



P.O. Box 7030
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NC - 704.583.4949

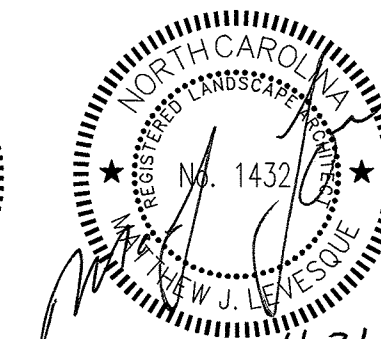
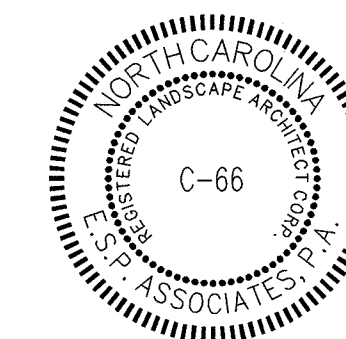
3475 Lakemont Blvd.
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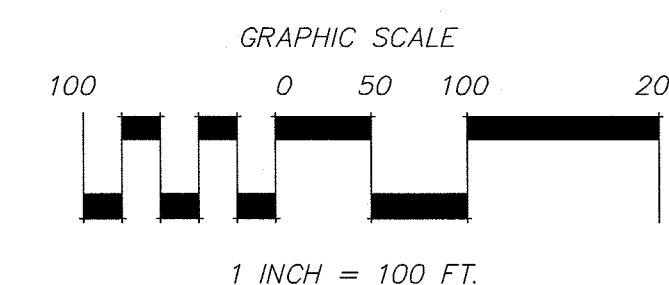
2127 Ayrsley Town Blvd
Suite 201
Charlotte NC 28273



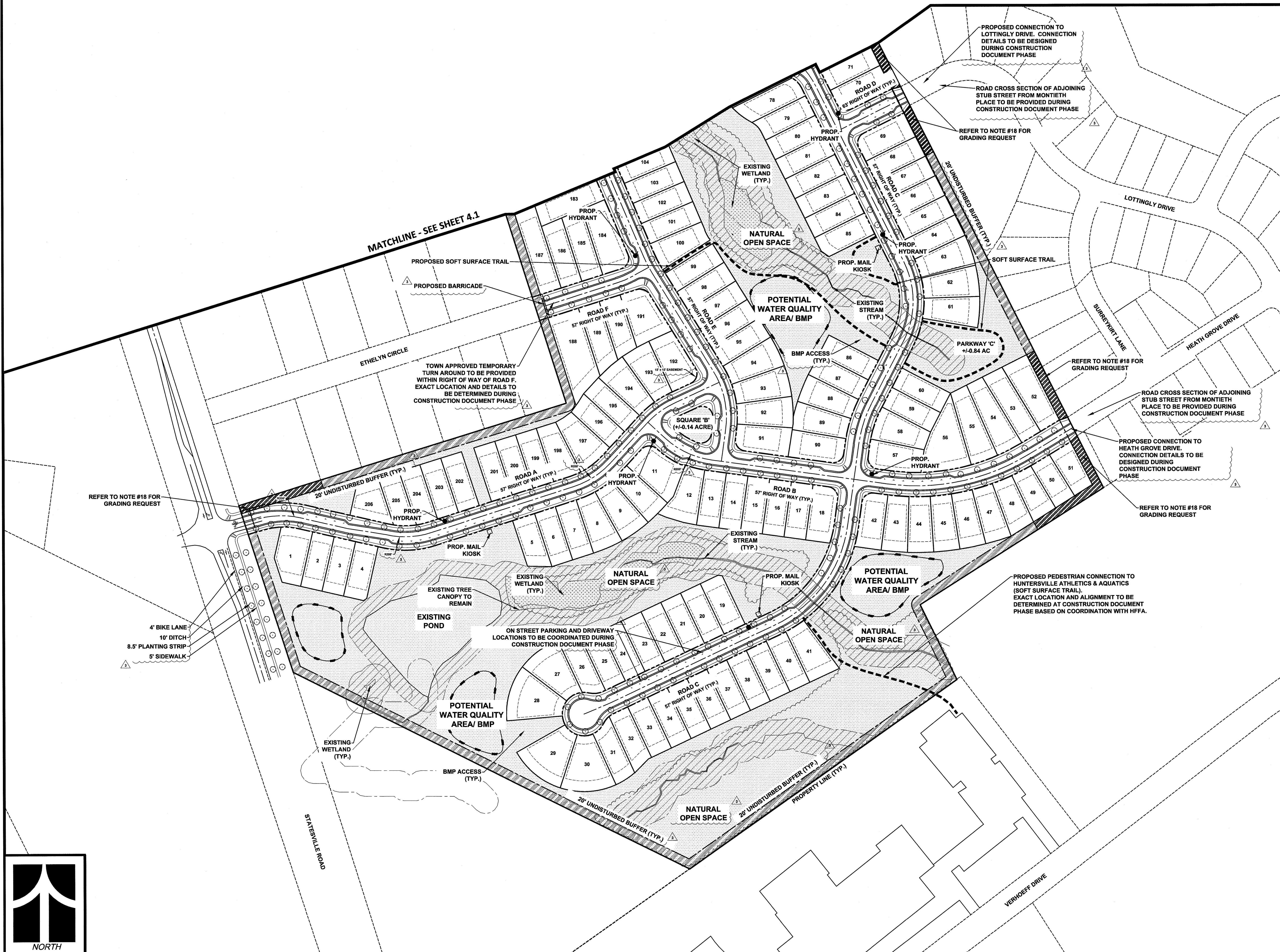
Magnolia Walk Major Subdivision Sketch Plan EPM #368972

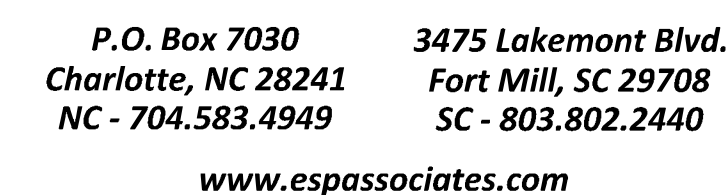
Major Subdivision Sketch Plan -100 Scale (3 of 4)

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO		DS19.100	
DRAWING		DS19-Major Subdivision Sketch Plan.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



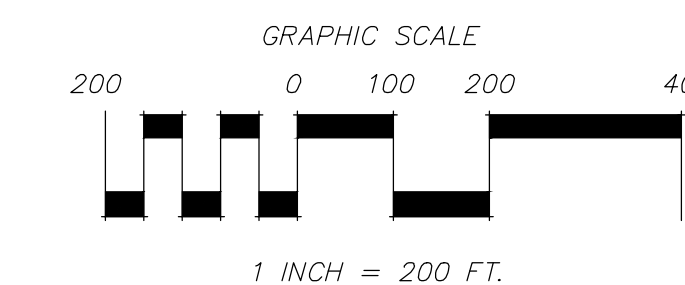


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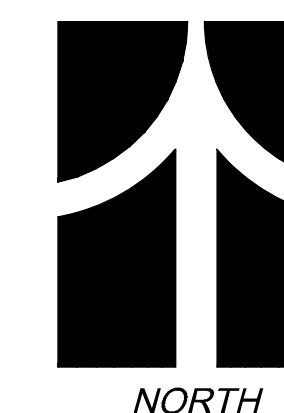
2127 Ayrslay Town Blvd
Suite 201
Charlotte NC 28273

EPM #368972

PROJECT LOCATION	HUNTERSVILLE, NC
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PROJECT NO	DS19.100		
DRAWING	DS19-Phasing Plan.dwg		
DATE	11/18/2016		
DRAWN BY	GM		
CHECKED BY	MM		
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION





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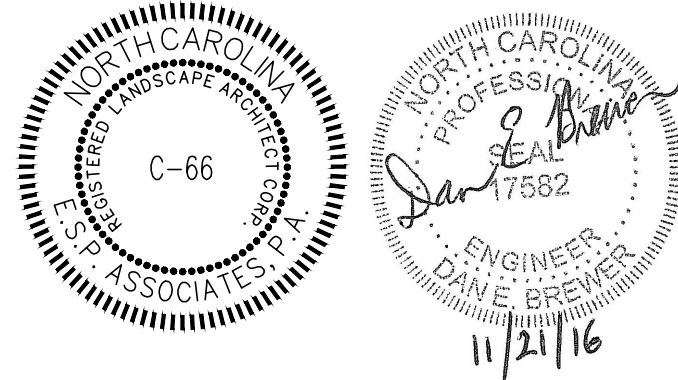
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CLIENT

Mattamy Homes

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SEALS



PROJECT

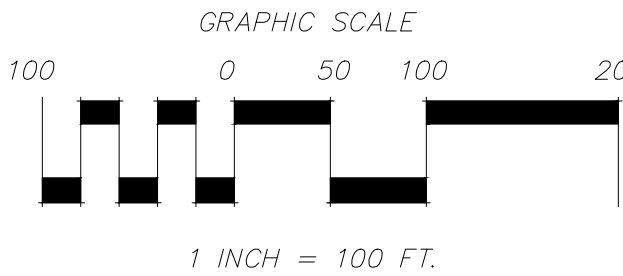
Magnolia Walk Major Subdivision

EPM #368972

SHEET TITLE

Grading and Stormwater Management Plan

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO DS19.100

DRAWING DS19-Conceptual Grading.dwg

DATE 10/20/2016

DRAWN BY DS

CHECKED BY DB

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
A	9-01-16	DS	PER REVIEW COMMENTS
B	10-20-16	DS	PER REVIEW COMMENTS
C	11-21-16	BS	PER REVIEW COMMENTS

GRADING

5.0

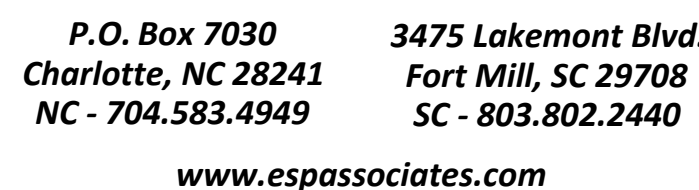


GENERAL NOTES:

- BOUNDARY INFORMATION**
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED "ALTANSPI LAND TITLE SURVEY OF TAX PARCELS: PART #01741101, 01707227, & 01707228 DATED AUGUST 1, 2016.
- TOPOGRAPHIC INFORMATION**
TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED FOR ESP ASSOCIATES, P.A., ENTITLED "TOPOGRAPHIC & TREE SURVEY OF TAX PARCELS: PART #01741101, 01707227, & 01707228 DATED AUGUST 5, 2016.
- 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 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 HUNTERSVILLE 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**
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NOTES:

- BMP NOTES**
- ALL BASIN SIDE SLOPES WILL NOT EXCEED 3:1.
 - ALL BASIN WILL HAVE A 10 FT (MIN.) DAM WIDTH.
 - BMP ACCESS & MAINTENANCE EASEMENT, A GRADED 12' ACCESS PATH AT 15% (MAX) SLOPE AND 5% CROSS SLOPE.
 - SLOPES GRADER THAN 10 FT IN VERTICAL HEIGHT SHALL REQUIRE ADEQUATE TERRACING (INCLD # 30.16, NCESCOPDM 5.02)
- STORM DETENTION STRUCTURE NOTES**
- STORM DETENTION BOX LOCATED IN PARALLEL PARKING SPACES TO BE PER STANDARD DRAWING 285.2.

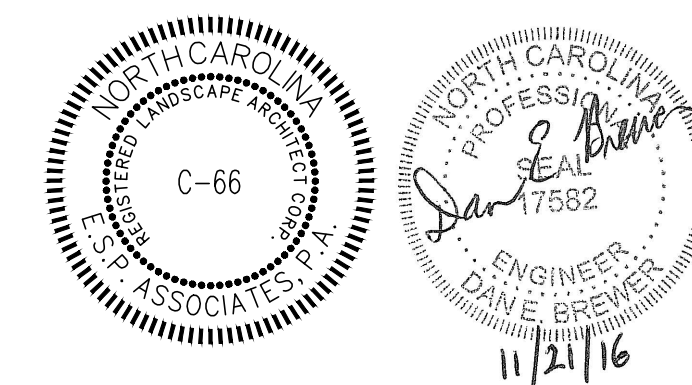


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SEALS



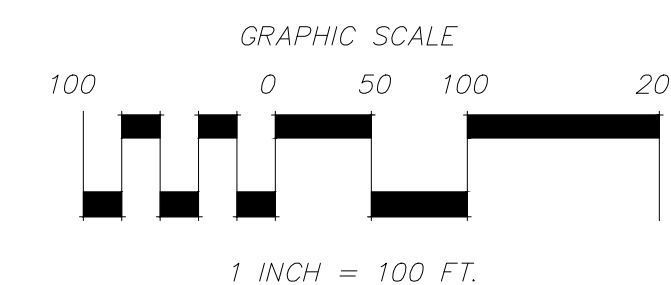
PROJECT

**Magnolia Walk
Major Subdivision
EPM #368972**

SHEET TITLE

Grading and Stormwater Management Plan

PROJECT LOCATION	HUNTERVILLE, NC
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[illegible]

GRADING

5.1

MATCHLINE -
SEE SHT. 5.0

PROPOSED 3 FT.
RETAINING WALL

PROPOSED 3 FT.
RETAINING WALL

FT. BMF
CESS

EXIST. POND

EX

Topographic map showing a contour line labeled "12 FT. BMP ACCESS" and a point labeled "BMP #3".

PROPOSED 3 FT.
RETAINING WALL

NOTES:

BMP NOTES

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- SLOPES GRADIER THAN 10 FT IN VERTICAL HEIGHT SHALL REQUIRE ADEQUATE TERRACING (MCI D # 30.16, NCESCDDM 5.02)

**TERRACING (MCLD # 30.16, NCESCPD
STORM DETENTION STRUCTURE NOTES**

- STORM DETENTION BOX LOCATED IN PARALLEL PARKING SPACES TO BE PER
STANDARD DRAWING 285.2.

GENERAL NOTES:

BOUNDARY INFORMATION

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TOPOGRAPHIC INFORMATION

TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED FOR ESP ASSOCIATES, P.A., ENTITLED "TOPOGRAPHIC & TREE SURVEY OF TAX PARCELS : PART 1741101 01707227 & 01707228 DATED AUGUST 5, 2016

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