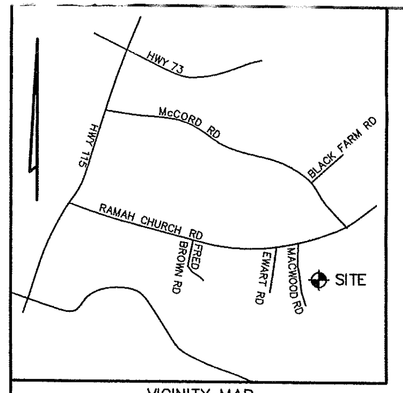


VICINITY MAP
(NOT TO SCALE)

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 37047-8068-E, DATED FEBRUARY 4, 2004.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

DATE OWNER(S)

MINOR SUBDIVISION

APPROVED IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE TOWN OF HUNTERSVILLE NORTH CAROLINA.

TOWN PLANNER DATE

LUESA

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA.

MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICE AGENCY

COUNTY STAFF, MECKLENBURG COUNTY DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED:.....
DISTRICT ENGINEER

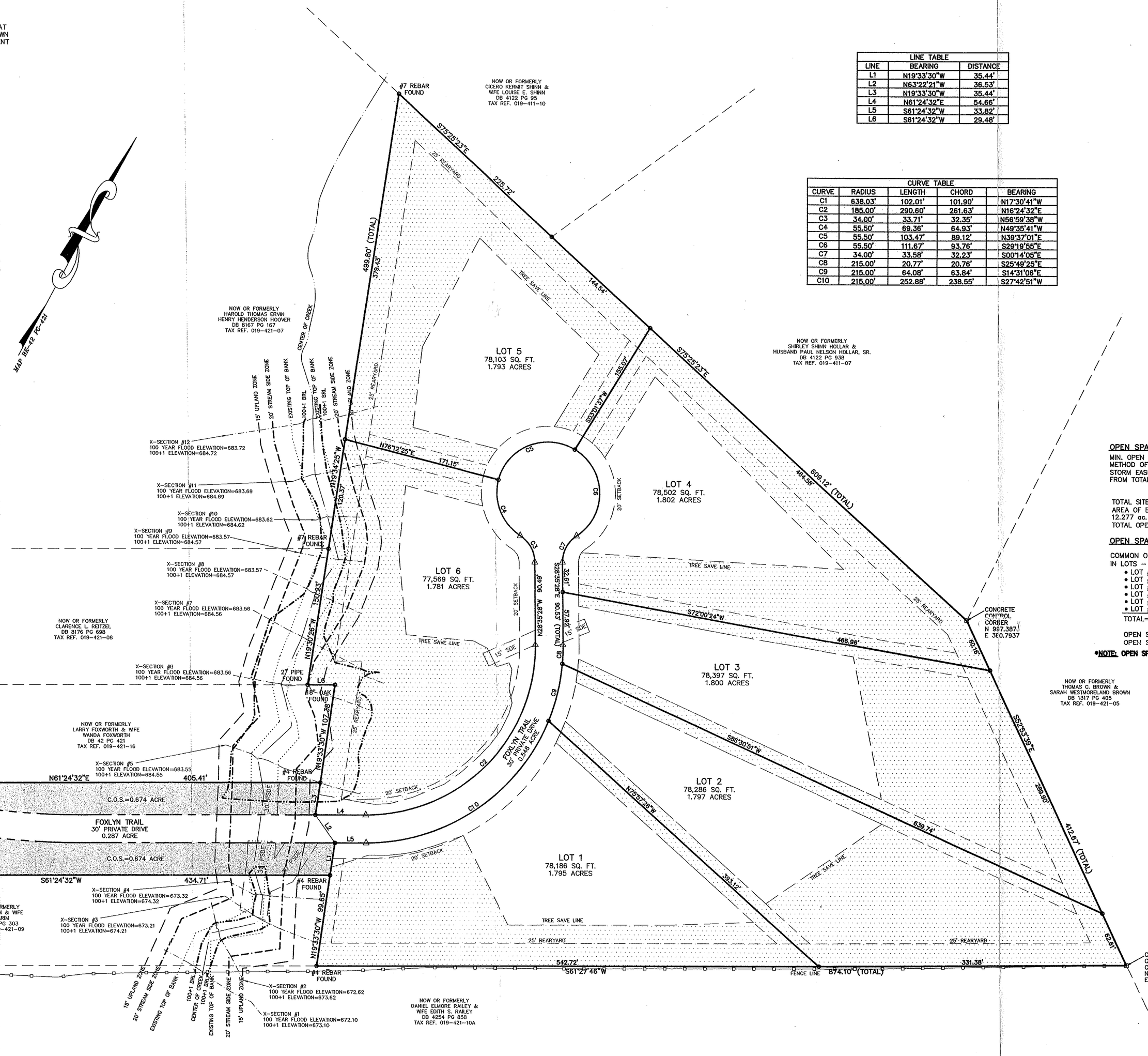
DATE:.....

LEGEND:

R/W	RIGHT OF WAY
IP(F)	IRON PIN FOUND
IP(S)	IRON PIN SET
⚠	CALCULATED POINT
BRL	BUILDING RESTRICTION LINE
PL	PROPERTY LINE
E/P	EDGE OF PAVEMENT
ST	SIGHT TRIANGLE
CB	CATCH BASIN
CI	CURB INLET
DI	DROP INLET
YI	YARD INLET
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLY VINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
DIP	DUCTILE IRON PIPE
T/U	TERMINUS UNIDENTIFIED
P.S.D.E.	PUBLIC STORM DRAINAGE EASEMENT
	TREELINE
	FENCELINE

BUILD-TO LINE, 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, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET.

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N19°33'30"W	35.44'
L2	N63°22'21"W	36.53'
L3	N19°33'30"W	35.44'
L4	N61°24'32"E	54.66'
L5	S61°24'32"W	33.82'
L6	S61°24'32"W	29.48'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	638.03'	102.01'	101.90'	N17°30'41"W
C2	185.00'	290.60'	261.63'	N16°24'32"E
C3	34.00'	33.71'	32.35'	N56°59'38"W
C4	55.50'	89.36'	64.93'	N49°35'41"W
C5	55.50'	103.47'	89.12'	N39°37'01"E
C6	55.50'	111.67'	93.76'	S29°19'55"E
C7	34.00'	33.58'	32.23'	S00°14'05"E
C8	215.00'	20.77'	20.76'	S25°49'25"E
C9	215.00'	64.08'	63.84'	S14°31'06"E
C10	215.00'	252.88'	238.55'	S27°42'51"W

NOTES:

- NO COMPLETE TITLE SEARCH DONE BY OR SUPPLIED TO THE ISAACS GROUP, PC.
- SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- TOTAL AREA THIS PLAT: 12.277 ACRES
- NO DEVELOPMENTAL STUMP HOLE BURIAL SITES KNOWN AT THE TIME OF THIS SURVEY.
- SUBJECT PARCEL TAX ID'S
  019-421-09
- CURRENT ZONING: R (RURAL)
- SUBJECT PARCEL DEED REFERENCES:
  DEED BK-17348 PG-840
- THE PROPERTIES SHOWN HEREON DO NOT LIE WITHIN A PROTECTED WATERSHED AREA.
- MAC WOODS LLC WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINS, LANDSCAPING AND OPEN SPACE.
- PERMITTED USES OF OPEN SPACE LANDS TO BE PRESERVED SHALL CORRESPOND GENERALLY TO PHYSICAL CONDITIONS AT THE TIME OF SUBDIVISION APPROVAL. RESTRICTIVE COVENANCES SHALL PREVENT THE CUTTING OF EXISTING WOODLANDS IN OPEN SPACE AREAS.
- OPEN SPACE PRESERVATION SHALL BE IRREVOCABLE.
- A METES AND BOUNDS DESCRIPTION OF THE SPACE TO BE PRESERVED AND LIMITS ON ITS USE SHALL BE RECORDED ON THE SUBDIVISION PLAT AND ON INDIVIDUAL DEEDS WHEN OPEN SPACE LANDS ARE NOT HELD ENTIRELY IN COMMON.
- NO BUILDINGS OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PERIMETERS OF ANY OPEN SPACE.
- 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.

OPEN SPACE CALCULATIONS

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

TOTAL SITE AREA = 12.277 AC.
AREA OF EXIST./DEDICATED ESMTS. = 0.915 ac.
12.277 ac. - 0.915 = 11.362 ac.
TOTAL OPEN SPACE REQUIRED = 0.50 x (11.363 ac.) = 5.681 ac.

OPEN SPACE DELINEATION

COMMON OPEN SPACE:	0.622 ac.
IN LOTS --	
• LOT #1:	0.934 ac.
• LOT #2:	1.096 ac.
• LOT #3:	1.044 ac.
• LOT #4:	1.097 ac.
• LOT #5:	1.120 ac.
• LOT #6:	1.161 ac.
TOTAL=	7.074 ac.
OPEN SPACE REQUIRED:	5.682 AC. (50%)
OPEN SPACE PROVIDED:	7.074 AC. (62%)

*NOTE: OPEN SPACE MAY BE PART OF A DEEDED LOT (REF. LAND DEVELOPMENT NOTES).

I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES; THAT THE RATIO OF PRECISION IS A MINIMUM OF 1:10,000, THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS:47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25TH DAY OF OCTOBER, 2006.

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

STEPHEN S. DYER, PLS L-3509

NORTH CAROLINA PROFESSIONAL SEAL L-3509 LAND SURVEYOR STEPHEN S. DYER

FARMHOUSE CLUSTER DEVELOPMENT REVIEW BLOCK

THIS PLAT COMPLIES WITH ARTICLE 3 AND THE FARMHOUSE CLUSTER REGULATIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

TOWN PLANNER DATE

ZONING:

R (RURAL)
FARM CLUSTER (SINGLE FAMILY RESIDENTIAL)

MIN. FRONT SETBACK 20 FEET
MIN. SIDE SETBACK 25 FEET
MIN. REAR SETBACK 12 FEET

FLOOD PROTECTION ELEVATION TABLE			
LOT NO.	100 YR FLOOD ELEV. (FT.)	100+1 FLOOD ELEV.	FLOOD PROTECTION ELEV. (FT.)
5	683.72	684.72	688.82 *
6	683.56	684.56	688.82 *

*FLOOD PROTECTION ELEV. REPRESENTS THE LOW POINT ELEV. OF THE ROAD PLUS 1.0 FT.

DEVELOPER: MAC WOODS LLC
15316 SEAGLE STREET
HUNTERSVILLE, N.C. 28078
Ph: (704) 947-7502 / fax: (704) 947-7503
CONTACT: LARRY FOXWORTH

ENGINEER/SURVEYOR/PLANNER: THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., STE. 420
CHARLOTTE, NC 28217
Ph: 704-527-3440 / Fax: 704-527-8335

NO.	BY	DATE	REVISION

MINOR SUBDIVISION
MAC WOODS
FARMHOUSE CLUSTER DEVELOPMENT
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA
OWNER: MAC WOODS LLC
15316 SEAGLE ST., HUNTERSVILLE, N.C. 28078

File #: 04307-RM.DWG	Date: 10/25/06	Project P.L.S.:	SSD
		Surveyed By:	TIG
		Drawn By:	CGS
		Scale:	1"=60'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

70283

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