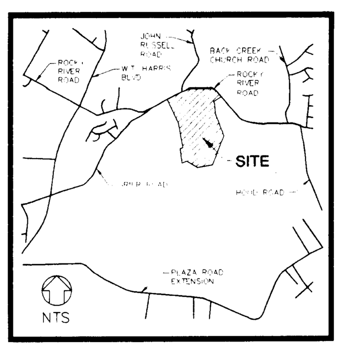
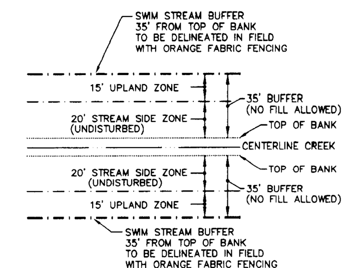




SWIM STREAM BUFFER DETAIL
NTS

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	250.68'	555.53	127.51'	248.56'	N 75°22'24" E	25°51'14"
C2	115.62'	306.61	58.51'	114.94'	S 80°17'00" E	21°36'22"
C3	78.16'	338.39	39.25'	77.98'	S 62°51'49" E	13°14'01"
C4	92.37	288.39	46.59	91.98	S 50°56'41" E	18°21'08"
C5	31.42	20.00	20.00	28.28	S12°05'21"W	90°00'00"
C6	159.36	536.00	80.27	158.78	N45°04'16"E	17°02'06"
C7	40.71	685.50	20.36	40.70	N34°51'08"E	03°24'10"
C8	43.70	30.00	26.76	39.94	S74°53'03"W	83°28'01"
C9	257.97	1050.00	129.64	257.32	N56°20'38"W	14°04'36"
C10	381.80	1050.00	193.03	379.70	N81°16'58"W	20°50'01"
C11	54.46	30.00	38.41	47.29	N18°51'27"W	104°01'01"
C12	56.90	614.50	28.47	56.88	N35°48'13"E	05°18'20"
C13	32.98	1012.00	16.49	32.98	S37°31'22"W	01°52'02"
C14	178.90	500.00	90.41	177.94	N46°50'21"E	20°29'59"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°24'23" E	64.81'
L2	S 54°47'30" W	54.28'
L3	N 88°54'48" E	166.73'
L4	N 61°52'18" E	84.76'
L5	S 65°21'11" W	20.00'
L6	N33°09'03"E	37.93
L7	N54°47'30"E	9.06
L8	N88°18'01"E	42.73
L9	N88°18'01"E	35.47
L10	N33°09'03"E	14.18
L12	N03°41'59"W	103.03
L11	N18°30'59"W	59.68

PETITIONER

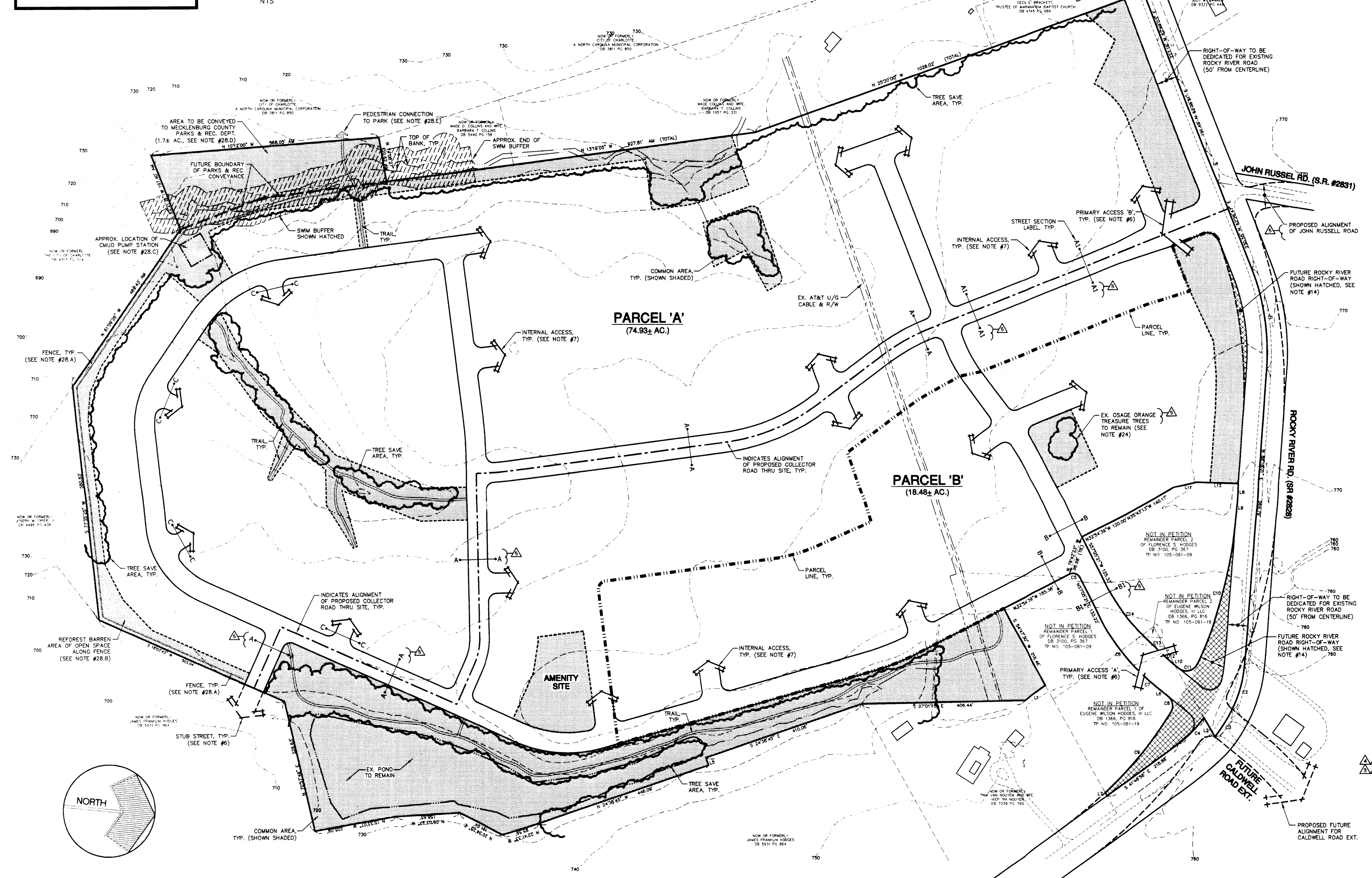
DEVELOPER:
CENTEX HOMES
5350 77 CENTER DRIVE, SUITE #100
CHARLOTTE, NC 28217

OWNERS:

TP NO: 105-061-09 (PARTIAL)
DB 3100, PG 367
FLORENCE S. HODGES
3425 ROCKY RIVER ROAD
CHARLOTTE, NC 28015

TP NO: 105-061-19 (PARTIAL)
DB 11366, PG 816
EUGENE WILSON HODGES, III, LLC
3800 BACK CREEK CHRUCH ROAD
CHARLOTTE, NC 28013

TP NO: 105-061-05 (PARTIAL)
DEED BOOK 5931 PAGE 864
OLIVIA S. HODGES AND JAMES FRANKLIN HODGES
3900 ROCKY RIVER ROAD
CHARLOTTE, NC 28215



DEVELOPMENT NOTES

1. DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MINOR CHANGES TO THE SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.
2. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
3. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THERE SHALL BE A MINIMUM OF 18' OF DRIVEWAY BETWEEN THE SIDEWALK AND GARAGE DOOR.
4. ALL SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I.E., DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
5. THE SITE MAY BE DEVELOPED WITH FOR-SALE SINGLE FAMILY DETACHED DWELLING UNITS (PARCELS 'A' OR 'B') AND FOR-SALE SINGLE FAMILY ATTACHED HOUSING (PARCEL 'B') AS ALLOWED IN THE MX-1 DISTRICT IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE RESTRICTIONS OF THIS SITE PLAN. DEVELOPMENT OF INDIVIDUAL PARCELS SHALL BE CONTROLLED AS SPECIFIED UNDER "PARCEL DEVELOPMENT DATA".
6. PRIMARY ACCESS TO THE SITE WILL BE PROVIDED BY TWO (2) PUBLIC STREET CONNECTIONS TO ROCKY RIVER ROAD, AND BY A STUB STREET CONNECTION TO ADJOINING PROPERTY. STUB STREETS TO ADDITIONAL ADJOINING PROPERTIES ARE NOT PROVIDED AT THE REQUEST OF THE MECKLENBURG COUNTY PARKS & RECREATION DEPT., IN ORDER TO MINIMIZE UNCONTROLLED ACCESS INTO PROPERTIES THAT THE DEPARTMENT HAS IDENTIFIED FOR FUTURE ACQUISITION. ALL STREET AND DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY NCDOT AND BY THE CITY OF CHARLOTTE. THE PUBLIC STREET CONNECTION TO ROCKY RIVER ROAD THAT IS OPPOSITE OF JOHN RUSSELL ROAD SHALL BE CONFIGURED AS SHOWN ON THIS PLAN TO FACILITATE THE FUTURE RE-ALIGNMENT OF THE EXISTING JOHN RUSSELL INTERSECTION.
7. INTERNAL ACCESS POINTS WILL BE DETERMINED AS PART OF THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, AND ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ALL INTERNAL STREET CONNECTIONS ARE SUBJECT TO REVIEW BY NCDOT AND/OR THE CITY OF CHARLOTTE. ALL STREETS SHALL BE PUBLIC RIGHTS-OF-WAY.
8. COMMON OPEN SPACE AREAS WILL BE PROVIDED IN VARIOUS LOCATIONS ON THE SITE. THE OPEN SPACE LOCATIONS AND/OR CONFIGURATION MAY VARY FROM THIS PLAN AS DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS, HOWEVER, THE AMOUNT OF OPEN SPACE PROVIDED SHALL NOT BE LESS THAN STATED UNDER DEVELOPMENT DATA. AS DEPICTED ON THE TECHNICAL DATA SHEET, COMMON OPEN SPACE WITH A WIDTH RANGING FROM APPROXIMATELY 70' TO APPROXIMATELY 110' WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD. TRAILS WILL BE PROVIDED THRU PORTIONS OF THE COMMON AREAS, AS INDICATED, TO PROVIDE ACCESS. FINAL LOCATION OF TRAILS WITHIN THE OPEN SPACE WILL BE DETERMINED IN THE FIELD BASED ON ACTUAL SITE CONDITIONS.
9. THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.208 OF THE ZONING ORDINANCE ("INNOVATIVE DEVELOPMENT STANDARDS"), IS MODIFYING THE FOLLOWING STANDARDS:
   - MINIMUM LOT SIZE (SEE DEVELOPMENT DATA)
   - MINIMUM LOT WIDTH (SEE DEVELOPMENT DATA)
   - SETBACKS AND YARDS (SEE DEVELOPMENT DATA)
   - THE PETITIONER ALSO RESERVES THE RIGHT TO SEEK APPROVAL OF AN INNOVATIVE DEVELOPMENT STANDARD WITH RESPECT TO THE WIDTH OF THE RIGHT-OF-WAY FOR THE PROPOSED COLLECTOR STREET DEPICTED ON THE TECHNICAL DATA SHEET.
10. BOUNDARY SURVEY INFORMATION PER SURVEYS BY HARRIS ENGINEERING DATED 9/24/01, 3/26/02 AND 5/19/02.
11. TOPOGRAPHIC INFORMATION TAKEN FROM CURRENT MECKLENBURG COUNTY AERIAL MAPPING.
12. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENSIONS OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
13. ALL SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
14. RIGHT-OF-WAY WILL BE DEDICATED 50' FROM THE EXISTING CENTERLINE OF ROCKY RIVER ROAD. THIS RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION FOR THE RESPECTIVE PHASE(S) OF THE DEVELOPMENT. ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED FOR THE FUTURE REALIGNMENT OF ROCKY RIVER ROAD AS A MAJOR THOROUGHFARE WITH A MINIMUM CENTERLINE RADIUS OF 1100'. THIS ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION OF THE FINAL DEVELOPMENT PHASE. THE EXISTING RIGHT-OF-WAY FOR ROCKY RIVER ROAD IS THE PRESCRIPTIVE RIGHT-OF-WAY CURRENTLY UNDER NCDOT MAINTENANCE.
15. FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT STANDARDS.
16. ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE ENTIRE SITE, EXCEPT FOR STREET LIGHTS, WILL BE LIMITED TO 20 FEET IN HEIGHT, AND WILL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES..
17. THE NEIGHBORHOOD AMENITY AREA IS APPROXIMATELY 0.7 ACRES IN SIZE. THE COMMON OPEN SPACE SHALL CONTAIN THE FOLLOWING MINIMUM IMPROVEMENTS:
   - TOT LOT / PLAY EQUIPMENT
   - PICNIC AREA
18. SITE DEVELOPMENT AND GRADING PERMIT SHALL BE IN ACCORDANCE WITH THE CHARLOTTE CITY CODE. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ALL WORK WITHIN THE EXISTING RIGHT-OF-WAY.
19. STREET TREES SHALL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE CITY OF CHARLOTTE CODE. SEE TYPICAL STREET SECTIONS FOR TREE PLACEMENT.
20. FOR PARCELS 'A' AND 'B' TREES SHALL BE PRESERVED IN ACCORDANCE WITH THE "SINGLE FAMILY DEVELOPMENT" PROVISIONS OF THE TREE ORDINANCE AND THE TREE SAVE AREAS INDICATED ON THIS PLAN. THE TREE SAVE AREAS ARE BASED ON CURRENT AERIAL PHOTOGRAPHY, FIELD RECONNAISSANCE AND THE ILLUSTRATIVE SITE PLAN. FINAL DETERMINATION OF TREE SAVE AREAS SHALL BE DETERMINED AS A PART OF THE CONSTRUCTION DOCUMENT PHASE AND MAY VARY FROM THIS PLAN, BUT WILL BE CONSISTENT WITH THE FOLLOWING DATA:
   - PARCEL 'A' AND 'B' SITE AREA = 93.41± AC.
   - POND AREA = 2.65± AC.
   - NET SITE AREA = 90.76± AC.
   - EXISTING TREE AREA = 16.0± AC.
   - REQUIRED TREE SAVE AREA = 9.08± AC. (10%)
   - PROPOSED TREE SAVE AREA = 9.1± AC. (10.0% ±)
21. A SWIM STREAM BUFFER SHALL BE PROVIDED AS INDICATED ON THIS PLAN AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE. THE BUFFER SHALL BE 35' IN WIDTH, MEASURED FROM THE TOP-OF-BANK, ALONG BOTH SIDES OF THE STREAM. THE OUTER BOUNDARY OF THE BUFFER SHALL BE MARKED WITH ORANGE FABRIC FENCING. THE BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR THE UPLAND ZONE, WHERE CLEARING IS ALLOWED. NO FILL MATERIAL CAN BE PLACED WITHIN THE BUFFER AREA. REFERENCE "SWIM STREAM BUFFER DETAIL" ON THIS SHEET.
22. FINAL DETERMINATION OF THE "PARCEL LINE" LOCATIONS BETWEEN PARCEL 'A' AND PARCEL 'B' WILL BE DETERMINED AT THE TIME OF SUBMISSION OF THE PRELIMINARY SUBDIVISION PLANS FOR PARCEL 'A' AND PARCEL 'B'. THE PARCEL AREAS AS SHOWN UNDER "PARCEL DEVELOPMENT DATA" WILL BE REVISED AS NECESSARY, HOWEVER, THE MAXIMUM NUMBER OF UNITS PER PARCEL WILL NOT INCREASE.
23. A 5' CONCRETE SIDEWALK AND PLANTING STRIP (8' MINIMUM) SHALL BE INSTALLED ALONG THE ROCKY RIVER ROAD FRONTAGE. THE SIDEWALK ALIGNMENT MAY MEANDER AND THE PLANTING STRIP WIDTH MAY VARY AS NECESSARY TO SAVE EXISTING TREES (6" CALIPER AND LARGER) AND/OR TO BLEND WITH EXISTING SITE FEATURES. BERMS AND LANDSCAPING SHALL BE PROVIDED WITHIN THE OPEN SPACE ALONG ROCKY RIVER ROAD. THE BERM SHALL BE 4' - 7' TALL. LANDSCAPE MATERIAL SHALL CONSIST OF A MINIMUM OF 4 TREES AND 20 SHRUBS PER 100 FEET. PLANT MATERIAL MAY BE ARRANGED IN A LINEAR FASHION OR MASSED AT THE PETITIONER'S DIRECTION. SMALL MATURING TREES SHALL BE LOCATED UNDER OVERHEAD UTILITY LINES. THE COMMON OPEN SPACE LOCATED ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD SHALL BE PRESERVED AS A LANDSCAPED AREA, AND NO PERMANENT ABOVE GROUND STRUCTURES MAY BE PLACED IN THIS OPEN SPACE EXCEPT FOR MONUMENT SIGNS IDENTIFYING THE DEVELOPMENT AND UTILITY INSTALLATIONS SUCH AS ELECTRIC, PHONE, ETC.
24. THE PETITIONER SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO DEVELOP A PROGRAM FOR THE PRESERVATION AND MAINTENANCE OF THE OSAGE ORANGE TREASURE TREES LOCATED IN PARCEL 'B'. THE PETITIONER SHALL PROVIDE SEATING IN THE COMMON OPEN SPACE ADJOINING THE TREASURE TREES.
25. ** DELETED **
26. ** DELETED **
27. ** DELETED **
28. PER THE PETITIONER'S AGREEMENT WITH THE MECKLENBURG COUNTY PARKS AND RECREATION DEPT., THE FOLLOWING ADDITIONAL IMPROVEMENTS SHALL BE PROVIDED BY THE PETITIONER:
   A. INSTALL A FENCE ALONG THE SOUTHERN PROPERTY LINE, BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY TO BE CONVEYED TO PARKS & RECREATION (SEE ITEM D BELOW) AND CONTINUING ALONG THE PARK, GRIER AND HODGES PARCELS TO THE STUB STREET BELOW THE EXISTING POND. THE PETITIONER AND PARK STAFF SHALL COORDINATE FOR THE FINAL LOCATION OF THE FENCE IN ORDER TO MINIMIZE IMPACT TO SITE FEATURES. THE FENCE SHALL BE MAINTAINED BY THE PETITIONER AND ITS SUCCESSORS OR ASSIGNS.
   B. REFOREST THE BARREN AREAS WITHIN THE OPEN SPACE ALONG THE FENCE (SEE ITEM A ABOVE). THE PETITIONER AND PARK STAFF WILL COORDINATE TO IDENTIFY PREFERRED PLANT MATERIALS AND LOCATIONS.
   C. REFOREST CLEARED AREAS IN THE VICINITY OF THE PUMP STATION. THE PETITIONER, CMUD STAFF AND PARK STAFF WILL COORDINATE TO IDENTIFY PREFERRED PLANT MATERIALS AND LOCATIONS.
   D. CONVEY TO MECKLENBURG COUNTY PARKS AND RECREATION THE 1.7± ACRE PARCEL LOCATED AT THE SOUTHWESTERN CORNER OF THE PROPERTY. THIS AREA WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION OF THE FINAL DEVELOPMENT PHASE. THIS AREA IS INCLUDED IN THE COMMON AREA LISTED UNDER SITE DEVELOPMENT DATA.
   E. PROVIDE AN APPROPRIATE PEDESTRIAN CROSSING OF THE TRIBUTARY IN ORDER TO PROVIDE ACCESS TO THE PARK. THE PETITIONER AND PARK STAFF WILL COORDINATE TO DETERMINE THE ALIGNMENT AND TERMINUS OF THE CONNECTION.
29. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE PETITIONER, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO DEVELOP FOR-SALE SINGLE FAMILY DETACHED DWELLING UNITS WITHIN PARCEL 'B' (OR ANY PORTION THEREOF). ANY LOTS LOCATED WITHIN PARCEL 'B' DEVELOPED WITH FOR-SALE SINGLE FAMILY DETACHED DWELLING UNITS SHALL COMPLY WITH THE INNOVATIVE DEVELOPMENT STANDARDS SET OUT BELOW IN THE "PARCEL DEVELOPMENT DATA" TABLE.
30. ALL SINGLE FAMILY DETACHED DWELLING UNITS LOCATED WITHIN PARCEL 'A' SHALL CONTAIN A MINIMUM OF 1,412 HEATED SQUARE FEET.
31. NOT WITHSTANDING NOTE #30 ABOVE, A MINIMUM OF 6 OF THE 10 LOTS LOCATED WITHIN PARCEL 'A' AND DESIGNATED WITH AN ASTERISK ON THE ILLUSTRATIVE SITE PLAN SHALL CONTAIN A DETACHED SINGLE FAMILY DWELLING UNIT WITH A MINIMUM OF 2100 HEATED SQUARE FEET, AND A PORTION OF THE FRONT ELEVATION SHALL CONSIST OF BRICK, STONE OR OTHER DECORATIVE MATERIALS.
32. A LANDSCAPED ISLAND SHALL BE PROVIDED WITHIN PRIMARY ACCESS B.
33. ROADWAY IMPROVEMENTS ALONG THE PROJECT FRONTAGE SHALL BE AS FOLLOWS:
   A. THE PETITIONER SHALL IMPROVE THE SOUTHERN SIDE OF ROCKY RIVER ROAD ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD TO A FUTURE MAJOR THOROUGHFARE CROSS-SECTION AS DETERMINED BY CDOT. THE WIDTH OF THIS FUTURE MAJOR THOROUGHFARE CROSS SECTION ON THE SOUTHERN SIDE OF ROCKY RIVER ROAD ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD WILL ACCOMMODATE ONE-HALF OF A 16' MEDIAN (MEDIAN NOT TO BE CONSTRUCTED BY THE PETITIONER), TWO 11' THRU LANES AND A 4' BIKE LANE. THE PETITIONER SHALL ALSO INSTALL 2' - 6" STANDARD CURB AND GUTTER ALONG THE EDGE OF THE FUTURE MAJOR THOROUGHFARE CROSS-SECTION TO BE CONSTRUCTED BY THE PETITIONER.
   B. THE PETITIONER SHALL RECONFIGURE AND REALIGN JOHN RUSSELL ROAD AT ITS INTERSECTION WITH ROCKY RIVER ROAD IN FRONT OF PRIMARY ACCESS B AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PETITIONER SHALL IMPROVE JOHN RUSSELL ROAD SO THAT JOHN RUSSELL ROAD WILL HAVE AT ITS INTERSECTION WITH ROCKY RIVER ROAD TWO THRU LANES (ONE IN EACH DIRECTION) AND A SOUTHBOUND LEFT-TURN LANE ONTO ROCKY RIVER ROAD. THE LEFT-TURN LANE SHALL BE CONSTRUCTED WITH 150' OF STORAGE, 15:1 BAY TAPER AND 35:1 THROUGH LANE TAPERS. THE IMPROVEMENTS WILL ALIGN WITH THE PROPOSED PUBLIC STREET CROSS SECTION / MEDIAN.
   C. THE PETITIONER SHALL CONSTRUCT A WESTBOUND LEFT-TURN LANE ON ROCKY RIVER ROAD AT JOHN RUSSELL ROAD AND A WESTBOUND LEFT-TURN LANE ON ROCKY RIVER ROAD AT PRIMARY ACCESS A, AND THE PETITIONER SHALL ALSO CONSTRUCT AN EASTBOUND (FOR SAFETY) LEFT-TURN LANE ON ROCKY RIVER ROAD AT JOHN RUSSELL ROAD. THE LEFT-TURN LANES WILL BE CONSTRUCTED WITH A STORAGE LENGTH OF 150', 15:1 BAY TAPERS AND SPEED LIMIT:1 THRU LANE TRANSITION TAPERS. THE PETITIONER SHALL ALSO STRIPE WITHIN THE FUTURE MAJOR THOROUGHFARE CROSS SECTION TO BE CONSTRUCTED BY THE PETITIONER AND DESCRIBED IN PARAGRAPH A ABOVE AN EASTBOUND RIGHT-TURN LANE ON ROCKY RIVER ROAD AT JOHN RUSSELL ROAD, SUCH TURN LANE TO HAVE 250' OF STORAGE AND 20:1 BAY TAPERS.
   D. IN THE EVENT THAT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION DETERMINES THAT A PORTION OF THE EASTERN END OF THE FUTURE MAJOR THOROUGHFARE CROSS SECTION DESCRIBED IN PARAGRAPH A ABOVE AND TO BE CONSTRUCTED BY THE PETITIONER SHOULD NOT BE CONSTRUCTED AND INSTALLED BECAUSE OF VERTICAL ALIGNMENT ISSUES, THE PETITIONER, IN LIEU OF CONSTRUCTING SAID PORTION OF SUCH IMPROVEMENTS, SHALL CONTRIBUTE A SUM OF MONEY TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION OR ITS DESIGNEE IN AN AMOUNT EQUAL TO THE COST OF THE PORTION OF THE IMPROVEMENTS NOT CONSTRUCTED BY THE PETITIONER (SUCH COST TO BE REASONABLY AGREED UPON BY THE PETITIONER AND THE CHARLOTTE DEPARTMENT OF TRANSPORTATION) TO BE USED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION OR ITS DESIGNEE FOR FUTURE TRANSPORTATION IMPROVEMENTS ALONG ROCKY RIVER ROAD, IMPROVEMENTS TO THE INTERSECTION OF W.T. HARRIS BOULEVARD AND GRIER ROAD, OR FOR A TRAFFIC SIGNAL AT THE INTERSECTION OF ROCKY RIVER ROAD AND JOHN RUSSELL ROAD.
   E. THE TURN LANES AND ROAD IMPROVEMENTS DESCRIBED IN THIS NOTE #33 WILL BE CONSTRUCTED AND INSTALLED BY THE PETITIONER CONCURRENTLY WITH THE DEVELOPMENT OF THE ABUTTING PORTION OF THE SITE AND SHALL BE SUBMITTED WITH THE DEVELOPMENT PLANS AS PART OF AND BE SUBJECT TO THE SUBDIVISION PROCESS.
   F. THE PETITIONER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN PARAGRAPHS A, B, AND C TO INCLUDE APPROPRIATE TRAFFIC CONTROLS DURING CONSTRUCTION AND PAVEMENT MARKINGS. THE DESIGN OF THESE IMPROVEMENTS MUST MEET APPLICABLE MINIMUM REQUIREMENTS AS DETERMINED BY AND BE SUBJECT TO THE REVIEW / APPROVAL OF CDOT AND THE NCDOT.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: April 17, 2003
BY: MARTIN R. CRAMTON, JR.

PARCEL DEVELOPMENT DATA

PARCEL 'A': (74.93± AC.)
PROPOSED DEVELOPMENT:
- SINGLE FAMILY DETACHED DWELLINGS
- MAX. NO. UNITS = 274 LOTS

LOT DATA:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
MINIMUM SETBACK: 15'*
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 20' INTERIOR, 40' EXTERIOR*
MAXIMUM BUILDING HEIGHT: 40'

* LOT DATA REVISED PER DEVELOPMENT NOTE #9.

PARCEL 'B': (18.48± AC.)
PROPOSED DEVELOPMENT:
- SINGLE FAMILY ATTACHED DWELLINGS (DUPLEX UNITS)
- MAX. NO. UNITS = 108

LOT DATA - DUPLEX UNITS:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
MINIMUM SETBACK: 15'*
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 20' INTERIOR, 30' EXTERIOR
MAXIMUM BUILDING HEIGHT: 40'

* LOT DATA REVISED PER DEVELOPMENT NOTE #9.

PARCEL 'B': (18.48± AC.) (IF DEVELOPED WITH SINGLE FAMILY DETACHED DWELLING UNITS, PER NOTE #29)
PROPOSED DEVELOPMENT:
- SINGLE FAMILY DETACHED DWELLINGS
- MAX. NO. UNITS = 108

LOT DATA - SINGLE FAMILY LOTS:
MINIMUM LOT AREA: 3,800 SF
MINIMUM LOT WIDTH: 35'*
MINIMUM SETBACK: 15'*
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 20' INTERIOR, 30' EXTERIOR
MAXIMUM BUILDING HEIGHT: 40'

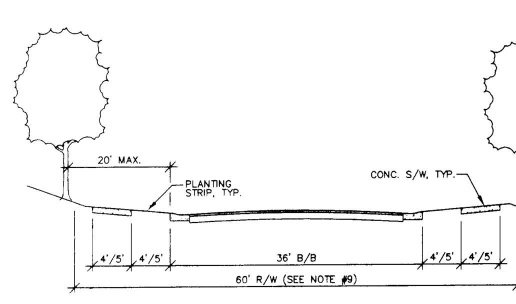
* LOT DATA REVISED PER DEVELOPMENT NOTE #9.

SITE DEVELOPMENT DATA

TAX PARCEL NOS: 105-061-09, 105-061-19 & 105-061-05(ALL PARTIAL)
EXISTING ZONING: R-3
PROPOSED ZONING: MX-1
TOTAL SITE AREA: 96.32± ACRES
AREA WITHIN EX. ROCKY RIVER ROAD RIGHT-OF-WAY: .87± ACRES
NET SITE AREA: 95.45± ACRES
ALLOWABLE MX-1 DENSITY: 6 UNITS/ACRE
MAX. NO. UNITS ALLOWED: 95.45 x 6 = 572
TOTAL MAX. NO. UNITS PROPOSED: 382
PROPOSED DENSITY: 382 / 95.45 = 4.00 UNITS/ACRE
AREA WITHIN FUTURE ROCKY RIVER ROAD RIGHT-OF-WAY: 2.04± ACRES
SITE AREA NET FUTURE R/W: 93.41± ACRES
COMMON AREA REQUIRED: 9.34± ACRES (10%)
COMMON AREA PROVIDED: 18.1± ACRES (19.4%)

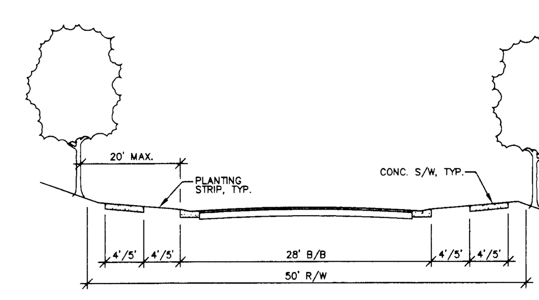
#8 – 3/31/03: REVISED MAXIMUM NUMBER OF UNITS FOR PARCELS 'A' & 'B' UNDER "PARCEL DEVELOPMENT DATA" PER CLIENT REQUEST.
#7 – 1/6/03: REVISED NOTE #33.C FOR CLARIFICATION PER CDOT COMMENTS; REVISED TYPOGRAPHIC ERRORS IN NOTE #29 AND "PARCEL DEVELOPMENT DATA".
#6 – 12/23/02: REVISED NOTE #6, DELETED NOTE #27, AND ADDED NOTE #33 PER CDOT COMMENTS.
#5 – 12/13/02: REVISED STREET SECTIONS 'A-A' & 'B-B' AND ADDED SECTIONS 'A1-A1' & 'B1-B1'; REVISED "TYPICAL SECTION ALONG ROCKY RIVER ROAD" AND NOTE #23; REVISED NOTES #9, #17, #20 AND #24; REVISED REFERENCE ON SITE PLAN REGARDING JOHN RUSSELL ROAD PROPOSED ALIGNMENT.
#4 – 11/21/02: REVISED PER SITE PLAN REVISION AND REVISED "TYPICAL SECTION ALONG ROCKY RIVER ROAD", GENERAL NOTES, SITE DEVELOPMENT DATA, AND PARCEL DEVELOPMENT DATA.
#3 – 11/6/02: REVISED PLAN TO DELETE B-1 COMMERCIAL USES; RE-LABELED REMAINING PARCELS; INCREASED SIZE OF AMENITY AREA; REVISED DEVELOPMENT NOTES AND DATA PER DELETION OF B-1 USES; DELETED NOTE #25 & #26.
#2 – 10/18/02: REVISED PER CLIENT COMMENTS.
#1 – 9/24/02: REVISED PER STAFF REVIEW AND CLIENT COMMENTS; ADDED ADDITIONAL BOUNDARY AREA AND INFO.

REVISION SUMMARY:



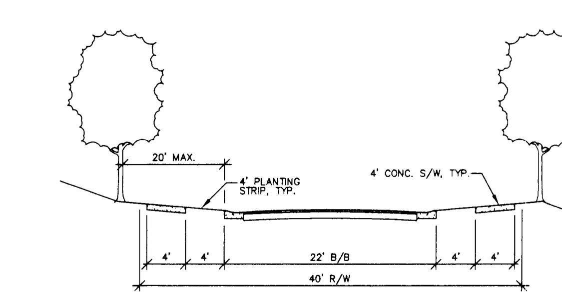
SECTIONS 'A - A' & 'A1 - A1'
TYPICAL COLLECTOR STREET

NOTES:
1. 4' PLANTING STRIP AND 4' SIDEWALK APPLY AT SECTION 'A-A' LOCATIONS.
2. 5' PLANTING STRIP AND 5' SIDEWALK APPLY AT SECTION 'A1-A1' LOCATIONS.

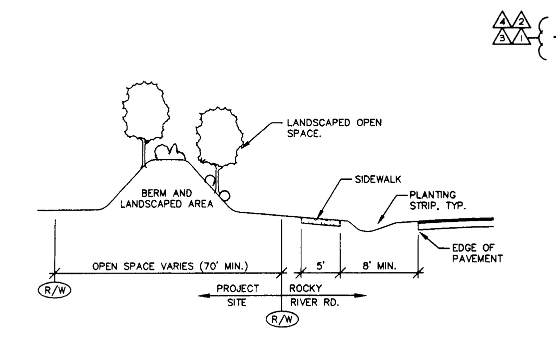


SECTIONS 'B - B' & 'B1 - B1'
TYPICAL LOCAL STREET

NOTES:
1. 4' PLANTING STRIP AND 4' SIDEWALK APPLY AT SECTION 'B-B' LOCATIONS.
2. 5' PLANTING STRIP AND 5' SIDEWALK APPLY AT SECTION 'B1-B1' LOCATIONS.
3. SECTION 'B-B' APPLIES TO ALL STREETS UNLESS INDICATED OTHERWISE.



SECTION 'C - C'
TYPICAL LIMITED LOCAL STREET



TYP. SECTION ALONG ROCKY RIVER ROAD
NTS (REF. NOTE #23)

S:\20201\DWGS-R14\REZONE\RZ-1.DWG

FOR PUBLIC HEARING

Hodges Property Rocky River Road	
TECHNICAL DATA SHEET for REZONING PETITION #02-075	

HARRIS ENGINEERING
Engineering
Planning • Surveying
1325 Harding Place
Charlotte, NC 28204
704.334.1325
704.334.1330 Fax

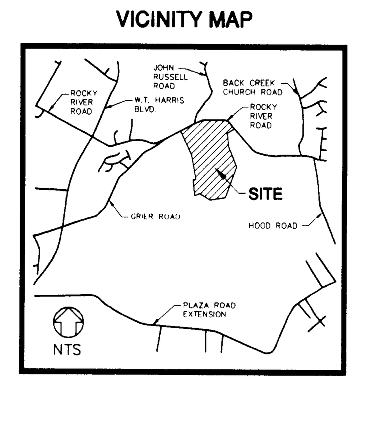
Job No.: 20102	Proj. Mgr.: WMH	Sheet No. RZ-1
Date: 4/5/02	Drawn: EB/WH	Of 2
Scale: 1" = 150'	Checked: WMH	

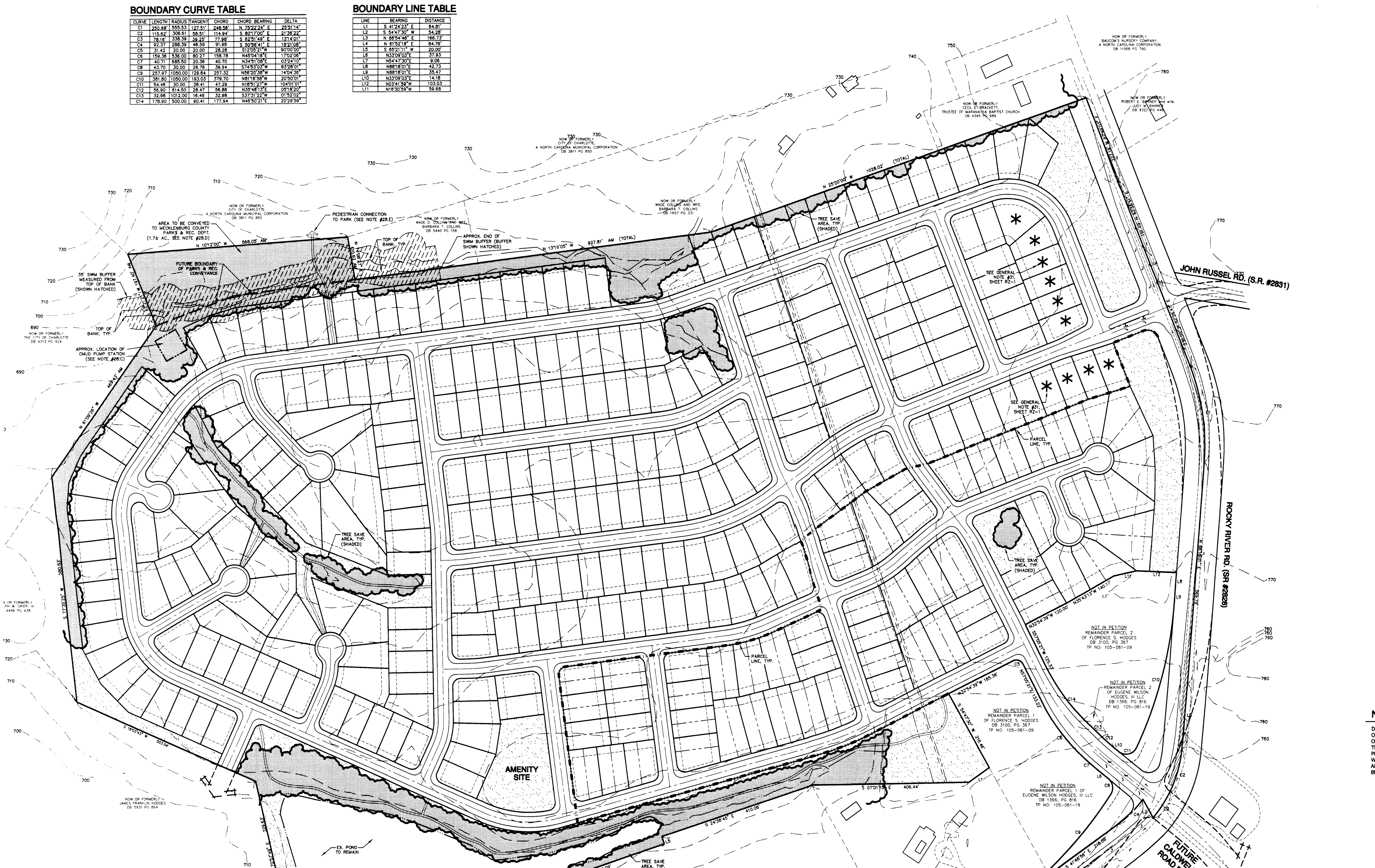
BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	250.68'	555.53	127.51'	248.56'	N 75°22'24" E	25°51'14"
C2	115.62'	306.61	58.51'	114.94'	S 80°17'00" E	21°36'22"
C3	78.16'	338.39	39.25'	77.98'	S 62°51'49" E	13°14'01"
C4	92.37	288.39	46.59	91.98	S 50°56'41" E	18°21'08"
C5	31.42	20.00	20.00	28.28	S12°05'21"W	90°00'00"
C6	159.36	536.00	80.27	158.78	N45°04'16"E	17°02'06"
C7	40.71	685.50	20.36	40.70	N34°51'08"E	03°24'10"
C8	43.70	30.00	26.76	39.94	S74°53'03"W	83°28'01"
C9	257.97	1050.00	129.64	257.32	N56°20'38"W	14°04'36"
C10	381.80	1050.00	193.03	379.70	N81°16'58"W	20°50'01"
C11	54.46	30.00	38.41	47.29	N18°51'27"W	104°01'01"
C12	56.90	614.50	28.47	56.88	N35°48'13"E	05°18'20"
C13	32.98	1012.00	16.49	32.98	S37°31'22"W	01°52'02"
C14	178.90	500.00	90.41	177.94	N46°50'21"E	20°29'59"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°24'23" E	64.81'
L2	S 54°47'30" W	54.28'
L3	N 88°54'48" E	166.73'
L4	N 61°52'18" E	84.76'
L5	S 65°21'11" W	20.00'
L6	N33°09'03"E	37.93
L7	N54°47'30"E	9.06
L8	N88°18'01"E	42.73
L9	N88°18'01"E	35.47
L10	N33°09'03"E	14.18
L12	N03°41'59"W	103.03
L11	N18°30'59"W	59.68





NOTE:

DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. ANY MINOR CHANGES TO THE APPROVED SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.

#4 – 11/21/02: REVISED PLAN PER REVISION TO SHEET RZ-1 (REVISED LAYOUT PER STAFF REVIEW AND PUBLIC HEARING COMMENTS).
#3 – 11/6/02: REVISED PLAN PER REVISION TO SHEET RZ-1 TO DELETE B-1 COMMERCIAL USES AND INCREASED SIZE OF AMENITY AREA.
#2 – 10/18/02: REVISED PER CLIENT COMMENTS.
#1 – 9/16/02: REVISED PER STAFF REVIEW AND CLIENT COMMENTS; ADDED ADDITIONAL BOUNDARY AREA AND INFO.

REVISION SUMMARY:

S:\20201\DWGS-R14\REZONE\RZ-2.DWG

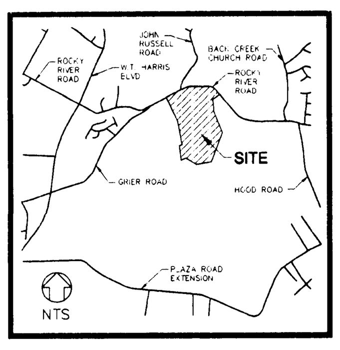
FOR PUBLIC HEARING

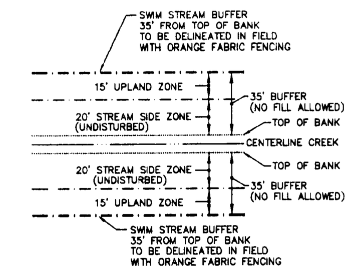
Hodges Property Rocky River Road	
ILLUSTRATIVE SITE PLAN for REZONING PETITION #02-075	

HARRIS ENGINEERING
Engineering
Planning • Surveying
1325 Harding Place
Charlotte, NC 28204
704.334.1325
704.334.1330 Fax

Job No.: 20102	Proj. Mgr.: WMH	Sheet No. RZ-2
Date: 4/5/02	Drawn: EB/WH	Of 2
Scale: 1" = 120'	Checked: WMH	

VICINITY MAP





SWIM STREAM BUFFER DETAIL
NTS

BOUNDARY CURVE TABLE

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L10	N33°09'03"E	14.18
L12	N03°41'59"W	103.03
L11	N18°30'59"W	59.68

PETITIONER

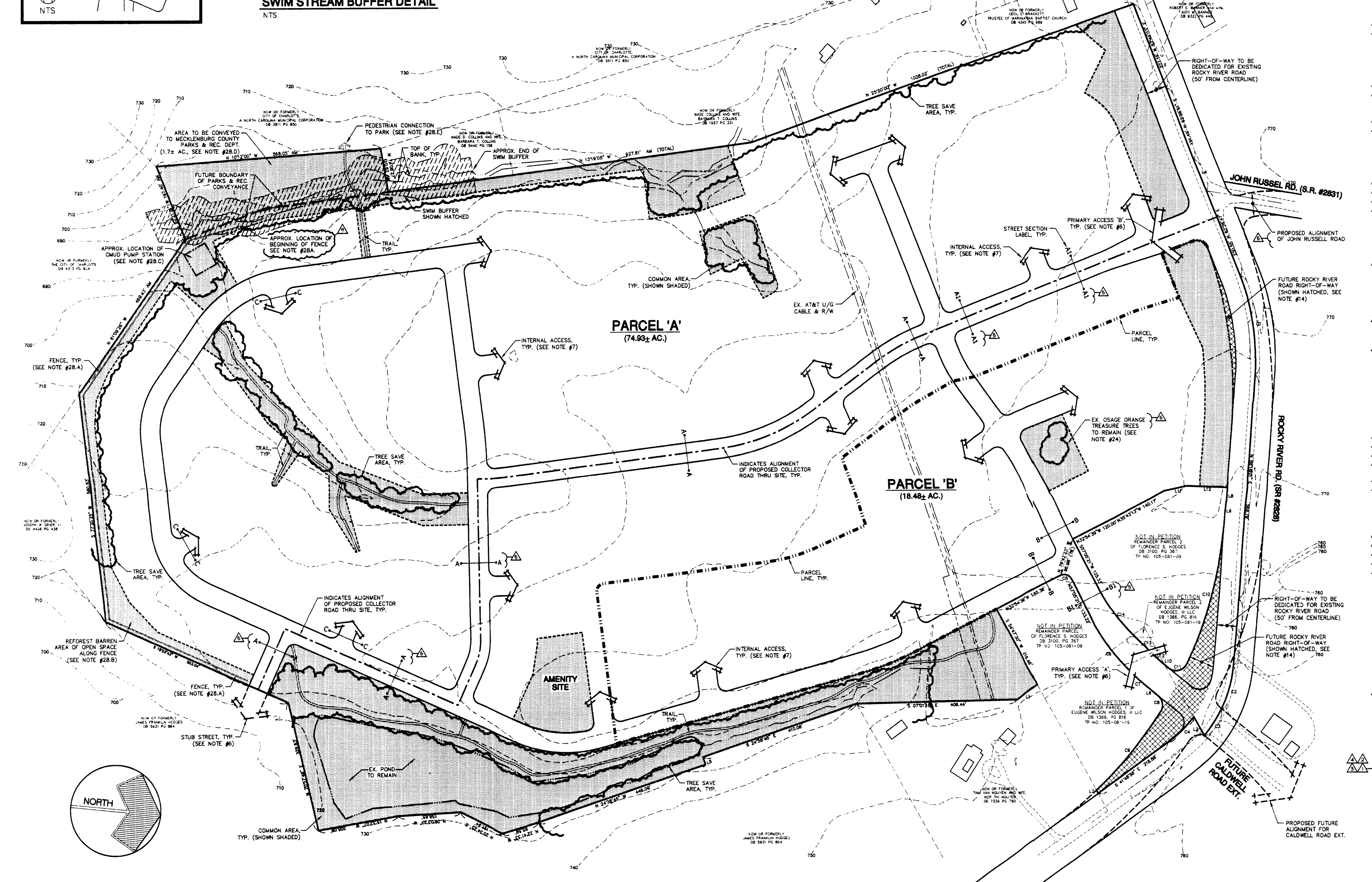
DEVELOPER:
CENTEX HOMES
5350 77 CENTER DRIVE, SUITE #100
CHARLOTTE, NC 28217

OWNERS:

TP NO: 105-061-09 (PARTIAL)
DB 3100, PG 367
FLORENCE S. HODGES
3425 ROCKY RIVER ROAD
CHARLOTTE, NC 28015

TP NO: 105-061-19 (PARTIAL)
DB 11366, PG 816
EUGENE WILSON HODGES, III, LLC
3800 BACK CREEK CHRUCH ROAD
CHARLOTTE, NC 28013

TP NO: 105-061-05 (PARTIAL)
DEED BOOK 5931 PAGE 864
OLIVIA S. HODGES AND JAMES FRANKLIN HODGES
3900 ROCKY RIVER ROAD
CHARLOTTE, NC 28215



DEVELOPMENT NOTES

1. DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MINOR CHANGES TO THE SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.
2. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
3. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THERE SHALL BE A MINIMUM OF 18' OF DRIVEWAY BETWEEN THE SIDEWALK AND GARAGE DOOR.
4. ALL SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I.E., DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
5. THE SITE MAY BE DEVELOPED WITH FOR-SALE SINGLE FAMILY DETACHED DWELLING UNITS (PARCELS 'A' OR 'B') AND FOR-SALE SINGLE FAMILY ATTACHED HOUSING (PARCEL 'B') AS ALLOWED IN THE MX-1 DISTRICT IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE RESTRICTIONS OF THIS SITE PLAN. DEVELOPMENT OF INDIVIDUAL PARCELS SHALL BE CONTROLLED AS SPECIFIED UNDER "PARCEL DEVELOPMENT DATA".
6. PRIMARY ACCESS TO THE SITE WILL BE PROVIDED BY TWO (2) PUBLIC STREET CONNECTIONS TO ROCKY RIVER ROAD, AND BY A STUB STREET CONNECTION TO ADJOINING PROPERTY. STUB STREETS TO ADDITIONAL ADJOINING PROPERTIES ARE NOT PROVIDED AT THE REQUEST OF THE MECKLENBURG COUNTY PARKS & RECREATION DEPT., IN ORDER TO MINIMIZE UNCONTROLLED ACCESS INTO PROPERTIES THAT THE DEPARTMENT HAS IDENTIFIED FOR FUTURE ACQUISITION. ALL STREET AND DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY NCDOT AND BY THE CITY OF CHARLOTTE. THE PUBLIC STREET CONNECTION TO ROCKY RIVER ROAD THAT IS OPPOSITE OF JOHN RUSSELL ROAD SHALL BE CONFIGURED AS SHOWN ON THIS PLAN TO FACILITATE THE FUTURE RE-ALIGNMENT OF THE EXISTING JOHN RUSSELL INTERSECTION.
7. INTERNAL ACCESS POINTS WILL BE DETERMINED AS PART OF THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, AND ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ALL INTERNAL STREET CONNECTIONS ARE SUBJECT TO REVIEW BY NCDOT AND/OR THE CITY OF CHARLOTTE. ALL STREETS SHALL BE PUBLIC RIGHTS-OF-WAY.
8. COMMON OPEN SPACE AREAS WILL BE PROVIDED IN VARIOUS LOCATIONS ON THE SITE. THE OPEN SPACE LOCATIONS AND/OR CONFIGURATION MAY VARY FROM THIS PLAN AS DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS, HOWEVER, THE AMOUNT OF OPEN SPACE PROVIDED SHALL NOT BE LESS THAN STATED UNDER DEVELOPMENT DATA. AS DEPICTED ON THE TECHNICAL DATA SHEET, COMMON OPEN SPACE WITH A WIDTH RANGING FROM APPROXIMATELY 70' TO APPROXIMATELY 110' WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD. TRAILS WILL BE PROVIDED THRU PORTIONS OF THE COMMON AREAS, AS INDICATED, TO PROVIDE ACCESS. FINAL LOCATION OF TRAILS WITHIN THE OPEN SPACE WILL BE DETERMINED IN THE FIELD BASED ON ACTUAL SITE CONDITIONS.
9. THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.208 OF THE ZONING ORDINANCE ("INNOVATIVE DEVELOPMENT STANDARDS"), IS MODIFYING THE FOLLOWING STANDARDS:
   - MINIMUM LOT SIZE (SEE DEVELOPMENT DATA)
   - MINIMUM LOT WIDTH (SEE DEVELOPMENT DATA)
   - SETBACKS AND YARDS (SEE DEVELOPMENT DATA)
   - THE PETITIONER ALSO RESERVES THE RIGHT TO SEEK APPROVAL OF AN INNOVATIVE DEVELOPMENT STANDARD WITH RESPECT TO THE WIDTH OF THE RIGHT-OF-WAY FOR THE PROPOSED COLLECTOR STREET DEPICTED ON THE TECHNICAL DATA SHEET.
10. BOUNDARY SURVEY INFORMATION PER SURVEYS BY HARRIS ENGINEERING DATED 9/24/01, 3/26/02 AND 5/19/02.
11. TOPOGRAPHIC INFORMATION TAKEN FROM CURRENT MECKLENBURG COUNTY AERIAL MAPPING.
12. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENSIONS OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
13. ALL SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
14. RIGHT-OF-WAY WILL BE DEDICATED 50' FROM THE EXISTING CENTERLINE OF ROCKY RIVER ROAD. THIS RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION FOR THE RESPECTIVE PHASE(S) OF THE DEVELOPMENT. ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED FOR THE FUTURE REALIGNMENT OF ROCKY RIVER ROAD AS A MAJOR THOROUGHFARE WITH A MINIMUM CENTERLINE RADIUS OF 1100'. THIS ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION OF THE FINAL DEVELOPMENT PHASE. THE EXISTING RIGHT-OF-WAY FOR ROCKY RIVER ROAD IS THE PRESCRIPTIVE RIGHT-OF-WAY CURRENTLY UNDER NCDOT MAINTENANCE.
15. FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT STANDARDS.
16. ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE ENTIRE SITE, EXCEPT FOR STREET LIGHTS, WILL BE LIMITED TO 20 FEET IN HEIGHT, AND WILL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES.
17. THE NEIGHBORHOOD AMENITY AREA IS APPROXIMATELY 0.7 ACRES IN SIZE. THE COMMON OPEN SPACE SHALL CONTAIN THE FOLLOWING MINIMUM IMPROVEMENTS:
   - TOT LOT / PLAY EQUIPMENT
   - PICNIC AREA
18. SITE DEVELOPMENT AND GRADING PERMIT SHALL BE IN ACCORDANCE WITH THE CHARLOTTE CITY CODE. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ALL WORK WITHIN THE EXISTING RIGHT-OF-WAY.
19. STREET TREES SHALL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE CITY OF CHARLOTTE CODE. SEE TYPICAL STREET SECTIONS FOR TREE PLACEMENT.
20. FOR PARCELS 'A' AND 'B' TREES SHALL BE PRESERVED IN ACCORDANCE WITH THE "SINGLE FAMILY DEVELOPMENT" PROVISIONS OF THE TREE ORDINANCE AND THE TREE SAVE AREAS INDICATED ON THIS PLAN. THE TREE SAVE AREAS ARE BASED ON CURRENT AERIAL PHOTOGRAPHY, FIELD RECONNAISSANCE AND THE ILLUSTRATIVE SITE PLAN. FINAL DETERMINATION OF TREE SAVE AREAS SHALL BE DETERMINED AS A PART OF THE CONSTRUCTION DOCUMENT PHASE AND MAY VARY FROM THIS PLAN, BUT WILL BE CONSISTENT WITH THE FOLLOWING DATA:
   - PARCEL 'A' AND 'B' SITE AREA = 93.41± AC.
   - POND AREA = 2.65± AC.
   - NET SITE AREA = 90.76± AC.
   - EXISTING TREE AREA = 16.0± AC.
   - REQUIRED TREE SAVE AREA = 9.08± AC. (10%)
   - PROPOSED TREE SAVE AREA = 9.1± AC. (10.0% ±)
21. A SWIM STREAM BUFFER SHALL BE PROVIDED AS INDICATED ON THIS PLAN AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE. THE BUFFER SHALL BE 35' IN WIDTH, MEASURED FROM THE TOP-OF-BANK, ALONG BOTH SIDES OF THE STREAM. THE OUTER BOUNDARY OF THE BUFFER SHALL BE MARKED WITH ORANGE FABRIC FENCING. THE BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR THE UPLAND ZONE, WHERE CLEARING IS ALLOWED. NO FILL MATERIAL CAN BE PLACED WITHIN THE BUFFER AREA. REFERENCE "SWIM STREAM BUFFER DETAIL" ON THIS SHEET.
22. FINAL DETERMINATION OF THE "PARCEL LINE" LOCATIONS BETWEEN PARCEL 'A' AND PARCEL 'B' WILL BE DETERMINED AT THE TIME OF SUBMISSION OF THE PRELIMINARY SUBDIVISION PLANS FOR PARCEL 'A' AND PARCEL 'B'. THE PARCEL AREAS AS SHOWN UNDER "PARCEL DEVELOPMENT DATA" WILL BE REVISED AS NECESSARY, HOWEVER, THE MAXIMUM NUMBER OF UNITS PER PARCEL WILL NOT INCREASE.
23. A 5' CONCRETE SIDEWALK AND PLANTING STRIP (8' MINIMUM) SHALL BE INSTALLED ALONG THE ROCKY RIVER ROAD FRONTAGE. THE SIDEWALK ALIGNMENT MAY MEANDER AND THE PLANTING STRIP WIDTH MAY VARY AS NECESSARY TO SAVE EXISTING TREES (6" CALIPER AND LARGER) AND/OR TO BLEND WITH EXISTING SITE FEATURES. BERMS AND LANDSCAPING SHALL BE PROVIDED WITHIN THE OPEN SPACE ALONG ROCKY RIVER ROAD. THE BERM SHALL BE 4' - 7' TALL. LANDSCAPE MATERIAL SHALL CONSIST OF A MINIMUM OF 4 TREES AND 20 SHRUBS PER 100 FEET. PLANT MATERIAL MAY BE ARRANGED IN A LINEAR FASHION OR MASSED AT THE PETITIONER'S DIRECTION. SMALL MATURING TREES SHALL BE LOCATED UNDER OVERHEAD UTILITY LINES. THE COMMON OPEN SPACE LOCATED ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD SHALL BE PRESERVED AS A LANDSCAPED AREA, AND NO PERMANENT ABOVE GROUND STRUCTURES MAY BE PLACED IN THIS OPEN SPACE EXCEPT FOR MONUMENT SIGNS IDENTIFYING THE DEVELOPMENT AND UTILITY INSTALLATIONS SUCH AS ELECTRIC, PHONE, ETC.
24. THE PETITIONER SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO DEVELOP A PROGRAM FOR THE PRESERVATION AND MAINTENANCE OF THE OSAGE ORANGE TREASURE TREES LOCATED IN PARCEL 'B'. THE PETITIONER SHALL PROVIDE SEATING IN THE COMMON OPEN SPACE ADJOINING THE TREASURE TREES.
25. ** DELETED **
26. ** DELETED **
27. ** DELETED **
28. PER THE PETITIONER'S AGREEMENT WITH THE MECKLENBURG COUNTY PARKS AND RECREATION DEPT., THE FOLLOWING ADDITIONAL IMPROVEMENTS SHALL BE PROVIDED BY THE PETITIONER:
   A. INSTALL A FENCE ALONG THE SOUTHERN PROPERTY LINE, BEGINNING AT THE LOCATION SHOWN IN PLAN (AT END OF PROPOSED RETAINING WALL) ALONG THE PROPERTY TO BE CONVEYED TO PARKS & RECREATION (SEE ITEM D BELOW) AND CONTINUING ALONG THE PARK, GRIER AND HODGES PARCELS TO THE STUB STREET BELOW THE EXISTING POND. THE PETITIONER AND PARK STAFF SHALL COORDINATE FOR THE FINAL LOCATION OF THE FENCE IN ORDER TO MINIMIZE IMPACT TO SITE FEATURES. THE FENCE SHALL BE MAINTAINED BY THE PETITIONER AND ITS SUCCESSORS OR ASSIGNS.
   B. REFOREST THE BARREN AREAS WITHIN THE OPEN SPACE ALONG THE FENCE (SEE ITEM A ABOVE). THE PETITIONER AND PARK STAFF WILL COORDINATE TO IDENTIFY PREFERRED PLANT MATERIALS AND LOCATIONS.
   C. REFOREST CLEARED AREAS IN THE VICINITY OF THE PUMP STATION. THE PETITIONER, CMUD STAFF AND PARK STAFF WILL COORDINATE TO IDENTIFY PREFERRED PLANT MATERIALS AND LOCATIONS.
   D. CONVEY TO MECKLENBURG COUNTY PARKS AND RECREATION THE 1.7± ACRE PARCEL LOCATED AT THE SOUTHWESTERN CORNER OF THE PROPERTY. THIS AREA WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION OF THE FINAL DEVELOPMENT PHASE. THIS AREA IS INCLUDED IN THE COMMON AREA LISTED UNDER SITE DEVELOPMENT DATA.
   E. PROVIDE AN APPROPRIATE PEDESTRIAN CROSSING OF THE TRIBUTARY IN ORDER TO PROVIDE ACCESS TO THE PARK. THE PETITIONER AND PARK STAFF WILL COORDINATE TO DETERMINE THE ALIGNMENT AND TERMINUS OF THE CONNECTION.
29. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE PETITIONER, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO DEVELOP FOR-SALE SINGLE FAMILY DETACHED DWELLING UNITS WITHIN PARCEL 'B' (OR ANY PORTION THEREOF). ANY LOTS LOCATED WITHIN PARCEL 'B' DEVELOPED WITH FOR-SALE SINGLE FAMILY DETACHED DWELLING UNITS SHALL COMPLY WITH THE INNOVATIVE DEVELOPMENT STANDARDS SET OUT BELOW IN THE "PARCEL DEVELOPMENT DATA" TABLE.
30. ALL SINGLE FAMILY DETACHED DWELLING UNITS LOCATED WITHIN PARCEL 'A' SHALL CONTAIN A MINIMUM OF 1,412 HEATED SQUARE FEET.
31. NOT WITHSTANDING NOTE #30 ABOVE, A MINIMUM OF 6 OF THE 10 LOTS LOCATED WITHIN PARCEL 'A' AND DESIGNATED WITH AN ASTERISK ON THE ILLUSTRATIVE SITE PLAN SHALL CONTAIN A DETACHED SINGLE FAMILY DWELLING UNIT WITH A MINIMUM OF 2100 HEATED SQUARE FEET, AND A PORTION OF THE FRONT ELEVATION SHALL CONSIST OF BRICK, STONE OR OTHER DECORATIVE MATERIALS.
32. A LANDSCAPED ISLAND SHALL BE PROVIDED WITHIN PRIMARY ACCESS B.
33. ROADWAY IMPROVEMENTS ALONG THE PROJECT FRONTAGE SHALL BE AS FOLLOWS:
   A. THE PETITIONER SHALL IMPROVE THE SOUTHERN SIDE OF ROCKY RIVER ROAD ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD TO A FUTURE MAJOR THOROUGHFARE CROSS-SECTION AS DETERMINED BY CDOT. THE WIDTH OF THIS FUTURE MAJOR THOROUGHFARE CROSS SECTION ON THE SOUTHERN SIDE OF ROCKY RIVER ROAD ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD WILL ACCOMMODATE ONE-HALF OF A 16' MEDIAN (MEDIAN NOT TO BE CONSTRUCTED BY THE PETITIONER), TWO 11' THRU LANES AND A 4' BIKE LANE. THE PETITIONER SHALL ALSO INSTALL 2' - 6" STANDARD CURB AND GUTTER ALONG THE EDGE OF THE FUTURE MAJOR THOROUGHFARE CROSS-SECTION TO BE CONSTRUCTED BY THE PETITIONER.
   B. THE PETITIONER SHALL RECONFIGURE AND REALIGN JOHN RUSSELL ROAD AT ITS INTERSECTION WITH ROCKY RIVER ROAD IN FRONT OF PRIMARY ACCESS B AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PETITIONER SHALL IMPROVE JOHN RUSSELL ROAD SO THAT JOHN RUSSELL ROAD WILL HAVE AT ITS INTERSECTION WITH ROCKY RIVER ROAD TWO THRU LANES (ONE IN EACH DIRECTION) AND A SOUTHBOUND LEFT-TURN LANE ONTO ROCKY RIVER ROAD. THE LEFT-TURN LANE SHALL BE CONSTRUCTED WITH 150' OF STORAGE, 15:1 BAY TAPER AND 35:1 THROUGH LANE TAPERS. THE IMPROVEMENTS WILL ALIGN WITH THE PROPOSED PUBLIC STREET CROSS SECTION / MEDIAN.
   C. THE PETITIONER SHALL CONSTRUCT A WESTBOUND LEFT-TURN LANE ON ROCKY RIVER ROAD AT JOHN RUSSELL ROAD AND A WESTBOUND LEFT-TURN LANE ON ROCKY RIVER ROAD AT PRIMARY ACCESS A, AND THE PETITIONER SHALL ALSO CONSTRUCT AN EASTBOUND (FOR SAFETY) LEFT-TURN LANE ON ROCKY RIVER ROAD AT JOHN RUSSELL ROAD. THE LEFT-TURN LANES WILL BE CONSTRUCTED WITH A STORAGE LENGTH OF 150', 15:1 BAY TAPERS AND SPEED LIMIT:1 THRU LANE TRANSITION TAPERS. THE PETITIONER SHALL ALSO STRIPE WITHIN THE FUTURE MAJOR THOROUGHFARE CROSS SECTION TO BE CONSTRUCTED BY THE PETITIONER AND DESCRIBED IN PARAGRAPH A ABOVE AN EASTBOUND RIGHT-TURN LANE ON ROCKY RIVER ROAD AT JOHN RUSSELL ROAD, SUCH TURN LANE TO HAVE 250' OF STORAGE AND 20:1 BAY TAPERS.
   D. IN THE EVENT THAT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION DETERMINES THAT A PORTION OF THE EASTERN END OF THE FUTURE MAJOR THOROUGHFARE CROSS SECTION DESCRIBED IN PARAGRAPH A ABOVE AND TO BE CONSTRUCTED BY THE PETITIONER SHOULD NOT BE CONSTRUCTED AND INSTALLED BECAUSE OF VERTICAL ALIGNMENT ISSUES, THE PETITIONER, IN LIEU OF CONSTRUCTING SAID PORTION OF SUCH IMPROVEMENTS, SHALL CONTRIBUTE A SUM OF MONEY TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION OR ITS DESIGNEE IN AN AMOUNT EQUAL TO THE COST OF THE PORTION OF THE IMPROVEMENTS NOT CONSTRUCTED BY THE PETITIONER (SUCH COST TO BE REASONABLY AGREED UPON BY THE PETITIONER AND THE CHARLOTTE DEPARTMENT OF TRANSPORTATION) TO BE USED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION OR ITS DESIGNEE FOR FUTURE TRANSPORTATION IMPROVEMENTS ALONG ROCKY RIVER ROAD, IMPROVEMENTS TO THE INTERSECTION OF W.T. HARRIS BOULEVARD AND GRIER ROAD, OR FOR A TRAFFIC SIGNAL AT THE INTERSECTION OF ROCKY RIVER ROAD AND JOHN RUSSELL ROAD.
   E. THE TURN LANES AND ROAD IMPROVEMENTS DESCRIBED IN THIS NOTE #33 WILL BE CONSTRUCTED AND INSTALLED BY THE PETITIONER CONCURRENTLY WITH THE DEVELOPMENT OF THE ABUTTING PORTION OF THE SITE AND SHALL BE SUBMITTED WITH THE DEVELOPMENT PLANS AS PART OF AND BE SUBJECT TO THE SUBDIVISION PROCESS.
   F. THE PETITIONER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN PARAGRAPHS A, B, AND C TO INCLUDE APPROPRIATE TRAFFIC CONTROLS DURING CONSTRUCTION AND PAVEMENT MARKINGS. THE DESIGN OF THESE IMPROVEMENTS MUST MEET APPLICABLE MINIMUM REQUIREMENTS AS DETERMINED BY AND BE SUBJECT TO THE REVIEW / APPROVAL OF CDOT AND THE NCDOT.

PARCEL DEVELOPMENT DATA

PARCEL 'A': (74.93± AC.)
PROPOSED DEVELOPMENT:
- SINGLE FAMILY DETACHED DWELLINGS
- MAX. NO. UNITS = 286 LOTS

LOT DATA:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
MINIMUM SETBACK: 15'*
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 20' INTERIOR, 40' EXTERIOR*
MAXIMUM BUILDING HEIGHT: 40'

* LOT DATA REVISED PER DEVELOPMENT NOTE #9.

PARCEL 'B': (18.48± AC.)
PROPOSED DEVELOPMENT:
- SINGLE FAMILY ATTACHED DWELLINGS (DUPLEX UNITS)
- MAX. NO. UNITS = 96

LOT DATA - DUPLEX UNITS:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
MINIMUM SETBACK: 15'*
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 20' INTERIOR, 30' EXTERIOR
MAXIMUM BUILDING HEIGHT: 40'

* LOT DATA REVISED PER DEVELOPMENT NOTE #9.

PARCEL 'B': (18.48± AC.) (IF DEVELOPED WITH SINGLE FAMILY DETACHED DWELLING UNITS, PER NOTE #29)
PROPOSED DEVELOPMENT:
- SINGLE FAMILY DETACHED DWELLINGS
- MAX. NO. UNITS = 96

LOT DATA - SINGLE FAMILY LOTS:
MINIMUM LOT AREA: 3,800 SF
MINIMUM LOT WIDTH: 35'*
MINIMUM SETBACK: 15'*
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 20' INTERIOR, 30' EXTERIOR
MAXIMUM BUILDING HEIGHT: 40'

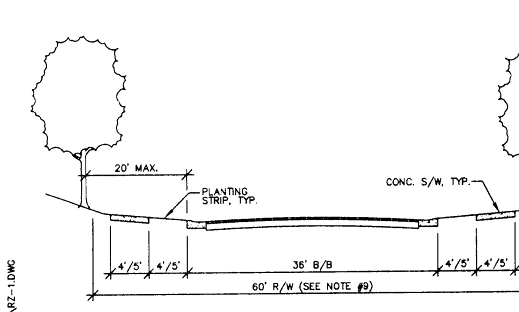
* LOT DATA REVISED PER DEVELOPMENT NOTE #9.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: June 29, 2004
BY: DEBRA D. CAMPBELL

SITE DEVELOPMENT DATA

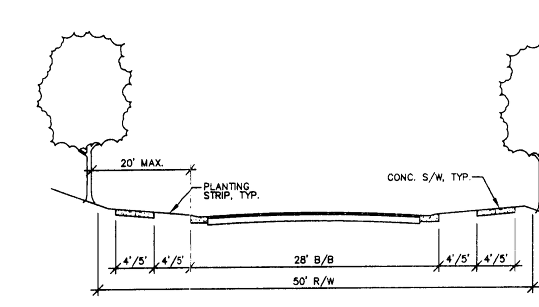
TAX PARCEL NOS: 105-061-09, 105-061-19 & 105-061-05 (ALL PARTIAL)
EXISTING ZONING: R-3
PROPOSED ZONING: MX-1
TOTAL SITE AREA: 96.32± ACRES
AREA WITHIN EX. ROCKY RIVER ROAD RIGHT-OF-WAY: 0.87± ACRES
NET SITE AREA: 95.45± ACRES
ALLOWABLE MX-1 DENSITY: 6 UNITS/ACRE
MAX. NO. UNITS ALLOWED: 95.45 x 6 = 572
TOTAL MAX. NO. UNITS PROPOSED: 382
PROPOSED DENSITY: 382 / 95.45 = 4.00 UNITS/ACRE
AREA WITHIN FUTURE ROCKY RIVER ROAD RIGHT-OF-WAY: 2.04± ACRES
SITE AREA NET FUTURE R/W: 93.41± ACRES
COMMON AREA REQUIRED: 9.34± ACRES (10%)
COMMON AREA PROVIDED: 18.1± ACRES (19.4%)

#9 – 6/03/04: REVISED MAXIMUM NUMBER OF UNITS FOR PARCELS 'A' AND 'B' UNDER "PARCEL DEVELOPMENT DATA". REVISED FENCE LOCATION AND NOTE #28A PER CLIENT REQUEST.
#8 – 3/31/03: REVISED MAXIMUM NUMBER OF UNITS FOR PARCELS 'A' AND 'B' UNDER "PARCEL DEVELOPMENT DATA" PER CLIENT REQUEST.
#7 – 1/6/03: REVISED NOTE #33.C FOR CLARIFICATION PER CDOT COMMENTS; REVISED TYPOGRAPHIC ERRORS IN NOTE #29 AND "PARCEL DEVELOPMENT DATA".
#6 – 12/23/02: REVISED NOTE #6, DELETED NOTE #27, AND ADDED NOTE #33 PER CDOT COMMENTS.
#5 – 12/13/02: REVISED STREET SECTIONS 'A-A' & 'B-B' AND ADDED SECTIONS 'A1-A1' & 'B1-B1'; REVISED "TYPICAL SECTION ALONG ROCKY RIVER ROAD" AND NOTE #23; REVISED NOTES #9, #17, #20 AND #24; REVISED REFERENCE ON SITE PLAN REGARDING JOHN RUSSELL ROAD PROPOSED ALIGNMENT.
#4 – 11/21/02: REVISED PER SITE PLAN REVISION AND REVISED "TYPICAL SECTION ALONG ROCKY RIVER ROAD", GENERAL NOTES, SITE DEVELOPMENT DATA, AND PARCEL DEVELOPMENT DATA.
#3 – 11/6/02: REVISED PLAN TO DELETE B-1 COMMERCIAL USES; RE-LABELED REMAINING PARCELS; INCREASED SIZE OF AMENITY AREA; REVISED DEVELOPMENT NOTES AND DATA PER DELETION OF B-1 USES; DELETED NOTE #25 & #26.
#2 – 10/18/02: REVISED PER CLIENT COMMENTS.
#1 – 9/24/02: REVISED PER STAFF REVIEW AND CLIENT COMMENTS; ADDED ADDITIONAL BOUNDARY AREA AND INFO.
REVISION SUMMARY:



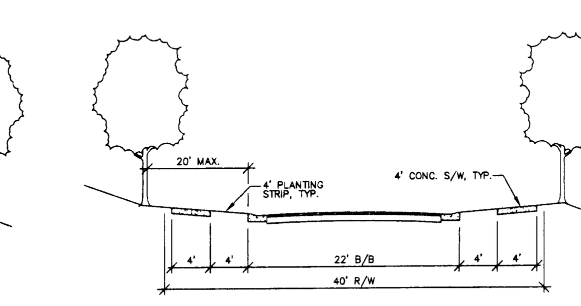
SECTIONS 'A - A' & 'A1 - A1'
TYPICAL COLLECTOR STREET

NOTES:
1. 4' PLANTING STRIP AND 4' SIDEWALK APPLY AT SECTION 'A-A' LOCATIONS.
2. 5' PLANTING STRIP AND 5' SIDEWALK APPLY AT SECTION 'A1-A1' LOCATIONS.

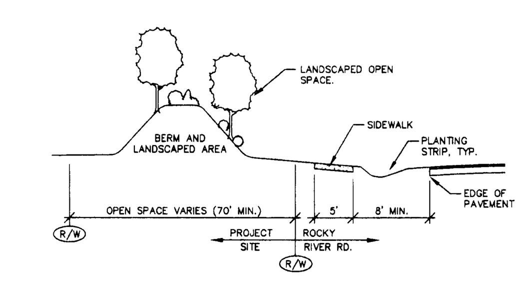


SECTIONS 'B - B' & 'B1 - B1'
TYPICAL LOCAL STREET

NOTES:
1. 4' PLANTING STRIP AND 4' SIDEWALK APPLY AT SECTION 'B-B' LOCATIONS.
2. 5' PLANTING STRIP AND 5' SIDEWALK APPLY AT SECTION 'B1-B1' LOCATIONS.
3. SECTION 'B-B' APPLIES TO ALL STREETS UNLESS INDICATED OTHERWISE.



SECTION 'C - C'
TYPICAL LIMITED LOCAL STREET



TYP. SECTION ALONG ROCKY RIVER ROAD
NTS (REF. NOTE #23)

S:\20201\DWGS-R14\REZONE\RZ-1.DWG

FOR PUBLIC HEARING

HARRIS ENGINEERING Engineering Planning • Surveying 1325 Harding Place Charlotte, NC 28204 704.334.1325 704.334.1330 Fax	**Hodges Property** Rocky River Road TECHNICAL DATA SHEET for REZONING PETITION #02-075

Job No.: 20102	Proj. Mgr.: WMH	Sheet No.
Date: 4/5/02	Drawn: EB/WH	RZ-1
Scale: 1" = 150'	Checked: WMH	of 2

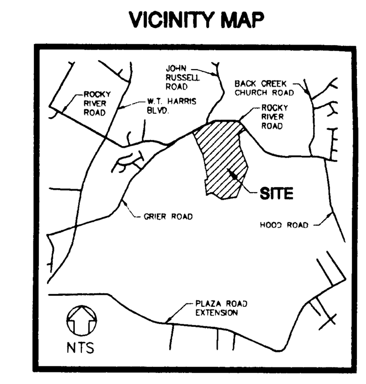
BOUNDARY CURVE TABLE

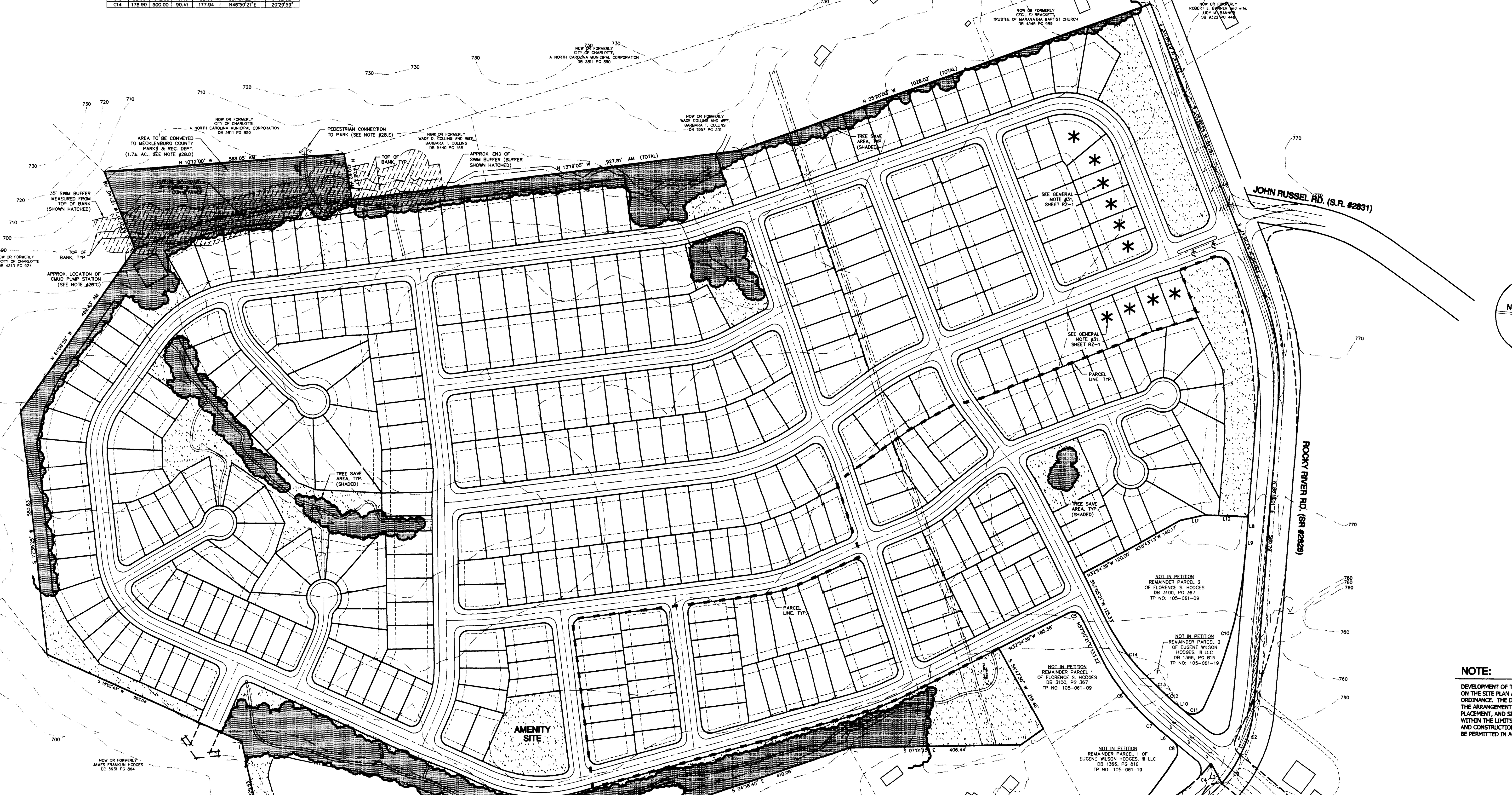
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	250.68'	555.53	127.51'	248.56'	N 75°22'24" E	25°51'14"
C2	115.62'	306.61	58.51'	114.94'	S 80°17'00" E	21°36'22"
C3	78.16'	338.39	39.25'	77.98'	S 62°51'49" E	13°14'01"
C4	92.37	288.39	46.59	91.98	S 50°56'41" E	18°21'08"
C5	31.42	20.00	20.00	28.28	S12°05'21"W	90°00'00"
C6	159.36	536.00	80.27	158.78	N45°04'16"E	17°02'06"
C7	40.71	685.50	20.36	40.70	N34°51'08"E	03°24'10"
C8	43.70	30.00	26.76	39.94	S74°53'03"W	83°28'01"
C9	257.97	1050.00	129.64	257.32	N56°20'38"W	14°04'36"
C10	381.80	1050.00	193.03	379.70	N81°16'58"W	20°50'01"
C11	54.46	30.00	38.41	47.29	N18°51'27"W	104°01'01"
C12	56.90	614.50	28.47	56.88	N35°48'13"E	05°18'20"
C13	32.98	1012.00	16.49	32.98	S37°31'22"W	01°52'02"
C14	178.90	500.00	90.41	177.94	N46°50'21"E	20°29'59"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°24'23" E	64.81'
L2	S 54°47'30" W	54.28'
L3	N 88°54'48" E	166.73'
L4	N 61°52'18" E	84.76'
L5	S 65°21'11" W	20.00'
L6	N33°09'03"E	37.93
L7	N54°47'30"E	9.06
L8	N88°18'01"E	42.73
L9	N88°18'01"E	35.47
L10	N33°09'03"E	14.18
L12	N03°41'59"W	103.03
L11	N18°30'59"W	59.68

VICINITY MAP





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NOTE:

DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. ANY MINOR CHANGES TO THE APPROVED SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: June 29, 2004
BY: DEBRA D. CAMPBELL

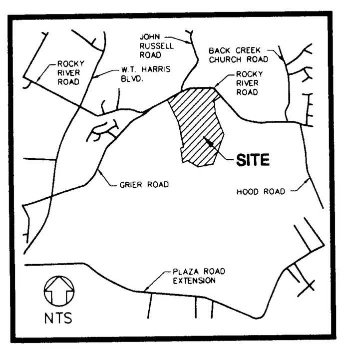
FOR PUBLIC HEARING

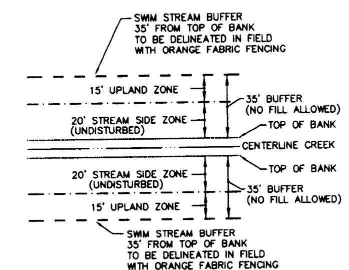
#5 – 6/28/04: REVISED PLAN PER REVISION TO SHEET RZ-1 (REVISION #9)
#4 – 11/21/02: REVISED PLAN PER REVISION TO SHEET RZ-1 (REVISED LAYOUT PER STAFF REVIEW AND PUBLIC HEARING COMMENTS).
#3 – 11/6/02: REVISED PLAN PER REVISION TO SHEET RZ-1 TO DELETE B-1 COMMERCIAL USES AND INCREASED SIZE OF AMENITY AREA.
#2 – 10/18/02: REVISED PER CLIENT COMMENTS.
#1 – 9/16/02: REVISED PER STAFF REVIEW AND CLIENT COMMENTS; ADDED ADDITIONAL BOUNDARY AREA AND INFO.
REVISION SUMMARY:

HARRIS ENGINEERING Engineering Planning • Surveying 1325 Harding Place Charlotte, NC 28204 704.334.1325 704.334.1330 Fax	**Hodges Property** Rocky River Road ILLUSTRATIVE SITE PLAN for REZONING PETITION #02-075

Job No.: 20102	Proj. Mgr.: WMH	Sheet No.
Date: 4/5/02	Drawn: EB/WH	RZ-2
Scale: 1" = 120'	Checked: WMH	of 2

VICINITY MAP





SWIM STREAM BUFFER DETAIL

NTS

BOUNDARY CURVE TABLE

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L10	N33°09'03"E	14.18
L12	N03°41'59"W	103.03
L11	N18°30'59"W	59.68

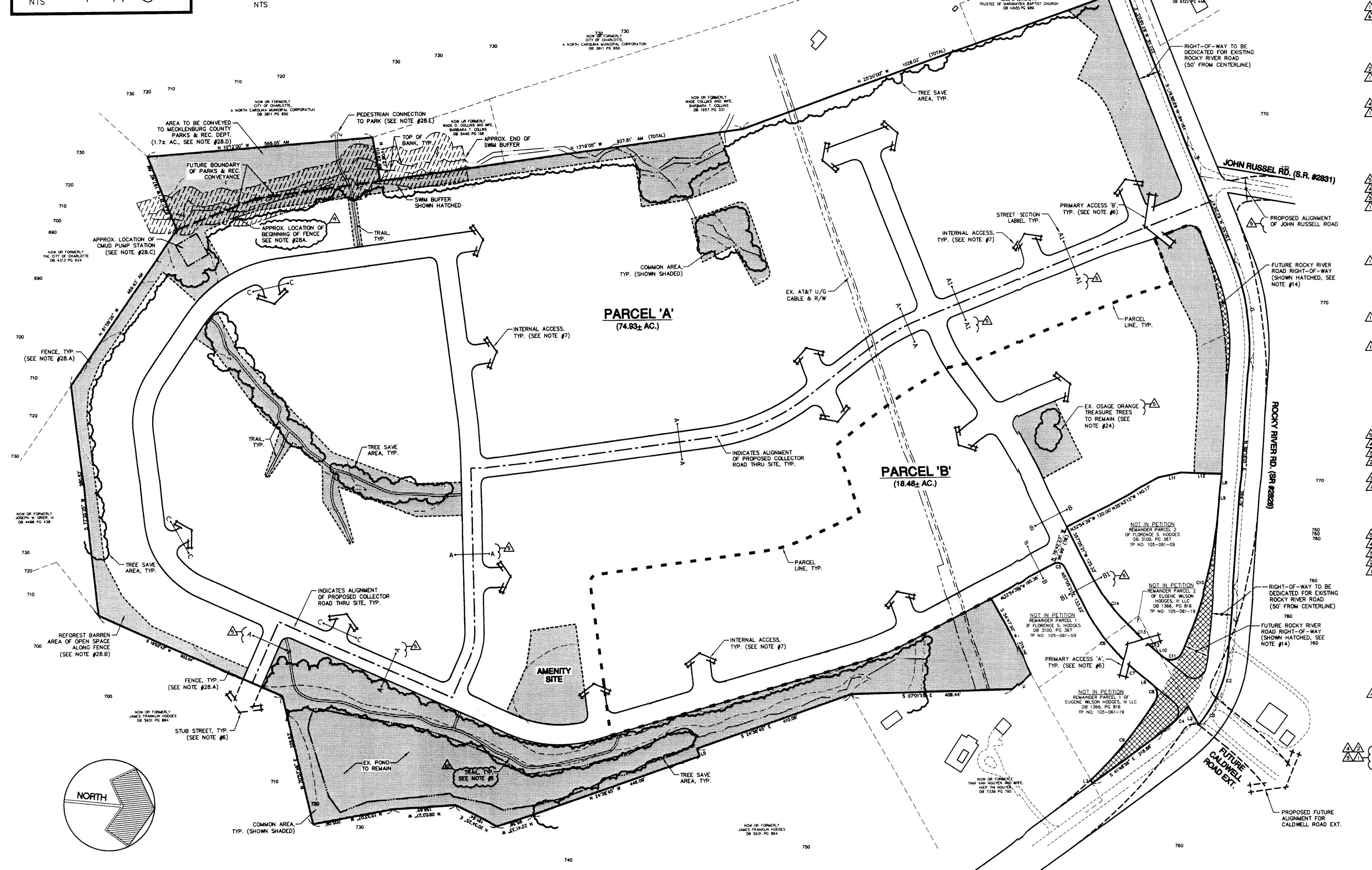
PETITIONER

DEVELOPER:
CENTEX HOMES
5350 77 CENTER DRIVE, SUITE #100
CHARLOTTE, NC 28217

OWNERS:
TP NO: 105-061-09 (PARTIAL)
DB 3100, PG 367
FLORENCE S. HODGES
3425 ROCKY RIVER ROAD
CHARLOTTE, NC 28015

TP NO: 105-061-19 (PARTIAL)
DB 11366, PG 816
EUGENE WILSON HODGES, III, LLC
3800 BACK CREEK CHRUCH ROAD
CHARLOTTE, NC 28013

TP NO: 105-061-05 (PARTIAL)
DEED BOOK 5931 PAGE 864
OLIVIA S. HODGES AND JAMES FRANKLIN HODGES
3900 ROCKY RIVER ROAD
CHARLOTTE, NC 28215



DEVELOPMENT NOTES

1. DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MINOR CHANGES TO THE SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.
2. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
3. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THERE SHALL BE A MINIMUM OF 18' OF DRIVEWAY BETWEEN THE SIDEWALK AND GARAGE DOOR.
4. ALL SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I.E., DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
5. THE SITE MAY BE DEVELOPED WITH FOR-SALE SINGLE FAMILY DETACHED DWELLING UNITS (PARCELS 'A' OR 'B') AND FOR-SALE SINGLE FAMILY ATTACHED HOUSING (PARCEL 'B') AS ALLOWED IN THE MX-1 DISTRICT IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE RESTRICTIONS OF THIS SITE PLAN. DEVELOPMENT OF INDIVIDUAL PARCELS SHALL BE CONTROLLED AS SPECIFIED UNDER "PARCEL DEVELOPMENT DATA".
6. PRIMARY ACCESS TO THE SITE WILL BE PROVIDED BY TWO (2) PUBLIC STREET CONNECTIONS TO ROCKY RIVER ROAD, AND BY A STUB STREET CONNECTION TO ADJOINING PROPERTY. STUB STREETS TO ADDITIONAL ADJOINING PROPERTIES ARE NOT PROVIDED AT THE REQUEST OF THE MECKLENBURG COUNTY PARKS & RECREATION DEPT., IN ORDER TO MINIMIZE UNCONTROLLED ACCESS INTO PROPERTIES THAT THE DEPARTMENT HAS IDENTIFIED FOR FUTURE ACQUISITION. ALL STREET AND DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY NCDOT AND BY THE CITY OF CHARLOTTE. THE PUBLIC STREET CONNECTION TO ROCKY RIVER ROAD THAT IS OPPOSITE OF JOHN RUSSELL ROAD SHALL BE CONFIGURED AS SHOWN ON THIS PLAN TO FACILITATE THE FUTURE RE-ALIGNMENT OF THE EXISTING JOHN RUSSELL INTERSECTION.
7. INTERNAL ACCESS POINTS WILL BE DETERMINED AS PART OF THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, AND ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ALL INTERNAL STREET CONNECTIONS ARE SUBJECT TO REVIEW BY NCDOT AND/OR THE CITY OF CHARLOTTE. ALL STREETS SHALL BE PUBLIC RIGHTS-OF-WAY.
8. COMMON OPEN SPACE AREAS WILL BE PROVIDED IN VARIOUS LOCATIONS ON THE SITE. THE OPEN SPACE LOCATIONS AND/OR CONFIGURATION MAY VARY FROM THIS PLAN AS DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS, HOWEVER, THE AMOUNT OF OPEN SPACE PROVIDED SHALL NOT BE LESS THAN STATED UNDER DEVELOPMENT DATA. AS DEPICTED ON THE TECHNICAL DATA SHEET, COMMON OPEN SPACE WITH A WIDTH RANGING FROM APPROXIMATELY 70' TO APPROXIMATELY 110' WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD. TRAILS WILL BE PROVIDED THRU PORTIONS OF THE COMMON AREAS, AS INDICATED, TO PROVIDE ACCESS. FINAL LOCATION OF TRAILS WITHIN THE OPEN SPACE WILL BE DETERMINED IN THE FIELD BASED ON ACTUAL SITE CONDITIONS. THE PETITIONER SHALL INSTALL A MINIMUM OF FOUR (4) PLASTIC COATED, METAL BENCHES ADJACENT TO THE EXISTING POND, WITH BENCH LOCATIONS TO BE COORDINATED WITH THE COMMON AREA TRAIL.
9. THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.208 OF THE ZONING ORDINANCE ("INNOVATIVE DEVELOPMENT STANDARDS"), IS MODIFYING THE FOLLOWING STANDARDS:
   - MINIMUM LOT SIZE (SEE DEVELOPMENT DATA)
   - MINIMUM LOT WIDTH (SEE DEVELOPMENT DATA)
   - SETBACKS AND YARDS (SEE DEVELOPMENT DATA)
   - THE PETITIONER ALSO RESERVES THE RIGHT TO SEEK APPROVAL OF AN INNOVATIVE DEVELOPMENT STANDARD WITH RESPECT TO THE WIDTH OF THE RIGHT-OF-WAY FOR THE PROPOSED COLLECTOR STREET DEPICTED ON THE TECHNICAL DATA SHEET.
10. BOUNDARY SURVEY INFORMATION PER SURVEYS BY HARRIS ENGINEERING DATED 9/24/01, 3/26/02 AND 5/19/02.
11. TOPOGRAPHIC INFORMATION TAKEN FROM CURRENT MECKLENBURG COUNTY AERIAL MAPPING.
12. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENSIONS OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
13. ALL SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
14. RIGHT-OF-WAY WILL BE DEDICATED 50' FROM THE EXISTING CENTERLINE OF ROCKY RIVER ROAD. THIS RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION FOR THE RESPECTIVE PHASE(S) OF THE DEVELOPMENT. ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED FOR THE FUTURE REALIGNMENT OF ROCKY RIVER ROAD AS A MAJOR THOROUGHFARE WITH A MINIMUM CENTERLINE RADIUS OF 1100'. THIS ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION OF THE FINAL DEVELOPMENT PHASE. THE EXISTING RIGHT-OF-WAY FOR ROCKY RIVER ROAD IS THE PRESCRIPTIVE RIGHT-OF-WAY CURRENTLY UNDER NCDOT MAINTENANCE.
15. FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT STANDARDS.
16. ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE ENTIRE SITE, EXCEPT FOR STREET LIGHTS, WILL BE LIMITED TO 20 FEET IN HEIGHT, AND WILL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES..
17. THE NEIGHBORHOOD AMENITY AREA IS APPROXIMATELY 0.7 ACRES IN SIZE. THE COMMON OPEN SPACE SHALL CONTAIN THE FOLLOWING MINIMUM IMPROVEMENTS:
   - TOT LOT / PLAY EQUIPMENT
   - PICNIC AREA
18. SITE DEVELOPMENT AND GRADING PERMIT SHALL BE IN ACCORDANCE WITH THE CHARLOTTE CITY CODE. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ALL WORK WITHIN THE EXISTING RIGHT-OF-WAY.
19. STREET TREES SHALL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE CITY OF CHARLOTTE CODE. SEE TYPICAL STREET SECTIONS FOR TREE PLACEMENT.
20. FOR PARCELS 'A' AND 'B' TREES SHALL BE PRESERVED IN ACCORDANCE WITH THE "SINGLE FAMILY DEVELOPMENT" PROVISIONS OF THE TREE ORDINANCE AND THE TREE SAVE AREAS INDICATED ON THIS PLAN. THE TREE SAVE AREAS ARE BASED ON CURRENT AERIAL PHOTOGRAPHY, FIELD RECONNAISSANCE AND THE ILLUSTRATIVE SITE PLAN. FINAL DETERMINATION OF TREE SAVE AREAS SHALL BE DETERMINED AS A PART OF THE CONSTRUCTION DOCUMENT PHASE AND MAY VARY FROM THIS PLAN, BUT WILL BE CONSISTENT WITH THE FOLLOWING DATA:
   - PARCEL 'A' AND 'B' SITE AREA = 93.41± AC.
   - POND AREA = 2.65± AC.
   - NET SITE AREA = 90.76± AC.
   - EXISTING TREE AREA = 16.0± AC.
   - REQUIRED TREE SAVE AREA = 9.08± AC. (10%)
   - PROPOSED TREE SAVE AREA = 9.1± AC. (10.0% ±)
21. A SWIM STREAM BUFFER SHALL BE PROVIDED AS INDICATED ON THIS PLAN AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE. THE BUFFER SHALL BE 35' IN WIDTH, MEASURED FROM THE TOP-OF-BANK, ALONG BOTH SIDES OF THE STREAM. THE OUTER BOUNDARY OF THE BUFFER SHALL BE MARKED WITH ORANGE FABRIC FENCING. THE BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR THE UPLAND ZONE, WHERE CLEARING IS ALLOWED. NO FILL MATERIAL CAN BE PLACED WITHIN THE BUFFER AREA. REFERENCE "SWIM STREAM BUFFER DETAIL" ON THIS SHEET.
22. FINAL DETERMINATION OF THE "PARCEL LINE" LOCATIONS BETWEEN PARCEL 'A' AND PARCEL 'B' WILL BE DETERMINED AT THE TIME OF SUBMISSION OF THE PRELIMINARY SUBDIVISION PLANS FOR PARCEL 'A' AND PARCEL 'B'. THE PARCEL AREAS AS SHOWN UNDER "PARCEL DEVELOPMENT DATA" WILL BE REVISED AS NECESSARY, HOWEVER, THE MAXIMUM NUMBER OF UNITS PER PARCEL WILL NOT INCREASE.
23. A 5' CONCRETE SIDEWALK AND PLANTING STRIP (8' MINIMUM) SHALL BE INSTALLED ALONG THE ROCKY RIVER ROAD FRONTAGE. THE SIDEWALK ALIGNMENT MAY MEANDER AND THE PLANTING STRIP WIDTH MAY VARY AS NECESSARY TO SAVE EXISTING TREES (6" CALIPER AND LARGER) AND/OR TO BLEND WITH EXISTING SITE FEATURES. BERMS AND LANDSCAPING SHALL BE PROVIDED WITHIN THE OPEN SPACE ALONG ROCKY RIVER ROAD. THE BERM SHALL BE 4' - 7' TALL. LANDSCAPE MATERIAL SHALL CONSIST OF A MINIMUM OF 4 TREES AND 20 SHRUBS PER 100 FEET. PLANT MATERIAL MAY BE ARRANGED IN A LINEAR FASHION OR MASSED AT THE PETITIONER'S DIRECTION. SMALL MATURING TREES SHALL BE LOCATED UNDER OVERHEAD UTILITY LINES. THE COMMON OPEN SPACE LOCATED ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD SHALL BE PRESERVED AS A LANDSCAPED AREA, AND NO PERMANENT ABOVE GROUND STRUCTURES MAY BE PLACED IN THIS OPEN SPACE EXCEPT FOR MONUMENT SIGNS IDENTIFYING THE DEVELOPMENT AND UTILITY INSTALLATIONS SUCH AS ELECTRIC, PHONE, ETC. IN ADDITION TO THE PLANTING REQUIREMENT NOTED ABOVE (4 & 20), THE PETITIONER SHALL PROVIDE A MINIMUM OF TWENTY (20) TREES, MINIMUM CALIPER 1-1/2", ON THE BERM ALONG ROCKY RIVER ROAD.
24. THE PETITIONER SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO DEVELOP A PROGRAM FOR THE PRESERVATION AND MAINTENANCE OF THE OSAGE ORANGE TREASURE TREES LOCATED IN PARCEL 'B'. THE PETITIONER SHALL PROVIDE SEATING IN THE COMMON OPEN SPACE ADJOINING THE TREASURE TREES.
25. ** DELETED **
26. ** DELETED **
27. ** DELETED **
28. PER THE PETITIONER'S AGREEMENT WITH THE MECKLENBURG COUNTY PARKS AND RECREATION DEPT., THE FOLLOWING ADDITIONAL IMPROVEMENTS SHALL BE PROVIDED BY THE PETITIONER:
   A. INSTALL A FENCE ALONG THE SOUTHERN PROPERTY LINE, BEGINNING AT THE LOCATION SHOWN IN PLAN (AT END OF PROPOSED RETAINING WALL) ALONG THE PROPERTY TO BE CONVEYED TO PARKS & RECREATION (SEE ITEM D BELOW) AND CONTINUING ALONG THE PARK, GRIER AND HODGES PARCELS TO THE STUB STREET BELOW THE EXISTING POND. THE PETITIONER AND PARK STAFF SHALL COORDINATE FOR THE FINAL LOCATION OF THE FENCE IN ORDER TO MINIMIZE IMPACT TO SITE FEATURES. THE FENCE SHALL BE MAINTAINED BY THE PETITIONER AND ITS SUCCESSORS OR ASSIGNS.
   B. REFOREST THE BARREN AREAS WITHIN THE OPEN SPACE ALONG THE FENCE (SEE ITEM A ABOVE). THE PETITIONER AND PARK STAFF WILL COORDINATE TO IDENTIFY PREFERRED PLANT MATERIALS AND LOCATIONS.
   C. REFOREST CLEARED AREAS IN THE VICINITY OF THE PUMP STATION. THE PETITIONER, CMUD STAFF AND PARK STAFF WILL COORDINATE TO IDENTIFY PREFERRED PLANT MATERIALS AND LOCATIONS.
   D. CONVEY TO MECKLENBURG COUNTY PARKS AND RECREATION THE 1.7± ACRE PARCEL LOCATED AT THE SOUTHWESTERN CORNER OF THE PROPERTY. THIS AREA WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION OF THE FINAL DEVELOPMENT PHASE. THIS AREA IS INCLUDED IN THE COMMON AREA LISTED UNDER SITE DEVELOPMENT DATA.
   E. PROVIDE AN APPROPRIATE PEDESTRIAN CROSSING OF THE TRIBUTARY IN ORDER TO PROVIDE ACCESS TO THE PARK. THE PETITIONER AND PARK STAFF WILL COORDINATE TO DETERMINE THE ALIGNMENT AND TERMINUS OF THE CONNECTION.
29. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE PETITIONER, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO DEVELOP FOR-SALE SINGLE FAMILY DETACHED DWELLING UNITS WITHIN PARCEL 'B' (OR ANY PORTION THEREOF). ANY LOTS LOCATED WITHIN PARCEL 'B' DEVELOPED WITH FOR-SALE SINGLE FAMILY DETACHED DWELLING UNITS SHALL COMPLY WITH THE INNOVATIVE DEVELOPMENT STANDARDS SET OUT BELOW IN THE "PARCEL DEVELOPMENT DATA" TABLE.
30. ALL SINGLE FAMILY DETACHED DWELLING UNITS LOCATED WITHIN PARCEL 'A' SHALL CONTAIN A MINIMUM OF 1,412 HEATED SQUARE FEET.
31. NOT WITHSTANDING NOTE #30 ABOVE, A MINIMUM OF 6 OF THE 10 LOTS LOCATED WITHIN PARCEL 'A' AND DESIGNATED WITH AN ASTERISK ON THE ILLUSTRATIVE SITE PLAN SHALL CONTAIN A DETACHED SINGLE FAMILY DWELLING UNIT WITH A MINIMUM OF 2100 HEATED SQUARE FEET, AND A PORTION OF THE FRONT ELEVATION SHALL CONSIST OF BRICK, STONE OR OTHER DECORATIVE MATERIALS.
32. A LANDSCAPED ISLAND SHALL BE PROVIDED WITHIN PRIMARY ACCESS B.
33. ROADWAY IMPROVEMENTS ALONG THE PROJECT FRONTAGE SHALL BE AS FOLLOWS:
   A. THE PETITIONER SHALL IMPROVE THE SOUTHERN SIDE OF ROCKY RIVER ROAD ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD TO A FUTURE MAJOR THOROUGHFARE CROSS-SECTION AS DETERMINED BY CDOT. THE WIDTH OF THIS FUTURE MAJOR THOROUGHFARE CROSS SECTION ON THE SOUTHERN SIDE OF ROCKY RIVER ROAD ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD WILL ACCOMMODATE ONE-HALF OF A 16' MEDIAN (MEDIAN NOT TO BE CONSTRUCTED BY THE PETITIONER), TWO 11' THRU LANES AND A 4' BIKE LANE. THE PETITIONER SHALL ALSO INSTALL 2' - 6" STANDARD CURB AND GUTTER ALONG THE EDGE OF THE FUTURE MAJOR THOROUGHFARE CROSS-SECTION TO BE CONSTRUCTED BY THE PETITIONER.
   B. THE PETITIONER SHALL RECONFIGURE AND REALIGN JOHN RUSSELL ROAD AT ITS INTERSECTION WITH ROCKY RIVER ROAD IN FRONT OF PRIMARY ACCESS B AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PETITIONER SHALL IMPROVE JOHN RUSSELL ROAD SO THAT JOHN RUSSELL ROAD WILL HAVE AT ITS INTERSECTION WITH ROCKY RIVER ROAD TWO THRU LANES (ONE IN EACH DIRECTION) AND A SOUTHBOUND LEFT-TURN LANE ONTO ROCKY RIVER ROAD. THE LEFT-TURN LANE SHALL BE CONSTRUCTED WITH 150' OF STORAGE, 15:1 BAY TAPER AND 35:1 THROUGH LANE TAPERS. THE IMPROVEMENTS WILL ALIGN WITH THE PROPOSED PUBLIC STREET CROSS SECTION / MEDIAN.
   C. THE PETITIONER SHALL CONSTRUCT A WESTBOUND LEFT-TURN LANE ON ROCKY RIVER ROAD AT JOHN RUSSELL ROAD AND A WESTBOUND LEFT-TURN LANE ON ROCKY RIVER ROAD AT PRIMARY ACCESS A, AND THE PETITIONER SHALL ALSO CONSTRUCT AN EASTBOUND (FOR SAFETY) LEFT-TURN LANE ON ROCKY RIVER ROAD AT JOHN RUSSELL ROAD. THE LEFT-TURN LANES WILL BE CONSTRUCTED WITH A STORAGE LENGTH OF 150', 15:1 BAY TAPERS AND SPEED LIMIT:1 THRU LANE TRANSITION TAPERS. THE PETITIONER SHALL ALSO STRIPE WITHIN THE FUTURE MAJOR THOROUGHFARE CROSS SECTION TO BE CONSTRUCTED BY THE PETITIONER AND DESCRIBED IN PARAGRAPH A ABOVE AN EASTBOUND RIGHT-TURN LANE ON ROCKY RIVER ROAD AT JOHN RUSSELL ROAD, SUCH TURN LANE TO HAVE 250' OF STORAGE AND 20:1 BAY TAPERS.
   D. IN THE EVENT THAT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION DETERMINES THAT A PORTION OF THE EASTERN END OF THE FUTURE MAJOR THOROUGHFARE CROSS SECTION DESCRIBED IN PARAGRAPH A ABOVE AND TO BE BE CONSTRUCTED BY THE PETITIONER SHOULD NOT BE CONSTRUCTED AND INSTALLED BECAUSE OF VERTICAL ALIGNMENT ISSUES, THE PETITIONER, IN LIEU OF CONSTRUCTING SAID PORTION OF SUCH IMPROVEMENTS, SHALL CONTRIBUTE A SUM OF MONEY TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION OR ITS DESIGNEE IN AN AMOUNT EQUAL TO THE COST OF THE PORTION OF THE IMPROVEMENTS NOT CONSTRUCTED BY THE PETITIONER (SUCH COST TO BE REASONABLY AGREED UPON BY THE PETITIONER AND THE CHARLOTTE DEPARTMENT OF TRANSPORTATION) TO BE USED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION OR ITS DESIGNEE FOR FUTURE TRANSPORTATION IMPROVEMENTS ALONG ROCKY RIVER ROAD, IMPROVEMENTS TO THE INTERSECTION OF W.T. HARRIS BOULEVARD AND GRIER ROAD, OR FOR A TRAFFIC SIGNAL AT THE INTERSECTION OF ROCKY RIVER ROAD AND JOHN RUSSELL ROAD.
   E. THE TURN LANES AND ROAD IMPROVEMENTS DESCRIBED IN THIS NOTE #33 WILL BE CONSTRUCTED AND INSTALLED BY THE PETITIONER CONCURRENTLY WITH THE DEVELOPMENT OF THE ABUTTING PORTION OF THE SITE AND SHALL BE SUBMITTED WITH THE DEVELOPMENT PLANS AS PART OF AND BE SUBJECT TO THE SUBDIVISION PROCESS.
   F. THE PETITIONER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN PARAGRAPHS A, B, AND C TO INCLUDE APPROPRIATE TRAFFIC CONTROLS DURING CONSTRUCTION AND PAVEMENT MARKINGS. THE DESIGN OF THESE IMPROVEMENTS MUST MEET APPLICABLE MINIMUM REQUIREMENTS AS DETERMINED BY AND BE SUBJECT TO THE REVIEW / APPROVAL OF CDOT AND THE NCDOT.

PARCEL DEVELOPMENT DATA

PARCEL 'A': (74.93± AC.)
PROPOSED DEVELOPMENT:
- SINGLE FAMILY DETACHED DWELLINGS
- MAX. NO. UNITS = 286 LOTS

LOT DATA:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
MINIMUM SETBACK: 15'*
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 20' INTERIOR, 40' EXTERIOR*
MAXIMUM BUILDING HEIGHT: 40'

* LOT DATA REVISED PER DEVELOPMENT NOTE #9.

PARCEL 'B': (18.48± AC.)
PROPOSED DEVELOPMENT:
- SINGLE FAMILY ATTACHED DWELLINGS (DUPLEX UNITS)
- MAX. NO. UNITS = 96

LOT DATA - DUPLEX UNITS:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
MINIMUM SETBACK: 15'*
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 20' INTERIOR, 30' EXTERIOR
MAXIMUM BUILDING HEIGHT: 40'

* LOT DATA REVISED PER DEVELOPMENT NOTE #9.

PARCEL 'B': (18.48± AC.) (IF DEVELOPED WITH SINGLE FAMILY DETACHED DWELLING UNITS, PER NOTE #29)
PROPOSED DEVELOPMENT:
- SINGLE FAMILY DETACHED DWELLINGS
- MAX. NO. UNITS = 96

LOT DATA - SINGLE FAMILY LOTS:
MINIMUM LOT AREA: 3,800 SF
MINIMUM LOT WIDTH: 35'*
MINIMUM SETBACK: 15'*
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 20' INTERIOR, 30' EXTERIOR
MAXIMUM BUILDING HEIGHT: 40'

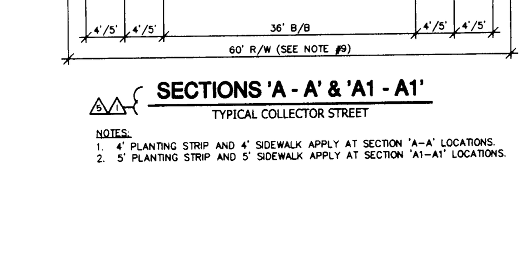
* LOT DATA REVISED PER DEVELOPMENT NOTE #9.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: December 5, 2005
BY: DEBRA D. CAMPBELL

SITE DEVELOPMENT DATA

TAX PARCEL NOS: 105-061-09, 105-061-19 & 105-061-05 (ALL PARTIAL)
EXISTING ZONING: R-3
PROPOSED ZONING: MX-1
TOTAL SITE AREA: 96.32± ACRES
AREA WITHIN EX. ROCKY RIVER ROAD RIGHT-OF-WAY: 0.87± ACRES
NET SITE AREA: 95.45± ACRES
ALLOWABLE MX-1 DENSITY: 6 UNITS/ACRE
MAX. NO. UNITS ALLOWED: 95.45 x 6 = 572
TOTAL MAX. NO. UNITS PROPOSED: 382
PROPOSED DENSITY: 382 / 95.45 = 4.00 UNITS/ACRE
AREA WITHIN FUTURE ROCKY RIVER ROAD RIGHT-OF-WAY: 2.04± ACRES
SITE AREA NET FUTURE R/W: 93.41± ACRES
COMMON AREA REQUIRED: 9.34± ACRES (10%)
COMMON AREA PROVIDED: 18.1± ACRES (19.4%)

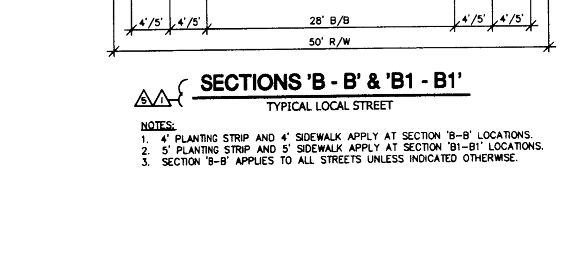
#10 – 11/28/05: DELETED THE COMMON AREA TRAIL NORTH OF THE EXISITNG POND, AND REVISED NOTES #8 & #23 TO REFERENCE BENCHES ALONG POND AND ADDITIONAL TREE PLANTING ON THE BERM ALONG ROCKY RIVER ROAD.
#9 – 6/03/04: REVISED MAXIMUM NUMBER OF UNITS FOR PARCELS 'A' AND 'B' UNDER "PARCEL DEVELOPMENT DATA". REVISED FENCE LOCATION AND NOTE #28A PER CLIENT REQUEST.
#8 – 3/31/03: REVISED MAXIMUM NUMBER OF UNITS FOR PARCELS 'A' AND 'B' UNDER "PARCEL DEVELOPMENT DATA" PER CLIENT REQUEST.
#7 – 1/6/03: REVISED NOTE #33.C FOR CLARIFICATION PER CDOT COMMENTS; REVISED TYPOGRAPHIC ERRORS IN NOTE #29 AND "PARCEL DEVELOPMENT DATA".
#6 – 12/23/02: REVISED NOTE #6, DELETED NOTE #27, AND ADDED NOTE #33 PER CDOT COMMENTS.
#5 – 12/13/02: REVISED STREET SECTIONS 'A-A' & 'B-B' AND ADDED SECTIONS 'A1-A1' & 'B1-B1'; REVISED "TYPICAL SECTION ALONG ROCKY RIVER ROAD" AND NOTE #23; REVISED NOTES #9, #17, #20 AND #24; REVISED REFERENCE ON SITE PLAN REGARDING JOHN RUSSELL ROAD PROPOSED ALIGNMENT.
#4 – 11/21/02: REVISED PER SITE PLAN REVISION AND REVISED "TYPICAL SECTION ALONG ROCKY RIVER ROAD", GENERAL NOTES, SITE DEVELOPMENT DATA, AND PARCEL DEVELOPMENT DATA.
#3 – 11/6/02: REVISED PLAN TO DELETE B-1 COMMERCIAL USES; RE-LABELED REMAINING PARCELS; INCREASED SIZE OF AMENITY AREA; REVISED DEVELOPMENT NOTES AND DATA PER DELETION OF B-1 USES; DELETED NOTE #25 & #26.
#2 – 10/18/02: REVISED PER CLIENT COMMENTS.
#1 – 9/24/02: REVISED PER STAFF REVIEW AND CLIENT COMMENTS; ADDED ADDITIONAL BOUNDARY AREA AND INFO.
REVISION SUMMARY:



SECTIONS 'A - A' & 'A1 - A1'

TYPICAL COLLECTOR STREET

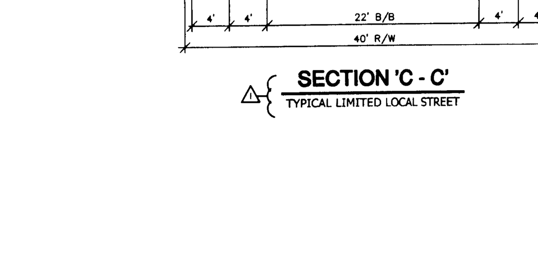
NOTES:
1. 4' PLANTING STRIP AND 4' SIDEWALK APPLY AT SECTION 'A-A' LOCATIONS.
2. 5' PLANTING STRIP AND 5' SIDEWALK APPLY AT SECTION 'A1-A1' LOCATIONS.



SECTIONS 'B - B' & 'B1 - B1'

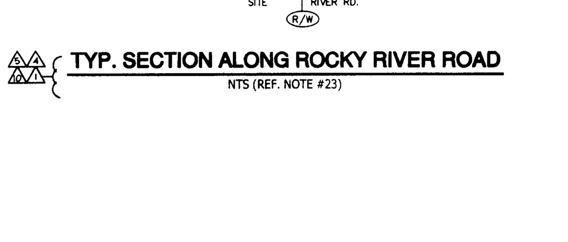
TYPICAL LOCAL STREET

NOTES:
1. 4' PLANTING STRIP AND 4' SIDEWALK APPLY AT SECTION 'B-B' LOCATIONS.
2. 5' PLANTING STRIP AND 5' SIDEWALK APPLY AT SECTION 'B1-B1' LOCATIONS.
3. SECTION 'B-B' APPLIES TO ALL STREETS UNLESS INDICATED OTHERWISE.



SECTION 'C - C'

TYPICAL LIMITED LOCAL STREET



TYP. SECTION ALONG ROCKY RIVER ROAD

NTS (REF. NOTE #23)

FOR PUBLIC HEARING

HARRIS ENGINEERING
Engineering
Planning • Surveying
1325 Harding Place
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704.334.1325
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Hodges Property
Rocky River Road

TECHNICAL DATA SHEET
for
REZONING PETITION #02-075

Job No.: 20102	Proj. Mgr.: WMH	Sheet No. RZ-1
Date: 4/5/02	Drawn: EB/WH	Of 2
Scale: 1" = 150'	Checked: WMH	

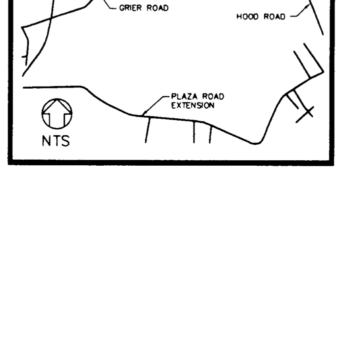
BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	250.68'	555.53	127.51'	248.56'	N 75°22'24" E	25°51'14"
C2	115.62'	306.61	58.51'	114.94'	S 80°17'00" E	21°36'22"
C3	78.16'	338.39	39.25'	77.98'	S 62°51'49" E	13°14'01"
C4	92.37	288.39	46.59	91.98	S 50°56'41" E	18°21'08"
C5	31.42	20.00	20.00	28.28	S12°05'21"W	90°00'00"
C6	159.36	536.00	80.27	158.78	N45°04'16"E	17°02'06"
C7	40.71	685.50	20.36	40.70	N34°51'08"E	03°24'10"
C8	43.70	30.00	26.76	39.94	S74°53'03"W	83°28'01"
C9	257.97	1050.00	129.64	257.32	N56°20'38"W	14°04'36"
C10	381.80	1050.00	193.03	379.70	N81°16'58"W	20°50'01"
C11	54.46	30.00	38.41	47.29	N18°51'27"W	104°01'01"
C12	56.90	614.50	28.47	56.88	N35°48'13"E	05°18'20"
C13	32.98	1012.00	16.49	32.98	S37°31'22"W	01°52'02"
C14	178.90	500.00	90.41	177.94	N46°50'21"E	20°29'59"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°24'23" E	64.81'
L2	S 54°47'30" W	54.28'
L3	N 88°54'48" E	166.73'
L4	N 61°52'18" E	84.76'
L5	S 65°21'11" W	20.00'
L6	N33°09'03"E	37.93
L7	N54°47'30"E	9.06
L8	N88°18'01"E	42.73
L9	N88°18'01"E	35.47
L10	N33°09'03"E	14.18
L12	N03°41'59"W	103.03
L11	N18°30'59"W	59.68

VICINITY MAP



NOTE:

DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. ANY MINOR CHANGES TO THE APPROVED SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: December 5, 2005
BY: DEBRA D. CAMPBELL

FOR PUBLIC HEARING

HARRIS ENGINEERING
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704.334.1325
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Hodges Property
Rocky River Road

ILLUSTRATIVE SITE PLAN
for
REZONING PETITION #02-075

Job No.: 20102	Proj. Mgr.: WMH	Sheet No. RZ-2
Date: 4/5/02	Drawn: EB/WH	Of 2
Scale: 1" = 120'	Checked: WMH	

#6 – 11/28/05: REVISED PLAN PER REVISION TO SHEET RZ-1 (REVISION #10)
#5 – 6/28/04: REVISED PLAN PER REVISION TO SHEET RZ-1 (REVISION #9)
#4 – 11/21/02: REVISED PLAN PER REVISION TO SHEET RZ-1 (REVISED LAYOUT PER STAFF REVIEW AND PUBLIC HEARING COMMENTS).
#3 – 11/6/02: REVISED PLAN PER REVISION TO SHEET RZ-1 TO DELETE B-1 COMMERCIAL USES AND INCREASED SIZE OF AMENITY AREA.
#2 – 10/18/02: REVISED PER CLIENT COMMENTS.
#1 – 9/16/02: REVISED PER STAFF REVIEW AND CLIENT COMMENTS; ADDED ADDITIONAL BOUNDARY AREA AND INFO.
REVISION SUMMARY: