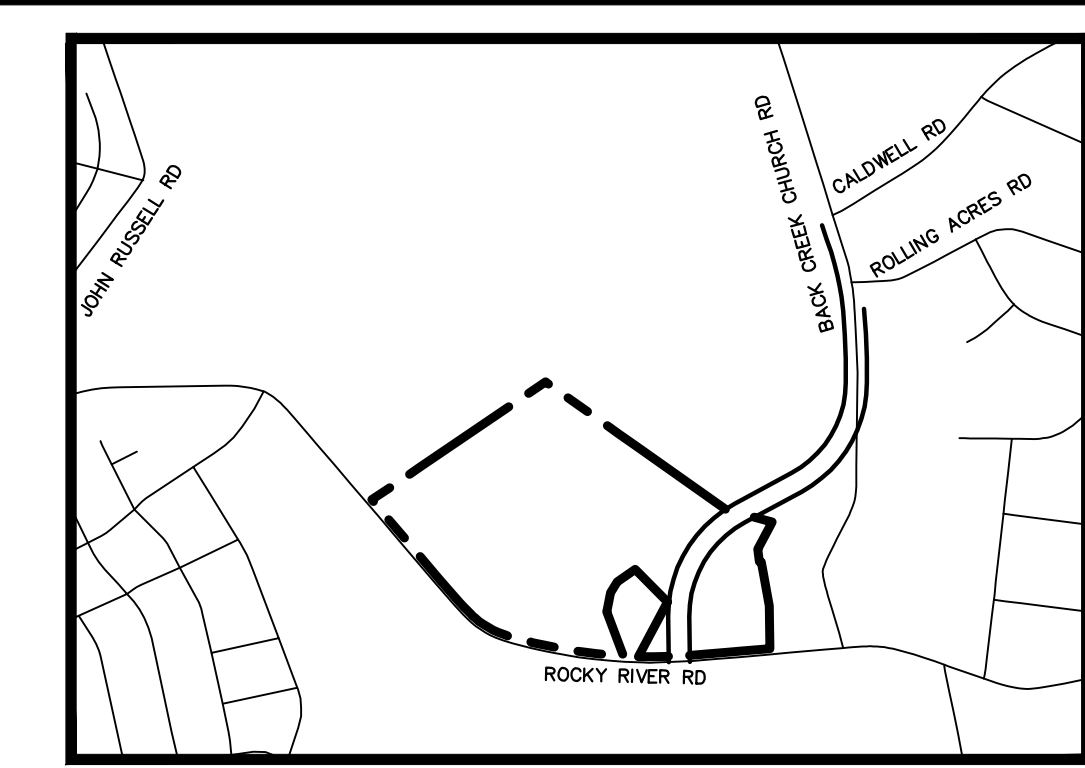
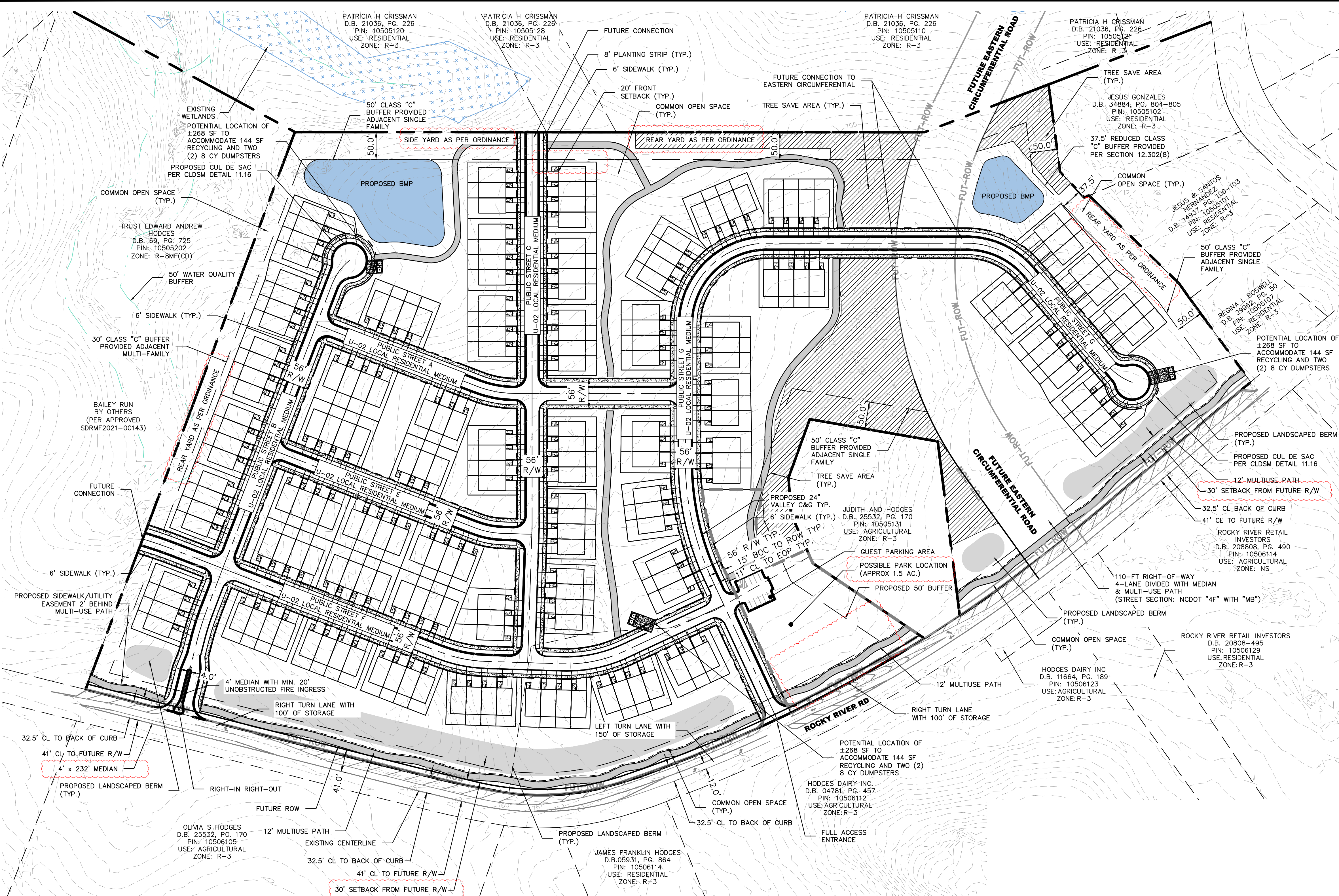


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VICINITY MAP
NOT TO SCALE

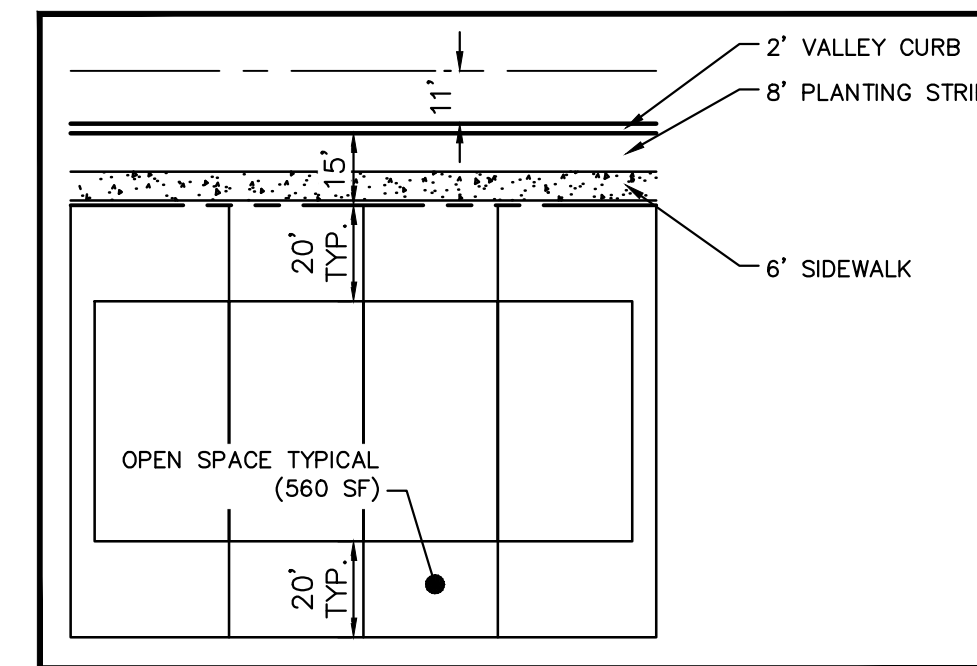
SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL ID:	105-051-03
LAND USE:	ATTACHED RESIDENTIAL
TOTAL SITE AREA:	±42.46 ACRES
TOTAL LOT AREA:	±12.32 ACRES
TOTAL PROPOSED CDOT R.O.W. AREA:	±7.45 ACRES
TOTAL FUTURE NCDOT R.O.W. AREA:	±2.05 ACRES
TOTAL TREE SAVE REQUIRED:	MIN 15%
TOTAL TREE SAVE & REPLANTED:	MIN 15% PER ORDINANCE
TOTAL DISTURBED AREA:	±35.69 ACRES
TOTAL ALLOWED UNITS:	UP TO 200 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS

ZONING DATA:	
FEMA FLOOD PANEL:	3710459500K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN-SOUTHEAST
ZONING DISTRICT:	CURRENT: R-3 PROPOSED: R-8MF(CD)

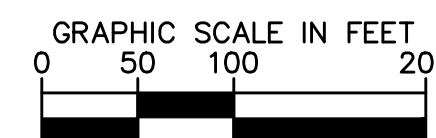
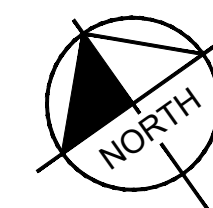
ZONING STANDARDS	
MAX. BUILDING HEIGHT:	PER ORDINANCE
MIN. BUILDING SEPARATION:	16'
MAXIMUM ALLOWABLE DENSITY:	8.0 DUA
PROPOSED DENSITY:	4.71 DUA
SETBACK ALONG ROCKY RIVER ROAD:	30'
SETBACK ALONG LOCAL STREETS:	27'
SETBACK ALONG EASTERN CIRCUMFERENTIAL ROAD:	CONTACT STAFF AT TIME OF SITE PLAN SUBMITTAL
FRONT SETBACK:	MIN. 15' AS PER SECTION 9.303(19)(f)
ALL GARAGES TO BE 20' MIN. SETBACK AS PER ORDINANCE STANDS.	
REAR YARD:	MIN. 40'
50' IF ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND	
SIDE YARD:	MIN. 10'
20' IF ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND	
COMMON OPEN SPACE:	50% MIN.
REQUIRED:	
PROVIDED:	WILL MEET ORDINANCE REQUIREMENTS
BUFFERS	
50' CLASS C BUFFER ADJ. TO SINGLE-FAMILY	
REDUCED TO 37.5' AS PER ORDINANCE WHERE NOTED	
30' CLASS C BUFFER ADJ. TO MULTI-FAMILY	

- FUT-ROW - FUTURE R/W LINE
- PROPERTY LINE/ REZONING BOUNDARY
- COMMON OPEN SPACE
- TREE SAVE
- LANDSCAPED BERM
- EXISTING WETLAND

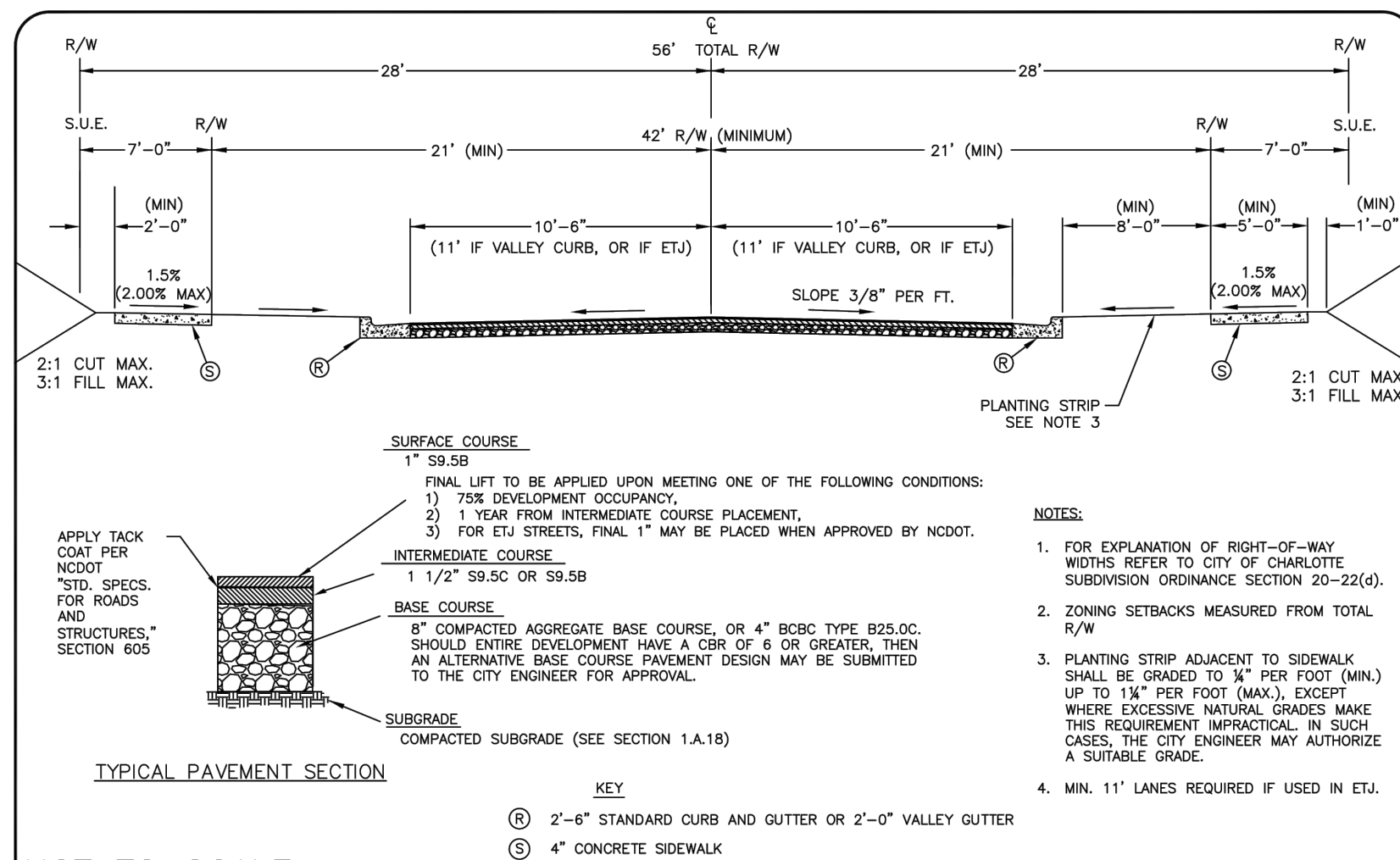


TYPICAL SUBLOT DETAIL
1"=40'

BUILDING WIDTH TO BE DETERMINED AT TIME OF
SITE PLAN SUBMITTAL



Know what's below.
Call before you dig.



TYPICAL PAVEMENT SECTION

NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION

STD. NO. 19
U-02 19

Kimley»Horn

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WWW.KIMLEY-HORN.COM
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REZONING PETITION
RZP-2022-175

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
014242003	06/01/2023	AS SHOWN	AUG	COA	JEH

REZONING PLAN

HODGES FAMILY
PROPERTY
PREPARED FOR
ROCKY RIVER HOLDINGS, LLC
CHARLOTTE

SHEET NUMBER

RZ-01

