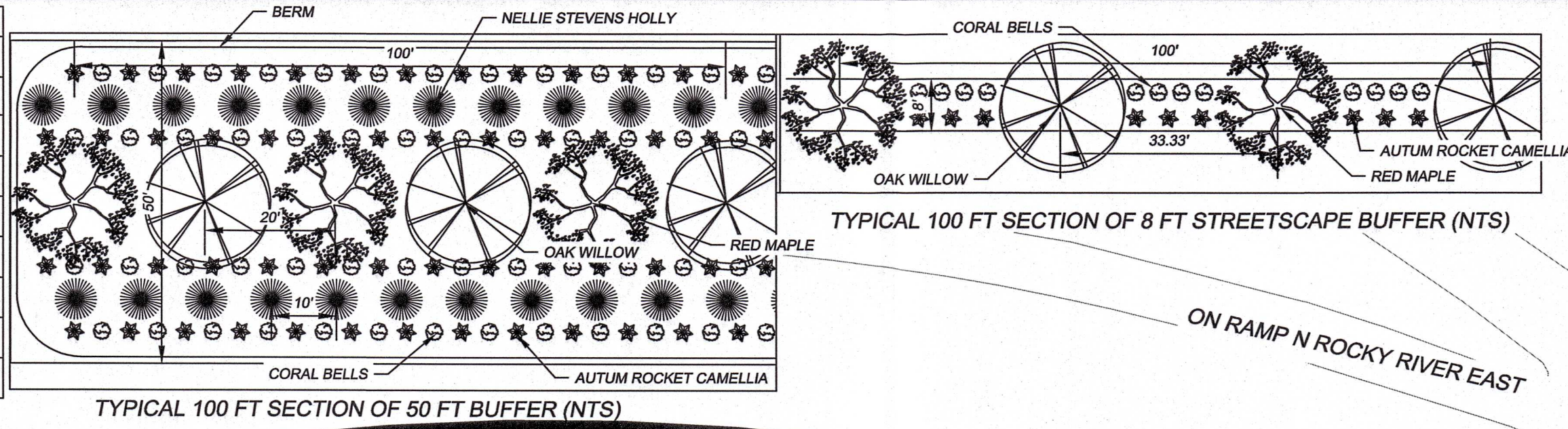
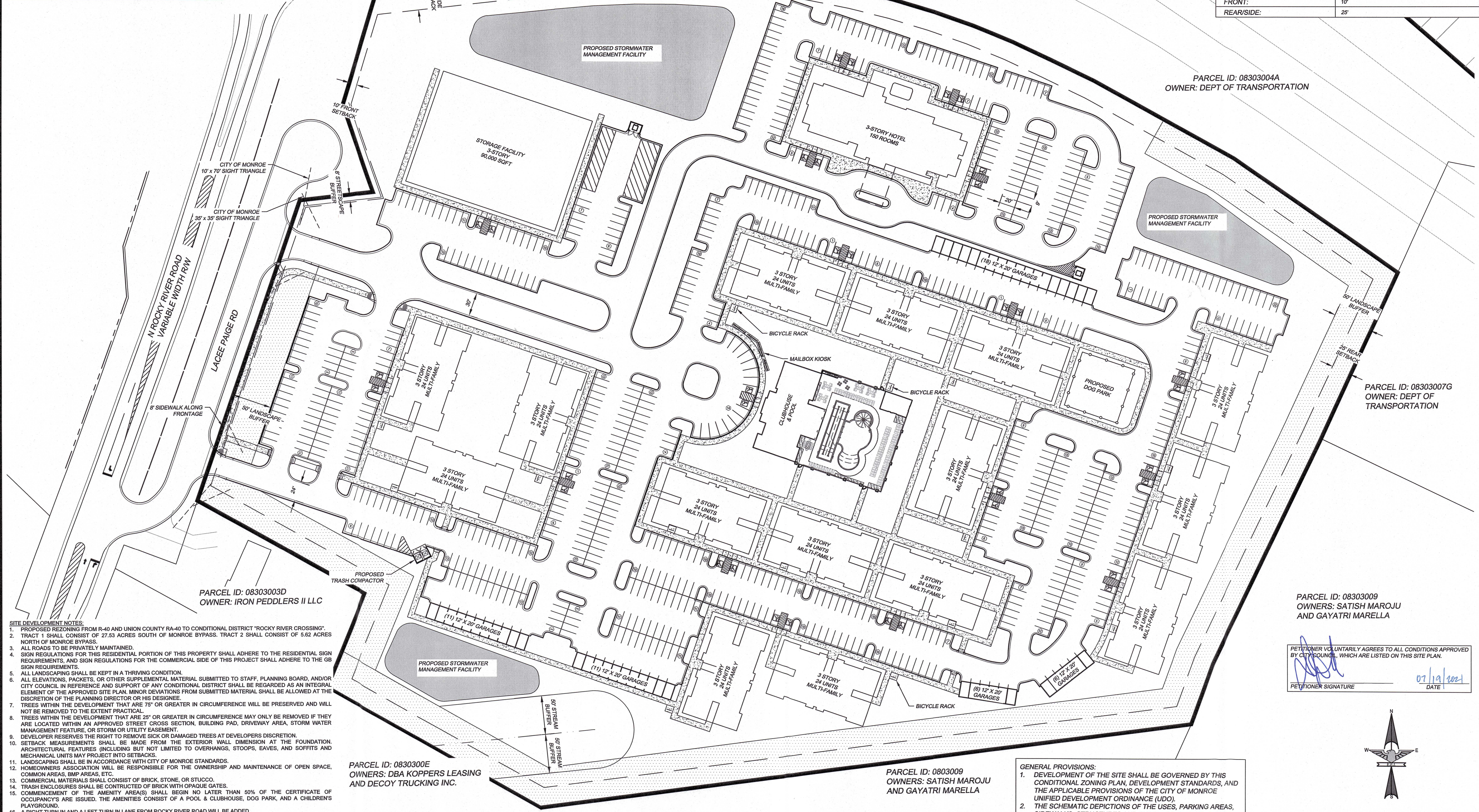


PLANT SCHEDULE		
COMMON NAME	BOTANICAL NAME	HT
TREES		
RED MAPLE	ACER RUBRUM	40'-60'
OAK WILLOW	QUERCUS PHELLOD	40'-60'
TREES (EVERGREEN)		
NELLIE STEVENS HOLLY	ILLEX X 'NELLIE STEVENS'	15'-25'
SHRUBS		
AUTUMN ROCKET CAMELLIA	CAMELLIA SASANKU AUTUMN ROCKET	8'-10'
CORAL BELLS	HEUCHERA X 'GEORGIA PEACH'	1'-3'



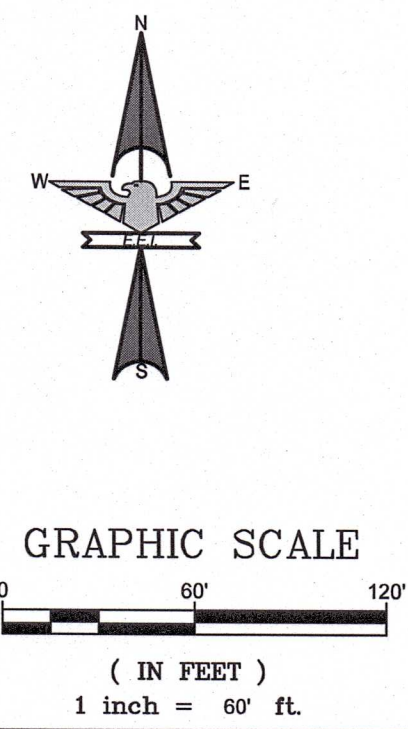
PARKING REQUIREMENTS		SITE AND DEVELOPMENT DATA	
COMMERCIAL	PROVIDED SPACES	JURISDICTION	CITY OF MONROE
BUILDING	158 SPACES	TAX PARCEL(S):	08303006, 08303005A, 08303005B, 08303005
HOTEL SPACES PROVIDED:	8 ADA SPACES	SITE ADDRESS:	3626, 3730 3736 & 3616 LACEE PAIGE RD.
ADA SPACES PROVIDED:	8 ADA SPACES	ZONING	RA-40 (UNION COUNTY) R-40 (MONROE)
STORAGE FACILITY PROVIDED:	52 SPACES	PROPOSED ZONING	CONDITIONAL DISTRICT "ROCKY RIVER CROSSING"
ADA SPACES PROVIDED:	2 SPACES	USE CLASSIFICATION	COMMERCIAL/ MULTIFAMILY RESIDENTIAL
TOTAL SPACES PROVIDED:	220 SPACES	TOTAL AREA	27.53 ACRES
		COMMON AREA	8.15 ACRES (29.60%)
MULTIFAMILY	360 UNITS	UNITS:	24 UNITS x 15 BUILDINGS = 360 UNITS
UNITS:	580 SPACES	DENSITY:	13.08 UNITS/ACRE
SPACES PROVIDED:	52 SPACES	LANDSCAPE BUFFER:	
GARAGE SPACES PROVIDED:	24 SPACES	FRONT:	0'
ADA SPACES PROVIDED:	656 SPACES	SIDE:	50'
TOTAL SPACES PROVIDED:	656 SPACES	REAR:	50'
		BUILDING SETBACKS:	
		FRONT:	10'
		REAR/SIDE:	25'



- SITE DEVELOPMENT NOTES:**
- PROPOSED REZONING FROM R-40 AND UNION COUNTY RA-40 TO CONDITIONAL DISTRICT "ROCKY RIVER CROSSING".
 - TRACT 1 SHALL CONSIST OF 27.53 ACRES SOUTH OF MONROE BYPASS. TRACT 2 SHALL CONSIST OF 5.62 ACRES NORTH OF MONROE BYPASS.
 - ALL ROADS TO BE PRIVATELY MAINTAINED.
 - SIGN REGULATIONS FOR THIS RESIDENTIAL PORTION OF THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS, AND SIGN REGULATIONS FOR THE COMMERCIAL SIDE OF THIS PROJECT SHALL ADHERE TO THE GB SIGN REQUIREMENTS.
 - ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
 - ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 75' OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 25' OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
 - DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPER'S DISCRETION.
 - SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
 - LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
 - HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
 - COMMERCIAL MATERIALS SHALL CONSIST OF BRICK, STONE, OR STUCCO.
 - TRASH ENCLOSURES SHALL BE CONSTRUCTED OF BRICK WITH OPAQUE GATES.
 - COMMENCEMENT OF THE AMENITY AREAS SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S ARE ISSUED. THE AMENITIES CONSIST OF A POOL & CLUBHOUSE, DOG PARK, AND A CHILDREN'S PLAYGROUND.
 - A RIGHT TURN IN AND A LEFT TURN IN LANE FROM ROCKY RIVER ROAD WILL BE ADDED.
 - LACEE PAIGE ROAD WILL BE WIDENED.
 - APARTMENTS & GARAGES
 - THE MINIMUM SQUARE FOOTAGE OF 1-BEDROOM APARTMENTS SHALL BE 727 SQFT.
 - THE MINIMUM SQUARE FOOTAGE OF 2-BEDROOM APARTMENTS SHALL BE 1,148 SQFT.
 - THE FRONT WALL OF APARTMENT BUILDINGS SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
 - EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO OR BRICK. BRICK VENEER WILL BE USED ON THE FOUNDATIONS.
 - LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MONROE PARKING LOT LANDSCAPING STANDARDS (§166.220). TREES & SHRUBS SHOULD BE A VARIETY OF SPECIES.
 - EACH BUILDING HAVE AT LEAST 2 TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE.
 - EACH TREE SHALL HAVE MINIMUM CALIPER OF 1 1/2 INCHES MEASURE 6 INCHES ABOVE GRADE.
 - FRONT LAWNS OF ALL APARTMENTS SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL PARKING LOT GARAGE UNITS SHALL HAVE CARRIAGE STYLE TRIM AND/OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.

- OFF-SITE ROAD IMPROVEMENTS:**
- "ROCKY RIVER RD & LACEE PAIGE RD INTERSECTION" SHALL BE A FULL MOVEMENT INTERSECTION WITH NO SIGNAL AND THE ADDITION OF A LEFT TURN LANE AND RIGHT TURN LANE ONTO LACEE PAIGE RD.
 - LACEE PAIGE RD SHALL BE BROUGHT UP TO NCDOT STANDARDS FOR PER NCDOT SUBDIVISION ROADS MANUAL.

- GENERAL PROVISIONS:**
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
 - THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
 - ZONING IS TO BE CHANGED FROM RA-40 (UNION COUNTY), R-40 (MONROE) TO CONDITIONAL DISTRICT "ROCKY RIVER CROSSING"



EAGLE ENGINEERING

2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 862-4222
www.eagleonline.net

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	BY	ISSUE
1	10-26-2020	DAM	REVISED LAYOUT
2	02-10-2021	DAM	CITY OF MONROE COMMENTS
3	05-07-2021	BLD	CITY OF MONROE COMMENTS

**ROCKY RIVER CROSSING
MONROE, NC**

LIQUID MGMT., LLC.

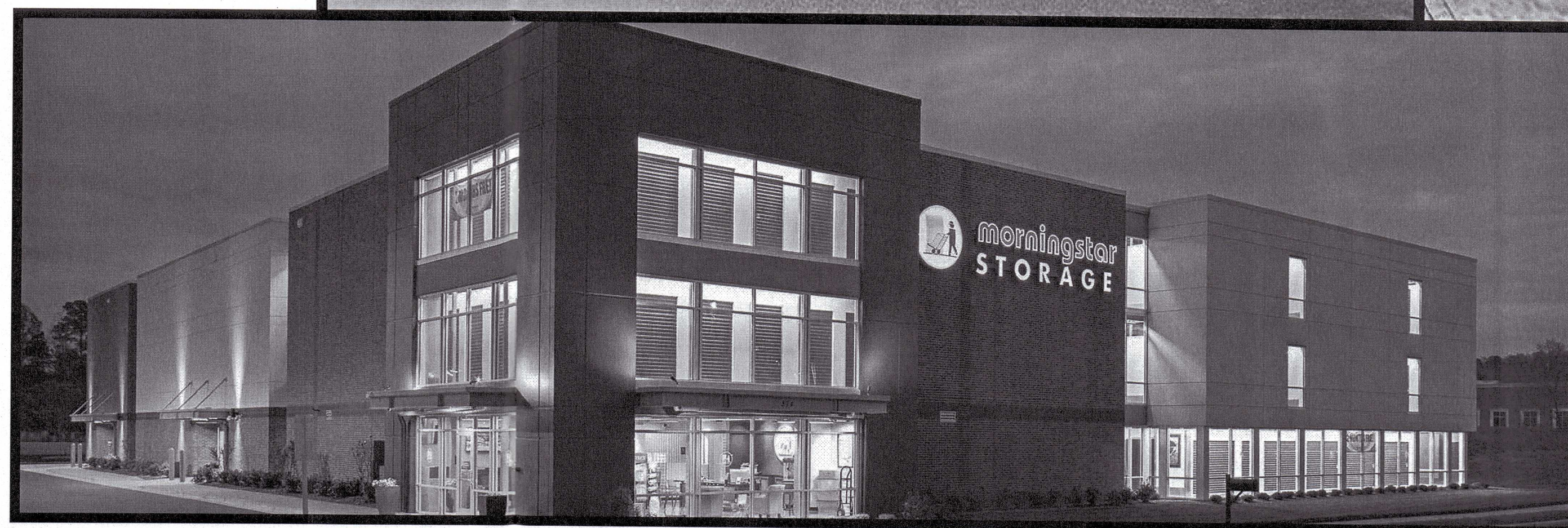
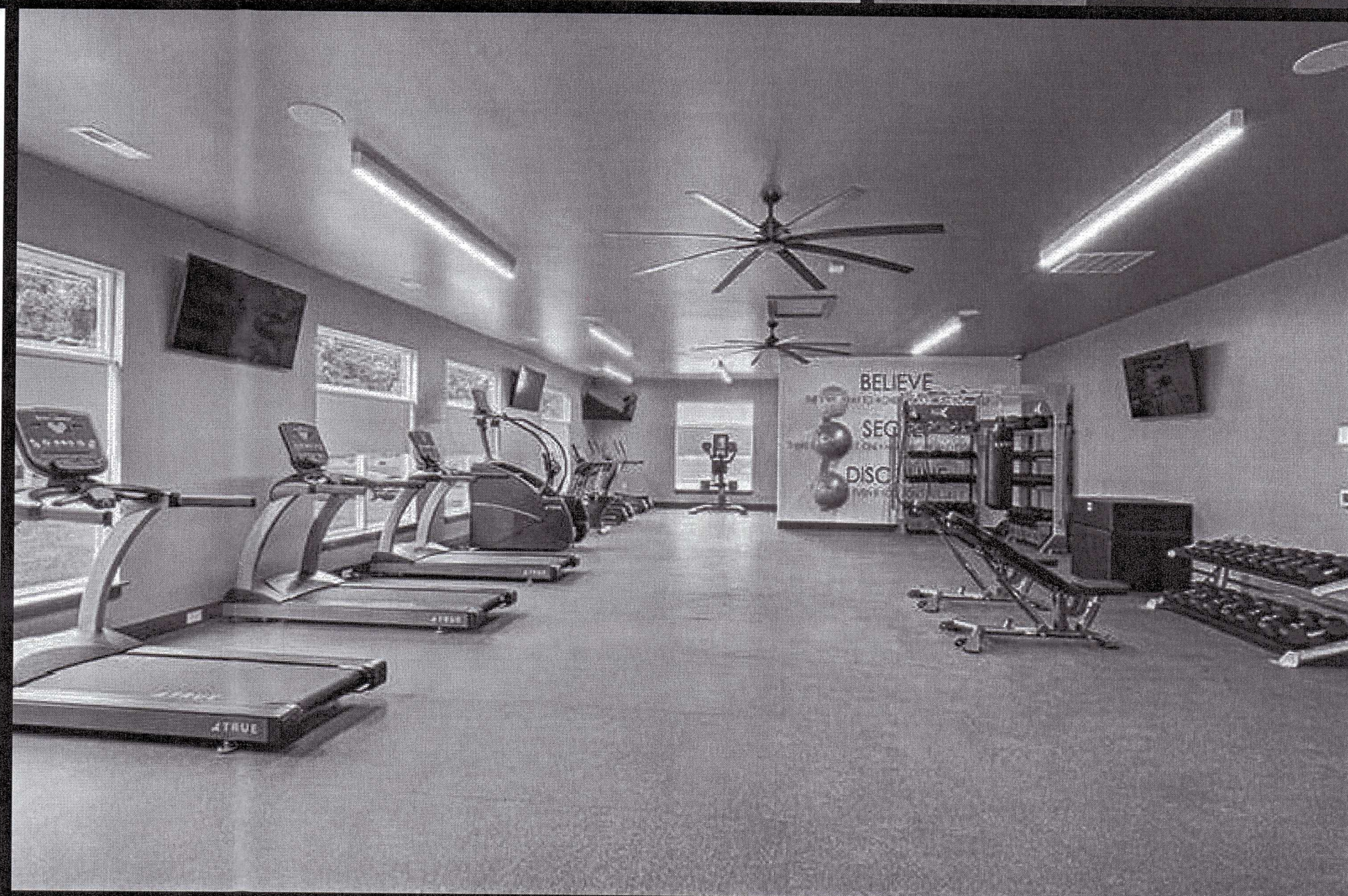
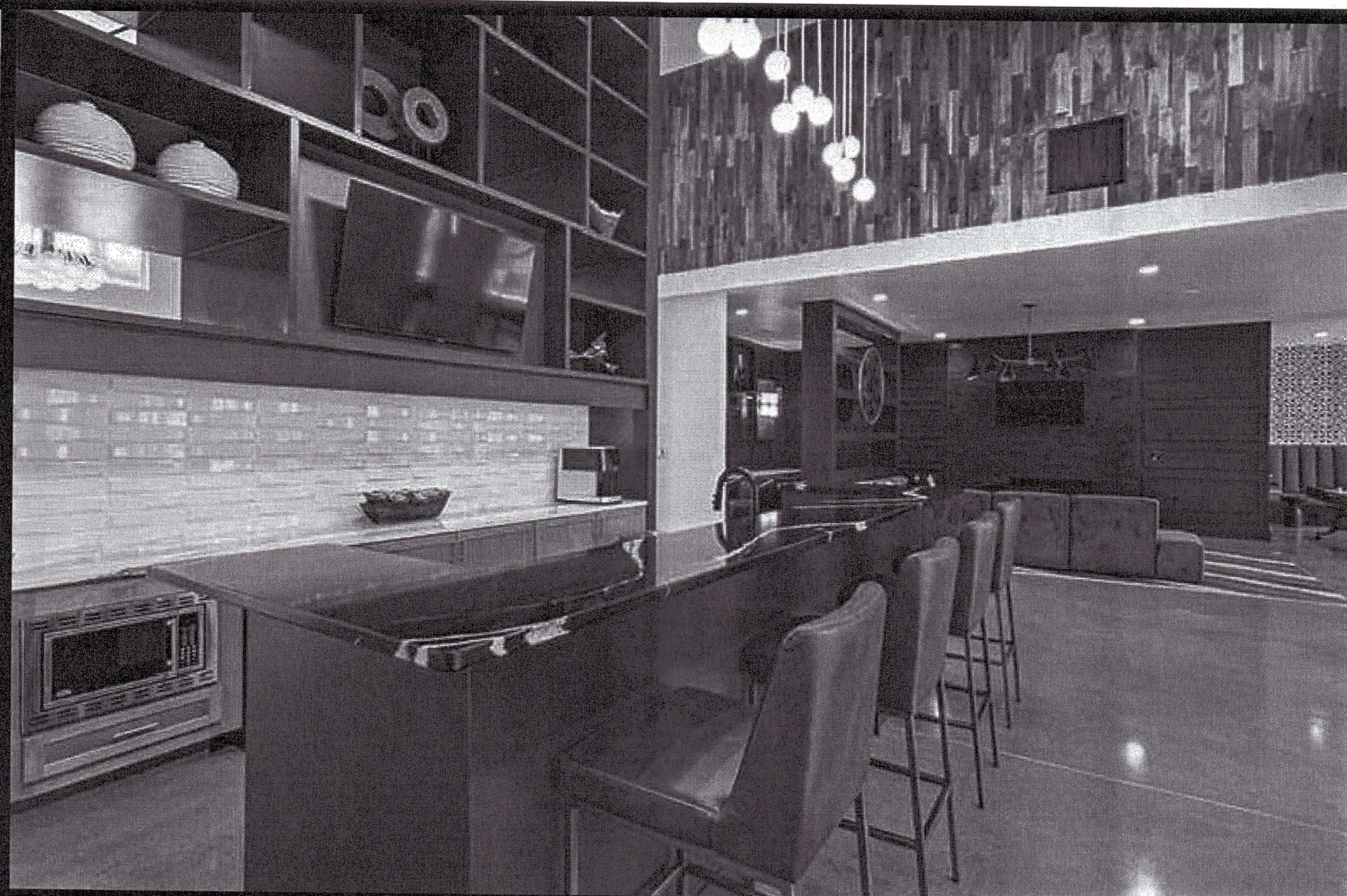
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INDIAN TRAIL, NC 28079

**REZONING PLAN
CONDITIONAL DISTRICT
"ROCKY RIVER CROSSING"**

DESIGNED BY	KEL	CHECKED BY	MCK
DRAWN BY	DAM	JOB NUMBER	71780
DATE	5/24/21		
Scale	AS SHOWN		

Sheet

RZP-1.0



- GENERAL PROVISIONS:
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 3. ZONING IS TO BE CHANGED FROM RA-40 (UNION COUNTY), R-40 (MONROE) TO CONDITIONAL DISTRICT "ROCKY RIVER CROSSING"

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ROCKY RIVER CROSSING
MONROE, NC

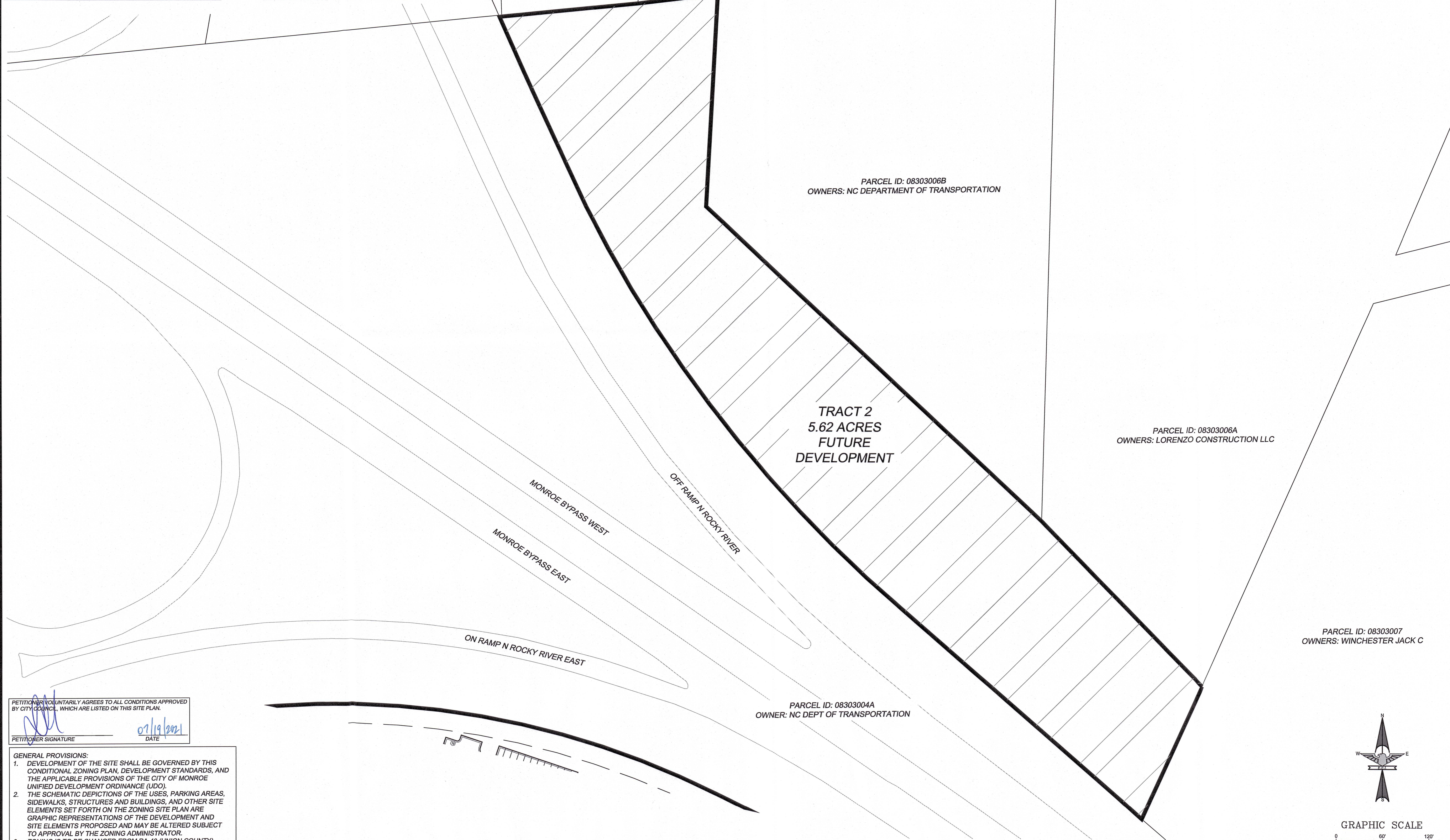
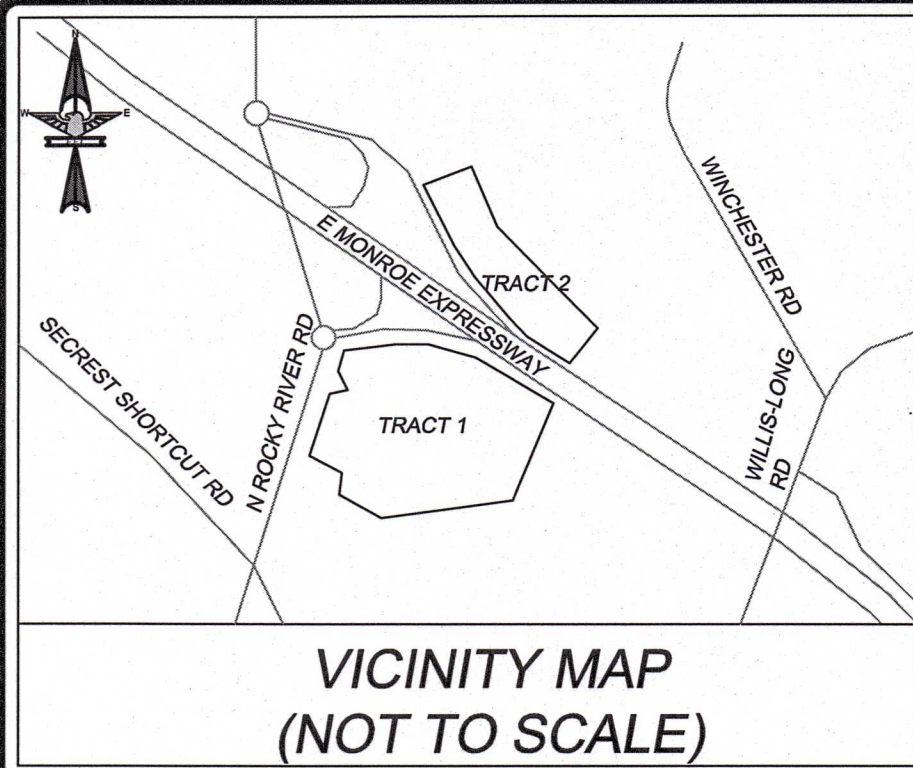
LIQUID MGMT., LLC.
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INDIAN TRAIL, NC 28079

REZONING ILLUSTRATIONS

DESIGNED BY	KEEL	DRAWN BY	DAM	CHECKED BY	MCK
AS SHOWN	DATE	5/24/21	JOB NUMBER	7180	

Sheet

RZP-1.1



PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

[Signature] 07/19/2021
PETITIONER SIGNATURE DATE

- GENERAL PROVISIONS:
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ROCKY RIVER CROSSING
MONROE, NC

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REZONING PLAN
CONDITIONAL DISTRICT
"ROCKY RIVER CROSSING"

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
KEL	DAM	MCK	7180
AS SHOWN	DATE	5/24/21	

Sheet

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