

| SITE AND DEVELOPMENT DATA | |
|----------------------------------|--|
| JURISDICTION | CITY OF MONROE |
| TAX PARCEL(S) | 09121002A & 09121004 (PORTION) |
| DEED BOOK AND PAGE: | BK 5459, PG 795 |
| SITE ADDRESS: | 0 HWY 74 |
| ZONING | CONDITIONAL DISTRICT |
| PROPOSED ZONING | CONDITIONAL DISTRICT "WILLOUGHBY PARK" |
| TOTAL AREA | ± 25.67 ACRES |
| LOTS | 60' |
| TOTAL LOTS | 74 LOTS |
| DENSITY | 2.88 UNITS/ACRE |
| AREA IN LOTS | 13.92 ACRES |
| OPEN SPACE AREA PROVIDED | 7.83 ACRES (30.5% OPEN SPACE) |
| SETBACKS IN CONDITIONAL DISTRICT | |
| MINIMUM FRONT SETBACK | 20' |
| MINIMUM CORNER/SIDE SETBACK | 5' |
| MINIMUM REAR SETBACK | 10' |
| MINIMUM LOT SIZE | 6,500 SQ. FT. |
| MINIMUM LOT WIDTH | 60' |

EAGLE ENGINEERING

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

| NO. | DATE | BY | ISSUE |
|-----|------------|-----|--|
| 1 | 05-12-2021 | DAM | ADDRESSED CITY OF MONROE COMMENTS |
| 2 | 12-22-2021 | MCK | ADDED 3" TREES AND FIRE PIT PER CITY REQUEST |

**WILLOUGHBY PARK
MONROE, UNION CO., NC**

M/I HOMES OF CHARLOTTE
 5350 77 CENTER DR., STE 100
 CHARLOTTE, NC 28217

| DESIGNED BY | DRAWN BY | CHECKED BY | BLD |
|-------------|----------|------------|-----|
| AS SHOWN | DAM | | |

| DATE | DATE | DATE | DATE |
|------------|------------|------------|------------|
| 03/29/2021 | 03/29/2021 | 03/29/2021 | 03/29/2021 |

RZP-1

SITE DEVELOPMENT NOTES

- PROPOSED REZONING FROM GENERAL BUSINESS DISTRICT TO CONDITIONAL DISTRICT "WILLOUGHBY PARK".
- ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- 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.
- TREES WITHIN THE DEVELOPMENT THAT ARE 75' OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
- TREES WITHIN THE DEVELOPMENT THAT ARE 25' OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
- DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPER'S DISCRETION.
- SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
- FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE INTERIOR STREETS THROUGHOUT THE DEVELOPMENT.
- A TEN (10) FOOT WIDE MULTI-USE PATH WILL BE PROVIDED ALONG THE EXTERIOR OF THE PROJECT ALONG US HWY 74, EXACT LOCATION WILL BE COORDINATED WITH NCDOT.
- COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY ISSUED.
- THIS PORTION OF PARCEL 09-121-004 IS PROPOSED AS PART OF THE OVERALL WILLOUGHBY PARK REZONING FOR RIGHT OF WAY ACCESS AND ADDITIONAL OPEN SPACE. THE PORTION OF PARCEL 09-121-004 AS SHOWN ON THIS SITE PLAN WILL RETAIN THE GB USES ALLOWED. THEREFORE, IF THE PORTION OF THIS PROJECT DOES NOT GO THROUGH, THE CHURCH WILL STILL BE ABLE TO UTILIZE THEIR PROPERTY AS PRESENTLY ZONED.

SINGLE FAMILY HOMES

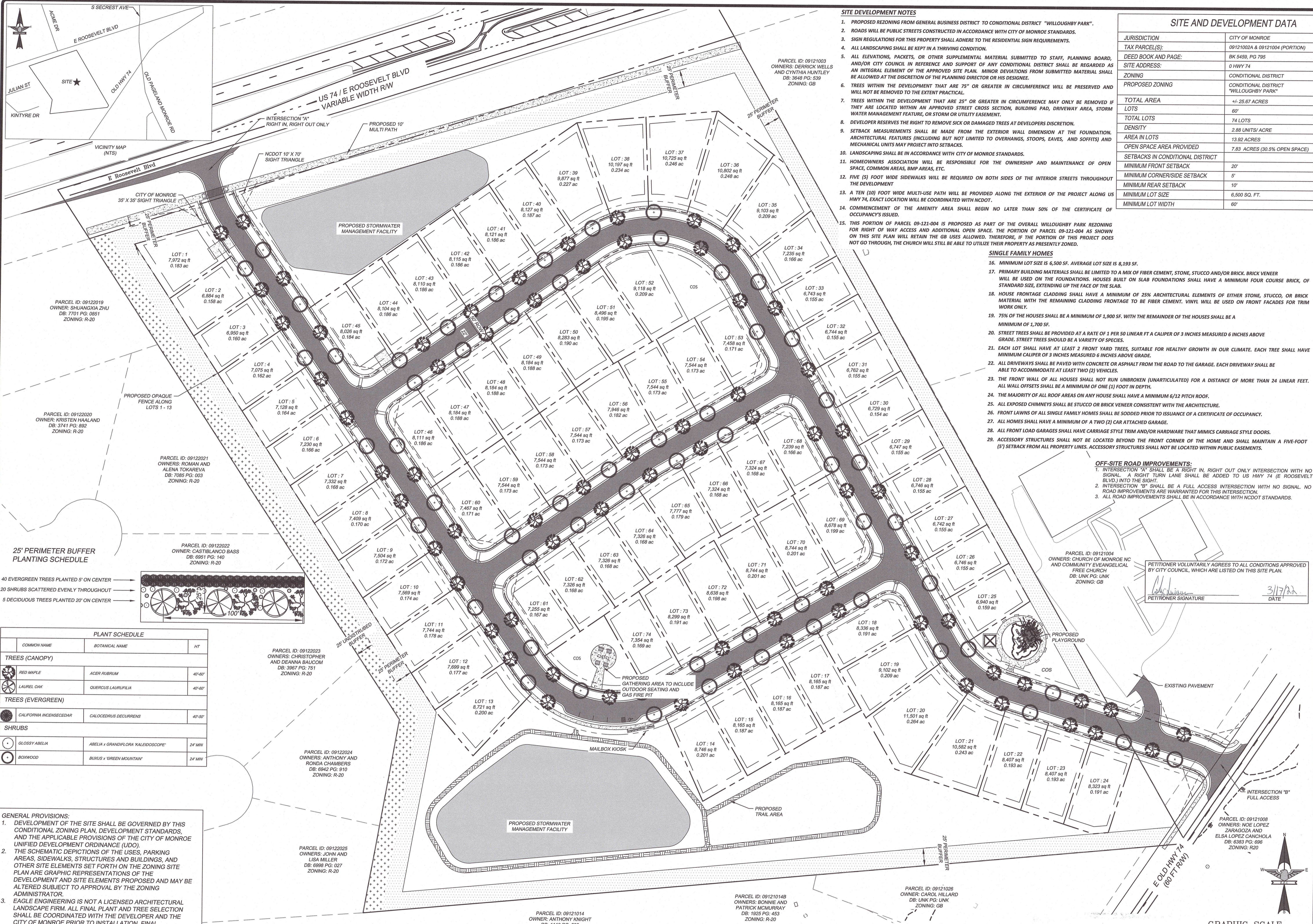
- MINIMUM LOT SIZE IS 6,500 SF. AVERAGE LOT SIZE IS 8,193 SF.
- PRIMARY BUILDING MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STUCCO AND/OR BRICK. BRICK VENEER WILL BE USED ON THE FOUNDATIONS. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
- HOUSE FRONTAGE CLADDING SHALL HAVE A MINIMUM OF 25% ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL WITH THE REMAINING CLADDING FRONTAGE TO BE FIBER CEMENT. VINYL WILL BE USED ON FRONT FACADES FOR TRIM WORK ONLY.
- 75% OF THE HOUSES SHALL BE A MINIMUM OF 1,900 SF. WITH THE REMAINDER OF THE HOUSES SHALL BE A MINIMUM OF 1,700 SF.
- STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER 50 LINEAR FT A CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
- EACH LOT SHALL HAVE AT LEAST 2 FRONT YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
- THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
- ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
- FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL HOMES SHALL HAVE A MINIMUM OF A TWO (2) CAR ATTACHED GARAGE.
- ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE TRIM AND/OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME AND SHALL MAINTAIN A FIVE-FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.

OFF-SITE ROAD IMPROVEMENTS:

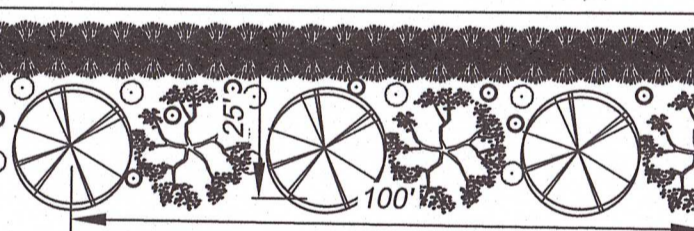
- INTERSECTION "A" SHALL BE A RIGHT IN, RIGHT OUT ONLY INTERSECTION WITH NO SIGNAL. A RIGHT TURN LANE SHALL BE ADDED TO US HWY 74 (E ROOSEVELT BLVD.) INTO THE SIGHT.
- INTERSECTION "B" SHALL BE A FULL ACCESS INTERSECTION WITH NO SIGNAL. NO ROAD IMPROVEMENTS ARE WARRANTED FOR THIS INTERSECTION.
- ALL ROAD IMPROVEMENTS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS.

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

PETITIONER SIGNATURE: *[Signature]* DATE: 3/17/22



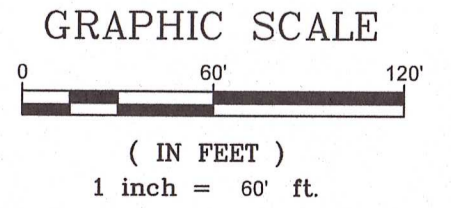
**25' PERIMETER BUFFER
PLANTING SCHEDULE**



| COMMON NAME | BOTANICAL NAME | HT |
|--------------------------|-------------------------------------|---------|
| TREES (CANOPY) | | |
| RED MAPLE | ACER RUBRUM | 40'-60' |
| LAUREL OAK | QUERCUS LAURIFOLIA | 40'-60' |
| TREES (EVERGREEN) | | |
| CALIFORNIA INCENSEDECAR | CALOCEDRUS DECURRENS | 40'-50' |
| SHRUBS | | |
| GLOSSY ABELIA | ABELIA x GRANDIFLORA 'KALEIDOSCOPE' | 24" MIN |
| BOXWOOD | BUXUS 'GREEN MOUNTAIN' | 24" MIN |

- GENERAL PROVISIONS:**
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
 - THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
 - EAGLE ENGINEERING IS NOT A LICENSED ARCHITECTURAL LANDSCAPE FIRM. ALL FINAL PLANT AND TREE SELECTION SHALL BE COORDINATED WITH THE DEVELOPER AND THE CITY OF MONROE PRIOR TO INSTALLATION. FINAL SELECTION OF SPECIES IS SUBJECT CITY OF MONROE APPROVAL AND ANY SPECIAL INSTALLATION REQUIRED SHALL BE BY OTHERS.
 - ZONING IS TO BE CHANGED FROM GB TO CONDITIONAL DISTRICT "WILLOUGHBY PARK"

APPROVED
by CC 3/8/22



PARCEL ID: 09122023
 OWNERS: CHRISTOPHER AND DEANNA BALUCO
 DB: 6851 PG: 140
 ZONING: R-20

PARCEL ID: 09122024
 OWNERS: ANTHONY AND RONDA CHAMBERS
 DB: 6842 PG: 810
 ZONING: R-20

PARCEL ID: 09122025
 OWNERS: JOHN AND LISA MILLER
 DB: 6888 PG: 027
 ZONING: R-20

PARCEL ID: 09121018
 OWNER: BEVERLY MULLEN
 DB: 1535 PG: 203
 ZONING: R-20

PARCEL ID: 09121014
 OWNER: ANTHONY KNIGHT
 DB: 1119 PG: 509
 ZONING: R-20

PARCEL ID: 09121014B
 OWNERS: BONNIE AND PATRICK MCMURRAY
 DB: 1925 PG: 453
 ZONING: R-20

PARCEL ID: 09121026
 OWNER: CAROL HILLARD
 DB: UNK PG: UNK
 ZONING: GB

