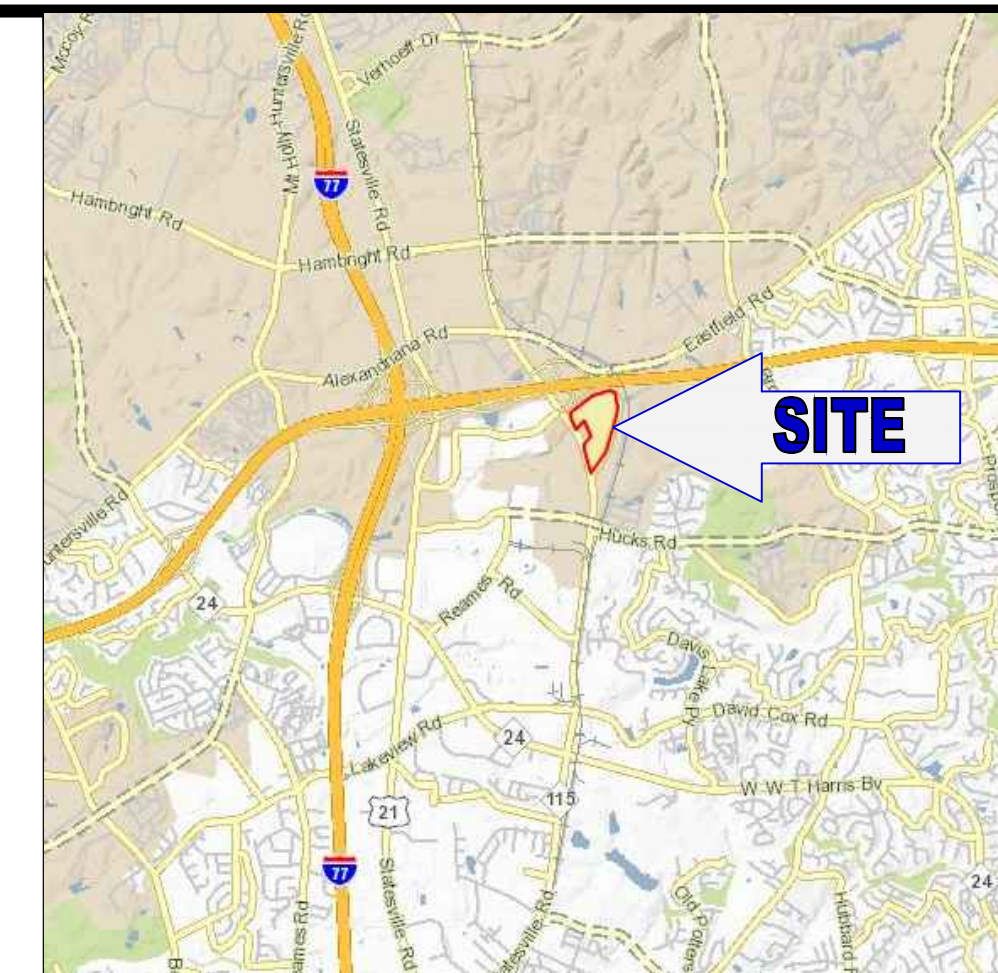
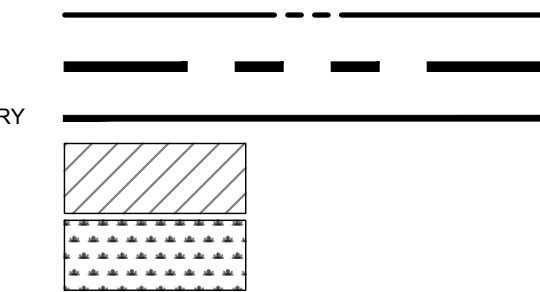


**NOTE:** SYMMETRICAL WIDENING WILL BE EXPLORED AS A PRIMARY OPTION. NEAR SIDE WIDENING MAY BE USED ONLY IN THE CASE THAT SYMMETRICAL WIDENING IS NOT POSSIBLE WITHIN EXISTING RIGHT-OF-WAY.



### LEGEND

EXISTING PROPERTY BOUNDARY  
PROPOSED PROPERTY BOUNDARY  
PROPOSED DEVELOPMENT AREA  
PROPOSED TREE SAVE AREA



## APPLICANT INFORMATION

APPLICANT: HHHUNT, INC.  
1401 SUNDAY DRIVE, SUITE 109  
RALEIGH, NC 27607  
CONTACT: ELAM HALL  
PHONE: 704-516-1177

OWNER: LIBERTY CROSSING I, LLC  
13334 BALLY BUNNION WAY  
DAVIDSON, NC 28036  
MECKLENBURG COUNTY

SITE DEVELOPMENT DATA:

ACREAGE TO BE REZONED: ± [20.03] ACRES

TAX PARCEL: A PORTION OF 019-331-05

EXISTING ZONING: R-4

PROPOSED ZONING: UR-2(CD)

EXISTING USES: VACANT

PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

MAXIMUM DEVELOPMENT: UP TO 335 RESIDENTIAL DWELLINGS UNITS; SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.

MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT ON THE SITE WILL BE LIMITED TO FOUR (4) STORIES, AND WILL NOT TO EXCEED 65 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

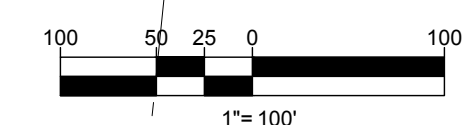
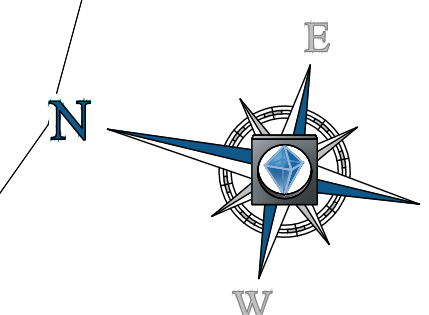
PARKING: AS REQUIRED AND ALLOWED BY THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.

THE PETITIONER WILL DEDICATE AND CONVEY 50.5 FEET OF RIGHT-OF-WAY FROM THE CENTER LINE OF INDEPENDENCE HILL ROAD TO CDOT/NCDOT AS GENERALLY DEPICTED ON THE REZONING PLAN.

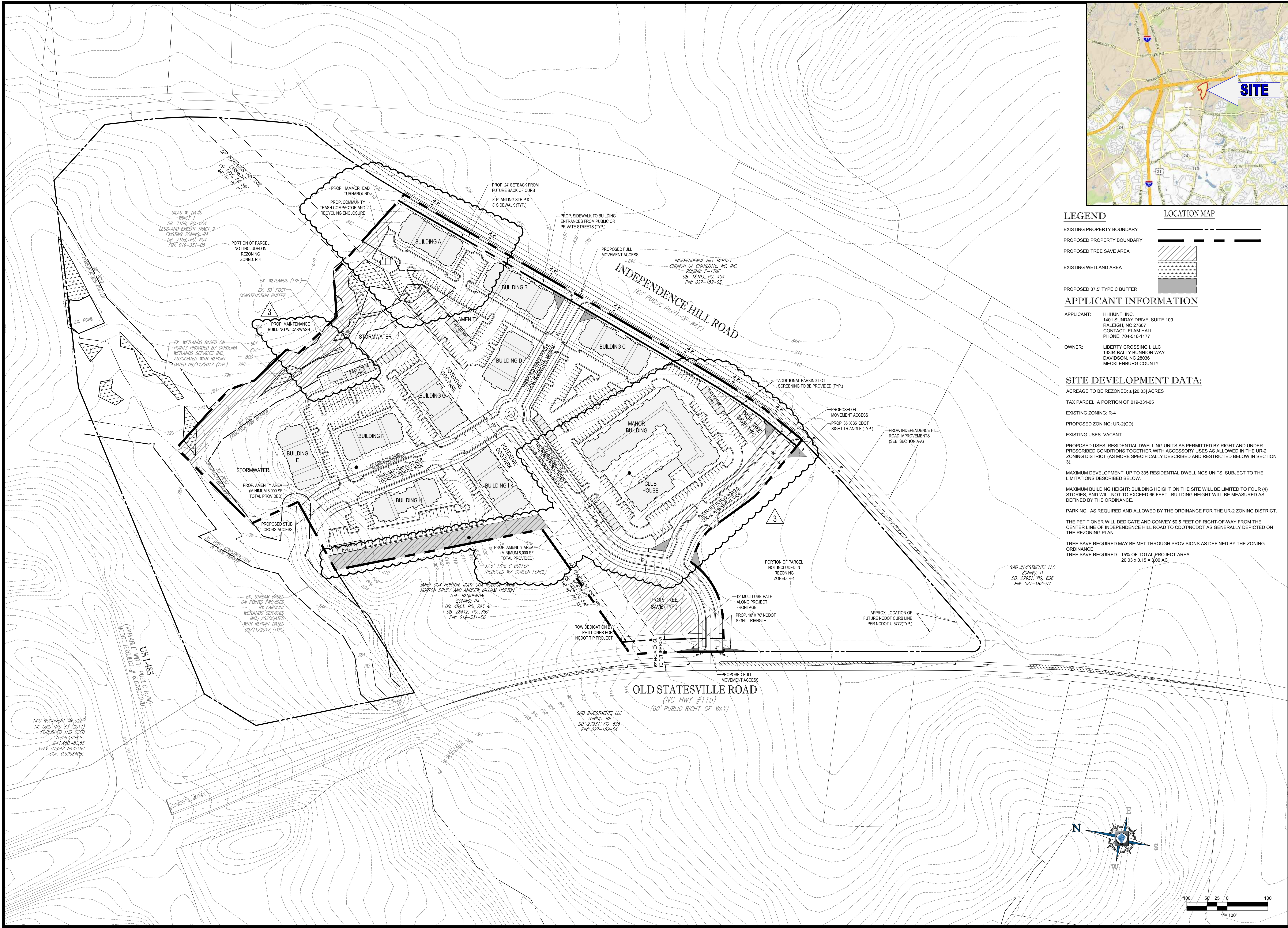
TREE SAVE REQUIRED MAY BE MET THROUGH PROVISIONS AS DEFINED BY THE ZONING ORDINANCE.  
TREE SAVE REQUIRED: 15% OF TOTAL PROJECT AREA  
20.03 x 0.15 = 3.00 AC

SWD INVESTMENTS LLC  
ZONING: I1  
DB. 27931, PG. 636  
PIN: 027-182-04

OLD STATESVILLE ROAD  
(NC HWY #115)  
(60' PUBLIC RIGHT-OF-WAY)







LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED TREE SAVE AREA
- EXISTING WETLAND AREA
- PROPOSED 37.5' TYPE C BUFFER

LOCATION MAP

APPLICANT INFORMATION

APPLICANT: HHHUNT, INC.  
1401 SUNDAY DRIVE, SUITE 109  
RALEIGH, NC 27607  
CONTACT: ELAM HALL  
PHONE: 704-516-1177

OWNER: LIBERTY CROSSING I, LLC  
13334 BALLY BUNNION WAY  
DAVIDSON, NC 28036  
MECKLENBURG COUNTY

SITE DEVELOPMENT DATA:

ACREAGE TO BE REZONED: ± [20.03] ACRES  
TAX PARCEL: A PORTION OF 019-331-05  
EXISTING ZONING: R-4  
PROPOSED ZONING: UR-2(CD)  
EXISTING USES: VACANT  
PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).  
MAXIMUM DEVELOPMENT: UP TO 335 RESIDENTIAL DWELLINGS UNITS, SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.  
MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT ON THE SITE WILL BE LIMITED TO FOUR (4) STORIES, AND WILL NOT TO EXCEED 65 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.  
PARKING: AS REQUIRED AND ALLOWED BY THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.  
THE PETITIONER WILL DEDICATE AND CONVEY 50.5 FEET OF RIGHT-OF-WAY FROM THE CENTER LINE OF INDEPENDENCE HILL ROAD TO CDOT/NC DOT AS GENERALLY DEPICTED ON THE REZONING PLAN.  
TREE SAVE REQUIRED MAY BE MET THROUGH PROVISIONS AS DEFINED BY THE ZONING ORDINANCE.  
TREE SAVE REQUIRED: 15% OF TOTAL PROJECT AREA  
20.03 x 0.15 = 3.00 AC

**BOHLER**  
ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PLANNING  
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	BY	
1	12/17/2018	JURISDICTIONAL COMMENTS	DJR	
2	01/14/2019	CDOT COMMENTS	ODR	
3	02/25/2019	JURISDICTIONAL COMMENTS	ODR	

**811**

KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NC0182145
DRAWN BY:	DJR
CHECKED BY:	RDH
DATE:	10/19/2018
SCALE:	1" = 100'
CAD I.D.:	R24

PROJECT: **PROP. REZONING DOCUMENTS** FOR **HHHUNT, INC**

LOCATION OF SITE  
OLD STATESVILLE ROAD &  
INDEPENDENCE HILL ROAD  
MECKLENBURG COUNTY

**BOHLER**  
ENGINEERING NC, PLLC

1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

PETITION  
2018-134

SHEET TITLE:  
**SCHEMATIC SITE PLAN**

SHEET NUMBER:  
**RZ-2**



**SITE DEVELOPMENT DATA:**

**1. GENERAL PROVISIONS:**

- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

## 2. PERMITTED USES:

- #### 4. ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

- ## 5. ENVIRONMENTAL FEATURES:

6. OPEN SPACE/AMENITY AREAS AND IMPROVEMENTS:
- a. THE PETITIONER WILL PROVIDE AT A MINIMUM THE FOLLOWING TYPE OF AMENITIES FOR THE RESIDENTS OF THE COMMUNITY: A DOG PARK, OUTDOOR SEATING AREAS WITH HARDCAPE AND 1,000 SQUARE FEET OF SHEDS, A BOAT LAUNCH, A CLUB FACILITY, AND AN OUTDOOR COOKING AREA. A MINIMUM OF 8,000 SQUARE FEET OF IMPROVED OPEN SPACE/AMENITY AREAS AND 1% OF THE PROVIDED TOTAL

## SITE.

- ## 8. AMENDMENTS TO THE REZONING PLAN:

## a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH MAY BE REQUIRED TO MAINTAIN THE REZONING PLAN'S ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE)



NOT APPROVED FOR  
CONSTRUCTION

PROJECT:

LOCATION OF SITE  
OLD STATESVILLE ROAD &  
INDEPENDENCE HILL ROAD  
MECKLENBURG COUNTY



PETITION  
2018-134

**SHEET TITLE:**

## DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3