



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/NDOT 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: 11
DB: 27931, PG. 636
PIN: 027-182-04

BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------------|-------------------------|--------|
| 1 | 12/17/2018 | JURISDICTIONAL COMMENTS | DURDOR |

811
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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.: RZ1

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



