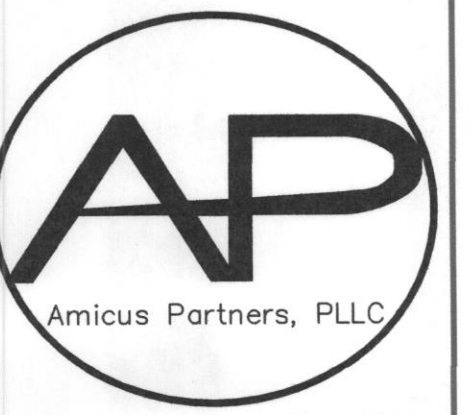
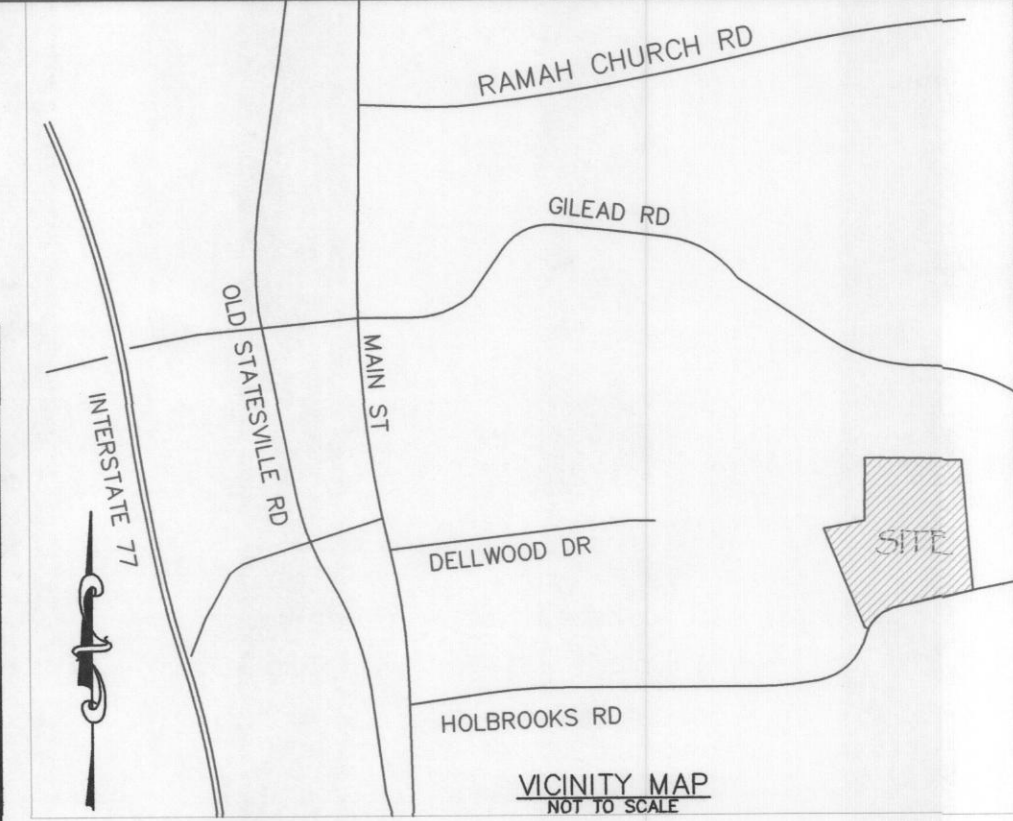


SHERRILL SUBDIVISION SKETCH PLAN HUNTERSVILLE, NORTH CAROLINA MECKLENBURG COUNTY

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Revision Number	Revision Note
Cover Sheet	C-0.0	02/28/17	06/15/17	2	Per TOH
Boundary-Existing Conditions	C-1.0	02/28/17	05/08/17	1	Per TOH # MECK. COUNTY
Rezoning Plan	C-1.1	02/28/17	06/15/17	2	Per TOH
Site Plan	C-2.0	02/28/17	06/15/17	2	Per TOH
GO Scale-Site Plan	C-2.1	02/28/17	06/15/17	2	Per TOH
Tree Planting / Tree Save Plan	C-2.2	02/28/17	06/15/17	2	Per TOH
Site Details	C-2.3	02/28/17	06/15/17	2	Per TOH
Tree Planting / Tree Save Plan	C-3.0	02/28/17	06/15/17	2	Per TOH
GO Scale-Tree Planting / Tree Save Plan	C-3.1	02/28/17	06/15/17	2	Per TOH
GO Scale-Tree Planting / Tree Save Plan	C-3.2	02/28/17	06/15/17	2	Per TOH
Conceptual Stormwater Management Plan	C-4.0	02/28/17	06/15/17	2	Per TOH
GO Scale-Conceptual Stormwater Management Plan	C-4.1	02/28/17	06/15/17	2	Per TOH
GO Scale-Conceptual Stormwater Management Plan	C-4.2	02/28/17	06/15/17	2	Per TOH

EPM REFERENCE NUMBER:
#374152 SKETCH / CONCEPT PLAN

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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Small-Scale Building Design
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Facsimile: 704.248.7951

Seals:



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) (s.o. Article 3)	Single family
Building Type (s.o. Article 3.4 and 3.5)	Detached
Existing Zoning District (s.o. Article 3)	TR, NR
Overlay District, if Applicable (Article 3.5.2)	N/A
Proposed Re-Zoning (s.o. Article 3)	NR-CD
Percentage of Impervious Allowed (Article 3.5.2)	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	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 (s.o. Article 3)	Number of lots within each width
60' TO 90'	77
Setbacks and Build-to-lines (s.o. Article 3.4 and 3.5)	
Front Build-to-line	10-18 FT 12-24 FT 12-24 FT
Corner Setbacks	5 FT 6 FT 6 FT
Rear Setbacks	25 FT 25 FT 5-20 FT
Side Setbacks	5 FT 5 FT 5 FT
Watershed Information (s.o. Article 3 and 3.5 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	56,120	677,637	64.68%
* DIA. RESERVE 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 (DPRIC) 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.

MECKLENBURG COUNTY APPROVAL WITH CONDITIONS NOTE:

APPROVAL OF THIS SKETCH / CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE VESTING AND/OR APPROVAL OF THE FINAL PRELIMINARY / CONSTRUCTION PLAN.

FINAL PRELIMINARY / 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 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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LEGEND:

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

GRAPHIC SCALE



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

Project Number: 17-17-001

Date: 06-15-2017

Drawn By: JLM

Checked By: NRP

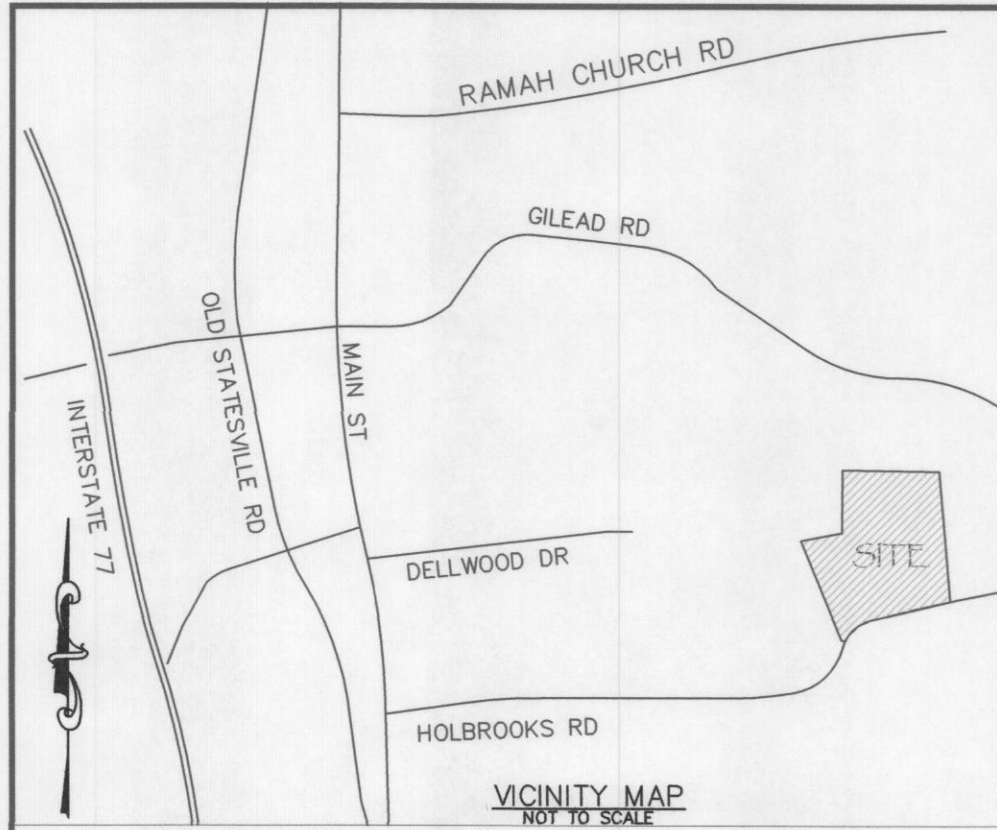
Revisions:
02/28/17 ORIGINAL SUBMITTAL
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06/15/17 PER TOH

Sheet Title:

Cover
Sheet

Sheet No:

C-0.0



- 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.

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	1,645,281
Principal Use(s) (a.o. article 3)	Single family
Building Type (a.o. article 3.4 and 3.4.1)	Detached
Existing Zoning District (a.o. article 3)	TR-NR
Overlay District, if Applicable (article 3.2.2)	N/A
Proposed Re-Zoning (a.o. article 3)	NR-CD
Percentage of Impervious Allowed (article 3.2.2)	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	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	Number of lots within each range
60' to 90'	77
Setbacks and Build-to-lines (a.o. article 3.4 & 4)	60 FT >80 FT ALLEY
Front Build-to-line	10-18 FT 12-24 FT 12-24 FT
Corner Setbacks	5 FT 6 FT 6 FT
Rear Setbacks	25 FT 25 FT 5-20 FT
Side Setbacks	5 FT 5 FT 5 FT
Watershed Information (a.o. article 3 and 3.2.2, Section 7.2.2.2)	
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	50,120	877,637	64.68%
* RUA 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	150 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	315 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	186 FT
BERKLEY AVENUE	PHASE 1G TO VANGUARD PARKWAY	181 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
* BLOCK LENGTH WAIVER HAS BEEN SUBMITTED FOR BERKLEY DRIVE		

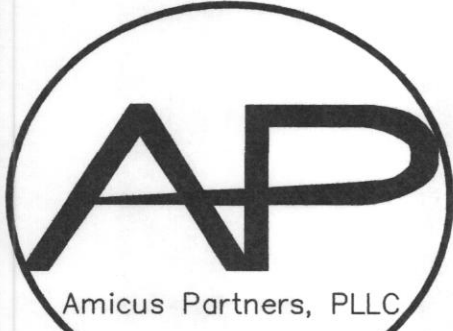
LOT CHART						APPROXIMATE
PHASE	60'+	86'+	75'+	90'+	TOTAL	TIME FRAME
1J	20	17	6	34	77	2017-2018
TOTAL	20	17	6	34	77	

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BY
BOWMAN DEVELOPMENT GROUP
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(704) 875-9704

Project Number: 17-17-001
Date: 06-15-2017
Drawn By: JLM
Checked By: NRP

Revisions:
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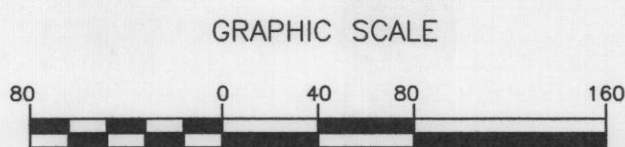
Sheet Title:

Overall
Site
Plan

Sheet No:

C-2.0

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



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

EVERGREEN SHRUB
EVERGREEN TREE
CANOPY TREE
LARGE MATURING TREE
SMALL MATURING TREE

EXISTING SPECIMEN TREES TO BE REMOVED
EXISTING SPECIMEN TREES TO BE SAVED
PROPOSED TREE SAVE AREA

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

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

SHERILL SUBDIVISION - TREE SAVE INFO

HERITAGE TREES
HERITAGE TREES ON SITE: NONE
HERITAGE TREES SAVED: N/A

PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE: 100%
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED: N/A

SPECIMEN TREES
SPECIMEN TREES ON SITE: 8
SPECIMEN TREES SAVED: 4
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE: 50%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED: 50%

TREE CANOPY
PERCENTAGE OF SITE COVERED BY TREE CANOPY: 83%
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: 10%
PERCENTAGE OF TREE CANOPY ACTUALLY SAVED: 11%

- 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.
 - SMALL MATURING "CANOPY-LIKE" TREES SHALL BE PLANTED 30-FEET ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES.
 - NEW TREES MAY BE REQUIRED WITHIN EACH RESIDENTIAL LOT. IN ORDER TO MAINTAIN OR REPLENISH THE URBAN TREE CANOPY IN AREAS OF NEW RESIDENTIAL SUBDIVISION, EACH LOT SHALL PROVIDE CANOPY TREES. FOR LOTS LESS THAN 10,000 SQ. FT., 1 FRONT YARD AND 1 REAR YARD CANOPY TREE MAY BE REQUIRED. FOR LOTS BETWEEN 10,000 SQ. FT. AND 15,000 SQ. FT., 1 FRONT YARD AND 2 REAR YARD CANOPY TREES MAY BE REQUIRED.
 - ALL REQUIRED PLANTINGS SHALL BE INSTALLED IN A MANNER THAT INSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER FOR HEALTHY GROWTH AND THAT IS NOT INTRUSIVE TO ABOVE GROUND AND UNDER GROUND UTILITIES.
 - ALL STREET TREES MUST BE FROM THE "TOWN OF HUNTERSVILLE TREE AND SHRUB LIST."
 - ALL TREES SHALL BE A MINIMUM OF 2-INCHES IN CALIPER, WITH MINIMUM HEIGHT 8' TO 10' AT TIME OF PLANTING. SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 3' AT INSTALLATION, EXPECTED HEIGHT OF 6' AT MATURITY.
 - INSTALLATION OF TREES AND SHRUBS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL.
 - 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.
 - TREES SHOULD NOT BE PLANTED WITHIN 40' OF THE CURB RETURN ON A STOP/YIELD CONTROLLED APPROACH. ALSO NOTE THAT TREES SHOULD BE PLANTED AT LEAST 10' FROM DRAINAGE STRUCTURES. TREES NOT TO BE PLANTED DIRECTLY ON TOP OF STORM DRAIN PIPES, NOR WITHIN SIGHT TRIANGLES.
 - ALL LOT TREES AS PER SECTION 7.7 (STREET TREES AND INTERNAL LANDSCAPING) OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. EXISTING SPECIMEN TREES TO BE USED IN LIEU OF NEW PLANTINGS (AS APPROVED BY TOWN OF HUNTERSVILLE).
 - SHOULD ANY AREA OF DESIGNATED TREE SAVE OR SPECIMEN TREES BE COMPROMISED MITIGATION WILL BE REQUIRED PER ARTICLE 7.5.
 - ALL TREE SAVE LOCATED ON PRIVATE LOTS WILL BE REQUIRED TO BE PLATTED. SHOULD CONSTRUCTION OCCUR AND COMPROMISE, THEN MITIGATION WILL NEED TO TAKE PLACE AND A REVESED PLAT WILL BE REQUIRED FOR REDECORATION.

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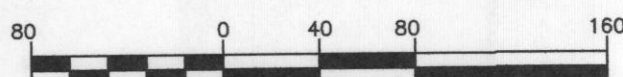
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LEGEND:

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

GRAPHIC SCALE



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Overall
Tree Planting/
Save Plan

Sheet No:

C-3.0