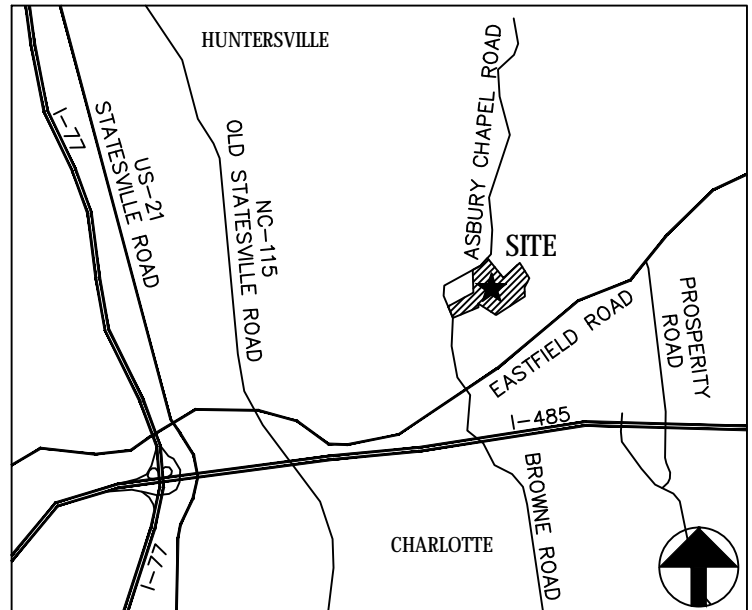


# PRELIMINARY SKETCH PLAN FOR ASBURY CHAPEL

11620 ASBURY CHAPEL ROAD  
HUNTERSVILLE, NC 28078

EPM #364450



## SHEET INDEX

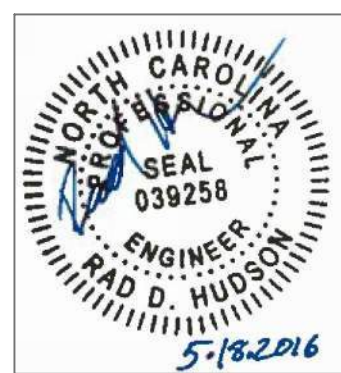
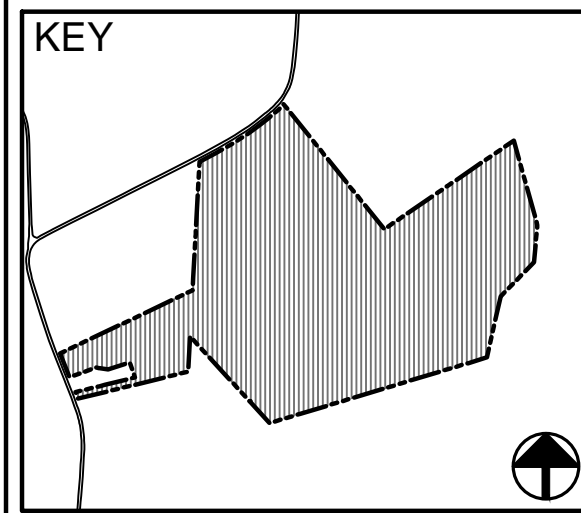
DESCRIPTION	SHEET No.
TITLE SHEET	C001
TOPOGRAPHIC SURVEY	C002
TREE SURVEY	C003
EXISTING FEATURES SITE ANALYSIS PLAN	C100
4 STEP PROCESS	C150
OVERALL SITE PLAN	C200
SITE PLAN	C201-C203
OPEN SPACE PLAN	C250
OVERALL GRADING PLAN	C400
GRADING PLAN	C401-C403
DRAINAGE AREA MAP	C401-C403
DETAILS	C800-C816
REQUIRED PLANTING PLAN	C900



American Structurepoint, Inc.  
NC Engineering Firm F-119  
831 East Morehead Street, Suite 660 | Charlotte, NC 28022  
TEL 980.938.0977 | FAX 317.543.0270  
www.structurepoint.com

## ASBURY CHAPEL

11620 Asbury Chapel Road  
Huntersville, NC 28078



PERMITTING ONLY  
NOT FOR  
CONSTRUCTION

CERTIFIED BY  
NC ENGINEERING FIRM F-1119

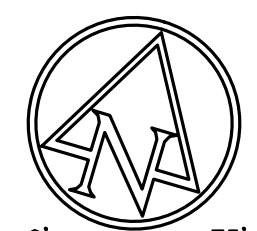
## ISSUANCE INDEX

DATE: 04/01/2016		
PROJECT PHASE: ALL		
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
A	PRELIM. SKETCH PLAN 1	4/1/2016
B	PRELIM. SKETCH PLAN 2	5/18/2016

STRUCTUREPOINT PROJECT # 2015.00721

## TITLE SHEET

C001

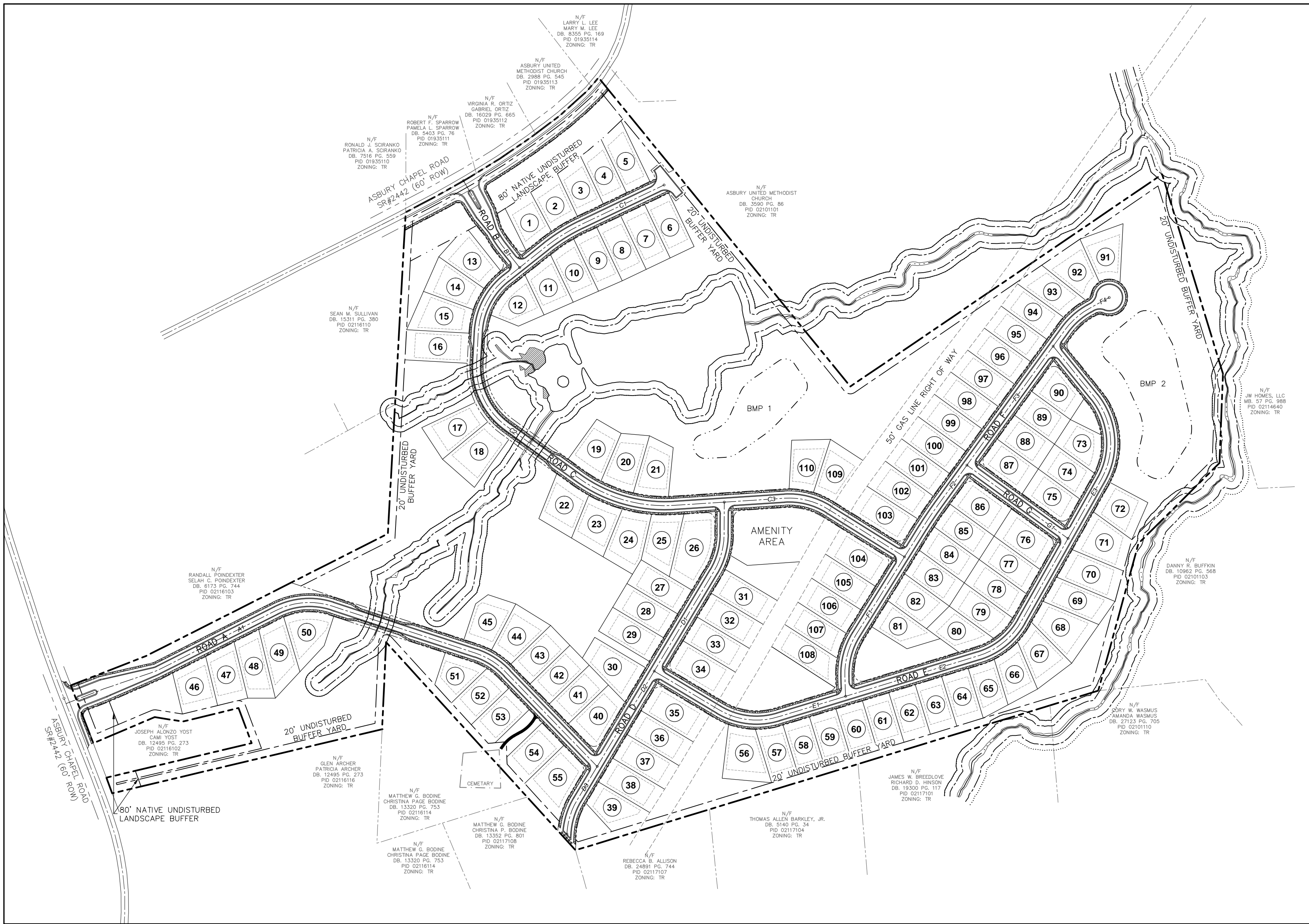


0' 75' 150'  
SCALE: 1"=150'

LOT DATA							
LOT	AREA (SF)	BUILT-UPON AREA (SF)	LOT WIDTH (FT)	LOT	AREA (SF)	BUILT-UPON AREA (SF)	LOT WIDTH (FT)
1	10197	5014	85	56	14716	8280	75
2	10248	5180	85	57	10742	5758	75
3	10428	5472	80	58	10500	5605	75
4	10548	5682	70	59	10500	5605	75
5	11966	6729	70	60	10500	5605	75
6	11520	6440	72	61	10500	5605	75
7	11520	6440	72	62	10500	5605	75
8	11520	6440	72	63	10500	5605	75
9	11103	6139	70	64	10500	5605	75
10	11285	6216	77	65	10120	5623	75
11	11276	5987	88	66	10947	5611	80
12	11000	5248	85	67	12692	6923	65
13	12722	7018	65	68	15034	8769	65
14	12735	6600	65	69	12506	7139	75
15	12735	7607	65	70	13596	7908	85
16	12735	8195	82	71	13936	7889	115
17	13008	7390	65	72	12132	6354	90
18	14935	8754	75	73	10500	5273	105
19	12538	6998	107	74	10864	5801	80
20	12764	7274	93	75	11168	5936	80
21	12213	6858	98	76	13507	7295	85
22	12921	6943	95	77	11654	6502	75
23	12789	6949	98	78	11970	6751	75
24	13948	8178	81	79	11824	6659	75
25	12644	7015	88	80	11260	5736	135
26	17575	11261	90	81	11180	5694	88
27	12000	6785	75	82	11466	6523	85
28	12000	6785	75	83	11185	6139	75
29	12000	6785	75	84	11250	6191	75
30	13947	8229	109	85	11184	6145	75
31	12239	6969	75	86	12502	6880	85
32	12290	7013	75	87	11044	5831	80
33	12375	7082	75	88	10809	5765	80
34	13954	8052	85	89	10423	5466	80
35	13909	8015	85	90	10456	5399	90
36	12310	7030	75	91	12052	6307	60
37	12268	6996	75	92	12533	6681	65
38	12168	6919	75	93	11644	6356	75
39	12002	6282	85	94	11439	6337	75
40	12458	6972	80	95	11488	6376	75
41	11250	6195	75	96	11634	6496	75
42	11250	6195	75	97	11800	6630	75
43	11249	6195	75	98	11883	6693	75
44	12516	6878	65	99	11935	6733	75
45	12113	6819	80	100	11969	6761	75
46	12264	6528	100	101	11995	6781	75
47	12298	6859	85	102	12785	7334	75
48	12674	7259	75	103	13328	7595	80
49	13553	7641	75	104	13344	7593	85
50	12979	6485	140	105	11944	6740	75
51	10142	4940	120	106	11728	6567	75
52	11120	6030	80	107	11201	6161	75
53	11300	6228	80	108	13012	7421	75
54	12357	6999	85	109	11660	6230	65
55	15858	8981	85	110	11770	6310	65

PROPOSED PUBLIC ROADS				
DESIGN STREET NAME	DESIGN STREET BLOCK ID	PROPOSED STREET NAME	LINEAR FOOTAGE (FT)	ROW WIDTH (FT)
ROAD A	A1*	TBD	1645	51
ROAD A TOTAL LENGTH			1645	
ROAD B	B1	TBD	281	51
ROAD B TOTAL LENGTH			281	
ROAD C	C1	TBD	453	51
	C2*		1150	51
	C3		532	51
ROAD C TOTAL LENGTH			2135	
ROAD D	D1	TBD	508	51
	D2		301	51
	D3		203	51
ROAD D TOTAL LENGTH			1012	
ROAD E	E1	TBD	562	51
	E2		788	51
	E3		599	51
ROAD E TOTAL LENGTH			1949	
ROAD F	F1	TBD	422	51
	F2		301	51
	F3		399	51
	F3		205	51
ROAD F TOTAL LENGTH			1327	
ROAD G	G1	TBD	339	51
ROAD G TOTAL LENGTH			339	

NOTES  
1. SEE DETAILS FOR ROAD CROSS-SECTIONS.  
2. A WAIVER IS CURRENTLY BEING REQUESTED FOR ROAD A (BLOCK A1) AND ROAD C (BLOCK C2), WHICH EXCEED THE MAXIMUM BLOCK LENGTH OF 800 FEET.



## NOTES

- APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.
- RETAINING WALL: ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>2' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
- THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
- RETAINING WALLS  
ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
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## TITLE SHEET LEGEND

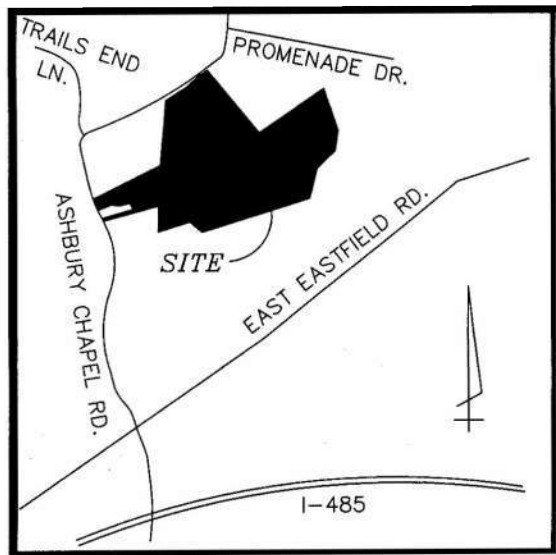
-----	PROPERTY LINE	-----	20' STREAM SIDE ZONE STREAM BUFFER (NO DISTURB)
-----	PROPOSED RIGHT OF WAY	-----	15' UPLAND ZONE STREAM BUFFER
-----	PROPOSED SIDEWALK	-----	POND BOUNDARY (NORMAL POOL)
-----	PROPOSED EDGE OF PAVEMENT AND BOC	-----	20' UNDISTURBED BUFFER YARD
-----	PERENNIAL STREAM CENTERLINE & TOP OF BANK	-----	80' LANDSCAPE BUFFER



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAGGERS, ETC AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, ASPHALT OR CONCRETE, ARE TO BE PLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION AND REGULATORY AUTHORITY SPECIFICATIONS.
- SHORING SHALL BE CARRIED OUT IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, PART 1926, SUBPART P, OR AS AMENDED.

APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.





VICINITY MAP (NTS)

**SURVEY NOTES:**

- 1) NORTH ORIENTATION IS NORTH CAROLINA GRID (NAD83-2011) USING GPS OBSERVATIONS AND NC&S MONUMENTS HIGHLAND AND NC VRS NETWORK ON JANUARY 8TH 2016.
- 2) UTILITIES ON SUBJECT TRACT ARE FROM FIELD OBSERVATIONS, 811 LOCATE TICKETS.
- 3) TITLE OF SUBJECT PROPERTY IS BASED ON GIS AND DEEDS FROM TO MECKLENBURG COUNTY, NC REGISTRY.
- 4) THIS PROJECT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
- 5) ALL IMPROVEMENTS SHOWN FOR THE PERFORMANCE OF THIS SURVEY.
- 6) THE SUBJECT PROPERTY IS ZONED: "TR" PER TOWN OF HUNTERSVILLE AND IS SUBJECT TO CHANGE WITH USE AND SHOULD BE VERIFIED BY USERS.  
TR SETBACKS: FRONT-25' MINIMUM, SIDE-8', REAR-25', MAX BLDG. HEIGHT: 40' MAX. DENSITY: 1.5 UNITS PER ACRE.
- 7) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER COMMUNITY FLOOD PANEL MAP# 3710456900A, DATED MARCH 2, 2009.
- 8) THIS PROPERTY IS LOCATED IN CLARKE STREAM WATERSHED AND IS SUBJECT TO WATER QUALITY AND POST CONSTRUCTION BUFFERS.
- 9) IRONS AT ALL CORNERS, UNLESS NOTED OTHERWISE.
- 10) FIELD WORK FOR SURVEY UPDATE WAS PERFORMED DURING MONTHS OF FEBRUARY AND MARCH OF 2016.

**TREE SURVEY NOTES:**

**DEFINITIONS**

**SPECIMEN TREE:** A TREE (OR GROUP OF TREES) THAT MAY BE CONSIDERED IMPORTANT COMMUNITY ASSETS DUE TO THEIR UNIQUE OR NOTWORTHY CHARACTERISTICS OR VALUES. A TREE MAY BE CONSIDERED A SPECIMEN TREE BASED ON ITS SIZE, AGE, RARITY OR SPECIAL HISTORICAL OR ECOLOGICAL SIGNIFICANCE AND MAY ALSO MEET THE FOLLOWING CRITERIA:

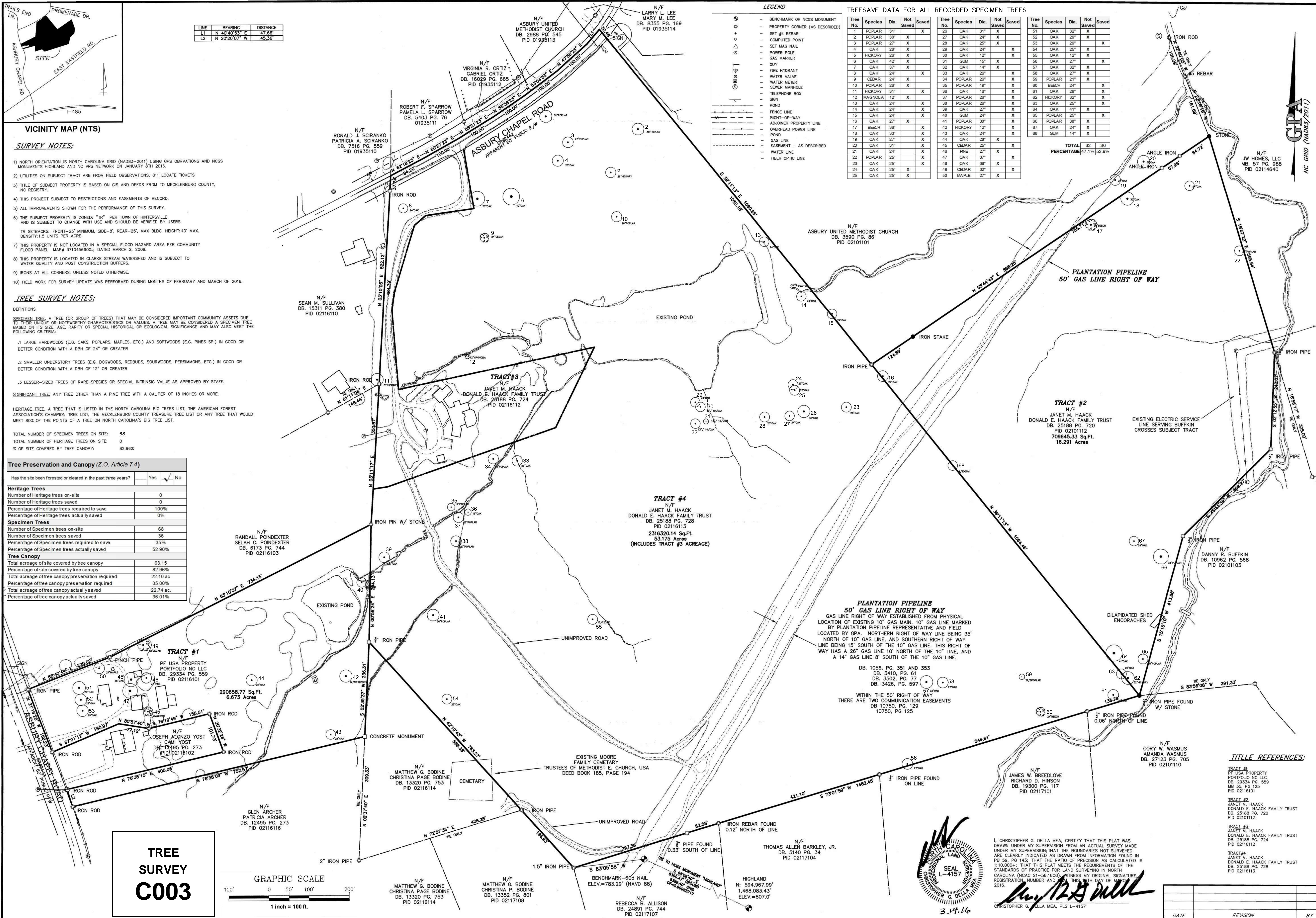
- 1. LARGE HARDWOODS (E.G. OAKS, POPLARS, MAPLES, ETC.) AND SOFTWOODS (E.G. PINES SP.) IN GOOD OR BETTER CONDITION WITH A DBH OF 24" OR GREATER
- 2. SMALLER UNDERSTORY TREES (E.G. DOGWOODS, REDBUDS, SOURWOODS, PERSIMMONS, ETC.) IN GOOD OR BETTER CONDITION WITH A DBH OF 12" OR GREATER
- 3. LESSER-SIZED TREES OF RARE SPECIES OR SPECIAL INTRINSIC VALUE AS APPROVED BY STAFF.

**SIGNIFICANT TREE:** ANY TREE OTHER THAN A PINE TREE WITH A CALIPER OF 18 INCHES OR MORE.

**HERITAGE TREE:** A TREE THAT IS LISTED IN THE NORTH CAROLINA BIG TREES LIST, THE AMERICAN FOREST ASSOCIATION'S CHAMPION TREE LIST, THE MECKLENBURG COUNTY TREASURE TREE LIST OR ANY TREE THAT WOULD MEET 80% OF THE POINTS OF A TREE ON NORTH CAROLINA'S BIG TREE LIST.

TOTAL NUMBER OF SPECIMEN TREES ON SITE: 68  
TOTAL NUMBER OF HERITAGE TREES ON SITE: 0  
% OF SITE COVERED BY TREE CANOPY: 82.96%

Tree Preservation and Canopy (Z.O. Article 7.4)		
Has the site been forested or cleared in the past three years?	Yes	No
<b>Heritage Trees</b>		
Number of Heritage trees on-site	0	
Number of Heritage trees saved	0	
Percentage of Heritage trees required to save	100%	
Percentage of Heritage trees actually saved	0%	
<b>Specimen Trees</b>		
Number of Specimen trees on-site	68	
Number of Specimen trees saved	36	
Percentage of Specimen trees required to save	35%	
Percentage of Specimen trees actually saved	52.90%	
<b>Tree Canopy</b>		
Total acreage of site covered by tree canopy	63.15	
Percentage of site covered by tree canopy	82.96%	
Total acreage of tree canopy preservation required	22.10 ac	
Percentage of tree canopy preservation required	35.00%	
Total acreage of tree canopy actually saved	22.74 ac	
Percentage of tree canopy actually saved	36.01%	



**LEGEND**

- BENCHMARK OR NC&S MONUMENT
- PROPERTY CORNER (AS DESCRIBED)
- SET #4 REBAR
- COMPUTED POINT
- SET MAG NAIL
- POWER POLE
- GAS MARKER
- GUY
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- TELEPHONE BOX
- SIGN
- FENCE LINE
- RIGHT-OF-WAY
- ADDITION PROPERTY LINE
- OVERHEAD POWER LINE
- POND
- GAS LINE
- EASEMENT - AS DESCRIBED
- WATER LINE
- FIBER OPTIC LINE

**TREE SAVE DATA FOR ALL RECORDED SPECIMEN TREES**

Tree No.	Species	Da.	Not Saved	Saved
1	POPLAR	31"	X	
2	POPLAR	30"	X	
3	POPLAR	27"	X	
4	OAK	28"	X	
5	HICKORY	28"	X	
6	OAK	42"	X	
7	OAK	37"	X	
8	OAK	24"	X	
9	CEDAR	24"	X	
10	POPLAR	28"	X	
11	HICKORY	31"	X	
12	WALNUT	12"	X	
13	OAK	24"	X	
14	OAK	24"	X	
15	OAK	24"	X	
16	OAK	27"	X	
17	BEECH	36"	X	
18	OAK	33"	X	
19	OAK	27"	X	
20	OAK	31"	X	
21	OAK	24"	X	
22	POPLAR	25"	X	
23	OAK	25"	X	
24	OAK	25"	X	
25	OAK	25"	X	
26	OAK	31"	X	
27	OAK	24"	X	
28	OAK	25"	X	
29	OAK	24"	X	
30	OAK	12"	X	
31	GUM	15"	X	
32	OAK	14"	X	
33	OAK	28"	X	
34	POPLAR	26"	X	
35	POPLAR	19"	X	
36	OAK	18"	X	
37	POPLAR	26"	X	
38	POPLAR	26"	X	
39	OAK	27"	X	
40	GUM	24"	X	
41	POPLAR	30"	X	
42	HICKORY	12"	X	
43	OAK	24"	X	
44	OAK	28"	X	
45	CEDAR	25"	X	
46	PINE	27"	X	
47	OAK	37"	X	
48	OAK	36"	X	
49	CEDAR	32"	X	
50	MAPLE	27"	X	
51	OAK	32"	X	
52	OAK	29"	X	
53	OAK	29"	X	
54	OAK	29"	X	
55	OAK	12"	X	
56	OAK	27"	X	
57	OAK	32"	X	
58	OAK	27"	X	
59	POPLAR	21"	X	
60	BEECH	24"	X	
61	OAK	29"	X	
62	POPLAR	38"	X	
63	OAK	25"	X	
64	OAK	41"	X	
65	POPLAR	29"	X	
66	POPLAR	38"	X	
67	OAK	24"	X	
68	GUM	14"	X	

TOTAL: 32 Not Saved, 36 Saved  
PERCENTAGE: 47.1% Not Saved, 52.9% Saved

**GPA**  
PROFESSIONAL LAND SURVEYORS OF  
CHARLOTTE, N.C. INC.  
N.C. License C-6653  
S.C. License C04087  
605 PHILIP DAVIS DRIVE  
CHARLOTTE, NC 28269-6916  
OFFICE (704) 335-8800  
FAX (704) 335-8855

Other GPA Companies:  
GPA OF RALEIGH, INC.  
331 WADE AVENUE  
RALEIGH, NC 27605  
GPA OF SUMMERVILLE  
237 OLD SUMMERVILLE RD  
SUMMERVILLE, SC 29483  
OFFICE (843) 285-2424  
CHARLESTON, SC 29402  
OFFICE (843) 971-9999  
FAX (843) 971-9992  
Integrity Without Boundaries  
www.gpaland.com

SCALE  
1"=100'  
F.L.D. BK. PG.  
JOB NO.  
160001  
DATE  
03/14/16  
DRAWN BY  
EC/DB/CD  
CHECKED BY  
CGD

SHOWING MECKLENBURG COUNTY TAX PARCELS: 02101112 - 02116113 - 02116112 - 02116101  
OWNED BY:  
JANET M. HAACK DONALD E. HAACK FAMILY TRUST AND PF USA PROPERTY PORTFOLIO NC LLC  
LOCATED IN THE TOWN OF HUNTERSVILLE  
MECKLENBURG COUNTY, NORTH CAROLINA  
TREE SURVEY

**TITLE REFERENCES:**

TRACT #1  
PF USA PROPERTY PORTFOLIO NC LLC  
DB. 29334 PG. 559  
PID 02116101

TRACT #2  
JANET M. HAACK DONALD E. HAACK FAMILY TRUST  
DB. 25188 PG. 720  
PID 02101112

TRACT #3  
JANET M. HAACK DONALD E. HAACK FAMILY TRUST  
DB. 25188 PG. 724  
PID 02116112

TRACT #4  
JANET M. HAACK DONALD E. HAACK FAMILY TRUST  
DB. 25188 PG. 728  
PID 02116113

PREPARED FOR:  
AMERICAN STRUCTUREPOINT, INC.  
1000 SOUTH STREET, SUITE 800  
CHARLOTTE, NC 28202

SEAL  
L-4157  
3.14.16

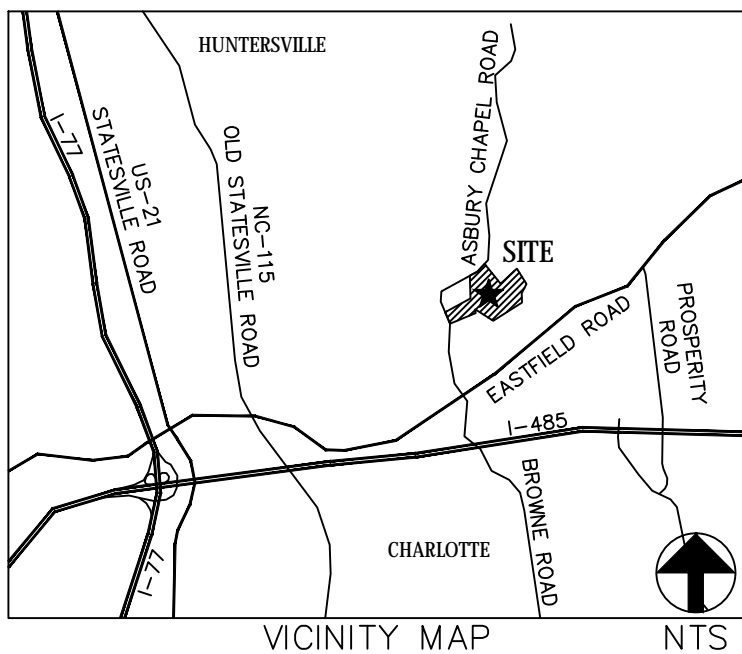
CHRISTOPHER G. DELLA MEA, PLS L-4157

I, CHRISTOPHER G. DELLA MEA, CERTIFY THAT THIS PLAT WAS  
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE  
UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED  
ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN  
PB 59, PG 143, THAT THE RATIO OF PRECISION AS CALCULATED IS  
1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE  
STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH  
CAROLINA (NCAC 21-56.1600) WITH MY ORIGINAL SIGNATURE,  
REGISTRATION NUMBER AND THIS 15TH DAY OF MARCH  
2016.

DATE	REVISION	BY

SHEET 1 OF 1





#### SITE ANALYSIS NOTES

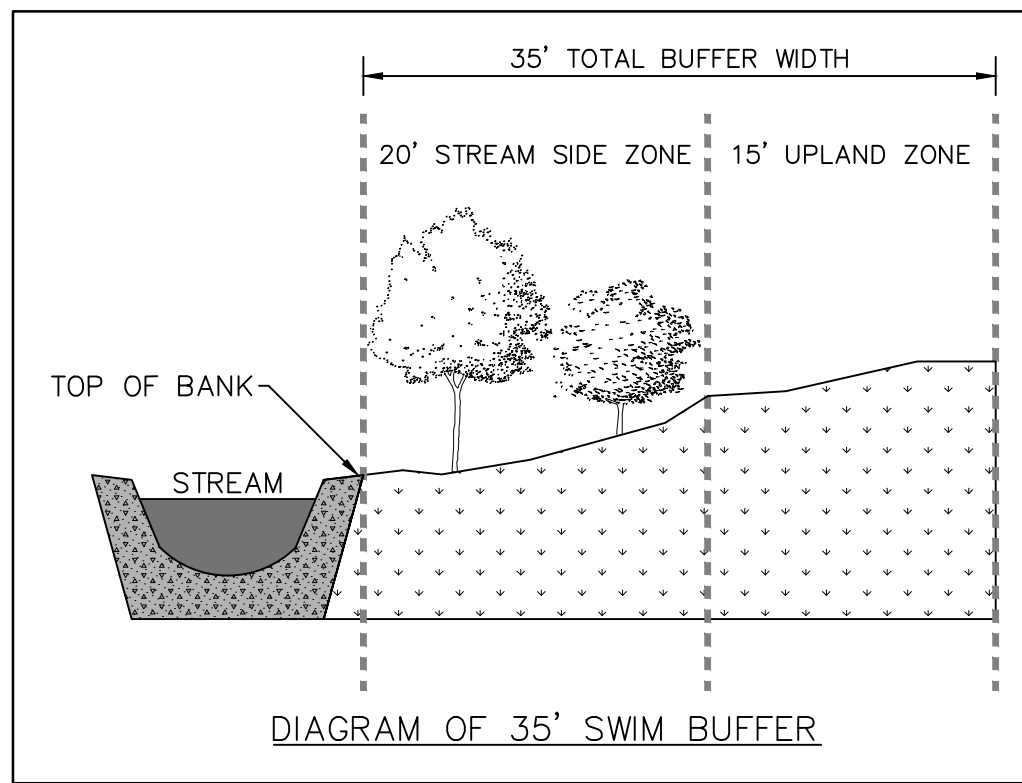
##### SITE DESCRIPTION:

- THE MAJORITY OF THE SITE IS COVERED IN EXISTING TREE COVER. THIS EXISTING TREE COVER IS COMPRISED OF VARIOUS SPECIES, INCLUDING HARDWOODS SUCH AS POPLAR, OAK, AND HICKORY, AS WELL AS SOFTWOODS SUCH AS CEDAR, AMONG OTHERS. THE TREES WHICH QUALIFY AS SPECIMEN TREES ARE RECORDED ON THIS PLAN.
- THERE ARE SEVERAL EXISTING STRUCTURES ON THE SITE, INCLUDING 3 RESIDENTIAL HOMES WITH VARIOUS ACCESSORY STRUCTURES, FOOTBRIDGES AT STREAM CROSSINGS, AND A DILAPIDATED SHED. ALL 3 HOMES ARE CONNECTED TO ADJACENT STATE-MAINTAINED ROADWAYS BY GRAVEL ROADS.
- THERE ARE TWO EXISTING PONDS ON THIS PROPERTY. THE LARGER OF TWO IS A JURISDICTIONAL POND COVERING APPROXIMATELY 1.98 ACRES, AND THE SMALLER OF THE TWO IS A MAN-MADE NON-JURISDICTIONAL POND COVERING APPROXIMATELY 0.28 ACRES, WITH A SMALL DOCK LOCATED IN ITS WATERS. THE JURISDICTIONAL POND IS FED BY AN PERENNIAL STREAM, WHICH ALSO FLOWS OUT OF THE POND AT ITS WESTERN EDGE.
- THERE ARE TWO WETLAND AREAS LOCATED AT THE WESTERN EDGE OF THE LARGER JURISDICTIONAL POND, COVERING APPROXIMATELY 0.10 ACRES, COMBINED.
- THERE IS ONE STREAM ON THIS PROPERTY, WHICH GENERALLY FLOWS ALONG A SOUTHWESTERN COURSE. THE STREAM IS COMPRISED OF SEVERAL SEGMENTS, WITH SOME BRANCHES RECORDED AS PERENNIAL STREAMS AND OTHERS RECORDED AS INTERMITTENT STREAMS. A 35' SWM BUFFER HAS BEEN APPLIED TO BOTH THE PERENNIAL AND INTERMITTENT SEGMENTS OF THE STREAM, MEASURED HORIZONTALLY FROM THE TOP OF BANK ON A LINE PARALLEL TO THE SURFACE WATER.
- THERE ARE SEVERAL EXISTING UTILITIES FOUND ON SITE, INCLUDING MOST NOTABLY BOTH A 10" AND 14"-INCH GAS LINE ENCOMPASSED IN A 50'-WIDE GAS LINE RIGHT OF WAY. THERE ARE ALSO 2 AREAS WHERE EXISTING ELECTRIC SERVICE LINES CAN BE FOUND ON THE SITE.
- DRAINAGE AREAS ON THE SITE FLOW AS NOTED ON THE PLAN.
- THE MAJORITY OF THE SLOPES ON THIS SITE ARE UNDER 10%, A SIGNIFICANT PORTION FALLS WITHIN THE 0%-25% RANGE, AND ONLY A SMALL FRACTION EXCEEDS 25%. SEE SLOPE ANALYSIS TABLE PROVIDED ON THIS SHEET FOR MORE DETAIL.

##### SIGNIFICANT FEATURES:

- THE STREAM WHICH FLOWS THROUGH THIS SITE IS A VERY SIGNIFICANT FEATURE AS ITS LOCATION DICTATES WHERE BOTH ENTRANCE AND INTERNAL PUBLIC ROADS MUST BE PLACED TO MINIMIZE DISTURBANCE. ALONG WITH THE WETLANDS AND JURISDICTIONAL POND AREAS, THE LOCATION OF THE STREAM ALSO INFLUENCES THE SIZE, ORIENTATION, AND POSITION OF THE SINGLE-FAMILY LOTS WHERE HOMES WILL BE BUILT. EFFORTS HAVE BEEN MADE TO LOCATE AS MUCH OPEN SPACE AREA AS POSSIBLE AROUND THE STREAM TO MINIMIZE DISTURBANCE AND PRESERVE THE NATURAL AESTHETIC APPEAL OF THE PROPERTY.
- THE 50'-WIDE GAS LINE RIGHT OF WAY THAT CUTS DIAGONALLY ACROSS THE SITE FROM WEST TO EAST, AND COVERS APPROXIMATELY 2.05 ACRES OF THE PROPERTY. CONSTITUTES A SIGNIFICANT FEATURE IN REGARD TO HOW THE SITE CAN BE DEVELOPED, AS NO GRADING OR PLANTING CAN OCCUR WITHIN ITS BOUNDS. PROPOSED STORM DRAINAGE AND SANITARY SEWER UTILITIES MUST ALSO BE COORDINATED WITH THIS GAS LINE AT CROSSING LOCATIONS TO ENSURE THAT MINIMUM PIPE SEPARATION DISTANCES ARE OBSERVED. IT SHOULD BE NOTED THAT PEDESTRIAN TRAILS CAN BE PROVIDED WITHIN THIS GAS LINE RIGHT OF WAY.
- A CEMETERY IS PRESENT NEAR THE SOUTHWEST BOUNDARY OF THE PROPERTY. A 20'-WIDE BUFFER IS TO ENCOMPASS THE SECTION OF THE CEMETERY WHICH ENROACHES ON THIS PROPERTY. NO LOTS CAN BE POSITIONED WITHIN THIS BUFFER, AND NO GRADING ACTIVITIES CAN OCCUR WITHIN IT. A PEDESTRIAN PATH SHALL BE PROVIDED LINKING THE EXISTING CEMETERY TO THE PROPOSED DEVELOPMENT.

NOTE:  
ALL EXISTING STRUCTURES ON SITE  
ARE TO BE DEMOLISHED.



Property Line Bearings and Distances		
ID	Bearing	Distance (ft)
L1	S39°11'13"E	1080.65
L2	N55°55'22"E	124.89
L3	N55°44'43"E	898.25
L4	S16°57'22"E	565.64
L5	S02°12'55"W	242.07
L6	S45°11'39"W	309.97
L7	S15°16'10"W	413.86
L8	S73°01'59"W	1482.45
L9	N42°19'43"W	763.27
L10	S02°35'37"W	236.31
L11	S78°38'09"W	752.57
L12	N20°20'07"W	45.36
L13	N78°38'15"E	405.06
L14	N20°32'28"W	101.73
L15	S78°19'49"W	155.51
L16	N80°57'40"W	77.12
L17	S67°01'12"W	180.97
L18	N21°19'28"W	168.23
L19	N68°40'44"E	220.02
L20	N63°10'37"E	734.15
L21	N03°11'17"E	350.87
L22	N03°10'05"E	522.12
L23	N62°18'23"E	94.20
L24	N60°27'23"E	100.00
L25	N58°21'23"E	100.00
L26	N58°21'23"E	100.00
L27	N53°04'53"E	100.00
L28	N47°56'23"E	100.00
L29	N40°40'53"E	47.66
L30	N00°58'24"E	294.13
L31	N39°11'13"W	1084.46



#### PROPOSED SITE LEGEND

- PROJECT BOUNDARY
- INTERNAL PROPERTY TRACT ID
- EXISTING CONTOURS
- PERENNIAL STREAM CENTERLINE & TOP OF BANK
- 20' STREAM SIDE ZONE STREAM BUFFER (NO DISTURB)
- 15' UPLAND ZONE STREAM BUFFER
- EXISTING WETLANDS
- EXISTING TREECOVER
- EXISTING SPECIMEN TREES
- EXISTING GRAVEL ROAD
- EXISTING UNPAVED ROAD
- EXISTING DRAINAGE WAY
- SOIL TYPE BOUNDARY
- EXISTING SLOPES ≥ 25%

EXISTING SLOPES ANALYSIS		
SLOPE RANGE	TOTAL AREA	PERCENTAGE OF SITE
0%-10%	40.65	53.40%
10%-25%	29.69	38.99%
>25%	5.80	7.61%

SOIL ANALYSIS	
SOIL ID	SOIL TYPE AND DESCRIPTION
CeB2	Cecil sandy clay loam, 2 to 8 percent slopes, moderately eroded
CeD2	Cecil sandy clay loam, 8 to 15 percent slopes, moderately eroded
EnB	Enon sandy loam, 2 to 8 percent slopes
EnD	Enon sandy loam, 8 to 15 percent slopes
MO	Monacan loam, 0 to 2 percent slopes, frequently flooded
WkE	Wilkes loam, 15 to 25 percent slopes

#### EXISTING FEATURES LEGEND

- ADJACENT PROPERTY LINE
- IRON ROD
- IRON STAKE
- EXISTING ROW
- EXISTING CENTER LINE
- EXISTING STORM DRAINAGE PIPE
- EXISTING SAN. SEWER PIPE AND MANHOLE
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE POLE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING ELECTRIC POWER POLE
- EXISTING GAS LINE
- EXISTING FENCE
- EXISTING WALL
- EXISTING SIGN

INTERNAL TRACTS PROPERTY INFO				
TRACT ID	OWNER	DEED BOOK / PAGE	PID	AREA
TRACT 1	PF USA PROPERTY PORTFOLIO NC LLC	29334 / 559	2116101	290658.77 SF (6.673 AC)
TRACT 2	JANET M. HAACK DONALD E. HACK FAMILY TRUST	25188 / 720	2101112	709645.33 SF (16.291 AC)
TRACT 3	JANET M. HAACK DONALD E. HACK FAMILY TRUST	25188 / 724	2116112	*
TRACT 4	JANET M. HAACK DONALD E. HACK FAMILY TRUST	25188 / 728	2116113	2316320.14 SF (53.175 AC)*
TRACT 5**	PLANTATION PIPELINE	1056/351 1056/353 3410/61 3502/77 3428/997	NA	NA

\* THE AREA LISTED FOR TRACT 4 INCLUDES THE AREA OF TRACT 3  
\*\* PLANTATION PIPELINE 50' GAS LINE RIGHT OF WAY  
GAS LINE RIGHT OF WAY ESTABLISHED FROM PHYSICAL LOCATION OF EXISTING 10" GAS MAIN. 10" GAS LINE MARKED BY PLANTATION PIPELINE REPRESENTATIVE AND FIELD LOCATED BY CPA. NORTHERN RIGHT OF WAY LINE BEING 35' NORTH OF 10" GAS LINE. AND SOUTHERN RIGHT OF WAY LINE BEING 15' SOUTH OF THE 10" GAS LINE. THIS RIGHT OF WAY HAS A 28" GAS LINE 10' NORTH OF THE 10" LINE, AND A 14" GAS LINE 8' SOUTH OF THE 10" GAS LINE.

**Ryan Homes**

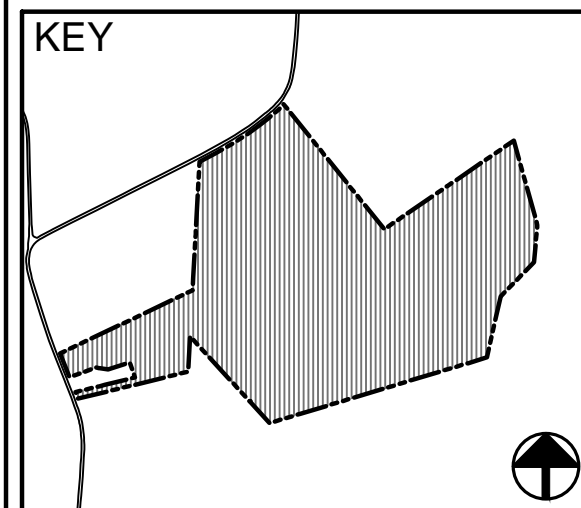
9920 Kincey Avenue, Suite 200 | Huntersville, NC 28078  
TEL 704.875.9887  
www.ryanhomes.com

**AMERICAN STRUCTUREPOINT INC.**

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www.structurepoint.com

## ASBURY CHAPEL

11620 Asbury Chapel Road  
Huntersville, NC 28078



PERMITTING ONLY  
NOT FOR  
CONSTRUCTION

CERTIFIED BY  
NC ENGINEERING FIRM F-1119

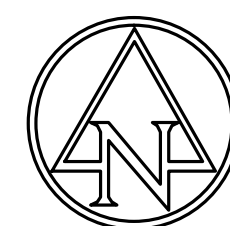
ISSUANCE INDEX		
DATE:	04/01/2016	
PROJECT PHASE:	ALL	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
A	PRELIM. SKETCH PLAN 1	4/1/2016
B	PRELIM. SKETCH PLAN 2	5/18/2016

STRUCTUREPOINT PROJECT # 2015.00721

EXISTING FEATURES  
SITE ANALYSIS PLAN

# C100



0' 75' 150'  
SCALE: 1"=150'



Know what's below.  
Call before you dig.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAGGERS, ETC AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, ASPHALT OR CONCRETE, ARE TO BE PLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION AND REGULATORY AUTHORITY SPECIFICATIONS.
- SHORING SHALL BE CARRIED OUT IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, PART 1926, SUBPART P, OR AS AMENDED.