1

– SURVEY FOR –
JAKE PALILLO
–ADDRESS–
SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011–221–14
SURVEY DATE: 11/04/2022

Professional Property Surveyors, Inc.
Firm License:C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY

AREA-D SURVEY

Z02.3

VICINITY MAP
NOT TO SCALE

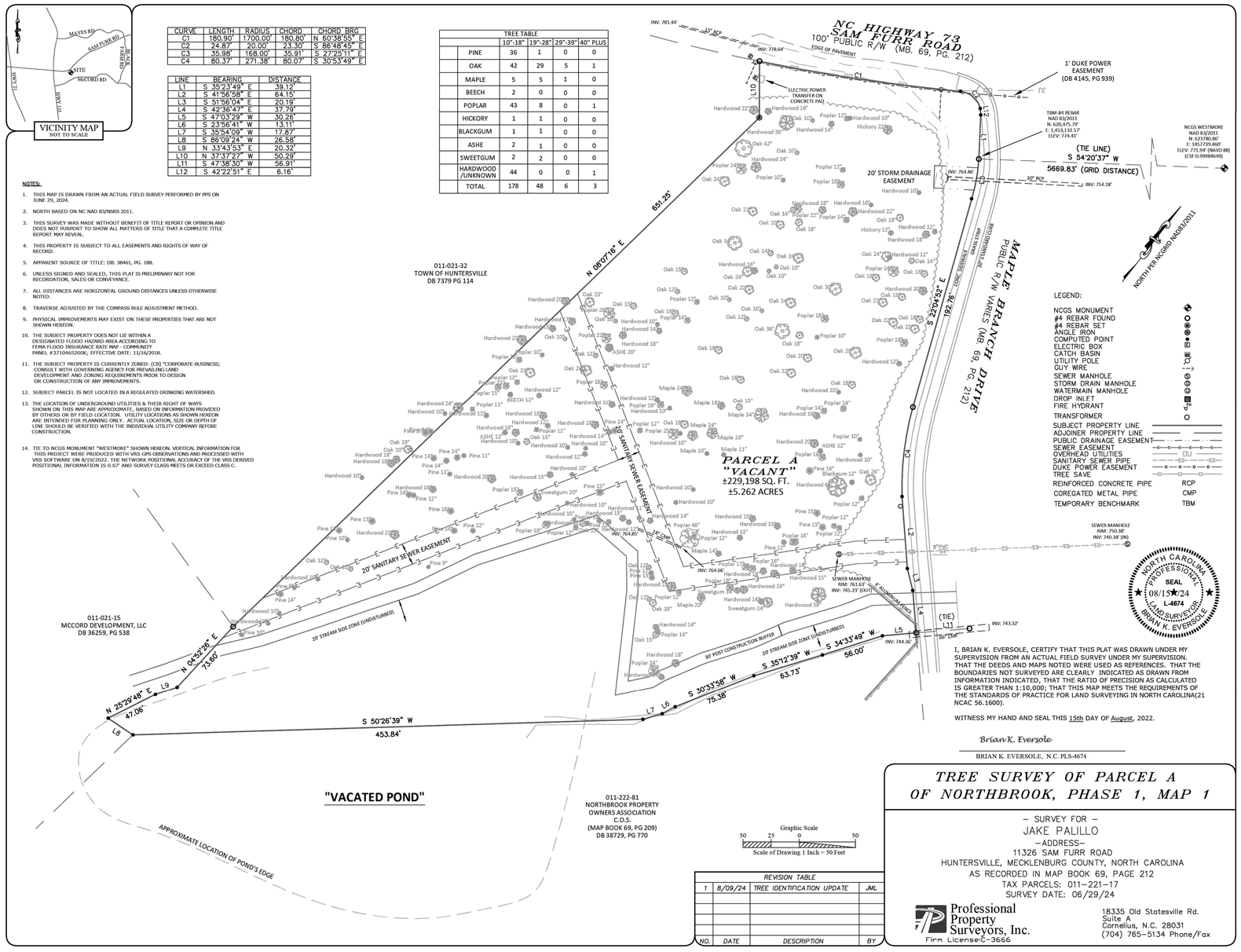
CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	180.90'	1700.00'	180.80'	N 60°38'55" E
C2	24.87'	20.00'	23.30'	S 86°48'45" E
C3	35.98'	168.00'	35.91'	S 27°25'11" E
C4	80.37'	271.38'	80.07'	S 30°53'49" E

LINE	BEARING	DISTANCE
L1	S 35°23'49" E	39.12'
L2	S 41°56'58" E	64.15'
L3	S 51°56'04" E	20.19'
L4	S 49°38'47" E	37.79'
L5	S 47°03'29" W	30.26'
L6	S 23°56'41" W	13.11'
L7	S 35°54'09" W	17.87'
L8	S 86°09'24" W	26.58'
L9	N 33°43'53" E	20.32'
L10	N 37°37'27" W	50.29'
L11	S 47°38'50" W	56.91'
L12	S 42°22'51" E	6.16'

TREE TABLE				
	10"-18"	19"-28"	29"-39"	40" PLUS
PINE	36	1	0	0
OAK	42	29	5	1
MAPLE	5	5	1	0
BEECH	2	0	0	0
POPLAR	43	8	0	1
HICKORY	1	1	0	0
BLACKGUM	1	1	0	0
ASHE	2	1	0	0
SWEETGUM	2	2	0	0
HARDWOOD /UNKNOWN	44	0	0	1
TOTAL	178	48	6	3

NOTES:

1. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON JUNE 29, 2024.
2. NORTH BASED ON NC NAD 83/NSRS 2011.
3. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
5. APPARENT SOURCE OF TITLE: DB. 38461, PG. 188.
6. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
9. PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710465200K; EFFECTIVE DATE: 11/16/2018.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
12. SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
13. THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
14. TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEED CLASS C.



LEGEND:

NCGS MONUMENT	
#4 REBAR FOUND	
#4 REBAR SET	
ANGLE IRON	
COMPUTED POINT	
ELECTRIC BOX	
CATCH BASIN	
UTILITY POLE	
GUY WIRE	
SEWER MANHOLE	
STORM DRAIN MANHOLE	
WATERMAIN MANHOLE	
DROP INLET	
FIRE HYDRANT	
TRANSFORMER	
SUBJECT PROPERTY LINE	
ADJOINER PROPERTY LINE	
PUBLIC DRAINAGE EASEMENT	
SEWER EASEMENT	
OVERHEAD UTILITIES	OU
SANITARY SEWER PIPE	SS
DUKE POWER EASEMENT	
TREE SAVE	
REINFORCED CONCRETE PIPE	RCP
COREGATED METAL PIPE	CMP
TEMPORARY BENCHMARK	TBM

NORTH CAROLINA PROFESSIONAL SEAL L-4674 LAND SURVEYOR BRIAN K. EVERSOLE 08/15/24

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

WITNESS MY HAND AND SEAL THIS 15th DAY OF August, 2022.

Brian K. Eversole

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

Graphic Scale
50 25 0 50
Scale of Drawing 1 Inch = 50 Feet

REVISION TABLE			
1	8/09/24	TREE IDENTIFICATION UPDATE	JML
NO.	DATE	DESCRIPTION	BY

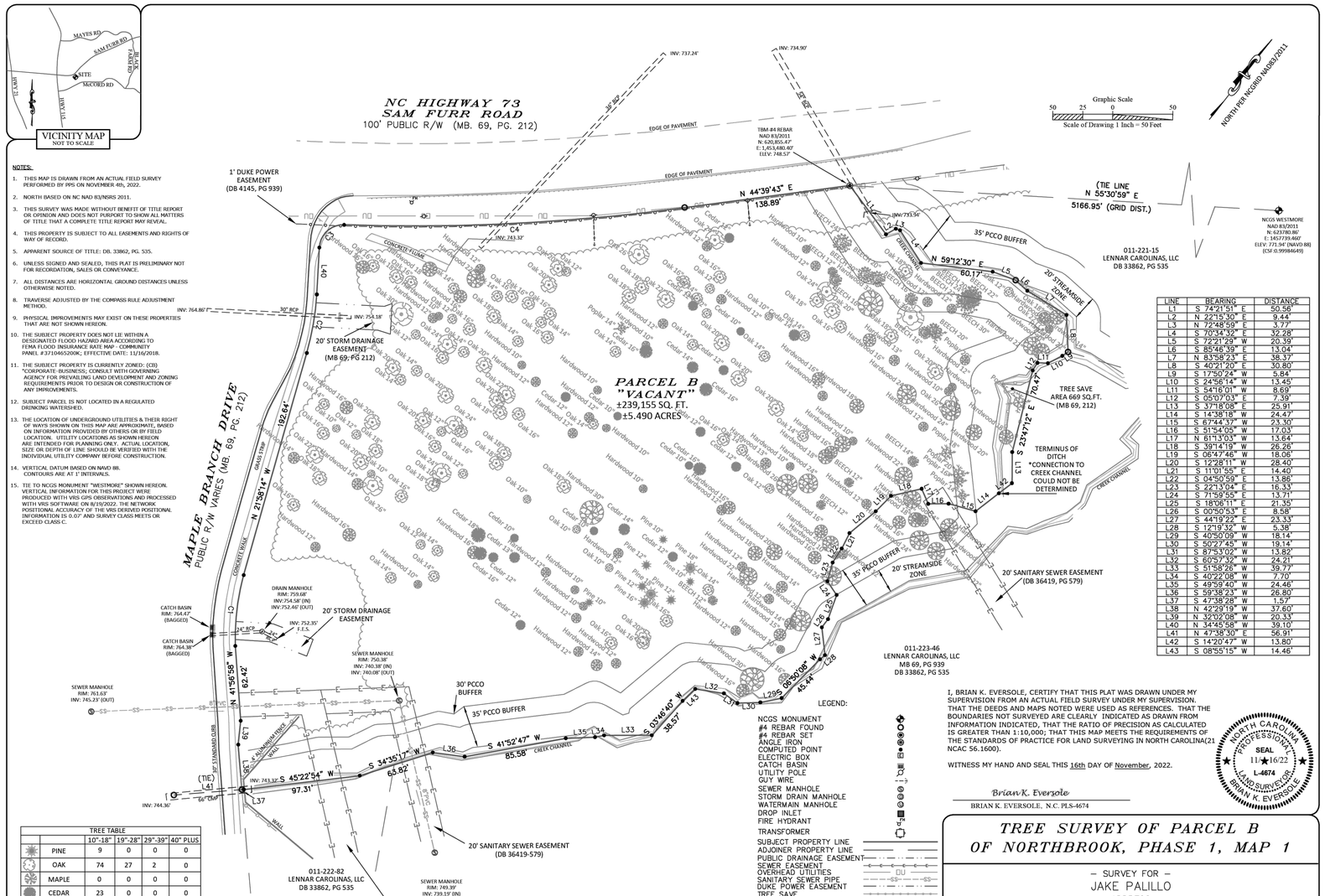
TREE SURVEY OF PARCEL A OF NORTHBROOK, PHASE 1, MAP 1

– SURVEY FOR –
JAKE PALILLO
–ADDRESS–
11326 SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011–221–17
SURVEY DATE: 06/29/24

Professional Property Surveyors, Inc.
Firm License: C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765–5134 Phone/Fax

AREA-A TREE SURVEY

Z03



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON NOVEMBER 4th, 2022.
2. NORTH BASED ON NC NAD 83/NSRS 2011.
3. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
5. APPARENT SOURCE OF TITLE: DB. 33862, PG. 535.
6. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
9. PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710465200K; EFFECTIVE DATE: 11/16/2018.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
12. SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
13. THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
14. VERTICAL DATUM BASED ON NAVD 88. CONTOURS ARE AT 1' INTERVALS.
15. TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEED CLASS C.

LINE	BEARING	DISTANCE
L1	S 74°21'51" E	50.56'
L2	N 22°15'30" E	9.44'
L3	N 72°48'59" E	3.77'
L4	S 70°34'32" E	32.28'
L5	S 72°21'29" W	20.39'
L6	S 85°46'39" E	13.04'
L7	N 83°58'23" E	38.37'
L8	S 40°21'20" E	30.80'
L9	S 17°50'24" W	5.84'
L10	S 24°56'14" W	13.45'
L11	S 54°16'01" W	8.69'
L12	S 05°07'03" E	7.39'
L13	S 37°18'08" E	25.91'
L14	S 14°38'18" W	24.47'
L15	S 67°44'37" W	23.30'
L16	S 51°54'05" W	17.03'
L17	N 61°13'03" W	13.64'
L18	S 39°14'19" W	26.26'
L19	S 06°47'46" W	18.06'
L20	S 12°28'11" W	28.40'
L21	S 11°01'55" E	14.40'
L22	S 04°50'59" E	13.86'
L23	S 22°13'04" E	16.33'
L24	S 71°59'55" E	13.71'
L25	S 18°06'11" E	21.35'
L26	S 00°50'53" E	8.58'
L27	S 44°19'22" E	23.33'
L28	S 12°19'32" W	5.38'
L29	S 40°50'09" W	18.14'
L30	S 50°27'45" W	19.14'
L31	S 87°33'02" W	13.82'
L32	S 60°57'32" W	24.21'
L33	S 51°58'26" W	39.77'
L34	S 40°22'08" W	7.70'
L35	S 49°59'40" W	24.46'
L36	S 59°38'23" W	26.80'
L37	S 47°38'28" W	1.57'
L38	N 42°29'19" W	37.60'
L39	N 32°02'08" W	20.33'
L40	N 34°45'58" W	39.10'
L41	N 47°38'30" E	56.91'
L42	S 14°20'47" W	13.80'
L43	S 08°55'15" W	14.46'

TREE TABLE					
		10"-18"	19"-28"	29"-39"	40" PLUS
	PINE	9	0	0	0
	OAK	74	27	2	0
	MAPLE	0	0	0	0
	CEDAR	23	0	0	0
	BEECH	8	8	1	0
	ELM	0	0	0	0
	POPLAR	4	3	0	0
	ASHE	0	0	0	0
	BIRCH	0	0	0	0
	HARDWOOD /UNKNOWN	75	19	3	0
	TOTAL	193	57	6	0

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	59.60'	207.38'	59.40'	N 31°05'19" W
C2	49.60'	232.00'	49.51'	N 28°05'45" W
C3	31.02'	20.00'	28.00'	N 09°40'04" E
C4	284.11'	1700.00'	283.78'	N 49°18'51" E

LEGEND:

NCGS MONUMENT
#4 REBAR FOUND
#4 REBAR SET
ANGLE IRON
COMPUTED POINT
ELECTRIC BOX
CATCH BASIN
UTILITY POLE
GUY WIRE
SEWER MANHOLE
STORM DRAIN MANHOLE
WATERMAIN MANHOLE
DROP INLET
FIRE HYDRANT
TRANSFORMER
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
PUBLIC DRAINAGE EASEMENT
SEWER EASEMENT
OVERHEAD UTILITIES
SANITARY SEWER PIPE
DUKE POWER EASEMENT
TREE SAVE

REINFORCED CONCRETE PIPE	RCP
COREGATED METAL PIPE	CMP
TEMPORARY BENCHMARK	TBM

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

WITNESS MY HAND AND SEAL THIS 16th DAY OF November, 2022.

Brian K. Eversole

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

NORTH CAROLINA PROFESSIONAL SEAL L-4674 LAND SURVEYOR BRIAN K. EVERSOLE 11/16/22

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY

TREE SURVEY OF PARCEL B OF NORTHBROOK, PHASE 1, MAP 1

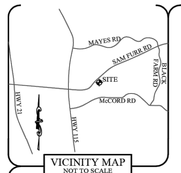
– SURVEY FOR –
JAKE PALILLO
–ADDRESS–
SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011–221–16
SURVEY DATE: 11/04/2022

Professional Property Surveyors, Inc.
Firm License:C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765–5134 Phone/Fax

AREA-B TREE SURVEY

Z03.1

SEE ADDITIONAL DOCUMENT IN SUBMITTAL PACKAGE FOR FULL TREE IDENTIFICATION PER TARHEEL TREE SERVICE FOR ALL PARCEL "C" TREES



VICINITY MAP
NOT TO SCALE

Graphic Scale
60 30 0 60
Scale of Drawing 1 Inch = 60 Feet

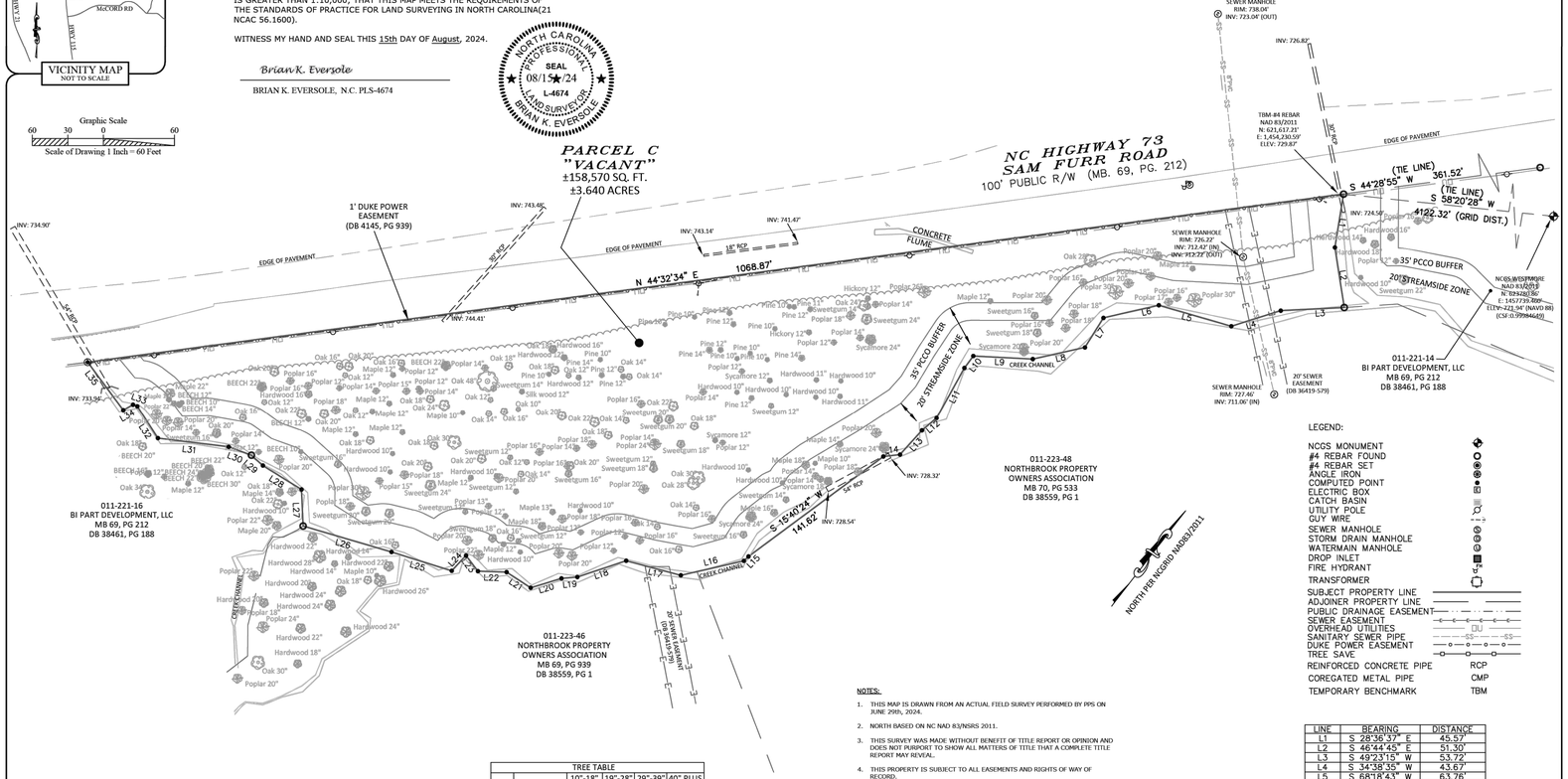
I, BRIAN K. EVERSOLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED, THAT THE RATIO OF PRECISION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

WITNESS MY HAND AND SEAL THIS 15th DAY OF August, 2024.

Brian K. Eversole

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

NORTH CAROLINA PROFESSIONAL SEAL 08/15/24 L-4674 LAND SURVEYOR BRIAN K. EVERSOLE



LEGEND:

NCGS MONUMENT	
#4 REBAR FOUND	
#4 REBAR SET	
ANGLE IRON	
COMPUTED POINT	
ELECTRIC BOX	
CATCH BASIN	
UTILITY POLE	
GUY WIRE	
SEWER MANHOLE	
STORM DRAIN MANHOLE	
WATERMAIN MANHOLE	
DROP INLET	
FIRE HYDRANT	
TRANSFORMER	
SUBJECT PROPERTY LINE	
ADJOINER PROPERTY LINE	
PUBLIC DRAINAGE EASEMENT	
SEWER EASEMENT	
OVERHEAD UTILITIES	OU
SANITARY SEWER PIPE	SS
DUKE POWER EASEMENT	
TREE SAVE	
REINFORCED CONCRETE PIPE	RCP
COREGATED METAL PIPE	CMP
TEMPORARY BENCHMARK	TBM

NOTES:

1. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON JUNE 29th, 2024.
2. NORTH BASED ON NC NAD 83/NSRS 2011.
3. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
5. APPARENT SOURCE OF TITLE: DB. 38461, PG. 188.
6. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
9. PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710465200K; EFFECTIVE DATE: 11/16/2018.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
12. SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
13. THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
14. TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEED CLASS C.

LINE	BEARING	DISTANCE
L1	S 28°36'37" E	45.57'
L2	S 46°44'45" E	51.30'
L3	S 49°23'15" W	53.72'
L4	S 34°38'35" W	43.67'
L5	S 68°18'43" W	63.76'
L6	S 39°17'27" W	47.86'
L7	S 05°43'59" E	29.35'
L8	S 39°34'44" W	45.09'
L9	S 55°06'16" W	50.29'
L10	S 01°00'02" E	12.60'
L11	S 08°51'31" E	48.55'
L12	S 11°55'09" W	16.10'
L13	S 04°11'11" W	27.67'
L14	S 45°48'32" W	14.15'
L15	S 07°59'14" W	5.38'
L16	S 39°16'42" W	54.60'
L17	S 67°09'34" W	47.69'
L18	S 33°43'34" W	43.44'
L19	S 47°20'15" W	13.49'
L20	S 35°12'55" W	27.15'
L21	S 85°07'52" W	24.22'
L22	S 54°02'07" W	24.17'
L23	N 75°06'50" W	16.63'
L24	S 05°20'01" W	17.65'
L25	S 69°33'16" W	53.24'
L26	S 68°31'56" W	77.72'
L27	N 40°21'20" W	30.80'
L28	S 83°58'23" W	38.37'
L29	N 85°46'39" W	13.04'
L30	S 72°21'29" W	20.39'
L31	S 59°12'30" W	60.17'
L32	N 70°34'32" W	32.28'
L33	S 72°48'59" W	3.77'
L34	S 22°15'30" W	9.44'
L35	N 74°20'47" W	50.57'

TREE TABLE					
		10"-18"	19"-28"	29"-39"	40" PLUS
	PINE	20	0	0	0
	OAK	30	16	2	1
	MAPLE	16	1	0	0
	BEECH	5	2	0	0
	SYCAMORE	2	4	0	0
	SWEETGUM	18	6	0	0
	SILK WOOD	1	0	0	0
	POPLAR	47	16	3	0
	HICKORY	2	0	0	0
	HARDWOOD /UNKNOWN	16	18	0	0
	TOTAL	157	63	5	1

TREE SURVEY OF PARCEL C OF NORTHBROOK, PHASE 1, MAP 1

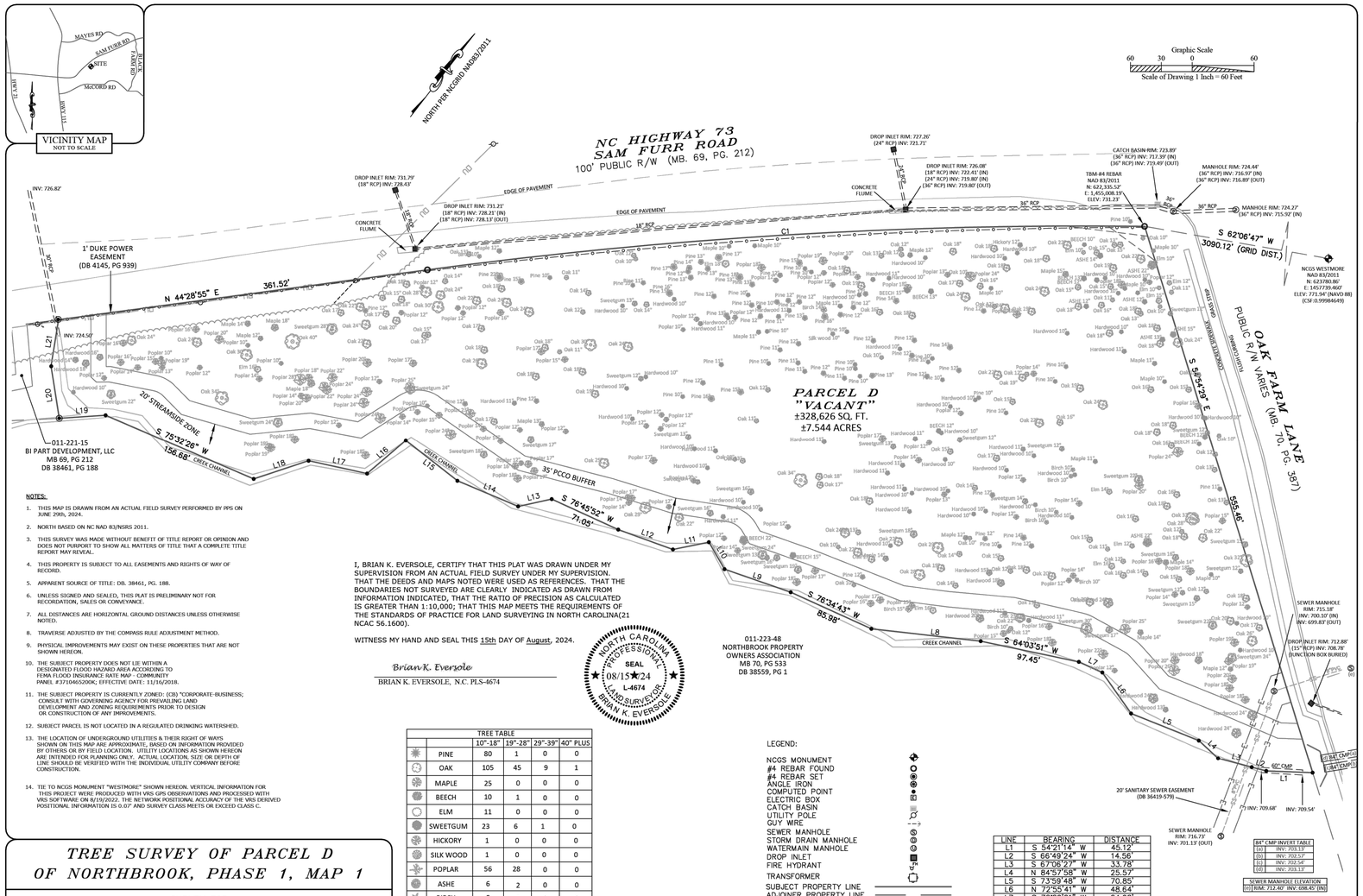
– SURVEY FOR –
JAKE PALILLO
–ADDRESS–
SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011–221–15
SURVEY DATE: 06/29/2024

Professional Property Surveyors, Inc.
Firm License:C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

REVISION TABLE			
1	8/09/24	TREE IDENTIFICATION UPDATE	JML
NO.	DATE	DESCRIPTION	BY

AREA-C TREE SURVEY

Z03.2



NOTES:

1. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON JUNE 29th, 2024.
2. NORTH BASED ON NC NAD 83/NSRS 2011.
3. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
5. APPARENT SOURCE OF TITLE: DB. 38461, PG. 188.
6. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
9. PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710465200K; EFFECTIVE DATE: 11/16/2018.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
12. SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
13. THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
14. TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 6/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEED CLASS C.

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

WITNESS MY HAND AND SEAL THIS 15th DAY OF August, 2024.

Brian K. Eversole

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

NORTH CAROLINA PROFESSIONAL SEAL 08/15/24 L-4674 LAND SURVEYOR BRIAN K. EVERSOLE

TREE TABLE					
		10"-18"	19"-28"	29"-39"	40" PLUS
	PINE	80	1	0	0
	OAK	105	45	9	1
	MAPLE	25	0	0	0
	BEECH	10	1	0	0
	ELM	11	0	0	0
	SWEETGUM	23	6	1	0
	HICKORY	1	0	0	0
	SILK WOOD	1	0	0	0
	POPLAR	56	28	0	0
	ASHE	6	2	0	0
	BIRCH	9	0	0	0
	HARDWOOD /UNKNOWN	98	6	0	0
	TOTAL	425	89	10	1

LEGEND:

NCGS MONUMENT
#4 REBAR FOUND
#4 REBAR SET
ANGLE IRON
COMPUTED POINT
ELECTRIC BOX
CATCH BASIN
UTILITY POLE
GUY WIRE
SEWER MANHOLE
STORM DRAIN MANHOLE
WATERMAIN MANHOLE
DROP INLET
FIRE HYDRANT
TRANSFORMER
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
PUBLIC DRAINAGE EASEMENT
SEWER EASEMENT
OVERHEAD UTILITIES
SANITARY SEWER PIPE
DUKE POWER EASEMENT
TREE SAVE
REINFORCED CONCRETE PIPE — RCP
COREGATED METAL PIPE — CMP
TEMPORARY BENCHMARK — TBM

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	698.35'	4795.00'	697.70'	N 48°42'48" E

LINE	BEARING		DISTANCE
L1	S 54°21'14"	W	45.12'
L2	S 66°49'24"	W	14.56'
L3	S 67°06'27"	W	33.78'
L4	N 84°57'58"	W	25.57'
L5	S 73°59'48"	W	70.85'
L6	N 72°55'41"	W	48.64'
L7	S 76°29'01"	W	24.92'
L8	S 58°39'01"	W	106.83'
L9	S 71°23'33"	W	68.16'
L10	N 67°53'13"	W	30.23'
L11	S 40°37'20"	W	35.65'
L12	S 72°13'30"	W	56.53'
L13	S 39°52'11"	W	33.33'
L14	S 75°05'41"	W	64.06'
L15	N 89°44'42"	W	63.71'
L16	S 11°31'07"	W	49.57'
L17	S 64°31'28"	W	58.18'
L18	S 33°49'42"	W	56.11'
L19	S 48°27'02"	W	45.12'
L20	N 46°44'45"	W	51.30'
L21	N 28°36'37"	W	45.57'

84" CMP INVERT TABLE	
(a)	INV: 703.13'
(b)	INV: 702.57'
(c)	INV: 702.54'
(d)	INV: 703.13'

SEWER MANHOLE ELEVATION
(e) RIM: 712.40' INV: 698.45' (IN)

TREE SURVEY OF PARCEL D
OF NORTHBROOK, PHASE 1, MAP 1

– SURVEY FOR –
JAKE PALILLO
–ADDRESS–
SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011–221–14
SURVEY DATE: 06/29/2024

Professional Property Surveyors, Inc.
Firm License C-3666

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

REVISION TABLE			
1	8/09/24	TREE IDENTIFICATION UPDATE	JML
NO.	DATE	DESCRIPTION	BY

PROJECT#XXXXXX–16 BY: JEC

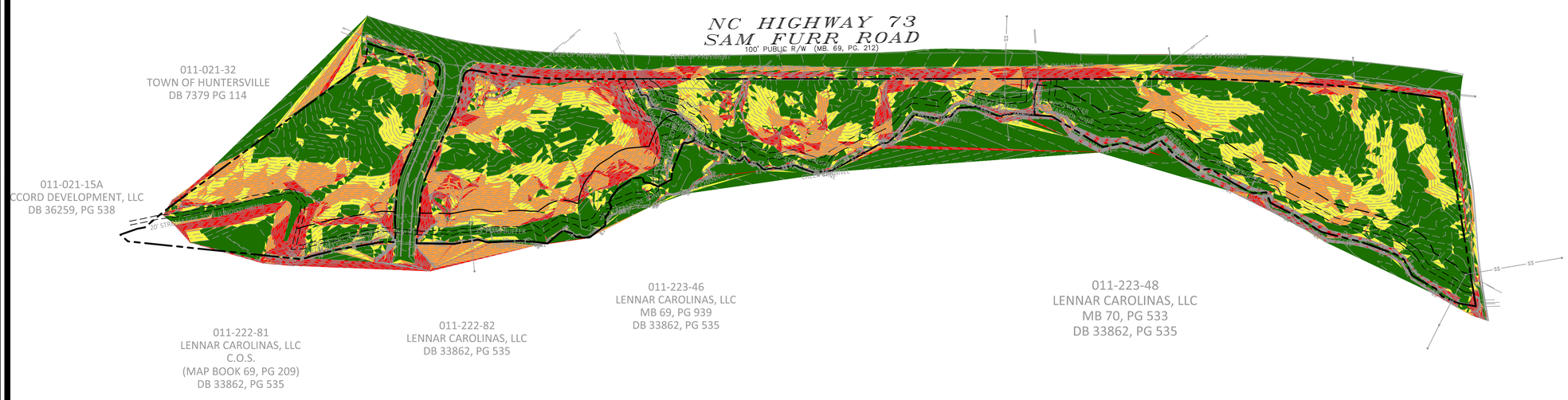
AREA-D TREE SURVEY

Z03.3

SLOPES TABLE				
#	MIN. SLOPE	MAX. SLOPE	COLOR	AREA
1	0%	10%		770,216 SF
2	10%	15%		215,158 SF
3	15%	25%		221,586 SF
4	25%	+ 25%		190,456 SF

NOTES

1. SLOPE ANALYSIS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY PROFESSIONAL PROPERTY SURVEYING SEE SHEET C02 FOR SURVEY.
2. SOIL TYPE AND HYDROLOGIC GROUP WILL BE PROVIDED DURING COMMERCIAL SITE PLAN REVIEW PER USDA WEB SOIL SURVEY.



NORTH ARROW

GRAPHIC SCALE 1"=150 FT.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

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LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
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HUNTERSVILLE, NC 28078
P: (704) 875-1615
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NORTHBROOK STORAGE FACILITY

PARCEL: 01122115

11500 SAM FURR RD, HUNTERSVILLE, NC 28078

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

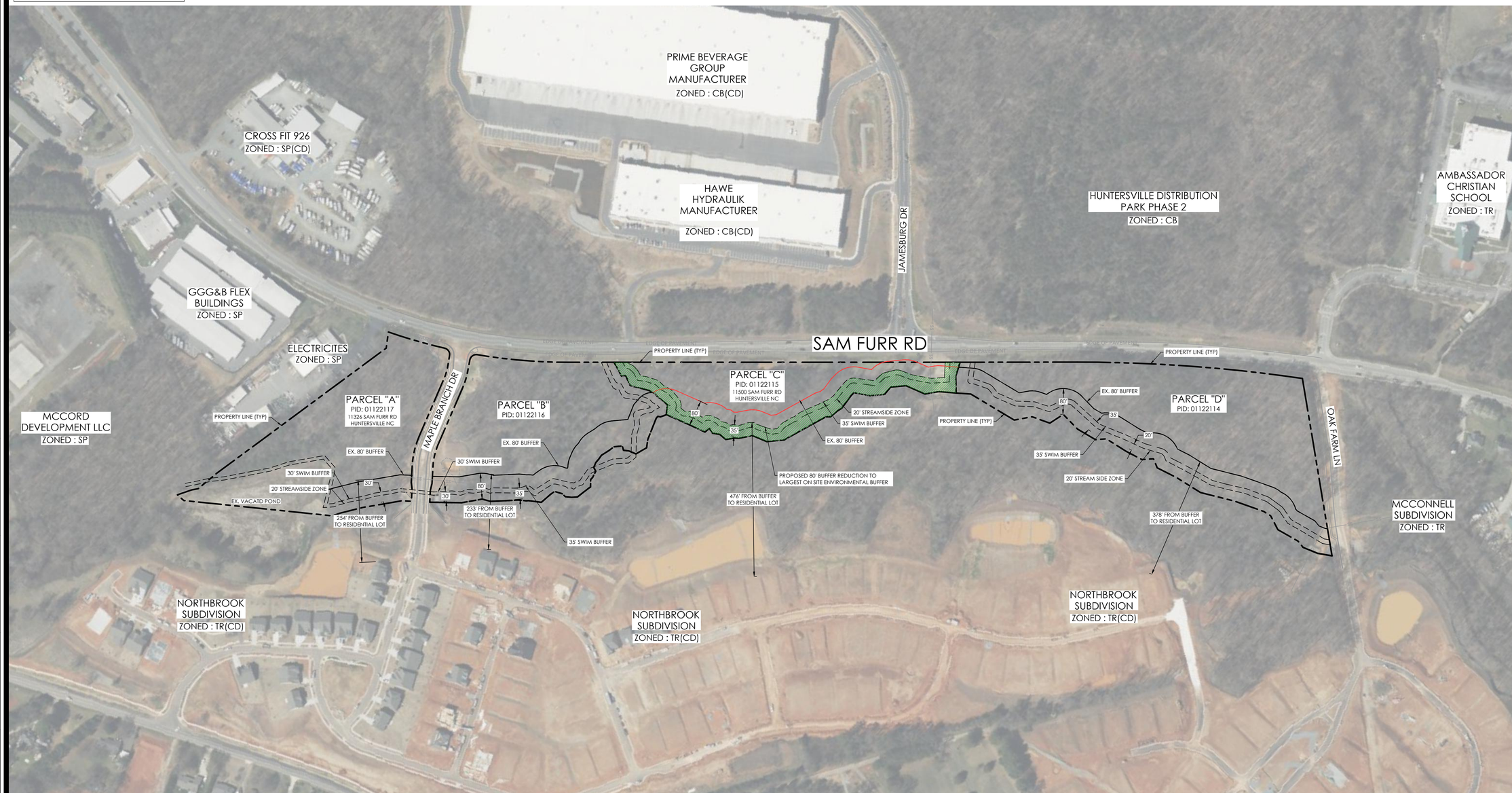
NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT LICENSE NO. 2415 LARISSA S. FALLOVA 09/04/2024

HFI PROJECT #: 223084

SLOPE ANALYSIS

Z04

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z04 SLOPE ANALYSIS.dwg 9/04/24 04:39:35 PM lfallova



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11500 SAM FURR RD, HUNTERSVILLE, NC 28078

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

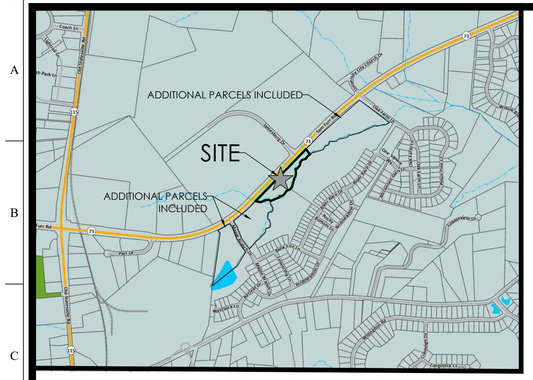
NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT NO. 2416 TERESA S. FALLOWS 09/04/2024

HFI PROJECT #: 223084

BUFFER EXHIBIT

Z05

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\ZOA BUFFER EXHIBIT.dwg 9-04-24 04:39:44 PM tfallowa



VICINITY MAP
SCALE: N.T.S.

SITE DATA

LOCATION: SAM FURR RD HUNTERSVILLE, MECKLENBURG COUNTY 28078	(PARCEL ID: 01122117, 01122116, 01122115, 01122114)
CURRENT ZONING: CB	PROPOSED ZONING: SP (CD)
CURRENT USE: VACANT	PROPOSED USE: FOR PARCEL "C" - INDOOR STORAGE FOR PARCEL "A", "B", AND "D" - SEE "PERMITTED USES" PER THIS SHEET
CONTACT: W&A ENGINEERING (TESS FALLOVA) 704-875-1615 EXT. 310	
ITEM	**PROVIDED**
TOTAL PARCEL AREA(COMBINED)	21.936 ACRES
PRINCIPAL USE(S)	(PRINCIPAL USES MAY BE ANY USE LISTED IN THE PERMITTED USES CHART ON THIS SHEET)
LOT & BUILDING TYPE	HIGHWAY COMMERCIAL
MAX. BUILDING HEIGHT	36'
PROP. BUILDING HEIGHT	(SEE INDIVIDUAL REZONING PLANS)
OVERLAY DISTRICT	N/A
BUILD TO LINE	15' SIDE & REAR - 0'
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS
WATERSHED	CLARKE
FEMA MAP NUMBER	3710465200K
FEMA EFFECTIVE DATE	11/16/2018
RIVER BASIN	YADKIN PEE-DEE
STREAM CLASSIFICATION	TRIBUTARY OF RAMAH CREEK CLASSIFICATION 'C'
PROPOSED DISTURBED LIMITS	2.08 ACRES (INDOOR STORAGE ONLY)
PERCENT IMPERVIOUS PROPOSED	32.91% (INDOOR STORAGE ONLY)

PERMITTED USES

ALLOWED USES

CORPORATE BUSINESS (CB) BY-RIGHT USES:
- OFFICE
- DISTRIBUTIVE BUSINESSES
- INNS
- LABORATORIES AND RESEARCH FACILITIES
- MANUFACTURING AND ASSEMBLY, EXCLUDING HEAVY MANUFACTURING
- GOVERNMENT BUILDINGS
- WAREHOUSES, EXCEPT MINI-WAREHOUSE STORAGE
- WHOLESALE SALES
- VOCATIONAL AND TECHNICAL SCHOOLS

CORPORATE BUSINESS (CB) USES WITH CONDITIONS:
- DAY CARE CENTER **
- COMMERCIAL COMMUNICATION TOWER
- ESSENTIAL SERVICES 1 AND 2
- PARKS
- TEMPORARY MOBILE FOOD SALES

CORPORATE BUSINESS (CB) USES WITH SPECIAL USE PERMIT:
- SCHOOLS

SPECIAL PURPOSE (SP) BY-RIGHT USES:
- AMUSEMENT FACILITIES: ALL INDOOR USES
- COMMERCIAL USES INCLUDING OFFICE
- CONTRACTOR OFFICES AND ACCESSORY STORAGE YARDS
- INDOOR RECREATION
- LABORATORIES
- ALL OTHER USES PERMITTED BY RIGHT IN THE CB DISTRICT
- MINI-WAREHOUSE STORAGE **

SPECIAL PURPOSE (SP) USES WITH CONDITIONS:
- COMMERCIAL COMMUNICATION TOWERS
- COMMERCIAL KENNELS, INDOOR AND OUTDOOR
- ESSENTIAL SERVICES 1 AND 2
- TEMPORARY MOBILE FOOD SALES
- ALL OTHER USES PERMITTED WITH CONDITIONS IN THE CB DISTRICT

** REPRESENTS USES ONLY APPROVED FOR SITES DESIGNED IN THIS PLAN

EXCLUSIONS

CORPORATE BUSINESS (CB) USES WITH CONDITIONS:
- TRANSIT-ORIENTED PARKING LOTS AS A PRINCIPAL USE
- TRANSIT SHELTERS
- HOTELS AND MOTELS SPACED 250' OR MORE FROM RESIDENTIAL OR MIXED USE ZONES
- AUTOMOTIVE COUNTRY CLUB

CORPORATE BUSINESS (CB) USES WITH SPECIAL USE PERMIT:
- HOTELS AND MOTELS SPACED LESS THAN 250' FROM RESIDENTIAL OR MIXED USE ZONES
- WIND ENERGY FACILITY, MINOR (ACCESSORY)

SPECIAL PURPOSE (SP) BY-RIGHT USES:
- ABATTOIRS
- AGRICULTURAL INDUSTRIES
- FOUNDRIES
- LUMBER MILLS AND STORAGE YARDS
- HEAVY MANUFACTURING
- OUTDOOR THEATRES
- POWER GENERATION PLANTS
- RAILROAD FREIGHT YARDS, REPAIR SHOPS, AND MARSHALLING YARDS
- REPAIR OF PRODUCTS OF HEAVY MANUFACTURING OPERATIONS

SPECIAL PURPOSE (SP) USES WITH CONDITIONS:
- INORGANIC RESIDENTIAL HOUSEHOLD WASTE, INTAKE AND TRANSFER OFF-SITE
- INTERNET SWEEPSTAKES
- RESIDENTIAL RECYCLING CENTER
- YARD WASTE INTAKE AND PROCESSING
- JUNK YARDS
- OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT
- TRANSIT-ORIENTED PARKING LOTS AS A PRINCIPAL USES
- TRANSIT SHELTERS
- TRUCKING TERMINALS
- OUTDOOR STORAGE
- PETROLEUM STORAGE FACILITIES
- AMUSEMENT FACILITIES: OUTDOOR

SPECIAL PURPOSE (SP) USES WITH SPECIAL USE PERMIT:
- AIRPORTS
- CORRECTIONAL FACILITIES
- ESSENTIAL SERVICES
- HALFWAY HOUSES
- HAZARDOUS OR INFECTIONS MATERIAL INCINERATION, HANDLING OR STORAGE
- OFF-SITE LCID AND C&D LANDFILLS
- QUARRIES
- RACEWAYS AND DRAG STRIPS
- SANITARY LANDFILL
- SOLAR ENERGY FACILITY MAJOR
- SOLAR ENERGY FACILITY FREE-STANDING, MINOR, NON-RESIDENTIAL
- SOLAR ENERGY FACILITY, MINOR NON-RESIDENTIAL
- SOALR ENERGY FACILITY, MINOR RESIDENTIAL
- SOLID WASTE INCINERATION
- TRANSFER STATION FOR ORGANIC AND INORGANIC WASTE PRODUCTS
- OTHER ENVIRONMENTALLY SENSITIVE USES NOT EXPRESSLY PERMITTED IN THE SP OR OTHER DISTRICTS
- WIND ENERGY FACILITY, MAJOR
- WIND ENERGY FACILITY, MINOR, ACCESSORY

GENERAL REZONING NOTES:

SCHEMATIC NATURE OF REZONING PLAN
- THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS GENERALLY CONTEMPLATED AS SHOWN ON THIS REZONING PLAN.
- THIS IS A REZONING PLAN AND AS SUCH IS TO BE GRAPHICALLY REPRESENTATIVE OF WHAT IS PROPOSED. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES, THE BUILDING LOCATION, SIZE, ORIENTATION, AND FEATURES MAY HAVE MINOR CHANGES BASED ON FINAL ENGINEER DESIGN, AS APPROVED BY STAFF

USE AND COMPATIBILITY
- THE SITES ARE LOCATED ALONG SAM FURR ROAD. THE PROPOSED SITE AND ADJACENT LAND USES CONSIST OF VACANT LAND. ACROSS SAM FURR ROAD IS AN EXISTING INDUSTRIAL PARK AND THE REAR PROPERTY LINE ABUTS THE OPEN SPACE FOR A SINGLE FAMILY SUBDIVISION.

MODIFICATION REQUESTS
1. APPLICANT REQUESTS TO REDUCE THE 80' ZONING BUFFER FROM THE REAR PROPERTY LINE PER MAJOR SUBDIVISION SKETCH PLAN AND REZONING PETITION 2018-15, ON THE SUBJECT PARCEL "C" ; PID: 01122115 . THE REQUEST IS TO REDUCE THIS 80' BUFFER TO THE GREATEST ENVIRONMENTAL BUFFER ON SITE. THIS WOULD BE A 35' SWIM BUFFER. THE 35' SWIM BUFFER IS MEASURED FROM THE CREEK TOP OF BANK.
2. APPLICANT REQUESTS TO MODIFY THE CORNER LOT FRONTAGE CONDITION ON PARCEL "A" ; PID:01122117, TO REQUIRE ONLY FRONTAGE CONDITIONS ON MAPLE BRANCH DRIVE AND NO FRONTAGE CONDITIONS ON SAM FURR RD.

ACCESS
- FOR PARCEL "C", THE PRIMARY VEHICULAR ACCESS IS THE SINGLE ACCESS DRIVEWAY LOCATED ON SAM FURR ROAD AT ADDRESS 11500 SAM FURR RD, HUNTERSVILLE NC 28078.
- FOR PARCELS "A" AND "B", PRIMARY VEHICULAR ACCESS WILL BE OFF OF MAPLE BRANCH DR.
- FOR PARCEL "D", PRIMARY VEHICULAR ACESS WILL BE OFF OAK FARM LN.

SIGNAGE
- ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE. ALL SIGNS WILL BE PERMITTED SEPARATELY.

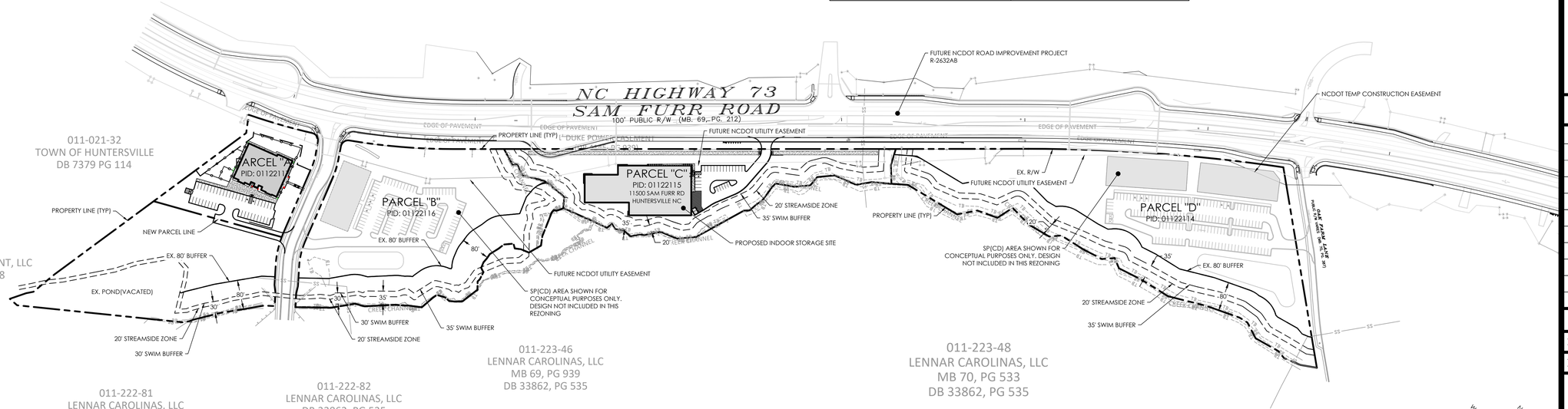
TRASH
- GARBAGE SERVICES WILL BE PROVIDED IN A DUMPSTER FACILITY ON SITE.

HVAC / UTILITY EQUIPMENT
- ALL BUILDING UTILITY EQUIPMENT SHALL BE BEHIND BUFFER SCREENING AND NOT VISIBLE FROM ADJACENT PROPERTIES.

WATER/ SEWER / UTILITIES
- PUBLIC SEWER AVAILABLE WITHIN THE PROPERTY
- PUBLIC WATER AVAILABLE ON PROJECT SIDE OF SAM FURR RD

LIGHTING
- THE LIGHTING FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF 8.26.

ENVIRONMENTAL
- EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.
- WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL , COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.



NORTH ARROW

GRAPHIC SCALE 1"=150 FT.

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NORTHBROOK STORAGE FACILITY

PARCEL: 01122115
11500 SAM FURR RD, HUNTERSVILLE, NC 28078

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REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

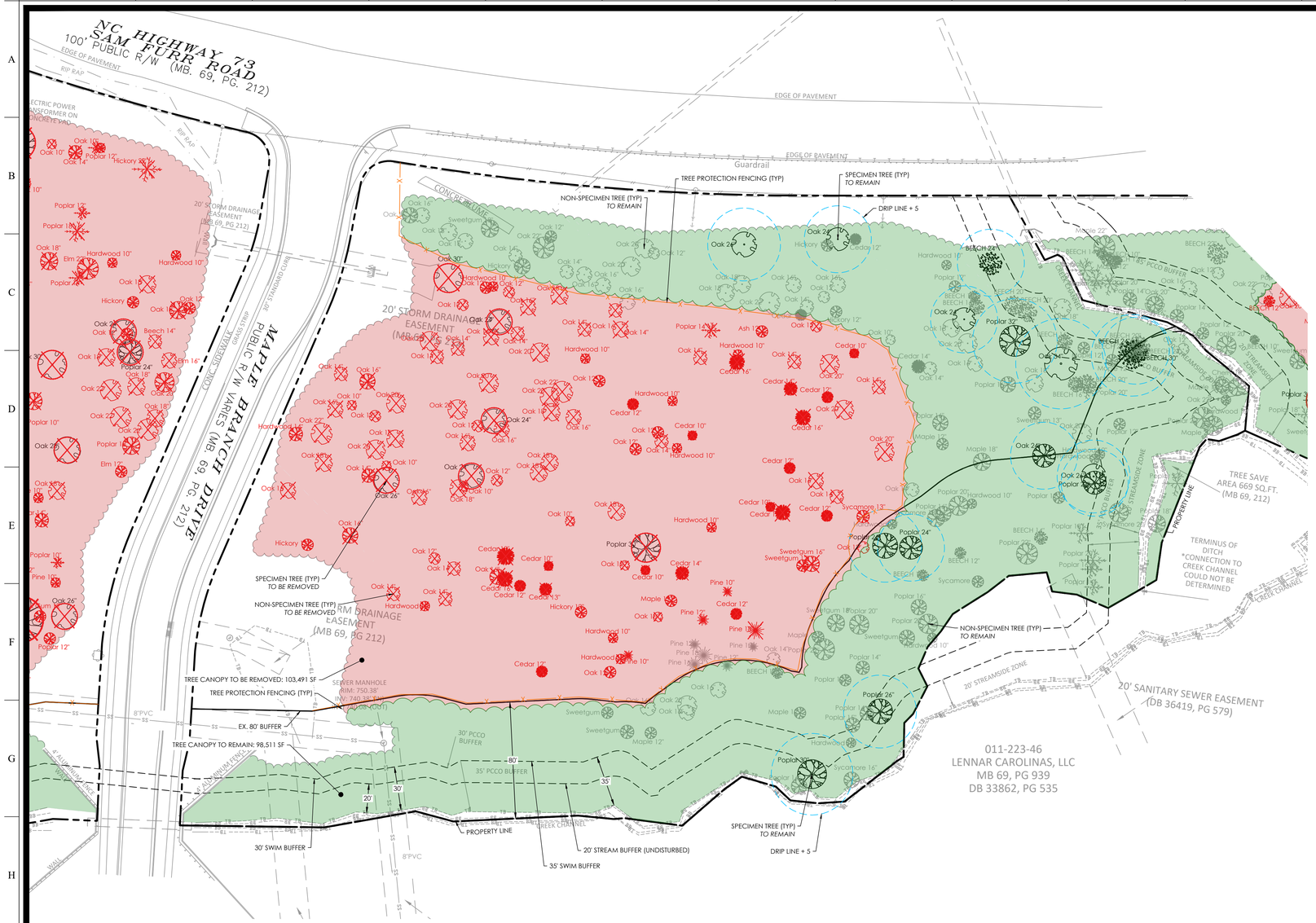
NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECT SEAL NO. 2445 TESS S. FALLOVA 06/10/2021

HFI PROJECT #: 223084

OVERALL REZONING PLAN

Z06

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z05 OVERALL REZONING PLAN.dwg 9:04:24 04:59:25 PM tfallova



LEGEND

- CANOPY TO BE SAVED
- CANOPY TO BE REMOVED
- TREE PROTECTION FENCING
- NON-SPECIMEN TREE - TO REMAIN
- SPECIMEN TREE - TO REMAIN
- NON-SPECIMEN TREE - TO REMOVE
- SPECIMEN TREE - TO REMOVE
- TREE DRIPLINE + 5'

SPECIMEN TREE LIST

SPECIES	DBH (IN)	DRIP RADIUS (FT)
BEECH	24	18
BEECH	30	23
BEECH	24	18
Oak	24	18
Poplar	32	24
Oak	34	26
Oak	26	20
Poplar	24	18
Poplar	24	18
Poplar	26	20
Hardwood	24	18
Poplar	24	18
Poplar	26	20
Poplar	30	23
Poplar	30	23
Oak	24	18
Oak	26	20
Oak	24	18
Oak	26	20
Oak	30	23
Oak	24	18
Oak	24	18

TREE LIST

DBH (IN)	SPECIES	DBH (IN)	SPECIES	DBH (IN)	SPECIES
18	Cherry	22	Poplar	12	Cedar
18	Oak	18	Sweetgum	16	Oak
22	Oak	12	Maple	12	Hickory
10	Hardwood	16	Sweetgum	26	Oak
14	Maple	12	Sweetgum	18	Oak
22	Poplar	13	Sycamore	18	Oak
20	Maple	14	Oak	12	Ashe
20	BEECH	16	Oak	14	Poplar
24	BEECH	20	Oak	14	Oak
22	BEECH	14	Oak	10	Hardwood
30	BEECH	12	Oak	16	Cedar
22	BEECH	16	Cedar	22	Oak
12	Maple	10	Cedar	12	Oak
12	Oak	12	Cedar	14	Cedar
18	Oak	10	Hardwood	16	Cedar
20	BEECH	12	Cedar	12	Cedar
20	BEECH	30	Poplar	20	Oak
24	BEECH	18	Oak	10	Hardwood
12	BEECH	10	Oak	12	Hardwood
16	BEECH	10	Cedar	14	Oak
12	Poplar	14	Cedar	10	Hardwood
10	Hardwood	12	Maple	10	Cedar
24	Oak	10	Oak	12	Hardwood
18	Oak	12	Pine	12	Cedar
20	Oak	18	Pine	12	Hardwood
16	Oak	16	Pine	10	Hardwood
32	Poplar	12	Pine	14	Oak
18	Oak	12	Pine	14	Oak
34	Oak	10	Pine	16	Oak
16	BEECH	14	Oak	16	Oak
20	BEECH	12	BEECH	16	Oak
20	Poplar	18	Pine	14	Oak
20	Oak	12	Cedar	18	Oak
10	Hardwood	10	Pine	22	Hardwood
10	Hardwood	16	Oak	12	Hardwood
26	Oak	20	Oak	20	Oak
12	Poplar	16	Oak	20	Oak
12	Maple	12	Maple	12	Oak
16	BEECH	16	Oak	16	Oak
24	Poplar	14	Sweetgum	20	Oak
20	Sycamore	12	Sweetgum	14	Oak
18	Poplar	12	Hickory	20	Oak
22	Poplar	13	Cedar	14	Oak
14	Poplar	10	Cedar	16	Oak
16	Poplar	12	Cedar	12	Oak
20	Poplar	12	Hardwood	30	Oak
18	Poplar	10	Hardwood	24	Oak
14	BEECH	10	Pine	12	Hardwood
22	Poplar	10	Hardwood	10	Hardwood
20	Poplar	12	Cedar	12	Oak
16	Sweetgum	16	Cedar	14	Oak
16	Poplar	16	Hardwood	16	Oak
12	Sycamore	18	Cedar	16	Hickory
12	BEECH	18	Oak	14	Oak
24	Poplar	10	Oak	20	Oak
12	BEECH	12	Oak	22	Oak
26	Poplar	24	Oak	20	Oak
10	Hardwood	10	Oak	18	Oak
18	Sycamore	18	Oak	16	Oak
16	Poplar	16	Oak	18	Oak
20	Poplar	26	Oak	16	Oak
10	Hardwood	14	Hardwood	24	Oak
18	Maple	12	Oak	12	Oak
16	Poplar	14	Oak	16	Oak
12	Maple	14	Oak	20	Oak
12	Poplar	10	Hardwood	20	Oak
24	Hardwood	14	Oak	12	Oak
13	Sweetgum	16	Hardwood	20	Oak
16	Poplar	12	Hickory	18	Oak
24	Poplar	16	Oak	10	Oak
12	Poplar	10	Oak	10	Oak
10	Hardwood	14	Oak	16	Oak
26	Poplar	14	Cedar	16	Hardwood
14	Poplar	14	Oak	16	Oak
15	Poplar	10	Cedar	18	Oak
10	Hardwood	20	Oak	16	Oak
16	Sycamore	14	Oak	18	Sweetgum
30	Poplar	12	Hickory	16	Hardwood
16	Poplar	14	Oak	14	Oak
12	Maple	12	Cedar	22	Oak
12	Poplar	12	Oak	14	Hardwood
14	Poplar	16	Oak	18	Oak
20	Poplar	24	Oak		

TREE PROTECTION NOTES:

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

A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED.
   1. LIMIT CUT AND FILLS TO 1/4 TO 1/2 THE AREA WITHIN THE DRIPLINE.
   2. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
F. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
   1. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

TREE SAVE - SPECIAL PURPOSE (SP) DISTRICT

TOTAL SITE AREA: 239,155 SF (5.49 AC)
EXISTING TREE CANOPY: 202,002 SF (4.64 AC)

TREE SAVE AREAS:
TREE CANOPY REQUIRED TO SAVE: 0 SF (0.00 AC)
PERCENT REQUIRED TO SAVE: 0%

TREE SAVE AREA : 98,511 SF (2.26 AC)
TOTAL CANOPY TO REMAIN: 49%

TREE CANOPY TO BE REMOVED: 103,491 SF (2.38 AC)
TOTAL CANOPY TO BE REMOVED: 51%

HERITAGE TREES - 100% SAVE REQUIRED
NUMBER ON SITE: 0 TREES

SPECIMEN TREES - 30% SAVE REQUIRED
NUMBER ON SITE: 21 TREES
NUMBER TO SAVE: 15 TREES (71%)
NUMBER TO REMOVE: 6 TREES [29%]

NORTH ARROW

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NORTHBROOK STORAGE FACILITY

PARCEL: 01122115
11500 SAM FURR RD, HUNTERSVILLE, NC 28078

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REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

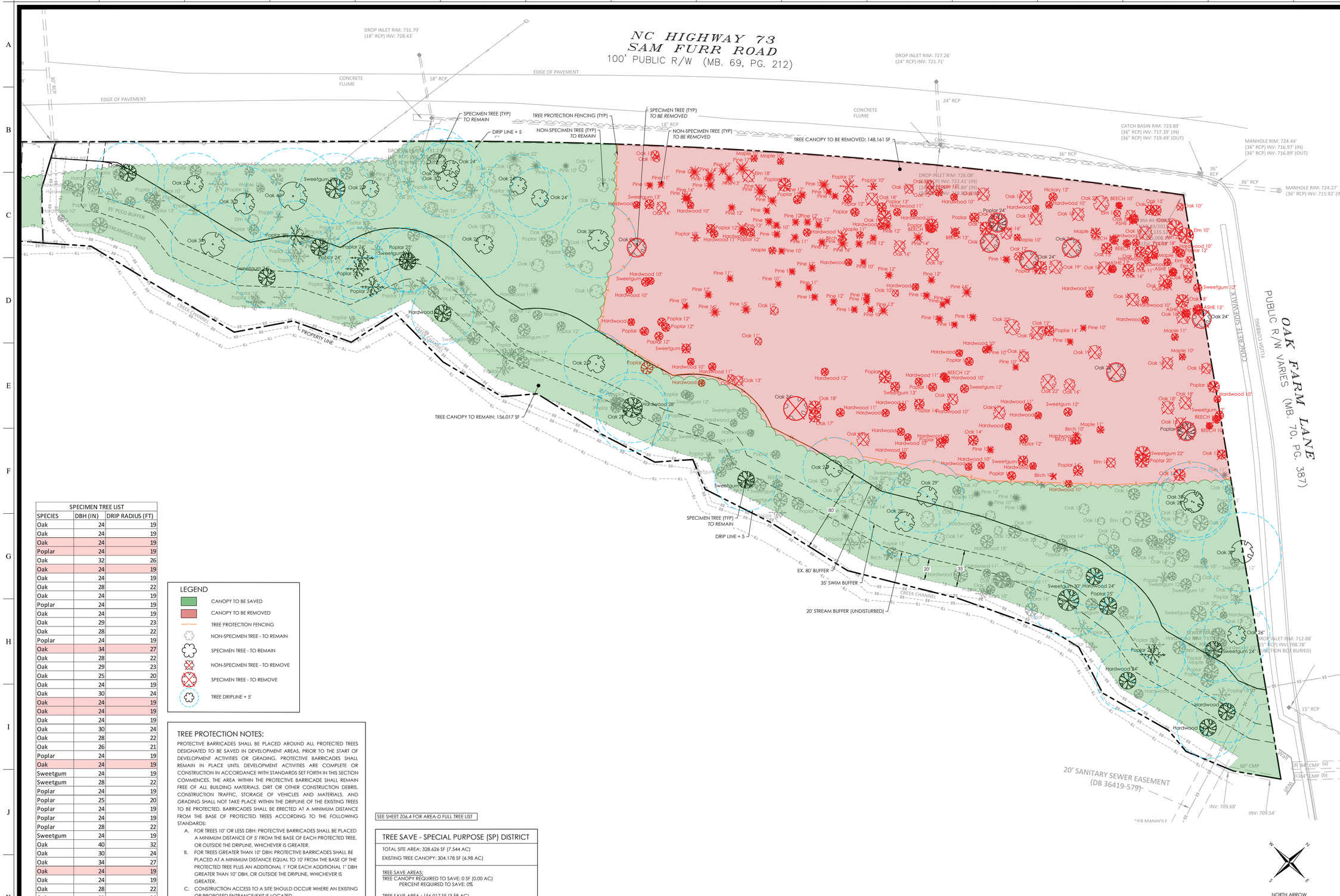
NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECT NO. LAF477 THERESA S. FALLOVA 09/04/2024

HFI PROJECT #: 223084

AREA-B PRELIM TREE SAVE

Z06.1

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z06.3 AREA-D FULL TREE LIST.dwg 9-04-24 04:40:03 PM tfallova



SPECIMEN TREE LIST		
SPECIES	DBH (IN)	DRIP RADIUS (FT)
Oak	24	19
Oak	24	19
Oak	24	19
Poplar	24	19
Oak	32	26
Oak	24	19
Oak	24	19
Oak	28	22
Oak	24	19
Poplar	24	19
Oak	24	19
Oak	29	23
Oak	28	22
Poplar	24	19
Oak	34	27
Oak	28	22
Oak	29	23
Oak	25	20
Oak	24	19
Oak	30	24
Oak	24	19
Oak	24	19
Oak	24	19
Oak	30	24
Oak	28	22
Oak	26	21
Poplar	24	19
Oak	24	19
Sweetgum	24	19
Sweetgum	28	22
Poplar	24	19
Poplar	25	20
Poplar	24	19
Poplar	24	19
Poplar	28	22
Sweetgum	24	19
Oak	40	32
Oak	30	24
Oak	34	27
Oak	24	19
Oak	24	19
Oak	28	22
Oak	32	26
Poplar	26	21
Poplar	25	20
Sweetgum	30	24
Oak	26	21
Sweetgum	24	19
Poplar	24	19
Ashe	24	19
Poplar	24	19

LEGEND

- CANOPY TO BE SAVED
- CANOPY TO BE REMOVED
- TREE PROTECTION FENCING
- NON-SPECIMEN TREE - TO REMAIN
- SPECIMEN TREE - TO REMAIN
- NON-SPECIMEN TREE - TO REMOVE
- SPECIMEN TREE - TO REMOVE
- TREE DRIPLINE + 5'

TREE PROTECTION NOTES:

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

A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED.
   1. LIMIT CUT AND FILLS TO 1/4 TO 1/2 THE AREA WITHIN THE DRIPLINE,
   2. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
F. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
   1. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

SEE SHEET Z06.4 FOR AREA-D FULL TREE LIST

TREE SAVE - SPECIAL PURPOSE (SP) DISTRICT
TOTAL SITE AREA: 328,626 SF (7.544 AC) EXISTING TREE CANOPY: 304,178 SF (6.98 AC)
TREE SAVE AREAS: TREE CANOPY REQUIRED TO SAVE: 0 SF (0.00 AC) PERCENT REQUIRED TO SAVE: 0% TREE SAVE AREA : 156,017 SF (3.58 AC) TOTAL CANOPY TO REMAIN: 51% TREE CANOPY TO BE REMOVED: 148,161 SF (3.40 AC) TOTAL CANOPY TO BE REMOVED: 49%
HERITAGE TREES - 100% SAVE REQUIRED NUMBER ON SITE: 0 TREES
SPECIMEN TREES - 30% SAVE REQUIRED NUMBER ON SITE: 51 TREES NUMBER TO SAVE: 42 TREES (82%) NUMBER TO REMOVE: 9 TREES (18%)

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

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HFI PROJECT #: 223084

AREA-D PRELIM TREE SAVE

Z06.2

N:\223084 - Northbrooke Storage\DWG Sheets\Rezoning\Z06.3 AREA-D FULL TREE LIST.dwg 9/04/24 04:40:09 PM tfallova

TREE LIST

DBH (IN)	SPECIES	DBH (IN)	SPECIES	DBH (IN)	SPECIES	DBH (IN)	SPECIES	DBH (IN)	SPECIES	10	Hardwood	18	Poplar	17	Poplar	22	Pine	15	Sweetgum
10	Oak	12	Pine	12	Pine	12	Poplar	14	Poplar	11	Hardwood	13	BEECH	16	Poplar	12	Maple	14	Poplar
10	Pine	14	Pine	11	Maple	10	Poplar	12	Poplar	11	Maple	14	Pine	19	Sweetgum	14	Oak	20	Poplar
10	Maple	12	Poplar	10	Pine	10	Hardwood	24	Sweetgum	16	Oak	18	Oak	18	Poplar	24	Oak	26	Poplar
10	Elm	14	Sweetgum	12	Pine	17	Pine	40	Oak	10	Hardwood	12	Pine	15	BEECH	10	Birch	14	Hardwood
15	Oak	12	Poplar	11	Pine	16	Pine	19	Poplar	19	Oak	14	Pine	16	Poplar	30	Oak	25	Poplar
13	Oak	10	Hardwood	10	Pine	10	Oak	19	Poplar	10	Maple	10	Pine	13	Poplar	13	Oak	17	Sweetgum
14	ASHE	11	Hardwood	11	Pine	12	Oak	18	Maple	15	Oak	10	Pine	24	Poplar	12	Poplar	22	Poplar
15	Oak	10	Hardwood	10	Pine	11	Pine	14	Poplar	16	Poplar	12	Pine	22	BEECH	12	Poplar	12	Poplar
10	Elm	10	Pine	10	Pine	10	Pine	12	Maple	10	Hardwood	10	Hardwood	14	Poplar	17	Oak	30	Sweetgum
10	BEECH	15	Oak	10	Pine	13	Sweetgum	14	Maple	10	Hardwood	10	Oak	12	Poplar	18	Oak	15	Poplar
22	Oak	19	Oak	13	Pine	14	Oak	16	Elm	12	Sweetgum	12	Pine	10	Hardwood	28	Oak	16	Poplar
18	Oak	12	Oak	12	Poplar	10	Hardwood	10	Poplar	12	BEECH	16	Oak	12	Poplar	26	Oak	11	Hardwood
12	Hickory	14	Poplar	10	Hardwood	24	Oak	10	Poplar	10	BEECH	12	Pine	17	Oak	15	Oak	23	Oak
10	Hardwood	18	Poplar	13	Pine	10	Hardwood	30	Oak	12	Oak	19	Oak	18	Oak	17	Oak	15	Oak
18	Oak	24	Oak	12	Pine	12	Sweetgum	34	Oak	18	Oak	11	Hardwood	12	Maple	18	Oak	18	Oak
10	Hardwood	12	Oak	13	Pine	12	Poplar	20	Poplar	24	Oak	13	Poplar	34	Oak	12	Poplar	15	Oak
18	Oak	12	Pine	13	Pine	12	Poplar	24	Oak	19	Oak	10	Poplar	11	Hardwood	18	Oak	10	Pine
24	Oak	10	Maple	14	Pine	10	Hardwood	12	Poplar	10	Pine	12	Pine	11	Pine	12	Poplar	12	Pine
15	Maple	28	Oak	12	Pine	10	Hardwood	19	Poplar	10	Pine	10	Hardwood	12	Pine	17	Oak	14	Oak
13	BEECH	10	Pine	13	Pine	19	Oak	10	Poplar	16	Oak	18	Oak	11	Pine	20	Oak	15	Poplar
12	BEECH	10	Hardwood	15	Pine	18	Oak	13	Poplar	22	Oak	19	Poplar	12	Oak	15	Oak	18	Oak
10	Hardwood	12	Poplar	17	Poplar	30	Oak	15	Poplar	12	Beech	12	Poplar	11	Oak	23	Poplar	12	Oak
19	Oak	12	Sweetgum	13	Sweetgum	15	Poplar	16	Poplar	11	Maple	12	Poplar	13	Oak	24	Poplar	20	Oak
22	Oak	17	Oak	11	Hardwood	12	Poplar	24	Oak	10	Pine	10	Pine	16	Sweetgum	15	Poplar	18	Oak
22	Ashe	14	Oak	14	Poplar	17	Sweetgum	16	Poplar	18	Oak	10	Pine	10	Hardwood	12	Pine	12	Oak
10	Hardwood	12	Pine	11	Hardwood	17	Poplar	16	Poplar	16	Oak	15	Pine	11	Hardwood	22	Oak	22	Sweetgum
12	Poplar	10	Hardwood	11	Hardwood	12	Poplar	12	Poplar	24	Poplar	12	Pine	16	Sweetgum	12	Pine	20	Oak
10	Elm	10	Hardwood	18	Oak	17	Poplar	10	Hardwood	22	Sweetgum	12	Poplar	10	Oak	17	Poplar	10	Hardwood
12	Elm	10	Hardwood	24	Oak	11	Hardwood	22	Sweetgum	20	Poplar	18	Poplar	11	Hardwood	24	Oak	12	Poplar
11	Oak	10	Hardwood	10	Oak	12	Poplar	14	Poplar	18	Oak	10	Maple	10	Hardwood	24	Sweetgum	17	Oak
15	Elm	15	Oak	17	Poplar	17	Oak	10	Hardwood	32	Oak	10	Maple	12	Sweetgum	22	Oak	26	Oak
10	Oak	12	Poplar	10	Oak	16	Poplar	20	Oak	12	Oak	17	Pine	12	Poplar	17	Oak	10	Hardwood
12	Sweetgum	10	Hardwood	12	Pine	18	Poplar	12	Poplar	18	Oak	18	Elm	22	Oak	10	Poplar	19	Poplar
15	ASHE	12	BEECH	22	Oak	14	Poplar	14	Poplar	22	Ashe	18	Pine	12	Poplar	28	Sweetgum	24	Sweetgum
24	Oak	10	Hardwood	17	Oak	14	Poplar	10	Birch	12	Elm	13	Pine	28	Oak	13	Poplar	19	Poplar
18	Oak	10	Pine	14	Maple	13	Maple	16	Poplar	16	Oak	13	Pine	29	Oak	20	Poplar	12	Hardwood
13	ASHE	12	Pine	10	Hardwood	12	Pine	14	Maple	14	Elm	12	Pine	17	Poplar	14	Poplar	20	Poplar
18	Oak	12	Pine	22	Oak	18	Sweetgum	16	Sweetgum	10	Birch	12	Pine	14	Poplar	12	Poplar	18	Poplar
13	Oak	16	Oak	18	Sweetgum	18	Oak	22	Oak	10	Birch	12	Pine	14	Poplar	24	Poplar	18	Poplar
18	Oak	24	Oak	10	Hardwood	11	Oak	28	Oak	10	Hardwood	14	Birch	25	Oak	25	Poplar	13	Poplar
12	ASHE	17	Oak	11	Hardwood	18	Oak	16	Oak	14	Poplar	16	Pine	17	Poplar	24	Poplar	24	Poplar
10	Hardwood	24	Poplar	10	Hardwood	17	Poplar	13	Oak	15	Oak	12	Pine	13	Sweetgum	24	Poplar	18	Sweetgum
10	Maple	10	Oak	13	Poplar	24	Oak	11	Pine	11	Oak	11	Maple	10	Hardwood	22	Poplar	24	Ashe
18	Poplar	12	Poplar	10	Oak	12	Oak	13	Oak	12	Oak	10	Pine	12	Poplar	24	Poplar	24	Poplar
10	Hardwood	18	Oak	12	Maple	24	Oak	15	Poplar	14	Oak	16	Silk Tree	12	Poplar	18	Poplar	12	Oak
11	Oak	10	Hardwood	29	Oak	14	Oak	15	Sweetgum	16	Oak	13	Pine	10	Pine	22	Poplar	10	Oak
15	Oak	12	Maple	19	Oak	11	Oak	32	Oak	16	Elm	11	Hardwood	12	Pine	18	Maple	22	Oak
15	Oak	12	Oak	14	Oak	10	Pine	12	Sweetgum	24	Oak	11	Pine	16	Pine	18	Poplar	12	Oak
18	Oak	12	Oak	16	Elm	15	Pine	10	Maple	10	Hardwood	12	Pine	15	Pine	18	Poplar	10	Birch
12	ASHE	13	Oak	15	Poplar	16	Poplar	18	Poplar	10	Birch	10	Pine	11	Pine	28	Poplar	15	Poplar
16	Oak	10	Hardwood	15	Birch	18	Oak	15	Oak	10	Birch	10	Pine	11	Hardwood	20	Poplar	11	Hardwood
18	Oak	15	BEECH	28	Oak	22	Oak	12	Sweetgum	20	Hardwood								

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
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REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECT SEAL NL2416 TERESA S. FALVEY 09/04/2024

HFI PROJECT #: 223084

AREA-D FULL TREE LIST

Z06.3

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z06.3 AREA-D FULL TREE LIST.dwg 9/4/24 04:40:10 PM tfallova

VICINITY MAP
SCALE: N.T.S.

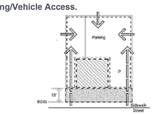
SITE DATA

LOCATION: 11500 SAM FURR RD HUNTERSVILLE, MECKLENBURG COUNTY 28078	(PARCEL ID: 01122115)
CURRENT ZONING: CB	PROPOSED ZONING: SP (CD)
CURRENT USE: VACANT	PROPOSED USE: INDOOR STORAGE
CONTACT: W&A ENGINEERING (TESS FALLOVA) 704-875-1615 EXT. 310	
ITEM	**PROVIDED**
TOTAL PARCEL AREA	3.64 ACRES (158,570 SF)
PRINCIPAL USE(S)	INDOOR STORAGE
LOT & BUILDING TYPE	HIGHWAY COMMERICIAL
MAX. BUILDING HEIGHT	36'
PROP. BUILDING HEIGHT	20' (AT STREET LEVEL)
OVERLAY DISTRICT	N/A
BUILD TO LINE	15' SIDE & REAR - 0'
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS
WATERSHED	CLARKE
FEMA MAP NUMBER	3710465200K
FEMA EFFECTIVE DATE	11/16/2018
RIVER BASIN	YADKIN PEE-DEE
STREAM CLASSIFICATION	TRIBUTARY OF RAMAH CREEK CLASSIFICATION 'C'
PROPOSED DISTURBED LIMITS	2.08 ACRES
PERCENT IMPERVIOUS PROPOSED	32.91%

2/16/24, 8:30 AM Print Preview

4.5 Lot Type / Highway Commercial

Building Placement/Parking/Vehicle Access.



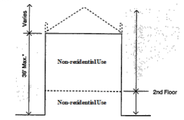
1. Buildings shall be placed on the lot within zone represented by the hatched area. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Setbacks may vary according to setting within limits indicated.
3. Building facades shall be generally parallel to frontage property lines.
4. Parking shall be located to the rear and/or side of the building. Except in the VS District, sideyard parking may occupy no more than 45% of the principal frontage line. In the VS District, sideyard parking may occupy 50% of the principal frontage line. Parking shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Parking areas on adjacent lots shall be connected wherever practicable.
8. Trash containers shall be located in a rear parking area (see Parking Regulations).
9. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

https://huntersville.municipalcodeonline.com/book/print?type=zoning&name=4.5_Lot_Type_/_Highway_Commercial 1/2

2/16/24, 8:31 AM Print Preview

4.6 Building Type / Highway Commercial

Permitted Height and Uses.



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by zoning district standards.
5. Hotels in the Highway Commercial (HC) zoning district may exceed the maximum building height (shown above), not to exceed six (6) stories, subject to the provisions of Article 9.45.

Architectural Standards.

Principles.

A. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. However, decorative metal panel accents may not exceed 30% of any façade.

B. All walls not visible from a public right-of-way may be constructed of cinder block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building.

C. Trailers (mobile units) may not be used as permanent highway commercial buildings.

Configurations.

A. Two wall materials may be combined horizontally on one façade. The "heavier" material should be below (i.e. brick below wood siding).

B. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.

Techniques.

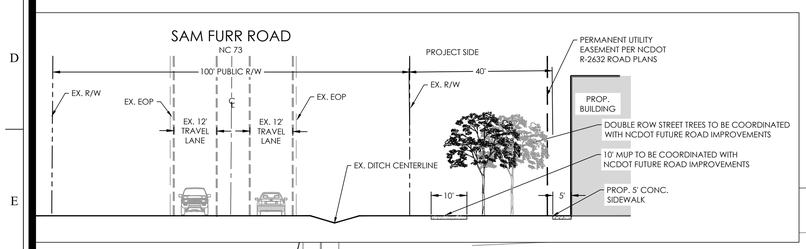
https://huntersville.municipalcodeonline.com/book/print?type=zoning&name=4.6_Building_Type_/_Highway_Commercial 1/2

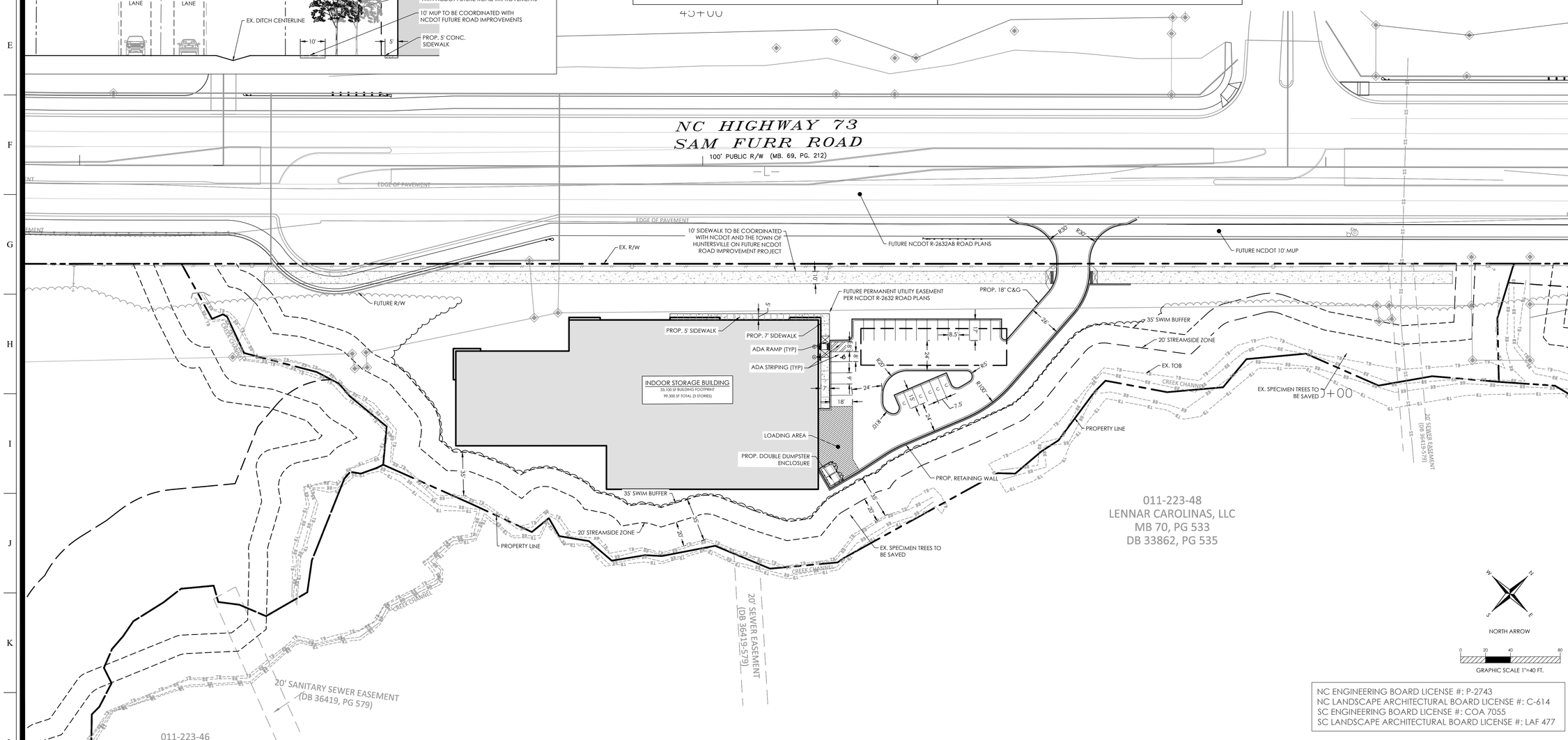
PARKING CALCULATIONS

TOTAL REQUIRED PARKING SPACES WAREHOUSE (0.25/1000 S.F.) 99,300/1000= (99.3 X 0.25) = 24.8	25 PARKING SPACES
TOTAL REQUIRED ADA PARKING SPACES	1 ACCESSIBLE ADA SPACES (1 VAN)
TOTAL PROVIDED PARKING SPACES	25 PARKING SPACES
TOTAL PROVIDED ADA PARKING SPACES	1 ACCESSIBLE ADA SPACES (1 VAN)

IMPERVIOUS SUMMARY - SITE

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL PARCEL AREA	158,570 SF	3.64 AC	N/A
TOTAL EXISTING IMPERVIOUS	0 SF	0.00 AC	0.00 %
TOTAL PROPOSED IMPERVIOUS	52,190 SF	1.20 AC	32.91 %
TOTAL PROPOSED PERVIOUS	106,380 SF	2.44 AC	67.09 %





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REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECT SEAL NLA 2416 TESS M. FALLOVA 05/01/2024

HFI PROJECT #: 223084

INDOOR STORAGE REZONING PLAN

Z07

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z03 - SITE PLAN.dwg 9:04:24 04:40:59 PM tfallova

TREE TABLE			
SIZE (IN)	SPECIES	SIZE (IN)	SPECIES
12	MAPLE	20	Poplar
30	POPLAR	20	Poplar
16	POPLAR	18	Poplar
17	POPLAR	13	HARDWOOD
18	POPLAR	18	HARDWOOD
20	POPLAR	12	Poplar
20	POPLAR	12	Poplar
30	POPLAR	16	Poplar
28	OAK	16	Poplar
16	POPLAR	14	Oak
18	Poplar	20	Poplar
18	Poplar	18	Sweetgum
16	POPLAR	12	Sweetgum
18	Sweetgum	18	Sweetgum
16	Sweetgum	12	Sycamore
20	Sycamore	12	Poplar
20	Poplar	28	OAK
20	POPLAR	30	OAK
12	Maple	14	OAK
26	Poplar	16	OAK
11	PINE	10	HARDWOOD
10	PINE	20	Oak
12	PINE	12	Silk Tree
12	PINE	18	Oak
10	PINE	14	Sweetgum
10	PINE	16	Oak
12	PINE	14	Oak
24	OAK	12	Oak
14	Sweetgum	48	OAK
14	Poplar	14	POPLAR
12	Hickory	10	MAPLE
24	Sweetgum	24	OAK
24	Sycamore	18	Oak
14	Poplar	22	HARDWOOD
18	Poplar	30	OAK
12	Poplar	18	Oak
12	Hickory	20	Oak
14	PINE	10	HARDWOOD
10	PINE	20	Poplar
10	PINE	14	Oak
10	PINE	12	Sweetgum
10	PINE	12	Poplar
14	POPLAR	16	OAK
12	PINE	12	Sweetgum
14	PINE	10	HARDWOOD
12	Poplar	12	Maple
12	HARDWOOD	18	Sweetgum
10	HARDWOOD	20	Poplar
12	Sweetgum	22	Poplar
12	PINE	13	Poplar
10	HARDWOOD	12	Sweetgum
18	OAK	12	Maple
14	Poplar	24	Sweetgum
24	Poplar	20	Sweetgum
10	HARDWOOD	16	OAK
16	POPLAR	20	Sweetgum
24	HARDWOOD	30	POPLAR
16	Sweetgum	18	POPLAR
16	Maple	15	Poplar
14	Sweetgum	10	HARDWOOD
10	HARDWOOD	18	Poplar
18	HARDWOOD	10	HARDWOOD
10	MAPLE	12	Maple
14	POPLAR	15	Poplar
14	POPLAR	14	Poplar
18	Sycamore	12	Poplar
18	Poplar	12	Poplar
14	HARDWOOD	16	Oak
24	Sycamore	12	Maple
20	Poplar	12	Maple
11	HARDWOOD	18	OAK
10	HARDWOOD	12	MAPLE
11	HARDWOOD	14	Poplar
10	HARDWOOD	20	OAK
20	Sweetgum	16	OAK
20	Sweetgum	12	OAK
22	Oak	12	POPLAR
16	Poplar	12	OAK/DBLE
14	Oak	12	Maple
12	PINE	18	Poplar
14	Oak	20	OAK
12	PINE	16	Poplar
10	PINE	16	OAK
12	Oak	16	POPLAR
12	Oak	22	OAK
18	Oak	12	BEECH
14	PINE	20	OAK
18	Oak	22	BEECH
16	HARDWOOD	12	OAK
12	HARDWOOD	16	OAK
10	PINE	20	OAK
20	OAK	14	Poplar
14	OAK	12	Poplar
22	OAK	20	Poplar
18	OAK	10	BEECH
18	HARDWOOD	16	Sweetgum
14	Poplar	16	Sweetgum
16	Poplar	14	Poplar
20	Oak	20	POPLAR
16	Poplar	20	POPLAR
12	Oak	10	BEECH
12	Sweetgum	14	BEECH
20	Oak	12	Maple
16	Sweetgum	22	Maple
10	HARDWOOD	12	BEECH
12	Poplar	22	POPLAR

TREE PROTECTION NOTES:

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

A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED.
F. LIMIT CUT AND FILLS TO ½ TO ½ THE AREA WITHIN THE DRIPLINE.
G. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
H. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
I. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

SPECIMEN TREE TABLE		
SIZE (IN)	SPECIES	INVENTORY
30	Poplar	Keep
30	Poplar	Keep
28	Oak	Keep
26	Poplar	Remove
24	Oak	Remove
24	Sweetgum	Remove
24	Sycamore	Remove
24	Poplar	Remove
24	Sycamore	Keep
24	Sycamore	Keep
28	Oak	Remove
30	Oak	Remove
48	Oak	Remove
24	Oak	Remove
30	Oak	Remove
24	Sweetgum	Remove
30	Poplar	Remove

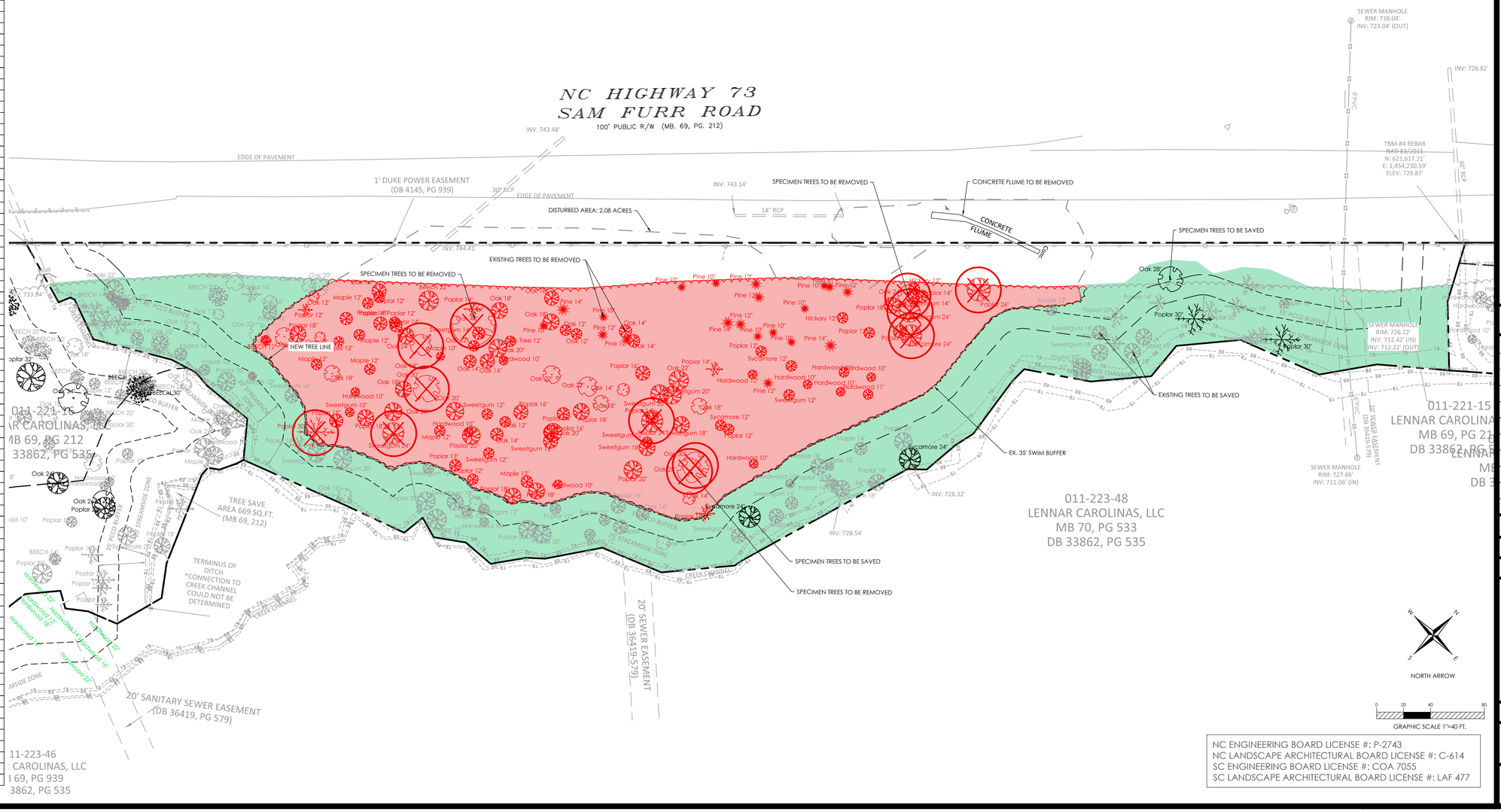
TREE SAVE CALCULATIONS

EXISTING CANOPY REQUIRED TO BE SAVED - 0% EXISTING SPECIMEN TREES REQUIRED TO BE SAVED - 30% (CB)	
EXISTING SPECIMEN TREES ON SITE	17 SPECIMEN TREES
EXISTING SPECIMEN TREES REQUIRED TO BE SAVED	0.3x 17 = 5.1 SPECIMEN TREES (6 TREES)
SPECIMEN TREES TO BE SAVED	5 SPECIMEN TREES
SPECIMEN TREES TO BE MITIGATED	1 SPECIMEN TREE (AVG. CALIPER OF TREES REMOVED) = 28" CALIPER MITIGATION SHALL BE PROVIDED BY THE PLANTING OF (7) 4" CALIPER TREES OF SIMILAR VARIETY TO THE ONES REMOVED OR A FEE IN LIEU PAYMENT TO THE HUNTERSVILLE TREE FUND/BANK IF SPACE IS NOT AVAILABLE ON SITE

NOTE: NO HERITAGE TREES FOUND ON SITE

LEGEND

- TREE CANOPY SAVED
- TREE CANOPY REMOVED
- SPECIMEN TREES TO BE SAVED
- SPECIMEN TREES TO BE REMOVED



NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL NL2416 Amanda Arroyo 9/10/2021

HFI PROJECT #: 223084

INDOOR STORAGE TREE SAVE PLAN

Z07.1

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GENERAL GRADING NOTES (CONT.) :

7. GRADING
7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
7.3. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
7.4.1. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
7.4.2. WALKS: PLUS OR MINUS 1 INCH (25 MM).
7.4.3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.

8. FIELD QUALITY CONTROL
8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
8.4. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
8.7. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
8.8. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

GENERAL GRADING NOTES:

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

GENERAL GRADING NOTES:

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

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

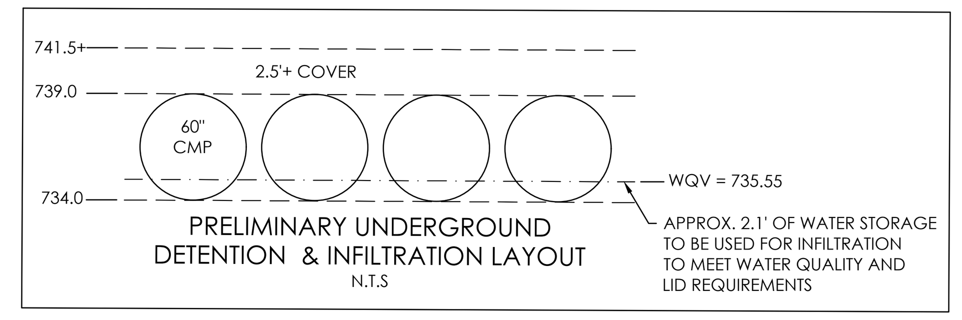
HUNTERSVILLE NOTES:

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

DISTURBED LIMITS: 2.08 ACRES

PRELIMINARY BMP CALCS

DRAINAGE AREA = 1.69 AC
IMPERVIOUS AREA = 1.19 AC
PIPE STORAGE PROVIDED = 14,481.5 CF STORAGE

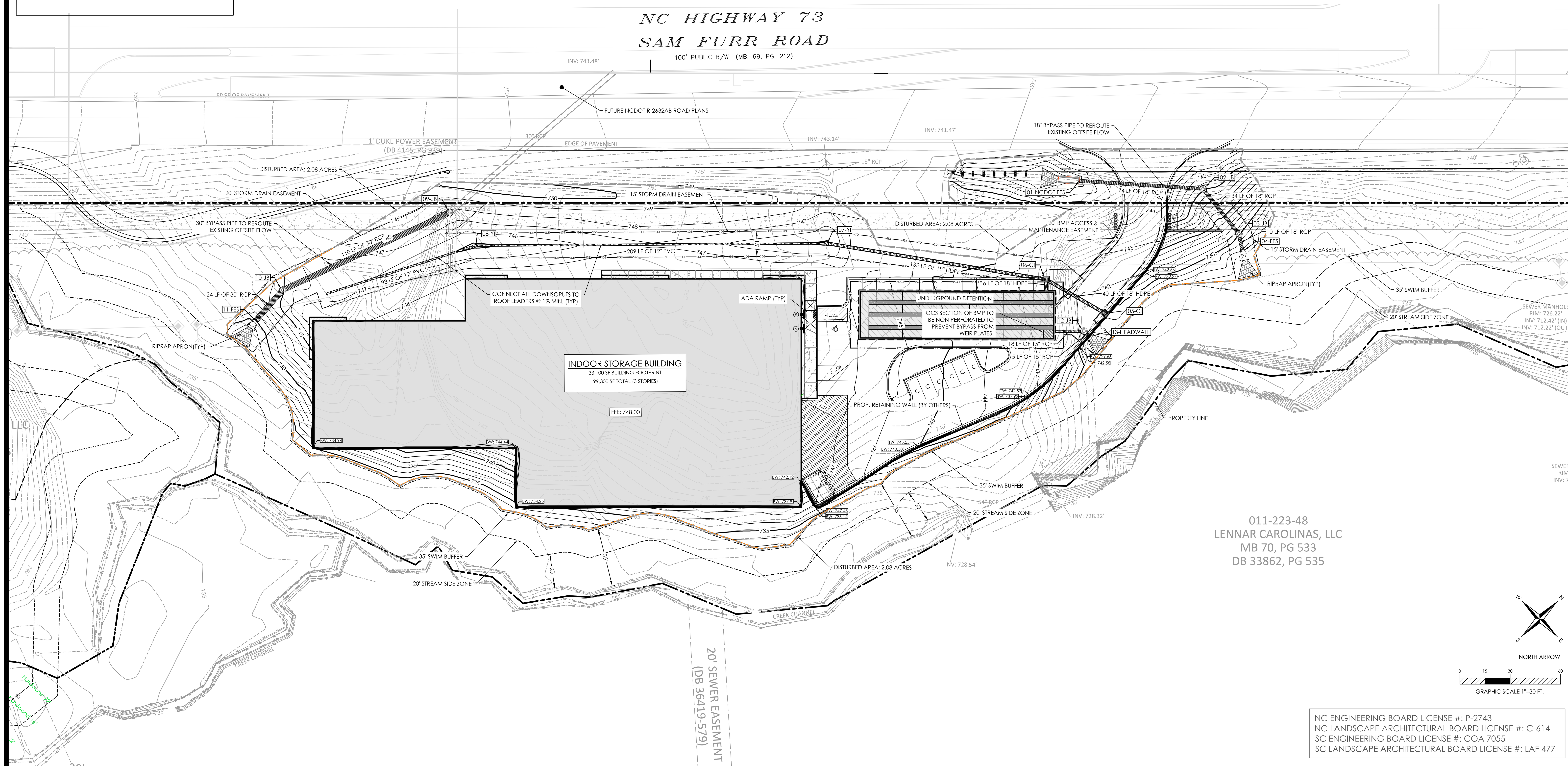


PRELIMINARY UNDERGROUND DETENTION & INFILTRATION LAYOUT
N.T.S

**NOTE: DETAILS OF UNDERGROUND DETENTION SYSTEM TO BE PROVIDED DURING CONSTRUCTION DOCUMENTS.

Structure Table	
Structure Name	Structure Details
01-NCDOT FES	RIM = 742.321 PIPE-1 INV OUT = 740.529
02-JB	RIM = 740.304 PIPE-1 INV IN = 737.236 PIPE-2 INV OUT = 732.236
03-JB	RIM = 733.265 PIPE-2 INV IN = 731.057 PIPE-3 INV OUT = 726.057
04-FES	RIM = 727.797 PIPE-3 INV IN = 726.005
05-CI	RIM = 738.727 PIPE-4 INV OUT = 736.922
06-CI	RIM = 738.361 PIPE-6 INV IN = 736.547 PIPE-4 INV IN = 736.547 PIPE-5 INV OUT = 736.347
07-YI	RIM = 742.517 PIPE-7 INV IN = 741.213 PIPE-6 INV OUT = 740.713
08-YI	RIM = 743.336 PIPE-8 INV IN = 742.260 PIPE-7 INV OUT = 742.260
09-JB	RIM = 747.749 EX 30 in RCP INV IN = 744.410 PIPE-9 INV OUT = 744.210
10-JB	RIM = 744.899 PIPE-9 INV IN = 739.281 PIPE-10 INV OUT = 739.081
11-FES	RIM = 741.475 PIPE-10 INV IN = 738.600
12-JB	RIM = 741.928 PIPE-11 INV IN = 733.374 PIPE-12 INV OUT = 727.874
13-HEADWALL	RIM = 729.642 PIPE-12 INV IN = 727.850

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
EX 30 in RCP	30"	128.76'	-0.72%	RCP
PIPE-1	18"	73.85'	4.46%	RCP
PIPE-2	18"	34.31'	3.44%	RCP
PIPE-3	18"	10.49'	0.50%	RCP
PIPE-4	18"	40.13'	0.94%	HDPE
PIPE-5	18"	6.44'	1.88%	HDPE
PIPE-6	18"	132.48'	3.14%	HDPE
PIPE-7	12"	209.32'	0.50%	PVC
PIPE-8	12"	93.25'	1.51%	PVC
PIPE-9	30"	109.80'	4.49%	RCP
PIPE-10	30"	24.06'	2.00%	RCP
PIPE-11	15"	18.08'	3.46%	RCP
PIPE-12	15"	4.73'	0.50%	RCP



NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO 2415 THERESA S. FALLOVA 09/04/2024

HFI PROJECT #: 223084

INDOOR STORAGE PRELIM GRADING PLAN

Z08

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z06 INDOOR STORAGE PRELIM GRADING PLAN.dwg 9-04-24 04:40:51 PM tfallova

SEED/SOD/MULCH:

1. TURF AREAS WILL BE SEEDED OR SODDED WITH REBEL III FESCUE WITH EXCEPTION OF SOD WITHIN THE FLOOR OF STORMWATER MANAGEMENT AND WATER QUALITY BASINS AND FILTERS. SOD WILL BE REQUIRED NEXT TO BUILDING STRUCTURES, DRIVEWAYS ENTRANCES AND AREAS DISTURBED IN THE FRONT SETBACK AS NOTED ON PLAN. LANDSCAPE CONTRACTOR TO SEED ALL OTHER DISTURBED AREAS.
2. PINE NEEDLE MULCH IS THE GENERALLY ACCEPTED MULCH. FOR THE INITIAL PLANTING, IT IS ALSO ACCEPTABLE TO UTILIZE DOUBLE HAMMERED BARK MULCH FOR GOOD SOIL AND BED MANAGEMENT. FUTURE YEARS, THOUGH, WILL REQUIRE THE PROPERTY TO BE CONVERTED TO PINE NEEDLES.

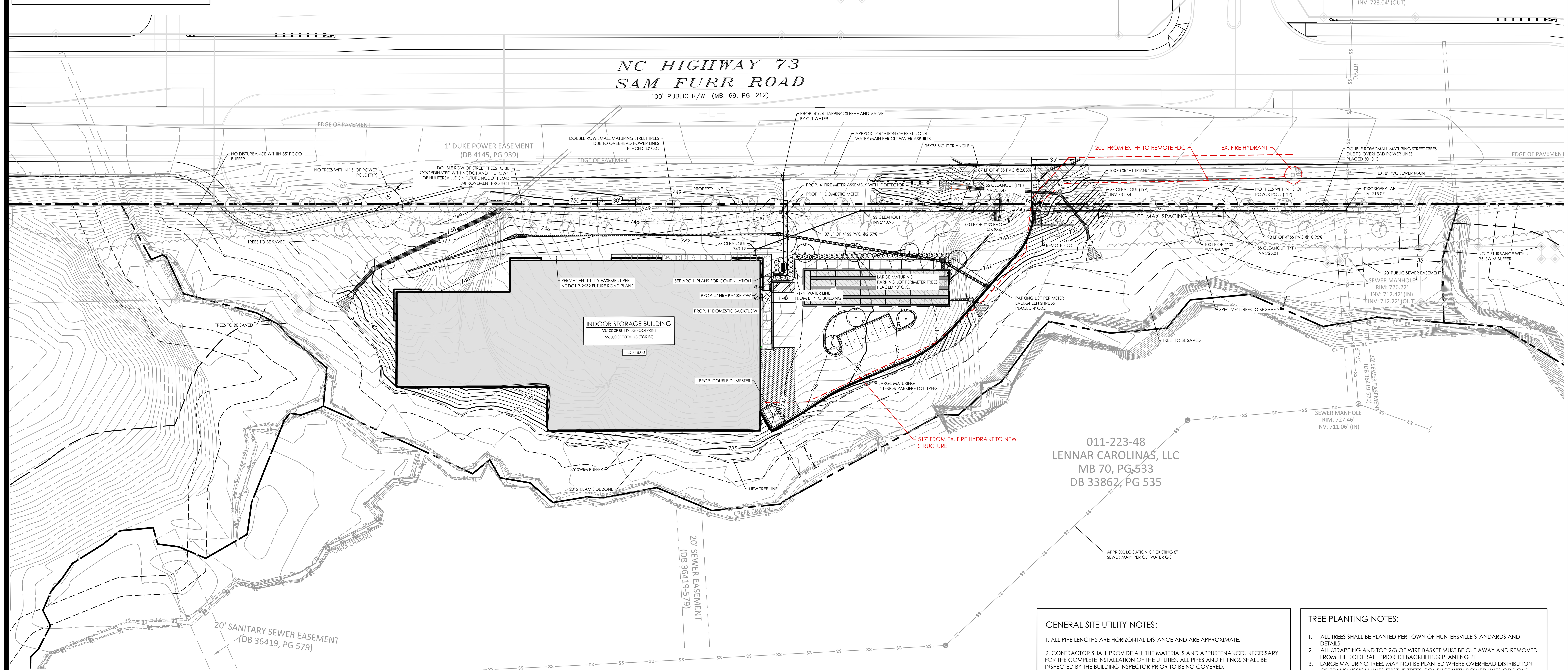
1.1 PLANTING SOIL MIX

A. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:

1. WEIGHT OF LIME PER 1000 SQ. FT
2. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
3. RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
4. WEIGHT OF BONEMEAL PER 1000 SQ. FT.
5. WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
6. WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.

SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

NOTE: STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO MEET REQUIREMENTS OF THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL AND NCDOT PLANTING GUIDELINES.



GENERAL PLANTING NOTES:

1. THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
2. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
3. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
5. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
6. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
7. PLANTING SIZE DETERMINATION:
   SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

   SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
8. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
9. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.

10. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.

11. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.

12. ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

13. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.

14. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

15. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.

16. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT OWNER'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.

17. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.

18. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.

19. LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

TOWN OF HUNTERSVILLE UTILITY NOTES:

1. NO UTILITIES TO BE LOCATED ON NORTHCROSS DRIVE SIDE OF BUILDING.
2. ALL UTLITIES TO BE SCREENED IN ACCORDANCE WITH TOWN OF HUNTERSVILLE ORDINANCES.
3. ANY WORK RELATED TO SITE UTILITY CONNECTION AND CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR. WHERE WORK TAKES PLACE IN THE RIGHT-OF-WAY, OR ON ADJACENT PROPERTY, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIRS TO THE CURB, LANDSCAPE, TURF, AND IRRIGATION SYSTEM.

NOTE: ALL BACKFLOW PREVENTERS SHALL BE COVERED IN A NON-REFLECTIVE MATERIAL AND SHALL BE SURROUNDED, ON ALL SIDES VISIBLE FROM PUBLIC STREETS AND ABUTTING PROPERTIES, BY A LANDSCAPED OPAQUE SCREEN

INSTALLATION GUARANTEE REQUIRED

1. A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES, DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
2. THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

MAINTENANCE SURETY REQUIRED

1. DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

CLT WATER NOTES:

- CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE
- ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY AND CONSTRUCTION TIMELINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
- WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
- PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.
- CLT WATER WILL INSTALL 6" OR 8" LATERAL INTO DOGHOUSE OR EXISTING MH AND BRING INSIDE R/W AS SHOWN. CLT WATER WILL PLUG END OF LATERAL & SET A 4"X4" POST TO MARK LOCATION OF PROPOSED PVT MH BY ON-SITE CONTRACTOR, IF A PVT MH IS SHOWN ON PLANS.
- EACH CLTWATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLTWATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE
- BACKFLOW PREVENTION REVIEW SHALL BE COORDINATED THROUGH MECKLENBURG CO. CODE ENFORCEMENT PERMITTING PROCESS AT TIME OF APPLICATION FOR BUILDING PERMITS. THESE REQUIREMENTS CAN BE FOUND AT HTTP://CHARLOTTENC.GOV/WATER/PAGES/BACK
- FLOWCONSTRUCTIONGUIDELINES.ASPZ. PLEASE CONTACT JAMIE HYDE AT 704-432-6008, FOR MORE INFORMATION. ANY REVISION TO TAP AND/OR METER LOCATIONS MAY BE SUBJECT TO RE-SUBMITTAL TO BACKFLOW FOR REVIEW

GENERAL SITE UTILITY NOTES:

1. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCE AND ARE APPROXIMATE.

2. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED.

3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY.

4. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.

5. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.

7. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.

9. GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES IN THE BUILDING AND WITHIN 5' OF THE BUILDING.

10. INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE-COMPACTED TO THE REQUIRED SPECIFICATIONS, AND THE STONE BASE AND ASPHALT BE RETURNED TO ITS ORIGINAL CONDITION.

11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP/CONNECTION LOCATIONS WITH THE UTILITY DEPARTMENT. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. HOWEVER, IMPACT/CAPACITY FEES TO BE PAID BY DEVELOPER/OWNER.

12. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLTWATER REQUIRED BACKFLOW PREVENTER.

13. EACH REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CLTWATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

IRRIGATION SLEEVING NOTES:

1. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISH GRADE OF THE TOP OF PAVEMENT.

2. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISH GRADE AND CAPPED.

3. CONTRACTOR SHALL FURNISH THE IRRIGATION DESIGNER WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVES AND THE RESPECTIVE DEPTHS BELOW THE FINISH GRADE AND/OR PAVEMENT.

4. EXTEND ALL SLEEVES TO 2'-0" BEYOND THE EDGE OF ALL PAVEMENT.

5. ADD 4" DIAMETER SLEEVES TO ALL ISOLATED PLANTING AREAS NOT SHOWN ON THIS DRAWING, OR UNDER PAVEMENT ADDED AFTER THIS PLAN WAS COMPLETED.

6. ALL SLEEVES SHALL BE SCHEDULED 40 PVC.

TREE PLANTING NOTES:

1. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTERSVILLE STANDARDS AND DETAILS
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
6. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
7. ALL TREES ARE TO BE NURSERY GROWN, BALL AND BURLAP (B&B) PREFERRED. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOT BALL(, 8' MINIMUM HEIGHT.
8. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
9. GUY WIRES ARE NOT PERMITTING IN THE STREET RIGHT-OF-WAY.
10. ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
11. NEW AND EXISTING TREES ARE PERMITTED WITHIN SITE TRIANGLE, BUT MUST BE LIMED UP TO 6' HEIGHT CLEARANCE PER ADA REQUIREMENTS.
12. SIMILAR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
13. CONTRACTOR TO MAINTAIN CLEAR LEVEL BETWEEN 30" AND 72" ABOVE STREET. AREA MUST BE TREE OF LIMBS AND FOLIAGE FOR SAFE CROSS VISIBILITY.

NORTH ARROW

0 20 40 80
GRAPHIC SCALE 1"=40 FT.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
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HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

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NORTHBROOK STORAGE FACILITY

PARCEL: 01122115

11500 SAM FURR RD, HUNTERSVILLE, NC 28078

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 2415 THERESA S. FALLOVA
Theresa S. Fallova 09/04/2024

HFI PROJECT #: 223084

INDOOR STORAGE UTILITY - LANDSCAPE PLAN

Z09

SITE
Furr Rd
Old Statesville Rd
Mcore Rd
Harris Rd
Weddington Rd
Rocky River Rd
Bailey Rd
Mallard Creek Church Rd
Ridge Rd
Ridge Road Dr
Ridge Road Ln
Ridge Road Cir
Ridge Road Cir
Ridge Road Ln
Ridge Road Dr
Ridge Road Ln
Ridge Road Dr
Ridge Road Ln
Ridge Road Cir

TREE PROTECTION NOTES:

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

A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED.
   1. LIMIT CUT AND FILLS TO 1/4 TO 1/2 THE AREA WITHIN THE DRIPLINE.
   2. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
F. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
   1. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

TREE SAVE - SPECIAL PURPOSE (SP) DISTRICT

TOTAL SITE AREA: 229,198 SF (5.262 AC)
EXISTING TREE CANOPY: 174,436 SF (4.00 AC)

TREE SAVE AREAS:
TREE CANOPY REQUIRED TO SAVE: 0 SF (0.00 AC)
PERCENT REQUIRED TO SAVE: 0%

TREE SAVE AREA : 60,980 SF (1.40 AC)
TOTAL CANOPY TO REMAIN: 35%

TREE CANOPY TO BE REMOVED: 113,456 SF (2.60 AC)
TOTAL CANOPY TO BE REMOVED: 65%

HERITAGE TREES - 100% SAVE REQUIRED
NUMBER ON SITE: 0 TREES

SPECIMEN TREES - 30% SAVE REQUIRED
NUMBER ON SITE: 28 TREES
NUMBER TO SAVE: 3 TREES (11%)
NUMBER TO REMOVE: 25 TREES (89%)

SPECIMEN TREE MITIGATION - 100% TOTAL REMOVED
AVG DBH OF REMOVED TREES: 32.52 INCHES
CALIPER TO BE PLANTED: 162.6 INCHES
TREES TO BE PLANTED: 81 2-INCH CAL. TREES

*TREES PLANTED FOR SPECIMEN TREE MITIGATION ARE TO BE PLANTED ON-SITE UNLESS CONDITIONS ARE NOT CONDUCIVE FOR HEALTHY PLANTING, IN WHICH CASE THE DEVELOPER MAY CONTRIBUTE TO A TREE FUND/ BANK FOR THE PLANTING AND MAINTENANCE OF SUCH TREES ELSEWHERE IN THE COMMUNITY.

NUMBER OF SPECIMEN EXISTING	28	TREES
SPECIMEN SAVE REQUIRED	8.4	TREES
30% NUMBER EXISTING		
SPECIMEN SAVE PROVIDED	3	TREES
NUMBER OF SPECIMEN REMOVED	25	TREES
TOTAL SPECIMEN DBH REMOVED	813	INCHES
AVG DBH OF SPECIMEN REMOVED	32.52	INCHES
TOTAL DBH REMOVED / NUMBER REMOVED		
DBH MITIGATION REQUIRED	162.6	INCHES
AVG DBH REMOVED X 5		
MITIGATION TREES REQUIRED	81.3	TREES
DBH MITIGATION / 2 INCH CAL.		

SPECIMEN TREE LIST

SPECIES	DBH (IN)	DRIP RADIUS (FT)
Oak	26	20
Maple	36	27
Poplar	24	18
Oak	24	18
ASHE	24	18
Oak	24	18
Oak	36	27
Oak	30	23
Oak	28	21
Oak	24	18
Oak	34	26
Oak	24	18
Oak	24	18
Pine	42	32
Pine	24	18
Oak	26	20
Oak	24	18
Elm	34	26
Elm	26	20
Birch	24	18
Birch	25	19
Birch	48	36
Oak	36	27
Sweetgum	24	18
Poplar	48	36
Blackgum	24	18
Poplar	26	20
Poplar	24	18
Oak	24	18

TREE LIST

DBH (IN)	SPECIES	DBH (IN)	SPECIES	DBH (IN)	SPECIES
26	Oak	18	Oak	15	Oak
10	Pine	24	Oak	26	Elm
10	Maple	18	Oak	24	Birch
12	Elm	18	Oak	25	Birch
18	Poplar	34	Elm	10	Hardwood
22	Oak	12	Poplar	10	Hardwood
18	ASHE	14	Poplar	10	Hardwood
20	Oak	18	Oak	10	Poplar
16	Elm	14	Oak	12	Pine
14	BEECH	15	Oak	15	Oak
12	Oak	10	Hardwood	12	Oak
18	Oak	11	Hardwood	18	Poplar
10	Hardwood	20	Elm	20	Sweetgum
22	Hickory	12	Ashe	15	Poplar
10	Oak	16	Poplar	15	Pine
12	Poplar	16	Birch	15	Pine
14	Oak	48	Birch	10	Pine
10	Oak	15	Pine	18	Pine
36	Maple	15	Pine	12	Ashe
16	BEECH	12	Poplar	11	Poplar
18	BEECH	12	Poplar	12	Maple
24	Poplar	12	Blackgum	14	Maple
12	Oak	12	Poplar	14	Pine
24	Oak	16	Poplar	14	Elm
12	Hickory	16	Poplar	11	Pine
18	Oak	12	Pine	20	Pine
10	Hardwood	15	Oak	11	Pine
22	Elm	15	Oak	16	Pine
14	Elm	13	Oak	14	Pine
18	Oak	17	Poplar	12	Pine
12	Elm	16	Poplar	22	Birch
18	Oak	16	Oak	14	Pine
22	Poplar	18	Oak	12	Pine
14	ASHE	19	Pine	16	Maple
18	Oak	15	Maple	15	Pine
20	Oak	36	Oak	13	Poplar
14	ASHE	14	Pine	10	Pine
10	Hardwood	24	Sweetgum	9	Hardwood
10	Hardwood	14	Sweetgum	12	Pine
16	Oak	18	Poplar	12	Pine
24	ASHE	20	Oak	10	Pine
22	Oak	12	Poplar	9	Pine
10	Maple	22	Pine	14	Pine
24	Oak	48	Poplar	10	Maple
36	Oak	12	Poplar	10	Pine
18	Oak	14	Hardwood	10	Pine
30	Oak	18	Poplar	12	Pine
18	Poplar	12	Oak	12	Pine
10	Oak	24	Blackgum	13	Pine
20	ASHE	26	Poplar	12	Pine
22	Oak	10	BEECH	18	Pine
16	Oak	15	Oak	14	Pine
14	Poplar	23	Pine	15	Pine
14	Poplar	17	Pine	14	Poplar
10	Maple	15	Pine	24	Poplar
18	Oak	10	Oak	14	Pine
28	Oak	10	Oak	20	Oak
22	Oak	23	Oak	18	Oak
22	Maple	13	Poplar	16	Oak
18	Oak	15	Oak	18	Oak
24	Oak	12	Poplar	16	Oak
10	Hardwood	12	Oak	24	Oak
12	Oak	15	Poplar	12	Oak
12	Poplar	12	Maple	16	Oak
12	BEECH	18	Oak	20	Oak
15	BEECH	12	Oak	20	Oak
34	Oak	11	Oak	12	Oak
22	Oak	16	Poplar	20	Oak
24	Oak	12	BEECH	18	Oak
24	Oak	10	Hardwood	10	Oak
42	Pine	19	BEECH	10	Oak
24	Pine	10	Pine	16	Oak
10	Oak	10	Oak	16	Oak
10	Oak	10	Pine	16	Oak
14	Poplar	14	Pine	18	Oak
16	Maple	11	Pine	16	Oak
14	Pine	12	Pine	18	Sweetgum
10	Oak	15	Pine	16	Oak
18	Oak	12	Poplar	14	Oak
20	Ashe	12	Oak	22	Oak
22	Poplar	15	Pine	14	Hardwood
12	Oak	12	Oak	18	Oak
26	Oak	10	Pine		

NORTH ARROW

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

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REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO 2415 THERESA S. FALLOVA
Theresa Fallova 09/04/2024

HFI PROJECT #: 223084

DAYCARE TREE SAVE PLAN

Z10.1

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z06.3 AREA-D FULL TREE LIST.dwg 9-04-24 04:41:22 PM tfallova

GENERAL GRADING NOTES (CONT.) :

7. GRADING
7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
7.3. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
7.4.1. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
7.4.2. WALKS: PLUS OR MINUS 1 INCH (25 MM).
7.4.3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.

8. FIELD QUALITY CONTROL
8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
8.4. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
8.7. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
8.8. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

GENERAL GRADING NOTES:

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

GENERAL GRADING NOTES:

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

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

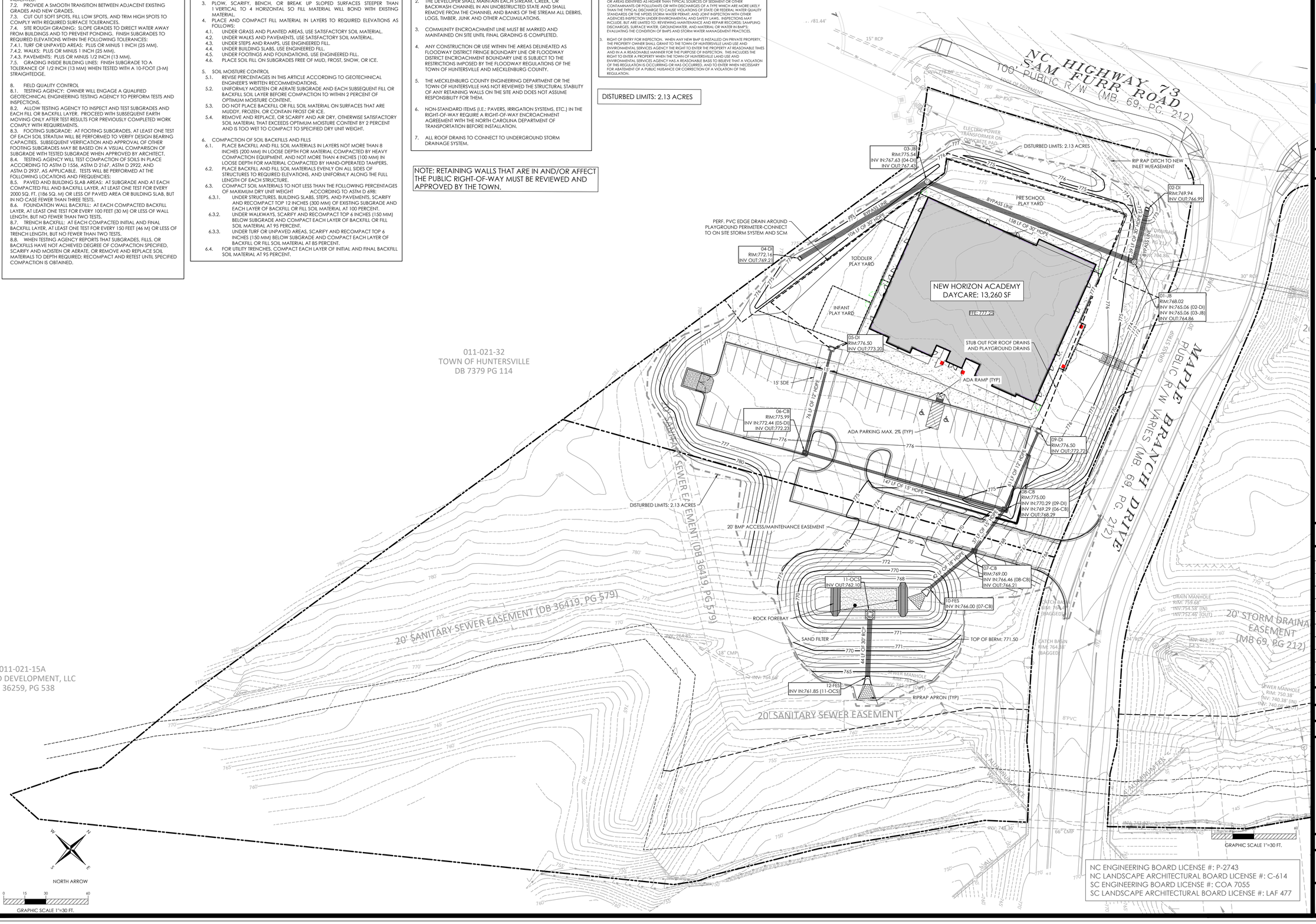
HUNTERSVILLE NOTES:

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

DISTURBED LIMITS: 2.13 ACRES

PRELIMINARY BMP CALCS

DRAINAGE AREA = 3.21AC
IMPERVIOUS AREA = 1.96 AC
STORAGE PROVIDED = 18,436 CF



NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

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DAYCARE PRELIM GRADING PLAN

Z11

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z11 DAYCARE PRELIM GRADING PLAN.dwg 9/04/24 04:41:33 PM rfallowa

SEED/SOD/MULCH:

1. TURF AREAS WILL BE SEEDED OR SODDED WITH REBEL III FESCUE WITH EXCEPTION OF SOD WITHIN THE FLOOR OF STORMWATER MANAGEMENT AND WATER QUALITY BASINS AND FILTERS. SOD WILL BE REQUIRED NEXT TO BUILDING STRUCTURES, DRIVEWAYS ENTRANCES AND AREAS DISTURBED IN THE FRONT SETBACK AS NOTED ON PLAN. LANDSCAPE CONTRACTOR TO SEED ALL OTHER DISTURBED AREAS.
2. PINE NEEDLE MULCH IS THE GENERALLY ACCEPTED MULCH. FOR THE INITIAL PLANTING, IT IS ALSO ACCEPTABLE TO UTILIZE DOUBLE HAMMERED BARK MULCH FOR GOOD SOIL AND BED MANAGEMENT. FUTURE YEARS, THOUGH, WILL REQUIRE THE PROPERTY TO BE CONVERTED TO PINE NEEDLES.

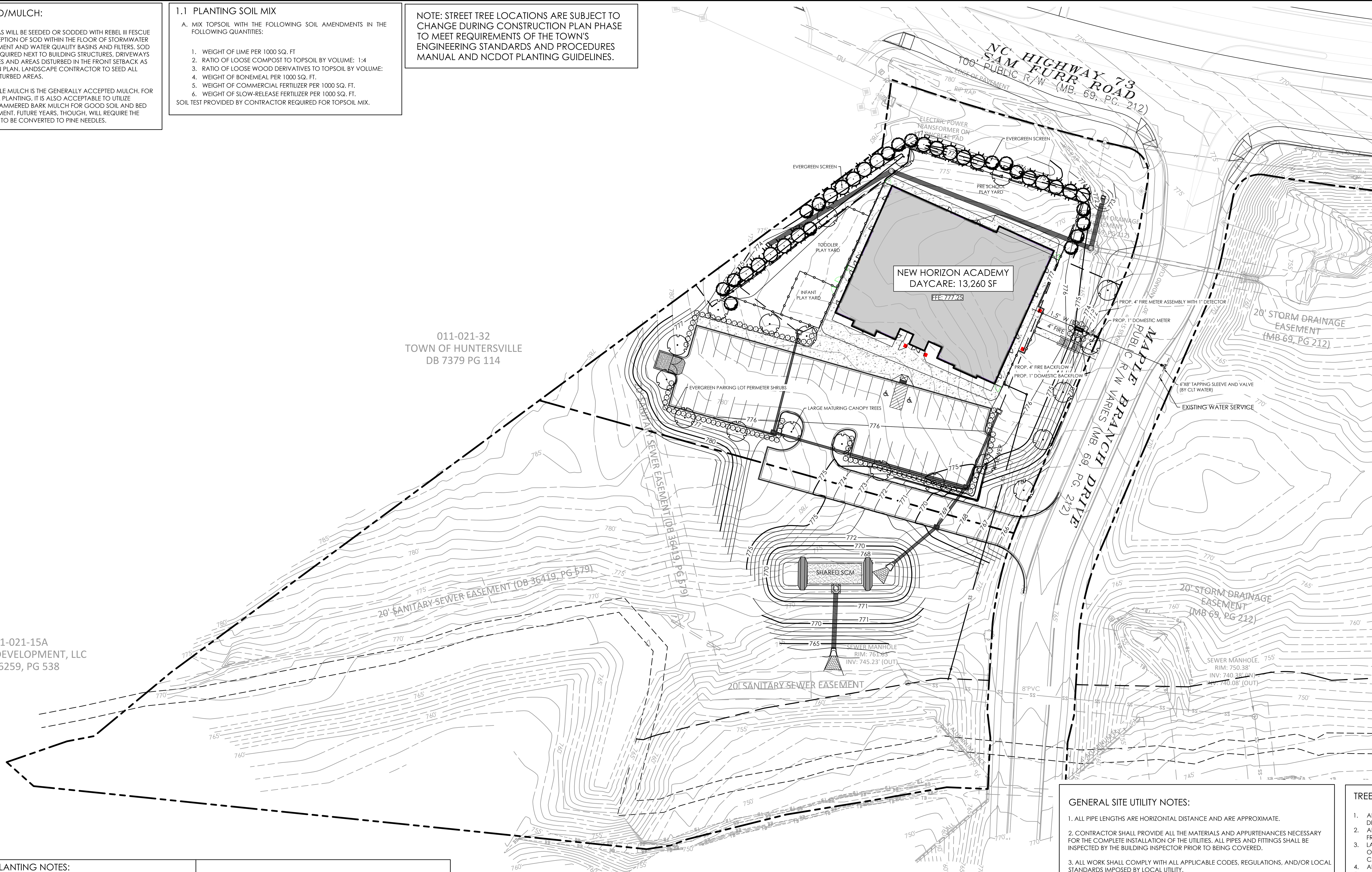
1.1 PLANTING SOIL MIX

A. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:

1. WEIGHT OF LIME PER 1000 SQ. FT
2. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
3. RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
4. WEIGHT OF BONEMEAL PER 1000 SQ. FT.
5. WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
6. WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.

SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

NOTE: STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO MEET REQUIREMENTS OF THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL AND NCDOT PLANTING GUIDELINES.



GENERAL PLANTING NOTES:

1. THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
2. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
3. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
5. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
6. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
7. PLANTING SIZE DETERMINATION:
   SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

   SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
8. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
9. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
10. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
11. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.
12. ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
13. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
14. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
15. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
16. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT OWNER'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
17. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
18. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
19. LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

TOWN OF HUNTERSVILLE UTILITY NOTES:

1. NO UTILITIES TO BE LOCATED ON NORTHCROSS DRIVE SIDE OF BUILDING.
2. ALL UTLITIES TO BE SCREENED IN ACCORDANCE WITH TOWN OF HUNTERSVILLE ORDINANCES.
3. ANY WORK RELATED TO SITE UTILITY CONNECTION AND CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR. WHERE WORK TAKES PLACE IN THE RIGHT-OF-WAY, OR ON ADJACENT PROPERTY, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIRS TO THE CURB, LANDSCAPE, TURF, AND IRRIGATION SYSTEM.

NOTE: ALL BACKFLOW PREVENTERS SHALL BE COVERED IN A NON-REFLECTIVE MATERIAL AND SHALL BE SURROUNDED, ON ALL SIDES VISIBLE FROM PUBLIC STREETS AND ABUTTING PROPERTIES, BY A LANDSCAPED OPAQUE SCREEN

INSTALLATION GUARANTEE REQUIRED

1. A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES, DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
2. THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

MAINTENANCE SURETY REQUIRED

1. DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

CLT WATER NOTES:

- CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE
- ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY AND CONSTRUCTION TIMELINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
- WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
- PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.
- CLT WATER WILL INSTALL 6" OR 8" LATERAL INTO DOGHOUSE OR EXISTING MH AND BRING INSIDE R/W AS SHOWN. CLT WATER WILL PLUG END OF LATERAL & SET A 4"X4" POST TO MARK LOCATION OF PROPOSED PVT MH BY ON-SITE CONTRACTOR, IF A PVT MH IS SHOWN ON PLANS.
- EACH CLTWATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLTWATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE
- BACKFLOW PREVENTION REVIEW SHALL BE COORDINATED THROUGH MECKLENBURG CO. CODE ENFORCEMENT PERMITTING PROCESS AT TIME OF APPLICATION FOR BUILDING PERMITS. THESE REQUIREMENTS CAN BE FOUND AT HTTP://CHARLOTTENC.GOV/WATER/PAGES/BACK
- FLOWCONSTRUCTIONGUIDELINES.ASPZ. PLEASE CONTACT JAMIE HYDE AT 704-432-6008, FOR MORE INFORMATION. ANY REVISION TO TAP AND/OR METER LOCATIONS MAY BE SUBJECT TO RE-SUBMITTAL TO BACKFLOW FOR REVIEW

GENERAL SITE UTILITY NOTES:

1. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCE AND ARE APPROXIMATE.

2. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED.

3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY.

4. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.

5. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.

7. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.

9. GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES IN THE BUILDING AND WITHIN 5' OF THE BUILDING.

10. INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE-COMPACTED TO THE REQUIRED SPECIFICATIONS, AND THE STONE BASE AND ASPHALT BE RETURNED TO ITS ORIGINAL CONDITION.

11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP/CONNECTION LOCATIONS WITH THE UTILITY DEPARTMENT. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. HOWEVER, IMPACT/CAPACITY FEES TO BE PAID BY DEVELOPER/OWNER.

12. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLTWATER REQUIRED BACKFLOW PREVENTER.

13. EACH REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CLTWATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

IRRIGATION SLEEVING NOTES:

1. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISH GRADE OF THE TOP OF PAVEMENT.

2. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISH GRADE AND CAPPED.

3. CONTRACTOR SHALL FURNISH THE IRRIGATION DESIGNER WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVES AND THE RESPECTIVE DEPTHS BELOW THE FINISH GRADE AND/OR PAVEMENT.

4. EXTEND ALL SLEEVES TO 2'-0" BEYOND THE EDGE OF ALL PAVEMENT.

5. ADD 4" DIAMETER SLEEVES TO ALL ISOLATED PLANTING AREAS NOT SHOWN ON THIS DRAWING, OR UNDER PAVEMENT ADDED AFTER THIS PLAN WAS COMPLETED.

6. ALL SLEEVES SHALL BE SCHEDULED 40 PVC.

TREE PLANTING NOTES:

1. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTERSVILLE STANDARDS AND DETAILS
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
6. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
7. ALL TREES ARE TO BE NURSERY GROWN, BALL AND BURLAP (B&B) PREFERRED. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOT BALL(, 8' MINIMUM HEIGHT.
8. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
9. GUY WIRES ARE NOT PERMITTING IN THE STREET RIGHT-OF-WAY.
10. ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
11. NEW AND EXISTING TREES ARE PERMITTED WITHIN SITE TRIANGLE, BUT MUST BE LIMED UP TO 6' HEIGHT CLEARANCE PER ADA REQUIREMENTS.
12. SIMILAR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
13. CONTRACTOR TO MAINTAIN CLEAR LEVEL BETWEEN 30" AND 72" ABOVE STREET. AREA MUST BE TREE OF LIMBS AND FOLIAGE FOR SAFE CROSS VISIBILITY.

NORTH ARROW

GRAPHIC SCALE 1"=40 FT.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

NORTHBROOK STORAGE FACILITY

PARCEL: 01122115

11500 SAM FURR RD, HUNTERSVILLE, NC 28078

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 2415 THERESA S. FALLOVA — Theresa S. Fallova 09/04/2024

HFI PROJECT #: 223084

DAYCARE UTILITY - LANDSCAPE PLAN

Z12

N:\223084 - Northbrooke Storage\DWG\Sheets\Rezoning\Z12 DAYCARE UTILITY - LANDSCAPE PLAN.dwg 9-04-24 05:05:29 PM tfallova

Town Engineering Rezoning Comment Summary
R24-04 Northbrook Storage Facility (CSP-500021)
PID 01122117, 01122116, 01122115, and 01122114
Huntersville, NC 28078

General Project Information

This proposed rezoning consists of 4 parcels on the south side of NC-73, located approximately between Maple Branch Drive and Oak Farm Lane. This rezoning additionally includes a sketch plan for a proposed storage facility on PID 01122115, with one proposed driveway to NC 73.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) A TIA is required as part of this proposed rezoning.
    a. The initial TIA was deferred to NCDOT for review. The TIA was submitted to NCDOT on 7/5/24. Attached are NCDOT comments on the TIA. The following improvements are recommended in the NCDOT review (attached) as the responsibility of the developer should the developer decide to build the development prior to the NCDOT project (pre-STIP scenario):
        i. Mini Storage Access to have an internal protected stem of 100 feet
        ii. Shift accesses along Maple Branch Drive and Oak Farm Lane as far south from NC73 (Sam Furr Rd) as possible.
        iii. Construction of an extension of the exclusive westbound left-turn lane on NC73 at Maple Branch Drive to include 300 feet of storage.
        iv. Construction of a U-turn bulb on NC73 at Maple Branch Drive to accommodate development traffic U-turns.
        v. Construction of improvements to restrict access at the mini storage driveway to NC73 to right-in/out only (median likely required)
        vi. Construction of a U-turn bulb on NC73 at Oak Farm Lane to accommodate development traffic U-turns.
2) *Update - A new TIA determination for the addition of a Daycare use (in addition to the other uses and intensities previously proposed on the site) was submitted on 9/9/24 and returned on 9/10/24. Based on the uses and intensities proposed, it is over the Town's threshold to require a TIA. The developer's consultant submitted a TIA scoping package on 9/12/24 and is in review. NCDOT indicated on 9/13/24 that an updated TIA is required for the changes proposed for the development. The Town is deferring the

review of the updated TIA to NCDOT. An updated TIA has not been received as of 9/16/24.

Transportation and Stormwater:

1) *Update – This has been addressed* Street tree locations subject to change during the construction plan phase to meet requirements of the Town's Engineering Standards and Procedures Manual and NCDOT Planting Guidelines.
2) *Update – This has been addressed* ADA compliant ramps to be provided at the driveway of "Parcel C" on NC 73.
3) *Update – This has been addressed* Stormwater pipe within existing or proposed right-of-way to be Reinforced Concrete Pipe (RCP) unless otherwise permitted by NCDOT.
4) *Addition* The proposed SCM on parcel A is to follow all Town standards (easement to be 10' from the toe of the embankment slope, 10' access path on all sides, inlet and outlet pipe to be RCP.)

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

August 9, 2024

Northbrook Site
Huntersville, NC

Traffic Impact Analysis (TIA) Review Report
Congestion Management Section

TIA Project: SC-2024-039
Division: 10
County: Mecklenburg
Description: Located on the south side of NC 73 (Sam Furr Rd) 2,500' east of NC 115 (Old Statesville Rd) in Huntersville, Mecklenburg County.

NORTH CAROLINA PROFESSIONAL SEAL 027401 ENGINEER MICHAEL REESE

Michael Reese 9 AUG 2024

Michael P. Reese, PE, CPM
Congestion Management Regional Engineer

Jonathan W. Haire
Congestion Management Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
TRAFFIC MANAGEMENT UNIT
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

TELEPHONE: 919-814-5000
FAX: 919-771-2745

WEBSITE: WWW.NCDOT.ORG

LOCATION:
750 NORTH GREENFIELD PARKWAY
GARNER NC 27529

Northbrook Site TIA

SC-2024-039 **Mecklenburg County**

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the sealed Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Key Dates	
Initially Received by CMS	7/05/2024
Date of Latest Information Received by CMS	7/05/2024
Date of Preliminary Review Accepting TIA for Review	8/02/2024
Sealed TIA Prepared by Davenport	7/05/2024
Site Plan Prepared by W&A Engineering	4/24/2024

Proposed Development

According to the TIA, the proposed Northbrook Site TIA, located on the south side of NC 73 (Sam Furr Rd) 2,500' east of NC 115 (Old Statesville Rd) in Huntersville, Mecklenburg County. The TIA states the development is to be constructed by 2026 and is to consist of the following:

Land Use	Land Use Code	Size
Mini-Storage	151	112.8 KSF
Business Park	770	146.4 KSF

Trip Generation - Unadjusted Volumes During a Typical Weekday Based on appropriate methodology outlined in the *ITE Trip Generation Manual, 11th Ed.*			
	IN	OUT	TOTAL
AM Peak Hour	172	34	206
PM Peak Hour	61	160	221
Daily Trips			2,434

Requested Access Points		
Driveway	Public Roadway	Access Type
Access A	Maple Branch Dr 290' south of NC 73 (Sam Furr Rd)	All-Movement
Access B	Maple Branch Dr aligned with Access A	All-Movement
Access C	NC 73 (Sam Furr Rd) 1,220' east of Maple Branch Dr	Right-in/Right-out
Access D	Oak Farm Ln 240' south of NC 73 (Sam Furr Rd)	All-Movement

Study Area

Study Area and Proposed Site Location - ↑ N

Photo Credit: Google Maps

TIP Projects in Study Area		
Project	Description	Let Date
R-2632AB	NC 73 from NC 115 to SR 2693 (Davidson Concord Rd). Widen to four lanes.	Aug 2026

CRTPO Comprehensive Transportation Plan	
Route	Facility Vision
NC 73 (Sam Furr Rd)	Boulevard – Existing

General Reference

For reference to various documents applicable to this review please reference the following links: https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx and https://connect.ncdot.gov/resources/safety/Teppl/Pages/Teppl-Topic.aspx?Topic_List=C37.

It should be noted that poor LOS and excessive queuing may persist throughout network after recommended developer and outside mitigation.

Analysis of all lanes with finite storage should include an appropriate default taper of 100 feet or more in the analysis. Our storage distances in our reports are minimums that do not include deceleration or taper distances.

Any signing and pavement marking revisions/modifications or improvements necessitated by the development should be the responsibility of the developer unless otherwise noted.

It should be noted that the comments and recommendations contained in this review are subject to the approval of the local District Engineer's Office.

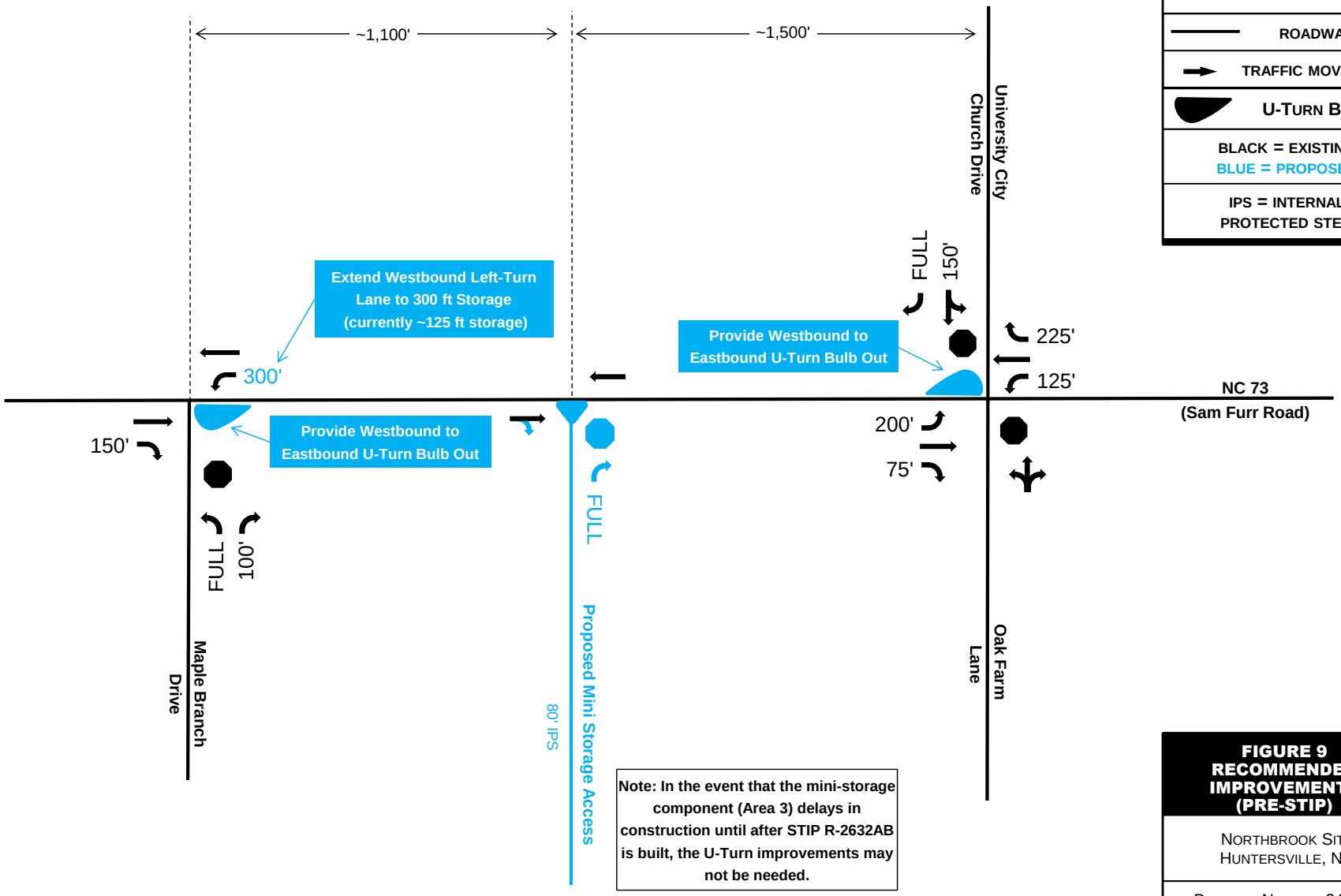
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section at (919) 814-5000.

Recommendations

Based upon opening year 2026. Refer to Figure 10 in the TIA for Post TIP improvements, and for pre-TIP improvements, refer to Figure 9 in the TIA with the following exceptions below applying in either case:

- 100' IPS at the proposed Mini-Storage Access
- Align area 1 and area 2 driveways as shown in the site plans.
- Shift accesses along Maple Branch Dr and Oak Farm Lane as far south from NC 73 (Sam Furr Rd) as possible.

□



Note: In the event that the mini-storage component (Area 3) delays in construction until after STIP R-2632AB is built, the U-Turn improvements may not be needed.

LEGEND

- SIGNAL
- STOP
- ROADWAY
- TRAFFIC MOVEMENT
- U-TURN BULB
- BLACK = EXISTING
- BLUE = PROPOSED
- IPS = INTERNAL PROTECTED STEM

FIGURE 9
RECOMMENDED IMPROVEMENTS (PRE-STIP)

NORTHBROOK SITE
HUNTERSVILLE, NC

PROJECT NUMBER 240600

DAVENPORT

*** NOT TO SCALE ***

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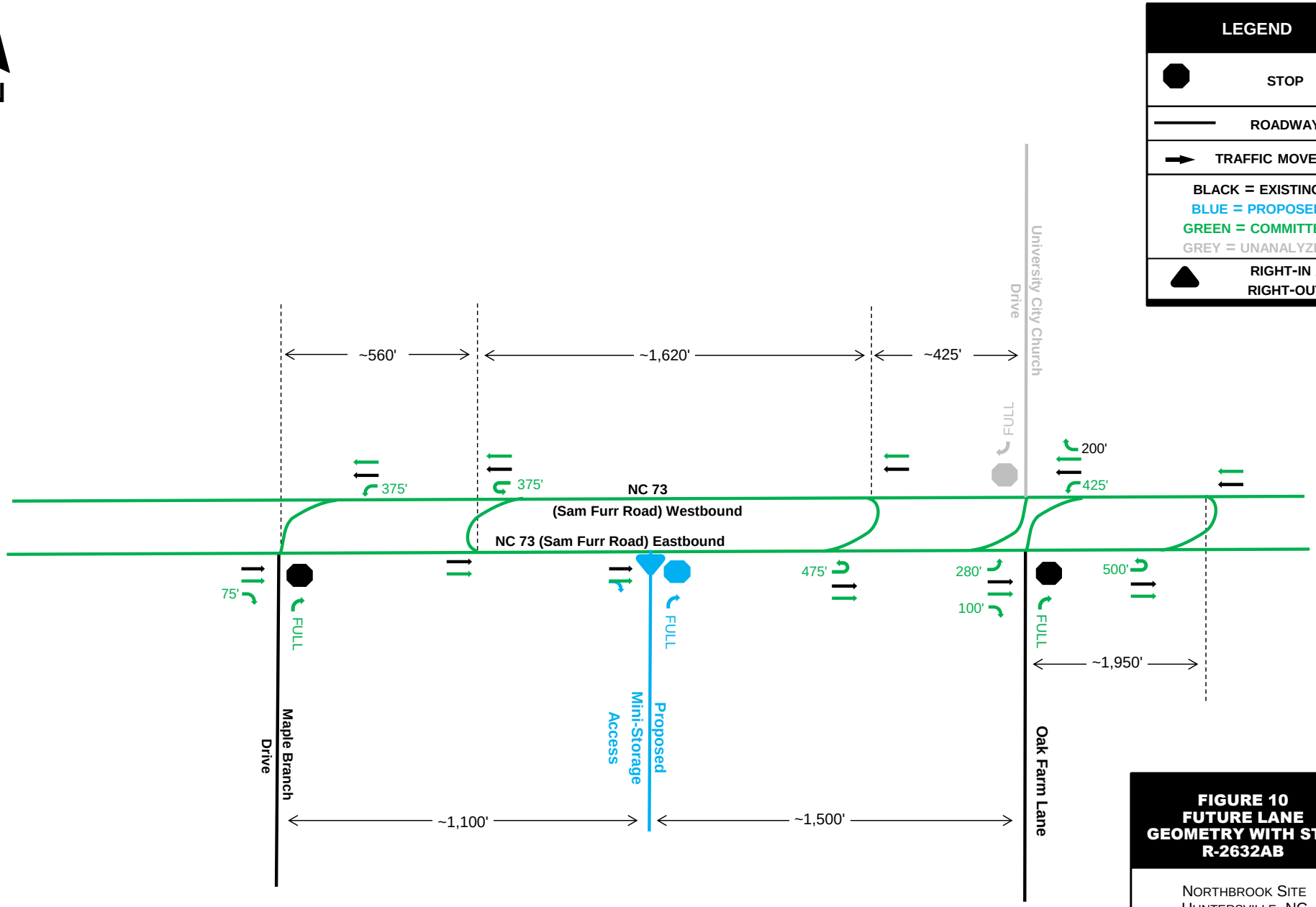

FIGURE 10
FUTURE LANE GEOMETRY WITH STIP R-2632AB

NORTHBROOK SITE
HUNTERSVILLE, NC

PROJECT NUMBER 240600

DAVENPORT

*** NOT TO SCALE ***

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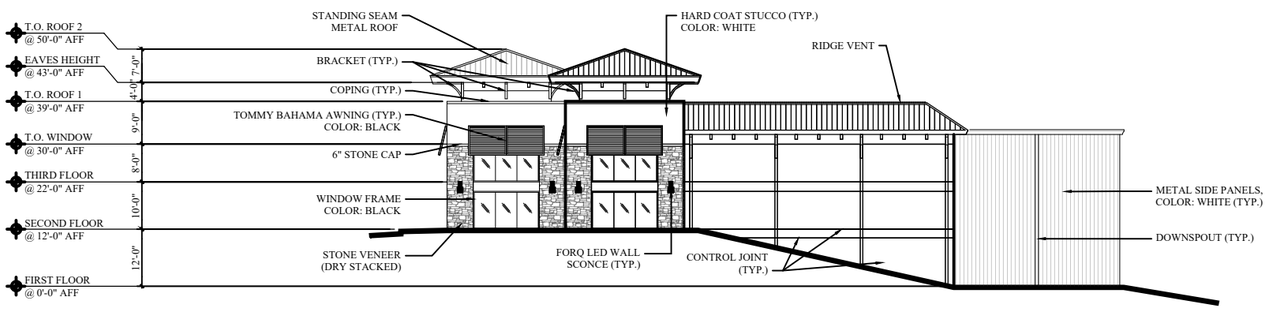
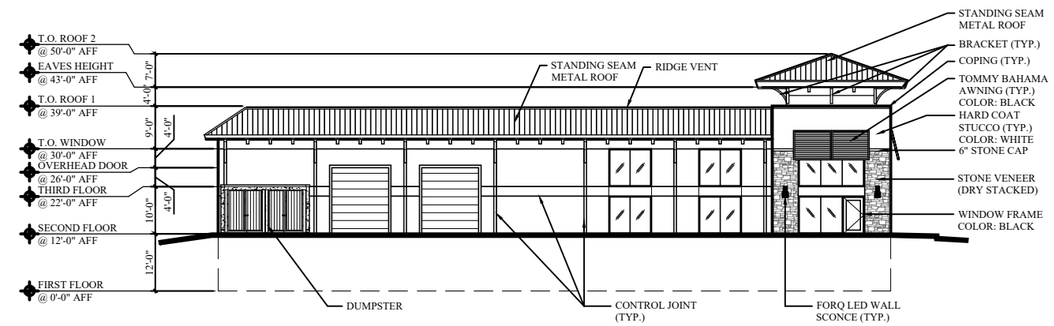


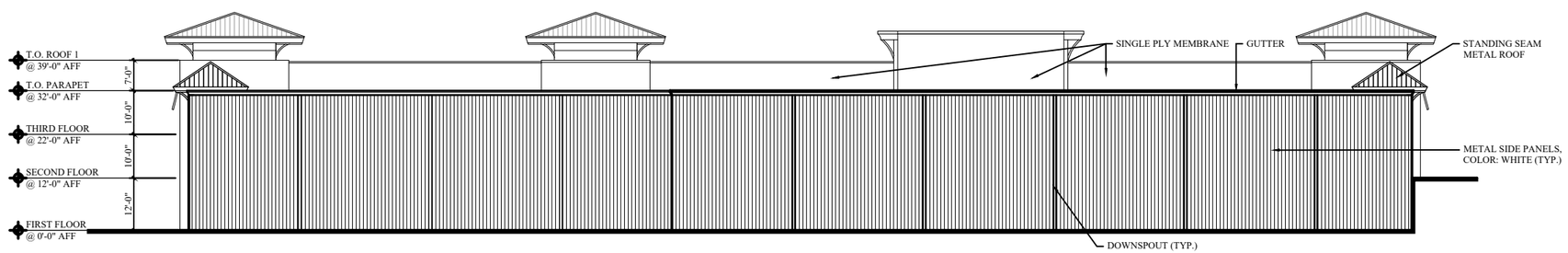
4 SOUTH ELEVATION (RIGHT SIDE)

1/32" = 1' - 0"



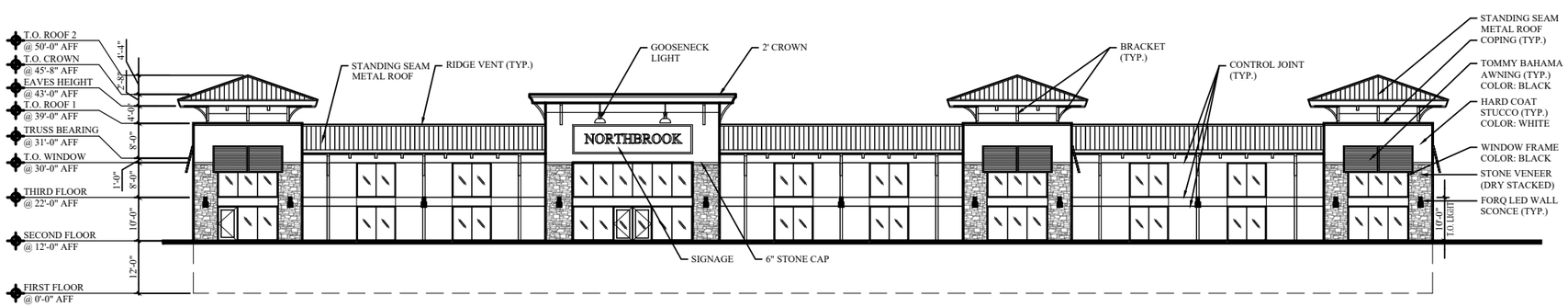
3 NORTH ELEVATION (LEFT SIDE)

1/32" = 1' - 0"



2 EAST ELEVATION (REAR)

1/32" = 1' - 0"



1 WEST ELEVATION (FRONT)

1/32" = 1' - 0"

NOTE:
ONLY UNTINTED OR TINTED GLASS WITH A MIN. VISUAL TRANSMITTANCE FACTOR OF 35 ARE ALLOWED

NORTHBROOK INDOOR STORAGE BUILDING

HUNTERSVILLE, NC

23-037

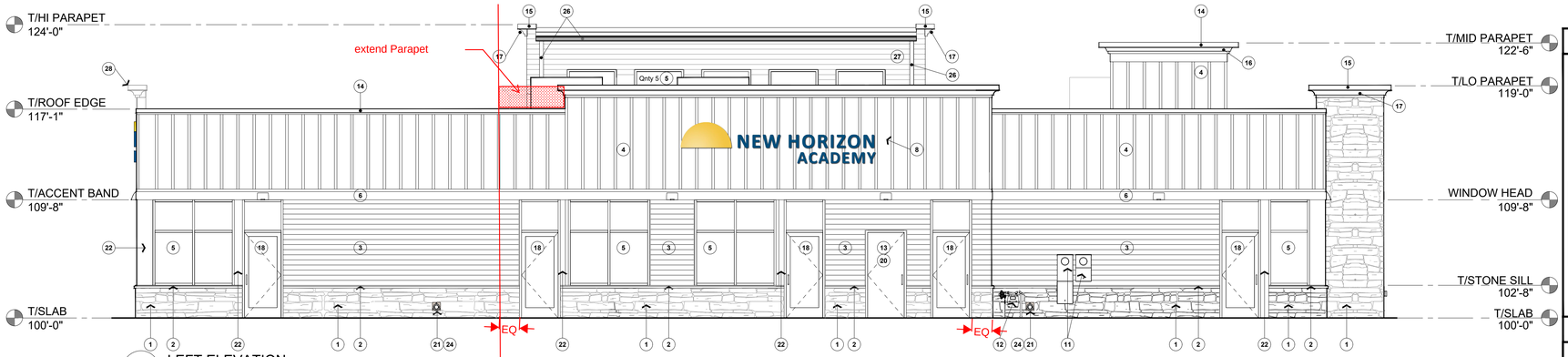
MWT

This is conceptual site plan only. Do not purchase site until reviewed by local planner & civil engineer. Your civil engineer must verify the zoning, setbacks,utility location and sizes, green space requirements parking requirements, landscape requirements and grading for ADA accessibility with the city/county/state prior to getting started with engineering.

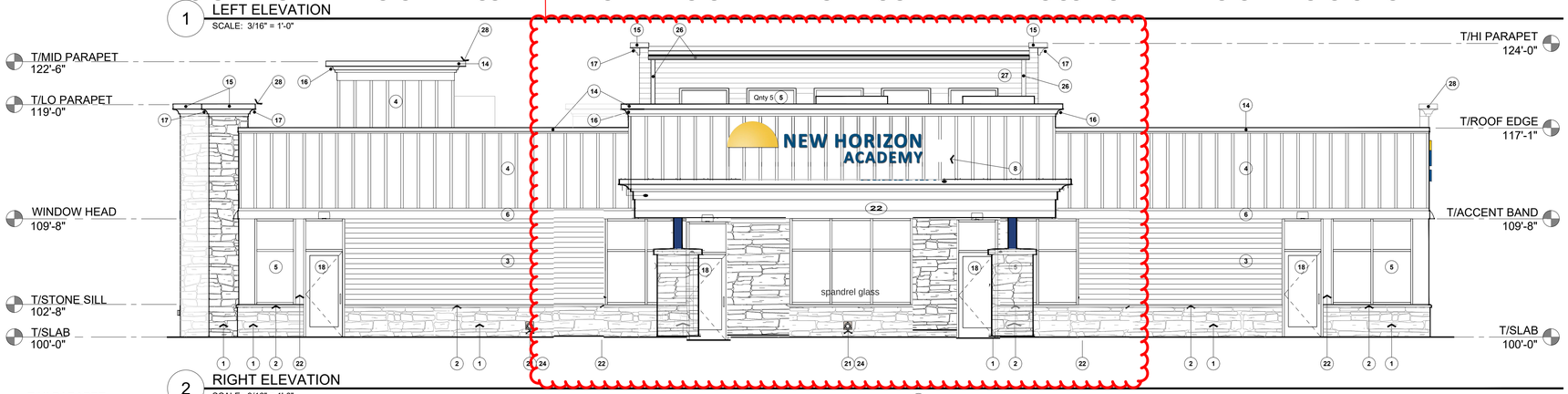
04/30/24

NORTHBROOK INDOOR STORAGE BUILDING - HUNTERSVILLE, NC

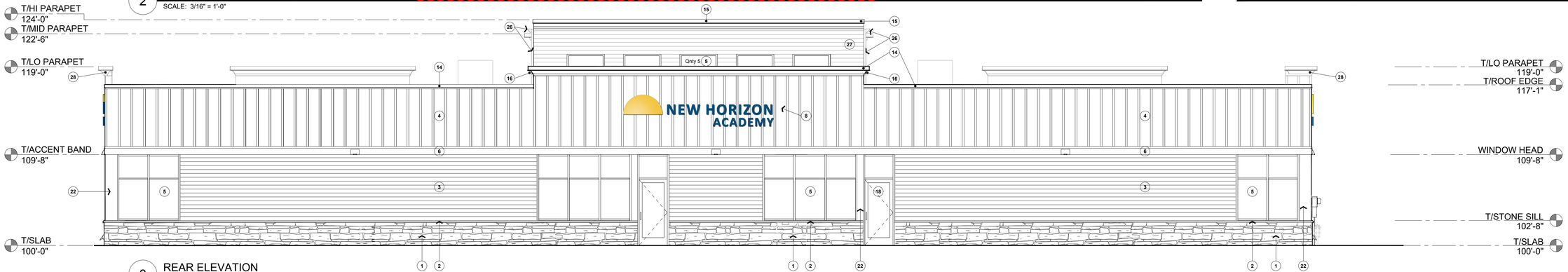
MWT



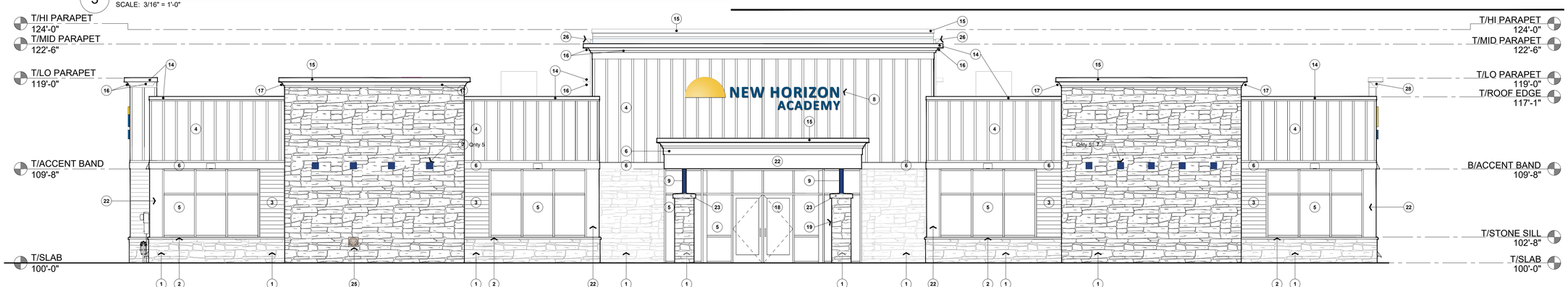
1 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

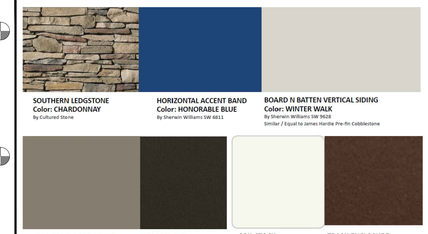


3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

NORTH CAROLINA
EXTERIOR MATERIAL PALETTE



EXTERIOR MATERIAL LEGEND

1	**STONE VENEER** - CULTURED STONE COLOR: CHARDONNAY COUNTRY LEDGESTONE	15	**METAL COPING** - PREFINISHED METAL PARAPET CAP COLOR: DARK BRONZE
2	**PRECAST CAPSTONE** - COLUMN PILLAR CAP & WINDOW SILL COLOR: NATURAL LIMESTONE	16	**BUILT UP CORNICE** - JAMES HARDIE SMOOTH Hardie Trim FASCIA COLOR: SHERWIN WILLIAMS # 9628, WINTER WALK
3	**HORIZ. LAP SIDING** - JAMES HARDIE 5" SMOOTH HardiePlank LAP SIDING COLOR: SHERWIN WILLIAMS #7053, ADAPTIVE SHADE	17	**BUILT UP CORNICE** - JAMES HARDIE SMOOTH Hardie Trim FASCIA COLOR: SHERWIN WILLIAMS # 7053, ADAPTIVE SHADE
4	**BOARD & BATTEN SIDING** - JAMES HARDIE SMOOTH BRD & BATTEN SIDING HardieTrim VERTICAL BATTENS HardiePanel FLAT PANEL BOARD SIDING COLOR: SHERWIN WILLIAMS # 9628, WINTER WALK	18	**ALUMINUM STOREFRONT** - ANODIZED ALUMINUM STOREFRONT ENTRY DR COLOR: DARK BRONZE FRAME w/ CLEAR INSULATED LOW-E GLAZING
5	**ALUMINUM STOREFRONT** - ANODIZED ALUMINUM STOREFRONT WINDOW COLOR: DARK BRONZE FRAME w/ CLEAR INSULATED LOW-E GLAZING	19	**FIRE DEPT LOCK BOX** - WALL MOUNTED @ 48" AFF MODEL RJ-RECESSED BY THE DAMA COMPANY VERIFY LOCATION w/LOCAL FIRE OFFICIAL
6	**ACCENT BAND** - JAMES HARDIE HORIZONTAL TRIM SMOOTH 1x HardieTrim COLOR: SHERWIN WILLIAMS # 6811, HONORABLE BLUE	20	**SPRINKLER RM SIGNAGE** - PROVIDE "FIRE SPRINKLER ROOM" SIGN ON EXTERIOR FACE OF UTILITY ROOM DOOR
7	**SQUARE MEDALLION** - METAL TILE, PAINTED COLOR: SHERWIN WILLIAMS #6811, HONORABLE BLUE	21	**OVERFLOW DRAIN OUTLET** - COW TONGUE STYLE ROOF OVERFLOOR DRAIN OUTLET w/BIRD SCREEN. COLOR: DARK BRONZE
8	**EXTERIOR WALL SIGN** - ILLUMINATED CHANNEL LETTERS & SUN LOGO 34 sf SIGNAGE AREA, EACH FACADE	22	**METAL TRIM** - PREFINISHED METAL ENTRANCE TRIM AROUND VESTIBULE, BETWEEN WINDOW & DOOR STOREFRONTS & AS CORNER WINDOW WRAP COLOR: DARK BRONZE
9	**TUBULAR STEEL COLUMN** - EXPOSED STEEL PILLAR COLUMN, PAINTED COLOR: SHERWIN WILLIAMS # 6811, HONORABLE BLUE	23	**PILLAR CAP FLASHING** - PREFINISHED METAL FLASHING AROUND PERIMETER BASE OF EXPOSED METAL TUBE STEEL PILLAR OVERLAPPING AT PILLAR STONE CAP
10	**WALL PACK LIGHT** - EXTERIOR WALL MOUNTED LIGHT FIXTURE PER PHOTOMETRICS	24	**PRECAST BLOCK** - 8" x 8" SMOOTH PRECAST BLOCK. INSTALL AT HOSE BIB & ROOF DRAIN COW TONGUE OUTLET DRAINS
11	**ELECTRICAL METERS** - WALL MOUNTED ON EXTERIOR FACADE	25	**PRECAST BLOCK** - 12" x 12" SMOOTH PRECAST BLOCK. INSTALL AT FIRE DEPT SIAMESE CONNECTION
12	**GAS METER** - METER w/REMOVABLE BOLTED DOWN 1/2" x 2" high PLATE GUARD. PAINT EXPOSED GAS PIPING	26	**GUTTER & DOWNSPOUT** - ANODIZED ALUMINUM GUTTER & DOWNSPOUT w/CONDUCTOR HEAD AT ALL DOWNPSOUT LOCATIONS. COLOR: DARK BRONZE
13	**HOLLOW METAL DOOR**- EXTERIOR GALVANIZED HOLLOW METAL DR & FRAME COLOR: #7053, ADAPTIVE SHADE	27	**HORIZ. LAP SIDING** - JAMES HARDIE 5" SMOOTH HardiePlank LAP SIDING COLOR: SHERWIN WILLIAMS #7053, ADAPTIVE SHADE
14	**METAL COPING** - PREFINISHED METAL PARAPET CAP COLOR: WHITE	28	**MITER TRIM** - MITER TRIM AT END OF PARAPET CORNICE AS SHOWN

NOTE: EXTERIOR MATERIAL SELECTIONS SHOWN ARE PROTOTYPICAL CRITERIA. MATERIALS MAY CHANGE DUE TO LOCAL &/OR ZONING ORDIANCES.

RYLAUR
create + solve + advise

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NORTH OAKS, MN 55127
P: 612.868.3636
philger@rylaur.com

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PROJECT INFORMATION:

NEW HORIZON ACADEMY
~~NEBRASKA~~ PROTOTYPE

CLIENT INFORMATION:

NEW HORIZON ACADEMY
CORPORATE HEADQUARTERS
3405 ANNAPOLIS LANE N
PLYMOUTH, MN 55447

Drawing Date:
2.01.2024

Drawing History/Revisions:

Project Architect:
A. PETER HILGER, AIA

Drawn By: VJH
Checked By: APH

SHEET TITLE:
NORTH CAROLINA PROTOTYPE EXTERIOR ELEVATIONS

Sheet No.
NC 201

Community Meeting Notices

Project Name	Northbrook Storage R24-04

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a list of all persons and organizations contacted about the meeting shall be submitted to the Planning Department and incorporated into the application for this project.

The following persons and organizations were sent notices of the community meeting (first and last name or business name only):

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
MCCORD DEVELOPMENT LLC	01102115A & B	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
GGG&B LLC	01102125	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
THE TOWN OF HUNTERSVILLE	01102132	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
CRLDC LLC	01105262	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DONCO PROPERTIES LLC	01121107	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MDH FI HUNTERSVILLE JV LLC	01121108	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MDH F2 HUNTERSVILLE JV LLC	01121110	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BI PART DEVELOPMENT LLC	01122114	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BI PART DEVELOPMENT LLC	01122115	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BI PART DEVELOPMENT LLC	01122116	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BI PART DEVELOPMENT LLC	01122117	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
RICHARD & BARBARA WEIS	01122206	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DEBORA & DAVID ELLISON	01122207	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
SUONG NGUYEN	01122208	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
KIRAN GANGEGOWDA	01122217	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
JERATHEN & CORRINA TILLMAN	01122218	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
SOOYON CHEONG & SOKHUN MOON	01122219	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122281	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122282	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
GAJAPATHY KRISHNASAMY	01122301	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
LYNN NGUYEN	01122302	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BALAPRATHIMA YELLAPRAGADA	01122303	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
ANAND GNANAMOORTHY	01122304	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FERNANDO STROBEL	01122305	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
ELIZABETH & EDWARD MCCORMICK	01122306	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DAVID & WILLIAM SOSA-OLIVER	01122307	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122346	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122348	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122349	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
WORKMANSHIP LLC	01123131	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
WORKMANSHIP LLC	01123132	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
OAK FARM HOA	-	6/11/2024	USPS CERTIFIED	Neigborhood association, property woner assocation, and hom
WILLOWBROOK POA	-	6/11/2024	USPS CERTIFIED	Neigborhood association, property woner assocation, and hom

Community Meeting Attendance Log

Project Name:	NORTHBROOK STORAGE R24-04
Location of Meeting:	HUNTERSVILLE ARTS & CULTURAL CENTER
Date:	6/24/2024
Time:	6-7 PM

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

For the record of attendance, please list your first and last name:

1	DAN SHEPARD	26	TERESA JULIAN
2	JOAN SHEPARD	27	NICK WALSH
3	EDWARD MCCORMICK	28	SHRINIVAS HOSUR
4	ELIZABETH MCCORMICK	29	MICAHEL DOEBLER
5	KIRK HAHN	30	LACY YAMAVCHI
6	ROBYN HAHN	31	NICK GALLO
7	NATHANIEL RENNINGER	32	ROBYN GALLO
8	SUNANDAN SOORA	33	YOSHIKA RANKIN
9	ROSALYNN HANDLER	34	KUSHAGRA KAPOOR
10	BETHANNE NOLAN	35	DIVYA KAPOOR
11	BARBARA RUSSELL	36	DARON HENSON
12	TOM RUSSELL	37	AMANDA HENSON
13	JUDY BOYD	38	
14	CAROL POWER	39	
15	BILL POWER	40	
16	AISSA HAMIM	41	
17	ADARSHAKARANTHA RAO	42	
18	SENTHILKUMAR GNANASEKARN	43	
19	BRUCE KLEIN	44	
20	BARBARA KLEIN	45	
21	CHRISTINE DUPRIEST	46	
22	WILL DUPRIEST	47	
23	RICHARD WEIS	48	
24	JAY TILLMAN	49	
25	RON JULIAN	50	

Northbrook Storage Rezoning – R24-04

Neighborhood Meeting

06/24/2024

The meeting was called to order at 6:02 PM by Jake Palillo, Project Owner/Developer. Also in attendance were Tess Fallova, W&A Engineering and Jesse James, Town Planner. Approximately 44 people attended in-person. Mr. Palillo gave a presentation of the overall rezoning request and the indoor storage plans on Parcel C. He then opened up the floor to questions.

Most of the questions/concerns centered on the 80' buffer reduction and the need for building height increase. Several homeowners noted already have traffic problems as well and how these developments were going to be increasing traffic.

Below are a few questions that were asked and they were addressed:

-Stormwater concerns on Northbrook property, existing sediment basins overflowing.
Response: This sounds like an engineering problem for the original Northbrook plans. Our sites would not affect these prior issues. We are required to capture and detain our runoff on-site and it will leave the site equal to or below pre-development conditions.

-Special purpose district is labeled as undesirable, hazardous, or toxic uses.
Response: The applicant has agreed to exclude such uses as a part of this rezoning. This is shown on the most recent Town Submittal.

-Why do you have to reduce the 80' buffer?
Response: The applicant requests that the buffer be reduced to provide developable space. These properties are shallow to begin with and the 80' rear property buffer eats up a drastic amount of area.

-Why do you need to modify the height restrictions?
Response: The height restrictions are based off "building type" as described in the ordinance. The one chosen is max. 36', however we are able to chose another that would be max 45' if needed.

-There are already so many accidents and issues getting out of the subdivisions. Concern that this will only make it worse.
Response: The uses proposed are considered less intense that that of commercial/retail, so it will not increase traffic that drastically. The pre-existing traffic issues on Oak Farm Ln and Maple Branch Dr should be expressed to the Town but is not the responsibility of the applicant to address.

-Further concerns about traffic and accidents on Sam Furr
Response: Pre-existing traffic conditions are not the responsibility of the applicant. NCDOT

has road improvement plans in place that will more than likely address all these issues, this development will only be providing 1 entrance/exit onto Sam Furr.

-Residents want by-right uses + proposed exclusions sent via email
Response: These will be compiled and sent out to all attendees per request

-Why mini-storage? Why not offices or businesses they want (ie. Irish Pub)?
Response: The types of commercial/retail uses suggested are considered a higher intense use in relation to traffic which could trigger a previous comment about traffic concerns. The applicant would like to propose less intense traffic near residential and leave these types of suggested uses for commercial/retail centers and hubs like Northcross Business Part

-Is there really a need for more indoor storage?
Response: Yes, market studies have been done proving this.

-Concern that this is going to decrease the value of our homes. This was all trees when we bought, we want it to stay that way.
Response: There are no indications that this will devalue the price of any of the homes in the area. When the original Northbrook Subdivision was done, these four parcels were planned to be CB – Corporate Business and would allow for offices, distributive businesses, warehouses, manufacturing + assembly, etc. These parcels were never planned to always remain treed per the rezoning.

-Why can't we just rezone this property to what we want so it remains trees?
Response: You can't rezone property you don't own or have written authority from the owner to do so.

The meeting was adjourned at 7:12 pm .