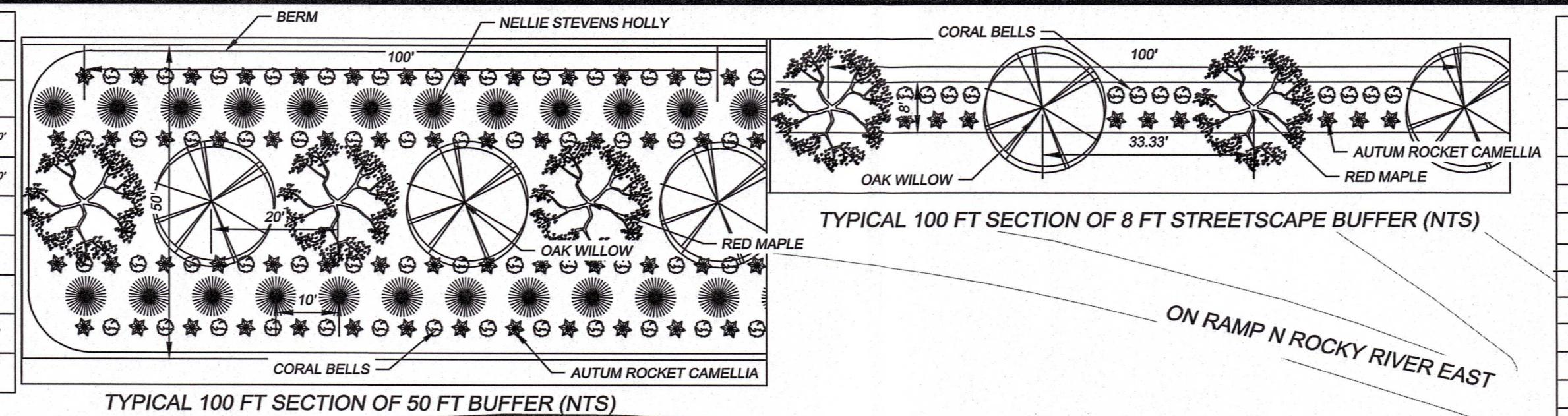
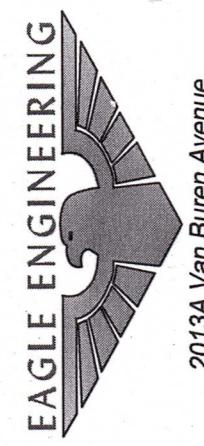


PLANT SCHEDULE		
COMMON NAME	BOTANICAL NAME	HT
TREES		
RED MAPLE	ACER RUBRUM	40'-60'
OAK WILLOW	QUERCUS PHELLOS	40'-60'
TREES (EVERGREEN)		
NELLIE STEVENS HOLLY	ILLEX X NELLIE R STEVENS'	15'-25'
SHRUBS		
AUTUMN ROCKET CAMELLIA	CAMELLIA SANSU 'AUTUMN ROCKET'	8'-10'
CORAL BELLS	HEUCHERA X 'GEORGIA PEACH'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



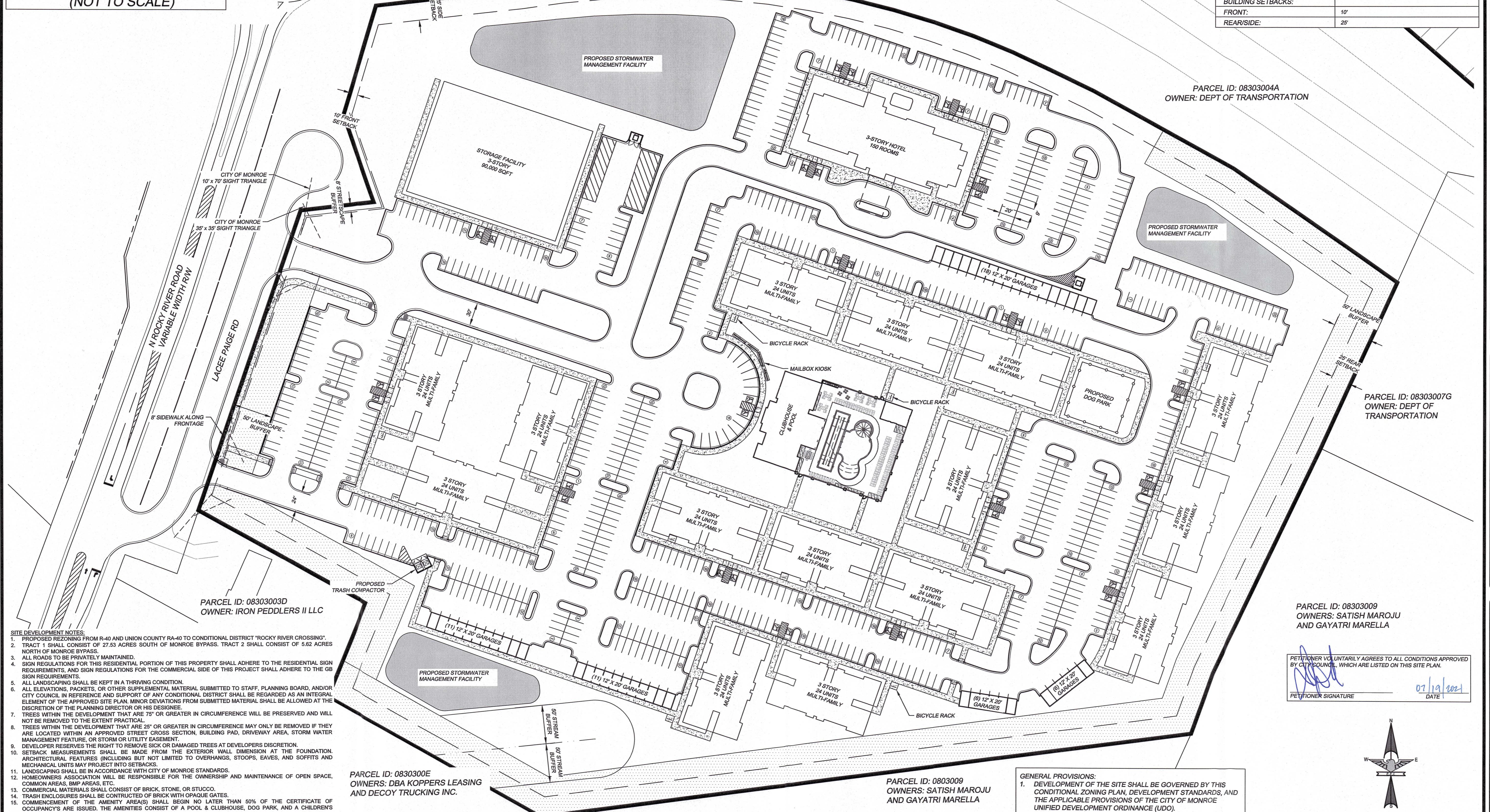
PARKING REQUIREMENTS	
COMMERCIAL	JURISDICTION
BUILDING	PROVIDED SPACES
HOTEL SPACES PROVIDED:	158 SPACES
ADA SPACES PROVIDED:	8 ADA SPACES
STORAGE FACILITY PROVIDED:	52 SPACES
ADA SPACES PROVIDED:	2 SPACES
TOTAL SPACES PROVIDED:	220 SPACES
MULTIFAMILY	COMMON AREA
UNITS:	360 UNITS
SPACES PROVIDED:	580 SPACES
GARAGE SPACES PROVIDED:	52 SPACES
ADA SPACES PROVIDED:	24 SPACES
TOTAL SPACES PROVIDED:	

CITY OF MONROE	JURISDICTION
08303006, 08303005A, 08303005B, 08303005	TAX PARCEL(S):
3626, 3730, 3736 & 3616 LACEE PAGE RD.	SITE ADDRESS:
RA-40 (UNION COUNTY) R-40 (MONROE)	ZONING
CONDITIONAL DISTRICT 'ROCKY RIVER CROSSING'	PROPOSED ZONING
COMMERCIAL/MULTIFAMILY RESIDENTIAL	USE CLASSIFICATION
8.15 ACRES (29.60%)	TOTAL AREA
24 UNITS x 15 BUILDINGS = 360 UNITS	COMMON AREA
13.08 UNITS/ACRE	UNITS:
13.08 UNITS/ACRE	DENSITY:
LANDSCAPE BUFFER:	FRONT:
FRONT:	0'
SIDE:	50'
REAR:	50'
BUILDING SETBACKS:	FRONT:
FRONT:	10'
REAR/SIDE:	25'



Van Buren Avenue
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GENERAL PROVISIONS:

1. 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).
2. 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.
3. ZONING IS TO BE CHANGED FROM RA-40 (UNION COUNTY), R-40 (MONROE) TO CONDITIONAL DISTRICT 'ROCKY RIVER CROSSING'.

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

07/19/2021
PETITIONER SIGNATURE
DATE

MCK

JOB NUMBER 7180

DATE 5/24/21

AS SHOWN

DRAWN BY DAM

DESIGNED BY KEL

SCALE

Sheet

GRAPHIC SCALE

0 60' 120'

(IN FEET)

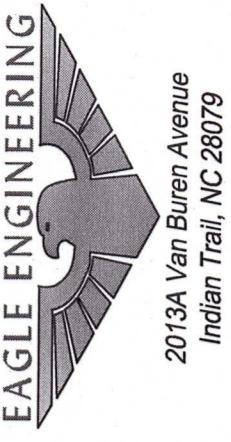
1 inch = 60' ft.

REZONING PLAN
CONDITIONAL DISTRICT
"ROCKY RIVER CROSSING"

ROCKY RIVER CROSSING
MONROE, NC
231 POST OFFICE DR. SUITE B8
INDIAN TRAIL, NC 28079

NO. DATE BY ISSUE
1 10-20-2020 DAM REVISED LAYOUT
2 02-15-2021 DAM CITY OF MONROE COMMENTS
3 05-07-2021 BLD CITY OF MONROE COMMENTS

RZP-1.0



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ROCKY RIVER CROSSING
MONROE, NC

LIQUID MGMT., LLC.
231 POST OFFICE DR. SUITE B8
INDIAN TRAIL, NC 28079



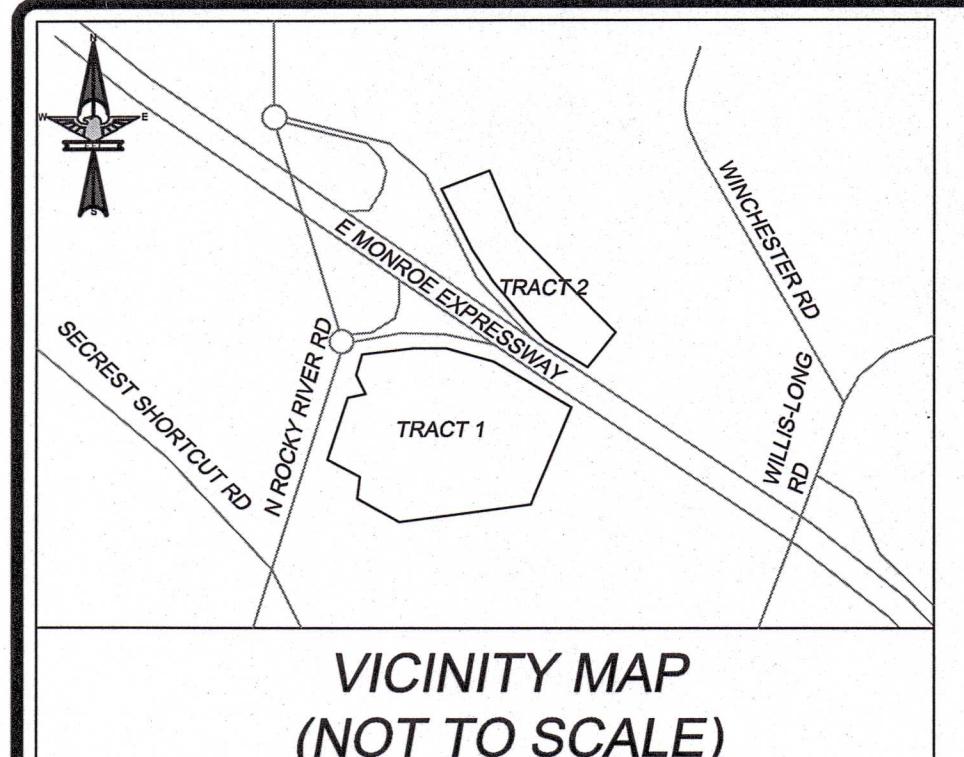
GENERAL PROVISIONS:
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REZONING ILLUSTRATIONS

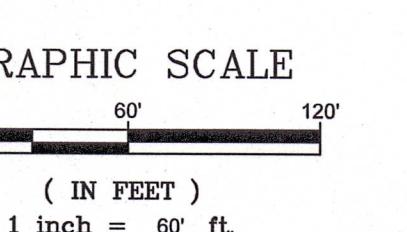
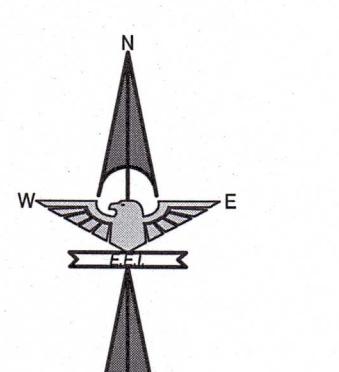
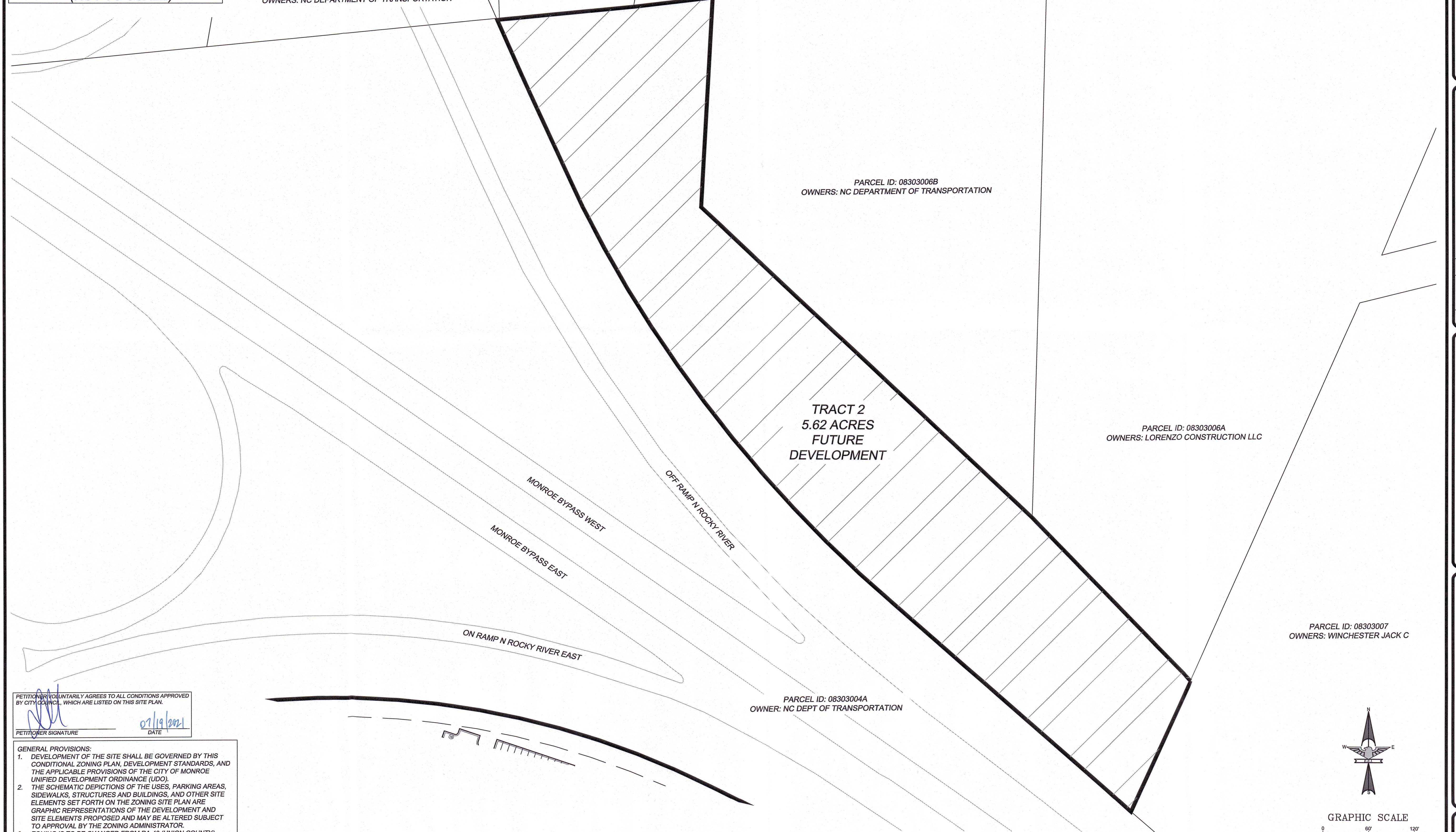
DESIGNED BY KEL DRAWN BY DAM CHECKED BY MCK
Sheet AS SHOWN DATE 5/24/21 JOB NUMBER 7180

Sheet

RZP-1.1



VICINITY MAP
(NOT TO SCALE)



REZONING PLAN
CONDITIONAL DISTRICT
"ROCKY RIVER CROSSING"

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

ROCKY RIVER CROSSING
MONROE, NC

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