

SKETCH PLAN 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 SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATION TO PLAN MAY RESULT.
- LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS.
- MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN THE URBAN OPEN SPACE/AMENITY. THIS IS SUBJECT TO CHANGING PERIODIC FINAL DESIGN AND APPROVALS.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH COLLECTION.
- THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "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 DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE WHICH IS LOCATED WITHIN THE FLOODWAY LOCATED AT THE SOUTHERN PORTION OF THE PROPERTY."
- THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE WHICH IS LOCATED WITHIN THE FLOODWAY LOCATED AT THE SOUTHERN PORTION OF THE PROPERTY.
- THE PROPOSED DEVELOPMENT WILL CONSIST OF A PUBLIC WATER LINE WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINE LOCATED IN THE RANSON ROAD RIGHT OF WAY. THE PUBLIC WATER LINES WILL SERVE ALL BUILDINGS WITHIN THE DEVELOPMENT.
- ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 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.
- DIRECT ACCESS FROM LOTS TO A THROUGHFARE IS PROHIBITED.
- THE PROPERTY IS LOCATED WITHIN THE MOUNTAIN ISLAND LAKE PA-2 WATERSHED.
- THE PROJECT IS TO BE CONSIDERED HIGH DENSITY.
- ALL LOTS TO BE WITHIN 0.25 MILES OF URBAN OPEN SPACE.
- THIS PROJECT WILL BE BUILT AS TWO PHASES.
- ALL OUTSTANDING TRANSPORTATION COMMENTS TO BE ADDRESSED DURING PRELIMINARY PLAT DESIGN AND REVIEW.
- APPROXIMATELY 3.67 ACRES TO BE DEDICATED TO MECKLENBURG COUNTY FOR GREENWAY.
- WILLINGNESS TO SERVE LETTER IS REQUIRED PRIOR TO SKETCH PLAN APPROVAL.

SITE PLAN DATA TABLE

PROJECT NAME:	RANSON ROAD RESIDENTIAL
PARCEL NUMBER:	017-14-205, 017-14-214, 017-14-247, 017-14-207 & 017-14-204
TOTAL ACREAGE:	37.27 ACRES ±
TOTAL SQUARE FEET:	1,623,811.88 SF ±
PRINCIPAL USES:	SINGLE FAMILY DETACHED RESIDENTIAL
BUILDING TYPE:	DETACHED HOUSE
ZONING DISTRICT:	NR - NEIGHBORHOOD RESIDENTIAL
OVERLAY DISTRICT:	MIL-0
PERCENTAGE OF IMPERVIOUS ALLOWED:	70%
PERCENTAGE OF IMPERVIOUS ESTIMATED:	40.65%
LOT COUNT:	94
TOTAL NUMBER OF DWELLINGS:	94 (DETACHED)
DENSITY UNITS PER ACRE:	2.52
MIXED-USE/# OF LIVE/WORK UNITS:	N/A
TOTAL SQUARE FOOT OF NON RESIDENTIAL:	N/A
LOT SIZE RANGE:	6,875 SF ± - 14,460 SF ±
NUMBER OF LOTS WITHIN EACH RANGE:	94 LOTS
LOT WIDTHS RANGE:	55 FT ± - 65 FT ±
LOT WIDTHS RANGE:	25 LOTS - 65' WIDTH
LOT WIDTHS RANGE:	68 LOTS - 55' WIDTH

SETBACKS AND BUILD-TO- LINES

FRONT BTL RANGE:	15 FT - 30 FT*
CORNER SETBACKS	7.5 FT
REAR SETBACKS	25 FT
SIDE SETBACKS	5 FT
*MINIMUM OF 20 FEET BETWEEN THE FACE OF THE GARAGE AND THE BACK OF THE RIGHT-OF-WAY.	

DEVELOPMENT SUMMARY:

TOTAL SITE AREA:	± 37.27 ACRES
TOTAL DEVELOPABLE AREA:	± 29.94 ACRES
TOTAL YIELD:	94 LOTS (28%) 26 LOTS (28%) 68 LOTS (72%)
TREE CANOPY REQUIREMENT:	10% OF EXISTING CANOPY
URBAN PARK REQUIREMENT:	WITHIN 1/4 MILE OF EACH LOT
URBAN PARKS PROVIDED:	FORECOURT 1: 0.62 ACRES FORECOURT 2: 0.37 ACRES
CURRENT ZONING:	NEIGHBORHOOD RESIDENTIAL
REQUIRED STREET SECTION:	51' PUBLIC RIGHT OF WAY
REQUIRED PERIMETER BUFFER:	20'

ADDITIONAL NOTES:  
THIS DESIGN CONTEMPLATES REMOVAL OF THE EXISTING FARM POND. PER PRELIMINARY DISCUSSIONS WITH MEFG, THE FEATURE IS NOT IDENTIFIED AS A JURISDICTIONAL WATER. ADDITIONAL DOCUMENTATION OF THIS ASSESSMENT IS REQUIRED.

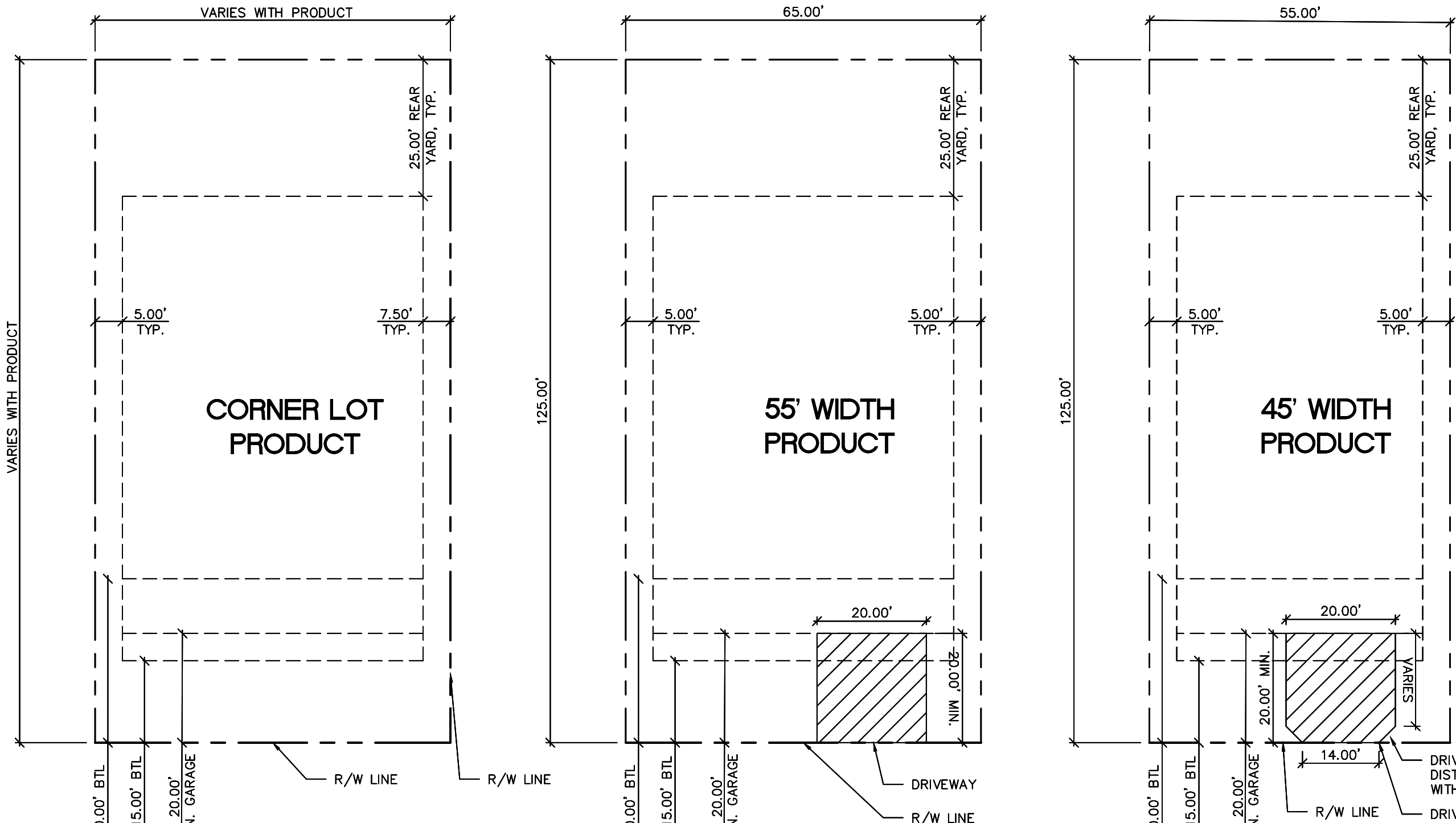
ROCK OUTCROPPINGS WERE ENCOUNTERED IN THE PROXIMITY OF BORING B-8, PER SUMMIT PROJECT NUMBER 2448.24. THIS AREA WAS NOT DEVELOPED AS PART OF THE SINGLE FAMILY SITE DESIGN.

A GREENWAY DEDICATION IS TO BE MADE BETWEEN LOTS 27 AND 28 TO ACCESS THE MECKLENBURG COUNTY GREENWAY. THE CONSTRUCTION OF THE CONNECTION IS THE RESPONSIBILITY OF THE DEVELOPER.

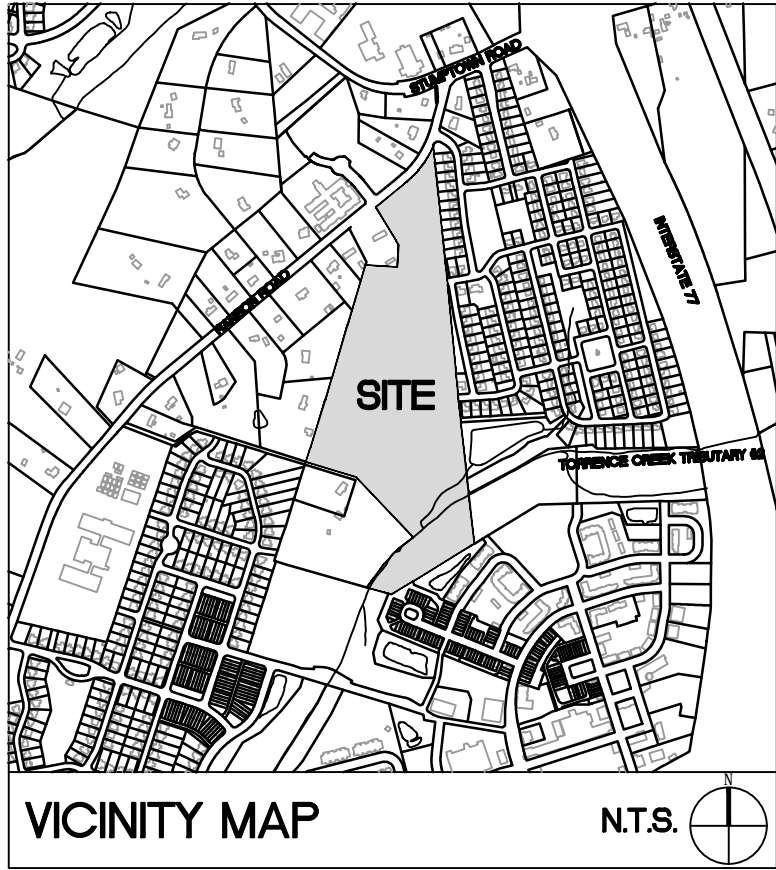
BASED ON PRELIMINARY SITE VISIT, THE REQUIRED VERTICAL AND HORIZONTAL SITE DISTANCE AT THE PROPOSED ENTRANCE TO THE COMMUNITY IS ANTICIPATED TO BE MET. THE DESIGN SPEED OF RANSON ROAD IS 35 MPH, REQUIRING AN APPROXIMATELY 350 LINEAR FOOT SIGHT DISTANCE.

THIS DRAWING IS CONCEPTUAL IN NATURE AND INTENDED TO CONVEY DESIGN INTENT. FURTHER STUDIES MUST BE PERFORMED AND ADDITIONAL DATA OBTAINED TO VERIFY COMPLIANCE WITH LOCAL OF STATE REGULATIONS.

THE COMMUNITY ENCROACHMENT LINE MUST BE CLEARLY MARKED PRIOR TO ANY GRADING AND THE MARKED LINE MUST BE MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.

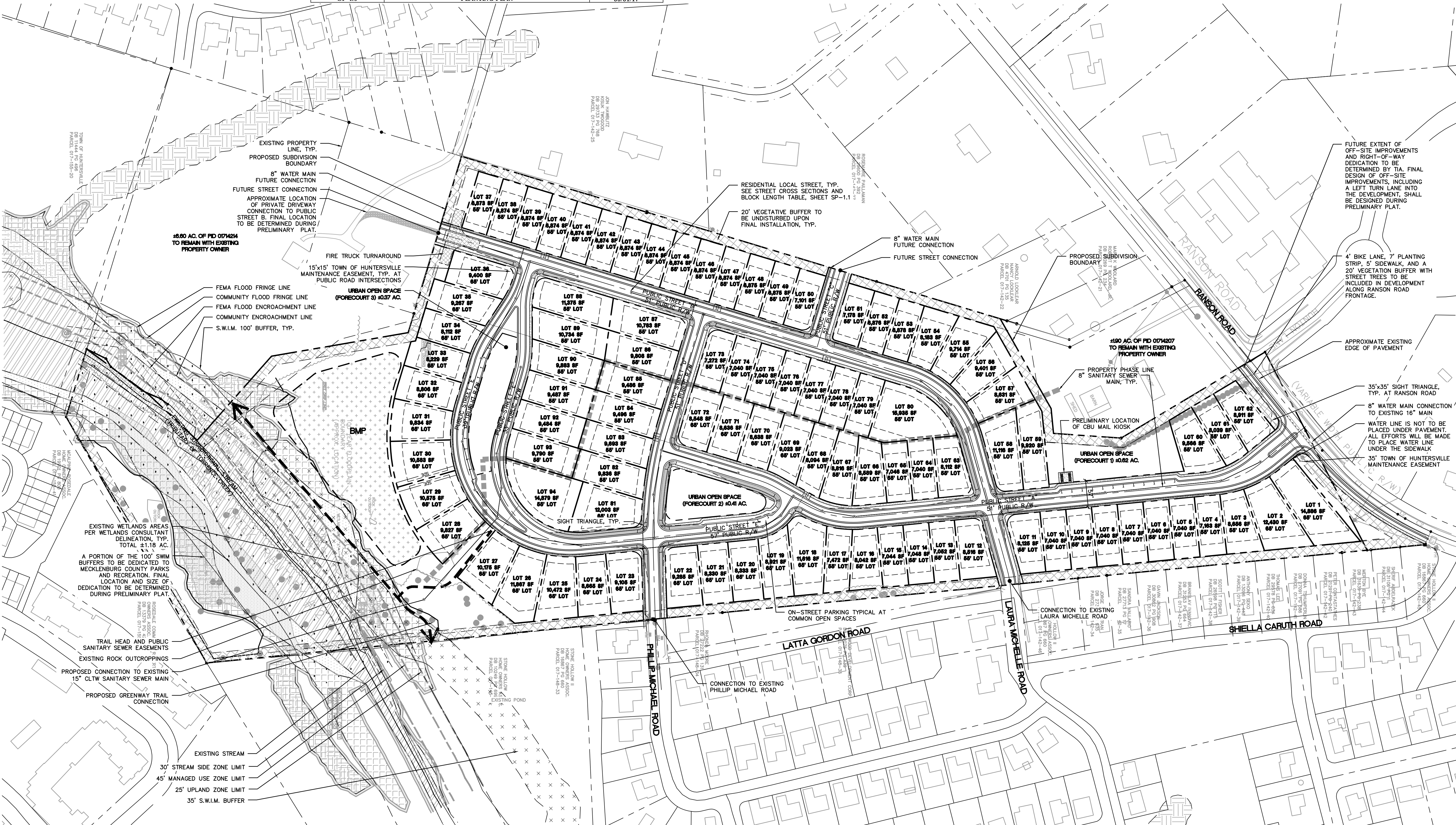


EXAMPLE LOT DIAGRAM



LEGEND

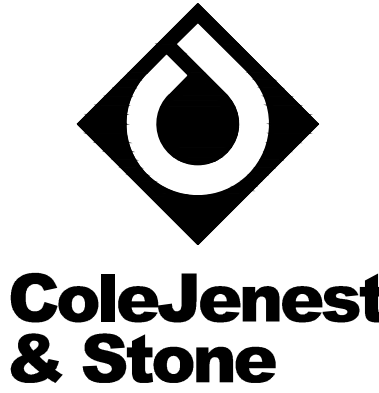
SYMBOL	
[Pattern]	PROPOSED SIDEWALK
[Pattern]	PROPOSED CURB AND GUTTER
[Pattern]	PROPOSED SAND FILTER AND DRY DETENTION AREA
[Pattern]	EXISTING COMMUNITY FLOODPLAIN
[Pattern]	EXISTING FEMA FLOODPLAIN
[Pattern]	EXISTING COMMUNITY FLOODWAY
[Pattern]	EXISTING FEMA FLOODWAY
[Pattern]	EXISTING PCCO BUFFER
[Pattern]	VEGETATED BUFFER



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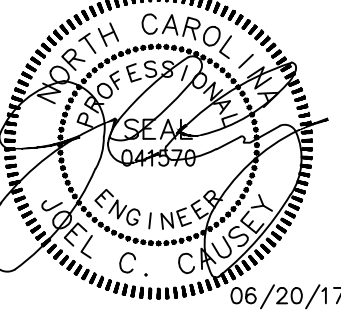
SKETCH PLAN  
EPM # 376098

Project No.  
4525.01

Issued  
05/01/17

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROAD LOTS, TREES, AND OTHER IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

Revised



SCALE: 1"=100'

0 50' 100' 200'

SP-1.0

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\*NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:  
- SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER  
- LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER

TOTAL NUMBER OF SPECIMEN TREES ON SITE: 228  
NUMBER OF SPECIMEN TREES TO BE REMOVED: 164 (72%)  
NUMBER OF SPECIMEN TREES TO BE SAVED: 64 (28%)

CeB2- Cecil Sandy Clay Loom, 2 - 8% slopes (B)  
Wd- Wilkes Loom, 8 - 15% slopes (D)  
M- Monacan Loom, 0 to - 0-2% slopes (B/D)  
CeD2- Cecil Sandy Clay Loom, 1-8% (B)  
DaB- Davidson Sandy Clay Loom 2-8% (B)

SUMMARY:

HYDROLOGIC SOIL GROUP B: 31.45 AC (84.4%)  
HYDROLOGIC SOIL GROUP D: 5.82 AC (15.6%)

TOTAL ON SITE  
WOODLAND AREA: 9.79 AC  
WOODLAND AREA TO BE PRESERVED: 4.66 AC (47.6% OF TOTAL WOODLAND AREA)  
MEADOW AREA: 24.32 AC  
TOTAL SITE AREA: 37.21 AC

TREE PROTECTION NOTES:

APPLICABILITY:  
A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.

- THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (GRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.

- ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.

- NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.

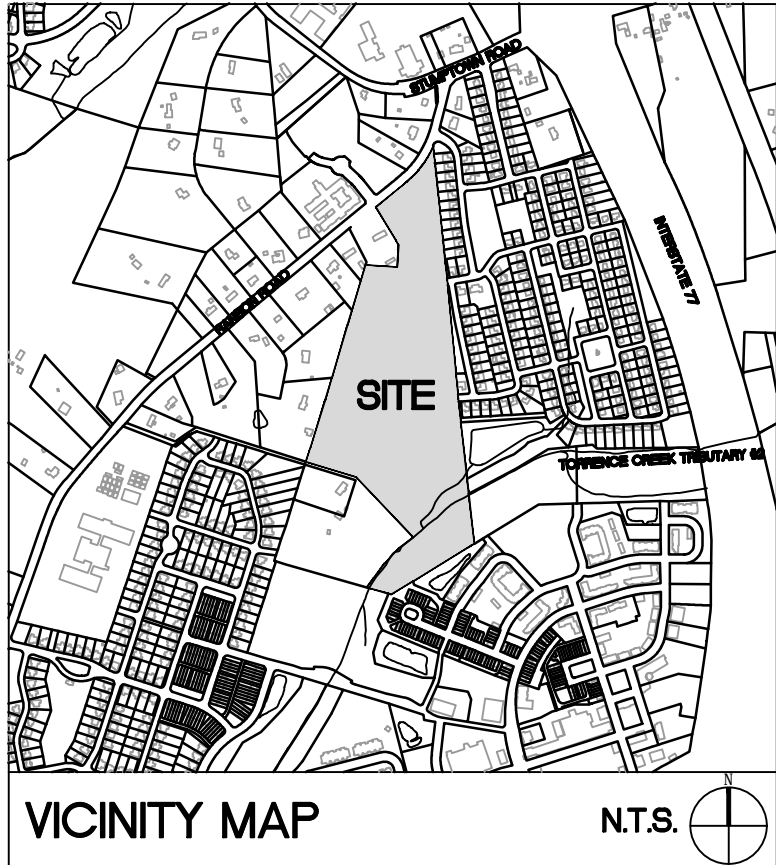
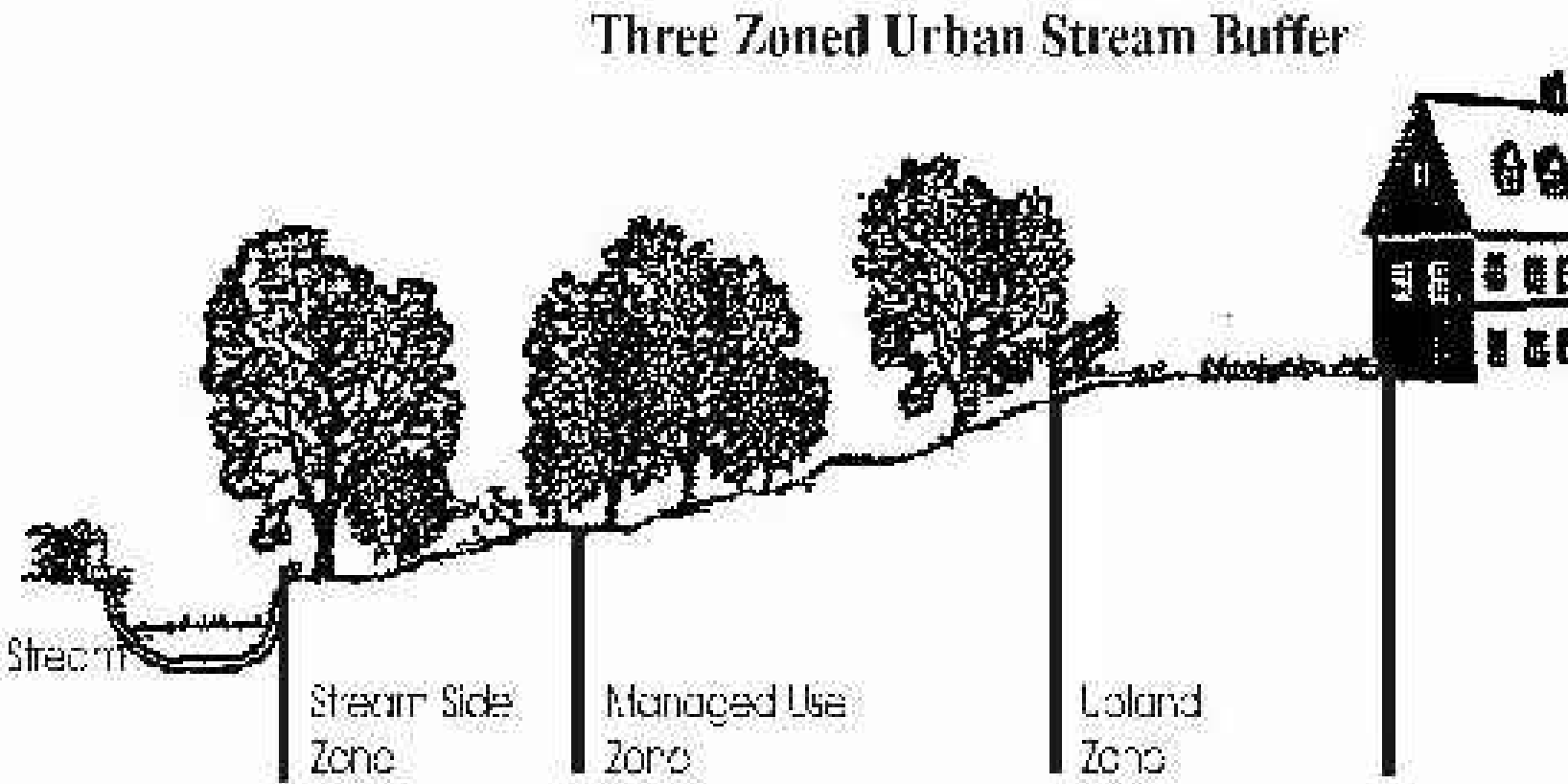
- NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.

- ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

ADJACENT PROPERTY OWNER INFORMATION

PARCEL #	PID #	OWNER	DEEDBOOK	PAGE #	ZONE
1	1747237	ABRAHAM WILLOUGHBY	29302	630	NR
2	1747238	ANNETTE & GEORGE RICHARDSON III & ELISABETH	27640	326	NR
3	1747239	CHRISTOPHER R & JODIE M SCHRANK	29213	19	NR
4	1747240	MATTHEW SKELLY & BRANDY SKELLY	29262	612	NR
5	1747241	PAULA & LEMAURO K DIPIETRO	29863	747	NR
6	1747242	JESSE & LYNN WADDELL	25692	572	NR
7	1747243	SCOTT D MANSKE	23391	670	NR
8	1747244	LISA SEPI	26538	271	NR
9	1747278	JASON KYLE & KIMBERLY M MCMILLAN	31036	977	NR
10	1715541	ASSOC MCAULPINE ROSEDALE HOMEOWNERS & C/O FAITH MANAGEMENT SERVICES	19901	800	NR(TND-O)
11	1714833	HOME OWNERS ASSOC STONE HOLLOW II	16867	660	NR
12	1714834	RHONDA MOORE	27222	131	NR
13	1714835	EASTWOOD DEVELOPMENT CORP	10075	439	NR
14	1714246	HOME OWNERS ASSOC STONE HOLLOW II	16867	660	NR
15	1714234	JORGE JUAN & MARIA OFELIA BELTRAN	27338	935	NR
16	1714235	SANDRA J VALLARIO	27713	17	NR
17	1714236	GAVIN & AMY JACKSON	30862	908	NR
18	1714237	BRANISLAV IVANOVIC & JENNIFER L KUBETZ	31253	664	NR
19	1714238	SCOTT & MICHELLE FISHER	26598	115	NR
20	1714239	ANTHONY D SEKO	13096	442	NR
21	1714240	THOMAS & HEATHER LEE	29578	634	NR
22	1714241	DONNA TSCUMPERLIN	27091	586	NR
23	1714242	PETER J JR CONTASTHES	21291	240	NR
24	1714243	MERTON W BYE JR	31639	238	NR
25	1714244	SHERIF A E ABDELRAZEK	31106	1	NR
26	1714245	HOME OWNERS ASSOC STONE HOLLOW II	16867	660	NR
27	1714204	TINA MCAULAY MCGINNIS & JOHN CALVIN JR MCAULAY	31450	743	NR

S.W.I.M BUFFER CROSS SECTION



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**TREE  
PRESERVATION  
AND EXISTING  
CONDITIONS**

Project No.  
4525.01

Issued  
05/01/17

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