

Neighborhood Meeting for NVR Asbury Chapel

American Structurepoint, Inc.
831 East Morehead Street, Suite 660
Charlotte, NC 28202

May 12, 2016



AMERICAN
STRUCTUREPOINT
INC.

831 East Morehead Street, Suite 660
Charlotte, NC 28202

www.structurepoint.com

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1.0 Purpose

The purpose of this report is to document a neighborhood meeting for the NVR Asbury Chapel Major Subdivision Sketch Plan. The meeting took place on May 12th, 2016 at 5 pm at the Huntersville Hall located at 101 Huntersville-Concord Road, Huntersville, NC 28078.

This report contains a general description of the project and includes Appendices with various documentation for the Neighborhood Meeting.

2.0 Project Narrative

2.1 Background

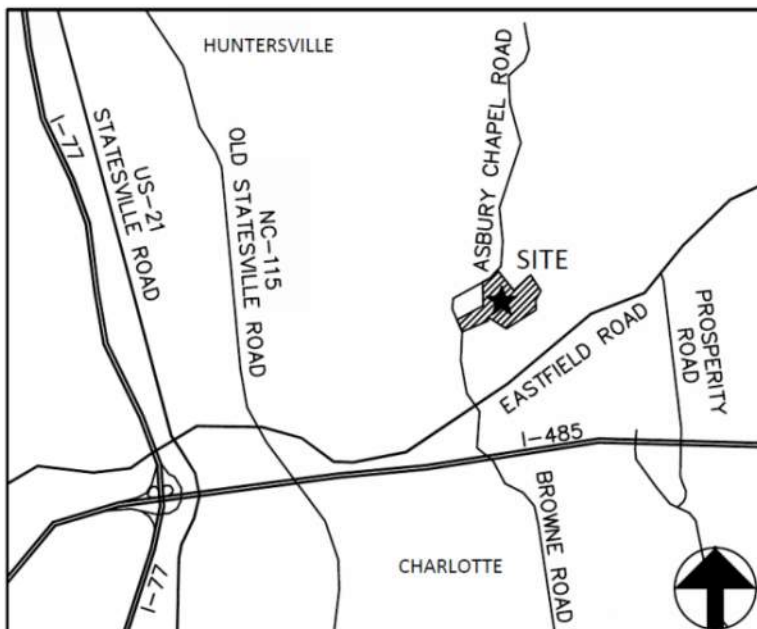
The project site is located in Huntersville, NC off of Asbury Chapel Road. The project proposes 110 single family lots and includes associated infrastructure the site of 76.13 acres.

2.2 General Information

- Jurisdiction: City of Huntersville, Mecklenburg County, North Carolina
- Parcel IDs: 02101112; 02116101; 02116112, 02116113
- Key Streets: Asbury Chapel Road, Hambright Road
- Watershed: Clarke

3.0 Project Location

Figure 1 – Vicinity Map



Appendix A – Neighborhood Meeting Minutes

MEETING MINUTES

Project Name: Asbury Chapel
Description: Neighborhood Meeting
Date: May 12th, 2016
Location: Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville NC 28078
Project No.: 2015-00721
Attendees:

Alison Adams	Town of Huntersville
Brian Richards	Town of Huntersville
Mallie Colavita	NVR – Ryan Homes
Rad Hudson	American Structurepoint, Inc.
David Chaussard	American Structurepoint, Inc.
Matthew G Bodine	Neighborhood Representative
Pattie Archer	Neighborhood Representative
Randy Poindexter	Neighborhood Representative
Selah Poindexter	Neighborhood Representative
Eric Swanger	Neighborhood Representative
Walter Ruemmer	Neighborhood Representative
Chris Keheley	Neighborhood Representative
William Laita	Neighborhood Representative
Glen Archer	Neighborhood Representative
Janet Haack	Neighborhood Representative

Minutes By: Rob Brinkman, EI American Structurepoint, Inc.

The following notes reflect our understanding of the discussions and decisions made at this meeting.
If you have any questions, additions, or comments, please contact the issuer of these minutes.

Meeting Overview

1. Engineer (American Structurepoint) and Developer (NVR) presented plans for public viewing upon arrival
 - a. Residents present at the meeting viewed the plans on their own for approximately 30 minutes before the formal discussion began
2. Engineer and Developer both spoke giving general specifics on the project.
 - a. Size of the project is 76.13 acres on 4 parcels of land
 - b. The Neighborhood is to have 110 lots and include associated infrastructure, utilities and stormwater management
3. A few residents expressed concern about traffic conditions after build-out
 - a. The Engineer indicated that the Traffic Impact Analysis effort is on-going and that all parties will consider this concern throughout the process



4. Mr. Randy Poindexter (adjacent property owner) expressed concern with the proximity of the proposed entrance drive to his property
 - a. The Town and the engineer described that the driveway location was set through careful consideration by all parties considering traffic safety among other contributing reasons
 - b. UPDATE: After the meeting, the Town worked with the engineer and developer to move the drive further away from Mr. Poindexter's property where appropriate
5. Meeting Adjourned

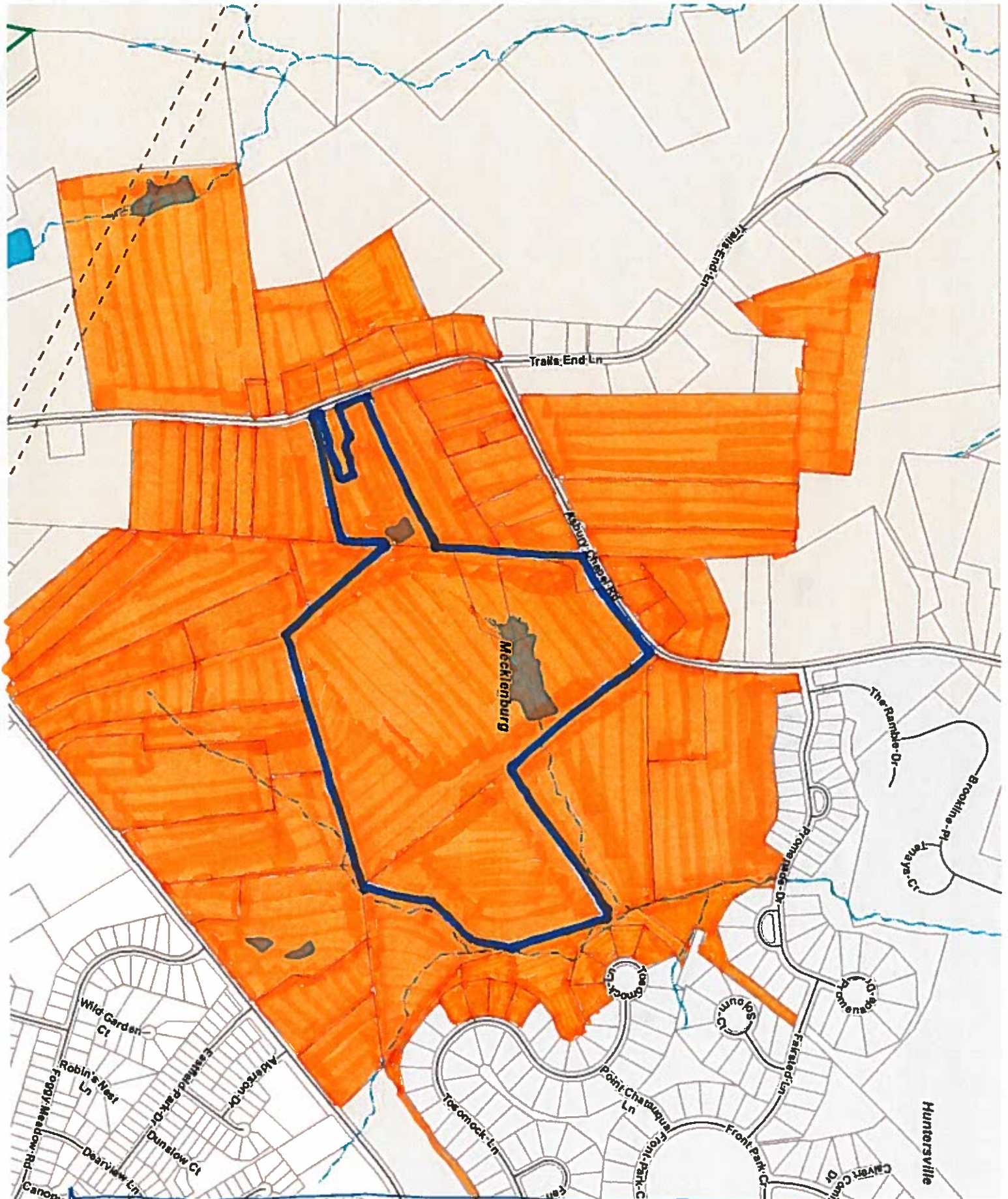
Thank you,
American Structurepoint, Inc.

Rad D. Hudson, PE
Project Manager
cc: Attendees

Appendix B – Neighborhood Meeting Contact List, Notification Map and Checklist

ID	Parcel ID	Owner Name	Mailing Address
			PO BOX 106 CIVIC CENTRE AIWO DISTRICT REPUBLIC OF NAURU
1	02116101	PF USA PROPERTY PORTFOLIO NC LLC	CENTRAL PACIFIC 00000
2	02116113	JANET M HAACK; DONALD E FAMILY TST HAACK	3116 ETHEREAL LN CHARLOTTE NC 28226
3	02116112	JANET M HAACK; DONALD E FAMILY TST HAACK	3116 ETHEREAL LN CHARLOTTE NC 28226
4	02101112	JANET M HAACK; DONALD E FAMILY TST HAACK	3116 ETHEREAL LN CHARLOTTE NC 28226
5	02101103	DANNY R BUFFKIN	3115 GARRISON DR CHARLOTTE NC 28269
6	02101108	WILLIAM C WOOD; REBECCA M WOOD	12305 EASTFIELD RD HUNTERSVILLE NC 28078
7	02101109	EDWARD I III GULLEDGE; LYNETTE WEST	12233 EASTFIELD RD HUNTERSVILLE NC 28078
8	02101110	CORY W WASMUS; CORY W WASMUS	12129 EASTFIELD RD HUNTERSVILLE NC 28078
9	02101111	CORY WASMUS	8829 ARBOR CREEK DR CHARLOTTE NC 28269
10	02117101	JAMES W BREEDLOVE; RICHARD D HINSON	12027 EASTFIELD RD HUNTERSVILLE NC 28078
11	02117102	METHODIST CHURCH GREATER VISION UNITED	11901 EASTFIELD RD HUNTERSVILLE NC 28078
12	02117104	THOMAS ALLEN JR BARKLEY	11829 EASTFIELD RD HUNTERSVILLE NC 28078
13	02117107	REBECCA B ALLISON	11821 EASTFIELD RD HUNTERSVILLE NC 28078
14	02117105	NANCY MAE ZETHOF	17232 HUNTERSVILLE-CONCORD RD HUNTERSVILLE NC 28078
15	02117106	RONALD W JR WARD; AMY WARD	11801 EASTFIELD RD HUNTERSVILLE NC 28078
16	02117108	MATTHEW G BODINE; CHRISTINA P BODINE	11819 EASTFIELD RD HUNTERSVILLE NC 28078
17	02117110	NOAH F LAZES	19401 OLD JETTON RD SUITE 101 CORNELIUS NC 28031
18	02117111	NOAH F LAZES	19401 OLD JETTON RD SUITE 101 CORNELIUS NC 28031
19	02117113	GREGORY HUGHES	144 DIDIO CR MOORESVILLE NC 28115
20	02117114	GREGORY HUGHES	6542 RUMPLE RD CHARLOTTE NC 28262
21	02117122	SHERI A MCCARTHY; AIDIAN MCCARTHY	10916 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
22	02117124	WILLIAM A SCHEUNEMAN; GAIL L SCHEUNEMAN	10924 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
23	02117125	BRADLEY R MOORE; ELIZABETH J BOETTCHER	11000 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
24	02117126	KAREN M BLESER; STEPHEN T BLESER	11008 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
25	02116117	KAREN M BLESER; STEPHEN T BLESER	11008 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
26	02116116	GLEN ARCHER; PATRICIA ARCHER	11026 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
27	02116114	MATTHEW G BODINE; CHRISTINA P BODINE	11819 EASTFIELD RD HUNTERSVILLE NC 28078
28	02116103	RANDALL POINDEXTER; SELAH C POINDEXTER	11132 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
29	02116105	KAREN T KEZIAH	11316 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
30	02116104	NANCY J DAVIS	11301 TRAILS END LN HUNTERSVILLE NC 28078
31	02116106	KAREN T KING	11316 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
32	02116108	MANOLA Y TAYLOR	11334 ASBURY CHAPEL RD HUNTERSVILLE NC 28078

ID	Parcel ID	Owner Name	Mailing Address
33	02116107	MANOLA R TAYLOR	11334 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
34	02116115	SEAN M SULLIVAN	11510 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
35	02116109	SEAN M SULLIVAN	11510 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
36	02116110	SEAN M SULLIVAN	11510 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
37	02101101	CHURCH (TRUSTEES) ASBURY UNITED METHODIST	11716 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
38	02114109	CHURCH ASBURY CHAPEL METHODIST	11724 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
39	02114276	OLMSTED NEIGHBORHOOD ASSOCIATION INC	130 BEN CASEY DR SUITE 100 FORT MILL SC 29708
40	01935111	ROBERT F SPARROW; PAMELA L SPARROW	11601 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
41	01935112	VIRGINIA R ORITZ; GABRIEL ORITZ	11617 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
42	01935113	ASBURY METHODIST CHURCH	11724 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
43	01935114	LARRY L LEE; MARY M LEE	11709 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
44	01935110	RONALD J SCIRANKO; PATRICIA A SCIRANKO	11525 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
45	01935109	MARTHA B PECK	11501 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
46	01935108	DEXTER BURWELL JORDAN; BEULAH C JORDAN	2501 CLEMSON LN STANLEY NC 28164
47	01916217	RICHARD L RUDD; LINDA C RUDD	PO BOX 2339 CORNELIUS NC 28031
48	01916218	CRISTINE A KEHELEY; WALTER P RUEMMER	11001 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
49	01917122	ERIN O SCHOTTHOEFER; FRANK J SCHOTTHOEFER	11015 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
50	01917123	JAMES PATE; AMY PATE	11029 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
51	01917124	JOHN M PLUMMER; BETH L PLUMMER	11103 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
52	01917125	JOHN M PLUMMER; BETH L PLUMMER	11103 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
53	01917126	MARGARET S FERRELL; KENNETH FERRELL; MARY FERRELL	11125 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
54	01917133	GARY M NANCE	11145 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
55	01917127	FRED RICHARDSON; LINDA K RICHARDSON	11215 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
56	01917101	NANCY J DAVIS	11301 TRAILS END LN HUNTERSVILLE NC 28078
57	02116102	JOSEPH ALONZO YOST; CAMI YOST	11100 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
58	02114640	JW HOMES LLC	4125 ATLANTA RD SE SMYRNA GA 30080
59	01917129	TONY TERMINI; DENISE TERMINI	11121 ASBURY CHAPEL RD HUNTERSVILLE NC 28078
61	02114616	PULTE HOME CORPORATION	3350 PEACHTREE RD NORTHEAST STE 150 ATLANTA GA 30326
62	02757293	INC ASBURY PLACE HOMEOWNERS ASSOC	5350 77 CENTER DR ,SUITE 100 CHARLOTTE NC 28217
63	N/A	ALISON ADAMS	105 GILEAD ROAD, HUNTERSVILLE, NC 28070
64	N/A	RAD HUDSON	831 E MOREHEAD ST, STE 660, CHARLOTTE, NC 28202



NVR ASBURY CHAPEL - NEIGHBORHOOD MEETING

Who to Notify

- ☒ Owner of each property being subdivided
- ☒ Owner of each abutting property
- ☒ Owner of each property within 250 feet of the petitioned property
- ☒ Owner of each property directly across a street, easement, or right-of-way (public or private) from the petitioned property
- ☒ Owner of each property across a street, easement, or right-of-way (public or private) and with/in 250 feet from the petitioned property
- ☒ Neighborhood, property owner and homeowner associations registered with the Huntersville Planning Department within 2,000 feet of any portion of the subdivision site (distance scaled on a TOH or Mecklenburg County official map). If fewer than two registered associations are identified, the applicant must include unregistered associations or associations beyond 2000 feet of the site. No fewer than two neighborhood, property owner or homeowner associations are notified of the neighborhood meeting.
- ☒ Town Project Coordinator -

Information Included on Invitation to Meeting

- ☒ Date, Time and Location of the meeting
- ☒ Name of the subdivision/project
- ☒ Address/Parcel number of the property petitioned for subdivision (location).
- ☒ Property owner names and applicant names (if different)
- ☒ Statement describing the purpose of the meeting

Information to Include in the Report

- ☒ a list of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting
- ☒ a list of the persons in attendance at the meeting
- ☒ a copy of any materials presented at the meeting
- ☒ a summary of issues discussed at the meeting, including changes suggested by the participants and a description of any changes to the subdivision petition made by the petitioner as a result of the meeting

Step 7 Resubmittal

Once the applicant has incorporated redline comments from the previous review, the revised plans are uploaded to Electronic Plan Management. It is not necessary to resubmit redlines. Please go to <https://epm.mecklenburgcountync.gov> to upload all documents, including the following:

- ☐ Complete set of Site/Sketch Plan
- ☐ Any other documents that are necessary for review (PDFs)

After an applicant uploads the revised plans to EPM, both the County and Town must accept the intake of the resubmission. Each agency has 48 hours to review the materials for their completeness. Once the Intake has been accepted the review "time clock" begins again. Reviewing agencies have fifteen (15) working days to complete reviews. Applicants will be emailed by EPM when reviewers are finished with their reviews.

Step 8 Agenda Packet Deadline

The last day to submit changes to the subdivision sketch plan is three weeks prior to the Planning Board meeting. This date is the Agenda Deadline which can be found on *Review Schedule: Plan Submission Dates*. **Submit 24 complete FOLDED sets of plans** (paper) for both the Planning and

Appendix C – Neighborhood Meeting Sign in Sheet



AMERICAN
STRUCTUREPOINT
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NEIGHBORHOOD MEETING NVR ASBURY CHAPEL SIGN IN SHEET

NAME	ADDRESS	EMAIL
Matthew G Bodina	11819 East Feild Rd	BHPFAB@yahoo.com
Pattie Archer	11026 Asbury Chapel	speedstechniques@bellsouth.net
Randy Poindexter	11132 Asbury Chapel Rd	Rpoindexter@bojangles.com
SELAH POINDEXTER	"	"
ERIC SWANGER	11109 ASBURY CHAPEL RD	eswanger@bellsouth.net
Brian Richards	Town Steff	brichards@watersullivan.com
WALTER RUMMER	11001 ASBURY CHAPEL RD	W.RUMMER@yahoo.com
Cris Keholey		ckeholey@yahoo.com
Steve Kahan Pleier	11008 Asbury Chapel Rd	28078 stweib@att.net
Wm LAITA	20009 VERLUX RD 28036	williamla@att.net
Glen ARCHER	11026 Asbury Chapel	Glen.ARCHER@att.net
Janet Haack	3116 Ethereal Ln. Charlotte, NC 28226	RAYMONDJAMES.COM jhaack1382@aol.com

Appendix D – Neighborhood Meeting Memo

(Sent to Residents)

Memorandum of Notice for Neighborhood Meeting



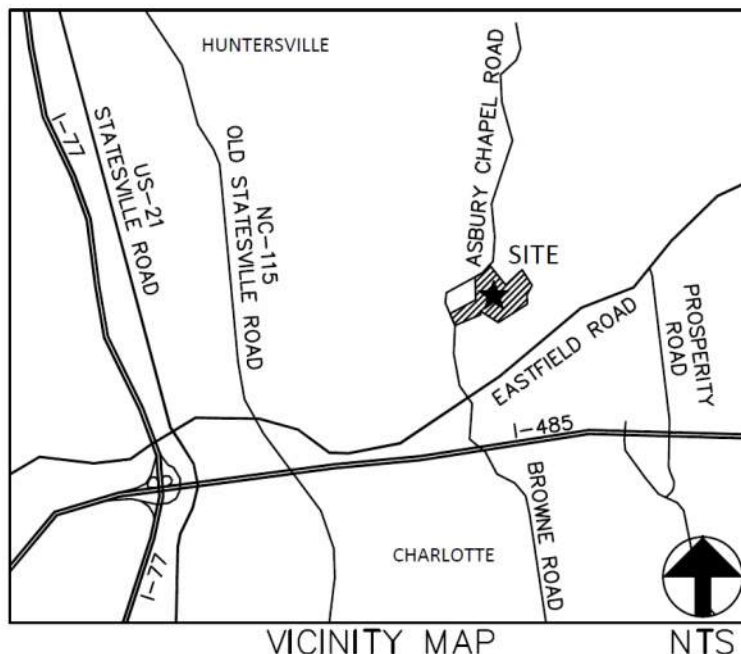
Meeting Date: May 12, 2016
Time: 5 PM until 6 PM
Location: Huntersville Town Hall
101 Huntersville-Concord Road
Huntersville, NC 28078
Project Name: Asbury Chapel Major Subdivision Sketch Plan
Petitioner: NVR Southeast Region

The purpose for this neighborhood meeting is to present a sketch plan and collect community feedback regarding a proposed development located on the following properties:

Parcel #	Physical Address	Property Owner
02116101	11124 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	PF USA PROPERTY PORTFOLIO NC LLC
02116113	11620 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	JANET M HAACK; DONALD E HAACK FAMILY TST
02116112	11540 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	JANET M HAACK; DONALD E HAACK FAMILY TST
02101112	N/A – Landlocked Parcel	JANET M HAACK; DONALD E HAACK FAMILY TST

The improvements include approximately 120 single family homes with associated streets and amenities.

Please reference the vicinity map below for the project location.

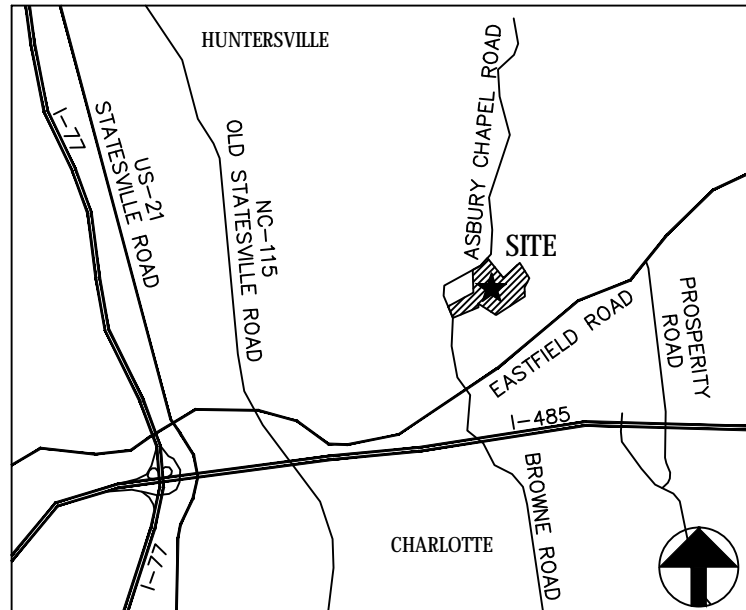


Appendix E – Asbury Chapel Sketch Plan

PRELIMINARY SKETCH PLAN FOR ASBURY CHAPEL

11620 ASBURY CHAPEL ROAD
HUNTERSVILLE, NC 28078

EPM #364450



SHEET INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C001
TOPOGRAPHIC SURVEY	C002
TREE SURVEY	C003
EXISTING FEATURES SITE ANALYSIS PLAN	C100
4 STEP PROCESS	C150
OVERALL SITE PLAN	C200
SITE PLAN	C201-C203
OPEN SPACE PLAN	C250
OVERALL GRADING PLAN	C400
GRADING PLAN	C401-C403
DRAINAGE AREA MAP	C401-C403
DETAILS	C800-C816
REQUIRED PLANTING PLAN	C900



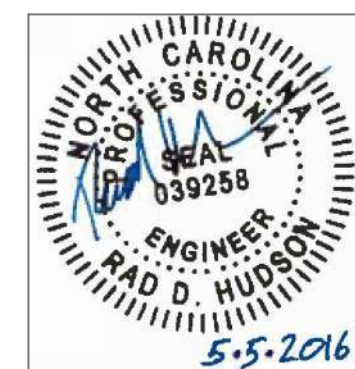
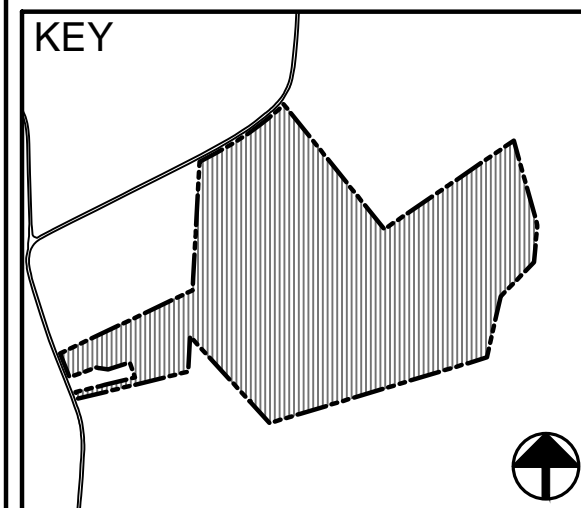
9920 Kincoy Avenue, Suite 200 | Huntersville, NC 28078
TEL 704.875.9887
www.ryanhomes.com



American Structurepoint, Inc.
NC Engineering Firm F-119
831 East Morehead Street, Suite 660 | Charlotte, NC 28202
TEL 980.938.0977 | FAX 317.543.0270
www.structurepoint.com

ASBURY CHAPEL

11620 Asbury Chapel Road
Huntersville, NC 28078



PERMITTING ONLY
NOT FOR
CONSTRUCTION

CERTIFIED BY
NC ENGINEERING FIRM F-1119

ISSUANCE INDEX

DATE:	04/01/2015
PROJECT PHASE:	ALL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

STRUCTUREPOINT PROJECT # 2015.00721

TITLE SHEET

C001



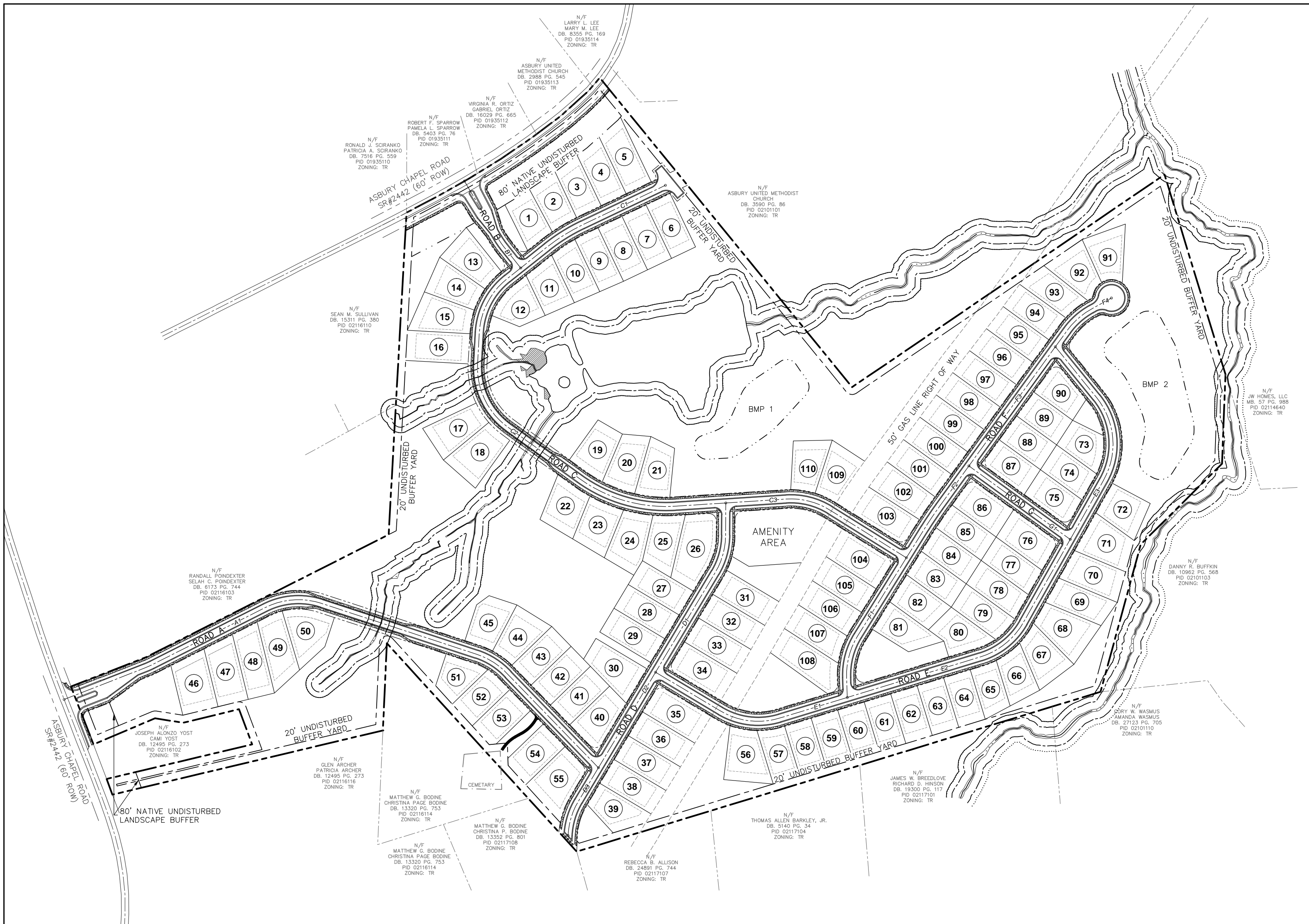
0' 75' 150'
SCALE: 1"=150'

LOT DATA				LOT DATA			
LOT	AREA (SF)	BUILT-UPON AREA (SF)	LOT WIDTH (FT)	LOT	AREA (SF)	BUILT-UPON AREA (SF)	LOT WIDTH (FT)
1	10861	5428	85	56	14716	8280	75
2	10521	5502	75	57	10742	5758	75
3	10550	5637	75	58	10500	5605	75
4	11963	6697	75	59	10500	5605	75
5	13622	7991	75	60	10500	5605	75
6	11520	6440	72	61	10500	5605	75
7	11520	6440	72	62	10500	5605	75
8	11520	6440	72	63	10500	5605	75
9	11103	6139	70	64	10500	5605	75
10	11285	6216	77	65	10120	5623	75
11	11276	5987	88	66	10947	5611	80
12	11000	5248	85	67	12692	6923	65
13	12735	6912	65	68	15034	8769	65
14	12735	6600	65	69	12506	7139	75
15	12735	7607	65	70	13596	7908	85
16	12735	8195	82	71	13936	7889	115
17	13008	7390	65	72	12132	6354	90
18	14935	8754	75	73	10500	5273	105
19	12538	6998	107	74	10864	5801	80
20	12764	7274	93	75	11168	5936	80
21	12213	6858	98	76	13507	7295	85
22	12921	6943	95	77	11654	6502	75
23	12789	6949	98	78	11970	6751	75
24	13948	8178	81	79	11824	6659	75
25	12644	7015	88	80	12468	6009	135
26	17575	11261	90	81	12231	6424	88
27	12000	6785	75	82	11466	6523	85
28	12000	6785	75	83	11185	6139	75
29	12000	6785	75	84	11250	6191	75
30	13947	8229	109	85	11184	6145	75
31	12239	6969	75	86	12502	6880	85
32	12290	7013	75	87	11044	5831	80
33	12375	7082	75	88	10809	5765	80
34	13954	8052	85	89	10423	5466	80
35	13909	8015	85	90	10456	5399	90
36	12310	7030	75	91	12052	6307	60
37	12268	6996	75	92	12533	6681	65
38	12168	6919	75	93	11644	6356	75
39	12002	6282	85	94	11439	6337	75
40	12458	6972	80	95	11488	6376	75
41	11250	6195	75	96	11634	6496	75
42	11250	6195	75	97	11800	6630	75
43	11249	6195	75	98	11883	6693	75
44	12516	6878	65	99	11935	6733	75
45	12113	6819	80	100	11969	6761	75
46	14819	8498	100	101	11995	6781	75
47	14517	8493	85	102	12785	7334	75
48	13781	8165	75	103	13328	7595	80
49	14085	8260	75	104	14146	8172	85
50	13798	7224	145	105	11930	6728	75
51	10142	4940	120	106	11716	6557	75
52	11120	6030	80	107	12129	6819	75
53	11300	6228	80	108	15375	9130	75
54	12357	6999	85	109	11660	6230	65
55	15858	8981	85	110	11770	6310	68

PROPOSED PUBLIC ROADS				
DESIGN STREET NAME	DESIGN STREET BLOCK ID	PROPOSED STREET NAME	LINEAR FOOTAGE (FT)	ROW WIDTH (FT)
ROAD A	A1*	TBD	1651	51
ROAD A TOTAL LENGTH			1651	
ROAD B	B1	TBD	281	51
ROAD B TOTAL LENGTH			281	
ROAD C	C1	TBD	453	51
	C2*		1150	51
	C3		532	51
ROAD C TOTAL LENGTH			2135	
ROAD D	D1	TBD	508	51
	D2		301	51
	D3		203	51
ROAD D TOTAL LENGTH			1012	
ROAD E	E1	TBD	562	51
	E2		788	51
	E3		599	51
ROAD E TOTAL LENGTH			1949	
ROAD F	F1	TBD	422	51
	F2		301	51
	F3		399	51
	F3		205	51
ROAD F TOTAL LENGTH			1327	
ROAD G	G1	TBD	339	51
ROAD G TOTAL LENGTH			339	

NOTES

- SEE DETAILS FOR ROAD CROSS-SECTIONS.
- A WAIVER IS CURRENTLY BEING REQUESTED FOR ROAD A (BLOCK A1) AND ROAD C (BLOCK C2), WHICH EXCEED THE MAXIMUM BLOCK LENGTH OF 800 FEET.



NOTES

- APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.
- RETAINING WALL: ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>2' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
- THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
- 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.
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TITLE SHEET LEGEND

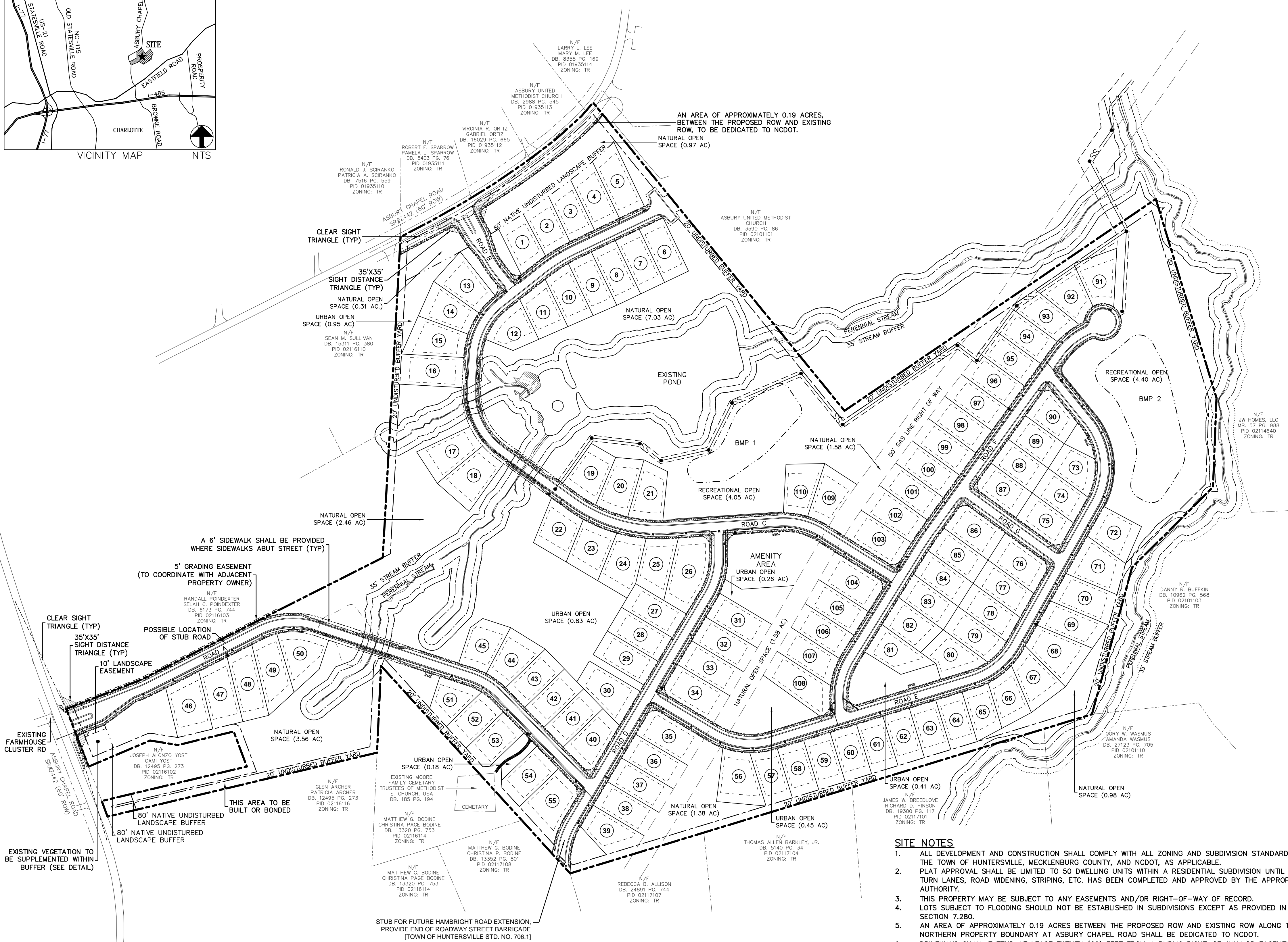
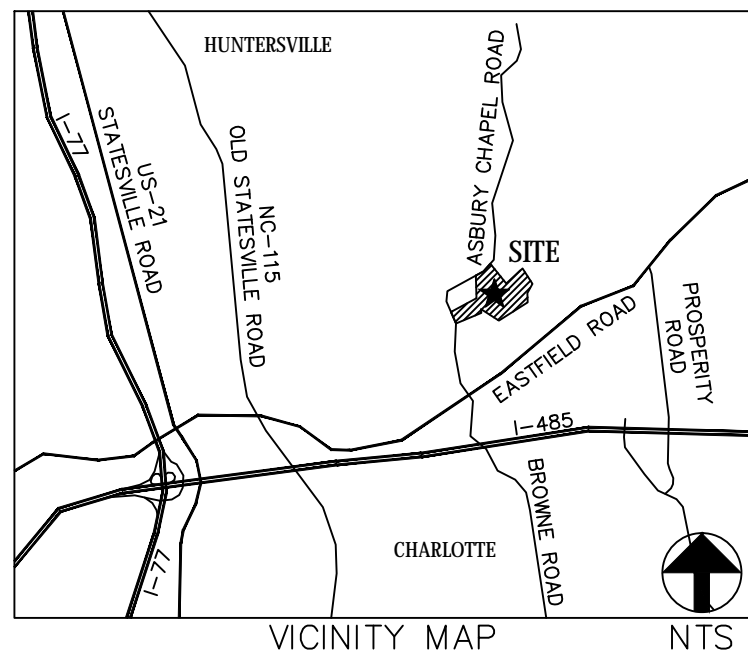
-----	PROPERTY LINE	-----	20' STREAM SIDE ZONE STREAM BUFFER (NO DISTURB)
-----	PROPOSED RIGHT OF WAY	-----	15' UPLAND ZONE STREAM BUFFER
-----	PROPOSED SIDEWALK	-----	POND BOUNDARY (NORMAL POOL)
-----	PROPOSED EDGE OF PAVEMENT AND BOC	-----	20' UNDISTURBED BUFFER YARD
-----	PERENNIAL STREAM CENTERLINE & TOP OF BANK	-----	80' LANDSCAPE BUFFER



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Call before you dig.

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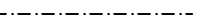




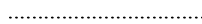
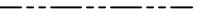


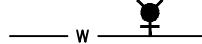











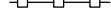

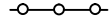


APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.



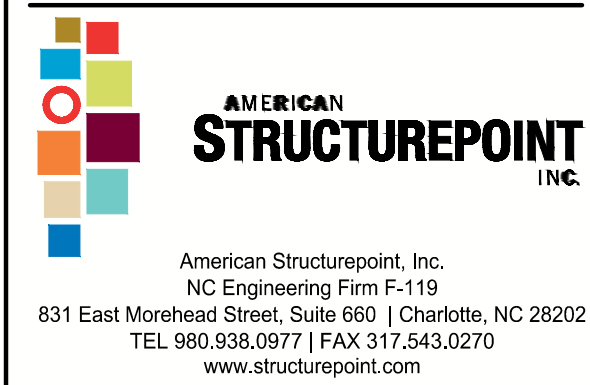
SITE NOTES

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. PLAT APPROVAL SHALL BE LIMITED TO 50 DWELLING UNITS WITHIN A RESIDENTIAL SUBDIVISION UNTIL ALL TURN LANS, ROAD WIDENING, STRIPING, ETC. HAS BEEN COMPLETED AND APPROVED BY THE APPROPRIATE AUTHORITY.
3. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
4. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280.
5. AN AREA OF APPROXIMATELY 0.19 ACRES BETWEEN THE PROPOSED ROW AND EXISTING ROW ALONG THE NORTHERN PROPERTY BOUNDARY AT ASBURY CHAPEL ROAD SHALL BE DEDICATED TO NCDOT.
6. DRIVEWAYS SHALL EXTEND AT LEAST TWENTY (20) FEET FROM A PUBLIC RIGHT-OF-WAY OR EASEMENT FOR A PUBLIC SIDEWALK.
7. ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
8. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN ARE 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.
9. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
10. MAIL DELIVERY SHALL BE CARRIED OUT BY USPS, VIA A SERIES OF CLUSTERBOX UNITS, OR MAIL KIOSKS, SPACED STRATEGICALLY THROUGHOUT THE DEVELOPMENT TO FACILITATE MORE EFFICIENT MAIL DELIVERY AND PICK-UP.
11. PENDING APPROVAL, GARBAGE COLLECTION SERVICES WILL BE PROVIDED BY THE TOWN OF HUNTERSVILLE, 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' LOT WIDTH 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 ALLEY SERVICES SUCH AS TRASH PICK-UP CAN BE PROVIDED.
13. ALLEY ACCESS FOR ON-SITE PARKING IS STRONGLY ENCOURAGED FOR THREE-UNIT OR MORE ATTACHED HOUSE TYPES.
14. DIRECT ACCESS FROM LOTS TO ASBURY CHAPEL ROAD IS PROHIBITED.
15. SPACING OF PROPOSED FIRE HYDRANTS NOT TO EXCEED 750 FEET FROM THE MOST REMOTE POINT OF ANY PROPOSED BUILDING, AS THE FIRE TRUCK TRAVELS. SEE PLAN FOR PLACEMENT OF FIRE HYDRANTS.

PROPOSED SITE LEGEND

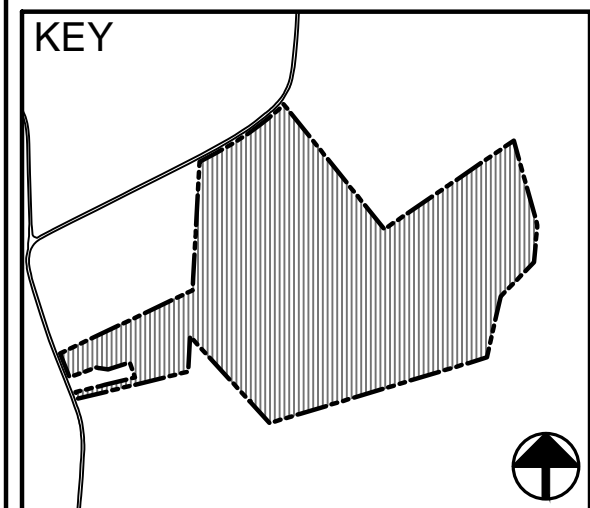
	PROJECT BOUNDARY		POND BOUNDARY (NORMAL POOL)
	20' BUFFER YARD		PERENNIAL STREAM CENTERLINE & TOP OF BANK
	80' LANDSCAPE BUFFER		20' STREAM SIDE ZONE STREAM BUFFER (NO DISTURB)
	EXISTING R/W		15' UPLAND ZONE STREAM BUFFER
	PROPOSED ROW		SIGHT TRIANGLE
	PROPOSED LOT LINE		PROPOSED WATER LINE & FIRE HYDRANT
	PROPOSED LOT SETBACK LINE		15'x15' SIGHT TRIANGLE
	PROPOSED 2'-0" VALLEY GUTTER		35'x35' SIGHT TRIANGLE
	PROPOSED SIDEWALK		PROPOSED STREET SIGN
	PROPOSED A.D.A. RAMP		PROPOSED STOP SIGN STANDARD MUTCD (R1-1)
	UTILITY ACCESS ROAD		PROPOSED NO PARKING SIGN
			SPLIT-RAIL FENCE
			VEHICLE BARRICADE
			MAILBOX USPS CLUSTER BOX UNIT

Site Plan Data Table		
Total Acreage	76.13	
Total Square Feet	3316223	
Principal Uses (Z.O. Article 3)	Single Family Detached Homes	
Building Type (Z.O. Article 3, 4, & 8.10)	Detached House	
Zoning District (Z.O. Article 3)	TR	
Overlay District, If Applicable (Article 3 Z.O.)	NA	
Percentage of Impervious Allowed (Article 3 Z.O.)	35%	
Percentage of Impervious Shown	31%	
Lot Count	110	
Total Number of Dwellings (detached/attached)	110	
Mixed-use/# of live/work units	0	
Total Square Foot of Non-Residential	0	
Lot Size Range		
Number of Lots within Each Range	10000-12000 SF	51
	12000-14000 SF	47
	14000-16000 SF	10
	> 16000 SF	2
Lot widths range (Z.O. Article 3)		
Number of Lots within Each Range	≤70'	12
	70'-85'	79
	85'-100'	10
	> 100'	9
Setbacks		
Front Setback	20'	
Corner Setbacks	10'	
Rear Setbacks	25'	
Right Side Setback	8'	
Left Side Setback	8'	
Watershed Information (Z.O. Article 3 and S.O. Section 7.290)		
Is the property in a regulated watershed district?	No	
Watershed District	Clarke	



ASBURY CHAPEL

11620 Asbury Chapel Road
Huntersville, NC 28078



PERMITTING ONLY
NOT FOR
CONSTRUCTION

CERTIFIED BY
NC ENGINEERING FIRM F-1119

ISSUANCE INDEX

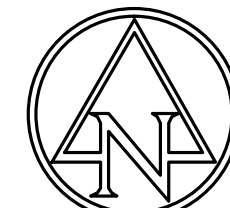
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04/01/2015
PROJECT PHASE:
ALL

[illegible]

STRUCTUREPOINT	2015.00721
PROJECT #	

OVERALL SITE PLAN

C200



0' 75' 150'

SCALE: 1"=150'

PRINT DATE: 5/12/16
PLOT SCALE: 1:10242
EDIT DATE: 5/12/16 - 11:40 AM
EDITED BY: DCHAUSSARD
DRAWING FILE: P:\2015\00721\0.D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\2015.00721.CE.C200.SITE_PLAN.DWG



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