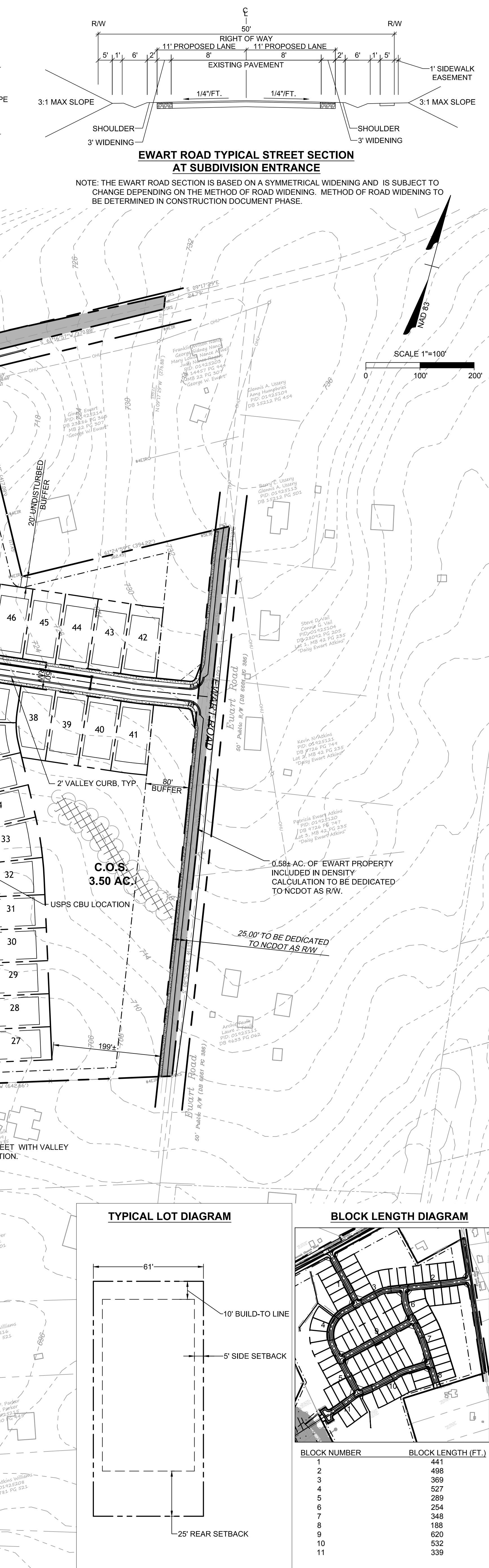
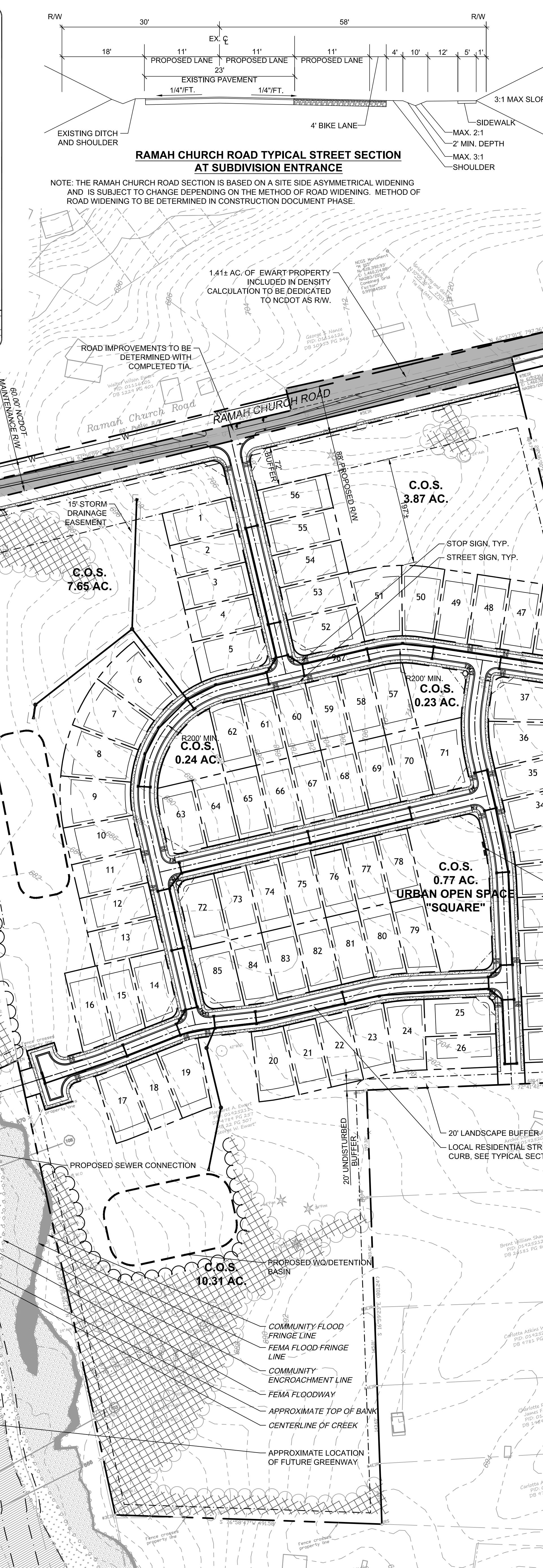
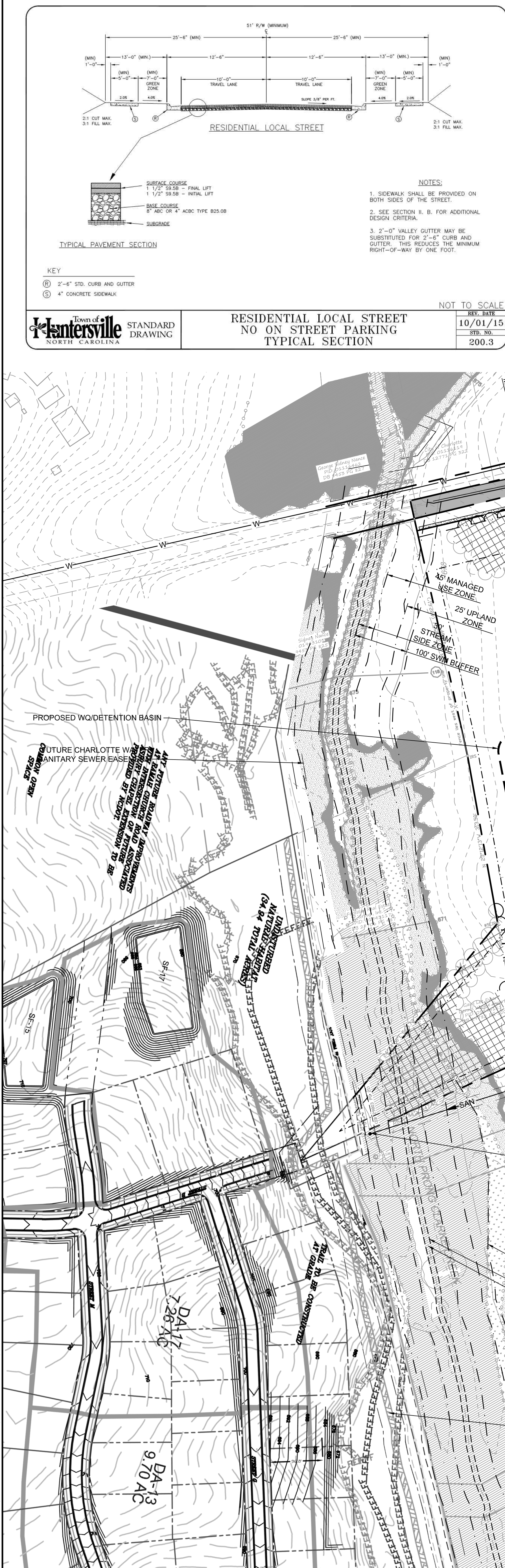


R:\04\0304 - Annaborough Park\DWG\Sheet\Resoning\3584C - C-60 SITE.Plot Printed on 11/16/2016 3:30 PM by Jeremy Horton



### ZONING CODE SUMMARY

PARCELS	01925213	2.06 ACRES	OWNER: DENNIS WAYNE EWART
01925204	25.29 ACRES	OWNER: MARGARET A EWART	
01925210	5.02 ACRES	OWNER: NBR PROPERTIES, LLC	
01925211	15.49 ACRES	OWNER: MARGARET A EWART	
01944111	1.28 ACRES	OWNER: GARY LEE EWART AND DENNIS WAYNE EWART	
01116102	0.60 ACRES	OWNER: MARGARET A EWART	

EXISTING ZONING: TR

PROPOSED ZONING: NR-CD

EXISTING LAND USE: WOODED AND PASTURE

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

TOTAL LOTS: 85 TOTAL NUMBER OF DWELLINGS: 85 BUILDING TYPE: DETACHED HOUSE

DUA: 1.69

LOT WIDTH RANGE: 61'-71' LOTS WITHIN RANGE: 85

LOT DEPTH: 130' MINIMUM

TYPICAL LOT SIZE: 7,930 SF

LOT AREA RANGE: 7,930 SF - 9,230 SF LOTS WITHIN RANGE: 85

SETBACKS: FRONT BUILD-TO LINE: 10' MIN. SIDE: 5' (10' ON CORNER LOTS) REAR: 25'

TOTAL OPEN SPACE PROVIDED: 26.5 ACRES (53%)

SOILS: Wk8, En8, WkD, Cd2

IMPERVIOUS AREA:

TOTAL SITE AREA: 2,192,698± SF (50,337 ACRES)

30,600± SF (0.70 AC.) DRIVEWAYS

364,650± SF (8.37 AC.) BUILDINGS

106,766± SF (2.45 AC.) ASPHALT/CURB

54,407± SF (1.25 AC.) SIDEWALKS

\*INCLUDES AREA SET ASIDE FOR FUTURE IMPERVIOUS. ADDITIONAL 10% OF BUILDING AREA OF EACH LOT IS SET ASIDE FOR FUTURE IMPERVIOUS AREA.

PROPOSED IMPERVIOUS: 12.77± AC. (25.4%)

ALLOWABLE IMPERVIOUS: 40%

PROTECTED WATERSHED: NO

WATERSHED: CLARKE

ESTIMATED COMPLETION DATE: DECEMBER 2020

### DEVELOPMENT NOTES

- REZONING PETITION. THESE DEVELOPMENT NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY MI HOMES OF CHARLOTTE ("PETITIONER"), DATED JUNE 1, 2016 AND OTHER SITE PLAN INFORMATION SUBMITTED TO THE TOWN OF HUNTERVILLE ON JUNE 1, 2016 (THE "REZONING PLAN") IN CONNECTION WITH TAX PARCEL NUMBERS 01925213, 01925204, 01925210, AND 01925211 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE TR ZONING DISTRICT TO THE NR-CD ZONING DISTRICT PURSUANT TO THE PROVISIONS OF THE TOWN OF HUNTERVILLE ZONING ORDINANCE (THE "ORDINANCE").
- DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD, OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NR ZONING DISTRICT GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.
- MODIFICATIONS. THE IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE INTENDED TO REFLECT THE CURRENT LOCATION OF PLANNED IMPROVEMENTS TO THE PROPERTY ("IMPROVEMENTS") AND ARE SCHEMATIC IN NATURE. EXACT LOCATIONS, SIZE AND CONFIGURATIONS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. THE IMPROVEMENTS MAY, BUT NEED NOT BE, INSTALLED BY THE PETITIONER. THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS CONTEMPLATED IN THIS REZONING PLAN.
- PHASING. THE DEVELOPMENT SHOWN ON THE REZONING PLAN MAY BE PHASED. UTILITIES AND INFRASTRUCTURE MAY BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED. GRADING OF THE PROPERTY MAY BE COMPLETED PER PHASE OF THE DEVELOPMENT. FUTURE DEVELOPMENT IS NOT REQUIRED TO BE CONSTRUCTED.
- ORDINANCE MODIFICATIONS. IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AT THE TIME OF THE CURRENT INTENTION ON THE PART OF PETITIONER, BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.
- PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE NR ZONING DISTRICT, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER, BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.
- ACCESS. THE LOCATION OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.
- ROAD IMPROVEMENTS. ROAD IMPROVEMENTS ALONG RAMAH CHURCH ROAD AND EWART ROAD WILL BE PER THE TIA RECOMMENDATIONS AND CODE REQUIREMENTS OF THE TOWN OF HUNTERVILLE AND NCDOT.
- UTILITIES. WATER SERVICE WILL BE PROVIDED TO THE SITE VIA AN EXTENSION OF THE EXISTING WATER MAIN IN RAMAH CHURCH ROAD. NEW WATER MAINS WILL BE PLACED PER CHARLOTTE WATER STANDARDS. SANITARY SEWER WILL BE CONNECTED TO THE CLARKE CREEK NORTH PRONG SEWER MAIN CURRENTLY UNDER CONSTRUCTION. NEW SEWER MAINS WILL BE PLACED PER CHARLOTTE WATER STANDARDS.
- GREENWAY ACCESS. THE DEVELOPER WILL PROVIDE MECKLENBURG COUNTY WITH AN EASEMENT TO THE PROPERTY BOUNDARY FOR ACCESS TO THE FUTURE GREENWAY.

### GENERAL NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN 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. MODIFICATIONS TO PLAN MAY RESULT.
- 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 LINE EXIST.
- EXCEPT AS SPECIFICALLY PROVIDE IN THE RURAL AND TRANSITIONAL DISTRICTS, DETACHED HOUSE TYPES AND TWO-UNIT ATTACHED HOUSE TYPES SHALL BE REQUIRED TO HAVE A LOT WIDTH GREATER THAN 60'. DEVELOPERS SHALL HAVE THE OPTION TO PROVIDE LOT WIDTHS 50 FEET OR LESS WHEN ALLEY ACCESS ALLOWING ON-STREET PARKING IS PROVIDED FOR DETACHED HOUSE TYPES AND TWO-UNIT ATTACHED HOUSE TYPES. FURTHER, DEVELOPERS SHALL ALSO HAVE THE OPTION TO APPLY FOR A CONDITIONAL DISTRICT REZONING TO CREATE LOT WIDTHS OF 50 FEET WITHOUT AN ALLEY PROVIDED IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT CAN ACCOMMODATE ON-STREET PARKING MEET ALL THE PROVISIONS OF THE ZONING ORDINANCE INCLUDING INSTALLATION OF STREET TREES, AND DEMONSTRATE PUBLIC SERVICES SUCH AS TRASH PICK-UP CAN BE PROVIDED.
- ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>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 HUNTERVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DP/RC) LETTERS.
- THE TOWN OF HUNTERVILLE 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 HUNTERVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
- CLUSTER BOX UNITS (CBUs) WILL BE PROVIDED FOR MAIL DELIVERY. LOCATION SHOWN ON PLAN IS APPROXIMATE AND SUBJECT TO CHANGE PENDING USPS APPROVAL.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH COLLECTION.
- DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
- THE TOWN OF HUNTERVILLE 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 PLAN (FINAL PLAN).
- AREAS TO BE DEDICATED TO NCDOT FOR R/W ARE SHOWN ON THE PLAN. AREAS TO BE DEDICATED TO MECKLENBURG COUNTY WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
- THE PROJECT IS BEING OFFERED FOR VOLUNTARY ANNEXATION INTO THE TOWN OF HUNTERVILLE.
- A TIA HAS BEEN SUBMITTED AND APPROVED BY THE TOWN OF HUNTERVILLE. THE TIA, DATED 11/16/2016, IS ON FILE WITH THE TOWN OF HUNTERVILLE.

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE	REVISED PER TOWN COMMENTS
11/01/16	

DATE

09/01/2016

DRAWN BY

J. HORTON

DESIGNED BY

J. HORTON

CHECKED BY

C. TODD

SCALE

AS SHOWN

JOB NO.

38384

SHEET NO.

RZ400

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

## ANNSBOROUGH PARK SUBDIVISION

HUNTERVILLE, NORTH CAROLINA

### SKETCH PLAN

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