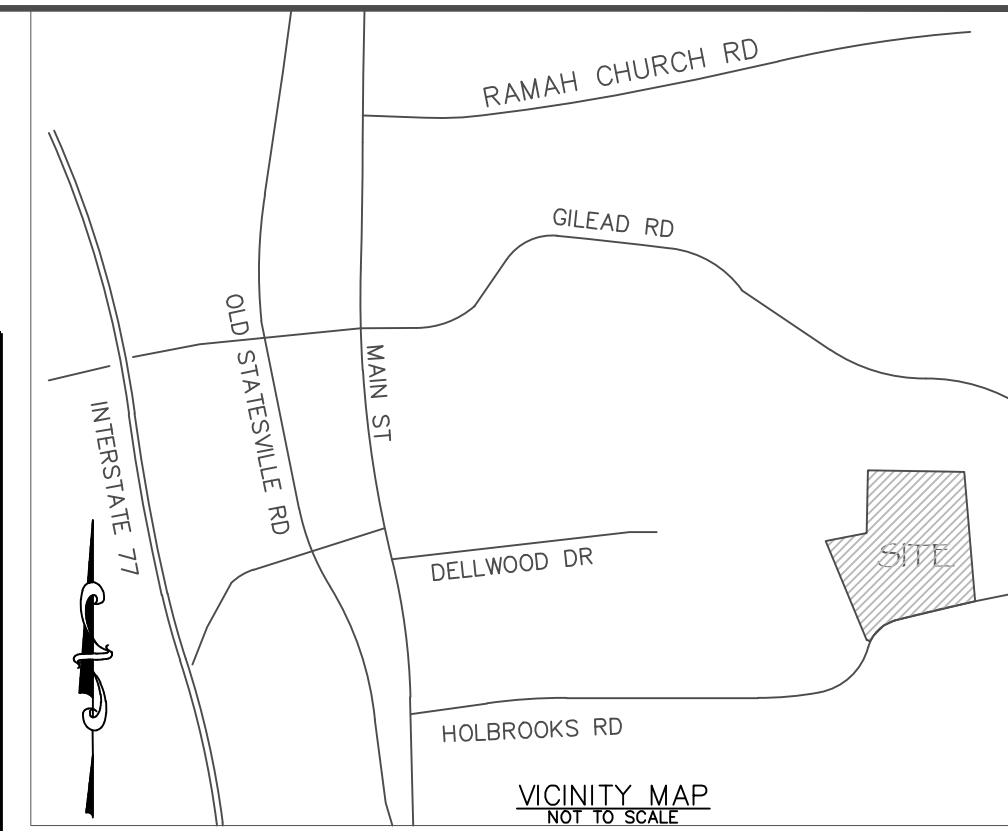


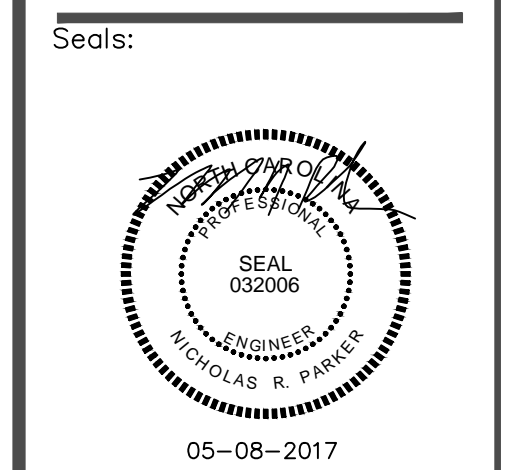
SHERRILL SUBDIVISION SKETCH PLAN HUNTERSVILLE, NORTH CAROLINA MECKLENBURG COUNTY

EPM REFERENCE NUMBER:
#374152 SKETCH / CONCEPT PLAN

EPM REFERENCE NUMBER:	PROJECT #	PROJECT NAME
342156	VALENCIA PHASE 1D, 1F-II	
356764	VALENCIA PHASE 1F PH 1 MAP 1	
357957	VALENCIA PHASE 1D MAP 1	
358472	VALENCIA PHASE 1F PH 1 MAP 2	
358635	VALENCIA PHASE 1D, 1F-II	
360578	VALENCIA 1F PH MAP 1 REV	
363650	VALENCIA 1F MAP 2 REV	
364278	VALENCIA PHASE 1D 1F-II FLOOD STUDY	
364570	VALENCIA PHASE 1F MAP 2 REV 2	
364726	VALENCIA PHASE 1D MAP 2	
365540	VALENCIA PHASE 1F PH 1 MAP 3	
365637	VALENCIA PHASE 1D, 1F-II	
366995	VALENCIA PHASE 1D & AMP; 1G 100-1 FLOOD ANALYSIS	
371882	VALENCIA PHASE 1D 1F-II	
374152	VALENCIA SUBDIVISION - SHERRILL SUBDIVISION	
374881	VALENCIA PHASE 1F MAP 1 REV	



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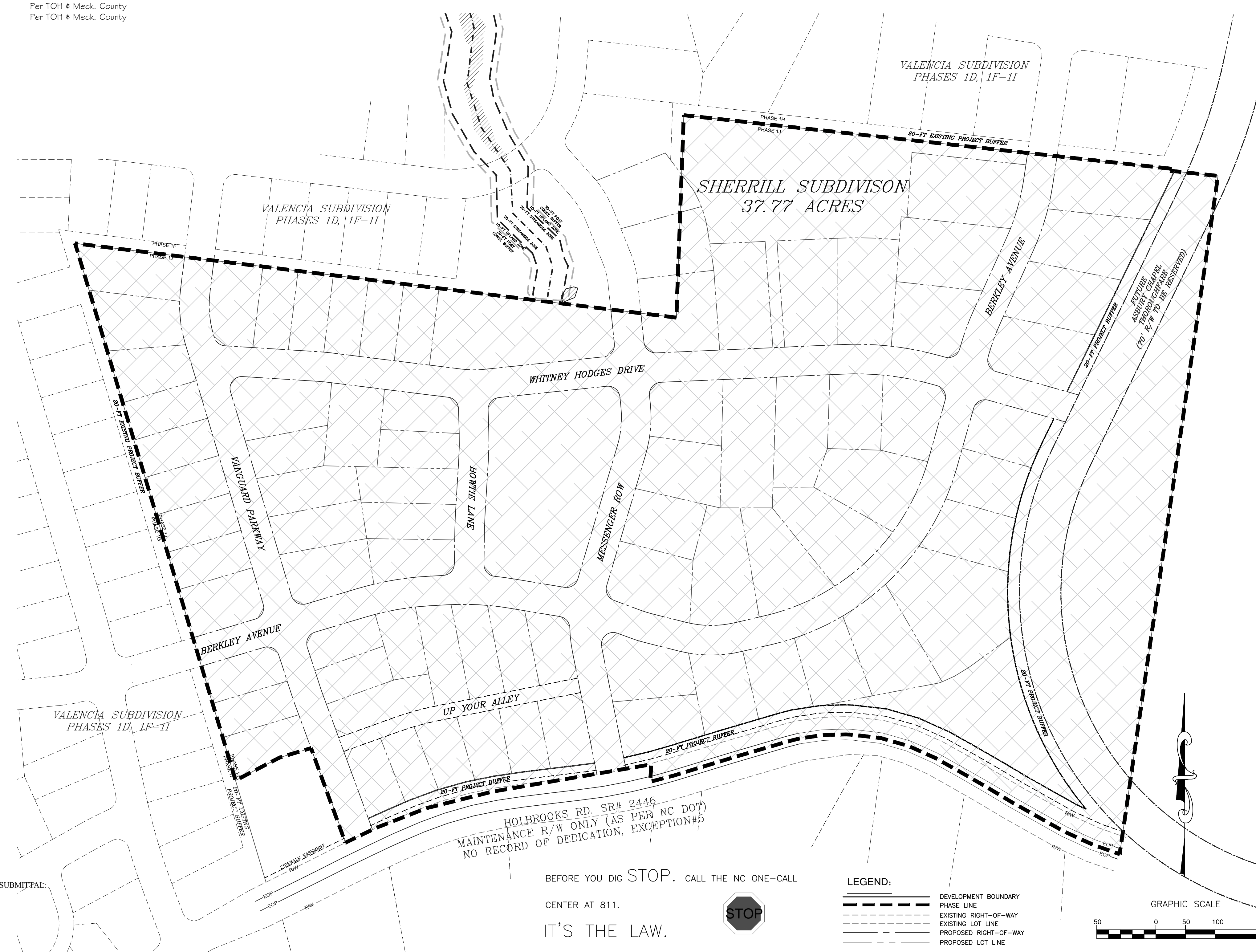
Seals:
SHERRILL SUBDIVISION
HUNTERSVILLE, NORTH CAROLINA
BY
BOWMAN DEVELOPMENT GROUP
13615 CINNABAR PLACE
HUNTERSVILLE, NORTH CAROLINA 28078
(704) 875-9704

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Revision Number	Revision Note
Cover Sheet	C-0.0	02/28/17	05/08/17		Per TOH # Meck. County
Boundary-Existing Conditions	C-1.0	02/28/17	05/08/17		Per TOH # Meck. County
Rezoning Plan	C-1.1	02/28/17	05/08/17		Per TOH # Meck. County
Site Plan	C-2.0	02/28/17	05/08/17		Per TOH # Meck. County
60 Scale-Site Plan	C-2.1	02/28/17	05/08/17		Per TOH # Meck. County
Tree Planting / Tree Save Plan	C-2.2	02/28/17	05/08/17		Per TOH # Meck. County
Site Details	C-2.3	02/28/17	05/08/17		Per TOH # Meck. County
Tree Planting / Tree Save Plan	C-3.0	02/28/17	05/08/17		Per TOH # Meck. County
60 Scale-Tree Planting / Tree Save Plan	C-3.1	02/28/17	05/08/17		Per TOH # Meck. County
60 Scale-Tree Planting / Tree Save Plan	C-3.2	02/28/17	05/08/17		Per TOH # Meck. County
Conceptual Stormwater Management Plan	C-4.0	02/28/17	05/08/17		Per TOH # Meck. County
60 Scale-Conceptual Stormwater Management Plan	C-4.1	02/28/17	05/08/17		Per TOH # Meck. County
60 Scale-Conceptual Stormwater Management Plan	C-4.2	02/28/17	05/08/17		Per TOH # Meck. County

SITE PLAN DATA TABLE	
Original Parcel ID Number(s):	019-203-20, 019-203-13, 019-371-01
Total Acreage	37.77
Total Square Feet	1,645,261
Principal Use(s) (a.o. Article 3)	Single family
Building Type (a.o. Article 3.4 and 3.10)	Detached
Existing Zoning District (a.o. Article 3)	TR, NR
Overlay District, if Applicable (Article 3.2.0)	N/A
Proposed Re-Zoning (a.o. Article 3)	NR-CD
Percentage of Impervious Allowed (Article 3.2.0)	70%
Percentage of Impervious Shown	+/- 64.68%
Total open space required	7.55 acres (20% site area)
Total open space provided	7.88 acres (21% site area)
Density	2.04 units/acre
Lot Count	77
Total Number of Dwellings (Detached/Attached)	77
Mixed-use/# of live/work units	0
Total Square Foot of non residential	N/A
Lot size range	Number of lots within each range
< 10,000 sf	30
10,000 - 15,000 sf	30
15,001 - 20,000 sf	16
> 20,000 sf	1
Lot widths range (a.o. Article 3)	Number of lots within each width
60' TO 90'	77
Setbacks and Build-to-lines (a.o. Article 3.4 & 3.10)	
Front Setback	18 FT MAX 24 FT MAX
Corner Setbacks	12 FT 12 FT
Rear Setbacks	25 FT 25 FT
Right Side Setbacks	5 FT 5 FT
Left Side Setback	5 FT 5 FT
Watershed Information (a.o. Article 3 and S.O. Section 7.200)	
Property in a regulated watershed district?	No
Watershed District	N/A
Low Density/High Density	N/A
Stream Watershed	Clarke

IMPERVIOUS AREA CHART			
ROADS (SQ FT)	SIDEWALKS (SQ FT)	LOTS (SQ FT)	PERCENT IMPERVIOUS
127,540	58,150	877,537	64.68%

* THIS IMPERVIOUS SHALL BE A MINIMUM OF 150 SQ FT OR 1% OF THE LOT AREA, WHICHEVER IS GREATER.



NOTES:
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.

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.

NOTE:
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.

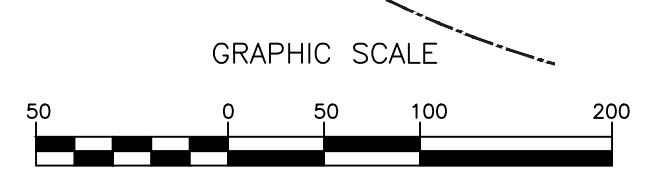
REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, AND COORDINATES REFERENCED FROM A SURVEY COMPLETED BY SOUTH POINT SURVEYING, PLLC. TOPOGRAPHIC INFORMATION PROVIDED REFERENCED FROM MECK. COUNTY GIS AND TO BE CONFIRMED PER FIELD DATA COLLECTION BY SOUTH POINT SURVEYING PRIOR TO PRELIMINARY PLAN APPROVAL. TOPD PROVIDED BY THE PE CAN ONLY BE IN SUPPORT OF THE PE'S PROJECT AND CANNOT BE RELIED UPON BY OTHERS. THE PE WILL BE TAKING RESPONSIBILITY FOR THE TOPD AS IT IMPACTS THE PROJECT UNDER THE PE LICENSE.

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LEGEND:

- DEVELOPMENT BOUNDARY
- - - PHASE LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING LOT LINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED LOT LINE



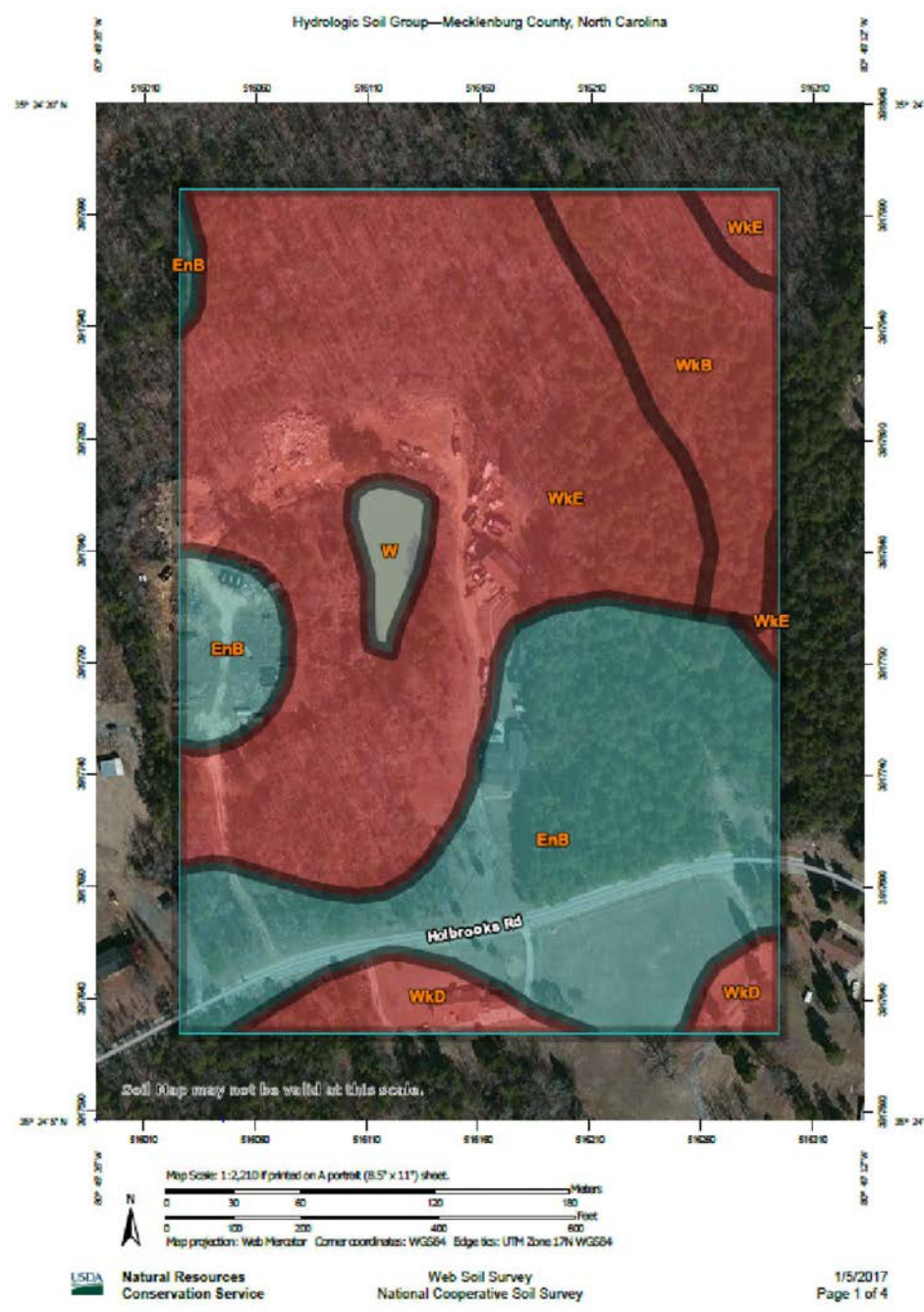
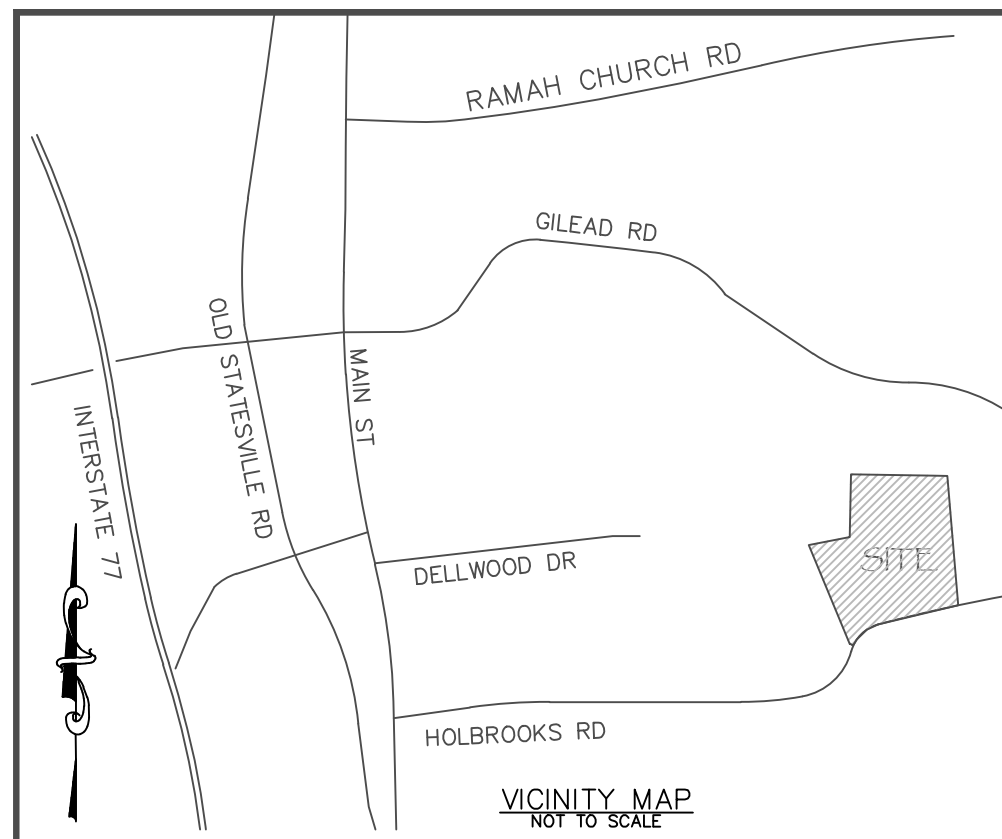
Cover Sheet

Sheet No:
C-0.0

Project Number: 17-17-001
Date: 05-08-2017
Drawn By: JLM
Checked By: NRP

Revisions:	Date	Description
02/28/17		ORIGINAL SUBMITTAL
05/08/17		PER TOH # MECK. COUNTY

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TYPICAL NEIGHBORHOOD STREETS:

STREET ST - 20'71
(20 FT OF PAVEMENT/71 FT RW)

GENERAL NOTES:

- POSTAL SERVICE WILL BE AT CLUSTER BOX UNITS AND DELIVERED BY THE UNITED STATES POSTAL SERVICE. CLUSTER BOX UNIT DESIGN TO BE APPROVED BY TOWN OF HUNTERSVILLE AND THE UNITED STATES POSTAL SERVICE. CLUSTER BOX UNIT LOCATIONS TO BE DETERMINED PRIOR TO CONSTRUCTION DRAWING SUBMITTAL.
- GARBAGE PICKUP VIA ROLL-OUT BINS TO BE PROVIDED BY THE TOWN OF HUNTERSVILLE OR THEIR PROVIDER.
- ALL AREAS DESIGNATED AS COMMON OPEN SPACE AND VEGETATION WITHIN PLANTING STRIP SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH THE EXCEPTION OF THE PUBLIC GREENWAY DEDICATION. COMMON OPEN SPACE AND URBAN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION IN PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
- LARGE MATURING TREES WILL BE PLANTED 40-FEET ON CENTER WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- PROPOSED 20-FOOT LANDSCAPE BUFFER. IT IS THE INTENTION OF THE DEVELOPER TO UTILIZE EXISTING VEGETATION, SUPPLEMENTED WITH ADDITIONAL PLANTINGS WHERE THE EXISTING PLANT MATERIAL IS INSUFFICIENT IN ORDER TO SATISFY REQUIREMENTS OF SECTION 7.5.
- DEVELOPER IS RESPONSIBLE FOR CONTACTING CMUD FOR ALL WATER AND SEWER ISSUES.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- NOTE: RESIDENTIAL GARAGES.** ON LOTS GREATER THAN 60-FEET IN WIDTH, FRONT-LOADING GARAGES SHALL BE RECESSED AT LEAST 10- FEET BEHIND THE PRIMARY PLANE OF THE FRONT FACADE OF THE STRUCTURE. EXCEPTION FOR SINGLE FAMILY DETACHED DWELLINGS WITH 1,400 SQUARE FEET OR LESS OF HEATED SPACE: SINGLE BAY FRONT LOADING GARAGES MAY BE BUILT FLUSH WITH, BUT MAY NOT PROJECT IN FRONT OF, THE PRIMARY PLANE OF THE FRONT FACADE OF THE STRUCTURE. DOUBLE BAY FRONT LOADING GARAGES SHALL BE RECESSED AT LEAST 10- FEET BEHIND THE PRIMARY PLANE OF THE FRONT FACADE OF THE STRUCTURE. IN NO CASE WILL THE DISTANCE BETWEEN THE FACE OF THE GARAGE AND THE BACK OF THE SIDEWALK BE LESS THAN 20- FEET. ON LOTS 60- FEET OR LESS IN WIDTH, ALLEY ACCESS IS REQUIRED IF ON-SITE PARKING IS PROVIDED EXCEPT AS PROVIDED BELOW. DETACHED GARAGES MAY ONLY BE PLACED IN THE ESTABLISHED REAR YARD. GARAGES FOR MORE THAN TWO CARS MUST BE DETACHED AND LOCATED IN THE ESTABLISHED REAR YARD OR BE ATTACHED SIDE OR REAR LOADING. (ARTICLE 8.16.1 & 2 & 6 TOH 20).
- NOTE: BUILD-TO LINE.** A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS 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 PLAN (FINAL PLAN). (ARTICLE 12 OF THO 20).
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY RECORD.
- ALL SIGNS WILL BE REVIEWED & APPROVED SEPARATELY AND SHALL MEET ARTICLE 10 OF THE TOH 20 (DOES NOT INCLUDE REGULATORY OR STREET NAME SIGNS).
- ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PERMITS AND APPROVALS WILL BE OBTAINED BY THE DEVELOPER (IF APPLICABLE).
- 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.

- TOWN OF HUNTERSVILLE GENERAL NOTES:**
- ALL ON-SITE WASTE DISPOSAL (STUMP/PILE) REQUIRES PRIOR APPROVAL FROM THE MECKLENBURG COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION (MCDEP) AND THE ISSUANCE OF A LAND USE PERMIT FROM THE MECKLENBURG COUNTY ZONING ADMINISTRATOR.
 - THE COMMISSION, DEPT. OF ENVIRONMENT, HEALTH, AND NATURAL RESOURCES OR LOCAL GOVERNMENT MAY REQUIRE WRITTEN STATEMENTS, OR THE FILING OF REPORTS UNDER OATH, CONCERNING LAND DISTURBING ACTIVITY. INSPECTION OF SITES SHALL BE CARRIED OUT BY THE STAFF OF DEPT. OF ENVIRONMENTAL HEALTH, AND NATURAL RESOURCES OR THEIR QUALIFIED PERSONS AUTHORIZED BY THE COMMISSION OR DEPT. OF ENVIRONMENT, HEALTH, AND NATURAL RESOURCES AS NECESSARY TO CARRY OUT ITS DUTIES UNDER THE ACT. NO PERSON SHALL REFUSE ENTRY OR ACCESS TO ANY REPRESENTATIVE OF THE COMMISSION OR ANY REPRESENTATIVE OF A LOCAL GOVERNMENT WHO REQUESTS ENTRY FOR THE PURPOSE OF INSPECTION.
 - THE DEVELOPMENT WILL ADHERE TO ALL DIMENSIONAL REQUIREMENTS SET FORTH FOR THEIR RESPECTIVE DISTRICTS IN THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.
 - ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO TOWN OF HUNTERSVILLE STANDARDS IN ORDER TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.
 - MINIMUM CURB AND RIGHT-OF-WAY RADIUS MEASURED FROM FACE OF CURB (WHEN INTERSECTING STREETS HAVE DIFFERENT CLASSIFICATION, USE THE MORE RESTRICTIVE):
A. RESIDENTIAL LOCAL STREET - 20 FEET
B. RESIDENTIAL LOCAL STREET TO RESIDENTIAL ALLEY - 10 FEET
C. RESIDENTIAL COLLECTOR - 25 FEET
 - ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HUNTERSVILLE OR NCDOT STANDARDS, WHICHEVER IS GREATER.
 - IN NO CASE SHALL THE GARAGE BE LOCATED LESS THAN 20 FEET FROM BACK OF PUBLIC SIDEWALK.
 - DIRECT ACCESS FROM LOTS TO A THROUGHFARE IS PROHIBITED.
 - LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.2.80.

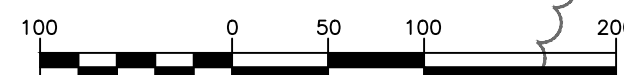
LEGEND:

- DEVELOPMENT BOUNDARY
- PHASE LINE
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING GRADE

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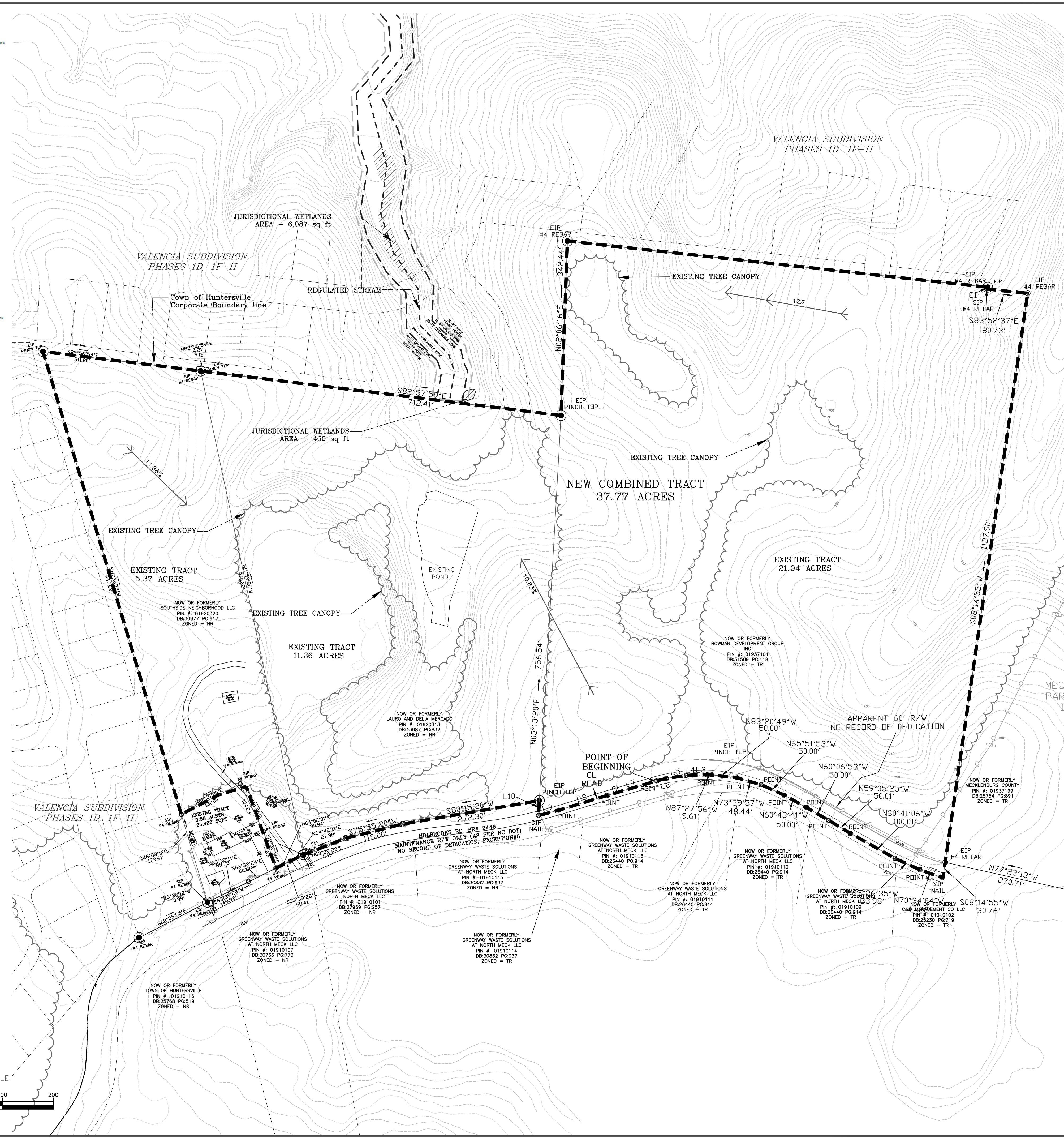


GRAPHIC SCALE



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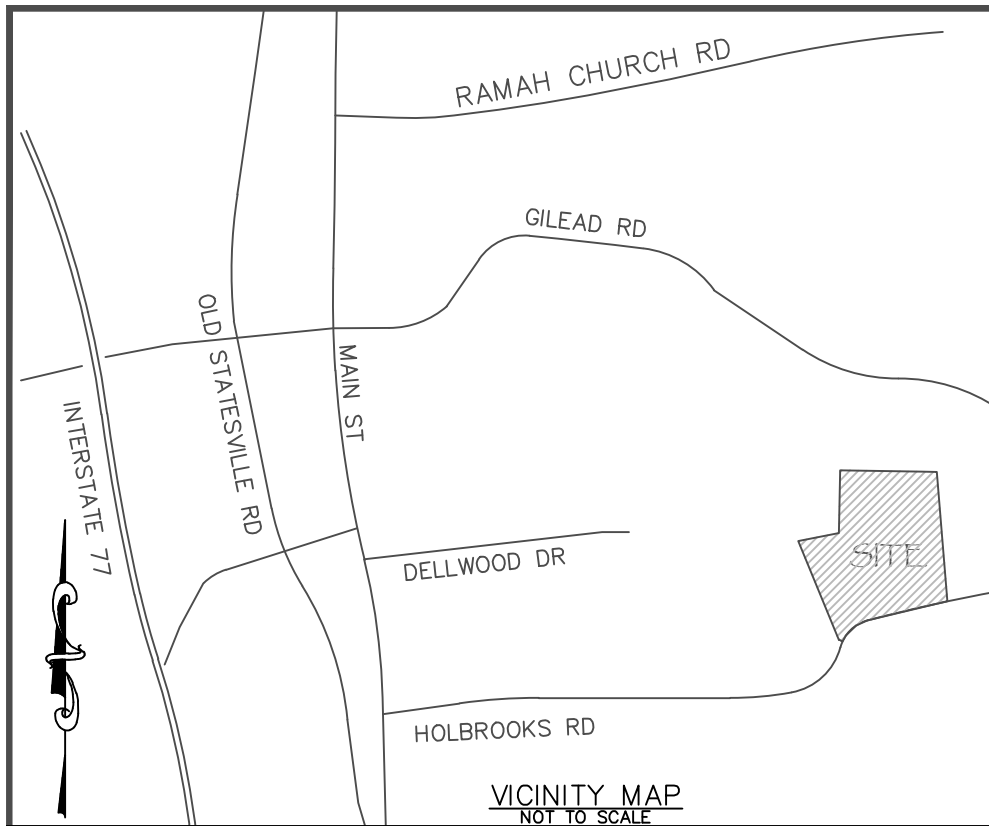
Revisions:	Date	Description
02/28/17		ORIGINAL SUBMITTAL
05/08/17		PER TOH 4 MECK. COUNTY

Sheet Title:

**Boundary/
Existing
Conditions**

Sheet No:

C-1.0



- SIGHT TRIANGLE NOTE:**
 1.) NO DRIVEWAYS SHALL BE CONSTRUCTED WITHIN THE SIGHT TRIANGLES. THE DEVELOPER SHALL CONSIDER THAT WHEN DETERMINE HOUSE PLACEMENT ON THE INDIVIDUAL LOTS.
- LOT LAYOUT NOTES:**
 1.) STREET TREES TO BE LARGE MATURING TREES PLANTED 40' ON CENTER ON BOTH SIDES OF STREET.
 2.) SIDE SETBACKS ON A CORNER LOT ARE DETERMINED BY AT LEAST 50 PERCENT OF THE FRONT SETBACK OF THE ADJACENT LOT OR ESTABLISH A TRANSITION BETWEEN EXISTING BUILDING BY STEPPING TOWARD THE STREET OR BACK FROM THE STREET A DISTANCE EQUAL TO THE LESSER BUILDING SETBACK PLUS ONE-HALF OF THE DIFFERENCE BETWEEN THE SETBACKS OF THE ADJOINING BUILDINGS.
 3.) BUILD-TO-LINE DEFINITION - A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION MUST BE ERRECTED. IT IS INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO-LINE IS ESTABLISHED ON THE RECORD PLAT.
 4.) THE DEVELOPER TO TAKE CARE WHEN LAYING OUT AND RECORDING LOTS THAT BARELY EXCEED A 60-FOOT WIDTH AND ALLOW LITTLE ROOM FOR ERROR.

- MECKLENBURG COUNTY FIRE NOTES:**
 1.) ALL TURNING RADIUS SHALL BE 30' INNER AND 42' OUTER TO FACILITATE FIRE APPARATUS.
 2.) FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

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SITE PLAN DATA TABLE	
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Overlay District, if Applicable (Article 5.6)	N/A
Proposed Re-Zoning (per Article 5)	NR-CD
Percentage of Impervious Allowed (Article 5.2)	70%
Percentage of Impervious Shown	+/- 64.88%
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Total open space provided	7.88 acres (21% site area)
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Mixed-use/# of live/work units	0
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10,000 - 15,000 sf	30
15,001 - 20,000 sf	18
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Lot widths range (per Article 5)	Number of lots within each width
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Setbacks and Build-to-lines (per Article 5.4 and 5.10)	
Front Setback	18 FT MAX 24 FT MAX
Corner Setbacks	12 FT 12 FT
Rear Setbacks	25 FT 25 FT
Right Side Setbacks	5 FT 5 FT
Left Side Setback	5 FT 5 FT
Watershed Information (per Article 5 and 5.0 Section 7.09)	
Property in a regulated watershed district?	No
Watershed District	N/A
Low Density/High Density	N/A
Stream Watershed	Clarke

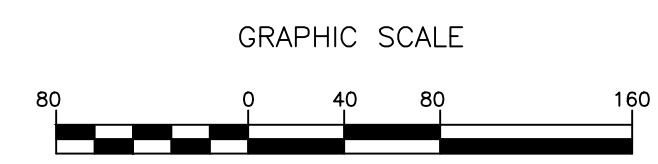
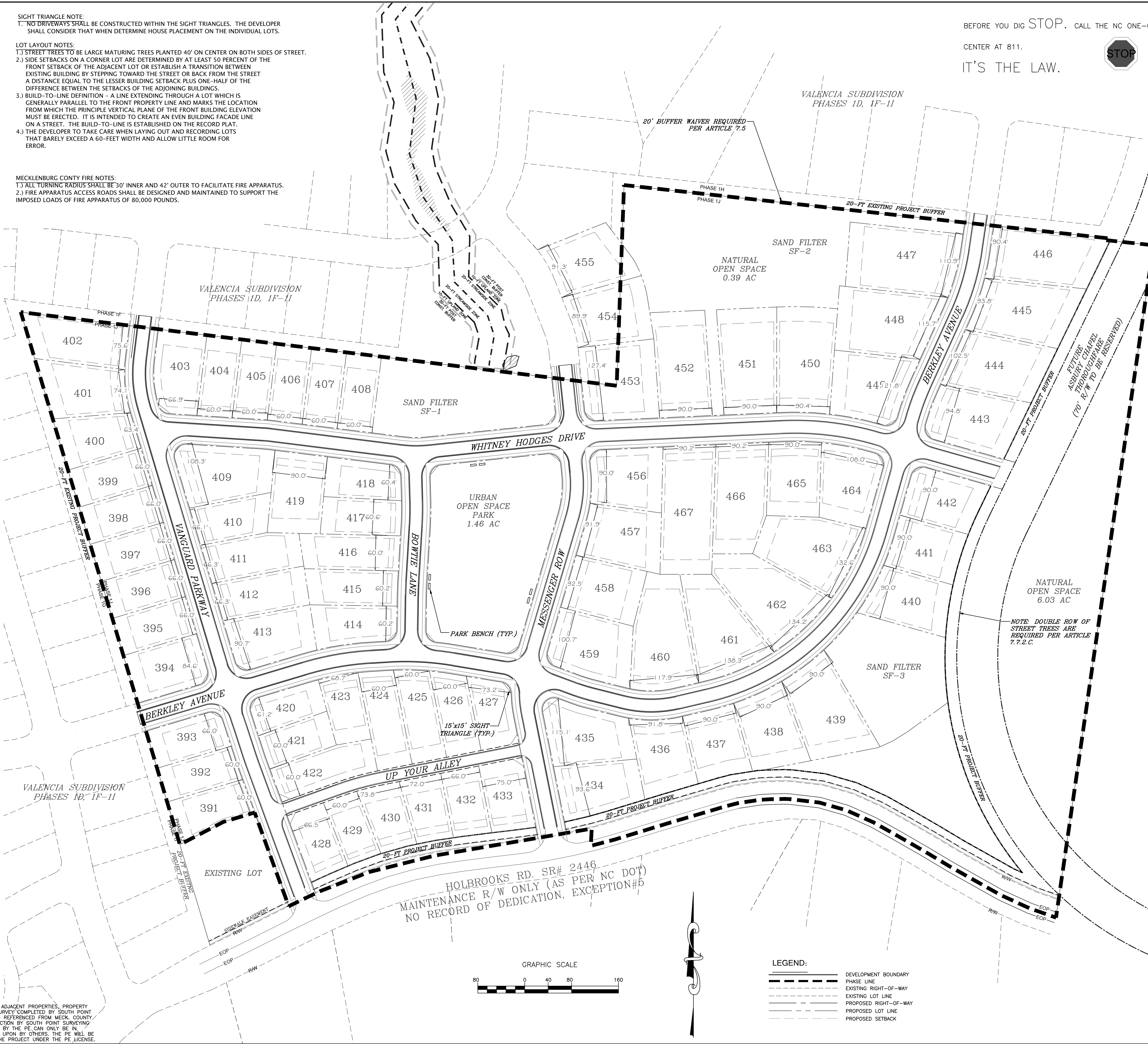
IMPERVIOUS AREA CHART			
ROADS (SQ FT)	SIDEWALKS (SQ FT)	LOTS (SQ FT)	PERCENT IMPERVIOUS
187,540	86,180	877,537	64.88%

* AREA RESERVE SHALL BE A MINIMUM OF 150 SQ FT OR 1% OF THE LOT AREA, WHICHEVER IS GREATER.

BLOCK LENGTH TABLE		
BLOCK	DESCRIPTION	LENGTH
WHITNEY HODGES DRIVE	VANGUARD PKWY TO BOWTIE LANE	454 FT
WHITNEY HODGES DRIVE	BOWTIE LANE TO MESSENGER ROW	271 FT
WHITNEY HODGES DRIVE	MESSENGER ROW TO BERKLEY AVENUE	570 FT
WHITNEY HODGES DRIVE	BERKLEY AVENUE TO END OF PHASE	165 FT
BOWTIE LANE	BERKLEY AVENUE TO WHITNEY HODGES DRIVE	560 FT
MESSENGER ROW	PHASE 1F TO WHITNEY HODGES DRIVE	109 FT
MESSENGER ROW	WHITNEY HODGES DRIVE TO BERKLEY AVENUE	413 FT
MESSENGER ROW	BERKLEY AVENUE TO HOLBROOKS ROAD	316 FT
VANGUARD PARKWAY	PHASE 1F TO WHITNEY HODGES DRIVE	192 FT
VANGUARD PARKWAY	WHITNEY HODGES DRIVE TO BERKLEY AVENUE	470 FT
VANGUARD PARKWAY	BERKLEY AVENUE TO UP YOUR ALLEY	213 FT
VANGUARD PARKWAY	UP YOUR ALLEY TO HOLBROOKS ROAD	198 FT
BERKLEY AVENUE	PHASE 1G TO VANGUARD PARKWAY	161 FT
BERKLEY AVENUE	VANGUARD PARKWAY TO BOWTIE LANE	319 FT
BERKLEY AVENUE	BOWTIE LANE TO MESSENGER ROW	200 FT
BERKLEY AVENUE	MESSENGER ROW TO WHITNEY HODGES DRIVE	895 FT
BERKLEY AVENUE	MIAMI BLUFF TO PHASE 1H	419 FT
UP YOUR ALLEY	VANGUARD PARKWAY TO MESSENGER ROW	465 FT
TOTAL		6,377 FT

LOT CHART					
PHASE	60'+	66'+	75'+	90'+	TOTAL
1J	19	19	3	36	77
TOTAL	19	19	3	36	77

REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, AND COORDINATES REFERENCED FROM A SURVEY COMPLETED BY SOUTH POINT SURVEYING, PLLC. TOPOGRAPHIC INFORMATION PROVIDED REFERENCED FROM MECK COUNTY GIS AND TO BE CONFIRMED PER FIELD RUN DATA COLLECTION BY SOUTH POINT SURVEYING PRIOR TO PRELIMINARY PLAN APPROVAL. TOPO PROVIDED BY THE PE CAN ONLY BE IN SUPPORT OF THE PE'S PROJECT AND CANNOT BE RELIED UPON BY OTHERS. THE PE WILL BE TAKING RESPONSIBILITY FOR THE TOPO AS IT IMPACTS THE PROJECT UNDER THE PE LICENSE.



LEGEND:

- DEVELOPMENT BOUNDARY
- PHASE LINE
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED SETBACK

SHERILL SUBDIVISION
 HUNTERSVILLE, NORTH CAROLINA
 BY
 BOWMAN DEVELOPMENT GROUP
 13815 CINNABAR PLACE
 HUNTERSVILLE, NORTH CAROLINA 28078
 (704) 875-9704

Project Number: 17-17-001
 Date: 05-08-2017
 Drawn By: JLM
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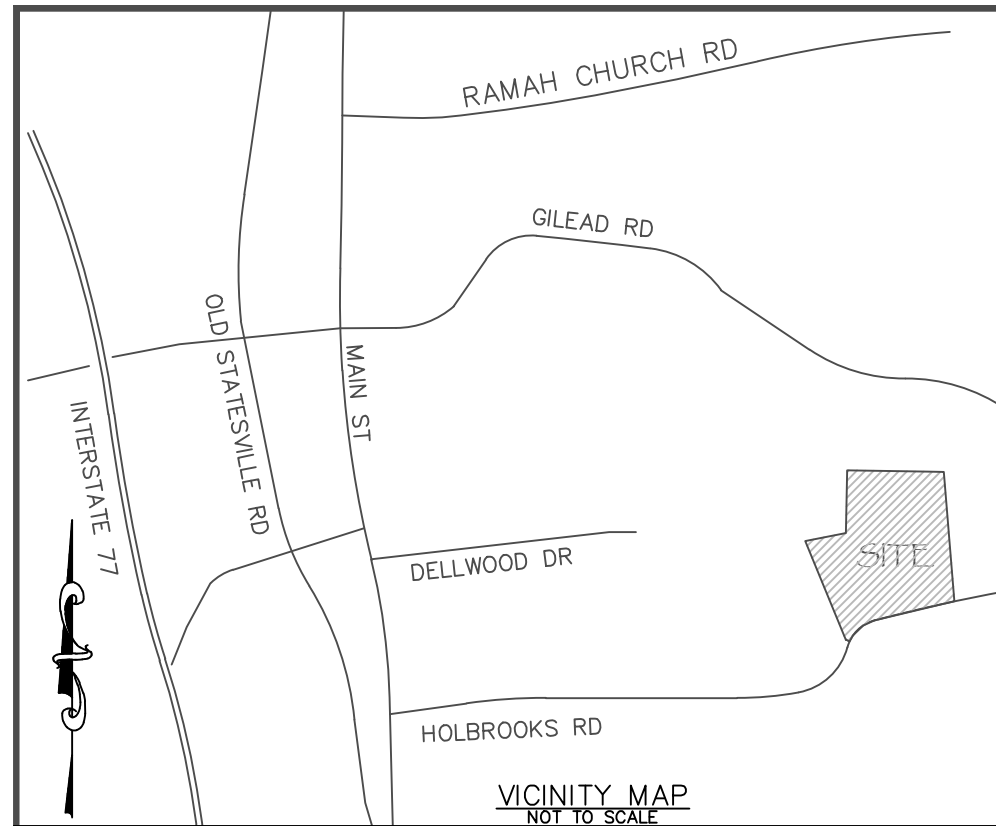
Revisions:	
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Sheet Title:

Rezoning Plan

Sheet No:

C-1.1

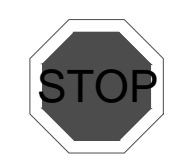


SIGHT TRIANGLE NOTE:
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SITE PLAN DATA TABLE	
Original Parcel ID Number(s):	019-203-20, 019-203-13, 019-371-01
Total Acreage	37.77
Total Square Feet	1,645,261
Principal Use(s) (a.c. 2.0)	Single family
Building Type (a.c. 2.0 and 2.1)	Detached
Existing Zoning District (a.c. 2.0)	TR-NR
Overlay District, if Applicable (a.c. 2.0)	N/A
Proposed Re-Zoning (a.c. 2.0)	NR-CD
Percentage of Impervious Allowed (a.c. 2.0)	70%
Percentage of Impervious Shown	+/- 64.88%
Total open space required	7.55 acres (20% site area)
Total open space provided	7.88 acres (21% site area)
Density	0.49 units/acre
Lot Count	77
Total Number of Dwellings (Detached/Attached)	77
Mixed-use/# of live/work units	0
Total Square Foot of non residential	N/A
Lot size range	Number of lots within each range
< 10,000 sf	30
10,000 - 15,000 sf	30
15,001 - 20,000 sf	16
> 20,000 sf	1
Lot widths range (a.c. 2.0)	Number of lots within each width
60' TO 90'	77
Setbacks and Build-to-lines (a.c. 2.0 and 2.1)	60 FT >60 FT
Front Setback	18 FT MAX 24 FT MAX
Corner Setbacks	12 FT 12 FT
Rear Setbacks	25 FT 25 FT
Right Side Setbacks	5 FT 5 FT
Left Side Setback	5 FT 5 FT
Watershed Information (a.c. 2.0 and 2.0 Section 9.00)	
Property in a regulated watershed district?	No
Watershed District	N/A
Low Density/High Density	N/A
Stream Watershed	Clarke

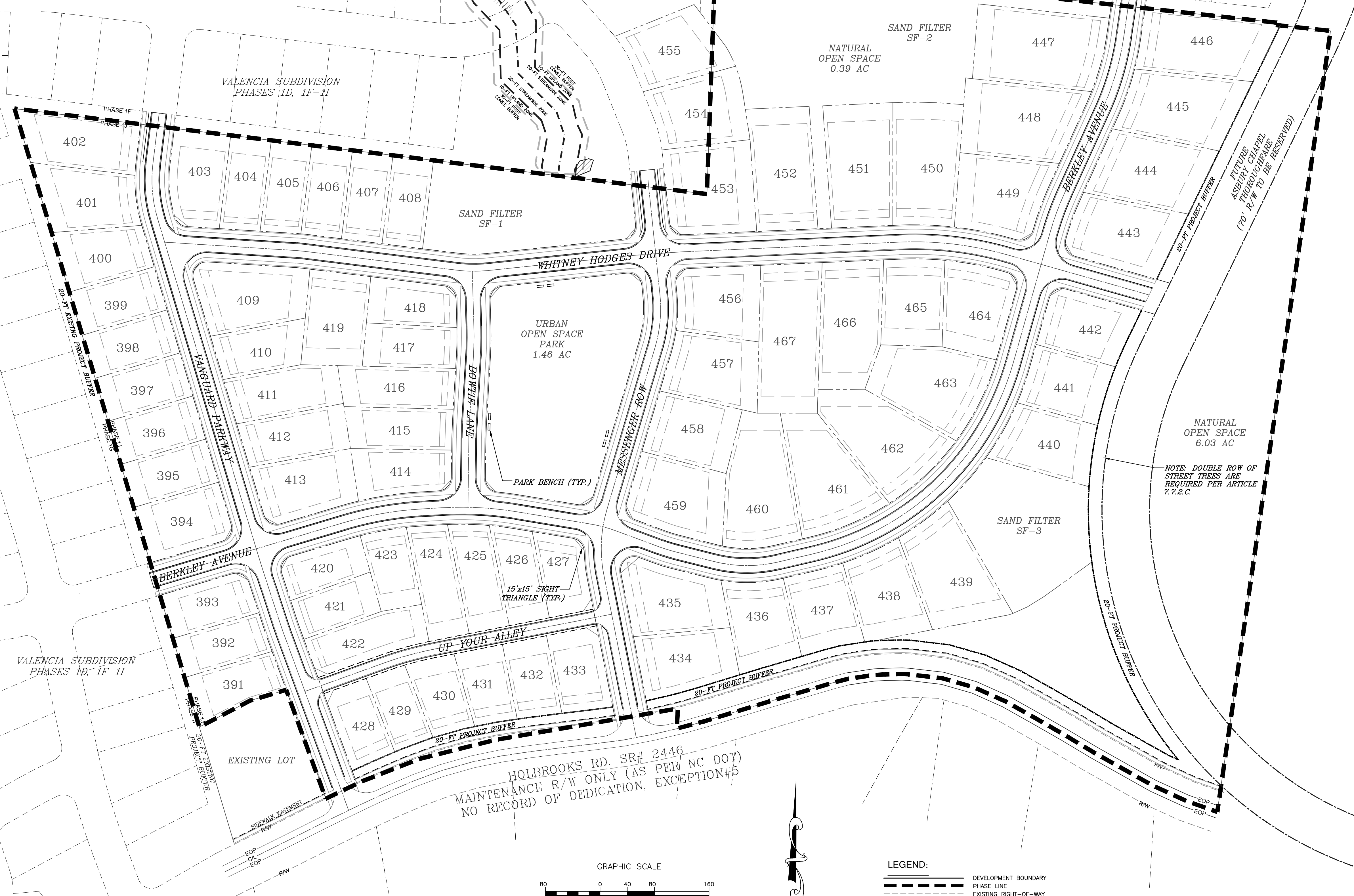
IMPERVIOUS AREA CHART			
ROADS (SQ FT)	SIDEWALKS (SQ FT)	LOTS (SQ FT)	PERCENT IMPERVIOUS
187,540	59,120	877,597	64.88%

* BVA RESERVE SHALL BE A MINIMUM OF 150 SQ FT OR 1% OF THE LOT AREA, WHICHEVER IS GREATER

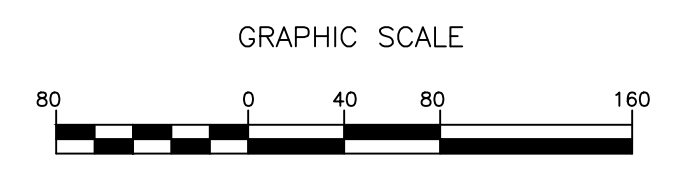
BLOCK LENGTH TABLE		
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TOTAL		6,377 FT

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LOT CHART					
PHASE	60'+	66'+	75'+	90'+	TOTAL
1J	19	19	3	36	77
TOTAL	19	19	3	36	77

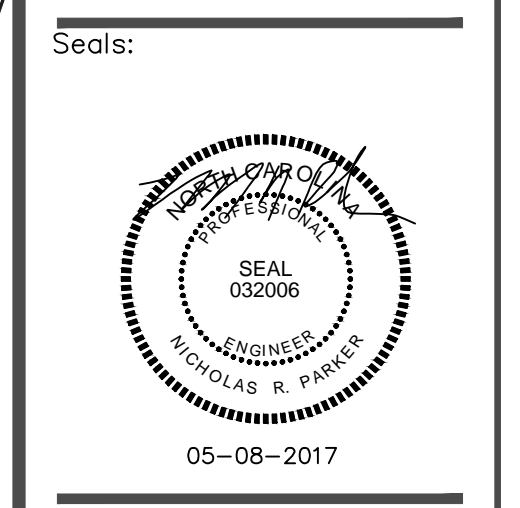


HOLBROOKS RD. SR# 2446
 MAINTENANCE R/W ONLY (AS PER NC DOT)
 NO RECORD OF DEDICATION, EXCEPTION#5



LEGEND:

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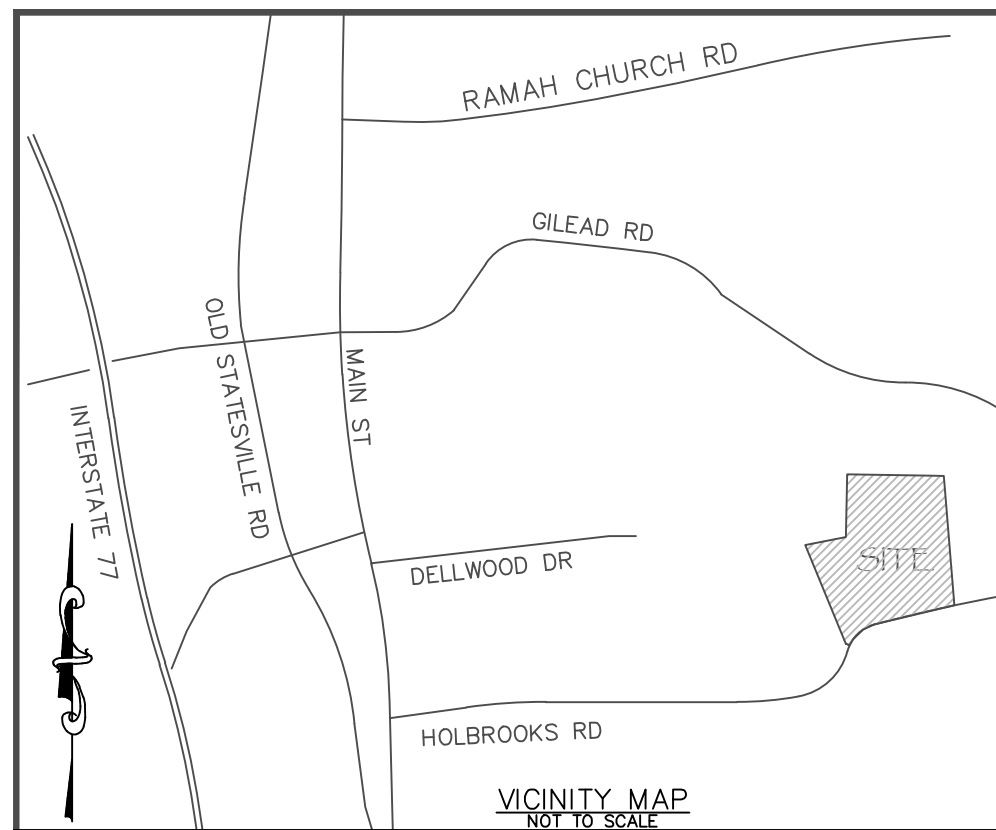
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Sheet Title:
Overall Site Plan

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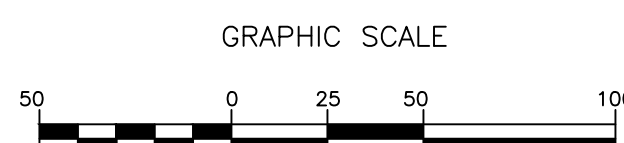
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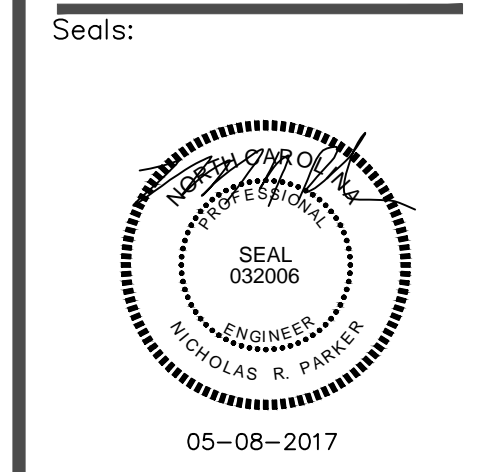


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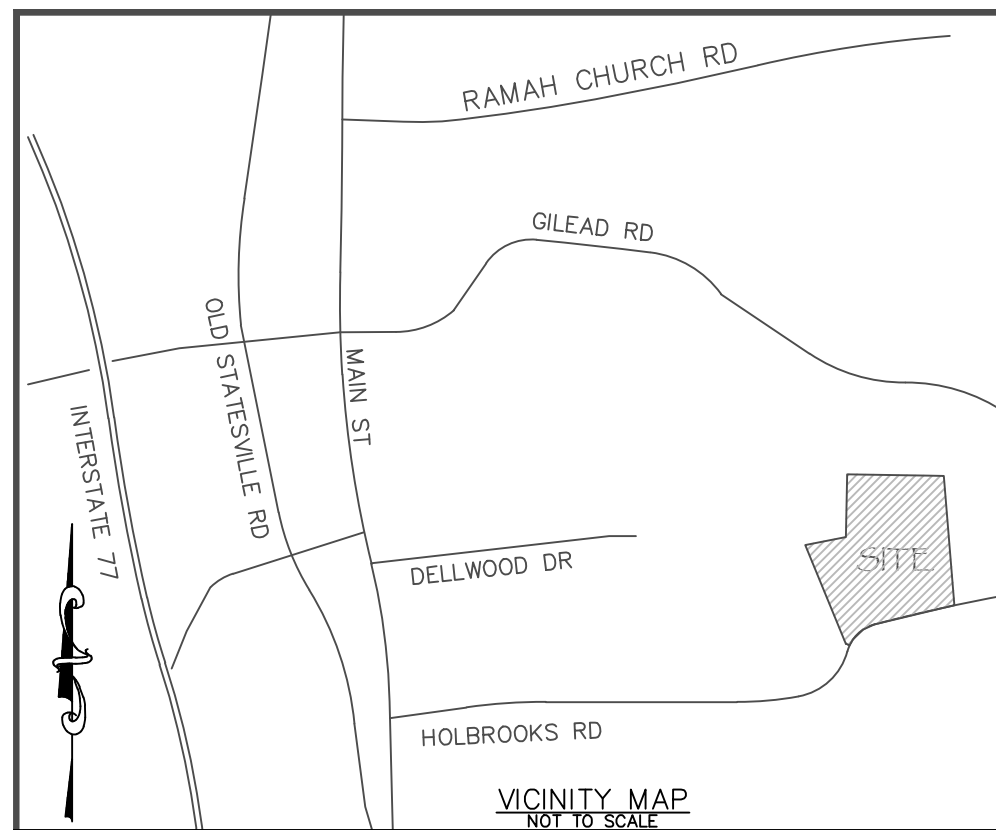
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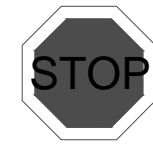
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GRAPHIC SCALE



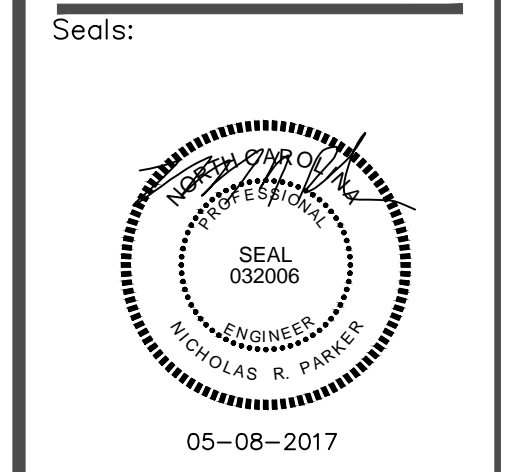
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NOTE: DOUBLE ROW OF STREET TREES ARE REQUIRED PER ARTICLE 7.7.2.C.



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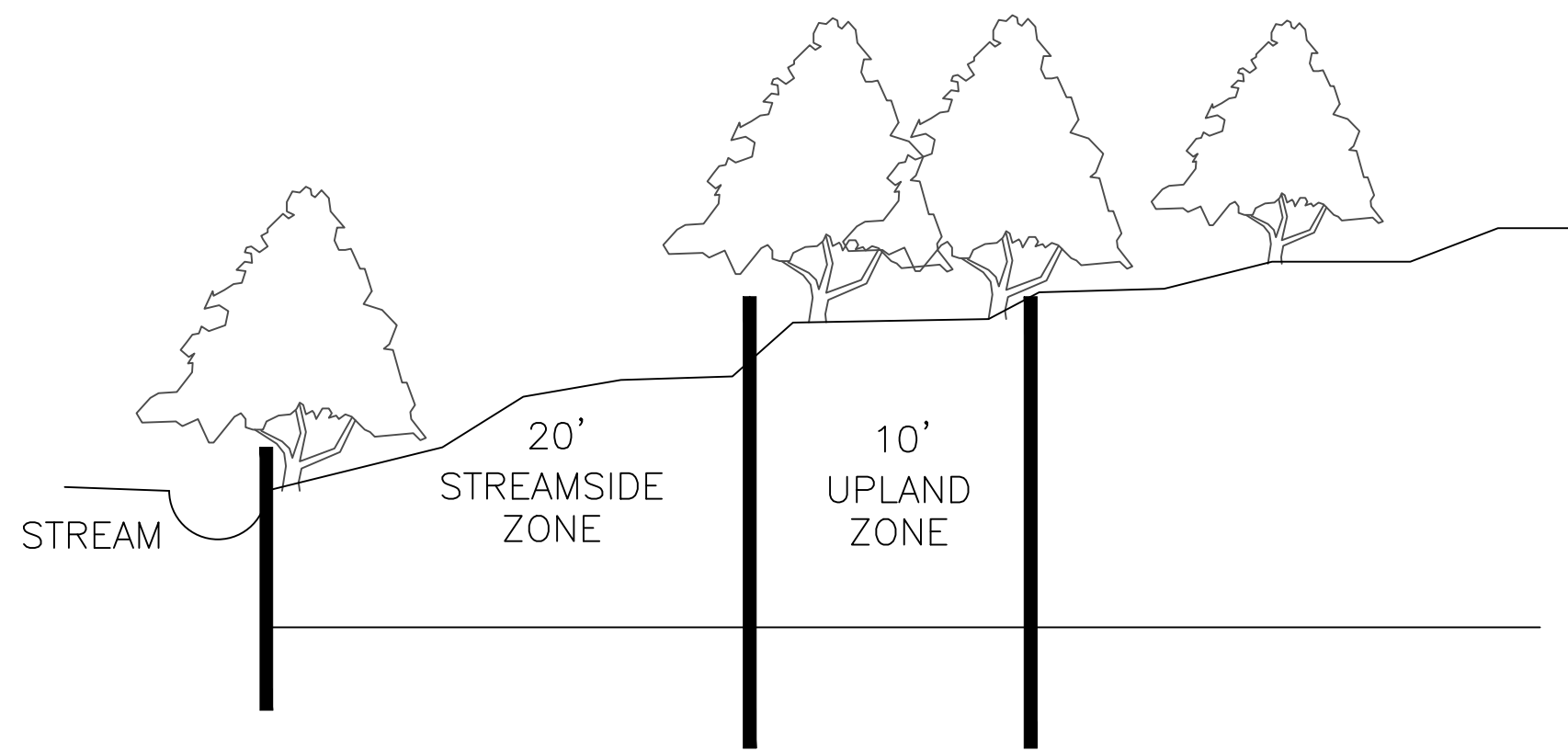
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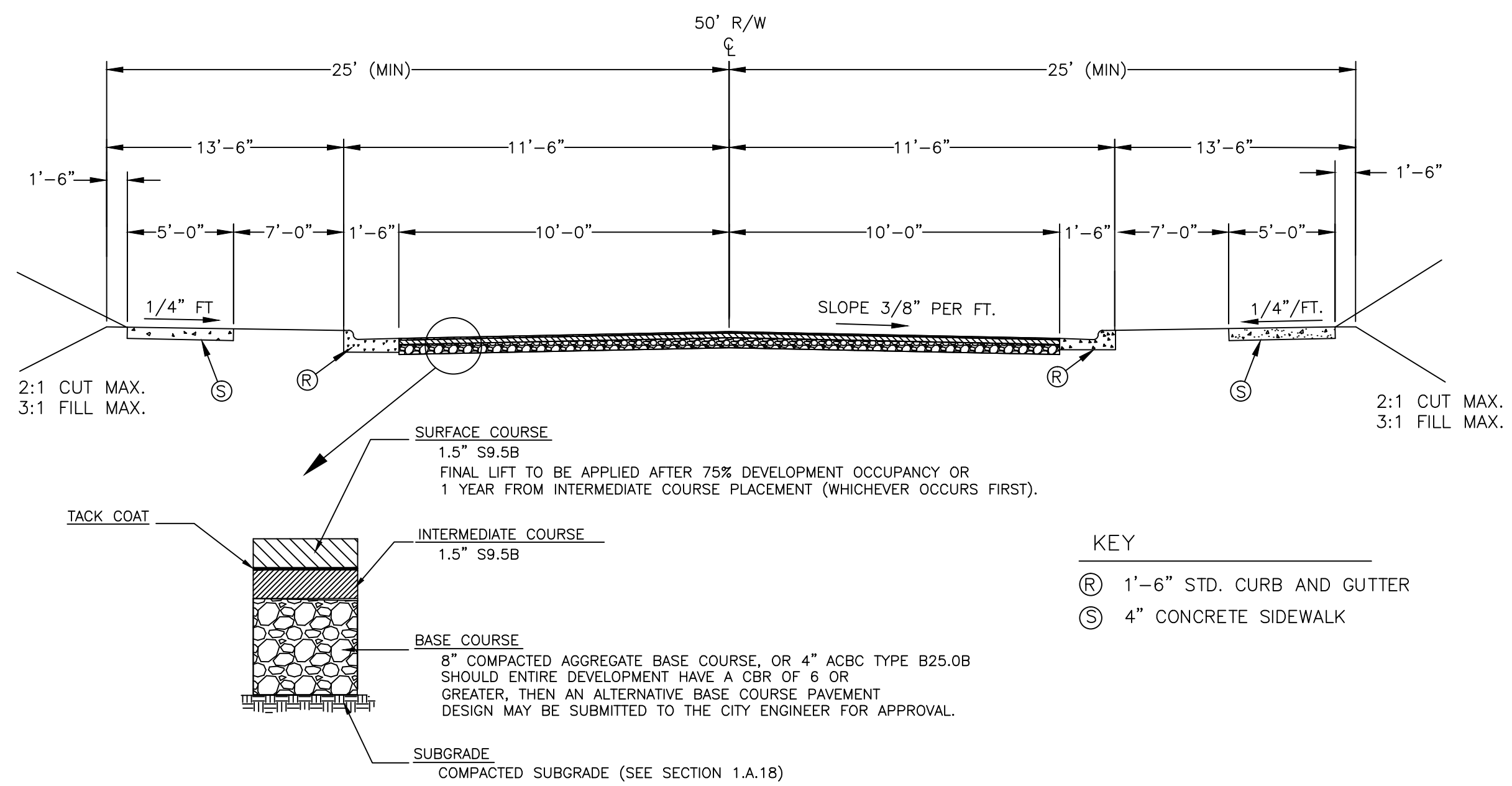
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30' POST CONSTRUCTION BUFFER DETAIL

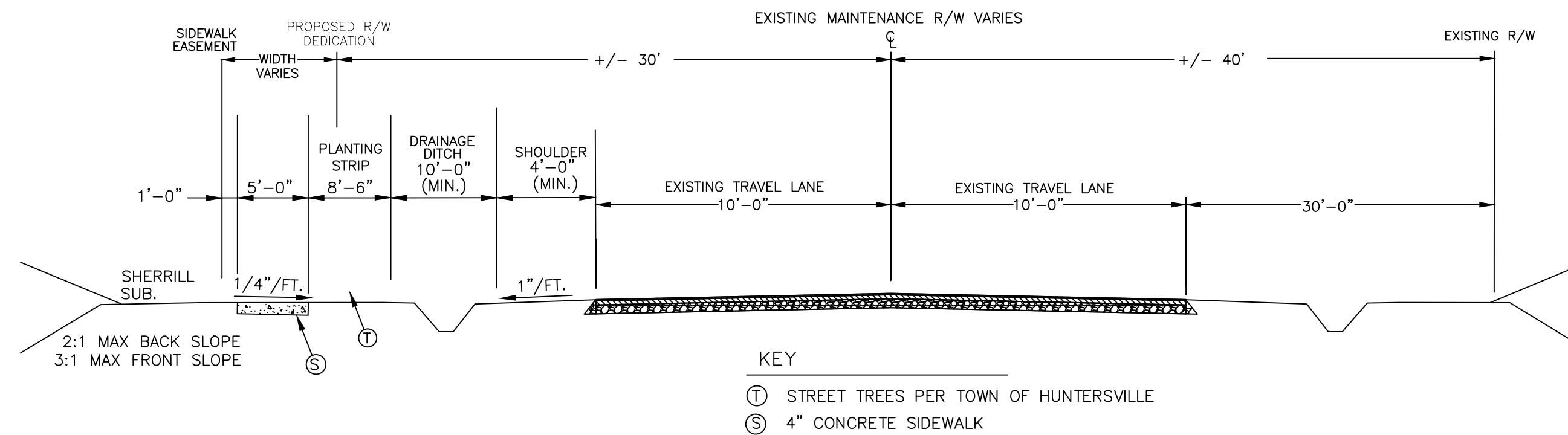
TYPICAL STREET SECTION (NOT TO SCALE)



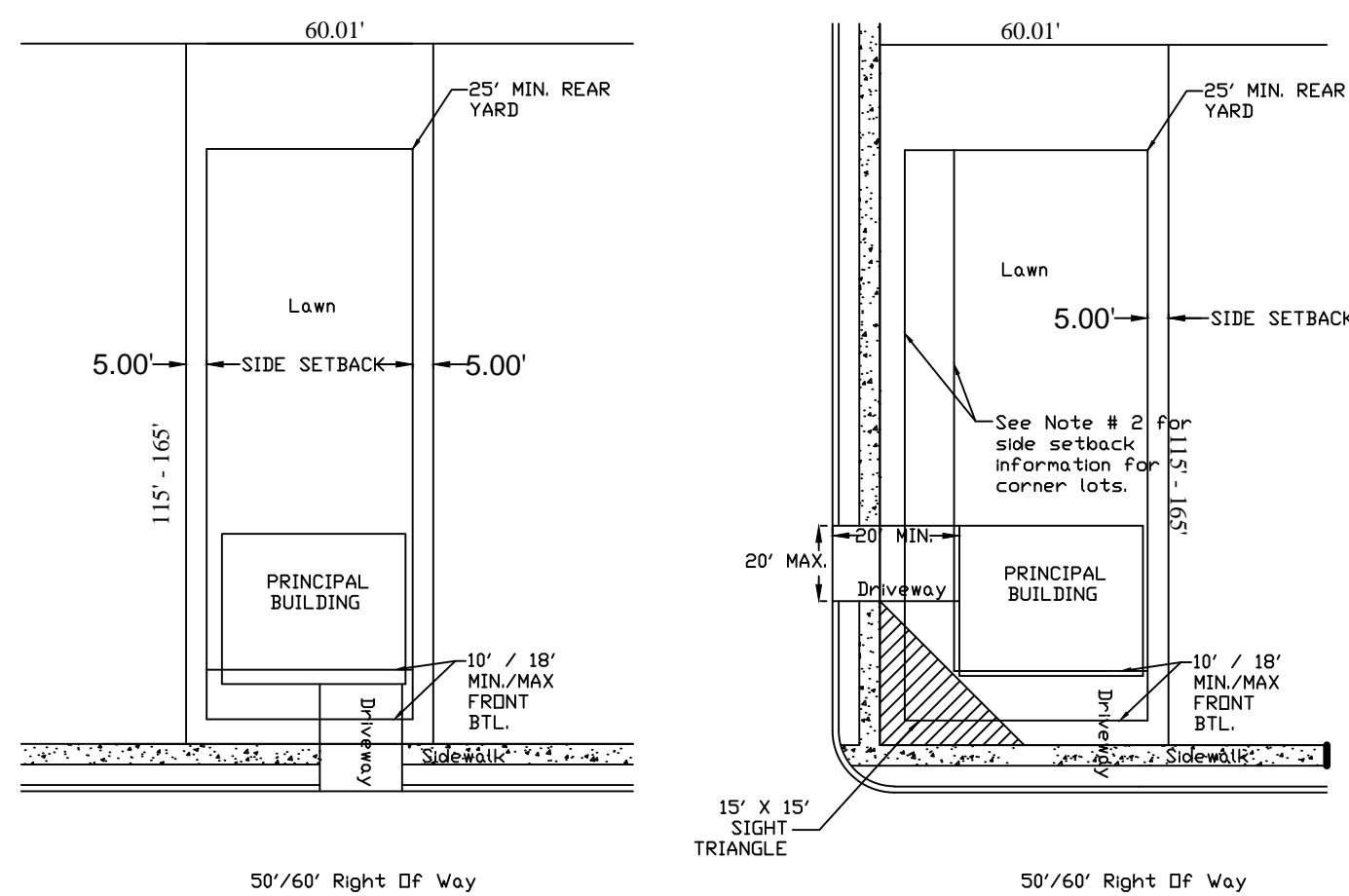
TYPICAL MINIMUM PAVEMENT SECTION

- KEY**
- (R) 1'-6" STD. CURB AND GUTTER
 - (S) 4" CONCRETE SIDEWALK

HOLBROOKS ROAD TYPICAL STREET SECTION (NOT TO SCALE)



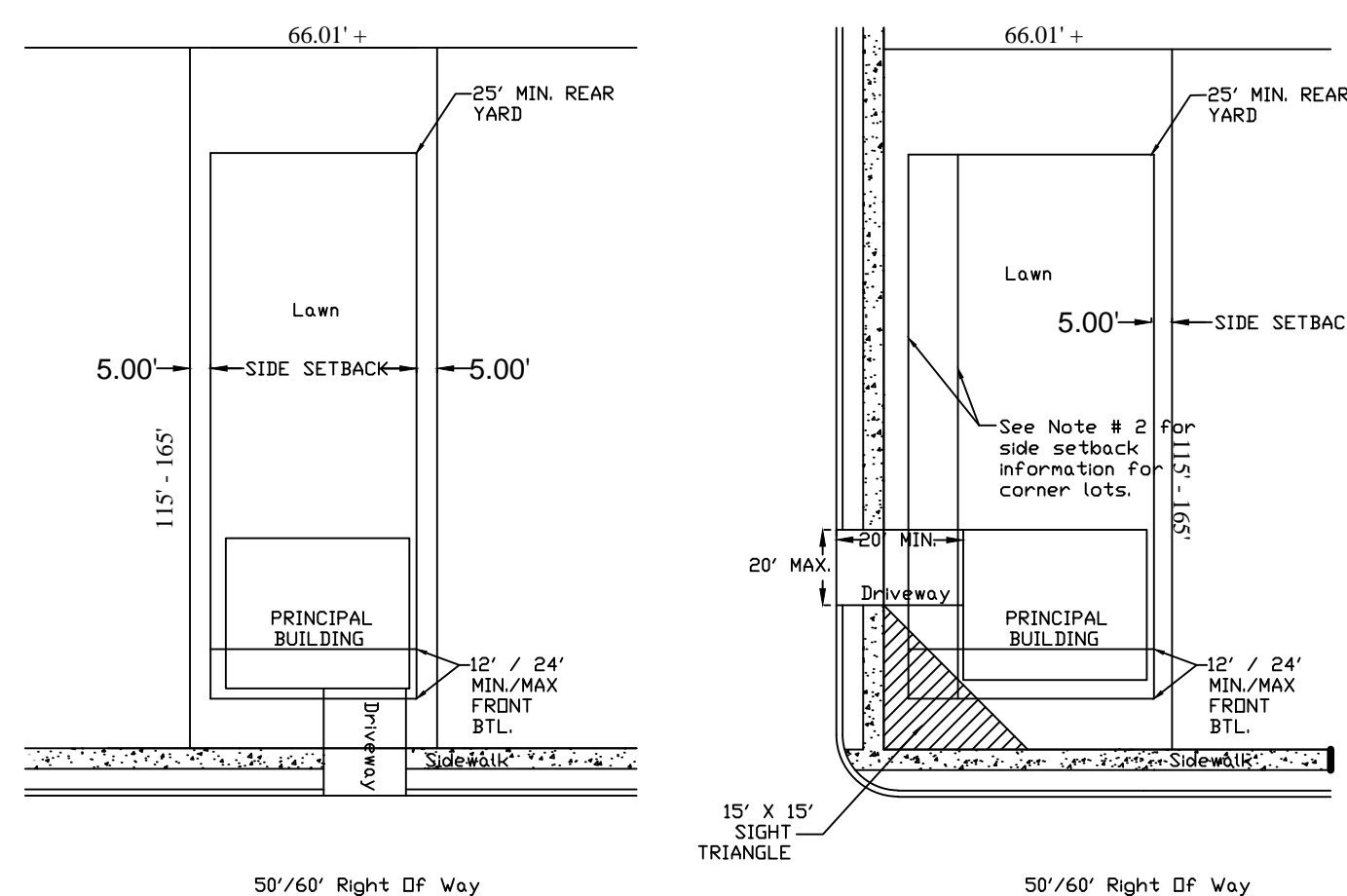
- KEY**
- (T) STREET TREES PER TOWN OF HUNTERSVILLE
 - (S) 4" CONCRETE SIDEWALK



TYPICAL INTERIOR LOT
SCALE: NTS

TYPICAL CORNER LOT
SCALE: NTS

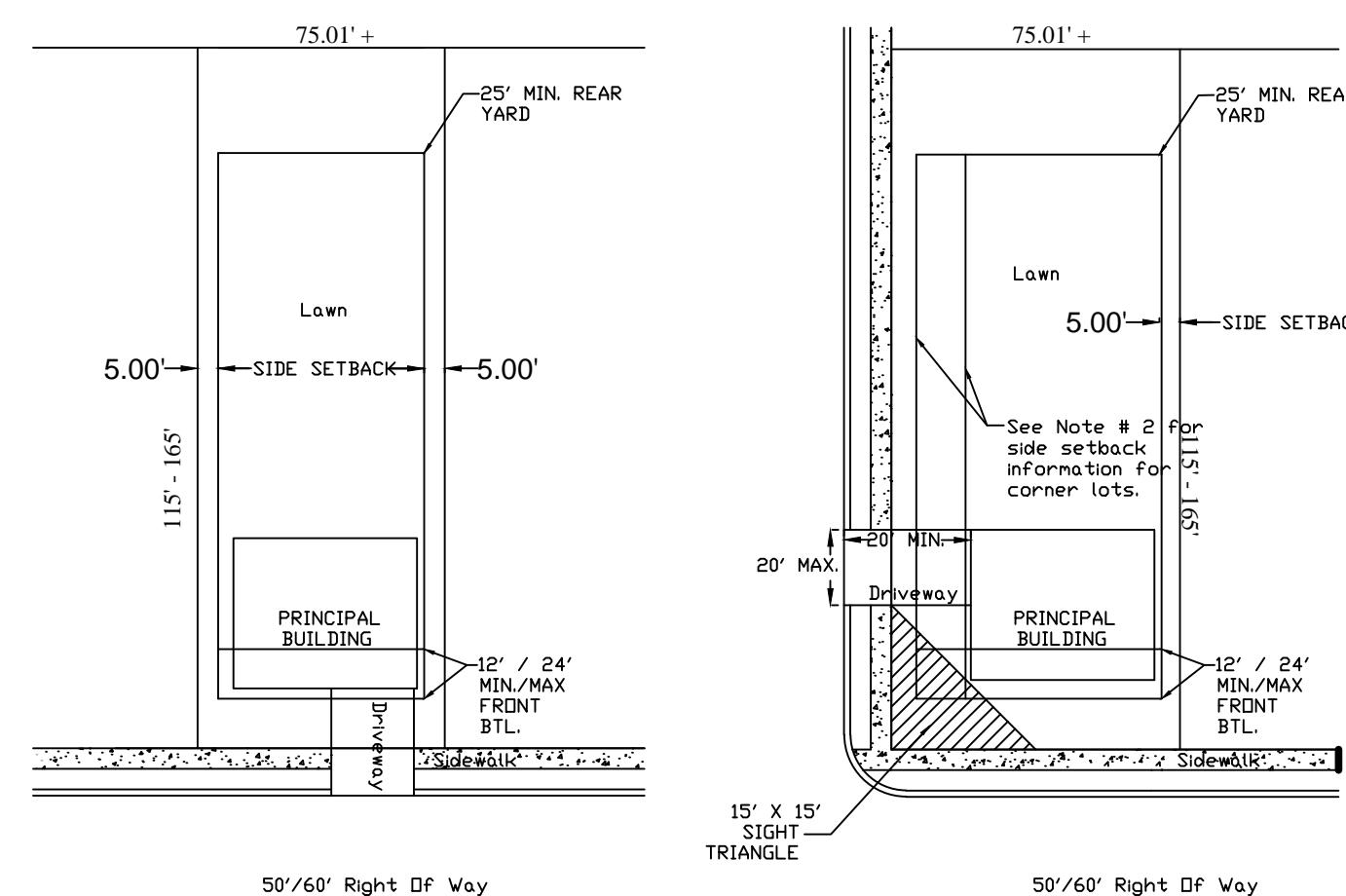
60' SINGLE FAMILY LOTS



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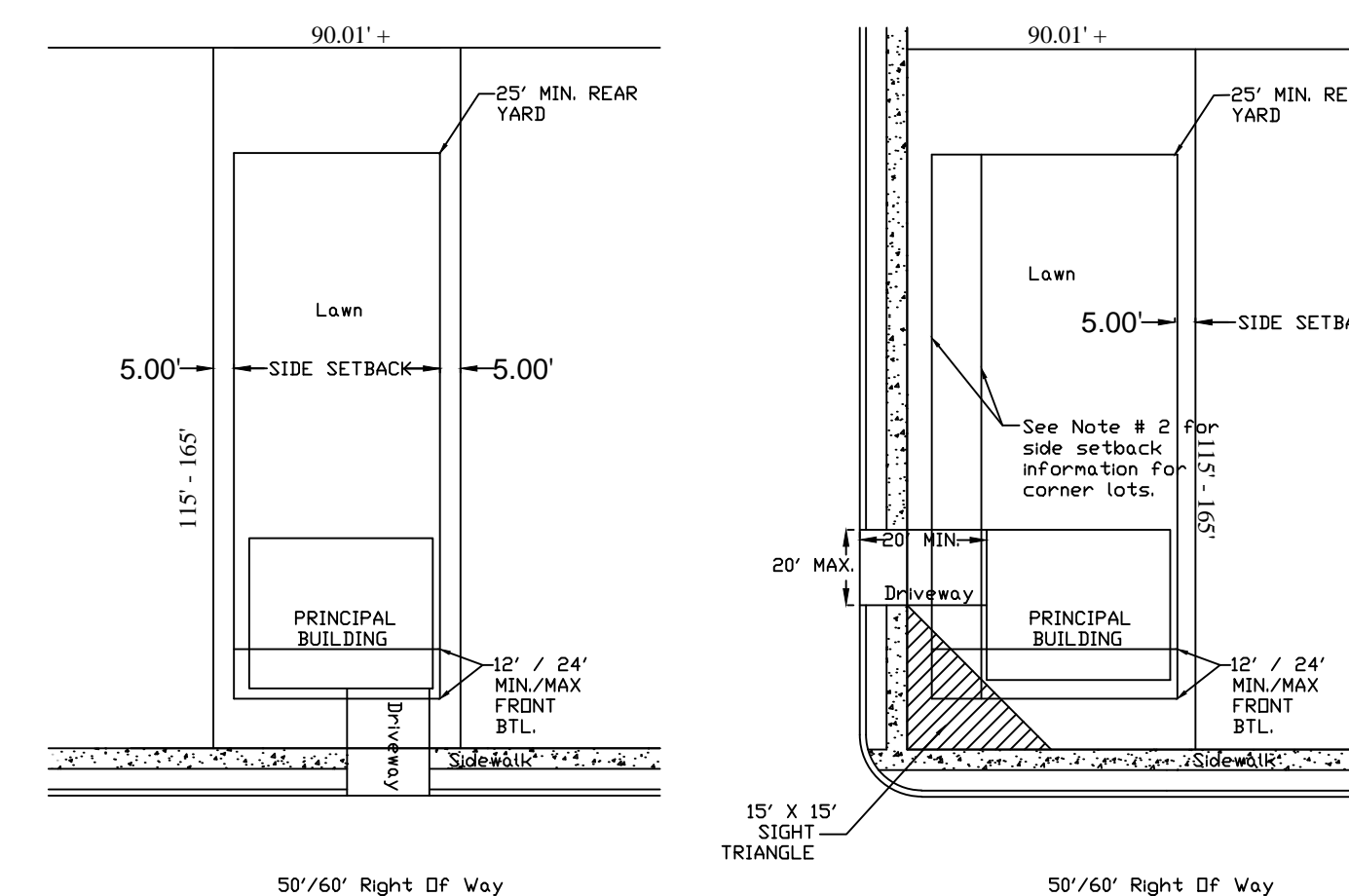
66' SINGLE FAMILY LOTS



TYPICAL INTERIOR LOT
SCALE: NTS

TYPICAL CORNER LOT
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75' SINGLE FAMILY LOTS



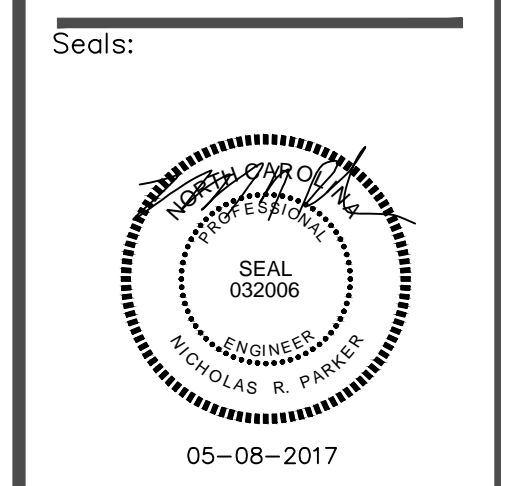
TYPICAL INTERIOR LOT
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TYPICAL CORNER LOT
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90' SINGLE FAMILY LOTS



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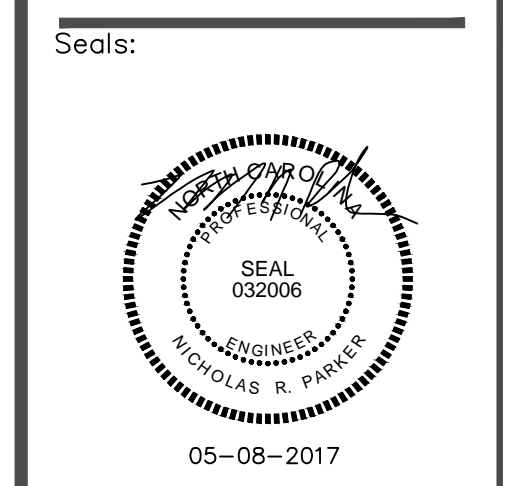
Sheet Title:
Site Details

Sheet No:

C-2.3



Firm License # P-1191
 331 Coddle Market Drive
 Suite 110
 Concord, NC 28027
 Civil Site Design
 Low Impact Development
 Small-Scale Building Design
 Telephone: 704.573.1621
 Facsimile: 704.248.7951



SHERILL SUBDIVISION
 HUNTERSVILLE, NORTH CAROLINA
 BY
 BOWMAN DEVELOPMENT GROUP
 13615 CINNABAR PLACE
 HUNTERSVILLE, NORTH CAROLINA 28078
 (704) 875-9704

Project Number: 17-17-001
 Date: 05-08-2017
 Drawn By: JLM
 Checked By: NRP

Revisions:

02/28/17	ORIGINAL SUBMITTAL
05/08/17	PER TOH 4 MECK. COUNTY

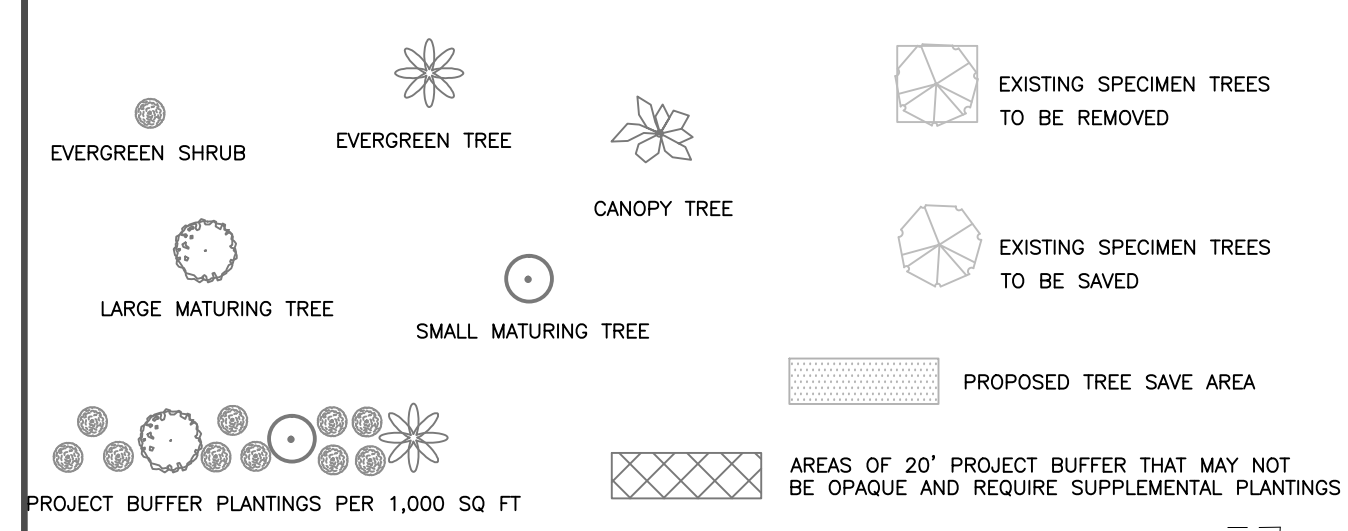
Sheet Title:

**Overall
 Tree Planting/
 Save Plan**

Sheet No:

C-3.0

**PLANT LEGEND
 (ALL PLANT SPECIES TO BE APPROVED
 BY TOWN OF HUNTERSVILLE PRIOR TO PLANTING)**



RESIDENTIAL LOT TREES CHART

LOST SIZE	# OF LOTS	REQUIREMENTS
< 10,000 SF	30	1 FRONT - 1 REAR
10,000 - 15,000 SF	31	1 FRONT - 2 REAR
15,001 - 20,000 SF	15	2 FRONT - 2 REAR
> 20,000 SF	1	3 FRONT - 3 REAR

SHERRILL SUBDIVISION - TREE SAVE INFO

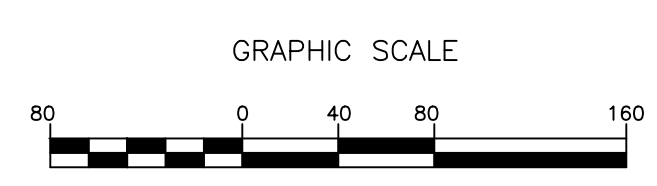
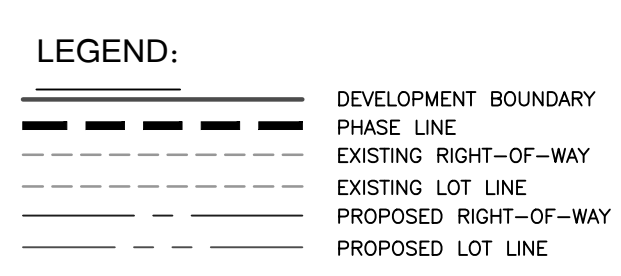
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 SPECIMEN TREES ON SITE: 8
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 PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE: 50%
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TREE CANOPY
 PERCENTAGE OF SITE COVERED BY TREE CANOPY: 83%
 PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: 10%
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- LANDSCAPING NOTES (PER TOWN OF HUNTERSVILLE):
- STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7-FOOT PLANTING STRIP LOCATED BETWEEN THE PROPOSED STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS:
 - LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40- FEET ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS.
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 - EVERY REASONABLE EFFORT SHALL BE MADE TO PROTECT AND RETAIN EXISTING TREES AND SHRUBS NOT ACTUALLY LYING IN PLANNED ROADWAYS, DRAINAGEWAYS, BUILDING FOUNDATION SITES AND CONSTRUCTION ACTIVITY AREAS. EXCEPT WHEN NECESSARY TO PROVIDE ACCESS TO A SITE OR TO INSURE THE SAFETY AND SECURITY OF PEOPLE AND PROPERTY ANY EXISTING HEALTHY TREES THAT ARE EIGHT INCHES OR GREATER IN CALIPER, LOCATED WITH A PUBLIC RIGHT-OF-WAY OR UNDEVELOPED REQUIRED YARD SHALL BE RETAINED UNLESS APPROVED FOR REMOVAL BY STAFF DURING PLAN REVIEW.
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HOLBROOKS RD. SR# 2446
 MAINTENANCE R/W ONLY (AS PER NC DOT)
 NO RECORD OF DEDICATION, EXCEPTION#5

NOTE: STREET TREE PLACEMENT MAY BE SUBJECT TO MODIFICATION DURING THE PRELIMINARY PLAN PHASE TO MEET THE TOWN'S ENGINEERING DESIGN REQUIREMENTS.

PLANT LEGEND
(ALL PLANT SPECIES TO BE APPROVED BY TOWN OF HUNTERSVILLE PRIOR TO PLANTING)

EVERGREEN SHRUB EVERGREEN TREE CANOPY TREE EXISTING SPECIMEN TREES TO BE REMOVED

LARGE MATURING TREE SMALL MATURING TREE EXISTING SPECIMEN TREES TO BE SAVED

PROJECT BUFFER PLANTINGS PER 1,000 SQ FT PROPOSED TREE SAVE AREA AREAS OF 20' PROJECT BUFFER THAT MAY NOT BE OPAQUE AND REQUIRE SUPPLEMENTAL PLANTINGS

RESIDENTIAL LOT TREES CHART

LOT SIZE	# OF LOTS	REQUIREMENTS
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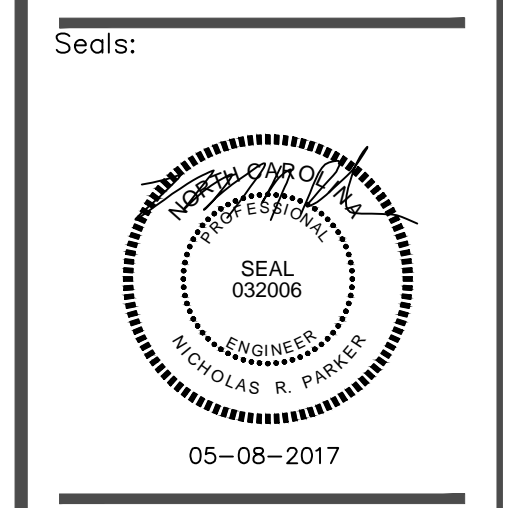
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GRAPHIC SCALE
0 25 50 100

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Revisions:

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Sheet Title:
**50 Scale
Tree
Planting/
Tree Save
Plan**

Sheet No:
C-3.1

PLANT LEGEND
(ALL PLANT SPECIES TO BE APPROVED BY TOWN OF HUNTERSVILLE PRIOR TO PLANTING)

EVERGREEN SHRUB
EVERGREEN TREE
CANOPY TREE
LARGE MATURING TREE
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EXISTING SPECIMEN TREES TO BE REMOVED
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PROPOSED TREE SAVE AREA
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PROJECT BUFFER PLANTINGS PER 1,000 SQ FT

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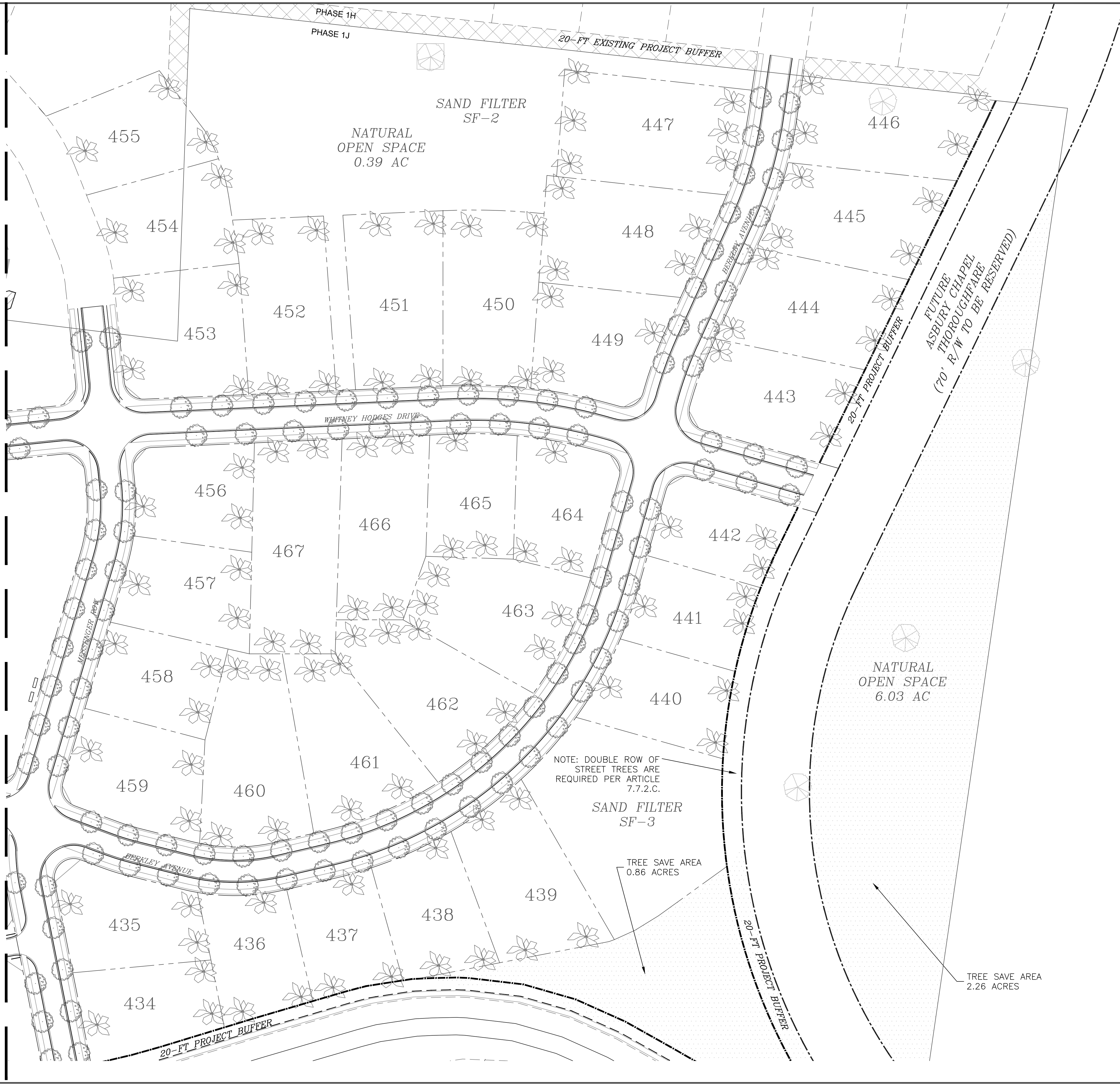
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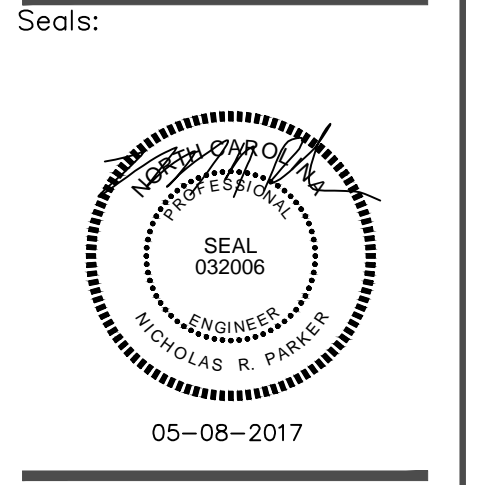
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GRAPHIC SCALE
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Sheet Title:
50 Scale Tree Planting/ Tree Save Plan

Sheet No:
C-3.2

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PCCO Summary			
Original Parcel ID Number(s):	019-203-20, 019-203-13, 019-371-01		
Development Type:	Residential Single Family Detached		
Subject to PCCO? Y/N	Yes		
Watershed:	Clarke		
Disturbed Area (ac):	+/- 33.10		
Site Area (ac):	SF-1	SF-2	SF-3
Total on-site Drainage Area requiring treatment (ac):	11.06	7.64	8.79
Existing Built-upon area (SF):	None	None	None
Existing BUA to be removed (SF):	None	None	None
Existing BUA remain (SF):	None	None	None
Proposed New BUA (ac):	5.57	4.11	3.58
Proposed % BUA:	50	54	41
Density (High/Low):	High		
Development or Redevelopment?	Development		
Open Space Required (ac):	7.55		
Open Space provided, total (ac):	8.35		
Undisturbed Treed Natural Area Preserved (ac):	8.35		
Total stream buffer protected on site (ac):	N/A		
Transit Station Area? Y/N	No		
Distressed Business District? Y/N	No		
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N	No		
Buffer mitigation? Y/N	No		
Total Phosphorous Mitigation? Y/N	No		

NOTES FOR CONSTRUCTION PLAN SUBMITTAL:

- 1) PROVIDE PAD GRADING WITH CONSTRUCTION PLAN SUBMITTAL TO PROPERLY SHOW PROPOSED DRAINAGE PATTERNS.
- 2) ANY OFF-SITE CONSTRUCTION EASEMENTS NEED TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 3) WHERE DISTURBANCE TO THE BUFFER IS SHOWN, A LETTER FROM WATER QUALITY IS REQUIRED STATING THAT THE DISTURBANCE SHOWN IS ALLOWABLE OR WHETHER A MITIGATION PLAN HAS BEEN APPROVED.

NOTE: ROADWAY DESIGN MAY BE SUBJECT TO DESIGN MODIFICATIONS DURING PRELIMINARY PLAN PHASE TO MEET REQUIREMENTS OF TOWN'S ENGINEERING STANDARDS.

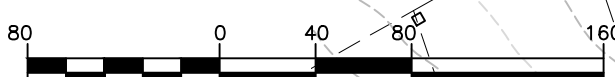
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	PROPOSED LOT LINE
	760 EXISTING GRADE
	760 PROPOSED GRADE
	PROPOSED TREE SAVE AREA

GRAPHIC SCALE

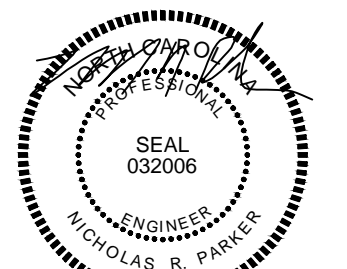


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02/28/17 ORIGINAL SUBMITTAL
05/08/17 PER TOH 4 MECK. COUNTY

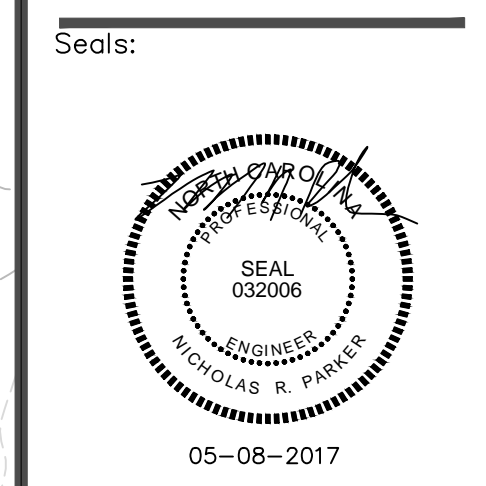
Sheet Title:
**Overall
Conceptual
Stormwater
Management
Plan**

Sheet No:

C-4.0



Firm License # P-1191
331 Coddle Market Drive
Suite 110
Concord, NC 28027
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.248.7951



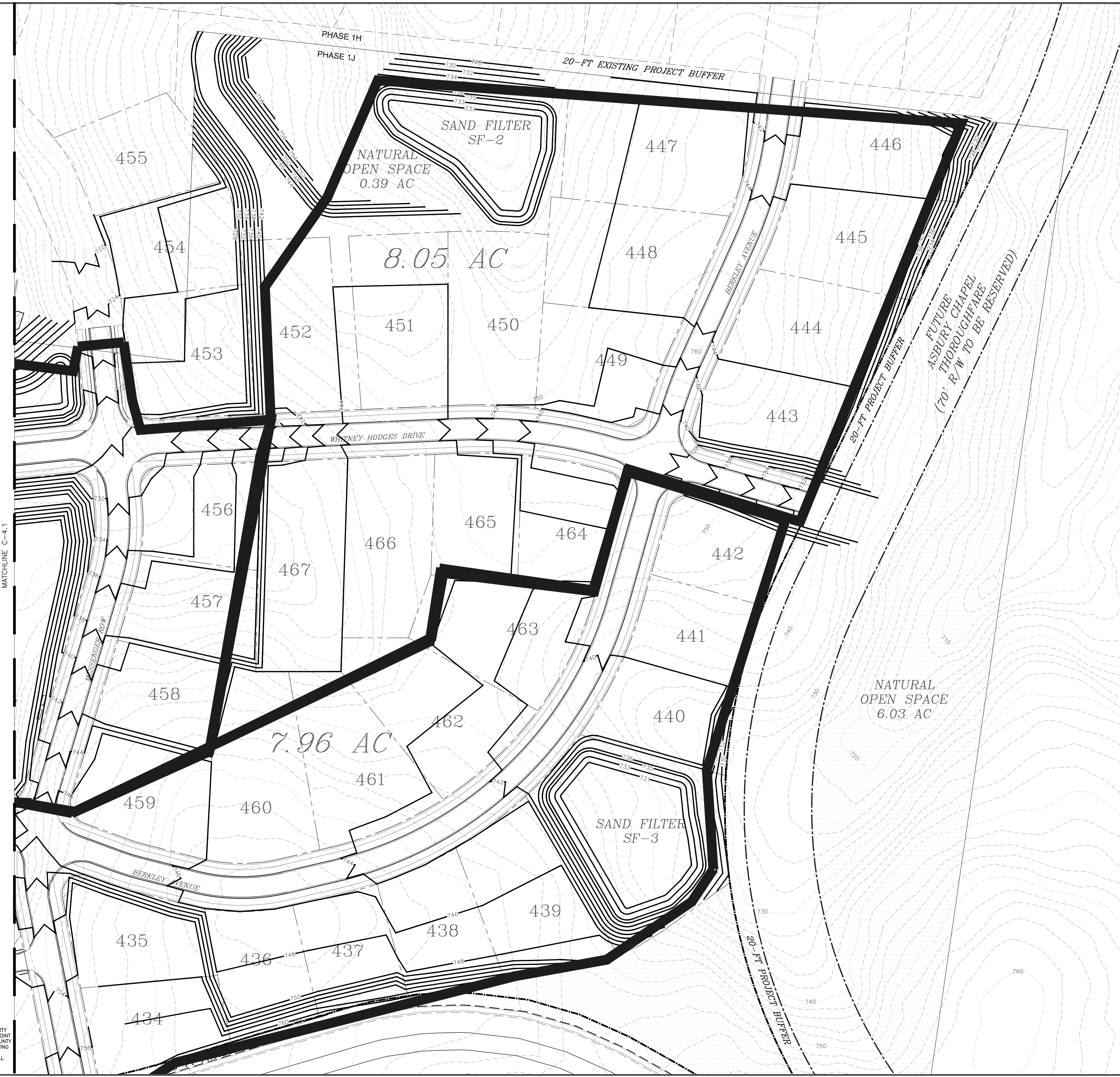
SHERILL SUBDIVISION
HUNTERSVILLE, NORTH CAROLINA
BY
BOWMAN DEVELOPMENT GROUP
13815 CINNABAR PLACE
HUNTERSVILLE, NORTH CAROLINA 28078
(704) 875-9704

Project Number: 17-17-001
Date: 05-08-2017
Drawn By: JLM
Checked By: NRP

Revisions:	Date	Description
02/28/17		ORIGINAL SUBMITTAL
05/08/17		PER TOH 4 MECK. COUNTY

Sheet Title: **50 Scale Conceptual Stormwater Management Plan**

Sheet No: **C-4.2**



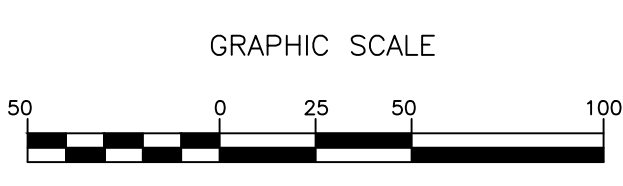
NOTES FOR CONSTRUCTION PLAN SUBMITTAL:

- 1) PROVIDE PAD GRADING WITH CONSTRUCTION PLAN SUBMITTAL TO PROPERLY SHOW PROPOSED DRAINAGE PATTERNS.
- 2) ANY OFF-SITE CONSTRUCTION EASEMENTS NEED TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 3) WHERE DISTURBANCE TO THE BUFFER IS SHOWN, A LETTER FROM WATER QUALITY IS REQUIRED STATING THAT THE DISTURBANCE SHOWN IS ALLOWABLE OR WHETHER A MITIGATION PLAN HAS BEEN APPROVED.

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811.
IT'S THE LAW.

LEGEND:

	DEVELOPMENT BOUNDARY
	PHASE LINE
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED TREE SAVE AREA



REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, AND COORDINATES REFERENCED FROM A SURVEY COMPLETED BY SOUTH POINT SURVEYING, PLLC. TOPOGRAPHIC INFORMATION PROVIDED REFERENCED FROM MECK COUNTY GIS AND TO BE CONFIRMED PER FIELD RUN DATA COLLECTION BY SOUTH POINT SURVEYING PRIOR TO PRELIMINARY PLAN APPROVAL. TOPO PROVIDED BY THE PE CAN ONLY BE IN SUPPORT OF THE PE'S PROJECT AND CANNOT BE RELIED UPON BY OTHERS. THE PE WILL BE TAKING RESPONSIBILITY FOR THE TOPO AS IT IMPACTS THE PROJECT UNDER THE PE LICENSE.

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