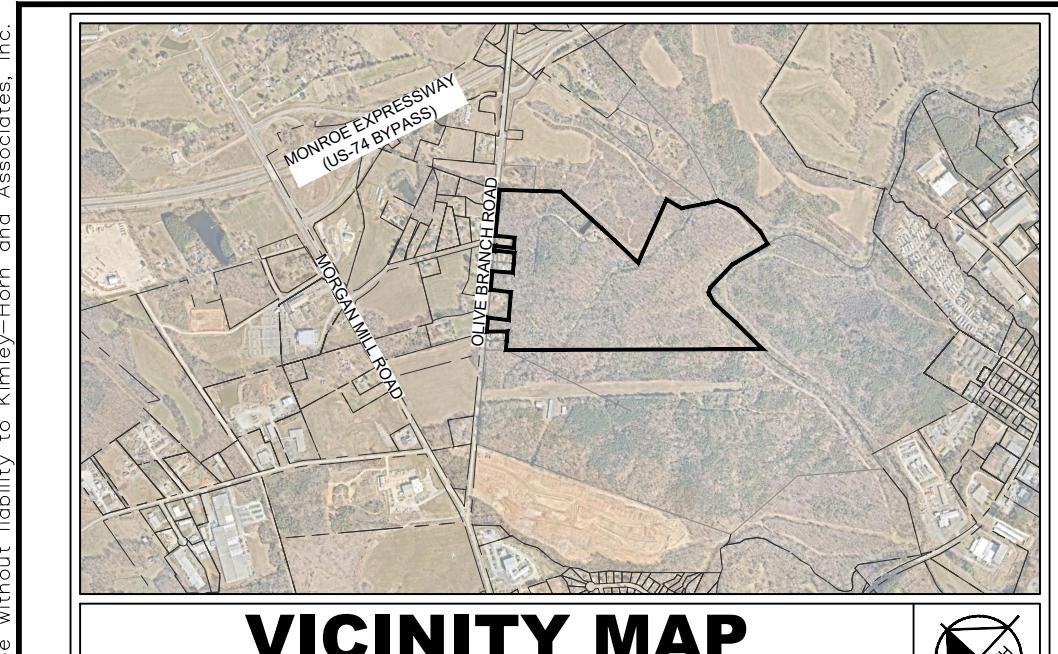


CONDITIONAL DISTRICT

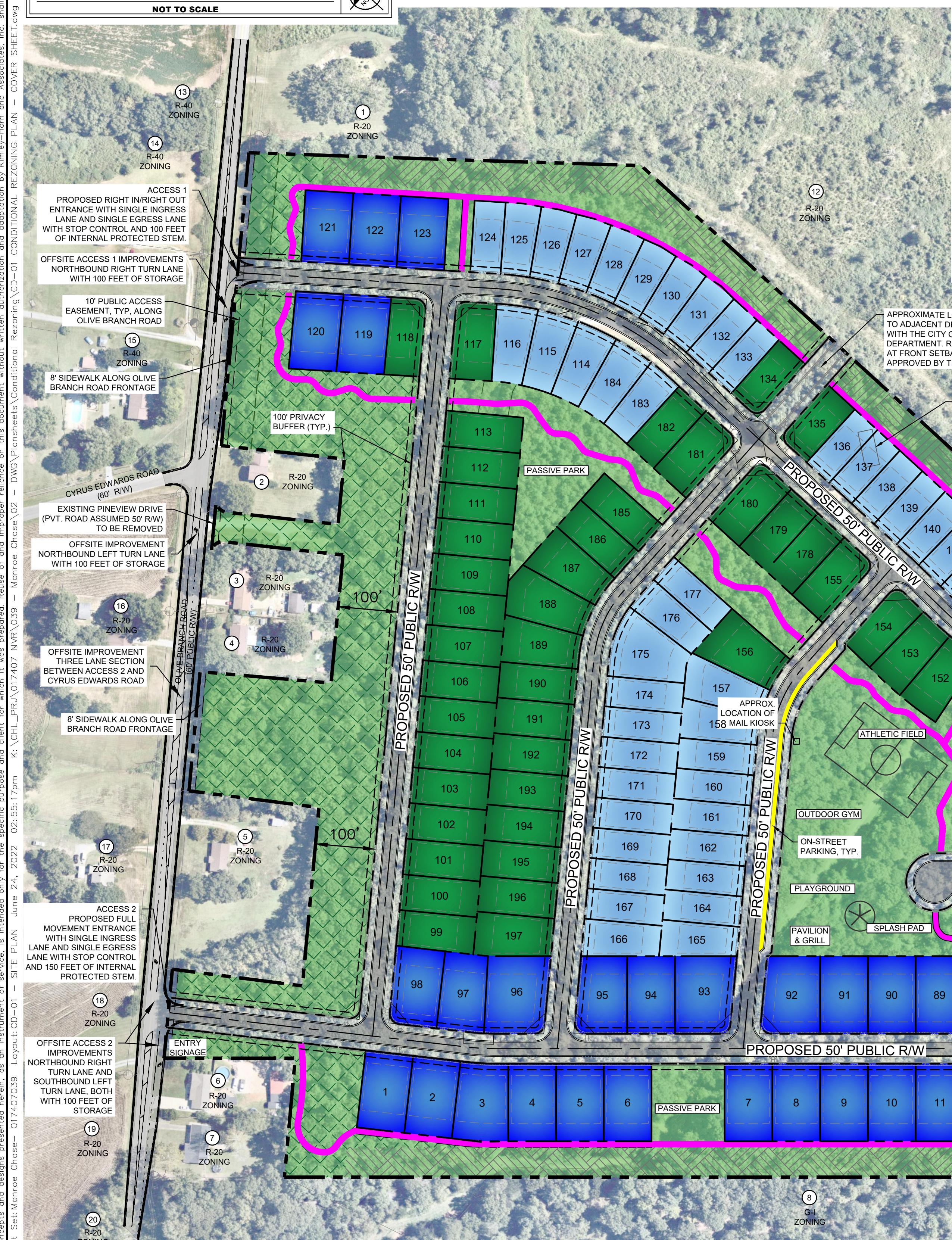
"MONROE CHASE SINGLE FAMILY"

CITY OF MONROE, NORTH CAROLINA



VICINITY MAP

NOT TO SCALE



DEVELOPER:
RYAN HOMES
13924 PROFESSIONAL CENTER DRIVE
SUITE 100
HUNTERSVILLE, NC 28078
PHONE (704) 794-5841
CONTACT: JOSEPH MOSCA

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
PHONE (704) 282 4568
CONTACT: ANDY HANSON, PE

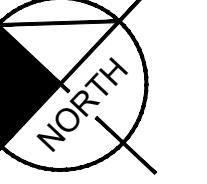
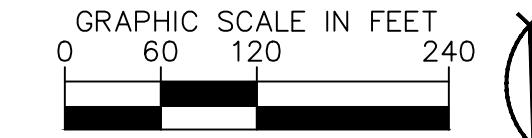
PLANNING DEPARTMENT:
CITY OF MONROE
300 W. CROWELL STREET
MONROE, NC 28112
(704) 282 4568
CONTACT: DOUG BRITT

STREAMS / WETLAND DISTURBANCE
STREAMS ARE PRESENT ADJACENT TO THE SITE. LOCATIONS DENOTED HEREON AS APPROVED BY THE USACE WILMINGTON DISTRICT, REFERENCE ID SAW-2021-01675. NO DISTURBANCE OF THESE FEATURES IS ALLOWED WITHOUT THE APPROPRIATE NCDEQ AND U.S. ARMY CORPS OF ENGINEERS PERMITS

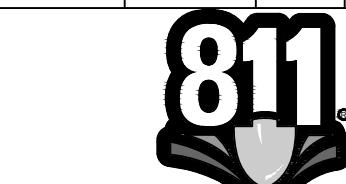
LOT WIDTH INFORMATION
LOT WIDTH (FT) # OF LOTS PROVIDED
51 99
60 72
80 26

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

06/24/2022 DATE
PETITIONER SIGNATURE



Know what's below.
Call before you dig.



HATCH LEGEND	
OPEN SPACE/ AMENITY AREA	
STREETSCAPE BUFFER	
50 FT UNDISTURBED BUFFER	
50' STREAM BUFFER	
FEMA REGULATORY FLOODWAY	
51' SINGLE FAMILY LOT	
60' SINGLE FAMILY LOT	
80' SINGLE FAMILY LOT	
CONCRETE SIDEWALK	
NATURAL WALKING PATH	
ON-STREET PARKING	
PROPERTY LINE	
CURB AND GUTTER	

SHEET INDEX	
Sheet Number	Sheet Title
CD-01	SITE PLAN
CD-02	DIMENSIONAL DETAIL PLAN
CD-03	DIMENSIONAL DETAIL PLAN
CD-04	LOT SIZE TABLE
CD-05	LANDSCAPE RENDERINGS
CD-06	BUILDING ELEVATIONS
CD-07	EXISTING CONDITIONS
CD-08	DEVELOPMENT STANDARDS

SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID	09143007, 09108002A, 09143093
EXISTING LOCATION	
TOTAL SITE AREA	±85.76 ACRES
TOTAL LOT AREA	±55.53 ACRES
TOTAL R.O.W. AREA	±12.04 ACRES
FLOODPLAIN AREA	±1.83 ACRES
BMP DETENTION AREA	±5.23 ACRES
OPEN SPACE (SEE BELOW)	±32.96 ACRES
ZONING:	
EXISTING:	R-20
PROPOSED:	MONROE CHASE CD 197
NUMBER OF LOTS	

REVISIONS	DATE	BY
No.		

Kimley Horn

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200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202
NC LICENSE #FH-012

NOT FOR CONSTRUCTION

SITE PLAN

MONROE CHASE
RYAN HOMES

CD-01

KH PROJECT	017407039
DATE	06/24/2022
SCALE AS SHOWN	
DESIGNED BY	MAG
DRAWN BY	MAG
CHECKED BY	AJH

