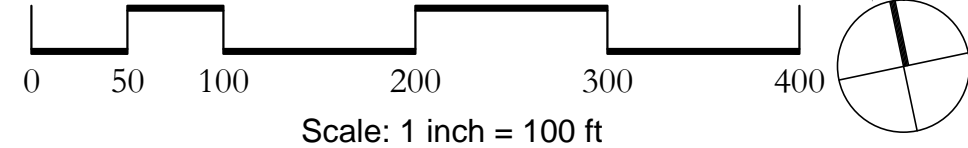


**Tree Coverage**  
 Ex Pine Tree Farm:.....9.0 Ac.  
 Natural Forest:.....15.6 Ac.  
 Total Tree Coverage:.....24.6 Ac.  
 % Tree Coverage:.....63.4%  
 Tree Save:.....+/-12.0 Ac. (30.9% of Total Ac.)  
 Remaining Natural Trees: 11.2 / 15.6 = 71.8%  
 (0.8 Ac in Pines Remaining)  
 Existing Specimen Trees:.....78  
 Remaining Specimen Trees:.....36 (46.2%)  
 Specimen Tree Requirement:.....24 (30%)


Special Event Parking:  
Space Within Loop Road:....185 cars  
Space Within Play Fields:....433 cars  
  
Capacity for Special Events:.....716 cars

**Watershed Calculations**  
 Watershed:.....PA-2 (70% BUA with BMP)  
 Site Acreage:.....38.84c  
 Prop Impervious Area.....335,450 sqft (7.7Ac)  
 Schematic BUA.....7.7 Ac (19.9% Total Site)  
 DA to BMP:.....13.3 Ac  
 BUA to Schematic BMP:.....7.7 Ac (58.0%)  
 (Includes Impervious Areas for Future Parking Lots,  
 Hard Courts, Accessory Structures, etc.)  
 Method of Treatment:.....Above Ground Sand Filter  
 System  
 WQ Requirement:.....1" Rainfall  
 CPV Requirement:.....1-yr, 24 Hr Storm  
 Detention Requirement:.....2-yr and 10-yr, 24 Hr Storms



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, 2015 Mecklenburg County Land Use and Environmental Agency Standards and Regulations, and 2015 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 topographic changes as architectural designs and programming of classroom space are developed. The main facility depicted on this plan shall be 2-story footprint of approximately 35,000 sqft, with a 10,000 sqft highway overpass. Those numbers are subject to change depending upon the needs of LNCSS and/or agreements with the Town of Huntersville.
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 final 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. Save changes shall still maintain the site drainage basins and ensure impervious areas created by the project will be treated by an approved method. Some trees within the existing project were planted for timber and are not natural growth. By this plan and the conditional rezoning to Campus Institutional, Tree Save Areas shown on this plan are areas in which Lake Norman Charter School will attempt to save during development, however Campus Institutional Zoning has no requirement for Tree Save Area, except for requirements specifically related to Heritage and Specimen Trees. If the LNCSS desires the right to clear trees in the future, as long as the minimum requirements for preservation of Heritage and Specimen Trees are met and buffers remain in compliance with Town of Huntersville Ordinances.
5. LNCSS reserves the right to install lighting at the Tennis Courts depending upon their needs and partnerships with the Town of Huntersville. Any request for future lighting within the tennis court area would be designed per Town of Huntersville ordinance and would be submitted for approval prior to installation. The practice play fields shall not have any lighting installed in the future.
6. The Lake Norman Charter School reserves the right to limit the amount of standard curb and gutter used in order to promote Low Impact Development within the site. Curb, or other barriers, shall be used as required by the Town of Huntersville to protect pedestrian walkways, landscaping, etc. Parking lot islands shall be 16'-6" standard curb and gutter.
7. 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 5,865 ft of total stacking length within the property boundary at completion, and 4,153 ft total stacking length in Phase 1 development. LNCSS shall ensure stacking will not take place on Hambright Road or any other public right of way.
8. Per FEMA FIRM Panel #4549, Map #3710454900Q, The two subject parcels lie outside of the 0.2% Annual Chance Floodplain. (Zone X)
9. All work within the Right of Way on Hambright will require an encroachment agreement with NCDOT.
10. Final location of school signs to be determined during the signage permitting process with the Town of Huntersville.
11. Road Improvements along Hambright Road, as recommended by Ramey Kemp in the TCR, 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 2022-2023 school year, the school shall operate out of the new facility, at which time, the temporary mobile units shall be removed from the site. The grades taught will be K thru 4. The 5th grade will still continue to be taught at the existing LNCSS Middle School.
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 along Hambright Road per the TCR. 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. At 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 2021 in order to move into the new facility and begin use in the 2022-2023 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, 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 allowed 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, LNCSS request the location of dumpster / recycle containers be allowed on the east side of the facility as depicted on Sheets 2, 3 and 4. This is requested in the interest of safety, so as not to allow trash trucks into the main riding road. The exit drive from the delivery area is to be closed at all times and only opened by LNCSS when it is safe for delivery vehicles. The proposed LNCSS site is located on the east side of Hambright Road, and the area along the containers from the view of Hambright Road and the neighboring properties. All screen walls shall match the exterior of the main building, and have elevation steps, bump-outs, or other architectural features.
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 6.65 Ac. of drainage area. The total drainage area for treatment is approximately 13.3 Ac. The impervious area for the drainage area is approximately 7.7 Ac. That area is for the conceptual design 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 natural surveying of the existing site features for the development of this project, field and/or natural growth. The top shown is from LIDAR data, LNCSS shall provide field run topo as necessary for engineering designs.
22. Sanitary Sewer service shall be provided via an 8" sanitary sewer main privately owned by LNCSS, to a MH within the Huntersville Business Park, by way of a private utility easement within the park.
23. Based on ongoing discussions with Charlotte Water, Future water service shall be via a 12" Charlotte Water Public Main along Hambright Road. Water services will consist of domestic, fire, and irrigation services, the sizes of which are to be determined during design.
24. As part of the Conditional Rezoning to Campus Institutional, LNCSS request the 80' buffer yard along the western property line be reduced to a 40' buffer yard. LNCSS shall not install any hard surfaces within 80' of the western property line. The buffer shall be planned per Article 7.5 of the Huntersville Zoning Ordinance.
25. The developer shall install fencing commensurate with surrounding elementary schools.

JOB NO.: 8872-00				
DATE:	12/1/15			
SHEET	<b>1</b>			

**Lake Norman Charter Elementary School**  
Huntersville, NC

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## Existing Conditions Plan

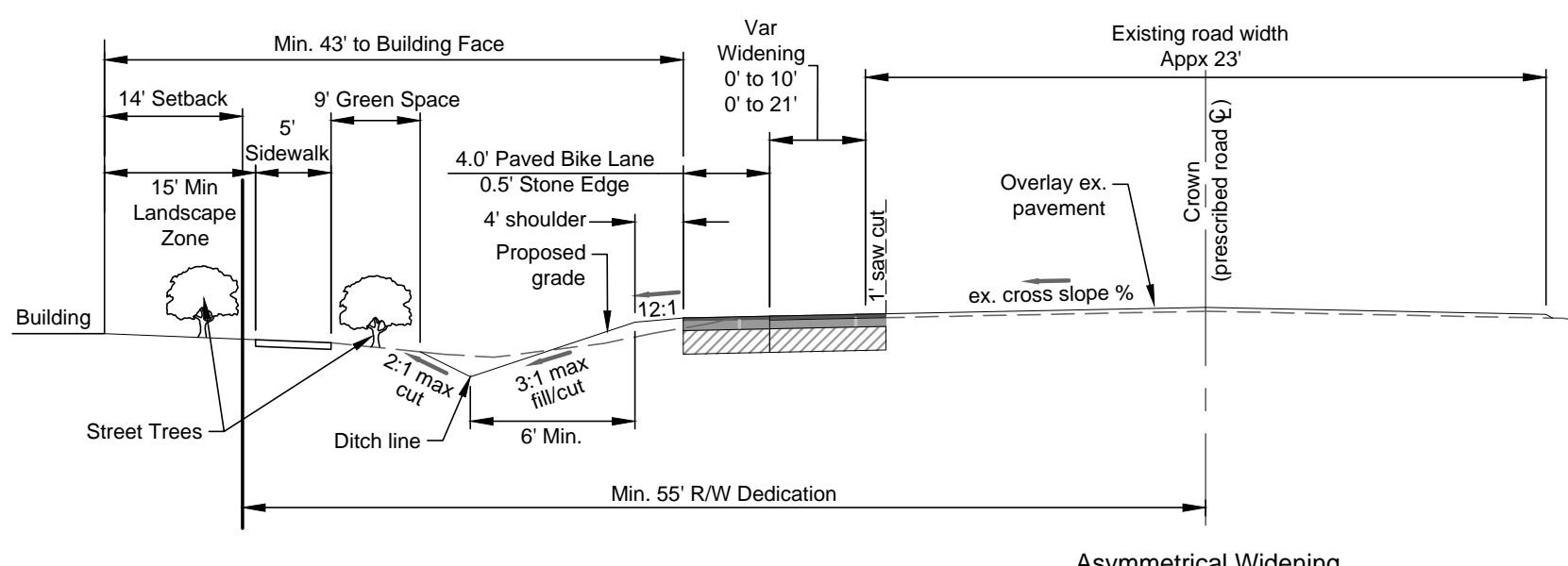
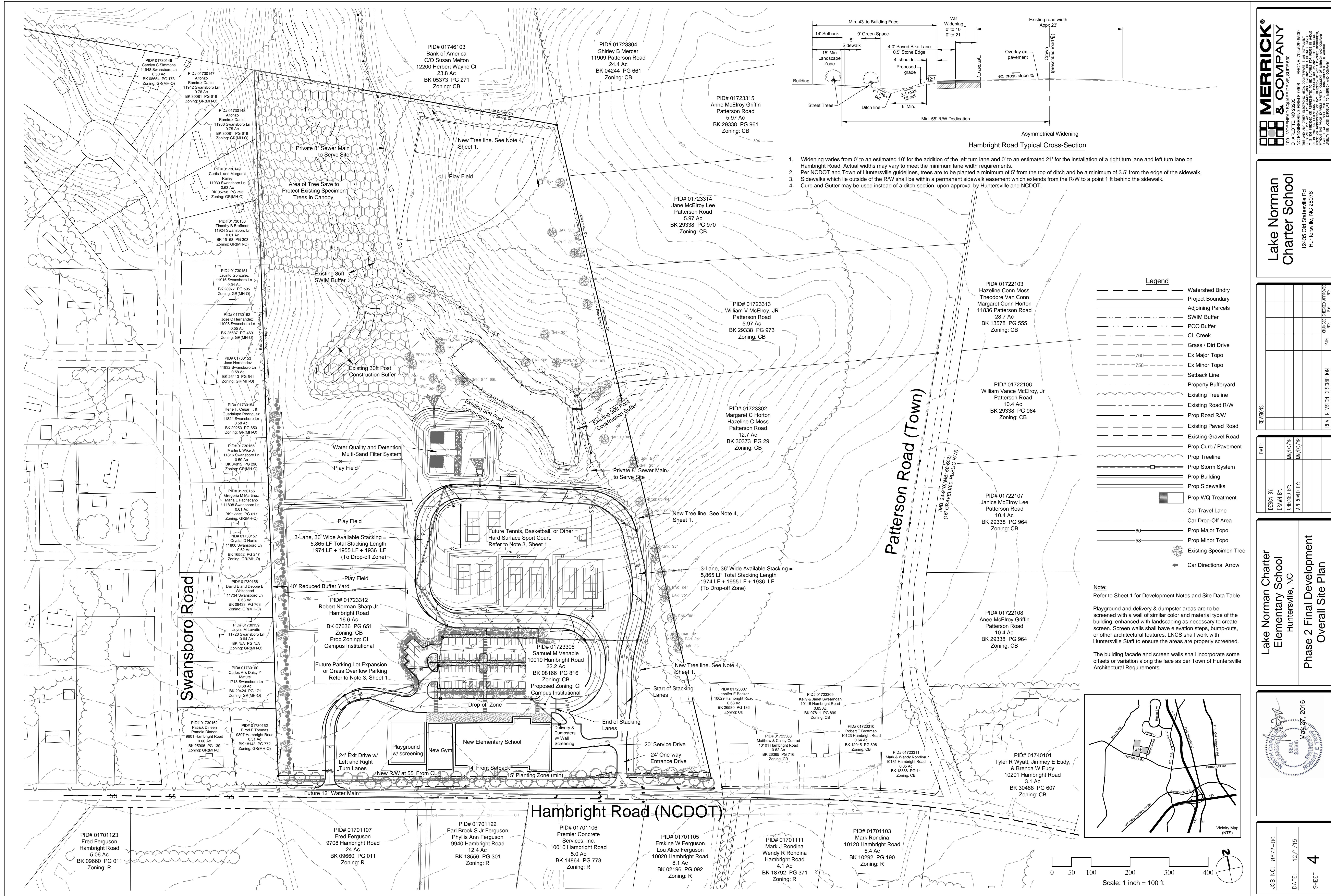












Hambricht Road Typical Cross-Section

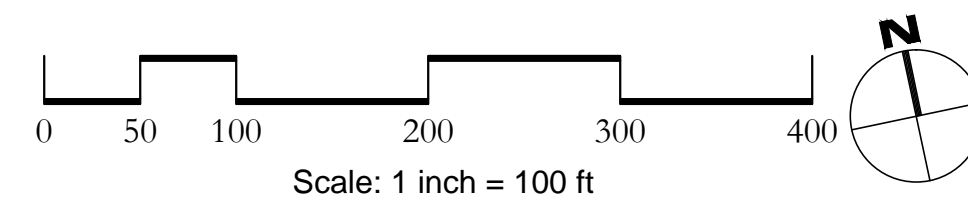
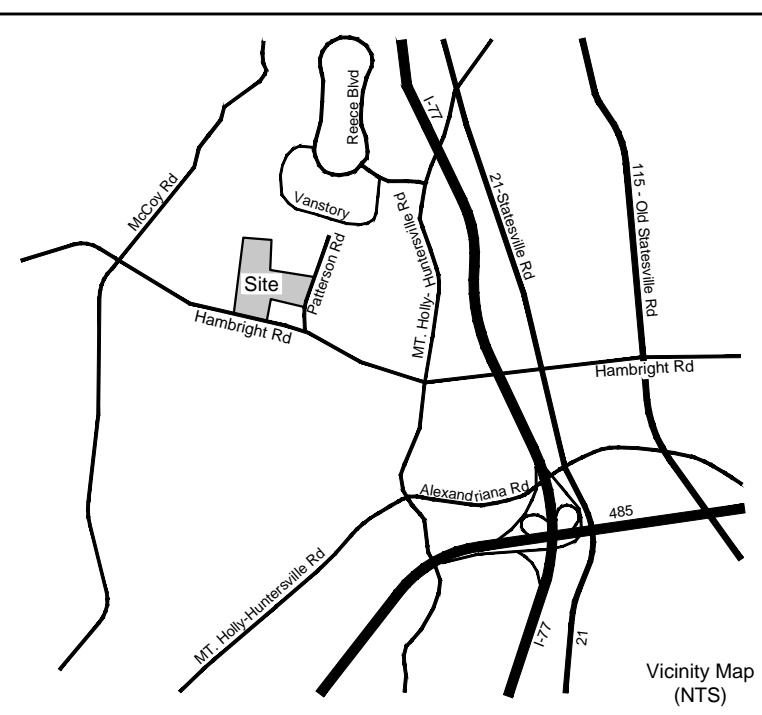
- 1. Widening varies from 0' to an estimated 10' for the addition of the left turn lane and 0' to an estimated 21' for the installation of a right turn lane and left turn lane on Hambricht Road. Actual widths may vary to meet the minimum lane width requirements.
- 2. Per NCDOT and Town of Huntersville guidelines, trees are to be planted a minimum of 5' from the top of ditch and be a minimum of 3.5' from the edge of the sidewalk.
- 3. Sidewalks which lie outside of the R/W shall be within a permanent sidewalk easement which extends from the R/W to a point 1 ft behind the sidewalk.
- 4. Curb and Gutter may be used instead of a ditch section, upon approval by Huntersville and NCDOT.

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

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

Playground and delivery & dumpster areas are to be screened with a wall of similar color and material type of the building, enhanced with landscaping as necessary to create screen. Screen walls shall have elevation steps, bump-outs, or other architectural features. LNCS shall work with Huntersville Staff to ensure the areas are properly screened.

The building facade and screen walls shall incorporate some offsets or variation along the face as per Town of Huntersville Architectural Requirements.



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

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGN BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

DATE: [Date]  
MM/DD/YY  
MM/DD/YY  
MM/DD/YY

**Lake Norman Charter Elementary School**  
Huntersville, NC

**Phase 2 Final Development Overall Site Plan**

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