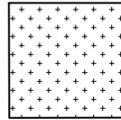
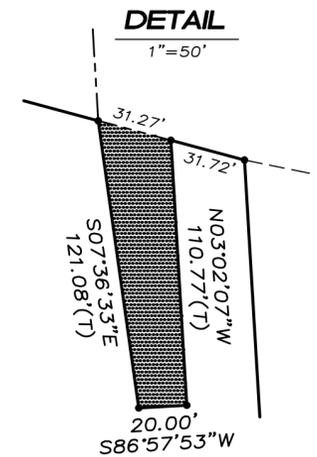


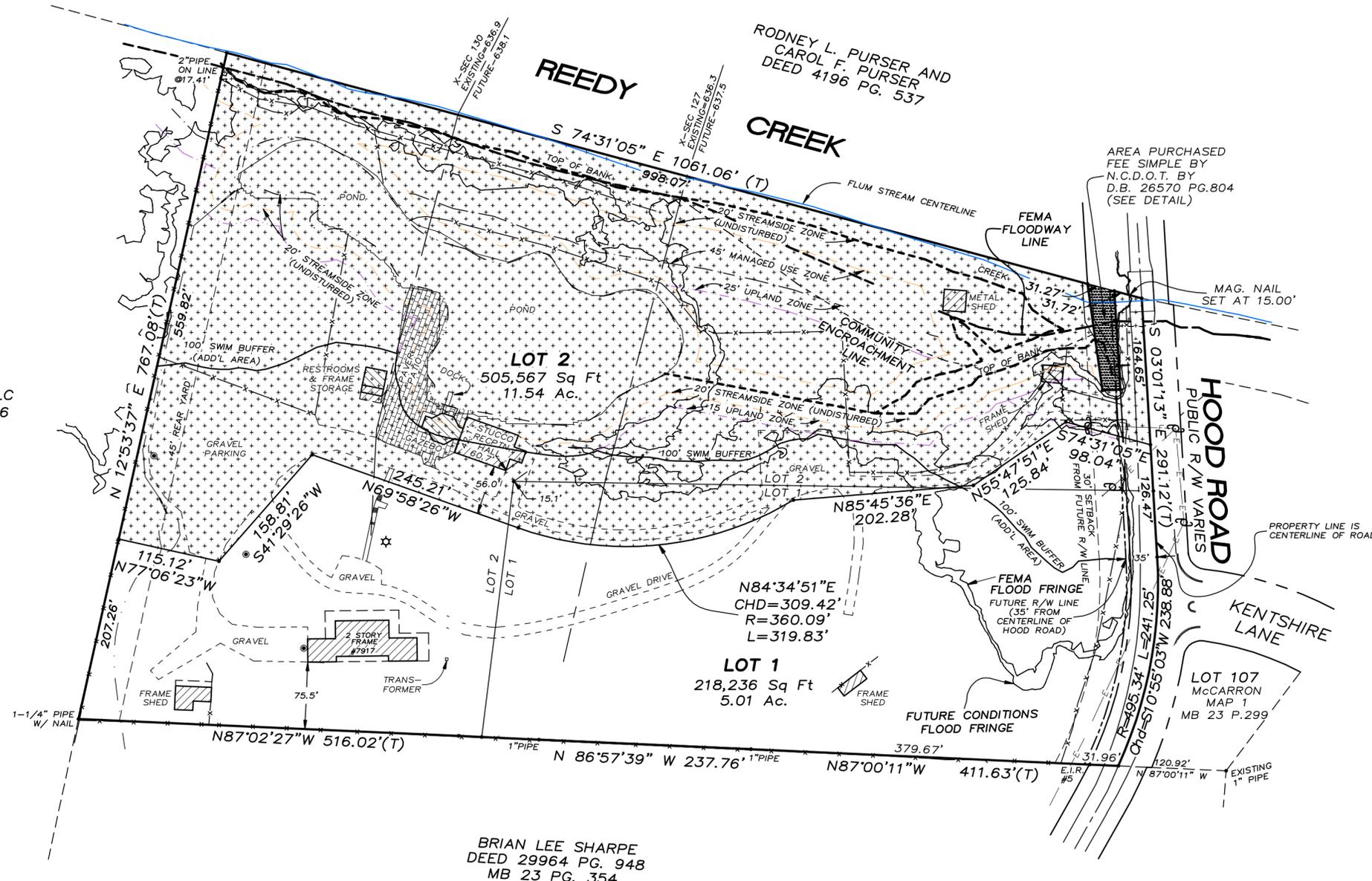
AREA TO BE REZONED
9.25 Acres, 402, 954 SF



SYMBOL LEGEND	
	POWER POLE (P.P.)
	LIGHT POLE (L.P.)
	ELECTRIC LINE
	FENCE LINE
	U.G. PIPE
	E.I.R. EXISTING IRON REBAR
	CLEAN OUT



LGI HOMES - NC, LLC
 DEED 31056 PG. 866

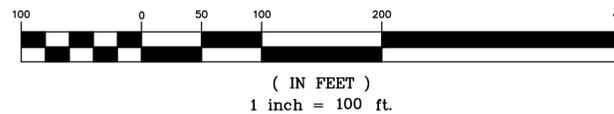


BRIAN LEE SHARPE
 DEED 29964 PG. 948
 MB 23 PG. 354

NOTES:

1. PARCEL IDs- #108-081-07, & #108-081-23.
2. CURRENT ZONING - R-3
3. NEW IRON REBARS (#4) SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
4. ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREAS IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS
5. THIS MAP CONTAINS LOTS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FIRM COMMUNITY PANEL 37010459500J ZONE AE, X, WITH AN EFFECTIVE DATE OF 02/19/2014.

GRAPHIC SCALE



REZONING MAP
 FOR
THE MULLIS
PROPERTY

OWNER: HAROLD E. MULLIS
 ELISSA M. MULLIS
 DEED 9705 P.787

GRAB ORCHARD TOWNSHIP
 MECKLENBURG COUNTY NORTH CAROLINA

JACK R. CHRISTIAN + ASSOCIATES
 -SURVEYING-

PHONE (704) 596-2214 FAX (704) 596-2338
 7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

PRELIMINARY



DWN:	TAC	CHECKED BY:	JRC	DATE:	MARCH 27, 2018
FB:	329	FILE NAME:	HOODREC2	SCALE:	1"=100'
				FILE:	18-03-43

SITE PLAN

I. Development Data Table

- a. Site Acreage: 9.25
- b. Tax Parcels included in rezoning: #108-081-07 and #108-081-23
- c. Existing Zoning (including overlays and vesting): R-3 ([see attachment A](#)) ([Deed of Trust-A](#))
- d. Proposed Zoning (including overlays and vesting): INST-CD ([see attachment B](#)) ([attachment B-additional notes](#))
 - e. Number of Residential Units by Housing Type: n/a
 - f. Residential Density: n/a , use for wedding/event site only
 - g. Square Footage of Non-Residential Uses for INST-CD is 402,954 square feet
 - h. Floor Area Ratio: Recreational building (2758 square feet) and Gazebo (1200 square feet) and trailer restrooms (199.2 square feet)
 - i. Maximum Building Height : Recreational Building 30 feet and Gazebo 20 feet and trailer bathrooms 8.3 feet
 - j. Maximum Number of Buildings: 2 plus one trailer bathrooms (on wheels)
 - k. Number of Parking Spaces: 70
 - l. Amount of open space: 398,796.8 square feet

2. General Provisions

- a. Seeking INST-CD for outdoor garden weddings/events

3. Optional Provisions

- a. None

4. Permitted uses

- a. Allowed uses for outdoor garden weddings/events

5. Transportation

- a. Dedication and reservation of street right-of-way to City/NCDOT: clearly marked by NCDOT
- b. Transportation Improvements constructed in conjunction with development: Completed by NCDOT

6. Architectural Standards

- a. Building Materials: wood (see [attachment C](#))
- b. Building Scale: ([see attachment C](#))
- c. Treatment of urban design and architectural elements: Wood structure surrounded by Natural woodlands
- d. Fence/wall: Not needed as natural woodlands are present

7. Streetscape and Landscaping

a. Streetscape: Mulched areas for walking and gravel

b. Special landscape: Palm trees , Crepe Myrtles, Holly, Azaleas, Knockout roses, Oak trees, Leyland Cypress, Dogwoods used for buffers and screening (see [attachment D](#))

8. Environmental Features

a. Tree save areas: along gravel road: Oaks, Crepe Myrtles, palms

b. PCCO treatment: Water is absorbed naturally into ground

c. Environmental provisions per Environmental General Development Policies: natural wood lands

9. Parks, Greenways, and Open Space

a. Reservation/Dedication of park and/or greenway: for future consideration

b. Park and/or greenway improvements: : for future consideration

c. Connections to park and/or greenway: none at this time

d. Privately constructed open space: Terrace adjacent to pond

10. Fire Protection

a. Extra wide fire lane along the easement throughout the property

b. Five egresses in reception hall

c. Five fire extinguishers in reception hall

d. Three fire alarms in reception hall

11. Signage

a. Sign Limitations and size: standard green and white city street sign of metal posted at standard road/street front entrance

12. Lighting

a. Limitations on type or location of lighting: Natural light used only at front entrance and pole light in parking area and walkway solar lights

b. Location and height of special lighting, such as pedestrian scale lighting: 30 foot pole light in the parking lot and on terrace; gazebo ceiling lights, landscape lights throughout and several palm trees with string lights

13. Phasing

a. Development phasing by use, area and/or square footage and trigger for each phase: No plans for future development

14. Other

- a. Indicate if a request for right of way abandonment or a variance has been submitted for the subject property. Such request may need approval prior to a City Council vote on the rezoning: None submitted at this time.
- b. Property corner tie points for mapping: Located by the surveyor – [See Attachment B](#) - Surveyor, Jack R. Christian and Associates
- c. Public facilities/sites to be provided: see www.deerpondplantation.com
- d. Provision of public art: Nature’s best with azaleas, flowers, and trees
- e. Underground utilities: Water and Sewer provided by Charlotte Mecklenburg Utilities with right of ways / easements sold to them
- f. Other conditions not previously listed: None

The following items should be shown on site plan drawing. There may be other items that are not listed but are appropriate for inclusion.

1. General
 - a. Date of site plan – **Mar. 27, 2017**
 - b. Vicinity Map – **Crab Orchard Township, Mecklenberg County, NC**
 - c. North arrow – present **Yes, see [See Attachment B](#)**
 - d. If more than one zoning district is requested, the zoning boundary should be clearly identified and labeled: **Yes, see [See Attachment B](#)**
 - e. Topography at four-foot contour intervals or less (existing and, in some cases proposed). **Yes, see [See Attachment B](#)**
 - f. All existing easements, reservations and rights-of-way. **Yes, see [See Attachment B](#)**
2. Surface Water Improvement and Management (SWIM) buffers and delineation of areas within the regulatory floodplain as shown on the Official Flood Hazard Boundary Maps for Mecklenburg County. **Yes, see [See Attachment B](#)**
3. Specific to the proposed development
 - a. All yards, buffers, screening, and landscaping required or proposed: **Preserve existing native vegetation as an integral part of the wildlife habitats, and incorporate native plants and ecosystems into landscape design; I.e. existing boulders, shrubbery, and trees**
 - b. **Areas designated for structures and/or parking (surface or deck to be noted) : areas /deck is along the easement and parking is in the back of the property line/buffers, surfaces are square pavers and gravel and also grass, deck is a wooden gazebo along the easement.**
 - c. **Location of exiting and proposed storm drainage patterns and facilities intended to serve the proposed development: using natural earth absorption**
 - d. **Proposed treatment of any existing natural features: No problems at this time, fertilizer and top soil, mulching, if needed.**
 - e. **Building elevations (if provided):**
 - f. **Public or Private Streets labeled: Public sign that says Deerpond Plantation Pl. (green and white sign)**
 - g. **Transit facilities: n/a**
 - h. **Location of proposed bike/pedestrian improvements: proposed mulched path alongside of easements to Hood Road**
 - i. **Location of existing and proposed thoroughfares: none**