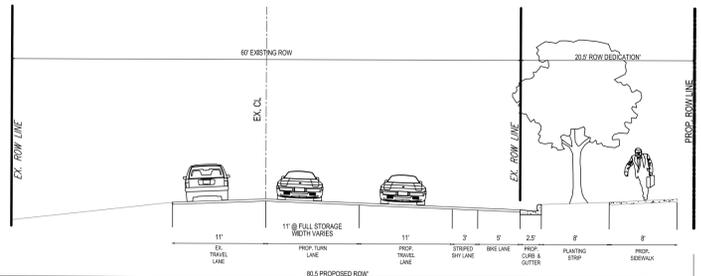


NOTE: SYMMETRICAL WIDENING WILL BE EXPLORED AS A PRIMARY OPTION. NEAR SIDE WIDENING MAY BE USED ONLY IN THE CASE THAT SYMMETRICAL WIDENING IS NOT POSSIBLE WITHIN EXISTING RIGHT-OF-WAY.



**LEGEND**

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

EXISTING WETLAND 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 BURNING 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 DWELLING 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  
 TRANSPORTATION SERVICES

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

**REVISIONS**

REV	DATE	COMMENT	BY
1	12/17/2018	JURISDICTIONAL COMMENTS	DUROR
2	01/14/2019	CDOT 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.: R23

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

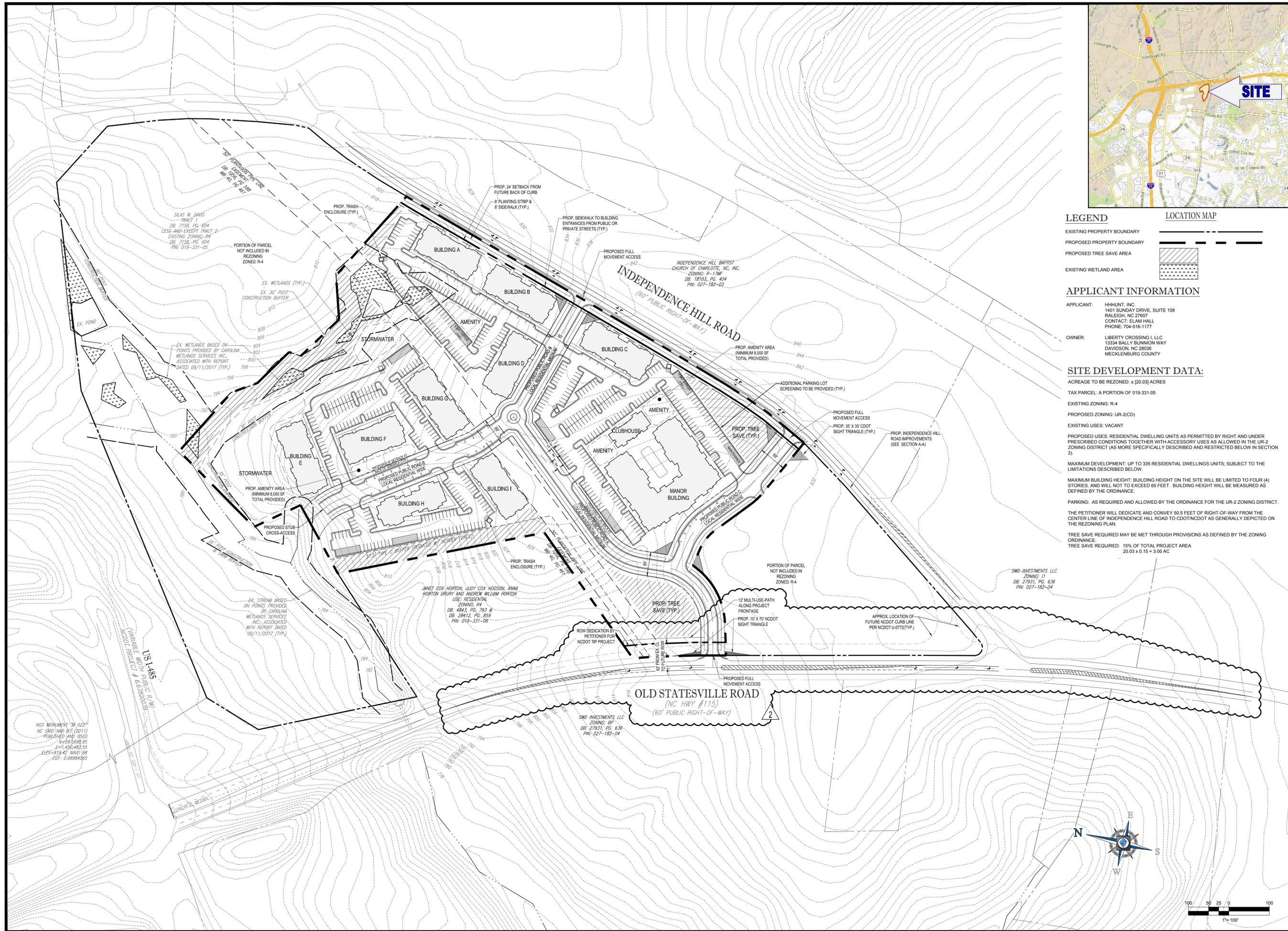
LOCATION OF SITE  
 OLD STATESVILLE ROAD &  
 INDEPENDENCE HILL ROAD  
 MECKLENBURG COUNTY

**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

**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**



**BOHLER ENGINEERING NC, PLLC**

LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES

SITE CIVIL AND CONSULTING ENGINEERING

**REVISIONS**

REV	DATE	COMMENT	BY
1	12/17/2018	JURISDICTIONAL COMMENTS	DIR/DOR
2	01/14/2019	CDOT COMMENTS	ODR

**811**

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BEFORE YOU DIG

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: NCC182145  
DRAWN BY: DJR  
CHECKED BY: RDH  
DATE: 10/19/2018  
SCALE: 1" = 100'  
CAD I.D.: R23

**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

