

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

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

EASTGATE DRIVE FORRESTER AVENUE	ADDEFORD LANE	ALLANTHER ROAD JULYO DIVILAS INLSUAD GUTHRIE DRIVE
VICINITY M	IAP	N.T.S.
DECEMBER 29, 201	IER TITLE SURVEY" SURVEY 5. PROVIDED BY R. JOE E 101, (803) 802–1799	ISSUE DATE HARRIS, 127 BEN
LEGEND SYMBOL		
$ \begin{array}{c} \left $	PROPOSED SIDEWALK	
	PROPOSED CURB & GI	JTTER
+ + + + + + + + + + +	PROPOSED SAND FILTE 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: PARCEL 019-39-101: PARCEL 019-39-194:	TR TR TR	±55.274 ACRES ±12.24 ACRES ±5.764 ACRES			
PROPOSED ZONING					
PARCEL 019-22-108:	NR NR-CD	±10.452 ACRES ±44.822 ACRES			
TOTAL ACRES:		±55.274 ACRES			
PARCEL 019-39-101:	NR NR-CD	±12.167 ACRES ±0.073 ACRES			
TOTAL ACRES:	NK-CD	± 12.24 ACRES			
PARCEL 019-39-194:	NR	±5.764 ACRES			
TOTAL ACRES:		±5.764 ACRES			

ACRES TO BE REZONED TO NR: ± 28.383 ACRES ACRES TO BE REZONED TO NR-CD: ± 44.895 ACRES TOTAL ACRES TO BE REZONED: ± 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.



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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

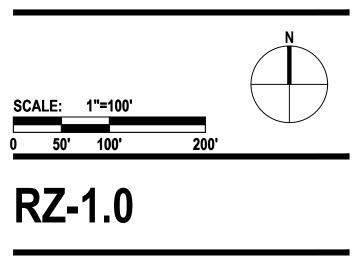
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

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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