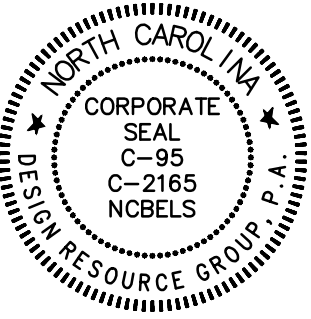
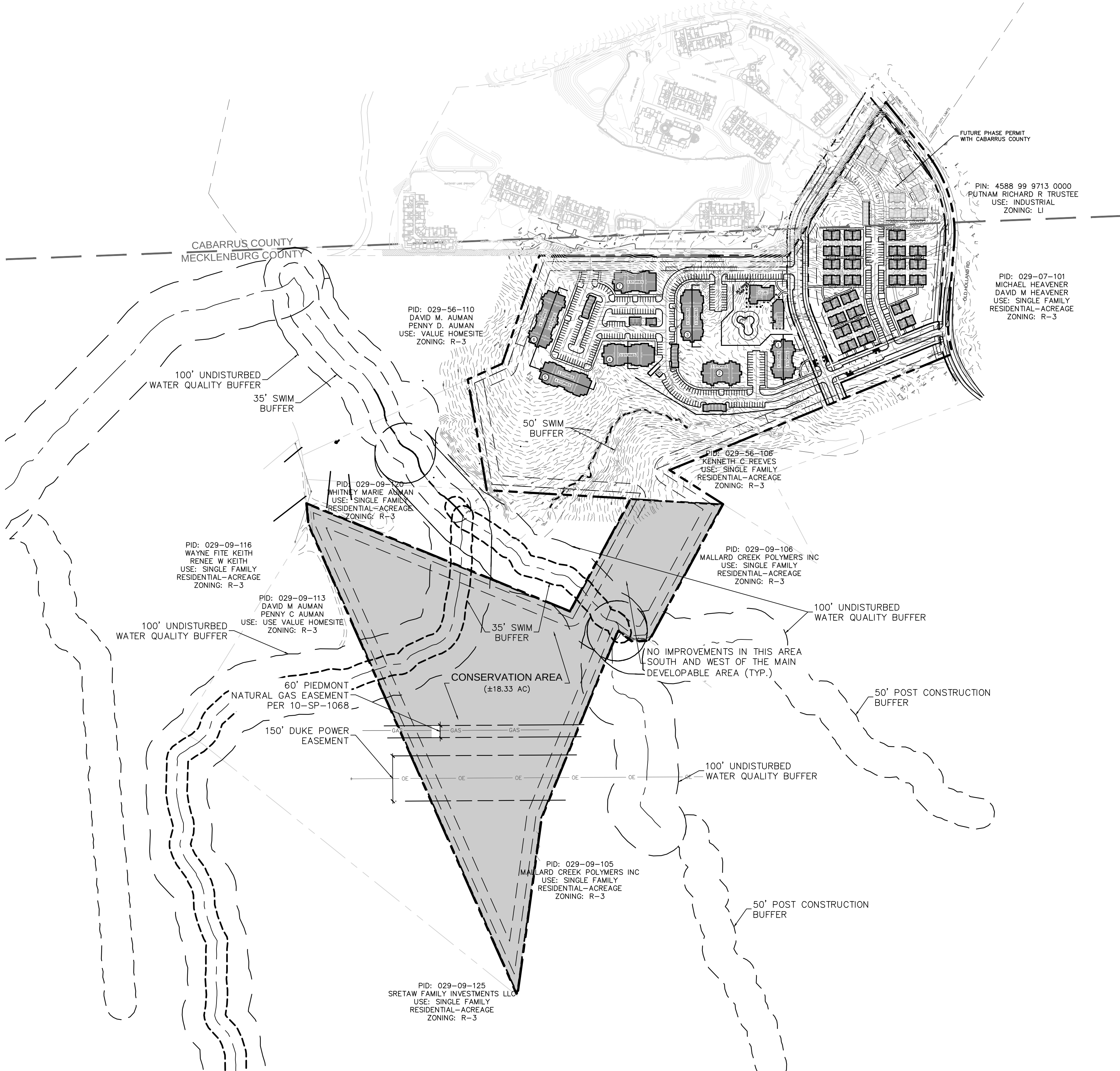


DEVELOPMENT WITHIN ANY SWM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/ PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED.



REZONING PETITION
FOR PUBLIC HEARING
2021-216

REZONING DOCUMENTS

OLD HOLLAND ROAD
CABARRUS & MECKLENBURG COUNTIES, NORTH CAROLINA
DHI COMMUNITIES
2000 AERIAL CENTER PKWY., SUITE 110
MOORESVILLE, NORTH CAROLINA, 27560
704.516.1177

**OVERALL
PLAN**

100 0 100 200
SCALE: 1" = 200'

PROJECT #: 854-018
DRAWN BY: DK
CHECKED BY: SVK

APRIL 8, 2022

REVISIONS:

RZ2.00

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED.

PID: 029-56-110
DAVID M. AUMAN
PENNY D. AUMAN
USE: VALUE HOMESITE
ZONING: R-3

50' TYPE C BUFFER (MAY BE REDUCED AS
ALLOWED BY ORDINANCE IN TABLE 12.302(b))

POTENTIAL SPLIT
LOCATION (TYP.)

50' TYPE C BUFFER (MAY BE REDUCED AS ALLOWED BY ORDINANCE IN TABLE 12.302(b))

50' TYPE C BUFFER (MAY BE REDUCED AS ALLOWED BY ORDINANCE IN TABLE 12.302(b))

NO IMPROVEMENTS ON REMAINDER OF PROPERTY
- SOUTH AND WEST OF THIS LINE (TYP.) SEE
OVERALL PROPERTY BOUNDARY ON R22.00
PID: 029-56-106
KENNETH C REEVES
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
ZONING: R-3

50' TYPE C BUFFER (MAY BE REDUCED AS ALLOWED BY ORDINANCE IN TABLE 12.302(b))

FUTURE PHASE ROAD
EXTENDED,
FUTURE PHASE NOT
PART OF REZONING

FUTURE PHASE
ROAD EXTENDED,
FUTURE PHASE NOT
PART OF REZONING

FUTURE PHASE PERMIT
WITH CABARRIUS COUNTY

OLD HOLLAND RD

LEFT TURN LANE
WITH 150' OF FULL
WIDTH STORAGE

DRIVEWAY-4
TYPE II MODIFIED

PARKING MAY NOT BE PROVIDED BUT DRIVE LANES SHOWN IN THE USDG LOCAL RESIDENTIAL WIDE STREET (U-03) WILL STILL APPLY.

50' TYPE C BUFFER (MAY BE
-REDUCED AS ALLOWED BY
ORDINANCE IN TABLE 12.302(b))

71' PUBLIC
ACCESS EASEMENT

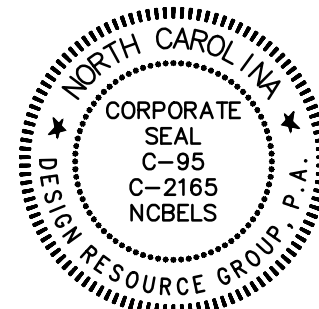
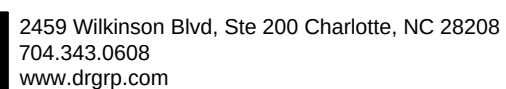
POTENTIAL LOCATION OF ON STREET ACCESSIBLE PARKING SPACES. FINAL LOCATION, NUMBER AND DESIGN MAY BE ADJUSTED DURING PERMITTING

STREET TO BE DESIGNED TO
RESIDENTIAL WIDE STREET
STANDARDS (U-03)
(NOTE SIDEWALK SHOWN ON
BOTH SIDES OF THE STREET)

POTENTIAL LOCATION OF ON STREET ACCESSIBLE PARKING SPACES. FINAL LOCATION, NUMBER AND DESIGN MAY BE ADJUSTED DURING PERMITTING

-DRIVEWAY-2 TYPE III

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REZONING PETITION
FOR PUBLIC HEARING
2021-216

REZONING DOCUMENTS

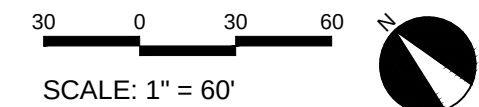
OLD HOLLAND ROAD
CABARRUS & MECKLENBURG COUNTIES, NORTH CAROLINA

DHI COMMUNITIES

2000 AERIAL CENTER PKWY., SUITE 110
MOORESVILLE, NORTH CAROLINA, 27560
704.516.1177

704.516.1177

SCHEMATIC SITE PLAN



PROJECT #: 854-018
DRAWN BY: DK
CHECKED BY: SVK

APRIL 8, 2022

REVISIONS:

RZ2.01