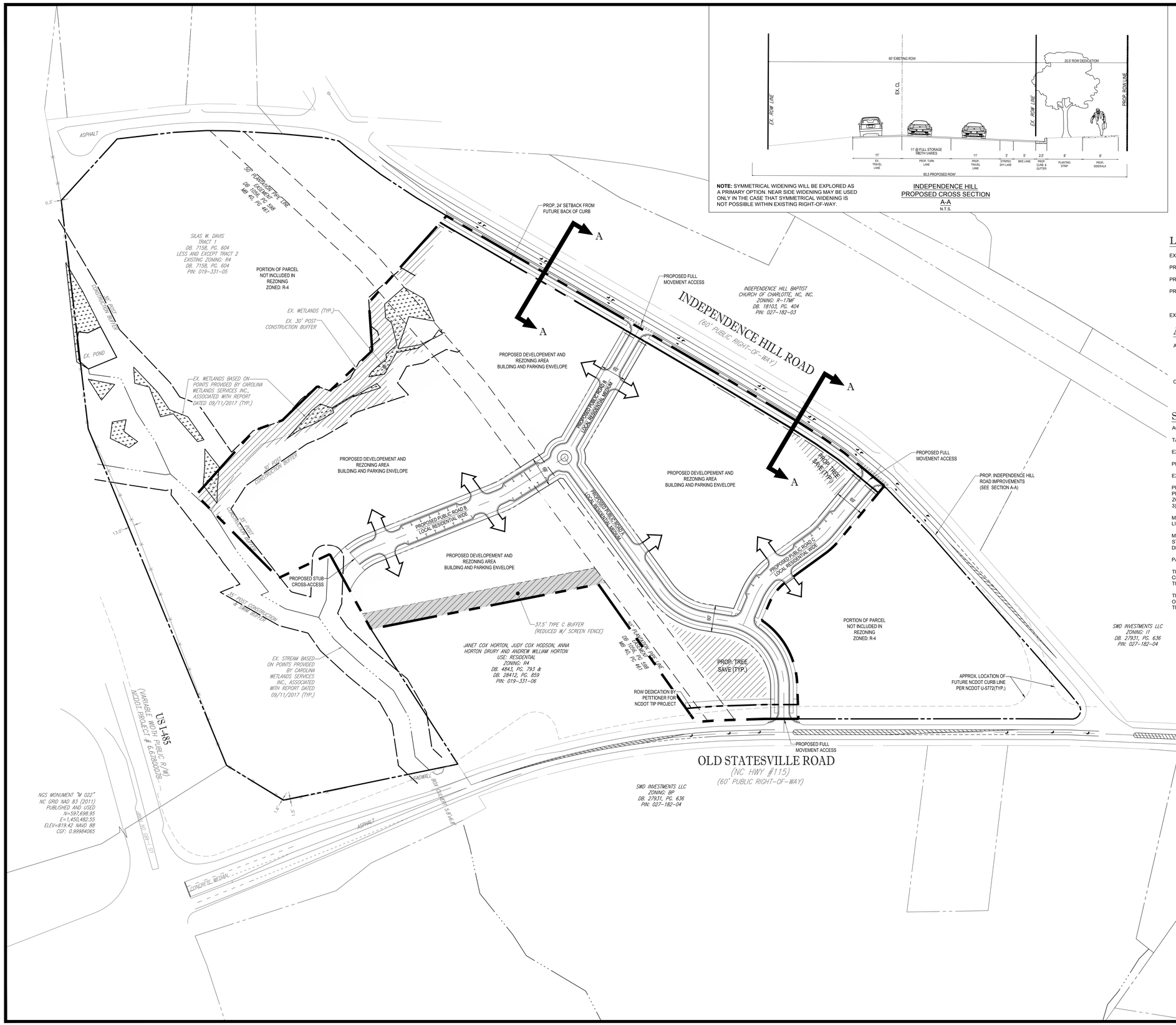
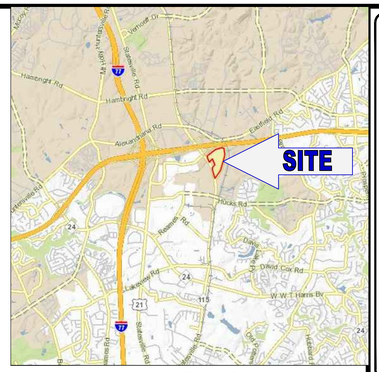


NOTE: SYMMETRICAL WIDENING WILL BE EXPLORED AS A PRIMARY OPTION. NEAR SIDE WIDENING MAY BE USED ONLY IN THE CASE THAT SYMMETRICAL WIDENING IS NOT POSSIBLE WITHIN EXISTING RIGHT-OF-WAY.

INDEPENDENCE HILL
PROPOSED CROSS SECTION
A-A
N.T.S.



LOCATION MAP

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 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

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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REVISIONS

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

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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.:	RZ4

PROJECT:
PROP. REZONING DOCUMENTS
FOR
HHHUNT, INC

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

BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
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:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

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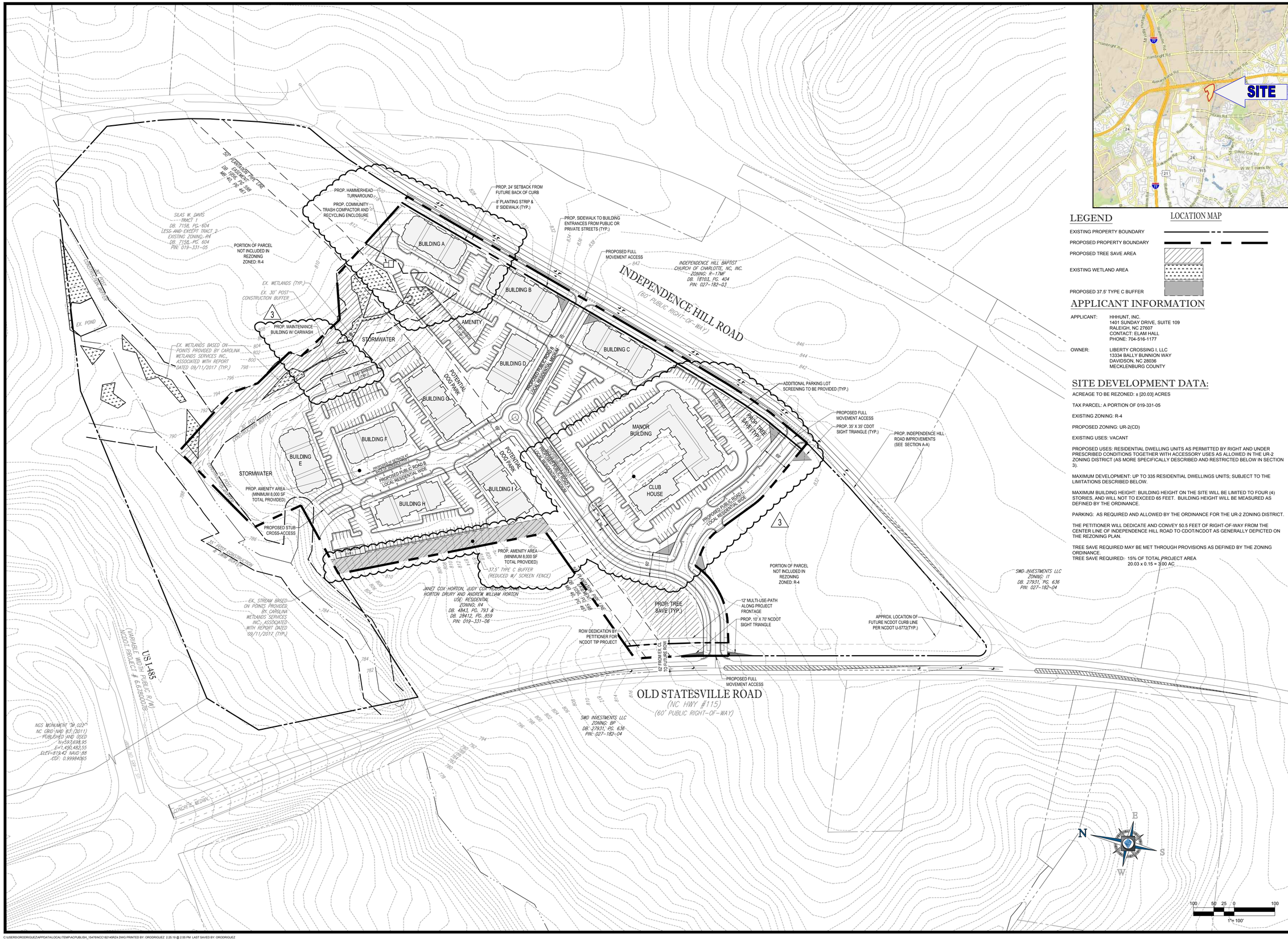

LOCATION MAP

LEGEND

EXISTING PROPERTY BOUNDARY

PROPOSED PROPERTY BOUNDARY

PROPOSED TREE SAVE AREA

EXISTING WETLAND AREA

PROPOSED 37.5' TYPE C BUFFER

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

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REVISIONS

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

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PROJECT No.:	NCC182145
DRAWN BY:	DJR
CHECKED BY:	RDH
DATE:	10/19/2018
SCALE:	1" = 100'
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PROJECT: PROP. REZONING DOCUMENTS
FOR
HHHUNT, INC

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

BOHLER
ENGINEERING NC, PLLC
NCBELS P-1132
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

HHUNT
DEVELOPMENT STANDARDS
2/20/19
REZONING PETITION NO. 2018-134

SITE DEVELOPMENT DATA:

--**ACREAGE:** ± 20.03 ACRES
--**TAX PARCEL #S:** A PORTION OF 019-331-05
--**EXISTING ZONING:** R-4
--**PROPOSED ZONING:** UR-2(CD)
--**EXISTING USES:** VACANT
--**PROPOSED USES:** RESIDENTIAL DWELLING UNITS AND ACCESSORY STRUCTURES 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.

1. GENERAL PROVISIONS:

a. **SITE LOCATION**. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY HHHUNT ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 20.03 ACRE SITE GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF OLD STATESVILLE ROAD AND INDEPENDENCE HILL ROAD (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE**. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. **GRAPHICS AND ALTERATIONS**. THE SCHEMATIC DEPICTIONS OF SIDEWALKS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

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.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO 14. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S).

2. PERMITTED USES:
a. UP TO 335 RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT.

3. ACCESS, BUFFERS, SCREENING, OPEN SPACE AND PEDESTRIAN CIRCULATION.

a. ACCESS TO THE SITE WILL BE FROM OLD STATESVILLE ROAD AND INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL CONSTRUCT A NETWORK OF PUBLIC AND PRIVATE STREETS ON THE SITE AS REQUIRED BY THE SUBDIVISION REGULATIONS AND AS GENERALLY DEPICTED. MODIFICATIONS TO THE INTERNAL PUBLIC AND PRIVATE STREET NETWORK WILL BE ALLOWED TO ACCOMMODATE SITE CONSTRAINTS AND THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

c. THE PETITIONER WILL CONSTRUCT A 12 FOOT MULTI-USE PATH ALONG THE SITE'S OLD STATESVILLE ROAD FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN. DUE TO NCDOT'S FUNDED TIP PROJECT TO IMPROVE AND WIDEN OLD STATESVILLE ROAD, THE PETITIONER WILL WORK WITH CDOT TO REQUEST A WAIVER OF CHAPTER 19 IMPROVEMENTS FOR CURB AND GUTTER ALONG OLD STATESVILLE ROAD.

d. PETITIONER WILL WORK WITH NCDOT TO ALLOW THE PROPOSED ACCESS TO THE SITE FROM OLD STATESVILLE ROAD TO BE A RIGHT-IN/RIGHT-OUT, LEFT-IN ACCESS AS GENERALLY DEPICTED ON THE REZONING PLAN. A DIRECTIONAL CROSS-OVER WILL BE PROVIDED ALONG OLD STATESVILLE ROAD. THE PETITIONER MAY INCORPORATE THE PROPOSED IMPROVEMENTS ALONG OLD STATESVILLE ROAD IN TO NCDOT TIP PROJECT U-5772, SUBJECT TO NCDOT APPROVAL. IF THE DIRECTIONAL CROSS-OVER IS INCORPORATED INTO THE TIP PROJECT, THE PETITIONER MAY CONSTRUCT, SUBJECT TO THE APPROVAL OF NCDOT AND CDOT, THE ACCESS TO THE SITE FROM OLD STATESVILLE ROAD AS A FULL MOVEMENT DRIVEWAY WITH A SOUTHBOUND LEFT TURN.

e. THE PETITIONER WILL CONSTRUCT A 150 FOOT SOUTHBOUND LEFT TURN LANE WITH APPROPRIATE BAY TAPERS ON OLD STATESVILLE ROAD TO INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON REZONING PLAN. THE AMOUNT OF STORAGE MAY BE REDUCED IF A TRAFFIC STUDY PERFORMED BY THE PETITIONER INDICATES A SHORTER LEFT TURN LANE IS APPROPRIATE. THIS LEFT TURN LANE REQUIREMENT MAY ALSO BE ELIMINATED DURING PERMITTING IF CDOT AND NCDOT BOTH AGREE THAT THE LEFT TURN LANE IS NOT NEEDED.

f. A 24 FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB WILL BE PROVIDED ALONG INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

g. ALONG THE INTERNAL PUBLIC STREETS A 16 FOOT SETBACK AS MEASURED FROM THE BACK OF CURB WILL BE PROVIDED.

h. THE SITE'S FRONTAGE ON INDEPENDENCE HILL ROAD, WILL BE IMPROVED WITH AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.

i. THE PETITIONER WILL IMPROVE THE SITE'S FRONTAGE ON INDEPENDENCE HILL ROAD TO INCLUDE A MAXIMUM OF 24.5 FEET OF PAVEMENT FROM THE EXISTING CENTER LINE PLUS 2'.6" FOOT STANDARD CURB AND GUTTER TO CREATE A SYMMETRICALLY WIDENING OF INDEPENDENCE HILL ROAD TO INCLUDE ANY REQUIRED LEFT TURN LANES AND A BIKE LANE IF REQUIRED BY NCDOT (THE WIDENING WILL INCLUDE 5.5 FEET OF PAVEMENT FOR HALF OF A CENTER LEFT TURN LANE, AN 11 FOOT THROUGH LANE, A FIVE (5) FOOT BIKE LANE PLUS A THREE (3) FOOT BIKE LANE BUFFER) AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BIKE LANE, AND BIKE LANE BUFFER, MAY BE ELIMINATED IF NCDOT DOES NOT REQUIRE A BIKE LANE. IF THE SYMMETRICAL WIDENING REQUIRES ADDITIONAL RIGHT-OF-WAY THE PETITIONER MAY THEN CHOOSE TO DO AN ASYMMETRICAL WIDENING (NEAR SIDE WIDENING) TO AVOID HAVING TO ACQUIRE ADDITIONAL RIGHT-OF-WAY.

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

k. THE PETITIONER WILL DEDICATE TO NCDOT THE ADDITIONAL RIGHT-OF-WAY INDICATED ALONG OLD STATESVILLE ROAD REQUIRED FOR THE IMPLEMENTATION OF NCDOT TIP PROJECT U-5772, AND ANY NECESSARY TEMPORARY CONSTRUCTION EASEMENTS REQUESTED BY NCDOT TO IMPLEMENT TIP PROJECT U-5772. THE ADDITIONAL RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENTS WILL BE PROVIDED WHEN REQUESTED BY NCDOT.

l. SCREENING OF THE PROPOSED PARKING AREAS AND MANEUVERING AREAS WILL BE PROVIDED ALONG THE EXISTING AND PROPOSED PUBLIC STREETS AS REQUIRED BY THE ORDINANCE. PARKING AREAS LOCATED ADJACENT TO TREE SAVE AREAS WILL BE SCREENED IF VISIBLE FROM THE ADJOINING PUBLIC STREET.

m. THE PROPOSED BUILDINGS ON THE SITE WILL BE CONNECTED TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS AND TO THE SIDEWALK ALONG THE INTERNAL PUBLIC AND PRIVATE STREETS VIA A NETWORK OF INTERNAL SIDEWALKS AND CROSSWALKS. THE MINIMUM WIDTH OF THE INTERNAL SIDEWALKS WILL BE FIVE (5) FEET. THE BUILDINGS ON THE SITE WILL ALSO BE CONNECTED TO THE INTERNAL SIDEWALK SYSTEM VIA SIDEWALKS WITH A MINIMUM WIDTH OF FIVE (5) FEET.

n. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE LAST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

o. ALL TRANSPORTATION IMPROVEMENTS, EXCEPT ANY OF THE IMPROVEMENTS INCORPORATED INTO THE TIP PROJECT U-5772, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDINGS ON THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

4. ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

a. THE PRINCIPAL BUILDINGS USED FOR MULTI-FAMILY RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDY-PLANK), EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.

b. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

c. PROHIBITED EXTERIOR BUILDING MATERIALS:

i. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).

ii. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

d. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:

i. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO INDEPENDENCE HILL ROAD AND THE INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.

ii. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL INDEPENDENCE HILL ROAD FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).

iii. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.

e. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
i. BUILDINGS EXCEEDING 135 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 4 FEET EXTENDING THROUGH THE BUILDING.

f. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

i. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.

ii. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS A, B AND C. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.

iii. BUILDING ELEVATIONS FACING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS (A, B, AND C) SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

g. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

i. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS.

ii. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. THIS STANDARD WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.

iii. GROUND MOUNTED HVAC WILL SCREENED FROM PUBLIC STREETS PER THE REQUIREMENTS. IF ROOFTOP HVAC UNITS ARE USED THEY WILL BE SCREENED FROM THE PUBLIC STREETS PER THE REQUIREMENTS.

h. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

i. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE STREETS WHEN PARKING IS ADJACENT.

5. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS IF DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

b. TREES LOCATED IN THE CITY OF CHARLOTTE PUBLIC STREET RIGHT-OF-WAY ARE PROTECTED BY THE TREE ORDINANCE; LANDSCAPE MANAGEMENT MUST BE CONTACTED BEFORE ANY DISTURBANCE OR REMOVAL OF TREES IN THE PUBLIC STREET RIGHT-OF-WAY OCCURS.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

d. A TREE SURVEY AS REQUIRED BY THE TREE ORDINANCE WILL BE SUBMITTED AS PART OF THE LAND DEVELOPMENT APPROVAL PROCESS.

e. DEVELOPMENT WITHIN THE POST-CONSTRUCTION STORMWATER ORDINANCE STREAM BUFFERS SHALL BE SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORMWATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

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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 HARDSCAPE AND LANDSCAPING ELEMENTS, A POOL AREA, A CLUB FACILITY, AND OUTDOOR COOKING AREAS. A MINIMUM OF 8,000 SQUARE FEET OF IMPROVED OPEN SPACE AMENITY AREAS WILL BE PROVIDED ON THE SITE.

7. LIGHTING:

a. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.

8. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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

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REVISIONS

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

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PROJECT No.:	NCC182145
DRAWN BY:	DJR
CHECKED BY:	RDH
DATE:	10/19/2018
SCALE:	N/A
CAD I.D.:	RZ4

PROJECT:
PROP. REZONING DOCUMENTS
FOR
HHHUNT, INC

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

BOHLER™
ENGINEERING NC, PLLC
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PETITION
2018-134

SHEET TITLE:
DEVELOPMENT STANDARDS

SHEET NUMBER:
RZ-3