

SITE PLAN CONDITIONS:

GENERAL NOTES:

1. SITE PLAN SHALL MEET THE CITY OF MONROE'S STANDARD SPECIFICATIONS AND DETAIL MANUAL AT TIME OF SITE PLAN SUBMITTAL.
2. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
3. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
4. AT TIME OF SITE PLAN SUBMITTAL, ALL WATER AND SANITARY SEWER FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE WATER RESOURCES DEPARTMENT STANDARD SPECIFICATIONS BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA.
5. AT TIME OF SITE PLAN SUBMITTAL, A COMPLETE UTILITY PLAN WILL BE INCLUDED FOR REVIEW AND APPROVAL THROUGH THE PERMIT PROCESS. ALL APPLICABLE REGULATIONS SET BY THE CITY OF MONROE WATER RESOURCES DEPARTMENT WILL BE MET.
6. AT TIME OF SITE PLAN SUBMITTAL, SITE WILL MEET STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH CHAPTER 159 STORMWATER MANAGEMENT ORDINANCE OF THE MONROE CITY CODE.
7. AT TIME OF SITE PLAN SUBMITTAL, ALL APPLICABLE PERMITTING WILL BE SUBMITTED INCLUDING BUT NOT LIMITED TO, EROSION AND SEDIMENT CONTROL AND DRIVEWAY PERMITS TO EACH REVIEWING AUTHORITY.
8. APPLICABLE SIGN REGULATIONS WILL BE FOLLOWED AT TIME OF SIGN PERMIT APPLICATION.
9. SETBACKS WILL BE MEASURED FROM THE FOUNDATION.

TRANSPORTATION:

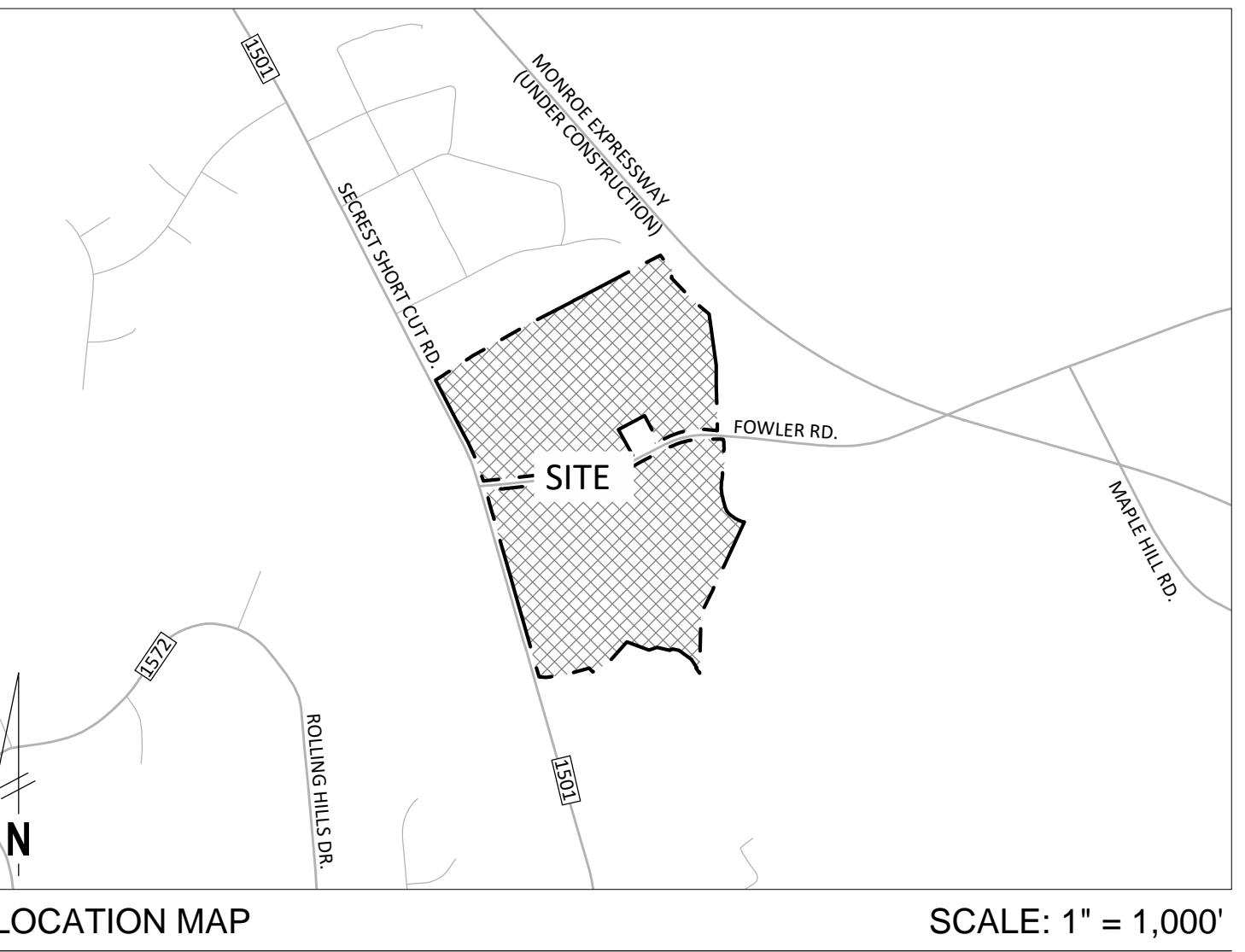
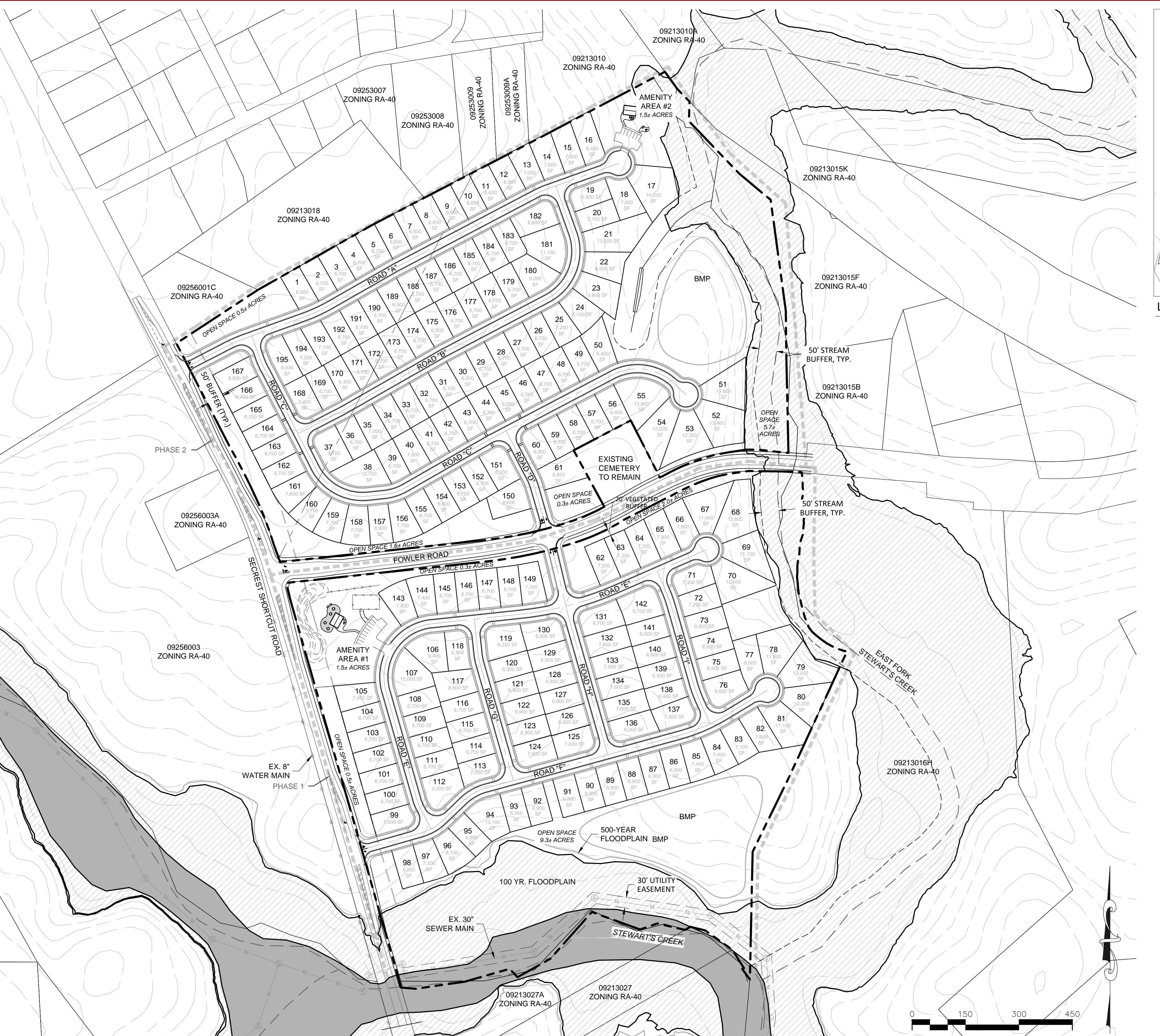
1. INTERNAL ROADS ARE 50' RIGHT-OF-WAY AND ARE TO BE PUBLICLY OWNED, OPERATED AND MAINTAINED.
2. ALL INTERNAL STREETS WILL HAVE A 5-FOOT (5') MINIMUM SIDEWALK INSTALLED ON BOTH SIDES OF STREETS.
3. 8-FOOT (8') MINIMUM SIDEWALK TO BE INSTALLED ALONG BOTH SIDES OF FOWLER ROAD AND EASTERN SIDE OF SECREST SHORTCUT ROAD, ALONG THE LENGTH OF THE PROPERTY LINE.
4. EACH HOME WILL HAVE AT LEAST A TWO (2) CAR GARAGE.
5. TWO PARKING SPACES EXCLUSIVE OF THE GARAGE, AND OUTSIDE THE RIGHT-OF-WAY WILL BE PROVIDED FOR EACH HOME. ADDITIONAL GUEST PARKING WILL BE PROVIDED VIA ON-STREET PARKING.
6. EACH HOME SHALL BE PROVIDED WITH AT LEAST A PAVED DRIVEWAY.
7. AS PER NCDOT AND THE CITY OF MONROE'S ENGINEERING DEPARTMENT, A SOUTHBOUND TURN LANE ON SECREST SHORTCUT ROAD INTO ENTRANCE ROAD "A", A SOUTHBOUND TURN LANE ON SECREST SHORTCUT ROAD INTO ENTRANCE ROAD "E", AND A SOUTHBOUND LEFT TURN LANE ONTO FOWLER ROAD SHALL BE PROVIDED.
8. AS PER THE TRAFFIC IMPACT ANALYSIS PROVIDED BY RAMEY-KEMP, A WESTBOUND RIGHT TURN LANE ON FOWLER ROAD SHALL BE PROVIDED ONTO SECREST SHORTCUT ROAD.
9. ALL OFF-SITE TRAFFIC IMPROVEMENTS TO FOWLER ROAD AND SECREST SHORTCUT ROAD SHALL MEET NCDOT STANDARDS.

ARCHITECTURAL COMMITMENTS:

1. EXTERIOR MATERIALS WILL BE HARDI-PLANK, WITH MINIMUM 25% ACCENT MATERIALS ON THE FRONT ELEVATION INCLUDING BRICK, STONE OR ACCENT SIDING ELEMENTS.
2. GARAGE DOORS SHALL INCLUDE CARRIAGE STYLE HARDWARE.
3. MATERIALS FOR HOME EXTERIORS WILL BE HARDI-PLANK WITH STONE, SIDING AND/OR BRICK ACCENTS.
4. MINIMUM HEATED FLOOR AREA FOR HOMES WILL BE 1,440 SF.
5. BUILDER SHALL PROVIDE A MINIMUM OF FOUR (4) COURSES OF BRICK EXTENDING UP THE SLAB ON THE FRONT FAÇADE.
6. ROOF AREAS ON HOUSES SHALL HAVE A MINIMUM 6/12 PITCH.
7. ALL CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED.
8. VINYL WILL ONLY BE USED FOR EAVES AND SOFFITS.

ENVIRONMENTAL/LANDSCAPE:

1. A 50-FOOT BUFFER WILL BE PROVIDED ALONG STREAM INTERNAL TO THE SITE.
2. AT LEAST ONE (1) STREET TREE SHALL BE PROVIDED PER LOT. CORNER LOTS SHALL BE PROVIDED WITH AT LEAST TWO (2) STREET TREES AND ONE (1) ADDITIONAL TREE ON THE ACTUAL LOT.
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SITE STATISTICS:

PARCEL ID:	09213017C, L9213017B, N9213017B
CURRENT ZONING:	RA-40 (UNION COUNTY)
PROPOSED ZONING:	CD * PENDING ANNEXATION INTO CITY
TOTAL PROPERTY AREA:	71.84 AC
TOTAL LOTS:	194
PROPOSED DENSITY:	2.7 DU/AC
MINIMUM LOT SIZE:	6,600 SF
AVERAGE LOT SIZE:	60 FT X 110 FT
MINIMUM LOT WIDTH:	60 FT
BUILDING SETBACKS:	
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	25'
REQUIRED OPEN SPACE:	8.9 AC (12.5%)
PROVIDED OPEN SPACE:	19+ AC

LEGEND:

	FEMA 100 YR FLOODPLAIN
	FEMA FLOODWAY

Conceptual Rezoning Plan

Conditional District - Simpson Farms

City of Monroe*, North Carolina

February 27, 2019

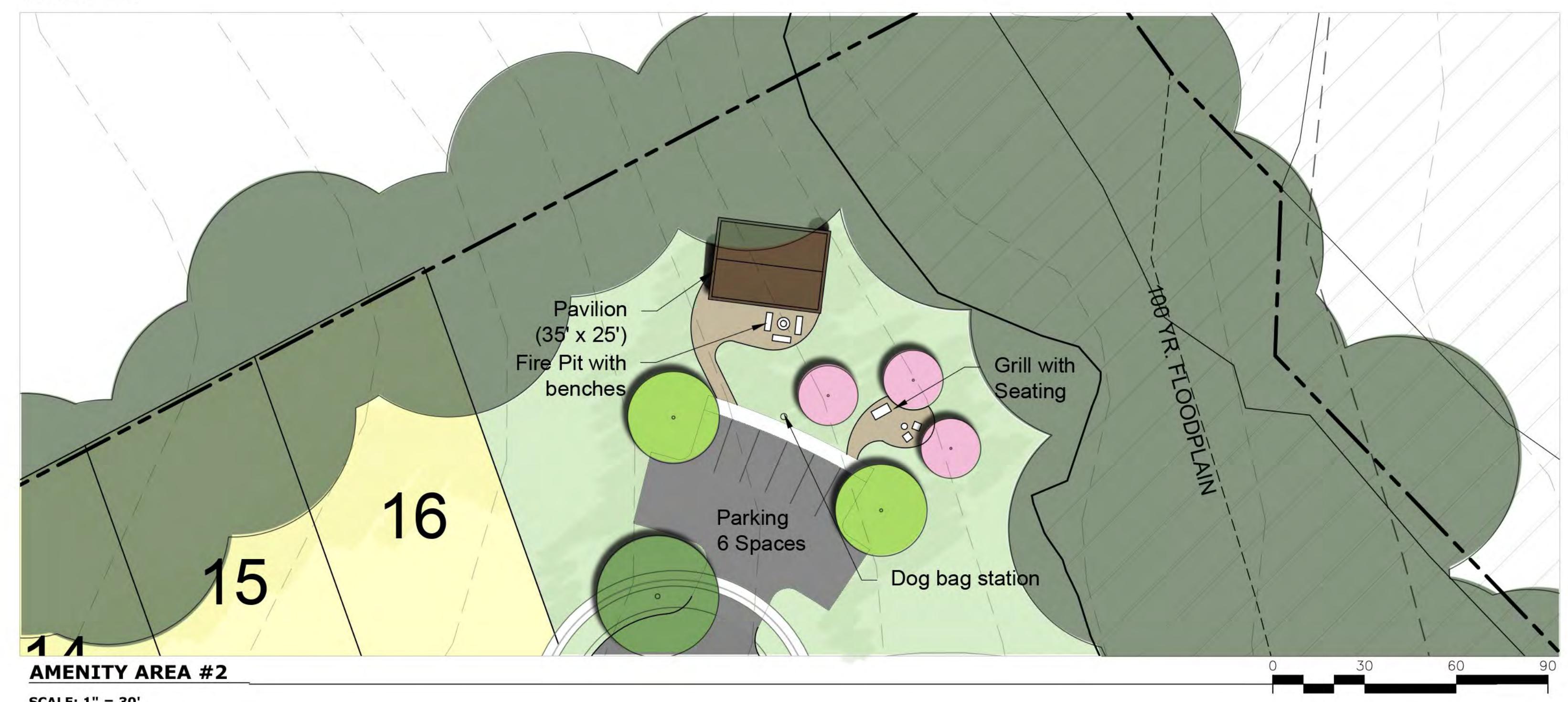
revised: March 19, 2019

Page 1 of 2

*Pending Annexation from Union County into City of Monroe



Conceptual Rezoning Landscape Plan



Conditional District - Simpson Farms

City of Monroe*, North Carolina

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Page 2 of 2

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