



SITE DATA:
 NEW LOTS: 259
 SITE AREA = 85.95 AC.
 DENSITY = 3.01
 LOT SIZE: 50'x125'
 LOT SIZE: 60'x125'
 NEW ROAD: 9,790 L.F.

**MINIMUM LOT SIZE WILL BE 50' x 125' (6,250 SF)
 AVERAGE LOT SIZE WILL BE APPROX. 8,100 SF
 60' WIDE LOTS (23-48, 76-100) = 51 LOTS (20%)**

**MINIMUM LOT SIZE WILL BE 50' x 125' (6,250 SF)
 AVERAGE LOT SIZE WILL BE APPROX. 8,100 SF**

LEGEND

- PROPOSED PUBLIC ROADWAYS WITH 50' PUBLIC RIGHT OF WAY
- PROPOSED STORMWATER BMP DETENTION POND
- PROPOSED OPEN SPACE SUCH AS CLUBHOUSE, POOL, AMENITY, MAIL KIOSK
- PROPOSED 50' WIDE PERIMETER BUFFERYARD ALONG OLD PAGELAND MONROE ROAD
- PROPOSED 50' WIDE NATURAL UNDISTURBED BUFFERYARD
- PROPOSED 50' WIDE NATURAL UNDISTURBED STREAM BUFFERYARD

DEVELOPMENT DATA:

TAX PARCEL NOS.: PID 09-121-11A, PID 09-087-013, PID 09-087-014
 EXISTING ZONING CLASSIFICATION: R-20
 THE PROJECT SITE IS CURRENTLY LOCATED OUTSIDE THE CITY OF MONROE
 PROPOSED ZONING JURISDICTION: CITY OF MONROE
 SITE ACREAGE: 85.95± ACRES
 NO. OF SINGLE FAMILY LOTS PROPOSED: 259
 DENSITY PROPOSED: 3.01 DU/ACRE
 PERIMETER AND UNDISTURBED BUFFERS: 8.94± AC.
 BMP AREAS: 12.5± AC.
 AMENITY AREA: 2.19± AC.
 OPEN SPACE: 3.46± AC. (DOES NOT INCLUDE BUFFERS OR BMP AREAS)

PROPOSED DETACHED LOT DATA:

MINIMUM LOT SIZE = 6,250 SF
 MINIMUM LOT WIDTH = 50'
 (MEASURED AT FRONT SETBACK)
 MINIMUM FRONT SETBACK = 20'
 MINIMUM SIDE SETBACK = 5' (3' FOR ACCESSORY STRUCTURE)
 MINIMUM REAR SETBACK = 30' (5' FOR ACCESSORY STRUCTURE)
 ACCESSORY STRUCTURES CANNOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME

NO.	DATE	BY	REVISION
A	08-19-21	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEAUXION
B	09-28-21	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEAUXION
C	10-29-21	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEAUXION
D	12-10-21	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEAUXION
E	01-12-22	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEAUXION
F	03-17-22	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEAUXION

Gray Engineering

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SEAL 029749

03-17-22

SC C.O.A.# C00660 - NC C.O.A.# F-12317 - GA C.O.A.# PE001941 - TN C.O.A.# 04108319

PROFESSIONAL ENGINEER

SEAL 029749

03-17-22

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OVERALL CONCEPT SITE PLAN

CONDITIONAL DISTRICT COTTAGE GREEN II SUBDIVISION

OLD PAGELAND MONROE ROAD
 CITY OF MONROE, SC

PROJECT MANAGER: DJG
 DRAWN BY: CJR
 PROJECT DATE: 11/25/20
 SCALE: 1"=150'
 JOB No.: 2020XXX
 PLOT DATE: 3/17/22

SHEET
CV-1A

2021047-P10.dwg