

MAGNOLIA WALK

NEIGHBORHOOD MEETING

October 20, 2016

6 pm - 7 pm

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the applicant mailed a written notice of the date, time and location of the Neighborhood Meeting to the individuals and organizations set out on **Exhibit A-1** attached. A copy of the written notice **Exhibit A-2** attached was sent via U.S. Mail on October 7, 2016.

DATE, TIME AND LOCATION OF MEETING:

The Neighborhood Meeting for Magnolia Walk was held on Thursday October 20, 2016 from 6:00 to 7:00 p.m. at Huntersville Town Hall located at 101 Huntersville-Concord Road, Huntersville, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Neighborhood Meeting was attended by those individuals identified on the attached sign-in sheet **Exhibit B**.

INTRODUCTION & SUMMARY OF PROJECT:

Items presented at the Neighborhood Meeting included a Site Aerial (**Exhibit C-1**), Illustrative Rendering (**Exhibit C-2**), and Sketch Plan (**Exhibit C-3**). Mr. Bob Wiggins with Mattamy Homes gave a brief introduction of the project and explained the submittal process including the purpose of the neighborhood meeting. He discussed that the Neighborhood Meeting is required as part of the Major Subdivision Sketch Plan process with the Town of Huntersville. Mr. Bob Wiggins then introduced the representatives from Mattamy Homes including Jeremy Bunner, James Mathieson, William Kennedy, Mike McElroy, and Jeanine Hay. In addition, representatives from ESP Associates including Dan Brewer, Matt Mandle and Dan Giordano were in attendance. David Peete from the Town of Huntersville Planning Staff was also recognized and introduced. Mr. Bob Wiggins explained the location of the project as directly north of the Huntersville Family Fitness and Aquatic Center (HFFA) on the East side of Statesville Road, west of the Monteith Community. The approximate size of the proposed Magnolia Walk subdivision is +/-70 acres and is being developed by right utilizing the current

NR zoning. Since the current zoning is being utilized and followed on the sketch plan, a rezoning process is not required. Mattamy Homes has submitted a request with the Town of Huntersville for the review of a Major Subdivision Sketch Plan. In addition as part of the process, a traffic impact analysis (TIA) has been conducted and submitted to the Town and is currently under review. Any traffic improvements would be based on review of the TIA and staff feedback. The proposed plan includes a development program of 145 (51' x 130') single family detached homes and 61 (20' wide) townhomes for a total of 206 units on site. The proposed density of the project is currently 2.94 dwelling units per acre. Mr. Bob Wiggins explained that the revised site plan is proposing on-street parking throughout the community and an additional off-street parking area near the townhomes. Per USPS requirement, mail kiosks are shown on the plan in common open space areas where on-street parking is proposed. Mr. Bob Wiggins stated that there would be three points of ingress to the site-the main entrance from Statesville Road and two connections to existing streets in Monteith. Mr. Bob Wiggins went on to discuss plans for a pedestrian trail that may connect Magnolia Walk to HFFA. However, at this time further discussions with HFFA are necessary to understand if HFFA would partner with Mattamy to permit this trail connection. A 20' perimeter buffer is being provided around the perimeter of the site similar to what was done at Monteith. Clearing of the buffer would be necessary to make road connections to Monteith. At this point in the meeting, Mr. Wiggins allowed for questions to be asked by attendees which are summarized below.

DISCUSSION POINTS & QUESTIONS RAISED BY MEETING PARTICIPANTS:

- “What size are the single-family homes?”
 - Petitioner: “They will be approximately 40' wide by 70' deep depending on selected options. Elevations and plans are still being designed”
- “What is the typical square footage of these homes and approximately how much will they cost?”
 - Petitioner: “Square footage of single family homes range from 2,000 SF to 2,500 SF with few modified homes as large as 3,000 SF on a limited basis. The townhomes would range in size from 1,500 to 1,900 SF. The projected price range of the single-family homes is mid to upper \$200,000s with townhomes in the low \$200,000s.”
- “How do these prices compare to the homes in Monteith?”
 - Petitioner: “According to Zillow, Monteith townhomes are in the high \$100,000s and single family homes are in the \$230,000 to \$270,000 range.”
- “What material is used on the townhomes?”
 - Petitioner: “Townhomes are sided with high quality vinyl and accented with brick and stone. Garages would have hardware. They will have a one car garage and a 10' wide front-loaded driveway.”
- “How will cut through traffic be controlled?”
 - Petitioner: “Pocket parks and stop signs will serve as traffic calming techniques”

- “What kind of buffer does the proposed site have?”
 - Petitioner: “There is a 20’ perimeter buffer around the entire site which matches the Monteith subdivision buffer.”
- “When would construction start and how long would the homes take to build?”
 - Petitioner: “Clearing and Grading would take place in 2017 and home construction would take place in multiple phases in 2018. Homes would take between 120 and 150 days to build. Schedule is tentative and subject to change based on agency review and permitting process.”
- “What would be done to control construction traffic?”
 - Petitioner: “Construction traffic would access site through construction entrance from Statesville Road until road connections to Monteith are opened. At that time, streets are public allowing vehicles to travel on them.”
- “Can the buffer at the Heath Grove Drive connection be removed?”
 - Town Staff: “The ordinance requires a minimum 20’ buffer which means that a waiver would be necessary to do away with it.”
- “Will the new sidewalks connect to Monteith sidewalks?”
 - Petitioner: “Yes, proposed street section has sidewalks on both sides of the road and connections will be made to Monteith.”
- “Will there be street trees and street lights in the subdivision?”
 - Petitioner: “Street trees would be provided along the streets based on town spacing requirements selected from the approved plant list. Street lights would be installed by the town’s utility provider – locations and style determined during construction document phase.”
- “What are the chances the proposed trail to HFFA will actually happen?”
 - Petitioner: “In order for the trail to happen, the Town of Huntersville Planning Staff and the staff at HFFA must agree with the proposed trail. If the plan is approved with the trail included, we (Mattamy Homes) are obligated to build it. However, the trail is contingent based on the outcome of discussions between Mattamy and HFFA.”
- “Could speed bumps be installed to slow down traffic?”
 - Town Staff: “The installation of speed bumps does not alleviate speeding issues and therefore is not an approved traffic calming measure.”
- “How does the rest of the submittal process carry out from this point?”
 - Petitioner: “At this time Huntersville Planning Staff is reviewing the submittal. The current schedule is as follows: November 15 – Planning Board
December 5 – Town Board
Dates are tentative based on favorable outcomes and recommendations. Additional information regarding the submittal process can be found on the Town of Huntersville Planning Department website.”

- David Peete with Huntersville Planning explained that the purpose of the TIA is to return traffic habits and flow back to the way they were before the new development existed. He called it the “do no harm” policy.
- “Will all of the detention ponds be actual wet ponds?”
 - Petitioner: The water quality ponds on site will be dry detention, but it is anticipated that the large pond north of the townhome area may be a wet pond.”
- “Monteith has two other stub locations. Are they part of the project?”
 - The applicant explained that these stub locations are not part of the Magnolia Walk project.

Mailing List for Ervin Cook Road:

Existing Owners-			
	PID:	Owner:	Mailing Address:
1	01741101	Charles Richard Jr. Fite	PO Box 2385, Huntersville NC 28070
2	01707227	Martha Sims Sanders & Rebecca Ellen Holdway	98 Mcarthur Avenue SE Concord NC 28025
3	01707228	William W Davis & Mary M Davis	333 Mayberry Lane, Mooresville NC 28115
			Zoning:
			NR
			NR
			NR

Adjacent Owners (within 250')

	PID:	Owner:	Mailing Address:	Zoning:
1	01741118	Authority Charlotte Mecklenburg Hospital	PO Box 36022, Charlotte NC 28236	NR
2	01741116	Chronic Disease Mecklenburg County & C/O Real Estate/Finance Department	600 E 4th Street Fl 11, Charlotte, NC 28202	NR
3	01741115	Store Master Funding IV LLC	8501 E Princess Drive Suite 190, Scottsdale AZ 85255	CB
4	01739101	Property Resources LLC	12705 West Colonial Drive, Winter Garden FL 34787	HC
5	01741108	Linda Fite	PO Box 1402, Huntersville, NC 28078	NR
6	01741109	Linda D Fite	PO Box 1402, Huntersville, NC 28078	NR
7	01741110	Linda D Fite	PO Box 1402, Huntersville, NC 28078	NR
8	01741111	Linda Fite	PO Box 1402, Huntersville, NC 28078	NR
9	01741112	Linda Fite	PO Box 1402, Huntersville, NC 28078	NR
10	01741113	Linda Fite	PO Box 1402, Huntersville, NC 28078	NR
11	01741114	Stan P Nixon & Bessie B Nixon	4328 Carmel Rd, Charlotte, NC 28211	NR
12	01741102	David A Beatty	PO Box 1721, Davidson, NC 28037	HC
13	01741118	Linda Fite	PO Box 1402, Huntersville, NC 28078	NR
14	01741104	Linda Fite	PO Box 1402, Huntersville, NC 28078	NR
15	01741105	Thomas M Bowers, Timothy W Bowers & Daniel W Bowers	30011 Del Ray, Temecula CA 92591	NR
16	01741106	Chin Chen Yang	13033 Ethelyn Circle, Huntersville, NC 28078	NR
17	01741107	Linda Drake Fite	PO Box 1402, Huntersville, NC 28078	NR
18	01739102	Cars-DBS LP	8270 Greensboro Drive #950, Mclean VA 22120	VS(CD)
19	01745101	The Bowman Group	10228 Gaverner Lane Blvd #3002, Williamsport MD 21795	SP
20	01745102	B&B Partnered Investments LLC	100 Center Lane, Huntersville NC 28078	CB
21	01745109	B&B Partnered Investments LLC	100 Center Lane, Huntersville NC 28078	CB
22	01745108	Mark Charles Smith & Kathleen D Smith	3636 Live Oaks Avenue, Terrell NC 28662	CB
23	01744101	EP Realy NC LLC	4401 Colwick Road, Charlotte NC 28211	VS
		Margie Taylor,	13027 Mt Holly-Huntersville Rd, Huntersville NC 28078,	
		Anne Settlemyer,	930 Estes Rd Lorena TX 76655,	
24	01708104	James SR Earnhardt,	13424 Mt Holly-Huntersville Rd, Huntersville NC 28207	GR
25	01708103	Lois Lathan	11813 Chase Wellesly Drive Apt 1022, Richmond VA 23233	GR
26	01707242	Marjorie Taylor	510 Mt Holly-Huntersville Rd, Huntersville NC 28078	GR
27	01707225	Eric A Good & Cindy N Good	PO Box 653, Huntersville NC 28078	GR
		Carol Ann Queen	1127 Clearspring Drive, Charleston SC 29412	GR

28	01707232	Janet Davis Dove	13200 Mt Holly- Huntersville Rd, Huntersville NC 28078	GR
29	01707226	Daniel A Ranson & Kandi K Ranson	13353 Old Statesville Rd, Huntersville NC 28078	NR
30	01707501	Association Inc Monteith Place Homeowners & C/O CSI Property Management	PO Box 4810, Davidson NC 28036	NR(CD)
31	01707269	Association Inc Monteith Place Homeowners & C/O CSI Property Management Steven P Talbot, Susan D Stuckey,	PO Box 4810, Davidson NC 28036	NR(CD)
32	01707257	Trustees Under Steven Talbot & Susan Stuckey Family Legacy Trust	11630 Lottingly Drive, Huntersville NC 28078	NR(CD)
33	01707258	Ann N Kuhl	11626 Lottingly Drive, Huntersville NC 28078	NR(CD)
34	01707259	Stephen II Owens & Ashley Owens	11622 Lottingly Drive, Huntersville NC 28078	NR(CD)
35	01707260	Yovany Batista & Sarah Aruta	11618 Lottingly Drive, Huntersville NC 28078	NR(CD)
36	01707261	Benjamin Keith Latimer & Katrina Lynn Latimer	11614 Lottingly Drive, Huntersville NC 28078	NR(CD)
37	01707262	Nicole Napodano	11608 Lottingly Drive, Huntersville NC 28078	NR(CD)
38	01707263	William J Van Allen & Angela Van Allen	11604 Lottingly Drive, Huntersville NC 28078	NR (CD)
39	01707268	Association Inc Monteith Place Homeowners & C/O CSI Property Management	PO Box 4810, Davidson NC 28036	NR(CD)
40	01707256	Brandon Michael Sides & Leanna Renee Sides	12531 Surreykirt Lane, Huntersville NC 28078	NR(CD)
41	01707255	Howard E Jr Logan	12527 Surreykirt Lane, Huntersville NC 28078	NR(CD)
42	01707254	Corey Newton & Crystal Newton	12523 Surreykirt Lane, Huntersville NC 28078	NR(CD)
43	01707253	Jennifer E Mccllland	12519 Surreykirt Lane, Huntersville NC 28078	NR(CD)
44	01707252	James Clinton Roberson	12515 Surreykirt Lane, Huntersville NC 28078	NR(CD)
45	01707251	Justin Winge & Ashley Winge	12511 Surreykirt Lane, Huntersville NC 28078	NR(CD)
46	01707250	Jerame Donley	12507 Surreykirt Lane, Huntersville NC 28078	NR(CD)
47	01707249	Amerly T Hazembuller & Rafael E hazembuller	12503 Surreykirt Lane, Huntersville NC 28078	NR(CD)
48	01707384	Christopher Scott Miller & Meredith C McIntire-Miller	11529 Lottingly Drive, Huntersville 28078	NR(CD)
49	01707383	Drew E Bobo & Oanh Yang	11525 Lottinlgy Drive, Huntersville NC 28078	NR(CD)
50	01707385	Meshach Cleary & Marcy P Cleary	12514 Surreykirt Lane, Huntersville NC 28078	NR(CD)
51	01707386	Stephen Swanick & Andrea Swanick	12903 Heath Grove Drive, Huntersville NC 28078	NR(CD)
52	01707387	Eduardo Ferrari	12906 heath Grove Drive, Huntersville NC 28078	NR (CD)
53	01707374	Constance Evans & Billy Singletary	12901 Heath Grove Drive, Huntersville 28078	NR (CD)
54	01707375	Greendrive Management LLC	12902 Heath Grove, Huntersville NC 28078	NR(CD)
55	01707376	Richard L Thompson & Linda L Thompson	12832 Heath Grove Drive, Huntersville NC 28078	NR(CD)
56	01707377	Jun Miguei Richardson & Twyla H Richardson	12828 Heath Grove Drive, Huntersville NC 28078	NR(CD)
57	01707378	Ronald Jr Curry	12824 Heath Grove Drive, Huntersville NC 28078	NR(CD)
58	01707271	Association Inc Monteith Place Homeowners & C/O CSI Property Management	PO Box 4810, Davidson NC 28036	NR(CD)

HOA within 2000'-

	PID:	Owner:	Mailing Address:	Zoning:
1	01719302	Owners Association Inc Huntersville Business Property	13801 Reese Boulevard Suite 300, Huntersville NC 28078	CB
2	00934297	Monteith Park Homeowners Association Inc	PO Box 472029, Charlotte NC 28247	NR
3	01737529	Association Inc Plum Creek Property Owners	PO Box 87, Huntersville NC 28078	GR

Town Staff: Planning Department-

	Title:	Name:	Mailing Address:
1	Planning Director	Jack Simoneau	PO Box 664, 105 Gilead Road, Suite 300, Huntersville, NC 28070
2	Planning Technician	Caroline Sawyer	PO Box 664, 105 Gilead Road, Suite 300, Huntersville, NC 28070
3	Principal Planner	David Peete	PO Box 664, 105 Gilead Road, Suite 300, Huntersville, NC 28070
4	Town Transportation Engineer	Stephen Trott	PO Box 664, 105 Gilead Road, Suite 300, Huntersville, NC 28070

Town Council-

	Title:	Name:	Mailing Address:
1	Mayor	The Honorable John Aneralla, Mayor	15705 Framingham Lane, Huntersville, NC 28708
2	Commissioner	The Honorable Melinda Bales, Commissioner	15426 Ranson Road, Huntersville, NC 28708
3	Commissioner	The Honorable Dan Boone, Commissioner	317 Southland Road, Huntersville, NC 28708
4	Commissioner	The Honorable Mark Gibbons, Commissioner	13818 Bramborough Road, Huntersville, NC 28708
5	Commissioner	The Honorable Charles Guignard, Commissioner	201 Sherwood Drive, Huntersville, NC 28708
6	Commissioner	The Honorable Rob Kidwell, Commissioner	7603 Rolling Meadows Lane, Huntersville, NC 28708
7	Commissioner	The Honorable Danny Phillips, Commissioner	14720 Brown Mill Road, Huntersville, NC 28708

Exhibit A-2



Mattamy Homes
2127 Ayrsley Town Blvd.
Suite 201
Charlotte, NC 28273

October 7, 2016

RE: **Magnolia Walk - Neighborhood Meeting**
 Major Subdivision Sketch Plan
 Parcel # 01741101 Owner: Charles Richard Fite Jr.
 Parcel # 01707228 Owner: Mary M. Davis & William M. Davis
 Parcel # 01707227 Owner: Martha Sims Sanders & Rebecca Sims Phillips

Dear Neighbor:

Mattamy Homes cordially invites you to attend a Neighborhood Meeting to share their plans regarding the Magnolia Walk Community. The current plan is proposing a master planned residential community on the site consisting of +/-70 acres. The location of the community is along Statesville Road, just north of the Huntersville Family Fitness & Aquatics Center.

Mattamy Homes has submitted an application and sketch plan to the Town of Huntersville that is currently being reviewed as a Major Subdivision Sketch Plan. Please come join us to hear more about this exciting project:

Magnolia Walk Neighborhood Meeting Location:

Huntersville Town Hall
101 Huntersville-Concord Road
Huntersville, NC 28078

Date & Time:

Thursday, October 20, 2016
6:00 PM – 7:00 PM

Please find the enclosed map and directions to the meeting on the reverse side of this page. Thank you in advance for your interest and participation. We look forward to meeting you and sharing our vision for this exciting new project.

Cordially,

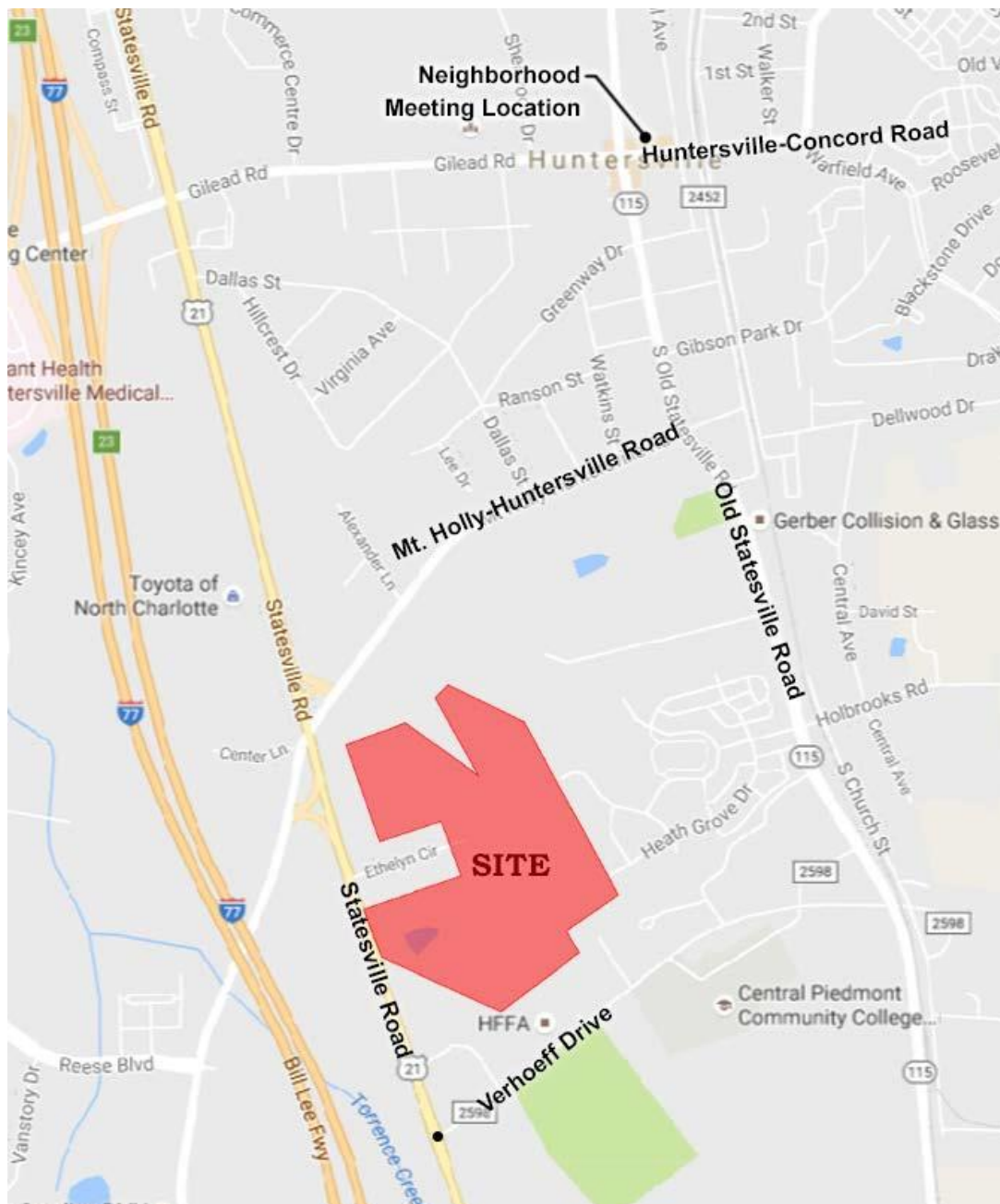
Bob Wiggins
Mattamy Homes

Magnolia Walk Neighborhood Meeting

Huntersville Town Hall

101 Huntersville-Concord Rd, Huntersville, NC 28078

From the intersection of Statesville Road and Verhoeff Drive, head north on Statesville Road and turn right onto Mt. Holly-Huntersville Road. Proceed northeast on Mt. Holly-Huntersville Road and make a left onto Old Statesville Road. Continue north about ½ mile. The destination will be on the corner of Old Statesville Road and Huntersville-Concord Road across from the Cashion's Quik Stop.



**MAGNOLIA WALK
NEIGHBORHOOD MEETING
THURSDAY, OCTOBER 20, 2016
SIGN-IN SHEET**

Exhibit B

Name: MATT MANDUE
Address: ESL
Phone: _____
Email: _____

Name: POH WIGBOWS
Address: MATTAM
Phone: _____
Email: _____

Name: JAMES MATHESON
Address: MATTAM
Phone: _____
Email: _____

Name: RON CURRY
Address: 12824 HEATH GROVE DR
Phone: 704-604-4276
Email: rcj2709@carolm.pb.com

Name: JENNIFER DAVIS
Address: 7530 McILWAIN Rd
Phone: 704 918 9357
Email: jennifer.davis078@gmail.com

Name: Daniel + Randy Ranson
Address: 13353 Old Slatesville Rd
Phone: _____
Email: DanielRanson59@gmail.com

Name: James C. Roberson
Address: 12515 Surrey Kirk Ln.
Phone: 704-293-3438
Email: clint.roberson@hotmail.com

Name: DAN GIOIO
Address: ESL
Phone: _____
Email: _____

Name: JEREMY BANNER
Address: MATTAM
Phone: _____
Email: _____

Name: David Peele
Address: TOIT
Phone: _____
Email: _____

Name: Marcy Cleary
Address: 12514 Surrey Kirk Ln
Phone: 704-835-0582
Email: marcycleary@kw.com

Name: DAN BOONE
Address: 317 Southland Rd
Phone: Av. 11c
Email: DANBOONEVC@AOL.COM

Name: Chris Miller
Address: 11529 Lottinway Dr
Phone: 615-556-5776
Email: chrismiller82@gmail.com

Name: Glen + Sara Suyers
Address: 13734 Bonnerby
Phone: 704-727-5572
Email: _____

Ben Caggins

Monteth Place

204-948-2739

ben.caggins1976@gmail.com

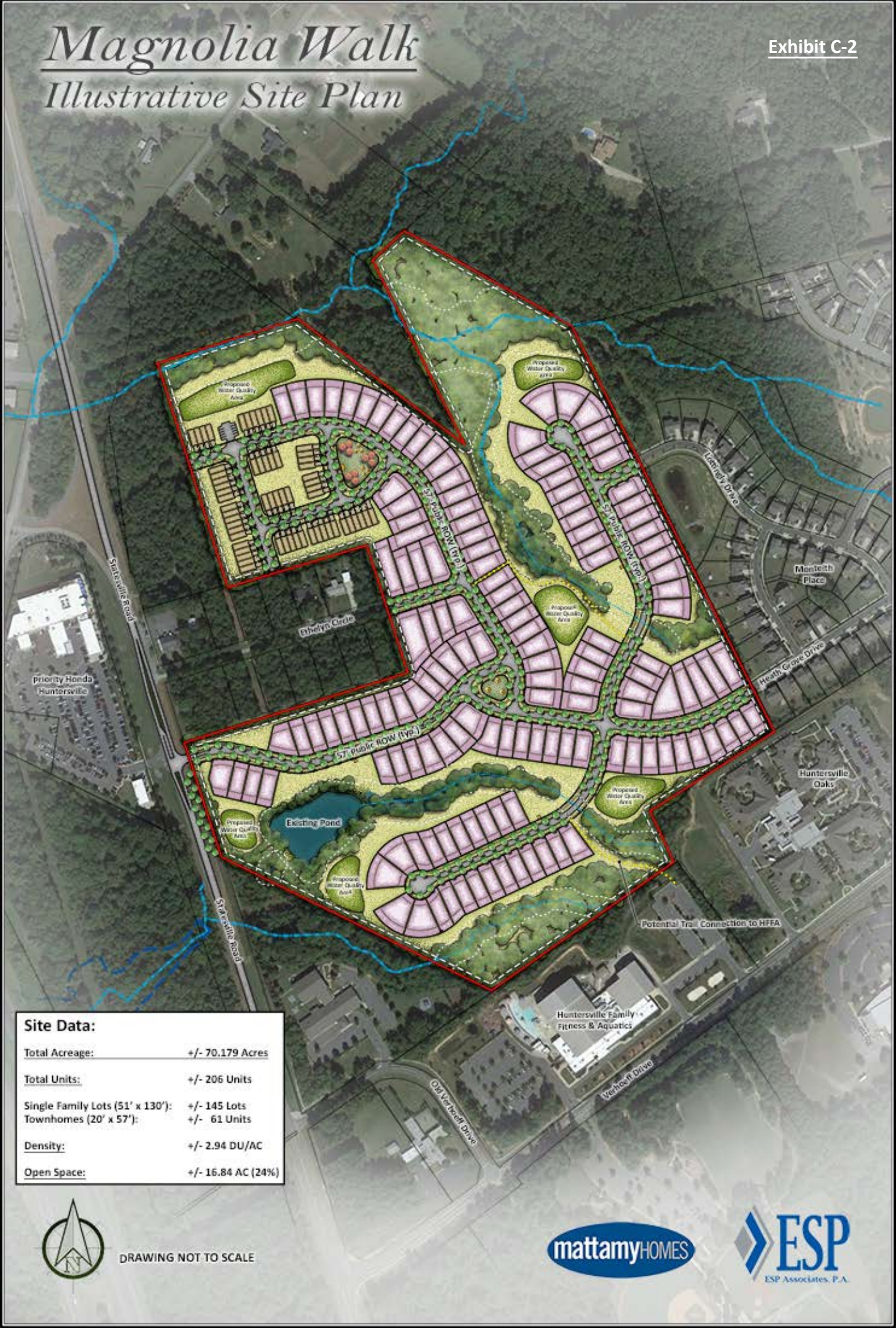
DRAFT



Magnolia Walk

Illustrative Site Plan

Exhibit C-2



Site Data:

Total Acreage:	+/- 70.179 Acres
Total Units:	+/- 206 Units
Single Family Lots (51' x 130'):	+/- 145 Lots
Townhomes (20' x 57'):	+/- 61 Units
Density:	+/- 2.94 DU/AC
Open Space:	+/- 16.84 AC (24%)



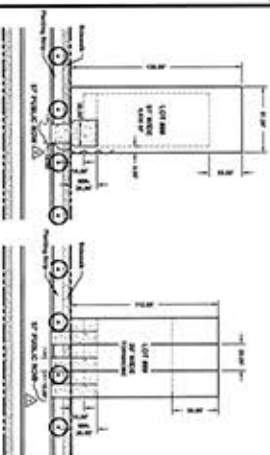
DRAWING NOT TO SCALE

mattamyHOMES

ESP
ESP Associates, P.A.



TYPICAL LOT DETAILS:
NOT TO SCALE



Sheath:
 FRONT: 16" - 20" (measured at waist)
 BACK OF SKIRT: 16" (measured at waist)
 SIDE: 5" (waist)
 SKIRT CORNER: 16"
 REAR: 25"

Sheath:
 FRONT: 16" - 20" (measured at waist)
 BACK OF SKIRT: 16" (measured at waist)
 SIDE: 5" (waist)
 SKIRT CORNER: 16"
 REAR: 35"

Note: All models shown are wearing Supima®.

SITE PLANNING DATA TABLE[illegible]

DECLARATION OF INTEREST

1. All participants had experience with past IT use and showed high motivation to interact. In the course of experimental procedures, they were given an overview of the system and the system was tested. All participants were instructed to use the system in a way that was consistent with the system's design.

It is no easy feat to identify a single, private party that is directly and substantially in the economic interest of a public entity for purposes of the public trust doctrine.

is labeled "Sulfonamide" there will be a listing of CSE within the relevant chapter. The listing will include the name of the chemical, its chemical structure, and a brief description of its use. The listing will also include a brief description of the chemical's physical and chemical properties, and a brief description of its use in the chemical industry.

biochemical therapy and to all other medical treatments with a 100% success rate. It is the only treatment of proven benefit (over and over and over again) to have been shown to be effective in the treatment of all forms of cancer. The only treatment to have been shown to be effective in the treatment of all forms of cancer. The only treatment to have been shown to be effective in the treatment of all forms of cancer.

[illegible]

These authors report that the use of a computerized system for monitoring and recording the time spent on each task during a shift can help to identify areas for improvement. The authors also report that the use of a computerized system for monitoring and recording the time spent on each task during a shift can help to identify areas for improvement.

© 1998 by the American Psychological Association, 0893-3200/98/\$12.00 DOI: 10.1037/0893-3200.12.4.595

SEE US TODAY TO DISCOVER HOW WE CAN HELP YOU INCREASE YOUR BUSINESS IN THE NEW YEAR. WE'LL BE THERE TO HELP YOU WITH ALL YOUR BUSINESS NEEDS. WE'LL BE THERE TO HELP YOU WITH ALL YOUR BUSINESS NEEDS. WE'LL BE THERE TO HELP YOU WITH ALL YOUR BUSINESS NEEDS.

[illegible]

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24. The 1970s of the 1970s was a period of intense social and political change in the United States. The 1970s was a period of intense social and political change in the United States. The 1970s was a period of intense social and political change in the United States.

[illegible]

GENERAL NOTES:

Abstracts: *See* page 100.

Extensive program and services demonstrate
 leadership, vision and the "gold" determination to build a better tomorrow for the community.

1. *Researcher's Right to Refuse to Participate* (IRB/ethics and standards) and *Researcher's Right to Refuse to Participate* (IRB/ethics and standards) are the same as the *Researcher's Right to Refuse to Participate* (IRB/ethics and standards) and the *Researcher's Right to Refuse to Participate* (IRB/ethics and standards).

and the fact that the authors of the book are not only well-known in the field but also have a long history of collaboration with the authors of the book. The book is a valuable addition to the literature on the topic and is highly recommended for those interested in the field.

Product description:
The *Handbook of the History of the United States* is a comprehensive, multi-volume work that provides a detailed account of the country's past. It covers the period from the early colonial years to the present, and is written in a clear, accessible style. The book is suitable for both students and general readers, and is a valuable resource for anyone interested in the history of the United States.



ESP Associates, P.A.

P.O. Box 7030
Charlotte, NC 28241
NC - 704.583.4349
www.englishshelers.com

www.rugbistheclub.com

1

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FPA Association, P.A.

Mattamy Homes

2127 Aubrey Town Blvd
Suite 201
Charlotte NC 28273

PRELIMINARY
Not for Construction

**Magnolia Walk
Major Subdivision
Sketch Plan**
EPM # 368972

EPM # 36897

2

**Major Subdivision
Sketch Plan-Overall
(SHEET 1 of 4)**

CHIEF

0141



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[illegible]