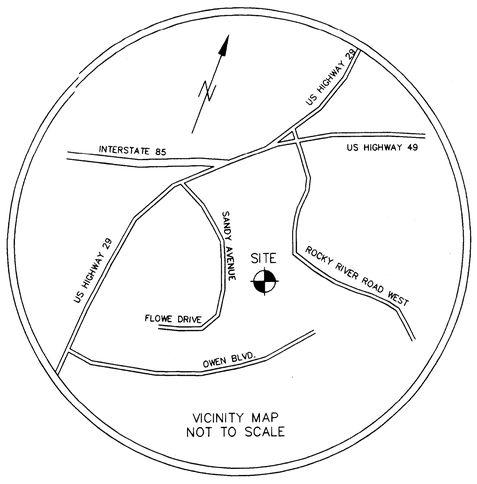
APPROVED BY CITY COUNCIL
DATE 9-23-98

049 181 01
049 141 20PO



VICINITY MAP
NOT TO SCALE

NOW OR FORMERLY
CHARLOTTE FRIENDS MEETING
7204-061

AUTUMNWOOD III
MB: 21-264

DOUGHERTY DRIVE 40' PUBLIC R/W

182 181 180 179 178 177 176 175 174 173
183
184 185 186 196 197 198 199 200 201 202 203 204

SR #2840
ROCKY RIVER ROAD WEST

OMUD SAN.SEW. R/W (WIDTH VARIES)

15' OMUD SAN.SEW.

UNDISTURBED
COMMON OPEN SPACE

FLOWE DRIVE
60' PUBLIC R/W

52 53 72 73 74 75 75A 76

MECKLENBURG ACRES
MB: 7-477

SANDY AVENUE

NOW OR FORMERLY
N.V. HAWKINS &
DEVA M. HAWKINS
3169-579

NOW OR FORMERLY
DOUGLAS DEVELOPMENT CO.
4796-697

NOW OR FORMERLY
ELBERT ASSOC.
5909-840

NOW OR FORMERLY
BERKLEY COMPANY
A N. C. GENERAL PARTNERSHIP(16.667%)
CHARLES J. HENDERSON & ASSOCIATES
A N. C. LIMITED PARTNERSHIP(16.667%)
ESTATE OF KATHLEEN R. YOUNG(32.703%)
JOHN B. YOUNG(33.963%)
5926-853

NCGS TRAVERSE STATION "ROCKY"
N 565,168.747
E 1,475,749.551
(NAD 83)

S45°13'27"W
2716.41'

N86°15'06"W
1935.56'

LANDMARK TIE

NCGS TRAVERSE STATION "FAIR"
N 563,285.522
E 1,473,792.213
(NAD 83)

BEARINGS BASED ON RECORD PLAT OF AUTUMNWOOD III
MB: 21-264 RECORDED ON 2-25-86

- THE SCHEMATIC SITE PLAN IS INTENDED TO REFLECT A GENERAL PATTERN OF DEVELOPMENT BUT MAY BE ALTERED OR MODIFIED WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION	BY

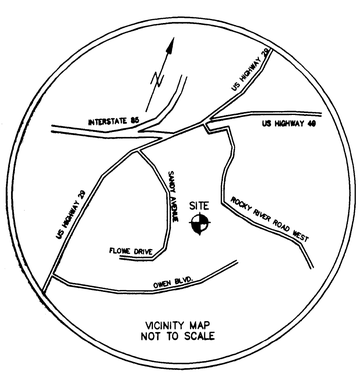
SHEET TITLE
SCHEMATIC SITE PLAN 98-03

PROJECT
ROCKY RIVER ROAD WEST
CRAB ORCHARD TWSP., MECK. CO., NC
FOR: LANDCRAFT PROPERTIES INC.

PROJECT NO.
SCALE 1" = 100'
DATE 4/06/98
DRAWN BY BTG
CHECKED BY MAH
DRAWING NO.
SHT OF SHTS

YARBROUGH - WILLIAMS & ASSOCIATES, INC.
PLANNING • SURVEYING • ENGINEERING
730 WINDSOR OAK COURT CHARLOTTE, NC 28273
(704) 556-1990

V:\MG2\LANDCRAFT\ROCKYRIV\BASE.dwg Mon Jul 20 13:06:32 1998 FAB



VICINITY MAP
NOT TO SCALE

NOW OR FORMERLY
CHARLOTTE FRIENDS MEETING
7204-061

AUTUMNWOOD III
MB: 21-264

DOUGHERTY DRIVE 40' PUBLIC R/W

182 181 180 179 178 177 176 175 174 173
183
184 185 186 196 197 198 199 200 201 202 203 204

S43°25'51"W 832.69'

S29°02'20"W 1224.84'

R=330.53'
CHORD
S42°40'41"E
74.44'

S31°08'36"E 219.95'

S38°12'45"E 116.70'

S46°37'45"E 267.70'

S57°53'E 57.53'

S52°17'45"E 159.10'

S12°35'38"E 47.12'

PROPOSED 30' UNDISTURBED
COMMON OPEN SPACE

PROPOSED 30' UNDISTURBED
COMMON OPEN SPACE

UNDISTURBED
COMMON OPEN SPACE

PROPOSED STREET ACCESS POINTS TO ROCKY RIVER ROAD WILL BE LIMITED TO TWO. THE SIZE, LOCATION, AND REQUIRED IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGANCY. ROCKY RIVER ROAD WEST WILL BE IMPROVED TO COLLECTOR ROAD STANDARDS.

PROPOSED UNDISTURBED COMMON OPEN SPACE WILL BE MAINTAINED ADJACENT TO THE REQUIRED DEDICATED R/W ALONG ROCKY RIVER ROAD AND ADJACENT TO THE EXTERIOR PROPERTY BOUNDARIES AS SHOWN. DISTURBANCES WITHIN ANY OF THE UNDISTURBED COMMON OPEN SPACE WILL BE ALLOWED FOR STREET ENTRANCES, UTILITY ACCESS, AND OTHER REGULATORY REQUIREMENTS AND SHALL OCCUR AS NEAR TO PERPENDICULAR IN THE COMMON OPEN SPACE AS POSSIBLE. THINNING OF TREES LESS THAN 2 INCH IN CALIBER WILL BE ALLOWED.

SR #2840
ROCKY RIVER ROAD WEST

15' OMUD SAN.SEW.

CL EXIST CREEK

UNDISTURBED
COMMON OPEN SPACE

S12°35'38"E 47.12'

S29°07'39"W 376.32'

S28°53'02"W 503.47'

FENCE CROSSES PROPERTY LINE

S28°41'28"W 440.25'

S47°31'47"W 466.15'

- TOTAL SITE 41.7 ACRES (INCLUDES R/W OF ROCKY RIVER ROAD WEST)
- EXISTING ZONING: R-3 AND B-2(CD)
- PROPOSED ZONING: R-6(CD) WITH A MAXIMUM OF 166 LOTS
- SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE PUBLIC STREET IN ACCORDAINCE WITH CITY OF CHARLOTTE STANDARDS.
- THE PUBLIC ROADWAYS WITHIN THE SITE WILL BE INTERCONNECTED TO ALLOW ACCESS TO ALL 3 EXITS.
- MIN. LOT WIDTH SHALL ACCOMMODATE A 50' WIDE HOUSE.
- THE COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMIE OWNERS ASSOCIATION.
- ALL CLEARING LIMITS WILL BE FLAGGED PRIOR TO CONSTRUCTION TO MINIMIZE ACCIDENTAL TREE REMOVAL.
- LAND ON THE ROCKY RIVER ROAD SIDE OF THE CMUD SANITARY SEWER R/W CLOSEST TO ROCKY RIVER ROAD UP TO 20' WIDE MAY BE INCLUDED IN LOTS RATHER THAN IN COMMON OPEN SPACE BUT WILL BE PRESERVED IN AN UNDISTURBED CONDITION.
- ALL BUILDINGS WILL BE SET BACK AT LEAST 30' FROM ANY UNDISTURBED COMMON OPEN SPACE EXCEPT ALONG ROCKY RIVER ROAD.
- A COMMON OPEN SPACE OF AT LEAST 30,000 SQUARE FEET WILL BE PROVIDED NEAR THE CENTER OF THE PROPERTY AS A COMMON PASSIVE PARK. IN THIS AREA TREES OF 12" CALIBER OR GREATER WILL BE PRESERVED, EXCEPT AT PARK EDGES WHERE ROAD GRADING MAY PRECLUDE SUCH PRESERVATION. BENCHES, PICNIC TABLES, OR SIMILAR OUTDOOR FURNITURE WILL BE PROVIDED.
- IF LOTS UTILIZE REVERSE FRONTAGE TO ROCKY RIVER ROAD, PLANTING EQUAL TO A CLASS "B" BUFFER WILL BE PROVIDED FOR VISUAL SCREENING.

UTILIZE THIS ACCESS TO SANDY AVENUE ONLY

PROPOSED 30' UNDISTURBED
COMMON OPEN SPACE

UNDISTURBED
COMMON OPEN SPACE

15' OMUD SAN.SEW.R/W

FLOWE DRIVE
60' PUBLIC R/W

52 53 72 73 74 75 76

S23°56'34"E

S23°09'34"E 331.57'

S74°15'30"W 125.19'

S15°18'49"E 59.16'

CHORD
S15°26'01"E
R=209.91'

MECKLENBURG ACRES
MB: 7-477

SANDY AVENUE
60' PUBLIC R/W

NOW OR FORMERLY
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4796-697

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(NAD 83)

GRID BEARING & DISTANCE
S45°12'40"W 2716.19'
GROUND BEARING & DISTANCE
S45°13'27"W 2715.08'

GRID BEARING & DISTANCE
N85°15'06"W 1932.25'
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N86°15'06"W 1935.56'

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N 563,285.522
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BEARINGS BASED ON RECORD PLAT OF AUTUMNWOOD III
MB: 21-264 RECORDED ON 2-25-86

NOTES

THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

GROUND DISTANCES ARE SHOWN TO CONVERT TO GRID DISTANCES APPLY COMBINED FACTOR OF 0.9998389.

PER NCDOT IN ALBEMARLE THE RIGHT-OF-WAY OF ROCKY RIVER ROAD IS THAT WHICH IS MAINTAINED BY THE STATE FROM BACK OF DITCH TO BACK OF DITCH.

THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE IN EXCESS OF 1:10000.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION	BY
7	7/20/98	PER CLIENT COMMENTS	FAB
6	7/02/98	PER CMPC STAFF COMMENTS	BTG
5	6/18/98	PER CMPC STAFF COMMENTS	BTG
4	5/26/98	PER CLIENT COMMENTS	BTG
3	5/14/98	PER CLIENT COMMENTS	BTG
2	4/28/98	PER CLIENT COMMENTS	BTG
1	4/21/98	PER CLIENT COMMENTS	BTG

SHEET TITLE "FOR PUBLIC HEARING"
CONDITIONAL SITE PLAN
REZONING PETITION # 98-03(c)

PROJECT
ROCKY RIVER ROAD WEST
CRAB ORCHARD TWSP., MECK. CO., NC
FOR: LANDCRAFT PROPERTIES, INC.

PROJECT NO.
SCALE 1"=100'
DATE 2/6/98
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