

|              | TE PLAN DATA TAB<br>Dject name:<br>rcel number  | CATO SUBDIVISION<br>01922108, 01939101, 01939194                                   |
|--------------|---|--|
|              | TAL REZONED ACREAGE:  | ±73.278 ACRES  |
|              | TAL REZONED SQUARE FEET:<br>BDIVISION ACREAGE:  | ±3,191989.68 SF<br>±45.00 ACRES  |
|              | BDIVISION SQUARE FEET:  | ±1,960,200 SF  |
|              | NCIPAL USES:<br>LDING TYPE:   | SINGLE FAMILY SUBDIVISION<br>DETACHED HOUSE  |
|              | STING ZONING DISTRICT:  |  |
|              | NING DISTRICT:<br>ERLAY DISTRICT:   | NR-CD, NR<br>N/A   |
|              | RCENTAGE OF IMPERVIOUS ALLOWED:<br>RCENTAGE OF IMPERVIOUS ESTIMATED:  | N/A<br>75% (FOR BMP SIZING)  |
|              | COUNT:  | 98   |
|              | FAL NUMBER OF DWELLINGS:<br>KED-USE/# OF LIVE/WORK UNITS:   | 98<br>N/A  |
| TO           | TAL SQUARE FOOT OF NON RESIDENTIA   | AL: N/A  |
|              | SIZE RANGE:<br>MBER OF LOTS WITHIN EACH RANGE:  | ±7,261 SF – ±11,263 SF<br>98 LOTS  |
|              | WIDTHS RANGE:   | ±60 FT OR GREATER<br>2016 – 2017   |
|              | TERSHED   | CLARKE   |
| SE           | ETBACKS AND BUILI   | D-TO- LINES  |
|              | DNT BTL RANGE:<br>RNER SETBACKS   | 10 FT<br>10 FT   |
|              | STING REAR SETBACKS   | 25 FT  |
|              | DPOSED REAR SETBACKS<br>E SETBACKS  | 20 FT<br>5 FT  |
|              | RAFFIC IMPROVEME  |  |
|              | HUNTERSVILLE-CONCORD ROAD AT H  |  |
|              | A. CONSTRUCT AN EASTBOUND RI<br>STORAGE.  | GHT-TURN LANE WITH 150' OF   |
| 2.           | HUNTERSVILLE-CONCORD ROAD AT F  | REALAIGNED ASBURY CHAPEL ROAD  |
|              |   | T-TURN LANE WITH 100 FEET OF   |
|              | STORAGE.<br>B. CONSTRUCT A EASTBOUND RIG  | HT-TURN LANE WITH 100 FEEET OF   |
|              | STORAGE.  |  |
| 3.           | REALIGNED ASBURY CHAPEL ROAD A  |  |
|              |   | (IN ANTICIPATION OF FUTURE ASBU  |
|              | CHAPEL ROAD REALIGNMENT EX<br>EASTFIELD ROAD).  | KIENSION SOUTHWARD TOWARD  |
|              | B. CONSTRUCT A SOUTHBOUND RI<br>ASBURY CHAPEL ROAD WITH 10  | GHT-TURN LANE ON REALIGNED<br>DO FEET OF STORAGE                                   |
| 4.           | NCDOT HAS INDICATED THE REQUIRE   | MENT THAT ASBURY CHAPEL  |
|              | REALIGNMENT BE BUILT AS A THREE<br>HUNTERSVILLE-CONCORD ROAD TO S   |  |
|              |   |  |
| -            | KETCH PLAN NOTES  | -  |
| 1.           | ALL DEVELOPMENT AND CONSTRUCTIO<br>AND SUBDIVISION STANDARDS OF THE   | E TOWN OF HUNTERSVILLE,  |
| 2            | MECKLENBURG COUNTY, AND NCDOT,<br>THIS PROPERTY MAY BE SUBJECT TO   |  |
| 2.           | RIGHT-OF-WAY OF RECORD.   | ANT EASEMENTS AND/OR   |
| 3.           | ALL AREAS DESIGNATED AS COMMON<br>OWNED AND MAINTAINED BY THE HOM   |  |
| 4            | DEDICATED FOR PERPETUITY.<br>ACCESS (INGRESS/EGRESS) LOCATION   | AND DESIGN SHOWN ON THIS   |
| т.           | SKETCH PLAN AREA SUBJECT TO ACH<br>SIGHT DISTANCES, TURN LANE IMPRO'<br>RIGHT-OF-WAY) AND INTERSECTION A<br>ACCESS POINTS. MODIFICATION TO P    | HEVING VERTICAL AND HORIZONTAL<br>VEMENTS (INCLUDING<br>WITH ADJACENT AND OPPOSING |
| 5.           | LARGE MATURING TREES WILL BE PLA  | NTED 40' O/C WITHIN THE REQUIRE  |
|              | PLANTING STRIP ALONG ALL STREETS<br>PARKWAYS WHERE EXISTING TREES C.<br>REQUIREMENT. SMALL MATURING TRE   | AN SATISFY THE STREET TREE   |
|              | OVERHEAD POWER LINES EXIST.   | ES ARE TO BE USED WHERE  |
| 6.           | MAIL TO BE DELIVERED TO (1) ONE L<br>SPACE/AMENITY. THIS IS SUBJECT T   | OCATION WITHIN THE URBAN OPEN<br>O CHANGE PENDING FINAL DESIGN                     |
| -            | AND APPROVALS.  |  |
| 7.           | THE PROPOSED DEVELOPMENT WILL B<br>MANAGEMENT FOR TRASH COLLECTION  |  |
| 8.           | THE TOWN OF HUNTERSVILLE BUILD T<br>EXTENDING THROUGH A LOT WHICH IS  | O LINE IS DEFINED AS, "A LINE<br>GENERALLY PARALLET TO THE                         |
|              | FRONT PROPERTY LINE AND MARKS 1<br>PRINCIPLE VERTICAL PLANE OF THE F  | THE LOCATION FROM WHICH THE TRONT BUILDING ELEVATION,                              |
|              | EXCLUSIVE OF PORCHES, BAY WINDOW<br>MUST BE ERECTED; INTENDED TO CRE  | EATE AN EVEN BUILDING FACADE   |
|              | LINE ON A STREET. THE BUILD-TO LI<br>PLAT (FINAL PLAT)."  | INE IS ESTABLISHED UN THE RECOR  |
| 9.           | THE PROPOSED DEVELOPMENT WILL C<br>SANITARY SEWER SYSTEM. THE SANI  | TARY SEWER WILL SERVE EACH   |
|              | PROPOSED BUILDING AND TIE TO THE<br>THE DEVELOPMENT. THE PUBLIC SYS   | PROPOSED PUBLIC SYSTEM WITHIN<br>TEM WITHIN THE DEVELOPMENT WIL                    |
|              | TIE INTO THE PUBLIC SYSTEM ALREAD<br>WITHIN THE FLOODWAY LOCATED AT PROPERTY.   |  |
| 10.          | THE PROPOSED DEVELOPMENT WILL C   | ONSIST OF A PUBLIC WATER LINE  |
|              | WHICH WILL TIE INTO THE EXISTING P<br>HUNTERSVILLE-CONCORD ROAD RIGHT   | UBLIC WATERLINE LOCATED IN THE<br>OF WAY. THE PUBLIC WATER                         |
| 11           | LINES WILL SERVE ALL BUILDINGS WIT<br>ALL RETAINING WALLS REQUIRING SPE   |  |
| 11.          | 5' IN HEIGHT) SHALL MEET THE REQU<br>17 - SPECIAL INSPECTIONS AS DETA   | IREMENTS OF THE MCSBC CHAPTER  |
|              | COUNTY CODE ENFORCEMENT SPECIAL ADDITIONALLY, COPIES OF THE RETAIN  | INSPECTIONS PROCESS.<br>NING WALL PLANS SHALL BE                                   |
|              | SUBMITTED TO THE HUNTERSVILLE EN AND APPROVAL. THE TOWN OF HUNTI  | GINEERING DEPARTMENT FOR REVIE<br>ERSVILLE SHALL BE COPIED ON ALL                  |
|              | STATEMENTS OF SPECIAL INSPECTION:<br>REPORTS, AND DESIGN PRINCIPAL IN   |  |
| 12           | LETTERS.<br>THE TOWN OF HUNTERSVILLE REQUIRE  | S THAT ALL STREETS PROPOSED I  |
| ، <i>۲</i> . | BE TAKEN OVER BY THE TOWN FOR MINSPECTED AND CERTIFIED BY A LICE  | MAINTENANCE BE REVIEWED,<br>NSED PROFESSIONAL ENGINEER                             |
|              | REGISTERED IN THE STATE OF NORTH<br>CONSTRUCTION. REVIEW OF STREET C  | CAROLINA FOR ADEQUATE<br>ONSTRUCTION BY THE CERTIFYING                             |
|              | ENGINEER IS REQUIRED THROUGHOUT<br>REFER TO THE TOWN OF HUNTERSVILL<br>PROCEDURES MANUAL FOR ADDITIONAL   | LE ENGINEERING STANDARDS AND   |
|              | PROCEDURES MANUAL FOR ADDITIONA<br>REQUIRED CERTIFICATION FORM.   | L INFORMATION INCLUDING THE  |
| 13.          | DIRECT ACCESS FROM LOTS TO A TH   | OROUGHFARE IS PROHIBITED.  |
| 14.          | THE PROPERTY IS NOT LOCATED WITH  |  |
|              | THE PROJECT IS TO BE CONSIDERED   |  |
|              |   |  |
| 16.          | ALL LOTS TO BE WITHIN 0.25 MILES  |  |
| 16.<br>17.   | ALL LOTS TO BE WITHIN 0.25 MILES ON<br>THIS PROJECT WILL BE BUILT AS ONE<br>PETITIONER MAY REQUEST AN AMEND<br>WITHOUT THE WRITTEN CONSENT OF A | PHASE.<br>MENT TO THE REZONING PLAN  |

19. THIS REZONING PLAN IS BEING REVIEWED CONCURRENTLY WITH SUBDIVISION SKETCH PLAN.

| EASTGATE DRIVE<br>FORRESTER AVENUE  | ADDEFORD LANE   | ALLANTHER ROAD<br>JULYO DIVILAS<br>INLSUAD<br>GUTHRIE DRIVE |
|---|---|---|
| VICINITY M  | IAP   | N.T.S.  |
| DECEMBER 29, 201  | IER<br>TITLE SURVEY" SURVEY<br>5. PROVIDED BY R. JOE<br>E 101, (803) 802–1799 | ISSUE DATE<br>HARRIS, 127 BEN                               |
| LEGEND<br>SYMBOL  |   |   |
| $ \begin{array}{c} \left  $ | PROPOSED SIDEWALK   |   |
|   | PROPOSED CURB & GI  | JTTER   |
| + + + +<br>+ + +<br>+ + + +   | PROPOSED SAND FILTE<br>DRY DETENTION AREA                                     | ER AND  |
|   | EXISTING COMMUNITY F  | FLOODPLAIN  |
|   | EXISTING FEMA FLOOD   | PLAIN   |
|   | EXISTING COMMUNITY F  | FLOODWAY  |
|   | EXISTING FEMA FLOOD   | WAY   |
|   | EXISTING PCCO BUFFE   | ٦   |
|   | VEGETATED BUFFER  |   |
|   | REZONED TO NR-CD  |   |

| REZONED | ΤO | N |
|---------|----|---|

#### SUMMARY

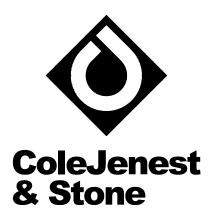
| CURRENT ZONING   |                |   |  |  |  |
|--|----------------|---|--|--|--|
| PARCEL 019-22-108:<br>PARCEL 019-39-101:<br>PARCEL 019-39-194: | TR<br>TR<br>TR | ±55.274 ACRES<br>±12.24 ACRES<br>±5.764 ACRES |  |  |  |
| PROPOSED ZONING  |                |   |  |  |  |
| PARCEL 019-22-108:   | NR<br>NR-CD    | ±10.452 ACRES<br>±44.822 ACRES                |  |  |  |
| TOTAL ACRES:   |                | ±55.274 ACRES                                 |  |  |  |
| PARCEL 019-39-101:   | NR<br>NR-CD    | ±12.167 ACRES<br>±0.073 ACRES                 |  |  |  |
| TOTAL ACRES:   | NK-CD          | $\pm 12.24$ ACRES                             |  |  |  |
| PARCEL 019-39-194:   | NR             | ±5.764 ACRES                                  |  |  |  |
| TOTAL ACRES:   |                | ±5.764 ACRES                                  |  |  |  |

#### ACRES TO BE REZONED TO NR: $\pm 28.383$ ACRES ACRES TO BE REZONED TO NR-CD: $\pm 44.895$ ACRES TOTAL ACRES TO BE REZONED: $\pm 73.278$ ACRES



- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC. 3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

UTILITIES SPECIFICATIONS.



Shaping the Environment Realizing the Possibilities

Land Planning Landscape Architecture + Civil Engineering Urban Design

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# CALATLANTIC

HOMES 6701 CARMEL ROAD **SUITE 425** CHARLOTTE, NC 28226

### CATO **SUBDIVISION**

12920 HUNTERSVILLE-CONCORD RD HUNTERSVILLE, NC 28078

## CONDITIONAL DISTRICT (CD) REZONING PLAN

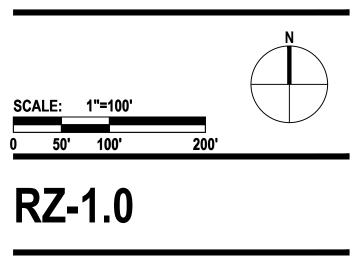
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

| Project | No. |
|---------|-----|
| 4447    |     |

Issued 01/05/16

Revised 04/25/2016 - PER TOWN/COUNTY COMMENTS 05/24/2016 - PER COUNTY COMMENTS





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