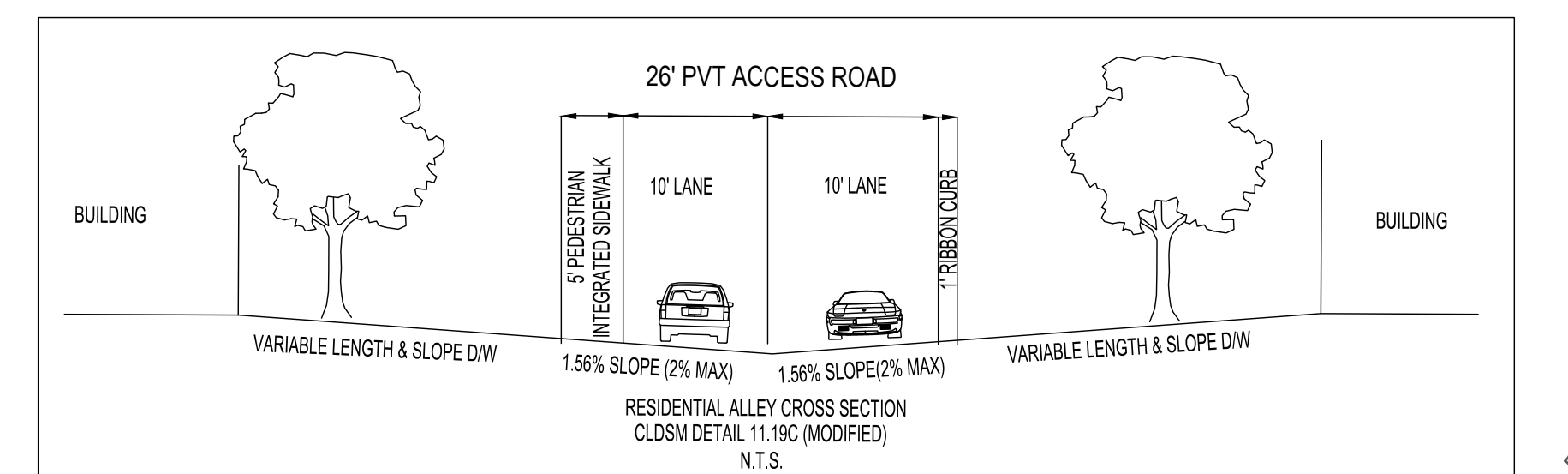


NOT TO SCALE

CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

LOCAL RESIDENTIAL MEDIUM STREET  
TYPICAL SECTION

STD. No. REV.  
U-02 117



DEVELOPMENT DATA TABLE:

PARCEL INFORMATION	
ADDRESS	3101 ROCKY RIVER ROAD
TAX PARCEL ID	10503127, 10503126, 10503125
CURRENT ZONING/USE	R-3 (SINGLE FAMILY RESIDENTIAL WITH MAX 3 UNITS PER ACRE)
PROPOSED ZONING/USE	R8-MF (MULTI-FAMILY RESIDENTIAL WITH MAX 8 UNITS PER ACRE)
SITE DATA	
TOTAL AREA	±21.30 AC
OPEN SPACE REQUIRED	50%
RESIDENTIAL DWELLINGS	76
PROPOSED DENSITY	76 UNITS/21.30 AC = 3.56/DUA
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40'
NATURAL AREA/TREE SAVE REQUIRED	15%
PARKING DATA	
AUTO PARKING REQUIRED	1.5 SPACE/UNIT
GUEST PARKING REQUIRED	1 SPACE / 20 UNITS
BICYCLE PARKING REQUIRED	5 (SHORT TERM)
LANDSCAPE BUFFERS	
WEST (R-3)	50 FT (CLASS C)
EAST (ROCKY RIVER RD)	N/A
NORTH (R-3)	50 FT (CLASS C)
SOUTH (R-3)	50 FT (CLASS C)
BUILDING SETBACKS	
FRONT	30 FT, 27 FT
REAR	50 FT
SIDE	20 FT

**PURPOSE:**  
THE CONDITIONAL DISTRICT ZONING OF (3) PARCELS TOTALING 21.30 ACRES FOR THE PURPOSES OF MULTI-FAMILY APARTMENT HOUSING.  
WORK TO INCLUDE 76 TOWNHOUSE STYLE APARTMENTS.

- NOTES:**
- SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
  - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY AND NCDOT SHALL BE PROVIDED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
  - ALL BUILDINGS ON SITE SHALL BE SPRINKLERED WITH 13D SPRINKLER SYSTEM. PER IFC APPENDIX D107 EXCEPTION 1, PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC).
  - SETBACKS SHALL BE MEASURED FROM THE FULL RIGHT-OF-WAY.
  - PRIVATE STREETS AND SURFACE PARKING WILL COMPLY WITH THE UDO SECTION 9.303.19(e).

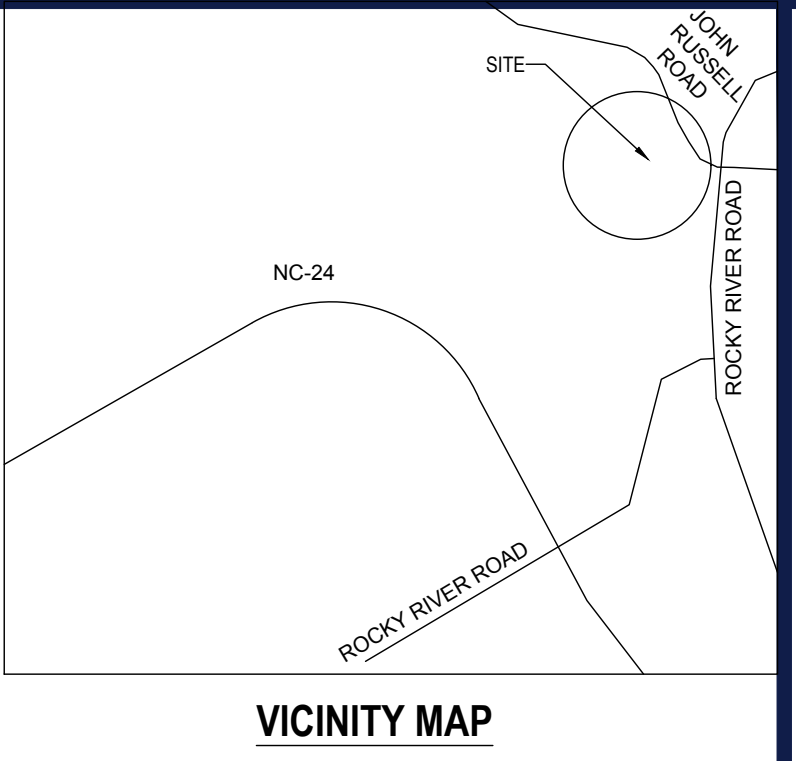
**Redwood**  
APARTMENT NETWORKS

707 EAST PLEASANT VALLEY ROAD  
INDEPENDENCE, OH 44131  
Phone: (216) 360-9441

**BOHLER**  
BOHLER ENGINEERING NC, PLLC

1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400

**MPG**  
MANN • PARSONS • GRAY  
ARCHITECTS  
3660 EMBASSY PARKWAY  
AKRON, OH 44333  
Phone: (330) 666-5770



**BOHLER**  
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC23008  
DRAWN BY: SV  
CHECKED BY: SS  
DATE: 3/22/2021  
CAD ID:

**REZONING PLANS**  
RPZ 21-089

**Redwood**  
APARTMENT NETWORKS

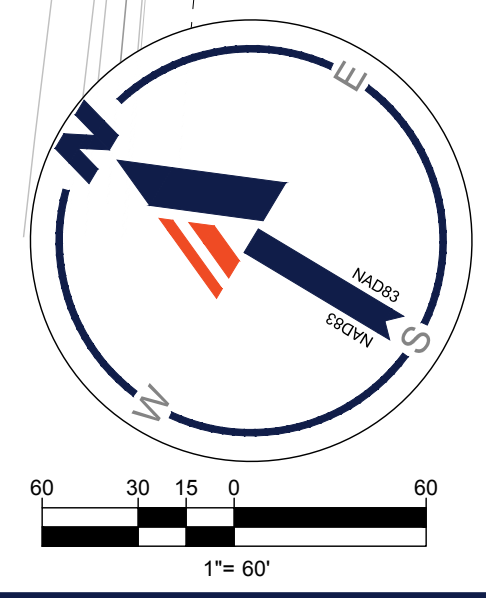
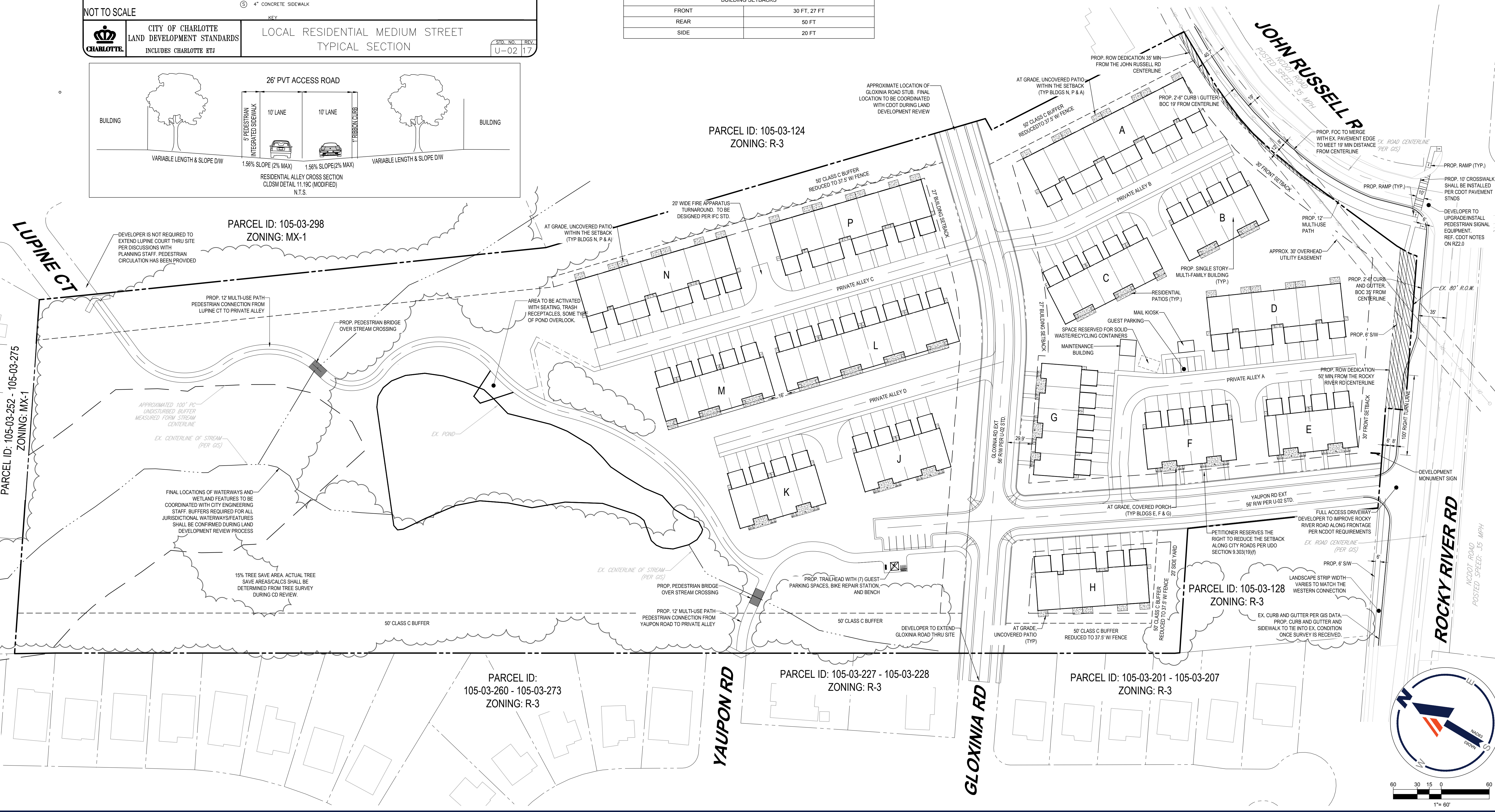
REDWOOD ROCKY RIVER  
3101 ROCKY RIVER RD  
CITY OF CHARLOTTE  
CHARLOTTE, NC 28262

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

SHEET TITLE:  
**CONDITIONAL REZONING: CONCEPTUAL SITE PLAN**

SHEET NUMBER:  
**RZ1.0**

ORG. DATE - 3/22/2021



Nov 15, 2021 10:01 AM BOHLER ENGINEERING NC PROJECTS\2020\NCC20008\DRAWINGS\PLAN SET\REZONING\RPZ 21-089 - LAYOUT\_RZ1.0 - REZONING PLAN