



Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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

12920 HUNTERSVILLE-
CONCORD RD
HUNTERSVILLE, NC 28078

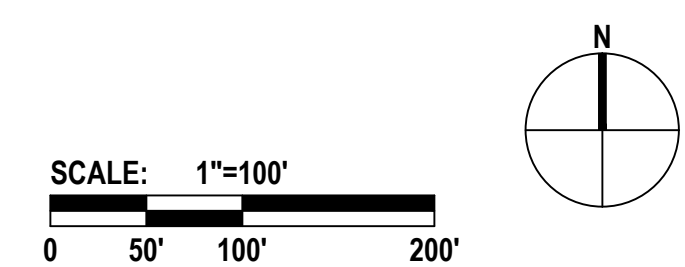
12920 HUNTERSVILLE-
CONCORD RD
HUNTERSVILLE, NC 28078

Project No.
4447

Issued
01/05/16

Revised

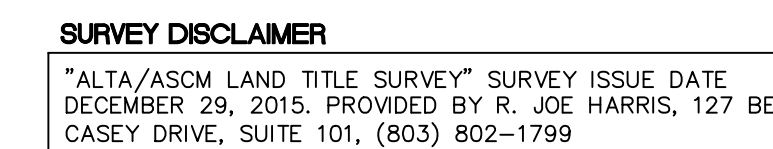
04/25/2016 - PER TOWN/COUNTY COMMENTS
05/24/2016 - PER COUNTY COMMENTS
07/08/2016 - PER TOWN STAFF REVIEW



SP-4.0

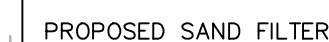
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LEGEND

SYMBOL



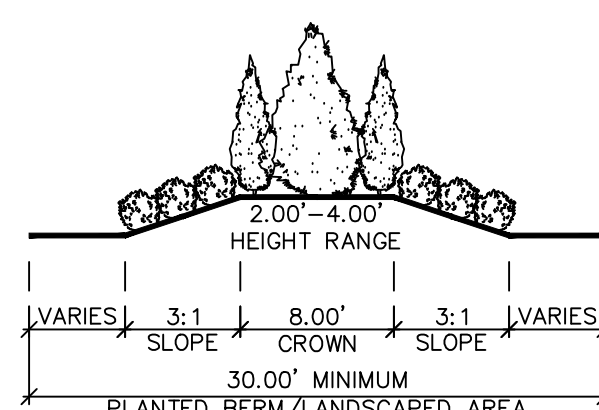
NOTES

1. PER ARTICLE 8.9 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE, NO PLANTING, STRUCTURE, SIGN, FENCE, WALL, MAN-MADE BERM, OR OTHER OBSTRUCTION TO VISION SHALL BE INSTALLED, CONSTRUCTED, SET OUT, OR MAINTAINED SO AS TO OBSTRUCT THE VIEW OF ANY TRAVELER IN ANY TRIANGLE BETWEEN 30 INCHES AND 72 INCHES ABOVE THE LEVEL OF THE CENTER OF THE STREET INTERSECTION.
2. PER ARTICLE 7.7.3, SUPPLEMENTAL LANDSCAPING PROVISIONS FOR RESIDENTIAL LOT TREES:
- 2.1. NEW TREES – IN ORDER TO MAINTAIN OR REPLENISH THE URBAN TREE CANOPY OF THE NEW AREA OF NEW RESIDENTIAL SUBDIVISION, EXCEPT WHEN LOCATED IN THE TOD-R ZONING DISTRICT, EACH LOT SHALL PROVIDE CANOPY TREES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

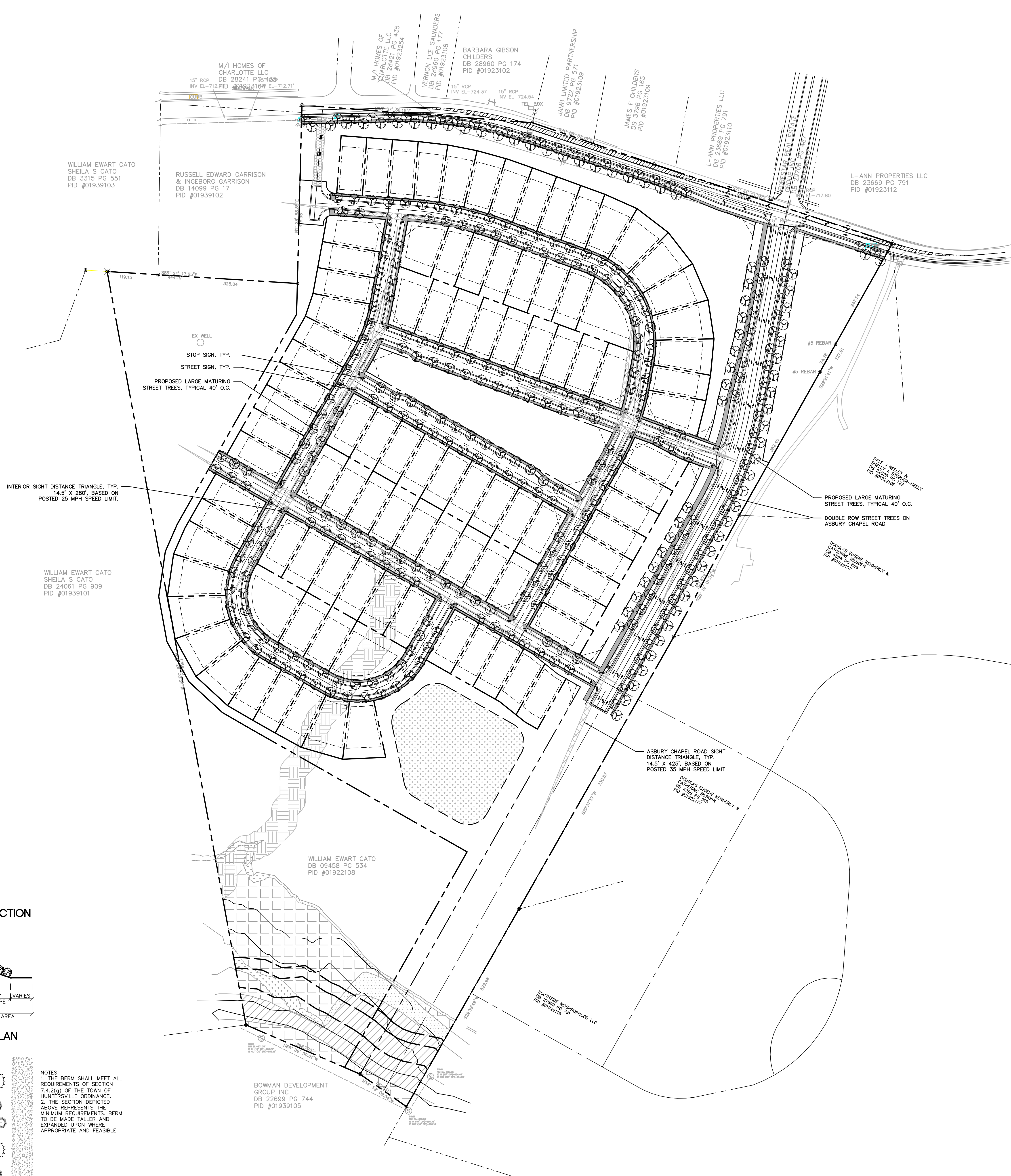
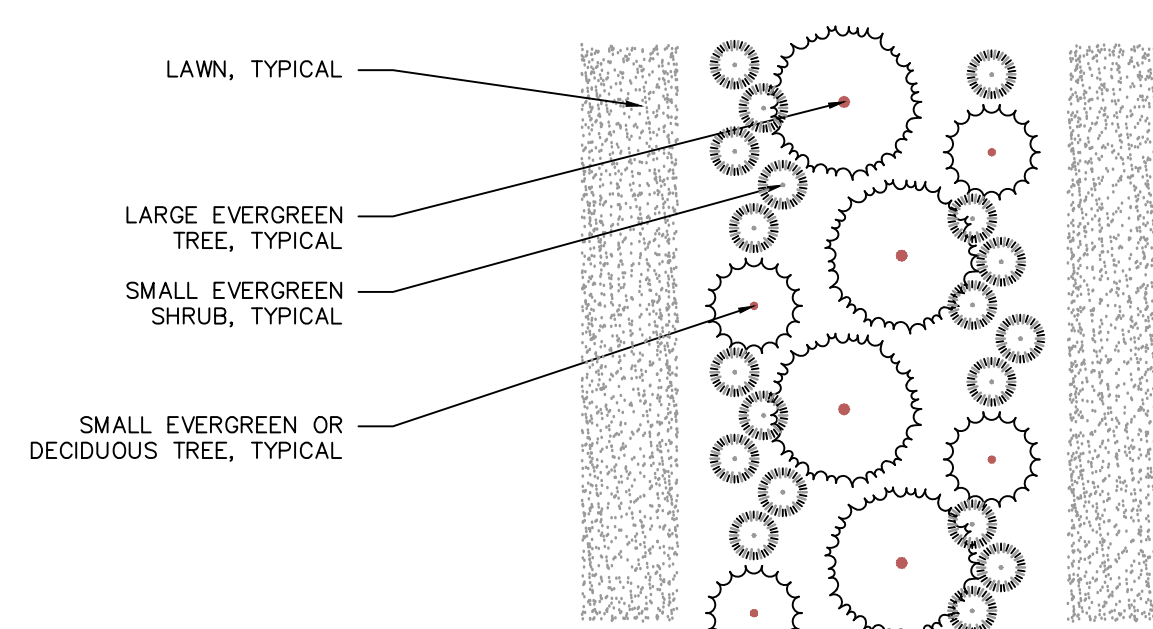
Lot Size	Required Number of Canopy Tree
Less than 10,000 sq.ft.	1 Front yard, 1 Rear Yard
10,000 - 15,000 sq.ft.	1 Front yard, 2 Rear Yard
15,001 - 20,000 sq.ft.	2 Front yard, 2 Rear Yard
More than 20,000 sq.ft.	3 Front yard, 3 Rear Yard

- 2.2. EXISTING TREES – THE USAGE OF EXISTING TREES TO SATISFY THIS REQUIREMENT IS ENCOURAGED. SUPPLEMENTAL PLANTINGS MAY BE REQUIRED IN ADDITION TO NATIVE MATERIAL. EXISTING CANOPY TREES OVER 6" IN CALIPER MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT. REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THIS REQUIREMENT.
- 2.3. LOCATION AND SPACING – ALL TREES REQUIRED WITHIN THIS SECTION SHALL BE PLANTED WITHIN THE PRIVATE LOT AND MUST BE SPACED AT A WIDTH SUFFICIENT TO ACCOMMODATE MATURE GROWTH. ALL TREES SHALL BE LISTED AS AN ITEM ON THE PLANTING SCHEDULE OF THE TOWN OF HUNTERSVILLE TREE AND SHRUB LIST.

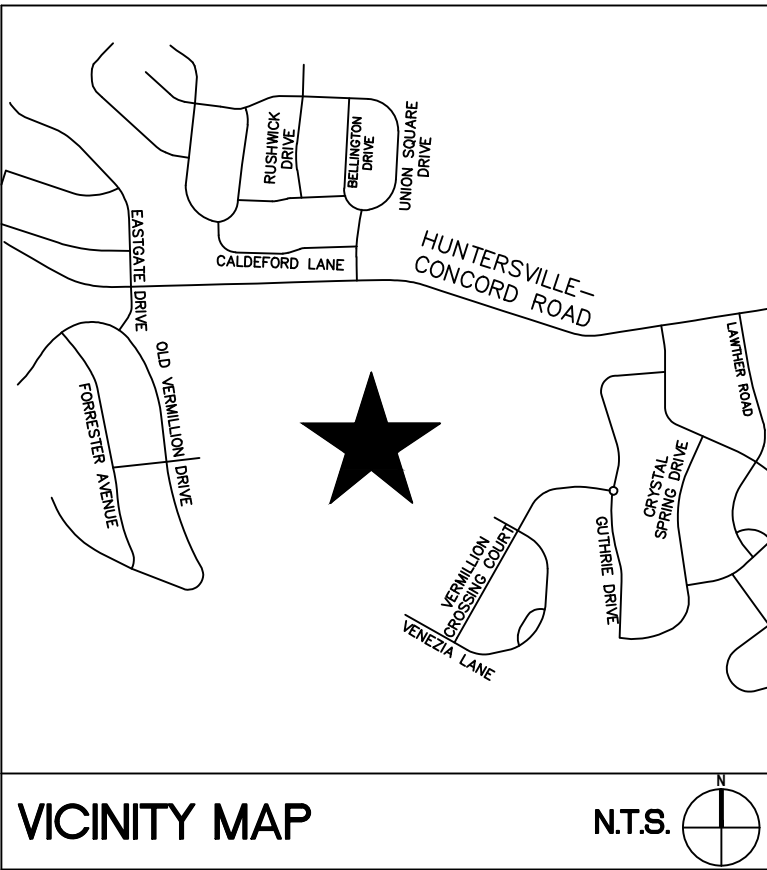
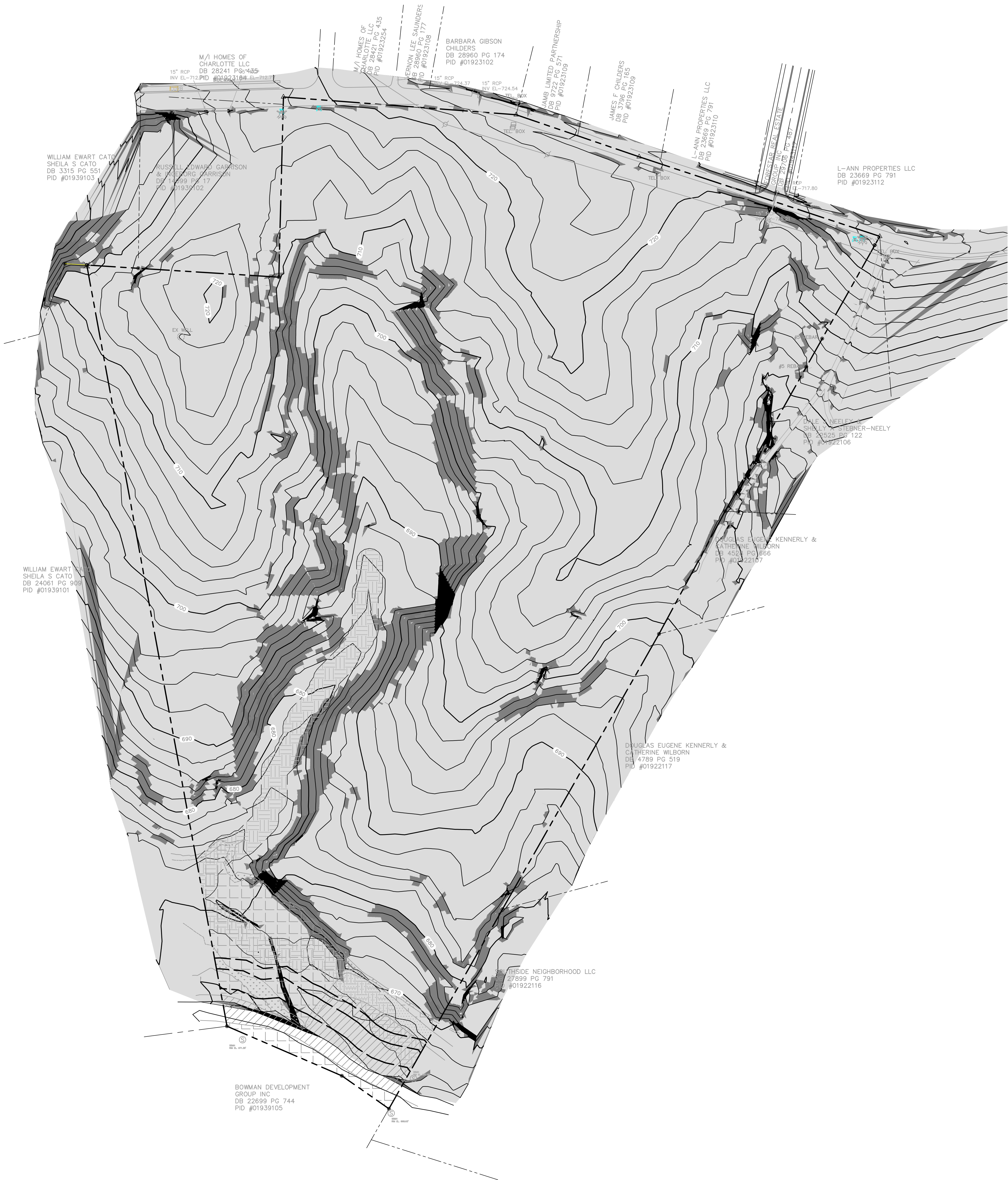
TYPICAL BERM SECTION



TYPICAL BERM PLAN



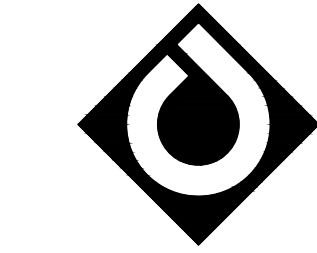
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4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



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"ALTA/ASOM LAND TITLE SURVEY" SURVEY ISSUE DATE
DECEMBER 29, 2015. PROVIDED BY R. JOE HARRIS, 127 BEN
CASEY DRIVE, SUITE 101, (803) 802-1799

LEGEND	
SYMBOL	
	SLOPES LESS THAN 10% - 10.88 AC
	SLOPES BETWEEN 10%-15% - 2.75 AC
	SLOPES BETWEEN 15%-25% - 0.85 AC
	SLOPES GREATER THAN 25% - 1.27 AC

CONTOURS SHOWN ARE FROM GIS INFORMATION



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Realizing the Possibilities

Land Planning
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Landscape Architecture
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url+ www.colejeneststone.com

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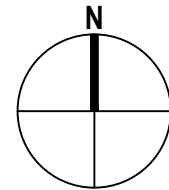
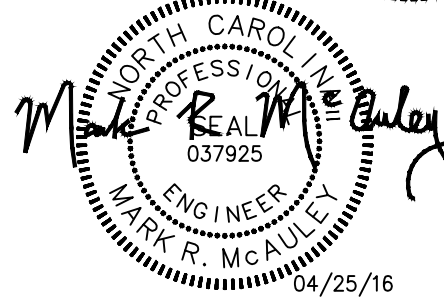
**SLOPE
ANALYSIS**

Project No.
4447

Issued
01.05.16

Revised

04/25/2016 - PER TOWN/COUNTY COMMENTS



SP-5.0

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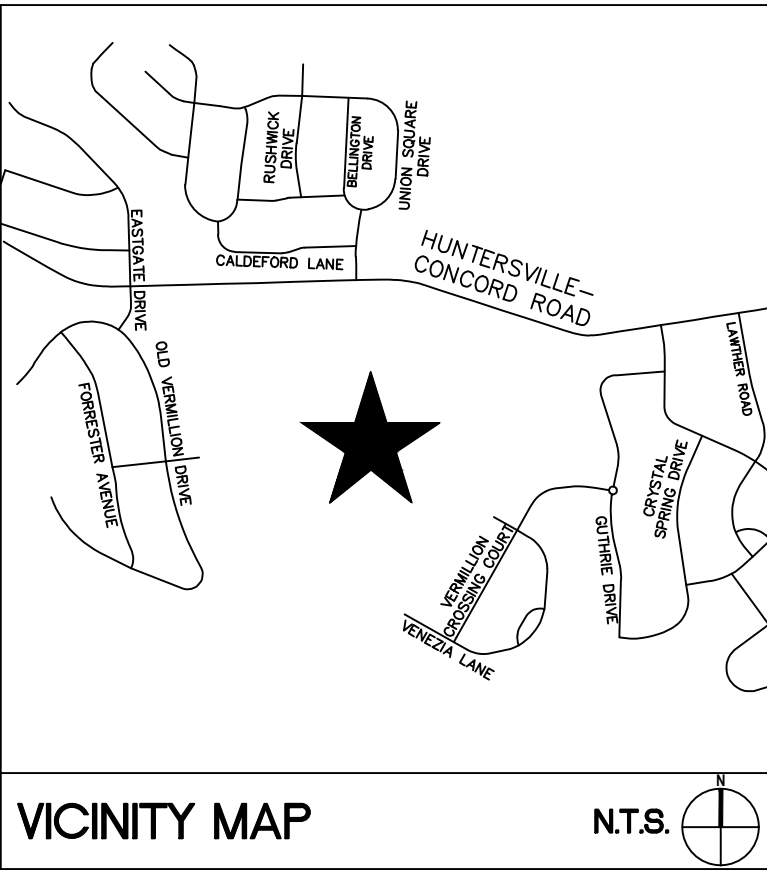
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- North 811**
www.nc811.org
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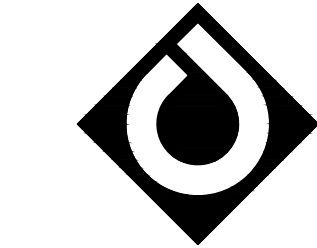


PARCEL LEGEND

PARCEL #	PARCEL I.D.	PARCEL OWNER	MAILING ADDRESS	ZONING
①	01922108	WILLIAM E. CATO	13110 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR
②	01922101	WILLIAM E. CATO C/O SHEILA S. CATO	13110 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR, NR
③	01939104	WILLIAM S. CATO	13100 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR, NR
④	01939106	WILLIAM S. CATO	13100 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR, NR
⑤	01939103	WILLIAM E. CATO C/O SHEILA S. CATO	13110 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR
⑥	01939102	RUSSELL E. GARRISON C/O INGEBORG GARRISON	13200 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR
⑦	01923164	M/I HOMES OF CHARLOTTE, LLC	13201 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	NR(CD)
⑧	01923254	M/I HOMES OF CHARLOTTE, LLC	5350 77 CENTER DRIVE SUITE 100 CHARLOTTE, NC 28217	NR(CD)
⑨	01923122	M/I HOMES OF CHARLOTTE, LLC	5350 77 CENTER DRIVE SUITE 100 CHARLOTTE, NC 28217	TR
⑩	01923108	VERNON L. SAUNDERS C/O MARTHA SAUNDERS C/O REVOCABLE TRUST VERNON & MARTHA SAUNDERS JOINT	13313 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR
⑪	01923102	BARBARA G. CHILDERS C/O MARY E. G. SAUNDERS C/O VERNON L. SAUNDERS JOINT REV/TRUST VERNON & MARTHA SAUNDERS	13313 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR
⑫	01923103	JAMB LIMITED PARTNERSHIP	13323 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR
⑬	01923109	JAMES F. CHILDERS C/O BARBARA GIBSON	13419 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR
⑭	01923110	L--ANN PROPERTIES, LLC	P.O. BOX 2642 HUNTERSVILLE, NC 28070	TR
⑮	01943117	FORESTAR REAL ESTATE GROUP INC	13124 RAMAH CHURCH ROAD HUNTERSVILLE, NC 28078	TR
⑯	01923112	L--ANN PROPERTIES, LLC	P.O. BOX 2642 HUNTERSVILLE, NC 28070	TR
⑰	01923105	L--ANN PROPERTIES, LLC	P.O. BOX 2642 HUNTERSVILLE, NC 28070	TR
⑱	01923199	MCCAR HOMES -- CHARLOTTE, LLC	10150 MALLARD CREEK ROAD SUITE 106 CHARLOTTE, NC 28262	TR
⑲	01923199	MMB DEVELOPMENT ELEVEN, LP	5881 GLENRIDGE DRIVE, NE SUITE 250 ATLANTA, GA 30328	TR
⑳	01922299	SOUTHSIDE NEIGHBORHOOD, LLC	13815 CINNABAR PLACE HUNTERSVILLE, NC 28078	NR(TND--O)
㉑	01922106	DALE J. NEELY C/O SHELLEY A. STEBNER--NEELEY	13522 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR
㉒	01922107	DOUGLAS E. KENNEDY C/O CATHERINE WILBORN	13522 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR
㉓	01922117	DOUGLAS E. KENNEDY C/O CATHERINE WILBORN	P.O. BOX 599 HUNTERSVILLE, NC 28070	TR
㉔	01922116	SOUTHSIDE NEIGHBORHOOD, LLC	13815 CINNABAR PLACE HUNTERSVILLE, NC 28078	NR(TND--O)
㉕	01937104	MECKLENBURG COUNTY C/O REAL ESTATE/FINANCE DEPT.	600 EAST 4TH STREET, 11TH FLOOR CHARLOTTE, NC 28202	TR
㉖	01937105	BOWMAN DEVELOPMENT GROUP, INC	13815 CINNABAR PLACE HUNTERSVILLE, NC 28078	TR
㉗	01939105	BOWMAN DEVELOPMENT GROUP, INC	13815 CINNABAR PLACE HUNTERSVILLE, NC 28078	TR
㉘	01939194	MARY E. CATO C/O WILLIAM E. CATO C/O JOHN H. CATO	13110 HUNTERSVILLE--CONCORD ROAD HUNTERSVILLE, NC 28078	TR, NR
㉙	01939226	MECKLENBURG COUNTY	600 EAST 4TH STREET, 11TH FLOOR CHARLOTTE, NC 28202	NR
㉚	01939225	VERMILLION, LLC, COMMUNITY ASSOCIATION INC	130 BEN CASEY DRIVE SUITE 100 FORT MILL, SC 29708	NR
㉛	01939209	LARRY L. CONYERS C/O SUSAN L. CONYERS	14323 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㉜	01939224	LAWRENCE L. DWYER C/O LINDA S. DWYER	14408 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㉝	01939223	JASON M. EARNHARDT C/O ALLYSON P. BOWMAN	14416 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㉞	01939222	MICHAEL J. LIGHT C/O DEBORAH K. LIGHT	14424 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㉟	01939221	MIKE D. DAVIS C/O MARY J. DAVIS	14432 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊱	01939220	JULIE A. DOWLING C/O SCOTT C. DOWLING	14506 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊲	01939219	KEITH W. STATLER	14514 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊳	01939218	RAYMOND F. JOHNSON C/O BARBARA J. JOHNSON	14522 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊴	01939217	ANN F. O'NEAL C/O CLIFFORD M. THORN	14530 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊵	01939118	MICHAEL I. CARDWELL C/O LAUREN E. CARDWELL	14602 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊶	01939117	THOMAS J. TAUCHER C/O SHARON R. TAUCHER	14610 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊷	01939116	WILLIAM HORNOR C/O RENEE HORNOR	14616 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊸	01939115	LESLIE A. PRECHTEL C/O ERIKA PRECHTEL	14624 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊹	01939114	THOMAS R. GRIFFIN C/O PATRICIA S. GRIFFIN	14700 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊺	01939113	STEPHEN G. HIX C/O DEBRA H. HIX	14708 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊻	01939112	JOHN J. MCCARTHY C/O ANNA L. MCCARTHY	14716 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊼	01939111	MARK K. NEWTON C/O EAM M. NEWTON	14724 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊽	01939110	MATTAMY CAROLINA CORPORATION	14730 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊾	01939109	VERMILLION COMMUNITY ASSOCIATION INC	14732 OLD VERMILLION DRIVE HUNTERSVILLE, NC 28078	NR
㊿	01939193	VERMILLION COMMUNITY ASSOCIATION INC	12524 EASTOATE DRIVE HUNTERSVILLE, NC 28078	NR



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**EXISTING ZONING
AND AJACENT
PROPERTY OWNER
INFORMATION**

Project No.

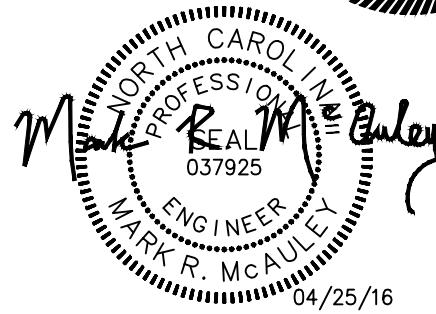
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04/25/2016 -- PER TOWN/COUNTY COMMENTS



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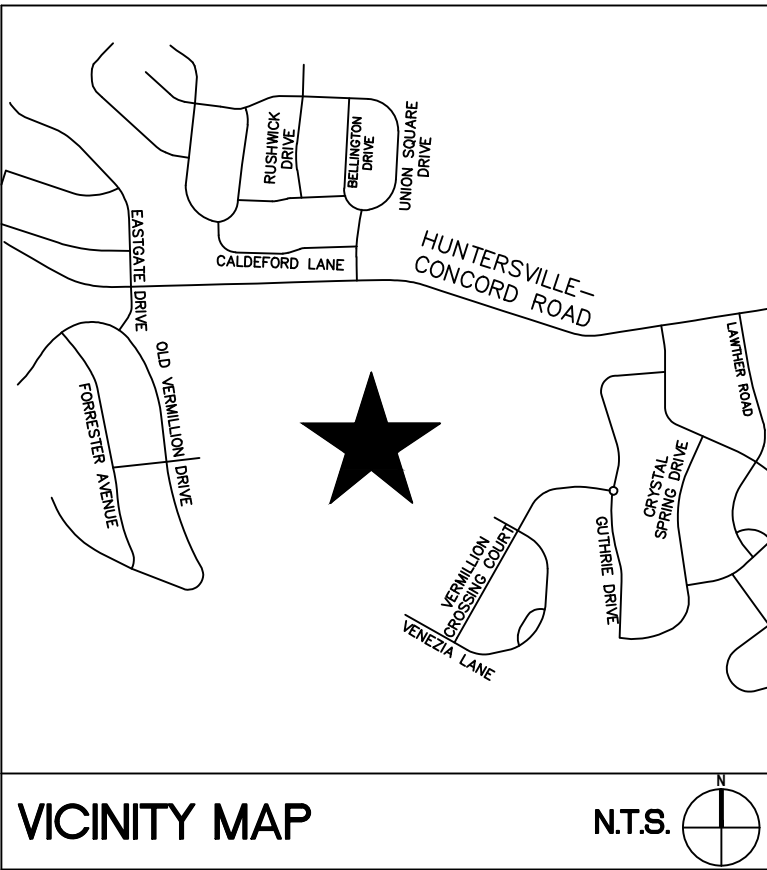
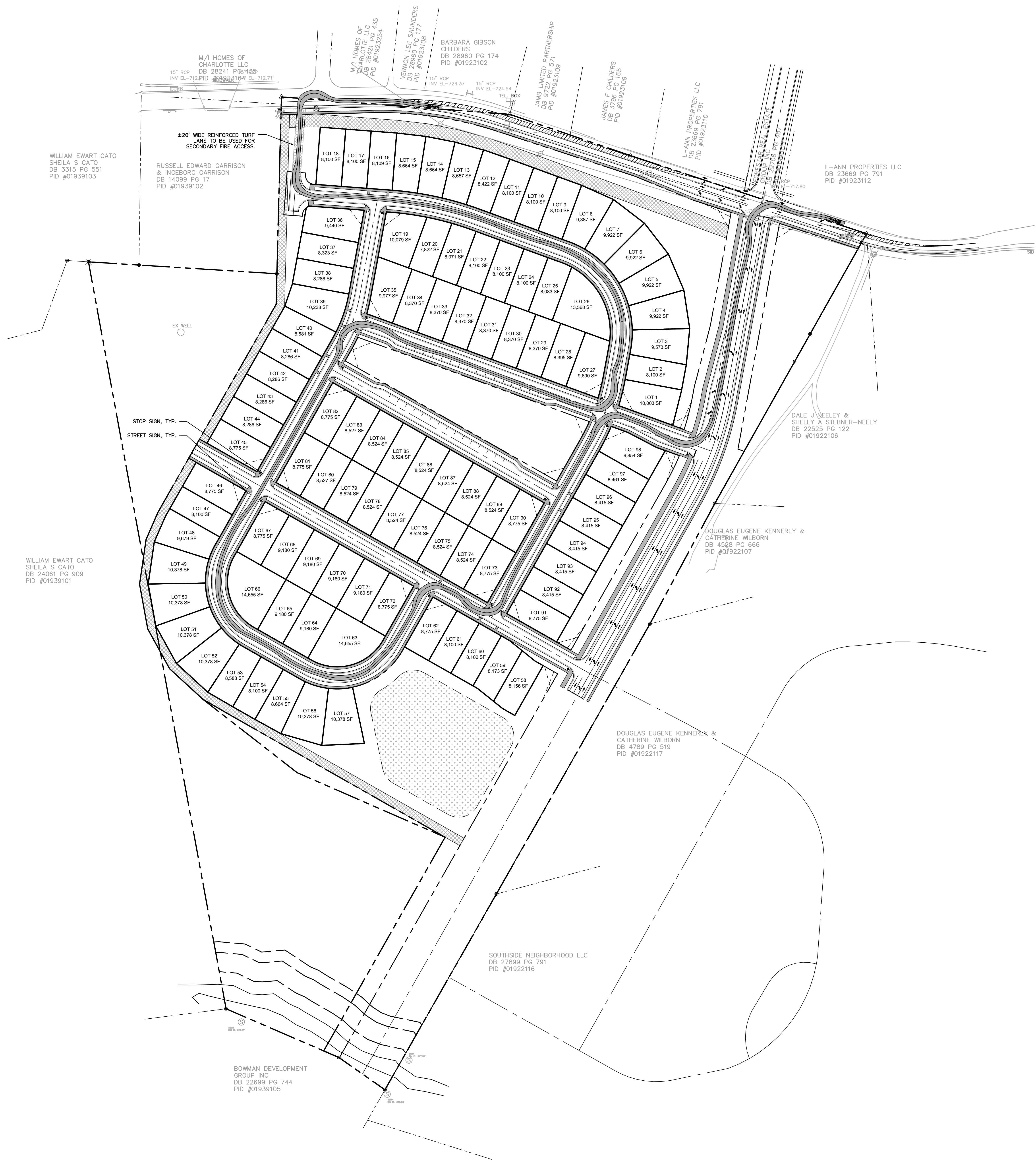


SP-6.0

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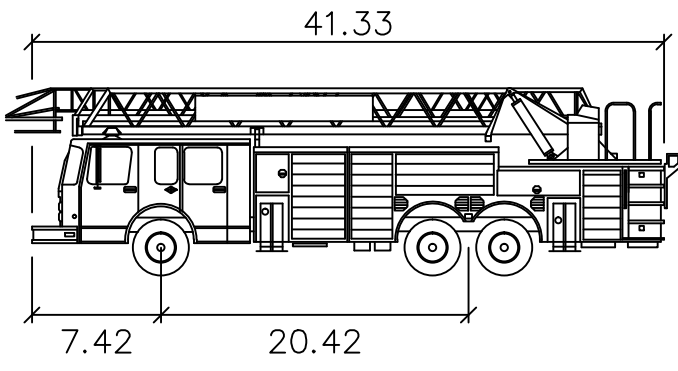
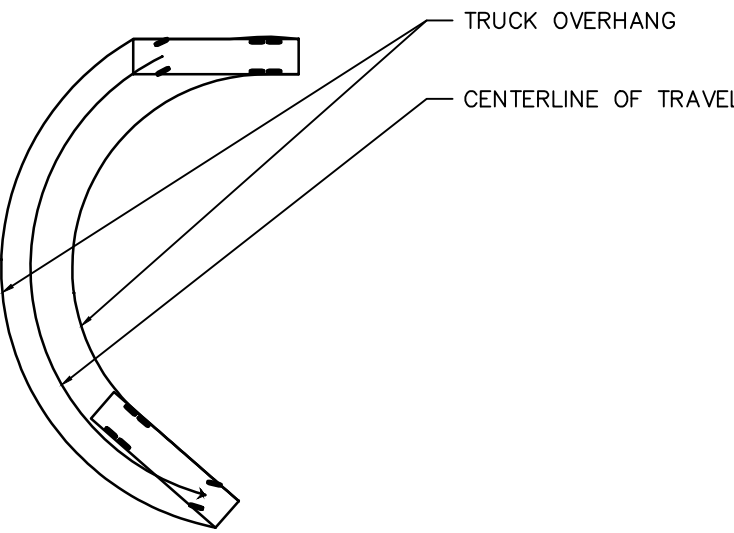
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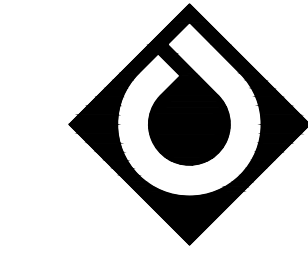


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LEGEND



Fire Truck
Width : 8.25'
Track : 8.00'
Lock to Lock Time : 8.0
Steering Angle : 30.0



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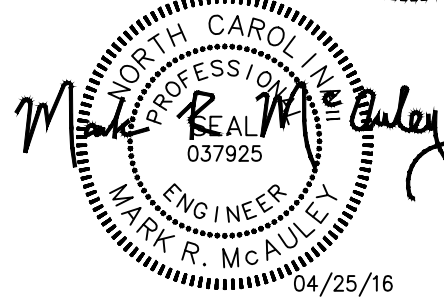
**EMERGENCY
VEHICLE EXHIBIT**

Project No.
4447

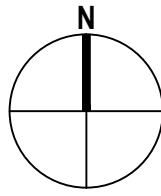
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SCALE: 1"=100'
0 50' 100' 200'

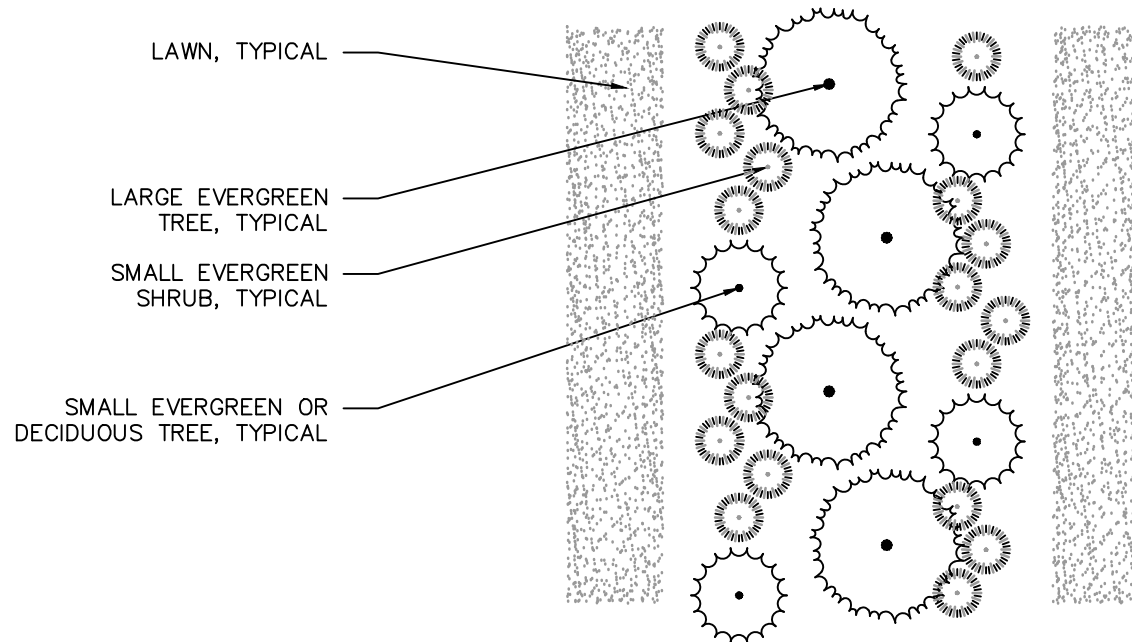
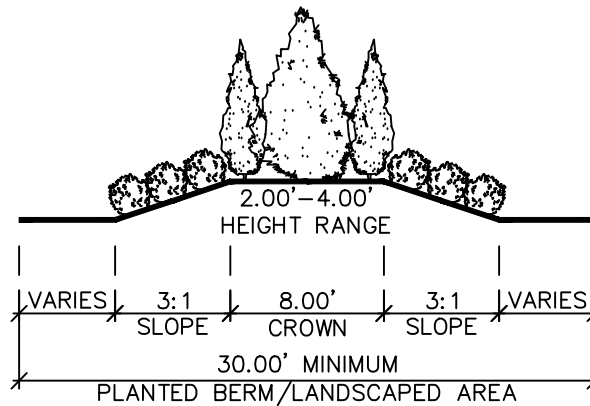


SP-7.0

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NOTES

1. THE BERM SHALL MEET ALL REQUIREMENTS OF SECTION 7.4.2(g) OF THE TOWN OF HUNTERSVILLE ORDINANCE.
2. THE SECTION DEPICTED ABOVE REPRESENTS THE MINIMUM REQUIREMENTS. BERM TO BE MADE TALLER AND EXPANDED UPON WHERE APPROPRIATE AND FEASIBLE.



CATO SUBDIVISION CALATLANTIC HOMES

TYPICAL BERM SECTION/PLAN

Project No. 4447 Issued 07.08.16 SCALE: 1"= 10'

