

ROAD LEGEND

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

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)
- 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 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)

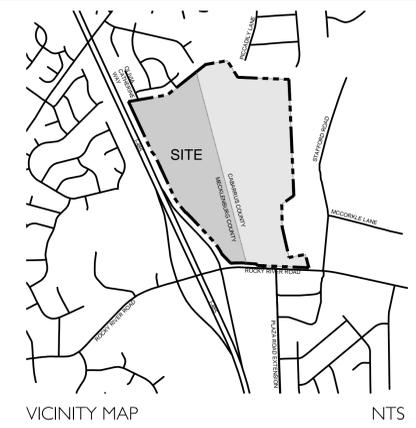
PARCEL 'C'
 COUNTY: MECKLENBURG
 EXISTING ZONING: R-8MF
 PROPOSED ZONING: CC
 PROPOSED USES:
 -RESIDENTIAL

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



VICINITY MAP NTS

NOTE: STREET CROSS-SECTIONS FOUND ON SHEET RZ-4.

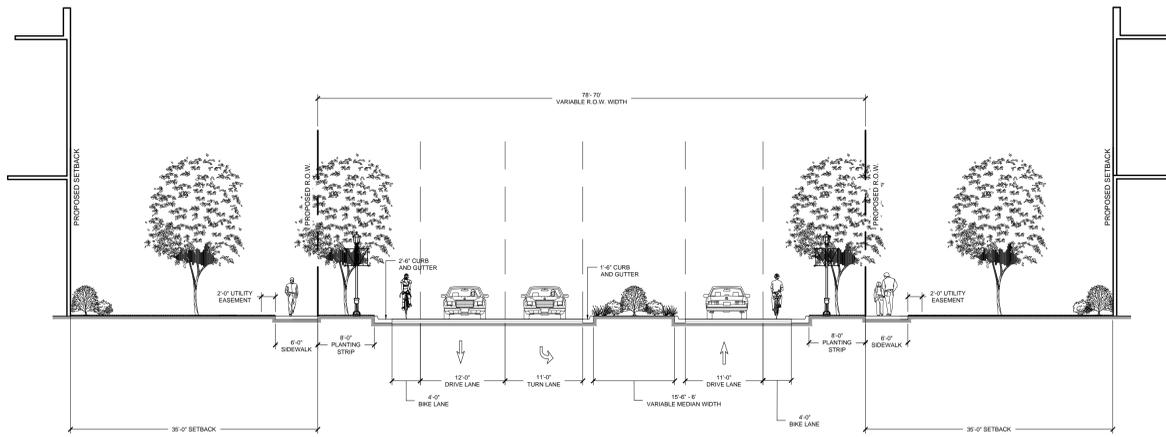
NOTE: SEE CROSS-SECTIONS FOR SETBACK INFORMATION.

REVISIONS:

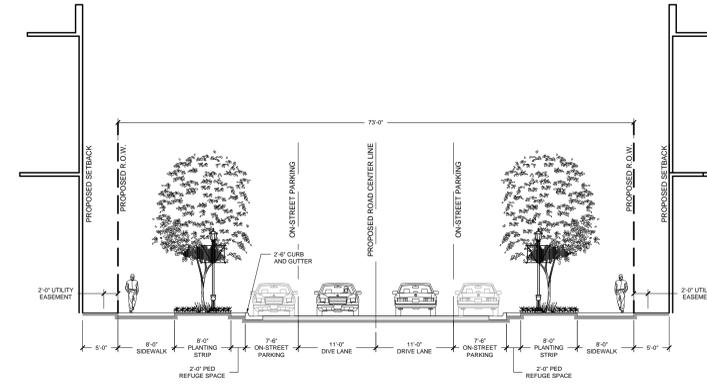
DATE: JANUARY 23, 2017
 DESIGNED BY: RPH/RC
 CHECKED BY: RPH
 Q.C. BY: RPH/RC/AN
 PROJECT #: 1016184
 SHEET #:
RZ-1

PETITION #: 2017-000
 CITY OF CHARLOTTE
 PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC

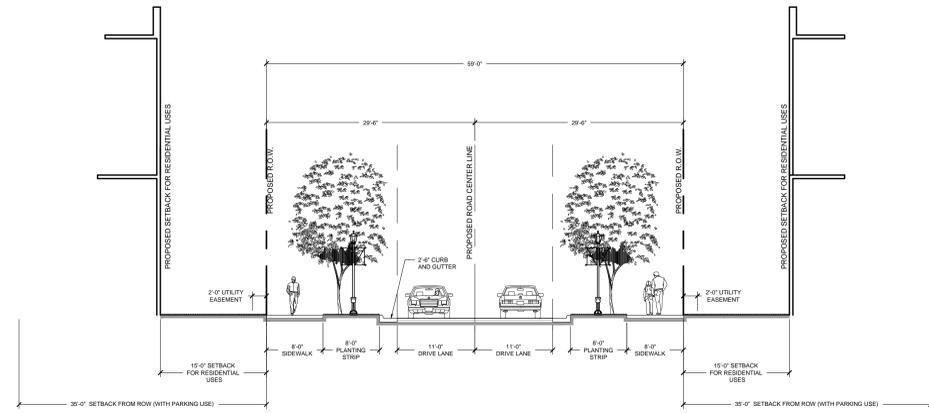




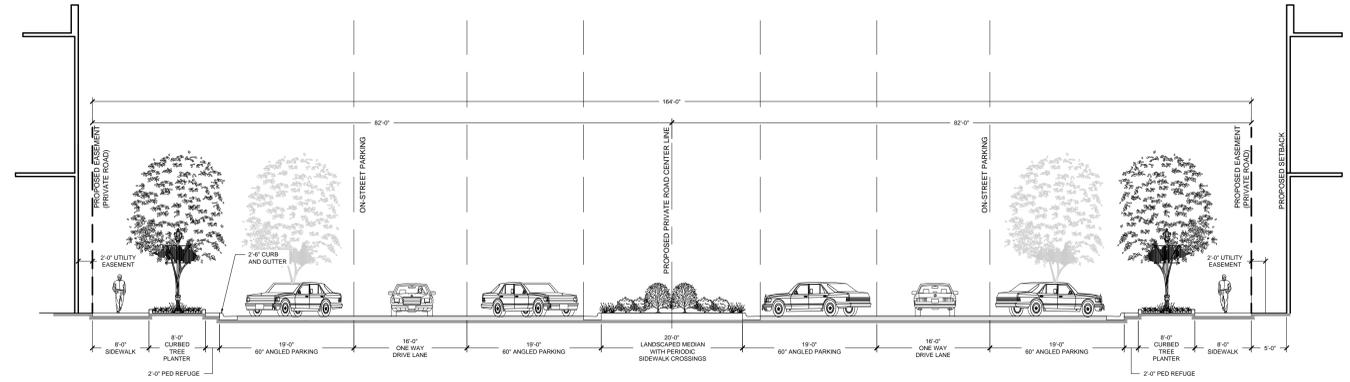
FARMINGTON RIDGE ROAD - (FORMERLY PLAZA ROAD EXTENSION)
SECTION A-A
SCALE: 1" = 10'-0"



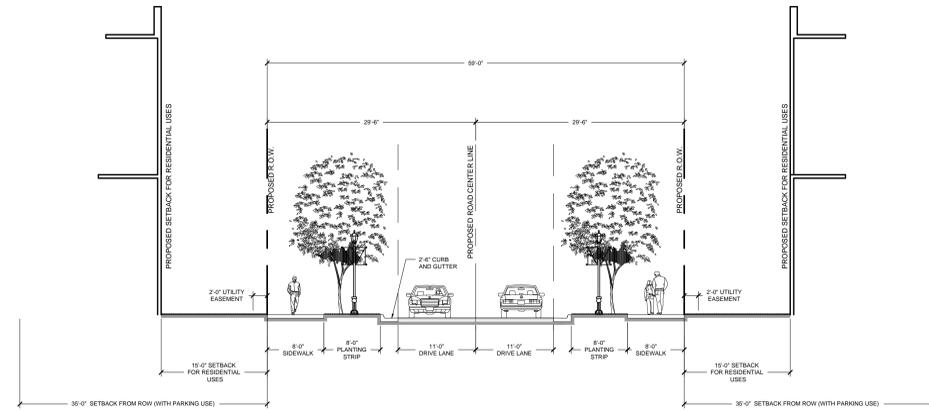
PROPOSED PUBLIC STREET C
SCALE: 1" = 10'-0"



PROPOSED PUBLIC STREET A
SCALE: 1" = 10'-0"



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

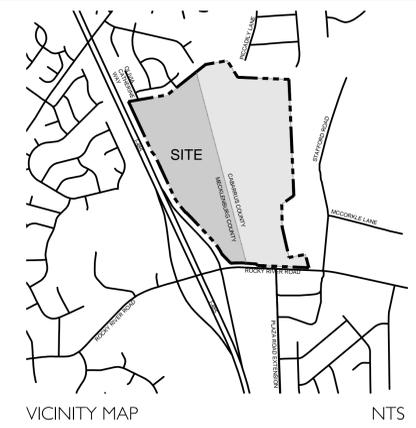


PROPOSED PRIVATE STREET B
SCALE: 1" = 10'-0"

REVISIONS:

DATE: JANUARY 23, 2017
DESIGNED BY: RPH/RRP
CHECKED BY: RPH/RRP
PROJECT #: 1016184

SHEET #:
RZ-3



PETITION #: 2017-000
 CITY OF CHARLOTTE
 PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC

