



GENERAL NOTES:

BOUNDARY INFORMATION
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED "ALTA/ACADEMIA AND TOWN OF HUNTERVILLE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED FEBRUARY 2, 2016.

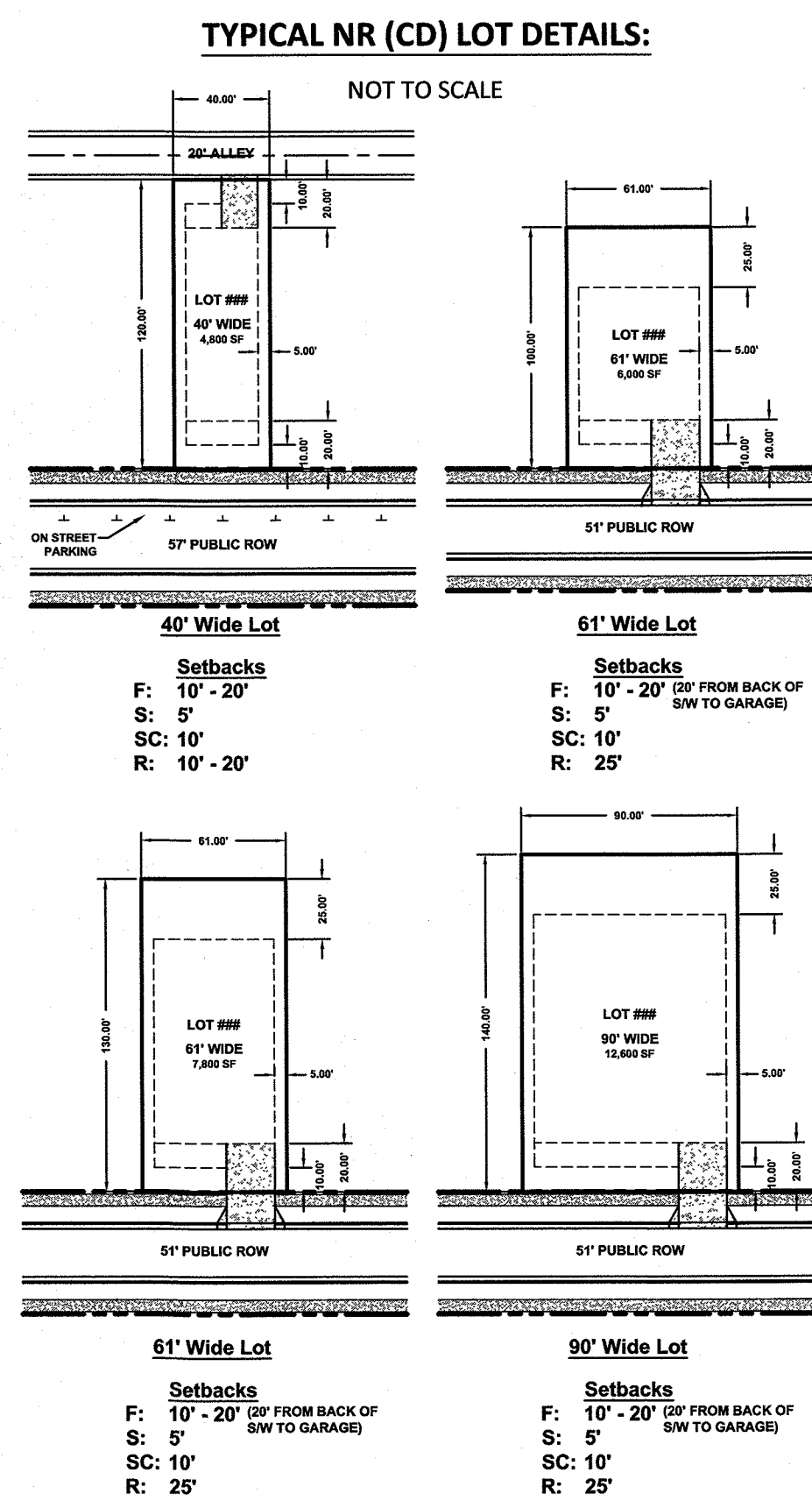
TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION BASED ON GIS INFORMATION OBTAINED FROM MECKLENBURG COUNTY, NC.

FLOODPLAIN, STREAM, AND WETLAND INFORMATION
FLOODPLAIN, STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED "WETLANDS SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 18, 2016.

ACCESS POINTS/DRIVEWAYS/STREETS
1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF HUNTERVILLE ZONING AND SUBDIVISION ORDINANCES, AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

PUBLIC INFORMATION
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

ROAD	ROAD FROM	ROAD TO	LENGTH
ROAD A	ERVIN COOK ROAD	ROAD B	210.22 FT
ROAD A	ROAD B	ROAD C	391.57 FT
ROAD B	ROAD C	ROAD G	242.70 FT
ROAD B	ROAD A	ROAD E	315.03 FT
ROAD B	ROAD E	ROAD C	323.71 FT
ROAD B	ROAD A	ROAD F	276.10 FT
ROAD B	ROAD F	ROAD G	516.72 FT
ROAD C	ROAD A	ROAD E	473.24 FT
ROAD C	ROAD E	ROAD D	251.00 FT
ROAD C	ROAD D	ROAD D	301.25 FT
ROAD C	ROAD D	ROAD D	889.91 FT
ROAD C	ROAD D	ROAD A	356.69 FT
ROAD C	ROAD A	ROAD C	349.97 FT
ROAD D	ROAD C	ROAD C	398.40 FT
ROAD E	ROAD A	ROAD C	442.67 FT
ROAD F	ROAD B	ROAD H	501.08 FT
ROAD G	ROAD B	ROAD H	611.67 FT
ROAD H	ROAD J	ROAD G	325.93 FT
ROAD H	ROAD G	ROAD F	301.37 FT
ROAD H	ROAD F	ROAD A	180.65 FT
ROAD H	ROAD A	ROAD I	697.53 FT
ROAD H	ROAD I	ROAD I	159.93 FT
ROAD I	ROAD H	ROAD H	397.52 FT
ROAD J	ERVIN COOK ROAD	ROAD K	191.34 FT
ROAD J	ROAD K	ROAD B	254.38 FT
ROAD J	ROAD B	ROAD J	526.63 FT
ROAD J	ROAD H	ROAD R	341.02 FT
ROAD J	ROAD R	ROAD K	183.40 FT
ROAD J	ROAD K	ROAD M	268.72 FT
ROAD K	ROAD J	ROAD L	237.05 FT
ROAD K	ROAD L	ROAD L	303.76 FT
ROAD K	ROAD L	ROAD O	1491.75 FT
ROAD K	ROAD O	ROAD M	825.84 FT
ROAD L	ROAD K	ROAD K	250.85 FT
ROAD M	ROAD K	ROAD J	477.80 FT
ROAD M	ROAD J	ROAD P	203.00 FT
ROAD M	ROAD P	ROAD Q	120.00 FT
ROAD M	ROAD Q	ROAD Q	181.14 FT
ROAD M	ROAD N	ROAD N	377.16 FT
ROAD M	ROAD N	ROAD O	366.86 FT
ROAD N	ROAD P	ROAD M	551.29 FT
ROAD O	ROAD K	ROAD P	357.59 FT
ROAD O	ROAD P	ROAD M	600.80 FT
ROAD O	ROAD M	ROAD O	1305.87 FT
ROAD P	ROAD O	ROAD N	409.20 FT
ROAD P	ROAD N	ROAD M	401.52 FT
ROAD Q	ROAD M	ROAD S	392.48 FT
ROAD Q	ROAD S	ROAD R	376.71 FT
ROAD R	ROAD J	ROAD Q	316.00 FT
ROAD R	ROAD Q	ROAD S	652.81 FT
ROAD R	ROAD S	ROAD R	256.18 FT
ROAD S	ROAD R	ROAD S	941.79 FT



SITE PLAN DATA TABLE:

PARCEL NUMBERS:	009-04-106, 009-05-118, 009-05-117, 009-05-116, 009-05-115, 009-05-114, 009-05-113, 009-05-112, 009-05-111, 009-05-110, 009-03-201, 009-03-233, a portion of 009-03-208, 009-05-106, 009-05-107, 009-05-102, 009-05-105, 009-05-108, 009-05-119, & 009-05-109
TOTAL ACREAGE:	+/- 234.744 AC
AREA REMAINING TR:	+/- 11.585 AC
AREA BEING REZONED TO NR(CD):	+/- 223.159 AC
TOTAL FORECROFT FEET:	+/- 10,183,587.48 SF
PRINCIPAL USES:	DETACHED SINGLE FAMILY RESIDENTIAL
BUILDING TYPE:	DETACHED SINGLE FAMILY HOMES
ZONING DISTRICT:	TR - TRANSITIONAL DISTRICT TR - TRANSITIONAL DISTRICT & NR - NEIGHBORHOOD RESIDENTIAL (CD) MIL-O - MOUNTAIN ISLAND
EXISTING:	TR - TRANSITIONAL DISTRICT
PROPOSED:	TR - TRANSITIONAL DISTRICT & NR - NEIGHBORHOOD RESIDENTIAL (CD) MIL-O - MOUNTAIN ISLAND
OVERLAY DISTRICT:	
% OF IMPERVIOUS ALLOWED:	70% W/ BMP
HIGH DENSITY:	27% (2,797,000 SF FOR BMP SIZING)
% OF IMPERVIOUS SHOWN:	382
LOT COUNT:	382
TOTAL NUMBER OF DWELLINGS:	382
MIXED-USE/# OF LIVE/WORK UNITS:	N/A
LOT SIZE RANGE:	4,800 SF - 12,600 SF (6,837 SF AVERAGE)
NUMBER OF LOTS WITHIN EACH RANGE:	382
LOT WIDTHS RANGE:	40' - 90'
NUMBER OF LOTS WITHIN EACH WIDTH:	95 LOTS 93 LOTS 84 LOTS 57 LOTS 43 LOTS
PROPOSED DENSITY:	1.63 DU/AC
TREE SAVE (NR (CD) PORTION):	22.42 ACRES (10% OF TOTAL SITE AREA)
REQUIRED:	22.42 ACRES (MINIMUM)
PROPOSED:	
SPECIMEN TREES:	
EXISTING SPECIMEN TREES ON SITE:	1,906
SPECIMEN TREES TO BE REMOVED:	742 (39%)
SPECIMEN TREES TO REMAIN:	1,164 (61%)
SETBACKS AND BUILD-TO-LINES (NR)	
FRONT BTL RANGE OR SETBACK:	10' - 20'
CORNER SETBACKS:	10'
RIGHT SETBACKS:	25'
RIGHT SIDE SETBACK:	5'
LEFT SIDE SETBACK:	5'
WATERSHED INFORMATION	
WATERSHED DISTRICT:	MIL-O - MOUNTAIN ISLAND - PA1
HIGH DENSITY:	70% B.U. W/ BMP
% OF ALLOWABLE IMPERVIOUS AREA:	70% B.U.
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS BY HOMEOWNER:	MIN. 1% OF LOT AREA (150 S.F. MINIMUM)

DEVELOPMENT NOTES:

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ALL AREAS DESIGNATED AS COMMON AND/OR OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION 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.
- 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.
- MAIL KIOSK LOCATIONS WITHIN THE SITE TO BE COORDINATED WITH USPS DURING CONSTRUCTION DOCUMENT PHASE. GARAGE TO BE PAVED UP AT EACH RESIDENCE WITH A LOT OUT CONTAINERS. THESE METHODS ARE SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVAL.
- DEVELOPERS SHALL HAVE THE OPTION TO PROVIDE LOTS 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 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 PICKUP CAN BE PROVIDED (TOWN OF HUNTERVILLE ORDINANCE 8.16.3).
- FOR LOTS 60 FEET WIDE OR LESS, DRIVEWAYS SHALL BE NO MORE THAN 24 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 OF HUNTERVILLE ORDINANCE 8.16.3).
- WHEN FRONT ENTRY GARAGES ARE USED, IT IS RECOMMENDED TO MINIMIZE EMPHASIS ON FRONT LOADED GARAGES BY HAVING A BUILDING FEATURE PROJECTING FROM OR FLUSH WITH THE GARAGE, HAVE A COLUMN TO SEPARATE A TWO-CAR GARAGE OR ANY OTHER TECHNIQUE AS DETERMINED BY THE OWNER TO BE APPROPRIATE (TOWN OF HUNTERVILLE ORDINANCE 8.16.4).
- DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
- LOTS SUBJECT TO FLOODING SHALL NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 OF THE TOWN OF HUNTERVILLE SUBDIVISION ORDINANCE.
- 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 REGULATIONS.
- ALL ALLEYS SHALL BE OPEN FOR GENERAL USAGE BY THE GENERAL PUBLIC BUT SHALL NOT BE PROVIDED BY THE PUBLIC FOR MAINTENANCE. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/ASSOCIATIONS OF HOMEOWNERS.
- THE TOWN OF HUNTERVILLE BUILD-TO-LINE IS DEFINED AS, "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 APERTURES, 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).
- RESIDENTIAL LOT TREES - "IN ORDER TO MAINTAIN OR REPLENISH THE URBAN CANOPY IN AREAS OF NEW RESIDENTIAL SUBDIVISION, EXCEPT WHEN LOCATED IN THE T-20-R ZONING DISTRICT, EACH LOT SHALL PROVIDE CANOPY TREES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE" (TOWN OF HUNTERVILLE ORDINANCE 17.3):
 - LOTS LESS THAN 10,000 SF - 1 FRONT YARD, 1 REAR YARD TREE REQUIRED
 - LOTS LESS THAN 10,000-15,000 SF - 1 FRONT YARD, 2 REAR YARD TREES REQUIRED
 - LOTS LESS THAN 15,001-20,000 SF - 2 FRONT YARD, 2 REAR YARD TREES REQUIRED
 - MORE THAN 20,000 SF - 3 FRONT YARD, 3 REAR YARD TREES REQUIRED
- ALL LOTS TO BE LOCATED WITHIN A MILE OF URBAN OPEN SPACE.
- WATER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.
- SANITARY SEWER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.
- SITE PLAN AND LAYOUT FOLLOW TOWN OF HUNTERVILLE FOUR-STEP PROCESS.
- STREET TREES TO BE PROVIDED 40' ON CENTER AND MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS.
- 50' THOROUGHFARE BUFFERS TO BE PLANTED WITH 3.5 CANOPY TREES PER 1,000 SF.
- SIDEWALK CROSSINGS TO BE PROVIDED AT STREET INTERSECTIONS PER TOWN STANDARDS.
- FIRE HYDRANTS TO BE PROVIDED WITHIN 750 FEET OF MOST REMOTE POINT OF ANY STRUCTURE AS THE FIRE APPARATUS TRAVELS.

ARCHITECTURAL STANDARDS:

- VINYL SIDING, VINYL SOFFITS, AND VINYL FASCIA MATERIAL SHALL NOT BE PERMITTED EXTERIOR BUILDING MATERIALS. NOT WITHSTANDING THE FOREGOING, VINYL ACCENTS, SUCH AS TRIM COMPONENTS, SHALL BE PERMITTED. AND VINYL WINDOWS MAY BE INSTALLED.
- EAVES ON EACH SINGLE FAMILY DWELLING SHALL OVERHANG A MINIMUM OF 8".
- THE FRONT DOOR OF EACH SINGLE FAMILY DWELLING SHALL BE 8'0" TALL OR 6'8" TALL WITH A WINDOW TRANSOM ABOVE THE DOOR.
- WHEN PRESENT, THE FRONT PORCH OF A SINGLE FAMILY DWELLING SHALL FORM THE PREDOMINANT MOTIF OF THE HOUSE DESIGN UTILIZING MATERIALS CONSISTENT WITH THE MAIN BUILDING.
- FRONT PORCH STEPS AND RISERS, WHERE APPLICABLE, SHALL HAVE A MASONRY ROWLOCK AROUND THE PORCH PERIMETER.
- EACH SINGLE FAMILY DWELLING SHALL HAVE A MINIMUM EXPOSED FOUNDATION OF 16".
- WINDOWS SHALL BE LOCATED ON THE FRONT, REAR, AND EACH SIDE OF EACH SINGLE FAMILY DWELLING. A MINIMUM OF ONE WINDOW SHALL BE LOCATED ON EACH SIDE OF EACH SINGLE FAMILY DWELLING.
- THE EXTERIOR ROOFING MATERIAL FOR EACH SINGLE FAMILY DWELLING SHALL BE A MINIMUM 30 YEAR ARCHITECTURAL SHINGLE. MAIN ROOF LINES OF EACH HOME SHALL BE SYMMETRICAL AND PROVIDE A CONSISTENT SCALE AND PITCH.
- THE GARAGE ASSOCIATED WITH EACH SINGLE FAMILY DWELLING SHALL HAVE AN ARCHITECTURAL STYLE GARAGE DOOR OR ARCHITECTURAL STYLE GARAGE DOORS WITH WINDOWS AND/OR HARDWARE.
- A MINIMUM OF SIXTEEN SHRUBS THAT ARE A MINIMUM OF SEVEN GALLONS IN SIZE AND A MINIMUM OF TEN SHRUBS THAT ARE A MINIMUM OF THREE GALLONS IN SIZE SHALL BE PLANTED ON EACH LOT. THE FOREGOING SHRUBS SHALL BE IN ADDITION TO THE RESIDENTIAL LOT TREES THAT ARE REQUIRED TO BE INSTALLED.



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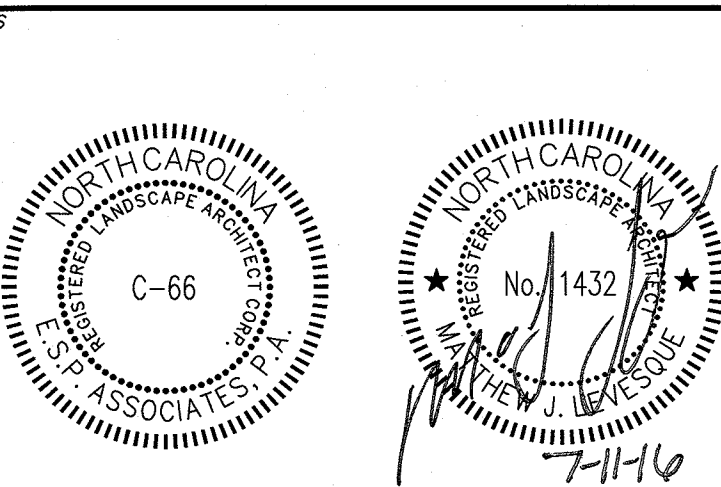
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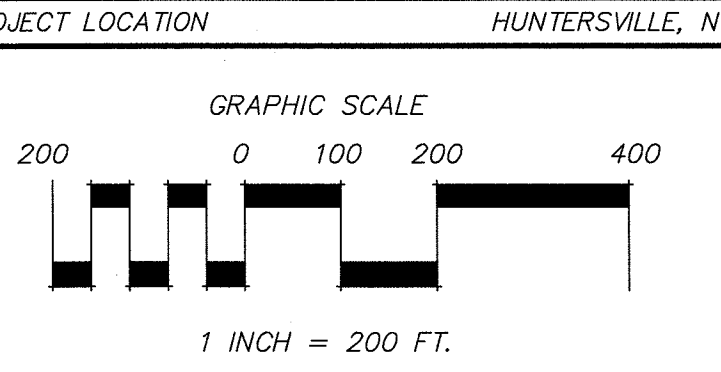
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ESP Associates, P.A.

Crescent Communities

227 West Trade Street
Charlotte, NC 28276



Brown Property Sketch Plan & CD Rezoning Plan #2016 - 05 Major Subdivision Sketch Plan -Overall (1 of 5)



PROJECT NO		BM21-100	
DRAWING		BM21-Major Subdivision Sketch Plan.dwg	
DATE		7/11/2016	
DRAWN BY		AB	
CHECKED BY		MM	
AGENCY / SUBMITTAL REVISION			
DATE	BY	REVISION	
5/2/16	AB	PER STAFF COMMENTS 4/26/16	
7/11/16	DG	PER STAFF COMMENTS 5/24/16	
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