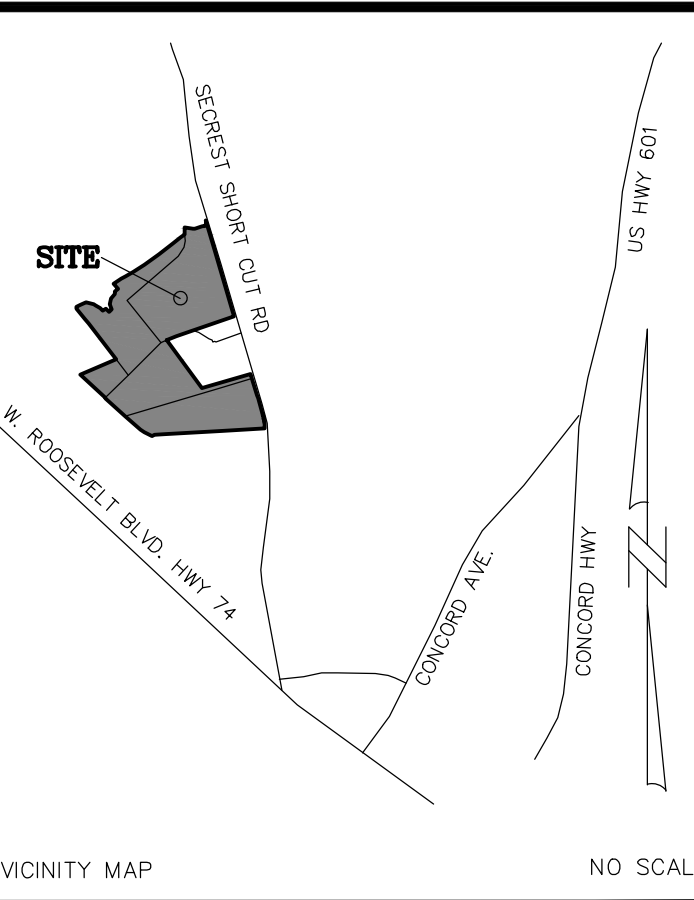


INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 5	CONDITIONAL REZONING PLAN - COVER	08/01/2018	10/26/2018
2 OF 5	CONDITIONAL REZONING PLAN - SITE PLAN	08/01/2018	10/26/2018
3 OF 5	CONDITIONAL REZONING PLAN - SITE PLAN	08/01/2018	10/26/2018
4 OF 5	CONDITIONAL REZONING PLAN - TREE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



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

I. 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 ON THE REZONING PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS A COMBINATION OF TAX PARCEL NUMBERS 0216085, 0216086, 0216082, 0216084 & 0216082.
- 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 INFORMATION PROVIDED BY "ALTANSPPS LAND TITLE SURVEY OF: JULIA R. BROOME & ANN P. RENEGAR PROPERTY BEING 27.850 ACRES TOTAL," "ALTANSPPS LAND TITLE SURVEY OF: GEORGE MARVIN COOK JR. PROPERTY BEING 38.884 ACRES TOTAL," "ALTANSPPS LAND TITLE SURVEY OF: GEORGE M. CROOK AND GEORGE M. CROOK JR. PROPERTY BEING 18.388 ACRES TOTAL," "ALTANSPPS LAND TITLE SURVEY OF: KENNETH E. AND EVELYN B. BROOME PROPERTY BEING 19.224 ACRES TOTAL," PREPARED BY ESP ASSOCIATES, INC., DATED 07/20/18 AND UNION COUNTY GIS DATA.

II. 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.

III. 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 NCDOT 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.

IV. 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, LANDING, FLARES, AND TRUNCATED DOMES. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.
- STREET SIGNS SHALL BE CONSISTENT WITH NCDOT DETAIL OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY NCDOT. 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. STATUTE 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 CORRECT AT THEIR COST. THE CITY RESERVES THE RIGHT TO RE-INSTALL ANY SIGN WITH A GALVANIZED POST UNTIL REPLACEMENT DECORATIVE POSTS (CAN BE INSTALLED BY THE HOMEOWNER'S ASSOCIATION).

V. 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 DOCUMENT PHASE.
- AMENITY AREA PROGRAM SHALL CONSIST OF A COMBINATION OF ANY OF THE FOLLOWING COMPONENTS: A PLAYGROUND AREA, ONE (1) PRINCIPAL PAVILION, A NEIGHBORHOOD PERMITS, A SPRINKLER PAD. SPECIFIC DESIGN DETAILS OF THE AMENITY AREA ARE TO BE DETERMINED AT THE CONSTRUCTION DOCUMENT PHASE. MAIL KIOSKS WILL ALSO BE LOCATED AT THE AMENITY AREA IN A LOCATION TO BE APPROVED BY THE USPS POSTMASTER.

VI. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CITY OF MONROE'S ADOPTED STORMWATER MANAGEMENT ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 37105436001. EFFECTIVE DATE OF STUDY 10/16/2008.
- STREAM/WETLAND INFORMATION BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY UNION COUNTY GIS DATA.

VII. LIGHTING

- PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURES SHALL BE INSTALLED THROUGHOUT THE SITE ALONG ALL INTERNAL ROADS. LIGHTING FIXTURES SHALL BE UNIFORM IN DESIGN. SPACING OF STREET LIGHTS TO BE COORDINATED WITH CITY OF MONROE ENGINEERING DEPARTMENT. CITY OF MONROE SHALL BE RESPONSIBLE FOR MONTHLY COSTS WHEN ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-FIVE (25) FEET.

VIII. HOUSING

- BUILDING ELEVATIONS 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.
- EACH HOME SHALL HAVE A MINIMUM OF TWO (2) CAR GARAGE. GARAGE DOORS SHALL INCLUDE CARRIAGE STYLE HARDWARE AND WINDOWS.
- EACH HOME SHALL HAVE A PAVED DRIVEWAY.
- THE FRONT FACADE OF THE HOMES, ON A PER ELEVATION BASIS SHALL CONSIST OF A COMBINATION OF BRICK, STONE, CONCRETE, FIBER CEMENT BOARD (I.E. HARDIPLANK), AND/OR CONCRETE FIBER CEMENT BOARD ACCENTS. SIDE AND REAR ELEVATIONS SHALL CONSIST OF CONCRETE FIBER CEMENT BOARD (I.E. HARDIPLANK). VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE SINGLE FAMILY DWELLING UNITS CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- HOMES BUILT ON SOFT FOUNDATIONS SHALL PROVIDE A MINIMUM OF FOUR (4) COURSES OF BRICK VENEER FOR THE FRONT OF THE HOME. BRICK VENEER SHALL NOT BE REQUIRED FOR THE SIDE OR REAR OF THE FOUNDATION.
- HOMES SHALL HAVE A MINIMUM OF 1,400 SF OF HEATED FLOOR AREA.
- THE MAIN ROOF AREA OF EACH HOME SHALL HAVE A MINIMUM 1/12 PITCH ROOF.
- WHERE PROVIDED, CHIMNEYS, SHALL BE STUCCO, BRICK, OR BE CONSISTENT WITH REQUIRED ARCHITECTURE.

IX. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE CONDITIONAL REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS IN THE ORDINANCE.

X. VESTED RIGHTS PROVISION

ONCE THIS CONDITIONAL REZONING PETITION IS APPROVED BY THE CITY OF MONROE, THEN THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED, COMMENCING UPON APPROVAL OF THIS CONDITIONAL REZONING PETITION BY THE MONROE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.

XI. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS CONDITIONAL REZONING PETITION IS APPROVED, CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS SHALL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	REVISION	BY	REASON
1	08/14/2018	REVISED PER TRC COMMENTS DATED 08/14/2018	KRM	
2	09/26/18	REVISED PER STAFF COMMENTS	MM	
3	10/27/18	REVISED PER STAFF COMMENTS DATED 10/20/2018	MM	
4	10/26/18	REVISED PER STAFF COMMENTS DATED 10/24/18	MM	

CONDITIONAL REZONING - COVER

VERONICA SPRINGS - CONDITIONAL DISTRICT

MONROE, NORTH CAROLINA

LENNAR CAROLINAS, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	KRM
DRAWN BY:	KRM
PROJECT NUMBER:	FU13.100
ORIGINAL DATE:	08/01/2018
SHEET:	1 OF 5

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: 20'
REAR SETBACK: 10'

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.

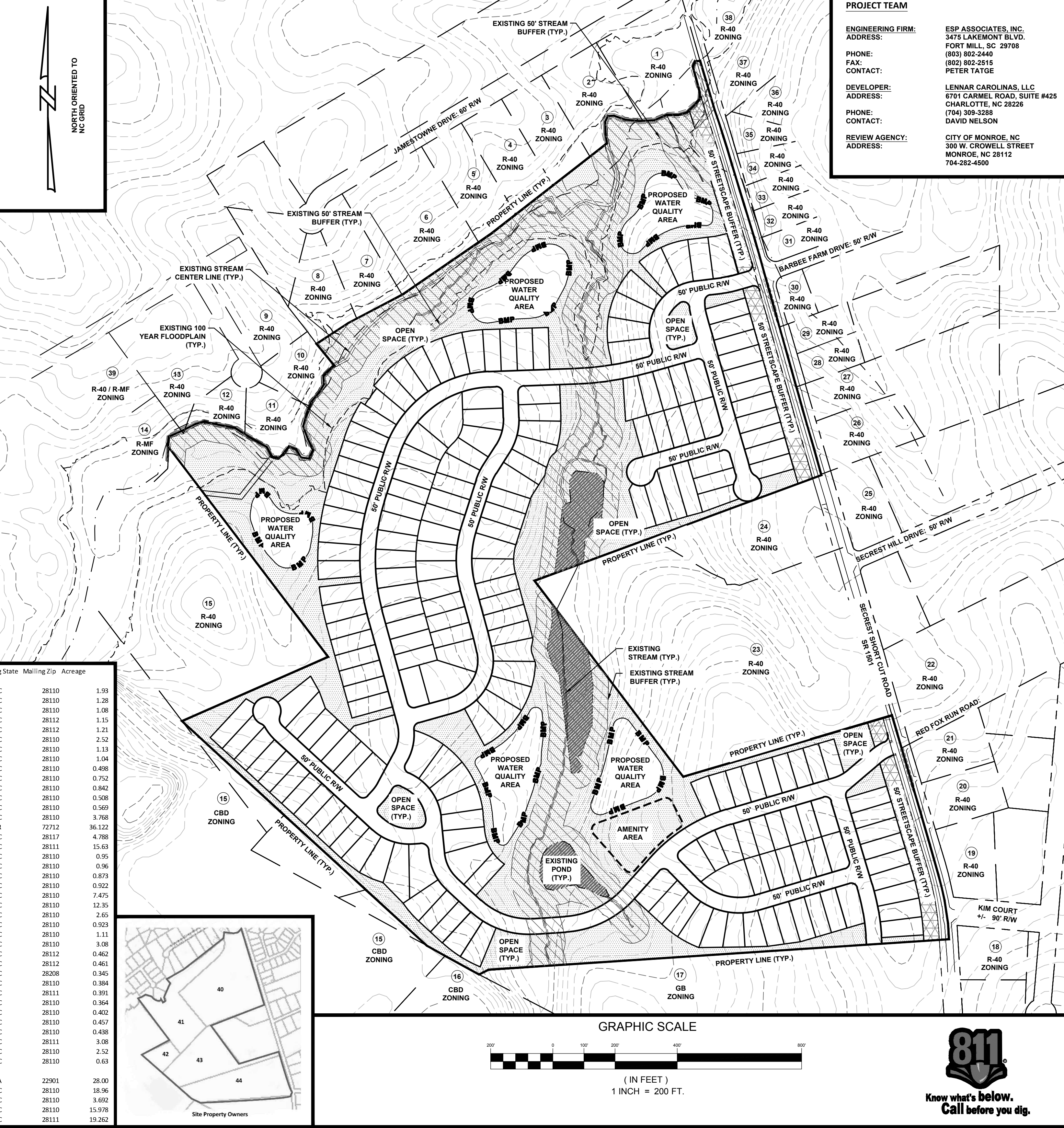
SECREST SHORTCUT ROAD AND RED FOX RUN ROAD / SITE DRIVE 1

- 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.

Map Key	PIN	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip	Acreage
1	09259003D	LEGURSKY CARL & WIFE JANET	2925 SECREST SHORT CUT RD	MONROE	NC	28110	1.93
2	09259003B	STEELE SHARON ANN SHIRLEY	1213 JAMESTOWNE DR	MONROE	NC	28110	1.28
3	09259003C	GILLETTE WILLIAM D & WIFE AMY FLOYD	1115 JAMESTOWNE DR	MONROE	NC	28110	1.08
4	09259003M	GRIFFIN JANIS SHIRLEY	106 N WESTOVER DR	MONROE	NC	28112	1.15
5	09259003N	GRIFFIN JANIS SHIRLEY	106 N WESTOVER DR	MONROE	NC	28112	1.21
6	09259003H	STEELE SHARON ANN	1213 JAMESTOWNE DR	MONROE	NC	28110	2.52
7	09259002G	DICKIE JANS MARIE SHIRLEY	1054 N WESTOVER DR	MONROE	NC	28110	1.13
8	09259003F	STEELE SHARON S	1213 JAMESTOWNE DR	MONROE	NC	28110	1.04
9	09259071	HUNT JOHN M & WIFE CAROLYN H	2504 KNIGHTS CT	MONROE	NC	28110	0.498
10	09259072	JACKSON DWIGHT A & YVONNE D	2502 KNIGHTS CT	MONROE	NC	28110	0.752
11	09259073	STEGALL DANNY M & CAROLYN S	2500 KNIGHTS CT	MONROE	NC	28110	0.842
12	09259074	PLYLER CLYDE SCORDON III	2501 KNIGHTS CT	MONROE	NC	28110	0.508
13	09259075	PATEL NITESHKUMAR & TEAL	2509 KNIGHTS CT	MONROE	NC	28110	1.13
14	09259076B	FOXMOOR HOMEOWNERS ASSOCIATION INC	2537 ROUNDTABLE DR	MONROE	NC	28110	3.768
15	09259125	WAL-MART REAL ESTATE BUSINESS TRUST	PO BOX 8050	ENTONVILLE	AR	72712	36.122
16	09216077A	LOWE'S HOME CENTERS INC	1000 LOWES BLVD	MOOREVILLE	NC	28117	4.788
17	09216082	2517 55 LLC	PO BOX 748	MONROE	NC	28111	15.63
18	09216090	PAREDES RAUL A	2576 SECREST SHORTCUT RD	MONROE	NC	28110	0.95
19	09216089	CUTHBERTSON DOROTHY ANN	2600 SECREST SHORTCUT RD	MONROE	NC	28110	0.96
20	09216058	GLASSER NATHANIEL CHRISTIAN	5209 SWEDISH HVY LN	MONROE	NC	28110	0.873
21	09216057	WHITLOW PHILLIP A	2612 SECREST SHORT CUT RD	MONROE	NC	28110	0.922
22	09216039A	COVENANT BAPTIST CHURCH	709 FOWLER RD	MONROE	NC	28110	7.475
23	09216087	CORNERSTONE COMMUNITY	2707 SECREST SHORTCUT RD	MONROE	NC	28110	12.35
24	09216087A	ANDERSON JERRY & MELISSA ANDERSON	2721 SECREST SHORTCUT RD	MONROE	NC	28110	2.65
25	09216104	MAKLOW JAMES F	908 SECREST HILL DR	MONROE	NC	28110	0.923
26	09216103	GRATI VICTOR	2806 SECREST SHORTCUT RD	MONROE	NC	28110	1.11
27	09216093C	PLYLER COMMERCIAL INVESTMENTS LLC	2148 SKYWAY DR	MONROE	NC	28110	3.08
28	09216001F	ZELAYA OSCAR SR	2814 SECREST SHORTCUT RD	MONROE	NC	28112	0.462
29	09216001E	ZELAYA OSCAR SR	2814 SECREST SHORTCUT RD	MONROE	NC	28112	0.461
30	09216105	ESDILLE SIMONE E	2107 SLOAN DR	CHARLOTTE	NC	28208	0.345
31	09216147	FRIDJ JENNIFER M	2901 BARBEE FARMS CT	MONROE	NC	28110	0.384
32	09216146	SMALES JOSHUA LEWIS	2905 BARBEE CT	MONROE	NC	28111	0.391
33	09216145	BONENBERGER JASON T & DANA L BONENBER	2909 BARBEE CT	MONROE	NC	28110	0.364
34	09216144	LEBRETON JOSEPH D JR	2913 BARBEE CT	MONROE	NC	28110	0.402
35	09216143	DE BARROS DALVA SOARES	2917 BARBEE CT	MONROE	NC	28110	0.457
36	09216142	HOLMES SUE H	2921 BARBEE CT	MONROE	NC	28110	0.438
37	09216001B	BARBEE FREDIA	P O BOX 1782	MONROE	NC	28111	3.08
38	09213002A	WILSON TRAVIS WAYNE	3004 SECREST SHORTCUT RD	MONROE	NC	28110	2.52
39	09259096	WILSON BRIAN & MELUNDA	2522 KINGS ARTHUR DR	MONROE	NC	28110	0.63
Property Owners							
40	09216002	BROOME JULIA R & ANN P RENEGAR &	1460 OLD BALLARD RD	CHARLOTTEVILLE	VA	22901	28.00
41	09259002	CROOK GEORGE MARVIN JR	2703 SECREST SHORTCUT RD	MONROE	NC	28110	18.96
42	09216086	CROOK GEORGE MARVIN JR	2703 SECREST SHORT CUT RD	MONROE	NC	28110	3.692
43	09216085	CROOK GEORGE MARVIN JR	2703 SECREST SHORT CUT RD	MONROE	NC	28110	15.978
44	09216084	BROOME KENNETH E & EVELYN B	P O BOX 668	MONROE	NC	28111	19.262



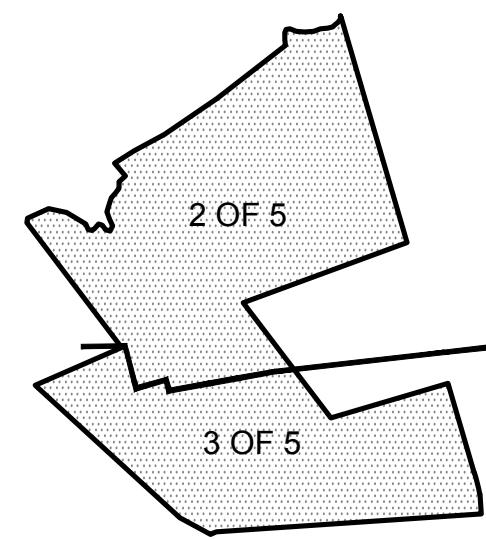
PROJECT TEAM

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD FORT MILL, SC 29708
PHONE: (803) 802-2440
FAX: (802) 802-2515
CONTACT: PETER TATGE

DEVELOPER: LENNAR CAROLINAS, LLC
ADDRESS: 6701 CARMEL ROAD, SUITE #425 CHARLOTTE, NC 28226
PHONE: (704) 309-3288
CONTACT: DAVID NELSON

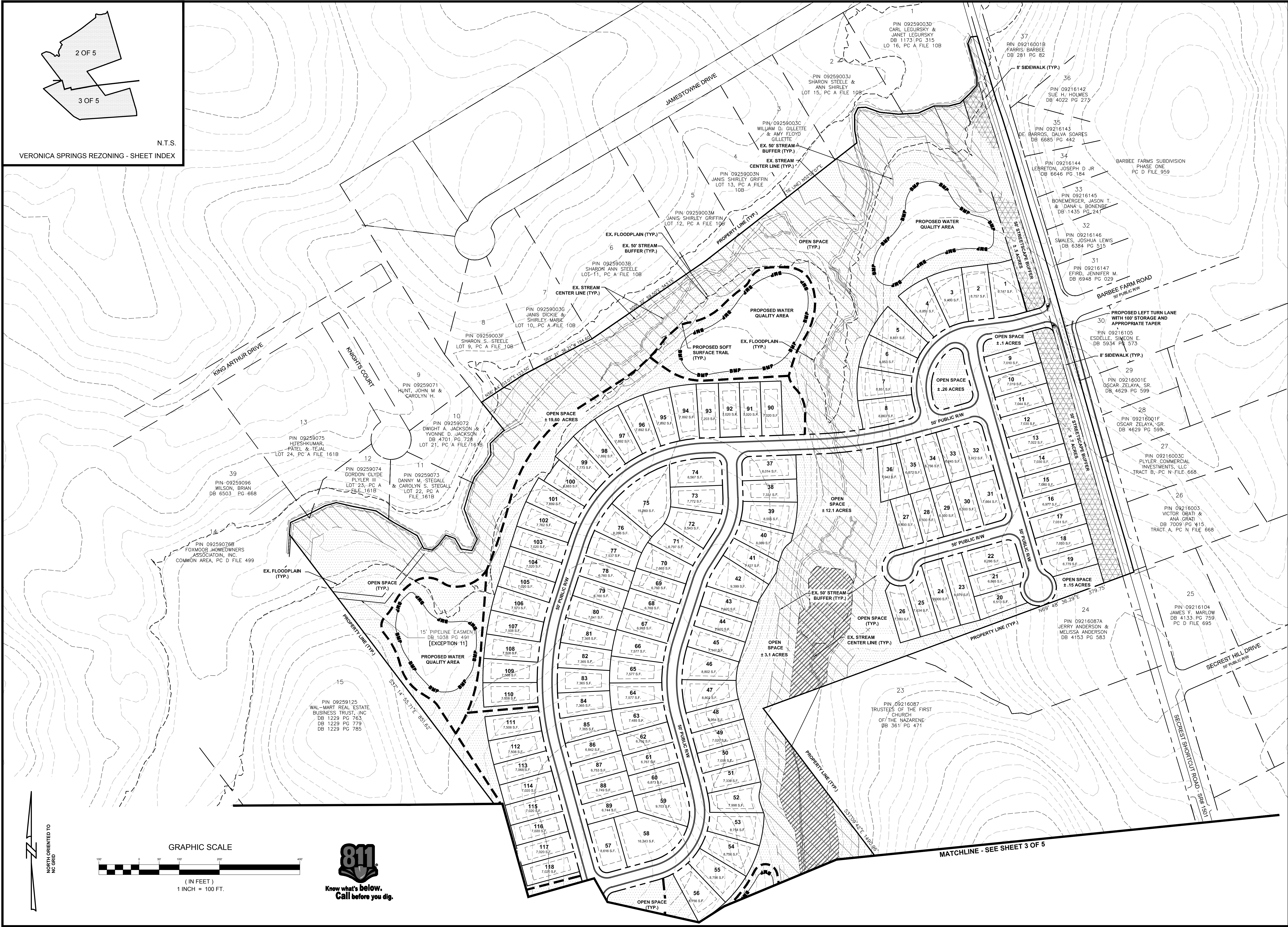
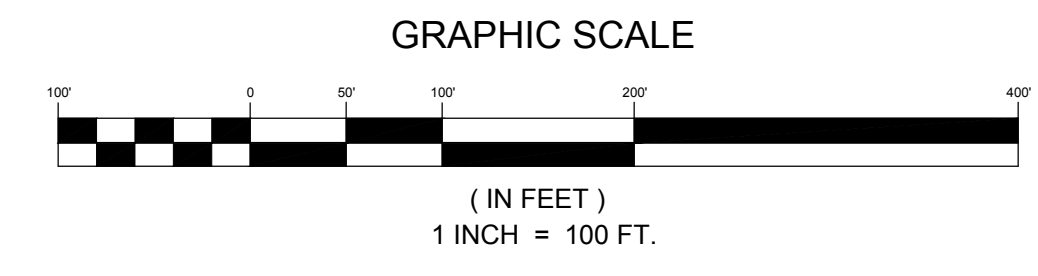
REVIEW AGENCY: CITY OF MONROE, NC
ADDRESS: 300 W. CROWELL STREET MONROE, NC 28112
PHONE: 704-282-4500

U:\2017 Projects (FU13) Secret Short Cut Road (Lennar)\Submittal\Submittal\DWG\Sheet\FU13-CD-004.dwg COVER SHEET.mxd



N.T.S.
VERONICA SPRINGS REZONING - SHEET INDEX

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PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	REVISOR
1	08/14/2018	REVISED PER TRC COMMENTS DATED 08/14/2018	

CONDITIONAL REZONING PLAN -
SITE PLAN

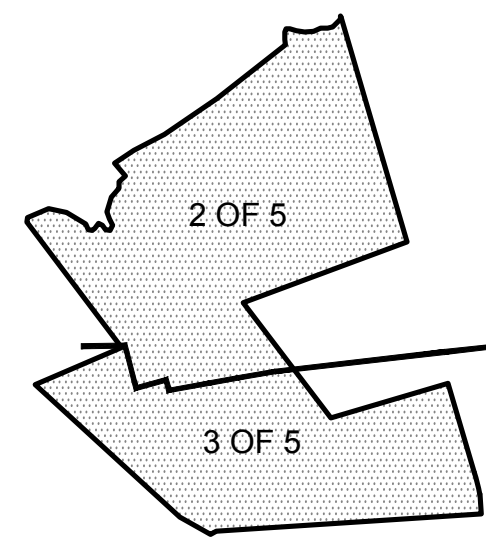
VERONICA SPRINGS - CONDITIONAL DISTRICT

LENNAR CAROLINAS, LLC

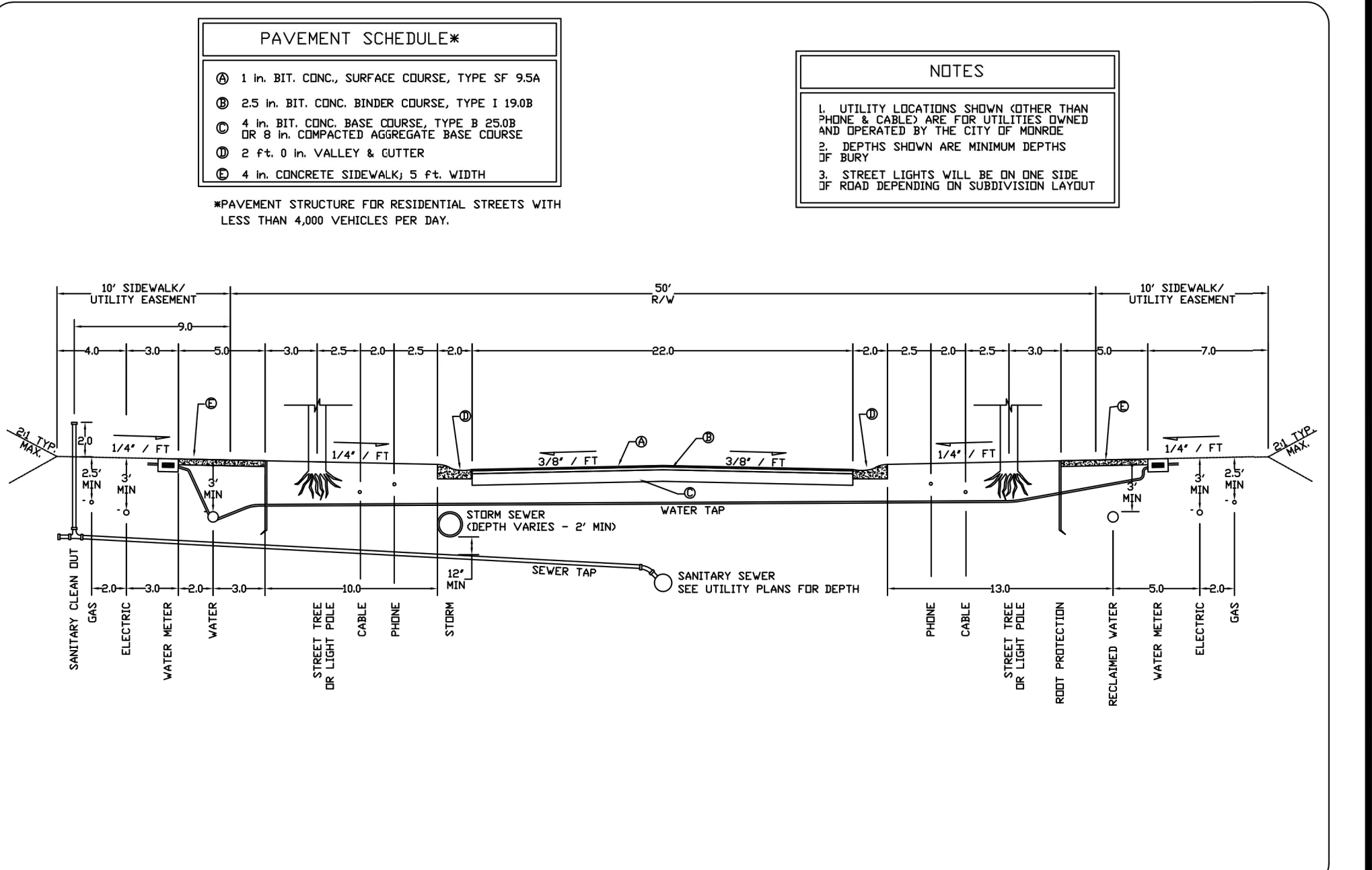
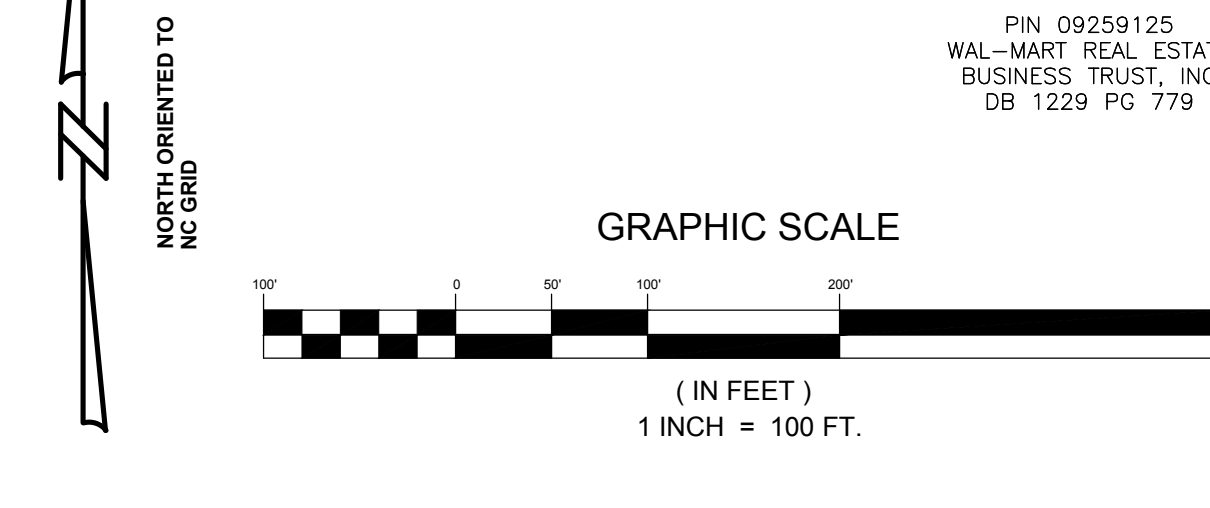
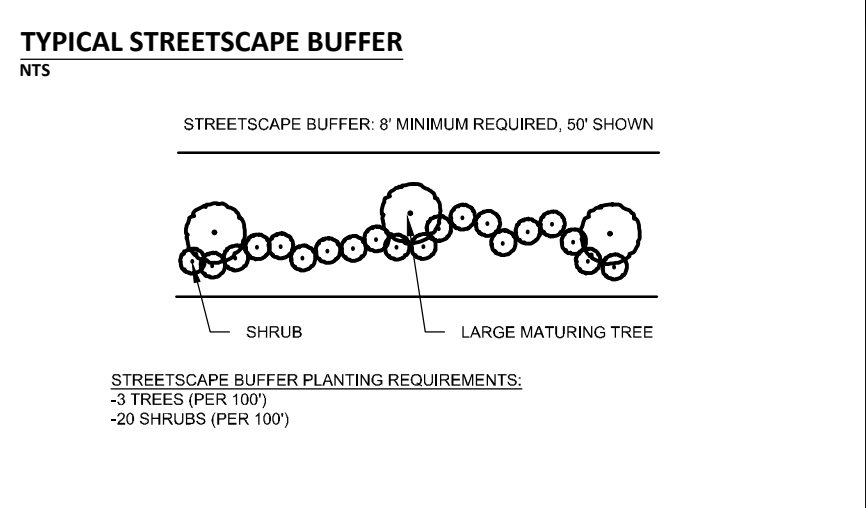
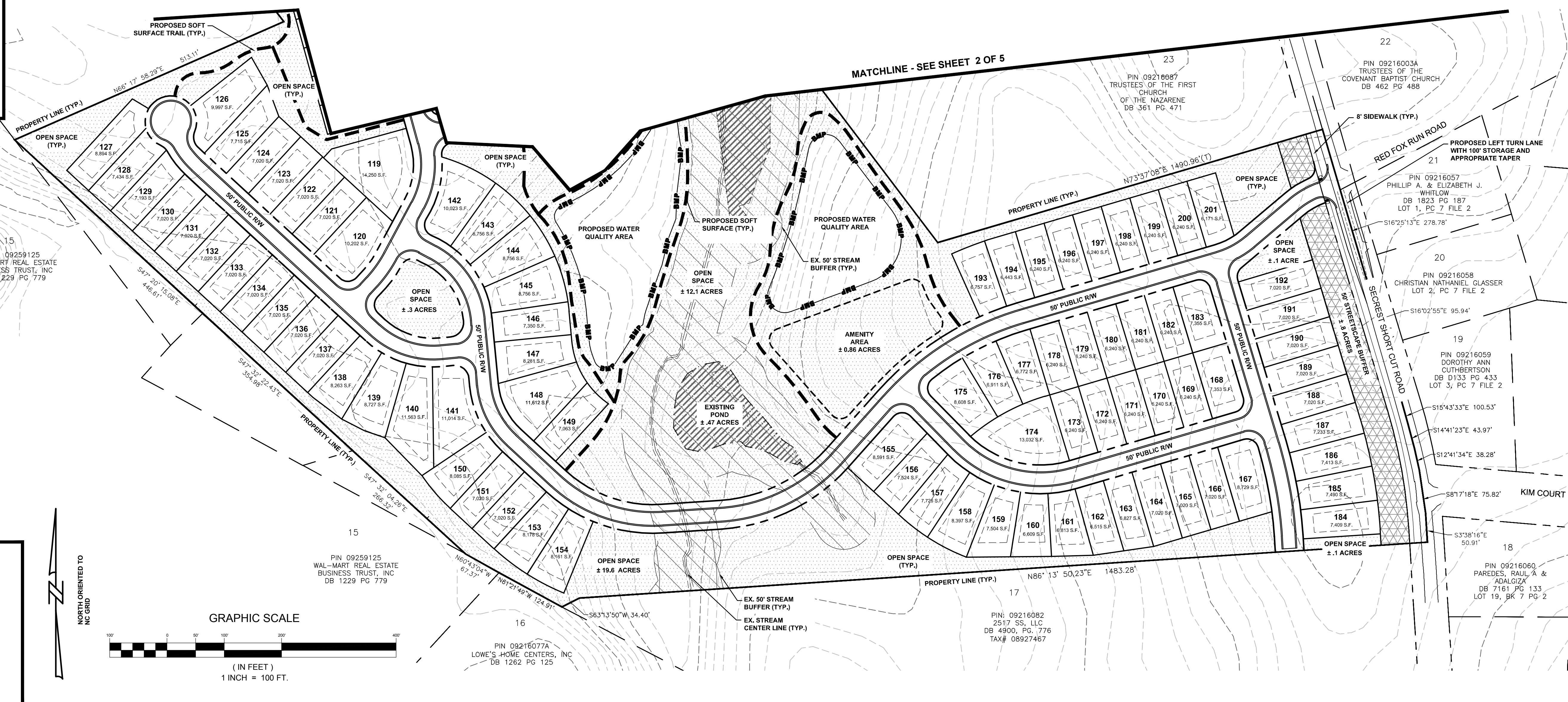
PROJECT INFORMATION

PROJECT MANAGER:	PT
DESIGNED BY:	KRM
DRAWN BY:	KRM
PROJECT NUMBER:	FU13.100
ORIGINAL DATE:	08/01/2018

2 OF 5



N.T.S.
VERONICA SPRINGS REZONING - SHEET INDEX



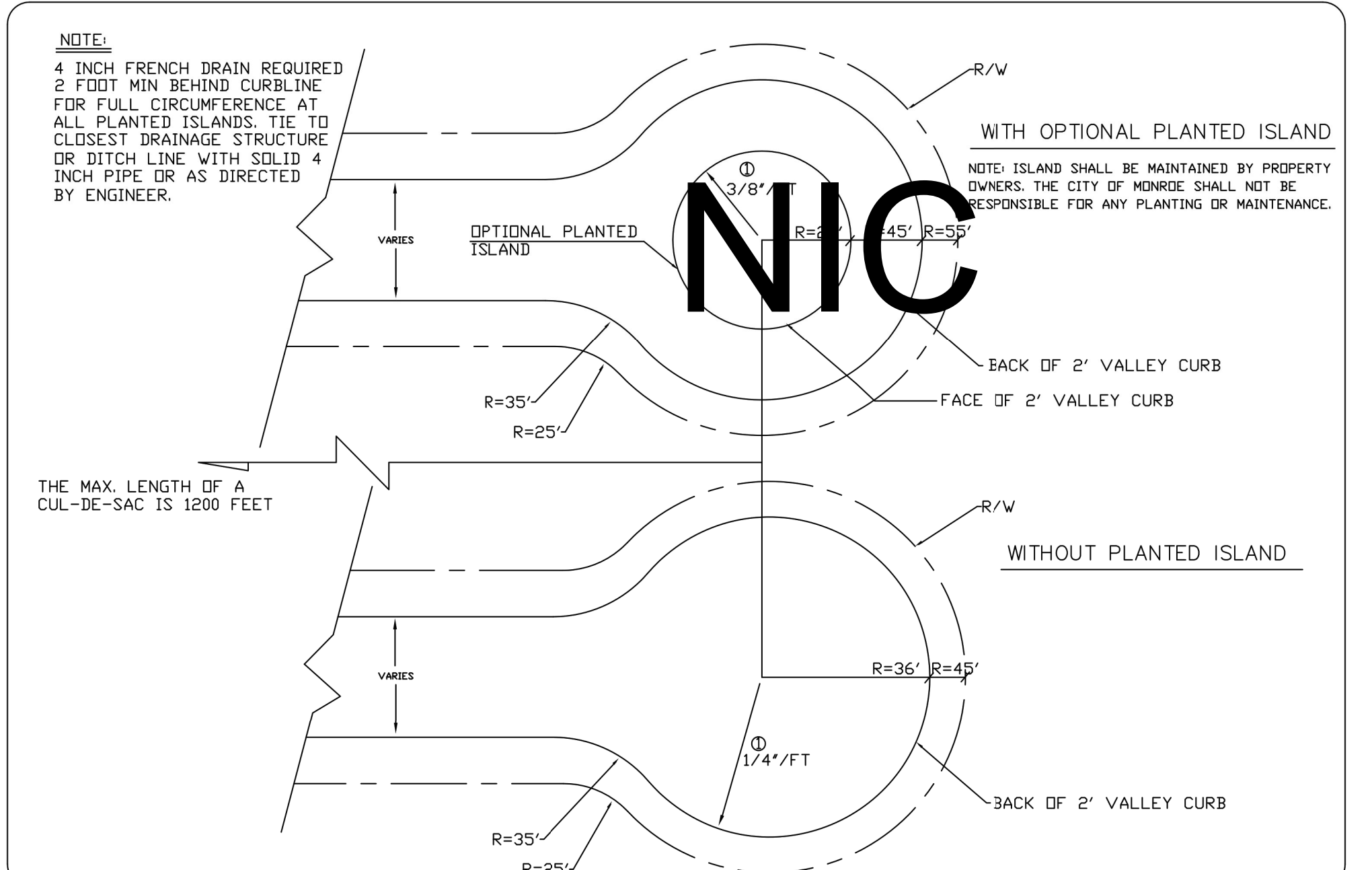
RESIDENTIAL STREET WITH STREET TREES FOR 50' R/W
(1 of 2)

CITY OF MONROE
UNION COUNTY NORTH CAROLINA

PREPARED BY:
ENGINEERING DEPARTMENT

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CHECKED BY: JNL SCALE: N.T.S.

DETAIL 02.01.03A



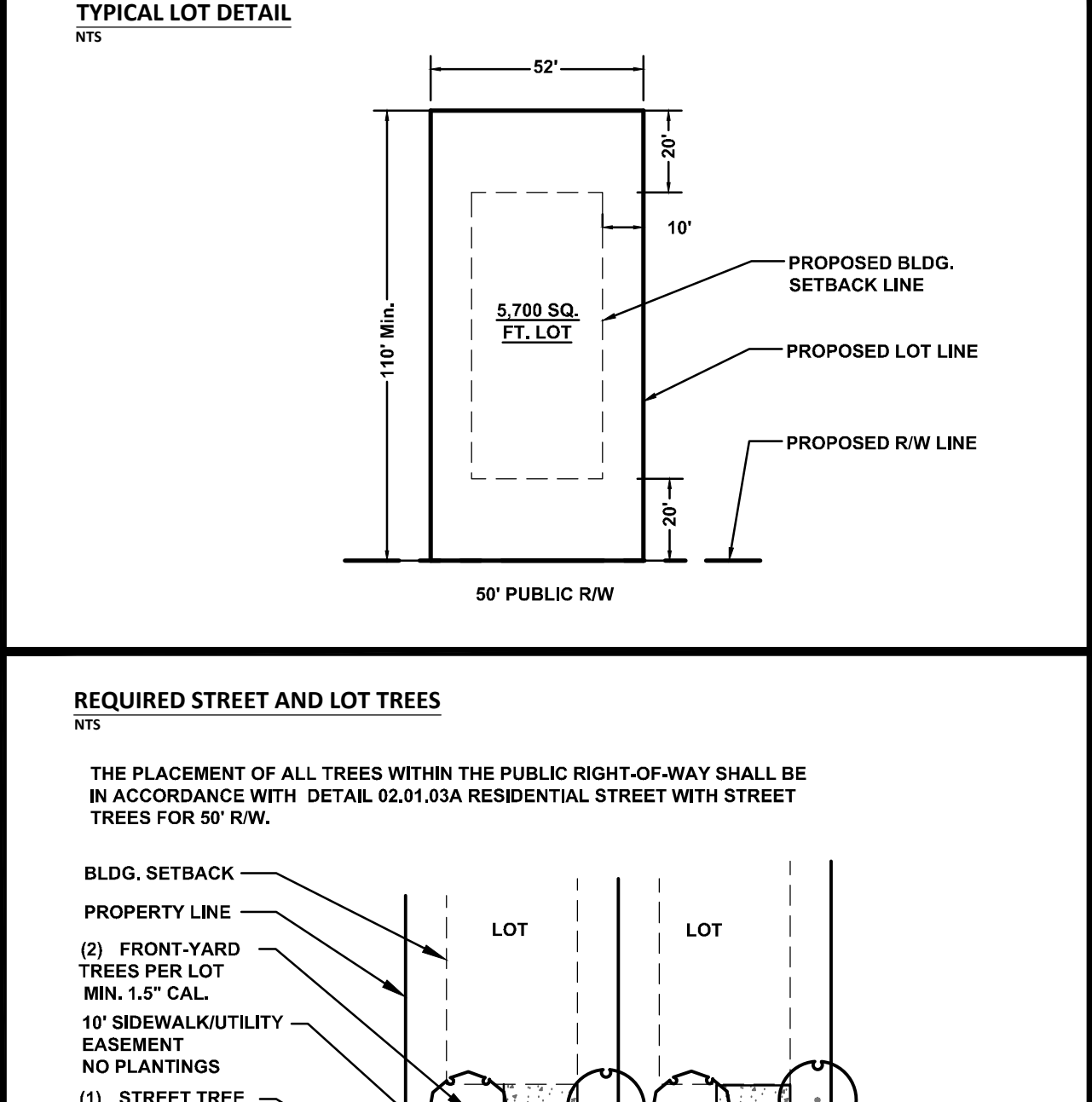
RESIDENTIAL CUL-DE-SAC

CITY OF MONROE
UNION COUNTY NORTH CAROLINA

PREPARED BY:
ENGINEERING DEPARTMENT

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CHECKED BY: JNL SCALE: N.T.S.

DETAIL 02.01.08



RESIDENTIAL STREET WITH STREET TREES FOR 50' R/W
(1 of 2)

CITY OF MONROE
UNION COUNTY NORTH CAROLINA

PREPARED BY:
ENGINEERING DEPARTMENT

FILE: I:\Maps-Details\Detail Manual\Details
DRAWN BY: JAM DATE: 08-07-01
CHECKED BY: JNL SCALE: N.T.S.

DETAIL 02.01.08

ESP ASSOCIATES, INC.
P.O. Box 2030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-9440 (NC)
803-582-2440 (SC)
www.espassociates.com

ESP

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1	08/14/2018	REVISED PER TRC COMMENTS DATED 08/14/2018

PROJECT INFORMATION

PROJECT MANAGER: PT
DESIGNED BY: KRM
DRAWN BY: KRM
PROJECT NUMBER: FU13.100
ORIGINAL DATE: 08/01/2018
SHEET: 3 OF 5

CONDITIONAL REZONING PLAN - SITE PLAN

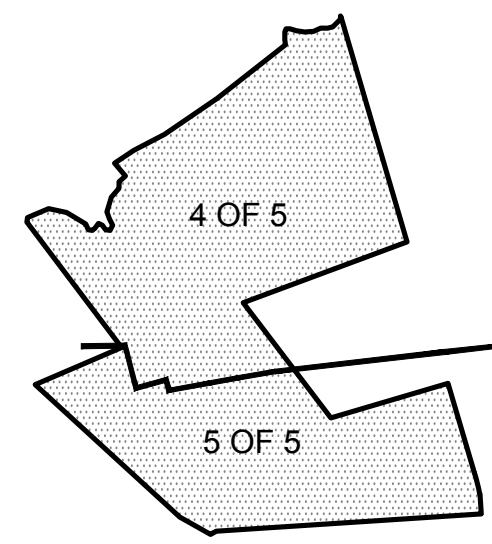
VERONICA SPRINGS - CONDITIONAL DISTRICT

LENNAR CAROLINAS, LLC

MONROE, NORTH CAROLINA



U:\2017 Projects (FU13-Street) Sheet CUL Road (Lennar)\Submittal\Working Drawing\2018-10-22_CD Rezoning-4th Submittal\DWG\Sheet\FU13-SITE.dwg, SHEET 3 OF 5, mmpjdr



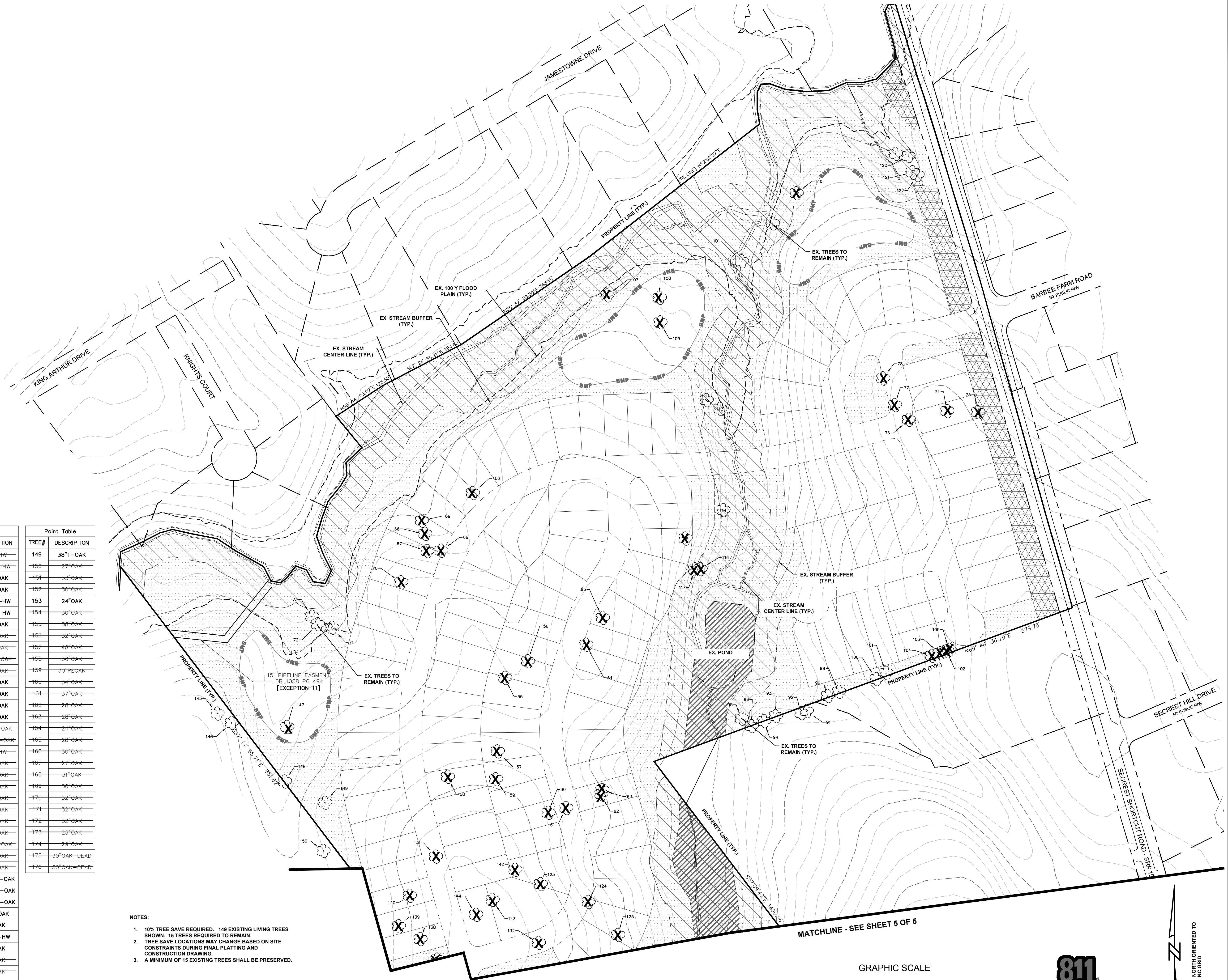
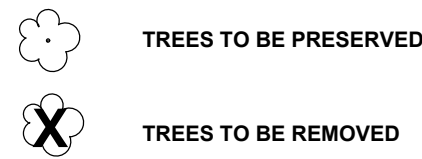
N.T.S.
VERONICA SPRINGS REZONING - SHEET INDEX

EXISTING TREES (BOLD TO REMAIN)

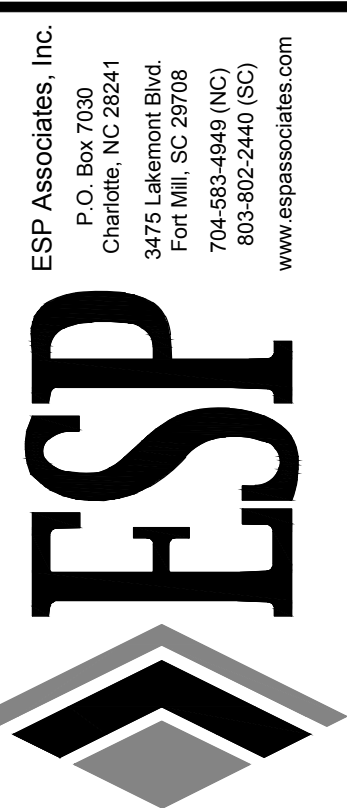
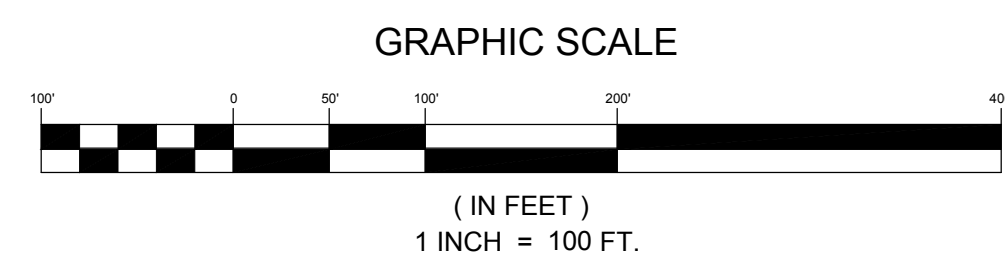
Point Table	Point Table	Point Table	Point Table
TREE#	DESCRIPTION	TREE#	DESCRIPTION
1	36"HW	42	31"HW
2	25"OAK	55	25"OAK
3	35"OAK	56	25"OAK
4	29"OAK	57	35"OAK
5	36"OAK	58	29"OAK
6	25"OAK	59	25"OAK
7	28"OAK	60	25"OAK
8	26"OAK	61	31"OAK
9	25"OAK	62	25"OAK
10	28"OAK	63	25"OAK
11	27"OAK	64	25"OAK
12	25"OAK	65	25"OAK
13	35"OAK	66	31"OAK
14	26"OAK	67	31"OAK
15	41"OAK	68	39"OAK
16	28"OAK	69	37"OAK
17	25"OAK	70	25"OAK
18	26"OAK	71	25"OAK
19	25"OAK	72	25"OAK
20	32"OAK	73	25"OAK
21	25"OAK	74	30"OAK
22	31"OAK	75	28"OAK
23	30"OAK	76	40"OAK
24	29"OAK	77	38"OAK
25	29"OAK	78	28"OAK
26	26"OAK	79	50"OAK
27	25"OAK	80	36"OAK
28	29"OAK	81	36"OAK
29	25"OAK	82	29"OAK
30	31"OAK	83	36"OAK
31	29"OAK	84	26"OAK
32	35"OAK	85	30"OAK
33	29"OAK	86	35"OAK
34	31"OAK	87	25"OAK
35	36"OAK	88	33"OAK
36	31"OAK	89	30"OAK
37	26"OAK	90	28"OAK
38	28"OAK	91	28"OAK
39	25"OAK	92	29"OAK
40	25"OAK	93	36"OAK
41	26"OAK	94	27"OAK
		95	26"OAK
		96	30"OAK
		97	35"OAK
		98	36"OAK
		99	35"OAK
		100	25"OAK
		101	33"OAK
		102	30"OAK
		103	28"OAK
		104	33"OAK
		105	28"OAK
		106	28"OAK
		107	28"OAK
		108	25"OAK
		109	29"OAK
		110	34"OAK
		111	34"OAK
		112	25"OAK
		113	25"OAK
		114	25"OAK
		115	36"OAK
		116	31"OAK
		117	41"OAK
		118	29"OAK
		119	29"OAK
		120	25"OAK
		121	32"OAK
		122	34"OAK
		123	43"OAK
		124	41"OAK
		125	30"OAK
		126	35"OAK
		127	28"OAK
		128	32"OAK
		129	29"OAK
		130	29"OAK
		131	36"OAK
		132	30"OAK
		133	42"OAK
		134	28"OAK
		135	24"OAK
		136	41"OAK
		137	36"OAK
		138	35"OAK
		139	35"OAK
		140	36"OAK
		141	36"OAK
		142	33"OAK
		143	28"OAK
		144	33"OAK
		145	28"OAK
		146	OAK
		147	34"OAK
		148	32"OAK
		149	38"OAK
		150	27"OAK
		151	33"OAK
		152	30"OAK
		153	24"OAK
		154	30"OAK
		155	38"OAK
		156	32"OAK
		157	48"OAK
		158	30"OAK
		159	30"OAK
		160	34"OAK
		161	37"OAK
		162	28"OAK
		163	28"OAK
		164	24"OAK
		165	28"OAK
		166	30"OAK
		167	27"OAK
		168	31"OAK
		169	30"OAK
		170	32"OAK
		171	32"OAK
		172	32"OAK
		173	25"OAK
		174	29"OAK
		175	30"OAK-DEAD
		176	30"OAK-DEAD

NOTES:

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



MATCHLINE - SEE SHEET 5 OF 5



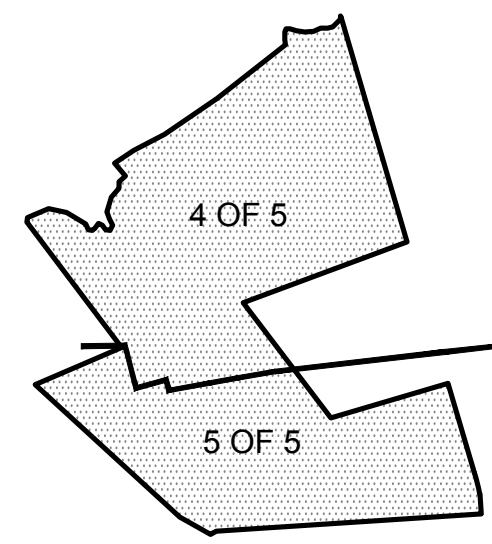
PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION
1	08/14/2018	REVISED PER TRC COMMENTS DATED 08/14/2018

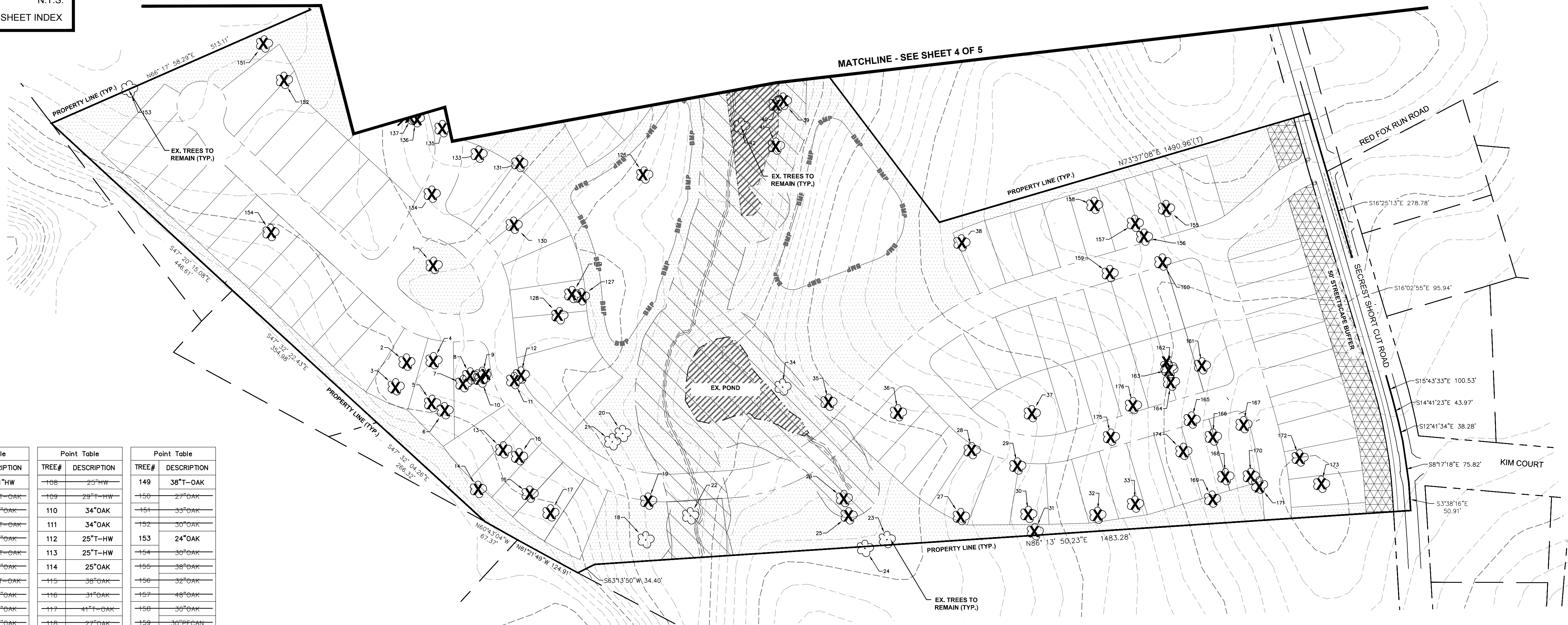
CONDITIONAL REZONING PLAN -
TREE SAVE PLAN
VERONICA SPRINGS - CONDITIONAL DISTRICT
LENNAR CAROLINAS, LLC
MONROE, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	KRM
DRAWN BY:	KRM
PROJECT NUMBER:	FU13.100
ORIGINAL DATE:	08/01/2018

U:\2017 Projects (FU13-Verona Springs) Sheet C-14 Road (Lennar)\Submittal Working Drawing\2018-10-22_CD Rezoning\4th Submittal\DWG\Sheet\FU13-SITE.dwg, SHEET 4 OF 5, mmp.dwg



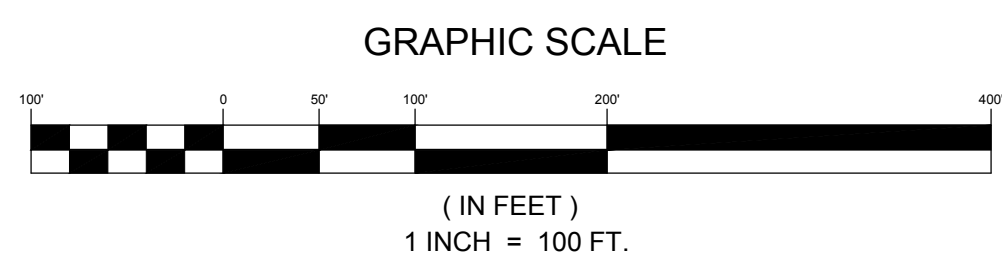
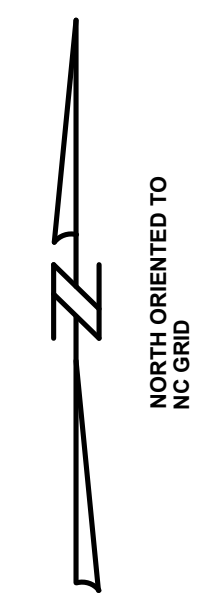
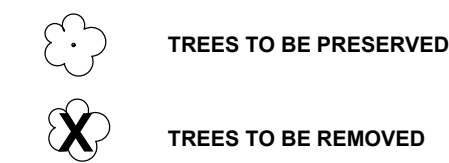
N.T.S.
VERONICA SPRINGS REZONING - SHEET INDEX



EXISTING TREES (BOLD TO REMAIN)

Point Table	Point Table	Point Table	Point Table
TREE#	DESCRIPTION	TREE#	DESCRIPTION
1	30"HW	42	31"HW
2	25"OAK	55	25"OAK
3	35"OAK	56	25"OAK
4	27"OAK	57	35"OAK
5	36"OAK	58	25"OAK
6	25"OAK	59	25"OAK
7	28"OAK	60	25"OAK
8	28"OAK	61	34"OAK
9	25"OAK	62	25"OAK
10	28"OAK	63	25"OAK
11	27"OAK	64	25"OAK
12	25"HW	65	25"OAK
13	35"HW	66	34"OAK
14	28"OAK	67	34"HW
15	41"HW	68	35"TRI-HW
16	28"OAK	69	37"HW
17	25"OAK	70	25"HW
18	26"OAK	71	25"HW
19	25"OAK	72	25"OAK
20	32"OAK	73	25"HW
21	25"OAK	74	35"OAK
22	31"HW	75	28"OAK
23	30"HW	76	40"OAK
24	27"OAK	77	39"OAK
25	27"OAK	78	28"OAK
26	26"HW	79	36"HW
27	25"OAK	80	36"OAK
28	27"HW	81	36"OAK
29	25"HW	82	24"OAK
30	31"OAK	83	24"OAK
31	27"OAK	84	27"HW
32	35"OAK	85	26"OAK
33	27"HW	86	26"OAK
34	31"OAK	87	26"OAK
35	36"OAK	88	30"OAK
36	34"OAK	89	35"TRI-HW
37	28"OAK	90	35"TRI-HW
38	28"HW	91	25"HW
39	25"HW	92	33"HW
40	25"HW	93	36"TRI-HW
41	26"HW	94	27"HW
		95	26"OAK
		96	26"OAK
		97	26"OAK
		98	26"OAK
		99	26"OAK
		100	26"OAK
		101	26"OAK
		102	26"OAK
		103	26"OAK
		104	26"OAK
		105	26"OAK
		106	26"OAK
		107	26"OAK
		108	25"HW
		109	29"HW
		110	34"OAK
		111	34"OAK
		112	25"HW
		113	25"HW
		114	25"OAK
		115	38"OAK
		116	34"OAK
		117	41"OAK
		118	29"OAK
		119	29"OAK
		120	25"OAK
		121	32"OAK
		122	34"OAK
		123	43"OAK
		124	41"OAK
		125	30"HW
		126	35"OAK
		127	28"OAK
		128	32"OAK
		129	29"OAK
		130	29"OAK
		131	36"OAK
		132	36"OAK
		133	42"OAK
		134	28"OAK
		135	24"OAK
		136	41"MULTI-OAK
		137	36"MULTI-OAK
		138	35"MULTI-OAK
		139	35"OAK
		140	36"OAK
		141	36"TRI-HW
		142	33"OAK
		143	26"OAK
		144	33"OAK
		145	26"OAK
		146	OAK
		147	34"HW
		148	32"OAK
		149	38"OAK
		150	27"OAK
		151	33"OAK
		152	30"OAK
		153	24"OAK
		154	30"OAK
		155	38"OAK
		156	32"OAK
		157	48"OAK
		158	30"OAK
		159	30"OAK
		160	30"OAK
		161	37"OAK
		162	28"OAK
		163	28"OAK
		164	24"OAK
		165	26"OAK
		166	26"OAK
		167	27"OAK
		168	31"OAK
		169	36"OAK
		170	32"OAK
		171	32"OAK
		172	32"OAK
		173	25"OAK
		174	29"OAK
		175	30"OAK-DEAD
		176	30"OAK-DEAD
		177	30"OAK-DEAD

- NOTES:
- 10% TREE SAVE REQUIRED. 149 EXISTING LIVING TREES SHOWN. 16 TREES REQUIRED TO REMAIN.
 - TREE SAVE LOCATIONS MAY CHANGE BASED ON SITE CONSTRAINTS DURING FINAL PLATTING AND CONSTRUCTION DRAWING.
 - A MINIMUM OF 15 EXISTING TREES SHALL BE PRESERVED.



PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	BY	REASON
1	08/14/2018	REVISED PER TRC COMMENTS DATED 08/14/2018	KRM	

CONDITIONAL REZONING PLAN -
TREE SAVE PLAN

VERONICA SPRINGS - CONDITIONAL DISTRICT
LENNAR CAROLINAS, LLC
MONROE, NORTH CAROLINA

PROJECT INFORMATION

PROJECT MANAGER:	PT
DESIGNED BY:	KRM
DRAWN BY:	KRM
PROJECT NUMBER:	FU13.100
ORIGINAL DATE:	08/01/2018

SHEET:
5 OF 5

U:\2017 Projects (FY13-Secret) Short Cut Road (Lennar)\Submittal Working Drawings\2018-10-22_CD Rezoning\4th Submittal\DWG\Sheet\FU13-SITE.dwg, SHEET 5 OF 5, mmp.dwg

Veronica Springs Amenity Space



Neighborhood Green



Soft Surface Trail



Playground



Pavilion and Outdoor Fireplace

