

SWIM STREAM BUFFER DETAIL
NTS

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	250.82	555.53	127.81	248.56	N 75°22'24" E	25°31'14"
C2	116.62	306.61	58.91	114.84	S 80°17'20" E	21°35'22"
C3	78.16	238.39	36.22	77.86	S 82°21'49" E	12°14'01"
C4	62.37	288.39	46.59	61.89	S 30°26'41" E	18°21'06"
C5	31.42	20.00	20.00	28.28	S 12°05'21" W	90°00'00"
C6	159.28	238.00	60.27	156.78	N 44°29'18" E	17°02'58"
C7	40.71	185.50	20.36	40.70	N 34°51'08" E	03°24'10"
C8	43.70	30.00	26.76	39.94	S 74°37'03" W	83°28'01"
C9	257.42	1050.00	129.84	257.32	N 56°20'58" W	14°24'58"
C10	381.80	1050.00	193.03	376.70	N 81°18'58" W	20°50'01"
C11	54.46	30.00	38.41	47.29	N 18°51'27" W	104°01'01"
C12	35.90	81.50	28.47	36.88	N 35°48'12" E	08°18'20"
C13	35.98	102.00	18.49	32.80	S 57°31'27" E	03°52'02"
C14	178.90	500.00	90.41	177.84	N 46°50'21" E	20°22'59"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°24'23" E	64.81
L2	S 54°47'30" W	54.26
L3	N 88°24'48" E	166.73
L4	N 81°52'19" E	84.76
L5	S 65°21'11" W	20.00
L6	N 53°09'03" E	37.13
L7	N 54°41'30" E	9.06
L8	N 88°18'01" E	42.73
L9	N 88°18'01" E	35.47
L10	N 33°30'03" E	14.18
L11	N 63°41'58" W	103.03
L12	N 18°30'59" W	59.88

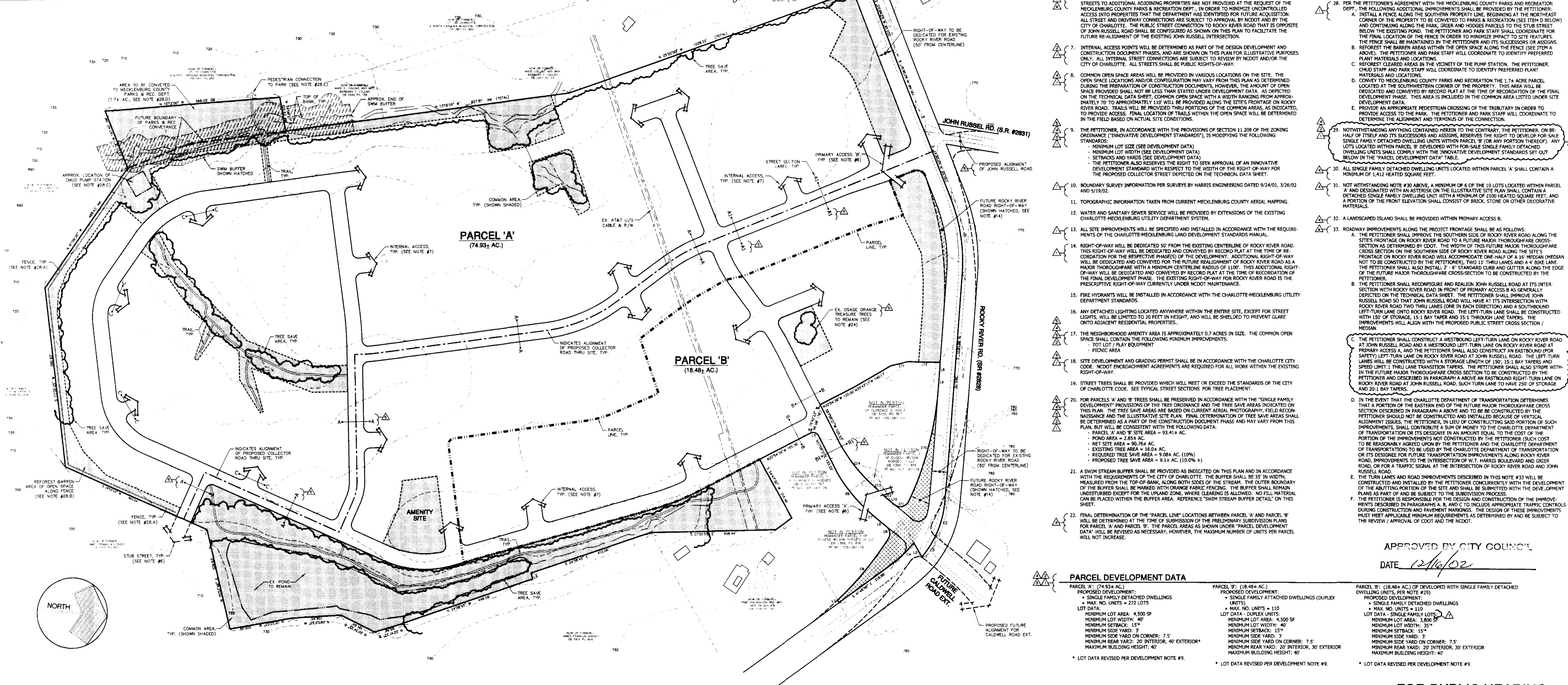
PETITIONER
DEVELOPER:
CENTEX HOMES
5350 77 CENTER DRIVE, SUITE #100
CHARLOTTE, NC 28217

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 CHURCH ROAD
CHARLOTTE, NC 28013

TP NO: 105-061-05 (PARTIAL)
DEED BOOK 5011 PAGE 864
OLYVA S. HODGES PEARL JAMES
FRANKLIN HODGES
3900 ROCKY RIVER ROAD
CHARLOTTE, NC 28215

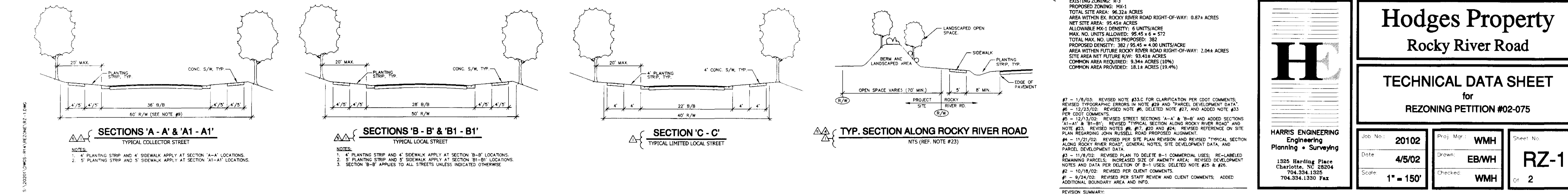
- DEVELOPMENT NOTES**
- DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED HEREON IS INTENDED TO REFLECT THE ARRANGEMENT OF VARIOUS DEVELOPMENT USES ON THE SITE, BUT THE EXACT CONFIGURATION, 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.
 - SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
 - 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.
 - ALL SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.203 OF THE ZONING ORDINANCE. ALL PERMANENT GARAGE/TRASH DISPOSAL FACILITIES (I.E., DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
 - 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 'C') AS ALLOWED IN THE MK-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".
 - 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 REVIEW 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 REALIGNMENT OF THE EXISTING JOHN RUSSELL INTERSECTION.
 - INTERNAL ACCESS POINTS WILL BE DETERMINED AS PART OF THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASE 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.
 - COMMON OPEN SPACE AREAS WILL BE PROVIDED IN VARIOUS LOCATIONS ON THE SITE. THE OPEN SPACE CONFIGURATIONS 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, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.209 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.
 - BOUNDARY SURVEY INFORMATION PER SURVEYS BY HARRIS ENGINEERING DATED 9/24/01, 3/26/02 AND 5/19/02.
 - TOPOGRAPHIC INFORMATION TAKEN FROM CURRENT MECKLENBURG COUNTY AERIAL MAPPING.
 - WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENSIONS OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
 - ALL SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
 - 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 RE-CORRECTION 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 RE-CORRECTION OF THE FINAL DEVELOPMENT PHASE. THE EXISTING RIGHT-OF-WAY FOR ROCKY RIVER ROAD IS THE PRESCRIPTIVE RIGHT-OF-WAY CURRENTLY UNDER NCDOT MAINTENANCE.
 - FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT STANDARDS.
 - ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE ENTIRE SITE, EXCEPT FOR STREET LIGHTS, WILL BE LIMITED TO 20 FEET IN HEIGHT, AND WILL BE SHELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES.
 - 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
 - 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.
 - STREET TREES SHALL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE CITY OF CHARLOTTE. SEE TYPICAL STREET SECTIONS FOR TREE PLACEMENT.
 - FOR PARCELS 'A' AND 'B' TREES SHALL BE PRESERVED IN ACCORDANCE WITH THE "SINGLE FAMILY DEVELOPMENT" PROVISIONS OF THE ZONING 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 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 = 93.414 AC.
- POND AREA = 2.55 AC.
- NET SITE AREA = 90.766 AC.
- EXISTING TREE AREA = 16.0 AC.
- PROPOSED TREE SAVE AREA = 9.14 AC. (10.0% +)
 - 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.
 - 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.



PARCEL DEVELOPMENT DATA

PARCEL 'A': (74.93± AC.)	PARCEL 'B': (18.48± AC.)	PARCEL 'C': (18.48± AC.) (IF DEVELOPED WITH SINGLE FAMILY DETACHED DWELLING UNITS, PER NOTE #29)
PROPOSED DEVELOPMENT: - SINGLE FAMILY DETACHED DWELLINGS - MAX. NO. UNITS = 272 LOTS	PROPOSED DEVELOPMENT: - SINGLE FAMILY ATTACHED DWELLINGS (DUPEX UNITS) - MAX. NO. UNITS = 110	PROPOSED DEVELOPMENT: - SINGLE FAMILY ATTACHED DWELLINGS (DUPEX UNITS) - MAX. NO. UNITS = 110
LOT DATA: - MINIMUM LOT AREA: 4,500 SF - MINIMUM LOT WIDTH: 40' - MINIMUM SETBACK: 15' - MINIMUM SIDE YARD: 5' - MINIMUM SIDE YARD ON CORNER: 7.5' - MINIMUM REAR YARD: 20' INTERIOR, 40' EXTERIOR* - MAXIMUM BUILDING HEIGHT: 40'	LOT DATA - DUPEX 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: - 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'

SITE DEVELOPMENT DATA
TAX PARCEL NOS: 105-061-09, 105-061-19 & 105-061-05 (ALL PARTIAL)
EXISTING ZONING: R-3
PROPOSED ZONING: MK-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 MK-1 DENSITY: 6 UNITS/ACRE
MAX. NO. UNITS ALLOWED: 564 ± 8 = 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 RW: 93.41± ACRES
COMMON AREA REQUIRED: 9.34± ACRES (10%)
COMMON AREA PROVIDED: 18.1± ACRES (19.4%)



REVISION SUMMARY:

#1 - 1/8/03: REVISED NOTE #33.C FOR CLARIFICATION PER CDOT COMMENTS. REVISED TOPOGRAPHIC ERRORS IN NOTE #29 AND "PARCEL DEVELOPMENT DATA".
#2 - 12/23/02: REVISED NOTE #9. DELETED NOTE #27, AND ADDED NOTE #3.
#3 - 12/13/02: REVISED STREET SECTIONS 1-A'-1' & 1-B'-1' AND ADDED SECTION 1-A'-1' & 1-B'-1' TO REVISED TYPICAL SECTION ALONG ROCKY RIVER ROAD. 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.
#5 - 11/8/02: REVISED PLAN TO DELETE B-1 COMMERCIAL USES. RE-LABELLED REMAINING PARCELS; INCREASED SIZE OF AMENITY AREA. REVISED DEVELOPMENT NOTES AND DATA PER DELETION OF B-1 USES. DELETED NOTE #25 & #26.
#6 - 10/18/02: REVISED PER CLIENT COMMENTS.
#7 - 9/24/02: REVISED PER STAFF REVIEW AND CLIENT COMMENTS. ADDED ADDITIONAL BOUNDARY AREA AND INFO.

APPROVED BY CITY COUNCIL
DATE 12/16/02

FOR PUBLIC HEARING

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

HARRIS ENGINEERING
Engineering
Planning • Surveying

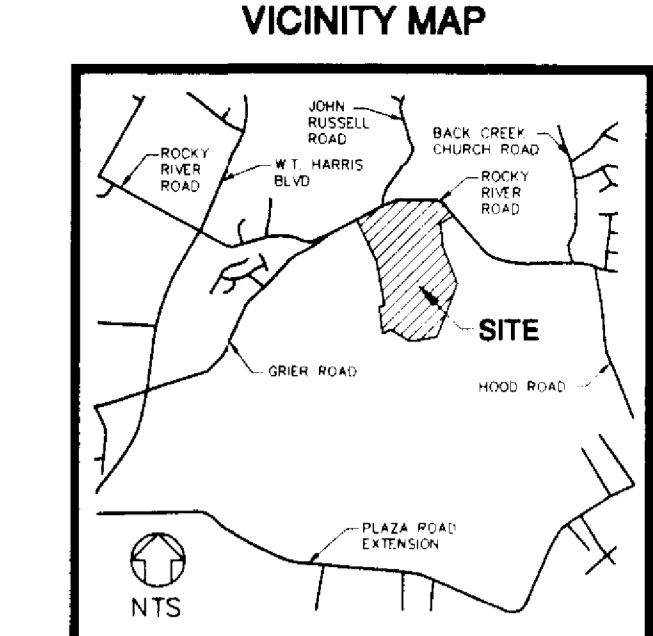
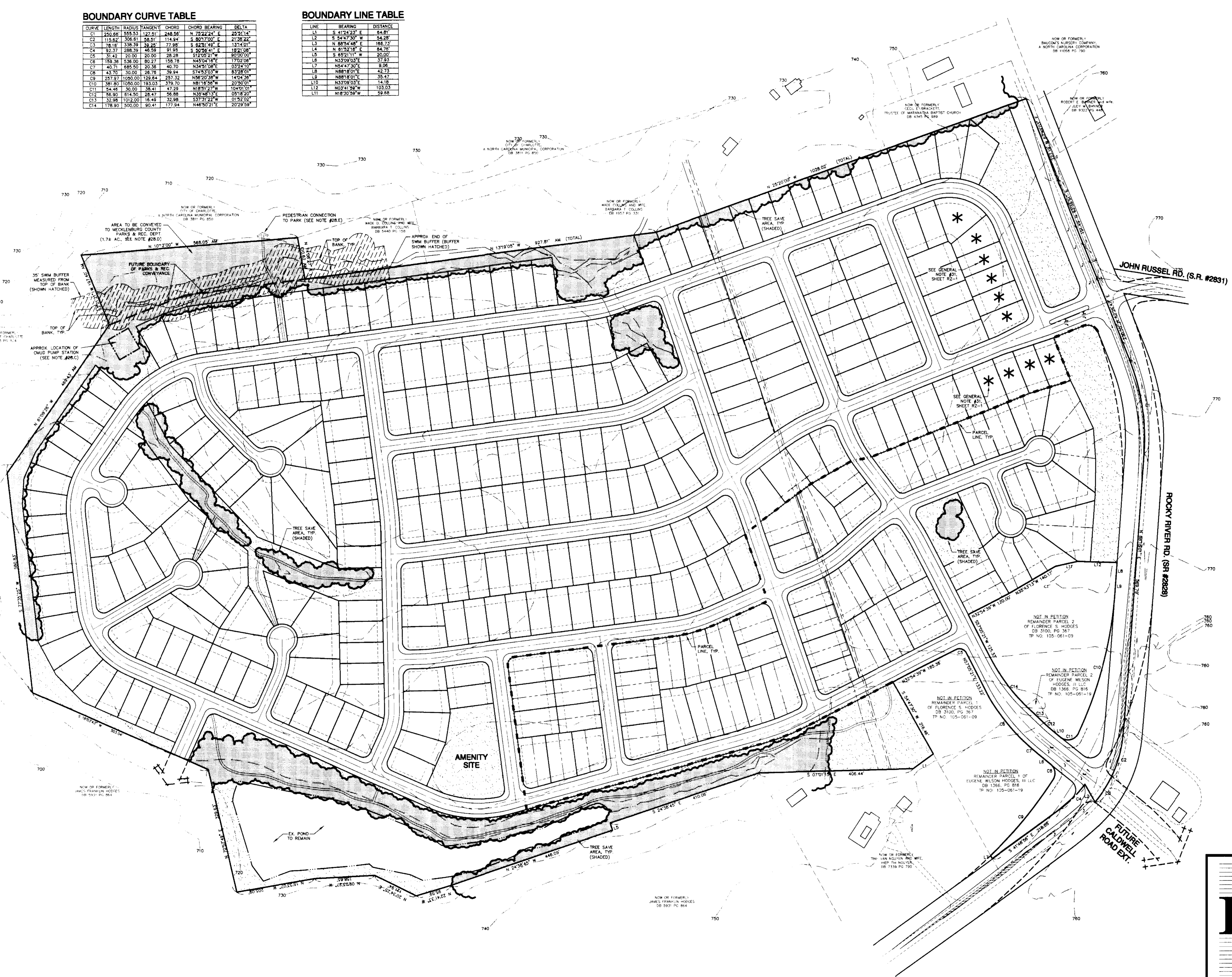
1325 Harding Place
Charlotte, NC 28004
704.334.1325
704.334.1330 Fax

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	250.86	555.53	127.51	248.56	N 75°22'24" E	20.59'14"
C2	115.82	308.81	28.51	114.84	S 80°17'00" W	21.59'22"
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C4	92.37	288.39	46.59	91.88	S 50°36'41" E	18'21'08"
C5	33.42	203.00	28.28	33.20	S 72°01'11" W	20.00'
C6	159.38	536.00	80.27	158.78	N 45°04'18" E	17'02'08"
C7	40.71	885.50	20.36	40.70	N 84°51'08" E	03'24'10"
C8	43.70	30.00	28.78	39.84	S 74°53'03" W	83'29'01"
C9	257.97	1050.00	129.84	257.32	N 58°20'38" W	14'04'36"
C10	361.80	1050.00	183.03	379.70	N 81°16'58" W	20'50'01"
C11	24.48	30.00	38.41	47.29	N 85°17'17" W	10'49'01"
C12	56.90	814.50	28.47	56.88	N 33°48'13" E	05'18'20"
C13	32.98	1012.00	16.49	32.98	S 37°31'22" W	01'52'02"
C14	178.90	595.00	90.47	177.84	N 46°30'21" E	20'28'59"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°24'23" E	84.81
L2	S 84°17'30" W	54.28
L3	N 88°54'48" E	186.73
L4	N 81°32'18" E	84.78
L5	S 89°21'11" W	20.00
L6	N 33°09'03" E	37.93
L7	N 54°47'30" E	8.58
L8	N 88°18'01" E	42.33
L9	N 88°18'01" E	35.47
L10	N 33°09'03" E	14.18
L11	N 02°41'59" W	103.03
L12	N 18°30'59" W	59.88



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.

APPROVED BY CITY COUNCIL
 DATE 12/16/02

FOR PUBLIC HEARING

Hodges Property
 Rocky River Road

ILLUSTRATIVE SITE PLAN
 for
 REZONING PETITION #02-075



HARRIS ENGINEERING
 Engineering • 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	

#4 - 11/21/02: REVISED PLAN PER REVISION TO SHEET RZ-1 (REVISED LAYOUT PER STAFF REVIEW AND PUBLIC HEARING COMMENTS).
 #5 - 11/8/02: 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 - 9/18/02: REVISED PER STAFF REVIEW AND CLIENT COMMENTS. ADDED ADDITIONAL BOUNDARY AREA AND INFO.
 REVISION SUMMARY: