

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 5	CONDITIONAL REZONING PLAN - COVER	08/01/2018	10/26/2018
2 OF 5	CONDITIONAL REZONING PLAN - SITE PLAN	08/01/2018	10/26/2018
3 OF 5	CONDITIONAL REZONING PLAN - SITE PLAN	08/01/2018	10/26/2018
4 OF 5	CONDITIONAL REZONING PLAN - TREE SAVE	08/01/2018	10/26/2018
5 OF 5	CONDITIONAL REZONING PLAN - TREE SAVE	08/01/2018	10/26/2018
	AMENITY RENDERING	08/01/2018	10/26/2018
	REPRESENTATIVE ELEVATIONS	08/01/2018	10/26/2018

VERONICA SPRINGS CONDITIONAL DISTRICT

LOCATED IN MONROE / UNION COUNTY, NORTH CAROLINA

SITE DATA:

TAX PARCELS: 09216085, 09216086, 09216002, 09216084, 09259002

TOTAL ACREAGE: ± 104.344 ACRES (PER ALTA SURVEYS)

LOCATION:
EXISTING: MONROE, UNION COUNTY, NC
PROPOSED: MONROE, NC

ZONING:
EXISTING: R-20
PROPOSED: VERONICA SPRINGS-CD

PROPOSED LOTS: 200 LOTS

PROPOSED DENSITY: 1.92 DU/AC

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROPOSED SECREST CD REZONING STANDARDS:

MINIMUM LOT SIZE: 5,720 SF

MINIMUM LOT WIDTH: 52'

MINIMUM LOT DEPTH: 110'

FRONT SETBACK: 20'

SIDE SETBACK: 10'

CORNER SIDE SETBACK: 10'

REAR SETBACK: 20'

OPEN SPACE:

REQUIRED: +/- 13.04 ACRES (12.5%)

PROPOSED: +/- 31.30 ACRES (30%)

*NOTE: ONLY 50% OF THE REQUIRED OPEN SPACE MAY BE LOCATED WITHIN THE FLOODPLAIN

LENNAR CAROLINAS, LLC.
VERONICA SPRINGS, MONROE, NC
TRAFFIC IMPACT ANALYSIS, AUGUST 2018

RECOMMENDED ROAD IMPROVEMENTS:

US 74 AND SECREST SHORTCUT ROAD

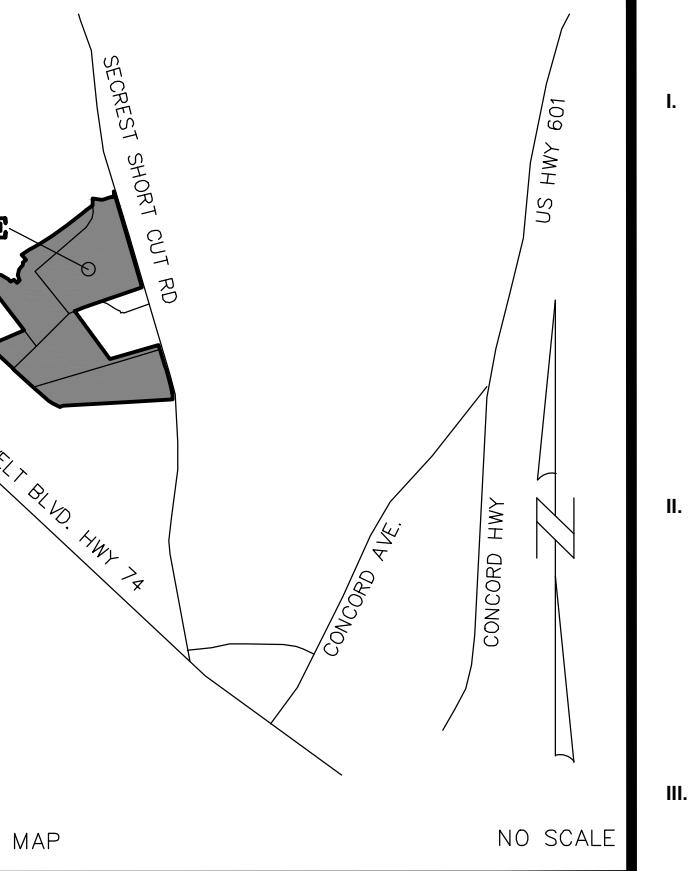
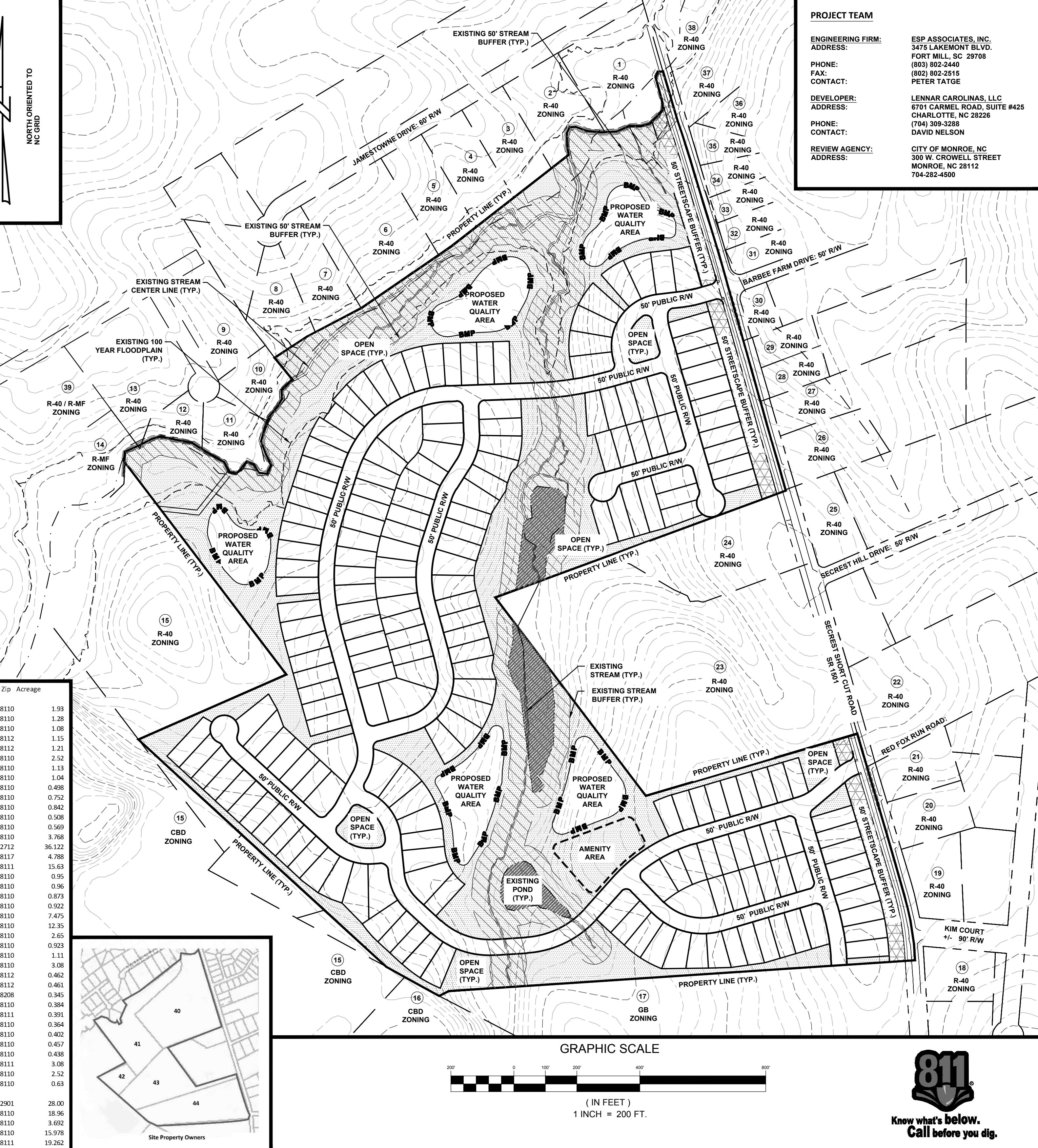
- NO IMPROVEMENTS ARE RECOMMENDED.

SECREST SHORTCUT ROAD AND RED FOX RUN ROAD / SITE DRIVE 1

- CONSTRUCT SITE DRIVE 1 WITH ONE INGRESS LANE AND ONE EGRESS LANE (LEFT-THROUGH-RIGHT).
- CONSTRUCT A NORTHBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.

SECREST SHORTCUT ROAD AND BARBEE FARM DRIVE / SITE DRIVE 2

- CONSTRUCT SITE DRIVE 2 WITH ONE INGRESS LANE AND ONE EGRESS LANE (LEFT-THROUGH-RIGHT).
- CONSTRUCT A NORTHBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.



LENNAR CAROLINAS, LLC.
VERONICA SPRINGS, MONROE, NC
DEVELOPMENT STANDARDS

- GENERAL PROVISIONS
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PETITION FILED BY LENNAR CAROLINAS, LLC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 104.344-ACRE SITE LOCATED WITH FRONTAGE ALONG SECREST ROAD, MORE PARTICULARLY DEPICTED IN THE REZONING PETITION AS THE "SITE". THE SITE IS FURTHER DESCRIBED AS A COMBINATION OF TAX PARCEL NUMBERS 09216085, 09216086, 09216002, 09216084, & 09259002.
 - DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE - UDO, (THE "ORDINANCE").
 - BASE DEVELOPMENT PROVIDED BY ALTA/NSPS LAND TITLE SURVEY OF JULIA R. BROOME & ANN P. RENEGAR PROPERTY BEING 27.850 ACRES, AND THE PROPERTY OF KENNETH E. & EVELYN B. BROOME PROPERTY BEING 18.96 ACRES TOTAL; ALTA/NSPS LAND TITLE SURVEY OF CROOK GEORGE MARVIN PROPERTY BEING 18.96 ACRES TOTAL; ALTA/NSPS LAND TITLE SURVEY OF KENNETH E. & EVELYN B. BROOME PROPERTY BEING 18.224 ACRES TOTAL; PREPARED BY ESP ASSOCIATES, INC. DATED 07/20/18 AND UNION COUNTY GIS DATA.

- PERMITTED USES
 - THE SITE SHALL BE DEVOTED TO A SINGLE-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 200 LOTS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN RESIDENTIAL ZONING DISTRICTS.
 - THE PROPOSED AMENITY AREA SHOWN ON PLANS IS APPROXIMATE. DEVELOPER RESERVES THE RIGHT TO ALTER THE SITE PLAN AND AMENITIES PROVIDED AT CONSTRUCTION DOCUMENTATION PHASE.
 - PHASING AND CONSTRUCTION SCHEDULE SHALL BE DETERMINED BY THE DEVELOPER AS NECESSARY DURING THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL COMMUNITY.
 - GRADING AND LOCATION OF RETAINING WALLS SHALL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE.

- TRANSPORTATION
 - VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE CITY AND/OR NCODT FOR APPROVAL.
 - AS DEPICTED ON THE CONDITIONAL REZONING PLAN, THE SITE SHALL BE SERVED BY INTERNAL PUBLIC STREETS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - THE PETITIONER SHALL CONSTRUCT INTERNAL STREETS TO MEET CITY OF MONROE PUBLIC ROADWAY STANDARDS.

STREETSCAPE / LANDSCAPING / UTILITIES

- STREET LIGHTING, STREET SIGNAGE AND MAIL KIOSKS WITHIN THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CITY OF MONROE UDO. RECOMMENDED SCALING OF STREET LIGHTS IS SUBJECT TO APPROVAL OF THE ENGINEERING DEPARTMENT. THE CITY OF MONROE WILL BECOME RESPONSIBLE FOR MONTHLY COSTS ONCE THE ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
- LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS.
- 5 SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF INTERNAL STREETS AND AN 8' SIDEWALK SHALL BE PROVIDED ALONG SECREST SHORTCUT ROAD. SIDEWALKS SHALL MEET ADA REQUIREMENTS AND INCLUDE CURB RAMPS, LANDINGS, FLARES, AND TRUNCATED DOMED DETECTORS AS REQUIRED BY THE CITY OF MONROE CONSTRUCTION DOCUMENTATION PHASE.
- STREET SIGNS SHALL BE CONSISTENT WITH NCODT STANDARDS FOR PROPOSED DECORATIVE STREET SIGNS. DECORATIVE STREET SIGNS MAY BE INSTALLED IF DESIRED AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY NCODT. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY CITY ENGINEERING FOR PLACEMENT IN THE STREET RIGHT-OF-WAY.

- TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES PLACED ON THE MUNICIPAL STREET SYSTEM MUST CONFORM TO THE APPEARANCE CRITERIA OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (GEN. STATURE 136-30).
- THE DECORATIVE POSTS SHOULD BE OF A SUITABLE BREAKAWAY OR YIELDING DESIGN.
- A PLAN SHALL BE PREPARED AND SUBMITTED SHOWING LOCATIONS, SIGN DESIGN, LETTERING, INSTALLATION DETAILS, ETC. FOR APPROVAL BY THE ENGINEERING DEPARTMENT.
- INSTALLATION OF THE DECORATIVE SIGNS (IF DESIRED) SHALL BE THE RESPONSIBILITY OF THE PETITIONER AND COORDINATED WITH THE CITY'S CONSTRUCTION INSPECTOR.

- IF THE DECORATIVE POSTS SHOULD BECOME DAMAGED OR BECOME IN NEED OF REPAIR/MAINTENANCE, IT WILL BE THE HOMEOWNER'S ASSOCIATION'S RESPONSIBILITY TO REPAIR/MAINTENANCE. THE CITY RESERVES THE RIGHT TO RE-INSTALL ANY SIGN WITH A GALVANIZED POST UNTIL REPLACEMENT DECORATIVE POST(S) CAN BE INSTALLED BY THE HOMEOWNER'S ASSOCIATION.

- PROJECT SHALL FOLLOW SIGN REGULATIONS FOR RESIDENTIAL ZONING DISTRICTS.

- ENTRY MONUMENTATION SHALL BE PERMITTED SEPARATELY.

- FIRE HYDRANTS SHALL BE SPACED AN AVERAGE OF 500 FEET, PER TABLE C10.5 IN APPENDIX C OF THE NORTH CAROLINA STATE BUILDING CODE. FIRE PREVENTION CODE. FIRE HYDRANTS SHALL MEET NORTH CAROLINA FIRE CODE AT TIME OF CONSTRUCTION.

- WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH CITY OF MONROE WATER RESOURCES DEPARTMENT.

- SIDEWALK AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL.

- STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER LOT WITH A CALIPER OF 1.5 INCHES MEASURED 8 INCHES ABOVE GRADE. STREET TREES SHOULD BE OF A SUITABLE SPECIES LOCATED IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL. STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH DETAIL 02-01-03A RESIDENTIAL STREET WITH STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY.

- EACH HOME SHALL HAVE AT LEAST 2 FRONT YARD TREES SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM OF 10 FEET IN DIAMETER AND BE PLANTED 8 FEET FROM THE PROPERTY LINE.

- STREETWATER EASEMENT IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL.

- PRESERVATION OF EXISTING TREES SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.

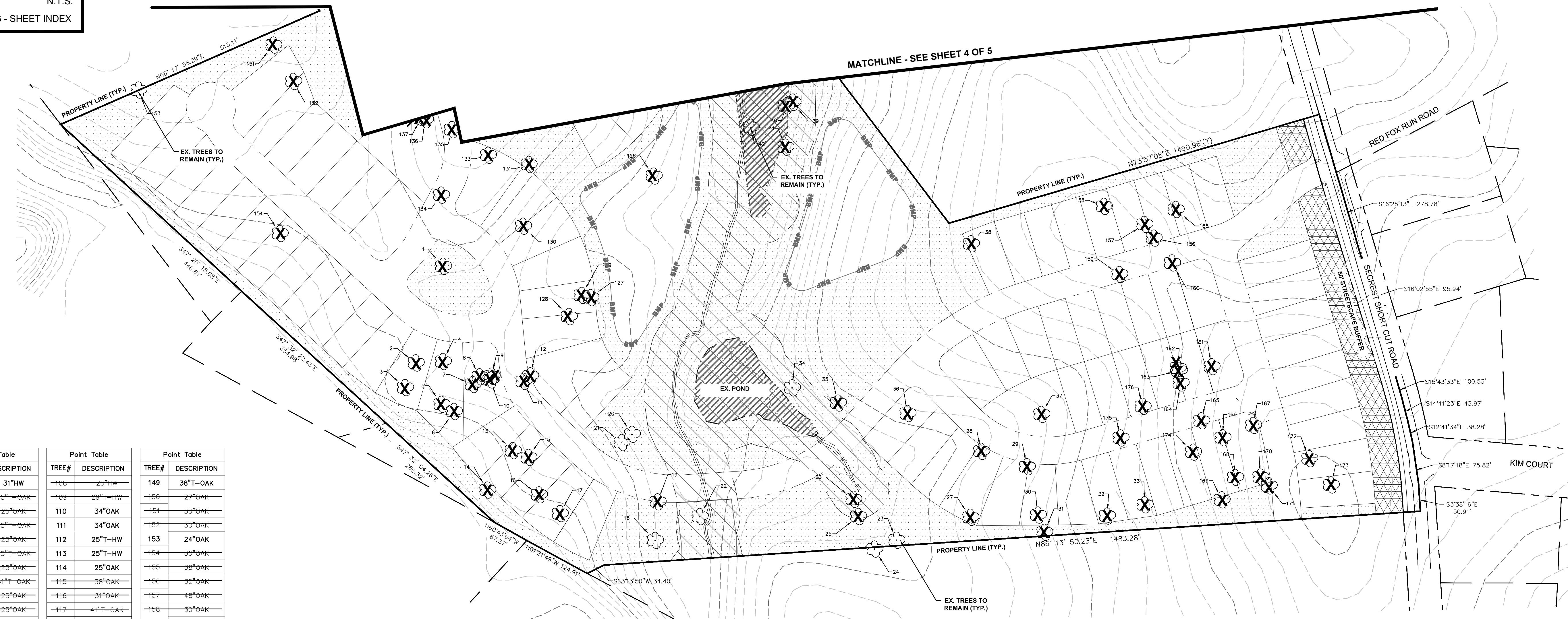
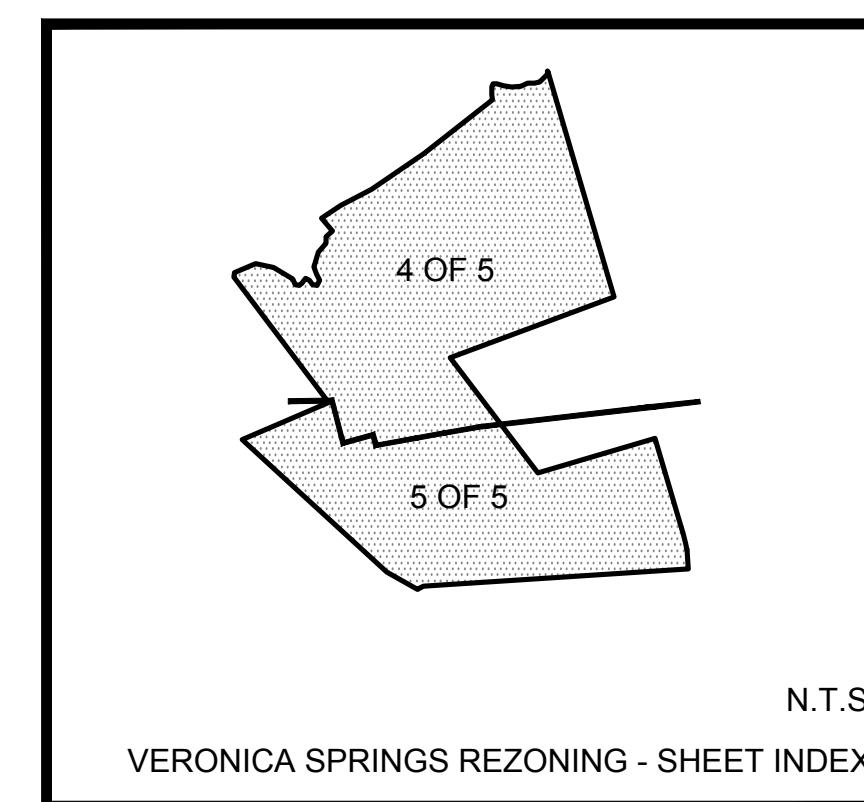
- PETITIONER SHALL PROVIDE A COMBINATION OF EITHER A BERM, LANDSCAPE SCREENING WITH TREES AND SHRUBS AS ALLOWED IN THE CITY OF MONROE'S APPROVED PLANT LIST OR FENCING WITHIN THE 50' STREETSCAPE BUFFER ALONG SECREST SHORTCUT ROAD.

OPEN SPACE

- THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN.
- COMMON OPEN SPACE SHALL BE RECORDED AND DEEDED TO THE HOMEOWNERS ASSOCIATION FOR THE VERONICA SPRINGS.
- SOFT SURFACE TRAIL LOCATIONS TO BE DETERMINED DURING CONSTRUCTION DOCUMENTATION PHASE.
- AMENITY AREA PROGRAM SHALL CONSIST OF A COMBINATION OF ANY OF THE FOLLOWING COMPONENTS: A PLAYGROUND AREA, ONE (1) PICNIC PAVILION, A NEIGHBORHOOD GREEN, AND AS SPACE PERMITS, A SPLASH-PAD. SPECIFIC DESIGN DETAILS OF THE AMENITY AREA ARE TO BE DETERMINED AT THE CONSTRUCTION DOCUMENTATION PHASE. MAIL KIOSKS WILL ALSO BE LOCATED AT THE AMENITY AREA IN A LOCATION TO BE APPROVED BY THE USPS POSTMASTER.

ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CITY OF MONROE



EXISTING TREES (BOLD TO REMAIN)

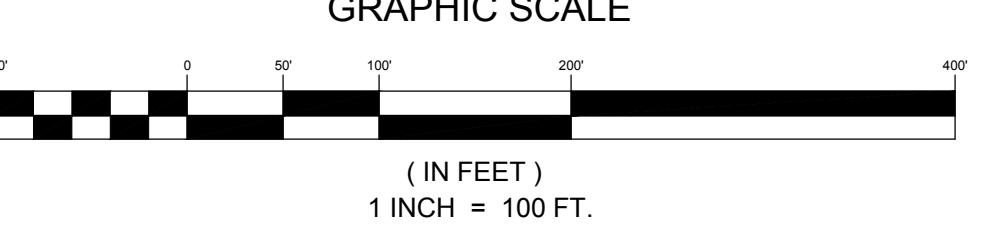
Point Table		Point Table		Point Table	
TREE#	DESCRIPTION	TREE#	DESCRIPTION	TREE#	DESCRIPTION
1	30"HW	42	31"HW	108	25"HW
2	25"OAK	43	25"OAK	109	29" T HW
3	35" T OAK	44	23"OAK	110	34"OAK
4	27"OAK	45	35" T OAK	111	34"OAK
5	36" T OAK	46	25"OAK	112	25" T HW
6	25" OAK	47	25" T OAK	113	25" T HW
7	28" T OAK	48	23"OAK	114	25"OAK
8	26"OAK	49	31" T OAK	115	38"OAK
9	25" T OAK	50	23"OAK	116	31" OAK
10	28" T OAK	51	25" OAK	117	41" T OAK
11	27" T OAK	52	23" OAK	118	27" OAK
12	23"HW	53	31" T OAK	119	29" OAK
13	35" T HW	54	31" T HW	120	25" OAK
14	26" OAK	55	25" OAK	121	32" OAK
15	41" T HW	56	35" T HW	122	34" OAK
16	28" OAK	57	37" T HW	123	43" T OAK
17	25" OAK	58	25" T HW	124	41" TRI - OAK
18	26" OAK	59	25" OAK	125	36" HW
19	25" OAK	60	25" OAK	126	35" OAK
20	32" OAK	61	25" HW	127	28" OAK
21	25" OAK	62	25" OAK	128	32" OAK
22	31"HW	63	35" OAK	129	29" OAK
23	30"HW	64	28" OAK	130	28" OAK
24	27" OAK	65	40" OAK	131	36" OAK
25	27" OAK	66	39" OAK	132	32" OAK
26	26" T HW	67	28" PINE	133	42" T OAK
27	25" T PINE	68	28" OAK	134	28" OAK
28	27" T HW	69	50" T HW	135	36" OAK - DEAD
29	25" T HW	70	25" OAK	136	24" OAK
30	31" T OAK	71	25" T HW	137	41" MULTI - OAK
31	27" OAK	72	25" OAK	138	36" MULTI - OAK
32	35" OAK	73	25" HW	139	35" MULTI - OAK
33	27" HW	74	35" OAK	140	36" OAK
34	31" OAK	75	28" OAK	141	36" TRI - HW
35	36" OAK	76	40" OAK	142	33" OAK
36	31" OAK	77	39" OAK	143	26" OAK
37	28" OAK	78	28" PINE	144	33" OAK
38	23" HW	79	26" T HW	145	26" OAK
39	25" T HW	80	25" OAK	146	OAK"
40	25" HW	81	40" T HW	147	34" T HW
41	20" HW	82	28" HW	148	32" OAK
		83	29" T HW		
		84	28" HW		
		85	48" T HW		
		86	26" OAK		
		87	28" OAK		
		88	29" T HW		
		89	28" HW		
		90	48" T HW		
		91	25" HW		
		92	36" OAK		
		93	36" HW		
		94	27" HW		
		95	26" OAK		
		96	26" T HW		
		97	30" T HW		
		98	30" T HW		
		99	35" TRI - HW		
		100	25" HW		
		101	33" T HW		
		102	36" TRI - HW		
		103	29" T HW		
		104	28" HW		
		105	28" HW		
		106	48" T HW		
		107	26" OAK		

NOTES:

1. 10% TREE SAVE REQUIRED. 149 EXISTING LIVING TREES SHOWN AS TYPICAL TO REMAIN.
2. TREE SAVE LOCATIONS MAY CHANGE BASED ON SITE CONSTRAINTS DURING FINAL PLANNING AND CONSTRUCTION DRAWING.
3. A MINIMUM OF 15 EXISTING TREES SHALL BE PRESERVED.

TREES TO BE PRESERVED

TREES TO BE REMOVED



GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FT.

Veronica Springs Amenity Space



Neighborhood Green



Playground

Pavilion and Outdoor Fireplace

