









## 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 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)

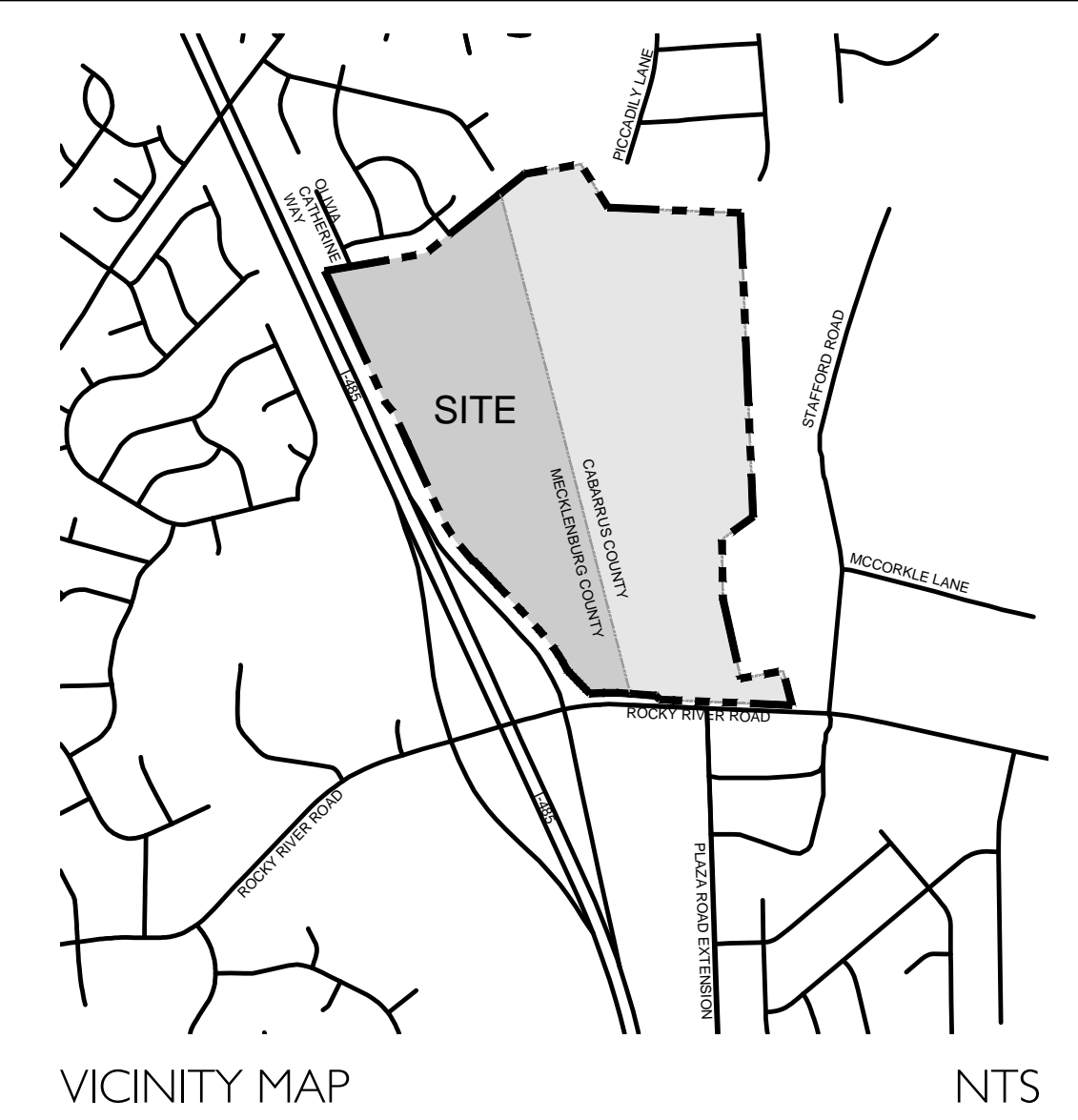
PARCEL 'C'  
COUNTY: MECKLENBURG  
EXISTING ZONING: R-8MF  
PROPOSED ZONING: CC  
PROPOSED USES:  
-RESIDENTIAL

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-12M  
PROPOSED ZONING: CC  
PROPOSED USES:  
-NON-RESIDENTIAL



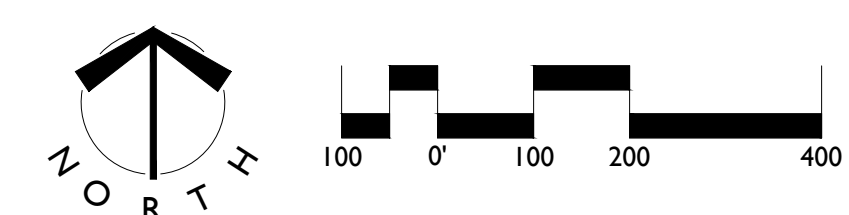
VICINITY MAP

NTS

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

NOTE: SEE CROSS-SECTIONS FOR SETBACK INFORMATION.

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



**FARMINGTON**  
**CHARLOTTE, NORTH CAROLINA**  
ROCKY RIVER ROAD ASSOCIATES, LLC  
SITE REZONING - TECHNICAL DATA SHEET/DEVELOPMENT STANDARDS

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

REVISIONS:

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SHEET #:

**R7-1**

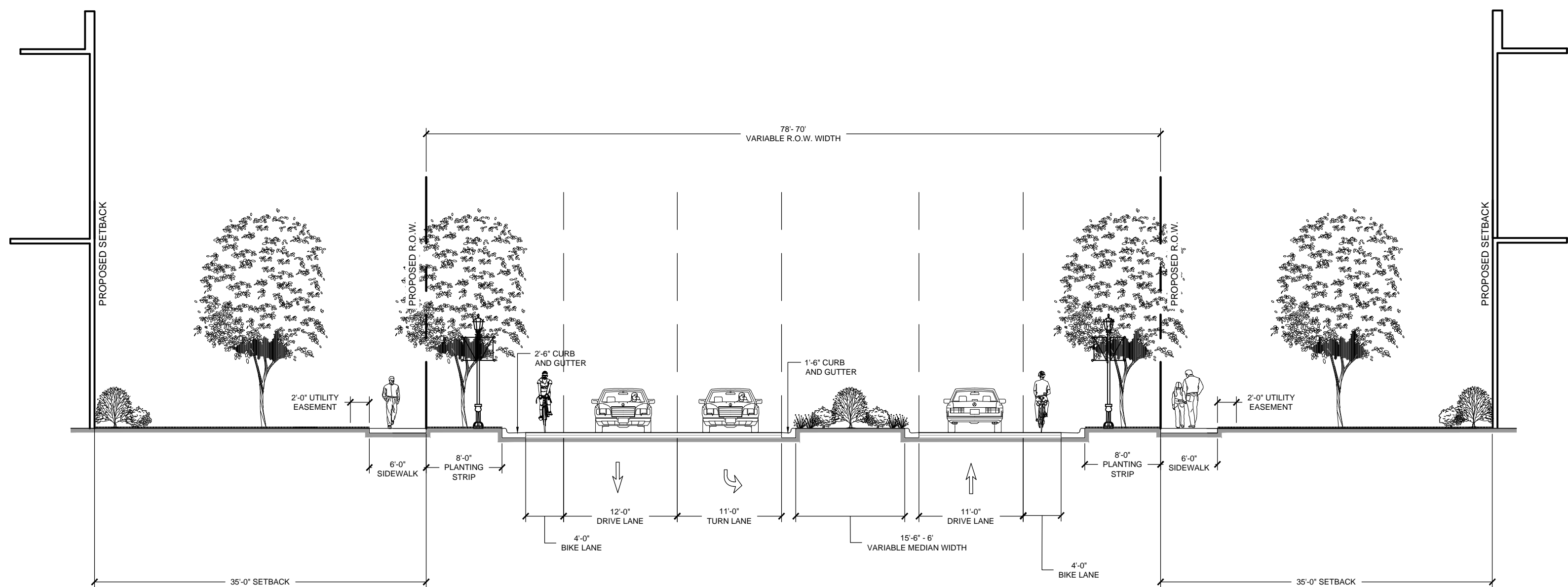
**LandDesign**  
223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
[www.LandDesign.com](http://www.LandDesign.com)  
NC Eng. Firm License: C-0658

PETITION NO. 2017-000

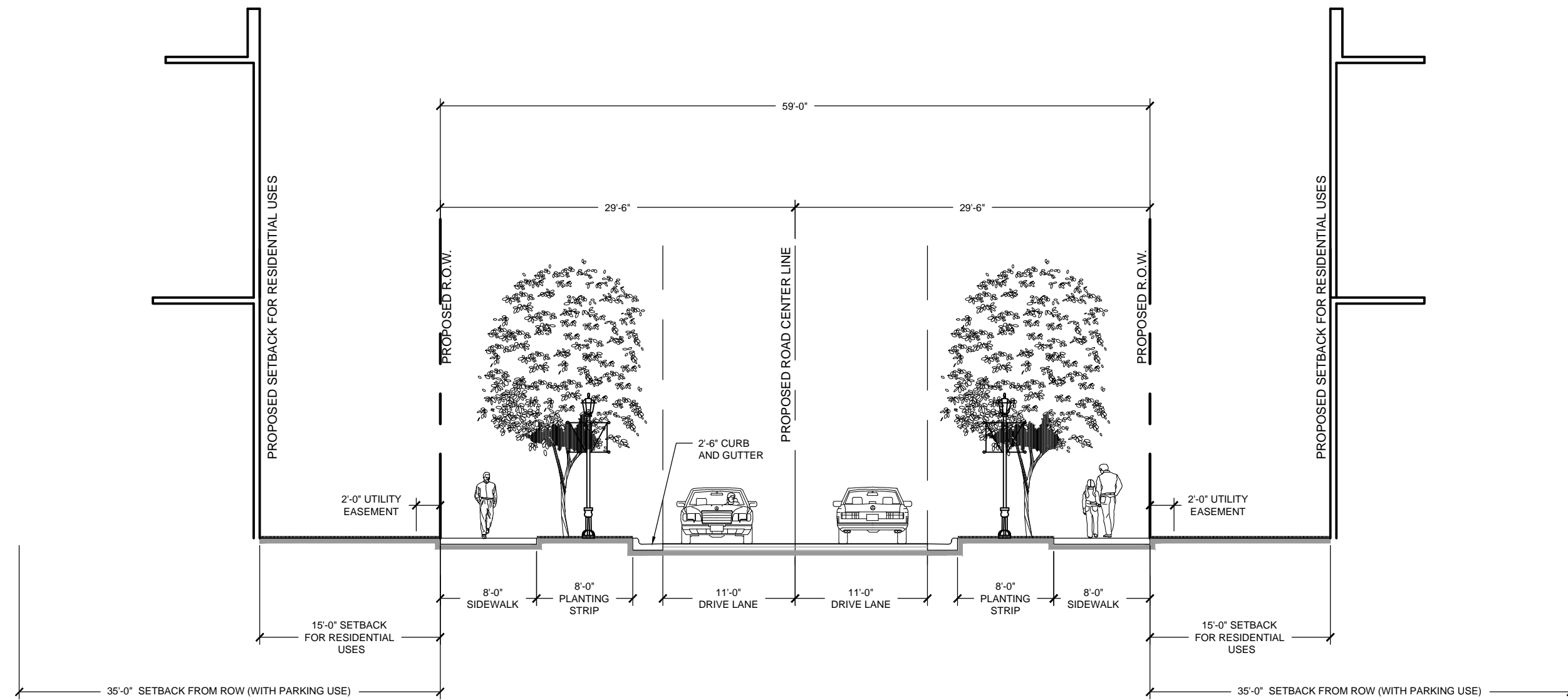
# LandDesign



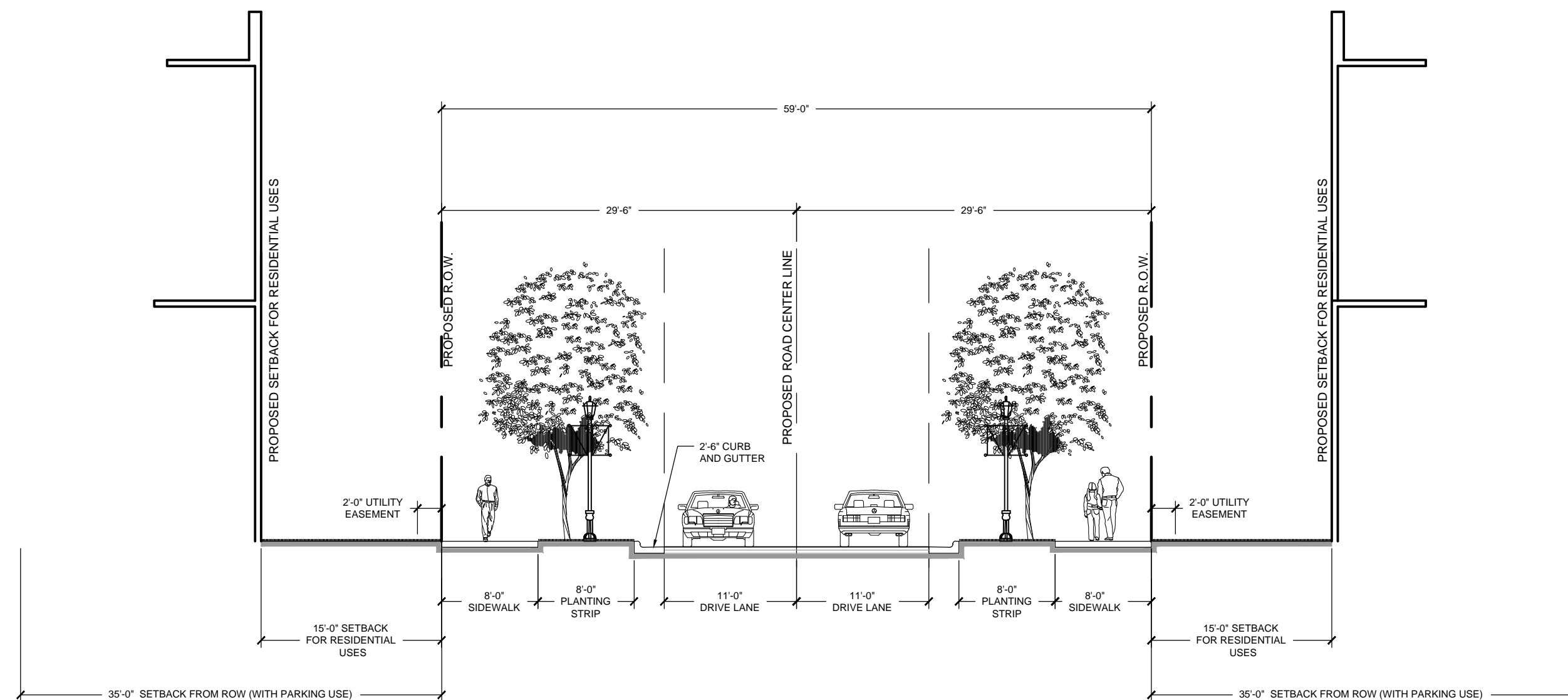




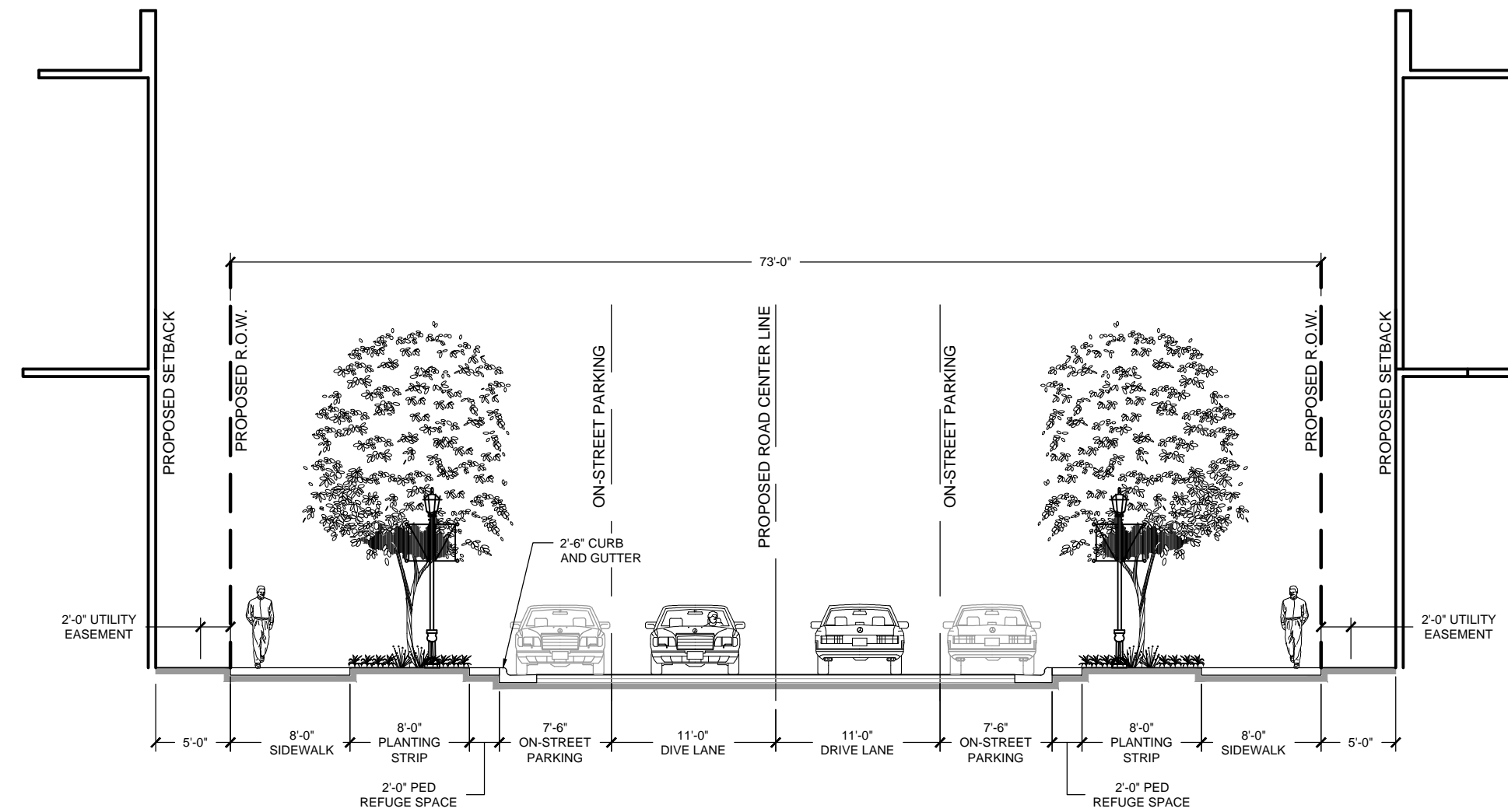
FARMINGTON RIDGE ROAD - (FORMERLY PLAZA ROAD EXTENSION)  
SECTION A-A  
SCALE: 1" = 10'-0"



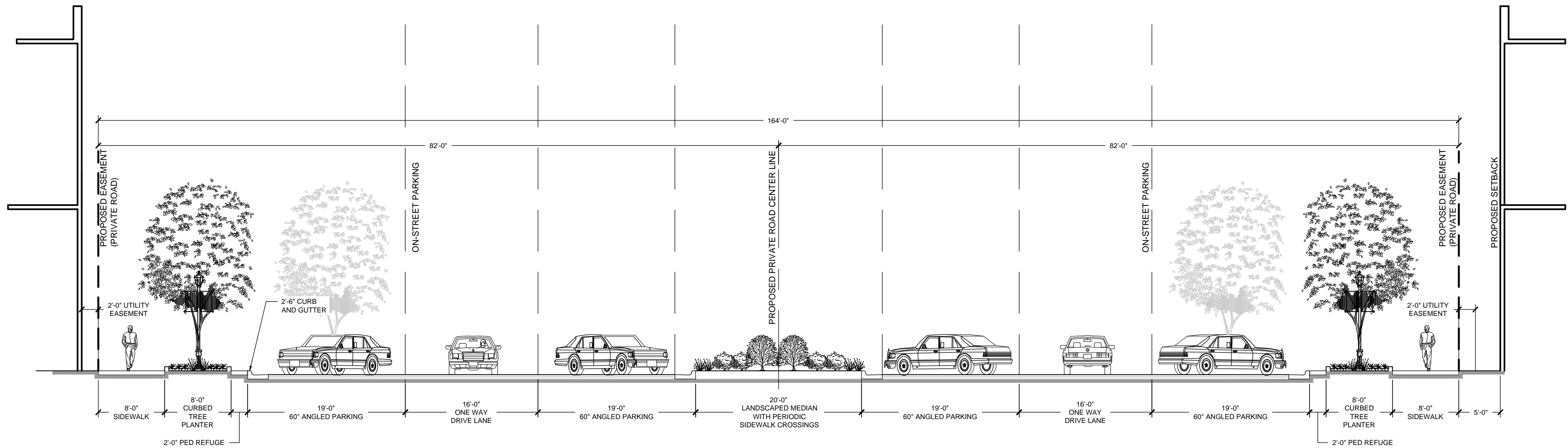
PROPOSED PUBLIC STREET 'A'  
SCALE: 1" = 10'-0"



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



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



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

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

DATE: JANUARY 23, 2017  
DESIGNED BY: RPH/RC  
CHECKED BY: RPH/RC  
Q.C. BY: RPH/RC  
PROJECT #: 1016184

SHEET #  
RZ-3

FARMINGTON  
CHARLOTTE, NORTH CAROLINA  
ROCKY RIVER ROAD ASSOCIATES, LLC  
SITE REZONING - STREET CROSS-SECTIONS

PETITION NO. 2017-000  
LandDesign  
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