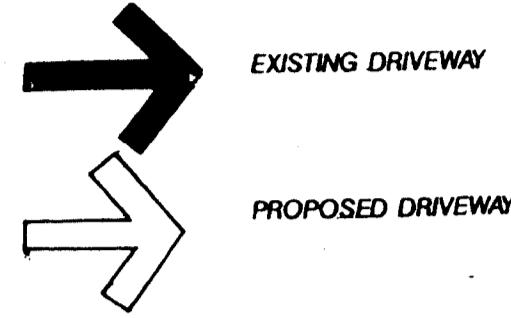


SITE DATA

PARCEL A: Existing Zoning: R - 3
Proposed Zoning: O - 1(CD)
Site Area: 2.26 AC.
Square Footage: 20,000 SF

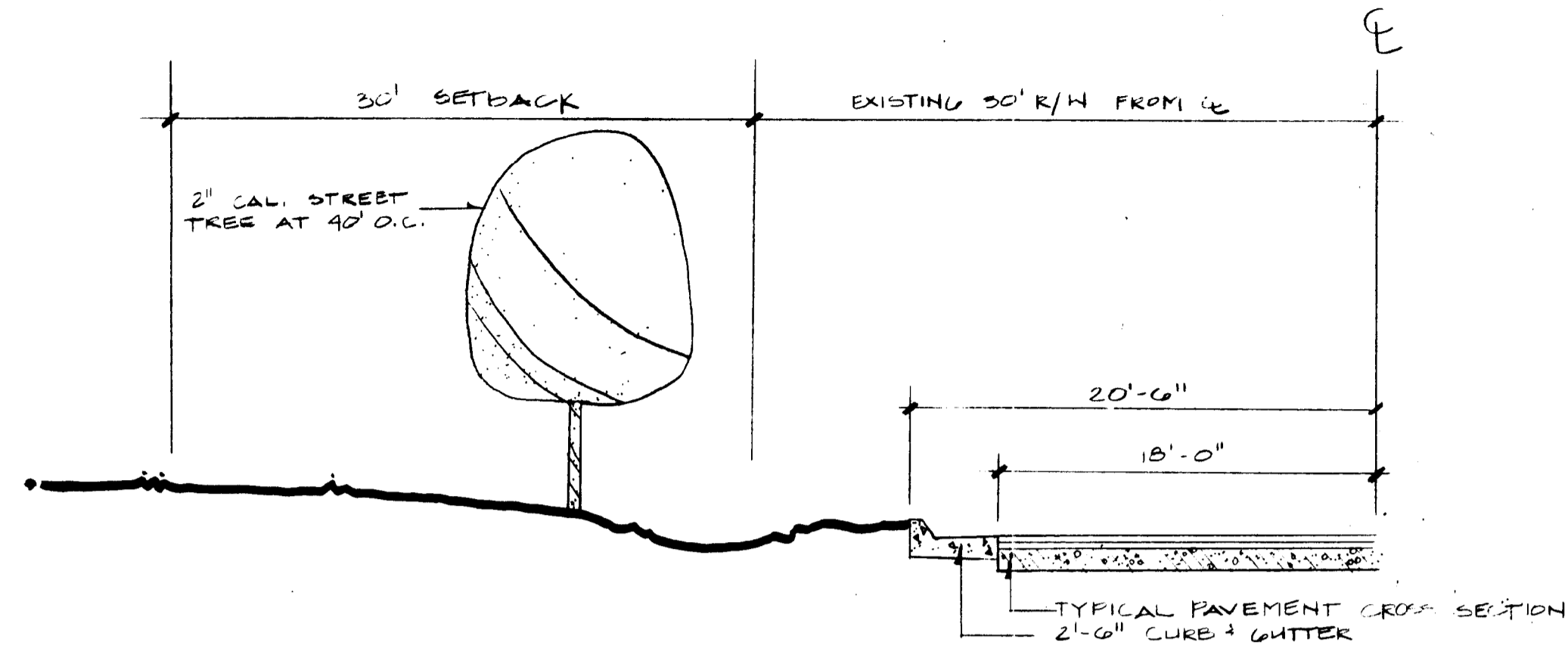
PARCEL B: Existing Zoning: R - 3
Proposed Zoning: O - 1 (CD)
Site Area: 12.62 AC.
Square Footage: 95,000 SF

- State road S. R. 2841, which divides the site into the two proposed development areas, shall be upgraded from the present 30' right of way to a Commercial/Collector Road with a 60' right of way. The proposed additional right-of-way for S. R. 2841 shall be dedicated by the petitioner or developer based upon a request for a building permit for proposed development which relies upon vehicular access along S. R. 2841 to serve such development and, furthermore, such additional right-of-way shall be dedicated only along that portion of S. R. 2841 which abuts the lot area being developed.
- Two existing single family structures on the site shall be converted to non residential usage. These structures may be remodeled and expanded beyond their respective current dimensions.
- The Development Area boundaries shown for Parcel A and Parcel B shall contain all new buildings as well as parking/circulation areas.
- The number of ingress/egress points shall be limited to the number shown. The precise locations may vary from that depicted on the plan. All such ingress/egress points shall be reviewed and approved by Mecklenburg County and/or the North Carolina Department of Transportation.
- It is anticipated that the development of the site will occur in phases. Accordingly, required road improvements along Rocky River Road designed to upgrade the street to commercial/collector standards shall likewise be made in phases in conjunction with the specific lot area of the site abutting the affected portion of Rocky River Road.
- The 75' Class B buffers shall remain undisturbed (except for necessary utility crossings, if any). If any portion or portions of the required buffer is inadequate relative to the amount of existing screening/vegetation, then additional plantings will be added to satisfy the ordinance/buffer requirements. All buffer areas shall be established in accordance with ordinance provisions.
- Any detached signage along Rocky River Road shall be ground mounted signs.
- Petitioner shall provide a street tree along the property's Rocky River Road frontage, such trees shall be provided in the setback area and planted at 40' o.c. with a 2" caliber sized tree. Any existing tree(s) in the setback shall be deemed sufficient to satisfy this stipulation. These trees shall be planted in conjunction with the street improvement(s)/phases.



DEVELOPMENT CONDITIONS

- The site plan proposes to divide the property into Parcel A, zoned O - 1 (CD) and Parcel B, zoned O - 1 (CD). Parcel A shall have a maximum of 20,000 square feet of building area and Parcel B shall have a maximum of 95,000 square feet.
- Uses allowed on Parcel A and Parcel B, shall be any of those permitted under the O - 1 district.
- All development within the site shall comply with all Mecklenburg County Zoning Ordinance standards pertaining to off street parking, signage, screening/buffers and landscaping.



**ROCKY RIVER ROAD -
TYPICAL ROAD CROSS SECTION AND SETBACK TREATMENT**

PROPOSED REZONING PETITION

for
NEWTON AND ASSOCIATES
8430 University Executive Park Drive
Suite 650
Charlotte, NC 28262
phone 704 593-0154

**DESIGN
RESOURCE
GROUP, PA**

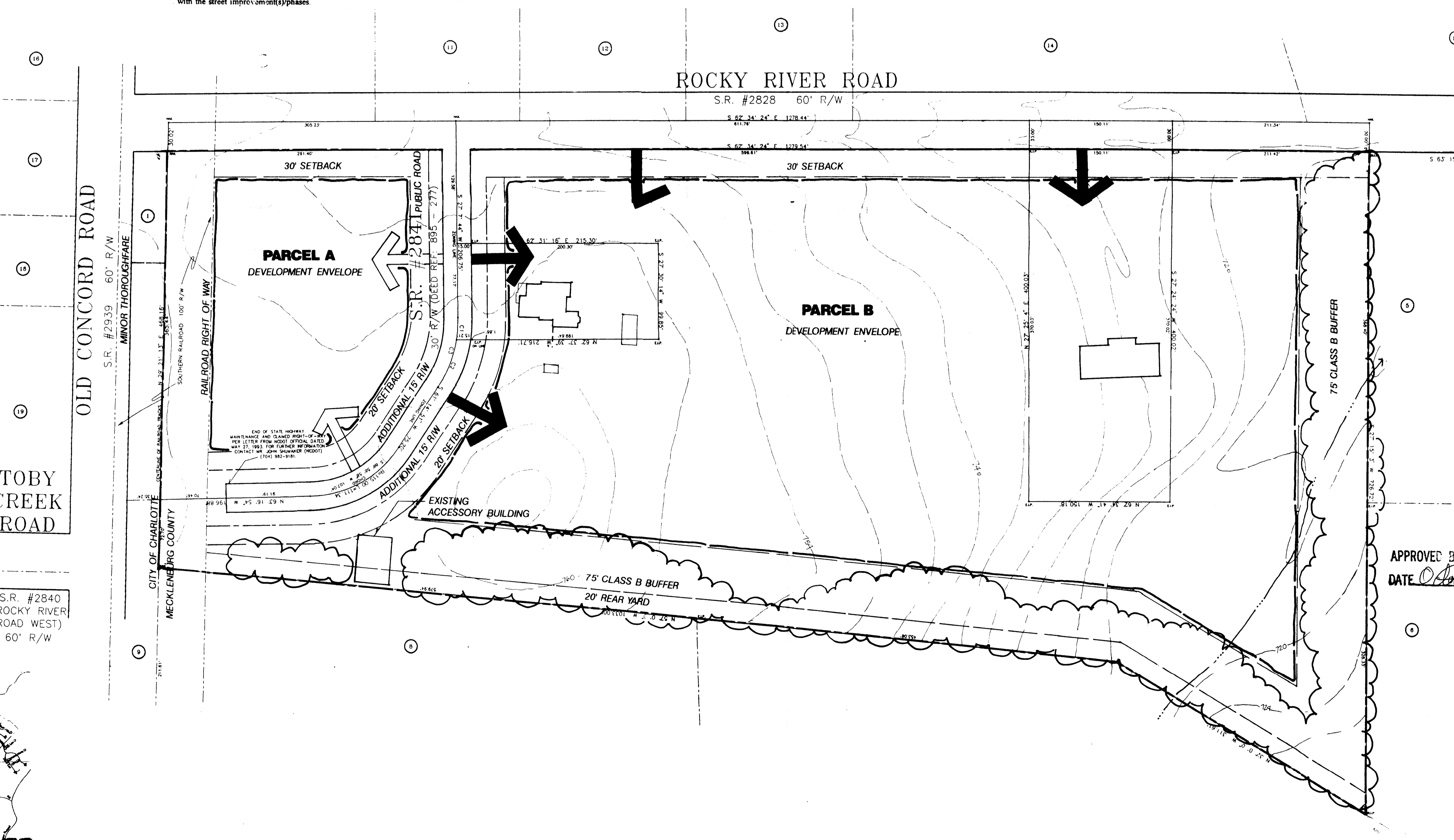
Landscape Architecture • Land Planning
500 East Boulevard
Suite 102
Charlotte, NC 28203
PH 704 343-0608
FAX 704 343-9380

**PET. #95 - 40(C)
REZONE PETITION
AS FOR
PUBLIC HEARING.**

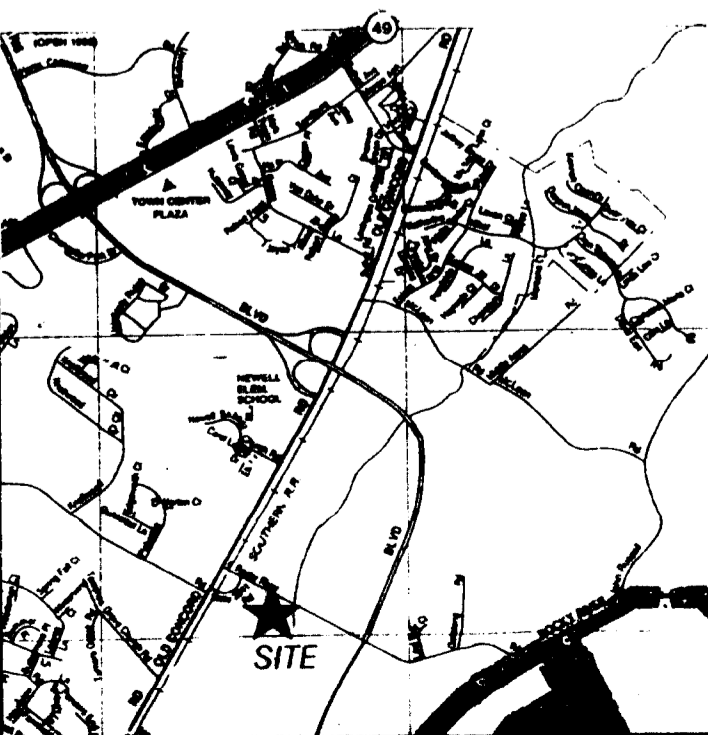
APPROVED BY COUNTY COMMISSION
DATE October 10, 1995



Scale: 1" = 60'
Date: 30 JUNE 1995
Revisions:
17 AUGUST 1995
26 SEPTEMBER 1995



VICINITY MAP



S.R. #2840
(ROCKY RIVER
ROAD WEST)
60' R/W

TOBY
CREEK
ROAD

OLD CONCORD ROAD
S.R. #2939 60' R/W

ROCKY RIVER ROAD
S.R. #2828 60' R/W