

PROPOSED STORMWATER
MANAGEMENT FACILITY

MOSER
COMMERCIAL REAL ESTATE



ROCKY RIVER CROSSING

ROCKY RIVER HOTEL - APPROVED SITE WITH WATER/SEWER

MAILBOX KIOSK

BICYCLE RACK

DEVELOPMENT AND SITE DATA

Site Address	3636,3730,3736, & 3616 Lacey Paige Rd.
Submarket	Union County
Tax Parcels	08303006, 08303005A, 08303005B, 08303005
Total Building Area	46,400 SF
Classification	Commerical
Zoning	RA-40(Union County) R-40(Monroe)
Total Acerage	+/- 27.53
Parking Req.	Hotel Spaces: 158 Spaces
Hotel	150 Rooms

\$1,650,000

Asking Price

MATTHEWS



INDIAN TRAIL



SITE



MONROE



DEVELOPMENT AND SITE DATA

ADA SPACES PROVIDED:	24 SPACES	SIDE:	50'
TOTAL SPACES PROVIDED:	666 SPACES	REAR:	50'
		BUILDING SETBACKS:	
		FRONT:	10'
		REAR/SIDE:	25'

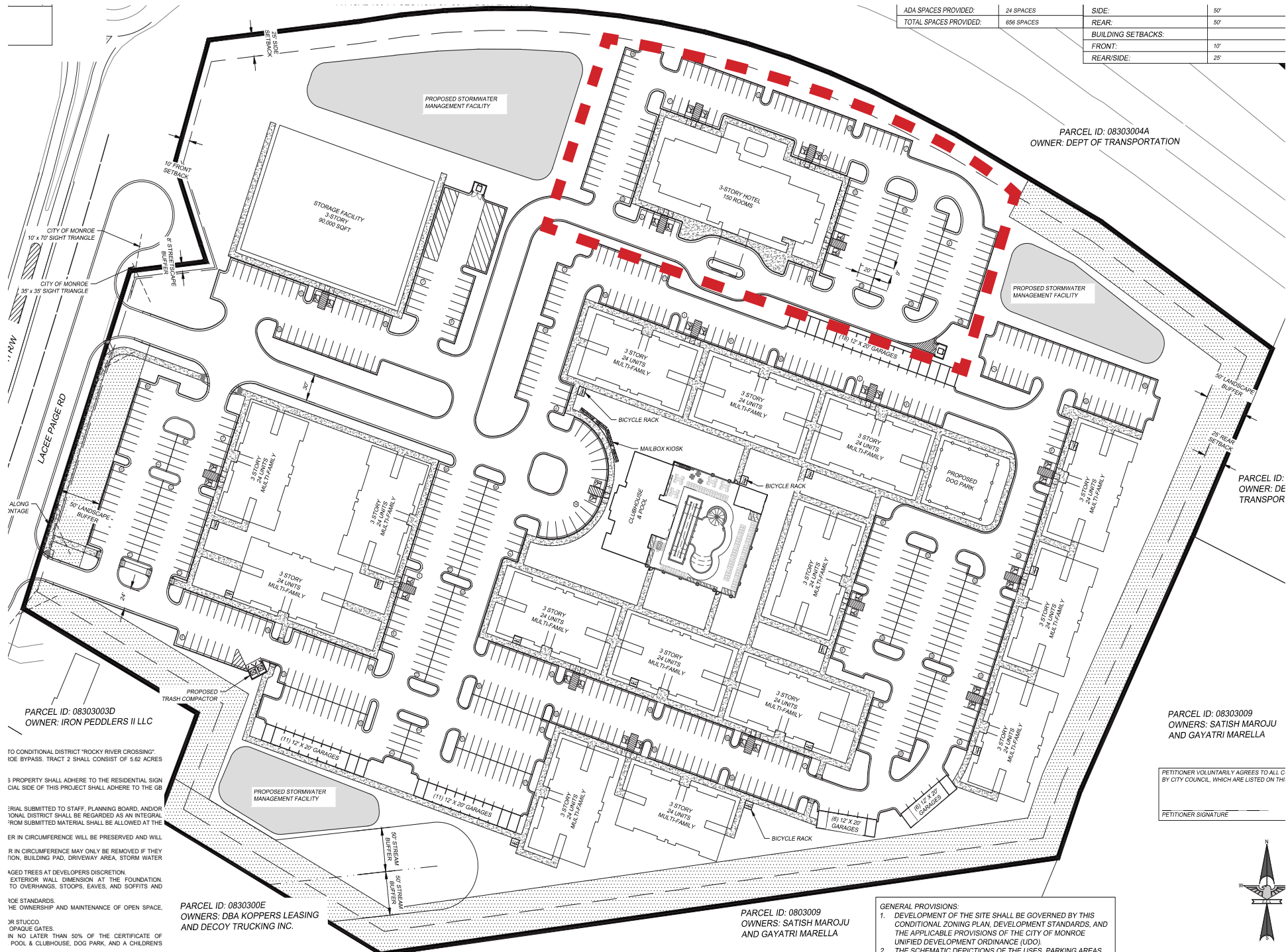
PARCEL ID: 08303004A
OWNER: DEPT OF TRANSPORTATION

PARCEL ID: OWNER: DE TRANSPOR

PARCEL ID: 08303009
OWNERS: SATISH MAROJU AND GAYATRI MARELLA

PETITIONER VOLUNTARILY AGREES TO ALL C BY CITY COUNCIL, WHICH ARE LISTED ON TH

PETITIONER SIGNATURE _____



PARCEL ID: 08303003D
OWNER: IRON PEDDLERS II LLC

TO CONDITIONAL DISTRICT 'ROCKY RIVER CROSSING' TOE BYPASS, TRACT 2 SHALL CONSIST OF 5.62 ACRES

3 PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN CLIAL SIDE OF THIS PROJECT SHALL ADHERE TO THE GB

ERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR TIONAL DISTRICT SHALL BE RECORDED AS AN INTEGRAL FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE

ER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL R IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ION, BUILDING PAD, DRIVEWAY AREA, STORM WATER

AGED TREES AT DEVELOPERS DISCRETION EXTERIOR WALL DIMENSION AT THE FOUNDATION TO OVERHANGS, STOOPS, EAVES, AND SOFFITS AND

TOE STANDARDS THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, 3R STUCCO, OPAQUE GATES, IN NO LATER THAN 50% OF THE CERTIFICATE OF POOL & CLUBHOUSE, DOG PARK, AND A CHILDRENS

PARCEL ID: 08303000E
OWNERS: DBA KOPPERS LEASING AND DECOY TRUCKING INC.

PARCEL ID: 0803009
OWNERS: SATISH MAROJU AND GAYATRI MARELLA

- 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