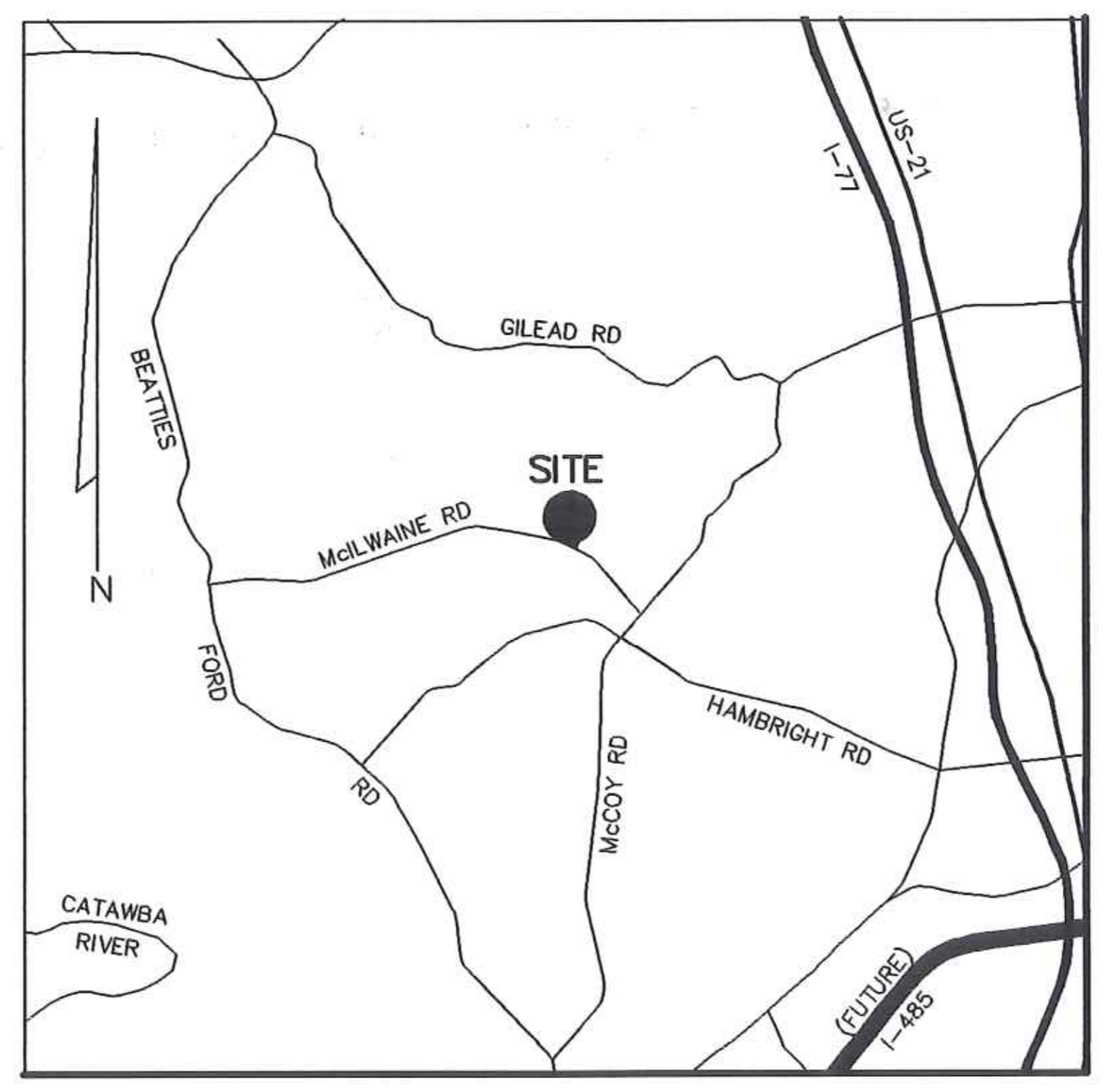
GIBSON FARMHOUSE CLUSTER DEVELOPMENT
HUNTERSVILLE, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

LAND DEVELOPMENT NOTES

1. LAND DEVELOPMENT ENGINEER SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.

2. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

3. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

4. DEVELOPER WILL PROVIDE STREET SIGNS.

5. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

6. THE PURPOSE OF THE STORM DRAINAGE EASEMENTS ARE TO PROVIDE STORM WATER CONVEYANCE AND FOR ANY STORM SEWER STRUCTURES. OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.

7. THIS PROJECT WILL NOT BE IMPACTED BY ANY KNOWN FUTURE ROAD IMPROVEMENTS.

8. EACH LOT WILL BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM. EACH PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THEIR RESPECTIVE SYSTEMS.

9. SEPTIC FIELDS DEPICTED ON THIS PLAN ARE ONLY TO SHOW THE INTENT THAT EACH LOT WILL BE SERVED BY A PROPRIETARY SYSTEM. INSTALLATION OF A PRIVATE WELL OR A WASTEWATER SYSTEM REQUIRES AN IMPROVEMENT PERMIT. FINAL WELL, SEPTIC FIELD LOCATIONS, & SIZE SHALL BE DETERMINED BY MECKLENBURG COUNTY GROUNDWATER & WASTEWATER SERVICES PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

10. TO ENSURE SEPTIC TANKS ARE LOCATED ON THE MOST SUITABLE SOILS, SEPTIC FIELDS MAY BE LOCATED IN COMMON OPEN SPACE PROVIDED A MAINTENANCE EASEMENT IS ESTABLISHED FOR ACCESS.

11. AN ASSOCIATION OF ALL PROPERTY OWNERS SHALL BE ESTABLISHED FOR MAINTENANCE OF ALL COMMONLY HELD SPACES.

12. ALL AREAS OF THE PROJECT NOT CONVEYED AS PART OF THE SALE OF A SINGLE FAMILY RESIDENTIAL LOT WILL BE RETAINED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS PROJECT AS COMMON OPEN SPACE.

13. THE PURPOSE OF THE PRIVATE ROADWAY IS TO PROVIDE ACCESS TO THIS DEVELOPMENT. UPON COMPLETION THE PRIVATE ROADWAY WILL NOT BE ADOPTED, MAINTAINED, NOR SERVICED MY ANY PUBLIC MUNICIPALITY, WHICH INCLUDES BUT NOT LIMITED TO TRASH PICKUP OR SCHOOL BUS ROUTES. FURTHERMORE, THE PRIVATE ROADWAY SHALL BE OWNED AND MAINTAINED SOLELY BY THE HOMEOWNERS ASSOCIATION OF THIS DEVELOPMENT.

14. ALL OPEN SPACE PRESERVATION SHALL BE IRREVOCABLE.

15. OPEN SPACE/TREE SAVE AREAS THAT ARE PART OF A DEEDED LOT HOLD AN IRREVOCABLE CONSERVATION AND SUCH PORTIONS OF INDIVIDUAL LOTS MUST REMAIN AND BE USED AS OPEN SPACE/TREE SAVE AREAS.

16. A METES AND BOUNDS DESCRIPTION OF THE OPEN SPACE AND LIMITS ON ITS USE SHALL BE RECORDED ON THE SUBDIVISION PLAT AND ON INDIVIDUAL LOT DEEDS WHEN OPEN SPACE LANDS ARE NOT HELD ENTIRELY IN COMMON.

17. PERMITTED USES OF OPEN SPACE SHALL CORRESPOND GENERALLY TO PHYSICAL CONDITIONS AT THE TIME OF SUBDIVISION APPROVAL. HOA RESTRICTIVE COVENANCES SHALL PREVENT THE CUTTING OF EXISTING WOODLANDS IN ALL OPEN SPACE AREAS.

18. NO BUILDINGS OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PERIMETERS OF ANY DESIGNATED OPEN SPACE OR TREE SAVE AREA EVEN IF PART OF A DEEDED LOT.

19. IN ACCORDANCE WITH THE HUNTERSVILLE TREE PROTECTION REGULATIONS OF ARTICLE 7, ONLY MINIMAL THINNING OF VEGETATION IN OPEN SPACE AREAS SHALL BE PERMITTED TO PROMOTE OVERALL HEALTH OF THE NATURAL AREA.

20. THE BUILD-TO-LINE IS A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FORM WHICH THE PRINCIPLE VERTICAL PLAN OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO-LINE SHALL APPEAR ON THE RECORD PLAT.

21. BUILD TO LINES AND ALL YARD REQUIREMENTS ARE PER ARTICLE 4, TYPE "A" OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

22. NO NORTH CAROLINA STATE PLANE GRID CONTROL LOCATED WITHIN 2000 FEET OF SUBJECT PROPERTY.

23. AREAS CALCULATED BY COORDINATE GEOMETRY.

24. THE STREET NAME AND SUBDIVISION NAME MUST BEEN APPROVED BY MECKLENBURG COUNTY E911 FOR PLAT RECORDATION AND CONSTRUCTION APPROVAL.

25. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

26. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINS, LANDSCAPING AND OPEN SPACE WITHIN PRIVATE LOTS. AN ASSOCIATION OF ALL PROPERTY OWNERS WILL BE ESTABLISHED FOR MAINTENANCE OF THE PRIVATE ROAD AND COMMON OPEN SPACE.

27. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THIS PARCEL INTO EIGHT LOTS, OF WHICH TWO SHALL CONFORM TO GR(SMALL TOWNS) AND THE REMAINING SIX INDIVIDUAL SINGLE FAMILY RESIDENTIAL LOTS SHALL CONFORM TO THE SPECIAL REQUIREMENTS OF FARMHOUSE CLUSTER DEVELOPMENT SET FORTH BY THE TOWN OF HUNTERSVILLE ZONING ORDINANCE

28. UNLESS OTHERWISE ALLOWED BY THE TOWN OF HUNTERSVILLE, THE MINIMUM BUILDABLE AREA PER LOT IS 1,200 SQ. FT.

29. ON LOTS GREATER THAN 60' IN WIDTH, FRONT LOADING GARAGES MUST BE RECESSED 10' FROM THE PRINCIPAL VERTICAL PLANE OF THE STRUCTURE. GARAGES MUST MEET THE REQUIREMENTS OF ARTICLE 8.16 IN THE HUNTERSVILLE ZONING ORDINANCE.

30. REFERENCE THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND/OR THE FOLLOWING DETAILS:
THE PROPERTIES SHOWN HEREON DO NOT LIE WITHIN A PROTECTED WATERSHED AREA.

DETAILS
CONSTRUCTION ENTRANCE – STD. #30.11A
SILT FENCE – STD. #30.06
DROP INLET – STD. #20.13 & 20.14



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1024.00'	88.56'	88.53'	N64°30'42"W

ADDITIONAL NOTES:

DEVELOPMENT DATA

COUNTY:	MECKLENBURG COUNTY
JURISDICTION:	CITY OF HUNTERSVILLE
TOWNSHIP:	CRAIGHEAD
SUBJECT PARCEL TAX ID'S:	015-111-07 015-111-08 015-111-10
TOTAL SITE ACREAGE:	11.197 AC.
EXISTING ZONING:	GR (SMALL TOWNS)

PER REZONING APPROVED JANUARY 2007, THIS SITE WAS DIVIDED AND HOLD ZONING AND IS AS FOLLOWS:

SITE ACREAGE:	1.197
EXISTING ZONING:	GR (SMALL TOWNS)
NO. LOTS:	2
MIN. LOT WIDTH:	90 FT.
MIN. FRONT SETBACK:	50 FT.
MIN. REAR YARD:	40 FT.
MIN. SIDE YARD:	10 FT.
MIN. CORNER YARD:	20 FT.

SITE ACREAGE:	10.00 AC.
PROPOSED ZONING:	FARM CLUSTER (SINGLE FAMILY RESID
NO. LOTS:	6
MIN. FRONT SETBACK:	40 FT.
MIN. REAR YARD:	40 FT.
MIN. SIDE YARD:	20 FT.

OPEN SPACE CALCULATIONS

MIN. OPEN SPACE REQUIRED = 50% OF PROJECT (PER FARM CLUSTER ZONING)
METHOD OF CALCULATION: SUBTRACT AREAS OF EXISTING & DEDICATED RIGHT-C
STORM EASEMENTS, UTILITY EASEMENTS AND EXISTING CREEKS (MEASURED TO T
FROM TOTAL SITE AREA BEFORE CALCULATING MIN. OPEN SPACE REQUIRED

TOTAL SITE AREA (FARM CLUSTER)= 10.00 AC.
TOTAL OPEN SPACE REQUIRED = 0.50 x (10.00 ac.) = 5.00 ac.

FARM CLUSTER OPEN SPACE DELINEATION

COMMON OPEN SPACE:
IN LOTS –

• LOT #1:	13,565 SQ. FT.	0.31 AC.
• LOT #2:	17,643 SQ. FT.	0.41 AC.
• LOT #3:	11,656 SQ. FT.	0.27 AC.
• LOT #4:	11,776 SQ. FT.	0.27 AC.
• LOT #5:	15,440 SQ. FT.	0.35 AC.
• LOT #6:	19,950 SQ. FT.	0.46 AC.
TOTAL=	90,030 SQ. FT.	2.07 AC.

OPEN SPACE AREA 1:	0.44 AC.
OPEN SPACE AREA 2:	0.45 AC.
OPEN SPACE AREA 3:	2.34 AC.
OPEN SPACE AREA 4:	0.08 AC.
OPEN SPACE AREA 5:	0.04 AC.
TOTAL=	3.35 AC.

*NOTE: OPEN SPACE MAY PART OF A DEEDED LOT LAND DEVELOPMENT NOTE

OPEN SPACE REQUIRED: 5.00 AC. (50%)
OPEN SPACE PROVIDED: 5.42 AC. (54%)

UTILITIES: PRIVATE WATER & PRIVATE SE

DEVELOPER:
JEREMY GIBSON
8623 McILWAINE ROAD
HUNTERSVILLE, N.C. 28078
Ph: (704) 907-4674 / fax: (
CONTACT: JEREMY GIBSON

ENGINEER/SURVEYOR/PLANNER:
THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., STE. 42
CHARLOTTE, NC 28217
Ph: 704-527-3440 / Fax: 70

NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY INFORMATION PROVIDED BY THE ISAACS GROUP. TOPOGRAPHIC INFORMATION PROVIDED BY MECKLENBURG GIS AND THE ISAACS GROUP.

2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILI SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE C IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CO BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDI

3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF EXISTING UTILITY, IF BEING UTILIZED.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED I CONSTRUCTION.

5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHE

6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS I OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMI GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND

8. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS 50.05 (9" SIGNS ONLY).

9. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

10. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN AREAS CONVEYED AS LOTS ARE THE MAINTENA RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.

11. ON-SITE BURIAL/TOPSOIL DISPOSAL WILL BE ALLOWED ONLY IN AREAS SHOWN ON THESE PLANS AS DISPOSAL BERM". ON-SITE DISPOSAL OUTSIDE OF THESE DESIGNATED AREAS WILL REQUIRE PLAN APPRO MECKLENBURG COUNTY. ANY MATERIAL REMOVED FROM SITE WILL REQUIRE DOCUMENTATION FROM THE (FOR AN APPROVED WASTE FACILITY.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THI IS **NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANA AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNI NUMBER **370478085-E**, DATED **FEBRUARY 4, 2004**.

1" = 60'

LEGEND

⊠	EXISTING UTILITY PEDESTAL
	EXISTING GUY WIRE
PSDE	PERMANENT STORM DRAINAGE EASEMENT
—OH/U—	EXISTING OVERHEAD UTILITY
========	EXISTING STORM PIPE
—X—X—X—	EXISTING FENCH LINE
	EXISTING UTILITY POLE
	PROP. PERMANENT OPEN SPACE AREA
	PROP. PERMANENT OPEN SPACE AREA IN LOTS
	EXISTING EARTHEN BERM

PRELIMINARY
FOR REVIEW PURPOSES

Project:
GIBSO
FARMHOUSE CLUSTER
HUNTERSVILLE, NORT

7005B