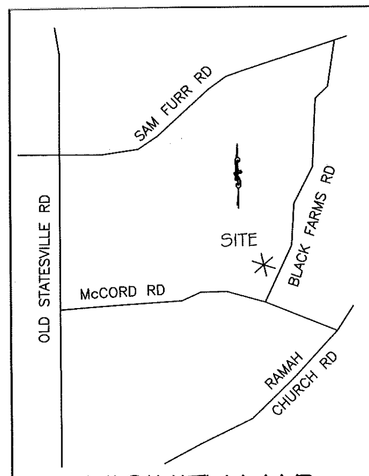
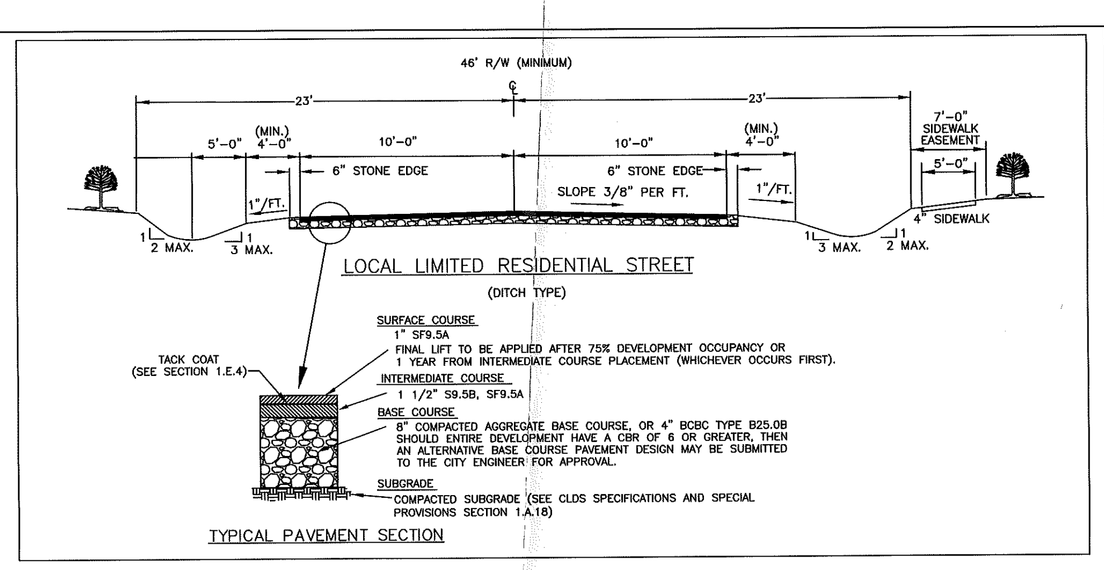
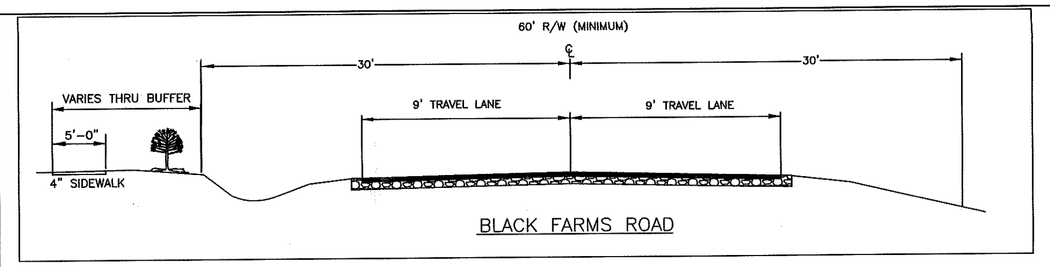


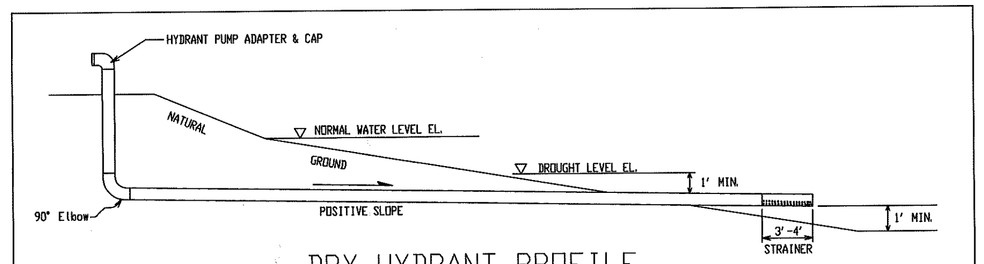
VICINITY MAP
(NOT TO SCALE)



TYPICAL PAVEMENT SECTION



BLACK FARMS ROAD



DRY HYDRANT PROFILE
NOT TO SCALE

BLACKWOOD KNOLL DEVELOPMENT DATA

SITE DATA	
ADDRESS:	14301 BLACK FARMS ROAD
ZONING:	R - RURAL
TAX PARCEL IN NUMBERS:	01124111
TOTAL SITE AREA:	28.685 ACRES (1,249,519 SQ. FT.)
TOTAL BUFFER AREA:	2.16 ACRES
TOTAL OPEN SPACE REQUIRED:	5.737 ACRES (20% SITE AREA)
TOTAL OPEN SPACE PROVIDED:	5.93 ACRES (INCLUDING BUFFER AREA)
TOTAL RIGHT-OF-WAY AREA:	2.62 ACRES
TOTAL LOT ACREAGE:	20.005 ACRES
PROPOSED NUMBER OF LOTS:	20
MIN. LOT AREA:	32,670 SF (0.75 ACRES)
MAX. LOT AREA:	70,132 SF (1.61 ACRES)
AVERAGE LOT AREA:	43,560 SF (1.00 ACRES)
MIN. LOT WIDTH:	100.00 FT (AT BUILD-TO LINE)
AVERAGE LOT WIDTH:	146.40 FT (AT BUILD-TO LINE)
DENSITY:	0.662 UNITS / ACRE GROSS
WATERSHED DISTRICT:	NOT APPLICABLE
IMPERVIOUS AREA PROPOSED:	5.54 ACRES (19.3%)
PERENNIAL STREAM BUFFERS REQUIRED:	SEE PLAN
SWIM BUFFERS REQUIRED:	SEE PLAN
FEMA FLOOD LINES:	NONE
TREE SAVE AREA REQUIRED:	6.60 ACRES (50% OF TOTAL AREA)
TREE SAVE AREA PROVIDED:	6.95 ACRES
SETBACK WIDTH	
FRONT YARD SETBACK:	40 FT.
REAR YARD SETBACK:	40 FT.
SIDE YARD SETBACK:	20 FT.
SIDE YARD SETBACK (CORNER):	20 FT.
SITE TRIANGLES	10 x 70

TREE SAVE DATA	
NUMBER OF HERITAGE TREES ON-SITE:	0
NUMBER OF HERITAGE TREES SAVED:	0
% OF HERITAGE TREES REQUIRED TO SAVE:	100%
% OF HERITAGE TREES ACTUALLY SAVE:	100%
NUMBER OF SPECIMEN TREES ON-SITE:	39
NUMBER OF SPECIMEN TREES SAVED:	27
% OF SPECIMEN TREES REQUIRED TO SAVE:	50%
% OF SPECIMEN TREES ACTUALLY SAVED:	69%
ACTUAL SPECIMEN TREE AREA (SAVED)	0.85 ACRES
TOTAL SPECIMEN TREE AREA (SAVED)	1.5 X 0.85 = 1.28 ACRES
TOTAL EXISTING TREE AREA:	13.20 ACRES
TOTAL PRESERVED TREE AREA	6.52 + 0.43 ACRES = 6.95 ACRES
% OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT:	50%
% OF TREE CANOPY ACTUALLY SAVED: (6.95 ACRES/13.20 ACRES)	52.7%
STREET TREES REQUIRED:	LARGE TREES AT 40' O.C. (TREES REQUIRED ON BOTH SIDES OF THE STREETS)
LOT TREES REQUIRED:	3 FRONT YARD AND 3 REAR YARD

GENERAL NOTES:

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ON LOTS GREATER THAN 60' IN WIDTH, FRONT LOADING GARAGES SHALL BE RECESSED AT LEAST 10' BEHIND THE PRIMARY PLANE OF THE FRONT FACADE OF THE STRUCTURE.
4. ALL AREAS DESIGNATED AS COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. BUILDING ELEVATIONS ARE NOT KNOWN AT THIS TIME. ELEVATIONS WILL BE PROVIDED WITH PRELIMINARY PLANS.
6. ALL FLOW INTO BMP's SHALL BE NON-EROSIVE VELOCITY.
7. NEW ROADS SHALL BE BUILT TO THE TOWN OF HUNTERSVILLE DESIGN STANDARDS AND DEDICATED TO THE TOWN OF HUNTERSVILLE.

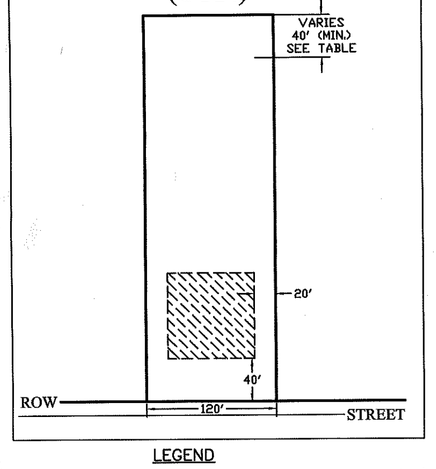
Blackwood Knoll	
Lot #	Width
1	115.28
2	142.21
3	117.17
4	116.78
5	120.00
6	158.14
7	232.94
8	138.28
9	120.56
10	120.66
11	122.41
12	120.94
13	118.64
14	126.71
15	131.72
16	160.74
17	218.90
18	295.45
19	110.46
20	157.82

BLOCK LENGTH TABLE		
STREET	BLOCK	LENGTH
STREET A	1	481
STREET A	2	893
STREET B	1	656
STREET B	2	100
STREET C	1	488
STREET C	2	146
TOTAL		2164

SITE NOTES:

1. 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. MODIFICATIONS TO PLAN MAY RESULT.
2. LARGE MATURING TREES WILL BE PLANTED 40' ON CENTER 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.
3. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
4. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 OF THE SUBDIVISION ORDINANCE.
5. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS (IF APPLICABLE).
6. 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.
7. BLACKWOOD KNOLL SUBDIVISION IS SEEKING VOLUNTARY ANNEXATION INTO THE TOWN OF HUNTERSVILLE PRIOR TO FINAL PLAT APPROVAL.
8. ALL WATER SUPPLY WELLS SHALL BE PROTECTED BY FLAGGING AND FENCING DURING SITE DEVELOPMENT OR ABANDONED PER THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
9. THE RESIDENCE SHALL BE INSPECTED FOR SEPTIC TANKS. ANY TANKS IDENTIFIED WILL BE PUMPED BY A LICENSED WASTE HAULER TO REMOVE RESIDUAL CONTENTS, CRUSHED AND BACKFILLED.
10. ALL MAIL DELIVERY AND GARBAGE PICKUP SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT.
11. ALL ROADS SHALL BE BUILT TO THE TOWN OF HUNTERSVILLE DESIGN STANDARDS.
12. 30' RIGHT-OF-WAY SHALL BE DEDICATED FROM THE CENTER LINE OF BLACK FARMS RD. TO ACCOMMODATE A TIER 1 BICYCLE LANE.
13. DEVELOPER IS RESPONSIBLE FOR GETTING ALL NECESSARY PERMITS TO FILL WETLANDS.
14. LOCATION OF AQUIFERS & THEIR RECHARGE AREAS ARE UNKNOWN.
15. EACH LOT SHALL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS & WELLS.
16. ALL BMP's SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND SHALL HAVE A MIN. 20' MAINTENANCE EASEMENT.
17. 3 FRONT YARD & 3 REAR YARD TREES WILL BE PROVIDED. EXISTING TREES MAY BE USED TO SATISFY THIS REQUIREMENT.
18. BUILDING ELEVATIONS TO BE PROVIDED WITH PRELIMINARY PLANS. THE OWNER IS WILLING TO PLACE REASONABLE ARCHITECTURAL RESTRICTIONS ON LOTS 1, 2 , & 3.
19. THE BUFFERS WILL BE PLANTED IN ACCORDANCE WITH ARTICLE 7 OF THE ZONING ORDINANCE.
20. THE OWNER IS AWARE THAT A LOT MAY BE LOST SHOULD CONFLICT OCCUR BETWEEN SATISFYING THE SUBDIVISION AND/OR ZONING ORDINANCES WITH PROVIDING WATER AND SEPTIC TO THESE NEW LOTS.
21. A CONSERVATION EASEMENT WILL BE PLACED OVER THE S.W.I.M. BUFFERS & WETLANDS WITHIN THIS PROPERTY. THE S.W.I.M. STREAM BUFFER SHALL BE CLEARLY MARKED ON ALL RECORD PLATS AND LABELED AS "AREA NOT TO BE DISTURBED."
22. REFERENCE TOWN OF HUNTERSVILLE POST CONSTRUCTION ORDINANCE AND CHARLOTTE-MECKLENBURG S.W.I.M. STREAM BUFFER IMPLEMENTATION GUIDELINES FOR ADDITIONAL REQUIREMENTS FOR S.W.I.M. BUFFERS.
23. COMMON AREA IN THE MIDDLE OF THE SUBDIVISION (0.91 ACRES) MAY BE USED AS ALTERNATE SEPTIC TREATMENT AREAS.

BUILDING & LOT DIAGRAM (TYP.)



LEGEND

SWIM BUFFER

PROPOSED TREE CANOPY

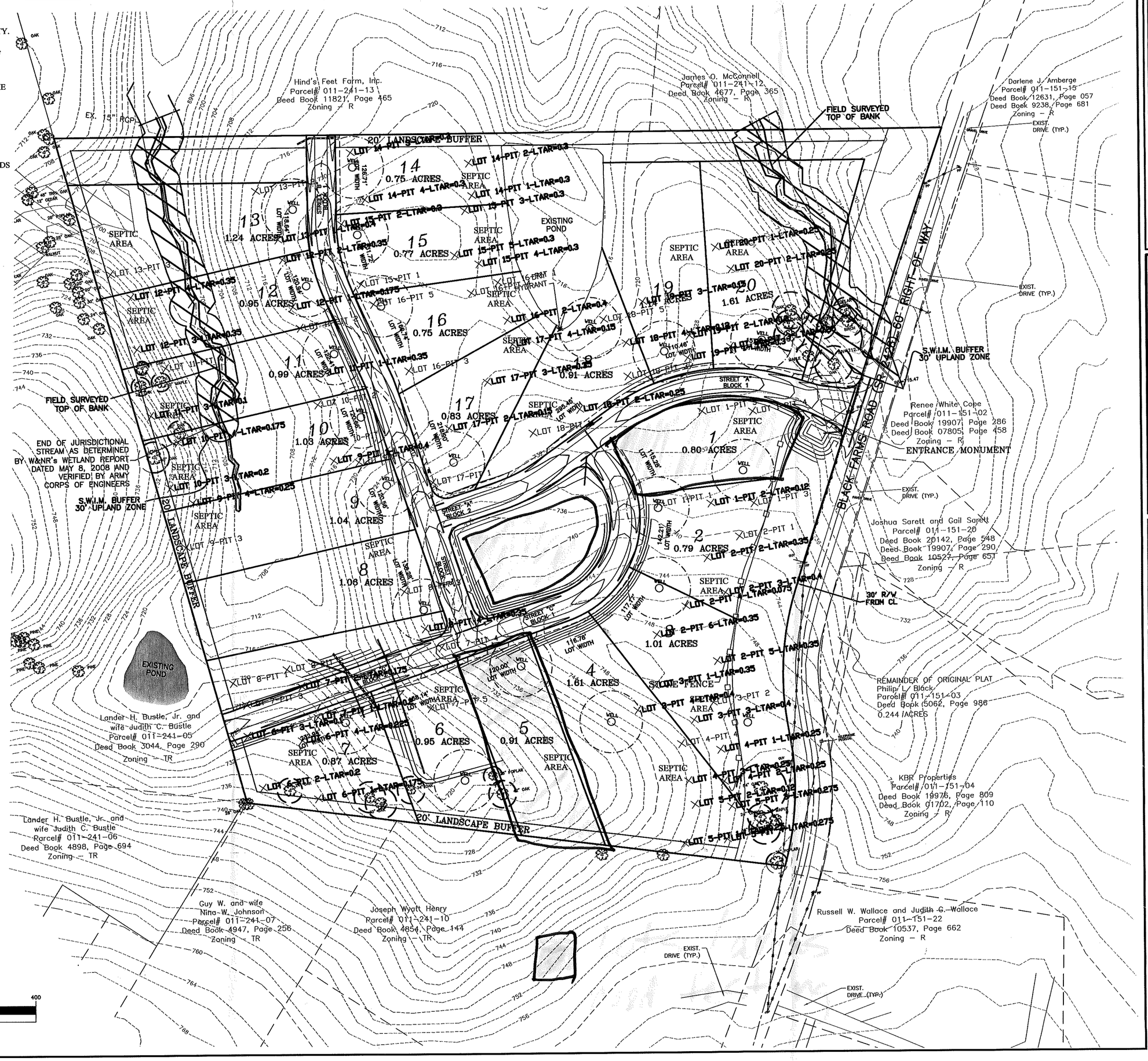
EXISTING WETLANDS

POND MAINTENANCE/ACCESS EASEMENT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



DATE	DESCRIPTION
10/19/07	REVISED PER COMMENTS RECEIVED ON 9-24-07
02/14/08	REVISED PER CLIENT COMMENTS
02/29/08	REVISED NAME TO BLACKWOOD KNOLL PER CLIENT
04/01/08	REVISED PER COMMENTS RECEIVED ON 3-18-08
04/18/08	REVISED PER COMMENTS RECEIVED ON 4-14-08
05/15/08	REVISED PER PLANNING BOARD COMMENTS ON 4-22-08
06/10/08	REVISED PER PLANNING BOARD COMMENTS ON 5-27-08

CLIENT
DAVID J. DEQUICK
390 TEMPLETON ROAD
MOORESVILLE, NC 28117

MEADE GUNNELL
engineering & surveying p.c.
19810-A West Catawba Avenue
Cornelius, NC 28031
704-655-7290 704-655-7291 (fax)

DATE
04/18/08

BLACKWOOD KNOLL SUBDIVISION
14301 BLACK FARMS RD., MECK. CO.
HUNTERSVILLE, NORTH CAROLINA

PRELIMINARY SKETCH PLAN

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JOB NUMBER	SHEET NUMBER
949.00	C400