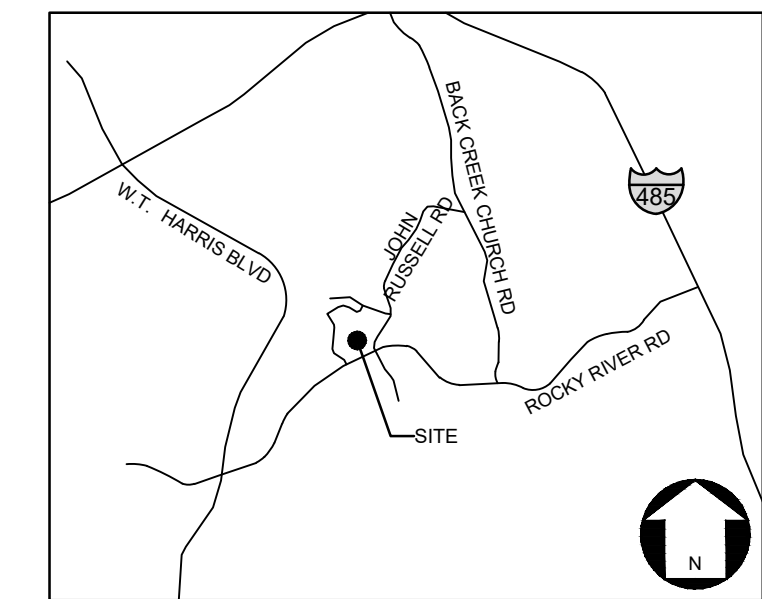
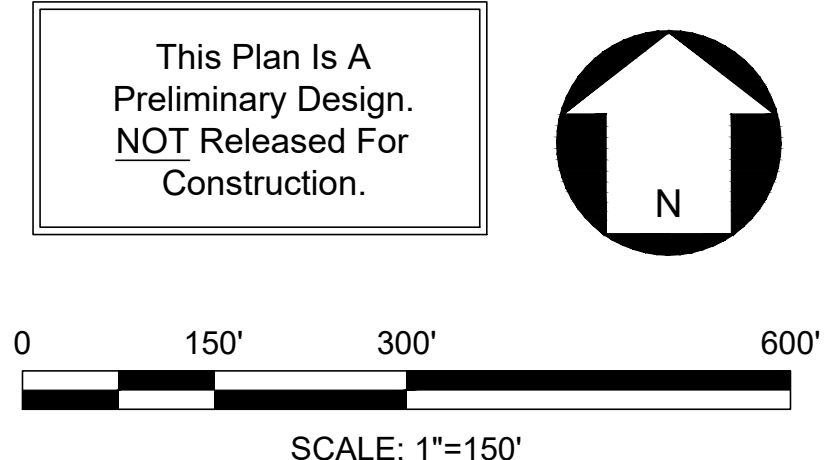


1	105-031-24	9741 JOHN RUSSELL RD CHARLOTTE NC 28213	REDEEMING WORD MINISTRIES
2	105-031-25	3101 ROCKY RIVER RD CHARLOTTE NC 28215/9725	REDWOOD CHARLOTTE ROCKY RIVER ROAD NC P1 LLC
3	105-031-28	3045 ROCKY RIVER RD CHARLOTTE NC 28215	BANNER ROBERT E EDWARDS GINA B THE ROBERT E BANNER REVOCABLE TRUST
4	105-052-03	3301 ROCKY RIVER RD CHARLOTTE NC 28213	BAUCOM REAL ESTATE LIMITED PARTNERSHIP
5	105-065-26	NA	BUCKLEIGH HOMEOWNERS ASSOCIATION INC C/O HAWTHORNE MANAGEMENT
6	105-032-01	9728 NEEDLEPOINT RD CHARLOTTE NC 28215	MCKOY DONNA
7	105-032-02	9724 NEEDLEPOINT RD CHARLOTTE NC 28215	ROSS ANTHONY J ROSS XENIA A
8	105-032-03	9720 NEEDLEPOINT RD CHARLOTTE NC 28215	SMITH FATIMAH
9	105-032-04	9716 NEEDLEPOINT RD CHARLOTTE NC 28215	HAUGHTON HEATHER HANEY MARCOS
10	105-032-05	9712 NEEDLEPOINT RD CHARLOTTE NC 28215	JOLINE WILFRIDE ALVINZ LYVIE
11	105-032-06	9708 NEEDLEPOINT RD CHARLOTTE NC 28215	CUMMINGS RALPH BROWN JR CUMMINGS ANNE WINSTON
12	105-032-26	3103 GLOXINIA RD CHARLOTTE NC 28215	MEDINA VICTORIA
13	15-032-27	3111 GLOXINIA RD CHARLOTTE NC 28215	LE HUNG QUOC NIE LOAN PHI
14	105-032-28	1936 YAU PON RD CHARLOTTE NC 28215	CHAMBERS CEDRIC CHAMBERS SHALONA K
15	105-032-29	1930 YAU PON RD CHARLOTTE NC 28215	DEAN DONALD E DEAN SABRINA J
16	105-032-65	10004 SEVEN OAKS DR CHARLOTTE NC 28215	RENTHELE ZAIEREMAWIA NEKGEN MAWITEI KHAWLENG
17	105-032-66	10000 SEVEN OAKS DR CHARLOTTE NC 28215	CORTEZ SALOMON CORTEZ MARIA I.
18	105-032-67	9928 SEVEN OAKS DR CHARLOTTE NC 28215	MARTINEZ DORIVAL MARTINEZ CLAUDIA Z
19	105-032-69	1907 GALARDIA RD CHARLOTTE NC 28215	GERGES AWAD SJATIA EVOON
20	105-032-70	1911 GALARDIA RD CHARLOTTE NC 28215	FKH SFR PROPCO A LP C/O FIRSTKEY HOMES LLC
21	105-032-71	1915 GALARDIA RD CHARLOTTE NC 28215	SMITH SAMUEL ADAM
22	105-032-72	1919 GALARDIA RD CHARLOTTE NC 28215	HART MARCUS G
23	105-032-73	1923 GALARDIA RD CHARLOTTE NC 28215	GOODE DANIEL L GOODE TAMMY F
24	105-032-60	10024 SEVEN OAKS DR CHARLOTTE NC 28215	MBM PROPERTIES LLC
25	105-032-61	10020 SEVEN OAKS DR CHARLOTTE NC 28215	COLLINS NATASHA
26	105-032-62	10016 SEVEN OAKS DR CHARLOTTE NC 28215	MCFARLAND TONY M
27	105-032-63	10012 SEVEN OAKS DR CHARLOTTE NC 28215	JOSEPH LAMONT J DYE MONIFA AYANA
28	105-032-64	10008 SEVEN OAKS DR CHARLOTTE NC 28215	GRAVES JOHN E
29	105-032-53	9814 FERN SPRAY RD CHARLOTTE NC 28215	BROWN ANNE E BROWN LAWRENCE J
30	105-032-54	9810 FERN SPRAY RD CHARLOTTE NC 28215	VILLACIS AGUSTIN FERNANDO VILLACIS MAROLA ARACELY VILLACIS-DAVALOS TRUST
31	105-032-55	9806 FERN SPRAY RD CHARLOTTE NC 28215	TINDLE ISAAC A II
32	105-032-56	9802 FERN SPRAY RD CHARLOTTE NC 28215	KANDURI LAKSHMINARESH
33	105-032-58	10032 SEVEN OAKS DR CHARLOTTE NC 28215	MORANCHEL SANTIAGO MORANCHEL VENTURA M MORANCHEL CARLOS A MORANCHEL JOSE M
34	105-032-59	10028 SEVEN OAKS DR CHARLOTTE NC 28215	DELECIA ALBERT B
35	105-032-52	9820 FERN SPRAY RD CHARLOTTE NC 28215	CARINO-MUCHERU VIVIAN MUCHERU JOSEPH
36	105-032-74	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
37	105-032-75	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
38	105-032-98	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
39	105-032-45	3301 ROCKY RIVER RD CHARLOTTE NC 28213	PARTNERSHIP BAUCOM REAL ESTATE LIMITED
40	105-032-76	10007 SNOWBELL CT CHARLOTTE NC 2815	MERRISHA MCCARTER
41	105-032-77	10013 SNOWBELL CT CHARLOTTE NC 28215	SHAMARA RAY
42	105-032-78	10017 SNOWBELL CT CHARLOTTE NC 28215	ERIC DOUGLAS BALL LYNN KRISTIE BALL
43	105-032-79	10103 SNOWBELL CT CHARLOTTE NC 28215	NAVEEN J SEQUEIRA JOYLIN DSA
44	105-032-80	10107 SNOWBELL CT CHARLOTTE NC 28215	TYSHA D HAGOOD KENNETH HAGOOD
45	105-032-81	10111 SNOWBELL CT CHARLOTTE NC 28215	CRYSTAL CALI MARTINEZ
46	105-032-82	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
47	105-034-72	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
48	105-034-76	1733 AMERIA RD CHARLOTTE NC 28215	LARRY GALLOWAY NORMA GALLOWAY



LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY
	PROPOSED SITE ACCESS
	PROPOSED BIKE/PEDESTRIAN ACCESS



REVISIONS:

No.	Date	By	Description

3101 ROCKY RIVER ROAD SITE
ROCKY RIVER ROAD PARTNERS, LLC
CHARLOTTE, NC

TECHNICAL DATA SHEET

RZP: 2024-XXX

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

Date: 08/14/24

Project Number: 24027

Sheet Number:

RZ - 1

3101 ROCKY RIVER ROAD SITE
ROCKY RIVER ROAD PARTNERS, LLC
CHARLOTTE, NC

REZONING
SITE PLAN

RZP: 2024-XXX

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-293
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

Date: 08/14/24

Project Number: 24027

Sheet Number:

RZ - 2

SHEET # 02 OF 02

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY

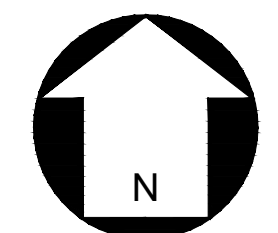
DEVELOPMENT DATA:

SITE AREA:	±24.45 ACRES
TAX PARCELS:	105-031-25, 105-031-24 (PARTIAL)
EXISTING ZONING:	R-8MF (CD), N1-A
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	SINGLE FAMILY, ACREAGE, CHURCH
PROPOSED USES:	SINGLE FAMILY ATTACHED, DUPLEX
PROPOSED UNIT COUNT:	129 UNITS
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PRIVATE ROLLOUT CONTAINERS

DEVELOPMENT STANDARDS

- I. Permitted Uses
 1. The Site may be devoted only to a residential community containing a maximum of 129 single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the N2-A zoning district.
- II. Transportation
 1. Rocky River Rd Road ROW: The Petitioner will dedicate ROW 50' from CL for Rocky River Road in fee simple conveyance, in accordance with note II(8) below.
 2. Rocky River Rd Road Improvements: The Petitioner will widen the pavement to 30' from CL and shall provide an 8' planting strip and 12' multi-use path along the project's Rocky River Rd frontage.
 3. John Russell Rd ROW: The Petitioner will dedicate ROW 35' from CL for John Russell Road in fee simple conveyance, in accordance with note II(8) below.
 4. John Russell Rd Road Improvements: The Petitioner will widen the pavement to 19' from CL and shall provide an 8' planting strip and 12' multi-use path along the project's John Russell Rd frontage.
 5. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's tenth (10th) building certificate of occupancy.
 6. Final locations of proposed stub connection(s) shall be coordinated with the City of Charlotte Subdivision Services.
 7. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed existing city-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
 8. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at Z' behind back of sidewalk where feasible.
 9. Streets shall meet horizontal and vertical curve roadway geometry CDOT standards.
- III. Environmental Features
 1. The petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).
 2. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 3. As part of the code-required planting plan, Petitioner will ensure the Site has internal tree plantings (including parking trees, internal trees, and non-code required trees) totaling a minimum equivalent of 40' spacing along the total measured centerlines of internal private alleys and streets (e.g. 2000 linear feet internal alley centerline = 50 internal trees minimum to be planted).
- IV. Design Standards
 1. Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
 2. Meter banks shall be located outside of the setback and screened from view from all public rights-of-way and abutting properties.
 3. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 4. Usable porches or stoops shall form a predominant feature of the building design for units fronting public streets and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed.
 5. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.
- V. Binding Effect of the Rezoning Documents and Definitions
 1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
 2. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1"=100'

REVISIONS:

No.	Date	By	Description

