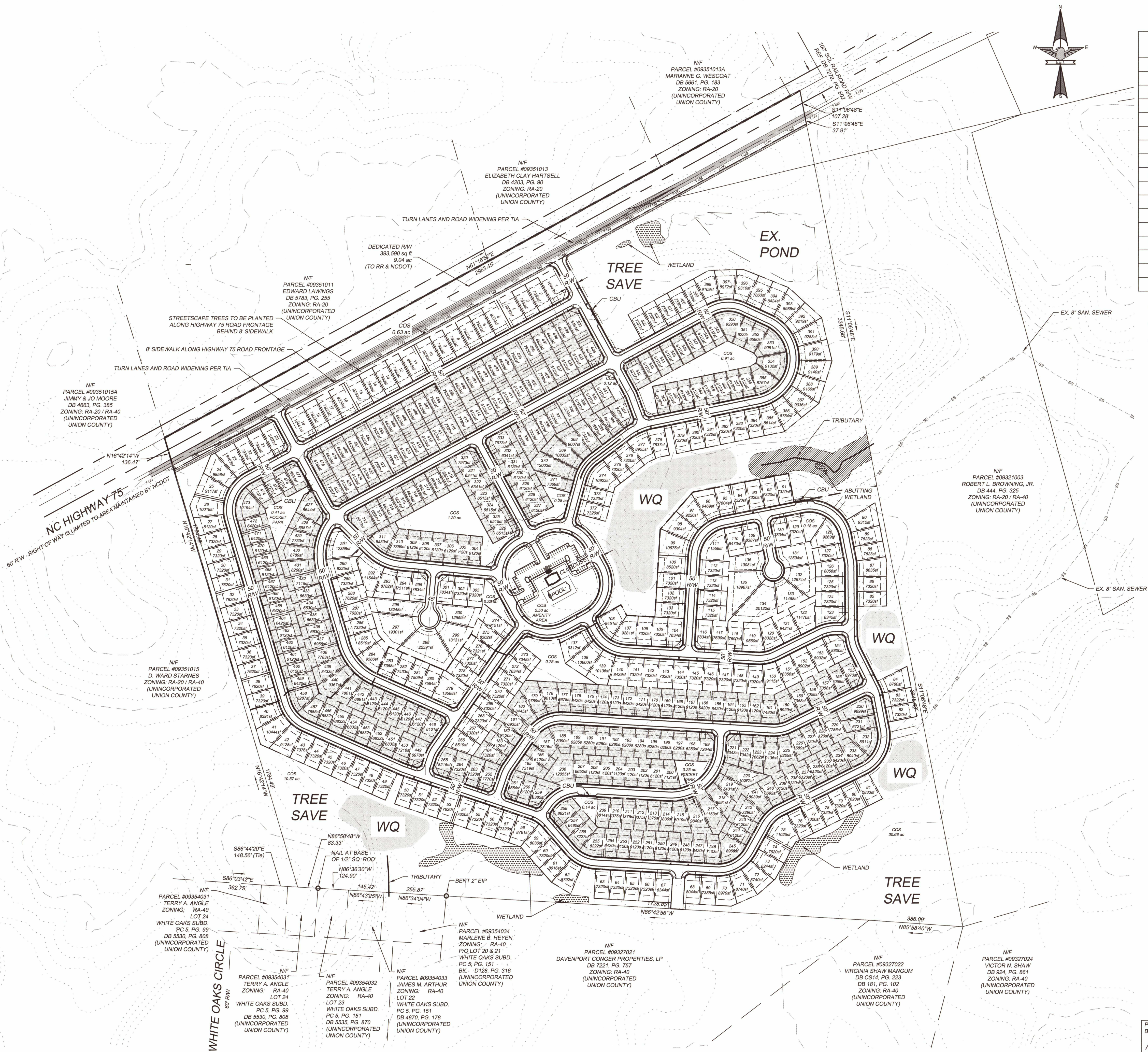


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SITE AND DEVELOPMENT DATA

JURISDICTION	TO BE ANNEXED INTO MONROE
TAX PARCEL(S):	09351014
SITE ADDRESS:	WAXHAW HWY
ZONING	RA-20 & RA-40 (UNION COUNTY)
PROPOSED ZONING	CONDITIONAL USE DISTRICT "WAXHAW LANDING"
USE CLASSIFICATION	SINGLE FAMILY RESIDENTIAL
TOTAL AREA	169.47 AC
AREA IN LOTS	87.56 AC± (2.95 LOTS PER ACRE DENSITY)
COMMON AREA	49.08 AC± (29%)
RIGHT-OF-WAY	23.79 AC± (CITY OF MONROE)
RIGHT-OF-WAY	9.04 AC± (NCDOT & RAILROAD)
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10'/5'
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT WIDTH	51'

500 LOTS
276- 51' WIDE LOTS (SHOWN HATCHED)
224 - 61' WIDE LOTS



FIRM LICENSE # C-0873
P.O. BOX 551
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.easengineer.net

NO. DATE BY ISSUE REVISIONS PER PLANNING COMMENTS

1 01/07/2020 KEL

WAXHAW LANDING
MONROE, NC

MONROE TOWNSHIP FARMS, LLC.
P.O. BOX 429
MONROE, NC 28111

CONDITIONAL DISTRICT
"WAXHAW LANDING"

CHECKED BY JHR
DRAWN BY KEL
DESIGNED BY 6726
DATE 6/11/19
JOB NUMBER 6726
Scale AS SHOWN

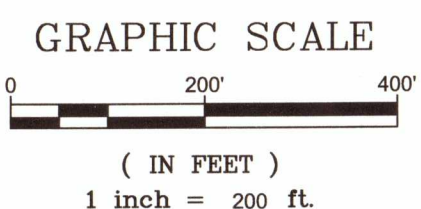
PRELIMINARY
NOT FOR
CONSTRUCTION

7/27/20

Sheet

RZ-1

PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.
For Monroe Township Farms LLC
DATE 8-20-2020
PETITIONER SIGNATURE



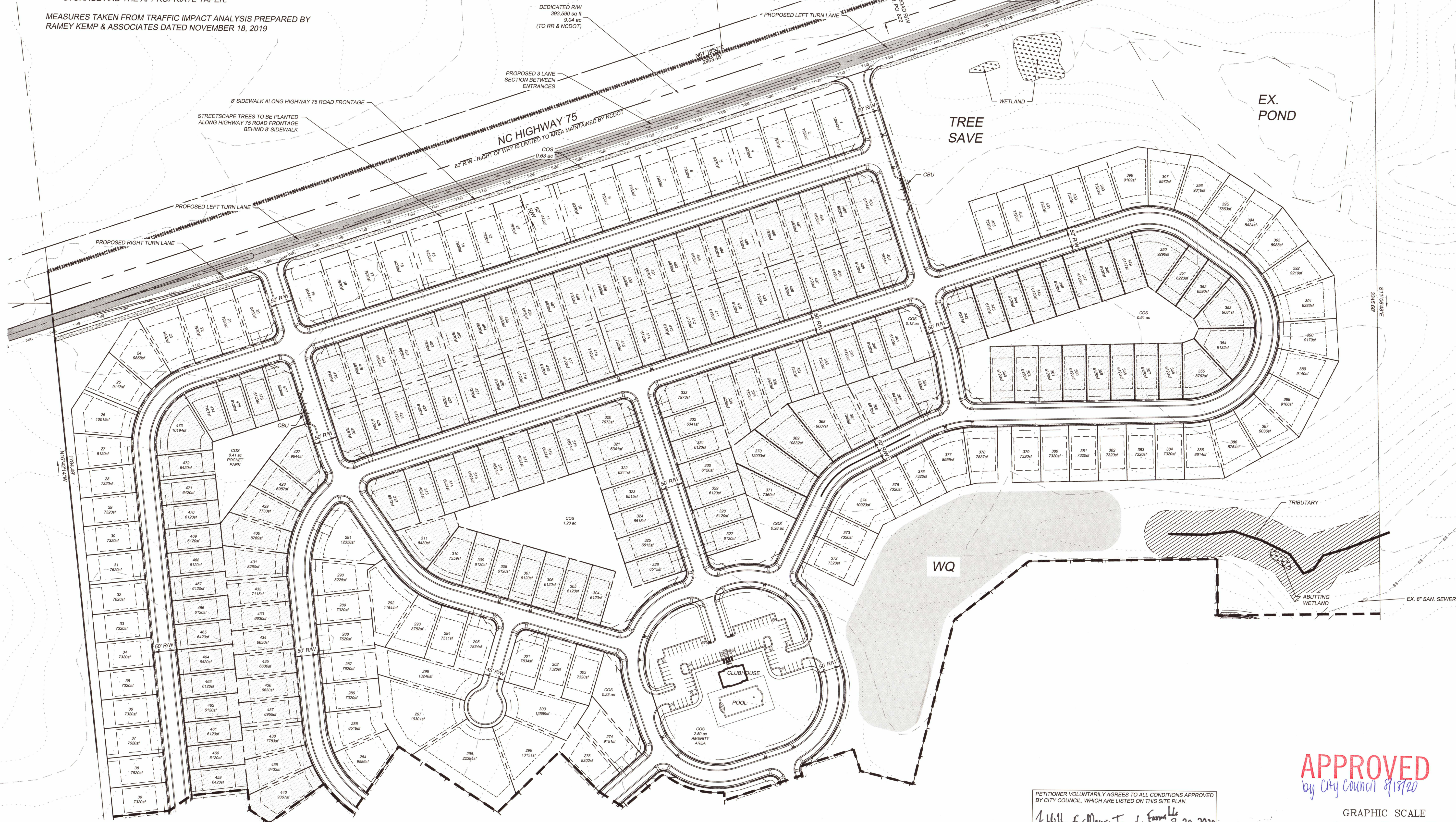
ADDITIONAL ROADWAY IMPROVEMENT MEASURES BY DEVELOPER:

- NC 200 & NC 84
- CONSTRUCT A WESTBOUND NC 84 RIGHT TURN LANE WITH 250' OF STORAGE AND THE APPROPRIATE TAPER.
 - WESTBOUND RIGHT TURN LANE SHALL BE BROUGHT UNDER SIGNAL CONTROL AND "PORK CHOP" ISLAND SHALL BE REMOVED.
 - SIGNAL MODIFICATIONS SHALL BE PROVIDED TO ACCOMMODATE THE NEW LANE.
 - EASTBOUND AND WESTBOUND LEFT TURN SIGNALS SHALL BE CONVERTED TO PROTECTED/PERMITTED FLASHING YELLOW ARROW.

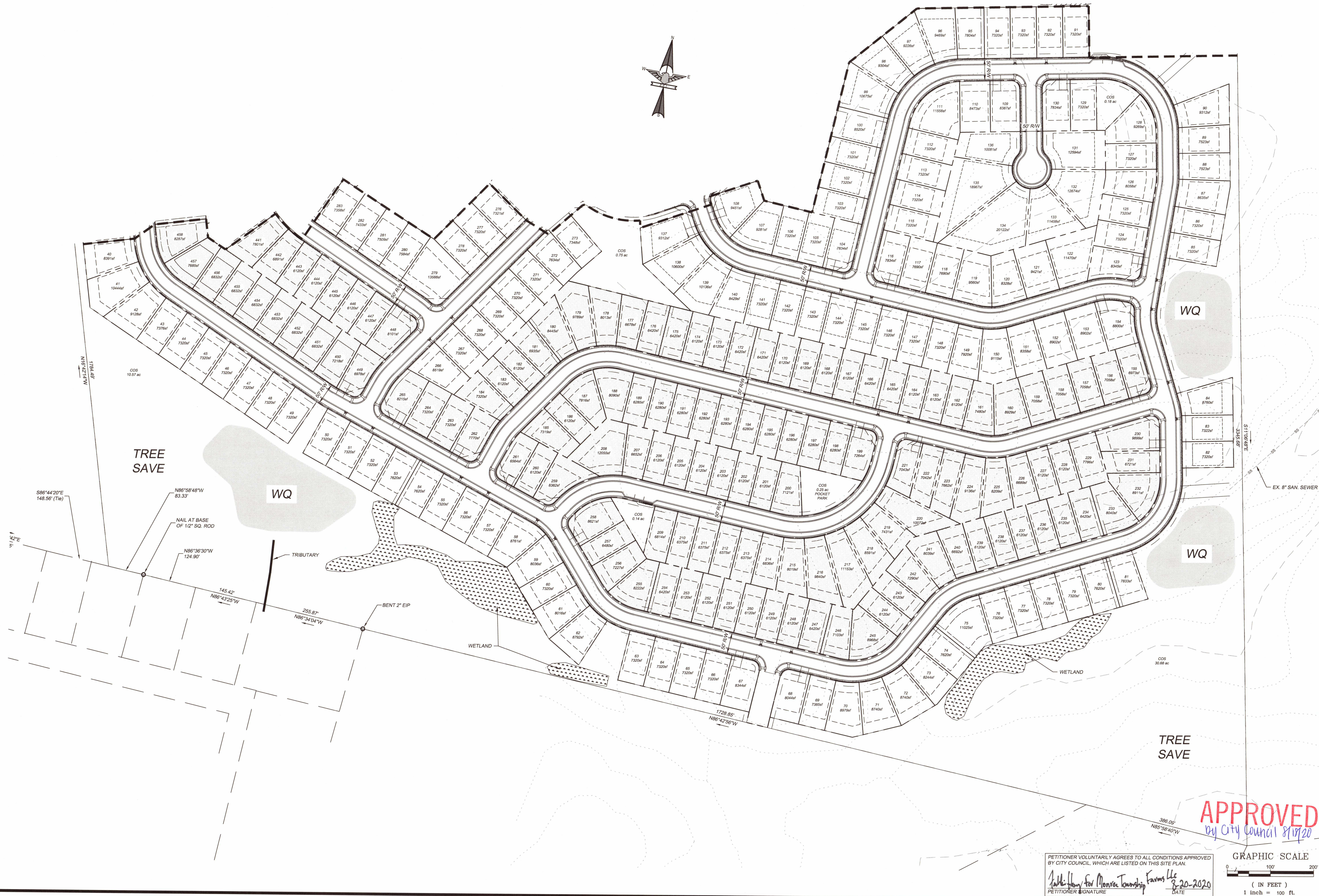
- NC 75 & NC 84
- CONSTRUCT A WESTBOUND NC 75 RIGHT TURN LANE WITH 175' OF STORAGE AND THE APPROPRIATE TAPER.

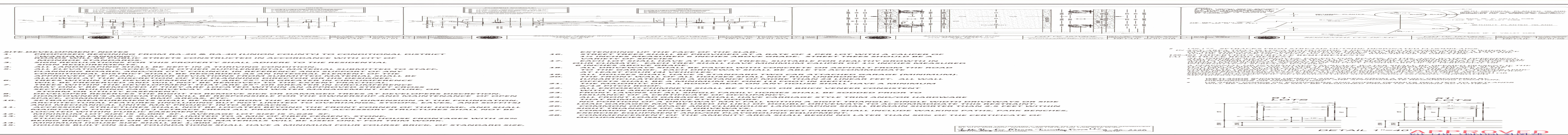
- NC 75 & NEW TOWN ROAD
- CONSTRUCT WESTBOUND RIGHT TURN LANE WITH 100' OF STORAGE AND THE APPROPRIATE TAPER.

MEASURES TAKEN FROM TRAFFIC IMPACT ANALYSIS PREPARED BY RAMEY KEMP & ASSOCIATES DATED NOVEMBER 18, 2019



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