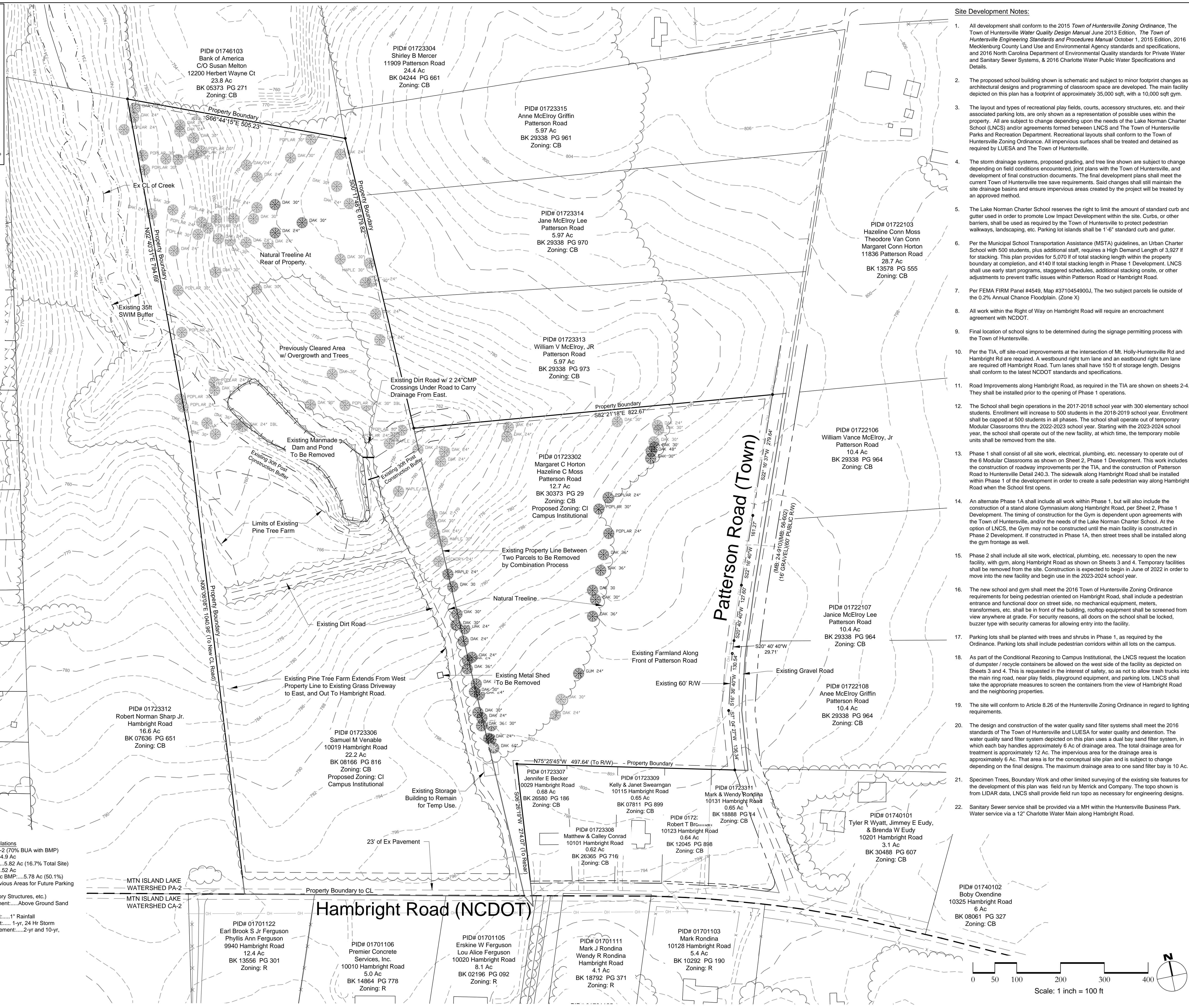
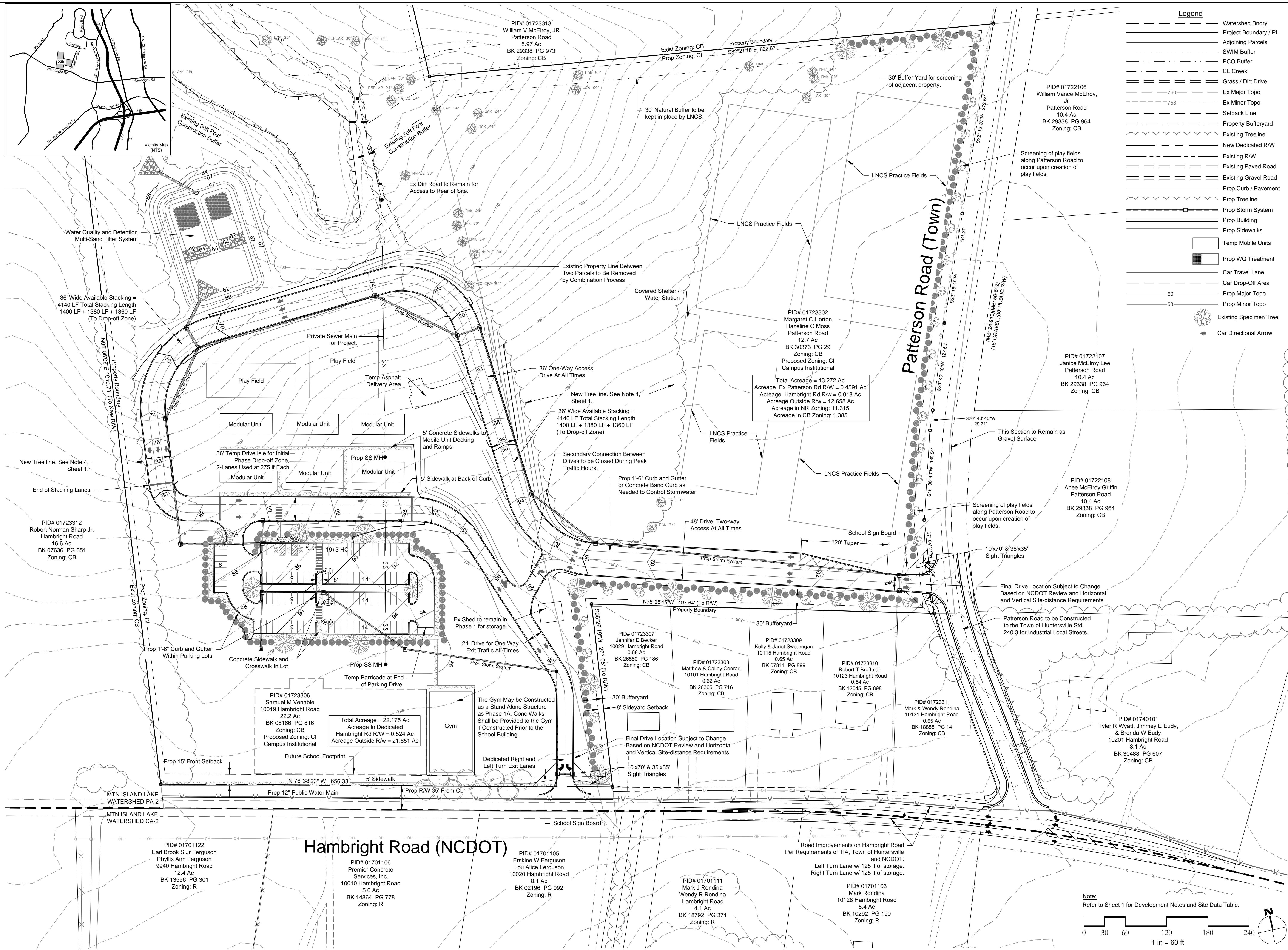


Parking Tabulation
of Faculty / Visitor Spaces:.....100 spaces
HC Spaces Required:.....2 spaces
HC Spaces Provided:.....3 spaces (Van Acc)



1. All development shall conform to the 2015 Town of Huntersville Zoning Ordinance, The Town of Huntersville Water Quality Design Manual June 2013 Edition, The Town of Huntersville Engineering Standards and Procedures Manual October 1, 2015 Edition, 2016 Mecklenburg County Land Use and Environmental Agency standards and specifications, and 2016 North Carolina Department of Environmental Quality standards for Private Water and Sanitary Sewer Systems, & 2016 Charlotte Water Public Water Specifications and Details.
2. The proposed school building shown is schematic and subject to minor footprint changes as architectural designs and programming of classroom space are developed. The main facility depicted on this plan has a footprint of approximately 35,000 sqft, with a 10,000 sqft gym.
3. The layout and types of recreational play fields, courts, accessory structures, etc. and their associated parking lots, are only shown as a representation of possible uses within the property. All are subject to change depending upon the needs of the Lake Norman Charter School (LNCSS) and/or agreements formed between LNCSS and The Town of Huntersville Parks and Recreation Department. Recreational layouts shall conform to the Town of Huntersville Zoning Ordinance. All impervious surfaces shall be treated and detained as required by LUESA and The Town of Huntersville.
4. The storm drainage systems, proposed grading, and tree line shown are subject to change depending on field conditions encountered, joint plans with the Town of Huntersville, and development of final construction documents. The final development plans shall meet the current Town of Huntersville tree save requirements. Said changes shall still maintain the site drainage basins and ensure impervious areas created by the project will be treated by an approved method.
5. The Lake Norman Charter School Respects the right to limit the amount of standard curb and gutter used in order to promote Low Impact Development within the site. Curbts, or other barriers, shall be used as required by the Town of Huntersville to protect pedestrian walkways, landscaping, etc. Parking lot islands shall be 1'-6" standard curb and gutter.
6. Per the Municipal School Transportation Assistance (MSTA) guidelines, an Urban Charter School with 500 students, plus additional staff, requires a High Demand Length of 3,927 ft for stacking. This plan provides for 5,070 ft of total stacking length within the property boundary at completion, and 4140 ft total stacking length in Phase 1 Development. LNCSS shall use early start programs, staggered schedules, additional stacking onsite, or other adjustments to prevent traffic issues within Patterson Road or Hambright Road.
7. Per FEMA FIRM Panel #4549, Map #3710454900J, The two subject parcels lie outside of the 0.2% Annual Chance Floodplain, (Zone X)
8. All work within the Right of Way along Hambright Road will require an encroachment agreement with NCDOT.
9. Final location of school signs to be determined during the signage permitting process with the Town of Huntersville.
10. Per the TIA, off site-road improvements at the intersection of Mt. Holly-Huntersville Rd and Hambright Rd are required. A westbound right turn lane and an eastbound right turn lane are required off Hambright Road. Turn lanes shall have 150 ft of storage length. Designs shall conform to the latest NCDOT standards and specifications.
11. Road Improvements along Hambright Road, as required in the TIA are shown on sheets 2-4. They shall be installed prior to the opening of Phase 1 operations.
12. The School shall begin operations in the 2017-2018 school year with 300 elementary school students. Enrollment will increase to 500 students in the 2018-2019 school year. Enrollment shall be capped at 500 students in all phases. The school shall operate out of temporary Modular Classrooms thru the 2022-2023 school year. Starting with the 2023-2024 school year, the school shall operate out of the new facility, at which time, the temporary mobile units shall be removed from the site.
13. Phase 1 shall consist of all site work, electrical, plumbing, etc. necessary to operate out of the 6 Modular Classrooms as shown on Sheet 2, Phase 1 Development. This work includes the construction of roadway improvements per the TIA, and the construction of Patterson Road to Huntersville Detail 240.3. The sidewalk along Hambright Road shall be installed within Phase 1 of the development in order to create a safe pedestrian way along Hambright Road when the School first opens.
14. An alternate Phase 1A shall include all work within Phase 1, but will also include the construction of a stand alone Gymnasium along Hambright Road, per Sheet 2, Phase 1 Development. The timing of construction for the Gym is dependent upon agreements with the Town of Huntersville, and/or the needs of the Lake Norman Charter School. All the option of LNCSS, the Gym may not be constructed until the main facility is constructed in Phase 2 development. If constructed in Phase 1A, then street trees shall be installed along the gym frontage as well.
15. Phase 2 shall include all site work, electrical, plumbing, etc. necessary to open the new facility, with gym, along Hambright Road as shown on Sheets 3 and 4. Temporary facilities shall be removed from the site. Construction is expected to begin in June of 2022 in order to move into the new facility and begin use in the 2023-2024 school year.
16. The new school and gym shall meet the 2016 Town of Huntersville Zoning Ordinance requirements for being pedestrian oriented on Hambright Road, shall include a pedestrian entrance and functional door on street side, no mechanical equipment, meters, transformers, etc. shall be in front of the building, rooftop equipment shall be screened from view anywhere at grade. For security reasons, all doors on the school shall be locked, buzzer type with security cameras for allowing entry into the facility.
17. Parking lots shall be planted with trees and shrubs in Phase 1, as required by the Ordinance. Parking lots shall include pedestrian corridors within all lots on the campus.
18. As part of the Conditional Rezoning to Campus Institutional, the LNCSS request the location of dumpster / recycle containers be allowed on the west side of the facility as depicted on Sheets 3 and 4. This is requested in the interest of safety, so as not to allow trash trucks into the main ring road, near play fields, playground equipment, and parking lots. LNCSS shall take the appropriate measures to screen the containers from the view of Hambright Road and the neighboring properties.
19. The site will conform to Article 8.26 of the Huntersville Zoning Ordinance in regard to lighting requirements.
20. The design and construction of the water quality sand filter systems shall meet the 2016 standards of The Town of Huntersville and LUESA for water quality and detention. The water quality sand filter system depicted on this plan uses a dual bay sand filter system, in which each bay handles approximately 6 Ac of drainage area. The total drainage area for treatment is approximately 12 Ac. The impervious area for the drainage area is approximately 6 Ac. That area is for the conceptual site plan and is subject to change depending on the final designs. The maximum drainage area to one sand filter bay is 10 Ac.
21. Specimen Trees, Boundary Work and other limited surveying of the existing site features for the development of this plan was field run by Merrick and Company. The topo shown is from LIDAR data, LNCSS shall provide field topo as necessary for engineering designs.
22. Sanitary Sewer service shall be provided via a MH within the Huntersville Business Park. Water service via a 12" Charlotte Water Main along Hambright Road.

[illegible]

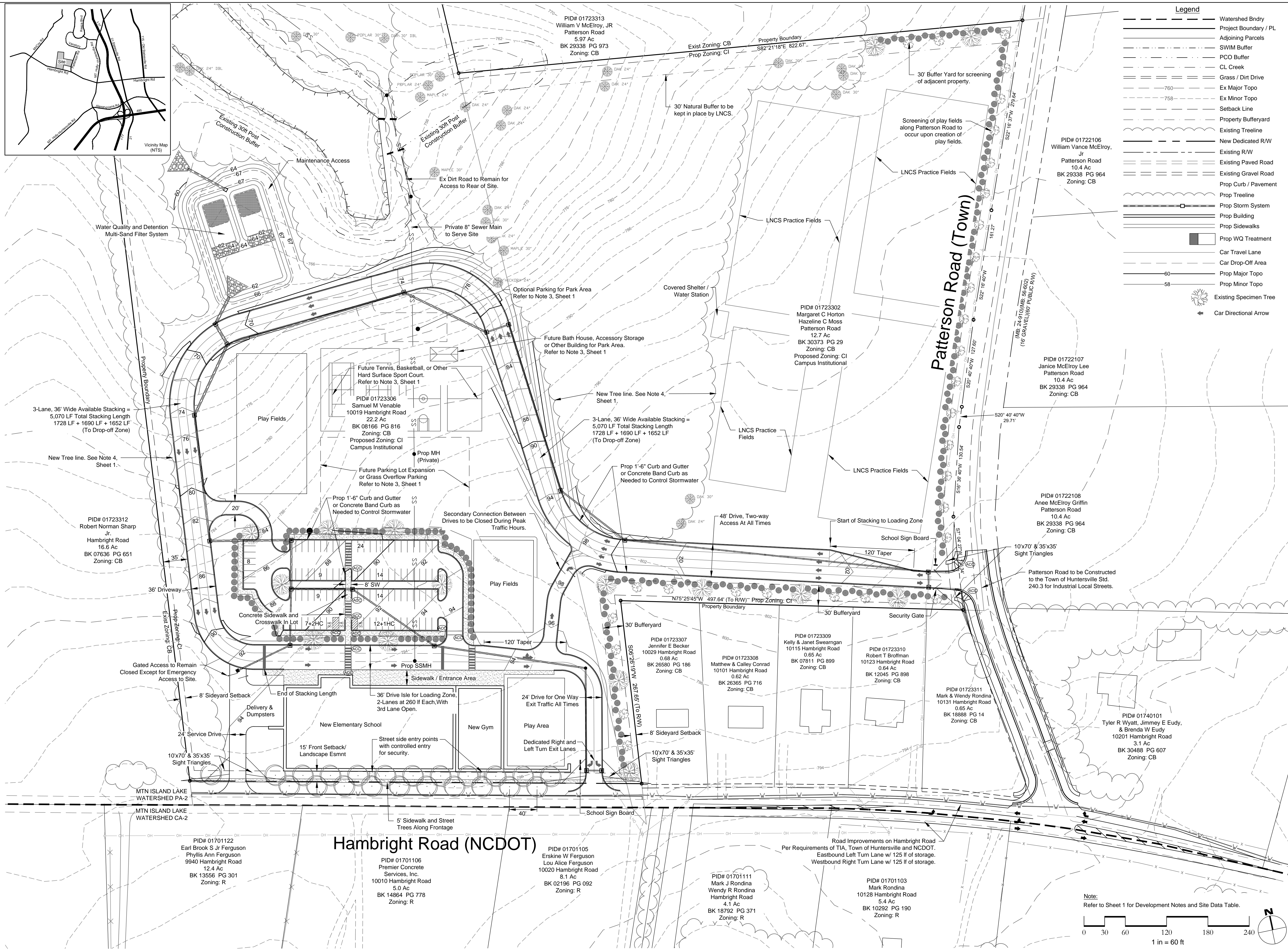


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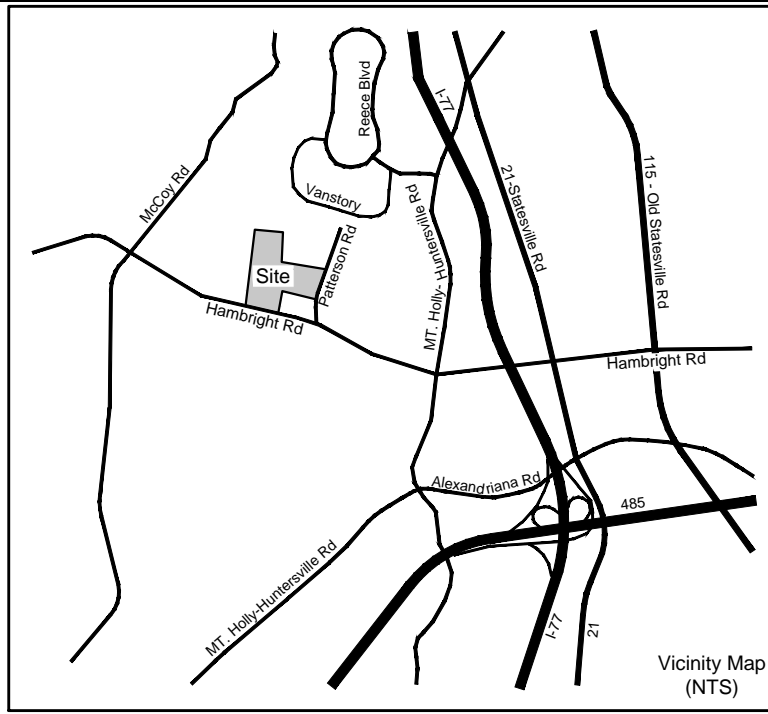
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SHEET 2

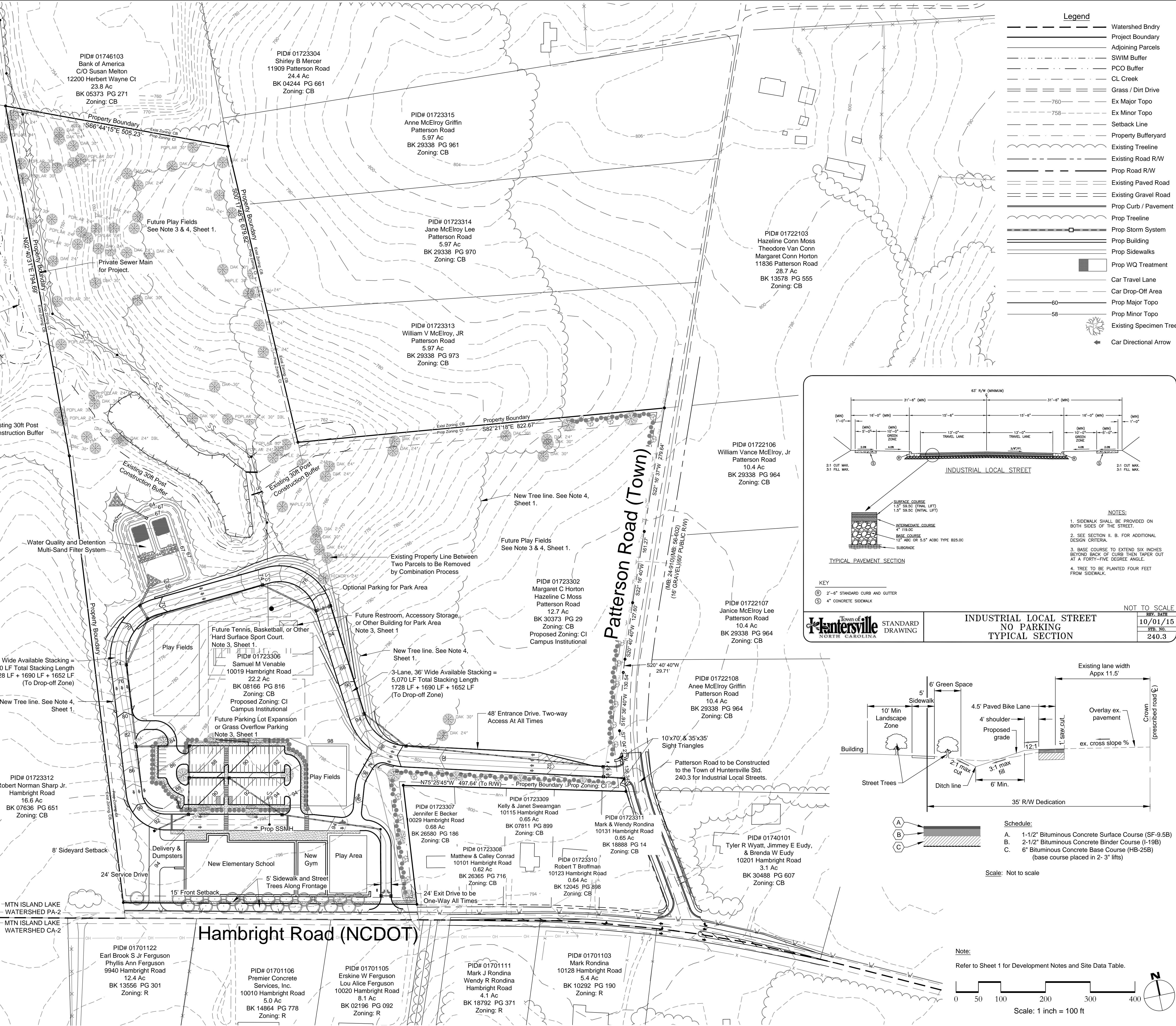
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DATE: 12
SHEET 2



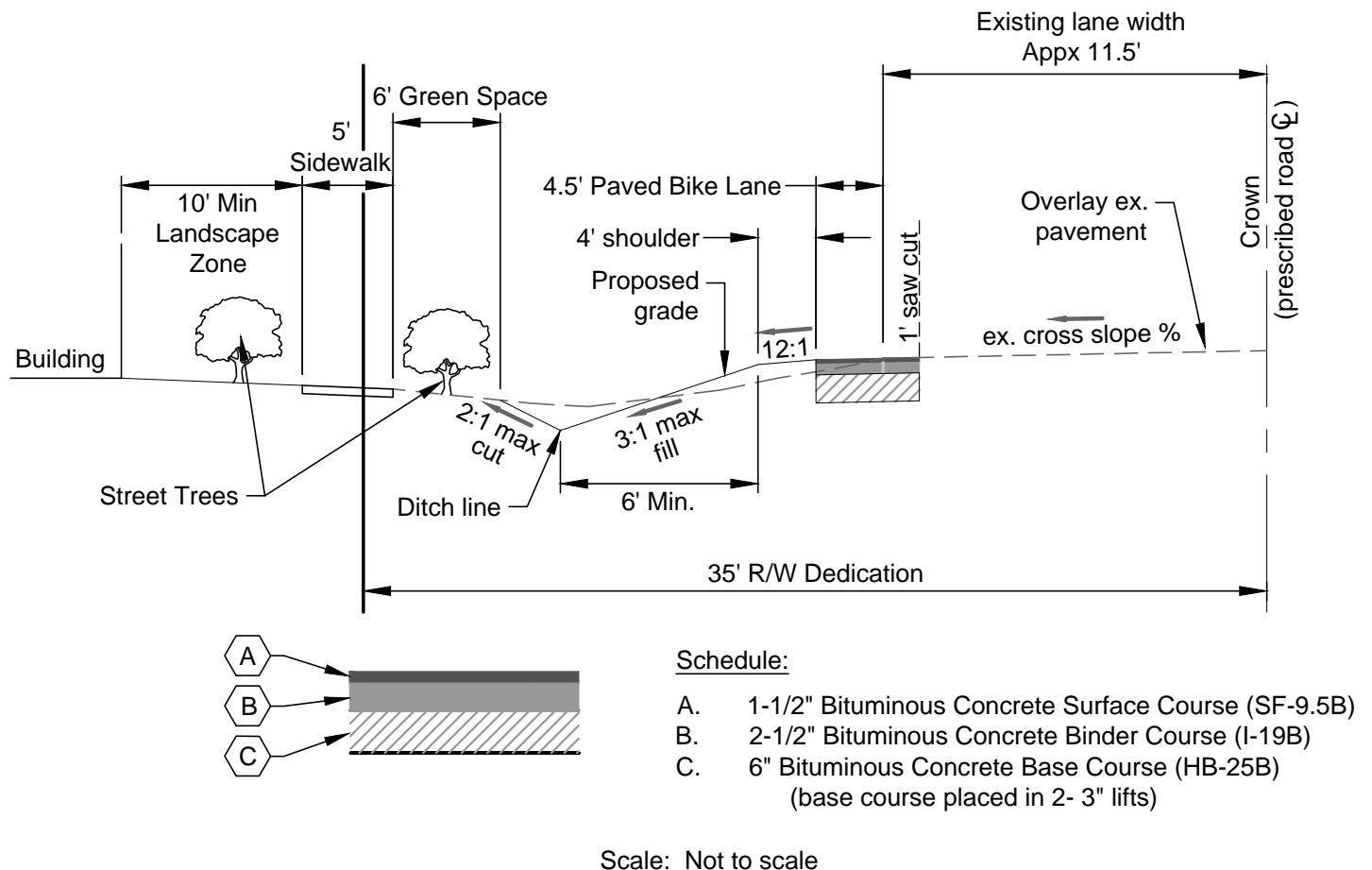
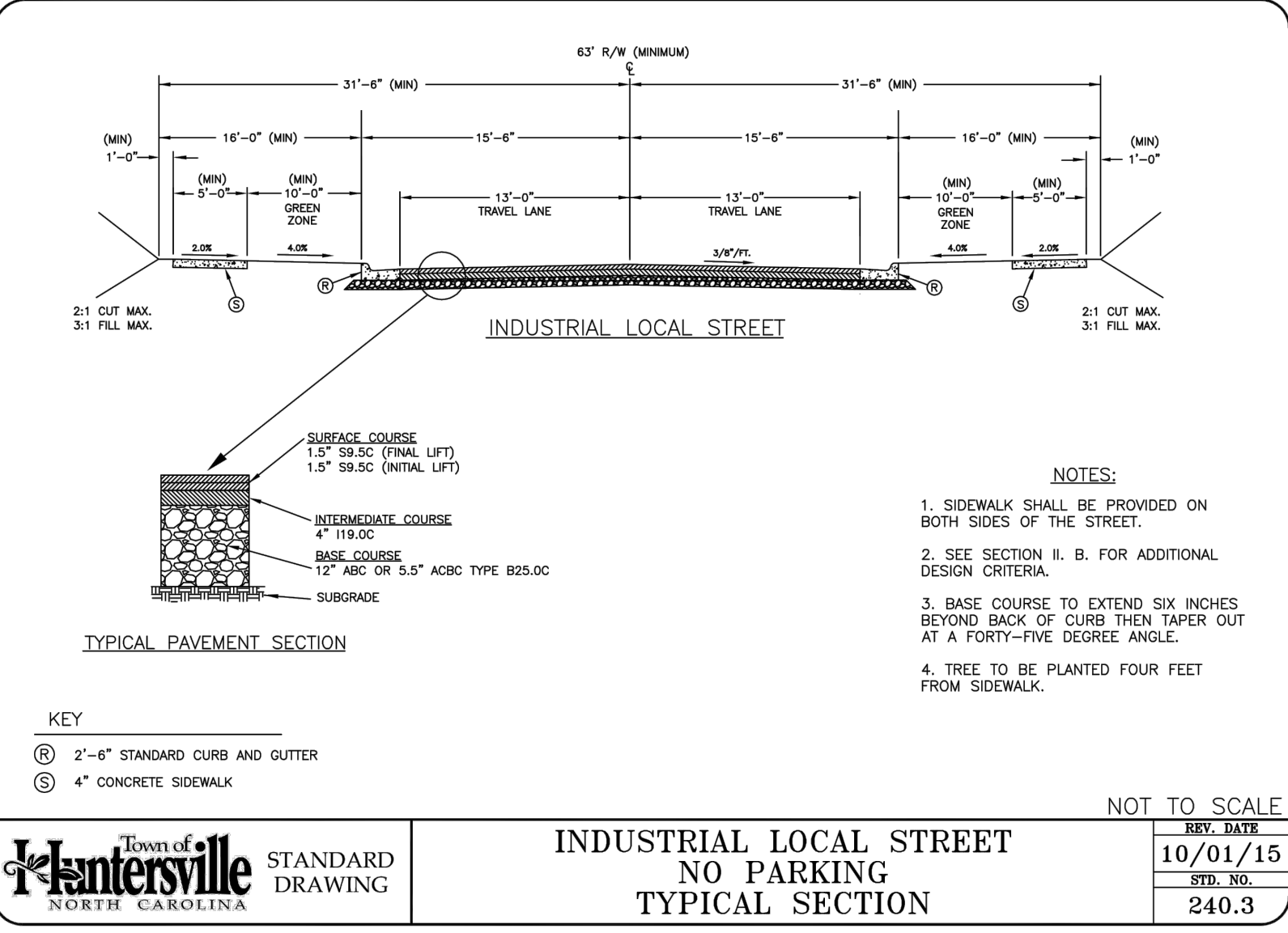
JOB NO: 8872-00
DATE: 12/1/15
SHEET **3**



Swansboro Road



- Legend**
- Watershed Bndry
 - Project Boundary
 - Adjoining Parcels
 - SWIM Buffer
 - PCO Buffer
 - CL Creek
 - Grass / Dirt Drive
 - Ex Major Topo
 - Ex Minor Topo
 - Setback Line
 - Property Bufferyard
 - Existing Treeline
 - Existing Road R/W
 - Prop Road R/W
 - Existing Paved Road
 - Existing Gravel Road
 - Prop Curb / Pavement
 - Prop Treeline
 - Prop Storm System
 - Prop Building
 - Prop Sidewalks
 - Prop WQ Treatment
 - Car Travel Lane
 - Car Drop-Off Area
 - Prop Major Topo
 - Prop Minor Topo
 - Existing Specimen Tree
 - Car Directional Arrow



MERRICK & COMPANY
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FAX: 704.520.8501
WWW.MERRICK-NC.COM

Lake Norman Charter School
12435 Old Statesville Rd
Huntersville, NC 28078

Lake Norman Charter Elementary School
Huntersville, NC

Phase 2 Final Development Overall Site Plan

REVISIONS

REV	DESCRIPTION	DATE
1		
2		
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10		

DESIGN BY: MM/DD/YY
DRAWN BY: MM/DD/YY
CHECKED BY: MM/DD/YY
APPROVED BY: MM/DD/YY

DATE: 10/01/15
REV. DATE: 10/01/15
REV. NO.: 240.3

Scale: 1 inch = 100 feet

Note: Refer to Sheet 1 for Development Notes and Site Data Table.

JOB NO.: 8872-00
DATE: 12/1/15
SHEET: 4