

VICINITY MAP
(NOT TO SCALE)

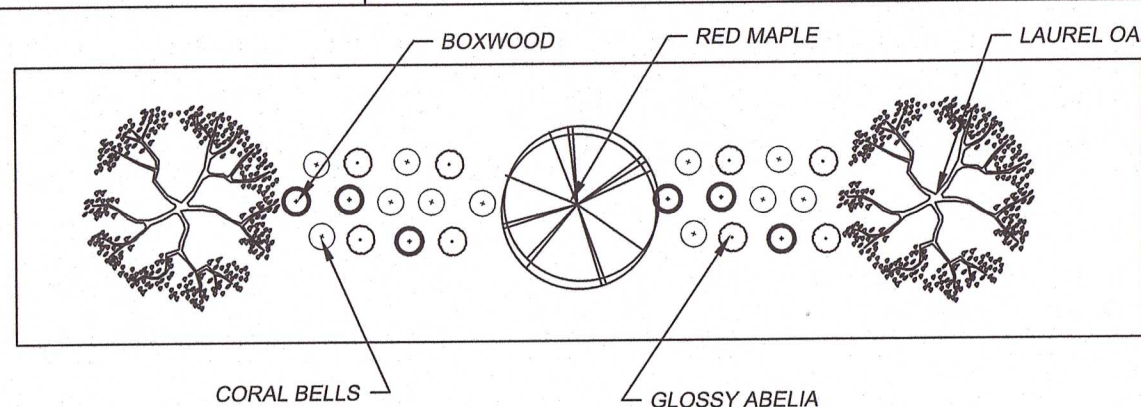
- SITE DEVELOPMENT NOTES:**
- PROPOSED REZONING FROM RA-20 AND RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICTS "WAXHAW LANDING - PHASE 2"
 - ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
 - SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
 - 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/HER 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 DEVELOPERS DISCRETION.
 - SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSIONS AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOODS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
 - ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME, AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
 - 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.
 - COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S BEING ISSUED.
 - MINIMUM LOT SIZE IS 6,000 SF. AVERAGE LOT SIZE IS 9,899 SF. LOT SIZES ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PHASE. ALL LOTS WILL MAINTAIN THE MINIMUM LOT SIZE OF 6,000 SF SHOWN ON THIS PLAN WHEN PROJECT IS PLATTED.
 - EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, OR BRICK. VINYL SHALL ONLY BE USED FOR TRIM WORK ONLY. HOUSE FRONTAGE SHALL HAVE ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK/ BRICK VENEER OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
 - 50% OF FRONT ELEVATION (NOT INCLUDING WINDOWS AND GARAGE DOORS) WOULD BE MADE UP OF A COMBINATION OF FRONT PORCH, MASONRY (STONE OR BRICK), FIBER CEMENT SHAKE, OR WINDOW TRIM (INCLUDING SHUTTERS); THE REMAINING PORTION CAN BE HORIZONTAL FIBER CEMENT LAP SIDING.
 - MINIMUM HOUSE SIZE SHALL BE 1,600 SF.
 - STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 50' WITH A CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
 - EACH LOT SHALL HAVE AT LEAST 2 YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. YARD TREES SHALL HAVE A MINIMUM CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. 1 TREE MAY BE PLACED IN REAR OF LOT TO MEET THIS REQUIREMENT.
 - ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS. ALL HOUSES SHALL HAVE A STANDARD TWO (2) CAR ATTACHED GARAGE. 80' WIDE LOTS WILL HAVE SIDE-LOADED GARAGES.
 - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
 - ALL EXPOSED CHIMNEYS SHALL BE STUCCO, FIBER CEMENT, OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
 - THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24' LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
 - THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
 - ALL FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - MAIL KIOSK LOCATIONS WILL BE COORDINATED WITH USPS AND WILL HAVE AT LEAST 1 HANDICAP PARKING SPACE FOR EACH LOCATION.

Parcel Table		
Parcel #	Sq. Ft.	Acres
1	9,738	0.22
2	9,734	0.22
3	9,731	0.22
4	11,536	0.26
5	16,584	0.38
6	18,555	0.43
7	13,089	0.30
8	11,612	0.27
9	11,080	0.25
10	13,358	0.31
16	9,650	0.22
17	11,431	0.26
18	8,790	0.20
19	8,054	0.18
20	9,211	0.21
21	7,800	0.18
22	7,800	0.18
23	7,800	0.18
24	7,800	0.18
25	7,800	0.18
26	7,800	0.18
27	10,231	0.23

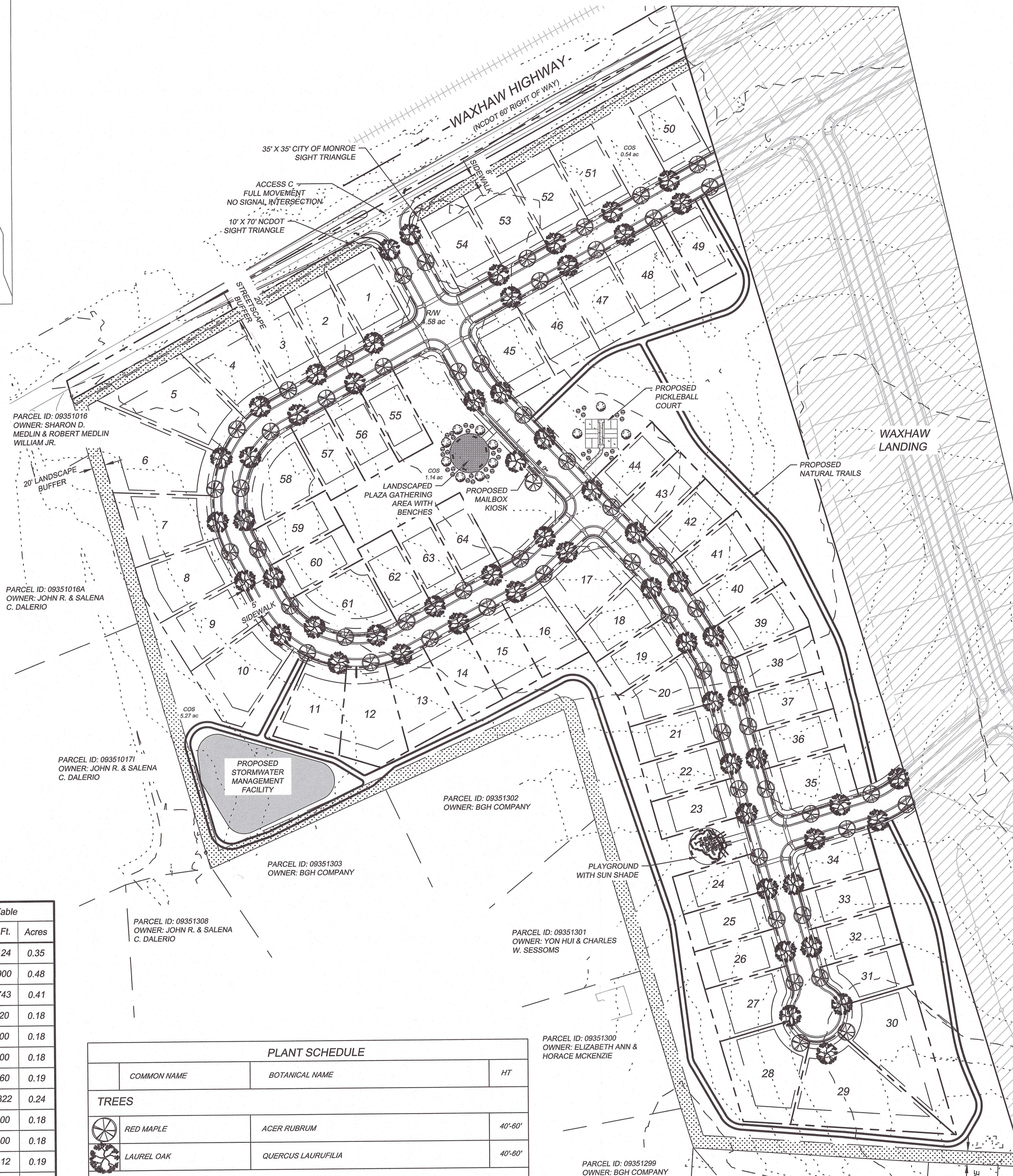
Parcel Table		
Parcel #	Sq. Ft.	Acres
50	9,749	0.22
51	9,745	0.22
52	9,743	0.22
53	9,742	0.22
54	9,740	0.22
55	7,752	0.18
56	7,800	0.18
57	7,849	0.18
58	11,288	0.26
59	7,797	0.18
60	7,797	0.18
61	11,288	0.26
62	7,800	0.18
63	7,800	0.18
64	7,800	0.18

Parcel Table		
Parcel #	Sq. Ft.	Acres
28	15,124	0.35
29	20,900	0.48
30	17,743	0.41
31	8,020	0.18
32	7,800	0.18
33	7,800	0.18
34	8,460	0.19
35	10,322	0.24
36	7,800	0.18
37	7,800	0.18
38	8,412	0.19
39	8,832	0.20
40	7,800	0.18
41	8,350	0.19
42	8,238	0.19
43	7,800	0.18
44	7,800	0.18
45	10,770	0.25
46	10,400	0.24
47	10,400	0.24
48	10,400	0.24
49	7,800	0.18

PLANT SCHEDULE			
	COMMON NAME	BOTANICAL NAME	HT
TREES			
	RED MAPLE	ACER RUBRUM	40'-60'
	LAUREL OAK	QUERCUS LAURIFILIA	40'-60'
SHRUBS			
	GLOSSY ABELIA	ABELIA x GRANDIFLORA 'KALEIDOSCOPE'	24" MIN
	CORAL BELLS	HEUCHERA x 'GEORGIA PEACH'	12"
	BOXWOOD	BUXUS x 'GREEN MOUNTAIN'	24" MIN



TYPICAL 20' LANDSCAPE BUFFER (NTS)



SITE AND DEVELOPMENT DATA

JURISDICTION	UNION COUNTY
PROPOSED JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09351015
DEED BOOK AND PAGE	7926/361
SITE ADDRESS:	WAXHAW HWY
ZONING	RA-20 & RA-40 (UNION COUNTY)
PROPOSED ZONING	CONDITIONAL DISTRICT "WAXHAW LANDING - PHASE 2"
TOTAL AREA	29.21 AC
TOTAL LOTS	64 LOTS (44-60' WIDE & 20-80' WIDE)
DENSITY	2.19 LOTS PER ACRE
AREA IN LOTS	14.54 AC
OPEN SPACE	10.07 AC (34.47%)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10'/5'
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT WIDTH	60'

OFF-SITE ROAD IMPROVEMENTS:

- ACCESS C ONTO NC 75
- CONSTRUCT WESTBOUND LEFT TURN LANE WITH 100' OF FULL STORAGE AND APPROPRIATE TAPERS.
- INSTALL THREE LANE SECTION BETWEEN ACCESS C AND ACCESS A
- FLETCHER BROOME ROAD @ NC 75 INTERSECTION
- CONSTRUCT TRAFFIC SIGNAL WITH RAILROAD PREEMPTION.
- NCDDOT WILL ALLOW PLATTING OF 25 LOTS FOR EACH OF THE BROWNING AND STARNES PORTIONS (PH. 2 & 3) OF WAXHAW LANDING PRIOR TO ROADWAY IMPROVEMENTS BEING INSTALLED. UPON THE PLATTING OF THE 26TH LOT OF EITHER THE BROWNING OR STARNES PORTION OF THE DEVELOPMENT THE FULL COMPLEMENT OF IMPROVEMENTS TO THE FLETCHER BROOME @ NC75 INTERSECTION, BOTH TURN LANES AND SIGNAL, SHALL BE INSTALLED AND OPERATIONAL.

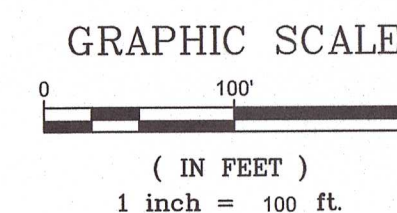
GENERAL PROVISIONS:

- 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-20 AND RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICT "WAXHAW LANDING - PHASE 2"

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

PETITIONER SIGNATURE: DATE: JUNE 16, 2022

APPROVED
by CC 6-14-22



WAXHAW LANDING - PHASE 2
MONROE, NC

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

CONDITIONAL REZONING SITE
PLAN PHASE II

DESIGNED BY	DAM	CHECKED BY	BLD
DRAWN BY	KCB	DATE	06/03/2021
Scale	AS SHOWN	JOB NUMBER	7461

Sheet

RZP-1