THE COMMONS AT MONROE & SARDIS

NOTES:
1. THE MAP IS NOT A LEGAL SURVEY. SURVEYOR AND TOPOGRAPHIC INFORMATION PROVIDED BY THE CLIENT.
2. THE COURSES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THEY ARE SUBJECT TO MODIFICATIONS AND ADDITIONS AS REQUIRED BY THE CONSTRUCTION PERMIT.
3. ALL PLANS ARE SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPROPRIATE PERMITS AND CONSTRUCTION STANDARDS AS REQUIRED BY LAW. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL CODES AND STANDARDS.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

GRAPHIC SCALE
1:1000

THE COMMONS AT MONROE & SARDIS
MONROE ROAD
CHARLOTTE, NORTH CAROLINA

SCHEMATIC SITE PLAN

RZ-2
DEVELOPMENT STANDARDS

1. Purpose of the Plan:
The purpose of the Plan is to establish minimum standards for the development of properties within the Plan Area. These standards are intended to ensure that new development within the Plan Area is consistent with the Ongoing Development Concept and the overall goals of the Plan. The standards cover a wide range of issues, including land use, density, setbacks, landscaping, and other aspects of development.

2. Development Zones:
The Plan Area is divided into three main zones: the Ongoing Development Zone, the Residential Zone, and the Commercial Zone. Each zone has its own set of development standards and requirements.

3. Land Use:
The Ongoing Development Zone includes land that is currently zoned for commercial or industrial use. The Residential Zone includes land that is zoned for single-family or multi-family residential use. The Commercial Zone includes land that is zoned for retail or commercial use.

4. Density:
The Plan sets limits on the number of dwelling units that can be built on a lot. The density limits are based on the zone in which the lot is located.

5. Setbacks:
The Plan sets minimum setbacks for buildings and other structures. The setbacks are designed to ensure that new development does not encroach on public rights-of-way or adjacent properties.

6. Landscaping:
The Plan requires developers to provide landscaping to their properties. The landscaping requirements are based on the zone in which the property is located.

7. Erosion Control:
The Plan sets requirements for erosion control on construction sites. The requirements are designed to protect adjacent properties from erosion caused by construction activities.

8. Storm Water Management:
The Plan includes requirements for storm water management. The requirements are designed to reduce the amount of storm water runoff and protect adjacent properties from erosion caused by storm water.

9. Subsurface Development:
The Plan includes requirements for subsurface development. The requirements are designed to protect adjacent properties from subsurface development activities.

10. Notes:

   a. The Plan is intended to be a living document and may be amended from time to time to reflect changes in the development of the Plan Area.

   b. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   c. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   d. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   e. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   f. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   g. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   h. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   i. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   j. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   k. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   l. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   m. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   n. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   o. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   p. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   q. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   r. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   s. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   t. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   u. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   v. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   w. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   x. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   y. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   z. The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).

   {Note: The Plan is subject to the approval of the Georgia Department of Natural Resources (GADNR) and the Georgia Department of Community Affairs (GADCA).}