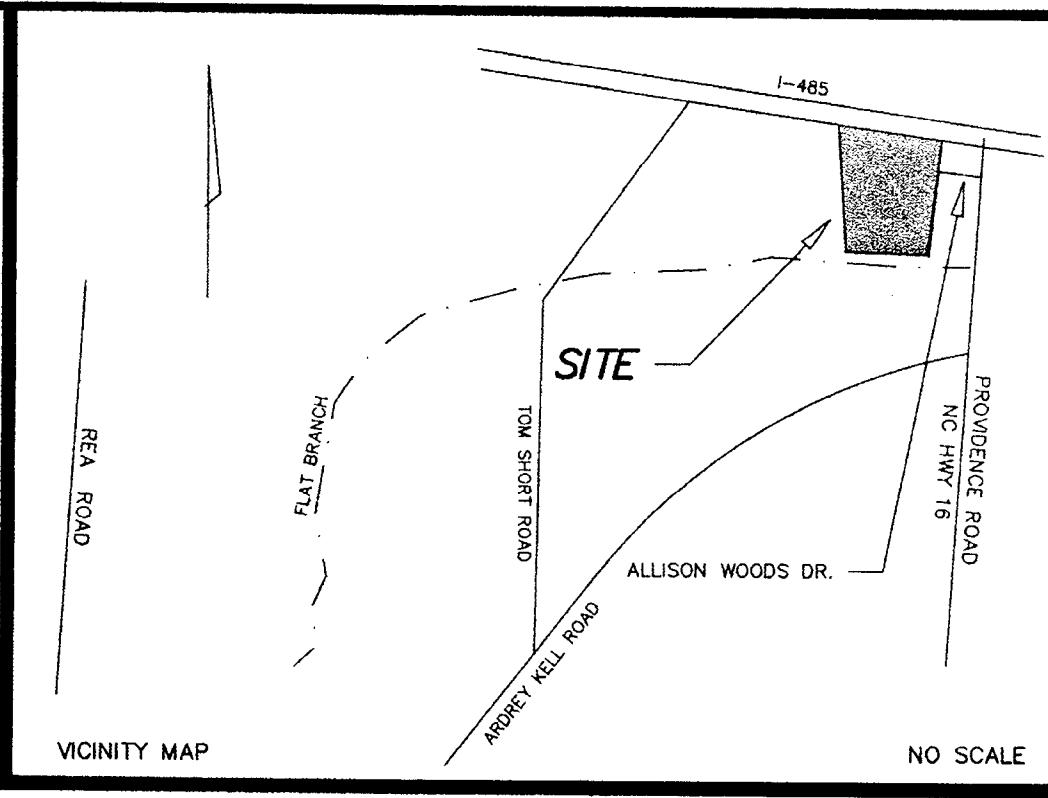
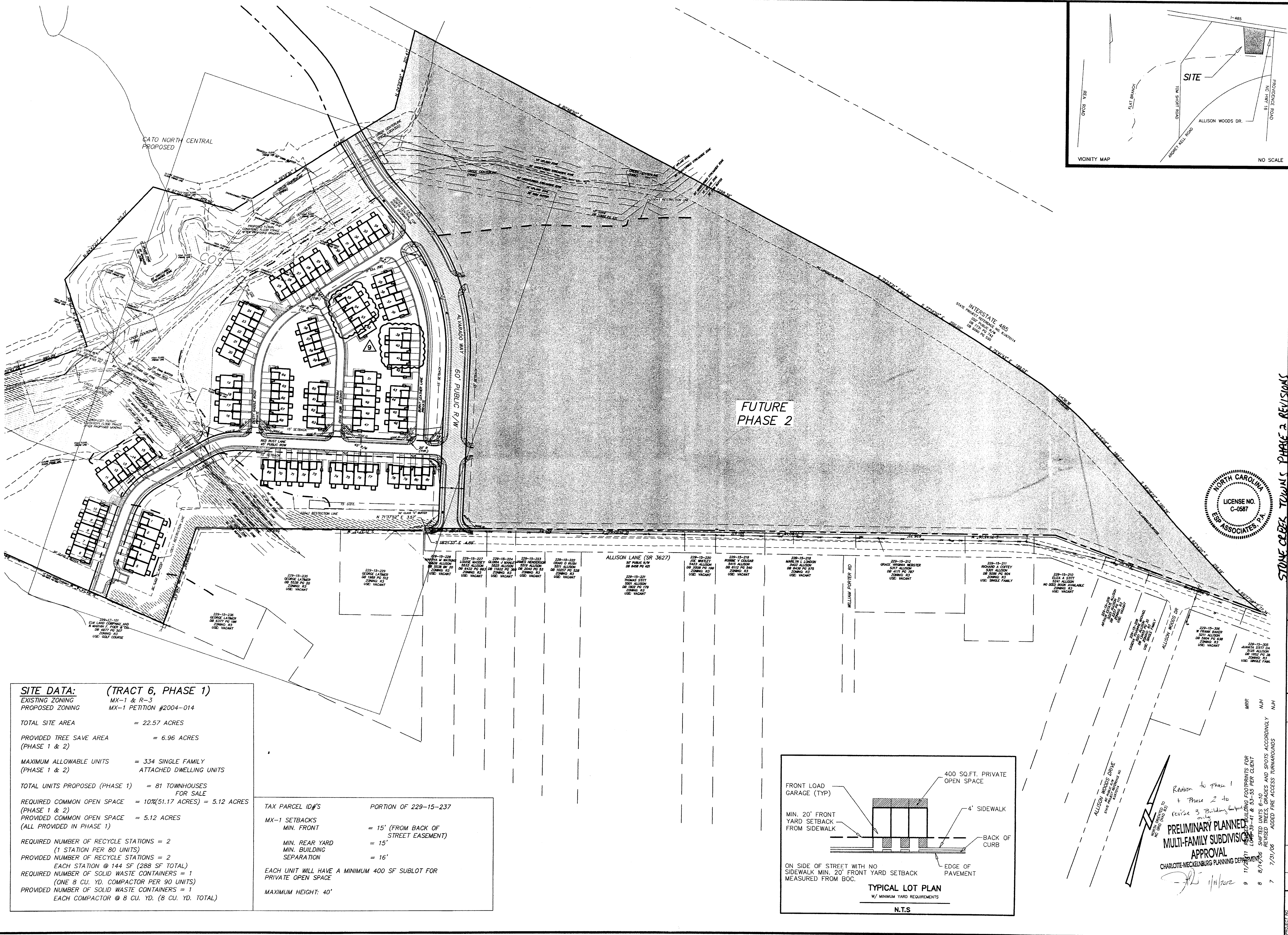


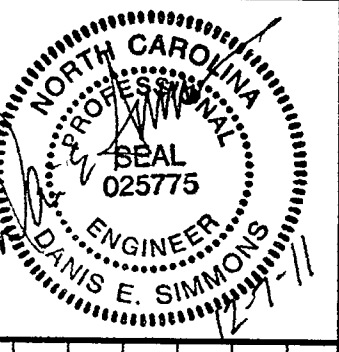


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ESP

CENTEX HOMES
4235 SOUTHSTREAM BOULEVARD
SUITE 400
CHARLOTTE, NC 28217
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CATO TOWNHOUSES
PHASE 1



SITE DATA:
EXISTING ZONING
PROPOSED ZONING

(TRACT 6, PHASE 1)
MX-1 & R-3
MX-1 PETITION #2004-014

TOTAL SITE AREA = 22.57 ACRES

PROVIDED TREE SAVE AREA = 6.96 ACRES
(PHASE 1 & 2)

MAXIMUM ALLOWABLE UNITS = 334 SINGLE FAMILY
(PHASE 1 & 2) ATTACHED DWELLING UNITS

TOTAL UNITS PROPOSED (PHASE 1) = 81 TOWNHOUSES
FOR SALE

REQUIRED COMMON OPEN SPACE = 10%(51.17 ACRES) = 5.12 ACRES
(PHASE 1 & 2)

PROVIDED COMMON OPEN SPACE = 5.12 ACRES
(ALL PROVIDED IN PHASE 1)

REQUIRED NUMBER OF RECYCLE STATIONS = 2
(1 STATION PER 80 UNITS)

PROVIDED NUMBER OF RECYCLE STATIONS = 2
EACH STATION @ 144 SF (288 SF TOTAL)

REQUIRED NUMBER OF SOLID WASTE CONTAINERS = 1
(ONE 8 CU. YD. COMPACTOR PER 90 UNITS)

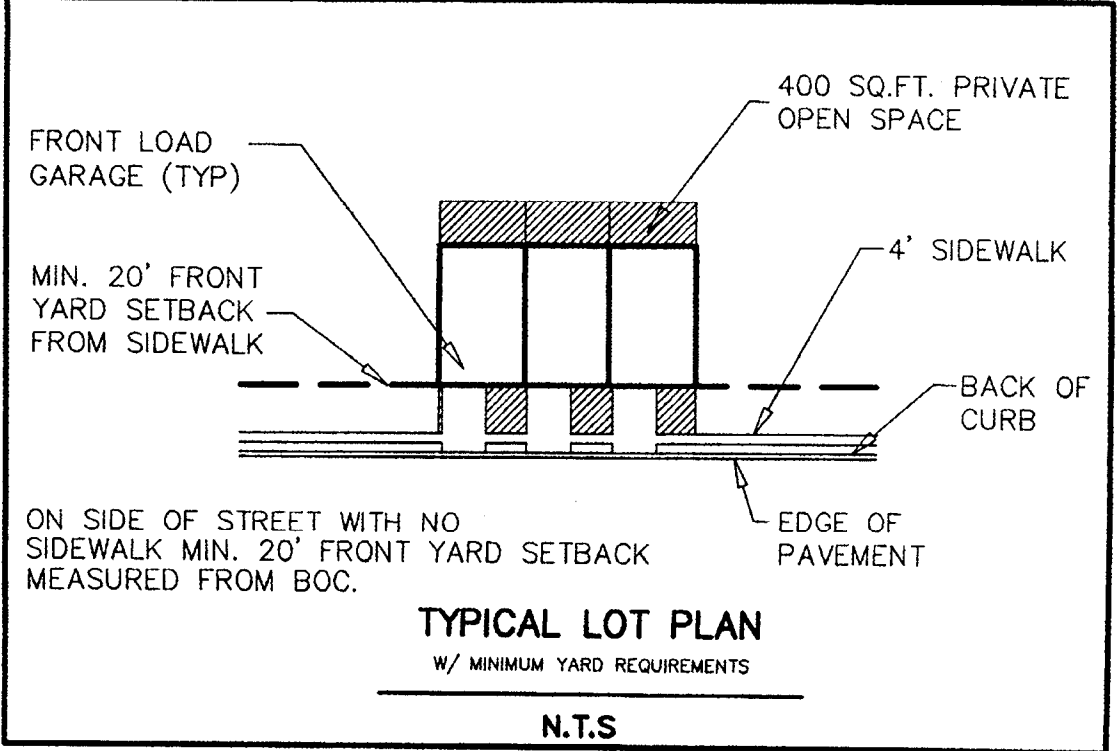
PROVIDED NUMBER OF SOLID WASTE CONTAINERS = 1
EACH COMPACTOR @ 8 CU. YD. (8 CU. YD. TOTAL)

TAX PARCEL ID#S PORTION OF 229-15-237

MX-1 SETBACKS
MIN. FRONT = 15' (FROM BACK OF STREET EASEMENT)
MIN. REAR YARD = 15'
MIN. BUILDING SEPARATION = 16'

EACH UNIT WILL HAVE A MINIMUM 400 SF SUBLOT FOR PRIVATE OPEN SPACE

MAXIMUM HEIGHT: 40'



Revision to Phase 1
+ Phase 2 to
revise 3 Building Footprints
for Building Footprints for
BUILDING FOOTPRINTS FOR
SHIFTED UNITS 6-10
REVISED RESS, GRADES AND SPOTS ACCORDINGLY
7/23/06

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
1/11/2012

NO.	DATE	BY	REVISION
1	8/28/04	JTW	REVISED PER COMMENTS
2	10/18/05	N/H	STORM INLET AND DROPS FOR STORM
3	1/13/06	N/H	DELETED DUMPSITE
4	2/13/06	N/H	RELOCATED C&T AND C&T2
5	2/22/06	N/H	STORM REVISION, BUILDING REVISION
6	3/23/06	N/H	REVISED STORM CB 121 TO FES 98
7	7/23/06	N/H	ADDED DUMPSITE & REGRADED SITE FOR FES REVISION CONTROL