Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

AGENDA
Planning Board Meeting
January 27, 2026 - 6:30 PM
TOWN HALL (14704 N Old Statesville Road)

Meeting available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

Advisory Board Members: Chair Jay Henson, Vice-Chair Scott Hensley, Chris Boyd, Lee Hallman, Marshall Horsman, Trina Loomis, Michael Pollard, Prince Tokpah , Jodi Wright, Alternate Jennifer Davis, Alternate Alyssa Miller

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the November 19, 2025, regular meeting minutes. *()*

3. Public Comments

4. Action Agenda

4.A. Consider a recommendation on Petition #R25-12, a request by Carver Bowman LLC to revise the existing approved rezoning R22-05 for the Oak Grove Hill development from a Neighborhood Residential-Conditional District to Neighborhood Residential - Conditional District with a revised site plan layout of Phase 3. *(Lauren Speight)*

5. Other Business

5.A. Consider approval of the 2026 Planning Board Calendar *()*

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 no later than five (5) minutes prior to the designated meeting start time. 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

January 27, 2026

To: The Honorable Mayor and Board of Commissioners

From:

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. November 19, 2025 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:00 p.m. on Wednesday, November 19, 2025.

Roll Call
Present: J. Henson, S. Hensley, C. Boyd, L. Hallman, M. Horsman, M. Pollard, T. Loomis, J. Wright, and A. Miller.
Absent: P. Tokpah

Approval of Minutes
Item 2A: Consider approval of the September 23, 2025, regular meeting minutes.
Motion: C. Boyd made a motion to approve September 23, 2025, regular meeting minutes. T. Loomis seconded the motion.
Vote: The motion passed unanimously (9-0).

Item 2B: Consider approval of October 14, 2025, special meeting minutes.
Motion: L. Hallman made a motion to approve October 14, 2025, special meeting minutes. C. Boyd seconded the motion.
Vote: The motion passed (8-0-1) with T. Loomis abstaining.

Item 2C: Consider approval of October 28, 2025, regular meeting minutes.
Motion: C. Boyd made a motion to approve October 28, 2025, regular meeting minutes. L. Hallman seconded the motion.
Vote: The motion passed unanimously (9-0).

Public Comments:
No public comments

Action Items
Item 4A: Consider a recommendation on Petition #TA25-11, a request by Northwood Ravin, to amend Articles 4.9 and 8.16 of the Zoning Ordinance to allow reduced setbacks for some attached garages and modify requirements for mechanical equipment.
L. Speight, Senior Planner entered her staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed text amendment and stated that staff recommends approval.

The Board reviewed the different requirements and definition of attached and detached structures, how maximum build area could be affected on existing lots, where this would allow HVAC units to be placed, any potential risk associated with the allowed placement of the HVAC units.

Motion: C. Boyd made a motion to approve TA25-11 based on the amendment being consistent with policies LU 8.0, and 8.1 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the zoning ordinance because it will allow greater flexibility for setbacks of garages for single family homes. T. Loomis seconded the motion.

L. Hallman commented that he could not support the motion as it is stated due to it not having a restriction to the mechanical. The Board had additional discussion related to the current rules for HVAC and pool equipment and the data available to make a decision and not be arbitrary.

Amended Motion: C. Boyd made a motion to approve TA25-11 based on the amendment being consistent with policies LU 8.0, and 8.1 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the zoning ordinance because it will allow greater flexibility for setbacks of garages for single family homes as well as mechanical equipment but only within 10 feet of the structure. T. Loomis seconded the motion.

Vote: The motion passed (8-1) with M. Pollard opposed.

Item 4B: Consider a recommendation on Petition #TA25-10, a request by R. Todd Hirschfeld to amend Articles 3.2.3 and 9.18 of the Zoning Ordinance to permit with conditions private helistops in the General Residential zoning designation.

B. Prichard, Planner II entered her 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 and stated that staff recommend denial of the proposed text amendment and recommends a special use permit process be recommended if there is a desire to allow this on a case-by-case basis.

The Board asked staff clarifying questions related to what the text amendment would permit on a Town side zoning basis.

The applicant, R. Todd Hirschfeld, Huntersville presented and answered questions.

The Board asked follow up questions to staff and the applicant relative to the proposed text amendment, wide-spread approval this could create, jurisdiction verification, noise, safety, and potential effects on neighbors.

Legal staff clarified that the Board could recommend approval or denial of the existing text amendment and include a recommendation for the Town Board to have a staff driven special use permit category brought forward for consideration.

Motion: S. Hensley made a motion to deny TA25-10 based on the amendment being inconsistent with a number of critical issues, however, the Board recommends the Town Board to direct staff to create a staff driven special use permit category for helistops in residential districts. M. Pollard seconded the motion.

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

Item 4C: Consider a recommendation on Petition #TA25-12, a request by the Town of Huntersville Planning Department to amend Articles 4.9 and 8.16 of the Zoning Ordinance to allow detached garages in any yard on lots over five acres in size.
B. Prichard, Planner II entered her 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 and stated that staff recommends approval.

Motion: C. Boyd made a motion to approve TA25-12 based on the amendment being consistent with the zoning ordinance, aligns the town zoning ordinance with the state statute and allows design flexibility for large lots without altering urban design standards. T. Loomis seconded the motion.
Vote: The motion passed unanimously (9-0).

Item 4D: Consider Petition #V25-01, a request by Sean and Anna Townsend, for a variance from Article 3.2.3 (d)(3) Setback Requirements to allow the home to encroach two feet into the front yard setback.
Quasi-judicial Hearing Introduction: Chairperson Henson introduced the quasi-judicial hearing.

Standing: Chairperson Henson asked all individuals with standing to identify themselves. Chairperson Henson recognized Sean and Anna Townsend, the applicants, and Town of Huntersville staff as having standing.

Witnesses: Chairperson Henson asked whether any individuals with standing or otherwise would present witnesses. None were presented.

Swearing In: Chairperson Henson swore in Sean and Anna Townsend, Becca Prichard, and Brad Priest.

Disclosures: Chairperson Henson asked the Board if there any conflicts of interest, ex-parte communications, or objections of any fellow Board members. None were presented.

Staff Report: B. Prichard, Planner II entered her staff report into the record, a copy of which is attached hereto as Exhibit D and incorporated herein by reference. Staff reviewed the variance request and stated that in their findings, the applicant has met the four findings of fact and recommends approval of the variance request.

Discussion: The Board asked staff how this came to light.

Applicant Presentation: Anna Townsend, 10302 Sawtimber Court presented.

Deliberation: The Board agreed that in their opinion the conditions have been met.

Motion: M. Pollard made a motion to approve V25-01, a request by Sean and Anna Townsend for variance from the zoning ordinance article 3.2.3 (d)(3) based on the findings that the request meets all four criteria outlined in the zoning ordinance for granting this variance. The Board adopts all findings of facts as presented by staff. J. Wright seconded the motion.

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

Other Business

Adjourn
J. Wright made a motion to adjourn. L. Hallman seconded the motion.
Vote: The motion passed unanimously (9-0).

Approved this ____ day of _____ 2025.

_____

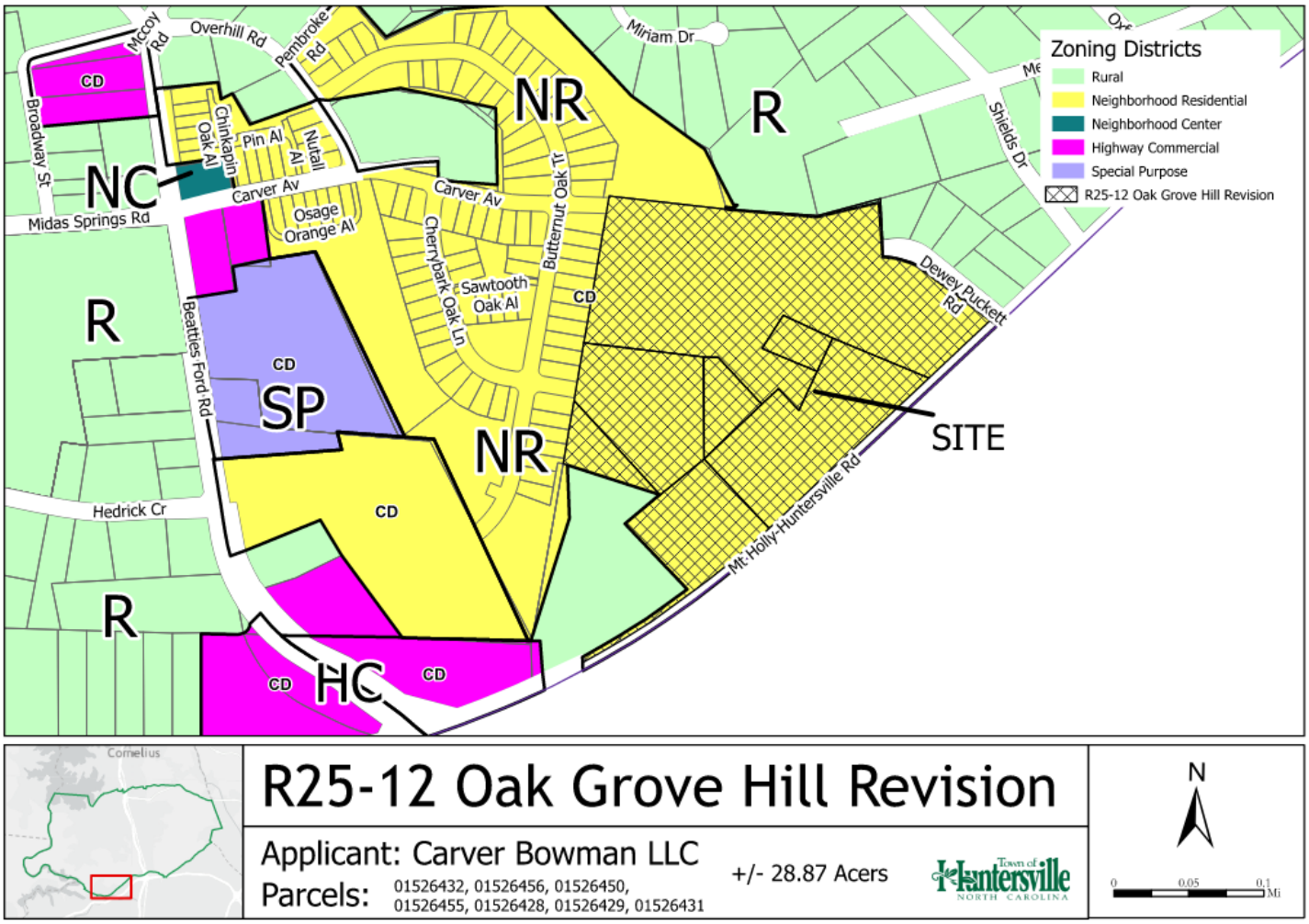
Chairman or Vice Chairman

_____

Board Secretary

Petition 25-12
Oak Grove Hill Revision 3

PART 1: PROJECT SUMMARY



1. Purpose: Rezone +/- 66.92 acres near the intersection of Mt. Holly Huntersville Road and Beatties Ford Road (PINS listed above as seen on the map) from Neighborhood Residential-Conditional District (R22-05) to Neighborhood Residential-Conditional District for a single-family home residential development.
2. Adjoining Zoning and Land Uses.

   North: Rural, Single-Family Residential

   South: City of Charlotte

   East: Rural, Single-Family Residential

   West: Special Purpose, Neighborhood Residential-Conditional District, Highway Commercial-Conditional District, Neighborhood Center

3. This petition specifically requests only to amend the site plan of the Phase 3 section (+/-28.87 acres) of the development. Phases 1 and 2 of the development are actively under construction. The rezoning area is proposed for 157 single-family detached homes. More context for the development is provided in the following section.
4. A neighborhood meeting was held on October 22, 2025. A Community Meeting Report is attached.
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 Road and Beatties Ford Road.
    a. Staff subsequently received general inquiries about the type of development but also received a procedural inquiry about the community meeting to which documentation was provided to the resident. Also, staff received a message of concern about the timing of the connection of Phase 2 to Mt. Holly-Huntersville Road and the commencement of construction of Phase 3.

Background

The development currently known as Oak Grove Hill was originally approved via rezoning petition R18-10A. R18-10A was approved with a total site area of +/-45.18 acres and rezoned from the Rural Zoning District to a Neighborhood Residential-Conditional District with 119 single-family detached homes.

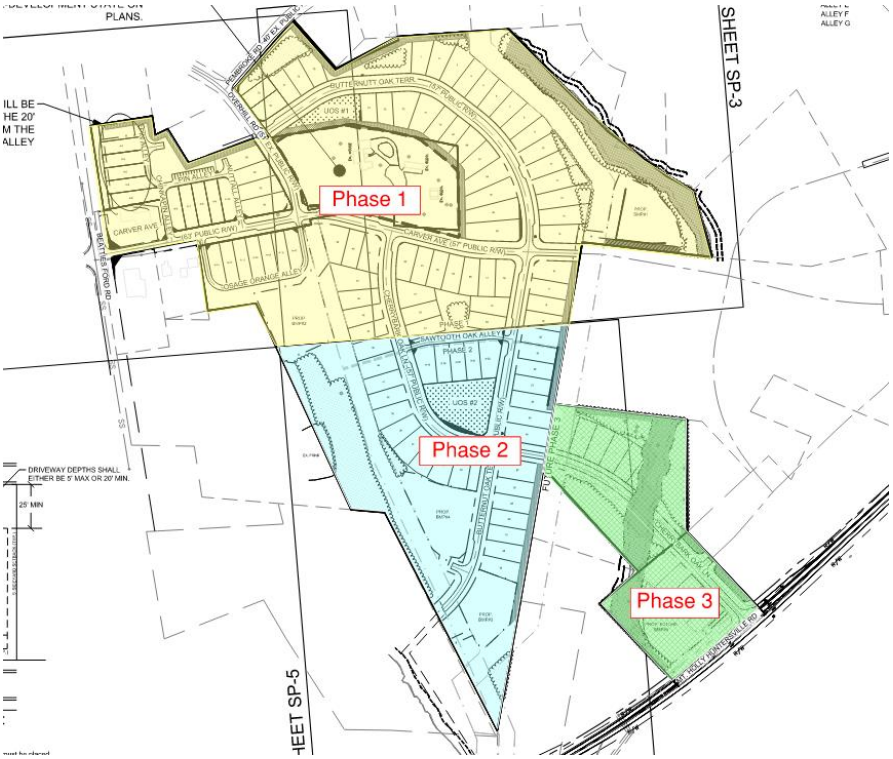
Approved Site Plan for R18-10A



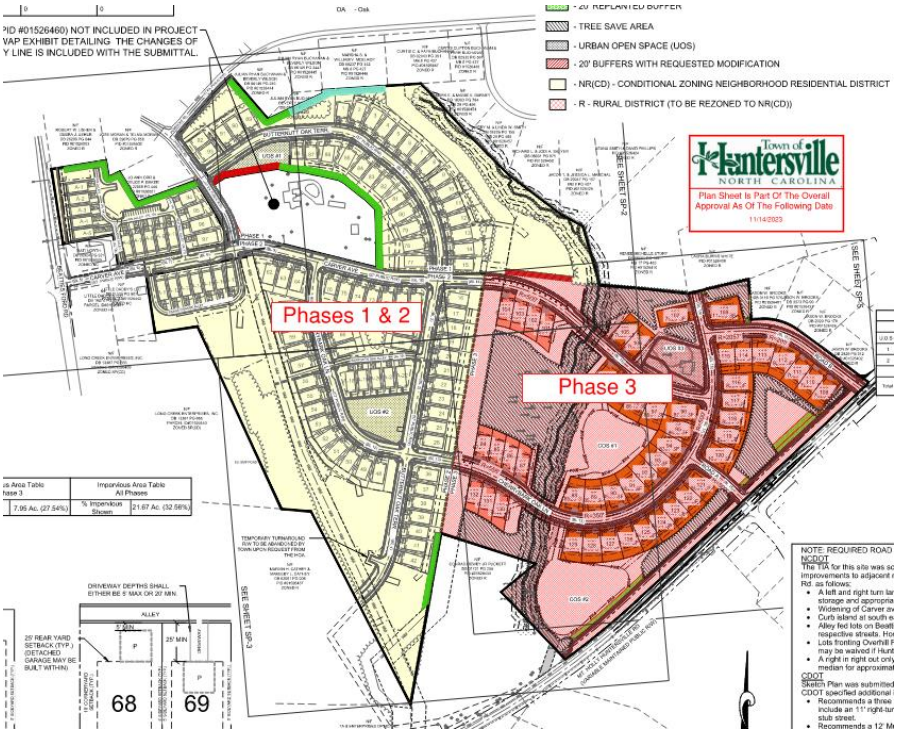
A rezoning application, R22-05, was filed a few years later to add land for a third phase and increase the density of the development. At the time R22-05 was submitted, procedurally, an application had to be approved to remove R18-10A before R22-05 could be approved. Thus, R23-04 was filed and approved to remove R18-10A before the approval of R22-05. The R22-05 site plan approved by the Town Board increased the site area to +/- 66.55 acres with **156** single-family detached home types. However, the final stamped version of the plan included **154** single-

family home lots. This reduction is a reflection that the R22-05 site plan contemplated the open space area as a lot with the heritage tree an existing home as a communal space for the Oak Grove Hill development.

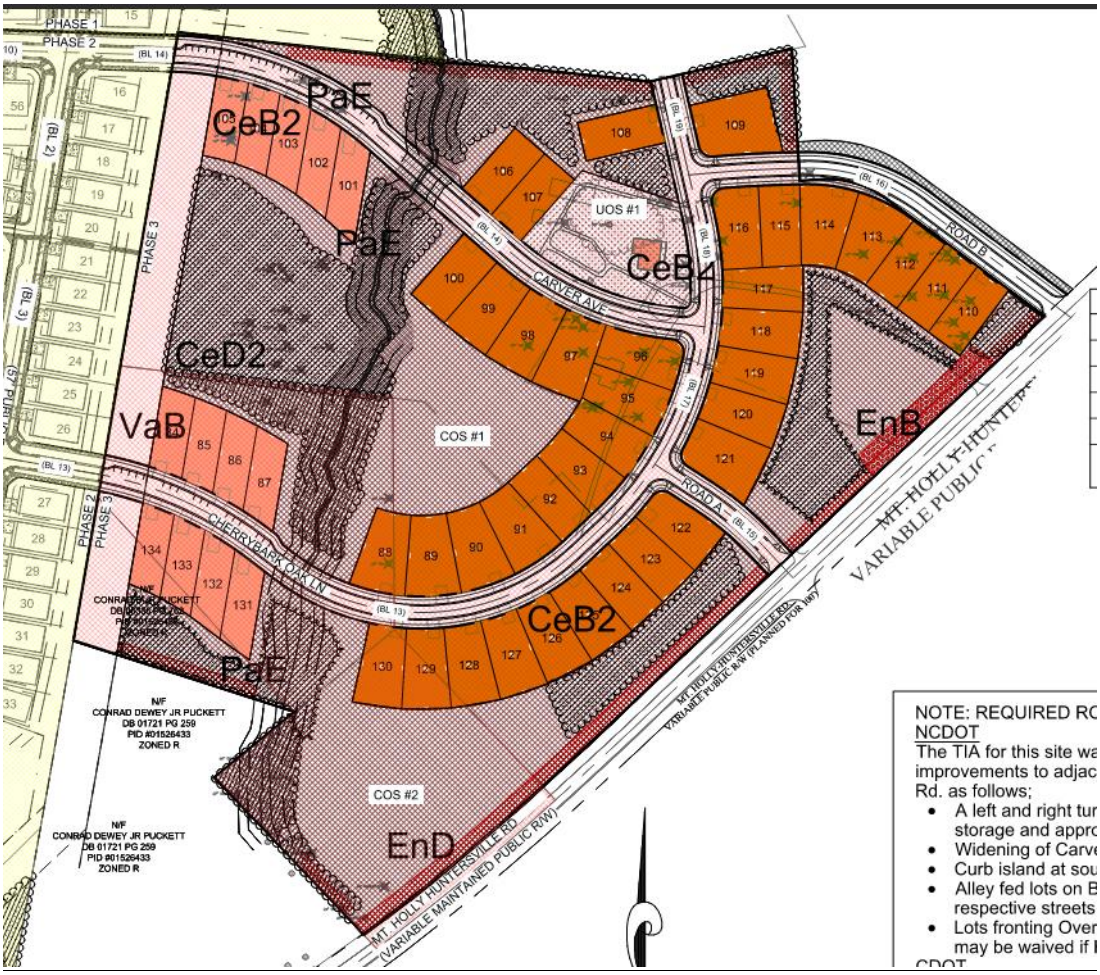
Phases of Oak Grove Hill per R18-10A



Phases of Oak Grove Hill per R22-05



Phase 3 of Oak Grove Hill per R22-05



The currently submitted application formalizes the existing home near the heritage tree as a home lot in addition to two other single-family home lots, thus the increase in density is by one lot from the R22-05 site plan approved by the Town Board.

PART 2: REZONING/SITE PLAN

Intent of the Neighborhood Residential Zoning District:

From Article 3.2.4 of the Zoning Ordinance, "The Neighborhood Residential District provides for residential infill development around the Town Core, Activity Centers and Mixed Use Centers and their logical extensions identified in adopted long range plans. Streets in the Neighborhood Residential District must be interconnected, according to Article 5, Streets, and Urban Open Space provided according to Article 7. A range of housing types is encouraged. Low-intensity business activity is permitted in mixed-use and commercial buildings at residential scale, according to locational criteria. The intensity to which permitted uses may be built is regulated by the building type which corresponds to the use."

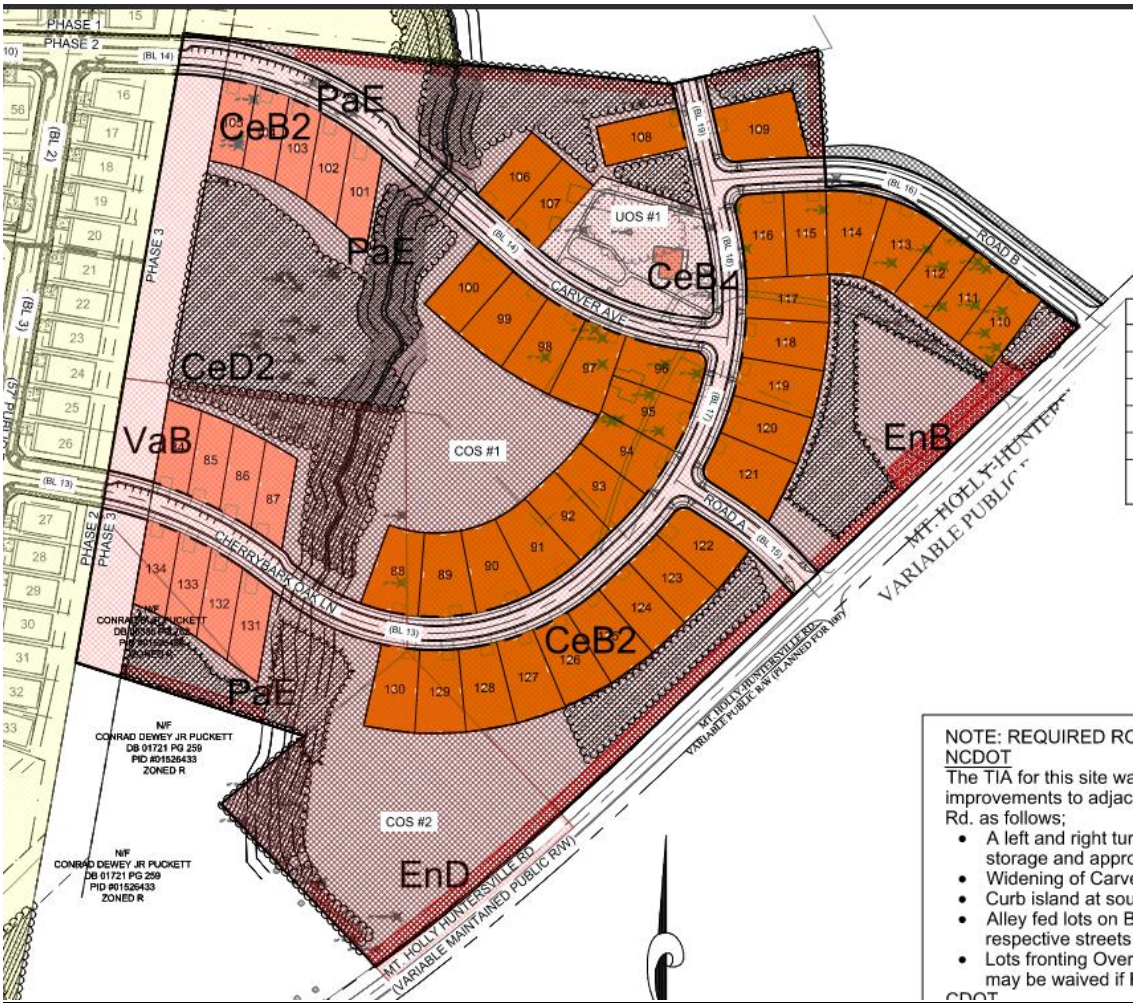
Staff Comment:

1) Residential Infill Development – This application proposes a single-family residential development within and near an activity center.

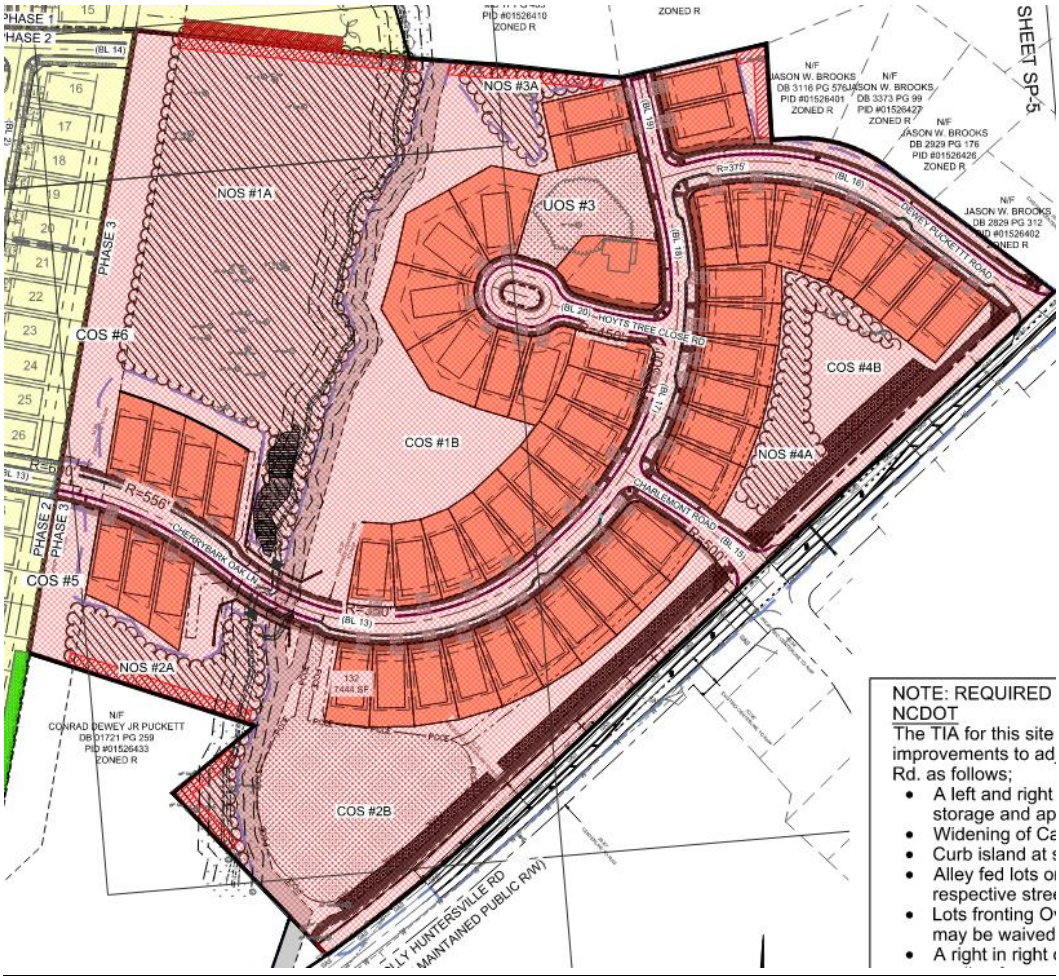
2) Streets – Streets in the development are generally interconnected. A critical connection between Phases 2 and 3 is proposed to be removed that would reduce the impact to an environmentally sensitive area.

3) Range of Housing Types – All housing is proposed to be single-family detached homes within 51-60 feet in width.

Phase 3 of Existing Site Plan per R22-05



Phase 3 of Proposed Site Plan for R25-12



Site Plan Comments:

- There is one identified heritage tree on site that has been a consistent item of concern for preservation. Staff contend that as this is the only heritage tree on site, the corresponding urban open space should be emphasized as a terminating vista as future residents enter the development that can be used an area for socializing and community. The currently submitted plan includes the existing home to be converted into a home lot with a portion of the heritage tree canopy in the home lot. It is possible, but concerning, to have a portion of the canopy (and root system) of the heritage tree in a private home lot.
- Planning, Transportation, and Storm Water Engineering staff have site plan comments outstanding that need to be addressed prior to a potential final plan approval.
- R22-05 included the below transportation notes and, to date, there have been no changes to transportation requirements and staff recommend the existing notes to be transferred to the new plan.

Transportation Notes from R22-05

NOTE: REQUIRED ROAD IMPROVEMENTS

NCDOT

The TIA for this site was scoped by the Town of Huntersville and the Applicant. Huntersville required no improvements to adjacent roads. NCDOT specified improvements to the connection at Mount Holly - Huntersville Rd. as follows;

- A left and right turn lane to enter the site at the access point on Mt. Holly-Huntersville Rd, including 100' min storage and appropriate tapers
- Widening of Carver avenue and Overhill Rd. from 16' to 20' along all site frontage.
- Curb island at south east corner of intersection of Carver Ave. and Beatties Ford Rd.
- Alley fed lots on Beatties Ford Rd, Carver Ave, and Overhill Rd will not be allowed a driveway or access to respective streets. Homes should be addressed to the alley behind the lots.
- Lots fronting Overhill Rd will not be allowed to front load. They will only be allowed a shared driveway (this may be waived if Huntersville takes over maintenance of this street)
- A right in right out only entrance will be allowed at Dewey Puckett Rd. This entrance shall have a 4' raised median for approximately 50' in length along Mt. Holly-Huntersville Rd.

CDOT

Sketch Plan was submitted to CDOT for comments on Mt. Holly-Huntersville road intersection improvements. CDOT specified additional improvements as follows;

- Recommends a three (3) approach-lane section at Mt. Holly-Huntersville Road and Road C. This would include an 11' right-turn lane, 11' left-turn lane and a 13' receiving lane. This section to be carried to the first stub street.
- Recommends a 12' Multi-use Path or buffered bike lane along frontage.
  (CDOT specified improvements to be shown on Construction Plans)

Significant changes from the existing rezoning plan for the development plan include:

1. Removal of Carver Avenue connection to Phase 3 – Carver Avenue, which was the Block 14 connection between Phases 2 and 3, crossed a sensitive environmental area of the development. This rezoning plan revision proposes to remove the Carver Avenue connection and subsequently proposes a cul-de-sac in Phase 3.
2. Two additional specimen trees identified. Per the application provided, specimen tree save remains above the minimum threshold for the Neighborhood Residential (NR) Zoning District. However, staff has comments about the methodology of identification of specimen trees outlined in the following section on modifications requested.
3. There is a reduction in canopy preservation area, however the proposed canopy preservation remains above the minimum threshold for the (NR) Zoning District.
    a. The NR Zoning District requires a minimum of 10% canopy preservation. In R22-05, the plan included 21.9% canopy preservation. Per the proposed application, 19.85% canopy preservation is provided.
4. Change in distribution of lot sizes – In R22-05, 75% of the lots in Phase 3 were approved between 61-93 feet in width and the remaining lots were approved between 51-60 feet in width. The current application proposed all lots in Phase 3 to be within 51-60 feet in width.
5. Increase in density – As mentioned earlier, the currently submitted application formalizes the existing home near the heritage tree as a home lot in addition to two other single-family home lots, thus the increase in density is by **one lot** from the R22-05 site plan approved by the Town Board.
6. Overall increase in area of open space – While staff have not received an updated site plan to evaluate yet, the applicant provided an exhibit that shows updated open space calculations. In R22-05, Phase 3 included .83 acres of urban open space and 14.93 acres of common open spaces. The applicant has updated staff since the staff report with revised open space data. While there is still a reduction of urban open space in Phase 3 to .52 acres of, the increase of common and natural open spaces to14.99 acres yields an overall increase in open space for the development.

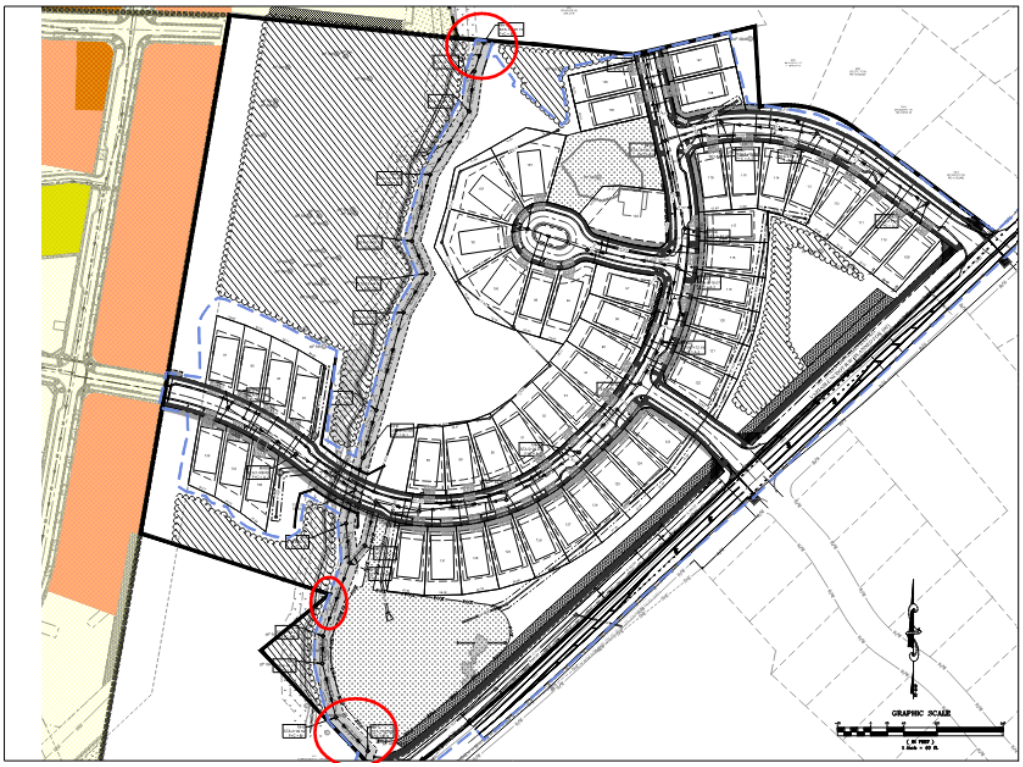
Modifications Requested:

Tree survey requirements – Tree survey requirements currently specify that all trees 12 inches in caliper and greater must be delineated on a tree survey. At the time R22-05 was approved, the delineation of all trees 12 inches and greater was implied, but not explicitly required. The site plan package for R22-05, therefore, only includes trees 24 inches and greater. Phases 1 and 2 are actively under construction. The challenge is that if an arborist does not complete the tree survey to certify there are no specimen trees on site under 24 inches in caliper, there may be smaller understory specimen trees. Regardless, land disturbing activity has not yet commenced in Phase 3 and all trees previously identified to be saved have not been disturbed, thus the applicant requests a modification from additionally identifying all trees 12 inches in caliper and greater.

Additionally, canopy tree preservation is not allowed within private home lots in major subdivisions. As the canopy of the heritage tree, and likely the root system, protrudes into a proposed home lot, the development would need to accommodate for this tree as well.

1. **Buffers** –
    a. Major subdivisions require a minimum 20-foot buffer. When density is two times greater than the existing development a 30-foot minimum buffer is required. The applicant requests a 20-foot buffer consistent with the previously approved rezoning plan.
    b. The applicant also requests the buffer planting standards at the time of approval of R22-05 to apply to the Phase 3 section of the development.
    c. Some sections of buffer shown on the site plan are likely to be impacted by future sewer easements. The applicant requests relief from planting these sections of buffers.

Phase 3 with Areas of Major Subdivision Buffer Impacts

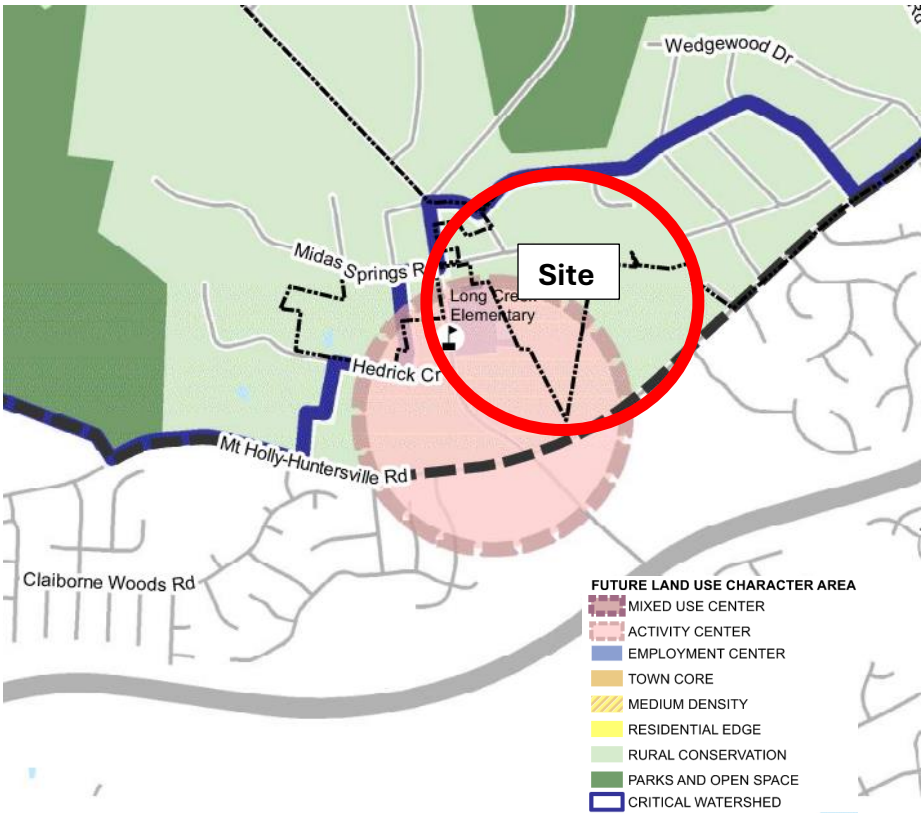


2. **Block length waiver** – Cherrybark Oak Lane (Block 13) is approximately 1,165 linear feet. Block lengths for major subdivisions are not to exceed 800 feet per Article 5.2. However, Staff may administratively allow up to a 30% increase in block lengths (1,040 linear feet).
3. In the absence of approval of the current petition, the applicant may obtain approval of construction plans for Phase 3 consistent with R22-05. The currently approved rezoning includes a block length that exceeds the 30% that can be administratively approved; the buffers are subject to previous, lesser planting standards; and, specimen trees under 24 inches in caliper are not identified in specimen tree preservation calculations. Several significant modifications are requested by the applicant. To balance the significance of the modifications, excellence in design beyond minimum standards of the Ordinance is expected. Staff recommend the applicant consider a highly amenitized urban open space with the heritage tree as an option for excellence in design.

PART 3: 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 with Site of R22-12



Activity Center: Activity centers contain vertical mized-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.).
Staff Comment: The proposed rezoning petition meets the uses defined within the Community Plan as seen in the map provided and described within the definition of Activity Center. A portion of the development area is within the Activity Center and the remaining portion is immediately near the Activity Center. A mix of housing is not provided, however some homes have been provided in Phase 1 close to the street. Sidewalks are provided throughout the development.

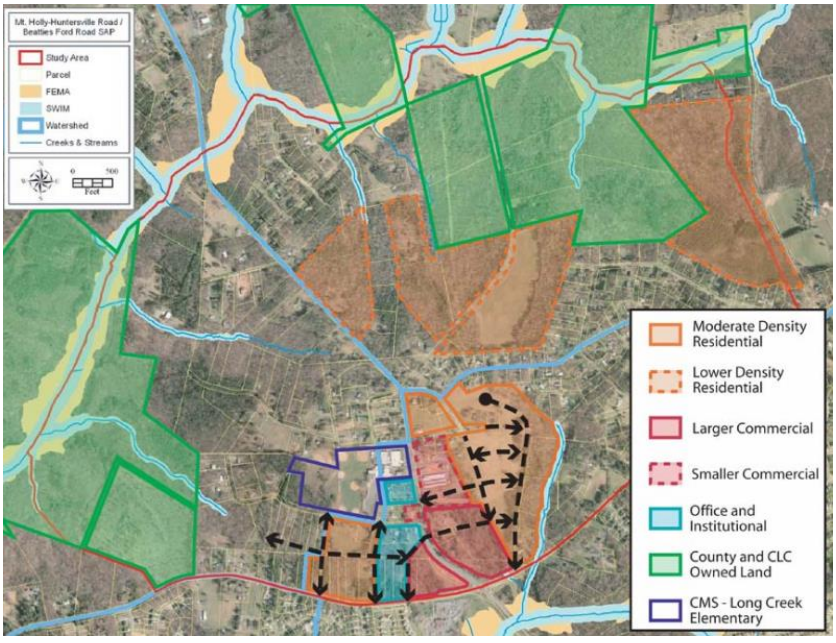
STAFF COMMENT – Staff finds the proposed use/project is ***consistent*** with the following policies of the *2040 Huntersville Community Plan*:

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
  Staff Comment: The future land use map designates this property as an Activity Center. Activity centers call for infill housing consistent with the density provided in this application.

- EOS-4: In more urban environments, encourage the preservation of heritage trees and tree canopy enhancement.
  Staff Comment: One heritage tree is identified on site and proposed to be saved. Overall, the application indicates 91 specimen trees are within the development with 43% (39) proposed to be saved. A minimum of 10% is required by the NR Zoning District.

Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan; Adopted October 17, 2005 - Staff finds the proposed Conditional District Rezoning petition consistent with the Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan.

STAFF COMMENT: The concept of the Small Area Plan is to create a new, low intensity “urban village”, with moderate density and low-density residential development. See the following map from the Small Area Plan.



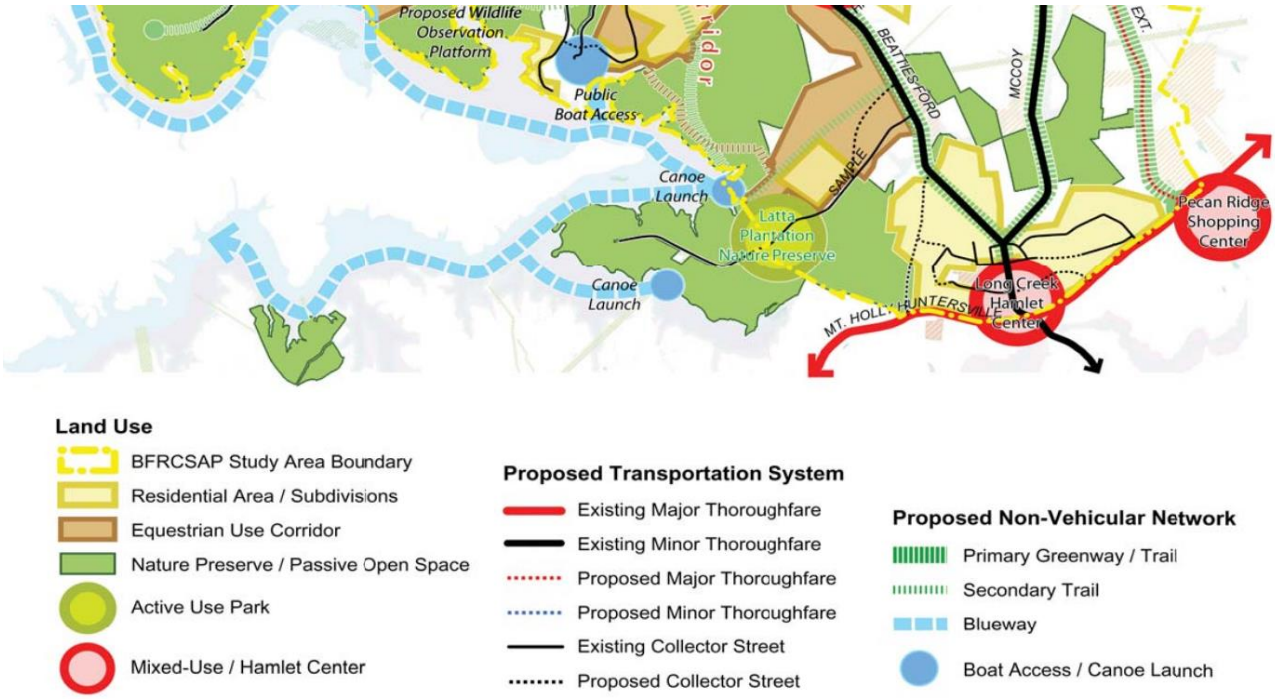
The Small Area Plan calls attention to the extension of existing street network, while avoiding the promotion of high-speed cut-through traffic in existing and proposed residential neighborhoods.. Traffic is sufficiently calmed via the Town's residential street cross-section. A stub-street provided at the southwest of the development may continue the street network called for in the Small Area Plan. The Rezoning Plan does not provide a straight connection from Beatties Ford Road to Mt. Holly-Huntersville Road, but rather a connection made-up of several intersections to calm traffic.

Beatties Ford Road Corridor Small Area Plan; Adopted September 19, 2007 - Staff finds the proposed Conditional District Rezoning petition consistent with the Beatties Ford Road Corridor Small Area Plan.

STAFF COMMENT: This Small Area Plan addressed concerns regarding pressure for commercial development along the Beatties Ford Road corridor. The goal of this Small Area Plan was to establish a long-term vision, define land use changes, influence form/design of future commercial development, provide a framework for transportation improvements, and integrate an open space network.

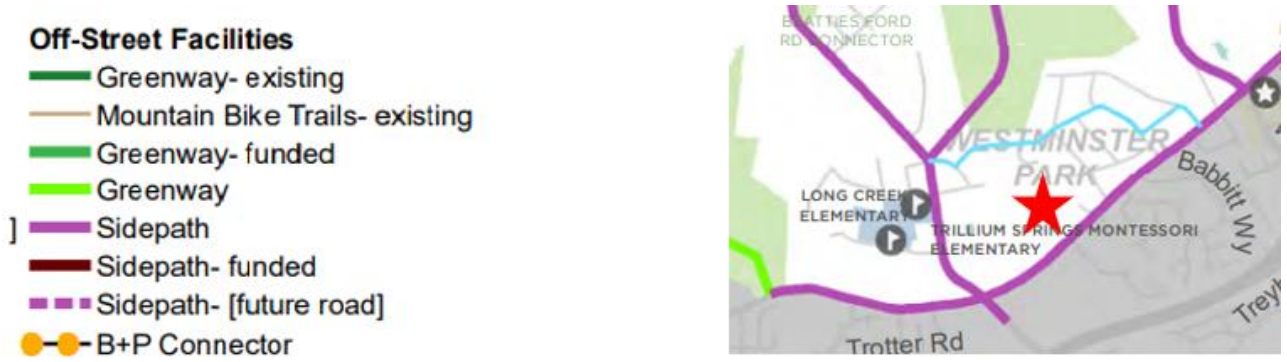
The proposed Phase 3 of the Conditional District Rezoning is partially located within the "Long Creek Hamlet Center" (see above). The Small Area Plan also acknowledges the Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan (see staff comments in previous section). The Small Area Plan highlights the opportunity for increased residential development and retail development on Mt. Holly-Huntersville Road in this area.

The Small Area Plan also laid out a vision for new transportation systems in the area of the requested Conditional District rezoning site (see map above). The Small Area Plan stopped the study at the creek, which runs through the proposed Phase 3 addition. Staff does not find expanding the area of the "Hamlet Center" down to Mt. Holly-Huntersville Road as inconsistent with the intent of the Small Area Plan. The Proposed Phase 3 site plan expands the street network in a manner in keeping with the envisioned transportation system by providing stubs streets to facilitate the collector street network.



Huntersville Greenway and Bikeway Master Plan (Approved December 2020) – Staff finds the proposed Conditional District Rezoning Addition is **consistent** with the Huntersville Bike Plan.

STAFF COMMENT: Per the Huntersville Bike Plan, a Side path (purple line) is called for along Mt. Holly-Huntersville Road, see map below. A 10-foot side path is provided along Mt.Holly-Huntersville Road.



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

- 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: The future land use map designates this property as an Activity Center. This rezoning application proposes only a use of residential dwellings (single-family detached homes).

- LU 8.2: Evaluate and strengthen incentives to encourage the achievement of higher design standards.
  Staff Comment: Beyond tree preservation in excess of minimum standards, the application does not propose design above minimum standards.

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:

   This site lies adjoins Charlotte to the south, a combination of commercial and industrial uses in Neighborhood Center, Special Purpose and Highway Commercial Conditional Districts to the west and Rural single-family development to the east. Dense residential development is different than the existing commercial and lower-density large-lot residential development in the area. While the proposed development, with a density of 2.35 units per acre (157 units total), is inconsistent with the character and existing development patterns in the surrounding area, the 2040 Comprehensive Plan designated a portion of the rezoning area as an Activity Center which supports an intensification of residential development with corresponding design recommendations. The buffers are intended to mitigate the density of the development adjoining the existing less intense residential development.

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 evidence provided by the applicant that 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:
   The applicant states there are no existing meadows; scenic views in or out of the site; existing cemeteries, track, or trails; significant wildlife or prime agricultural farmland on site; historic, archeological, and cultural features listed (or eligible to be listed) on national, state, or county registers or inventories; and no aquifers or recharge areas on site.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R25-12, Oak Grove Hill, staff recommends approval with the conditions that:

1) either an arborist certify there are no specimen trees less than 24 inches in caliper on site or all trees 12 inches and greater are identified;
2) the buffer standards meet the current planting standards.
3) excellence in design is demonstrated with the urban open space to balance the significance of modifications requested.

The proposal is consistent with the Huntersville 2040 Community Plan policies LU1.1 and EOS-4. It is reasonable and in the public interest to rezone the approximate 66.92 acres described herein as is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.

PART 6: PUBLIC HEARING

The Public Hearing took place January 6, 2025

PART 7: PLANNING BOARD RECOMMENDATION

The application is proposed to be heard at the Planning Board meeting scheduled for January 27, 2026.

PART 8: TOWN BOARD FINAL ACTION

The application is proposed for Town Board Final Action at the meeting scheduled for February 17, 2026.

PART 9: ATTACHMENTS

A – Rezoning Application
B – Proposed CD Rezoning Plan
C – Community Meeting Report (10-22-25)

PART 10: CONSISTENCY STATEMENT – R25-12 OAK GROVE HILL REVISION 3		
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R25-12, Oak Grove Hill, staff recommends approval with the conditions that: 1) either an arborist certify there are no specimen trees less than 24 inches in caliper on site or all trees 12 inches and greater are identified; 2) 2) the buffer standards meet the current planting standards. 3) excellence in design is demonstrated with the urban open space to balance the significance of modifications requested. The proposal is consistent with the Huntersville 2040 Community Plan policies LU1.1 and EOS-4. It is reasonable and in the public interest to rezone the approximate 66.92 acres described herein as is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.	APPROVAL:	APPROVAL:
DENIAL:	DENIAL:	DENIAL:

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 26, 2025

Name of Project Oak Grove Hill Phase 3 Phase # (if subdivision) _____

Project Address 8705 Mt Holly-Huntersville RD, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01526456, 01526432, 01526450, 01526455, 01526428, 01526429, 01526431

Current Zoning District NR (CD), R Proposed District (for rezoning only) NR (CD)

Property Size (acres) 28.87 ac Street Frontage (feet) 1,486

Current Land Use Single Family Residential

Proposed Land Use(s) Single Family Residential

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

3. Description of Request

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

For Approval of Land Development Plan of Single Family Residential Subdivision.

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name Carver Bowman LLC Phone (704) 875-9704

☐ 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 MANAGER Email natebowman15@gmail.com

Address of Applicant 13815 Cinnabar Place, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name *See attached signature addendum 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

Carver Bowman, LLC	Robert Bowman	704-875-9704	bowman31@gmail.com
Development Firm	Name of Contact	Phone	Email
R Joe Harris	Daniel Gates	803-802-1799	dgates@rjoeharris.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: https://www.huntersville.org/228/Planning-Department

Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 08/27/2025 EPM Number _____

Name of Project Oak Grove Hill - Phase 3 Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 01526429, 01526431, 01526428, 01526455, 01526456

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

* ^ Printed Name of Signer Hoyt D., Pamela J., Carol S. Hamilton Phone Number 704-343-1928

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

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

Signature Hoyt D. Hamilton Carol S. Hamilton

Title Owner Email _____

Address of Property Owner/Applicant 8705 Mt. Holly-Huntersville Rd, Huntersville, NC28078

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* ^ Printed Name of Signer Conrad D. Jr. Puckett Phone Number _____

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

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Signature _____

Title Owner Email _____

Address of Property Owner/Applicant 8411 Mt. Holly-Huntersville Rd, Huntersville, NC 28078

---

* ^ Printed Name of Signer _____ Phone Number _____

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

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Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

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

^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 08/27/2025 EPM Number _____

Name of Project Oak Grove Hill - Phase 3 Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 01526429, 01526431, 01526428, 01526455, 01526456

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

* ^ Printed Name of Signer Hoyt D., Pamela J., Carol S. Hamilton Phone Number _____

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

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Signature Keith Ryder POA Pamela J Hamilton

Title Owner Email _____

Address of Property Owner/Applicant 8705 Mt. Holly-Huntersville Rd, Huntersville, NC28078

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* ^ Printed Name of Signer Conrad D. Jr. Puckett Phone Number _____

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

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Signature _____

Title Owner Email _____

Address of Property Owner/Applicant 8411 Mt. Holly-Huntersville Rd, Huntersville, NC 28078

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* ^ Printed Name of Signer _____ Phone Number _____

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

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Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 08/27/2025 EPM Number _____

Name of Project Oak Grove Hill - Phase 3 Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 01526429, 01526431, 01526428, 01526455, 01526456

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

* ^ Printed Name of Signer CONRAD D PUCKETT JR. Phone Number _____

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

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

Signature Conrad D. Puckett, Jr.

Title Owner Email _____

Address of Property Owner/Applicant 8411 Mt. Holly-Huntersville Rd, Huntersville, NC28078

---

* ^ Printed Name of Signer Conrad D. Jr. Puckett Phone Number _____

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

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Signature _____

Title Owner Email _____

Address of Property Owner/Applicant _____

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OAK GROVE HILL REZONING PLAN

(PETITION R25-12)

CSP-441493-R001

ORIGINAL REZONING / SKETCH (2018) EPM # 400982

PHASE 3 ADDITION - REZONING / SKETCH (2022) EPM # 441493

REVISION TO ORIGINAL REZONING / SKETCH (2022) EPM # 441269

REVISION TO REZONING PLAN (2023) PETITION # R22-05

8705 MT HOLLY-HUNTERSVILLE RD HUNTERSVILLE NC 28078

TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

ORIGINAL REZONING / SKETCH (2018) EPM # 400982
PHASE 3 ADDITION - REZONING / SKETCH (2022) EPM # 441493
REVISION TO ORIGINAL REZONING / SKETCH (2022) EPM # 441269
REVISION TO REZONING PLAN (2023) PETITION # R22-05

NOTE: PARALLEL PARKING MUST MEET TOWN HUNTERSVILLE MINIMUM STANDARDS AND ARE SUBJECT TO CHANGE

ALL 28.87 ACRES OF PHASE 3 TO BE ANNEXED INTO THE TOWN LIMITS OF THE TOWN OF HUNTERSVILLE

Oak Grove Hill (TIA sealed 06/19/2019, Phases 1 & 2) - 91 Single Family Detached Lots (ITE LUC 210) and 39 Multifamily Lots (ITE LUC 220) on 44.77 Acres with three site accesses: (1) Overhill Road, (2) Carver Avenue, and (3) Mt Holly-Huntersville Road.
Phase 3 includes 52 Single Family Detached Lots (ITE LUC 210) and a second site access to Mt Holly-Huntersville Road

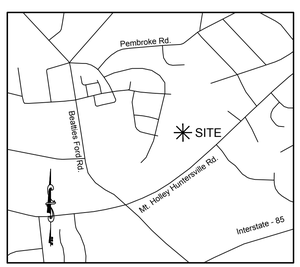
NO DUKE ENERGY TRANSMISSION ROW SHOWN WITHIN PROJECT LIMITS. IF IMPACTS ARE TO DUKE ENERGY DISTRIBUTION FACILITIES PLEASE CONTRACT 800.777.9898 TO HAVE A WORK ORDER SET-UP TO DISCUSS PROJECT WITH A DISTRIBUTION ENGINEER.

PARCEL ID & PROPERTY OWNERS:

01526521 - 01526554:	DR HORTON INC.
01526460:	MIRIAM W SMITH & WILBUR SMITH
01526504:	DR HORTON INC.
01526506:	DR HORTON INC.
01526601:	DR HORTON INC.
01526628 - 01526634:	DR HORTON INC.
01526642 - 01526662:	DR HORTON INC.
01526429:	HOYT DEWY HAMILTON & CAROL S HAMILTON
01526431:	HOYT D. HAMILTON & PAMELA JANE HAMILTON
01526428:	HOYT D. HAMILTON & PAMELA JANE HAMILTON
01526455:	HOYT D. HAMILTON & PAMELA JANE HAMILTON
01526450:	CARVER BOWMAN LLC
01526456:	CONRAD D JR PUCKETT
01526432:	CARVER BOWMAN LLC

VARIANCE REQUEST NOTES:

- ARTICLE 7.4.2 (G) - MODIFYING AND/OR ELIMINATING THE 20-FOOT LANDSCAPE EASEMENT LOCATED WITHIN COMMON AREA BETWEEN THE FUTURE RIGHT-OF-WAY AND ANY PURPOSED LOTS OR PUBLIC STREETS TO OMIT BUFFER WITHIN SEWER EASEMENT AND GASLINE EASEMENT. SEE PLANS FOR AREAS BEING MODIFIED AND/OR ELIMINATED.
- ARTICLE 5.2 (A) - MODIFYING BLOCK LENGTH (BL13) TO EXCEED 800 FEET
- ARTICLE 7.4.2 B - MODIFYING THE SURVEY OF 12" OR HIGHER TREES TO BE 24" OR HIGHER TREES



VICINITY MAP - N.T.S.

PREPARED FOR :

Carver Bowman, LLC

13815 Cinnabar Place
Huntersville, NC 28078
Phone: (704) 875-9704

October 29, 2025

SUBMITTED BY:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, SC 29708 Phone: (803) 802-1799

NOTE: REQUIRED ROAD IMPROVEMENTS

NCDOT

The TIA for this site was scoped by the Town of Huntersville and the Applicant. Huntersville required no improvements to adjacent roads. NCDOT specified improvements to the connection at Mount Holly - Huntersville Rd. as follows;

- A left and right turn lane to enter the site at the access point on Mt. Holly-Huntersville Rd, including 100' min storage and appropriate tapers
- Widening of Carver avenue and Overhill Rd. from 16' to 20' along all site frontage.
- Curb island at south east corner of intersection of Carver Ave. and Beatties Ford Rd.
- Alley fed lots on Beatties Ford Rd, Carver Ave, and Overhill Rd will not be allowed a driveway or access to respective streets. Homes should be addressed to the alley behind the lots.
- Lots fronting Overhill Rd will not be allowed to front load. They will only be allowed a shared driveway (this may be waived if Huntersville takes over maintenance of this street)
- A right in right out only entrance will be allowed at Dewey Puckett Rd. This entrance shall have a 4' raised median for approximately 50' in length along Mt. Holly-Huntersville Rd.

CDOT

Sketch Plan was submitted to CDOT for comments on Mt. Holly-Huntersville road intersection improvements. CDOT specified additional improvements as follows;

- Recommends a three (3) approach-lane section at Mt. Holly-Huntersville Road and Road C. This would include an 11' right-turn lane, 11' left-turn lane and a 13' receiving lane. This section to be carried to the first stub street.
- Recommends a 12' Multi-use Path or buffered bike lane along frontage.
  (CDOT specified improvements to be shown on Construction Plans)

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

NOTE: Temporary Traffic Control Plan:
All existing driveways shall remain open during lane closure(s).
Only drums (NCDOT Standard 1130.01) shall be used during lane closure(s), no cones will be allowed.
Lane closure(s) shall be performed during nighttime hours (8pm-6am) during normal business days (M-F)"

Sheet List Table

Sheet Number	Sheet Title
COVER	Cover Petition (R25-12)
EX-1	Overall Existing Conditions Petition (R25-12)
EX-2	Existing Conditions 1 Of 5 Petition (R25-12)
EX-3	Existing Conditions 2 Of 5 Petition (R25-12)
EX-4	Existing Conditions 3 Of 5 Petition (R25-12)
EX-5	Existing Conditions-Slope Anylsis 4 Of 5 Petition (R25-12)
EX-6	Existing Conditions 5 Of 5 Petition (R25-12)
SP-1	Overall Site & Rezoning Plan Petition (R25-12)
SP-2	Site Plan 1 of 3 Petition (R25-12)
SP-3	Site Plan 2 Of 3 Petition (R25-12)
SP-4	Site Plan 3 Of 3 Petition (R25-12)
SP-5	Site Plan Phase 3 Petition (R25-12)
SP-6	Details 1 Of 2 Petition (R25-12)
SP-7	Details 2 Of 2 Petition (R25-12)
SP-8	Rezoning Notes Petition (R25-12)
GP-1	Overall Grading Plan Petition (R25-12)
GP-2	Grading Plan 1 Of 4 Petition (R25-12)
GP-3	Grading Plan 2 Of 4 Petition (R25-12)
GP-4	Grading Plan 3 Of 4 Petition (R25-12)
GP-5	Grading Plan 4 Of 4 Petition (R25-12)
LP-1	Overall Landscape Petition (R25-12)
LP-2	Landscape Plan 1 Of 4 Petition (R25-12)
LP-3	Landscape Plan 2 Of 4 Petition (R25-12)
LP-4	Landscape Plan 3 Of 4 Petition (R25-12)
LP-5	Landscape Plan 4 Of 4 Petition (R25-12)
LP-6	Urban Open Space Design 1 Of 2 Petition (R25-12)
LP-7	Urban Open Space Design 2 Of 2 Petition (R25-12)
LP-8	Four Step Process Petition (R25-12)
UT-1	Utility Plan Petition (R25-12)

Development Information:

Project Name:	Oak Grove Hill Phases 1 & 2 Construction Plans Huntersville, NC (Mecklenborg County)	Oak Grove Hill Phase 3 Construction Plans Huntersville, NC (Mecklenburg County)	Oak Grove Hill Phase 1, 2, & 3 Construction Plans Huntersville, NC (Mecklenburg County)
Developer:	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078
Zoning:	NR-CD	NR-CD	NR-CD
Acreage:	38.06 ± ACRES = 1,657,458 SF	28.87 ± ACRES = 1,257,577 SF	66.92 ± ACRES = 2,915,035 SF
River Basin:	UPPER CATAWBA/ WESTERN CATAWBA	UPPER CATAWBA/ WESTERN CATAWBA	UPPER CATAWBA/ WESTERN CATAWBA
Stream Classification:	Perennial Stream	Perennial Stream	Perennial Stream
Principle Use(s):	Single Family Residential	Sngle Family Residental	Single Family Residential
Disturbed Acreage:	±33.2 AC.	±23.96 AC.	±57.16 AC.
Percentage of Impervious Allowed:	38.05 AC. (100%)	28.87 AC. (100%)	66.92 AC. (100%)
Percentage of Impervious Shown:	13.72 AC. (30.4%)	8.95 AC. (31.00%)	21.67 AC. (33.88%)
Building type:	Detached House (105 Lots)	Detached House (52 Lots)	Detached House (157 Lots)
Build to Line:			
	SINGLE FAMILY 42-52': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 42-52': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 42-52': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.
	SINGLE FAMILY 51-60': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 51-60': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 51-60': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.
	SINGLE FAMILY 61-93': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 61-93': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 61-93': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.
Minimum Lot Width:	SINGLE FAMILY: 42 FT. SINGLE FAMILY: 51 FT. SINGLE FAMILY: 61 FT	SINGLE FAMILY: 42 FT. SINGLE FAMILY: 51 FT. SINGLE FAMILY: 61 FT	SINGLE FAMILY: 42 FT. SINGLE FAMILY: 51 FT. SINGLE FAMILY: 61 FT
Lot Width Range (Measured at Build-To line):			
61-93 FT.	SINGLE FAMILY: 12	SINGLE FAMILY: 0	SINGLE FAMILY: 12
51-60 FT.	SINGLE FAMILY: 73	SINGLE FAMILY: 52	SINGLE FAMILY: 125
42-50 FT.	SINGLE FAMILY: 20	SINGLE FAMILY: 0	SINGLE FAMILY: 20
Min. Lot Size:	5,355 Ft.	6,500 Ft.	5,355 Ft.
Average Lot Size:	4,284 Sf.	7,717 Sf.	6,000 Sf.
Low Density/ HighDensity:	High Density	High Density	High Density
Watershed District:	Long Creek	Long Creek	Long Creek
Regulated Watershed:	Yes	Yes	Yes
Traffic Calming Method:	On-Street Parking	On-Street Parking	On-Street Parking
Sidewalk Width:	5 FT.	5 FT.	5 FT.
Planting Strip:	7 FT.	7 FT.	7 FT.

DATE	ISSUED FOR	REV
09/02/2025	Pre Submittal to Town of Huntersville	0
10/29/2025	Second Submittal to Town of Huntersville	1

NORTH CAROLINA 811 — North Carolina One-Call Center
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Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799
www.rjoeharris.com

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

Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES 10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: DATE DRAWN	Asbuilt Date: DATE OF SURVEY

Client:

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

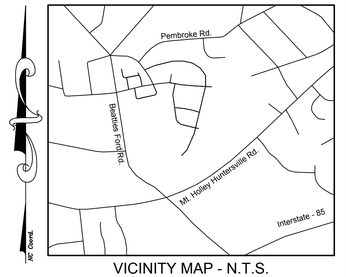
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Cover Petition (R25-12)

Project No.: 5259	Drawing No.: COVER
DWG File Name: 5259_Cover	





VICINITY MAP - N.T.S.

LEGEND

- WETLANDS
- S.W.I.M BUFFER
- SOIL LINE
- EX. TREE LINE
- EX. TREE LINE HATCH
- TREE SAVE AREA
- 25%-100% SLOPE
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- PHASE 1 & PHASE 2 PROPERTY LINE
- PHASE 3 PROPERTY LINE

EXISTING CONDITIONS NOTES:
- NO EXISTING MEADOWS AND SCENIC VIEWS IN OR OUT OF SITE
- NO EXISTING CEMETERIES, TRACKS, OR TRAILS ON SITE
- NO SIGNIFICANT WILDLIFE HABITAT OR PRIME AGRICULTURAL FARMLAND ON SITE
- NO HISTORIC, ARCHAEOLOGICAL, AND CULTURAL FEATURES LISTED (OR ELIGIBLE TO BE LISTED) ON NATIONAL, STATE OR COUNTY REGISTERS OR INVENTORIES
- NO AQUIFERS/ RECHARGE AREAS ON SITE

EXISTING DATA:

FEMA Panel: 3710453800K

Watershed: Long Watershed

Soil Types:

CeB2	- Cecil sandy clay loam, 2 to 8 percent slopes	55.6%
CeD2	- Cecil sandy clay loam 8 to 15 percent slopes	6.5%
EnB	- Enon sandy loam, 2 to 8 percent slopes	7.7%
EnD	- Enon sandy loam, 8 to 15 percent slopes	4.9%
PaE	- Pacolet sandy loam, 15 to 25 percent slopes	24.5%
VaB	- Vance sandy loam, 2 to 8 percent slopes	0.7%

Soil Hydrologic Groups: (% of site area)			
	Phase 1 & 2	Phase 3	All Phases
ZONING:	NR-CD	NR-CD	NR-CD
ACREAGE:	38.05± ACRES	28.87± ACRES	66.92± ACRES
Group A	0	0	0
Group B	20.3± ACRES(53.0%)	24.5± ACRES (85.90%)	44.88± ACRES (67.1%)
Group C	18.0± ACRES (47.0%)	3.80± ACRES (14.10%)	22.04± ACRES (32.9%)
Group D	0	0	0
Group B/D	0	0	0

CONSTRAINING FEATURES: PHASE 1 & 2		PHASE 3	ALL PHASES
ZONING:	NR-CD	NR-CD	NR-CD
ACREAGE:	38.05± ACRES	28.87± ACRES	66.92± ACRES
SWIM BUFFER	2.43± ACRES	0.76± ACRES	3.19± ACRES
WETLANDS:	0.000± ACRES	0.185± ACRES	0.185± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)			
0% - 10%	29.3 ACRES (77.00%)	18.0 ACRES (62.35%)	47.3 ACRES (70.68%)
10% - 15%	4.34 ACRES (11.41%)	5.38 ACRES (18.64%)	9.72 ACRES (14.52%)
15% - 25%	2.74 ACRES (7.20%)	4.55 ACRES (15.76%)	7.29 ACRES (10.89%)
25% - 100%	1.70 ACRES (4.47%)	0.29 ACRES (1.00%)	1.99 ACRES (2.97%)

Impervious Area Table Phase 1 & 2		Impervious Area Table Phase 3		Impervious Area Table All Phases	
% Impervious Shown	Max. Allowable	% Impervious Shown	Max. Allowable	% Impervious Shown	Max. Allowable
13.72 Ac. (36.04%)	38.05 Ac. (100%)	8.95Ac. (31.00%)	28.87 Ac. (100%)	22.67 Ac. (33.88%)	66.92 Ac. (100%)

NOTE: 1% or 150 sq/ft of impervious area per lot added to overall to allow for addition of future impervious area by the homeowner/occupant.

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.05± AC	28.87± AC	66.92± AC
% COVERED BY TREE CANOPY	26.26± AC (69.0%)	22.07± AC (78.1%)	48.33± AC (72.2%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.81± AC (10%)	2.89± AC (10%)	6.70± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.15%)	5.73± AC (19.85%)	9.21± AC (13.76%)
NO. OF SPECIMEN TREES ON-SITE*	8	83	91
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	36 (43%)	39 (43%)
NO. OF HERITAGE TREES ON SITE	0	1	1

TREE LEGEND

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

TREE PRESERVATION

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

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

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

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

GRAPHIC SCALE

−150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

DATE	ISSUED FOR	REV
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Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL SEAL 051823 ENGINEER DANIEL B. GATES 10/29/2025

Project Manager	Drawn
D. Gates	K. Sinclair
Department Manager	Checked
B. Pridemore	D. Gates
Print/Plot Date	
October 29, 2025	
Asbuilt Drawn	Asbuilt Date
-	-

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

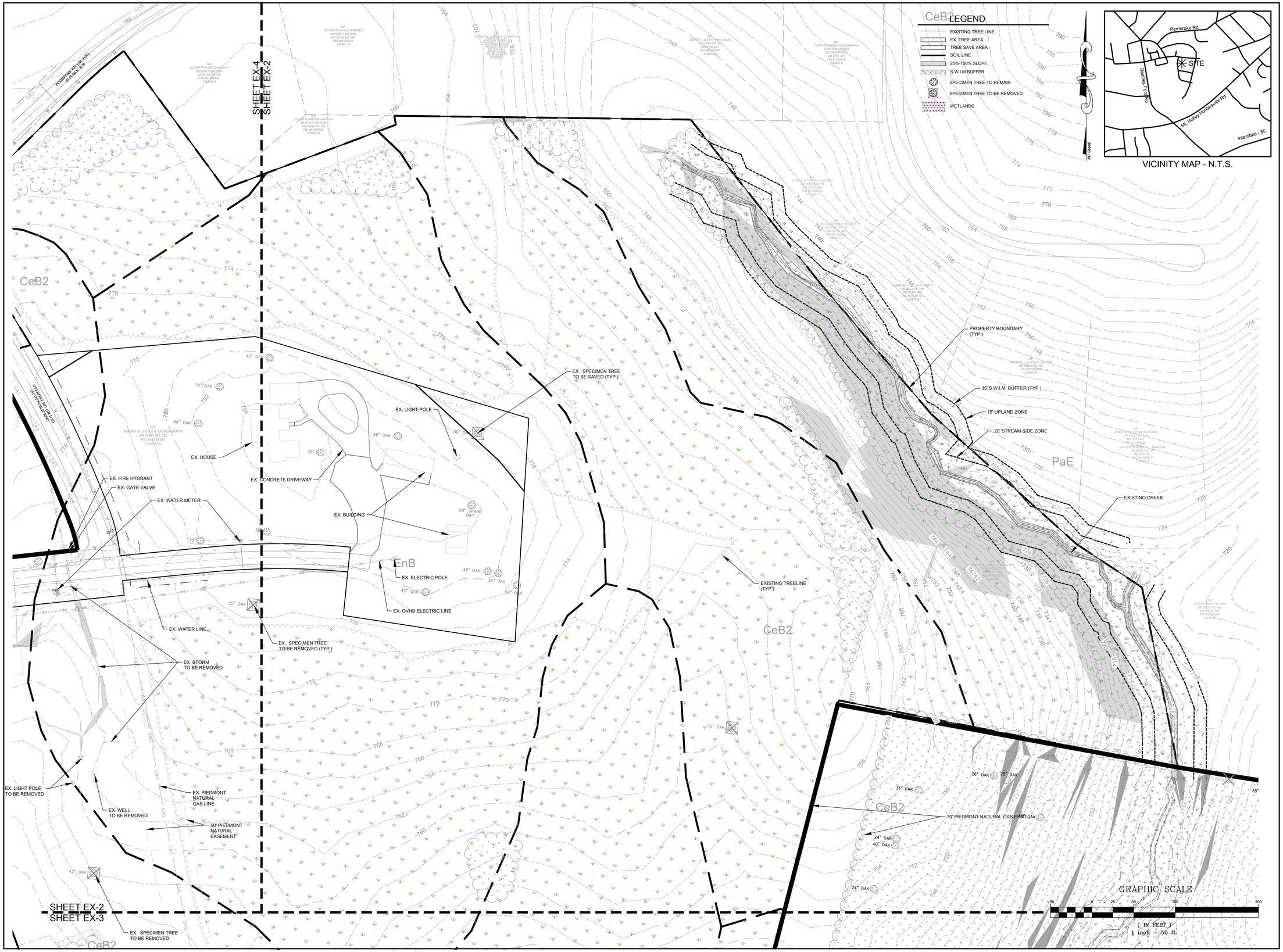
Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Overall Existing Conditions Petition (R25-12)

Project No.	Drawing No.
5259	EX-1
DWG File Name: 5259_Existing Conditions-Phase 1 & 2	



DATE	ISSUED FOR	REV
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Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES 10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client:

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Existing Conditions 1 Of 5 Petition (R25-12)

Project No.	Drawing No.
5259	EX-2
DWG File Name: 2839-Existing Condition	

SHEET EX-2
SHEET EX-3

CeB2
CeB2
CeD2
VaB
VaB
EnD
PaE
W
CeD2
EnD
EnD
CeB2
CeB2

36" OAK
33" OAK
EX. SPECIMEN TREE TO BE REMOVED (TYP.)

EXISTING POND

EX. TREELINE

PROPERTY BOUNDARY (TYP.)

EX. PIEDMONT NATURAL GAS LINE

MATCHLINE

MATCHLINE

PIEDMONT NATURAL EASEMENT

EX. PIEDMONT NATURAL GAS LINE

17' APPARENT GAP BETWEEN R.O.W. PER DB 860 PG 87 & DB 865 PG 97

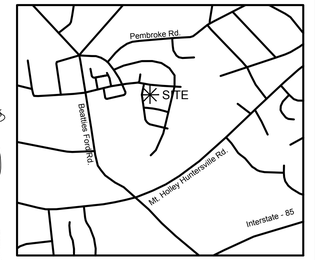
PROPERTY BOUNDARY (TYP.)

LEGEND

- EXISTING TREE LINE
- EX. TREE AREA
- TREE SAVE AREA
- SOIL LINE
- 25%-100% SLOPE
- S.W.I.M BUFFER
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- WETLANDS

28" OAK
28" OAK
26" OAK
29" OAK
26" OAK
25" OAK
24" OAK
27" OAK
26" OAK
24" OAK
30" DOUBLE OAK
26" OAK
28" OAK
25" OAK
24" OAK
34" OAK
27" OAK
46" OAK
37" HARDWOOD
27" OAK
34" OAK
24" HARDWOOD
24" OAK
25" HARDWOOD
37" OAK

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



VICINITY MAP - N.T.S.

DATE	ISSUED FOR	REV

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Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES

10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client:

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

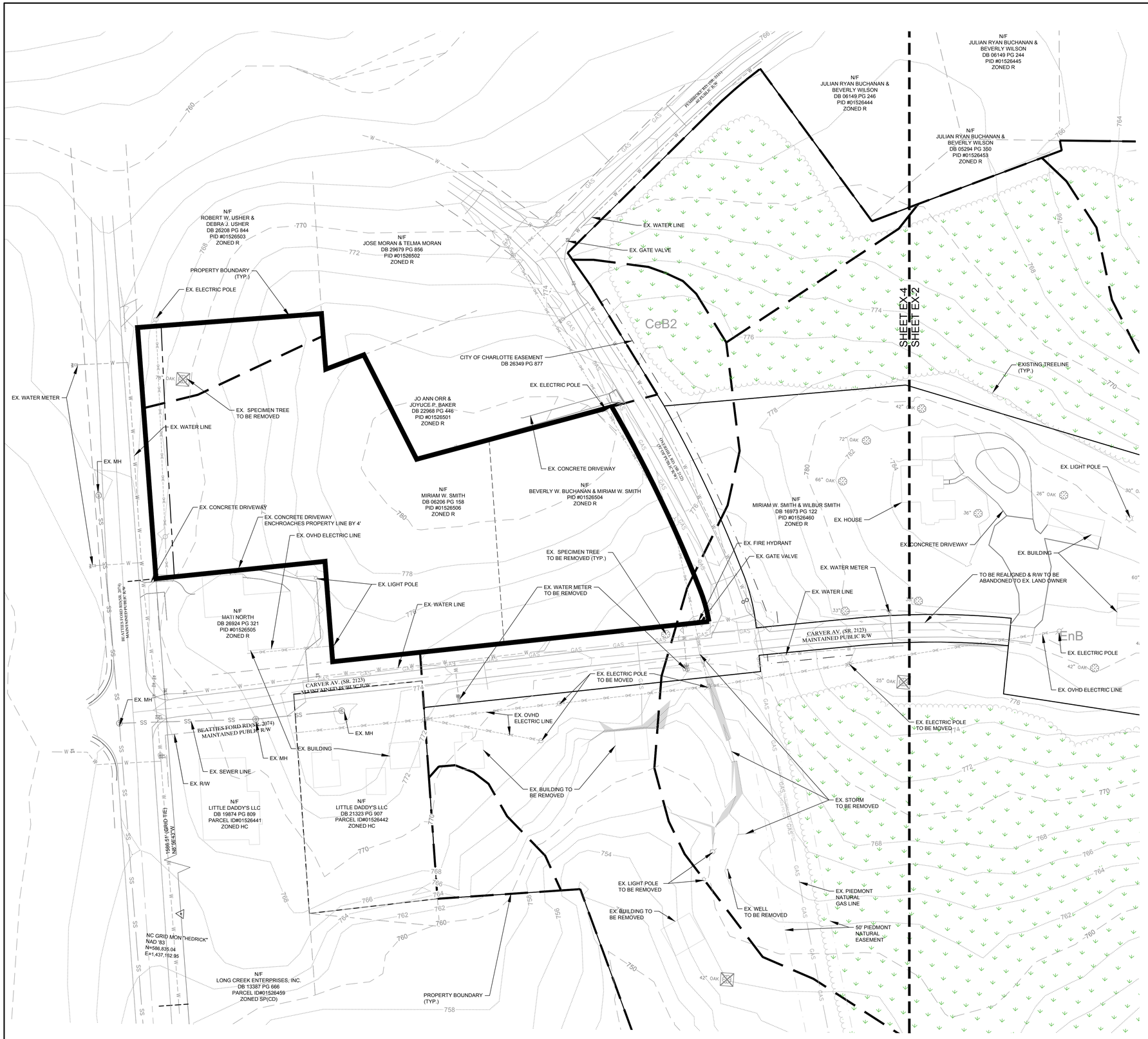
Project:

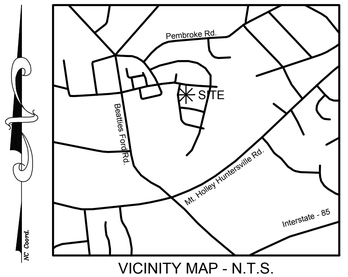
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Existing Conditions 2 Of 5 Petition (R25-12)

Project No.	Drawing No.
5259	EX-3
DWG File Name: 2839-Existing Condition	





VICINITY MAP - N.T.S.

LEGEND

- EXISTING TREE LINE
- EX. TREE AREA
- TREE SAVE AREA
- SOIL LINE
- 25%-100% SLOPE
- S.W.I.M BUFFER
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- WETLANDS

DATE	ISSUED FOR	REV

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Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — SEAL 051823 — DANIEL B. GATES

10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client:

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

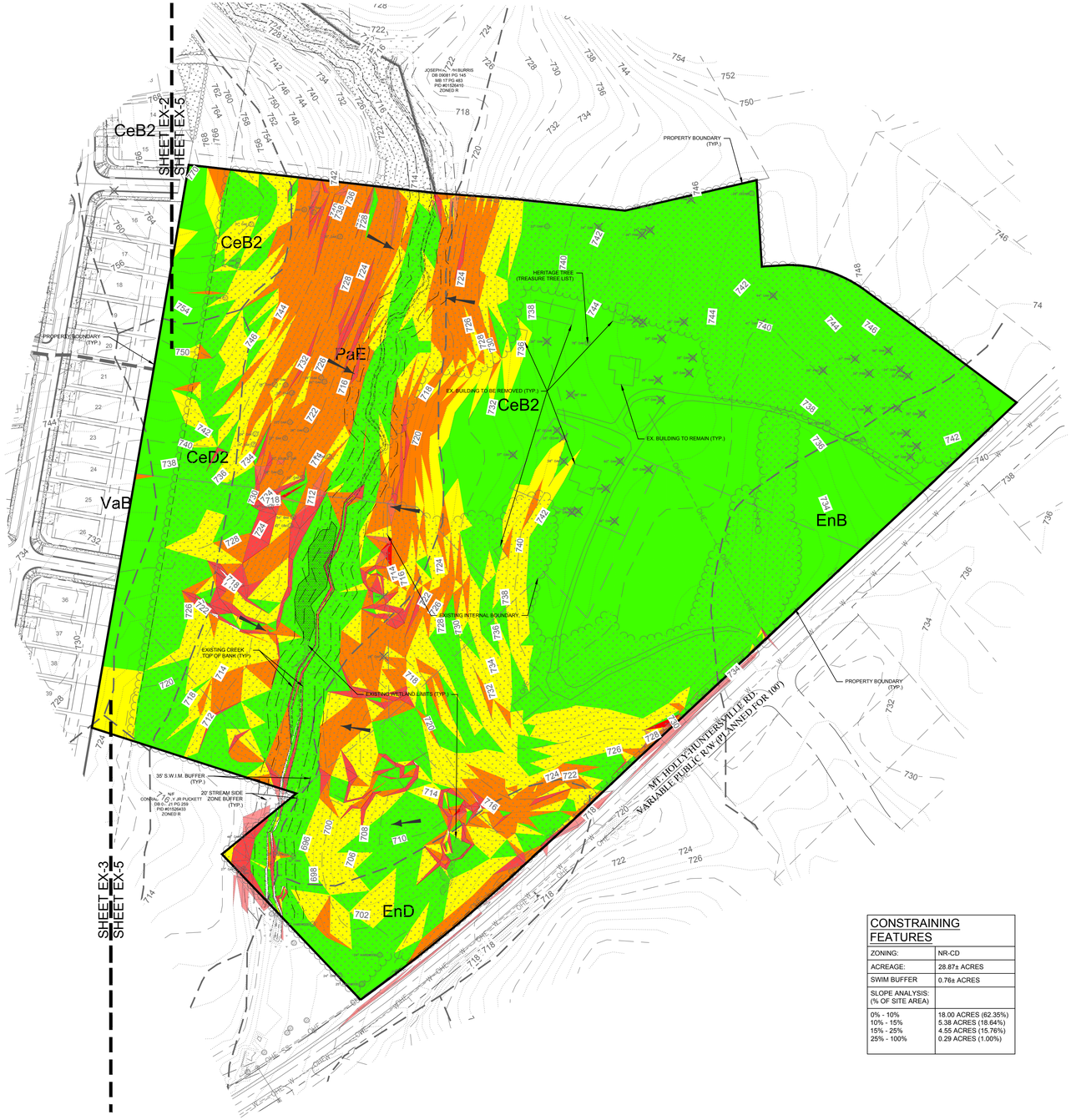
Project:

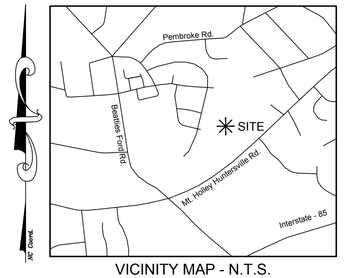
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Existing Conditions 3 Of 5 Petition (R25-12)

Project No.	Drawing No.
5259	EX-4
DWG File Name: 2839-Existing Condition	





VICINITY MAP - N.T.S.

LEGEND

- EXISTING TREE LINE
- EX. TREE AREA
- TREE SAVE AREA
- SOIL LINE
- 25%-100% SLOPE
- S.W.I.M BUFFER
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- 0-10% SLOPES
- 10-15% SLOPES
- 15-25% SLOPES
- >25% SLOPES
- FLOW DIRECTION
- WETLANDS

CONSTRAINING FEATURES

ZONING:	NR-CD
ACREAGE:	28.87± ACRES
SWIM BUFFER	0.76± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)	
0% - 10% 10% - 15% 15% - 25% 25% - 100%	18.00 ACRES (62.35%) 5.38 ACRES (18.64%) 4.55 ACRES (15.76%) 0.29 ACRES (1.00%)

TREE PRESERVATION

ZONING:	NR (CD)
ACREAGE:	±28.87 ACRES
COVERED BY TREE CANOPY: 78.1%	±22.07 ACRES
TREE CANOPY PRESERVATION REQUIRED: 10%	±2.89 ACRES
TREE CANOPY PRESERVATION PROVIDED: 19.85%	±5.73 ACRES
NO. OF SPECIMEN TREES ON-SITE:	83
NO. OF SPECIMEN TREES SAVED:(Min. Req. 10%)	36 (Provided 43%)
NO. OF HERITAGE TREES ON-SITE:	1
NO. OF HERITAGE TREES SAVED:	1 (Provided 100%)

GRAPHIC SCALE

-100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DATE	ISSUED FOR	REV
09/02/2025	Pre Submittal to Town of Huntersville	0
10/29/2025	Second Submittal to Town of Huntersville	1

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Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

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HUNTERSVILLE, NC 28078
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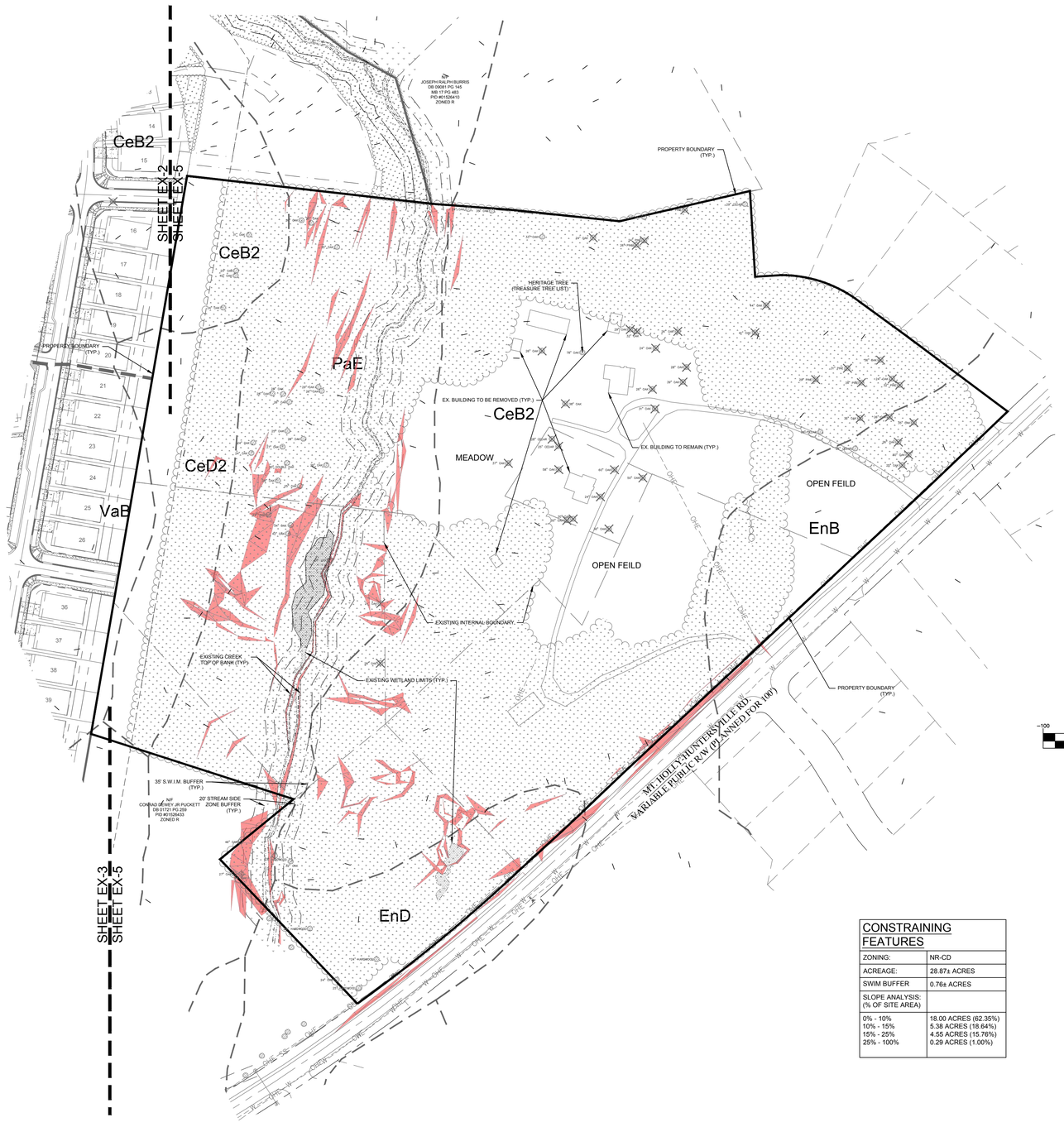
Project:

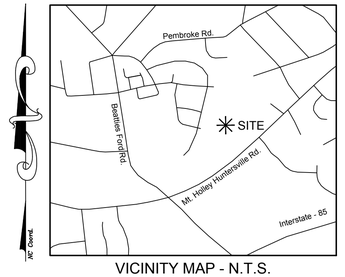
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Existing Conditions-Slope Anylsis 4 Of 5 Petition (R25-12)

Project No.	Drawing No.
5259	EX-5
DWG File Name: 5259_Existing Conditions	





VICINITY MAP - N.T.S.

LEGEND

- EXISTING TREE LINE
- EX. TREE AREA
- TREE SAVE AREA
- SOIL LINE
- 25%-100% SLOPE
- S.W.I.M BUFFER
- WETLANDS
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED

GRAPHIC SCALE

-100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CONSTRAINING FEATURES

ZONING:	NR-CD
ACREAGE:	28.87± ACRES
SWIM BUFFER	0.76± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)	
0% - 10% 10% - 15% 15% - 25% 25% - 100%	18.00 ACRES (62.35%) 5.38 ACRES (18.64%) 4.55 ACRES (15.76%) 0.29 ACRES (1.00%)

TREE PRESERVATION

ZONING:	NR (CD)
ACREAGE:	±28.87 ACRES
COVERED BY TREE CANOPY: 78.1%	±22.07 ACRES
TREE CANOPY PRESERVATION REQUIRED: 10%	±2.89 ACRES
TREE CANOPY PRESERVATION PROVIDED: 19.85%	±5.73 ACRES
NO. OF SPECIMEN TREES ON-SITE:	83
NO. OF SPECIMEN TREES SAVED:(Min. Req. 10%)	36 (Provided 43%)
NO. OF HERITAGE TREES ON-SITE:	1
NO. OF HERITAGE TREES SAVED:	1 (Provided 100%)

DATE	ISSUED FOR	REV
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Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client:

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Existing Conditions 5 Of 5 Petition (R25-12)

Project No.: 5259	Drawing No.: EX-6
DWG File Name: 5259_Existing Conditions	

Huntersville General Notes:

1. All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
2. This property may be subject to any easements and/or right-of-way of record.
3. All applicable federal, state, and local environmental permits and approvals will be obtained by the Developer.
4. All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
5. Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including right-of way) and intersection with adjacent and opposing access points. Modifications to plan may result.
6. Large maturing trees will be planted 40' O/C within the required planting strip along all streets. Small maturing trees are to be used where overhead power lines exist.
7. Provide notations on the process of mail delivery, garbage pickup and any special notation for fire apparatuses.
8. Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
9. Residential Garages. On lots greater than 60' in width, front-loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. Exception for single family detached dwellings with 1400 square feet or less of heated air space: single bay front loading garages may be built flush with, but may not project in front of, the primary plane of the front facade of the structure; double bay front loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. On lots 60 feet or less in width, alley access is required if on-site parking is provided except as provided below. Detached garages may only be placed in the established rear yard or be attached side or rear loading. (Article 8.16.1 & 2 & 6TOH ZO).
10. Once the streets are accepted by the Town, street trees shall be maintained and cared for by the property owner adjacent to the tree except in subdivisions where the property owner association is responsible for maintenance(ZO, Article 7.3.7).
11. Block Lengths shall adhere to the approved Sketch Plan.
12. Side Lot Lines. Side lot lines shall, as nearly as practicable, be at right angles or radial to street lines where side lot lines intersect at the rear of the lot, the angle of intersection shall not be less that 60 degrees (Sect. 7.220 TOH SO).
13. Building Separation. All detached principle structures in all districts shall preserve a minimum building separation of 10 feet. The requirement of the district to conform to an existing pattern of building spacing along a street may require a greater separation or the provision of specified side. All detached accessory structures in all districts shall maintain a minimum building separation of 4 feet, as measured from the overhang (Article 8.10 TOH ZO).
14. HVAC/Other Utilities must be located outside an established setback, required side yard, and not within 5' of a side or rear lot line (Article 8.8.2 TOH ZO).
15. All signs will be reviewed and approved separately and shall meet Article 10 of the TOH ZO.
16. Except as specifically provided in the Rural and Transitional districts, detached house types and two-unit attached house types shall be required to have a lot width greater than 50' feet. Developers shall have the option to provide lot widths 50' wide or less when alley access allowing on-site parking is provided for detached house types and two-unit attached house types. Further, developers shall also have the option to apply for conditional district rezoning to create lot widths 50' feet wide or less without an alley provided if it can demonstrate the development can accommodate on-street parking, meet all the provisions of the zoning ordinance including installation of street trees, and demonstrate public services such as trash pick-up can be provided.
17. (Traffic Control/Pavement Markings & Street Lighting Plan) - (1) Standard street markers must be installed by the developer at one corner of all intersections, including private streets, before any certificates of occupancy may be issued for buildings or residences along those streets. The design, material, location and installation of the signs must be in accordance with standards specified in the Land Development Standards Manual unless an alternative design is approved. (2) Barricades must be installed at the end of all dead-end streets except cul-de-sac streets, which have been improved with a permanent turnaround as required by this Ordinance. Design, material, and installation of the barricades must be in accordance with the Land Development Standards Manual. (3) No department, officer, agent, or employee of the town will accept for maintenance, lay out, open, improve, grade, pave or light any streets or authorize the laying of water mains, sewers, electrical service extensions or other facilities or utilities in any street in the town unless: such street has been accepted or open as, or has otherwise received the legal status of, a public street prior to the effective date of this ordinance; or for any new street, such street corresponds in its locations and lines with a street shown on a preliminary subdivision plan, tentatively approved by the Town Manager or Designated Administrative Agent; or such street has been accepted as a public street by a vote of a majority of all the members of the Town Board or by the State of North Carolina; or such street has been accepted as a public street by the State of North Carolina; or such street is an approved private street built in conformance with provisions of all applicable ordinances. (Section 8.170 & 8.200 TOH SO)
18. Maintenance Guarantee. All improvements required b this ordinance shall be guaranteed against defects in workmanship and materials by the subdivider for a period of one year from the date of the filing of the final plat or the date of the completion of the improvement, whichever is the later. The subdivider shall file with the Town a maintenance bond with adequate sureties in an amount determined by the Town of Huntersville/Mecklenburg County to be sufficient to assure proper maintenance and repair of such improvements for the one-year warranty period. (Section 8.400 TOH SO)
19. Maintenance Covenants. Prior to the issurance of an Occupancy Permit for any building within a permitted development served by a BMP, the applicant or owner of the BMP shall establish a formal Maintenance Covenant approved by the Mecklenburg County Land Use and Environmental Services Agency and recorded in the Office of the Register of Deeds in which the owner acknowledges the duty of the owner and all subsequent owners of the property to maintain the BMP in accordance with the terms of the Covenant.
20. Alley access for on-site parking is strongly encouraged for three-unit or more attached house types.
21. Direct access from lots to a thoroughfare is prohibited.
22. Lots subject to flooding should not be established in subdivisions except as provided in Section 7.280 (if applicable).
23. Any construction or use within the areas delineated by floodway fringe district boundary line and floodway district encroachment line is subject to the restrictions imposed by floodway regulation.
24. All alleyways shall be open from general usage by the general public but shall not be accepted by the public for maintenance. Maintenance shall be the responsibility of the developer/associations of homeowners.
25. Build-to line:- A line extending through a lot which is generally parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation must be erected; intended to create an even building facade line on a street. The build-to line is established on the record plat (final plat).
26. The proposed method for providing potable water & sanitary sewer shall be provided by Charlotte Water via connected waterlines & sewer lines.
27. Water Quality LID Maintenance. BMPs that are constructed on privately owned land and that are not within a public easement shall be maintained by the Property Owners Association or the owner of the subject property. BMP's that are constructed on public land within public right-of-way, and/or within public easements shall be maintained by the public body with ownership/jurisidiction of the subject property.
28. Water Quality LID. Financial Arrangements are to be made through Meck. County guaranteeing the installation and maintenance of required BMPs until the issuance of CO's for seventy-five percent (75%) of all construction which might reasonable be anticipated to be built within the area which drains into the BMP, allowing credit for improvements completed prior to the submission of the final plat. The approval of the High Density Development Permit will be subject to developer compliance with Section 10.509 paragraph 3 of the Mecklenburg County Zoning Ordinance, the provisions of which, including subsequent amendments, are incorporated herein.

EXISTING DATA

FEMA Panel: 3710453800K
Watershed: Long Creek
Soil Types:
CeB2 - Cecil sandy clay loam, 2 to 8 percent slopes
CeD2 - Cecil sandy clay loam, 8 to 15 percent slopes
EnB - Enon sandy loam, 2 to 8 percent slopes
EnD - Enon sandy loam, 8 to 15 percent slopes
PaE - Pacolet sandy loam, 15 to 25 percent slopes
Vab - Vance sandy loam, 2 to 8 percent slopes
W - Water

CONSTRAINING FEATURES: PHASE 1 & 2		PHASE 3	ALL PHASES
ZONING:	NR-CD	NR-CD	NR-CD
ACREAGE:	38.05± ACRES	28.87± ACRES	66.92± ACRES
SWIM BUFFER	2.43± ACRES	0.76± ACRES	3.19± ACRES
WETLANDS:	0.000± ACRES	0.185± ACRES	0.185± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)			
0% - 10% 10% - 15% 15% - 25% 25% - 100%	29.3 ACRES (77.00%) 4.34 ACRES (11.41%) 2.74 ACRES (7.20%) 1.70 ACRES (4.47%)	18.0 ACRES (62.35%) 5.38 ACRES (18.64%) 4.55 ACRES (15.76%) 0.29 ACRES (1.00%)	47.3 ACRES (70.68%) 9.72 ACRES (14.52%) 7.29 ACRES (10.89%) 1.99 ACRES (2.97%)

Soil Hydrologic Groups: (% of site area)			
	Phase 1 & 2	Phase 3	All Phases
ZONING:	NR-CD	NR-CD	NR-CD
ACREAGE:	38.29± ACRES	28.87± ACRES	66.55± ACRES
Group A	0	0	0
Group B	20.3± ACRES(53.0%)	24.5± ACRES (85.90%)	44.88± ACRES (67.1%)
Group C	18.0± ACRES (47.0%)	3.8± ACRES (14.10%)	22.04± ACRES (32.9%)
Group D	0	0	0
Group B/D	0	0	0

TREE PRESERVATION

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

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

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

Note: Urban open spaces shall comply with Article 7.7 of the Zoning Ordinance and include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.29± AC	28.87± AC	66.92± AC
% COVERED BY TREE CANOPY	26.26± AC (68.6%)	22.07± AC (76.45%)	48.33± AC (72.22%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.83± AC (10%)	2.89± AC (10%)	6.70± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.1%)	5.73± AC (19.85%)	9.21± AC (13.76%)
NO. OF SPECIMEN TREES ON-SITE*	8	83	91
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	36 (43%)	39 (43%)
NO. OF HERITAGE TREES ON SITE	0	1	1

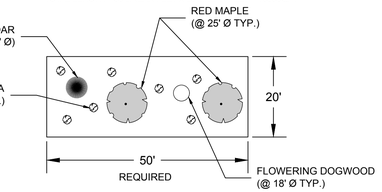
* DOES NOT INCLUDE SPECIMEN TREES W/IN PROPOSED SMITH PROPERTY BOUNDARY

TREE LEGEND

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

SUPPLEMENTAL RESIDENTIAL BUFFER YARD LANDSCAPING ALONG ABUTTING PROPERTIES

TOTAL LENGTH = 50 LINEAR FEET X 20 LINEAR FEET = 1000SQFT

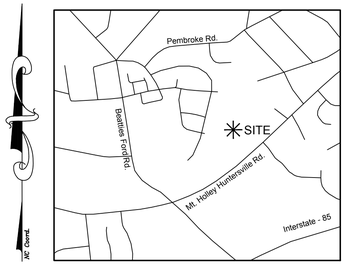


- 50% (2 TREE) EVERGREEN TREES PER 50LF
- 25% (1 TREE) CANOPY TREES PER 50LF (LARGE MATURING)
- 25% (1 TREE) UNDERSTORY TREES PER 50LF (SMALL MATURING)
- 7 SHRUBS PER 50LF

(NUMBER OF TREES & SHRUBS SHOWN MUST BE THE MINIMUM NUMBER PLANTED. TYPE & ACTUAL LOCATION MAY VARY.)
(EXISTING TREES AND SHRUBS CAN COUNT TOWARDS PLANTING REQUIREMENTS, AS LONG AS THEY MEET THE REQUIRED SIZE)

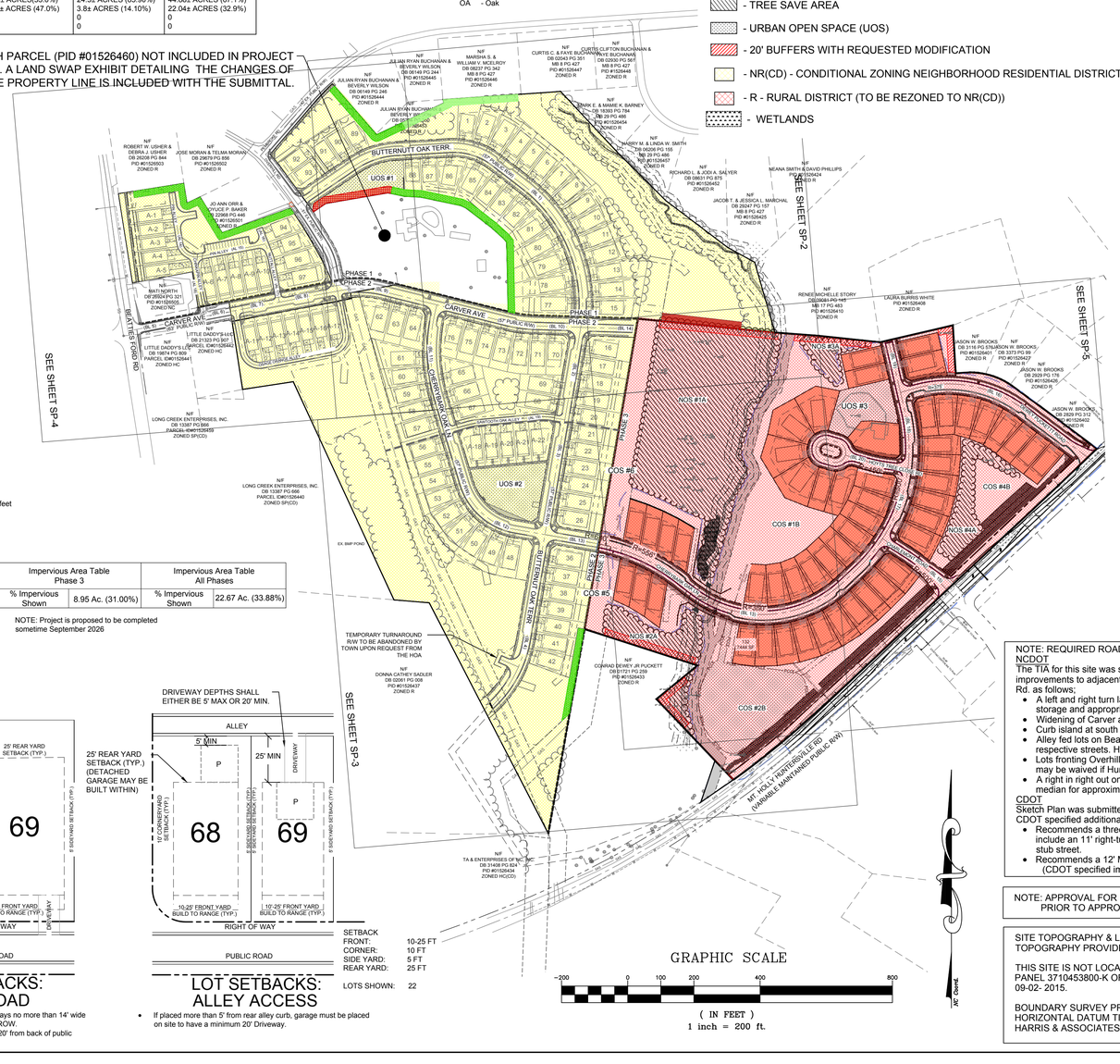
LEGEND

- 35' SWIM BUFFER
- 20' UNDISTURBED BUFFER
- 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- NR(CD) - CONDITIONAL ZONING NEIGHBORHOOD RESIDENTIAL DISTRICT
- R - RURAL DISTRICT (TO BE REZONED TO NR(CD))
- WETLANDS



VICINITY MAP - N.T.S.

SMITH PARCEL (PID #01526460) NOT INCLUDED IN PROJECT AREA. A LAND SWAP EXHIBIT DETAILING THE CHANGES OF THE PROPERTY LINE IS INCLUDED WITH THE SUBMITTAL.



ROAD NAME LENGTH

BUTTERNUT OAK TERR	2,433 LF
CARVER AVE	1,550 LF
CHERRYBARK OAK LN	2,641 LF
CHARLEMONT RD	279 LF
DEWEY PUCKETT RD	665 LF
HOYTS TREE CLOSE RD	312 LF

ALLEY NAME LENGTH

PIN ALLEY	437 LF
CHINKAPIN OAK ALLEY	184 LF
OSAGE ORANGE ALLEY	626 LF
SAWTOOTH OAK ALLEY	361 LF
NUTTALL ALLEY	232 LF

ROAD BLOCK LENGTHS

BL 1	1,246'	BL 7	136'	BL 13	1160'
BL 2	283'	BL 8	178'	BL 14	157'
BL 3	352'	BL 9	307'	BL 15	279'
BL 4	551'	BL 10	442'	BL 16	665'
BL 5	236'	BL 11	388'	BL 17	228'
BL 6	135'	BL 12	479'	BL 18	231'
				BL 19	155'
				BL 20	285'

*In major subdivisions the dimension of blocks may not exceed 800 linear feet between cross streets.

ALLEY BLOCK LENGTHS

AL 14	215'	AL 16	51'
AL 15	222'	AL 17	161'
AL 18	181'	AL 19	361'

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C1	223.08	8.58	1489.60
C2	33.53	11.30	170.00
C3	71.27	7.66	532.98
C4	170.43	11.56	845.00
L1	137.93	S70° 15' 02.81"W	
L2	81.41	S70° 15' 02.81"W	
L3	126.99	N31° 31' 24.74"W	
L4	44.12	S64° 35' 27.67"W	
L5	60.54	N9° 07' 20.97"W	
L6	200.13	S81° 09' 10.39"W	
L7	273.43	S8° 52' 53.75"E	
L8	184.38	N79° 27' 40.55"E	
L9	109.25	S9° 03' 07.48"E	
L10	186.97	N79° 12' 35.09"E	
L11	223.70	N79° 12' 35.09"E	
L12	269.43	N1° 10' 17.70"W	
L13	343.27	N78° 03' 36.20"W	
L14	263.13	S80° 21' 33.74"W	
L15	153.01	N36° 08' 11.61"W	
L16	43.55	N39° 42' 09.24"W	

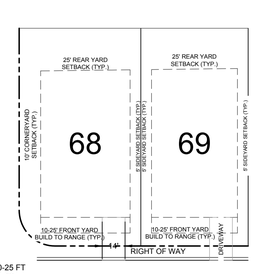
Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L17	218.10	N40° 39' 07.52"E	
L18	203.71	S41° 29' 25.17"E	
L19	220.02	N62° 30' 22.94"E	
L20	236.50	N86° 02' 26.57"E	
L21	60.08	N86° 07' 52.26"E	
L22	60.05	N85° 59' 35.18"E	
L23	249.57	S43° 00' 21.52"E	
L24	207.49	S45° 01' 00.45"E	
L25	234.82	S52° 51' 13.67"E	
L26	94.14	S61° 08' 54.19"E	
L27	220.66	S15° 58' 39.63"E	
L28	415.63	N83° 29' 47.60"W	
L29	524.77	S9° 49' 49.70"W	
L30	206.19	S9° 37' 08.45"W	
L31	225.58	S9° 45' 52.72"W	
L32	206.36	S9° 50' 52.21"W	
L33	421.11	S10° 10' 22.20"W	
L34	784.03	N27° 17' 08.81"W	
L35	107.42	N85° 10' 00.37"W	
L36	725.59	N24° 45' 00.37"W	

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L37	155.28	S81° 27' 26.96"W	
L38	208.14	N8° 44' 16.11"W	
L39	367.53	N79° 12' 35.09"E	
L40	17.74	N10° 31' 08.26"W	
L41	100.95	N79° 47' 38.78"E	
L42	52.62	S1° 09' 24.58"W	
L43	208.84	S85° 55' 35.48"E	
L44	424.81	N83° 15' 25.30"W	
L45	359.58	S0° 25' 51.55"E	
L46	450.72	S42° 21' 15.28"E	
L47	201.10	N50° 36' 40.56"E	
L48	362.86	S43° 23' 19.44"E	
L49	158.90	N50° 36' 40.56"E	
L50	364.61	N43° 22' 29.44"W	

Impervious Area Table Phase 1 & 2		Impervious Area Table Phase 3		Impervious Area Table All Phases	
% Impervious Shown	13.72 Ac. (30.4%)	% Impervious Shown	8.95 Ac. (31.00%)	% Impervious Shown	22.67 Ac. (33.88%)

NOTE: 1% or 150 sq/ft of impervious area per lot added to overall to allow for addition of future impervious area by the homeowner/occupant.

NOTE: Project is proposed to be completed sometime September 2026



SETBACK
FRONT: 10-25 FT
CORNER: 10 FT
SIDE YARD: 5 FT
REAR YARD: 25 FT

LOTS SHOWN: 140

LOT SETBACKS: FRONT LOAD

- Lots 60' wide or less shall have driveways no more than 14' wide as measured along the public streets ROW.
- Driveways shall extend a minimum of 20' from back of public ROW.

DRIVEWAY DEPTHS SHALL EITHER BE 5' MAX OR 20' MIN.

25' REAR YARD SETBACK (TYP.) (DETACHED GARAGE MAY BE BUILT WITHIN)

SETBACK
FRONT: 10-25 FT
CORNER: 10 FT
SIDE YARD: 5 FT
REAR YARD: 25 FT

LOTS SHOWN: 22

LOT SETBACKS: ALLEY ACCESS

- If placed more than 5' from rear alley curb, garage must be placed on site to have a minimum 20' Driveway.

GRAPHIC SCALE

-200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NOTE: REQUIRED ROAD IMPROVEMENTS

NCDOT
The TIA for this site was scoped by the Town of Huntersville and the Applicant. Huntersville required no improvements to adjacent roads. NCDOT specified improvements to the connection at Mount Holly - Huntersville Rd. as follows;

- A left and right turn lane to enter the site at the access point on Mt. Holly-Huntersville Rd, including 100' min storage and appropriate tapers
- Widening of Carver avenue and Overhill Rd. from 16' to 20' along all site frontage.
- Curb island at south east corner of intersection of Carver Ave. and Beatties Ford Rd.
- Alley fed lots on Beatties Ford Rd, Carver Ave, and Overhill Rd will not be allowed a driveway or access to respective streets. Homes should be addressed to the alley behind the lots.
- Lots fronting Overhill Rd will not be allowed to front load. They will only be allowed a shared driveway (this may be waived if Huntersville takes over maintenance of this street) (Completed)
- A right in right out only entrance will be allowed at Dewey Puckett Rd. This entrance shall have a 4' raised median for approximately 50' in length past tangent on either side of Mt. Holly-Huntersville Rd.

CDOT
Sketch Plan was submitted to CDOT for comments on Mt. Holly-Huntersville road intersection improvements. CDOT specified additional improvements as follows;

- Recommends a three (3) approach-lane section at Mt. Holly-Huntersville Road and Road C. This would include an 11' right-turn lane, 11' left-turn lane and a 13' receiving lane. This section to be carried to the first stub street.
- Recommends a 12' Multi-use Path or buffered bike lane along frontage. (CDOT specified improvements to be shown on Construction Plans)

NOTE: APPROVAL FOR ENCROACHMENTS ONTO PIEDMONT NATURAL GAS EASEMENTS TO BE OBTAINED PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

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

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANNEL 3710453800-K OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED 09-02- 2015.

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

Development Information:

Project Name:	Oak Grove Hill Phases 1 & 2 Construction Plans Huntersville, NC (Mecklenberg County)	Oak Grove Hill Phase 3 Construction Plans Huntersville, NC (Mecklenburg County)	Oak Grove Hill Phase 1, 2, & 3 Construction Plans Huntersville, NC (Mecklenburg County)
Developer:	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078
Zoning:	NR-CD	NR-CD	NR-CD
Acreage:	38.05 ± ACRES = 1,657,458 SF	28.87 ± ACRES = 1,257,577 SF	66.92 ± ACRES = 2,915,035 SF
River Basin:	UPPER CATAWBA-WESTERN CATAWBA	UPPER CATAWBA-WESTERN CATAWBA	UPPER CATAWBA-WESTERN CATAWBA
Stream Classification:	Perennial Stream	Perennial Stream	Perennial Stream
Principle Use(s):	Single Family Residential	Single Family Residential	Single Family Residential
Disturbed Acreage:	±33.2 AC.	±23.96 AC.	±57.16 AC.
Percentage of Impervious Allowed:	38.05 AC. (100%)	28.87 AC. (100%)	66.92 AC. (100%)
Percentage of Impervious Shown:	13.72 AC. (30.4%)	8.95 AC. (31.00%)	22.67 AC. (33.88%)
Building type:	Detached House (105 Lots)	Detached House (52 Lots)	Detached House (157 Lots)
Build to Line:			
	SINGLE FAMILY 42-50': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 42-50': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 42-50': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.
	SINGLE FAMILY 51-60': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 51-60': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 51-60': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.
	SINGLE FAMILY 61-93': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 61-93': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.	SINGLE FAMILY 61-93': FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.
Minimum Lot Width:	SINGLE FAMILY: 42 FT. SINGLE FAMILY: 51 FT. SINGLE FAMILY: 61 FT	SINGLE FAMILY: 42 FT. SINGLE FAMILY: 51 FT. SINGLE FAMILY: 61 FT	SINGLE FAMILY: 42 FT. SINGLE FAMILY: 51 FT. SINGLE FAMILY: 61 FT
Lot Width Range (Measured at Build-To line):			
61-93 FT.	SINGLE FAMILY: 12	SINGLE FAMILY: 0	SINGLE FAMILY: 12
51-60 FT.	SINGLE FAMILY: 73	SINGLE FAMILY: 52	SINGLE FAMILY: 125
42-50 FT.	SINGLE FAMILY: 20	SINGLE FAMILY: 0	SINGLE FAMILY: 20
Min. Lot Size:	5,355 Ft.	6,500 Ft.	5,355 Ft.
Average Lot Size:	4,284 Sf.	7,717 Sf.	6,000 Sf.
Low Density/ HighDensity:	High Density	High Density	High Density
Watershed District:	Long Creek	Long Creek	Long Creek
Regulated Watershed:	Yes	Yes	Yes
Traffic Calming Method:	On-Street Parking	On-Street Parking	On-Street Parking
Sidewalk Width:	5 FT.	5 FT.	5 FT.
Planting Strip:	7 FT.	7 FT.	7 FT.

Open Space Table: Phase 1 & 2						Open Space Table: Phase 3		
Urban Open Space			Common Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type	C.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park	1	521,413 SF	COS	#1A NOS	186,769 SF	Natural Open Space
2	30,477 SF	Green	2	67,082 SF	Buffers	#1B COS	85,190 SF	BMP & COS
						#2A NOS	33,285 SF	Natural Open Space
Total	43,110 SF 0.99 Acres		Total	588,495 SF 13.51 Acres		#2B COS	117,630 SF	BMP, COS, & Buffer
						#3A NOS	9,744 SF	Natural Open Space
Open Space Table: All Phases						#3B COS	6,747 SF	COS & Buffer
Urban Open Space			Common Open Space			#4A NOS	17,718 SF	Natural Open Space
U.O.S #	Area	Type	C.O.S #	Area	Type	#4B COS	35,823 SF	COS & Buffer
1	12,633 SF	Mini/Pocket Park	1	929,257 SF	COS, BMP, & Buffers	#5 COS	35,142 SF	COS & Gas Easement
2	30,477 SF	Green	2	340,762 SF	Natural Open Space	#6 COS	60,230 SF	COS & Gas Easement
3	22,773 SF	Mini/Pocket Park				#3 UOS	22,773 SF	Mini/Pocket Park
Total	65,883 SF 1.51 Acres		Total	1,270,019 SF 29.16 Acres		Total	611,051 SF 14.03 Acres	

DATE	ISSUED FOR	REV
09/02/2025	Pre Submittal to Town of Huntersville	0
10/29/2025	Second Submittal to Town of Huntersville	1

NORTH CAROLINA 811 — North Carolina One-Call Center
811 Know what's below. Call before you dig.

Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799
www.rjoeharris.com

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Corporate Seal: NORTH CAROLINA PROFESSIONAL SEAL C-4168 ENGINEERING CORPORATION R. JOE HARRIS & ASSOCIATES, INC.
Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. CATES
10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

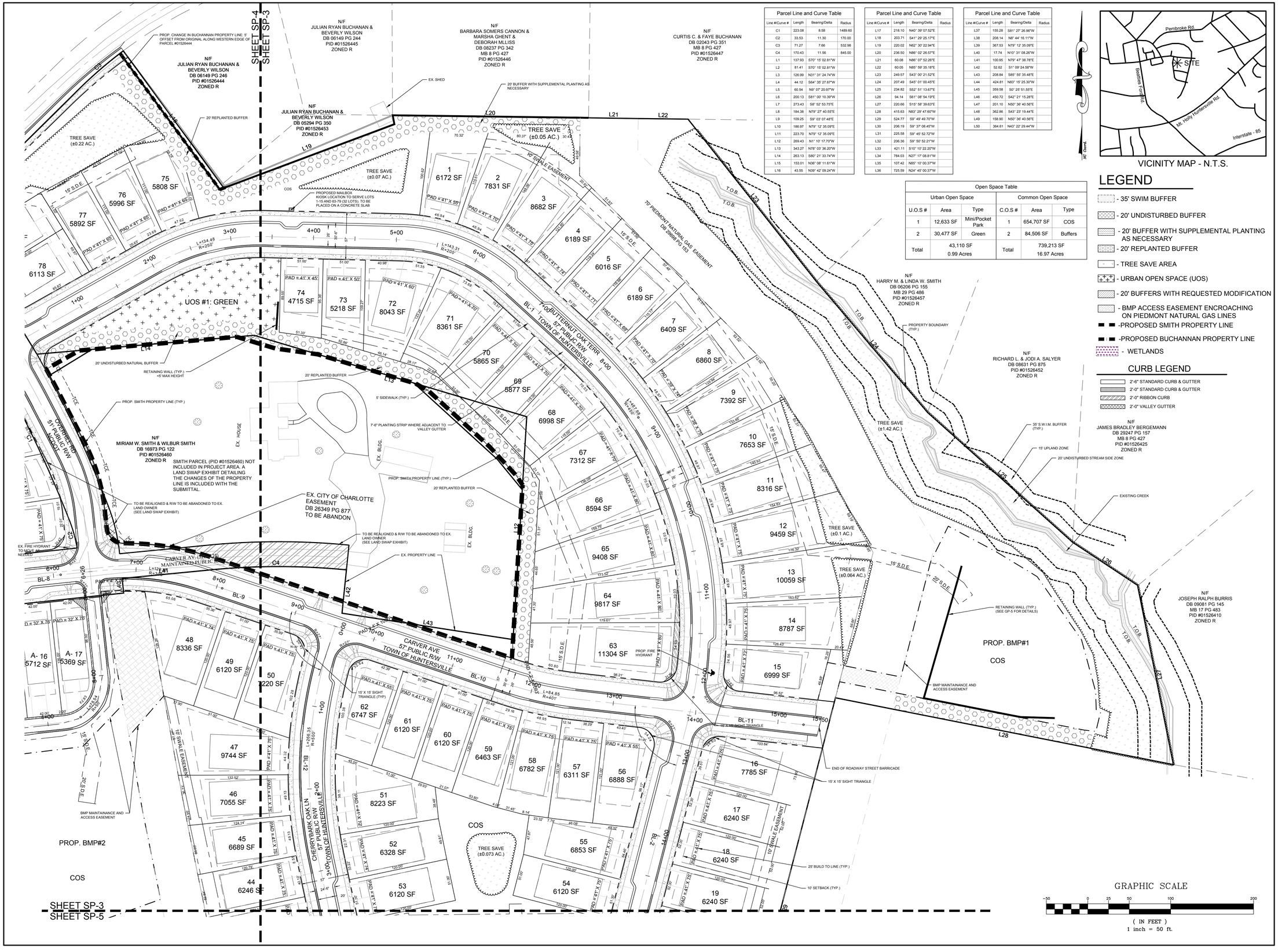
Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Overall Site & Rezoning Plan Petition (R25-12)

Project No.	Drawing No.
5259	SP-1
DWG File Name: 5259_Site Petition R22-05	



Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C1	223.08	8.58	1489.60
C2	33.53	11.30	170.00
C3	71.27	7.66	532.98
C4	170.43	11.56	845.00
L1	137.93	S70° 15' 02.81"W	
L2	81.41	S70° 15' 02.81"W	
L3	126.99	N31° 31' 24.74"W	
L4	44.12	S64° 35' 27.67"W	
L5	60.54	N9° 07' 20.87"W	
L6	200.13	S81° 00' 10.39"W	
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L12	269.43	N1° 10' 17.70"W	
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L14	263.13	S80° 21' 33.74"W	
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L49	158.90	N50° 36' 40.56"E	
L50	364.61	N43° 22' 29.44"W	

Open Space Table					
Urban Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park	1	654,707 SF	COS
2	30,477 SF	Green	2	84,506 SF	Buffers
Total	43,110 SF 0.99 Acres		Total	739,213 SF 16.97 Acres	

VICINITY MAP - N.T.S.

LEGEND

- 35' SWIM BUFFER
- 20' UNDISTURBED BUFFER
- 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- BMP ACCESS EASEMENT ENCROACHING ON PIEDMONT NATURAL GAS LINES
- -PROPOSED SMITH PROPERTY LINE
- -PROPOSED BUCHANNAN PROPERTY LINE
- WETLANDS

CURB LEGEND

- 2'-6" STANDARD CURB & GUTTER
- 2'-0" STANDARD CURB & GUTTER
- 2'-0" RIBBON CURB
- 2'-0" VALLEY GUTTER

DATE	ISSUED FOR	REV
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3186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL SEAL 051823 ENGINEER DANIEL B. GATES

10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 23, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client:

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Site Plan 1 Of 3 Petition (R25-12)

Project No.	Drawing No.
5259	SP-2
DWG File Name: 2839-Rezoning & Site Plan	

SHEET SP-3
SHEET SP-5

PROP. BMP#2

N/F
LONG CREEK ENTERPRISES, INC.
DB 13387 PG 666
PARCEL ID#01526440
ZONED SP(CD)

50' PIEDMONT NATURAL GAS EASEMENT DB 1520 PG 321

EX. POND

TREE SAVE (±1.31 AC.)

TREE SAVE (±0.06 AC.)

PHASE 1

PHASE 2

SAWTOOTH OAK ALLEY

CHERRYBARK OAK LN

BUTTERNUT OAK TERR.
57' PUBLIC R/W
TOWN OF HUNTERSVILLE

BL-3
BL-4
BL-5

43 6928 SF
42 7411 SF
41 6166 SF
40 6137 SF
39 7067 SF
38 7347 SF
37 7234 SF
36 7234 SF
35 7234 SF
34 6664 SF
A- 18 7190 SF
A- 19 5801 SF
A- 20 5801 SF
A- 21 5801 SF
A- 22 7562 SF
20 6240 SF
21 6240 SF
22 6240 SF
23 6240 SF
24 6847 SF
25 7291 SF
26 7918 SF
27 7530 SF
28 6163 SF
29 6166 SF
30 6169 SF
31 6172 SF
32 6427 SF
33 7040 SF

PAD = 41' X 75'
PAD = 32' X 75'

PROPOSED MAILBOX KIOSK LOCATION TO SERVE LOTS A18-A22 AND16-62 (52 LOTS) TO BE PLACED ON A CONCRETE SLAB

UOS #2: GREEN

SIGHT DISTANCE EASEMENT (TYP.)

N/F
BEVERLY W. BUCHANAN & MIRIAM W. SMITH
DB 860 PG 87
PID #01526443
ZONED R

PROP. FIRE HYDRANT

7'-6" PLANTING STRIP WHERE ADJACENT TO VALLEY GUTTER

5' SIDEWALK (TYP.)

15' X 15' SIGHT TRIANGLE (TYP.)

COS

PROP. BMP#4

PROP. BMP#3

TRANSITION 2' TO 2'-6" CURB & GUTTER

25' BUILD TO LINE (TYP.)

10' SETBACK (TYP.)

RETAINING WALL (TYP.) MAX HEIGHT 3'

PROPERTY BOUNDARY (TYP.)

20' REPLANTED BUFFER

TEMPORARY TURNAROUND R/W TO BE ABANDONED BY TOWN UPON REQUEST FROM THE HOA

N/F
MARVIN H. CATHEY & MAKEEBY L. CATHEY
DB 02061 PG 008
PID #01526437
ZONED R

PIEDMONT NATURAL GAS EASEMENT

MATCHLINE

TREE SAVE (±0.11 AC.)

PROPERTY BOUNDARY (TYP.)

11' APPARENT GAP BETWEEN PROPERTIES PER DB 860 PG 87 & DB 2061 PG 08

20' SEWER EASEMENT

END OF ROADWAY STREET BARRICADE

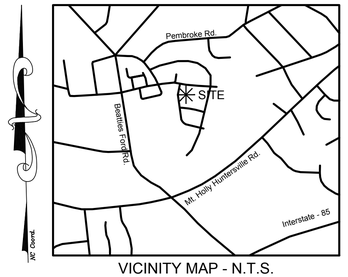
BMP MAINTAINANCE AND ACCESS EASEMENT

70' PIEDMONT NATURAL GAS EASEMENT BOOK 29688 PAGE 153

20' S.D.E.

15' S.D.E.

VICINITY MAP - N.T.S.



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- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- PHASE LINE
- WETLANDS

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Engineer's Seal

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — SEAL 051823 — DANIEL B. GATES

10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
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13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Site Plan 2 Of 3 Petition (R25-12)

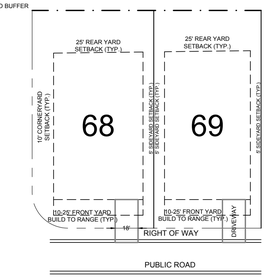
Project No.	Drawing No.
5259	SP-3
DWG File Name: 2839-Rezoning & Site Plan	

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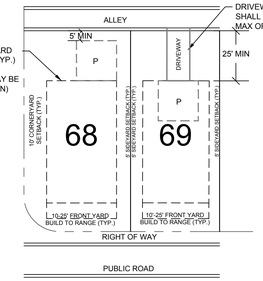
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Urban Open Space Table		
U.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park
2	30,477 SF	Green



LOT SETBACKS: FRONT LOAD

- Lots 60' wide or less shall have driveways no more than 14' wide as measured along the public streets ROW.
- Driveways shall extend a minimum of 20' from back of public ROW.



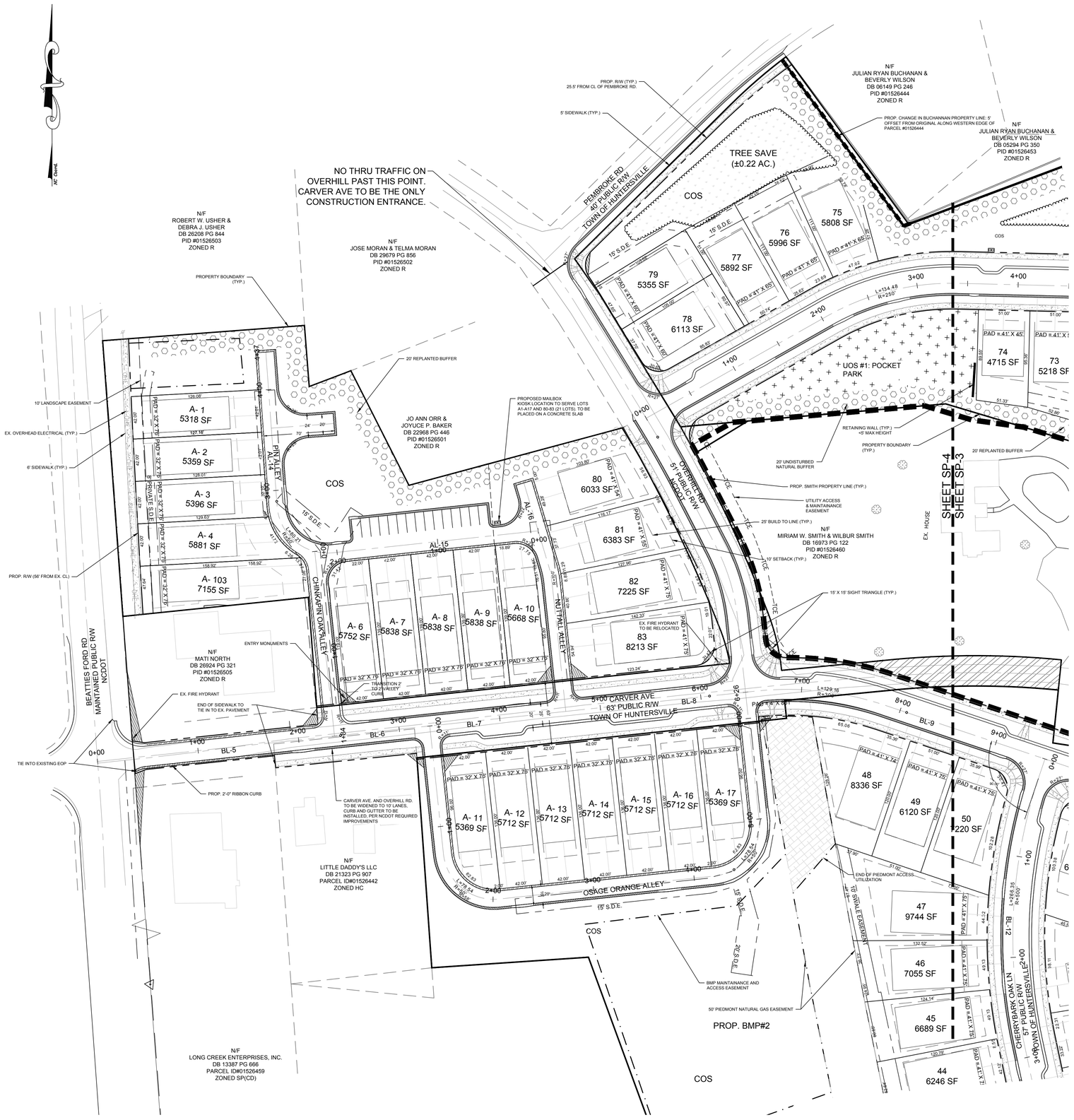
LOT SETBACKS: ALLEY ACCESS

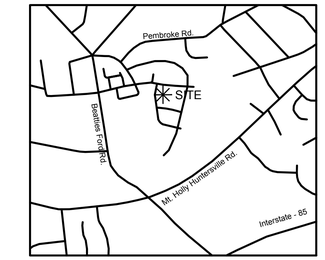
- If placed more than 5' from rear alley curb, garage must be placed on site to have a minimum 20' Driveway.

GRAPHIC SCALE

-50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





VICINITY MAP - N.T.S.

LEGEND

- 35' SWIM BUFFER
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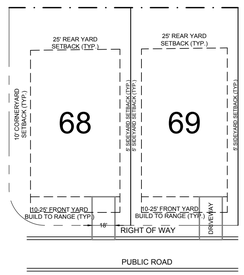
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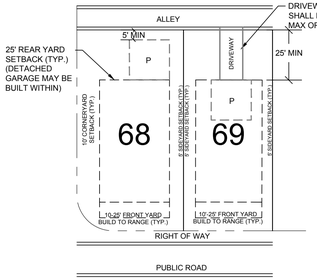
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LOT SETBACKS: ALLEY ACCESS

- If placed more than 5' from rear alley curb, garage must be placed on site to have a minimum 20' Driveway.

GRAPHIC SCALE

−50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DATE	ISSUED FOR	REV
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10/29/2025	Second Submittal to Town of Huntersville	1

NORTH CAROLINA 811 — North Carolina One-Call Center
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Engineer:

RJH

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

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

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

Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. CATES

10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client:

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

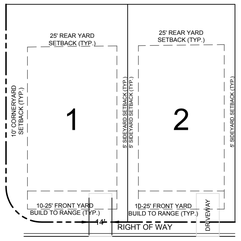
Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Site Plan 3 Of 3 Petition (R25-12)

Project No.	Drawing No.
5259	SP-4
DWG File Name: 2839-Rezoning & Site Plan	



LOT SETBACKS

- Lots 60' wide or less shall have driveways no more than 14' wide as measured along the public streets ROW.
- Driveways shall extend a minimum of 20' from back of public ROW.

Huntersville General Notes:

1. All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
2. This property may be subject to any easements and/or right-of-way of record.
3. All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
4. Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including) right-of way) and intersection with adjacent and opposing access points. Modifications to plan may result.
5. Large maturing trees will be planted 40' O/C within the required planting strip along all streets. Small maturing trees are to be used where overhead power lines exist.
6. Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
7. Direct access from lots to a thoroughfare is prohibited.
8. Lots subject to flooding should not be established in subdivisions except as provided in Section 7.280 (if applicable).
9. Any construction or use within the areas delineated by floodway fringe district boundary line and floodway district encroachment line is subject to the restrictions imposed by floodway regulation.

8.16 Standards For Residential Lot Widths, Alleys, Garages And Parking In Residential Districts

1. Except as specifically provided in the Rural and Transitional districts, detached house types and two-unit attached house types shall be required to have a lot width greater than 50' feet. Developers shall have the option to provide lots widths 50' feet wide or less when alley access allowing on-site parking is provided for detached house types and two-unit attached house types. Further, developers shall also have the option to apply for a conditional district rezoning to create lot widths of 50 feet wide or less without an alley provided it can demonstrated the development can accommodate on-street parking, meet all the provisions of the Zoning Ordinance including installation of street trees, and demonstrate public services such as trash pick-up can be provided.
2. Alley access for on-site parking is strongly encouraged for three-unit or more attached house types.
3. For lots 60 feet wide or less, driveways shall be no more than 14 feet wide as measured along the public street right-of-way for a detached house and two-unit attached house type. For lots wider than 60 feet, driveways shall be no more than 20 feet wide as measured along the public street right-of-way for a detached house and two-unit attached house type. For three or more unit attached house types, driveway width shall not occupy more than 50% of the public street front of a lot as measured along the public street right-of-way.
5. Driveways shall extend at least twenty (20) feet from a public right-of-way and public sidewalk easement to prevent on-site residential parking from encroaching into the public right-of-way or easement for a public sidewalk.

12.2.1 General Definitions

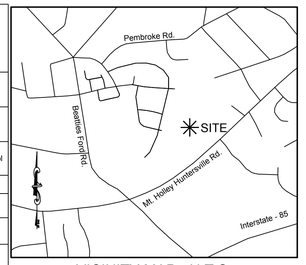
Build-to line- A line extending through a lot which is generally parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation, exclusive of porches, bay windows and similar appurtenances, must be erected; intended to create an even building façade line on a street. The build-to line is established on the record plat (final plat).

Site Plan Data Table: Phase 3

TOTAL AREA:	28.87 Ac = 1,257,577 SF
PRINCIPAL USES:	RESIDENTIAL (HIGH DENSITY)
BUILDING TYPE	DETACHED HOUSE
SETBACK:	
	SINGLE FAMILY: FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.
Minimum Lot Width:	SINGLE FAMILY: 51 FT.
Lot Width Range:	
60.1-70 FT.	SINGLE FAMILY: 0
51-60.1 FT.	SINGLE FAMILY: 52
Lot Size Range:	
5,000 SQ. FT. - 6,500 SQ. FT. 6,500 SQ. FT. - 13,500 SQ. FT.	SF: 0 Lots 52 Lots

Development Information: Phase 3

Project Name:	Oak Grove Hill Rezoning Plan Huntersville, NC (Mecklenberg County)
Developer:	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078
Tax I.D.:	01526456, 01526432, 01526450, 01526455, 01526428, 01526429, 01526431
Property Owners of Record	Carver Bowman LLC, Hoyt Hamilton, Pamela Hamilton, Carol Hamilton
Zoning:	NR (CD)
Acreage:	28.87± ACRES = 1,257,577 SF
Building type (Lot Count):	Detached House (52 lots)
Common Open Space:	7.82 Acres
Natural Open Space:	5.68 Acres
Lot Width Range: 60.1-70 FT 51-60.1 FT	SINGLE FAMILY: 0 52



VICINITY MAP - N.T.S.

LEGEND

- 35' SWIM BUFFER
- 20' UNDISTURBED BUFFER
- 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- NR(CD) - CONDITIONAL ZONING NEIGHBORHOOD RESIDENTIAL DISTRICT
- R - RURAL DISTRICT (TO BE REZONED TO NR(CD))
- WETLANDS

Watershed District	
Watershed District:	Long Creek
Impervious Area Table	
% Impervious Shown	8.95 Ac. (31.00%)

NOTE: 1% or 150 sq/ft of impervious area per lot added to overall to allow for addition of future impervious area by the homeowner/occupant.

Soil Hydrologic Groups: (% of site area)	
ZONING:	NR (CD)
ACREAGE:	28.87± ACRES
Group A	0
Group B	24.8± ACRES(85.90%)
Group C	4.07± ACRES (14.10%)
Group D	0± ACRES (0%)
Group B/D	0± ACRES (0%)

*THE PROPOSED METHOD FOR PROVIDING POTABLE WATER & SANITARY SEWER SHALL BE PROVIDED BY CHARLOTTE WATER VIA CONNECTED WATERLINES & SEWER LINES.

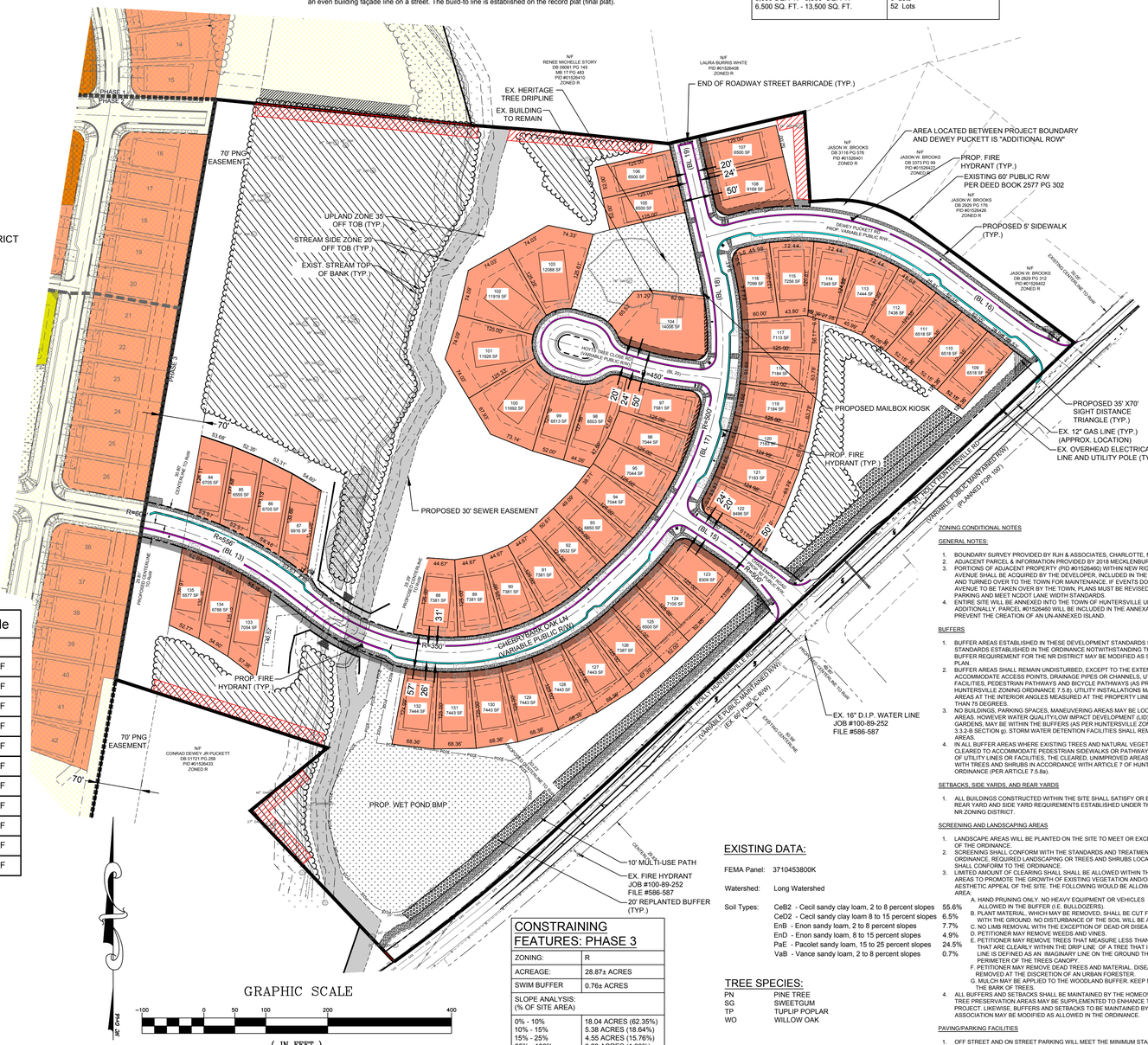
ROAD NAME LENGTH

CHARLEMONT RD =	279 LF
DEWEY PUCKETT RD =	665 LF
CARVER AVE =	1,550 LF
CHERRYBARK OAK LN =	2,641 LF
HOYTS TREE CLOSE RD =	312 LF

ROAD BLOCK LENGTHS

BL 13	1160'	BL 16	665'	BL 19	155'
BL 14	157'	BL 17	228'	BL 20	285'
BL 15	279'	BL 18	231'		

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
84	6,705 SF	104	14,006 SF	124	7,105 SF
85	6,555 SF	105	6,500 SF	125	6,500 SF
86	6,705 SF	106	6,500 SF	126	7,387 SF
87	6,916 SF	107	6,500 SF	127	7,443 SF
88	7,381 SF	108	9,169 SF	128	7,443 SF
89	7,381 SF	109	6,518 SF	129	7,443 SF
90	7,381 SF	110	6,518 SF	130	7,443 SF
91	7,381 SF	111	6,518 SF	131	7,443 SF
92	6,632 SF	112	7,438 SF	133	7,054 SF
93	6,850 SF	113	7,444 SF	134	6,788 SF
94	7,044 SF	114	7,348 SF	135	6,577 SF
95	7,044 SF	115	7,256 SF		
96	7,044 SF	116	7,099 SF		
97	7,581 SF	117	7,113 SF		
98	8,503 SF	118	7,184 SF		
99	6,513 SF	119	7,184 SF		
100	11,692 SF	120	7,183 SF		
101	11,926 SF	121	7,183 SF		
102	11,919 SF	122	8,496 SF		
103	12,088 SF	123	8,309 SF		



EXISTING DATA:

FEMA Panel: 3710453800K

Watershed: Long Watershed

Soil Types:

CeB2	- Cecil sandy clay loam, 2 to 8 percent slopes	55.6%
CeD2	- Cecil sandy clay loam 8 to 15 percent slopes	6.5%
EnB	- Enon sandy loam, 2 to 8 percent slopes	7.7%
EnD	- Enon sandy loam, 8 to 15 percent slopes	4.9%
PaE	- Pacolet sandy loam, 15 to 25 percent slopes	24.5%
VaB	- Vance sandy loam, 2 to 8 percent slopes	0.7%

TREE SPECIES:

PN	PINE TREE
SG	SWEETGUM
TP	TUPLIP POPLAR
WO	WILLOW OAK

CONSTRAINING FEATURES: PHASE 3

ZONING:	R
ACREAGE:	28.87± ACRES
SWIM BUFFER	0.76± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)	
0% - 10%	18.04 ACRES (62.35%)
10% - 15%	5.38 ACRES (18.64%)
15% - 25%	4.55 ACRES (15.76%)
25% - 100%	0.29 ACRES (1.00%)

TREE PRESERVATION

ZONING:		NR (CD)
ACREAGE:		±28.87 ACRES
COVERED BY TREE CANOPY:	76.45%	±22.07 ACRES
TREE CANOPY PRESERVATION REQUIRED:	10%	±2.89 ACRES
TREE CANOPY PRESERVATION PROVIDED:	19.85%	±5.73 ACRES
NO. OF SPECIMEN TREES ON-SITE:		83
NO. OF SPECIMEN TREES SAVED:(Min. Req. 10%)		36 (Provided 43%)
NO. OF HERITAGE TREES ON-SITE:		1
NO. OF HERITAGE TREES SAVED:		1 (Provided 100%)

TREE PRESERVATION

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

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

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

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

LIGHTING

1. PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG INTERNAL STREETS. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET.
2. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE FULLY SHIELDED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT.

OPEN SPACE

1. IN COMMON LOCAL SPACE AREAS LOCATED OUTSIDE OF THE UNDISTURBED BUFFERS THE PETITIONER RESERVES THE RIGHT FOR IMPROVEMENTS TO INCLUDE SIDEWALKS, PLAYGROUND (TOT LOT), PEDESTRIAN LIGHTING, BENCHES, TABLES AND CHAIRS, BENCHES, FOUNTAINS, ADDITIONAL HARDSCAPE MATERIALS, TRASH RECEPTACLES AND ANY OTHER SITE AMENITY ALLOWED BY THE ORDINANCE.

ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS

1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLIMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).
2. THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY.
3. BUILDINGS LOCATED WITHIN THE DEVELOPMENT SHALL BE DESIGNATED TO RELATE TO THE OVERALL PEDESTRIAN ENVIRONMENT. BUILDINGS SHALL BE DESIGNED TO RAISE THE STANDARD LEVEL OF THE DESIGN TO CREATE A PLACE OF INTEREST.
4. BUILDING ELEVATIONS FOR SINGLE-FAMILY HOMES FRONTING BEATTIES FORD ROAD SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED PLANS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPLES ILLUSTRATED ON THE PLANS.
5. RESIDENTIAL BUILDINGS WILL BE REQUIRED TO INCORPORATE BALCONIES, BAY WINDOWS, PORCHES, AND OTHER ARCHITECTURAL ENHANCEMENTS AS A WAY OF ADDRESSING THE PEDESTRIAN NATURE OF THE VILLAGE. FRONT DOORS SHOULD ORIENT TOWARD THE STREET OR STREET CORNER OR OPEN SPACE/COURTYARD OR AS OTHERWISE ALLOWED BY THE ORDINANCE.

FIRE PROTECTION

FIRE HYDRANTS WILL BE PROVIDED WITHIN THE LANDSCAPE SETBACK AREAS AS REQUIRED BY THE FIRE MARSHALL. HYDRANT LOCATIONS MUST BE APPROVED BY THE FIRE MARSHALL.

SIDEWALKS AND INTERNAL STREETS

1. PETITIONER SHALL MEET THE ORDINANCE FOR SIDEWALKS AND STREET TREES. HOWEVER, IF THE PETITIONER ELECTS TO INSTALL AN ALTERNATE SIDEWALK THAT SIDEWALK WILL BE A MINIMUM OF 5 FEET WIDE. THE SIDEWALK MAY MEANDER IN ORDER TO PERMIT THE PETITIONER TO EXERCISE GOOD FAITH EFFORTS TO SAVE EXISTING 8 INCH OR LARGER CALIPER TREES WITHIN THE APPLICABLE BUILDING SETBACK ALONG THE EXISTING ROADS THAT ARE BEING BROUGHT TO HUNTERSVILLE STANDARDS. (PER ARTICLE 8.140 OF HUNTERSVILLE SUBDIVISION ORDINANCE).
2. EXCEPT WHERE NECESSARY TO ACCOMMODATE SIGNIFICANT DESIGN AND ARCHITECTURAL ELEMENTS LOCATED ON THE SITE, INTERNAL STREETS SHALL BE DESIGNED TO HAVE STREET TREES AND (SUBJECT TO THE PROVISIONS OF NOTE 1 OF THIS SECTION) SIDEWALKS A MINIMUM OF 5 FEET IN WIDTH PROVIDED THAT ANY DEVIATION FROM THE MINIMUM 5 FEET SIDEWALK WIDTH SHALL RELATE TO PEDESTRIAN WALK AREAS OF AN APPROPRIATE WIDTH INCLUDED AS PART OF THE ABOVE DESCRIBED SIGNIFICANT DESIGN FEATURES.

BEATTIES FORD ROAD SECTION AND FRONTAGE

1. DEVELOPER TO PROVIDE CROSS SECTIONAL DETAIL OF THE FUTURE BEATTIES FORD ROAD EXTENSION BUT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR IMPROVEMENTS OF THIS SECTION BEYOND THE INSTALLATION OF THE SIDEWALK THAT IS TO FRONT THE SINGLE-FAMILY UNITS. THE DEVELOPER TO PROVIDE DOUBLE ROW STREET TREES, BUT IS NOT RESPONSIBLE FOR THE DAMAGE OR REMOVAL AND REPLACEMENT OF TREES DURING THE IMPROVEMENTS OF BEATTIES FORD ROAD. DEVELOPER TO ACCOMMODATE FOR THE EXPANDED CROSS SECTION WITH BUILDING PLACEMENT AND R/W DEDICATION. ELEVATIONS FOR THIS SECTION OF IMPROVEMENTS BY THE DEVELOPER (STREET TREES AND SIDEWALK) WILL BE BASED ON CURRENT CENTERLINE ELEVATIONS AND PROJECTED OUTWARD.
2. LOTS FRONTING BEATTIES FORD ROAD SHALL BE REAR ENTRY, WITH ALL PARKING PROVIDED BY ALLEY ACCESS. THESE LOTS SHALL BE ADDRESSED TO THE ALLEY. NO ON STREET PARKING IS ALLOWED ON NCDOT ROADS.

ZONING CONDITIONAL NOTES

GENERAL NOTES:

1. BOUNDARY SURVEY PROVIDED BY RJH & ASSOCIATES, CHARLOTTE, NC - DATED: 06/15/2018.
2. ADJACENT PARCEL & INFORMATION PROVIDED BY 2018 MECKLENBURG COUNTY FIELD DATA.
3. PORTIONS OF ADJACENT PROPERTY (PID #01526460) WITHIN NEW RIGHT OF WAY OF CARVER AVENUE SHALL BE ACQUIRED BY THE DEVELOPER, INCLUDED IN THE ANNEXATION PARTITION, AND TURNED OVER TO THE TOWN FOR MAINTENANCE. IF EVENTS DO NOT ALLOW CARVER AVENUE TO BE TAKEN OVER BY THE TOWN, PLANS MUST BE REVISED TO REMOVE ON STREET PARKING AND MEET NCDOT LANE WIDTH STANDARDS.
4. ENTIRE SITE WILL BE ANNEXED INTO THE TOWN OF HUNTERSVILLE UPON PLAN APPROVAL. ADDITIONALLY, PARCEL #01526460 WILL BE INCLUDED IN THE ANNEXATION PETITION TO PREVENT THE CREATION OF AN UN-ANNEXED ISLAND.

BUFFERS

1. BUFFER AREAS ESTABLISHED IN THESE DEVELOPMENT STANDARDS SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE ORDINANCE NOTWITHSTANDING THE FOREGOING, THE BUFFER REQUIREMENT FOR THE NR DISTRICT MAY BE MODIFIED AS SHOWN ON THE REZONING PLAN.
2. BUFFER AREAS SHALL REMAIN UNDISTURBED, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES, PEDESTRIAN PATHWAYS AND BICYCLE PATHWAYS (AS PROVIDED IN THE HUNTERSVILLE ZONING ORDINANCE 7.5.8). UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT THE INTERIOR ANGLES MEASURED AT THE PROPERTY LINE WHICH ARE NOT LESS THAN 75 DEGREES.
3. NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS MAY BE LOCATED WITHIN BUFFER AREAS. HOWEVER WATER QUALITY/LOW IMPACT DEVELOPMENT (LID) FACILITIES, SUCH AS RAIN GARDENS, MAY BE WITHIN THE BUFFERS (AS PER HUNTERSVILLE ZONING ORDINANCE, ARTICLE 3.3.2-B SECTION g). STORM WATER DETENTION FACILITIES SHALL REMAIN OUT OF BUFFER AREAS.
4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN SIDEWALKS OR PATHWAYS OR THE INSTALLATION OF UTILITY LINES OR FACILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH ARTICLE 7 OF HUNTERSVILLE ZONING ORDINANCE (PER ARTICLE 7.5.8a).

SETBACKS, SIDE YARDS, AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE BUILD-TO, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE NR ZONING DISTRICT.

SCREENING AND LANDSCAPING AREAS

1. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
2. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE, REQUIRED LANDSCAPING OR TREES AND SHRUBS LOCATED WITHIN THE BUFFER SHALL CONFORM TO THE ORDINANCE.
3. LIMITED AMOUNT OF CLEARING SHALL SHALL BE ALLOWED WITHIN THE BUFFER/SETBACK AREAS TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR ENHANCE THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN A BUFFER/SETBACK AREA:
   A. HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES
   B. ALLOWED IN THE BUFFER (I.E. BULLDOZERS).
   B. PLANT MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
   C. NO LIMB REMOVAL WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
   D. PETITIONER MAY REMOVE WEEDS AND VINES.
   E. PETITIONER MAY REMOVE TREES THAT MEASURE LESS THAN 2" CALIPER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREES CANOPY.
   F. PETITIONER MAY REMOVE DEAD TREES AND MATERIAL. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF AN URBAN FORESTER.
   G. MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2-3" AWAY FROM THE BARK OF TREES.
4. ALL BUFFERS AND SETBACKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS TREE PRESERVATION AREAS MAY BE SUPPLEMENTED TO ENHANCE THE APPEARANCE OF THE PROJECT. LIKEWISE, BUFFERS AND SETBACKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION MAY BE MODIFIED AS ALLOWED IN THE ORDINANCE.

PAVING/PARKING FACILITIES

1. OFF STREET AND ON STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

DATE	ISSUED FOR	REV
09/02/2025	Pre Submittal to Town of Huntersville	0
10/29/2025	Second Submittal to Town of Huntersville	1

NORTH CAROLINA 811 — Know what's below. Call before you dig.

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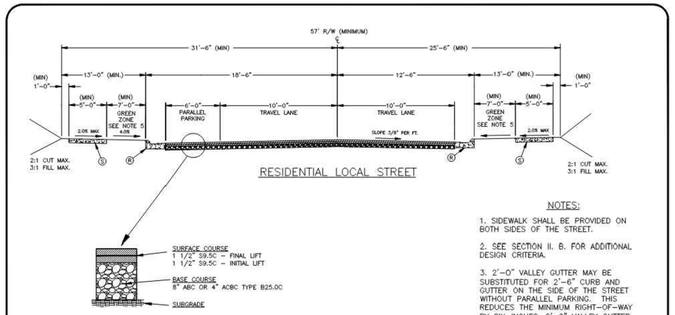
Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Site Plan Phase 3 Petition (R25-12)

Project No.: 5259	Drawing No.: SP-5
DWG File Name: 5259_Site Petition R22-05	



KEY

Ⓡ 2'-6" STD. CURB AND GUTTER

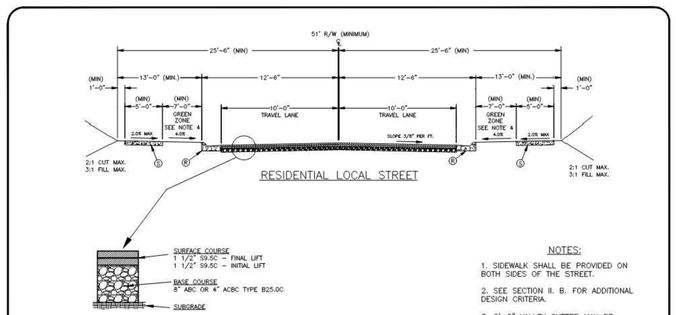
Ⓢ 4" CONCRETE SIDEWALK

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 ON THE SIDE OF THE STREET WITHOUT PARALLEL PARKING. THIS REDUCES THE MINIMUM RIGHT–OF–WAY BY SIX INCHES. 2'–0" VALLEY GUTTER MAY NOT BE SUBSTITUTED FOR 2'–6" CURB AND GUTTER ON THE SIDE OF THE STREET WITH PARALLEL PARKING.
4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.
5. SMALL MATURING TREES SHALL BE PROVIDED

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING	RESIDENTIAL LOCAL STREET PARKING ON ONE SIDE OF STREET TYPICAL SECTION	REV. DATE 7/1/24 · STD. NO. 200.2A



KEY

Ⓡ 2'–6" STD. CURB AND GUTTER

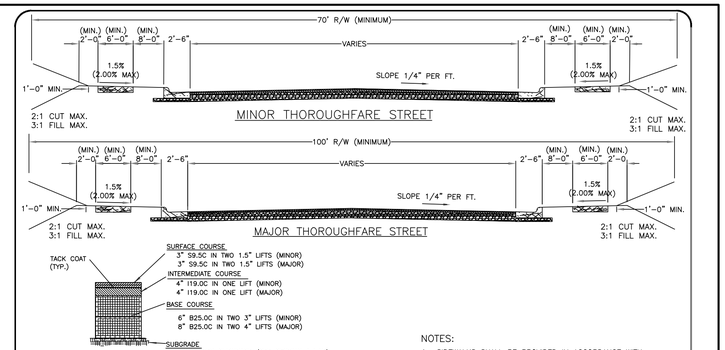
Ⓢ 4" CONCRETE SIDEWALK

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.
4. SMALL MATURING TREES SHALL BE PROVIDED

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING	RESIDENTIAL LOCAL STREET NO ON STREET PARKING TYPICAL SECTION	REV. DATE 7/1/24 · STD. NO. 200.3A



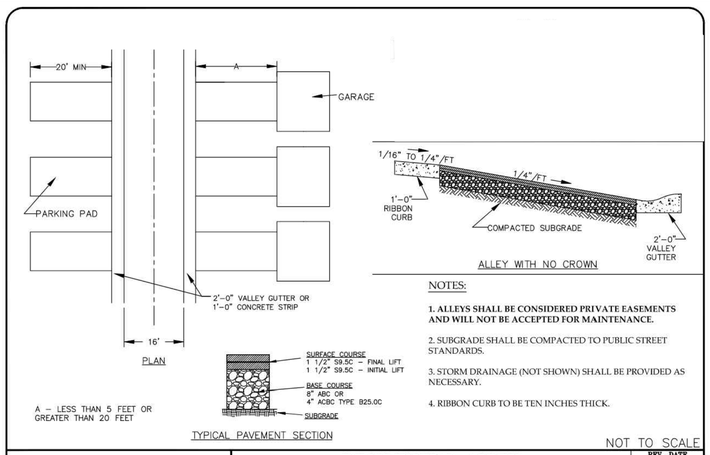
NOTES:

1. SIDEWALK'S SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE ORDINANCE(S).
2. DITCH TYPE STREET IS TO BE USED ONLY WHEN APPROVED BY CITY ENGINEER.
3. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY CDOT/NCDOT BASED ON SPECIFIC TRAFFIC PARAMETERS.

NOT TO SCALE

CHARLOTTE. CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	THOROUGHFARE STREET TYPICAL SECTIONS COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASSES III AND IV)	STD. NO. 11.09 · REV. 17

CDOT THOROUGHFARE TYP. SECTION (FOR MT. HOLLY–HUNTERSVILLE RD (MAJOR))

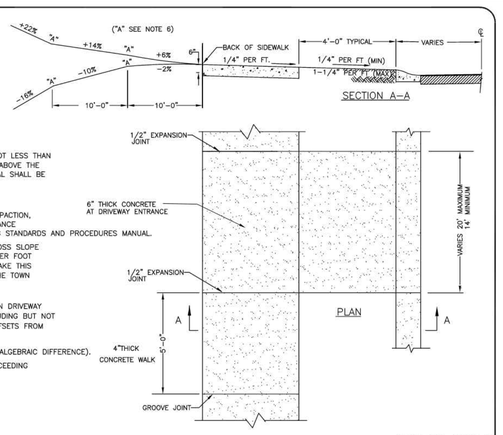


NOTES:

1. **ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE.**
2. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
3. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
4. RIBBON CURB TO BE TEN INCHES THICK.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING	RESIDENTIAL ALLEY TWO–WAY OPERATION TYPICAL SECTION	REV. DATE 7/1/24 · STD. NO. 280.6

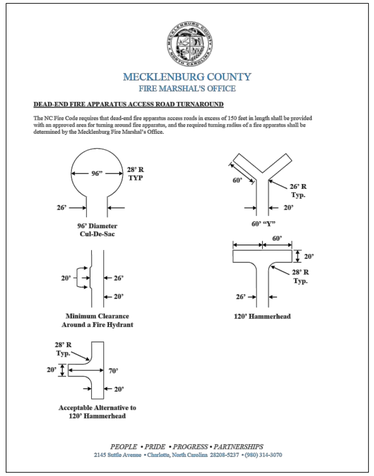


NOTES:

1. THE ELEVATION OF THE SIDEWALK SHALL BE NOT LESS THAN SIX INCHES OR MORE THAN EIGHTEEN INCHES ABOVE THE ROADWAY CROWN. THIS ELEVATION DIFFERENTIAL SHALL BE CONSISTENT WITHIN EACH BLOCK.
2. ALL CONCRETE TO BE 3600 PSI STRENGTH.
3. ALL CONSTRUCTION PRACTICES, INCLUDING COMPACTION, CURING, FINISHING, ETC. SHALL BE IN ACCORDANCE WITH THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL.
4. PLANTING STRIP SHALL BE GRADED WITH A CROSS SLOPE BETWEEN 1/2 IN. PER FOOT AND 1 1/4 IN. PER FOOT EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE TOWN ENGINEER MAY AUTHORIZE A SUITABLE GRADE.
5. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
6. "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
7. PRIOR APPROVAL IS REQUIRED ON GRADES EXCEEDING WHAT ARE SHOWN.

NOT TO SCALE

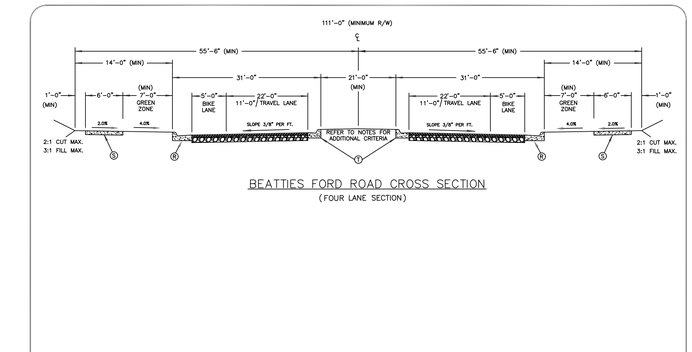
Town of Huntersville NORTH CAROLINA STANDARD DRAWING	RESIDENTIAL DRIVEWAY (TYPE I) FOR VALLEY GUTTER	REV. DATE 08/01/17 · STD. NO. 118.1



DATE	ISSUED FOR	REV
09/02/2025	Pre Submittal to Town of Huntersville	0
10/29/2025	Second Submittal to Town of Huntersville	1

NORTH CAROLINA 811 Nortl Carolina One-Call Center

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



KEY

Ⓡ 2'–6" STD. CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

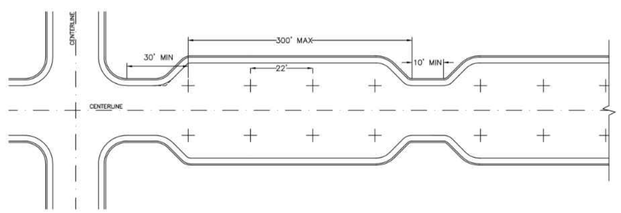
Ⓣ 1'–6" MEDIAN CURB AND GUTTER

NOT TO SCALE

STANDARD DRAWING	FUTURE BEATTIES FORD ROAD TYPICAL SECTION	REV. DATE · STD. NO.

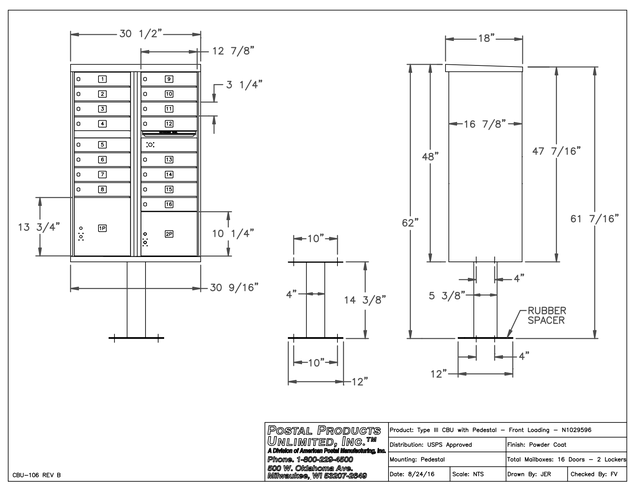
NOTES:

1. REFER TO STANDARD DRAWINGS 285.2, 285.3, AND 285.4 FOR ADDITIONAL INFORMATION.
2. PARKING STALLS MAY BE ON ONE OR BOTH SIDES OF THE STREET.
3. PAVEMENT MARKINGS TO BE THERMOPLASTIC ON RETAIL/OFFICE/MIXED–USE STREETS.
4. 30' MINIMUM DISTANCE TO FIRST PARKING STALL TO BE MEASURED FROM END OF INTERSECTION RADIUS POINT.



NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING	LOCAL STREET PARALLEL PARKING LAYOUT	REV. DATE 7/1/24 · STD. NO. 285.1



Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

3186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

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

Corporate Seal: NORTH CAROLINA PROFESSIONAL ENGINEERING & SURVEYING, INC. SEAL C–4168

Engineer's Seal: REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES 10/29/2025

Project Manager	Drawn
D. Gates	K. Sinclair
Department Manager	**Checked**
B. Pridemore	D. Gates
Print/Plot Date	
October 29, 2025	
Asbuilt Drawn	**Asbuilt Date**
DATE DRAWN	DATE OF SURVEY

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

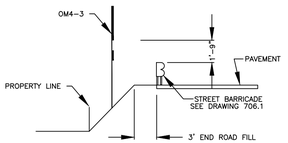
Drawing Title:

Details 1 Of 2 Petition (R25-12)

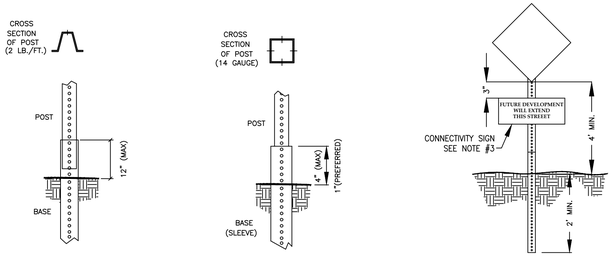
Project No.	Drawing No.
5259	SP-6
DWG File Name: 2839-Rezoning & Site Plan	

NOTES:

1. WHEN AN END OF ROADWAY OR STUBBED STREET REQUIRES A GUARDRAIL SECTION, END OF ROADWAY MARKER SIGNS (MUTCD OM4-3, 24"x24", SOLID RED) SHALL BE PROVIDED.
2. SIGNS ARE TO BE PLACED BEHIND THE BARRICADE (SEE DRAWINGS 707.1 & 708.1), EVENLY SPACED WITH ONE SIGN PLACED AT THE CENTERLINE LOCATION AND ADDITIONAL SIGNS AT 6' O.C. (MINIMUM OF 3 SIGNS, MAXIMUM OF 5 SIGNS).
3. WHEN BARRICADE IS USED ON A STREET STUB, THE SIGN AT THE CENTERLINE SHALL BE SUPPLEMENTED WITH A STREET CONNECTIVITY SIGN. SEE DRAWING 708.1.
4. ALL SIGNS/MARKERS SHALL MEET OR EXCEED MUTCD STANDARDS FOR RETROREFLECTIVITY.



SIGN LOCATION DETAIL



NOT TO SCALE

Town of Huntersville NORTH CAROLINA | STANDARD DRAWING

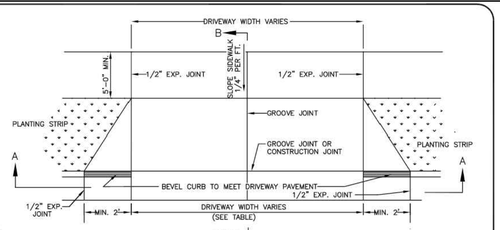
END OF ROADWAY MARKER

REV. DATE
11/1/10
STD. NO.
705.1

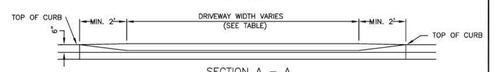
NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I.
2. ALL CURB OR CURB AND GUTTER AND SIDEWALK ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE STD. NO. 102.1 FOR JOINT DETAIL.
3. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
5. PRIOR APPROVAL IS REQUIRED ON GRADES EXCEEDING WHAT ARE SHOWN.

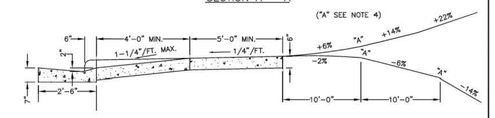
DRIVEWAY CLASSIFICATION		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
TYPE I-RESIDENTIAL		
60' LOT WIDTH OR LESS	14'	14'
OVER 60' LOT WIDTH	14'	20'



PLAN VIEW



SECTION A – A



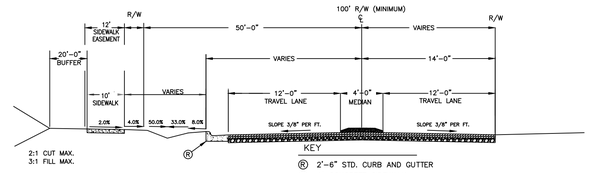
SECTION B – B

NOT TO SCALE

Town of Huntersville NORTH CAROLINA | STANDARD DRAWING

RESIDENTIAL DROP CURB TYPE I DRIVEWAY WITH PLANTING STRIP (2'-6" CURB AND GUTTER)

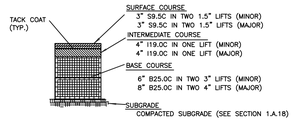
REV. DATE
08/01/17
STD. NO.
111.1



KEY

Ⓡ 2'-6" STD. CURB AND GUTTER
Ⓢ 4" CONCRETE SIDEWALK
Ⓣ EXISTING EDGE OF PAVEMENT

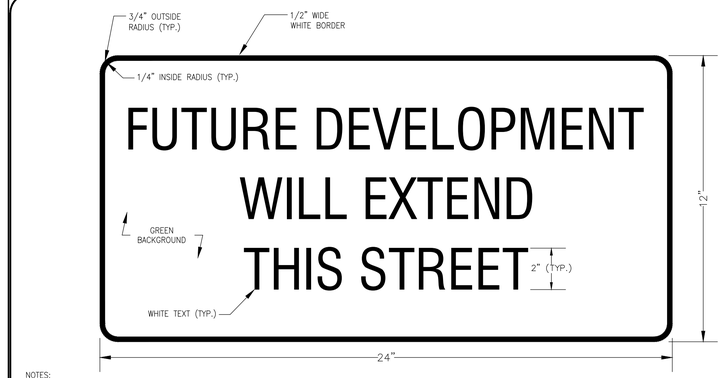
MT. HOLLY-HUNTERSVILLE TYPICAL SECTION(W/ PROPOSED WIDENING WITH MEDIAN)
SCALE: N.T.S.



TYPICAL MINIMUM PAVEMENT SECTION
(SEE NOTE 3.)

DATE	ISSUED FOR	REV
09/02/2025	Pre Submittal to Town of Huntersville	0
10/29/2025	Second Submittal to Town of Huntersville	1

NORTH CAROLINA 811 — Know what's below. Call before you dig.



NOTES:

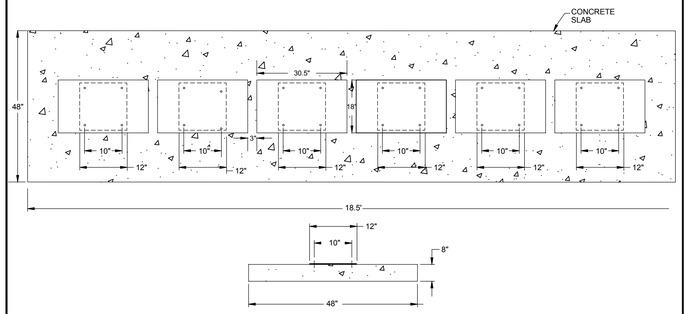
1. SIGN SHALL MEET OR EXCEED MUTCD STANDARDS FOR RETROREFLECTIVITY
2. SIGN MATERIAL SHALL BE 0.080" THICK ALUMINUM
3. ALL LETTERS SHALL BE SERIES B-2000 FROM THE 2004 STANDARD HIGHWAY SIGNS MANUAL (AND ANY REVISION THERETO) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA | STANDARD DRAWING

STREET CONNECTIVITY SIGN FOR END OF ROADWAY BARRICADE

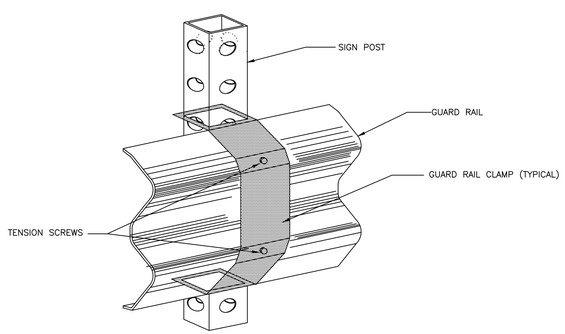
REV. DATE
11/1/10
STD. NO.
708.1



TYPICAL CLUSTER MAILBOX UNIT FOUNDATION
(N.T.S)



35' SWIM BUFFER DETAIL:



NOT TO SCALE

Town of Huntersville NORTH CAROLINA | STANDARD DRAWING

END OF ROADWAY MARKER GUARD RAIL CLAMP INSTALLATION

REV. DATE
11/1/10
STD. NO.
707.1

GENERAL NOTES:

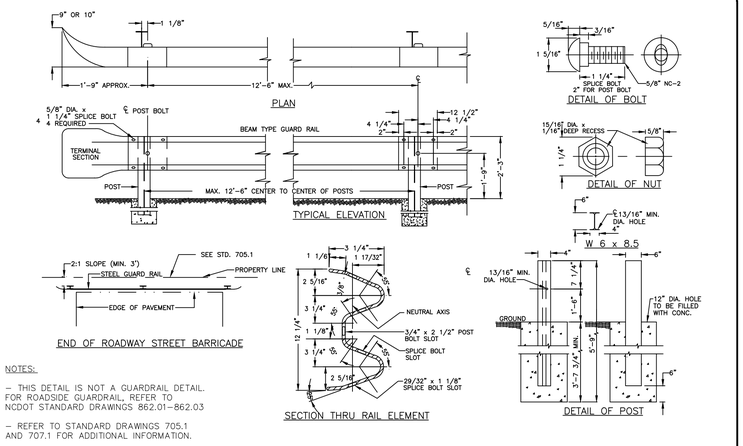
1. STEEL BEAM TYPE GUARD RAILS SHALL BE INSTALLED AT THE END OF ALL DEAD-END STREETS, EXCEPT CUL-DE-SAC STREETS WHICH HAVE BEEN APPROVED WITH A PERMANENT TURNAROUND.
2. FOR STREETS 28' IN WIDTH, THE GUARD RAIL SHALL CONSIST OF TWO (2) 12'-8" SECTIONS OR ONE (1) 25' SECTION, THREE (3) STEEL POSTS, AND TWO (2) TERMINAL SECTIONS. FOR STREETS GREATER THAN 25' IN WIDTH, THE GUARD RAIL SHALL SPAN THE ENTIRE WIDTH OF THE STREET.
3. GUARD RAIL SHALL CONSIST OF RAIL ELEMENTS FABRICATED TO DEVELOP CONTINUOUS BEAM STRENGTH AND INSTALLED AS SHOWN.
4. MINIMUM THICKNESS OF GUARD RAIL SHALL BE 12 GAGE U.S. STANDARD. THE RAIL ELEMENT INCLUDING SPLICES SHALL HAVE A MINIMUM ULTIMATE TENSILE STRENGTH OF 80,000 LBS. GUARD RAIL PARTS FURNISHED SHALL BE INTERCHANGEABLE WITH SIMILAR PARTS REGARDLESS OF THE SOURCE OF MANUFACTURER. THE HOLES FOR CONNECTING BOLTS SHALL BE PUNCHED OR DRILLED. BURNING OF THE HOLES FOR CONNECTING BOLTS SHALL NOT BE PERMITTED.
5. THE GUARD RAIL, BOLTS, NUTS, STEEL POSTS, AND ALL OTHER METAL PARTS SHALL BE GALVANIZED TO CONFORM TO THE REQUIREMENTS FOR THE COATING CLASS, (2.5 OUNCES PER SQUARE FOOT) OF THE CURRENT SPECIFICATIONS FOR ZINC-COATED (GALVANIZED) IRON, AND STEEL SHEETS, COILS, AND CUT LENGTHS, IN ACCORDANCE WITH ASTM 123A.
6. IF THE AVERAGE SPELTER COATING AS DETERMINED FROM THE REQUIRED SAMPLES IS LESS THAN TWO (2) OUNCES OF SPELTER PER SQUARE FOOT, OR IF ANY ON SPECIMEN HAS LESS THAN 1.8 OUNCES OF SPELTER PER SQUARE FOOT OF DOUBLE EXPOSED SURFACE, THE LOT SAMPLED SHALL BE REJECTED. THE FINISHED SHEETS SHALL BE OF FIRST CLASS COMMERCIAL QUALITY, FREE FROM INJURIOUS DEFECTS SUCH AS BLISTERS, FLUX, AND UNCOATED SPOTS.
7. THE GUARD RAIL SHALL BE INSPECTED TO DETERMINE THAT THE MATERIAL, DIMENSIONS, AND WORKMANSHIP ARE IN ACCORDANCE WITH THIS PLAN.
8. WHERE AN END OF ROADWAY REQUIRES GUARD RAIL, END OF ROADWAY MARKER SIGNS SHALL ALSO BE REQUIRED. (REFER TO DRAWINGS 705.1 – 708.1)

NOT TO SCALE

Town of Huntersville NORTH CAROLINA | STANDARD DRAWING

END OF ROADWAY STREET BARRICADE GENERAL NOTES

REV. DATE
11/1/10
STD. NO.
709.1



NOTES:

– THIS DETAIL IS NOT A GUARDRAIL DETAIL. FOR ROADSIDE GUARDRAIL, REFER TO NCDOT STANDARD DRAWINGS 862.01–862.03

– REFER TO STANDARD DRAWINGS 705.1 AND 707.1 FOR ADDITIONAL INFORMATION.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA | STANDARD DRAWING

END OF ROADWAY STREET BARRICADE

REV. DATE
11/1/10
STD. NO.
706.1

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

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

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

Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES 10/29/2025

Project Manager	Drawn
D. Gates	K. Sinclair
Department Manager	Checked
B. Pridemore	D. Gates
Print/Plot Date	
October 29, 2025	
Asbuilt Drawn	Asbuilt Date
-	-

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Details 2 Of 2 Petition (R25-12)

Project No.	Drawing No.
5259	SP-7
DWG File Name: 5259_Site Petition R22-05	

SITE INFORMATION

TAX PARCEL ID # 01526443, 01526504, 01526506, 01526450, 01526432

EXISTING ZONING: Rural (R)

PROPOSED ZONING: NEIGHBORHOOD RESIDENTIAL (NR-CD)

ZONING CONDITIONAL NOTES

GENERAL NOTES:

1. BOUNDARY SURVEY PROVIDED BY RJH & ASSOCIATES, CHARLOTTE, NC DATED: 6, 15, 2018.
2. ADJACENT PARCEL & INFORMATION, PROVIDED BY 2018 MECKLENBURG COUNTY FIELD DATA.
3. PORTIONS OF ADJACENT PROPERTY (PID #01526460) WITHIN NEW RIGHT OF WAY OF CARVER AVENUE SHALL BE ACQUIRED BY THE DEVELOPER, INCLUDED IN THE ANNEXATION PETITION, AND TURNED OVER TO THE TOWN FOR MAINTENANCE. IF EVENTS DO NOT ALLOW CARVER AVENUE TO BE TAKEN OVER BY THE TOWN, PLANS MUST BE REVISED TO REMOVE ON STREET PARKING AND MEET NCDOT LANE WIDTH STANDARDS.
4. ENTIRE SITE WILL BE ANNEXED INTO THE TOWN OF HUNTERSVILLE UPON PLAN APPROVAL. ADDITIONALLY, PARCEL #01526460 WILL BE INCLUDED IN THE ANNEXATION PETITION TO PREVENT THE CREATION OF AN UN-ANNEXED ISLAND.

BUFFERS

1. BUFFER AREAS ESTABLISHED IN THESE DEVELOPMENT STANDARDS SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE ORDINANCE NOTWITHSTANDING THE FOREGOING; THE BUFFER REQUIREMENT FOR THE NR DISTRICT MAY BE MODIFIED AS SHOWN ON THE REZONING PLAN .
2. BUFFER AREAS SHALL REMAIN UNDISTURBED, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES, PEDESTRIAN PATHWAYS AND BICYCLE PATHWAYS (AS PROVIDED IN THE HUNTERSVILLE ZONING ORDINANCE 7.5.8). UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT THE INTERIOR ANGLES MEASURED AT PROPERTY LINE WHICH ARE NOT LESS THAN 75 DEGREES.
3. NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS MAY BE LOCATED WITHIN BUFFER AREAS. HOWEVER, WATER QUALITY/LOW IMPACT DEVELOPMENT (LID) FACILITIES, SUCH AS RAIN GARDENS, MAY BE WITHIN THE BUFFERS (AS PER HUNTERSVILE ZONING ORDINANCE ARCTICLE 3.3.2-B SECTION g). STORM WATER DETENTION FACILITIES SHALL REMAIN OUT OF BUFFER AREAS.
4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN SIDEWALKS OR PATHWAYS OR THE INSTALLATION OF UTILITY LINES OR FACILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH ARTICLE 7 OF THE HUNTERSVILLE ZONING ORDINANCE (PER ARTICLE 7.5.8a).

SETBACKS, SIDE YARDS AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE BUILD-TO, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE NR ZONING DISTRICT.

SCREENING AND LANDSCAPING AREAS

1. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
2. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE, REQUIRED LANDSCAPING OR TREES AND SHRUBS LOCATED WITHIN THE BUFFER SHALL CONFORM TO THE ORDINANCE.
3. LIMITED AMOUNT OF CLEARING SHALL BE ALLOWED WITHIN THE BUFFER/SETBACK AREAS TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR ENHANCE THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN A BUFFER/SETBACK AREA:
   A. HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THE BUFFER (I.E. BULLDOZERS).
   B. PLANT MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
   C. NO LIMB REMOVAL WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
   D. PETITIONER MAY REMOVE WEEDS AND VINES.
   E. PETITIONER MAY REMOVE TREES THAT MEASURE LESS THAN 2" CALIPER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE'S CANOPY.
   F. PETITIONER MAY REMOVE DEAD TREES AND MATERIAL. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF AN URBAN FORESTER.
   G. MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2-3" AWAY FROM THE BARK OF TREES.
4. ALL BUFFERS AND SETBACKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASOCIATION AS TREE PRESERVATION AREAS THAT MAY BE SUPPLEMENTED TO ENHANCE THE APPEARANCE OF THE PROJECT. LIKEWISE, BUFFERS AND SETBACKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION MAY BE MODIFIED AS ALLOWED IN THE ORDINANCE.

PAVING/ PARKING FACILITIES

1. OFF STREET AND ON STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

LIGHTING

1. PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG INTERNAL STREETS. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET.
2. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE FULLY SHIELDED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE OF THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT.

OPEN SPACE

1. IN COMMON OPEN SPACE AREAS LOCATED OUTSIDE OF THE UNDISTURBED BUFFERS THE PETITIONER RESERVES THE RIGHT FOR IMPROVEMENTS TO INCLUDE SIDEWALKS, PLAYGROUND (TOT LOT), PEDESTRIAN LIGHTING, BENCHES, TABLES AND CHAIRS, FOUNTAINS, ADDITIONAL HARDSCAPE MATERIALS, TRASH RECEPTACLES AND ANY OTHER SITE AMENITY ALLOWED BY THE ORDINANCE.

ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS

1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).
2. THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY.
3. BUILDINGS LOCATED WITHIN THE DEVELOPMENT SHALL BE DESIGNED TO RELATE TO THE OVERALL PEDESTRIAN ENVIRONMENT. BUILDINGS SHALL BE DESIGNED TO RAISE THE STANDARD LEVEL OF THE DESIGN TO CREATE A PLACE OF INTEREST.
4. BUILDING ELEVATIONS FOR SINGLE-FAMILY HOMES FRONTING BEATTIES FORD ROAD SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED PLANS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPALS ILLUSTRATED ON THE PLANS.
5. RESIDENTIAL BUILDINGS WILL BE REQUIRED TO INCORPORATE BALCONIES, BAY WINDOWS, PORCHES AND OTHER ARCHITECTURAL ENHANCEMENTS AS A WAY OF ADDRESSING THE PEDESTRIAN NATURE OF THE VILLAGE. FRONT DOORS SHOULD ORIENT TOWARD THE STREET OR STREET CORNER OR OPEN SPACE/COURTYARD OR AS OTHERWISE ALLOWED BY THE ORDINANCE.

FIRE PROTECTION

FIRE HYDRANTS WILL BE PROVIDED WITHIN THE LANDSCAPE SETBACK AREAS AS REQUIRED BY THE FIRE MARSHALL. HYDRANT LOCATIONS MUST BE APPROVED BY THE FIRE MARSHALL.

SIDEWALKS AND INTERNAL STREETS

1. PETITIONER SHALL MEET THE ORDINANCE FOR SIDEWALKS AND STREET TREES. HOWEVER, IF THE PETITIONER ELECTS TO INSTALL AN ALTERNATE SIDEWALK THAT SIDEWALK WOULD BE A MINIMUM 5 FOOT WIDE WALK. THE SIDEWALK MAY MEANDER IN ORDER TO PERMIT THE PETITIONER TO EXERCISE GOOD FAITH EFFORTS TO SAVE EXISTING 8 INCH OR LARGER CALIPER TREES WITHIN THE APPLICABLE BUILDING SETBACK ALONG THE EXISTING ROADS THAT ARE BEING BROUGHT TO HUNTERSVILLE STANDARDS. (PER ARTICLE 8.140 OF HUNTERSVILLE SUBDIVISION ORDINANCE)
2. EXCEPT WHERE NECESSARY TO ACCOMMODATE SIGNIFICANT DESIGN AND ARCHITECTURAL ELEMENTS LOCATED ON THE SITE, INTERNAL STREETS SHALL BE DESIGNED TO HAVE STREET TREES AND (SUBJECT TO THE PROVISIONS OF NOTE 1 OF THIS SECTION) SIDEWALKS A MINIMUM OF 5 FEET IN WIDTH PROVIDED THAT ANY DEVIATION FROM THE MINIMUM 5 FEET SIDEWALK WIDTH SHALL RELATE TO PEDESTRIAN WALK AREAS OF AN APPROPRIATE WIDTH INCLUDED AS PART OF THE ABOVE DESCRIBED SIGNIFICANT DESIGN FEATURES.

BEATTIES FORD ROAD SECTION AND FRONTAGE

1. DEVELOPER TO PROVIDE CROSS SECTIONAL DETAIL OF THE FUTURE BEATTIES FORD ROAD EXTENSION BUT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR IMPROVEMENTS OF THIS SECTION BEYOND THE INSTALLATION OF THE SIDEWALK THAT IS TO FRONT THE SINGLE-FAMILY UNITS. THE DEVELOPER TO PROVIDE DOUBLE ROW STREET TREES, BUT IS NOT RESPONSIBLE FOR THE DAMAGE OR REMOVAL AND REPLACEMENT OF TREES DURING THE IMPROVEMENTS OF BEATTIES FORD ROAD. DEVELOPER TO ACCOMMODATE FOR THE EXPANDED CROSS SECTION WITH BUILDING PLACEMENT AND R/W DEDICATION. ELEVATIONS FOR THIS SECTION OF IMPROVEMENTS BY THE DEVELOPER (STREET TREES AND SIDEWALK) WILL BE BASED ON CURRENT CENTERLINE ELEVATIONS AND PROJECTED OUTWARD.
2. LOTS FRONTING BEATTIES FORD ROAD SHALL BE REAR ENTRY, WITH ALL PARKING PROVIDED BY ALLEY ACCESS. THESE LOTS SHALL BE ADDRESSED TO THE ALLEY. NO ON STREET PARKING IS ALLOWED ON NCDOT ROADS.

HOMES FRONTING BEATTIES FORD RD.



NOTE: ADDITIONAL ELEVATIONS SPECIFIED DURING CONSTRUCTION PLANS MUST BE APPROVED BY STAFF.

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Engineer's Seal

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES 10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: DATE DRAWN	Asbuilt Date: DATE OF SURVEY

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

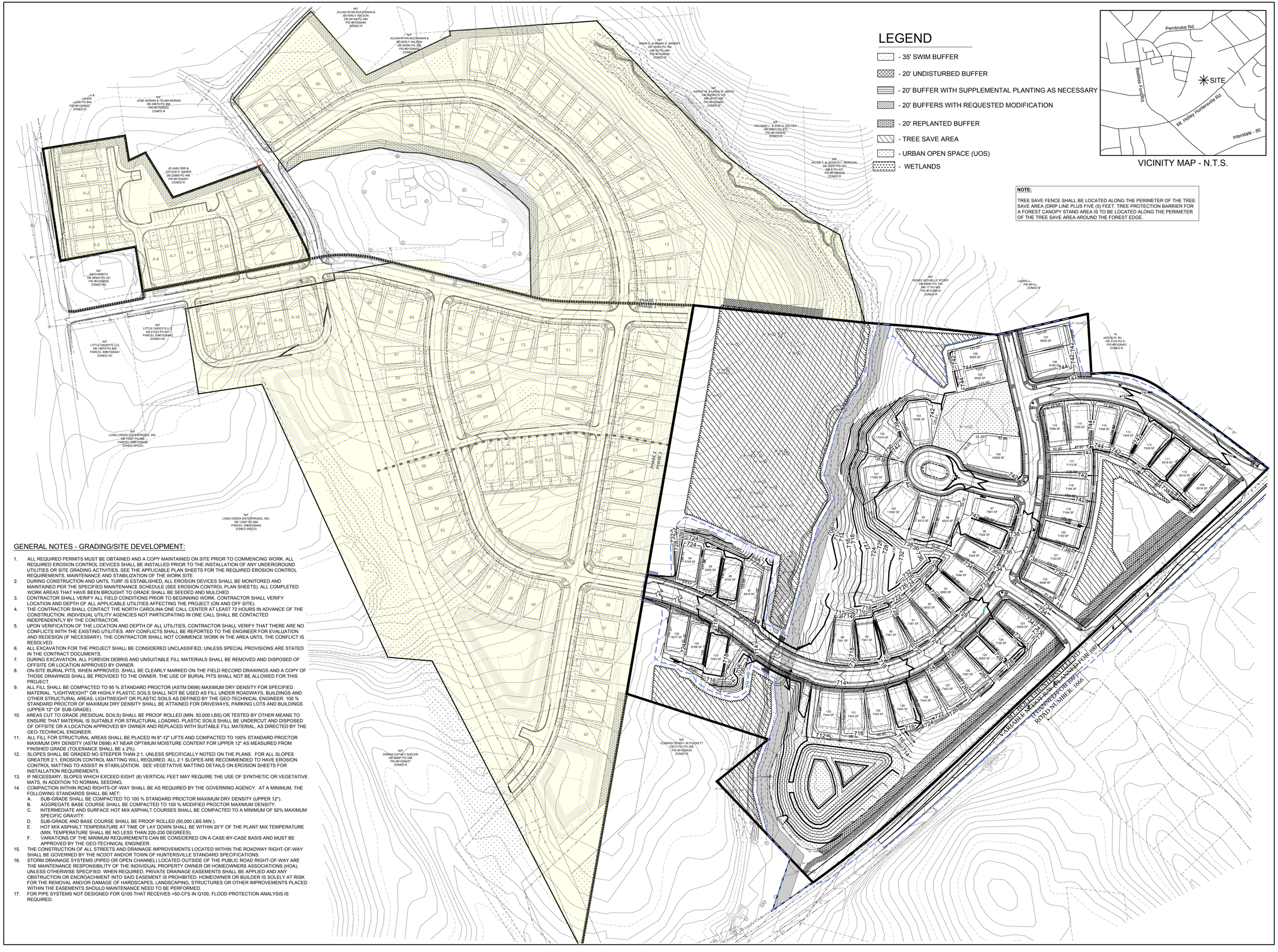
Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Rezoning Notes Petition (R25-12)

Project No.: 5259	Drawing No.: SP-8
DWG File Name: 2839-Rezoning & Site Plan	



GENERAL NOTES - GRADING/SITE DEVELOPMENT:

1. ALL REQUIRED PERMITS MUST BE OBTAINED AND A COPY MAINTAINED ON SITE PRIOR TO COMMENCING WORK. ALL REQUIRED EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY UNDERGROUND UTILITIES OR SITE GRADING ACTIVITIES. SEE THE APPLICABLE PLAN SHEETS FOR THE REQUIRED EROSION CONTROL REQUIREMENTS, MAINTENANCE AND STABILIZATION OF THE WORK SITE.
2. DURING CONSTRUCTION AND UNTIL TURF IS ESTABLISHED, ALL EROSION DEVICES SHALL BE MONITORED AND MAINTAINED PER THE SPECIFIED MAINTENANCE SCHEDULE (SEE EROSION CONTROL PLAN SHEETS). ALL COMPLETED WORK AREAS THAT HAVE BEEN BROUGHT TO GRADE SHALL BE SEEDED AND MULCHED.
3. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL APPLICABLE UTILITIES AFFECTING THE PROJECT (ON AND OFF SITE).
4. THE CONTRACTOR SHALL CONTACT THE NORTH CAROLINA ONE CALL CENTER AT LEAST 72 HOURS IN ADVANCE OF THE CONSTRUCTION. INDIVIDUAL UTILITY AGENCIES NOT PARTICIPATING IN ONE CALL SHALL BE CONTACTED INDEPENDENTLY BY THE CONTRACTOR.
5. UPON VERIFICATION OF THE LOCATION AND DEPTH OF ALL UTILITIES, CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH THE EXISTING UTILITIES. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR EVALUATION AND REDESIGN (IF NECESSARY). THE CONTRACTOR SHALL NOT COMMENCE WORK IN THE AREA UNTIL THE CONFLICT IS RESOLVED.
6. ALL EXCAVATION FOR THE PROJECT SHALL BE CONSIDERED UNCLASSIFIED, UNLESS SPECIAL PROVISIONS ARE STATED IN THE CONTRACT DOCUMENTS.
7. DURING EXCAVATION, ALL FOREIGN DEBRIS AND UNSUITABLE FILL MATERIALS SHALL BE REMOVED AND DISPOSED OF OFFSITE OR LOCATION APPROVED BY OWNER.
8. ON-SITE BURIAL PITS, WHEN APPROVED, SHALL BE CLEARLY MARKED ON THE FIELD RECORD DRAWINGS AND A COPY OF THOSE DRAWINGS SHALL BE PROVIDED TO THE OWNER. THE USE OF BURIAL PITS SHALL NOT BE ALLOWED FOR THIS PROJECT.
9. ALL FILL SHALL BE COMPACTED TO 95 % STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY FOR SPECIFIED MATERIAL. "LIGHTWEIGHT" OR HIGHLY PLASTIC SOILS SHALL NOT BE USED AS FILL UNDER ROADWAYS, BUILDINGS AND OTHER STRUCTURAL AREAS. LIGHTWEIGHT OR PLASTIC SOILS AS DEFINED BY THE GEO-TECHNICAL ENGINEER. 100 % STANDARD PROCTOR OF MAXIMUM DRY DENSITY SHALL BE ATTAINED FOR DRIVEWAYS, PARKING LOTS AND BUILDINGS (UPPER 12" OF SUB-GRADE).
10. AREAS CUT TO GRADE (RESIDUAL SOILS) SHALL BE PROOF ROLLED (MIN. 50,000 LBS) OR TESTED BY OTHER MEANS TO ENSURE THAT MATERIAL IS SUITABLE FOR STRUCTURAL LOADING. PLASTIC SOILS SHALL BE UNDERCUT AND DISPOSED OF OFFSITE OR A LOCATION APPROVED BY OWNER AND REPLACED WITH SUITABLE FILL MATERIAL, AS DIRECTED BY THE GEO-TECHNICAL ENGINEER.
11. ALL FILL FOR STRUCTURAL AREAS SHALL BE PLACED IN 8"-12" LIFTS AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT NEAR OPTIMUM MOISTURE CONTENT FOR UPPER 12" AS MEASURED FROM FINISHED GRADE (TOLERANCE SHALL BE ± 2%).
12. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1, UNLESS SPECIFICALLY NOTED ON THE PLANS. FOR ALL SLOPES GREATER 2:1, EROSION CONTROL MATTING WILL REQUIRED. ALL 2:1 SLOPES ARE RECOMMENDED TO HAVE EROSION CONTROL MATTING TO ASSIST IN STABILIZATION. SEE VEGETATIVE MATTING DETAILS ON EROSION SHEETS FOR INSTALLATION REQUIREMENTS.
13. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET MAY REQUIRE THE USE OF SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO NORMAL SEEDING.
14. COMPACTION WITHIN ROAD RIGHTS-OF-WAY SHALL BE AS REQUIRED BY THE GOVERNING AGENCY. AT A MINIMUM, THE FOLLOWING STANDARDS SHALL BE MET:
    A. SUB-GRADE SHALL BE COMPACTED TO 100 % STANDARD PROCTOR MAXIMUM DRY DENSITY (UPPER 12").
    B. AGGREGATE BASE COURSE SHALL BE COMPACTED TO 100 % MODIFIED PROCTOR MAXIMUM DENSITY.
    C. INTERMEDIATE AND SURFACE HOT MIX ASPHALT COURSES SHALL BE COMPACTED TO A MINIMUM OF 92% MAXIMUM SPECIFIC GRAVITY.
    D. SUB-GRADE AND BASE COURSE SHALL BE PROOF ROLLED (50,000 LBS MIN.).
    E. HOT MIX ASPHALT TEMPERATURE AT TIME OF LAY DOWN SHALL BE WITHIN 20°F OF THE PLANT MIX TEMPERATURE (MIN. TEMPERATURE SHALL BE NO LESS THAN 220-230 DEGREES).
    F. VARIATIONS OF THE MINIMUM REQUIREMENTS CAN BE CONSIDERED ON A CASE-BY-CASE BASIS AND MUST BE APPROVED BY THE GEO-TECHNICAL ENGINEER.
15. THE CONSTRUCTION OF ALL STREETS AND DRAINAGE IMPROVEMENTS LOCATED WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE GOVERNED BY THE NCDOT AND/OR TOWN OF HUNTERSVILLE STANDARD SPECIFICATIONS.
16. STORM DRAINAGE SYSTEMS (PIPED OR OPEN CHANNEL) LOCATED OUTSIDE OF THE PUBLIC ROAD RIGHT-OF-WAY ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER OR HOMEOWNERS ASSOCIATIONS (HOA), UNLESS OTHERWISE SPECIFIED. WHEN REQUIRED, PRIVATE DRAINAGE EASEMENTS SHALL BE APPLIED AND ANY OBSTRUCTION OR ENCROACHMENT INTO SAID EASEMENT IS PROHIBITED. HOMEOWNER OR BUILDER IS SOLELY AT RISK FOR THE REMOVAL AND/OR DAMAGE OF HARDSCAPES, LANDSCAPING, STRUCTURES OR OTHER IMPROVEMENTS PLACED WITHIN THE EASEMENTS SHOULD MAINTENANCE NEED TO BE PERFORMED.
17. FOR PIPE SYSTEMS NOT DESIGNED FOR Q100 THAT RECEIVES >50-CFS IN Q100, FLOOD PROTECTION ANALYSIS IS REQUIRED.

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Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. CATES 10/29/2025

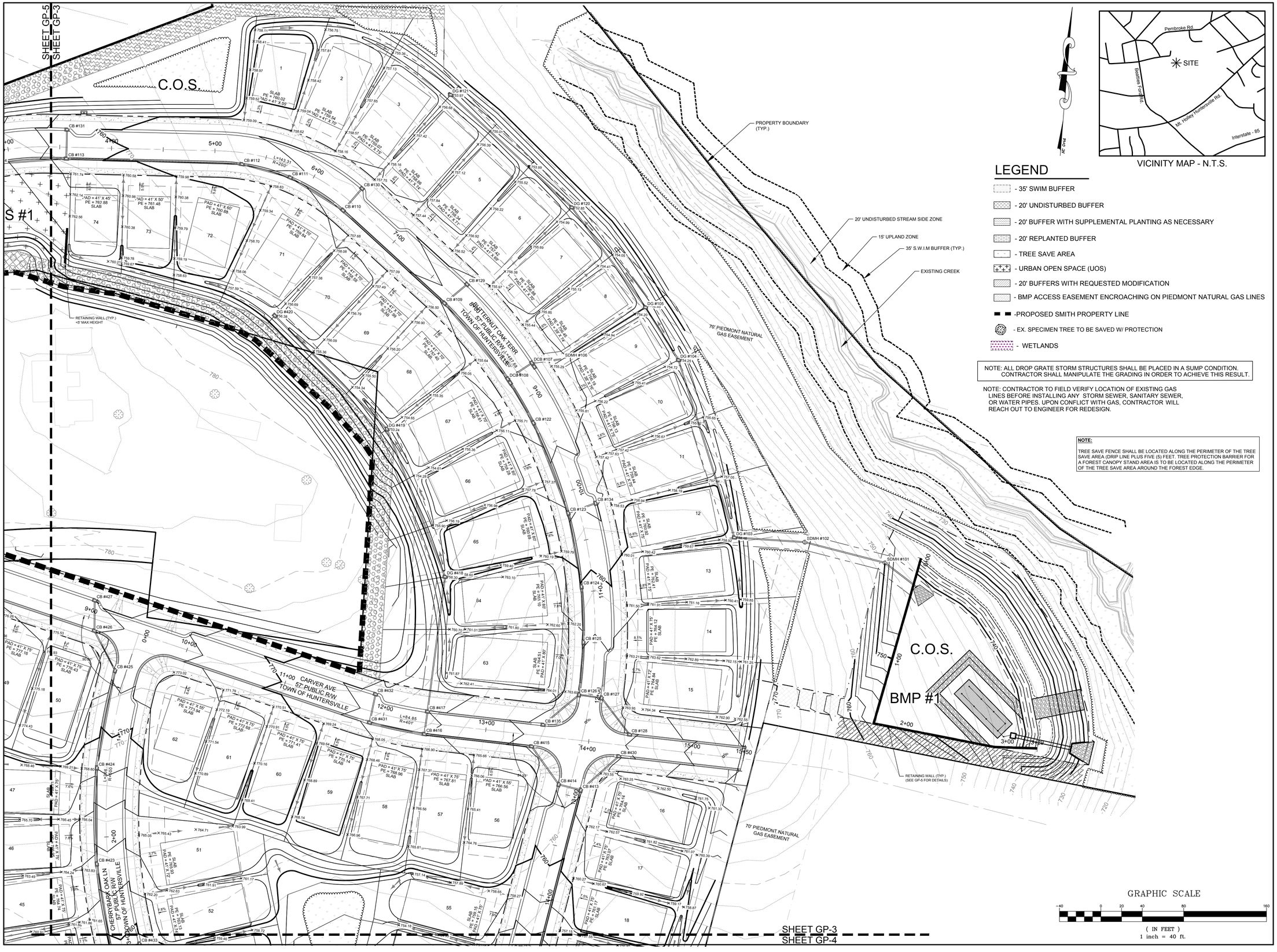
Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client:
Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:
Overall Grading Plan Petition (R25-12)

Project No.	Drawing No.
5259	GP-1
DWG File Name: 5259_Grading	



LEGEND

- 35' SWIM BUFFER
- 20' UNDISTURBED BUFFER
- 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- BMP ACCESS EASEMENT ENCROACHING ON PIEDMONT NATURAL GAS LINES
- PROPOSED SMITH PROPERTY LINE
- EX. SPECIMEN TREE TO BE SAVED W/ PROTECTION
- WETLANDS

NOTE: ALL DROP GRATE STORM STRUCTURES SHALL BE PLACED IN A SUMP CONDITION. CONTRACTOR SHALL MANIPULATE THE GRADING IN ORDER TO ACHIEVE THIS RESULT.

NOTE: CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING GAS LINES BEFORE INSTALLING ANY STORM SEWER, SANITARY SEWER, OR WATER PIPES. UPON CONFLICT WITH GAS, CONTRACTOR WILL REACH OUT TO ENGINEER FOR REDESIGN.

NOTE:

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VICINITY MAP - N.T.S.

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DATE	ISSUED FOR	REV
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10/29/2025	Second Submittal to Town of Huntersville	1

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Engineer's Seal

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES

10/29/2025

Project Manager	Drawn
D. Gates	K. Sinclair
Department Manager	**Checked**
B. Pridemore	D. Gates
Print/Plot Date	
October 23, 2025	
Asbuilt Drawn	**Asbuilt Date**
-	-

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Grading Plan 1 Of 4 Petition (R25-12)

Project No.	Drawing No.
5259	GP-2
DWG File Name:	
2839-Grading Plan	

SHEET GP-3
SHEET GP-4

MATCHLINE

SAWTOOTH OAK ALLEY

CHERRYBARK OAK LN
50' PUBLIC R/W
TOWN OF HUNTERSVILLE

BUTTERNUT OAK TERR.
50' PUBLIC R/W
TOWN OF HUNTERSVILLE

U.O.S #2

BMP #4
C.O.S.

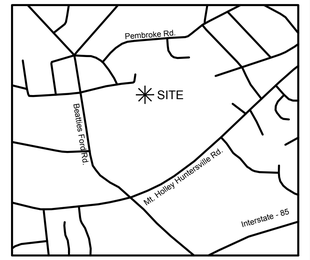
BMP #3
C.O.S.

50' PIEDMONT NATURAL GAS EASEMENT

FUTURE PHASE 3

EX. POND

RETAINING WALL (TYP.)
MAX HEIGHT 3'



VICINITY MAP - N.T.S.

LEGEND

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- 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- WETLANDS

NOTE:

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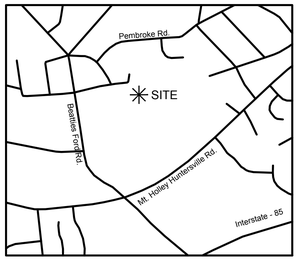
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Grading Plan 2 Of 4 Petition (R25-12)

Project No.	Drawing No.
5259	GP-3
DWG File Name: 2839-Grading Plan	





VICINITY MAP - N.T.S.

LEGEND

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- WETLANDS

NC Grid

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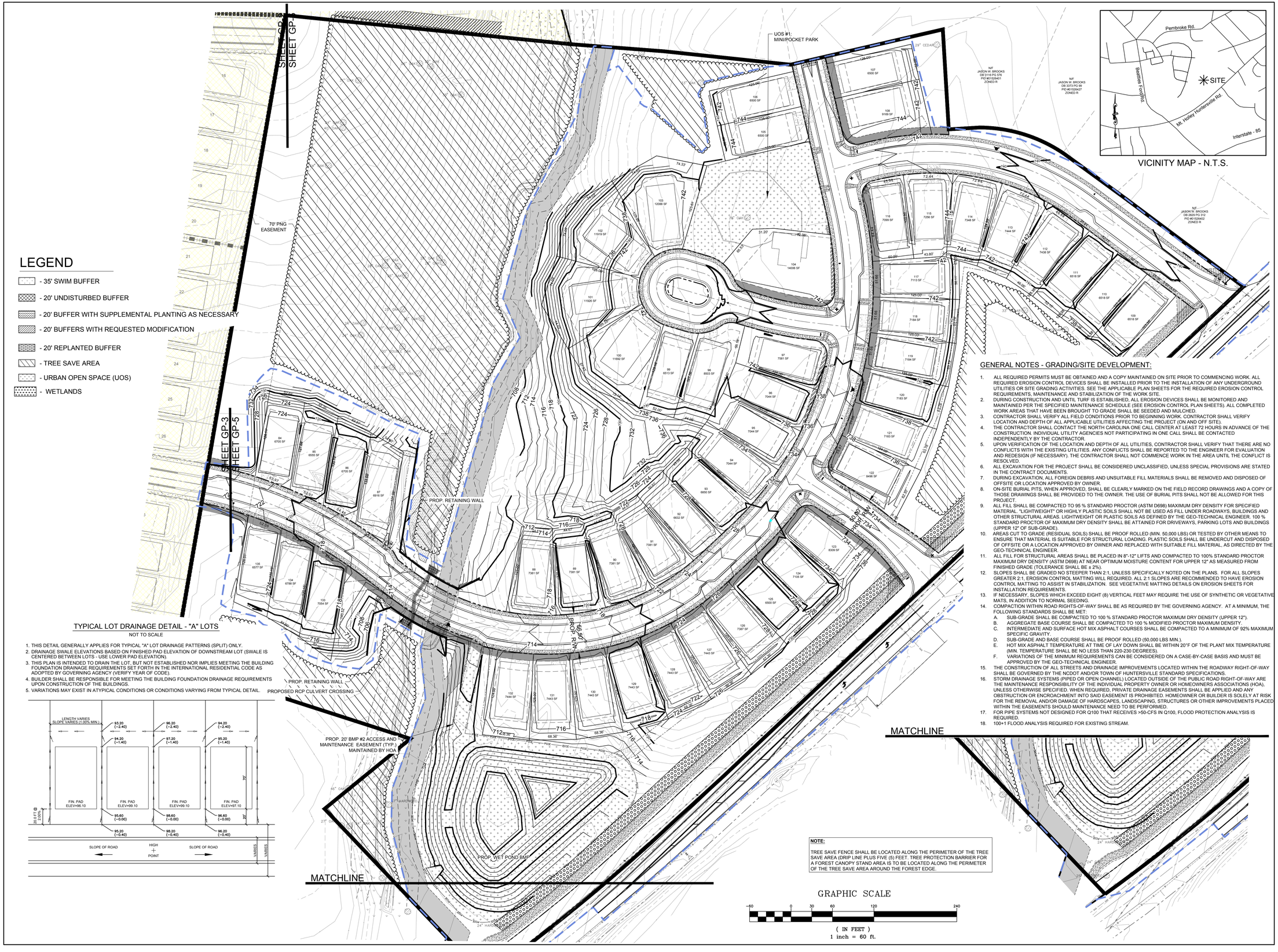
Drawing Title:

Grading Plan 3 Of 4 Petition (R25-12)

Project No.	Drawing No.
5259	GP-4
DWG File Name: 2839-Grading Plan	

LEGEND

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- 20' REPLANTED BUFFER
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- WETLANDS



TYPICAL LOT DRAINAGE DETAIL - "A" LOTS

NOT TO SCALE

1. THIS DETAIL GENERALLY APPLIES FOR TYPICAL "A" LOT DRAINAGE PATTERNS (SPLIT) ONLY.
2. DRAINAGE SWALE ELEVATIONS BASED ON FINISHED PAD ELEVATION OF DOWNSTREAM LOT (SWALE IS CENTERED BETWEEN LOTS - USE LOWER PAD ELEVATION).
3. THIS PLAN IS INTENDED TO DRAIN THE LOT, BUT NOT ESTABLISHED NOR IMPLIES MEETING THE BUILDING FOUNDATION DRAINAGE REQUIREMENTS SET FORTH IN THE INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY GOVERNING AGENCY (VERIFY YEAR OF CODE).
4. BUILDER SHALL BE RESPONSIBLE FOR MEETING THE BUILDING FOUNDATION DRAINAGE REQUIREMENTS UPON CONSTRUCTION OF THE BUILDINGS.
5. VARIATIONS MAY EXIST IN ATYPICAL CONDITIONS OR CONDITIONS VARYING FROM TYPICAL DETAIL.

VICINITY MAP - N.T.S.

GENERAL NOTES - GRADING/SITE DEVELOPMENT:

1. ALL REQUIRED PERMITS MUST BE OBTAINED AND A COPY MAINTAINED ON SITE PRIOR TO COMMENCING WORK. ALL REQUIRED EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY UNDERGROUND UTILITIES OR SITE GRADING ACTIVITIES. SEE THE APPLICABLE PLAN SHEETS FOR THE REQUIRED EROSION CONTROL REQUIREMENTS, MAINTENANCE AND STABILIZATION OF THE WORK SITE.
2. DURING CONSTRUCTION AND UNTIL TURF IS ESTABLISHED, ALL EROSION DEVICES SHALL BE MONITORED AND MAINTAINED PER THE SPECIFIED MAINTENANCE SCHEDULE (SEE EROSION CONTROL PLAN SHEETS). ALL COMPLETED WORK AREAS THAT HAVE BEEN BROUGHT TO GRADE SHALL BE SEEDED AND MULCHED.
3. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL APPLICABLE UTILITIES AFFECTING THE PROJECT (ON AND OFF SITE).
4. THE CONTRACTOR SHALL CONTACT THE NORTH CAROLINA ONE CALL CENTER AT LEAST 72 HOURS IN ADVANCE OF THE CONSTRUCTION. INDIVIDUAL UTILITY AGENCIES NOT PARTICIPATING IN ONE CALL SHALL BE CONTACTED INDEPENDENTLY BY THE CONTRACTOR.
5. UPON VERIFICATION OF THE LOCATION AND DEPTH OF ALL UTILITIES, CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH THE EXISTING UTILITIES. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR EVALUATION AND REDESIGN (IF NECESSARY). THE CONTRACTOR SHALL NOT COMMENCE WORK IN THE AREA UNTIL THE CONFLICT IS RESOLVED.
6. ALL EXCAVATION FOR THE PROJECT SHALL BE CONSIDERED UNCLASSIFIED, UNLESS SPECIAL PROVISIONS ARE STATED IN THE CONTRACT DOCUMENTS.
7. DURING EXCAVATION, ALL FOREIGN DEBRIS AND UNSUITABLE FILL MATERIALS SHALL BE REMOVED AND DISPOSED OF OFFSITE OR LOCATION APPROVED BY OWNER.
8. ON-SITE BURIAL PITS, WHEN APPROVED, SHALL BE CLEARLY MARKED ON THE FIELD RECORD DRAWINGS AND A COPY OF THOSE DRAWINGS SHALL BE PROVIDED TO THE OWNER. THE USE OF BURIAL PITS SHALL NOT BE ALLOWED FOR THIS PROJECT.
9. ALL FILL SHALL BE COMPACTED TO 95 % STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY FOR SPECIFIED MATERIAL "LIGHTWEIGHT" OR HIGHLY PLASTIC SOILS SHALL NOT BE USED AS FILL UNDER ROADWAYS, BUILDINGS AND OTHER STRUCTURAL AREAS. LIGHTWEIGHT OR PLASTIC SOILS AS DEFINED BY THE GEO-TECHNICAL ENGINEER. 100 % STANDARD PROCTOR OF MAXIMUM DRY DENSITY SHALL BE ATTAINED FOR DRIVEWAYS, PARKING LOTS AND BUILDINGS (UPPER 12" OF SUB-GRADE).
10. AREAS CUT TO GRADE (RESIDUAL SOILS) SHALL BE PROOF ROLLED (MIN. 50,000 LBS) OR TESTED BY OTHER MEANS TO ENSURE THAT MATERIAL IS SUITABLE FOR STRUCTURAL LOADING. PLASTIC SOILS SHALL BE UNDERCUT AND DISPOSED OF OFFSITE OR A LOCATION APPROVED BY OWNER AND REPLACED WITH SUITABLE FILL MATERIAL, AS DIRECTED BY THE GEO-TECHNICAL ENGINEER.
11. ALL FILL FOR STRUCTURAL AREAS SHALL BE PLACED IN 8"-12" LIFTS AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT NEAR OPTIMUM MOISTURE CONTENT FOR UPPER 12" AS MEASURED FROM FINISHED GRADE (TOLERANCE SHALL BE ± 2%).
12. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1, UNLESS SPECIFICALLY NOTED ON THE PLANS. FOR ALL SLOPES GREATER 2:1, EROSION CONTROL MATTING WILL REQUIRED. ALL 2:1 SLOPES ARE RECOMMENDED TO HAVE EROSION CONTROL MATTING TO ASSIST IN STABILIZATION. SEE VEGETATIVE MATTING DETAILS ON EROSION SHEETS FOR INSTALLATION REQUIREMENTS.
13. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET MAY REQUIRE THE USE OF SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO NORMAL SEEDING.
14. COMPACTION WITHIN ROAD RIGHTS-OF-WAY SHALL BE AS REQUIRED BY THE GOVERNING AGENCY. AT A MINIMUM, THE FOLLOWING STANDARDS SHALL BE MET:
    - A. SUB-GRADE SHALL BE COMPACTED TO 100 % STANDARD PROCTOR MAXIMUM DRY DENSITY (UPPER 12").
    - B. AGGREGATE BASE COURSE SHALL BE COMPACTED TO 100 % MODIFIED PROCTOR MAXIMUM DENSITY.
    - C. INTERMEDIATE AND SURFACE HOT MIX ASPHALT COURSES SHALL BE COMPACTED TO A MINIMUM OF 92% MAXIMUM SPECIFIC GRAVITY.
    - D. SUB-GRADE AND BASE COURSE SHALL BE PROOF ROLLED (50,000 LBS MIN.).
    - E. HOT MIX ASPHALT TEMPERATURE AT TIME OF LAY DOWN SHALL BE WITHIN 20°F OF THE PLANT MIX TEMPERATURE (MIN. TEMPERATURE SHALL BE NO LESS THAN 220-230 DEGREES).
    - F. VARIATIONS OF THE MINIMUM REQUIREMENTS CAN BE CONSIDERED ON A CASE-BY-CASE BASIS AND MUST BE APPROVED BY THE GEO-TECHNICAL ENGINEER.
15. THE CONSTRUCTION OF ALL STREETS AND DRAINAGE IMPROVEMENTS LOCATED WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE GOVERNED BY THE NCDOT AND/OR TOWN OF HUNTERSVILLE STANDARD SPECIFICATIONS.
16. STORM DRAINAGE SYSTEMS (PIPED OR OPEN CHANNEL) LOCATED OUTSIDE OF THE PUBLIC ROAD RIGHT-OF-WAY ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER OR HOMEOWNERS ASSOCIATIONS (HOA), UNLESS OTHERWISE SPECIFIED. WHEN REQUIRED, PRIVATE DRAINAGE EASEMENTS SHALL BE APPLIED AND ANY OBSTRUCTION OR ENCROACHMENT INTO SAID EASEMENT IS PROHIBITED. HOMEOWNER OR BUILDER IS SOLELY AT RISK FOR THE REMOVAL AND/OR DAMAGE OF HARDSCAPES, LANDSCAPING, STRUCTURES OR OTHER IMPROVEMENTS PLACED WITHIN THE EASEMENTS SHOULD MAINTENANCE NEED TO BE PERFORMED.
17. FOR PIPE SYSTEMS NOT DESIGNED FOR Q100 THAT RECEIVES >50-CFS IN Q100, FLOOD PROTECTION ANALYSIS IS REQUIRED.
18. 100+1 FLOOD ANALYSIS REQUIRED FOR EXISTING STREAM.

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GRAPHIC SCALE

-60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE	ISSUED FOR	REV
09/02/2025	Pre Submittal to Town of Huntersville	0
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Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES 10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client:

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

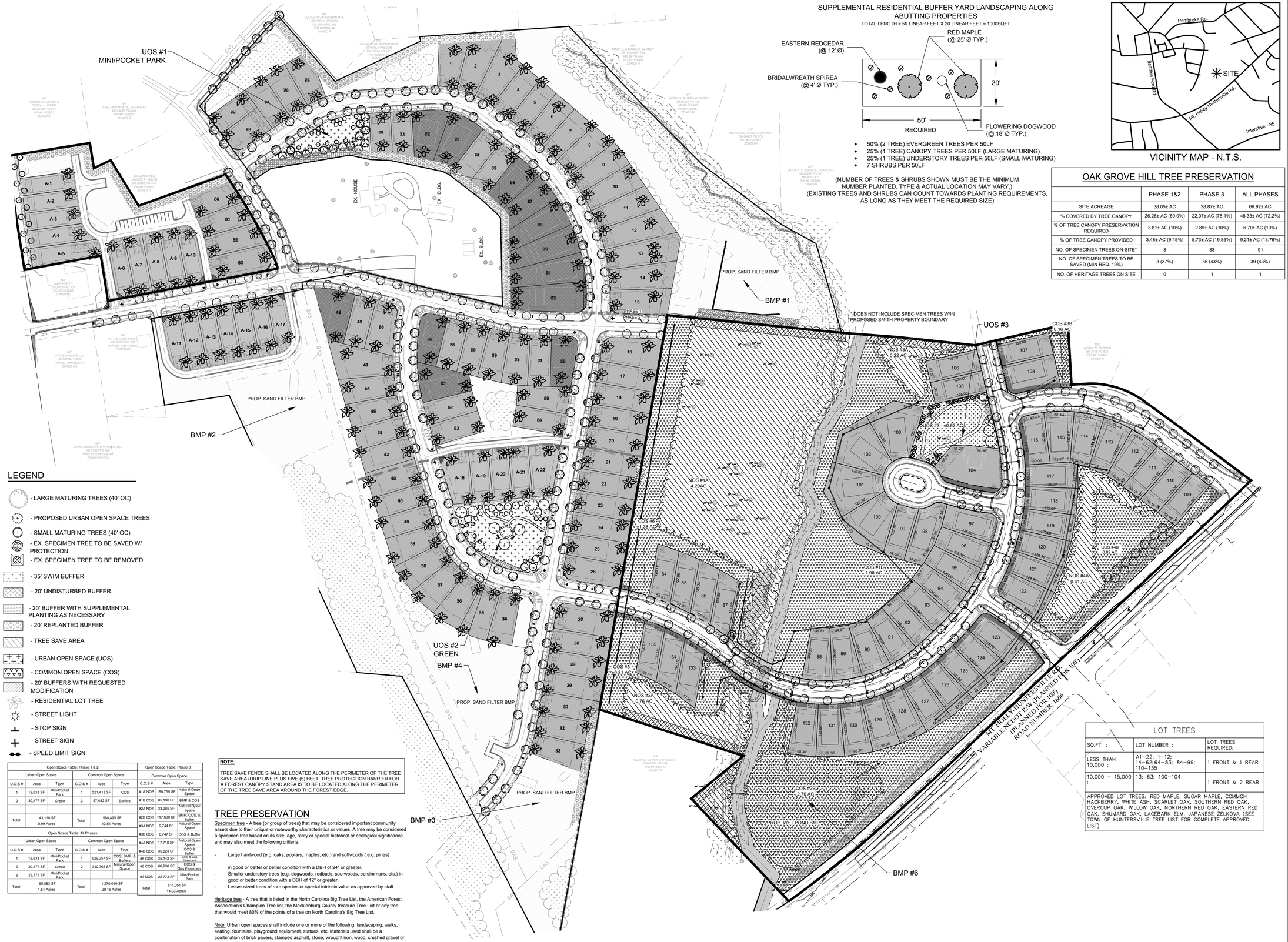
Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Grading Plan 4 Of 4 Petition (R25-12)

Project No.	Drawing No.
5259	GP-5
DWG File Name: 5259_Grading	



SUPPLEMENTAL RESIDENTIAL BUFFER YARD LANDSCAPING ALONG ABUTTING PROPERTIES

TOTAL LENGTH = 50 LINEAR FEET X 20 LINEAR FEET = 1000SQFT

- 50% (2 TREE) EVERGREEN TREES PER 50LF
- 25% (1 TREE) CANOPY TREES PER 50LF (LARGE MATURING)
- 25% (1 TREE) UNDERSTORY TREES PER 50LF (SMALL MATURING)
- 7 SHRUBS PER 50LF

(NUMBER OF TREES & SHRUBS SHOWN MUST BE THE MINIMUM NUMBER PLANTED. TYPE & ACTUAL LOCATION MAY VARY.)
(EXISTING TREES AND SHRUBS CAN COUNT TOWARDS PLANTING REQUIREMENTS, AS LONG AS THEY MEET THE REQUIRED SIZE)

VICINITY MAP - N.T.S.

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.05± AC	28.87± AC	66.92± AC
% COVERED BY TREE CANOPY	26.26± AC (69.0%)	22.07± AC (78.1%)	48.33± AC (72.2%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.81± AC (10%)	2.89± AC (10%)	6.70± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.15%)	5.73± AC (19.85%)	9.21± AC (13.76%)
NO. OF SPECIMEN TREES ON-SITE*	8	83	91
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	36 (43%)	39 (43%)
NO. OF HERITAGE TREES ON SITE	0	1	1

LEGEND

- LARGE MATURING TREES (40' OC)
- PROPOSED URBAN OPEN SPACE TREES
- SMALL MATURING TREES (40' OC)
- EX. SPECIMEN TREE TO BE SAVED W/ PROTECTION
- EX. SPECIMEN TREE TO BE REMOVED
- 35' SWIM BUFFER
- 20' UNDISTURBED BUFFER
- 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- COMMON OPEN SPACE (COS)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- RESIDENTIAL LOT TREE
- STREET LIGHT
- STOP SIGN
- STREET SIGN
- SPEED LIMIT SIGN

Open Space Table: Phase 1 & 2

Urban Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park	1	521,413 SF	COS
2	30,477 SF	Green	2	67,082 SF	Buffers
Total	43,110 SF 0.99 Acres		Total	588,495 SF 13.51 Acres	

Open Space Table: All Phases

Urban Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park	1	929,257 SF	COS, BMP, & Buffers
2	30,477 SF	Green	2	340,762 SF	Natural Open Space
3	22,773 SF	Mini/Pocket Park			
Total	65,883 SF 1.51 Acres		Total	1,270,019 SF 29.16 Acres	

Open Space Table: Phase 3

Common Open Space		
C.O.S #	Area	Type
#1A NOS	186,769 SF	Natural Open Space
#1B COS	85,190 SF	BMP & COS
#2A NOS	33,285 SF	Natural Open Space
#2B COS	117,630 SF	BMP, COS, & Buffer
#3A NOS	9,744 SF	Natural Open Space
#3B COS	6,747 SF	COS & Buffer
#4A NOS	17,718 SF	Natural Open Space
#4B COS	35,823 SF	COS & Buffer
#5 COS	35,142 SF	COS & Gas Easement
#6 COS	60,230 SF	COS & Gas Easement
#3 UOS	22,773 SF	Mini/Pocket Park
Total	611,051 SF 14.03 Acres	

NOTE:

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TREE PRESERVATION

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

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines)

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

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

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

LOT TREES

SQ.FT. :	LOT NUMBER :	LOT TREES REQUIRED:
LESS THAN 10,000 :	A1–22; 1–12; 14–62;64–83; 84–99; 110–135	1 FRONT & 1 REAR
10,000 – 15,000 :	13; 63; 100–104	1 FRONT & 2 REAR

APPROVED LOT TREES: RED MAPLE, SUGAR MAPLE, COMMON HACKBERRY, WHITE ASH, SCARLET OAK, SOUTHERN RED OAK, OVERCUP OAK, WILLOW OAK, NORTHERN RED OAK, EASTERN RED OAK, SHUMARD OAK, LACEBARK ELM, JAPANESE ZELKOVA (SEE TOWN OF HUNTERSVILLE TREE LIST FOR COMPLETE APPROVED LIST)

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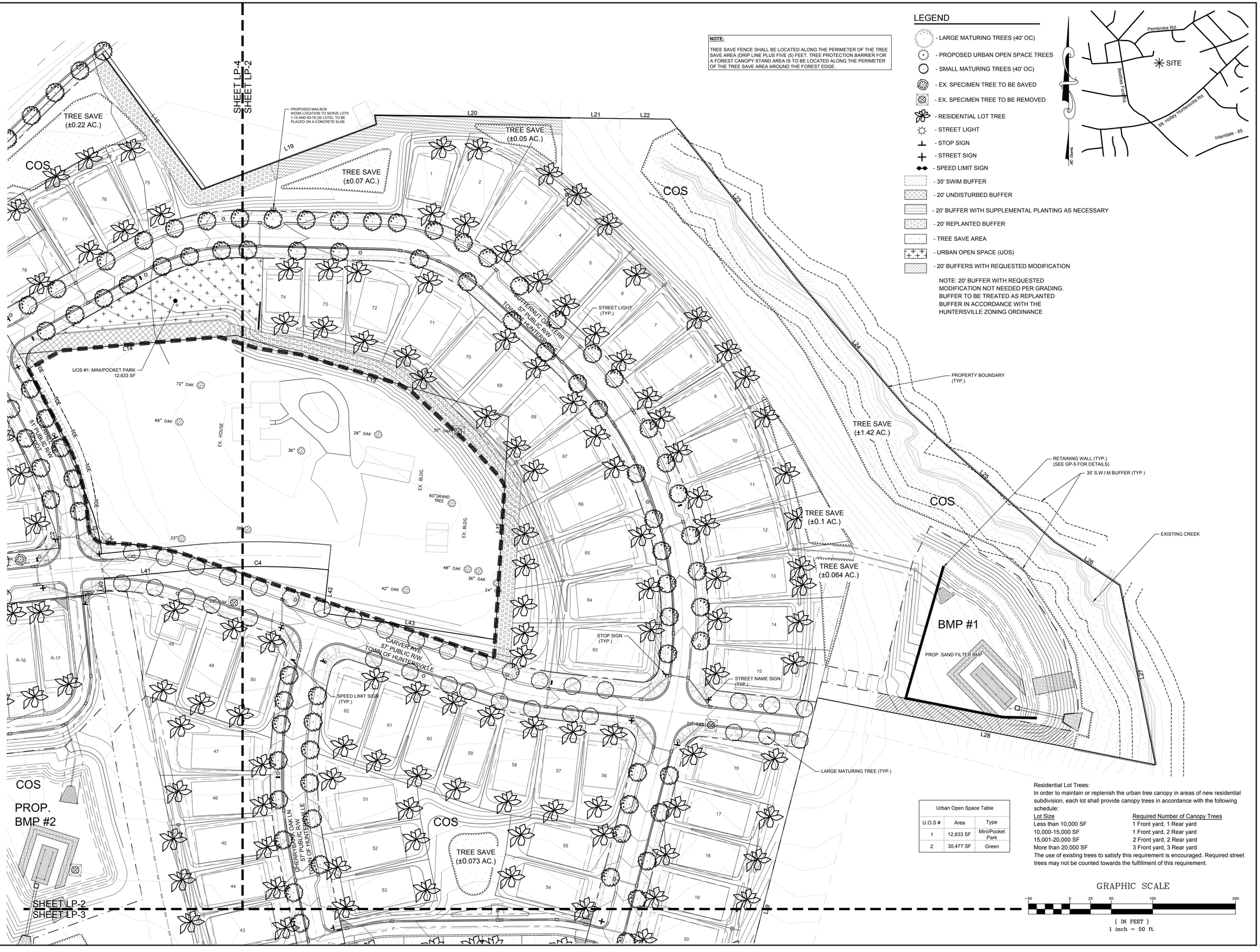
Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Overall Landscape Petition (R25-12)

Project No.	Drawing No.
5259	LP-1
DWG File Name: 5259_Landscape Plan	



Urban Open Space Table		
U.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park
2	30,477 SF	Green

Residential Lot Trees:
In order to maintain or replenish the urban tree canopy in areas of new residential subdivision, each lot shall provide canopy trees in accordance with the following schedule:

Lot Size	Required Number of Canopy Trees
Less than 10,000 SF	1 Front yard, 1 Rear yard
10,000-15,000 SF	1 Front yard, 2 Rear yard
15,001-20,000 SF	2 Front yard, 2 Rear yard
More than 20,000 SF	3 Front yard, 3 Rear yard

The use of existing trees to satisfy this requirement is encouraged. Required street trees may not be counted towards the fulfillment of this requirement.

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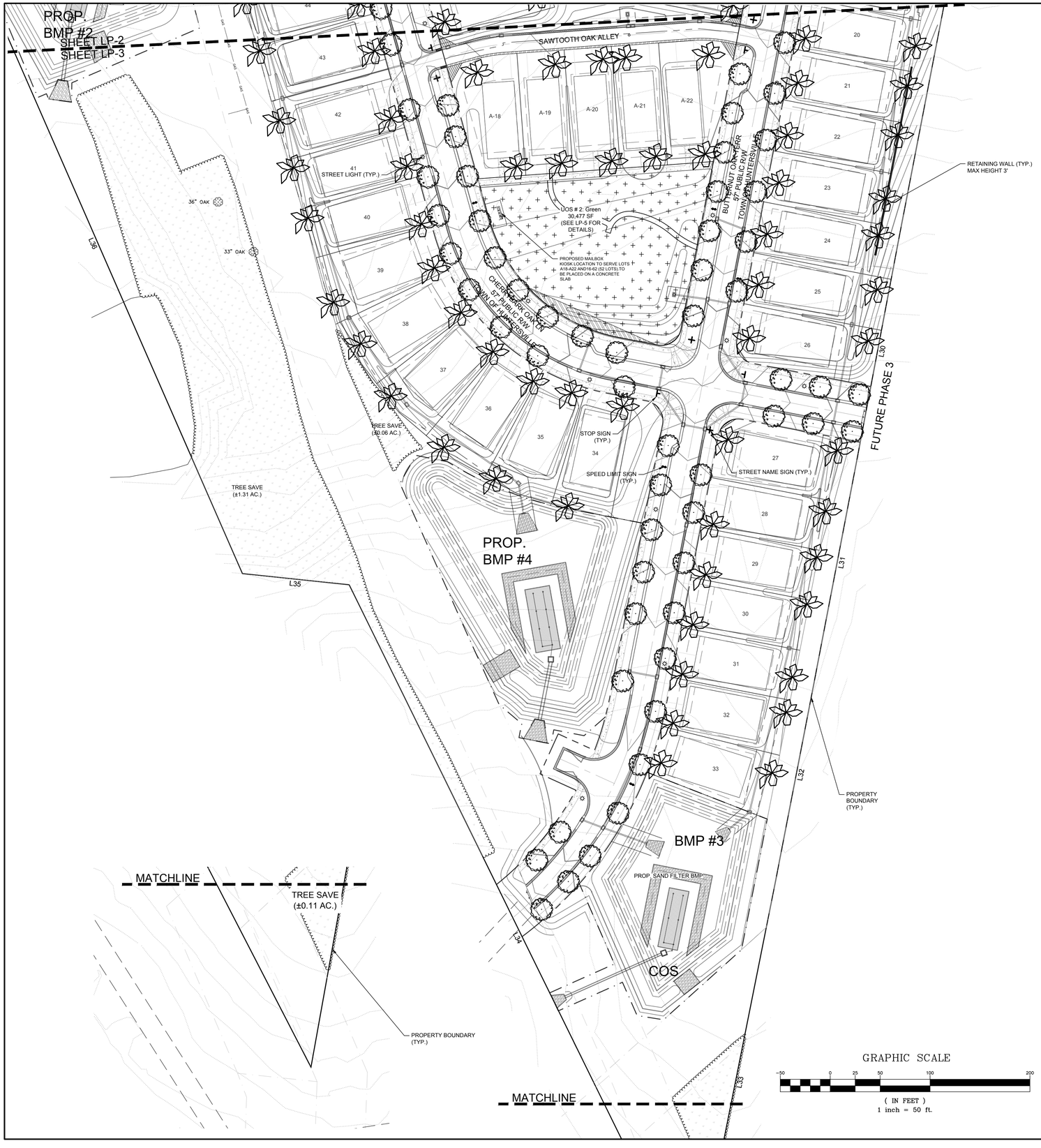
Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: DATE DRAWN	Asbuilt Date: DATE OF SURVEY

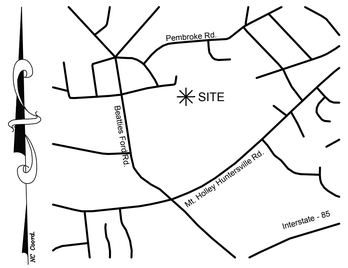
Client:
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13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:
Landscape Plan 1 Of 4 Petition (R25-12)

Project No.	Drawing No.
5259	LP-2
DWG File Name: 2839-Landscape plan	





LEGEND

- LARGE MATURING TREES (40' OC)
- PROPOSED URBAN OPEN SPACE TREES
- SMALL MATURING TREES (40' OC)
- EX. SPECIMEN TREE TO BE SAVED
- EX. SPECIMEN TREE TO BE REMOVED
- RESIDENTIAL LOT TREE
- STREET LIGHT
- STOP SIGN
- STREET SIGN
- SPEED LIMIT SIGN
- 35' SWIM BUFFER
- 20' UNDISTURBED BUFFER
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−50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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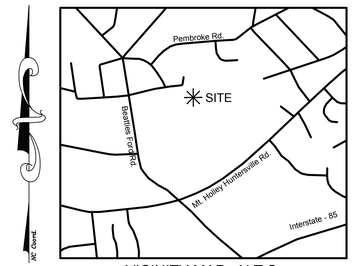
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Landscape Plan 2 Of 4
Petition (R25-12)

Project No.	Drawing No.
5259	LP-3
DWG File Name: 2839-Landscape plan	





VICINITY MAP - N.T.S.

LEGEND

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Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

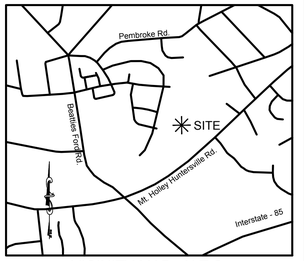
Landscape Plan 3 Of 4 Petition (R25-12)

Project No.	Drawing No.
5259	LP-4
OWG File Name: 2839-Landscape plan	

Open Space Table: Phase 1 & 2					
Urban Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park	1	521,413 SF	COS
2	30,477 SF	Green	2	67,082 SF	Buffers
Total	43,110 SF 0.99 Acres		Total	588,495 SF 13.51 Acres	

Open Space Table: Phase 3		
Common Open Space		
C.O.S #	Area	Type
#1A NOS	186,769 SF	Natural Open Space
#1B COS	85,190 SF	BMP & COS
#2A NOS	33,285 SF	Natural Open Space
#2B COS	117,630 SF	BMP, COS, & Buffer
#3A NOS	9,744 SF	Natural Open Space
#3B COS	6,747 SF	COS & Buffer
#4A NOS	17,718 SF	Natural Open Space
#4B COS	35,823 SF	COS & Buffer
#5 COS	35,142 SF	COS & Gas Easement
#6 COS	60,230 SF	COS & Gas Easement
#3 UOS	22,773 SF	Mini/Pocket Park
Total	611,051 SF 14.03 Acres	

Open Space Table: All Phases					
Urban Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park	1	929,257 SF	COS, BMP, & Buffers
2	30,477 SF	Green	2	340,762 SF	Natural Open Space
3	22,773 SF	Mini/Pocket Park			
Total	65,883 SF 1.51 Acres		Total	1,270,019 SF 29.16 Acres	



VICINITY MAP - N.T.S.

TREE LEGEND

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

LOT TREES		
SQ.FT. :	LOT NUMBER :	LOT TREES REQUIRED:
LESS THAN 10,000 :	84–99; 110–135	1 FRONT & 1 REAR
10,000 – 15,000 :	100–104	1 FRONT & 2 REAR
APPROVED LOT TREES: RED MAPLE, SUGAR MAPLE, COMMON HACKBERRY, WHITE ASH, SCARLET OAK, SOUTHERN RED OAK, OVERCUP OAK, WILLOW OAK, NORTHERN RED OAK, EASTERN RED OAK, SHUMARD OAK, LACEBARK ELM, JAPANESE ZELKOVA (SEE TOWN OF HUNTERSVILLE TREE LIST FOR COMPLETE APPROVED LIST)		



LEGEND

- 35' S.W.I.M BUFFER
- 30' POST CONSTRUCTION BUFFER
- 20' NATURAL BUFFER (1.05 ACRES TOTAL)
- URBAN OPEN SPACE
- TREE SAVE SPACE
- 82 LARGE MATURING TREES (40' OC)
- 106 RED MAPLE LOT TREES
- EXISTING SPECIMEN TREE

LANDSCAPING NOTES (PER TOWN OF HUNTERSVILLE):

1. STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7-FOOT PLANTING STRIP LOCATED BETWEEN THE PROPOSED STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS:
   A). LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40-FEET ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS.

   B). SMALL MATURING "CANOPY-LIKE" TREES SHALL BE PLANTED 30-FEET ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES.
2. NEW TREES SHALL BE REQUIRED WITHIN EACH RESIDENTIAL LOT. IN ORDER TO MAINTAIN OR REPLENISH THE URBAN TREE CANOPY IN AREAS OF NEW RESIDENTIAL SUBDIVISION, EACH LOT SHALL PROVIDE AN APPROVED CANOPY TREE AS LISTED ON THE TOWN OF HUNTERSVILLE TREE AND SHRUB LIST. (SEE LOT SIZE CHART THIS PAGE)
   FOR LOTS LESS THAN 10,000 SQ. FT, 1 FRONT YARD AND 1 REAR YARD CANOPY TREE SHALL BE REQUIRED.
   FOR LOTS BETWEEN 10,000 SQ. FT. AND 15,000 SQ. FT., 1 FRONT YARD AND 2 REAR YARD CANOPY TREES SHALL BE REQUIRED.
   FOR LOTS BETWEEN 15,000 SQ. FT. AND 20,000 SQ. FT., 2 FRONT YARD AND 2 REAR YARD CANOPY TREES SHALL BE REQUIRED.
   FOR LOTS MORE THAN 20,000 SQ. FT., 3 FRONT YARD AND 3 REAR YARD CANOPY TREES SHALL BE REQUIRED.
3. ALL REQUIRED PLANTINGS SHALL BE INSTALLED IN A MANNER THAT INSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER FOR HEALTHY GROWTH AND THAT IS NOT INTRUSIVE TO ABOVEGROUND AND UNDERGROUND UTILITIES
4. ALL STREET TREES MUST BE FROM THE "TOWN OF HUNTERSVILLE TREE AND SHRUB LIST."
5. ALL TREES SHALL BE A MINIMUM OF 2-INCHES IN CALIPER AND 8-FEET IN HEIGHT AT THE TIME OF PLANTING, UNLESS OTHERWISE SPECIFIED.
6. INSTALLATION OF TREES AND SHRUBS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL.
7. EVERY REASONABLE EFFORT SHALL BE MADE TO PROTECT AND RETAIN EXISTING TREES AND SHRUBS NOT ACTUALLY LYING IN PLANNED ROADWAYS, DRAINAGEWAYS, BUILDING FOUNDATION SITES AND CONSTRUCTION ACTIVITY AREAS. EXCEPT WHEN NECESSARY TO PROVIDE ACCESS TO A SITE OR TO INSURE THE SAFETY AND SECURITY OF PEOPLE AND PROPERTY ANY EXISTING HEALTHY TREES THAT ARE EIGHT INCHES OR GREATER IN CALIPER, LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR UNDEVELOPED REQUIRED YARD SHALL BE RETAINED UNLESS APPROVED FOR REMOVAL BY STAFF DURING PLAN REVIEW.
8. TREES SHOULD NOT BE PLANTED: WITHIN 40' OF THE CURB RETURN.
   WITHIN 10' FROM DRAINAGE STRUCTURES.
   WITHIN 40' OF RADIUS RETURN AT AN INTERSECTION.
   AT OR IN A STORM DRAINAGE EASEMENT.
   ON TOP OF STORM DRAIN LINE.
   WITHIN SIGHT DISTANCE.
9. ALL LOT TREES AS PER SECTION 7.7 (STREET TREES AND INTERNAL LANDSCAPING) OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. EXISTING SPECIMEN TREES TO BE USED IN LIEU OF NEW PLANTINGS (AS APPROVED BY TOWN OF HUNTERSVILLE).
10. AS THE REMAINDER OF THE THOROUGHFARE IS BUILT, DOUBLE ROW OF TREES AND SIDEWALKS WILL BE REQUIRED.

NOTE:

TREE SAVE FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS FIVE (5) FEET. TREE PROTECTION BARRIER FOR A FOREST CANOPY STAND AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE.

GRAPHIC SCALE

-100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DATE	ISSUED FOR	REV
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Engineer's Seal

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES

10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

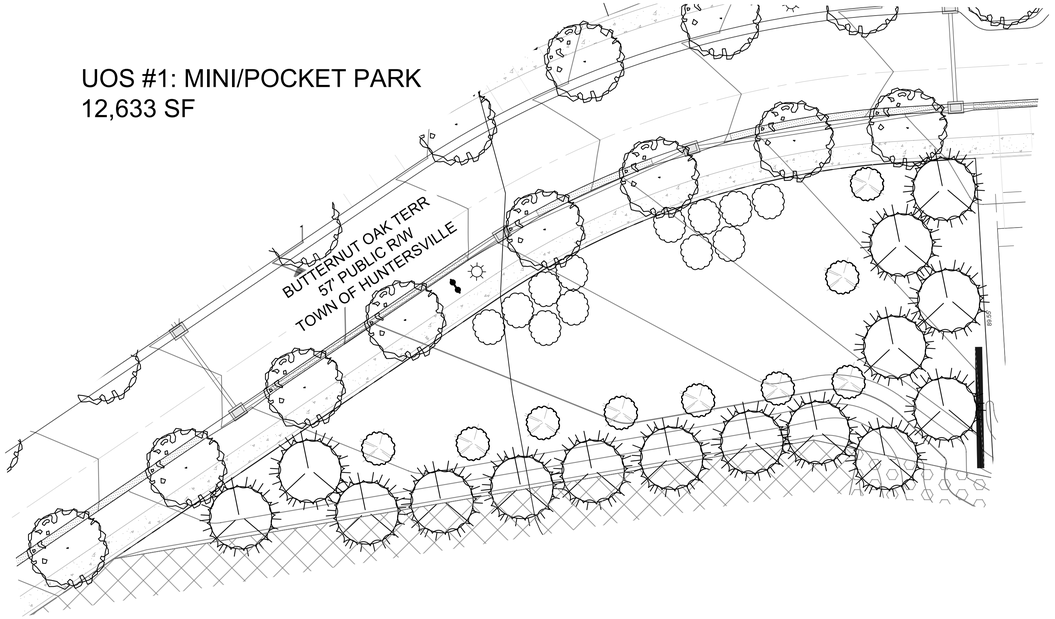
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Landscape Plan 4 Of 4 Petition (R25-12)

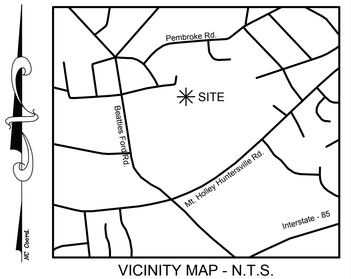
Project No.	Drawing No.
5259	LP-5
DWG File Name: 5259_Landscape Plan	

UOS #1: MINI/POCKET PARK
12,633 SF



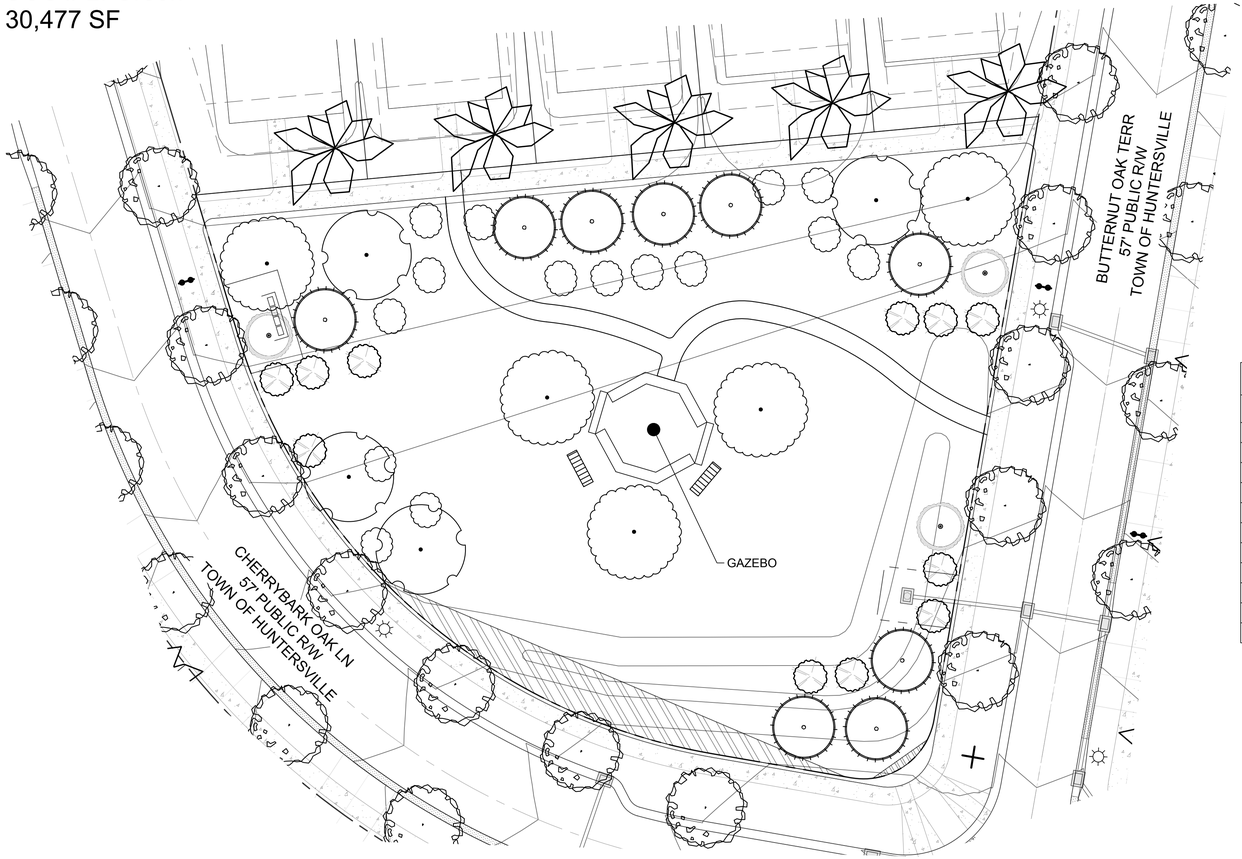

Shown with optional two tier roof, cupola, floor, flowerbox and bench/table.

GAZEBO FOR MINI/POCKET PARK



VICINITY MAP - N.T.S.

UOS # 2: Green
30,477 SF



NOTE:

TREE SAVE FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS FIVE (5) FEET. TREE PROTECTION BARRIER FOR A FOREST CANOPY STAND AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE.

UOS Totals

ITEM	UOS #1	UOS #2	UOS #3	TOTAL
LIVE OAK	0	5	1	6
NUTTALL OAK	0	4	1	5
RED CEDAR	15	0	0	15
CRYPTOMERIA	0	9	1	10
LITTLE GEM MAGNOLIA	0	3	4	7
WAX MYRTLE	9	11	26	46
LOROPETALUM	12	15	4	31
PARK BENCH	0	3	0	3
GAZEBO	1	0	0	1
MONUMENT	0	0	1	1
TRELLIS/ARBOR	0	0	2	2

LEGEND

- RESIDENTIAL LOT TREE
- LARGE MATURING TREES (40' OC)
- -LIVE OAK
- -NUTTALL OAK
- -RED CEDAR
- -CRYPTOMERIA
- -LITTLE GEM MAGNOLIA
- -WAX MYRTLE
- -LOROPETALUM
- PARK BENCH
- STREET LIGHT
- STOP SIGN
- STREET SIGN
- SPEED LIMIT SIGN

Urban Open Space Table		
U.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park
2	30,477 SF	Green

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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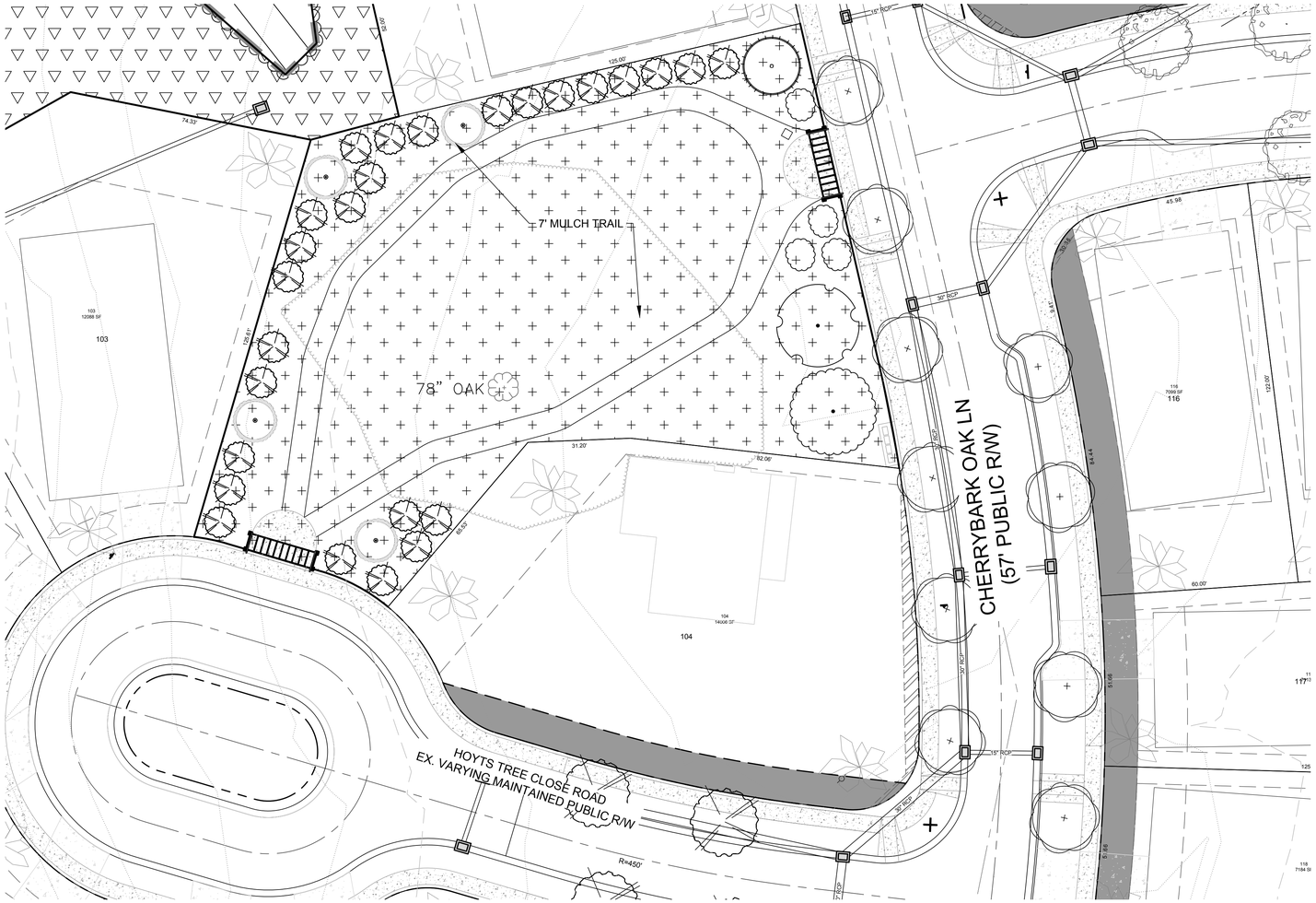
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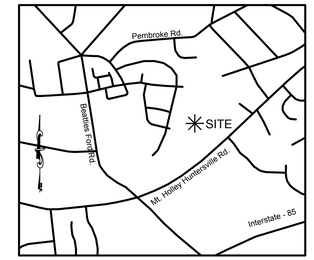
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Urban Open Space Design 1 Of 2 Petition (R25-12)

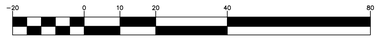
Project No.: 5259	Drawing No.: LP-6
DWG File Name: 2839-Landscape plan	





VICINITY MAP - N.T.S.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- RESIDENTIAL LOT TREE
- LARGE MATURING TREES (40' OC)
-LIVE OAK
-NUTTALL OAK
-RED CEDAR
-CRYPTOMERIA
-LITTLE GEM MAGNOLIA
-WAX MYRTLE
-LOROPETALUM
- PARK BENCH
- STREET LIGHT
- STOP SIGN
- STREET SIGN
- SPEED LIMIT SIGN
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SEATING BENCH
PROVISION OF SEATING BENCH UNDER/NEAR ARBOR/PERGOLA AND MAY CONSIST OF THE FOLLOWING MATERIALS:

- TREATED WOOD/TIMBERS
- ALUMINUM OR CAST IRON/STEEL
- COMPOSITE MATERIALS
- DURABLE PLASTICS

UOS Totals

ITEM	UOS #1	UOS #2	UOS #3	TOTAL
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NUTTALL OAK	0	4	1	5
RED CEDAR	15	0	0	15
CRYPTOMERIA	0	9	1	10
LITTLE GEM MAGNOLIA	0	3	4	7
WAX MYRTLE	9	11	26	46
LOROPETALUM	12	15	4	31
PARK BENCH	0	3	0	3
GAZEBO	1	0	0	1
MONUMENT	0	0	1	1
TRELLIS/ARBOR	0	0	2	2

TRELLIS/PERGOLA FOR POCKET PARK



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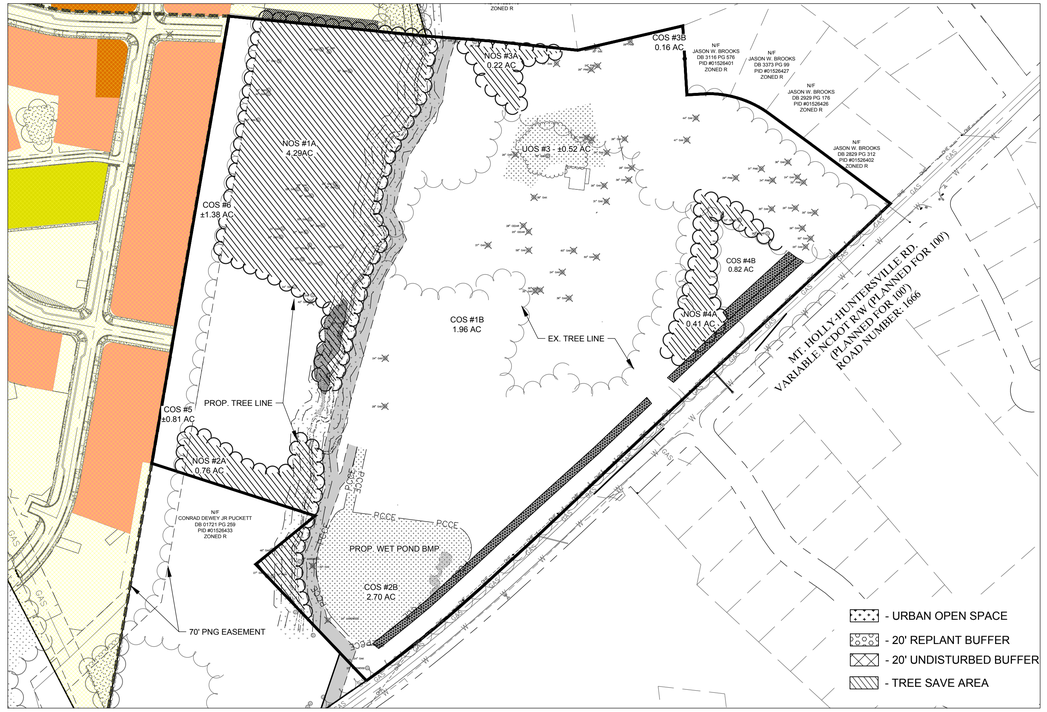
Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

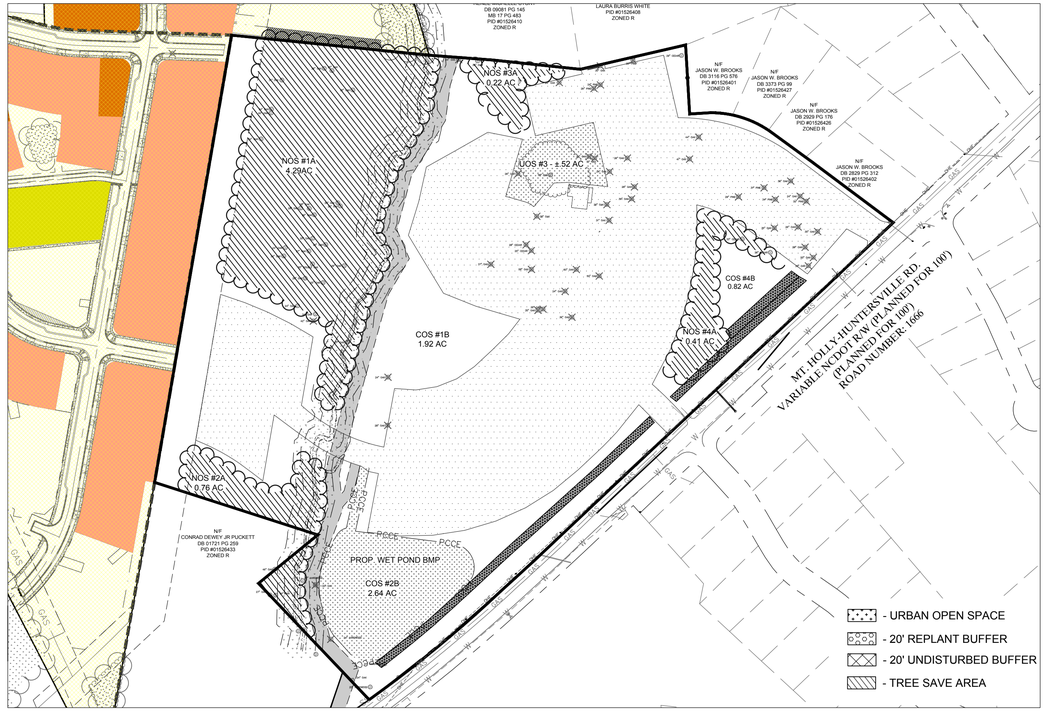
Urban Open Space Design 2 Of 2 Petition (R25-12)

Project No.	Drawing No.
5259	LP-7
DWG File Name: 5259_Landscape Plan	



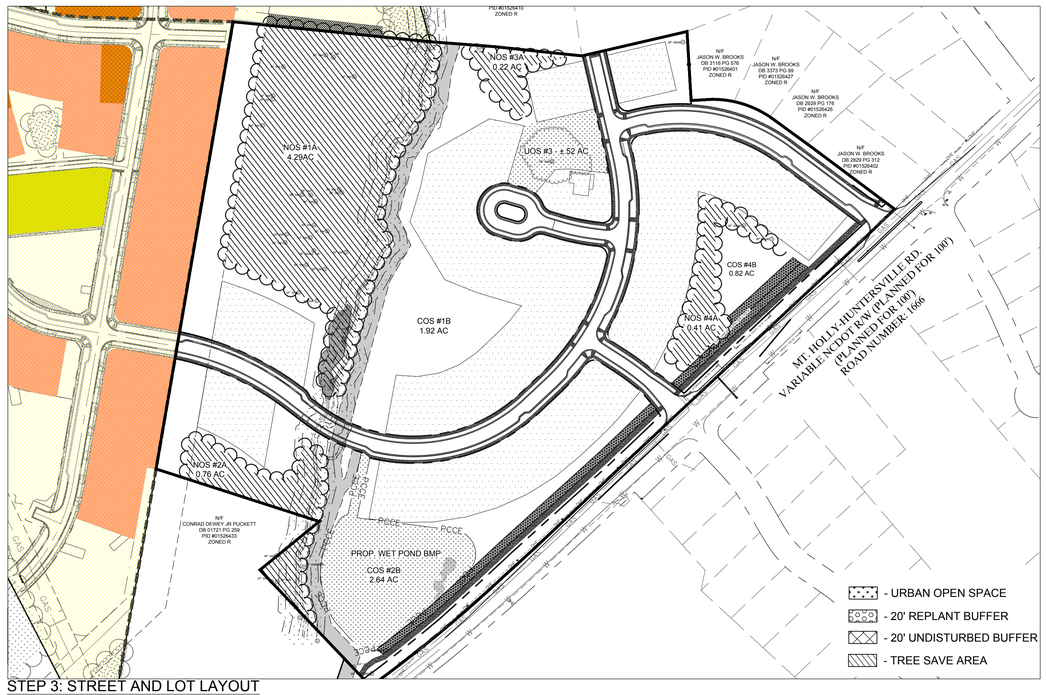
STEP 1: IDENTIFY OPEN SPACE

THE HATCHED AREAS REPRESENT THE OPEN SPACE. THE PROPOSED OPEN SPACE AREAS WILL CONTAIN CREEKS/STREAMS, STEEP SLOPES, NATURAL HARDWOODS, SPECIMEN TREES, OR REQUIRED LANDSCAPE BUFFER AREAS. AS MUCH OF THE OPEN SPACE IN THE EAST AND WEST PORTION OF THE SITE IS POTENTIAL OPEN SPACE.



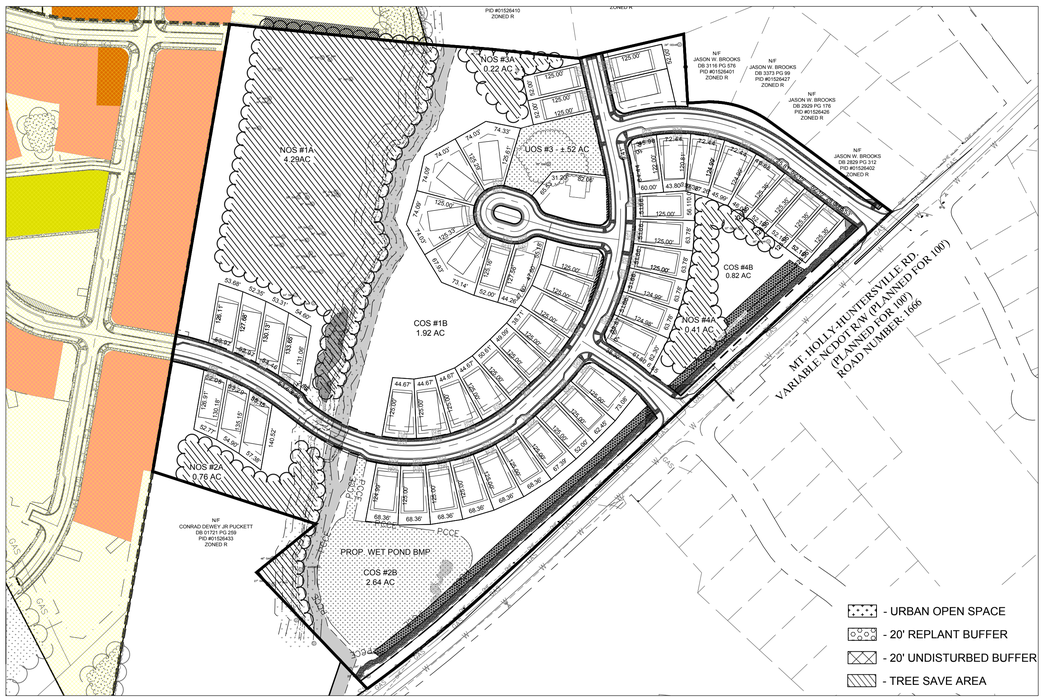
STEP 2: LOCATION OF HOUSE SITES

THE AREAS IDENTIFIED AS HOUSE SITES ARE LARGE, OPEN AREAS, THE HOUSE SITES AVOID THE STEEP SLOPES AND ARE PLACED ON GOOD TERRAIN. IN SOME AREAS, THE HOUSE SITES ARE PLACED WHERE THERE IS SOME EXISTING HARDWOOD TREES.



STEP 3: STREET AND LOT LAYOUT

BASED ON THE PREVIOUS TWO STEPS, A GENERAL ROAD AND LOT LAYOUT WAS CREATED. THE RESIDENTIAL ENTRY ROAD ENTERS FROM MT HOLLY-HUNTERSVILLE ROAD AT TWO POINTS AND LOOPS THROUGH THE MIDDLE OF THE SITE AND ATTACHES AS AN EXTENSION TO ANOTHER RESIDENTIAL SITE. THE LOCATION OF THE ENTRY ROADS WERE CHOSEN BASED ON THE VAST FIELD AREA AND MINIMAL SLOPING TOPOGRAPHY AND WITH THE PRESERVATION OF EXISTING TREES IN MIND. THE LOTS WERE LAID OUT TO AVOID THE EXISTING STREAMS, AND TOPOGRAPHY. BY USING THIS APPROACH, THE LOTS ARE PROPOSED ON THE MOST SUITABLE BUILDING SITES. THE STREAMS WILL NOT BE DISTURBED.



STEP 4: DRAWING LOT LINES

WE WERE ABLE TO CREATE 57 LOTS WITHIN THE BUILDABLE AREA. THE LOTS RANGE IN SIZE (NO SMALLER THAN 51' WIDE). THE LOTS LINES WERE DRAWN PERPENDICULAR TO THE ROADWAY THEY MEET TO ALLOW FOR VISUAL AESTHETICS WHEN DRIVING DOWN THE ROADS. THE VARYING LOT SIZES ALLOW FOR VISUAL APPEAL AND A LESS UNIFORM LOOKING RESIDENTIAL AREA.

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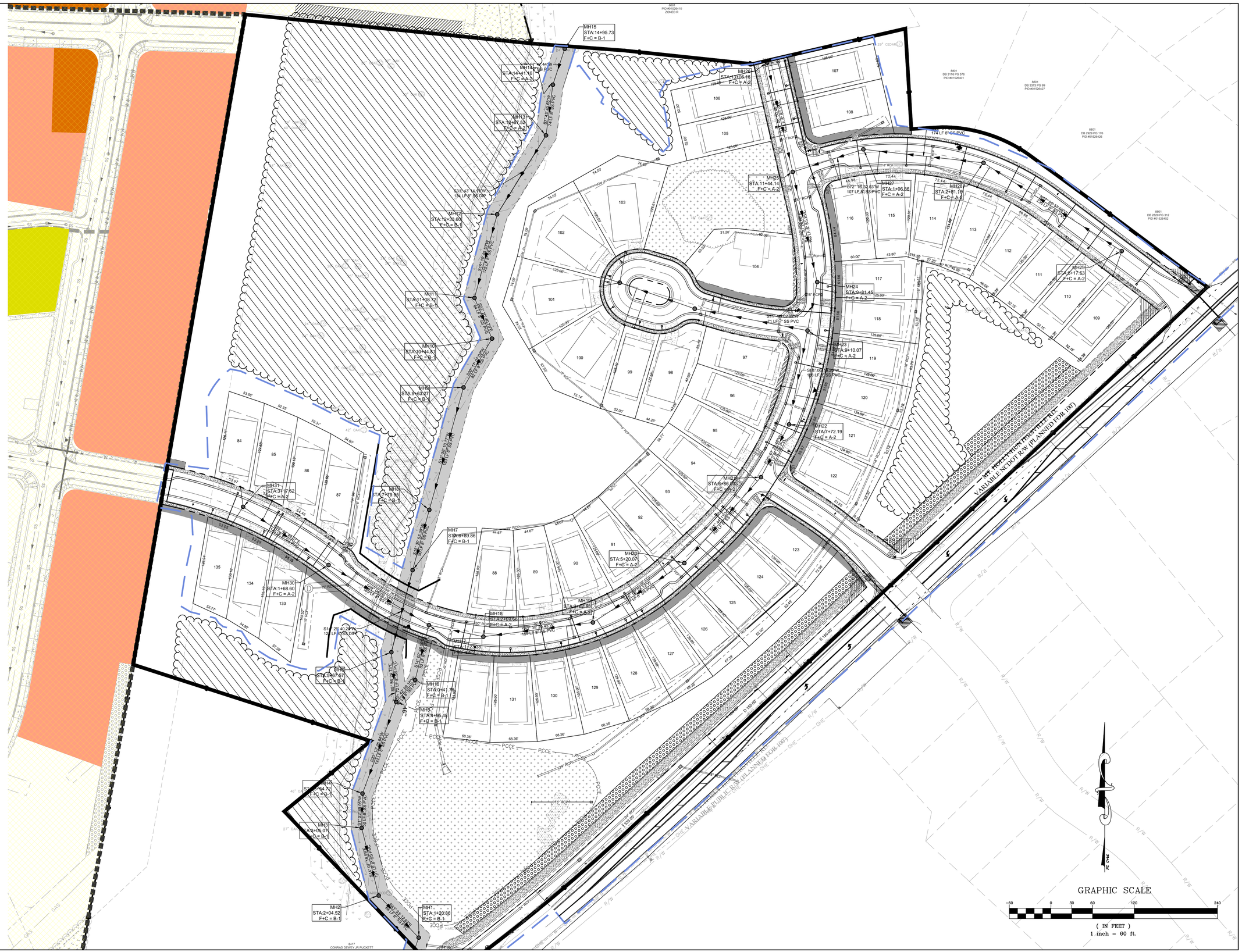
Project:

Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:

Four Step Process Petition (R25-12)

Project No.	Drawing No.
5259	LP-8
DWG File Name: 5259_Four Step Process	



DATE	ISSUED FOR	REV
09/02/2025	Pre Submittal to Town of Huntersville	0
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Corporate Seal: NORTH CAROLINA PROFESSIONAL ENGINEERING & SURVEYING CORPORATION SEAL C-4168 R. JOE HARRIS & ASSOCIATES, INC.

Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. GATES 10/29/2025

Project Manager: D. Gates	Drawn: K. Sinclair
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 29, 2025	
Asbuilt Drawn: DATE DRAWN	Asbuilt Date: DATE OF SURVEY

Client:
Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:
Oak Grove Hill Rezoning Plan (Petition R25-12)

Drawing Title:
Utility Plan Petition (R25-12)

Project No.	Drawing No.
5259	UT-1
DWG File Name: 5259_Utilities1	

OAK GROVE HILL NEIGHBORHOOD MEETING MINUTES

The meeting held on October 22, 2025, began at 6:00 pm at the Huntersville Cultural Arts Center, 109 S. Old Statesville Road.

In attendance were Lauren Speit, Senior Planner (Town of Huntersville, and Jason Earnhardt and Nate Bowman (Bowman Development Group). There was no public in attendance.

Notifications were sent on October 8, 2025. Letter, maps, and mailing list are attached to these minutes.

BOWMAN DEVELOPMENT GROUP

To: Adjoining Property Owners of Oak Grove Hill
From: Whitney Hodges, Bowman Development Group
Date: October 8, 2025
RE: Oak Grove Hill Revisions (2025)

You are invited to attend a neighborhood meeting on Wednesday, October 22, at 6 pm at the Huntersville Arts Center (109 S. Old Statesville Road, Huntersville, NC 28078). The current plan was approved on March 20, 2023. The proposed revision removes one stream crossing. This removal creates minor changes to the overall lot layout.

Enclosed is the proposed revision. If you have any additional questions, contact me at 704-929-8396 or whitneynhodges@gmail.com.

The Arts and Cultural Center, 109 S. Old Statesville Road, is located across the street from Town Center. Some parking is provided behind the building, and ample parking is located at Town Center.

CONSTRAINING FEATURES: PHASE 3	
ZONING:	NR
ACREAGE:	28.87± ACRES
SWIM BUFFER	0.76± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)	
0% - 10% 10% - 15% 15% - 25% 25% - 100%	18.04 ACRES (62.35%) 5.38 ACRES (18.64%) 4.56 ACRES (15.76%) 0.29 ACRES (1.00%)

TREE PRESERVATION	
ZONING:	NR (CD)
ACREAGE:	±28.87 ACRES
COVERED BY TREE CANOPY: 78.1%	±22.07 ACRES
TREE CANOPY PRESERVATION REQUIRED: 10%	±2.89 ACRES
TREE CANOPY PRESERVATION PROVIDED: 13.09%	±3.78 ACRES
NO. OF SPECIMEN TREES ON-SITE:	83
NO. OF SPECIMEN TREES SAVED:(Min. Req. 10%)	30 (Provided 36%)
NO. OF HERITAGE TREES ON-SITE:	1
NO. OF HERITAGE TREES SAVED:	1 (Provided 100%)

TREE PRESERVATION

SPECIMEN TREE - A TREE (OR GROUP OF TREES) THAT MAY BE CONSIDERED IMPORTANT COMMUNITY ASSETS DUE TO THEIR UNIQUE OR NOTEWORTHY CHARACTERISTICS OR VALUES. A TREE MAY BE CONSIDERED A SPECIMEN TREE BASED ON ITS SIZE, AGE, RARITY OR SPECIAL HISTORICAL OR ECOLOGICAL SIGNIFICANCE AND MAY ALSO MEET THE FOLLOWING CRITERIA:

- LARGE HARDWOOD (E.G. OAKS, POPLARS, MAPLES, ETC.) AND SOFTWOODS (E.G. PINES) IN GOOD OR BETTER OR BETTER CONDITION WITH A DBH OF 24" OR GREATER.
- SMALLER UNDERSTORY TREES (E.G. DOGWOODS, REDBUDS, SOURWOODS, PERSIMMONS, ETC.) IN GOOD OR BETTER CONDITION WITH A DBH OF 12" OR GREATER.
- LESSER-SIZED TREES OF RARE SPECIES OR SPECIAL INTRINSIC VALUE AS APPROVED BY STAFF.

HERITAGE TREE - A TREE THAT IS LISTED IN THE NORTH CAROLINA BIG TREE LIST, THE AMERICAN FOREST ASSOCIATION'S CHAMPION TREE LIST, THE MECKLENBURG COUNTY TREASURE TREE LIST OR ANY TREE THAT WOULD MEET 80% OF THE POINTS OF A TREE ON NORTH CAROLINA'S BIG TREE LIST.

NOTE: URBAN OPEN SPACES SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: LANDSCAPING, WALKS, SEATING, FOUNTAINS, PLAYGROUND EQUIPMENT, STATUES, ETC. MATERIALS USED SHALL BE A COMBINATION OF BRICK PAVERS, STAMPED ASPHALT, STONE, WROUGHT IRON, WOOD, CRUSHED GRAVEL OR STONE ETC.

Soil Hydrologic Groups: (% of site area)	
ZONING:	NR (CD)
ACREAGE:	28.87± ACRES
Group A	0
Group B	24.8± ACRES(85.90%)
Group C	4.07± ACRES (14.10%)
Group D	0± ACRES (0%)
Group B/D	0± ACRES (0%)

ROAD NAME LENGTH

CHARLEMONT RD =	279 LF
DEWEY PUCKETT RD =	663 LF
CARVER AVE =	2,665 LF
CHERRYBARK OAK LN =	2,174 LF

ROAD BLOCK LENGTHS

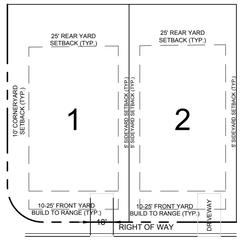
BL 13 1160'	BL 16 665'	BL 19 155'	
BL 14 439'	BL 17 228'	BL 20 285'	
BL 15 279'	BL 18 231'		

IN MAJOR SUBDIVISIONS THE DIMENSION OF BLACKS MAY NOT EXCEED 800 LINEAR FEET BETWEEN CROSS STREETS.

Huntersville General Notes:

1. All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
2. This property may be subject to any easements and/or right-of-way of record.
3. All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
4. Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including) right-of way) and intersection with adjacent and opposing access points. Modifications to plan may result.
5. Large maturing trees will be planted 40' O/C within the required planting strip along all streets. Small maturing trees are to be used where overhead power lines exist.
6. Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
7. Direct access from lots to a thoroughfare is prohibited.
8. Lots subject to flooding should not be established in subdivisions except as provided in Section 7.280 (if applicable).
9. Any construction or use within the areas delineated by floodway fringe district boundary line and floodway district encroachment line is subject to the restrictions imposed by floodway regulation.

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
84	6704.61	104	14006.14	134	6788.35
85	6554.58	105	6500.00	135	6577.14
86	6705.10	106	6500.00		
87	6915.74	107	6500.00		
88	7381.03	108	6500.00		
89	7381.03	109	6518.32		
90	7381.03	110	6518.32		
91	7381.03	111	6518.32		
92	6632.41	112	7438.49		
93	6850.39	113	7443.85		
94	7043.95	114	7348.42		
95	7043.95	115	7255.65		
96	7043.95	116	7099.37		
97	7580.61	117	7113.11		
98	8503.48	118	7183.97		
99	6512.79	119	7183.77		
100	11691.55	120	7183.46		
101	11926.40	121	7183.04		
102	11918.58	122	8495.72		
103	12087.88	133	7054.41		

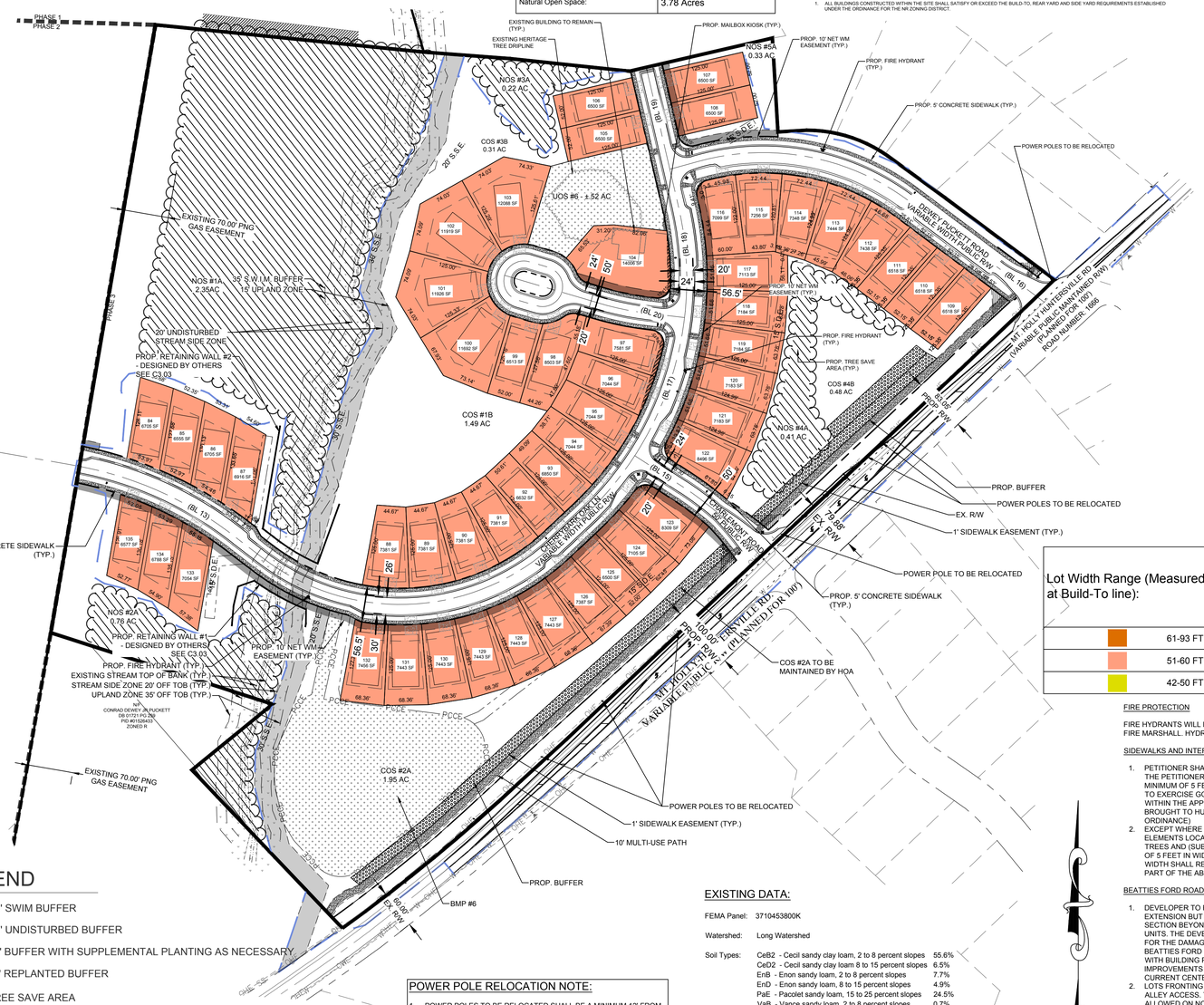


LOT SETBACKS

- For lots wider than 60 feet, driveways shall be no more than 20 feet wide as measured along the public street right-of-way for a detached house and two-unit attached house type. For three or more unit attached house types, driveway width shall not occupy more than 50% of the public street front of a lot as measured along the public street right-of-way.

Site Plan Data Table: Phase 3	
PRINCIPAL USES:	RESIDENTIAL SINGLE FAMILY HOMES
BUILDING TYPE	DETACHED HOUSE
SETBACK:	
PRINCIPLE USE: RESIDENTIAL SINGLE FAMILY HOMES	SINGLE FAMILY: FRONT: 15-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT.
Minimum Lot Width:	SINGLE FAMILY: 51 FT.
Lot Width Range:	
60.1-70 FT.	SINGLE FAMILY: 0
51-60.1 FT.	SINGLE FAMILY: 56
Lot Size Range:	
5,000 SQ. FT. - 6,500 SQ. FT. 6,500 SQ. FT. - 13,500 SQ. FT.	SF: 0 Lots 56 Lots
Watershed District:	Long Creek

Development Information: Phase 3	
Project Name:	Oak Grove Hill Rezoning Plan Huntersville, NC (Mecklenberg County)
Developer:	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078
Tax I.D.:	01526456, 01526432, 01526450, 01526455, 01526428, 01526429, 01526431
Property Owners of Record	Carver Bowman LLC, Hoyt Hamilton, Pamela Hamilton, Carol Hamilton
Zoning:	NR(CD) R22-05
Watershed District	Long Creek
LOW/HIGH DENSITY:	High (>12% BUA; LID Required)
Acreage:	28.87± ACRES ≈ 1,257,577 SF
Impervious Area Allowed:	8.66 AC. (30.00%)
Impervious Area Shown:	8.18 AC. (28.33%)
Total Disturbed Area:	23.96± AC. (82.99%)
River Basin:	Upper Catawba/ Western Catawba
Stream Classification:	Perennial stream
Building Type (Lot Count):	Detached House (57 Lots)
Common Open Space:	4.90 Acres
Natural Open Space:	3.78 Acres



LEGEND

- - 35' SWIM BUFFER
- - 20' UNDISTURBED BUFFER
- - 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- - 20' REPLANTED BUFFER
- - TREE SAVE AREA
- - URBAN OPEN SPACE (UOS)
- - 20' BUFFERS WITH REQUESTED MODIFICATION
- - WETLAND BUFFER
- - EXISTING RIGHT OF WAY (R/W)

POWER POLE RELOCATION NOTE:

1. POWER POLES TO BE RELOCATED SHALL BE A MINIMUM 12' FROM THE PROPOSED EOP.
2. ENSURE THE POWER POLE RELOCATION DOES NOT INTERFERE WITH PROPOSED LANDSCAPE BUFFER.

NOTE:
- Refer to C3.00 - Overall Grading Plans for final grading.

EXISTING DATA:

FEMA Panel: 3710453800K

Watershed: Long Watershed

Soil Types:

CeB2	Cecil sandy clay loam, 2 to 8 percent slopes	55.6%
CeD2	Cecil sandy clay loam 8 to 15 percent slopes	6.5%
EnB	Enon sandy loam, 2 to 8 percent slopes	7.7%
EnD	Enon sandy loam, 8 to 15 percent slopes	4.9%
PaE	Pacolet sandy loam, 15 to 25 percent slopes	24.5%
VaB	Vance sandy loam, 2 to 8 percent slopes	0.7%

TREE SPECIES:

PN	PINE TREE
SG	SWEETGUM
TP	TUPLIP POPLAR
WO	WILLOW OAK

Huntersville General Notes:

1. BL-13 length extension variance request.
2. All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
3. This property may be subject to any easements and/or right-of-way of record.
4. All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
5. Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including) right-of way) and intersection with adjacent and opposing access points. Modifications to plan may result.
6. Large maturing trees will be planted 40' O/C within the required planting strip along all streets. Small maturing trees are to be used where overhead power lines exist.
7. Small maturing trees are to be used where overhead power lines exist.
8. The proposed method for providing potable water & sanitary sewer shall be provided by charlotte water via connected waterlines & sewer lines.
9. Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
10. Direct access from lots to a thoroughfare is prohibited.
11. Lots subject to flooding should not be established in subdivisions except as provided in Section 7.280 (if applicable).
12. Any construction or use within the areas delineated by floodway fringe district boundary line and floodway district encroachment line is subject to the restrictions imposed by floodway regulation.

8.16 Standards For Residential Lot Widths, Alleys, Garages And Parking In Residential Districts

1. Except as specifically provided in the Rural and Transitional districts, detached house types and two-unit attached house types shall be required to have a lot width greater than 50 feet. Developers shall have the option to provide lots widths 50 feet wide or less when alley access allowing on-site parking is provided for detached house types and two-unit attached house types. Further, developers shall also have the option to apply for a conditional district rezoning to create lot widths of 50 feet wide or less without an alley provided it can demonstrated the development can accommodate on-street parking, meet all the provisions of the Zoning Ordinance including installation of street trees, and demonstrate public services such as trash pick-up can be provided.
2. Alley access for on-site parking is strongly encouraged for three-unit or more attached house types.
3. For lots 60 feet wide or less, driveways shall be no more than 14 feet wide as measured along the public street right-of-way for a detached house and two-unit attached house type. For lots wider than 60 feet, driveways shall be no more than 20 feet wide as measured along the public street right-of-way for a detached house and two-unit attached house types. For three or more unit attached house types, driveway width shall not occupy more than 50% of the public street front of a lot as measured along the public street right-of-way.
4. Driveways shall extend at least twenty (20) feet from a public right-of-way and public sidewalk easement to prevent on-site residential parking from encroaching into the public right-of-way or easement for a public sidewalk.

12.2-1 General Definitions

Build-to line: A line extending through a lot which is generally parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation, exclusive of porches, bay windows and similar appurtenances, must be erected; intended to create an even building façade line on a street. The build-to line is established on the record plat (final plat).

ZONING CONDITIONAL NOTES

GENERAL NOTES:

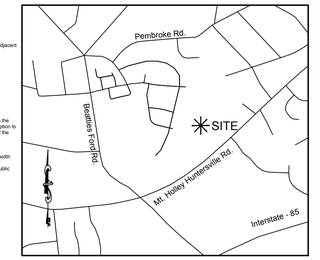
1. BOUNDARY SURVEY PROVIDED BY RJH & ASSOCIATES, CHARLOTTE, NC., DATED: 06/15/2018
2. ADJACENT PARCEL & INFORMATION PROVIDED BY 2018 MECKLENBURG COUNTY FIELD DATA
3. PORTIONS OF ADJACENT PROPERTY (PID #01526460) WITHIN NEW RIGHT OF WAY OF CARVER AVENUE SHALL BE ACQUIRED BY THE DEVELOPER, INCLUDED IN THE ANNEXATION PARTITION, AND TURNED OVER TO THE TOWN FOR MAINTENANCE. IF EVENTS DO NOT ALLOW CARVER AVENUE TO BE TAKEN OVER BY THE TOWN, PLANS MUST BE REVISED TO REMOVE ON STREET PARKING AND MEET NCDOT LANE WIDTH STANDARDS.
4. ENTIRE SITE WILL BE ANNEXED INTO THE TOWN OF HUNTERSVILLE UPON PLAN APPROVAL. ADDITIONALLY, PARCEL #01526460 WILL BE INCLUDED IN THE ANNEXATION PETITION TO PREVENT THE CREATION OF AN UN-ANNEXED ISLAND.

BUFFERS

1. BUFFER AREAS ESTABLISHED IN THESE DEVELOPMENT STANDARDS SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE ORDINANCE NOTWITHSTANDING THE FOREGOING, THE BUFFER REQUIREMENT FOR THE NR DISTRICT MAY BE MODIFIED AS SHOWN ON THE REZONING PLAN.
2. BUFFER AREAS SHALL REMAIN UNDISTURBED, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES, PEDESTRIAN PATHWAYS AND BICYCLE PATHWAYS (AS PROVIDED IN THE HUNTERSVILLE ZONING ORDINANCE 7.5.B). UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT THE INTERIOR ANGLES MEASURED AT THE PROPERTY LINE WHICH ARE NOT LESS THAN 75 DEGREES.
3. NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS MAY BE LOCATED WITHIN BUFFER AREAS. HOWEVER WATER QUALITY/LOW IMPACT DEVELOPMENT (LID) FACILITIES, SUCH AS RAIN GARDENS, MAY BE WITHIN THE BUFFERS (AS PER HUNTERSVILLE ZONING ORDINANCE ARTICLE 3.3.2-B SECTION g). STORM WATER DETENTION FACILITIES SHALL REMAIN OUT OF BUFFER AREAS.
4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN SIDEWALKS OR PATHWAYS OR THE INSTALLATION OF UTILITY LINES OR FACILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH ARTICLE 7 OF HUNTERSVILLE ZONING ORDINANCE (PER ARTICLE 7.5.8a).

SETBACKS, SIDE YARDS, AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE BUILD-TO, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE NR ZONING DISTRICT.



VICINITY MAP - N.T.S.

Note:

1. LOTS 114-136 WILL NOT RECEIVE ZONING APPROVAL FOR ANY STRUCTURES IN THE REQUIRED REAR YARD, AND, LOTS 109-125 SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OR SURFACES OR STRUCTURES IN THE STORM DRAINAGE EASEMENT.

SCREENING AND LANDSCAPING AREAS

1. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
2. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE, REQUIRED LANDSCAPING OR TREES AND SHRUBS LOCATED WITHIN THE BUFFER SHALL CONFORM TO THE ORDINANCE.
3. LIMITED AMOUNT OF CLEARING SHALL SHALL BE ALLOWED WITHIN THE BUFFER/SETBACK AREAS TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR ENHANCE THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN A BUFFER/SETBACK AREA:
   A. HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THE BUFFER (I.E. BULLDOZERS).
   B. PLANT MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
   C. NO LIMB REMOVAL WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
   D. PETITIONER MAY REMOVE WEEDS AND VINES.
   E. PETITIONER MAY REMOVE TREES THAT MEASURE LESS THAN 2" CALIPER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREES CANOPY.
   F. PETITIONER MAY REMOVE DEAD TREES AND MATERIAL. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF AN URBAN FORESTER.
   G. MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2-3" AWAY FROM BARK OF TREES.
4. ALL BUFFERS AND SETBACKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS TREE PRESERVATION AREAS MAY BE SUPPLEMENTED TO ENHANCE THE APPEARANCE OF THE PROJECT. LIKEWISE, BUFFERS AND SETBACKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION MAY BE MODIFIED AS ALLOWED IN THE ORDINANCE.

PAVING/PARKING FACILITIES

1. OFF STREET AND ON STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

LIGHTING

1. PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG INTERNAL STREETS. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET.
2. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE FULLY SHIELDED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT.

OPEN SPACE

1. IN COMMON LOCAL SPACE AREAS LOCATED OUTSIDE OF THE UNDISTURBED BUFFERS THE PETITIONER RESERVES THE RIGHT FOR IMPROVEMENTS TO INCLUDE SIDEWALKS, PLAYGROUND (TOT LOT), PEDESTRIAN LIGHTING, BENCHES, TABLES AND CHAIRS, BENCHES, FOUNTAINS, ADDITIONAL HARDSCAPE MATERIALS, TRASH RECEPTACLES AND ANY OTHER SITE AMENITY ALLOWED BY THE ORDINANCE.

ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS

1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLIMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATION TO THE USE OF EACH BUILDING).
2. THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY.
3. BUILDINGS LOCATED WITHIN THE DEVELOPMENT SHALL BE DESIGNATED TO RELATE TO THE OVERALL PEDESTRIAN ENVIRONMENT. BUILDINGS SHALL BE DESIGNED TO RAISE THE STANDARD LEVEL OF THE DESIGN TO CREATE A PLACE OF INTEREST.
4. BUILDING ELEVATIONS FOR SINGLE-FAMILY HOMES FRONTING BEATTIES FORD ROAD SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED PLANS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPLES ILLUSTRATED ON THE PLANS.
5. RESIDENTIAL BUILDINGS WILL BE REQUIRED TO INCORPORATE BALCONIES, BAY WINDOWS, PORCHES, AND OTHER ARCHITECTURAL ENHANCEMENTS AS A WAY OF ADDRESSING THE PEDESTRIAN NATURE OF THE VILLAGE. FRONT DOORS SHOULD ORIENT TOWARD THE STREET OR STREET CORNER OR OPEN SPACE/COURTYARD OR AS OTHERWISE ALLOWED BY THE ORDINANCE.

Lot Width Range (Measured at Build-To line):	
	61-93 FT.
	51-60 FT.
	42-50 FT.

FIRE PROTECTION

FIRE HYDRANTS WILL BE PROVIDED WITHIN THE LANDSCAPE SETBACK AREAS AS REQUIRED BY THE FIRE MARSHALL. HYDRANT LOCATIONS MUST BE APPROVED BY THE FIRE MARSHALL.

SIDEWALKS AND INTERNAL STREETS

1. PETITIONER SHALL MEET THE ORDINANCE FOR SIDEWALKS AND STREET TREES. HOWEVER, IF THE PETITIONER ELECTS TO INSTALL AN ALTERNATE SIDEWALK THAT SIDEWALK WILL BE A MINIMUM OF 5 FEET WIDE. THE SIDEWALK MAY MEANDER IN ORDER TO PERMIT THE PETITIONER TO EXERCISE GOOD FAITH EFFORTS TO SAVE EXISTING 8 INCH OR LARGER CALIPER TREES WITHIN THE APPLICABLE BUILDING SETBACK ALONG THE EXISTING ROADS THAT ARE BEING BROUGHT TO HUNTERSVILLE STANDARDS. (PER ARTICLE 8.140 OF HUNTERSVILLE SUBDIVISION ORDINANCE)
2. EXCEPT WHERE NECESSARY TO ACCOMMODATE SIGNIFICANT DESIGN AND ARCHITECTURAL ELEMENTS LOCATED ON THE SITE, INTERNAL STREETS SHALL BE DESIGNED TO HAVE STREET TREES AND (SUBJECT TO THE PROVISIONS OF NOTE 1 OF THIS SECTION) SIDEWALKS A MINIMUM OF 5 FEET IN WIDTH PROVIDED THAT ANY DEVIATION FROM THE MINIMUM 5 FEET SIDEWALK WIDTH SHALL RELATE TO PEDESTRIAN WALK AREAS OF AN APPROPRIATE WIDTH INCLUDED AS PART OF THE ABOVE DESCRIBED SIGNIFICANT DESIGN FEATURES.

BEATTIES FORD ROAD SECTION AND FRONTAGE

1. DEVELOPER TO PROVIDE CROSS SECTIONAL DETAIL OF THE FUTURE BEATTIES FORD ROAD EXTENSION BUT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR IMPROVEMENTS OF THIS SECTION BEYOND THE INSTALLATION OF THE SIDEWALK THAT IS TO FRONT THE SINGLE-FAMILY UNITS. THE DEVELOPER TO PROVIDE DOUBLE ROW STREET TREES, BUT IS NOT RESPONSIBLE FOR THE DAMAGE OR REMOVAL AND REPLACEMENT OF TREES DURING THE IMPROVEMENTS OF BEATTIES FORD ROAD. DEVELOPER TO ACCOMMODATE FOR THE EXPANDED CROSS SECTION WITH BUILDING PLACEMENT AND R/W DEDICATION. ELEVATIONS FOR THIS SECTION OF IMPROVEMENTS BY THE DEVELOPER (STREET TREES AND SIDEWALK) WILL BE BASED ON CURRENT CENTERLINE ELEVATIONS AND PROJECTED OUTWARD.
2. LOTS FRONTING BEATTIES FORD ROAD SHALL BE REAR ENTRY, WITH ALL PARKING PROVIDED BY ALLEY ACCESS. THESE LOTS SHALL BE ADDRESSED TO THE ALLEY. NO ON STREET PARKING IS ALLOWED ON NCDOT ROADS.

GRAPHIC SCALE

-100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DATE	ISSUED FOR	REV
09/06/2023	Pre Submittal to Town of Huntersville	0
06/13/2024	First Submittal to Town of Huntersville	1
10/16/2024	Second Submittal to Town of Huntersville	2
04/15/2025	Third Submittal to Town of Huntersville	3
04/16/2025	First Submittal to NCDOT	4
08/14/2025	Second Submittal to NCDOT	5

NORTH CAROLINA 811 — North Carolina One-Call Center
811 Know what's below. Call before you dig.

Engineer:
RJH
R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
3186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799
www.rjoeharris.com

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

Corporate Seal: NORTH CAROLINA PROFESSIONAL SEAL C-4168 ENGINEERING & SURVEYING, INC. CLIFF HARRIS & ASSOCIATES, INC.

Engineer's Seal: NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 051823 DANIEL B. CATES

Project Manager: D. Gates	Drawn: M. McWilliams
Department Manager: -	Checked: D. Gates
Print/Plot Date: July 29, 2025	
Asbuilt Drawn: -	Asbuilt Date: -

Client:
Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:
Oak Grove Hill - Phase 3
Land Development Plan

Drawing Title:
Site Plan - Phase 3

Project No.: 5259	Drawing No.: C1.01
DWG File Name: 5259_Site Plan - RTAP	

CHARLES E ALLEN
CHRISTINE B ALLEN
9050 MIRIAM DR
HUNTERSVILLE NC 28078

MARK E BARNEY
MAMIE K BARNEY
9039 MIRIAM DR
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DEREK BELLAMY
LISA BELLAMY
8732 SHELTONHAM WAY
CHARLOTTE NC 28216-1665

JASON WESLEY BROOKS
TRUST WAYNE REGINALD BROOKS
8801 MT HOLLY HUNTERSVILLE RD
HUNTERSVILLE NC 28078

JULIAN RYAN BUCHANAN
BEVERLY WILSON
9613 PEMBROKE RD
HUNTERSVILLE NC 28078

CURTIS C BUCHANAN
FAYE BRAXTON
9523 PEMBROKE RD
HUNTERSVILLE NC 28078

CURTIS CLIFTON BUCHANAN
FAYE BUCHANAN
9523 PEMBROKE RD
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JULIAN R BUCHANAN
BEVERLY WILSON
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HUNTERSVILLE NC 28078

BARBARA SOMERS CANNON
9612 PEMBROKE RD
HUNTERSVILLE NC 28078

JAME RAY JR CARMICHAEL
H EDWARD CARMICHAEL
9420 MCCOY RD
HUNTERSVILLE NC 28078

CARVER BOWMAN LLC
13815 CINNABAR PL
HUNTERSVILLE NC 28078

JOSEPHINE CHAN
8723 SHELTONHAM WAY
CHARLOTTE NC 28216

CHARLOTTE MECKLENBURG BOARD OF EDUCATION
PO BOX 30035
CHARLOTTE NC 28230-0035

LOI NGOC DAN
NHUNG THI LE
9600 PEMBROKE RD
HUNTERSVILLE NC 28078

BEVERLY A DAVIS
8730 HOLLY CREEK CT
CHARLOTTE NC 28216

JUSTIN ADAM DICKERSON
CHRISTOPHER DICKERSON
8728 MT HOLLY-HUNTERSVILLE RD
HUNTERSVILLE NC 28078

ALEXANDER DIXON
EARLINE DIXON
8731 SHELTONHAM WAY
CHARLOTTE NC 28216

DR HORTON INC
8025 ARROWRIDGE BV
CHARLOTTE NC 28273

JONATHAN EURY
9339 BEATTIES FORD RD
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JAMIE W FARMER
CANDACE M FARMER
8719 HOLLY CREEK CT
CHARLOTTE NC 28216

HOYT D HAMILTON
PAMELA JANE HAMILTON
8705 MT HOLLY HUNTERSVILLE RD
HUNTERSVILLE NC 28078

HOYT DEWY HAMILTON
CAROL S HAMILTON
8705 MT HOLLY-HUNTERSVILLE RD
HUNTERSVILLE NC 28078-8476

HOYT D HAMILTON
PAMELA JANE HAMILTON
8705 MT HOLLY-HUNTERSVILLE RD
HUNTERSVILLE NC 28078

HOYT D HAMILTON
PAMELA JANE HAMILTON
8705 MT HOLLY-HUNTERSVL R
HUNTERSVILLE NC 28078

AIMEE HIGH
JOSEPH HIGH
9536 PEMBROKE RD
HUNTERSVILLE NC 28078

FERMAN CLETUS JR HOUGH
MARGARET STILLWELL HOUGH
9320 BROADWAY ST
HUNTERSVILLE NC 28078

F C JR HOUGH
MARGARET S HOUGH
9320 BROADWAY ST
HUNTERSVILLE NC 28078

FERMAN C JR HOUGH
MARGARET S HOUGH
9320 BROADWAY ST
HUNTERSVILLE NC 28078

CINDY Y HOUGH
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LITTLE DADDY`S LLC
PO BOX 1472
MOORESVILLE NC 28115

LITTLE DADDY`S LLC
PO BOX 399
TERRELL NC 28682

(TRUSTEES) LONG CREEK MASONIC LODGE #205
6500 BEATTIES FORD RD
CHARLOTTE NC 28216

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JESSICA LYNN MARCHAL
9011 MIRIAM DR
HUNTERSVILLE NC 28078

MATI NORTH INCORPORATED
9306 BEATTIES FORD RD
CHARLOTTE NC 28278

MARSHA SOMERS MCELROY
WILLIAM VANCE MCELROY
9547 PEMBROKE RD
HUNTERSVILLE NC 28078

JOHN JR MCKOY
TARA L HUNTER MCKOY
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TELMA MORAN
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JOSE MORAN
TELMA MORAN
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JUAN VICTORIO PEREZ
TRUST JUAN VICTORIO PEREZ
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KHAMLA PHABMIXAY
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GWENDOLYN RHYNES
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TELMA M MORAN
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JODI A SALYER
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NATHAN PETER SCMIDT
8817 SHIELDS DR
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ALYSSA SHEPARD
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LINDA W SMITH
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GREGORY SCOTT STORY
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SARAH JOANNA STRANGE
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TA & S ENTERPRISES OF NC INC
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TAH 2017-1 BORROWER LLC
C/O RYAN LLC
PO BOX 4900
SCOTTSDALE AZ 85261

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SOPHIE COOPER
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ALICIA R WATERS
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WEDGEWOOD HOMEOWNERS ASSOCIATION INC
219 E KINGSTON AVE
CHARLOTTE NC 28203-4743

WEST HUNTERSVILLE SELF STORAGE LLC
300 SOUTH TRYON ST STE 2500
CHARLOTTE NC 28202

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LAURA A WHITE
8816 MERCIA AV
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LAURA BURRIS WHITE
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PO BOX 5539
GREENVILLE SC 29606

PEGGY C WRIGHT
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3735-B BEAM RD
CHARLOTTE NC 28217

WEDGEWOOD HOMEOWNERS ASSOCIATION INC
PO BOX 11906
CHARLOTTE NC 28220

WEDGEWOOD HOMEOWNERS ASSOCIATION INC
1229 GREENWOOD CLFS STE 320
CHARLOTTE NC 28204

WINDSOR AT WEDGEWOOD HOMEOWNER ASSOC
C/O RDIGELINE
6853 FAIRVIEW RD STE 200
CHARLOTTE NC 28210

Request for Board Action

January 27, 2026

To: The Honorable Mayor and Board of Commissioners

From:

Subject:

EXPLAIN REQUEST:

Consider approval of the 2026 Planning Board Calendar and determine dates for meetings during November and December due to holidays.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. 2026 Planning Board Schedule Memo

MEMO

To:	Planning Board
From:	Planning Department
Date:	January 27, 2025
Re:	2026 Planning Board Meeting Schedule

Please state in your motion which of these dates the Board prefers.

- **January 27**
- **February 24**
- **March 24**
- **April 28**
- **May 26**
- **June 23**
- **July 28**
- **August 25**
- **September 22**
- **October 27**
- **November 24 (3rd Wednesday: November 18)**
- **December 22 (3rd Wednesday: December 16)**

DRAFT