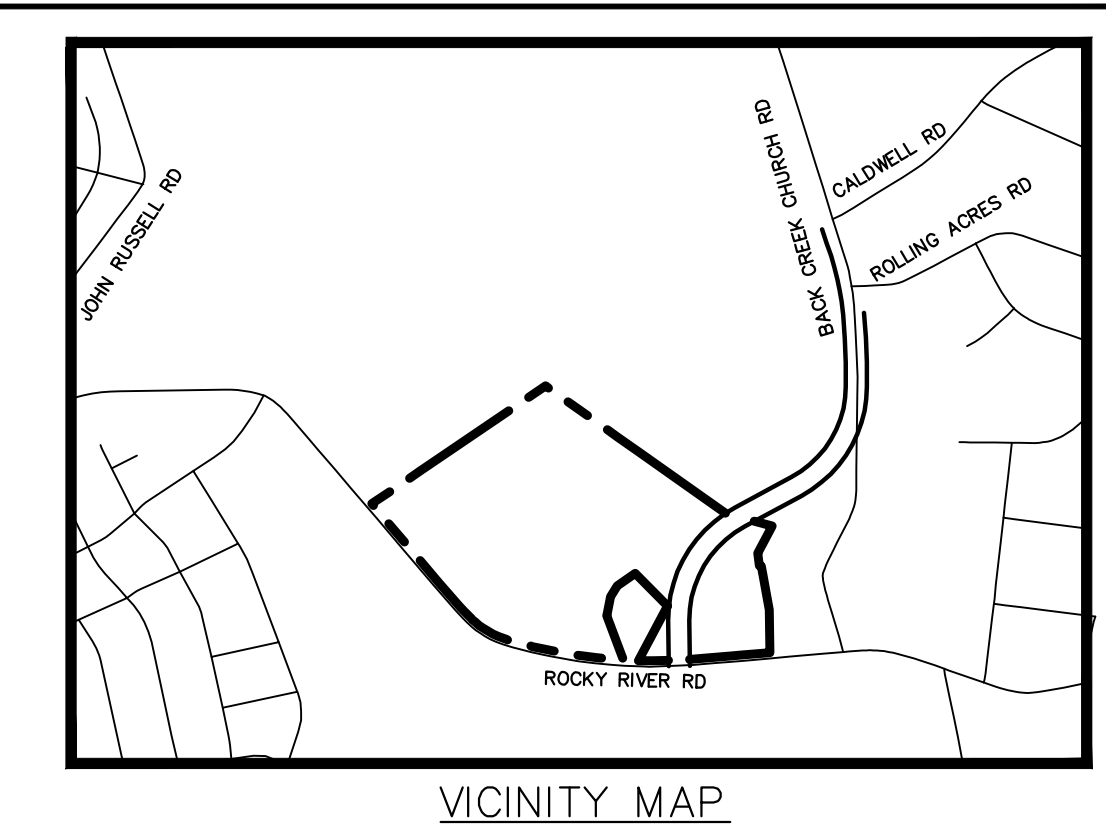
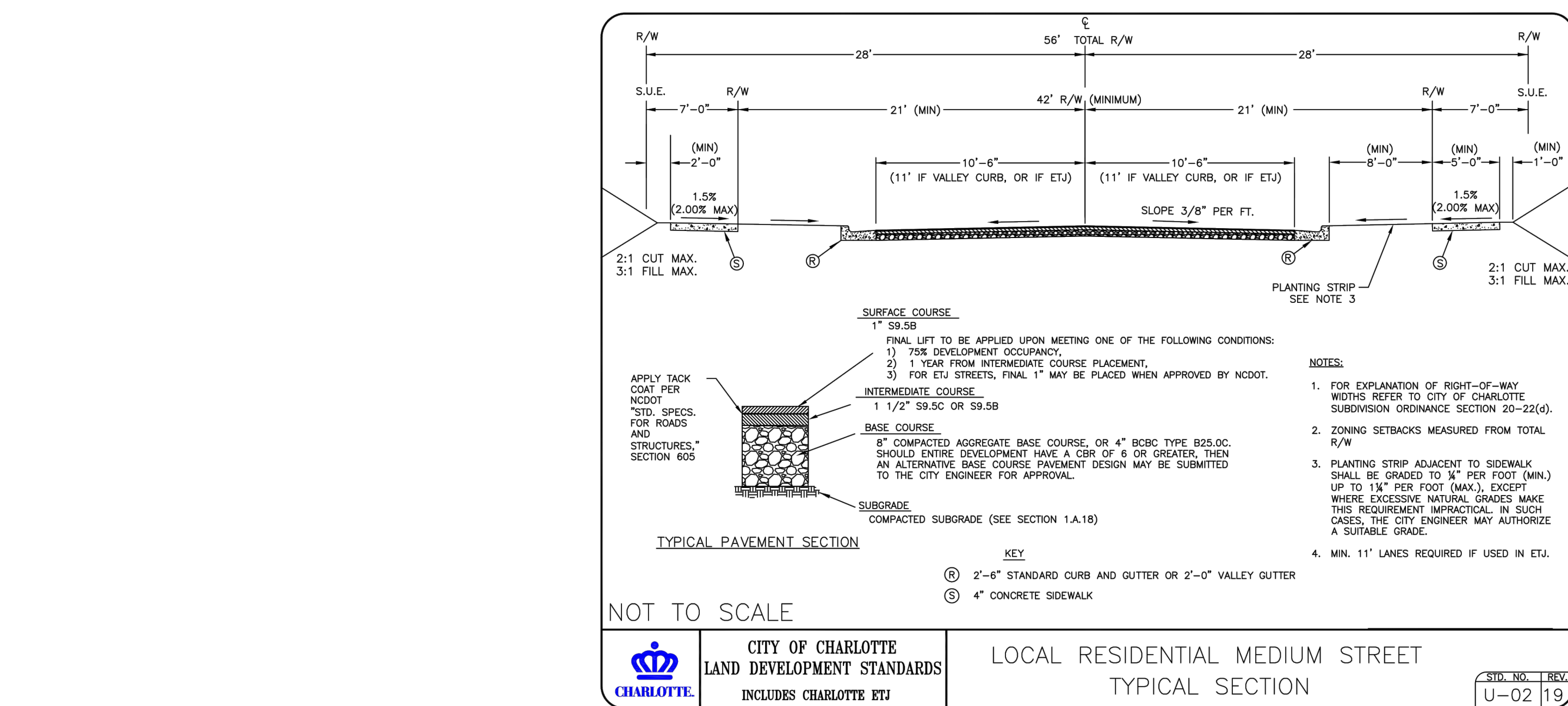
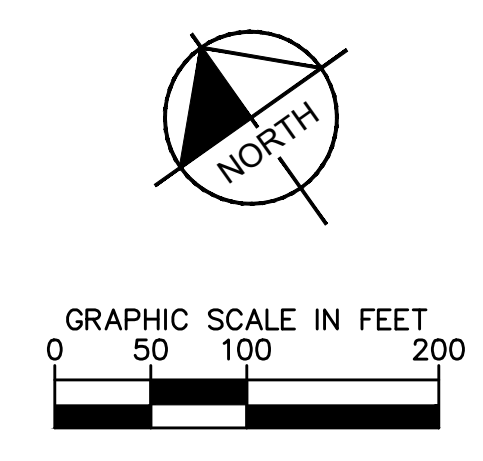
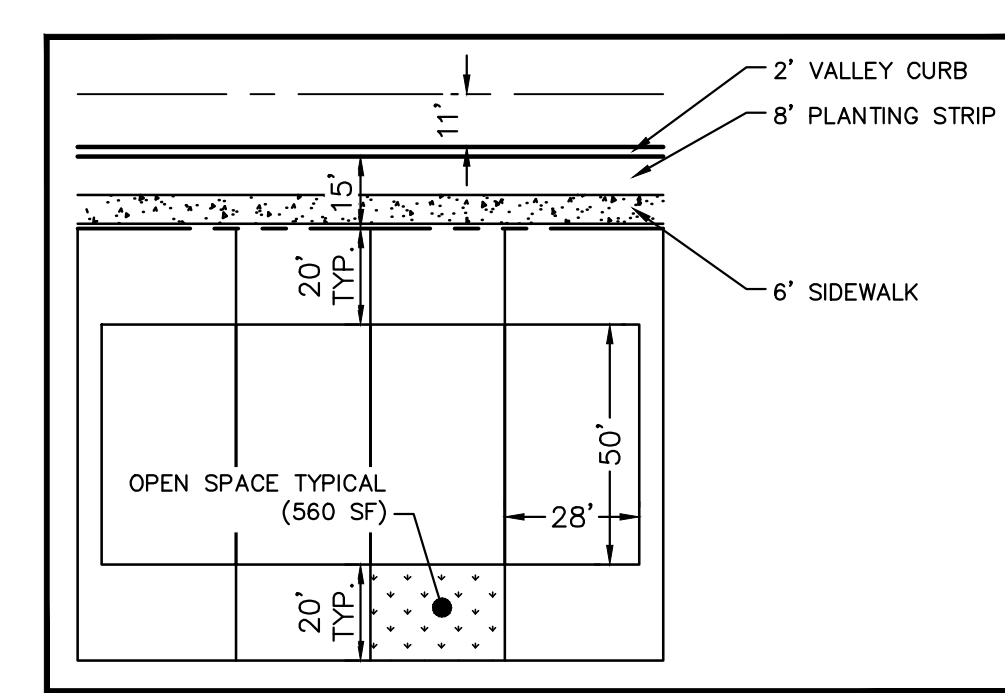
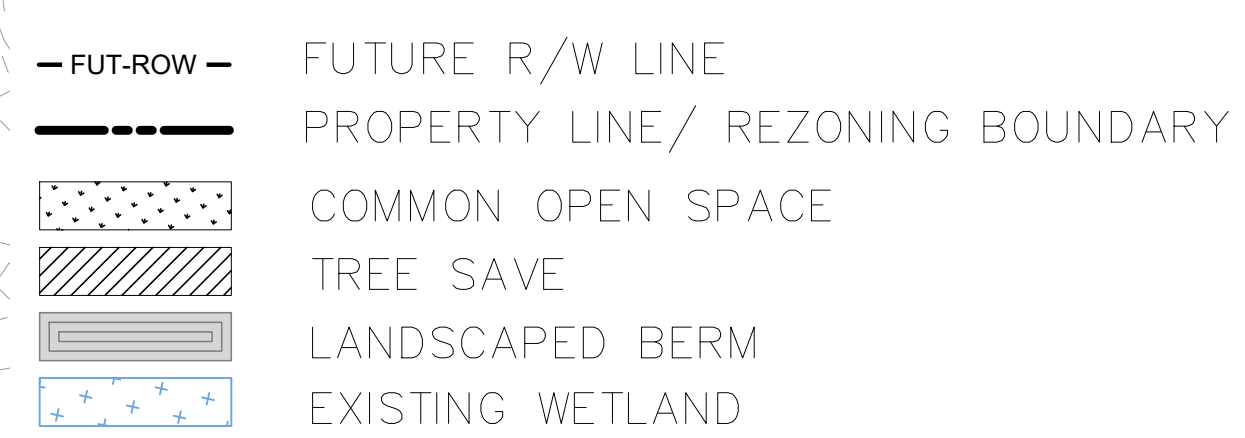



[illegible]

SITE DATA TABLE	
<b>DEVELOPMENT DATA:</b>	
TAX PARCEL ID:	105-051-03
LAND USE:	SINGLE-FAMILY ATTACHED RESIDENTIAL
TOTAL SITE AREA:	±38.25 ACRES
TOTAL LOT AREA:	±12.32 ACRES
TOTAL PROPOSED CDOT R.O.W. AREA:	±7.45 ACRES
TOTAL FUTURE NCDDOT R.O.W. AREA:	±2.05 ACRES
TOTAL TREE SAVE REQUIRED:	MIN. 15%
TOTAL TREE SAVE & REPLANTED	
TREE AREA PROVIDED:	PER ORDINANCE
TOTAL DISTURBED AREA:	±35.69 ACRES
TOTAL NUMBER OF LOTS	104
<b>ZONING DATA:</b>	
FEMA FLOOD PANEL:	3710459500K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN-SOUTHEAST
ZONING DISTRICT:	
	CURRENT: R-3
	PROPOSED: R-3(CD)
<b>ZONING STANDARDS</b>	
MAX. BUILDING HEIGHT	PER ORDINANCE
PROPOSED DENSITY:	5.07 DUA
FRONT SETBACK:	MIN. 17'
SIDE YARD:	MIN. 5'
REAR YARD:	MIN. 20'
USEABLE COMMON OPEN SPACE:	
REQUIRED:	50% MIN.
PROVIDED:	50% MIN.
BUFFERS	50' TYPE C BUFFER



SHEET NUMBER <b>RZ-01</b>	HODGES FAMILY PROPERTY PREPARED FOR ROCKY RIVER HOLDINGS, LLC CHARLOTTE NC	REZONING PLAN	KHA PROJECT 014242003	REZONING PETITION RZP-2022-175	 <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102</p>	No.	REVISIONS	DATE	BY



