

required certification form.



PID:

01741118

01741116

01719302

00934297

01737529

Owners Association Inc Huntersville Business Property

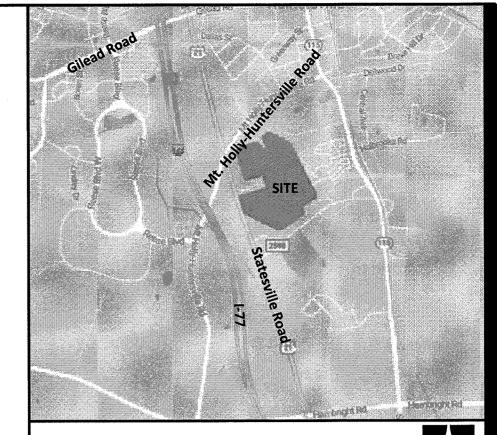
Monteith Park Homeowners Association Inc

Association Inc Plum Creek Property Owners

Sheet Name:	Sheet N
Cover Sheet 3	COVER
Topographic & Tree Survey	Attachmer
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Authority Charlotte Mecklenburg Hospital

Chronic Disease Mecklenburg County & C/O Real Estate/Finance Department



Mailing Address:

PO Box 36022, Charlotte NC 28236

600 E 4th Street FL 11, Charlotte, NC 28202

Vicinity Map



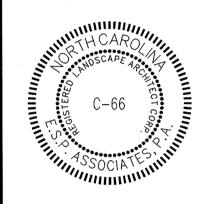
P.O. Box 7030

Charlotte, NC 28241

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2127 Ayrsley Town Blvd Suite 201 Charlotte NC 28273



Zoning:

NR

Zoning:

CB

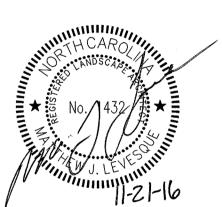
GR

Mailing Address:

13801 Reese Boulevard Suite 300, Huntersville NC 28078

PO Box 472029, Charlotte NC 28247

PO Box 87, Huntersville NC 28078



3475 Lakemont Blvd.

Fort Mill, SC 29708

SC - 803.802.2440

Magnolia Walk **Major Subdivision Sketch Plan**

EPM #368972

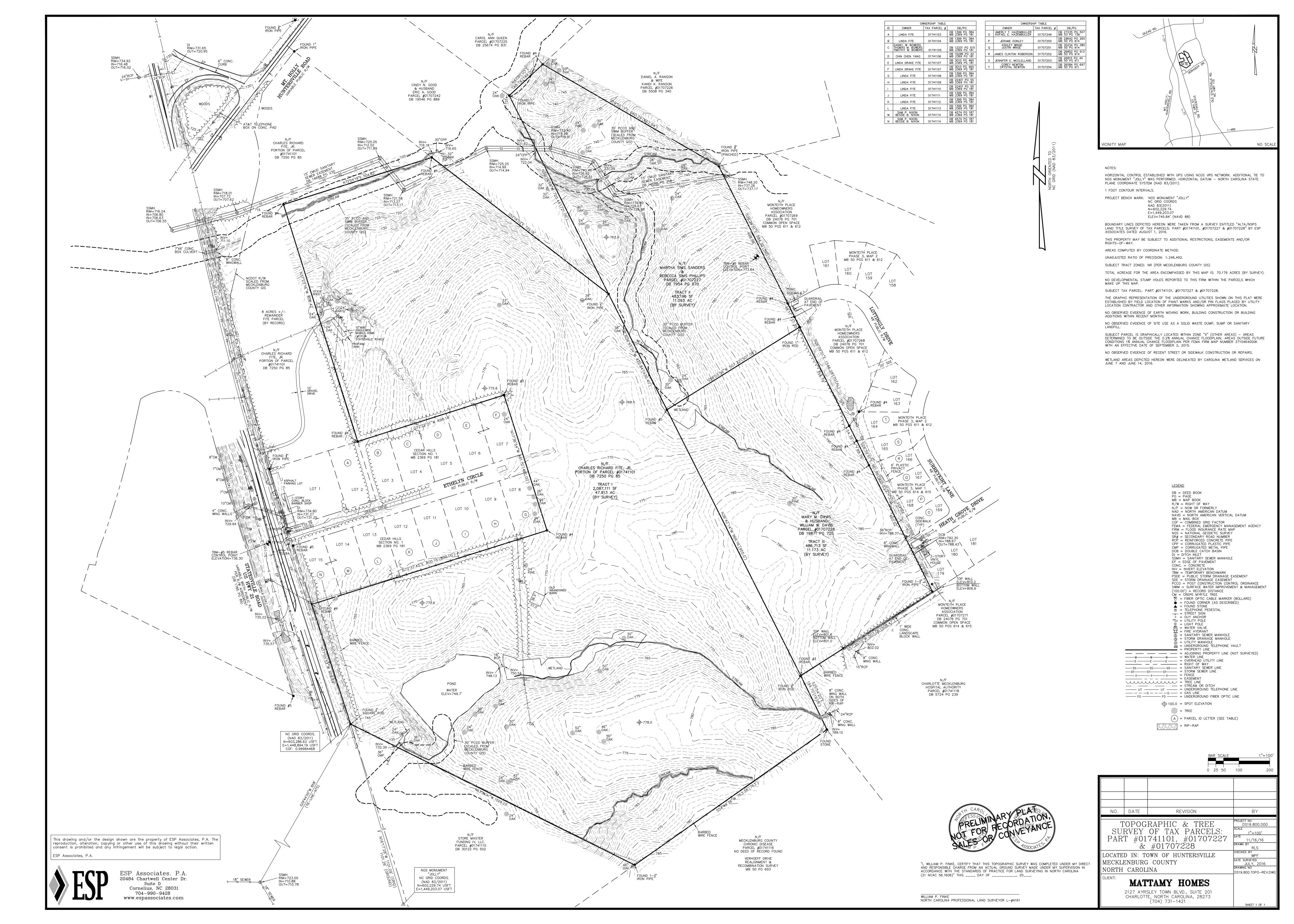
Cover Sheet

HUNTERSVILLE, NC PROJECT LOCATION GRAPHIC SCALE 1 INCH = 200 FT.

PR	OJECT NO	DS1	DS19.100				
DR.	A WING	DS1	DS19—Cover.dwg				
DA	TE	08/	/16/2016				
DR.	AWN BY	DG					
СН	ECKED BY	ММ					
AG	ENCY / S	UBMI 7	TAL 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				
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COVER

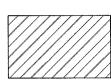
8501 E Princess Drive Suite 190, Scottsdale AZ 85255 01741115 Store Master Funding IV LLC 12705 West Colonial Drive, Winter Garden FL 34787 01739101 **Property Resources LLC** PO Box 1402, Huntersville, NC 28078 01741108 Linda Fite Linda D Fite 01741109 PO Box 1402, Huntersville, NC 28078 Linda D Fite PO Box 1402, Huntersville, NC 28078 01741110 01741111 Linda Fite PO Box 1402, Huntersville, NC 28078 NR 01741112 Linda Fite PO Box 1402, Huntersville, NC 28078 NR 01741113 Linda Fite PO Box 1402, Huntersville, NC 28078 NR 01741114 Sam P Nixon & Bessie B Nixon 4328 Carmel Rd, Charlotte, NC 28211 01741102 David A Beatty PO Box 1721, Davidson, NC 28037 NR 01741118 Linda Fite PO Box 1402, Huntersville, NC 28078 NR 01741104 Linda Fite PO Box 1402, Huntersville, NC 28078 NR 30011 Del Ray, Temecula CA 92591 01741105 Thomas M Bowers, Timothy W Bowers & Daniel W Bowers 13033 Ethelyn Circle, Huntersville, NC 28078 01741106 Chin Chen Yang PO Box 1402, Huntersville, NC 28078 01741107 Linda Drake Fite VS(CD) 01739102 8270 Greensboro Drive #950, Mclean VA 22120 Cars-DB5 LP 10228 Governer Lane Blvd #3002, Williamsport MD 21795 SP 01745101 The Bowman Group CB 01745102 100 Center Lane, Huntersville NC 28078 **B&B Partnered Investments LLC** 01745109 CB 100 Center Lane, Huntersville NC 28078 **B&B Partnered Investments LLC** 01745108 3636 Live Oaks Avenue, Terrell NC 28662 CB Mark Charles Smith & Kathleen D Smith 01744101 VS 4401 Colwick Road, Charlotte NC 28211 EP Realty NC LLC 13027 Mt Holly-Huntersville Rd, Huntersville NC 28078, Margie Taylor, 930 Estes Rd Lorena TX 76655, Anne Settlemyer, 13424 Mt Holly-Huntersville Rd, Huntersville NC 28207 James SR Earnhardt, 11813 Chase Wellesly Drive Apt 1022, Richmond VA 23233 GR 01708104 Lois Lathan 510 Mt Holly-Huntersville Rd, Huntersville NC 28078 GR 01708103 Marjorie Taylor GR PO Box 653, Huntersville NC 28078 01707242 Eric A Good & Cindy N Good GR 01707225 Carol Ann Queen 1127 Clearspring Drive, Charleston SC 29412 GR 13200 Mt Holly-Huntersville Rd, Huntersville NC 28078 01707232 Janet Davis Dove NR 01707226 13353 Old Statesville Rd, Huntersville NC 28078 Daniel A Ranson & Kandi K Ranson NR(CD) 01707501 Association Inc Monteith Place Homeowners & C/O CSI Property Management PO Box 4810, Davidson NC 28036 NR(CD) 01707269 Association Inc Monteith Place Homeowners & C/O CSI Property Management PO Box 4810, Davidson NC 28036 Susan D Stuckey, NR(CD) 01707257 11630 Lottingly Drive, Huntersville NC 28078 Trustees Under Steven Talbot & Susan Stuckey Family Legacy Trust NR(CD) 01707258 Ann N Kuhl 11626 Lottingly Drive, Huntersville NC 28078 NR(CD) 01707259 11622 Lottingly Drive, Huntersville NC 28078 Stephen II Owens & Ashley Owens NR(CD) 01707260 11618 Lottingly Drive, Huntersville NC 28078 Yovany Batista & Sarah Aruta NR(CD) 01707261 11614 Lottingly Drive, Huntersville NC 28078 Benjamin Keith Latimer & Katrina Lynn Latimer NR(CD) 01707262 11608 Lottingly Drive, Huntersville NC 28078 Nicole Napodano NR (CD) 01707263 11604 Lottingly Drive, Huntersville NC 28078 William J Van Allen & Angela Van Allen NR(CD) 01707268 Association Inc Monteith Place Homeowners & C/O CSI Property Management PO Box 4810, Davidson NC 28036 12531 Surreykirt Lane, Huntersville NC 28078 NR(CD) 01707256 Brandon Michael Sides & Leanna Renee Sides NR(CD) 12527 Surreykirt Lane, Huntersville NC 28078 01707255 Howard E Jr Logan NR(CD) 12523 Surreykirt Lane, Huntersville NC 28078 01707254 Corey Newton & Crystal Newton NR(CD) 01707253 12519 Surreykirt Lane, Huntersville NC 28078 Jennifer E Mcclelland 01707252 NR(CD) 12515 Surreykirt Lane, Huntersville NC 28078 James Clinton Roberson 01707251 NR(CD) 12511 Surreykirt Lane, Huntersville NC 28078 Justin Winge & Ashley Winge 01707250 NR(CD) 12507 Surreykirt Lane, Huntersville NC 28078 Jerame Donley 01707249 NR(CD) Amerly T Hazembuller & Rafael E Hazembuller 12503 Surreykirt Lane, Huntersville NC 28078 01707384 Christopher Scott Miller & Meredith C McIntire-Miller NR(CD) 11529 Lottingly Drive, Huntersville 28078 01707383 NR(CD) Drew E Bobo & Oanh Yang 11525 Lottinlgy Drive, Huntersville NC 28078 01707385 12514 Surreykirt Lane, Huntersville NC 28078 NR(CD) Meshach Cleary & Marcy P Cleary 01707386 12903 Heath Grove Drive, Huntersville NC 28078 NR(CD) Stephen Swanick & Andrea Swanick 01707387 NR (CD) Eduardo Ferrari 12909 Heath Grove Drive, Huntersville 28078 01707374 12906 heath Grove Drive, Huntersville NC 28078 NR (CD) Constance Evans & Billy Singletary 12902 Heath Grove, Huntersville NC 28078 NR(CD) 01707375 Greendrive Management LLC NR(CD) 01707376 12832 Heath Grove Drive, Huntersville NC 28078 Richard L Thompson & Linda L Thompson NR(CD) 01707377 Jun Miguel Richardson & Twyla H Richardson 12828 Heath Grove Drive, Huntersville NC 28078 NR(CD) 01707378 Ronald Jr Curry 12824 Heath Grove Drive, Huntersville NC 28078 NR(CD) 01707271 Association Inc Monteith Place Homeowners & C/O CSI Property Management PO Box 4810, Davidson NC 28036







EXISTING WETLANDS (PER SURVEY)



STREAM, WETLAND, & PCCO BUFFERS

EXISTING STREAMS

EXISTING BUILDINGS/STRUCTURES

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

 2. WETLAND INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES P.A., ENTITLED "DS-19 PRELIM-WETLANDS-STREAMS-7-14-16.DWG"

 3. TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A. TITLED "TOPOGRAPHIC & TREE SURVEY OF TAX PARCELS: PART#01741101 & 01707228"

 DATED AUGUST 5, 2016
- DATED AUGUST 5, 2016.

 4. INFORMATION SHOWN ON THE PRELIMINARY EXISTING
 FEATURES PLAN IS BASED ON SURVEY PREPARED BY ESP
 ASSOCIATES, P.A. TITLED "TOPOGRAPHIC & TREE SURVEY OF TAX
 PARCELS: PART #01741101 & 01707228 DATED AUGUST 5, 2016. PRELIMINARY EXISTING FEATURES PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT A SURVEY. PLEASE REFER TO SURVEY TITLED "TOPOGRAPHY & TREE SURVEY OF TAX PARCELS: PART #01741101 & 01707228" DATED AUGUST 5, 2016 FOR SITE INFORMATION.



P.O. Box 7030 Charlotte, NC 28241 NC - 704.583.4949

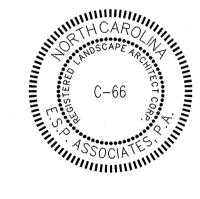
3475 Lakemont Blvd. Fort Mill, SC 29708 SC - 803.802.2440

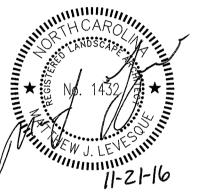
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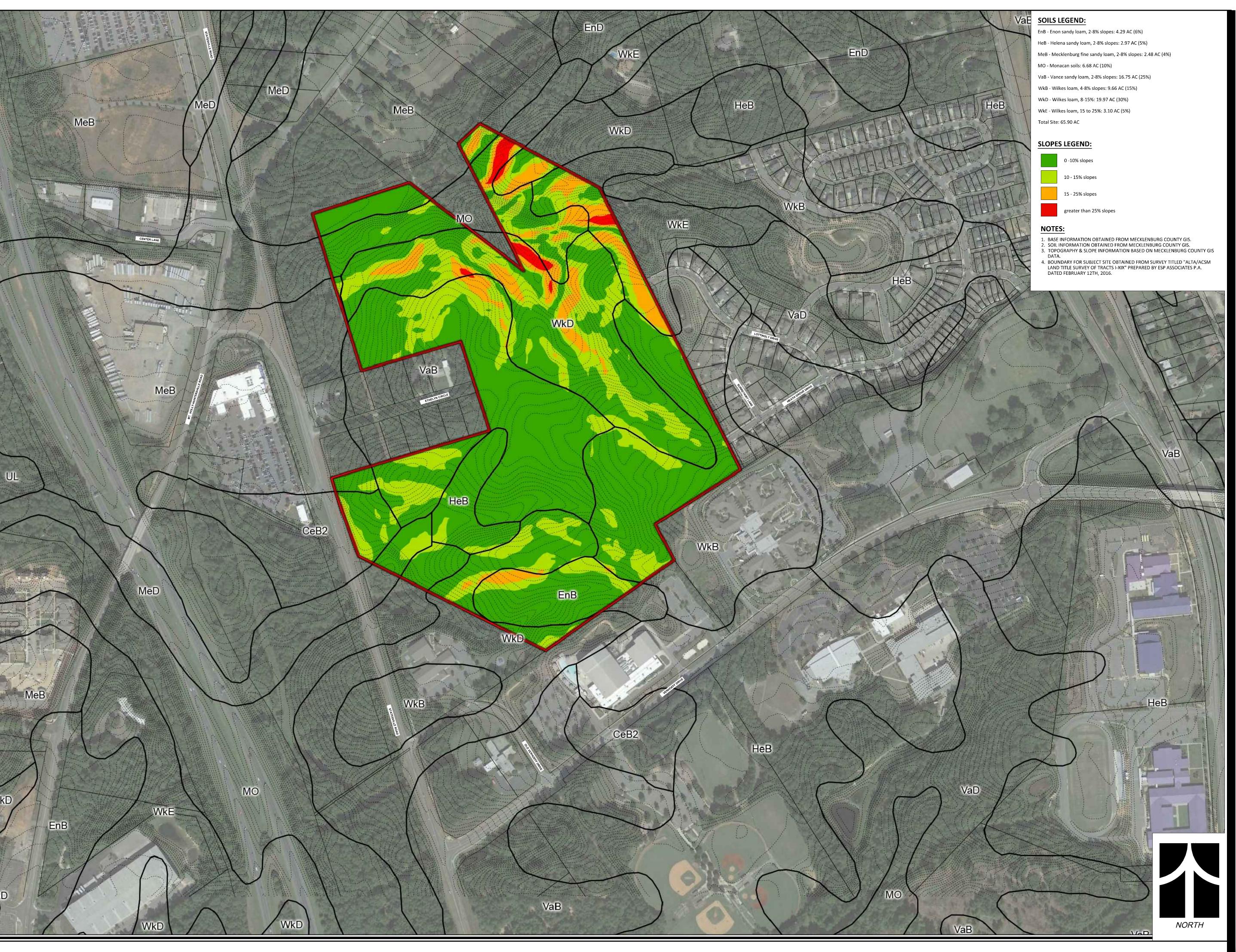
Magnolia Walk **Major Subdivision Sketch Plan** EPM #368972

Preliminary Existing Features Plan

PROJECT LOCA	TION			HUNTERSVILLE,	NC
	GRAPI	HIC SCA	ALE		
150	0	<i>75</i>	150	300	
	1 INCH	1 = 150) <i>FT</i> .		

PROJECT NO		DS1	9.100			
DRAWING		DS1	DS19-Existing Conditions.dwg			
DA	TE	08/	08/16/2016			
DR.	AWN BY	DG				
CH	ECKED BY	ММ				
AG	ENCY / S	UBMI7	TAL 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			

1.0





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PROJEC

Magnolia Walk Major Subdivision Sketch Plan

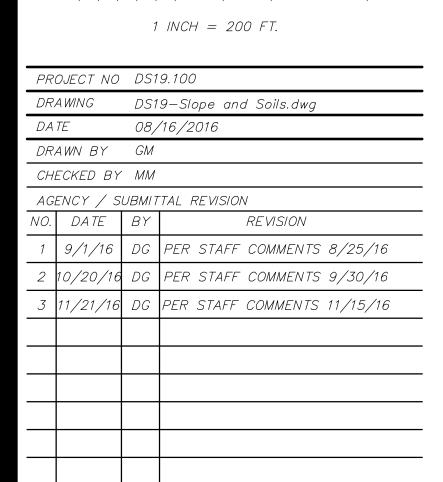
SHEET TITLE

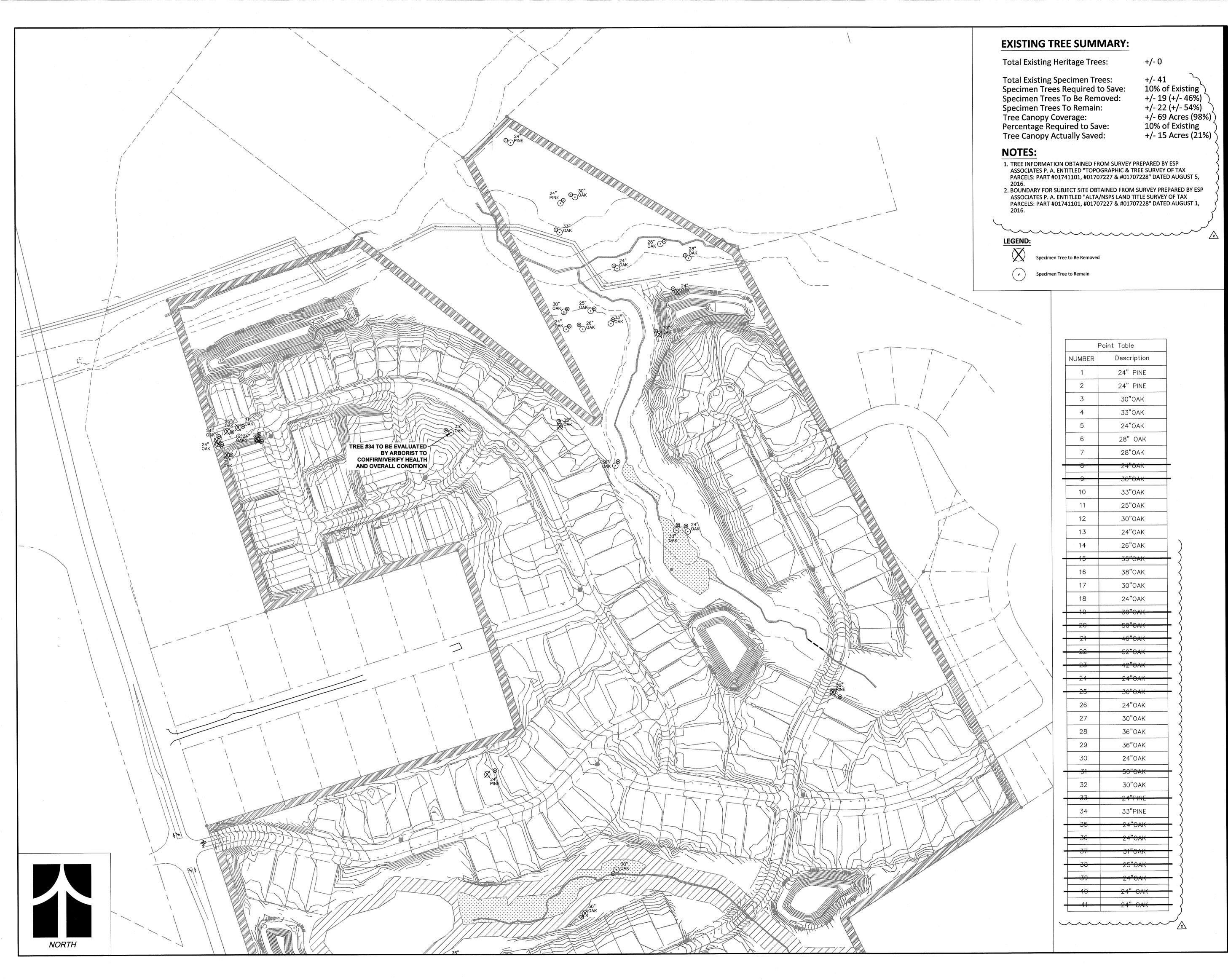
Slope and Soils Plan

EPM #368972

GRAPHIC SCALE

HUNTERSVILLE, NC







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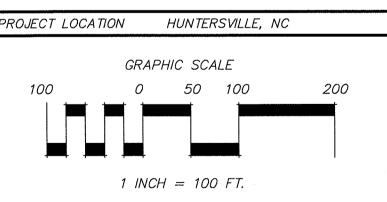
2127 Ayrsley Town Blvd Suite 201 Charlotte NC 28273



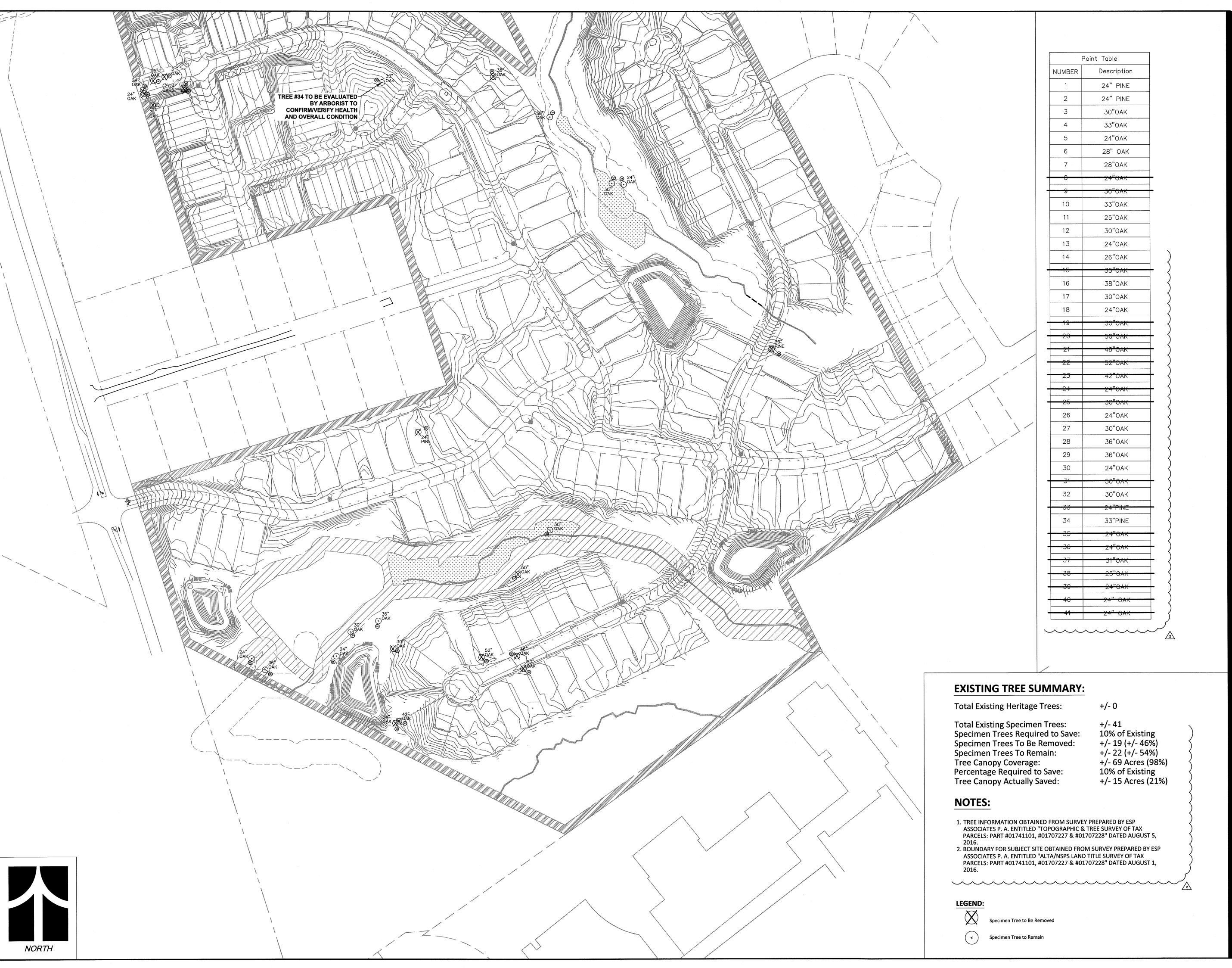
Magnolia Walk Major Subdivision Sketch Plan

EPM # 368972

Preliminary
Tree Preservation
Plan
(Sheet 1 of 2)



PR	OJECT NO	BM2	BM21.100 BM21—Tree Mitigation.dwg			
DR.	A WING	ВМ2				
DA	TE	08/	08/16/2016			
DR.	AWN BY	DG	DG			
СН	ECKED BY	ММ	MM			
AG	ENCY / S	UBMI7	TAL 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			
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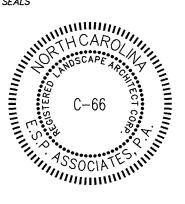
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Magnolia Walk Major Subdivision Sketch Plan

EPM # 368972

Preliminary Tree Preservation Plan (Sheet 2 of 2)

PROJECT LOCATION HUNTERSVILLE, NC

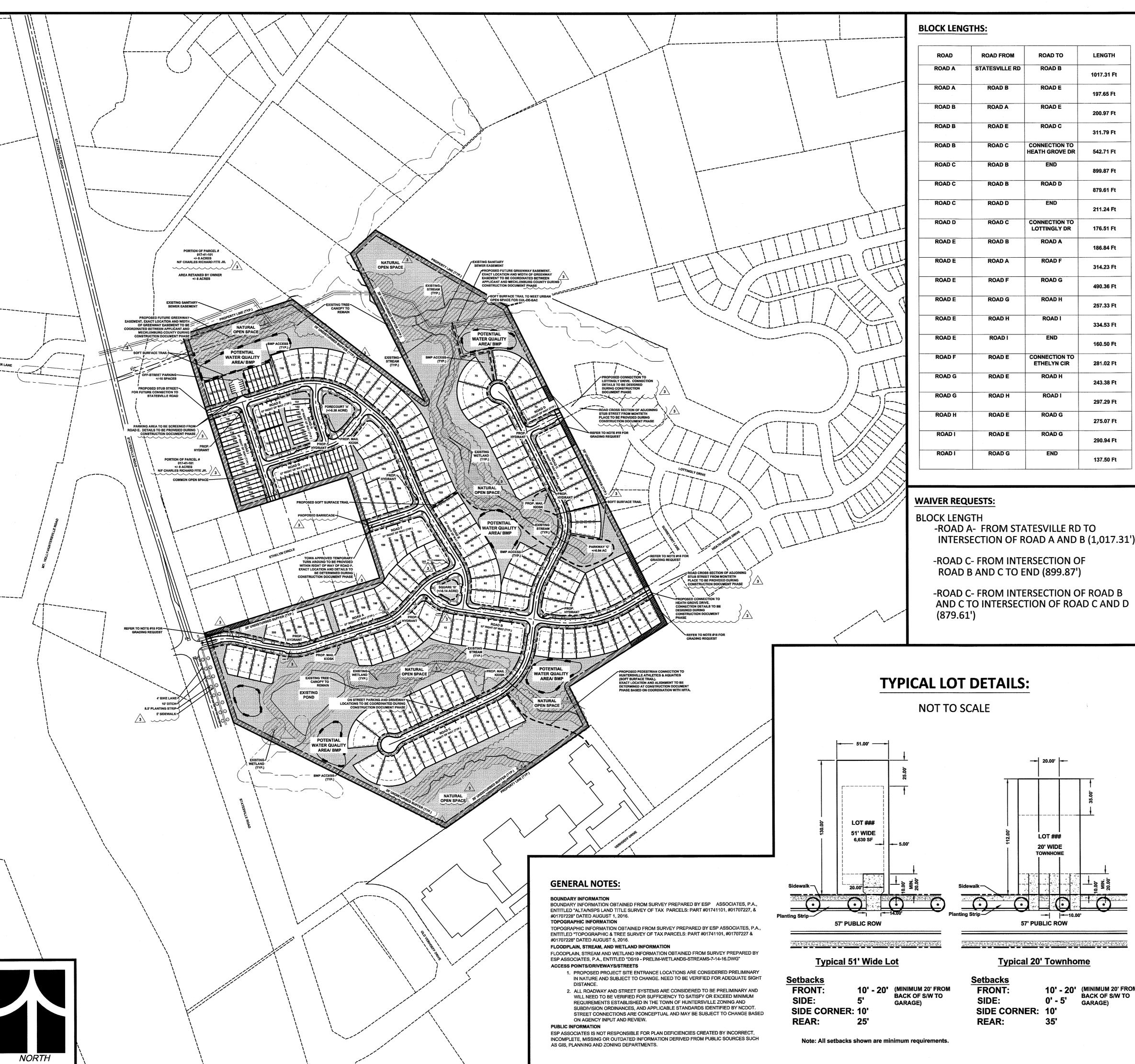
GRAPHIC SCALE

100 0 50 100 200

1 INCH = 100 FT.

PR	OJECT NO	DS1	9.100
DR.	AWNG	DS1	9-Tree Preservation.dwg
DA	TE	08/	(16/2016
DR.	AWN BY	DG	
CH	ECKED BY	MM	
AG	ENCY / S	UBMIT	TAL 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
			

3.1



BLOCK LENGTHS:

ROAD	ROAD FROM	ROAD TO	LENGTH
ROAD A	STATESVILLE RD	ROAD B	1017.31 Ft
ROAD A	ROAD B	ROAD E	197.65 Ft
ROAD B	ROAD A	ROAD E	200.97 Ft
ROAD B	ROAD E	ROAD C	311.79 Ft
ROAD B	ROAD C	CONNECTION TO HEATH GROVE DR	542.71 Ft
ROAD C	ROAD B	END	899.87 Ft
ROAD C	ROAD B	ROAD D	879.61 Ft
ROAD C	ROAD D	END	211.24 Ft
ROAD D	ROAD C	CONNECTION TO LOTTINGLY DR	176.51 Ft
ROAD E	ROAD B	ROAD A	186.84 Ft
ROAD E	ROAD A	ROAD F	314.23 Ft
ROAD E	ROAD F	ROAD G	490.36 Ft
ROAD E	ROAD G	ROAD H	257.33 Ft
ROAD E	ROAD H	ROAD I	334.53 Ft
ROAD E	ROAD I	END	160.50 Ft
ROAD F	ROAD E	CONNECTION TO ETHELYN CIR	281.02 Ft
ROAD G	ROAD E	ROAD H	243.38 Ft
ROAD G	ROAD H	ROAD I	297.29 Ft
ROAD H	ROAD E	ROAD G	275.07 Ft
ROAD I	ROAD E	ROAD G	290.94 Ft
ROAD I	ROAD G	END	137.50 Ft
		11	

WAIVER REQUESTS

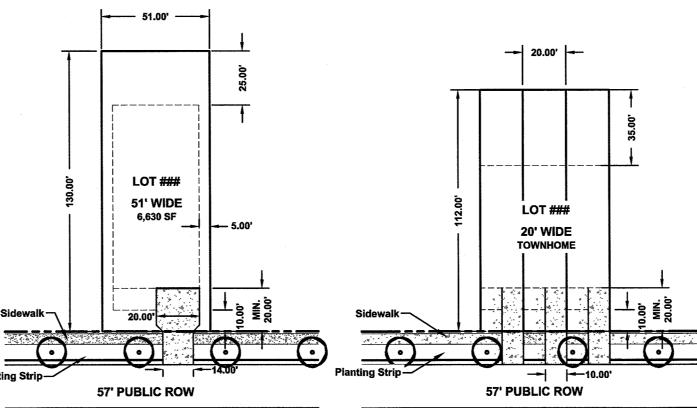
BLOCK LENGTH -ROAD A- FROM STATESVILLE RD TO

-ROAD C- FROM INTERSECTION OF ROAD B AND C TO END (899.87')

-ROAD C- FROM INTERSECTION OF ROAD B AND C TO INTERSECTION OF ROAD C AND D (879.61')

TYPICAL LOT DETAILS:

NOT TO SCALE



Typical 20' Townhome

REAR:

Setbacks

FRONT: BACK OF S/W TO GARAGE) SIDE CORNER: 10'

SITE PLAN DATA TABLE:

01707227, 01707228, & PORTION OF ARCEL NUMBERS: +/- 70.179 AC OTAL ACREAGE: +/- 59,241 SF URBAN OPEN SPACE: +/- 16,553 SF FORECOURT 'A +/- 6,098 SF SQUARE 'B' _PARKWAY 'C' +/-36,590 SE TOTAL NATURAL OPEN SPACE AREA: +/- 32.6 AC (46% OF SITE AREA) SINGLE FAMILY & MULTI-FAMILY PRINCIPAL USES: RESIDENTIAL **DETACHED SINGLE FAMILY HOMES BUILDING TYPE:** ATTACHED TOWNHOMES **ZONING DISTRICT:** NR - NEIGHBORHOOD RESIDENTIAL EXISTING: NR - NEIGHBORHOOD RESIDENTIAL PROPOSED: % OF IMPERVIOUS ALLOWED: 70 % W/ BMP HIGH DENSITY: % OF IMPERVIOUS SHOWN: 38.4 % (1,173,950 SF FOR BMP SIZING)

SINGLE FAMILY (DETACHED): 145 LOTS (70%) 61 LOTS (30%) TOWN HOMES (ATTACHED): MIXED-USE/# OF LIVE/WORK UNITS: 2,060 SF - 13,993 SF (5,351 SF AVERAGE

NUMBER OF LOTS WITHIN EACH RANGE: OT WIDTHS RANGE: NUMBER OF LOTS WITHIN EACH WIDTH: 20' TOWN HOMES: 51' x 130' LOTS: 145 LOTS NOTE: SEE SHEET 4.1 FOR SPECIFIC LOT SIZE BREAKDOWN

PROPOSED DENSITY 2.94 DU/AC TREE SAVE (NR): 7.02 ACRES (10% OF TOTAL SITE AREA) REQUIRED: PROPOSED: 7.02 ACRES (MINIMUM) SPECIMEN TREES: **EXISTING SPECIMEN TREES ON SITE:** +/- 41 +/- 19 (46%)

+/- 22 (54%)

SETBACKS AND BUILD-TO-LINES (NR)

SPECIMEN TREES TO BE REMOVED:

SPECIMEN TREES TO REMAIN:

FRONT BTL RANGE: 10' - 20'(Min.) CORNER SETBACKS: 25'(Detached) - 35'(Attached) REAR SETBACKS: RIGHT SIDE SETBACK: 0'(Attached) - 5' (Detached) LEFT SIDE SETBACK: 0'(Attached) - 5' (Detached)

WATERSHED INFORMATION

WATERSHED DISTRICT: MIL-O - MOUNTAIN ISLAND - PA2 70% B.U. W/ BMP HIGH DENSITY: % OF ALLOWABLE IMPERVIOUS AREA: AMOUNT OF LOT AREA SET ASIDE FOR **FUTURE IMPERVIOUS BY HOMEOWNER:** MIN. 1% OF LOT AREA (150 S.F.

DEVELOPMENT NOTES:

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF . ALL AREAS DESIGNATED AS COMMON AND/OR OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR
- 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 LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENTATION. MAIL KIOSK LOCATIONS WITHIN THE SITE TO BE COORDINATED WITH USPS DURING
- CONSTRUCTION DOCUMENT PHASE. GARBAGE TO BE PICKED UP AT EACH RESIDENCE VIA ROLL-OUT CONTAINERS. THESE METHODS ARE SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVAL.
- FOR LOTS 60 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, FOR LOTS WIDER THAN 60 FEET, 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 (TOWN OF
- **HUNTERSVILLE 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 HUNTERSVILLE ORDINANCE 8.16.4).
- . DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED. 10. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 OF THE TOWN OF HUNTERSVILLE SUBDIVISION
- 1. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.
- 12. THE TOWN OF HUNTERSVILLE BUILD-TO-LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT OF WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE APPURTENANCES, 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).

13. 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 14. ALL LOTS TO BE LOCATED WITHIN $\frac{1}{4}$ MILE OF URBAN OPEN SPACE. 15. WATER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER. 16. SANITARY SEWER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.

- PER SECTION 6.3; 3 OF THE TOWN OF HUNTERSVILLE SUBDIVISION ORDINANCE. 18. APPLÍCÁNŤ ŘEQUĚSŤS WAIVEŘ FRÓM AŘŤICĽE 7.5.6 OF THĚ HUŇTĚRŠVÍLLE ZONING ORDINANCE FOR ENTRANCE/ACCESS INTO SITE FROM STATESVILLE ROAD, AT FOR LOTS 49-52 & 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 9. THE 20' PERIMETER BUFFER SHALL REMAIN UNDISTURBED ALONG THE PROPERTY LINE IN OTHER AREAS OF THE SITE WITH THE EXCEPTION OF THE AFOREMENTIONED
- LOCATIONS SUBJECT TO MEETING MINIMUM SIGHT DISTANCE REQUIREMENTS. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
- CERTIFICATE OF OCCUPANCY MAY BE REQUIRED. THE 20' UNDISTURBED BUFFER YARD 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 ADJOINING STUB STREETS. IN AREAS WHERE INSUFFICIENT OR EXISTING VEGETATION DOES NOT EXIST, THE BUFFER SHALL BE REPLANTED PER ARTICLE 7.5.3
- OF THE HUNTERSVILLE ZONING ORDINANCE. 3. A 15' X 15' INTERSECTION CORNER EASEMENT 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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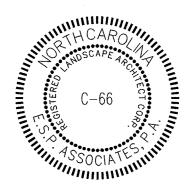
Fort Mill, SC 29708

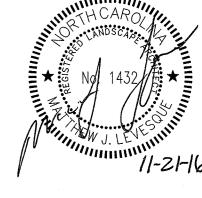
SC - 803.802.2440

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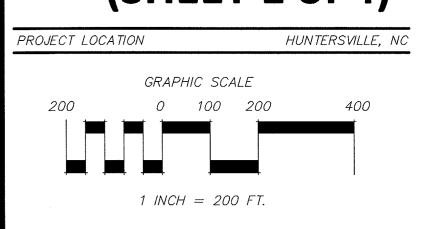




Magnolia Walk **Major Subdivision Sketch Plan**

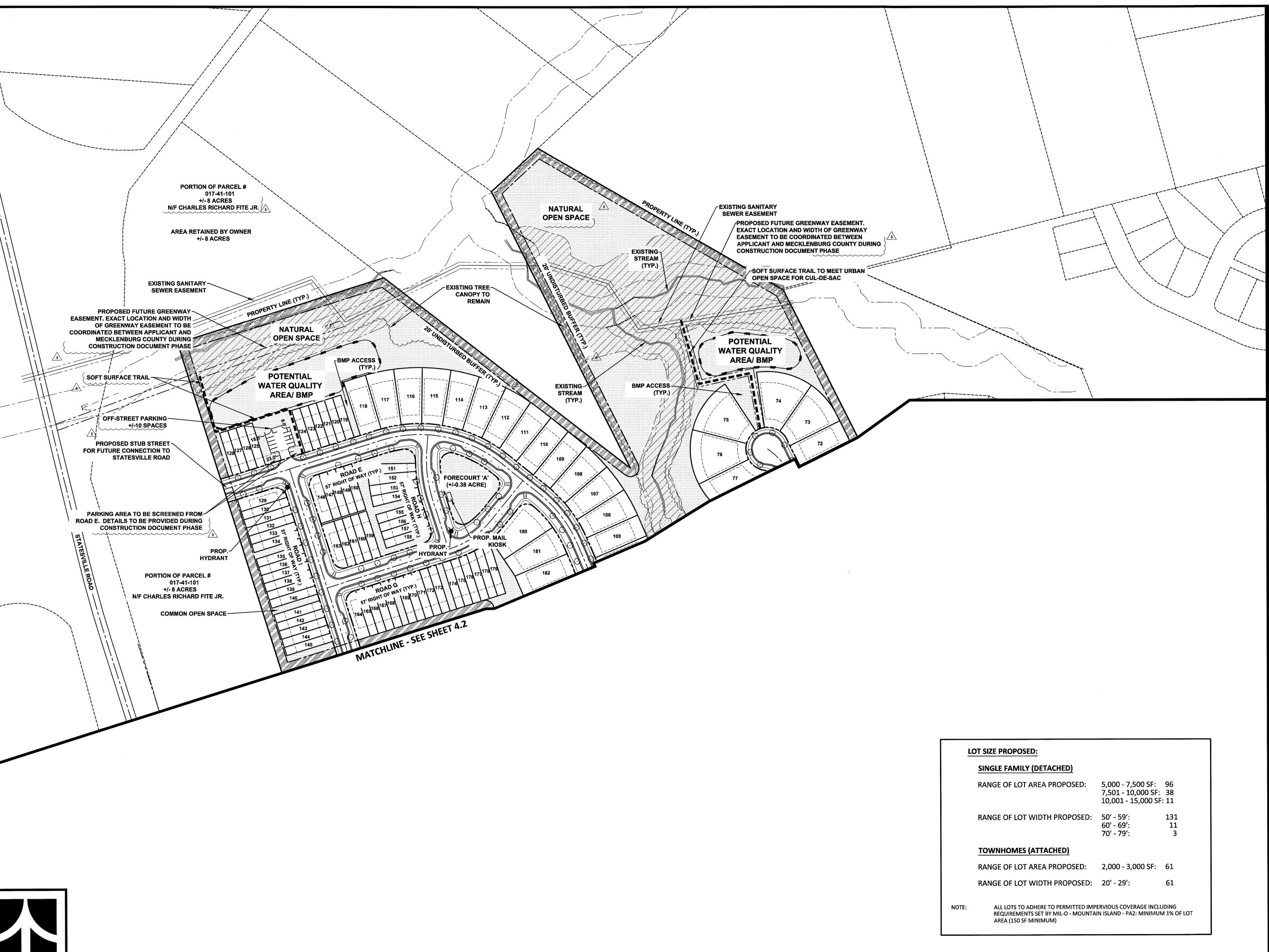
EPM # 368972

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



PROJECT NO	DS1	DS19.100			
DRAWING DS19-Major Subdivision Sketch Plan.dw					
DATE	08,	/16/2016			
DRAWN BY	DG				
CHECKED BY	MM				
AGENCY / S	UBMIT	TAL 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			
·					

4.0





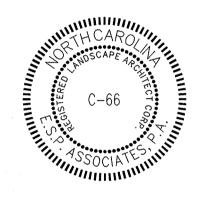
3475 Lakemont Blvd. Fort Mill, SC 29708 SC - 803.802.2440

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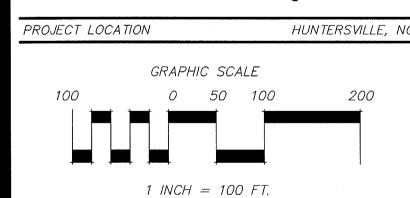




Magnolia Walk Major Subdivision Sketch Plan

EPM # 368972

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



PROJECT NO		DS1	9.100	
DRAWING		DS1	9-Major Subdivision Sketch Plan.dwg	
DA	TE	08/	/16/2016	
DR	AWN BY	DG		
СН	ECKED BY	ММ		
AG	ENCY / S	UBMI7	TAL 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	
			/1 7	