

ALLOWED - 40'		
3101 ROCKY RIVER ROAD 10503127, 10503126, 10503125 R-3 (SINGLE FAMILY RESIDENTIAL WITH MAX 3 UNITS PER ACRE) R8-MF (MULTI FAMILY RESIDENTIAL WITH MAX 8 UNITS PER ACRE) SITE DATA 1050% 76 <t< td=""><td></td><td></td></t<>		
10503127, 10503126, 10503125 R-3 (SINGLE FAMILY RESIDENTIAL WITH MAX 3 UNITS PER ACRE) R8-MF (MULTI FAMILY RESIDENTIAL WITH MAX 8 UNITS PER ACRE) SITE DATA ±21.30 AC 50% 76 76 76 UNITS/21.30 AC = ±3.56DUA N 16' ALLOWED - 40' RED 15% PARKING DATA 1 SPACE / 20 UNITS SINDSCAPE BUFFERS 50 FT (CLASS C) N/A 50 FT (CLASS C) UILDING SETBACKS 30 FT, 27 FT 50 FT	ARCEL I	NFORMATION
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CONDITIONAL REZONING REQUEST - DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- a) THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY REDWOOD USA TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT ROCKY RIVER ROAD AND JOHN RUSSELL ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 10503127, 10503126, 10503125.
- b) DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE'). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- c) THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY. THE CONFIGURATION. PLACEMENT AND SIZE OF THE PRINCIPAL BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- d) FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE
- e) DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY (IF APPLICABLE) TO THE CITY AND NCDOT SHALL OCCUR BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

2. PERMITTED USES

a) THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY **RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 76** ATTACHED APARTMENT DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

3. TRANSPORTATION

- a) VEHICULAR ACCESS TO THE SITE SHALL BE FROM ROCKY RIVER ROAD AND GLOXINIA ROAD AS GENERALLY DEPICTED ON REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b) PETITIONER SHALL INSTALL PRIVATE ALLEY A/B/C/D. GLOXINIA RD EXT, AND YAUPON RD EXT IN THE LOCATIONS GENERALLY DEPICTED ON REZONING PLAN. PRIVATE ALLEYS SHALL BE MAINTAINED AND OWNED BY THE SITE DEVELOPER.
- c) ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- d) THE SITE SHALL UTILIZE SAID PRIVATE STREETS AND PUBLIC ROADS THAT SHALL CONNECT TO ROCKY RIVER ROAD. GLOXINIA RD EXTENSION SHALL BE STUBBED TO THE NORTH FOR FUTURE CONNECTIVITY SHOULD THE ADJACENT PROPERTY CHOOSE TO DEVELOP.
- e) IMPROVEMENTS TO ROCKY RIVER ROAD, SUCH AS INCLUDING A RIGHT TURN LANE INTO THE SITE, SHALL BE REVIEWED AND APPROVED BY NCDOT. STORAGE AND TAPER LENGTHS SHALL BE TO NCDOT STANDARD.
- f) THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES FOR THE FINAL LAYOUT, TRAFFIC PATTERNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS, MODIFICATIONS SHALL BE MINOR.

4. ARCHITECTURAL STANDARDS

- a) TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- b) PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- c) ALL GARAGE DOORS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- d) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

e) TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHALL BE VARIED IN ADJACENT BUILDING IF MULTIPLE 5 UNITS BUILDINGS ARE ADJACENT.

5. ENVIRONMENTAL FEATURES

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEM SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT T REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMEN PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORD TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND ACTUAL SITE DISCHARGE POINTS.
- c. THE DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE C OF CHARLOTTE TREE ORDINANCE.
- d. IT IS ANTICIPATED THAT SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE AND IN THIS EVENT, ROLL-OUT BINS SHALL BE PROVIDED FOR EACH DWELLING UNIT.
- e. DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
- f. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AN APPROVAL BY CHARLOTTE STORMWATER SERVICES

SIGNAGE

e) PRINCIPAL SIGNAGE FOR THE SITE SHALL CONSIST OF A MONUMENT STYLE SIGN TO BE LOCATED AT PROJECT ENTRY POINTS AND SHALL BE IN ACCORDANCE WITH THE CHARLOTT LAND DEVELOPMENT STANDARDS MANUAL AND PER ORDINANCE.

7. LIGHTING

- a) ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE S (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- b) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 21 FEET FROM GRADE.
- c) ANY LIGHTING FIXTURES ATTACHED TO PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

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 SHALL, UNLESS AMENDED IN THI MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPO AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSOF IN INTEREST OR ASSIGNS.

9. CDOT NOTES

- a. ALL PUBLIC ROADWAY IMPROVEMENTS SHALL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THE RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITH THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- b. THERE SHALL BE A 50' (MINIMUM) DEDICATED RIGHT-OF-WAY FROM THE ROCKY RIVER ROAD CENTERLINE.
- c. THERE SHALL BE A 35' (MINIMUM) DEDICATED RIGHT-OF-WAY FROM THE JOHN RUSSEL ROAD CENTERLINE.
- d. A 100' RIGHT TURN LANE SHALL BE PROVIDED AT THE SITES ACCESS ON ROCKY RIVER ROAD.
- e. BICYCLE FACILITIES SHALL BE INSTALLED IN THE FORM OF CU AND GUTTER 35' FROM THE ROCKY ROAD CENTERLINE.
- f. AN 8 FT. PLANTING STRIP AND 6 FT. SIDEWALK SHALL BE INSTALLED ALONG ROCKY RIVER ROAD. THE PROPOSED SIDEWALK SHALL TIE INTO THE EXISTING SIDEWALK WEST OF THE SITE.
- g. ACCESSIBILITY RAMPS AND CROSSWALKS SHALL BE INSTALL AT THE JOHN RUSSEL ROAD INTERSECTION.
- h. A 12 FT. MULTI-USE PATH FOR PEDESTRIAN AND BICYCLE FACILITIES SHALL BE INSTALLED ALONG THE JOHN RUSSEL ROAD FRONTAGE.
- i. PEDESTRIAN SIGNAL EQUIPMENT AT THE JOHN RUSSEL ROAD

	AND ROCKY RIVER ROAD INTERSECTION SHALL BE UPGRADED, INCLUDING APS INSTALLATION AND THE RELOCATION OF PEDESTRIAN SIGNALS OFF EXISTING WOOD POLES.
GS	j. A 12 FT. MULTI-USE PATH SHALL BE INSTALLED FROM LUPINE COURT TO YAUPON ROAD.
	k. ALL OFFSITE ROAD IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE SUSCEPTIBLE TO CHANGE UPON DOT COORDINATION AND PLAN REVIEW DURING THE DESIGN PHASE.
	10. DRAINAGE/STORMWATER MANAGEMENT
ENT O	b. STREAM/WETLAND SURVEY REQUIRED PRIOR TO APPROVAL OF CIVIL SITE PLAN TO ENSURE ACCURATE DELINEATION OF TOP-OF-BANK/STREAM BUFFERS/CREEK PATH AND
T ER	IDENTIFICATION OF ANY PROTECTED WETLANDS THAT MAY BE ON THE SITE.
ITY	11. FIRE REQUIREMENTS
	 a. FIRE DEPARTMENT ACCESS ROAD INCLUDING ALLEY'S SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS. b. TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
	c. ALL BUILDINGS ON SITE SHALL BE SPRINKLERED WITH 13D SPRINKLER SYSTEM. PER IFC APPENDIX D107 EXCEPTION 1,
ND	PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC). (FOR NON-SPRINKLED BUILDINGS. FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTION OF BUILDING. THIS REQUIREMENT CANNOT BE MET FOR BUILDING A,
	D, H & P.) d. FOR SPRINKLED BUILDINGS. FIRE DEPARTMENT MUST BE ABLE
	TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING. e. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL
Ē	f. BUILDINGS SHALL BE SINGLE-STORY. (FOR MULTI-FAMILY
	PROVIDE NUMBER OF STORIES, SQUARE FOOTAGE OF EACH FLOOR AND TYPE OF CONSTRUCTION.)
	g. FOR TOWNHOMES: ISO NEEDED FIRE FLOW TOWNHOMES: g.a. TOWNHOMES NOT EXCEEDING 2 STORIES IN HEIGHT, THE
SITE	REQUIRED FIRE FLOW IS 1500 GPMS g.b. TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF 2500 SQ. FT. OR LESS, THE REQUIRED FIRE FLOW IS 1750 GPMS
SO	g.c. TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2500 SQ. FT, THE REQUIRED FIRE FLOW IS 2000 GPMS
	12. EXISTING TREES a. THE PROPERTY OWNER SHALL INCLUDE IN THE TREE SURVEY
6	ALL EXISTING TREES OF TWO-INCH DBH OR GREATER WHICH HE/SHE PROPOSES TO SATISFY THESE PLANTING REQUIREMENTS.
	b. ONLY HEALTHY TREES AND THOSE THAT HAVE BEEN PROTECTED DURING THE ENTIRE DEVELOPMENT PERIOD,
	BEGINNING PRIOR TO THE COMMENCEMENT OF SITE WORK AND CONTINUING THROUGH TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH APPROVED TREE
E ON	c. IF THE MINIMUM PROTECTION STANDARDS ARE NOT MET, OR IF TREES ARE OBSERVED BY THE CITY TO BE INJURED OR THREATENED, IT MAY BE DEEMED INELIGIBLE FOR MEETING
RS	THESE REQUIREMENTS. THE CITY SHALL HAVE THE AUTHORITY TO MODIFY THE PLANTING REQUIREMENTS OF THIS SUBSECTION TO PRESERVE EXISTING TREES.
	13. GENERAL TREE SAVE REQUIREMENTS
0	a. TREE SAVE AREAS SHALL BE FREE OF INVASIVE PLANT SPECIES UNLESS APPROVED OTHERWISE BY THE CITY. IF AN AREA
IR	PROPOSED FOR TREE SAVE CONTAINS INVASIVE PLANT SPECIES AT THE TIME OF SUCH PROPOSAL, SUCH INVASIVE PLANT SPECIES SHALL BE REMOVED PRIOR TO THE ISSUANCE OF FINAL
	CERTIFICATE OF OCCUPANCY FOR COMMERCIAL AND MULTI-FAMILY PROPERTIES OR AT FINAL PLAT APPROVAL FOR SUBDIVISIONS. INVASIVE PLANT SPECIES ARE CONSIDERED
lIN OF	REMOVED IF THEY ARE NO LONGER LIVING IN THE TREE CANOPY. SUBSEQUENT PROPERTY OWNERS ARE REQUIRED TO MAINTAIN THIS CONDITION FOR COMPLIANCE WITH THE CHAPTER.
	b. TREE REMOVAL IN A TREE SAVE AREA SHALL REQUIRE A PERMIT FROM THE CITY PURSUANT TO SECTION 21-63 AND MAY REQUIRE MITIGATION. INVASIVE PLANT SPECIES AND HAZARDOUS TREES MAY BE REMOVED WITHOUT CITY APPROVAL.
	c. PURSUANT TO THE TREE ORDINANCE GUIDELINES, ANY ALTERATIONS TO THE TREE SAVE AREA SHALL BE
JRB	ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT AND MADE OF ORGANIC, ENVIRONMENTALLY FRIENDLY MATERIALS, UNLESS APPROVED OTHERWISE BY THE CITY.
:	d. ANY TREE SAVE AREA LESS THAN 30 FEET IN WIDTH SHALL HAVE BOUNDARY AND PROPERTY LINES DELINEATED ON SITE BY A SURVEYOR PRIOR TO THE FIRST SUBMITTAL OF PLANS.
ED	e. NO STRUCTURE SHALL BE ALLOWED WITHIN TEN FEET OF THE TREE SAVE AREA. A BUILDING RESTRICTION SHALL BE NOTED
	ON THE RECORD PLAT IN ACCORDANCE WITH THE TREE ORDINANCE GUIDELINES. FOR URBAN ZONES THE TEN-FOOT BUILDING RESTRICTION MAY BE COUNTED TOWARD THE TREE
)	SAVE AREA REQUIREMENT AS LONG AS THIS AREA CONTINUOUSLY AND DIRECTLY ABUTS A TREE SAVE AREA, AND REMAINS PERVIOUS. HOWEVER, REGULATORY TREES SHALL

NOT BE PLANTED WITHIN THIS TEN-FOOT AREA

- f. TREE SAVE AREAS MAY INCLUDE MECKLENBURG COUNTY PARK AND RECREATION GREENWAYS, TRAIL PLACEMENT SHALL BE COORDINATED WITH THE CITY SO THAT THE EFFECTIVE TREE SAVE AREA REQUIRED IS MAINTAINED
- g. TREE SAVE AREAS ON COMMERCIAL PROPERTIES MAY INCLUDE EXISTING TREE CANOPY WHICH OVERHANGS EXISTING UNDERGROUND UTILITY EASEMENTS BASED UPON ADHERENCE TO THE TREE ORDINANCE GUIDELINES AND APPROVAL BY THE CITY.
- h. ON COMMERCIAL PROPERTIES IN CASES WHERE NO OTHER VIABLE TREE SAVE AREAS EXIST AND BASED UPON ADHERENCE TO THE TREE ORDINANCE GUIDELINES AND APPROVAL BY THE CITY, TREE SAVE AREAS MAY INCLUDE THE PLANTING OF SMALL MATURING TREES IN ACCORDANCE WITH DUKE ENERGY'S, OR ITS SUCCESSOR'S, APPROVED PLANTING LIST AND WITHIN 20 FEET OF THE CENTERLINE OF POWER DISTRIBUTION EASEMENTS THAT ARE ACCESSIBLE FOR MAINTENANCE BY MECHANICAL EQUIPMENT.

14. TREE SAVE AREA AND TREE PROTECTION ZONE REQUIREMENTS FOR COMMERCIAL DEVELOPMENT

- a. A MINIMUM OF 15 PERCENT OF THE OVERALL COMMERCIAL SITE SHALL BE PRESERVED AS TREE SAVE AREA (HEREINAFTER FOR PURPOSES OF THIS SECTION, "COMMERCIAL TREE SAVE AREA"). IF LESS THAN 15 PERCENT OF THE SITE HAS EXISTING TREES, ADDITIONAL TREES SHALL BE PLANTED AT A RATE OF 36 TREES PER ACRE TO MEET THE COMMERCIAL TREE SAVE AREA REQUIREMENT. IN THE EVENT ANY AREA OF THE COMMERCIAL TREE SAVE AREA CANNOT BE PROTECTED, TREE SAVE AREA SHALL BE PROVIDED AT 150 PERCENT OF THE AREA REMOVED. REPLACEMENT TREES SHALL BE PLANTED AT 36 TREES PER ACRE. ADDITIONS TO EXISTING SITES THAT MEET THE CRITERIA IN SUBSECTION 21-4(2) SHALL PROTECT ALL TREES OF EIGHT-INCH DBH OR GREATER WITHIN THE TREE PROTECTION ZONE OR MAINTAIN EXISTING TREE SAVE AREAS FOR SITES DEVELOPED IN ACCORDANCE WITH THE EFFECTIVE DATE OF THE ORDINANCE FROM WHICH THIS CHAPTER DERIVES.
- b. IN ALL CASES, ANY PERIMETER TREE AND PARKING AREA PLANTING REQUIREMENTS SHALL STILL BE MET IN ACCORDANCE WITH SECTION 21-96.

15. STREETSCAPE AND LANDSCAPING

- a) THE PETITIONER SHALL PROVIDE AN 8' PLANTING STRIP ALONG THE PUBLIC ROW AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b) ENTRY FEATURES WITH LANDSCAPING AND PROJECT IDENTITY SIGNAGE SHALL BE PROVIDED AT MAIN ENTRY POINT ALONG ROCKY RIVER ROAD AT THE DEVELOPER'S DISCRETION.
- c) BUFFER AND/OR FOUNDATION PLANTINGS SHALL BE PROVIDED WHERE BUILDINGS FRONT JOHN RUSSELL RD. AND ROCKY RIVER RD.

16. INTERNAL PLANTING REQUIREMENTS

a. PLANTING AREAS

a.a. SUBURBAN COMMERCIAL ZONES. WHENEVER THE IMPERVIOUS COVER EXCEEDS 10,000 SQUARE FEET, A PLANTING AREA EQUAL TO TEN PERCENT OF THE TOTAL IMPERVIOUS SURFACE SHALL BE PROVIDED FOR LANDSCAPE PURPOSES AND TREE PLANTING. INTERNAL TREE PLANTING IS REQUIRED AT THE RATE OF ONE LARGE MATURING SHADE TREE PER 10,000 SQUARE FEET OF IMPERVIOUS COVER OR FRACTION THEREOF. THIS PLANTING AREA SHALL BE LOCATED ON PRIVATE PROPERTY AND SHALL BE IN ADDITION TO ANY PERIMETER PLANTING AND TREE SAVE AREA REQUIREMENTS.

b. PARKING AREAS

- b.a. TREES SHALL BE PLANTED SO THAT EACH PARKING SPACE IS NO MORE THAN 40 FEET FROM A TREE TRUNK, UNLESS THE PARKING LOT HAS CONTINUOUS ISLANDS RUNNING THE LENGTH OF THE PARKING LOT WITH MINIMUM EIGHT FEET WIDTH; THEN THE REQUIREMENT SHALL INCREASE TO 60 FEET FROM A TREE TRUNK.
- b.b. SEVENTY-FIVE PERCENT OF THE TREES PLANTED SHALL BE LARGE MATURING SHADE TREES EXCEPT AS PROVIDED IN SUBSECTION (G)(2)A.4. MINIMUM PLANTING AREA PER TREE SHALL BE 274 SQUARE FEET WITH A MINIMUM WIDTH OF EIGHT FEET. THE ENTIRE PLANTING AREA SHALL CONTAIN AMENDED ON-SITE SOIL OR A SOIL MIX, AS SPECIFIED IN THE TREE ORDINANCE GUIDELINES, TO A DEPTH OF 18 INCHES.
- b.c. WHERE SMALL MATURING SHADE TREES ARE USED, THE MINIMUM PLANTING AREA SHALL BE 200 SQUARE FEET, WITH A MINIMUM WIDTH OF EIGHT FEET. THE ENTIRE PLANTING AREA MUST CONTAIN AMENDED ON-SITE SOIL OR A SOIL MIX, AS SPECIFIED IN THE TREE ORDINANCE GUIDELINES. TO A DEPTH OF 18 INCHES. SMALL MATURING SHADE TREES MAY BE PLANTED WHERE OVERHEAD POWER DISTRIBUTION LINES WOULD INTERFERE WITH NORMAL GROWTH (NORMALLY WITHIN 25 FEET OF OVERHEAD POWER DISTRIBUTION LINES OR WITHIN THE DUKE POWER RIGHT-OF-WAY FOR OVERHEAD TRANSMISSION LINES).

17. PERIMETER PLANTING REQUIREMENTS

a. SUBURBAN COMMERCIAL ZONES. A CONTINUOUS PERIMETER PLANTING STRIP, LOCATED IN THE PUBLIC RIGHT-OF-WAY

BETWEEN THE CURB AND SIDEWALK OR ON PRIVATE PROPERTY ABUTTING THE PUBLIC RIGHT-OF-WAY, WITH A MINIMUM WIDTH OF EIGHT FEET, SHALL BE REQUIRED. IF LARGE MATURING TREES ARE PLANTED, EACH TREE SHALL HAVE A MINIMUM TWO-INCH CALIPER. ONE SUCH TREE SHALL BE PLANTED FOR EVERY 40 FEET OF FRONTAGE OR FRACTION THEREOF. IF SMALL MATURING TREES ARE PLANTED. THE SAME CONDITIONS APPLY. BUT THE INCREMENT DROPS TO 30 FEET.

18. TREE PLANTING REQUIREMENTS

- a. TREE PLANTING PLAN. ALL APPLICATIONS FOR BUILDING PERMITS OR LAND USE PERMITS SHALL INCLUDE A TREE PLANTING PLAN. THE TREE PLANTING PLAN SHALL BE SUBMITTED IN WRITTEN/DESIGN FORM AND SHALL CONFORM TO THE GENERAL PROVISIONS OF THIS SECTION AND ALL SPECIFICATIONS SET OUT IN THE APPLICABLE TREE ORDINANCE GUIDELINES AS ISSUED BY THE CITY.
- b. TREE AND SOIL SPECIFICATIONS. ALL TREES PLANTED PURSUANT TO THIS ARTICLE SHALL BE PLANTED IN AMENDED SOILS AS SPECIFIED IN THE TREE ORDINANCE GUIDELINES. THE TREES ALSO SHALL BE FROM AN APPROVED LIST SUPPLIED BY THE CITY. TREES NOT ON THE LIST MAY BE APPROVED BY THE CITY ON A CASE-BY-CASE BASIS. WHERE TREES ARE SPECIFIED TO BE TWO-INCH CALIPER, THE MINIMUM HEIGHT SHALL BE EIGHT FEET. IF A MULTI-STEM TREE IS USED, IT MUST HAVE THREE TO FIVE STEMS AND BE EIGHT TO TEN FEET TALL AT THE TIME OF PLANTING. WHERE THREE-INCH CALIPER TREES ARE SPECIFIED, THE MINIMUM HEIGHT SHALL BE TEN FEET TALL, AND MULTI-STEM TREES SHALL BE TEN TO 12 FEET TALL. ALL TREES MUST COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK. PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- c. A MINIMUM OF 50 PERCENT OF NEW TREES SHALL BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
- d. SITE LIGHTING SHALL BE A MINIMUM 30 FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING SHALL BE A MINIMUM OF 15 FEET AWAY FROM A TREE. UNLESS APPROVED OTHERWISE BY THE CITY.

Know what's **below**. Call before you dig ALWAYS CALL 811 It's fast. It's free. It's the law, **ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL** THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGEN REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY:

> CHECKED BY: DATE: CAD I.D.: PROJECT: **REZONING PLANS RPZ 21-089** - FOR -----

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REVISIONS

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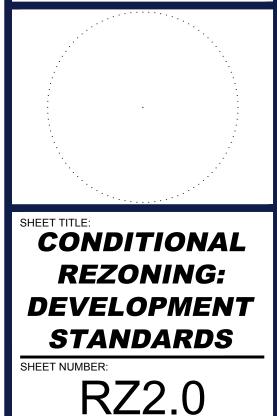
3/22/2021

REDWOOD ROCKY RIVER

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ORG. DATE - 3/22/2021