



**SKETCH PLAN: GENERAL 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 RECORD.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE (+/- 23,677 SF OR .54 AC) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN ARE 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 MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- MAIL DELIVERY AND WILL BE FROM THE PUBLIC STREETS WITHIN THE SUBDIVISION. GARBAGE COLLECTION WILL BE FROM THE PRIVATE ALLEY.
- A TIA DETERMINATION APPLICATION WAS SUBMITTED TO THE TOWN OF HUNTERSVILLE AND WAS IT WAS DETERMINED ON 5/18/16 THAT A TIA WAS NOT REQUIRED.
- 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.

**ADDITIONAL NOTES**

- ALLEY CROSS SECTION PROPOSED IS FROM THE STANDARD HUNTERSVILLE, DETAILS, #280.4, WITH THE ALLOWANCE OF AN INVERTED CROWN.
- EDGE OF PAVEMENT RADIUS IS 20' AT INTERSECTIONS OF THE ALLEYWAYS.
- THERE WERE DETERMINED TO BE NO WETLANDS ON THE SITE.
- STREET TREES ALONG INTERNAL STREETS HAVE BEEN PROVIDED BY A PREVIOUS DEVELOPER AND HAVE ALREADY BEEN INSTALLED.
- THE REQUIRED STREET TREES ON STUMPTOWN WILL MATCH WHAT IS EXISTING ALONG THE WESTERN ADJACENT PROPERTY. THE REQUIRED YARD TREES WILL ACT AS THE STREET TREES.
- URBAN OPEN SPACE SHALL BE DESIGNED IN ACCORDANCE WITH THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.
- THE REQUIRED 20' BUFFER YARD-ARTICLE 7.5.3- IS REQUESTED TO BE WAIVED, PER TOWN OF HUNTERSVILLE ZONING ORDINANCE, SECTION 7.5.3 (A), DUE TO THE INFL NATURE OF THIS DEVELOPMENT AND THE DESIRE TO MAKE THIS PARCEL MESH SEAMLESSLY AS A PART OF THE EXISTING NEIGHBORHOOD.

**PER ARTICLE 7.7.3. SUPPLEMENTAL LANDSCAPE PROVISION FOR RESIDENTIAL LOT TREES. EACH LOT SHALL PROVIDE CANOPY TREES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:**

- LOT SIZE LESS THAN 10,000 SF REQUIRES 1 FRONT YARD AND 1 REAR YARD
- LOT SIZE OF 10,000 SF TO 15,000 SF REQUIRES 1 FRONT YARD AND 2 REAR YARD
- LOT SIZE OF 15,001 SF TO 20,000 SF REQUIRES 2 FRONT YARD AND 2 REAR YARD
- LOT SIZE MORE THAN 20,000 SF REQUIRES 3 FRONT YARD AND 3 REAR YARD

**THE SITE HAS NOT BEEN DE-FORRESTED IN THE PAST THREE YEARS.**

- LOT BUA IS SUBJECT TO CHANGE DURING THE CONSTRUCTION DOCUMENT PHASE AS LONG AS THE TOTAL MAXIMUM SITE BUA LISTED ON THESE PLANS IS NOT EXCEEDED.
- LENGTH OF SIDEWALK ALONG THE LOTS FACING THE URBAN OPEN SPACE IS +/- 260 LF.
- LENGTH OF SIDEWALK ALONG LOTS FACING STUMPTOWN ROAD +/- 260 LF.
- ALL ALLEYS SHALL BE OPEN FOR GENERAL USE BY THE PUBLIC BUT SHALL NOT BE ACCEPTED BY THE PUBLIC FOR MAINTENANCE.
- MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR ASSOCIATION OF HOMEOWNERS, WHICH EVER IS APPLICABLE.
- WATER AND SEWER SERVICE TO THE PROPERTY WILL BE PROVIDED BY CHARLOTTE WATER.

**BLOCK LENGTH TABLE**

- ROAD "A" PRIVATE ALLEY : 240'

**HATCH LEGEND**

OPEN SPACE: [Hatch Pattern]

Site Plan Data Table	
Total Acreage	1.998 acres
Total Square Feet	87,043.10
Principle Uses	Residential Subdivision
Zoning	NR
Right of way to be dedicated on Stumptown	1,273.59 sf
% of Impervious allowed	N/A
% of Impervious shown	50%
Lot Count	11
Unit Count	13
Lot Range Size	
Smallest lot	.098 ac, 4,248 sf
Largest lot	1.181 ac, 7,905 sf
Lot size average	5,107 sf
Number of lots within each size category	
Single Family lot 38' x 110'	9
Duplex lot 64' x 110'	2
Setbacks	
Front Setback	10'
Side Yards	5'
Corner Lot Side Yard	5'
Rear yard	25'
Watershed District	Mcdowell
Tree Preservation and Canopy	
Specimen Trees on site	2
Specimen Trees saved	0
% of Specimen Trees required to save	10%
% of Specimen Trees saved	0%
% of Site covered by tree canopy	29.03% (25,273 sf)
% of tree canopy preservation required	10% of total site: 8704.3 sf
% of tree canopy actually saved	0%
Tree Canopy Mitigation	.10 x 87,043.10 = 8,704.31
Tree canopy mitigation calculation	8,704.31 / 2000 sf = 4.35 trees
Trees required for tree canopy mitigation	5
Specimen tree mitigation	.10 x 2 specimen trees = 2 trees.
Specimen tree mitigation calculation	1 tree (37' oak) x .30 = 11.1, or 12 calipers
Trees required for specimen tree mitigation	12/2 = 6 trees
Open space provided	23,677 sf
Site Density	4.5 units/acre
% Open space required	Urban Open space, no sf requirement
% of Open space provided	27.2% (23,677 sf)
Urban Open space provided	19,937 sf

BUA SUMMARY CHART		
	1.998 ac	Allowable BUA
Site Area	1.998 ac	
Single Family lot BUA	1,864 sf/lot	9 lots, 16,776
Duplex lot BUA	3715 sf/lot	2 lots, 7430
Roads		4,678
Sidewalk		3,557
Driveways		8,060
Total Site BUA		40,501
Reserve BUA	200 sf/unit	13, 2600
TOTAL MAX SITE BUA:		43,101 sf (49.5%)

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