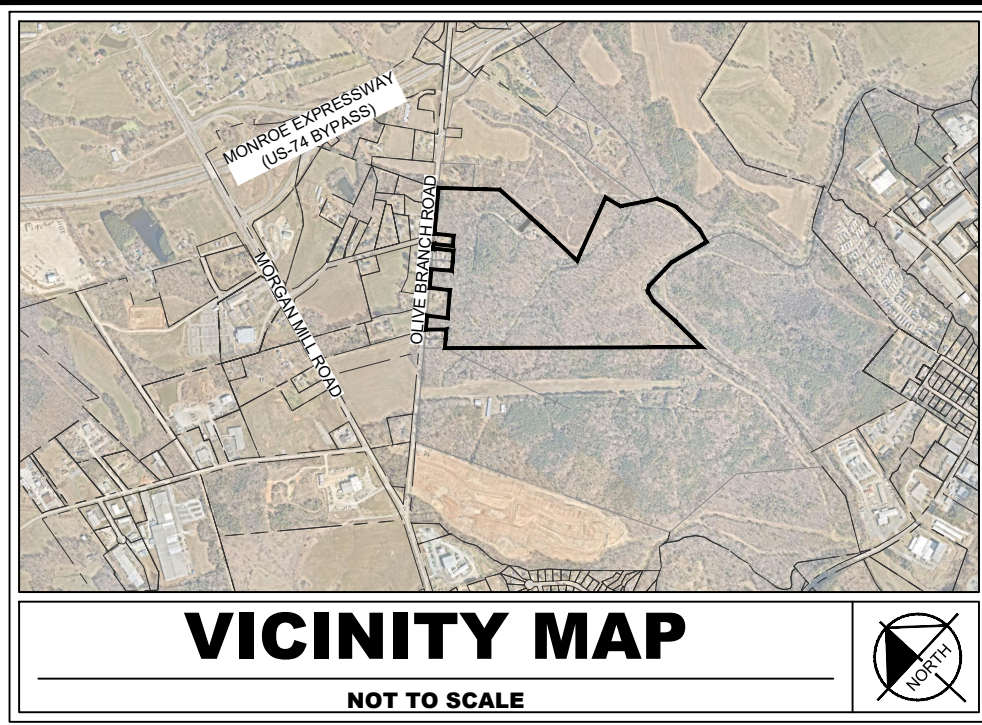


# CONDITIONAL DISTRICT

## "MONROE CHASE SINGLE FAMILY"

### CITY OF MONROE, NORTH CAROLINA



#### 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	09143017, 09108002A, 09143093
EXISTING LOCATION	MONROE, NC
TOTAL SITE AREA	±85.76 ACRES
TOTAL LOT AREA	±35.53 ACRES
TOTAL R.O.W. AREA	±12.04 ACRES
FLOODPLAIN AREA	±7.83 ACRES
BMP DETENTION AREA	±5.23 ACRES
OPEN SPACE (SEE BELOW)	±32.96 ACRES

##### ZONING:

EXISTING:	R-20
PROPOSED:	MONROE CHASE - CD
NUMBER OF LOTS	197

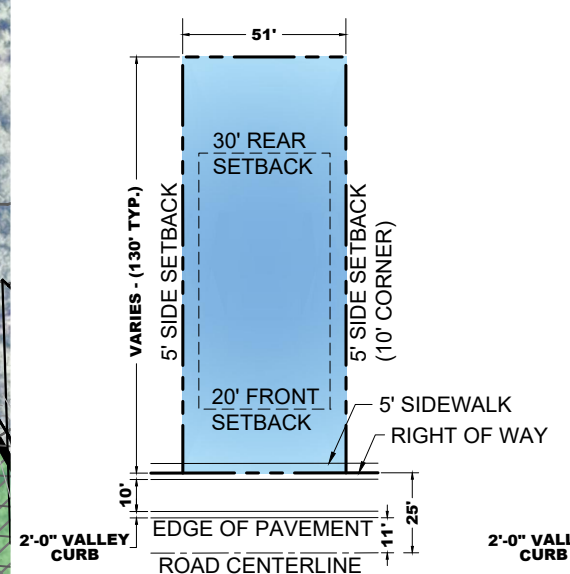
##### SETBACKS & DENSITY:

FRONT YARD	20'
SIDE YARD INTERIOR	5'
REAR YARD	30'
MIN. LOT WIDTH:	51'
MIN. LOT SIZE:	6,000 SF
AVG. LOT SIZE:	7,854 SF
MAX. LOT SIZE:	13,343 SF
DENSITY:	2.30 DU/AC

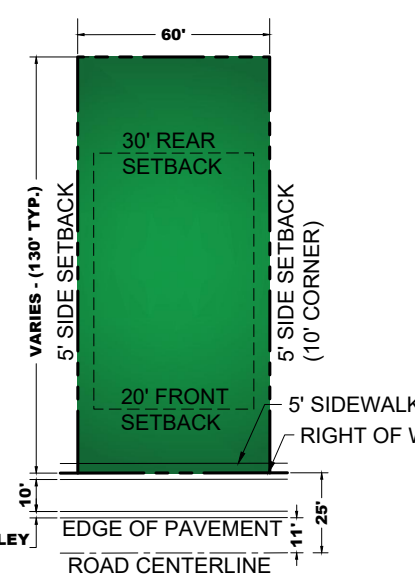
##### OPEN SPACE

REQUIRED OPEN SPACE:	±10.72 AC (12.5%)
PROPOSED OPEN SPACE:	±25.14 AC (29.3%)
PROPOSED AMENITY AREA:	±7.82 AC (9.1%)
TOTAL PROVIDED:	±32.96 AC (38.4%)

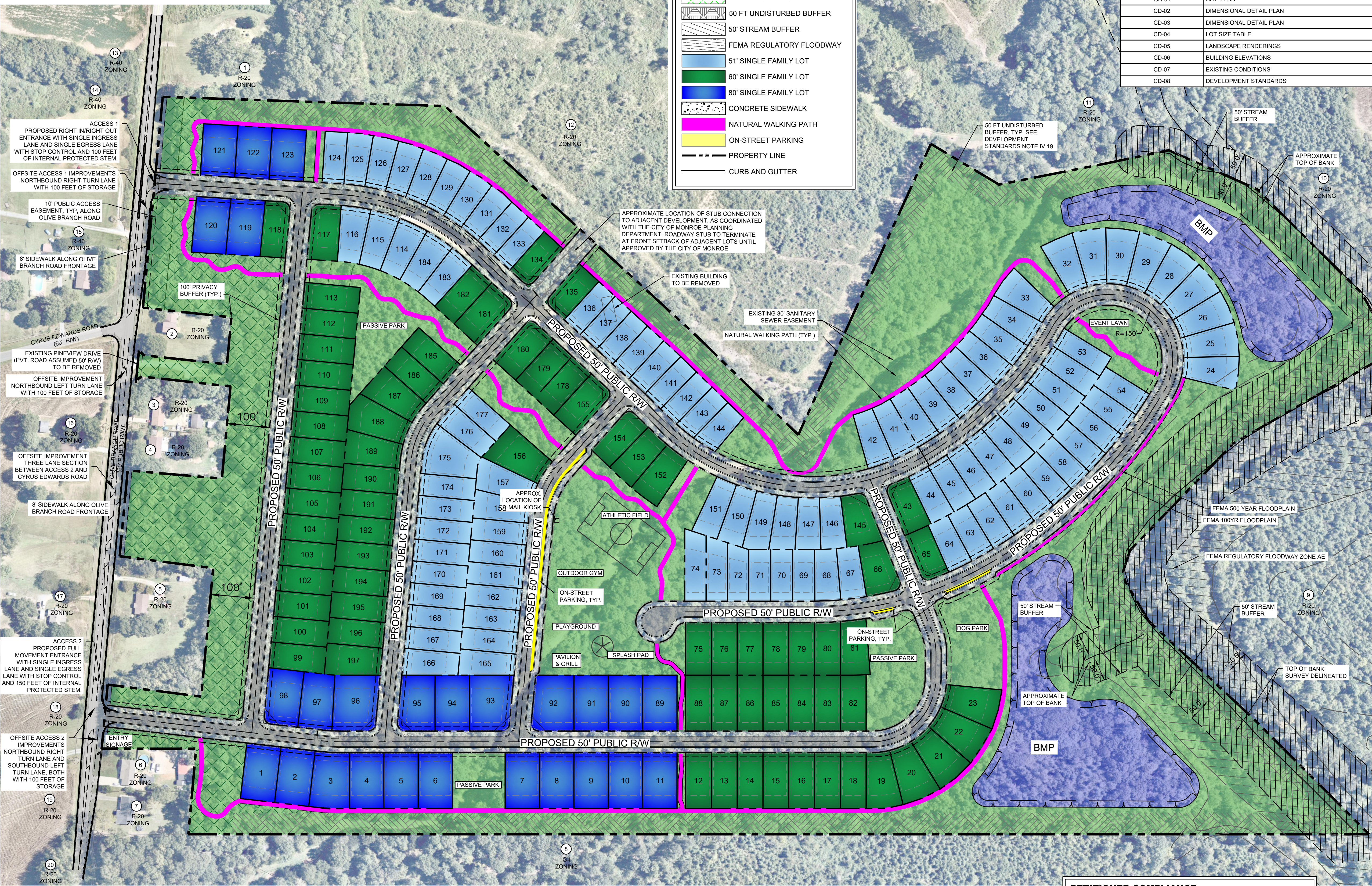
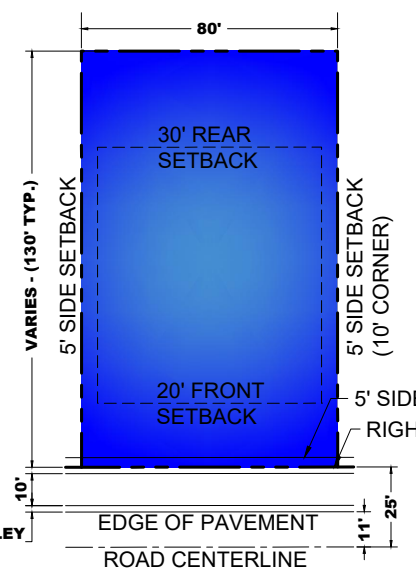
##### TYPICAL 51' LOT LAYOUT:



##### TYPICAL 60' LOT LAYOUT:



##### TYPICAL 80' LOT LAYOUT:



#### 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) 319-7698  
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 IS MADE TO 2017-01675. NO DISTURBANCE OF THESE FEATURES IS ALLOWED WITHOUT THE APPROPRIATE NCDEQ AND U.S. ARMY CORPS OF ENGINEERS PERMITS

#### LOT WIDTH INFORMATION

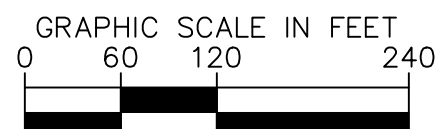
LOT WIDTH (FT)	# OF LOTS PROVIDED
51	99
60	72
80	26

#### PETITIONER COMPLIANCE

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

*[Signature]*  
PETITIONER SIGNATURE

06/24/2022  
DATE



MONROE CHASE

PREPARED FOR

RYAN HOMES

CITY OF MONROE

NORTH CAROLINA

SITE PLAN

NOT FOR CONSTRUCTION

Kimley»Horn

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200 SOUTH TRYON STREET, SUITE 200, CHARLOTTE, NC 28202  
WWW.KIMLEY-HORN.COM  
NC LICENSE #0102

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

SHEET NUMBER  
CD-01