

SITE PLAN DATA TABLE PROJECT NAME: CATO SUBDIVISION 01922108, 01939101, 01939194 PARCEL NUMBER ±73.278 ACRES TOTAL REZONED ACREAGE: ±3,191989.68 SF TOTAL REZONED SQUARE FEET: ±45.00 ACRES SUBDIVISION ACREAGE: SUBDIVISION SQUARE FEET: ±1,960,200 SF SINGLE FAMILY SUBDIVISION PRINCIPAL USES: BUILDING TYPE: DETACHED HOUSE EXISTING ZONING DISTRICT: NR-CD, NR ZONING DISTRICT: OVERLAY DISTRICT: N/A PERCENTAGE OF IMPERVIOUS ALLOWED: N/A PERCENTAGE OF IMPERVIOUS ESTIMATED: 75% (FOR BMP SIZING) LOT COUNT: TOTAL NUMBER OF DWELLINGS: MIXED-USE/# OF LIVE/WORK UNITS: N/A TOTAL SQUARE FOOT OF NON RESIDENTIAL: N/A ±7,261 SF - ±11,263 SF LOT SIZE RANGE: NUMBER OF LOTS WITHIN EACH RANGE: ROAD PER WALDEN PLANS AS 98 LOTS LOT WIDTHS RANGE: ±60 FT – ±70 HUNTERSVILLE. FINAL ASBURY CHAPEL ROAD EXTENSION TO TIME FRAME 2016 - 2017 CLARKE WATERSHED SETBACKS AND BUILD-TO- LINES L-ANN PROPERTIES LLC FRONT BTL RANGE 15-25 FT ORNER SETBACKS 10 FT TR EXISTING REAR SETBACKS 25 FT PROPOSED REAR SETBACKS 20 FT 5 FT SIDE SETBACKS TRAFFIC IMPROVEMENTS PER TIA 1. HUNTERSVILLE-CONCORD ROAD AT HIAWASSEE ROAD CONSTRUCT AN EASTBOUND RIGHT-TURN LANE WITH 150' OF STORAGE. HUNTERSVILLE-CONCORD ROAD AT REALAIGNED ASBURY CHAPEL ROAD CONSTRUCT A WESTBOUND LEFT-TURN LANE WITH 100 FEET OF STORAGE. CONSTRUCT A EASTBOUND RIGHT-TURN LANE WITH 100 FEET OF STORAGE. 3. REALIGNED ASBURY CHAPEL ROAD AT SITE ACCESS #1 CONSTRUCT THE EASTBOUND ACCESS APPROACH WITH AN EXCLUSIVE RIGHT-TURN LANE (IN ANTICIPATION OF FUTURE ASBURY CHAPEL ROAD REALIGNMENT EXTENSION SOUTHWARD TOWARD EASTFIELD ROAD). CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON REALIGNED ASBURY CHAPEL ROAD WITH 100 FEET OF STORAGE. 4. NCDOT HAS INDICATED THE REQUIREMENT THAT ASBURY CHAPEL REALIGNMENT BE BUILT AS A THREE-LANE SECTION FROM HUNTERSVILLE-CONCORD ROAD TO SITE ACCESS #2. SKETCH PLAN NOTES 100% OF TREES IN THIS 1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AREA TO BE PRESERVED AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE BEYOND ASBURY CHAPEL ROAD GRADING. REFER TO SHEET SP-3.0 FOR MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR SPECIMEN TREES AND RIGHT-OF-WAY OF RECORD. 3. ALL AREAS DESIGNATED AS COMMON AND/OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY. 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. MODIFICATION TO PLAN MAY RESULT. 5. LARGE MATURING TREES WILL BE PLANTED 40' O/C 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. 6. MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN THE URBAN OPEN SPACE/AMENITY. THIS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVALS. 7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH COLLECTION.

BIKE LANE, TYP.

LANES ADDED PER

TIA REQUIREMENTS

PROVIDED BY TOWN OF

BE COORDINATED DURING

DB 23669 PG 791

35'X35' INTERSECTION CORNER EASEMENT, TYR.

CANOPY TO REMAIN.

PID #01923112

CONSTRUCTION DOCUMENTS.

- 8. THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "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. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT)."
- THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE WHICH IS LOCATED WITHIN THE FLOODWAY LOCATED AT THE SOUTHERN PORTION OF THE PROPERTY.
- 10. THE PROPOSED DEVELOPMENT WILL CONSIST OF A PUBLIC WATER LINE WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINE LOCATED IN THE HUNTERSVILLE-CONCORD ROAD RIGHT OF WAY. THE PUBLIC WATER LINES WILL SERVE ALL BUILDINGS WITHIN THE DEVELOPMENT.
- 11. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
- 12. THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
- 13. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
- 14. THE PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED
- 15. THE PROJECT IS TO BE CONSIDERED HIGH DENSITY.
- 16. ALL LOTS TO BE WITHIN 0.25 MILES OF URBAN OPEN SPACE.
- 17. THIS PROJECT WILL BE BUILT AS ONE PHASE.
- 18. ALL OUTSTANDING TRANSPORTATION COMMENTS TO BE ADDRESSED DURING PRELIMINARY PLAT DESIGN AND REVIEW.
- 19. THE NR-CD PORTION OF THE PROJECT IS BEING OFFERED FOR VOLUNTARY ANNEXATION INTO THE TOWN OF HUNTERSVILLE.
- 20. THIS REZONING PLAN IS BEING REVIEWED CONCURRENTLY WITH SUBDIVISION SKETCH PLAN. ALL DETAILS AND SPECIFICATIONS NOTED ON THE SUBDIVISION SKETCH PLAN ARE APPLICABLE TO THIS REZONING PLAN.

EASTCATE DRIVE EASTCATE DRIVE FORRESTER AVENUE	DEFORD LANE	LANTIER FOOD JUNG SWINGS JUNG SWINGSWINGS JUNG SWINGS JUNG SWINGS
VICINITY M	IAP	N.T.S.
SURVEY DISCLAIM		
DECEMBER 29, 201	TITLE SURVEY" SURVEY I 5. PROVIDED BY R. JOE H E 101, (803) 802–1799	SSUE DATE HARRIS, 127 BEN
LEGEND SYMBOL		
	PROPOSED SIDEWALK	
	PROPOSED CURB & GU	TTER
+ + + + + + + + + + +	PROPOSED SAND FILTER DRY DETENTION AREA	R AND
	EXISTING COMMUNITY FL	OODPLAIN
	EXISTING FEMA FLOODPL	_AIN
	EXISTING COMMUNITY FL	OODWAY
	EXISTING FEMA FLOODW.	AY
	EXISTING PCCO BUFFER	
	VEGETATED BUFFER	

REZONED TO NR-CD

REZONED TO NR

### 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:		±10.452 ACRES ±44.822 ACRES	
TOTAL ACRES:		±55.274 ACRES	
PARCEL 019-39-101:		±12.167 ACRES ±0.073 ACRES ±12.24 ACRES	
TOTAL ACRES:	NR-CD		
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
- 4. 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) REZONINĠ PĽAN**

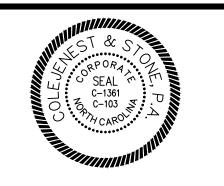
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

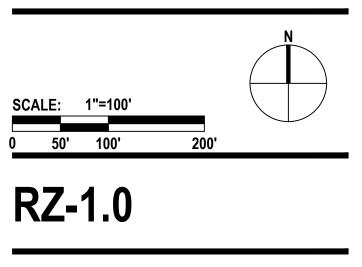
Project No. 4447

lssued

01/05/16

Revised 04/25/2016 - PER TOWN/COUNTY COMMENTS 05/24/2016 - PER COUNTY COMMENTS 07/08/2016 - PER TOWN STAFF REVIEW





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