

Single Family Residential Development or Single Family Residential Permit Check List

For all new single family residential development you will need to abide by the following standards to receive a CO:

- Curb cuts need to meet City of Monroe standards and specifications.
- Driveway pipes need to meet City of Monroe standards and specifications.
- Contact City of Monroe Stormwater department for proposed driveway pipe sizing.
- Contact City of Monroe construction inspector prior to curb cut and driveway tie-in.
- Erosion and sediment control measures must be installed per the Single Family Residential Development or Single Family Residential Lot Agreement

§ 158.05 GENERAL REQUIREMENTS AND OBJECTIVES.

(A) *Plan required.* No person shall initiate any land-disturbing activity which uncovers more than 12,000 square feet of land for commercial, industrial, or subdivision development without having a plan approved by the City of Monroe Erosion Control Specialist. Land-disturbing activities resulting from single-family residential development on an individual lot which disturbs one acre of land or less are excluded from plan submittal and approval, provided that erosion control devices are installed in accordance with the details for residential lot development found in the City of Monroe Standard Specifications and Detail Manual. Single-family residential development exceeding one (1) acre of land disturbed will be required to submit for plan approval. Land-disturbing activities resulting from single-family residential development on multiple contiguous lots which disturb a total of one (1) acre of land or less may conduct such activity with a single approved plan encompassing all the lots or with separate approved ESC Installation and Maintenance Agreements for each lot. (B) *ESC Installation and Maintenance Agreement required.* No person shall initiate any land-disturbing activity for the purpose of new single-family residential development on an individual lot to a maximum of one (1) acre, without having an ESC Installation and Maintenance Agreement approved by the City of Monroe Erosion Control Specialist.

Failure to comply with City ordinance § 158.05 will result in a Notice of Violation enforcement, stop work order, and / or a Civil Penalty.

Please refer to our City detail manual which can be found on our website (<https://www.monroenc.org/>) for all standards. Please feel free to reach out to the Engineering department regarding any questions you might have in reference to driveway pipes, driveway tie-ins, street cuts, curb cuts, & any erosion control questions. Thanks