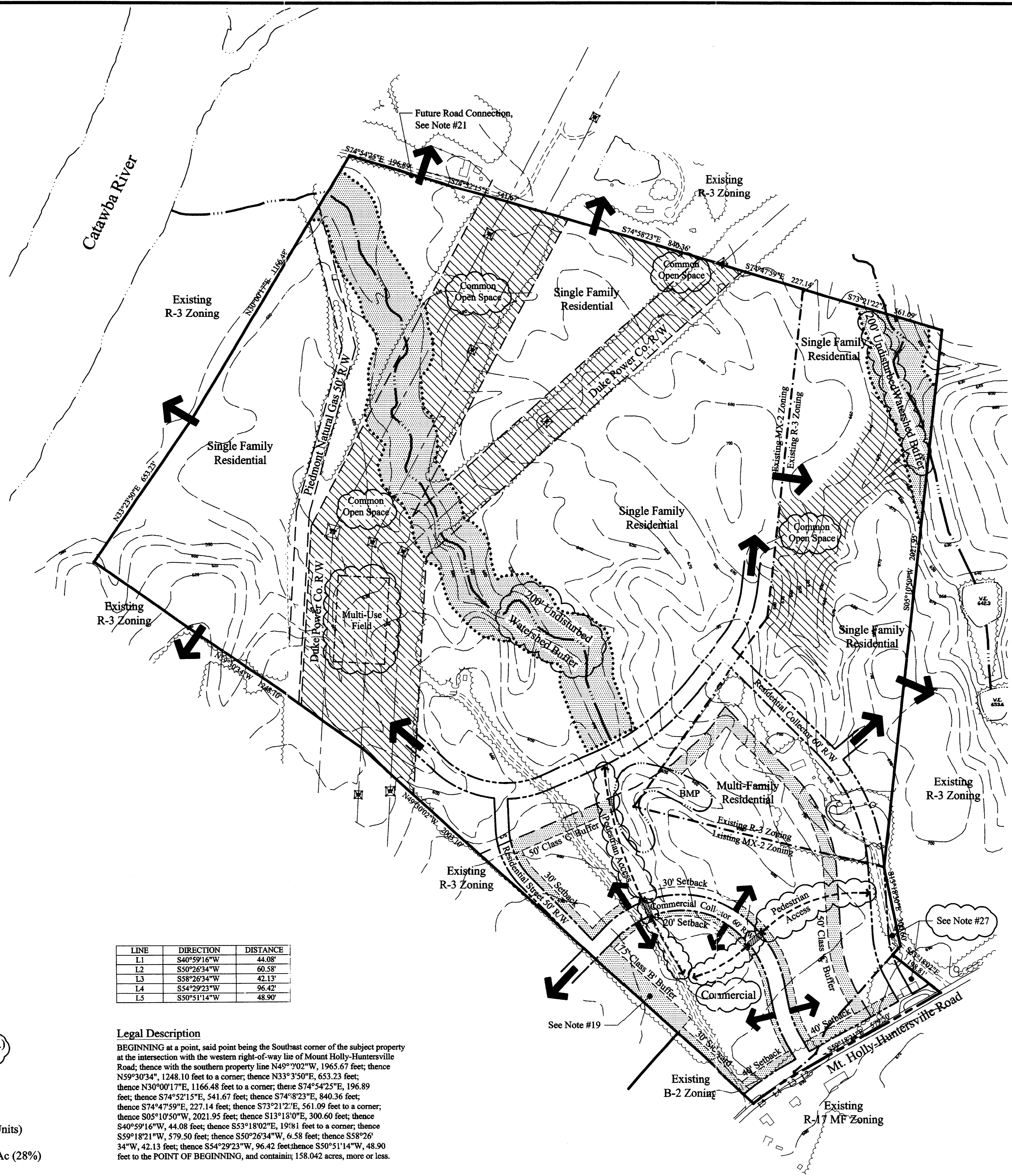


Vicinity Map NTS



Notes:

- The Site Plan consists of the Technical Data Sheet and the Illustrative Plan. The Technical Data Sheet contains all development notes and conditions regarding such things as vehicular access points, buffers/setbacks, generalized building/parking and circulation areas, development intensity, etc. The Illustrative Plan depicts a development scenario based upon the conditions imposed by the Technical Data Sheet, but other development scenarios are permitted as a matter of right which allows alternatives to the arrangement of buildings/parking/circulation areas, building footprints and shapes, lot layouts, etc.
- All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces (see 12.202), signage, yard dimensions, buffers, screening (see 12.303), and landscaping (see 12.208).
- The proposed development shall consist of a mixed use development containing single family, multi-family and neighborhood commercial uses.
- Required buffers shall remain undisturbed except for necessary utility connections.
- Storm water detention or BMP facilities shall not be permitted within setback or buffer areas (except for the one instance of the internal BMP servicing the multi-family site as shown on the site plan).
- All development proposed for the Site shall comply with applicable watershed regulations (Section 10.601).
- Any use permitted under the B-1 District shall be allowed as a permitted use in the commercial area, except that a fast food restaurant shall not be allowed. Wall pack type lighting shall not be permitted on commercial buildings.
- The maximum height of detached lights in the parking lot areas shall be 20 feet.
- All dumpsters shall be screened with solid enclosures with gates.
- Buffer widths shall not be reduced by the installation of a fence, wall or berm.
- The Petitioner shall dedicate land along the Site's Mt. Holly-Huntersville Road frontage sufficient to establish a right-of-way of 50 feet as measured from the centerline of the road. The dedication shall occur prior to the issuance of any building permit associated with the proposed development. The 40 foot setback shall be measured from the new right-of-way line.
- The development proposes the use of the high density options and requirements associated with watershed standards in both the critical and protected areas of the Site.
- Sidewalks shall be provided per the subdivision ordinance regulations.
- Portions of the common open space areas shall contain playfields and ballfields.
- Phasing for the open space and commercial area of the Site shall comply with ordinance provisions.
- The maximum height for buildings located within the commercial area shall be 30 feet.
- The setback for the multi-family development along the commercial collector street shall be 30 feet and shall be 20 feet for commercial area.
- At the commercial collector entrance into the site, a northbound left turn lane on Mt. Holly-Huntersville Road shall be constructed by the petitioner/developer with a minimum of 180 feet of storage, 180 foot taper and a 45:1 through lane taper as well as a southbound right turn lane on Mt. Holly-Huntersville Road with a minimum of 150 feet of storage and a 240 foot bay taper. Also, at the residential collector entrance, a northbound left turn lane on Mt. Holly-Huntersville Road will be built with a minimum of 150 feet of storage, 180 foot taper and a 45:1 through lane taper as well as a southbound right turn lane on Mt. Holly-Huntersville Road with a minimum of 150 feet of storage and a 240 foot bay taper.
- The 75' Class 'B' Buffer may be eliminated in the event that the land adjoining the proposed rezoning site is rezoned in a manner which would eliminate the buffer requirement.
- The specific number of drives/connections along the commercial collector street will be determined as specific development plans along the street are proposed.
- The proposed access to tax parcel 031-153-17 shall be provided in the event that the project includes lots adjacent to the tax parcel. If the area remains undeveloped, then no street stub will be required.
- Trees located in the setback area along Mt. Holly-Huntersville Road which are 6" or greater in caliper shall be preserved.
- The petitioner/developer shall provide two pedestrian connections as shown in association with the multi-family area to provide convenient pedestrian access between areas along the residential collector street and the commercial collector street (see plan).
- Detached signage associated with the commercial area shall be limited to ground mounted signs 12 feet tall with a maximum of 50 square feet of sign area. Furthermore, all wall mounted signs shall be designed in a manner which requires such signs to be uniform in size and color.
- Buildings in the commercial area shall be designed and constructed with similar/complementary architectural styles, features and colors.
- The 50' buffer separating the single family and multi-family areas (which is not required) shall remain undisturbed except in those areas of the buffer where insufficient or sparse undergrowth presently exists. However, in any event, the buffer may be graded to provide for any utility connections necessary to service the site as well as for the proposed BM's facility as noted in note #5 above. Any area graded shall be replanted in accordance with class "C" buffer landscaping requirements.
- Small, triangular portions of land as noted on the site plan will be incorporated as part of future residential development pertaining to the abutting tract of land, also owned by the petitioner/developer. Such future development of the abutting site shall be coordinated with the proposed residential development here, including the potential realignment of portions of the 60' r.o.w. residential collector onto abutting tract of land.
- The existing building located on the site (tax parcel 031-155-022) may be retained and used as a temporary field office for sales, construction, etc. purposes while the proposed development is being constructed.
- To promote and enhance the overall streetscape appearance and pedestrian flow, the petitioner/developer shall install low (3' - 4' high) screen walls and fences along both sides of the commercial collector street. These features are intended to minimize the potential negative design impact of large parking/circulation areas adjacent to the street. In instances when commercial and/or multi-family buildings are located close to the street (and thus avoid large parking/circulation areas adjacent to the street/sidewalk), then in those areas the requirement for walls and fences shall be eliminated.
- Watershed buffers as shown shall remain undisturbed except for any required utility installations for servicing this Site.
- Until the intersection of Mt. Holly Road and Mt. Holly-Huntersville Road is signalized, the maximum amount of building square footage that can be developed in the neighborhood commercial portion of the site shall be a maximum of 30,000 square feet.
- The petitioner/developer shall provide a public street stub to tax parcel 031-153-11 if it is determined that such a stub is required by the Subdivisor Ordinance. This requirement shall be determined by the Planning Commission staff at the time of any subdivision request associated with the rezoning site which adjoins the subject tax parcel.
- The petitioner/developer shall provide a 5' sidewalk with an 8' planting strip along the site's Mt. Holly-Huntersville Road frontage.
- As indicated on the site plan, the petitioner/developer shall extend the two pedestrian access connections from the multi-family area through the parking area of the proposed shopping center. The pedestrian connections through the parking area shall be designed and constructed as a sidewalk generally in the fashion shown on the plan. Special paving material shall be used where the two connections cross the proposed "commercial collector" so as to indicate the pedestrian crossing. At least one of the connections shall be designed with an architectural feature (i.e. archway, trellis, etc.) at the 5' screening wall to further identify and enhance an overall pedestrian friendly design.

Site Tabulation

Total Site Area: ± 158.04 Ac Gross
± 157.10 Ac Net

Existing Zoning: MX-2, R-3, R-17 MF

Proposed Zoning: MX-2

Proposed Development:

- Commercial: 70,000 Sq. Ft. (max.) ± 6.50 Ac Gross
- Single Family: 380 Units (max.) ± 131.35 Ac
- Multi-Family: 295 Units (max.) ± 20.19 Ac
- Residential Density: 4.5 Units/Ac (675 Units)

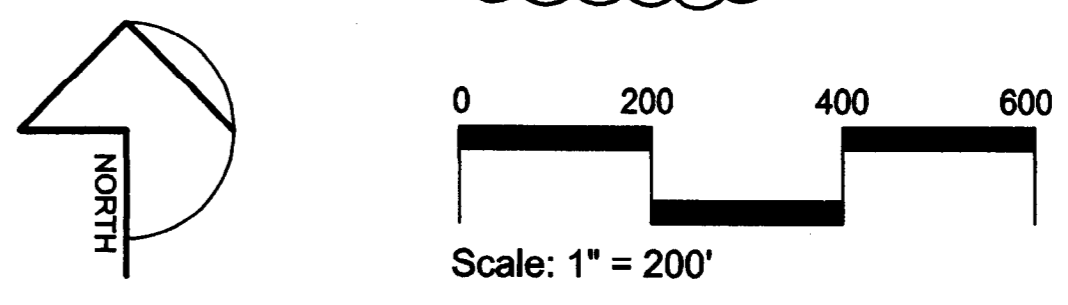
Proposed Common Open Space: ± 44.5 Ac (28%)

LINE	DIRECTION	DISTANCE
L1	S40°59'16"W	44.08'
L2	S50°26'34"W	60.58'
L3	S58°26'34"W	42.13'
L4	S54°29'23"W	96.42'
L5	S50°51'14"W	48.90'

Legal Description

BEGINNING at a point, said point being the Southeast corner of the subject property at the intersection with the western right-of-way line of Mount Holly-Huntersville Road; thence with the southern property line N49°30'02"W, 1965.67 feet; thence N59°30'34", 1248.10 feet to a corner; thence N33°3'50"E, 653.23 feet; thence N30°00'17"E, 1166.48 feet to a corner; thence S74°54'25"E, 196.89 feet; thence S74°52'15"E, 541.67 feet; thence S74°8'23"E, 840.36 feet; thence S74°47'59"E, 227.14 feet; thence S73°21'2"E, 561.09 feet to a corner; thence S05°10'50"W, 2021.95 feet; thence S13°18'0"E, 300.60 feet; thence S40°59'16"W, 44.08 feet; thence S53°18'02"E, 1958.1 feet to a corner; thence S59°18'21"W, 579.50 feet; thence S50°26'34"W, 6.58 feet; thence S58°26'34"W, 42.13 feet; thence S54°29'23"W, 96.42 feet; thence S50°51'14"W, 48.90 feet to the POINT OF BEGINNING, and containing 158.042 acres, more or less.

APPROVED BY COUNTY COMMISSION FOR PUBLIC HEARING
Petition No. 98-64(c)
DATE January 12, 1999



Landscape Architecture
 Land Planning
 Civil Engineering
 Land Surveying
TASK DESIGN GROUP, PA
 2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
 Phone: 704/528-6500
 Fax: 704/522-0682

Revisions:
 1. 11/15/98 TEP REVISED PER CHFC REVIEW COMMENTS
 2. 12/28/98 TEP REVISED PER CHFC REVIEW COMMENTS

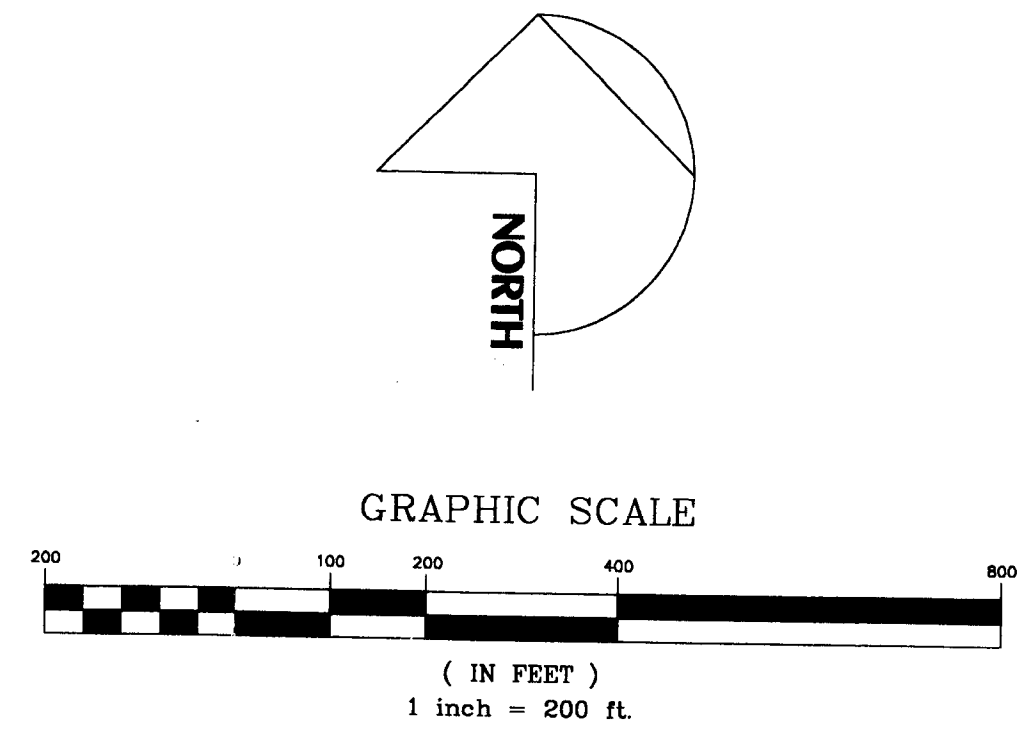
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 Drawn By: TEP
 Designed By: SRT
 Job No.: 98572

TECHNICAL DATA SHEET
CATAWBA PLANTATION
 MECKLENBURG COUNTY, NORTH CAROLINA
 HUNTERSVILLE INVESTMENT LLC, 10100 PARK CEDAR DRIVE SUITE 150,
 CHARLOTTE, NORTH CAROLINA 28210, 704-542-3353

Sheet No. 1 of 2



FOR PUBLIC HEARING
Petition No. 98-64(c)



TASK DESIGN GROUP, PA
 Landscape Architecture
 Land Planning
 Civil Engineering
 Land Surveying
 2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
 Phone: 704/529-6500 Fax: 704/522-0882

Revisions:
 11-12-98 : PER C.M.P.C. REVIEW
 12-28-98 : PER C.M.P.C. REVIEW

Scale:	1" = 200'
Date:	8/26/98
Drawn By:	TEP
Designed By:	SRT
Job No.:	9852

ILLUSTRATIVE PLAN
CATAWBA PLANTATION
 MECKLENBURG COUNTY, NORTH CAROLINA
 HUNTERSVILLE INVESTMENT LLC, 10100 PARK CEDAR DRIVE SUITE 130,
 CHARLOTTE, NORTH CAROLINA 28210, 704-542-3333