

**SITE STATISTICS**

PROPERTY DESCRIPTION:	3517, 3417 & 3503 SECRET SHORT CUT RD MONROE, NC 28110
TAX ID NUMBER:	09256001A, 09256001E, 09256003 & 09256003A
TOTAL PROPERTY AREA:	89.84 ACRES (FROM BOUNDARY SURVEY)
CURRENT ZONING:	RA-40 (UNINCORPORATED UNION COUNTY) R-40 (CITY OF MONROE)
PROPOSED ZONING:	CD - STEWART'S CROSSING
NUMBER OF LOTS:	169 LOTS
PROPOSED DENSITY:	1.88 UNITS/ACRE
TYPICAL LOT SIZE:	50' X 120'
BUILDING SETBACKS:	20' FRONT 5' SIDE 25' REAR
REQUIRED OPEN SPACE:	10.5 ACRES (12%)
PROVIDED OPEN SPACE:	51.69 ACRES
BMPs:	-3.83 ACRES
FLOODPLAIN:	-24.67 ACRES
CEMETERY:	-1.01 ACRES
PROVIDED NET OPEN SPACE:	22.18 ACRES (25%)

**DRAWING NOTES:**

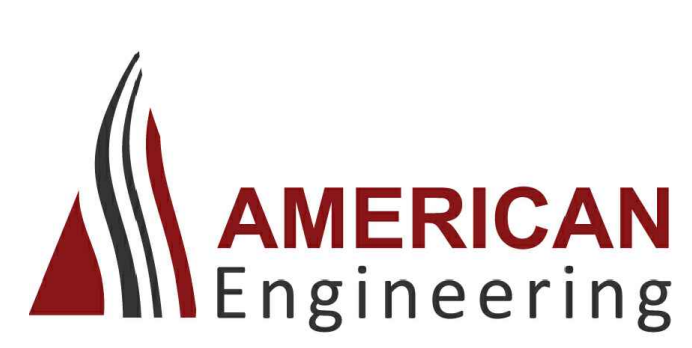
- ZONING INFORMATION FROM UNION COUNTY GIS
- PROPERTY BOUNDARY INFORMATION FROM SURVEY PROVIDED BY LAWRENCE ASSOCIATES, DATED OCTOBER 29, 2019

**LEGEND:**

- OPEN SPACE
- FUTURE LOTS PHASE 2
- WALKING TRAIL

0 150 300 450

# Conceptual Rezoning Plan Conditional District - Stewart's Crossing



8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

**City of Monroe\*, North Carolina**  
**October 21, 2019**  
 revised: July 2, 2020  
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\*Pending Annexation from Union County into the City of Monroe  
 Note: Conceptual Plans Only, lot yield and layout subject to change based on final design and approvals.



**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. 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.
3. 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.
4. AT TIME OF SITE PLAN SUBMITTAL, ALL APPLICABLE PERMITTING WILL BE SUBMITTED INCLUDING BUT NOT LIMITED TO: STORM WATER MANAGEMENT APPLICATION AND PLANS, EROSION AND SEDIMENT CONTROL AND DRIVEWAY PERMITS TO EACH REVIEWING AUTHORITY.
5. APPLICABLE SIGN REGULATIONS WILL BE FOLLOWED AT TIME OF SIGN PERMIT APPLICATION.
6. ANY VARIANCES FROM THE CITY OF MONROE'S STANDARD SPECIFICATIONS & DETAIL MANUAL SHOULD BE SUBMITTED IN WRITING TO THE DIRECTOR OF ENGINEERING AS PART OF THE CONDITIONAL DISTRICT PROCESS TO AVOID DELAYS IN PLAN APPROVALS. REQUESTS MUST STATE VARIANCE REQUEST AND SUBSTANTIATED REASON FOR VARIANCE.
7. PROJECTS DISTURBING 12,000 SQ. FT. OR GREATER ARE REQUIRED TO FORMALLY SUBMIT AND EROSION AND SEDIMENTATION CONTROL PLAN TO THE CITY FOR A PERMIT PRIOR TO ANY GROUND DISTURBANCE. (CITY ORDINANCE CHAPTER 158)
8. ALL BUILDINGS, APPARATUS ACCESS ROADS, AND HYDRANT PLACEMENT SHALL MEET THE NC FIRE CODE AT TIME OF CONSTRUCTION.

**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. EACH HOME WILL HAVE AT MINIMUM A TWO (2) CAR GARAGE.
4. TWO PARKING SPACES EXCLUSIVE OF THE GARAGE, AND OUTSIDE THE RIGHT-OF-WAY WILL BE PROVIDED FOR EACH HOME.
5. EACH HOME SHALL BE PROVIDED WITH AT MINIMUM A PAVED DRIVEWAY.
6. A NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DRIVEWAY PERMIT WILL BE REQUIRED FOR ACCESS TO SECREST SHORT CUT ROAD.

**ENVIRONMENTAL/LANDSCAPE:**

1. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
2. VEGETATED SETBACKS WILL BE PROVIDED ALONG PROPERTY BOUNDARIES WHERE SHOWN ON THE CONCEPTUAL LANDSCAPE PLAN. SETBACKS MAY CONSIST OF PRESERVED EXISTING VEGETATION OR PROPOSED VEGETATION.
3. A 50-FOOT VEGETATED SETBACK FROM THE RIGHT-OF-WAY WILL BE PROVIDED FOR EACH HOME ALONG SECREST SHORTCUT ROAD.
4. 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. TREES SHALL BE PLANTED AT A CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE.
5. STREET TREES SHOULD BE A VARIETY OF SPECIES AND OF SUITABLE SPECIES APPROPRIATE TO THIS AREA.
6. FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCIES ISSUED.
8. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE MUST BE PRESERVED AND SHALL NOT BE REMOVED.
9. 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, OR DRIVEWAY AREA.
10. 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.
11. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE 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 STORM WATER TREATMENT REQUIREMENTS AND ACTUAL SITE DISCHARGE POINTS.

**ARCHITECTURAL AND SITE:**

1. NEIGHBORHOOD SHALL BE AGE-TARGETED AND MARKETED AS MAINTENANCE-FREE.
2. AN EIGHT-FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE WESTERN SIDE OF SECREST SHORT CUT ROAD. SIDEWALK SHALL NOT EXTEND INTO THE 100-YEAR FLOODPLAIN.
3. SITE AMENITIES WILL INCLUDE BUT ARE NOT LIMITED TO: COMMUNITY GATHERING AREAS, GAME COURTS, COMMUNITY GARDENS, WALKING AND FITNESS TRAILS AND A DOG PARK FOR THE RESIDENTS OF THE NEIGHBORHOOD.
4. AVERAGE LOT SIZE IS 7,139 SQUARE FEET.
5. MINIMUM HEATED SQUARE FEET OF PROPOSED HOMES SHALL BE 1,400 SF. THERE WILL BE A MAXIMUM OF 25 HOMES OF THIS SIZE IN THE NEIGHBORHOOD.
6. 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.
7. EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS. A MINIMUM OF 25% BRICK OR STONE SHALL BE USED ON ALL FRONT FACADES.
8. HOUSES BUILT ON SLAB FOUNDATION SHALL PROVIDE A MINIMUM OF TWO COURSES OF BRICK EXTENDING UP THE SLAB. HOMES WILL BE PROVIDED WITH FOUNDATION PLANTING.
9. 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.
10. GARAGE DOORS WILL INCLUDE CARRIAGE STYLE HARDWARE.
11. THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
12. ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE.
13. SETBACKS FOR ACCESSORY USES WILL FOLLOW ORDINANCE REGULATIONS. ACCESSORY STRUCTURES CANNOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME.
14. HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.



**Conceptual Landscape Plan**

**Conditional District - Stewart's Crossing**



8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

Petitioner voluntarily agrees to all conditions approved by City Council, which are listed on this site plan.

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Petitioner Signature

\_\_\_\_\_  
Date

**City of Monroe\*, North Carolina**

**October 21, 2019**

revised: February 21, 2020

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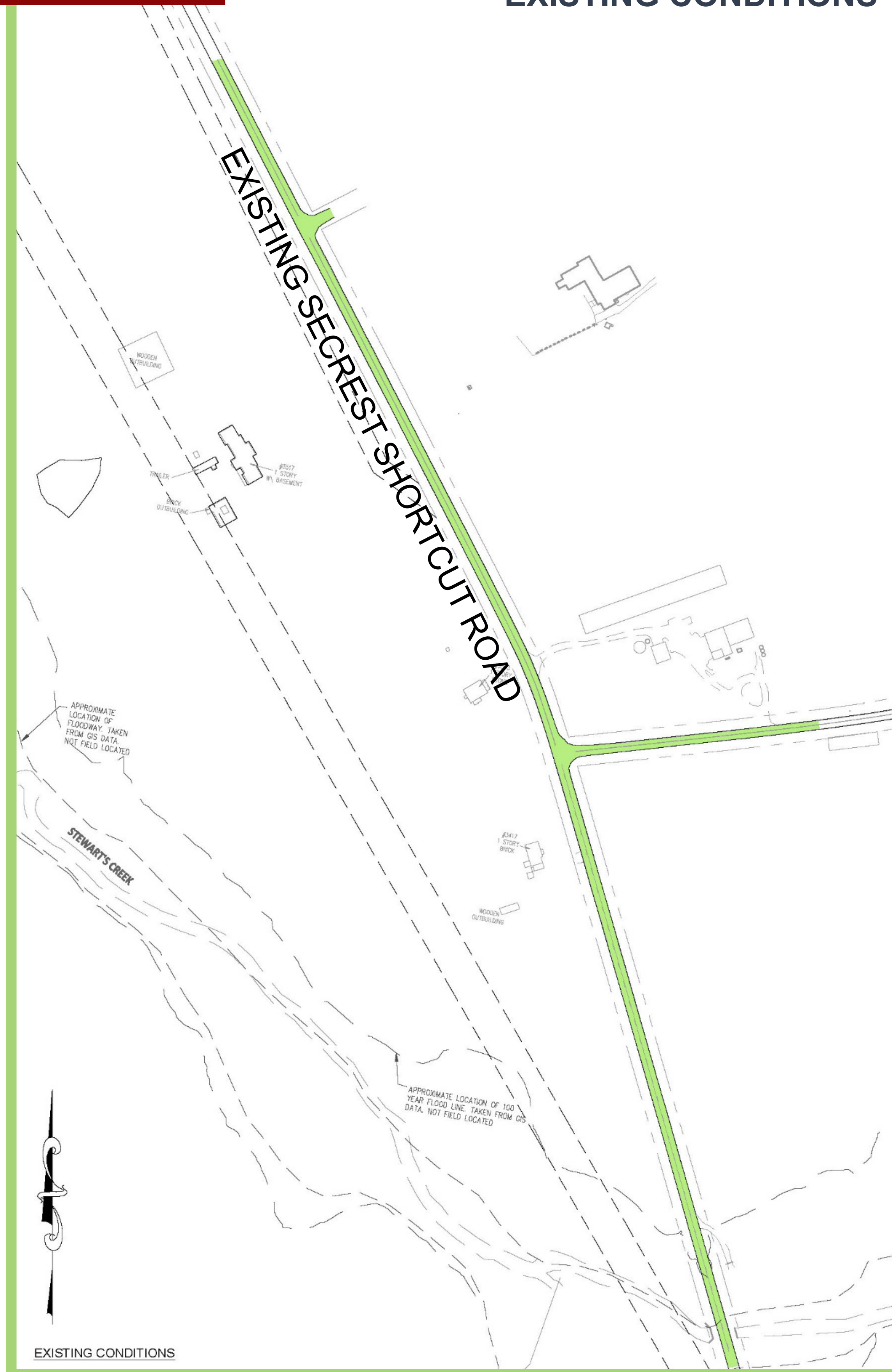
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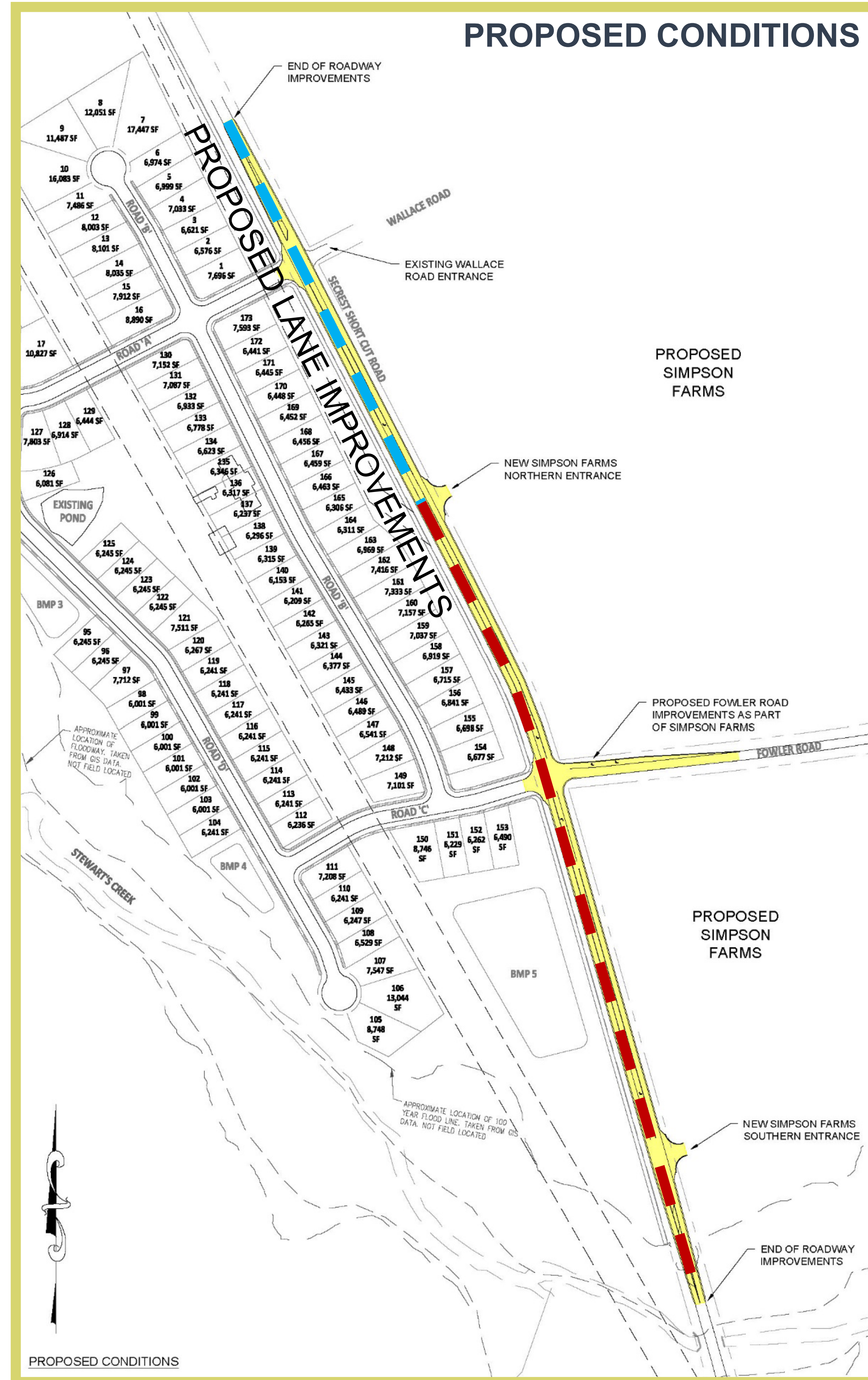


# ROAD IMPROVEMENTS

## EXISTING CONDITIONS



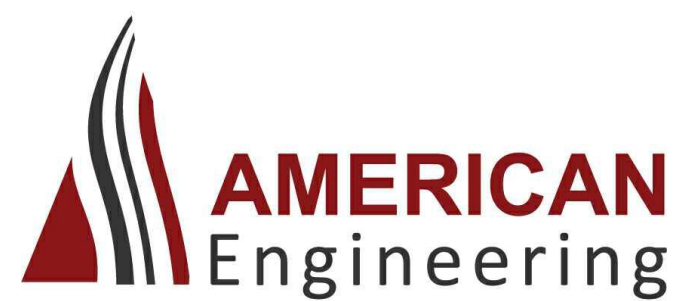
## PROPOSED CONDITIONS



- — — Proposed Road expansion as part of Simpson Farms development
- — — Proposed Road expansion with Stewart's Crossing approval

## Proposed Secret Shortcut Road Improvements

## Conditional District – Stewart's Crossing





# CONCEPTUAL AMENITY PLAN



## Conceptual Amenities Package

## Conditional District – Stewart's Crossing



Note: Images are conceptual in nature and intended to show commitment to amenities package. Actual location and design of elements will be determined at time of construction design submittal and subject to change based on City requirements.

City of Monroe\*, North Carolina

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