

TOWNHOME LOTS:	107
52' FRONT LOAD LOTS:	17
40' REAR LOAD LOTS:	62
VILLAGE COTTAGE LOTS:	81
LOFTS:	28
TOTAL:	295

IMPERVIOUS AREA CHART - RESIDENTIAL/MIXED USE						
ROADS/PARKING (SQ FT)	SIDEWALKS (SQ FT)	LOTS (SQ FT)	DRIVEWAYS (SQ FT)	AMMENITY (SQ FT)	MIXED USE (MAX) (SQ FT)	PERCENT IMPERVIOUS
371,681	90,277	843,388	94,400	19,937	14,000	51.36%

NOTE: PER NCDOT THE DEVELOPER/BUILDER MAY PLAT, BUILD, AND SELL NO MORE THAN 50 LOTS BEFORE ROADWAY IMPROVEMENTS WILL BE REQUIRED. IN ORDER TO PLAT, BUILD, OR SELL ANY LOTS OVER THE 50 LOT POINT THE DEVELOPER/BUILDER WILL NEED TO INSTALL AND MAKE OPERATIONAL THE ROADWAY IMPROVEMENTS.

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REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, TOPO, AND COORDINATES REFERENCED FROM A SURVEY BY EAGLE ENGINEERING

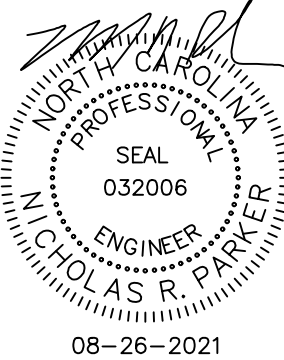
NOTE: ALL NEW BUILDINGS, STRUCTURES AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE NORTH CAROLINA BUILDING CODES ADMINISTERED AT THE TIME OF PERMITTING.



Firm License # P-1191  
30 Union Street South  
Concord, NC 28025

Civil Site Design  
Low Impact Development  
Small-Scale Building Design  
Telephone: 704.573.1621

Seals:



VILLAGES AT ROCKY RIVER WEST  
MONROE, NORTH CAROLINA

FOR  
GREEN STREET LAND CO. LLC.  
6531 HAZELTON DRIVE  
CHARLOTTE, NC 28210  
(704) 573-1621

Project Number: 17-20-096

Date:  08.26.2021

Drawn By: EML

Checked By: NRP

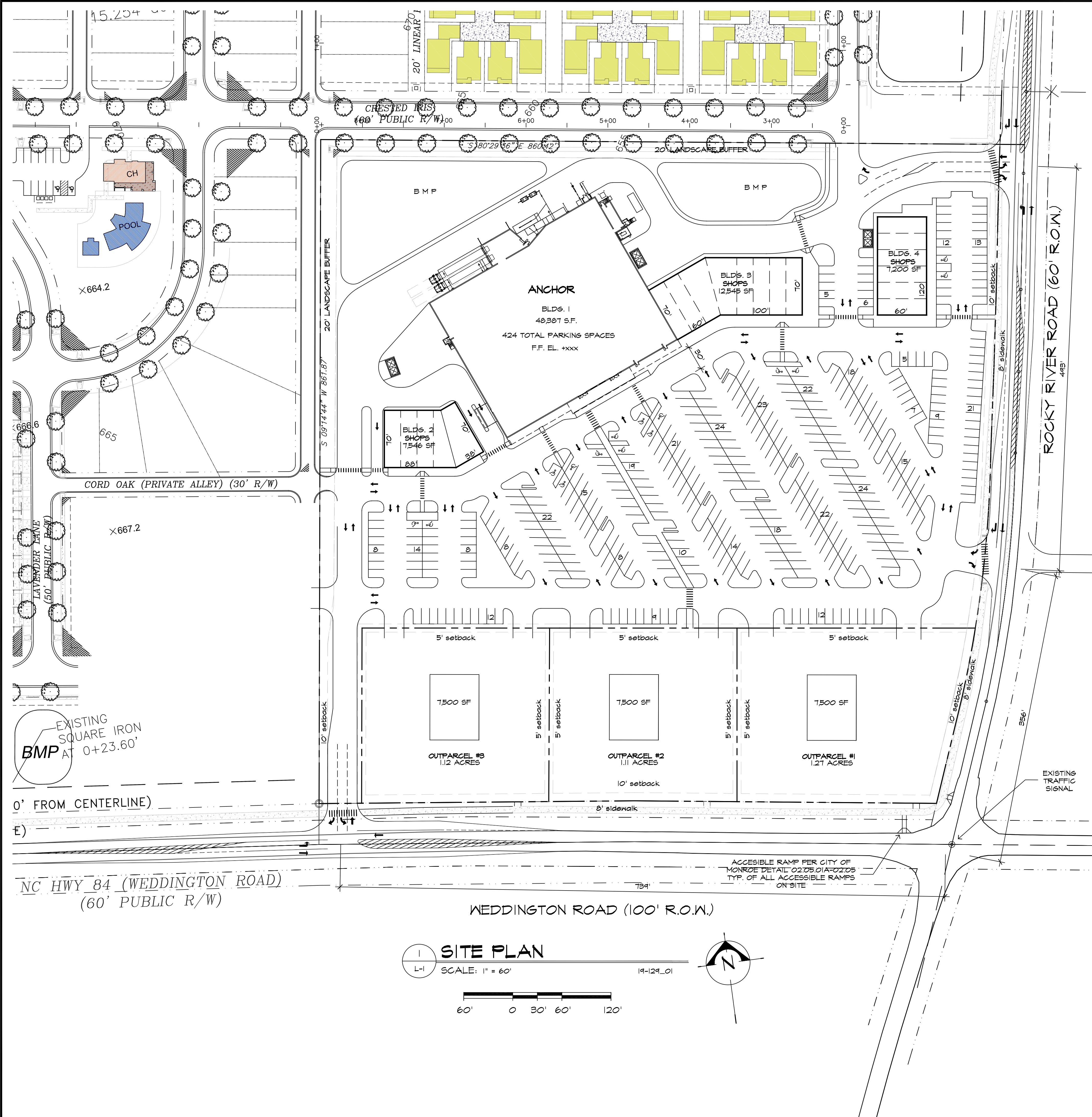
Revisions:		
	01/19/21	For Rezoning
⚠	03/15/21	Per City of Monroe
⚠	05/03/21	Per City of Monroe
⚠	06/04/21	Per City of Monroe
⚠	07/12/21	Per City of Monroe
⚠	08/26/21	Per City of Monroe

Sheet Title:

# Overall Site Plan

Sheet No:

# RZ-2



<b>SITE AREA:</b>	
SHOPPING CENTER	11.43 ACRES
OUTPARCEL #1	1.12 ACRES
OUTPARCEL #2	1.10 ACRES
OUTPARCEL #3	1.27 ACRES
TOTAL	14.92 ACRES
<hr/>	
<b>BUILDING AREA:</b>	
ANCHOR	48,887 S.F.
NEW SHOPS	27,291 S.F.
BUILDING 2	7,546 S.F.
BUILDING 3	12,545 S.F.
BUILDING 4	7,200 S.F.
SHOPPING CENTER TOTAL	75,678 S.F.
<hr/>	
OUTPARCEL #1	7,500 S.F.
OUTPARCEL #2	7,500 S.F.
OUTPARCEL #3	7,500 S.F.
TOTAL	48,178 S.F.
<hr/>	
<b>PARKING DATA:</b>	
NOT INCLUDING OUTPARCELS	
<hr/>	
PARKING PROVIDED	424 SPACES
PARKING RATIO	
5.60/1,000 SF OF BUILDING AREA	

NOTE:  
All residential components and specifications, including lot configuration and lot dimensions shown on this sheet RZ-5 are for the purpose of illustration only and may not be accurate.  
Refer to RZ-2 for all residential plans and specifications.

PER NOTIFICATION OF JURISDICTIONAL DETERMINATION, DATED 12/08/20,  
ACTION ID: SAN-2020-01846, THERE ARE NO WATERS OF THE U.S., TO INCLUDE  
WETLANDS, PRESENT ON THE PROPOSED COMMERCIAL PROJECT AREA WHICH  
ARE SUBJECT TO THE PERMIT REQUIREMENTS OF SECTION 404 OF THE CLEAN  
WATER ACT (33 USC 1344).

EXTERIOR BUILDING MATERIALS SHALL BE LIMITED TO BRICK, STONE, STUCCO OR SYNTHETIC STUCCO, FIBER CEMENT, OR SIMILAR MATERIALS. WOOD, VINYL, METAL AND MIRRORED GLASS IS PROHIBITED.

THE SITE SHALL MEET THE STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH CHAPTER 159, STORMWATER MANAGEMENT ORDINANCE OF CITY OF MONROE.

PERMITTED USES - COMMERCIAL PORTION (+/-16.471 ACRES) AND MIXED USE PORTION (+/- 1.88 ACRES)

- ALL GENERAL BUSINESS (GB) USES MARKED WITH 'Z' IN THE CITY OF MONROE ZONING CODE, SECTION 156.10, TABLE OF PERMISSIBLE USES. FOR USES IN SAID TABLE OF PERMISSIBLE USES MARKED WITH "S", A SPECIAL USE PERMIT MUST BE OBTAINED FROM THE BOARD OF ADJUSTMENT.
- NEIGHBORHOOD RETAIL USES - USES THAT OFFER BASIC SERVICES AND FREQUENTLY PURCHASED GOODS TO THE IMMEDIATE RESIDENTIAL NEIGHBORHOODS, SUCH AS, BUT NOT LIMITED TO, AUTO PARTS STORE, ANTIQUE SHOP, AFFLIANCE STORE (HOME USE), ART STUDIO, BAKERY, BARBER SHOP, BEAUTY SHOP, BEVERAGE SHOP, BOOK STORE, BRIDAL SHOP, CAMERA SHOP, CHINA AND POTTERY STORE, CLOTHING STORE, DANCE STUDIO, DELICATESSEN, DOG GROOMING STORE, VETERINARIAN, KENNEL (DAY SERVICE ONLY), DRAPERIES AND INTERIOR DECORATING SUPPLIES, DRUGSTORE (WITH OR WITHOUT DRIVE-THRU), HARDWARE STORE, DRY GOODS STORE, FLORIST, FURNITURE STORE, GIFTS AND STATIONARY STORE, JEWELRY STORE, NAIL SALON, MEAT MARKET OR BUTCHER SHOP, MUSIC STORE, NOVELTY SHOP, OFFICE SUPPLY STORE, PAINT STORE, SHOE REPAIR SHOP, SHOE STORE, SPORTING GOODS STORE, GROCERY STORE, TAILOR SHOP, TOY STORE, COFFEE SHOP, DAY SPA, WINE SHOP, LIQUOR STORE, PRINTING/PACKAGING/SHIPPING STORE, FARM AND GARDEN SUPPLY STORE, PET FOOD/SUPPLY STORE, URGENT CARE CENTER, VITAMIN SHOP, HEALTH FOOD STORE, ICE CREAM/YOGURT SHOP
- SELF STORAGE (INTERIOR ACCESS ONLY)
- GAS STATION/CONVENIENCE STORE (WITH OR WITHOUT GAS PUMPS)
- AUTO EMISSIONS INSPECTION STATION
- ELECTRIC VEHICLE CHARGING STATIONS
- ATM'S
- BANKS (WITH OR WITHOUT DRIVE-THRU)
- DRIVE-THRU SERVICE SHALL BE PERMITTED FOR ANY USE
- THERE SHALL BE NO MAXIMUM BUILDING SIZE FOR ANY INDIVIDUAL PERMITTED USE

### CONDITIONAL ZONING DISTRICT REQUIREMENTS COMMERCIAL PORTION

- MIN. BUILDING SETBACK, OUTSIDE BOUNDARY, 10'
- MIN. BUILDING SETBACK, INTERIOR BOUNDARY (OUTPARCELS), 5'
- MAX. BUILDING HEIGHT, 50'
- MIN. LANDSCAPE BUFFER WIDTH ABUTTING RESIDENTIAL PROPERTY, 20'
- MIN. TREE CANOPY COVERAGE, 30%
- MIN. PARKING SPACES, Sufficient to accommodate vehicles at development
- MONUMENT SIGNS, Per 156.133
- DESIGN STANDARDS, Per 156.132
- STREETSCAPE LANDSCAPING, Per 156.216
- PARKING LOT LANDSCAPING, Per 156.220

3625 Brookside Parkway  
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Alpharetta, Georgia 30022  
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Web: [www.hiscutt-aia.com](http://www.hiscutt-aia.com)

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**PROJECT:**  
**ROCKY RIVER CENTER**  
Wedding Road at Rocky River Road  
Monroe, NC

FOR:  
Mirabeland Investments  
Atlanta, Georgia

**SHEET TITLE:**  
**SITE PLAN**

ISSUE DATE: 04.13.2021

PROJECT NO: 19-129  
FILE: 19129 21\_04-13  
DRAWN BY: PJH

SHEET 1 OF

RZ-5

