

SITE DATA	
PARCEL ID	09298068A
CURRENT ZONING	CONDITIONAL DISTRICT
PROPOSED ZONING	CONDITIONAL DISTRICT
SITE ACREAGE	±23.17 AC
DWELLING UNITS (2 BEDROOM)	119
DENSITY	±5.14 DU/AC
OPEN SPACE	±10.47 AC (45%)
TOTAL PARKING	509
GARAGE	238
DRIVEWAY	238
GUEST	33

- NOTES:
- PROPOSED USES WILL BE MULTIFAMILY RESIDENTIAL
 - 2 BEDROOM UNITS SF: 1710 - 2040 SF
 - 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 DESIGNEE
 - ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION
 - THE PROJECT WILL UTILIZE ROLL OUT CARTS AND THE DEVELOPER/OWNER WILL HAVE CONTRACT WITH A PRIVATE HAULER FOR SOLID WASTE DISPOSAL
 - ENTRANCES AND PARKING AREAS WITHIN THE DEVELOPMENT WILL BE ADEQUATELY LIGHTED TO ENSURE THE SAFETY OF PERSONS AND THE SECURITY OF BUILDINGS
 - EXTERIOR BUILDING MATERIALS WILL INCLUDE: VINYL SIDING, SHAKE VINYL SIDING, ASPHALT SHINGLES, STONE VENEER
 - INTERNAL DRIVES ARE PRIVATE AND WILL NOT BE INSPECTED BY THE CITY OF MONROE

PROJECT TEAM:

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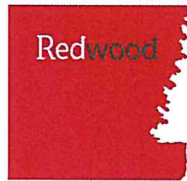
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PODdesign.net

Project Name
Conditional District - Redwood Monroe
 Secrest Price Road
 Monroe, NC 28110

Prepared For
 Redwood Living
 7510 Pleasant Valley Rd.
 Independence, OH 44131



Project Info
 Project # 18026
 Date 11/19/18
 By SO, TF
 Scale As Noted

Revisions

Sheet Title
Conditional District Site Plan

Sheet #
L1.0

APPROVED

12/4/18

Conditional District Site Plan
 SCALE: 1" = 60'