

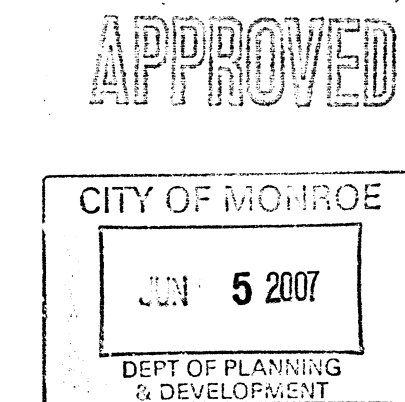
* PROPERTY IS ENTIRELY IN UNION COUNTY



- EXTERIOR MATERIAL:**
1. All proposed houses shall be constructed with 100% brick, stone, stucco, or fiber cement exterior materials.
 2. All houses will have a standard two-car garage
 3. All driveways will be paved with asphalt or concrete from the street to the garage and will accommodate four cars.
 4. Any house built on a slab foundation will have a minimum four course brick masonry veneer skirt (of standard brick size) extending up the face of the slab.
 5. The wall of the architectural front of the dwelling will not run unbroken (i.e., unarticulated) for a distance greater than twenty-four linear feet. All wall offsets should be at least one foot in depth.
 6. The majority of all roof areas on any house should have a minimum 6/12 roof pitch.
 7. Street trees shall be provided.
 8. The front yard of each lot will contain at least two trees, suitable for healthy growth in our climate, each with a minimum caliper of one and one-half inches measured at a height of six inches above the ground.
 9. All exposed chimneys should have a brick veneer.
 10. Single family homes approved through conditional district zoning will provide sodded front yards.
 11. Single family homes located adjacent to existing single family homes shall have exterior materials of equal or greater value.
 12. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 13. Access will be provided by a street connection to Poplin Rd and by future connections to other properties.
 14. The open space on the site will be devoted primarily to passive recreation and may include a combination of site elements including trails, seating and viewing areas, sport fields and small gathering spaces or structures such as a gazebo or shelter.
 15. A deed restriction will be placed on lots within the floodplain. The property management association will be responsible for enforcing deed restrictions.
- FROM THE PLANNING DEPARTMENT:**
16. All supplemental materials submitted to the City of Monroe Planning Staff, Planning Board and City Council in reference to and in support of Conditional District "Poplin Ridge Subdivision" shall be regarded as an integral part of the approved rezoning site plan and development shall occur in substantial conformity with such materials. Unless otherwise noted, variations from the supplemental materials will be permitted provided such variations are reasonably consistent with the demonstrated intent of the supplemental materials.
 17. Developer agrees to not remove trees in floodplain except for installation of public utilities and stormwater.

DEVELOPMENT STANDARDS

- FROM THE ENGINEERING DEPARTMENT:**
18. Provide an accurate grading plan depicting the existing and proposed contours and their corresponding elevations based upon sea level datum. Show erosion control measures required and calculations along with standard details, all in accordance with the *City of Monroe Specifications and Design Manual*.
 19. Provide relative flood elevations along the floodplain of Crooked Creek. Also show and label the location of the floodway and the base flood line on the plan.
 20. This site does not lie within the Lake Twitty balance of watershed
 21. No fill is to be placed past the base flood line without notifying the City of Monroe
 22. Provide a traffic impact study to include the Unionville-Indian Trail Road/Poplin Road intersection and the Rocky River Road/Poplin Road intersection.
 23. Provide turn lane and departure taper along the eastern side of Poplin Road per NCDOT standards.
 24. Provide dead-end markers at the stub-out in the northeastern corner of the property.
 25. Traffic calming will be reviewed at the time of plan submittal.
 26. All street design must conform to the City of Monroe *Specifications and Detail Manual*
 27. It is the responsibility of the design engineer to obtain all necessary State and Federal permits required for site development before a grading permit is issued by the City of Monroe. A copy of all approvals must be received by the plan reviewer before a grading permit is issued.
 28. Prior to street dedication and acceptance, complete as-built drawings of the streets including test reports and pertinent check-off lists shall be received by this office and shall include a minimum those items outlined on Form 07.13.
 29. Landscape areas within cul-de-sacs that are irrigated shall have underdrain systems installed and connected to the nearest drainage system.
- FROM THE ENERGY SERVICES DEPARTMENT:**
30. A 10-foot G.P.U.E shall be provided along the eastern right-of-way of Poplin Road for a possible natural gas main.
 31. Existing power line locations shall be shown on the revised site plan in order to determine which lots the City of Monroe will serve with electric.
 32. A 10-foot G.P.U.E shall be provided along all public streets.
- FROM THE WATER RESOURCES DEPARTMENT:**
- Overview: The proposed annexation area lies outside of the City's Land Development Plan and Sewer Master Plan, therefore no plans are in place to serve this area. Additionally, downstream sewer capacity currently does not exist to serve this area. The City is initiating a \$3.2 million capital improvement project to upgrade capacity in the Stewart Creek basin that may make service feasible to the proposed area. The estimated completion date of this project is August 2009. However, due to the complexity of the project there is no guarantee or assurance of when capacity will be available. The property owner/developer must understand and agree that the City will not be responsible in any way for the delay in available sewer capacity related to environmental, financial, property/condemnation, or technical, issues, or for any other reason.
- Once the sewer capacity upgrades are made to the Stewart Creek basin, the following comments will apply:
- General: All facilities (on site and off site) shall be installed pursuant to Water Resources Department requirements, standards, and specifications. The cost of all water and sewer improvements, easements, condemnations (if any), engineering, etc. will be at the developers expense. A deed restriction shall be placed on the site to confirm the feasibility of sewer service.
- Sewer: Sewer service may be available to the site via a sewer pump station being installed in the Glendalough development. City staff is working with Glendalough to size the pump station to possibly serve surrounding properties that drain by gravity to the pump station, and execution of a development agreement may be required to share prorated costs of the pump station and force main. Planned sewer capacity is based on a density of 2 units per acre and densities exceeding this will not allow verification of downstream capacity.
- Water: Water service can be provided via a water main extension from the intersection of Seacrest Shortcut and Willis Long, looped and connected to the water main being planned to serve Glendalough, at the intersection of Poplin and Unionville/Indian Trail Roads, and extended north to the subdivision. This water main loop is required to provide acceptable fire flow coverage and service reliability. The developer is encouraged to coordinate with the Piedmont Land Development project to share the cost of the water main extension.



LINE	BEARING	DISTANCE
L1	S06°36'45"E	139.94'
L2	S07°31'14"W	41.04'
L3	S45°52'46"W	93.82'
L4	S81°14'57"W	94.11'
L5	N33°20'24"W	78.08'
L6	N65°18'29"W	130.10'
L7	S19°48'06"W	203.02'
L8	S39°31'49"E	127.51'
L9	S27°50'55"W	123.50'
L10	S83°58'02"W	155.99'
L11	S42°11'19"W	93.00'
L12	S55°03'41"E	264.00'
L13	S10°48'41"E	130.00'
L14	S66°11'19"W	100.00'
L15	S88°41'19"W	294.00'
L16	N71°48'41"W	230.00'

TAX PARCEL NUMBER:	08-267-002F
CURRENT OWNER:	CORINTHIAN DEVELOPMENT, LLC
SITE ACREAGE:	52.03 AC
CURRENT ZONING:	RA-40
PROPOSED DEVELOPMENT:	OPTION D (SMART GROWTH)
ALLOWABLE DENSITY:	3.25 DU/AC
PROPOSED DENSITY:	2.17 DU/AC
TOTAL UNITS:	113
LOT DIMENSIONS:	60' X 160' (APPROX.)
LOT AREA:	9,600 SF (APPROX.)
SETBACK:	30'
REAR YARD:	45'
SIDE YARD:	5'
SIDE YARD AT CORNERS:	10'
REQ. HEATED FLOOR AREA:	1,600 MIN./1,800 AVG.
REQUIRED OPEN SPACE:	12.5% (6.50 AC)
PROVIDED OPEN SPACE:	35.2% (18.31 AC)
-COS IN FLOOD PLAIN:	14.79 AC
-COS OUTSIDE FLOOD PLAIN:	3.52 AC

DEVELOPMENT SUMMARY

Mc² ENGINEERING

MC² ENGINEERING, INC.
2110 BEN CRAIG DRIVE
SUITE 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

POPLIN SUBDIVISION

DEVELOPED BY:
CORINTHIAN DEVELOPMENT LTD

PO BOX 990
DENVER, NC 28037
P: 704.528.7707

REVISIONS	
1	11/16/06 REZONING COMMENTS
2	01/04/07 REZONING COMMENTS

CAD FILE:	2006-005 REZN.DWG
PROJECT NO.:	2006-005
DESIGNED BY:	JDM
DATE:	JUNE 18, 2006

RZ1.0