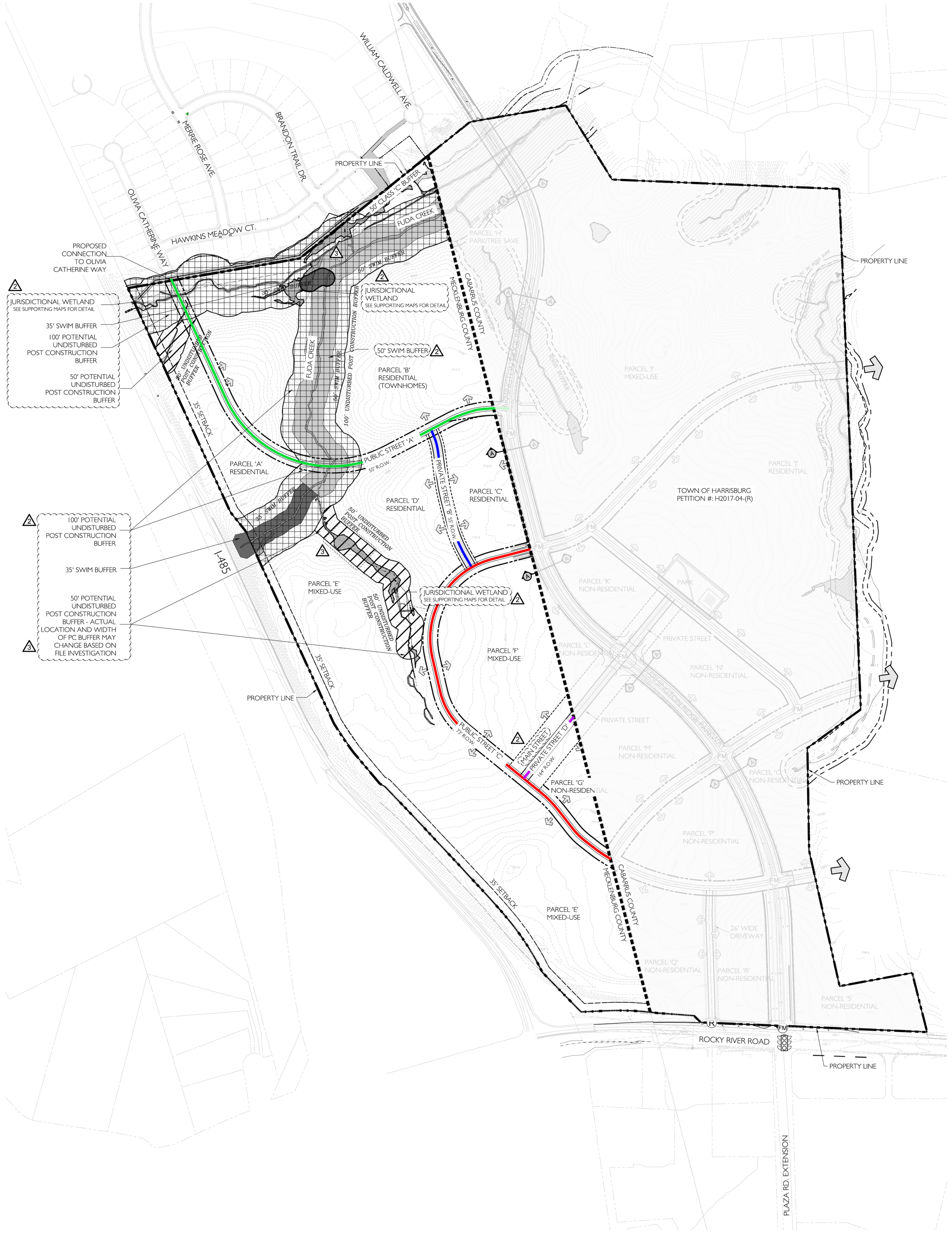

WILLIAM CALDWELL AVE.
MERRIE ROSE AVE.
BRANDON TRAIL DR.
OLIVIA CATHERINE WAY
HAWKINS MEADOW CT.
PROPERTY LINE
50' CLASS 'C' BUFFER
FUDA CREEK
PARCEL 'H'
PARK/TREE SAVE
PROPOSED CONNECTION TO OLIVIA CATHERINE WAY
JURISDICTIONAL WETLAND
SEE SUPPORTING MAPS FOR DETAIL
35' SWIM BUFFER
100' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
50' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
50' SWIM BUFFER
100' UNDISTURBED POST CONSTRUCTION BUFFER
50' UNDISTURBED POST CONSTRUCTION BUFFER
CABARRUS COUNTY
MECKLENBURG COUNTY
PARCEL 'B'
RESIDENTIAL
(TOWNHOMES)
PARCEL 'A'
RESIDENTIAL
PUBLIC STREET 'A'
55' R.O.W.
PRIVATE STREET 'B' 55' R.O.W.
PARCEL 'C'
RESIDENTIAL
PARCEL 'D'
RESIDENTIAL
35' SETBACK
I-485
PARCEL 'E'
MIXED-USE
100' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
35' SWIM BUFFER
50' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER - ACTUAL LOCATION AND WIDTH OF PC BUFFER MAY CHANGE BASED ON FILE INVESTIGATION
PARCEL 'F'
MIXED-USE
PUBLIC STREET 'C'
73' R.O.W.
MAIN STREET
PRIVATE STREET 'D'
164' R.O.W.
PARCEL 'G'
NON-RESIDENTIAL
PARCEL 'I'
MIXED-USE
PARCEL 'J'
RESIDENTIAL
TOWN OF HARRISBURG
PETITION #: H2017-04-(R)
PARCEL 'K'
NON-RESIDENTIAL
PARK
PRIVATE STREET
PARCEL 'L'
NON-RESIDENTIAL
PARCEL 'N'
NON-RESIDENTIAL
PARCEL 'M'
NON-RESIDENTIAL
PARCEL 'O'
NON-RESIDENTIAL
PARCEL 'P'
NON-RESIDENTIAL
FARMINGTON RIDGE PARKWAY
RSOD BUFFER
20' NO BUILD ZONE
26' WIDE DRIVEWAY
PARCEL 'Q'
NON-RESIDENTIAL
PARCEL 'R'
NON-RESIDENTIAL
PARCEL 'S'
NON-RESIDENTIAL
ROCKY RIVER ROAD
PLAZA RD. EXTENSION
FM
R
A
2
3

ROAD LEGEND

- PRIVATE STREET
- PUBLIC STREET
- ACCESS POINT
- Ⓡ RIGHT IN/RIGHT OUT ACCESS
- FM FULL MOVEMENT ACCESS
- SIGNALIZED INTERSECTION

STREAM BUFFER LEGEND

▨	50' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
▦	100' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
■	50' SWIM BUFFER
□	100' SWIM BUFFER

2

SITE DEVELOPMENT NOTES:

-ACREAGE: +/- 77.31 ACRES
-TAX PARCEL #'S: 105-361-01, 105-361-05, 105-361-06
-EXISTING ZONING: R-8MF (CD), R-12MF (CD), O-2 (CD), AND NO ZONING (ON FORMER I-485 R/W)
-PROPOSED ZONING: CC
-EXISTING USES: VACANT
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 2 ON SHEET RZ-2).
-MAXIMUM GROSS SQUARE FT OF DEVELOPMENT: UP TO 191,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED IN THE CC ZONING DISTRICT, INCLUDING A MOTION PICTURE THEATER, PLUS A HOTEL WITH UP TO 120 ROOMS, AND UP TO 515 RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED BY THE CC ZONING DISTRICT.
-MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
-PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED. PARKING FOR THE USES LOCATED WITHIN MECKLENBURG COUNTY MAY BE LOCATED ON THE PORTION OF THE SITE LOCATED WITHIN HARRISBURG AND VICE A VERSA.

PARCEL 'A'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF
PROPOSED ZONING: CC
PROPOSED USES:
-RESIDENTIAL

PARCEL 'B'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF
PROPOSED ZONING: CC
PROPOSED USES:
-RESIDENTIAL (TOWNHOMES)

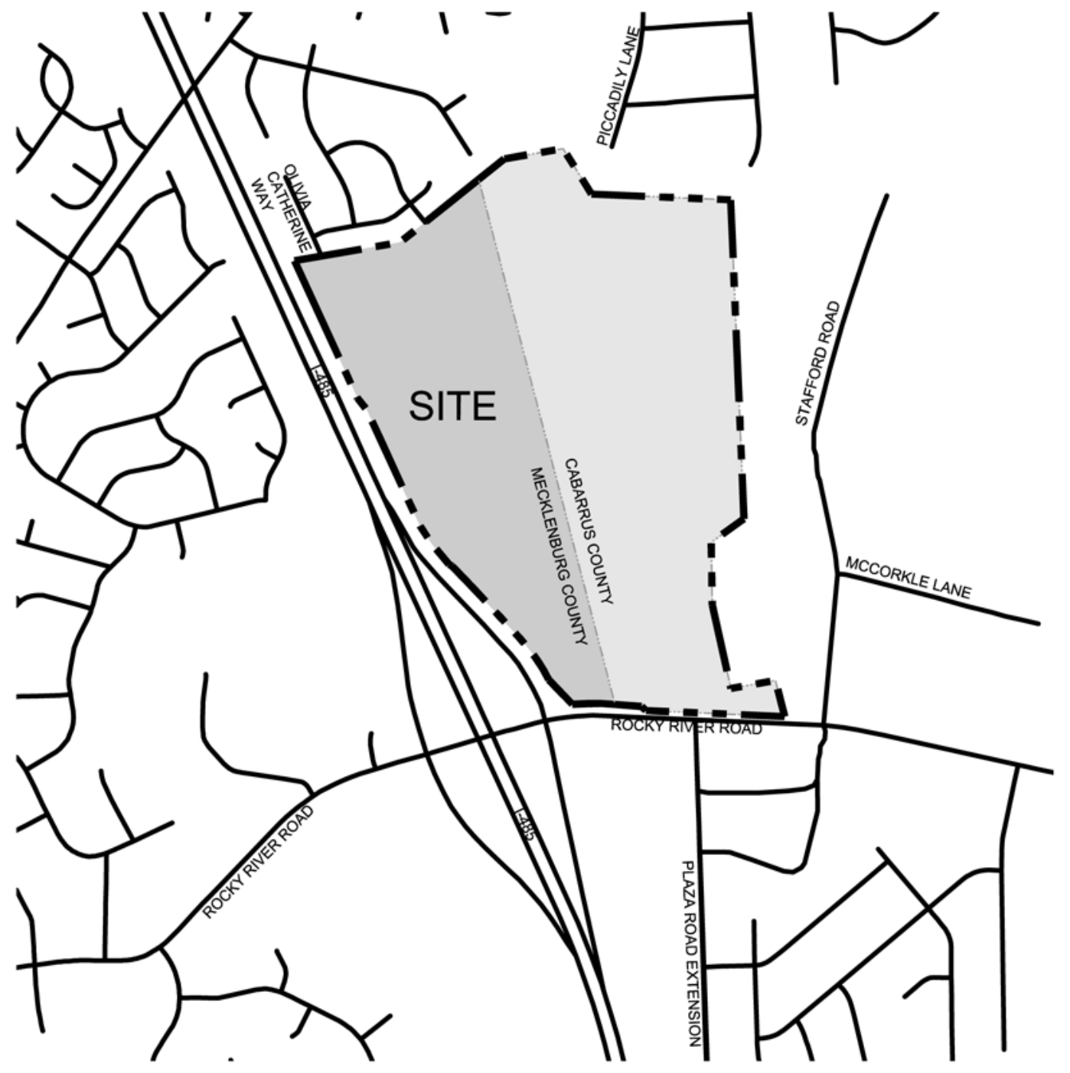
PARCEL 'C'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF
PROPOSED ZONING: CC
PROPOSED USES:
-RESIDENTIAL

PARCEL 'D'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF / R-12MF
PROPOSED ZONING: CC
PROPOSED USES:
-RESIDENTIAL

PARCEL 'E'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF / R-12MF / O-2
PROPOSED ZONING: CC
PROPOSED USES:
-MIXED-USE

PARCEL 'F'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF / R-12MF
PROPOSED ZONING: CC
PROPOSED USES:
-MIXED USE

PARCEL 'G'
COUNTY: MECKLENBURG
EXISTING ZONING: R-12MF
PROPOSED ZONING: CC
PROPOSED USES:
-NON-RESIDENTIAL


SITE
OLIVIA CATHERINE WAY
PICCADILY LANE
STAFFORD ROAD
MCCORKLE LANE
CABARRUS COUNTY
MECKLENBURG COUNTY
I-485
ROCKY RIVER ROAD
PLAZA ROAD EXTENSION

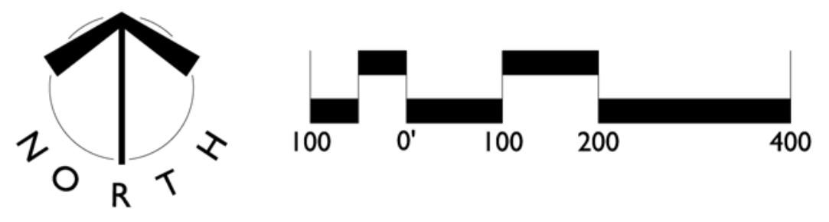
VICINITY MAP NTS

NOTE: STREET CROSS-SECTIONS FOUND ON SHEET RZ-3.

NOTE: SEE CROSS-SECTIONS FOR SETBACK INFORMATION.

CHARLOTTE. Planning Department
APPROVED BY CITY COUNCIL
June 19, 2017

PETITION #: 2017-042
CITY OF CHARLOTTE
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC


NORTH
100
0'
100
200
400

DATE: JANUARY 23, 2017
DESIGNED BY: RJP/HPR
DRAWN BY: HPR/CDC
CHECKED BY: RJP
Q.C. BY: RJP
SCALE: AS SHOWN
PROJECT #: 1016184

REVISIONS:
1. 03/06/2017 - REVISED PER COMMENTS
2. 04/10/2017 - REVISED PER COMMENTS 2
3. 05/22/2017 - REVISED PER COMMENTS 3
4. 06/12/2017 - REVISED PER COMMENTS

SHEET #:
RZ-1

FARMINGTON
CHARLOTTE, NORTH CAROLINA
ROCKY RIVER ROAD ASSOCIATES, LLC

SITE REZONING - TECHNICAL DATA SHEET/DEVELOPMENT STANDARDS

PETITION NO. 2017-042

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC Eng. Firm License: C-0658

N:_2016\1016184\CAD\Exhibits\Zoning Plans\6184-REZONING_2017-05-22.dwg May 22, 2017 - 2:00pm

ROCKY RIVER ROAD ASSOCIATES, LLC
DEVELOPMENT STANDARDS
06/12/17
REZONING PETITION NO. 2017-042

SITE DEVELOPMENT DATA:

--ACREAGE: ± 77.31
--TAX PARCEL #: 105-361-01, 05 AND 06
--EXISTING ZONING: R-8MF(CD), R-12MF(CD), O-2(CD), AND NO ZONING (ON FORMER I-485 R/W).
--PROPOSED ZONING: CC
--EXISTING USES: VACANT
--PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2).
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 191,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED IN THE CC ZONING DISTRICT, INCLUDING A MOTION PICTURE THEATER, PLUS A HOTEL WITH UP TO 120 ROOMS, AND UP TO 515 RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED BY THE CC ZONING DISTRICT.
--MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.

--PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

1. GENERAL PROVISIONS:

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ROCKY RIVER ROAD ASSOCIATES, LLC TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL, RETAIL, EDEE (RESTAURANT), OFFICE, AND OTHER ALLOWED NON-RESIDENTIAL USES, AS A MIXED-USE COMMUNITY ON AN 77.31 ACRE SITE LOCATED ON ROCKY RIVER ROAD AND PROPOSED FARMINGTON RIDGE PARKWAY (FORMERLY PLAZA RD. EXTENSION) (THE "SITE").

B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC CLASSIFICATION FOR THE SITE SO DESIGNATED ON THE REZONING PLAN, SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

C. **GRAPHICS AND ALTERATIONS**. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. **EXCLUSIONS FOR CALCULATION OF MAXIMUM DEVELOPMENT LEVELS**. FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE OR STRUCTURED PARKING FACILITIES, ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OPEN UNCONDITIONED SECOND STORY BALCONIES, AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL (PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS).

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

A. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 191,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, INCLUDING A MOTION PICTURE THEATER, RETAIL, EDEE (RESTAURANTS), OFFICE USES, PLUS A HOTEL WITH 120 ROOMS, AND UP TO 515 RESIDENTIAL UNITS TOGETHER WITH ACCESSORY USES IN THE COMMERCIAL CENTER (CC) ZONING DISTRICT, AS APPLICABLE.

B. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH SEVEN (7) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B, C, D, E, F AND G (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").

C. NONE OF THE PROPOSED BUILDINGS MAY BE CONSTRUCTED SO THAT THEY STRADDLE THE EXISTING COUNTY LINE. THE PROPOSED BUILDINGS MUST BE WHOLLY CONSTRUCTED WITHIN EITHER MECKLENBURG COUNTY OR CABARRUS COUNTY. PARKING FOR THE PROPOSED USES MAY BE LOCATED IN EITHER COUNTY.

D. WITHIN DEVELOPMENT AREAS A AND B UP TO 240 TOWNHOME FOR SALE (ONE-FAMILY ATTACHED DWELLING UNITS) WILL BE ALLOWED, AS ALLOWED IN THE CC ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED BY THE CC ZONING DISTRICT. THE RESIDENTIAL DENSITY OF DEVELOPMENT AREAS A AND B IN THE AGGREGATE WILL NOT EXCEED EIGHT (8) DWELLING UNITS TO THE ACRE.

E. WITHIN DEVELOPMENT AREAS C, D, E, F AND G UP TO 275 RESIDENTIAL DWELLING UNITS, 191,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES, INCLUDING A MOTION PICTURE THEATER, PLUS A HOTEL WITH UP TO 120 ROOMS WILL BE ALLOWED, AS ALLOWED IN THE CC ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE CC ZONING DISTRICT.

F. THE FOLLOWING USES WILL NOT BE ALLOWED ON THE SITE; CONVENIENCE STORES WITH OR WITHOUT FUEL SALES, AND EDEE (RESTAURANTS) WITH ACCESSORY DRIVE-THROUGH WINDOWS.

G. NO BUILDING PERMITS MAY BE ISSUED FOR THE DEVELOPMENT ALLOWED ON THE SITE UNTIL THE SITE HAS BEEN ANNEXED INTO THE CITY OF CHARLOTTE.

3. ACCESS AND PROPOSED ROADWAYS:

A. ACCESS TO THE SITE WILL BE FROM FARMINGTON RIDGE PARKWAY (THE EXTENSION OF PLAZA ROAD IN HARRISBURG). OLIVIA CATHERINE WAY WILL BE EXTENDED INTO THE SITE AS REQUIRED AND AT THE TIME IT IS REQUIRED TO BE EXTENDED BY THE SUBDIVISION REGULATIONS.

B. A NEW NETWORK OF PUBLIC AND PRIVATE STREETS WILL BE CONSTRUCTED ON SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. A CROSS-SECTIONS FOR EACH OF THE PROPOSED STREETS HAS BEEN INCLUDED WITH THE PETITION. THE PROPOSED CROSS-SECTIONS INDICATE SETBACKS AS WILL STREETSCAPE ELEMENTS. THESE PROPOSED NETWORK REQUIRED PUBLIC OR PRIVATE STREETS, EXCEPT "MAIN STREET/PRIVATE STREET D", WILL BE CONSTRUCTED PER CITY OF CHARLOTTE DEVELOPMENT STANDARDS EVEN IF THE SITE IS NOT ANNEXED INTO THE CITY OF CHARLOTTE PRIOR TO THE CONSTRUCTION OF THE ROADS. MAIN STREET WILL BE CONSTRUCTED/BUILT AS INDICATED IN THE CROSS-SECTION INCLUDED WITH THE REZONING PLAN. THE PETITIONER HAS APPLIED FOR VOLUNTARY ANNEXATION OF THE SITE INTO THE CITY OF CHARLOTTE.

C. PER THE PREVIOUSLY APPROVED CONDITIONAL PLAN FOR THE SITE, AND DUE TO ENVIRONMENTAL ISSUES ASSOCIATED WITH THE EXTENSION OF BRANDON TRAIL DRIVE THE EXTENSION OF BRANDON TRAIL DRIVE WILL NOT BE REQUIRED INTO THE SITE.

D. THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL PUBLIC AND PRIVATE STREETS WILL BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS.

E. THE ALIGNMENT OF THE INTERNAL PUBLIC AND PRIVATE STREETS, VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. TRANSPORTATION IMPROVEMENTS

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE ALSO ILLUSTRATED ON FIGURE --10 LOCATED ON SHEET --RZ-2 OF THE REZONING PLAN. FIGURE --10 ON SHEET --RZ-2 IS TO BE USED IN CONJUNCTION WITH THE FOLLOWING NOTES TO DETERMINE THE EXTENT OF THE PROPOSED IMPROVEMENTS (REFERENCE TO A NUMBER WHEN DESCRIBING AN IMPROVEMENT CORRESPONDS TO THE NUMBER FOUND ON FIGURE --10 ON SHEET --RZ-2 FOR THE PROPOSED IMPROVEMENT).

THE FOLLOWING ROADWAY IMPROVEMENTS WILL BE MADE BY THE PETITIONER AS PART OF THE DEVELOPMENT OF THE SITE AS PROPOSED BY THE REZONING PLAN. THE PETITIONER WILL BE ALLOWED TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR ANY ONE OR ALL OF THE BUILDINGS LOCATED ON THE SITE UPON THE SUBSTANTIAL COMPLETION OF THE FOLLOWING IMPROVEMENTS:

I. PROPOSED IMPROVEMENTS:

A. THE PETITIONER WILL EXTEND AND HAVE OPEN TO THE PUBLIC FARMINGTON RIDGE PARKWAY FROM ROCKY RIVER ROAD TO CALDWELL ROAD PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

B. THE PETITIONER WILL STUDY AND CORRECT A POTENTIAL INTERSECTION SIGHT DISTANCE ISSUES AT FARMINGTON RIDGE PARKWAY AND CALDWELL ROAD (LOOKING WEST). IF A SIGHT DISTANCE ISSUE EXISTS AND IS NOT CORRECTED BY OTHERS THE PETITIONER WILL WORK WITH CDOT AND NCDOT TO CORRECT THE PROBLEM PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY ON THE SITE.

C. I-485 INNER RAMP @ ROCKY RIVER ROAD:
- PROVIDE SECOND EASTBOUND THROUGH LANE WITH 500 FEET OF STORAGE LENGTH AND APPROPRIATE TAPER
- PROVIDE PROTECTED PERMITTED PHASING FOR WESTBOUND LEFT TURN TRAFFIC ALONG ROCKY RIVER ROAD (IN CONJUNCTION WITH HOLCOMBE'S IMPROVEMENTS TO ROCKY RIVER ROAD & I-485).

D. ROCKY RIVER ROAD @ PLAZA ROAD EXTENSION/FARMINGTON RIDGE PARKWAY:
- CONSTRUCT DUAL EASTBOUND LEFT TURN LANES ALONG ROCKY RIVER ROAD WITH 325 FEET OF STORAGE AND APPROPRIATE TAPER.
- MODIFY GEOMETRY OF THE NORTHBOUND APPROACH ALONG PLAZA ROAD EXTENSION TO PROVIDE DUAL NORTHBOUND LEFT TURN LANES (1 WITH 275 FEET OF STORAGE, 1 WITH FULL STORAGE), ONE THRU LANE (200 FEET OF STORAGE), AND ONE RIGHT TURN LANE (200 FEET OF STORAGE).
- CONSTRUCT THE SOUTHBOUND APPROACH ALONG FARMINGTON RIDGE PARKWAY TO PROVIDE DUAL SOUTHBOUND LANES LEFT TURN LANES (200 FEET OF STORAGE), ONE THRU LANE, AND ONE RIGHT TURN LANE.
- CONSTRUCT A WESTBOUND RIGHT TURN LANE ALONG ROCKY RIVER ROAD WITH 250 FEET OF STORAGE AND APPROPRIATE TAPER.
- EXTEND THE EXISTING WESTBOUND LEFT TURN LANE ALONG ROCKY RIVER ROAD TO PROVIDE 300 FEET OF STORAGE AND APPROPRIATE TAPER.
- MODIFY SIGNAL DESIGN ACCORDINGLY DUE TO GEOMETRIC IMPROVEMENTS.

E. ROCKY RIVER ROAD @ PROPOSED RIGHT-IN/RIGHT-OUT ACCESS:
- CONSTRUCT A WESTBOUND RIGHT TURN LANE ALONG ROCKY RIVER ROAD WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.

F. CALDWELL ROAD @ FARMINGTON RIDGE PARKWAY:
- CONSTRUCT AN EASTBOUND RIGHT TURN LANE ALONG CALDWELL ROAD WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.

G. FARMINGTON RIDGE PARKWAY @ CALDWELL ROAD:
- REMARK THE NORTHBOUND APPROACH OF FARMINGTON RIDGE PARKWAY AT CALDWELL ROAD TO CREATE THREE LANES; ONE RECEIVING LANE, A LEFT TURN LANE, AND A THRU/RIGHT-TURN LANE.

H. **CDOT/NCDOT STANDARDS.** ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROADER NORTHEAST MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.]

I. **SUBSTANTIAL COMPLETION.** REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.I.AB ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

J. **RIGHT-OF-WAY AVAILABILITY.** IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

K. **ALTERNATIVE IMPROVEMENTS.** CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND NCDOT, AND THE PLANNING DIRECTOR AS APPLICABLE, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

L. **RIGHT-OF-WAY DEDICATION.** THE RIGHT-OF-WAY FOR THE NEW PUBLIC STREETS LOCATED ON THE PORTION OF THE SITE LOCATED IN MECKLENBURG COUNTY WILL BE OFFERED FOR DEDICATION AS REQUIRED BY THE SUBDIVISION REGULATIONS. A TWO (2) FOOT UTILITY AND STREET MAINTENANCE EASEMENT WILL BE PROVIDED ALONG THE PROPOSED PUBLIC STREETS. THE TWO (2) FOOT UTILITY AND STREET MAINTENANCE EASEMENT WILL LOCATED BEHIND THE PROPOSED SIDEWALK WHEN LESS THAN TWO (2) FEET OR RIGHT-OF-WAY WILL EXIST BEHIND THE PROPOSED SIDEWALK.

5. ARCHITECTURAL STANDARDS:

A. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED WILL BE A COMBINATION OF THE FOLLOWING: BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, EIFS OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.

B. ARCHITECTURAL AND DESIGN CONTROLS

1. NON-RESIDENTIAL BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:

i. BUILDINGS LOCATED ALONG THE PROPOSED "MAIN STREET" SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO THE PROPOSED MAIN STREET. BUILDINGS LOCATED ALONG THE OTHER PROPOSED PUBLIC OR PRIVATE STREETS WILL MEET THE OTHER APPLICABLE PROVISIONS OF THE REZONING PLAN AND THE ORDINANCE REGARDING BUILDING FACADES WHEN LOCATED ALONG A PROPOSED PUBLIC OR PRIVATE STREET.

ii. BUILDINGS FRONTING ON THE EXISTING AND PROPOSED PUBLIC AND PRIVATE STREETS (OTHER THAN I-485 AND ASSOCIATED ON RAMPS) WILL BE ARTICULATED SUCH THAT EXPANSES OF SOLID WALLS EXCEEDING 20 LINEAR FEET WILL BE AVOIDED WITH EITHER HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES, MATERIALS AND/OR BUILDING COLOR. A BLANK WALL IS A FAÇADE THAT DOES NOT ADD TO THE CHARACTER OF THE STREETSCAPE AND DOES NOT CONTAIN TRANSPARENT WINDOWS OR DOOR OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION. WHEN THIS APPROACH IS NOT FEASIBLE ARCHITECTURAL ELEMENTS MUST BE USED ON THE BUILDING FAÇADE AT STREET LEVEL. ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: MOLDING; STRING COURSES; BELT COURSES; CHANGES IN MATERIAL OR COLOR; ARCHITECTURAL LIGHTING; WORKS OF ART; DISPLAY AREAS, PORCHES, OR STOOPS.

iii. BUILDING FACADES (BUT NOT THE FACADES OF THE PROPOSED MOTION PICTURE THEATER) FRONTING ON PUBLIC OR PRIVATE STREETS (OTHER THAN I-485 AND ASSOCIATED ON RAMPS) SHALL INCLUDE A MINIMUM OF 30% TRANSPARENT GLASS BETWEEN TWO FEET (2') AND EIGHT FEET (8) ON THE FIRST FLOOR. SHADOW BOXES OR WINDOW GRAPHICS MAY BE UTILIZED BEHIND TRANSPARENT GLASS TO SCREEN BATHROOMS, BACK OF HOUSE, KITCHENS, OR OTHER BUILDING ELEMENTS; SHADOW BOXES OR WINDOW GRAPHICS MAY NOT BE UTILIZED FOR MORE THAN 10% OF THE REQUIRED TRANSPARENCY REQUIREMENT.

iv. THE FIRST FLOOR BUILDING FACADES FRONTING ON THE PROPOSED "MAIN STREET" (THE PROPOSED THEATER AS ILLUSTRATED DOES NOT FRONT ON THE "MAIN STREET") SHALL INCLUDE A MINIMUM OF 60% TRANSPARENT GLASS BETWEEN TWO (2) FEET AND EIGHT (8) FEET. SHADOW BOXES OR WINDOW GRAPHICS MAY BE UTILIZED BEHIND TRANSPARENT GLASS TO SCREEN BATHROOMS, BACK OF HOUSE, KITCHENS, OR OTHER BUILDING ELEMENTS; SHADOW BOXES OR WINDOW GRAPHICS MAY NOT BE UTILIZED FOR MORE THAN 10% OF THE REQUIRED TRANSPARENCY REQUIREMENT.

v. ALL BUILDINGS MUST BE SITED MAINTAINING PEDESTRIAN INTERCONNECTIVITY BETWEEN BUILDINGS AND THROUGH PARKING AREAS. THIS WILL BE DONE BY PROVIDING A MINIMUM OF A SIX (6) FEET SIDEWALK BETWEEN BUILDINGS AND THROUGH PARKING AREAS (PEDESTRIAN WALKWAYS IN PARKING AREAS WILL BE STRIPED), AND CONNECTING EACH BUILDING TO THE SIDEWALK NETWORK THAT WILL BE PROVIDED THROUGHOUT THE SITE.

vi. DIRECT, OR AS DIRECT AS POSSIBLE, PEDESTRIAN CONNECTIONS, VIA A SIDEWALK, WILL BE PROVIDED BETWEEN STREET FACING DOORS, OR CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS. IF A BUILDING HAS MULTIPLE STREET FRONTAGES WITH DOORS FACING DIFFERENT STREETS ONLY ONE OF THE ENTRANCES WILL BE REQUIRED TO PROVIDE A CONNECTION. THIS STANDARD WILL NOT APPLY TO EMERGENCY ACCESS DOORS. NOT ALL STREET FACING DOORS NEED TO BE DESIGNED AS CUSTOMER DOORS, UNLESS LOCATED ON THE "MAIN STREET".

vii. BUILDING ELEVATIONS (BUT NOT THE SERVICE SIDES OF BUILDINGS WHEN LOCATED ADJACENT TO THE PARKING AREAS) SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

viii. ALL BUILDINGS LOCATED WITHIN THE SITE WILL BE ARCHITECTURALLY INTEGRATED TO COMPLEMENT ONE ANOTHER BY USING SIMILAR OR COMPATIBLE ARCHITECTURAL STYLES, BUILDING MATERIALS, LANDSCAPE ELEMENTS, PLANTS AND SIGNAGE TREATMENTS TO CREATE A UNIFIED AND COHESIVE DEVELOPMENT. IN ADDITION, BUILDINGS LOCATED ON THE SITE MUST BE DESIGNED USING A SIMILAR; (I) ARCHITECTURAL STYLE, (II) BUILDING MATERIALS, (III) COLORS AND (IV) SIGNAGE SO THAT DEVELOPMENT ON THESE PARCELS CREATES A COHESIVE WHOLE AND NOT A SERIES OF BUILDINGS WITH UNRELATED AND WHOLLY DISSIMILAR ARCHITECTURAL STYLES, BUILDING MATERIALS, COLORS AND SIGNAGE.

ix. BUILDINGS LOCATED ALONG "MAIN STREET" (PRIVATE STREET D) WILL HAVE A MINIMUM HEIGHT OF 22'.

x. THE SERVICE AREAS OF THE NON-RESIDENTIAL BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA E, F, AND G WILL BE SCREENED FROM THE ADJOINING STREETS WITH WALLS DESIGNED TO MATCH AND COMPLIMENT THE BUILDING ARCHITECTURE OF THE ADJACENT BUILDINGS. ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, CHANGES IN COLOR OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

xi. RETAINING WALLS WILL BE TREATED WITH LANDSCAPING.

2. ARCHITECTURAL AND SITE DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS NOT INCLUDING TOWNHOMES.

i. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

ii. PROHIBITED EXTERIOR BUILDING MATERIALS:
a. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).
b. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

iii. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
a. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).
b. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).
c. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.

iv. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
a. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 2 FEET EXTENDING THROUGH AT LEAST A FULL FLOOR.

v. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
a. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
b. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS (AS DEFINED ABOVE) OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
c. BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

vi. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
a. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS.
b. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
c. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

vii. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.

viii. RESIDENTIAL GROUND FLOOR ENTRANCES, RAISED A MINIMUM OF 12-24", WITH STOOPS SHALL BE PROVIDED ALONG THE PUBLIC STREETS WHEN PROPOSED RESIDENTIAL UNITS ARE LOCATED ON A PUBLIC STREET.

ix. RETAINING WALLS WILL BE TREATED WITH LANDSCAPING.

3. ARCHITECTURAL AND SITE DESIGN STANDARDS FOR TOWNHOMES STYLE RESIDENTIAL DWELLINGS UNITS.

i. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 INCHES.

ii. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.

iii. USABLE PORCHES AND/OR STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, IF PROVIDED, WILL BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.

iv. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.

v. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.

vi. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

vii. TOWNHOUSE BUILDINGS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING WILL VARY WHEN POSSIBLE IN ADJACENT BUILDINGS TO HELP CREATE A VARIED STREETSCAPE.

viii. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

ix. PROHIBITED EXTERIOR BUILDING MATERIALS:
a. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).

b. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

c. THE PETITIONER WILL COORDINATE THE GENERAL APPEARANCE OF THE SITE'S RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS ARCHITECTURE, LANDSCAPING, SIGNAGE AND STREETSCAPE ELEMENTS BY UTILIZING GENERALLY SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL DETAILS, STREETSCAPES, LANDSCAPE MATERIALS AND LANDSCAPE DESIGNS.

d. RETAINING WALLS LOCATED ON THE SITE WILL BE TREATED WITH LANDSCAPING TO HELP SOFTEN THEIR APPEARANCE.

e. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.

6. STREETSCAPE, LANDSCAPING AND BUFFERS:

A. A 35 FOOT BUILDING AND PARKING SETBACK WILL BE PROVIDED ALONG I-485 AS GENERALLY DEPICTED ON THE REZONING PLAN. THE SETBACK AREA ALONG I-485 WILL BE LANDSCAPED WITH TREES, SHRUBS AND OTHER LANDSCAPE MATERIALS, THE ARRANGEMENT AND PLACEMENT OF THE PROPOSED LANDSCAPING WILL BE DETERMINED BY THE PETITIONER DURING THE LAND DEVELOPMENT APPROVAL PROCESS.

B. A SETBACK AS REQUIRED BY THE CC ZONING DISTRICT WILL BE ESTABLISHED ALONG THE PROPOSED PUBLIC STREETS, PROVIDED, HOWEVER, THE PETITIONER RESERVES THE RIGHT TO THE REDUCE THE CC DISTRICT SETBACK FROM 35 FEET TO 16 FEET AS ALLOWED BY THE ORDINANCE. THE ATTACHED CROSS-SECTIONS INCLUDE INFORMATION ON WHEN A REDUCED SETBACK AS ALLOWED BY THE ORDINANCE IS CONTEMPLATED. THE SETBACK ALONG THE PROPOSED PRIVATE STREETS WILL BE A MINIMUM OF 16 FEET AS MEASURED FROM THE PROPOSED BACK OF CURB.

C. MULTI-FAMILY BUILDINGS WILL PROVIDE A FOUR (4) FOOT TRANSITION ZONE BEHIND THE SIDEWALK OF A REQUIRED NETWORK PRIVATE OR PUBLIC STREETS. STAIRS AND STAIR RAILS, STOOPS, ONE-STORY OPEN AIR PORCHES AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THE FOUR (4) FOOT TRANSITION ZONE.

D. SURFACED PARKING SPACES WILL NOT BE LOCATED BETWEEN THE PROPOSED BUILDINGS AND THE NEW NETWORK REQUIRED PUBLIC STREETS AND EXISTING ROCKY RIVER ROAD. THIS STANDARD WILL NOT APPLY TO I-485 AND IT ASSOCIATED ON-RAMP.

E. THE PETITIONER WILL PROVIDE EIGHT (8) FOOT PLANTING STRIPS AND EIGHT (8) FOOT SIDEWALKS ALONG THE SITE'S INTERNAL PUBLIC AND PRIVATE STREETS AS GENERALLY DEPICTED ON THE ATTACHED CROSS-SECTIONS. PLANTING STRIPS AND SIDEWALKS ALONG THE SITE'S OTHER PUBLIC AND PRIVATE STREETS WILL BE INSTALLED TO THE EXTENT REQUIRED BY THE DESIGN STANDARDS FOR STREETS OUTLINED IN THE SUBDIVISION REGULATIONS.

F. THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL THE BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC AND PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE SIX (6) FEET.

G. THE PROPOSED SIDEWALKS MAY MEANDER TO PRESERVE HEALTHY, LARGE, EXISTING TREES LOCATED WITHIN THE SETBACKS ALONG THE EXISTING PUBLIC STREETS.

7. ENVIRONMENTAL FEATURES:

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

B. 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 DESIGN REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

C. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

8. SIGNAGE:

A. RESERVED.

9. LIGHTING:

A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

B. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 31 FEET IN HEIGHT.

10. MISCELLANEOUS:

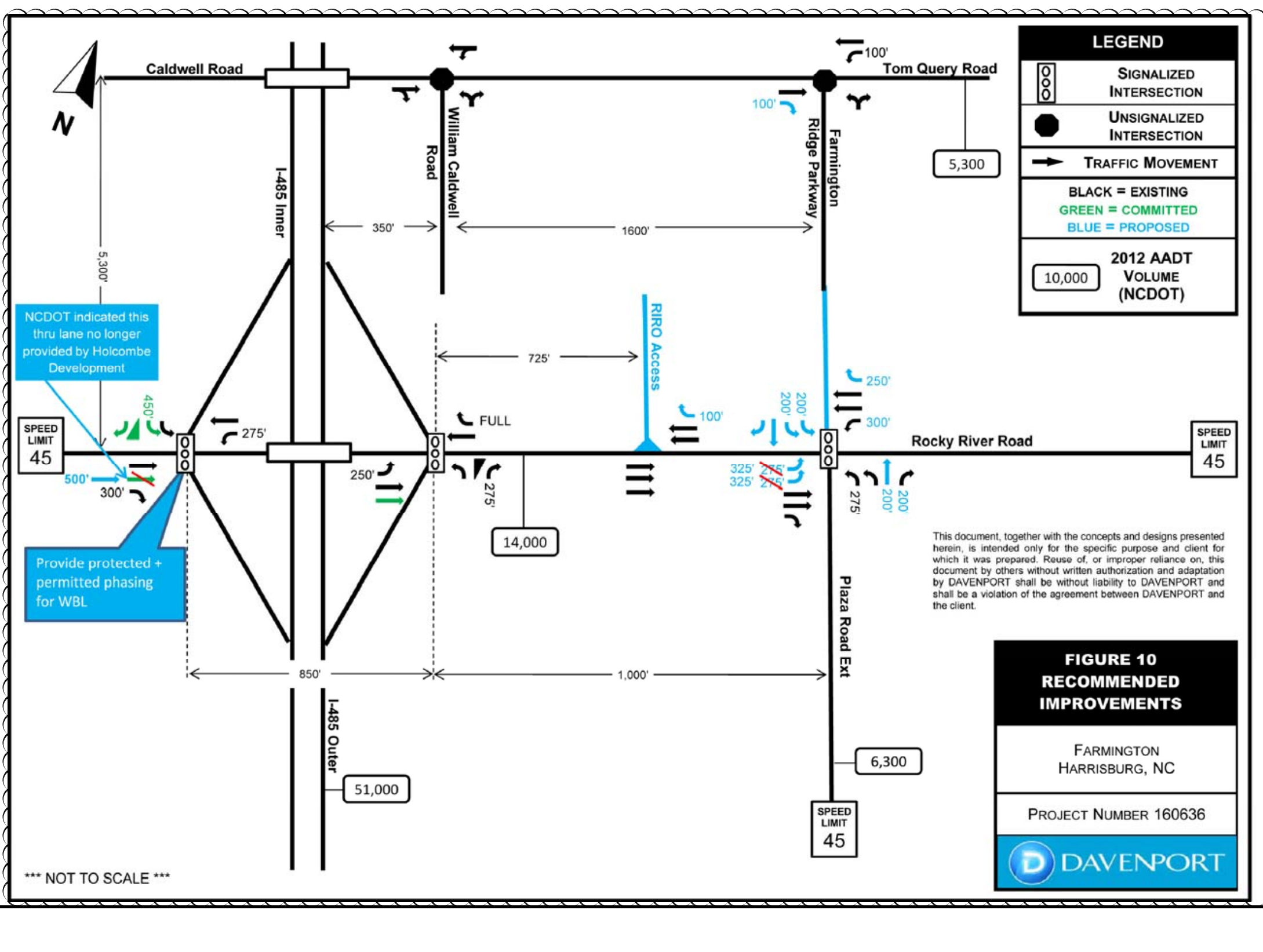
A. AS PER THE PREVIOUSLY APPROVED CONDITIONAL PLAN, AND DUE TO THE PRESENCE OF SIGNIFICANT ENVIRONMENTAL FEATURES; WATER QUALITY AND POST CONSTRUCTION BUFFERS, TOPOGRAPHY AND OTHER ENVIRONMENTAL FACTORS, IN ADDITION TO THE FACT THAT THE EXTENSION OF BRANDON TRAIL DRIVE WOULD BE THE THIRD CROSSING OF FUDA CREEK WITHIN 1,400 FEET, THE PETITIONER WILL REQUEST THAT THE PLANNING STAFF ELIMINATE THE EXTENSION OF BRANDON TRAIL DRIVE INTO THE SITE AS ALLOWED BY SECTION 20-23(4)(C) OF THE SUBDIVISION REGULATIONS.

11. AMENDMENTS TO THE REZONING PLAN:

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION:

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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PETITION #: 2017-042
CITY OF CHARLOTTE
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC

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NC Eng. Firm License: C-0658

PETITION NO. 2017-042

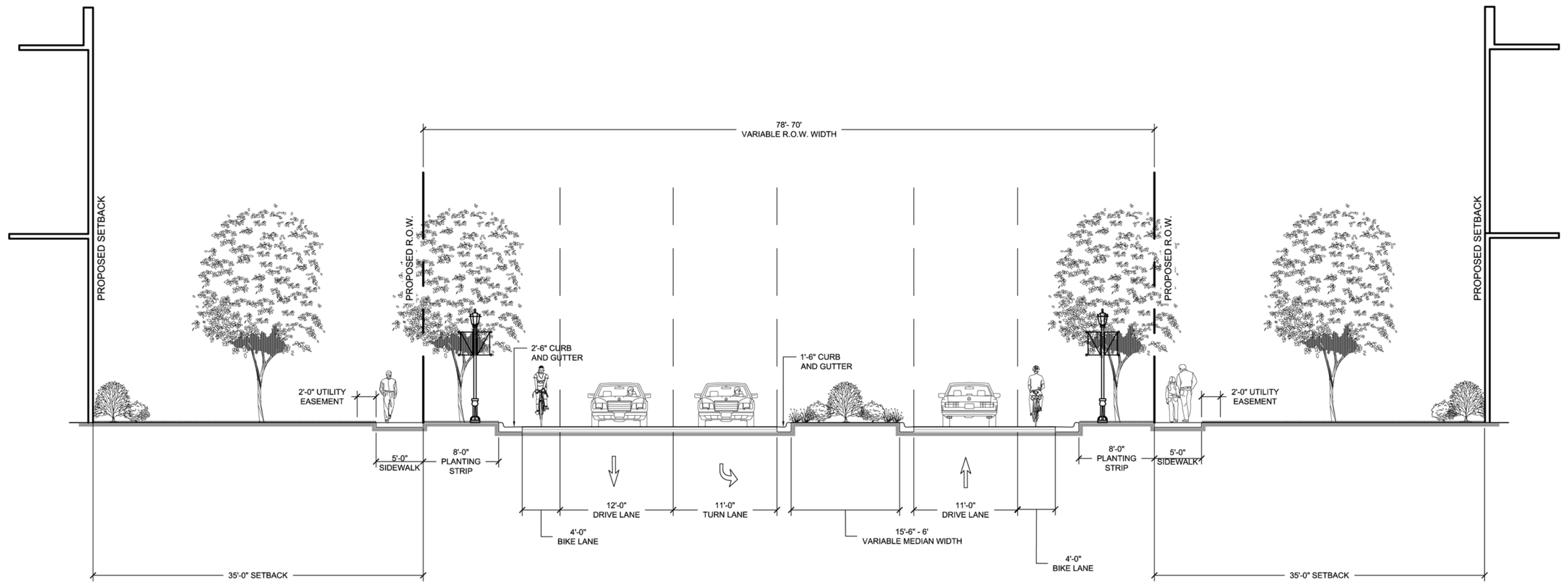
FARMINGTON
CHARLOTTE, NORTH CAROLINA
ROCKY RIVER ROAD ASSOCIATES, LLC
SITE REZONING - DEVELOPMENT STANDARDS NOTES

REVISIONS:
1. 03/06/2017 - REVISED PER COMMENTS
2. 04/10/2017 - REVISED PER COMMENTS
3. 05/22/2017 - REVISED PER COMMENTS
4. 06/12/2017 - REVISED PER COMMENTS

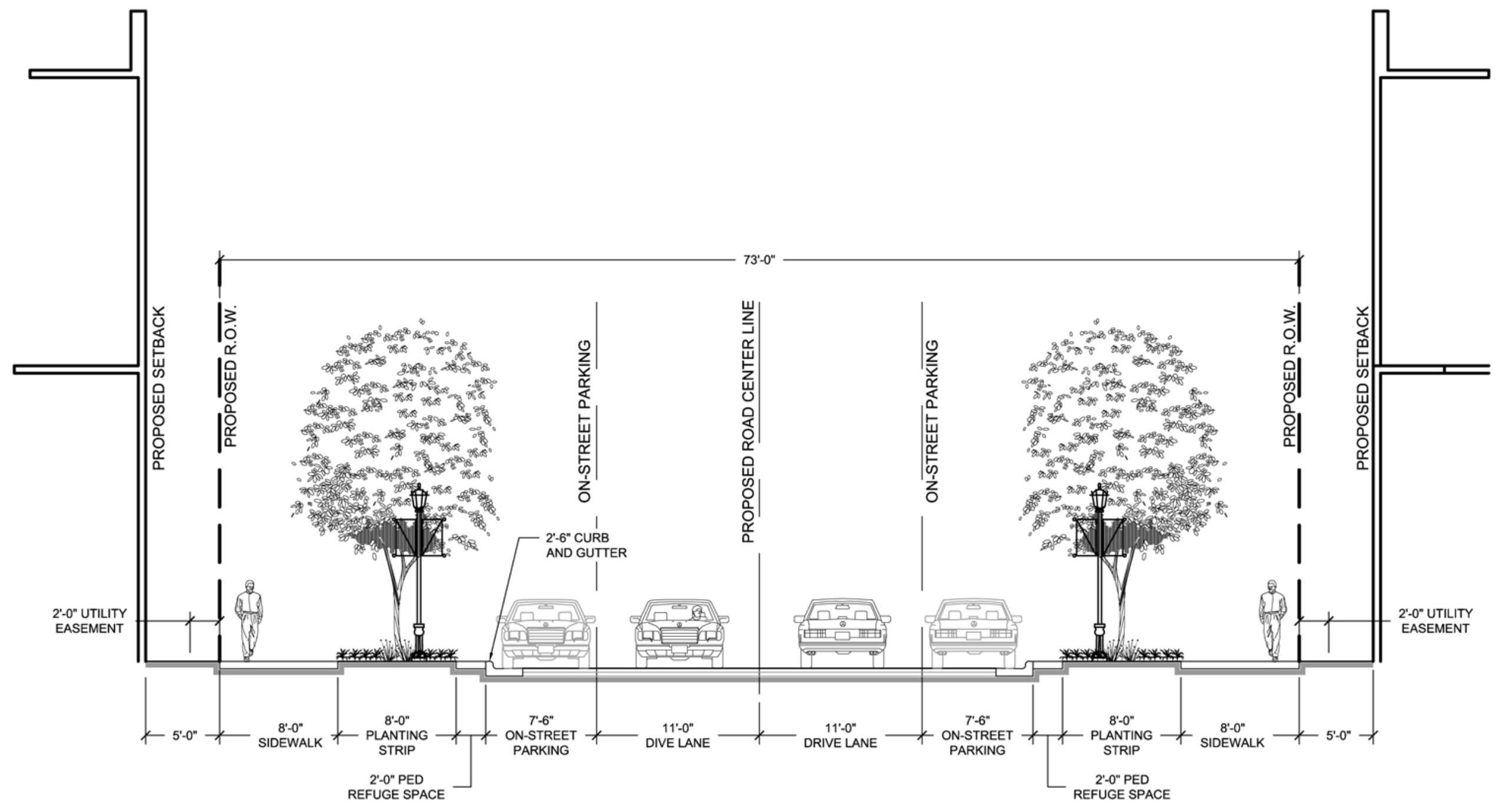
DATE: JANUARY 23, 2017
DESIGNED BY: RJP/HPR
DRAWN BY: HPR/CDC
CHECKED BY: RJP
Q.C. BY: RJP
SCALE: AS SHOWN
PROJECT #: 1016184

SHEET #:
RZ-2

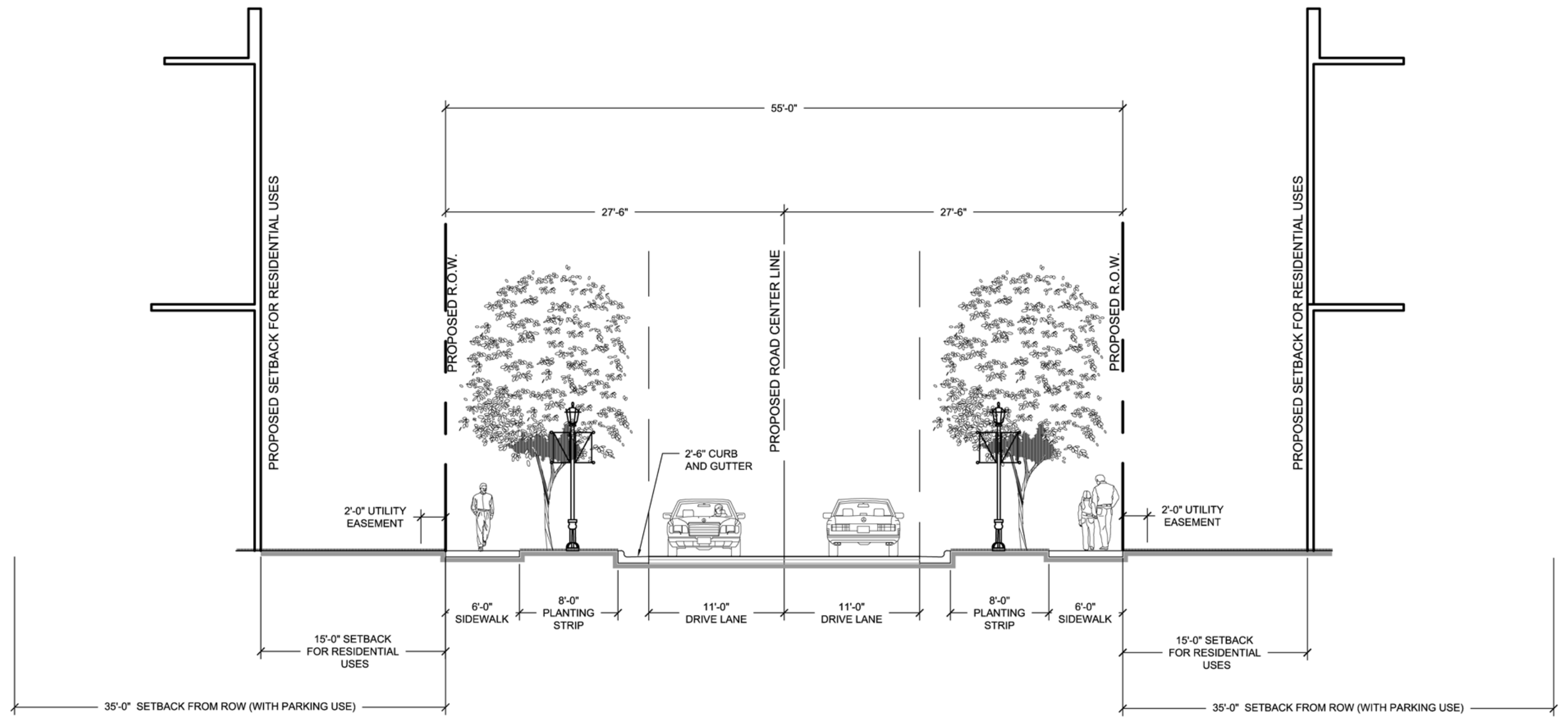
N:_2016\1016184\CAD\Exhibits\Zoning Plans\6184-REZONING_2017-06-12.dwg Jun 12, 2017 - 10:36am


PROPOSED SETBACK
PROPOSED R.O.W.
78'- 70'
VARIABLE R.O.W. WIDTH
2'-0" UTILITY EASEMENT
2'-6" CURB AND GUTTER
1'-6" CURB AND GUTTER
5'-0" SIDEWALK
8'-0" PLANTING STRIP
12'-0" DRIVE LANE
11'-0" TURN LANE
4'-0" BIKE LANE
15'-6" - 6' VARIABLE MEDIAN WIDTH
11'-0" DRIVE LANE
4'-0" BIKE LANE
8'-0" PLANTING STRIP
5'-0" SIDEWALK
2'-0" UTILITY EASEMENT
PROPOSED R.O.W.
PROPOSED SETBACK
35'-0" SETBACK
35'-0" SETBACK

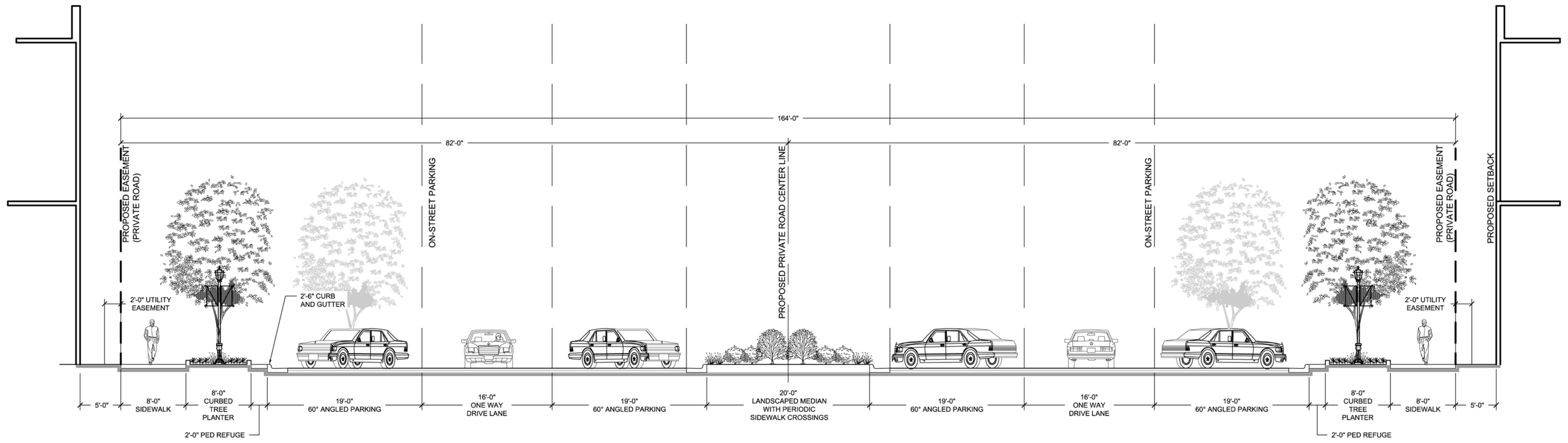
FARMINGTON RIDGE ROAD - (FORMERLY PLAZA ROAD EXTENSION)
SECTION A-A
SCALE: 1" = 10'-0"


73'-0"
PROPOSED SETBACK
PROPOSED R.O.W.
ON-STREET PARKING
PROPOSED ROAD CENTER LINE
ON-STREET PARKING
PROPOSED R.O.W.
PROPOSED SETBACK
2'-0" UTILITY EASEMENT
2'-6" CURB AND GUTTER
2'-0" UTILITY EASEMENT
5'-0"
8'-0" SIDEWALK
8'-0" PLANTING STRIP
7'-6" ON-STREET PARKING
11'-0" DIVE LANE
11'-0" DRIVE LANE
7'-6" ON-STREET PARKING
8'-0" PLANTING STRIP
8'-0" SIDEWALK
5'-0"
2'-0" PED REFUGE SPACE
2'-0" PED REFUGE SPACE

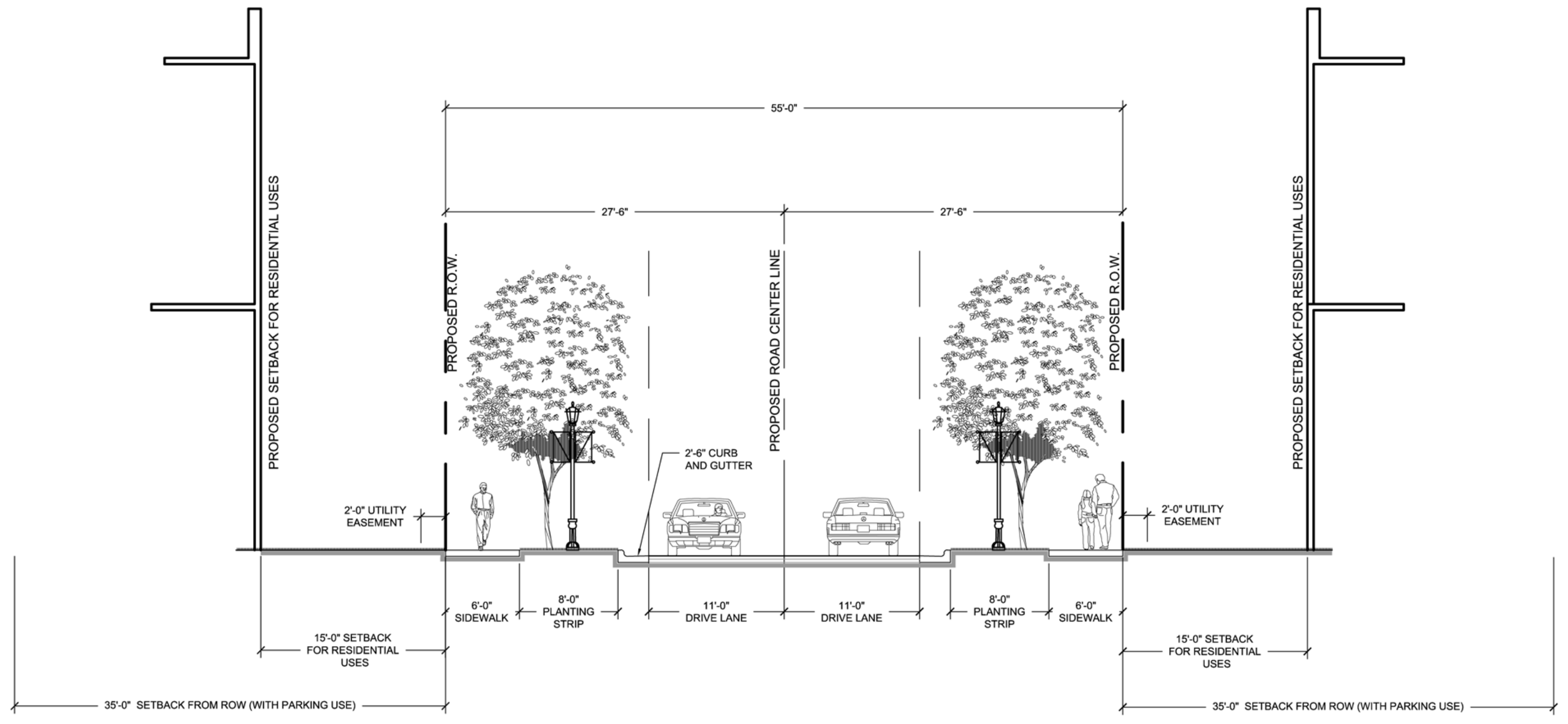
PROPOSED PUBLIC STREET 'C'
LOCAL OFFICE/COMMERCIAL NARROW STREET TYPICAL SECTION
SCALE: 1" = 10'-0"


55'-0"
27'-6"
27'-6"
PROPOSED SETBACK FOR RESIDENTIAL USES
PROPOSED R.O.W.
PROPOSED ROAD CENTER LINE
PROPOSED R.O.W.
PROPOSED SETBACK FOR RESIDENTIAL USES
2'-0" UTILITY EASEMENT
2'-6" CURB AND GUTTER
2'-0" UTILITY EASEMENT
6'-0" SIDEWALK
8'-0" PLANTING STRIP
11'-0" DRIVE LANE
11'-0" DRIVE LANE
8'-0" PLANTING STRIP
6'-0" SIDEWALK
15'-0" SETBACK FOR RESIDENTIAL USES
15'-0" SETBACK FOR RESIDENTIAL USES
35'-0" SETBACK FROM ROW (WITH PARKING USE)
35'-0" SETBACK FROM ROW (WITH PARKING USE)

PROPOSED PUBLIC STREET 'A'
LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION
SCALE: 1" = 10'-0"


164'-0"
82'-0"
82'-0"
PROPOSED EASEMENT (PRIVATE ROAD)
ON-STREET PARKING
PROPOSED PRIVATE ROAD CENTER LINE
ON-STREET PARKING
PROPOSED EASEMENT (PRIVATE ROAD)
PROPOSED SETBACK
2'-0" UTILITY EASEMENT
2'-6" CURB AND GUTTER
2'-0" UTILITY EASEMENT
5'-0"
8'-0" SIDEWALK
8'-0" CURBED TREE PLANTER
19'-0" 60° ANGLED PARKING
16'-0" ONE WAY DRIVE LANE
19'-0" 60° ANGLED PARKING
20'-0" LANDSCAPED MEDIAN WITH PERIODIC SIDEWALK CROSSINGS
19'-0" 60° ANGLED PARKING
16'-0" ONE WAY DRIVE LANE
19'-0" 60° ANGLED PARKING
8'-0" CURBED TREE PLANTER
8'-0" SIDEWALK
5'-0"
2'-0" PED REFUGE
2'-0" PED REFUGE

PROPOSED PRIVATE STREET 'D' - MAIN STREET
SCALE: 1" = 10'-0"


55'-0"
27'-6"
27'-6"
PROPOSED SETBACK FOR RESIDENTIAL USES
PROPOSED R.O.W.
PROPOSED ROAD CENTER LINE
PROPOSED R.O.W.
PROPOSED SETBACK FOR RESIDENTIAL USES
2'-0" UTILITY EASEMENT
2'-6" CURB AND GUTTER
2'-0" UTILITY EASEMENT
6'-0" SIDEWALK
8'-0" PLANTING STRIP
11'-0" DRIVE LANE
11'-0" DRIVE LANE
8'-0" PLANTING STRIP
6'-0" SIDEWALK
15'-0" SETBACK FOR RESIDENTIAL USES
15'-0" SETBACK FOR RESIDENTIAL USES
35'-0" SETBACK FROM ROW (WITH PARKING USE)
35'-0" SETBACK FROM ROW (WITH PARKING USE)

PROPOSED PRIVATE STREET 'B'
LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION
SCALE: 1" = 10'-0"

PETITION #: 2017-042
CITY OF CHARLOTTE
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC

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PETITION NO. 2017-042

FARMINGTON
CHARLOTTE, NORTH CAROLINA
ROCKY RIVER ROAD ASSOCIATES, LLC

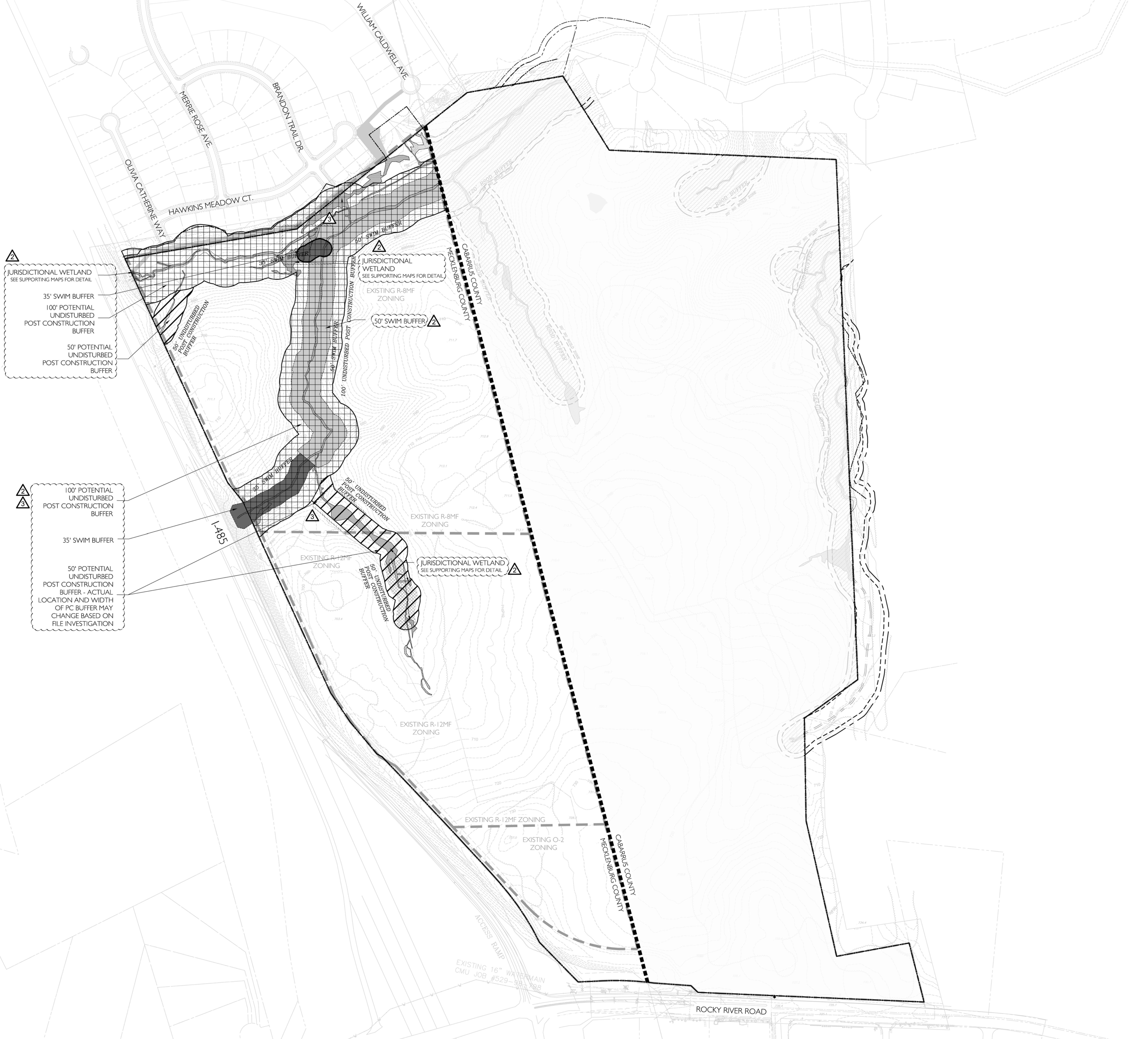
SITE REZONING - STREET CROSS-SECTIONS

REVISIONS:
- 1. 03/06/2017 - REVISED PER COMMENTS
- 2. 04/10/2017 - REVISED PER COMMENTS 2
- 3. 05/22/2017 - REVISED PER COMMENTS
- 4. 06/12/2017 - REVISED PER COMMENTS

DATE: JANUARY 23, 2017
DESIGNED BY: RJP/HPR
DRAWN BY: HPR/CDC
CHECKED BY: RJP
Q.C. BY: RJP
SCALE: AS SHOWN
PROJECT #: 1016184

SHEET #:
RZ-3

N:_2016\1016184\CAD\Exhibits\Zoning Plans\6184-REZONING_2017-05-22.dwg May 22, 2017 - 12:45pm


WILLIAM CALDWELL AVE.
BRANDON TRAIL DR.
MERRIE ROSE AVE.
OLIVIA CATHERINE WAY
HAWKINS MEADOW CT.
2
JURISDICTIONAL WETLAND
SEE SUPPORTING MAPS FOR DETAIL
35' SWIM BUFFER
100' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
50' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
3
35' SWIM BUFFER
50' SWIM BUFFER
2
JURISDICTIONAL WETLAND
SEE SUPPORTING MAPS FOR DETAIL
100' UNDISTURBED POST CONSTRUCTION BUFFER
50' SWIM BUFFER
50' SWIM BUFFER 2
EXISTING R-8MF ZONING
CABARRUS COUNTY
MECKLENBURG COUNTY
120' RSOD BUFFER
20' NO BUILD ZONE
RSOD BUFFER
20' NO BUILD ZONE
2
3
100' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
35' SWIM BUFFER
50' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER - ACTUAL LOCATION AND WIDTH OF PC BUFFER MAY CHANGE BASED ON FILE INVESTIGATION
35' SWIM BUFFER
3
50' UNDISTURBED POST CONSTRUCTION BUFFER
EXISTING R-8MF ZONING
I-485
EXISTING R-12MF ZONING
JURISDICTIONAL WETLAND
SEE SUPPORTING MAPS FOR DETAIL 2
50' UNDISTURBED POST CONSTRUCTION BUFFER
EXISTING R-12MF ZONING
EXISTING R-12MF ZONING
EXISTING O-2 ZONING
CABARRUS COUNTY
MECKLENBURG COUNTY
ACCESS RAMP
EXISTING 16" WATERMAIN
CMU JOB #529-98-798
ROCKY RIVER ROAD

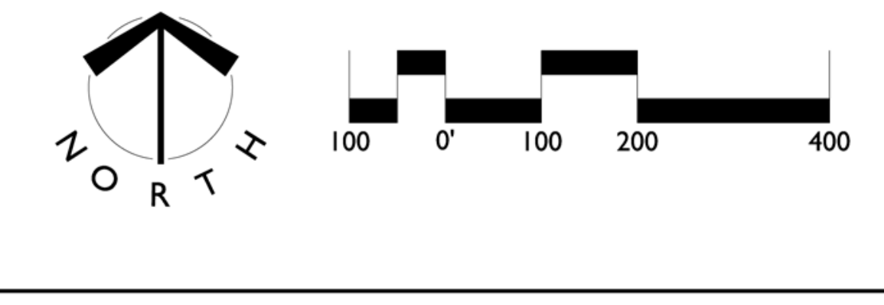
STREAM BUFFER LEGEND

▨	50' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
▦	100' POTENTIAL UNDISTURBED POST CONSTRUCTION BUFFER
■	50' SWIM BUFFER
□	100' SWIM BUFFER

2

VICINITY MAP NTS

PETITION #: 2017-042
CITY OF CHARLOTTE
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC


NORTH
100
0'
100
200
400

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PETITION NO. 2017-042

FARMINGTON
CHARLOTTE, NORTH CAROLINA
ROCKY RIVER ROAD ASSOCIATES, LLC

SITE REZONING - EXISTING CONDITIONS

REVISIONS:
1. 03/06/2017 - REVISED PER COMMENTS
2. 04/10/2017 - REVISED PER COMMENTS 2
3. 05/22/2017 - REVISED PER COMMENTS 3
4. 06/12/2017 - REVISED PER COMMENTS

DATE: JANUARY 23, 2017
DESIGNED BY: RJP/HPR
DRAWN BY: HPR/CDC
CHECKED BY: RJP
Q.C. BY: RJP
SCALE: AS SHOWN
PROJECT #: 1016184

SHEET #:
RZ-4

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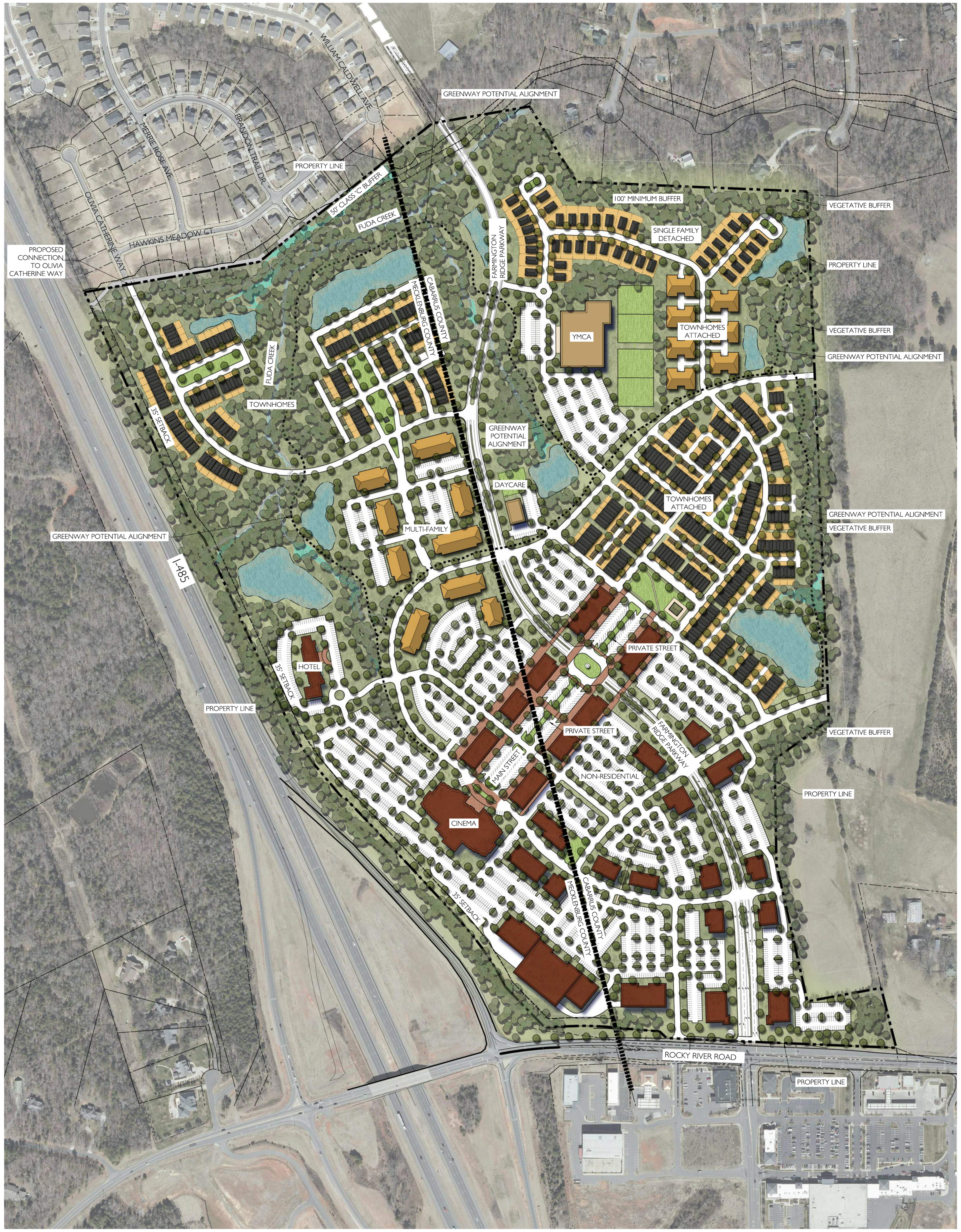
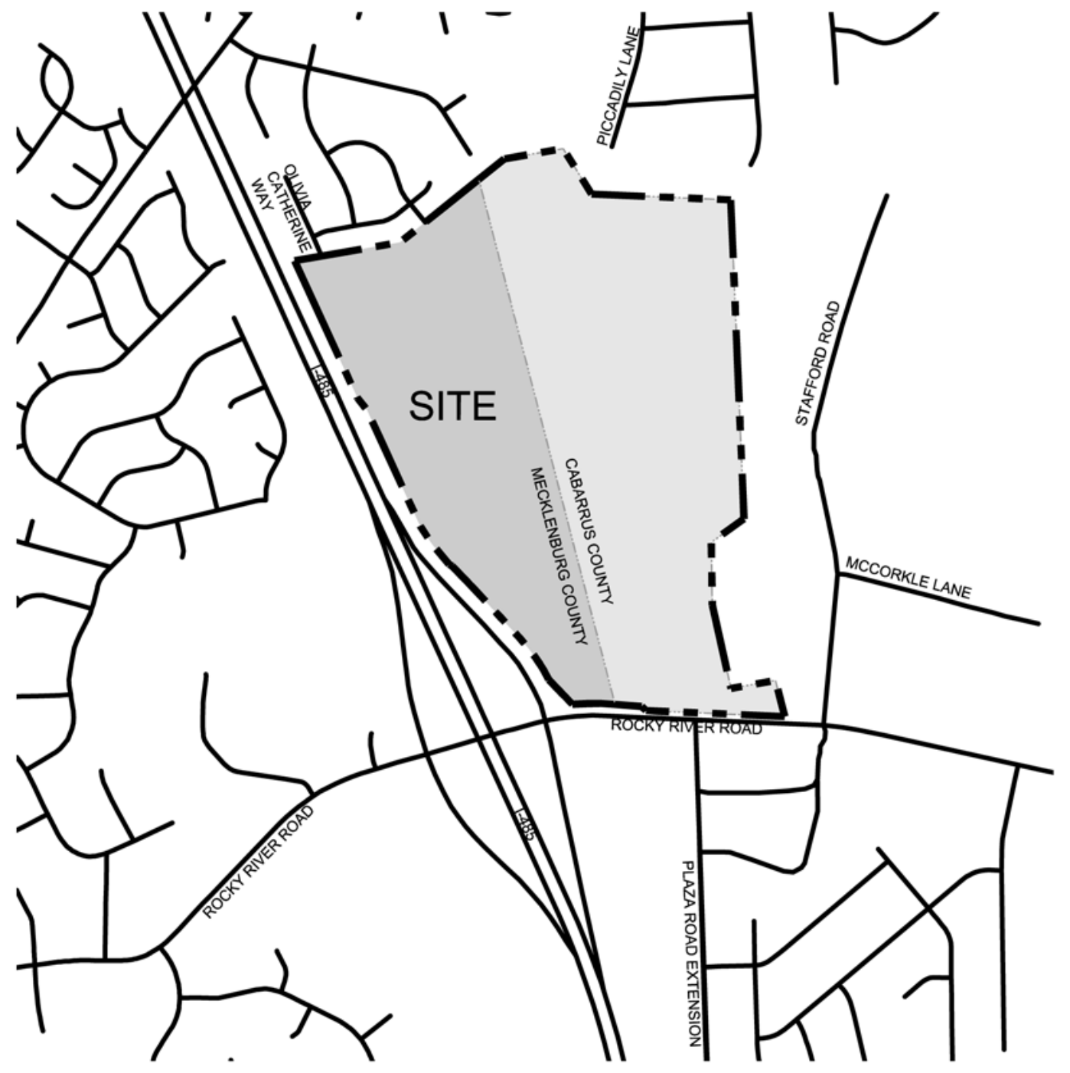

GREENWAY POTENTIAL ALIGNMENT
WILLIAM CALDWELL AVE
MERRIE ROSE AVE
BRANDON TRAIL DR
OLIVIA CATHERINE WAY
HAWKINS MEADOW CT
PROPERTY LINE
50' CLASS 'C' BUFFER
FUDA CREEK
PROPOSED CONNECTION TO OLIVIA CATHERINE WAY
100' MINIMUM BUFFER
VEGETATIVE BUFFER
SINGLE FAMILY DETACHED
PROPERTY LINE
FARMINGTON RIDGE PARKWAY
CABARRUS COUNTY
MECKLENBURG COUNTY
YMCA
TOWNHOMES ATTACHED
VEGETATIVE BUFFER
GREENWAY POTENTIAL ALIGNMENT
FUDA CREEK
TOWNHOMES
35' SETBACK
GREENWAY POTENTIAL ALIGNMENT
DAYCARE
MULTI-FAMILY
TOWNHOMES ATTACHED
GREENWAY POTENTIAL ALIGNMENT
VEGETATIVE BUFFER
GREENWAY POTENTIAL ALIGNMENT
I-485
PRIVATE STREET
HOTEL
35' SETBACK
PROPERTY LINE
PRIVATE STREET
FARMINGTON RIDGE PARKWAY
VEGETATIVE BUFFER
MAIN STREET
NON-RESIDENTIAL
PROPERTY LINE
CINEMA
35' SETBACK
CABARRUS COUNTY
MECKLENBURG COUNTY
ROCKY RIVER ROAD
PROPERTY LINE


PICCADILY LANE
OLIVIA CATHERINE WAY
I-485
SITE
CABARRUS COUNTY
MECKLENBURG COUNTY
STAFFORD ROAD
MCCORKLE LANE
ROCKY RIVER ROAD
ROCKY RIVER ROAD
I-485
PLAZA ROAD EXTENSION

VICINITY MAP NTS

THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE SCHEMATIC SITE PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED AND AS A RESULT MAY CHANGE AS LONG AS THE INTENT ILLUSTRATED IS MAINTAINED.

PETITION #: 2017-042
CITY OF CHARLOTTE
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NORTH

100 0' 100 200 400

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FARMINGTON
CHARLOTTE, NORTH CAROLINA

ROCKY RIVER ROAD ASSOCIATES, LLC

SITE REZONING - SCHEMATIC SITE PLAN

REVISIONS:
1. 03/06/2017 - REVISED PER COMMENTS
2. 04/10/2017 - REVISED PER COMMENTS
3. 05/22/2017 - REVISED PER COMMENTS
4. 06/12/2017 - REVISED PER COMMENTS

DATE: JANUARY 23, 2017
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Q.C. BY: RJP
SCALE: AS SHOWN
PROJECT #: 1016184

SHEET #:
RZ-5

N:_2016\1016184\CAD\Exhibits\Zoning Plans\6184-REZONING_2017-05-22 C W RENDERING.dwg May 22, 2017 - 4:21pm