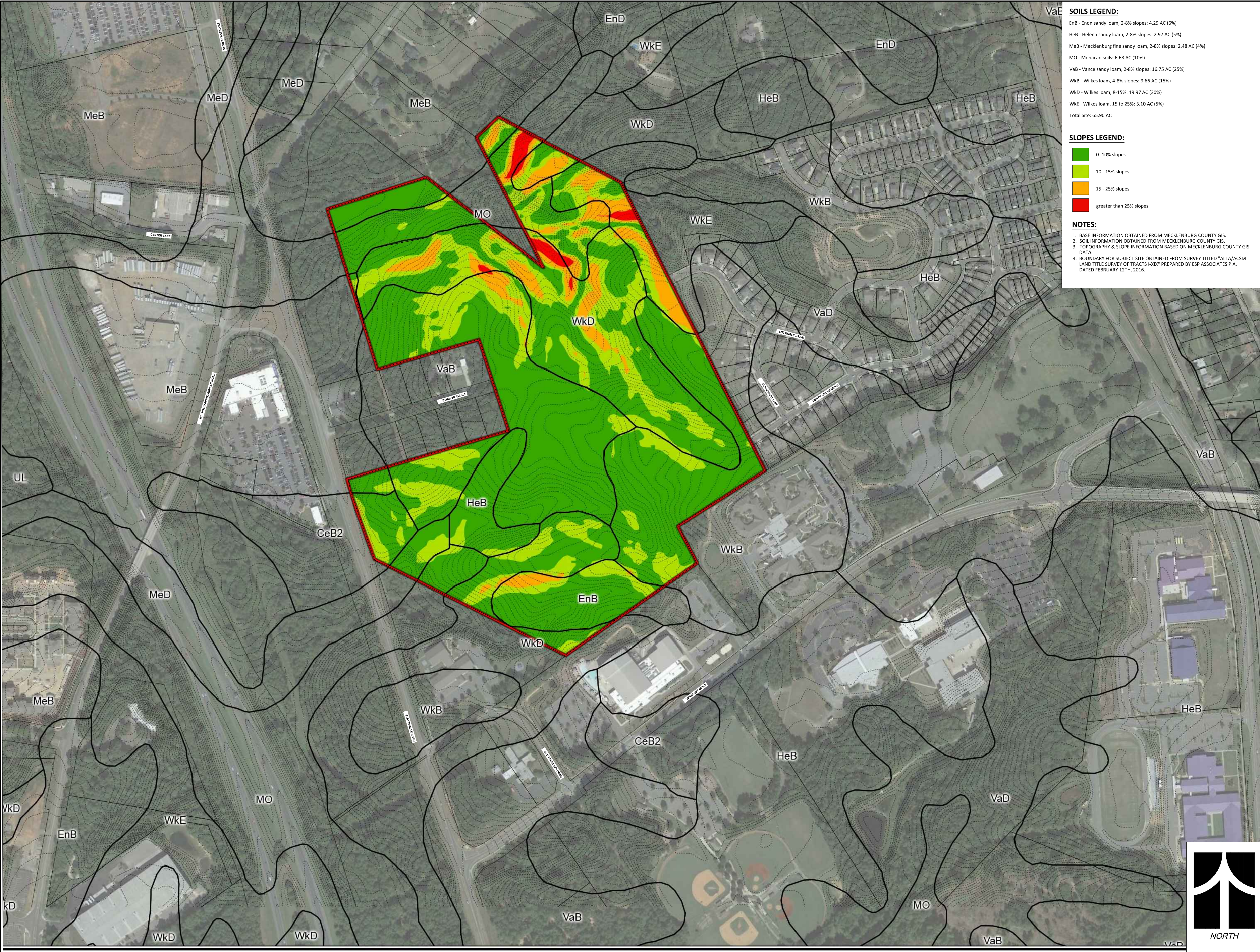


WETLAND AREAS DEPICTED HEREON WERE DELINEATED BY CAROLINA WETLAND SERVICES ON JUNE 7 AND JUNE 14, 2016.

NO.	DATE	REVISION	BY
TOPOGRAPHIC & TREE SURVEY OF TAX PARCELS: PART #01741101, #01707227 & #01707228			PROJECT NO. D518.800.000
			SCALE 1"=100'
			DATE 1/16/16
			DRAWN BY RLS
LOCATED IN: TOWN OF HUNTERSVILLE MECKLENBURG COUNTY NORTH CAROLINA			CHECKED BY WPR
			DATE SUBMITTED JULY, 2016
			DRAWING NO. D518.800.000-REV.DWG
CLIENT: MATTAMY HOMES 2127 ARNOLD TOWN BLVD., SUITE 201 CHARLOTTE, NORTH CAROLINA, 28273 (704) 731-1421			
			SHEET 1 OF 1



SOILS LEGEND:

EnB - Enon sandy loam, 2-8% slopes: 4.29 AC (6%)
HeB - Helena sandy loam, 2-8% slopes: 2.97 AC (5%)
MeB - Mecklenburg fine sandy loam, 2-8% slopes: 2.48 AC (4%)
MO - Monacan soils: 6.68 AC (10%)
VaB - Vance sandy loam, 2-8% slopes: 16.75 AC (25%)
WkB - Wilkes loam, 4-8% slopes: 9.66 AC (15%)
WkD - Wilkes loam, 8-15%: 19.97 AC (30%)
WkE - Wilkes loam, 15 to 25%: 3.10 AC (5%)
Total Site: 65.90 AC

SLOPES LEGEND:

0 - 10% slopes
10 - 15% slopes
15 - 25% slopes
greater than 25% slopes

NOTES:

1. BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
2. SOIL INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
3. TOPOGRAPHY & SLOPE INFORMATION BASED ON MECKLENBURG COUNTY GIS DATA.
4. BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY TITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIV" PREPARED BY ESP ASSOCIATES P.A., DATED FEBRUARY 12TH, 2016.



P.O. Box 7030
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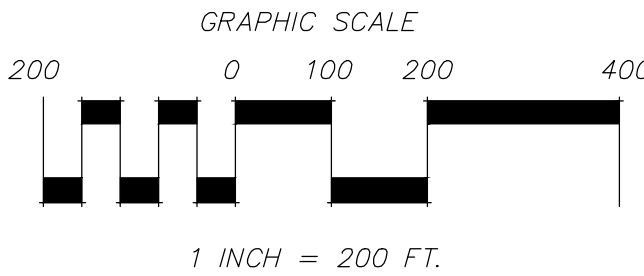
2127 Ayrley Town Blvd
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Charlotte NC 28273

Magnolia Walk Major Subdivision Sketch Plan

Slope and Soils Plan

EPM #368972

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO DS19.100

DRAWING DS19-Slope and Soils.dwg

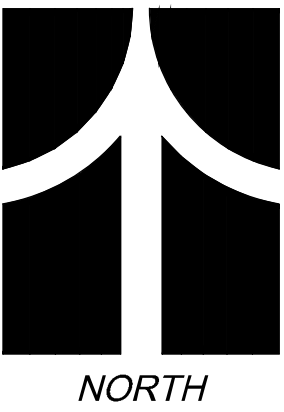
DATE 08/16/2016

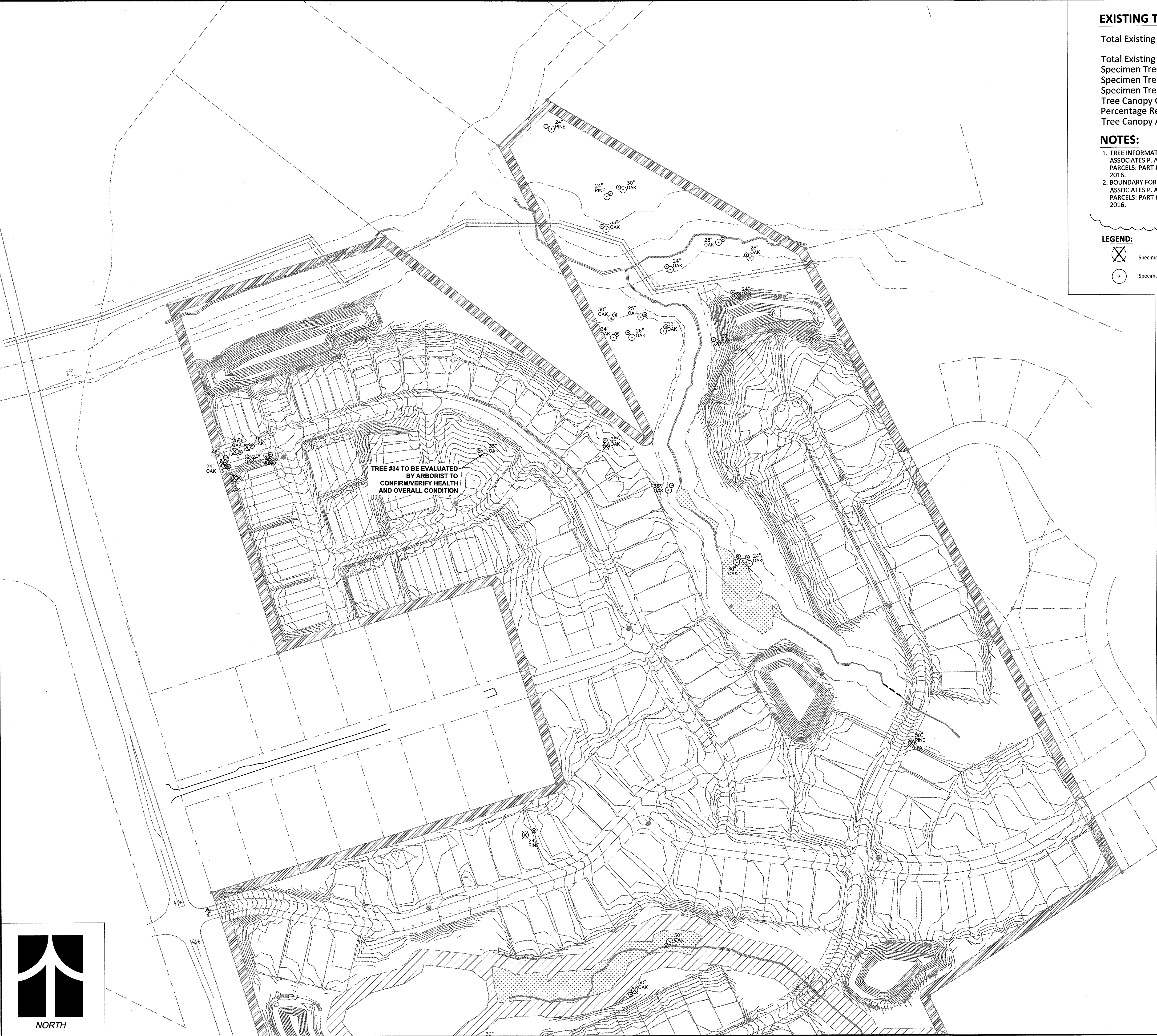
DRAWN BY GM

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	9/1/16	DG	PER STAFF COMMENTS 8/25/16
2	10/20/16	DG	PER STAFF COMMENTS 9/30/16
3	11/21/16	DG	PER STAFF COMMENTS 11/15/16







EXISTING TREE SUMMARY:

Total Existing Heritage Trees:	+/- 0
Total Existing Specimen Trees:	+/- 41
Specimen Trees Required to Save:	10% of Existing
Specimen Trees To Be Removed:	+/- 19 (+/- 46%)
Specimen Trees To Remain:	+/- 22 (+/- 54%)
Tree Canopy Coverage:	+/- 69 Acres (98%)
Percentage Required to Save:	10% of Existing
Tree Canopy Actually Saved:	+/- 15 Acres (21%)

NOTES:

1. TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES P. A. ENTITLED "TOPOGRAPHIC & TREE SURVEY OF TAX PARCELS: PART #01741101, #01707227 & #01707228" DATED AUGUST 5, 2016.
2. BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES P. A. ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF TAX PARCELS: PART #01741101, #01707227 & #01707228" DATED AUGUST 1, 2016.

LEGEND:

-  Specimen Tree to Be Removed
-  Specimen Tree to Remain

Point Table	
NUMBER	Description
1	24" PINE
2	24" PINE
3	30"OAK
4	33"OAK
5	24"OAK
6	28" OAK
7	28"OAK
8	24"OAK
9	36"OAK
10	33"OAK
11	25"OAK
12	30"OAK
13	24"OAK
14	26"OAK
15	35"OAK
16	38"OAK
17	30"OAK
18	24"OAK
19	36"OAK
20	56"OAK
21	46"OAK
22	52"OAK
23	42"OAK
24	24"OAK
25	36"OAK
26	24"OAK
27	30"OAK
28	36"OAK
29	36"OAK
30	24"OAK
31	56"OAK
32	30"OAK
33	24" PINE
34	33" PINE
35	24"OAK
36	24"OAK
37	31"OAK
38	25"OAK
39	24"OAK
40	24" OAK
41	24" OAK



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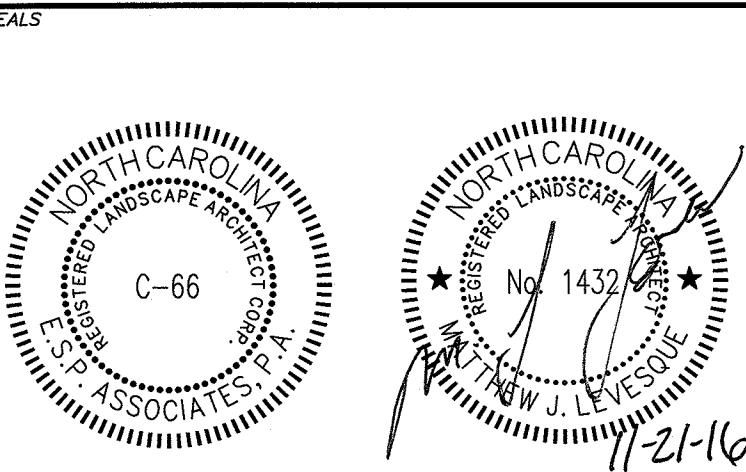
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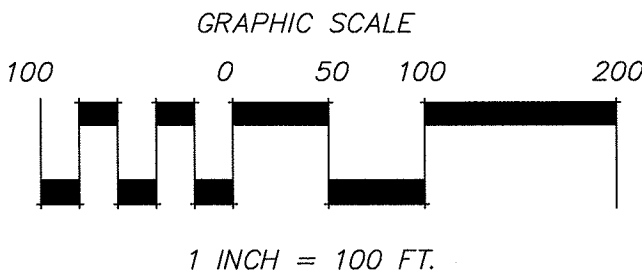


Magnolia Walk
Major Subdivision
Sketch Plan

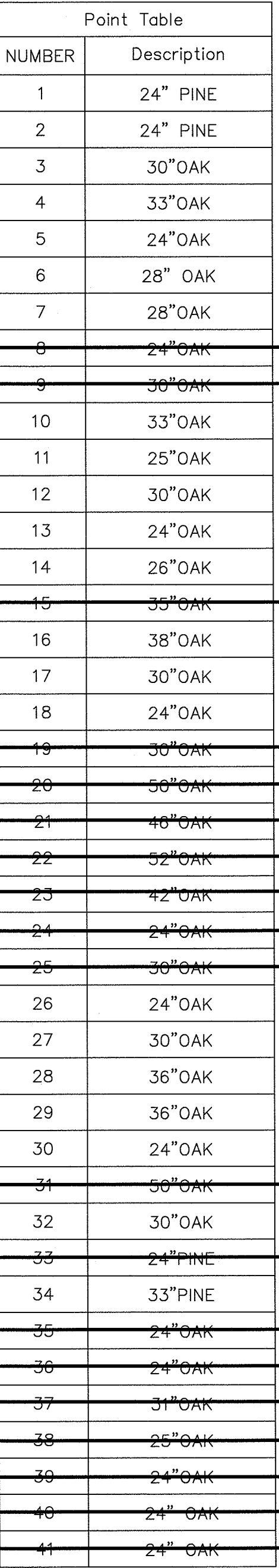
EPM # 368972

Preliminary
Tree Preservation
Plan
(Sheet 1 of 2)

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO		BM21.100	
DRAWING		BM21—Tree Mitigation.dwg	
DATE		08/16/2016	
DRAWN BY		DG	
CHECKED BY		MM	
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	9/1/16	DG	PER STAFF COMMENTS 8/25/16
2	10/20/16	DG	PER STAFF COMMENTS 9/30/16
3	11/21/16	DG	PER STAFF COMMENTS 11/15/16



Point Table	
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15	35"OAK
16	38"OAK
17	30"OAK
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28	36"OAK
29	36"OAK
30	24"OAK
31	50"OAK
32	30"OAK
33	24" PINE
34	33" PINE
35	24"OAK
36	24"OAK
37	31"OAK
38	26"OAK
39	24"OAK
40	24" OAK
41	24" OAK

**TREE #34 TO BE EVALUATED
BY ARBORIST TO
CONFIRM/VERIFY HEALTH
AND OVERALL CONDITION**

EXISTING TREE SUMMARY:



Total Existing Heritage Trees: +/- 0

Total Existing Specimen Trees:	+/- 41
Specimen Trees Required to Save:	10% of Existing
Specimen Trees To Be Removed:	+/- 19 (+/- 46%)
Specimen Trees To Remain:	+/- 22 (+/- 54%)
Tree Canopy Coverage:	+/- 69 Acres (98%)
Percentage Required to Save:	10% of Existing
Tree Canopy Actually Saved:	+/- 15 Acres (21%)

NOTES:

1. TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES P. A. ENTITLED "TOPOGRAPHIC & TREE SURVEY OF TAX PARCELS: PART #01741101, #01707227 & #01707228" DATED AUGUST 5, 2016.
2. BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES P. A. ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF TAX PARCELS: PART #01741101, #01707227 & #01707228" DATED AUGUST 1, 2016.

LEGEND:

-  Specimen Tree to Be Removed
-  Specimen Tree to Remain



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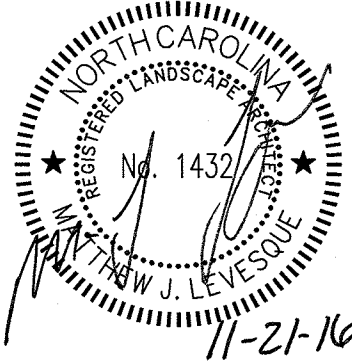
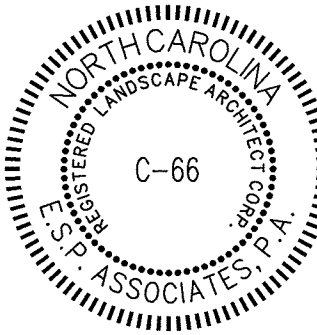
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SEALS

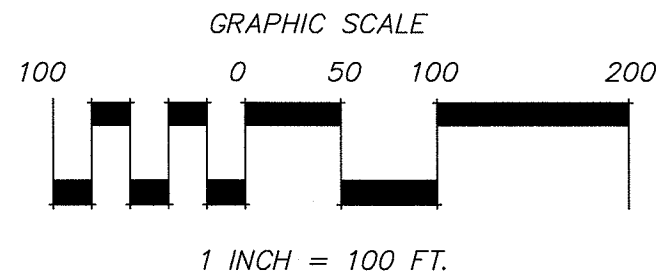
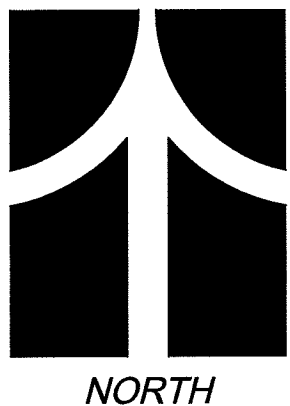


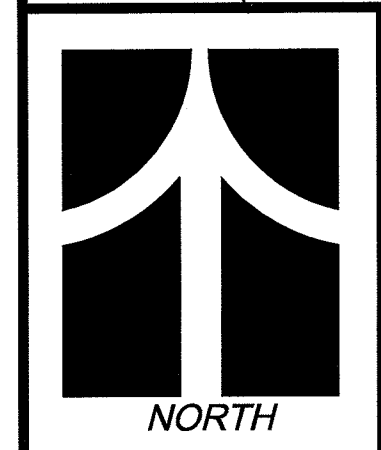
Magnolia Walk Major Subdivision Sketch Plan

EPM # 368972

Preliminary Tree Preservation Plan (Sheet 2 of 2)

PROJECT LOCATION	HUNTERSVILLE, NC
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[illegible]



Note: All setbacks shown are minimum requirements.

DEVELOPMENT NOTES:

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NECDMA AND ALL APPLICABLE STATE AND FEDERAL LAWS.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON AND/OR OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DESIGNATED FOR PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO REVIEWING VERTICAL ALIGNMENT, GRADE, AND EXISTING UTILITIES.
5. IMPROVEMENTS (INCLUDING RIGHT-OF-WAY AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS, MODIFICATIONS TO PLAN MAY BE REQUIRED).
6. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIREMENT STRIP ALONG ADJACENT DRIVEWAYS AND DRIVEWAYS TO THE PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
7. LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENTATION.
8. PAVEMENT LOCATIONS ARE THE SITE OF THE PAVEMENT WITH USPS DURING CONSTRUCTION DOCUMENT PHASE. GARAGE TO BE PICKED UP AT EACH RESIDENCE VIA ROLL-OUT CONTAINERS, THESE METHODS ARE SUBJECT TO CHANGING PENDING PERMITS AND/OR CHANGING AND/OR CLOSING OF THE DRIVEWAY.
9. FOR LOTS 30 FEET WIDE OR LESS, DRIVEWAYS SHALL BE NO MORE THAN 14 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE AND TWO-UNIT ATTACHED HOUSE TYPE, OR FOR LOT SUBDIVISION 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 WIDTHS SHALL NOT EXCEED 20 FEET.
10. LOT 1 AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY (TOWN OF HUNTERSVILLE ORDINANCE 8.16.3).
11. WHEN FRONT ENTRY GARAGES ARE USED, IT IS RECOMMENDED TO MINIMIZE THE EXPOSURE OF FRONT PORCHES FROM GARAGES BY HAVING A BUILDING FEATURE PROJECTING FROM OR FLUSH WITH THE GARAGE, HAVE A COLUMN TO SEPARATE A TWO-CAR GARAGE FROM ANY OTHER TECHNIQUE AS DETERMINED BY THE OWNER TO DISCREETLY INTEGRATE THE TOWN OF HUNTERSVILLE ORDINANCE 8.16.4.
12. DIRECT ACCESS FROM LOTS TO A THROUGHFARE IS PROHIBITED.
13. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 OF THE TOWN OF HUNTERSVILLE SUBDIVISION ORDINANCE.
14. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS LIMITED TO THE REDUCTION OF THE FLOODWAY DISTRICT SUBDIVISION ORDINANCE.
15. THE TOWN OF HUNTERSVILLE BUILD-TO-LINE IS DEFINED AS, "A LINE EXTENDING THROUGHOUT A LOT OF WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE BUILDING OR BUILDINGS BEING ERRECTED SHALL BE LOCATED. AND SIMILAR APPURTENANCES, MUST BE ERRECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET." THE BUILD-TO-LINE IS ESTABLISHED ON THE RECORD PLAT.
16. RESIDENTIAL LOT TREES:
 - LOTS LESS THAN 10,000 SF: 1 FRONT, 1 REAR YARD TREE REQUIRED
 - LOTS FROM 10,000 - 15,000 SF: 1 FRONT, 2 REAR YARD TREES REQUIRED
 - LOTS ABOVE 15,000 SF: 1 FRONT, 2 REAR YARD TREES REQUIRED
17. WATER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.
18. SANITARY SEWER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.
19. SITE PLAN AND LAYOUT FOLLOW THE TOWN OF HUNTERSVILLE FOUR-STEP PROCESS FOR SUBDIVISIONS AND LOTS WITHIN THE TOWN OF HUNTERSVILLE SUBDIVISION ORDINANCE.
20. APPLICANT REQUESTS WAIVER FROM ARTICLE 7.5.6 OF THE HUNTERSVILLE ZONING ORDINANCE TO EGRESS/ACCESS INTO AREA FROM STATESVILLE ROAD, AT CONNECTION TO HIGHWAY 60, AND/OR ACCESS TO THE DRIVEWAY FROM DRIVE OR LOT 58 & 68-71, GRADING AND CLEARING SHALL BE PERMITTED IN THESE AREAS OF THE 20' PERIMETER BUFFER AS DESIGNATED ON THE SKETCH PLAN. IN AREAS OF DISTURBANCE, THE BUFFER SHALL BE REPLANTED IN THESE AREAS PER ARTICLE 7.5.3 OF THE HUNTERSVILLE ZONING ORDINANCE.
21. THE 20' PERIMETER BUFFER SHALL REMAIN UNDISTURBED ALONG THE PROPERTY LINE IN OTHER AREAS OF THE SITE WITH THE EXCEPTION OF THE AFORESAIDED.
22. IF A NATURAL BUFFER IS NOT PRESENT IN THESE AREAS, THE BUFFER SHALL BE REPLANTED IN PER ARTICLE 7.5.3. OF THE HUNTERSVILLE ZONING ORDINANCE.
23. PARALLEL PARKING SPACES SHOWN ON THE SKETCH PLAN ARE SUBJECT TO CHANGE. LOCATIONS SUBJECT TO MEETING MINIMUM SIGHT DISTANCE REQUIREMENTS.
24. IF ANY OF THE OCCUPANCY TYPES ARE CHANGED, THE BUFFER SHALL BE REPLANTED.
25. IF TREE SAVE AREAS OR SPECIMEN TREES ARE LOCATED IN PRIVATE LOTS, RE-PLANTING OF THOSE LOTS AFTER BUILDING PERMITS ARE ISSUED, BUT PRIOR TO CERTIFICATION OF OCCUPANCY, SHALL BE REQUIRED.
26. IF AN UNDISTURBED BUFFER WARD SHALL BE LOCATED ALONG THE PERIMETER OF THE SUBDIVISION, EXCEPT IN AREAS DESIGNATED BY NOTE #18 AS APPROVED THROUGH THE WAIVER PROCESS IN ORDER TO PROVIDE CONNECTIVITY TO ADJACENT STIP SHALL BE REQUIRED. IF THE BUFFER IS NOT REPLANTED EXISTING VEGETATION DOES NOT EXIST, THE BUFFER SHALL BE REPLANTED PER ARTICLE 7.5.3 OF THE HUNTERSVILLE ZONING ORDINANCE.
27. IF AN INTERSECTION IS SUBJECT TO BE PROVIDED AT THE BACK OF RIGHT-OF-WAY FOR ALL STREET INTERSECTIONS. NO DRIVEWAYS ARE PERMITTED WITHIN THE 15' X 15' CORNER EASEMENT AREA.



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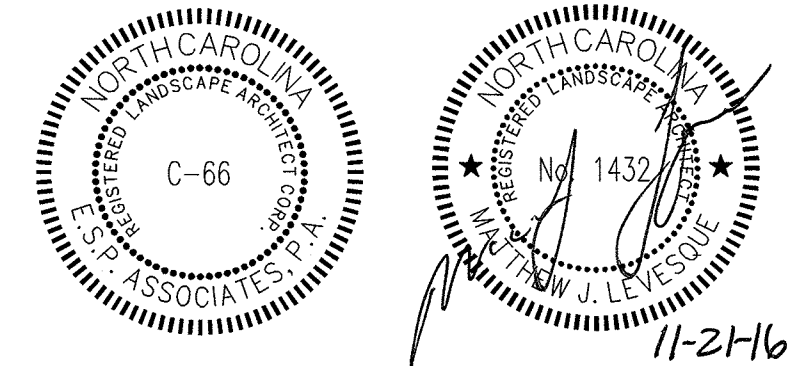
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CLIENT

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SEALS



11-21-16

PROJECT

Magnolia Walk Major Subdivision Sketch Plan

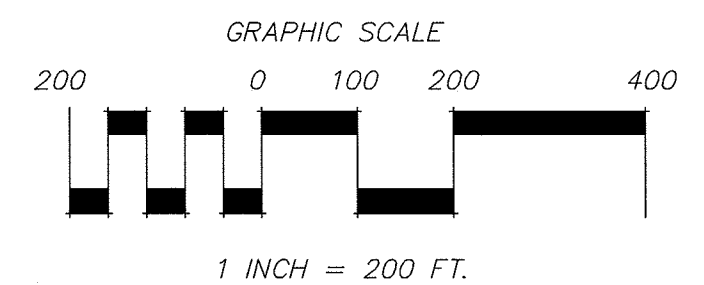
EPM # 368972

EPM # 368972

SHEET TITLE

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

PROJECT LOCATION HUNTERVILLE, NC



1 INCH = 200 FT.

PROJECT NO DS19.100

DRAWING DS19-Major Subdivision Sketch Plan.dwg

DATE 08/16/2016

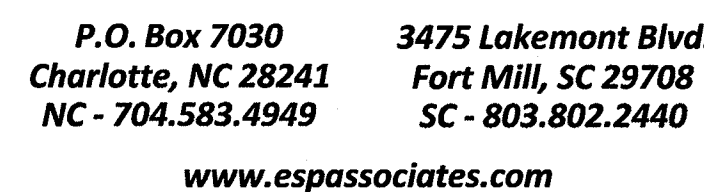
DRAWN BY DG

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

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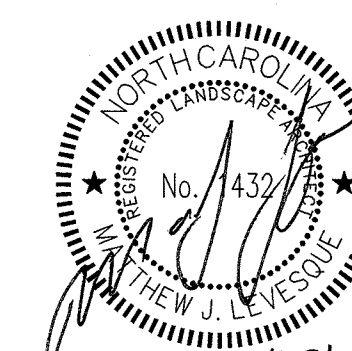
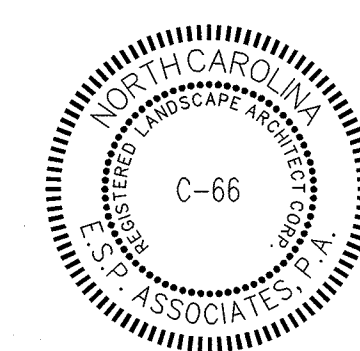
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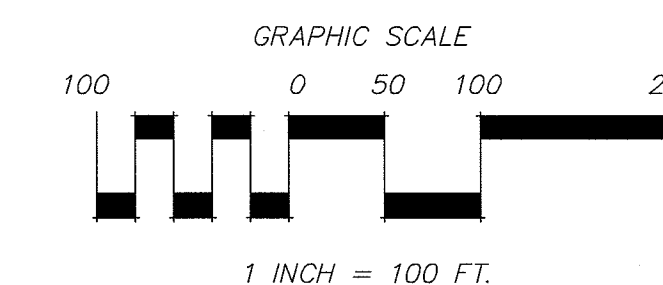
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SWEET

Major Subdivision Sketch Plan -100 Scale (2 of 4)

PROJECT LOCATION	HUNTERSVILLE.
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PROJECT NO. DS19.100

DRAWING DS19—Major Subdivision Sketch Plan and

DATE 08/16/2016

DRAWN BY DG

CHECKED BY MM

AGENCY / SUBMITTAL REGION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1	9/1/16	DG	PER STAFF COMMENTS 8/23/16

2	10/20/16	DG	PER STAFF COMMENTS 9/30/16
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3	11/21/16	DG	PER STAFF COMMENTS 11/15/16
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