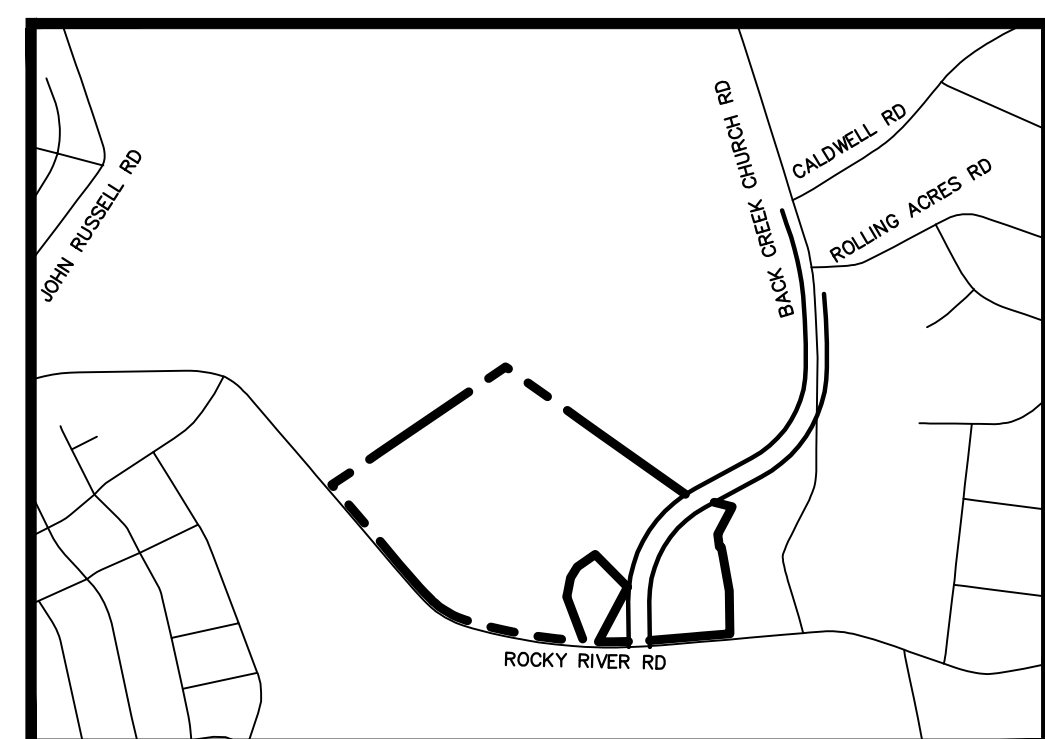
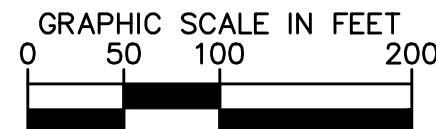
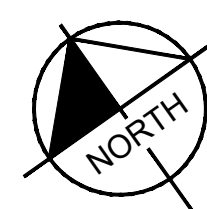


TYPICAL BUILDING DETAIL  
1"=40'



SITE DATA TABLE	
<b>DEVELOPMENT DATA:</b>	
TAX PARCEL ID:	105-051-03
LAND USE:	SINGLE-FAMILY
ATTACHED RESIDENTIAL	
TOTAL SITE AREA:	138.25 ACRES
TOTAL LOT AREA:	112.32 ACRES
TOTAL PROPOSED CDDOT R.O.W. AREA:	17.45 ACRES
TOTAL FUTURE NCDOT R.O.W. AREA:	12.05 ACRES
TOTAL TREE SAVE REQUIRED: MIN. 10% PER ORDINANCE	
TOTAL TREE SAVE & REPLANTED	
TREE AREA PROVIDED:	PER ORDINANCE
TOTAL DISTURBED AREA:	±35.69 ACRES
TOTAL NUMBER OF LOTS	194
<b>ZONING DATA:</b>	
FEMA FLOOD PANEL:	3710459500K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN-SOUTHEAST
ZONING DISTRICT:	CURRENT: R-C PROPOSED: R-8(CD)
<b>ZONING STANDARDS</b>	
MAX. BUILDING HEIGHT	PER ORDINANCE
PROPOSED DENSITY:	5.07 DUA
FRONT SETBACK:	MIN. 17'
SIDE YARD:	MIN. 5'
REAR YARD:	MIN. 20'
USEABLE COMMON OPEN SPACE:	
PROVIDED:	MIN. 3.83 AC (10%)
REQUIRED:	3.83 AC (10%)

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



Know what's below.  
Call before you dig.

[illegible]



Plotted By:Gensner, Andrew Date:August 26, 2022 08:45:42am File Path: \\Kimley-Horn.com\\SE\_CHL\\CHL\_FRA\\014242\_Gvest Capital\\003 Hodges Family Property\\02 - DWG\\PlanSheets\\RZ-01-Rezoning\_Plan.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DEVELOPMENT DATA:

- ACREAGE: ±38.25 AC
- TAX PARCELS: 105-051-03
- EXISTING ZONING: R-3
- PROPOSED ZONING: R-8(CD)
- EXISTING USES: SINGLE-FAMILY ATTACHED RESIDENTIAL
- PROPOSED USES: UP TO ONE HUNDRED AND NINETY-FOUR (194) SINGLE-FAMILY ATTACHED (TRIPLEX & QUADRAPLEX) DWELLING UNITS
- MAXIMUM HEIGHT: PER ORDINANCE

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ROCKY RIVER HOLDINGS, LLC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TRIPLEX AND QUADRAPLEX) RESIDENTIAL COMMUNITY OF THAT APPROXIMATELY 38.25-ACRE SITE LOCATED ALONG ROCKY RIVER ROAD, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 105-05-03.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE")
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR THE THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF ONE HUNDRED AND NINETY-FOUR (194) SINGLE-FAMILY ATTACHED (TRIPLEX AND QUADRAPLEX) DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED BY-RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE R-8 ZONING DISTRICT.

III. TRANSPORTATION

1. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS AND ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL DRIVE AND/OR ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
2. PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND TWELVE (12) FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE OF ROCKY RIVER ROAD.
3. THE PETITIONER SHALL DEDICATE ALL NECESSARY RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S 50TH BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
4. THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S 50TH BUILDING CERTIFICATE OF OCCUPANCY OR AS OTHERWISE PHASED.
5. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT THE THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR 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 WITHIN THE BROAD CENTRAL MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

IV. ARCHITECTURAL STANDARDS

1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDIPLANK") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
2. PROHIBITED EXTERIOR BUILDING MATERIALS:
  - (I) VINYL SIDING, EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS OR DOOR TRIM, AND
  - (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

3. WALKWAYS OR DRIVEWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC OR PRIVATE STREETS.

4. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF FOUR (4) UNITS PER BUILDING (QUADRAPLEX) OR FEWER.

5. GARAGE DOORS VISIBLE FROM PUBLIC STREETS, IF APPLICABLE, SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.

V. OPEN SPACE

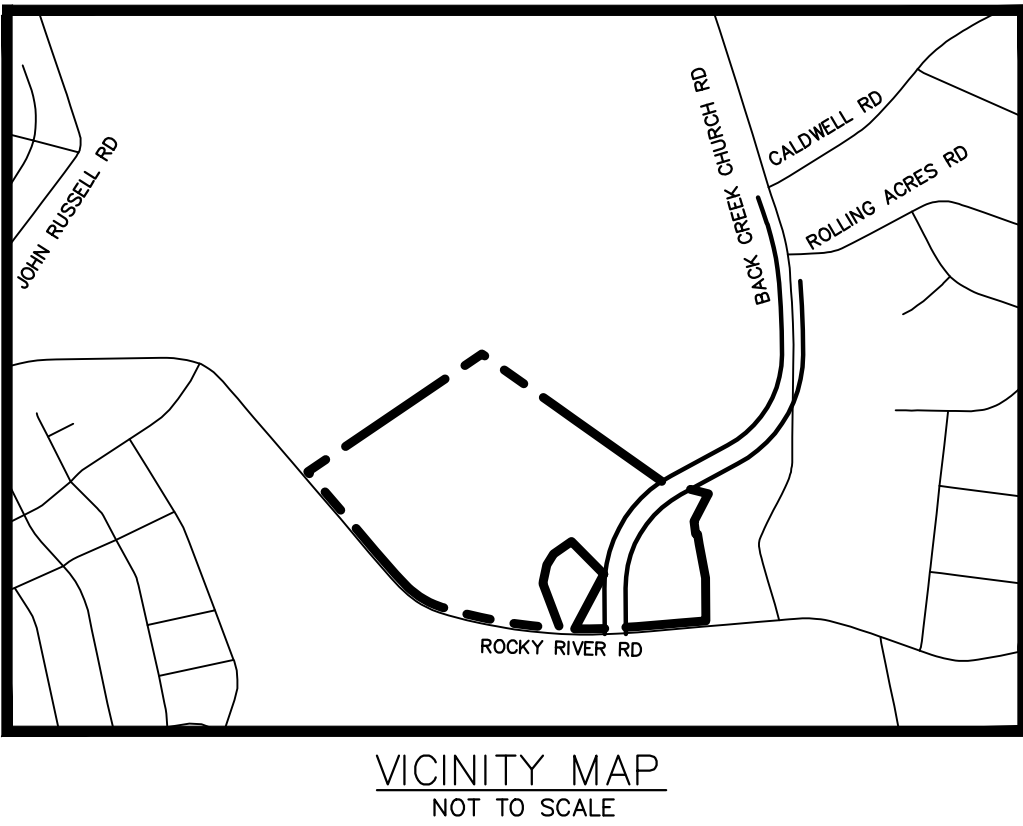
1. THE PETITIONER SHALL PROVIDE A FOUR (4) FOOT MINIMUM BERM ALONG ROCKY RIVER ROAD AS ILLUSTRATED ON THE REZONING PLAN. THE BERM SHALL BE STABILIZED AND LANDSCAPED TO PREVENT EROSION USING REASONABLE BEST PRACTICES.

VI. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS 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.
2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OF THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



SHEET NUMBER		REVISIONS		BY
RZ-01				DATE
HODGES FAMILY PROPERTY				
PREPARED FOR				
GVEST CAPITAL PARTNERS, LLC				
CHARLOTTE				
NC				
KHA PROJECT				
014242003				
DATE				
8/26/2022				
SCALE AS SHOWN				
DESIGNED BY: AJG				
DRAWN BY: QDX				
CHECKED BY: JEH				
REZONING PLAN				
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