

VICINITY MAP
NOT TO SCALE

LOT CHART					APPROXIMATE
PHASE	120'+			TOTAL	TIME FRAME
1	18			18	2017-2018
TOTAL	18			18	

BLOCK LENGTH TABLE		
BLOCK	DESCRIPTION	LENGTH
LAURIER LANE	MCCORD RD TO BIEN COURT	528 FT
LAURIER LANE	BIEN COURT TO BIEN COURT	780 FT
BIEN COURT	LAURIER LANE TO LAURIER LANE	463 FT
BIEN COURT	LAURIER LANE TO STREET END OF PHASE	399 FT

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.

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL

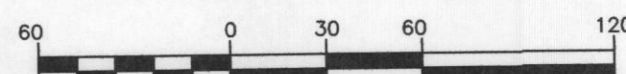
CENTER AT 811.

IT'S THE LAW.

LEGEND:

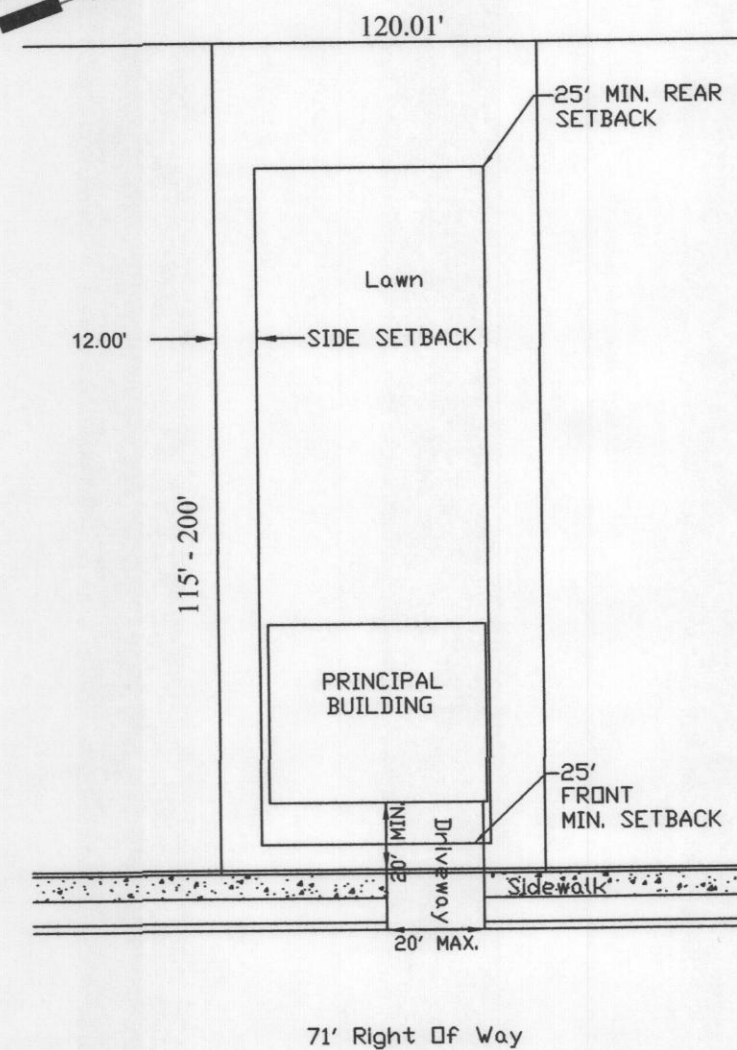
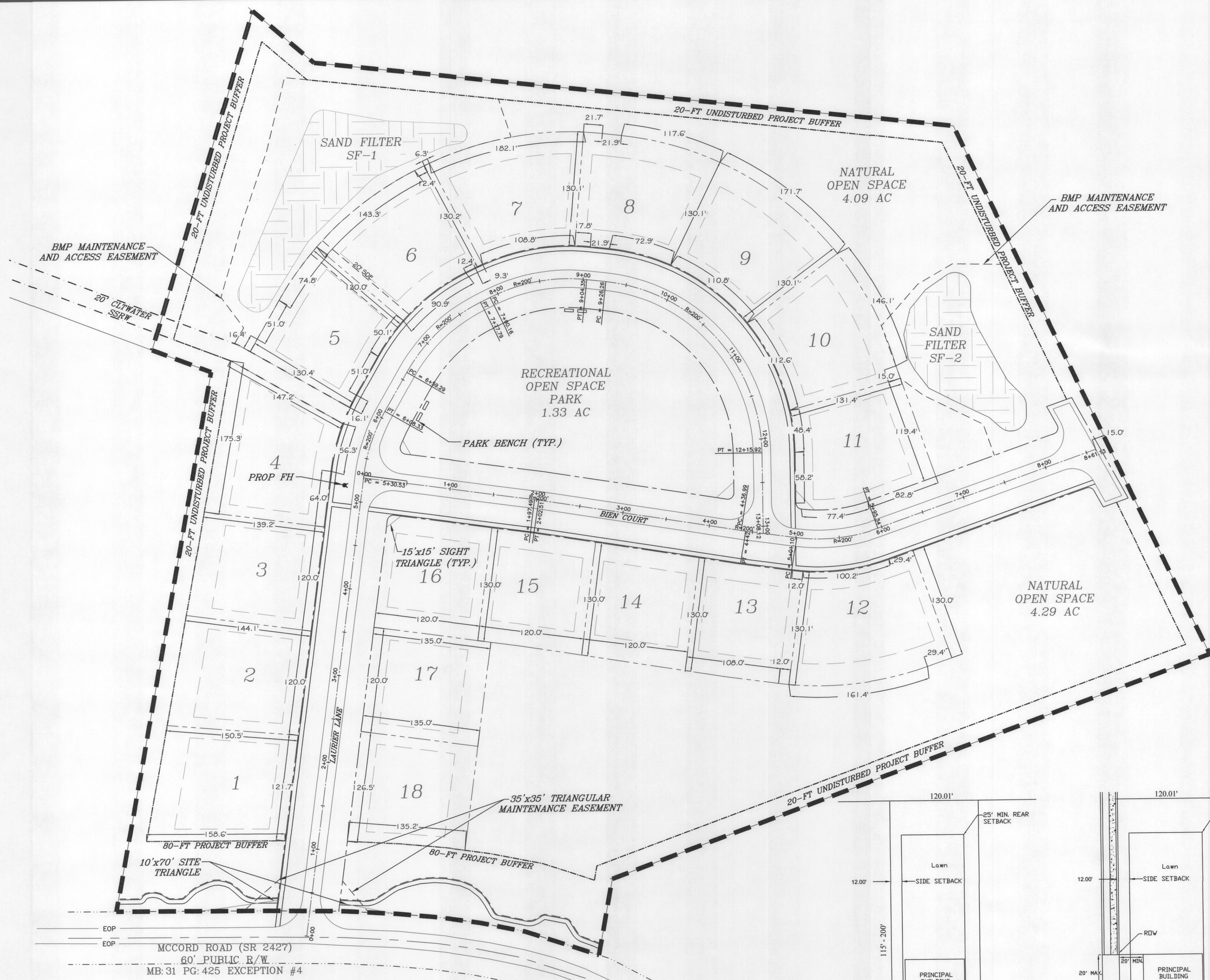
--- DEVELOPMENT BOUNDARY
--- EXISTING RIGHT-OF-WAY
--- PROPOSED RIGHT-OF-WAY
--- PROPOSED LOT LINE
--- PROPOSED SETBACK

GRAPHIC SCALE

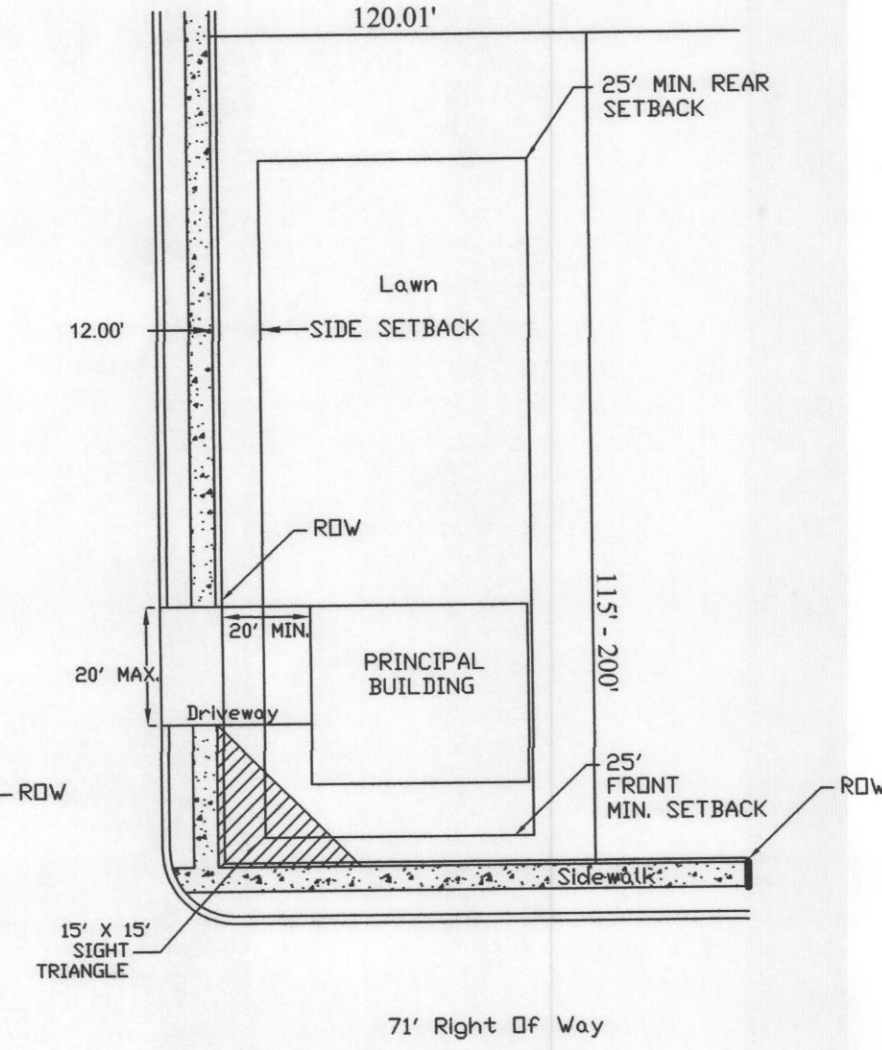


REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, AND COORDINATES REFERENCED FROM A SURVEY PROVIDED BY SOUTH POINT SURVEYING, PLLC. TOPOGRAPHIC INFORMATION PROVIDED REFERENCED FROM MECKLENBURG COUNTY GIS TOPO AND TO BE CONFIRMED PER FIELD RUN DATA COLLECTION BY 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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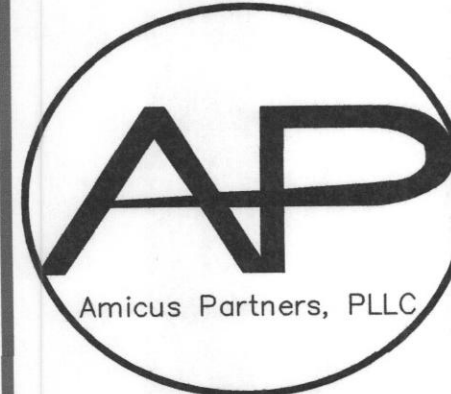


TYPICAL INTERIOR LOT
SCALE: NTS



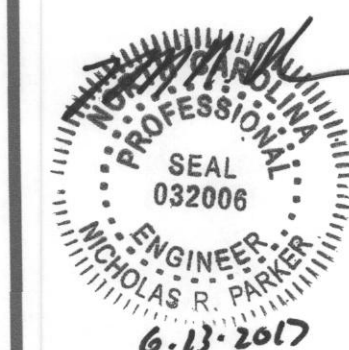
TYPICAL CORNER LOT
SCALE: NTS

120' SINGLE FAMILY LOTS



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
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Seals:



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

Project Number: 17-17-014

Date: 06-13-2017

Drawn By: JLM

Checked By: NRP

Revisions:
04/28/17 ORIGINAL SUBMITTAL
06/13/17 PER TOH & MECK. COUNTY

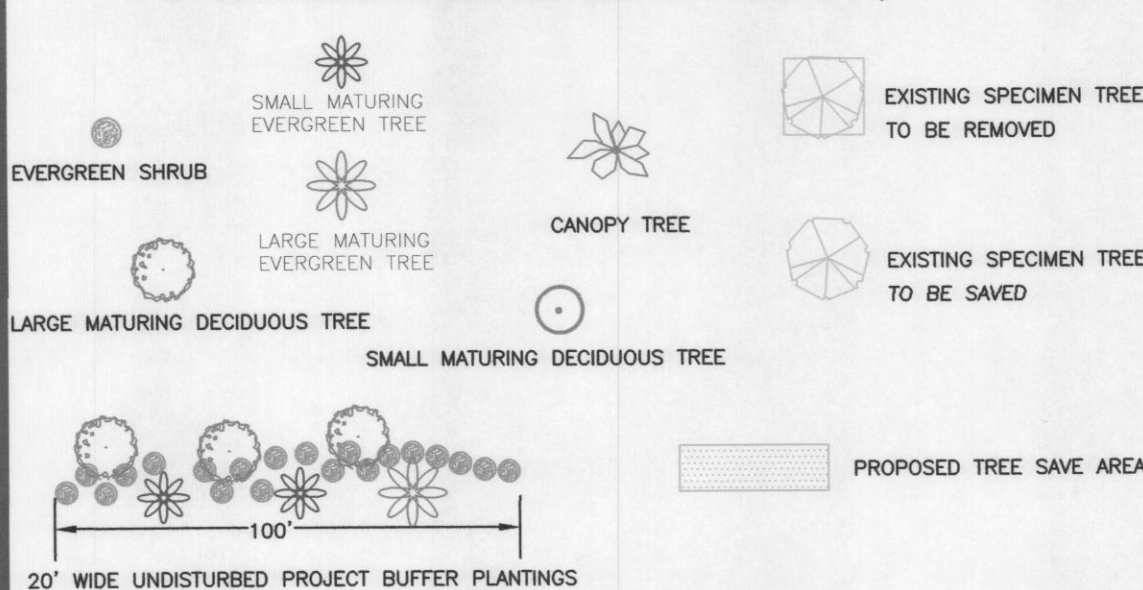
Sheet Title:

Site Plan

Sheet No:

C-2.0

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



20' WIDE UNDISTURBED PROJECT BUFFER PLANTINGS

AREAS OF 20' WIDE UNDISTURBED PROJECT BUFFER THAT MAY NEED SUPPLEMENTAL PLANTINGS AS THE EXISTING BUFFER DOES NOT MEET THE THRESHOLD OF ARTICLE 7.5

RESIDENTIAL LOT TREES CHART		
LOT SIZE	# OF LOTS	REQUIREMENTS
< 10,000 SF	0	1 FRONT - 1 REAR
10,000 - 15,000 SF	0	1 FRONT - 2 REAR
15,001 - 20,000 SF	17	2 FRONT - 2 REAR
> 20,000 SF	1	3 FRONT - 3 REAR

BELLETERRE 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: 29
SPECIMEN TREES SAVED: 22
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE: 50%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED: 76%

TREE CANOPY
PERCENTAGE OF SITE COVERED BY TREE CANOPY: 47%
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: 50%
PERCENTAGE OF TREE CANOPY ACTUALLY SAVED: 51%

LANDSCAPING NOTES (PER TOWN OF HUNTERSVILLE):
1. 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:

A. LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40-FOOT ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS.
B. SMALL MATURING "CANOPY-LIKE" TREES SHALL BE PLANTED 30-FOOT ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES.

2. 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 TREES 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.

3. 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.

4. ALL STREET TREES MUST BE FROM THE "TOWN OF HUNTERSVILLE TREE AND SHRUB LIST."

5. 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.

6. INSTALLATION OF TREES AND SHRUBS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL.

7. 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 WITHIN A PUBLIC RIGHT-OF-WAY OR UNDEVELOPED REQUIRED YARD SHALL BE RETAINED UNLESS APPROVED FOR REMOVAL BY STAFF DURING PLAN REVIEW.

8. 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.

9. 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).

10. SHOULD ANY AREA OF DESIGNATED TREE SAVE OR SPECIMEN TREES BE COMPROMISED MITIGATION WILL BE REQUIRED PER ARTICLE 7.5.

11. 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 REVISED PLAT WILL BE REQUIRED FOR REDEVELOPMENT.

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

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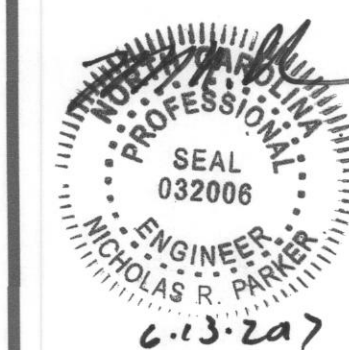


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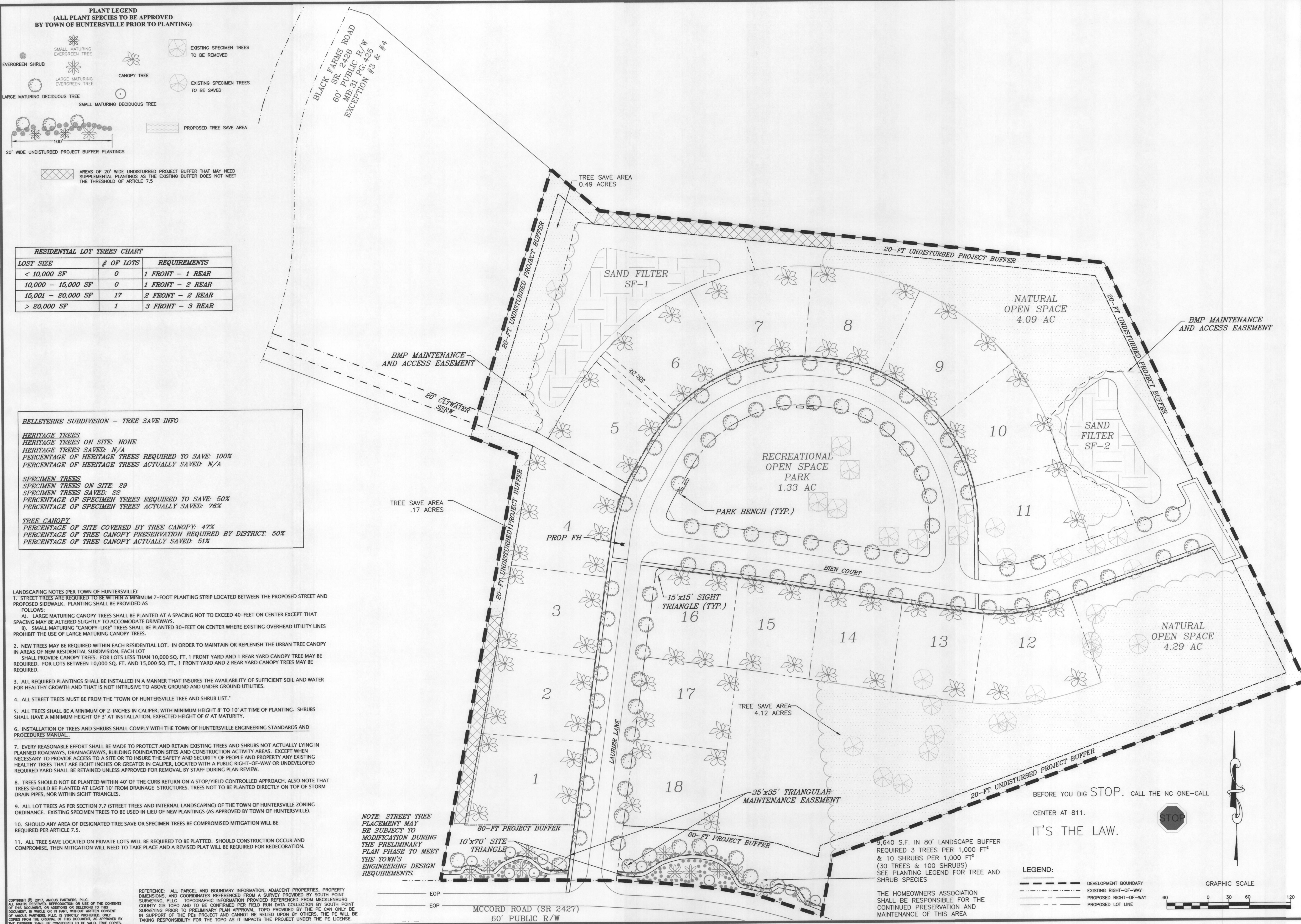
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Checked By: NRP

Revisions:
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Sheet Title:
**Tree Planting/
Tree Save
Plan**
Sheet No:

C-3.0



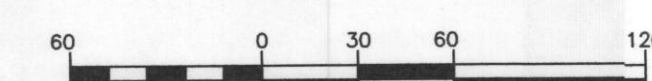
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LEGEND:

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

GRAPHIC SCALE



9,640 S.F. IN 80' LANDSCAPE BUFFER
REQUIRED 3 TREES PER 1,000 FT²
& 10 SHRUBS PER 1,000 FT²
(30 TREES & 100 SHRUBS)
SEE PLANTING LEGEND FOR TREE AND
SHRUB SPECIES

THE HOMEOWNERS ASSOCIATION
SHALL BE RESPONSIBLE FOR THE
CONTINUED PRESERVATION AND
MAINTENANCE OF THIS AREA