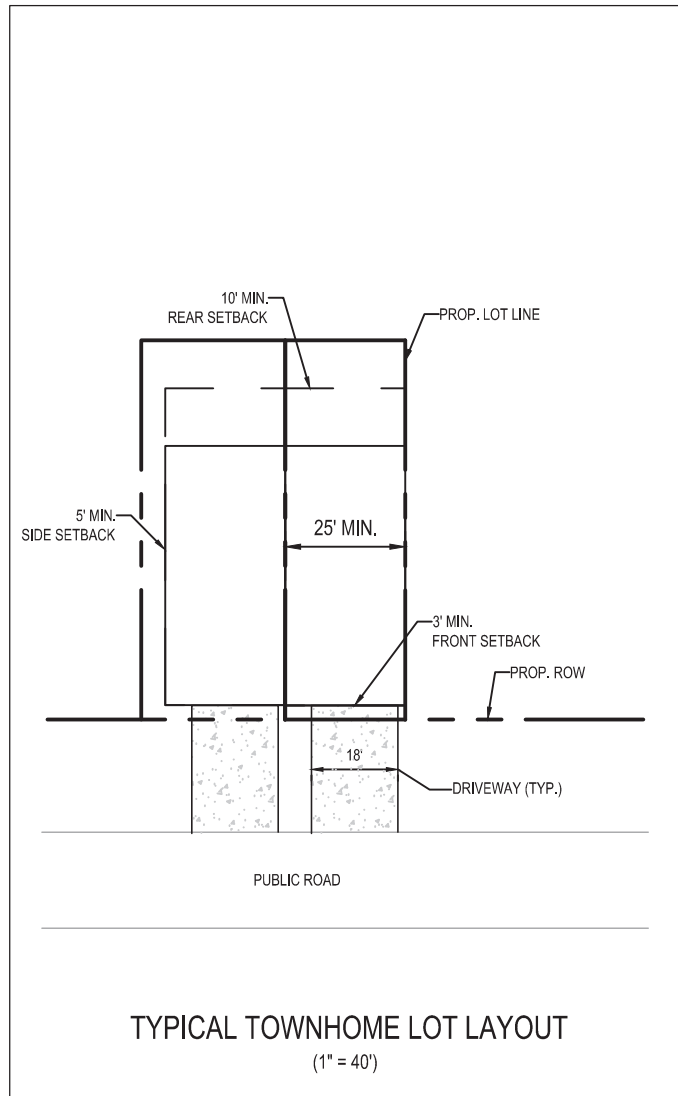
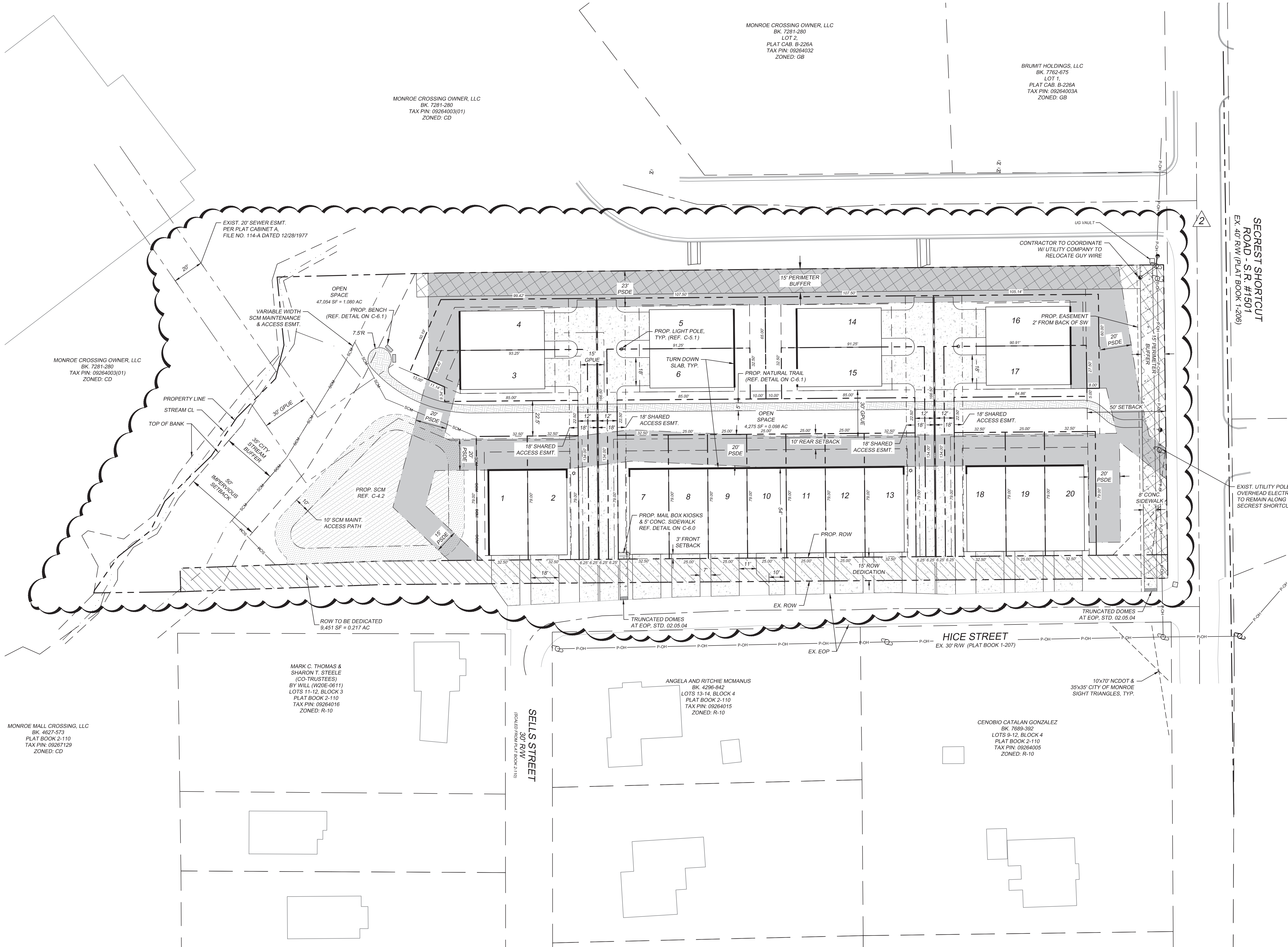
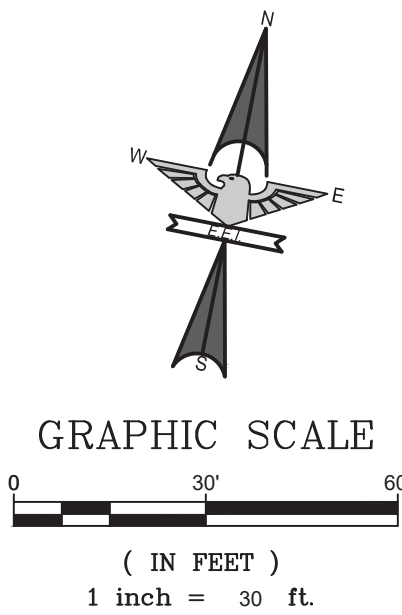




LOT SUMMARY		
LOT #	SQ. FT.	ACRES
1	2,567	0.06
2	2,568	0.06
3	3,737	0.09
4	4,529	0.10
5	4,656	0.11
6	3,600	0.08
7	2,568	0.06
8	1,975	0.05
9	1,975	0.05
10	1,975	0.05
11	1,975	0.05
12	1,975	0.05
13	2,568	0.06
14	4,656	0.11
15	3,600	0.08
16	4,477	0.10
17	3,592	0.08
18	2,568	0.06
19	1,975	0.05
20	2,568	0.06



EAGLE ENGINEERING

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

SEAL
045509
Matthew C. Kyrle
Professional Engineer
03/04/2022

NO.	DATE	BY	ISSUE
1	12/17/2021	LBT	PER OWNER REVISIONS & CITY COMMENTS
2	03/04/2022	LBT	ADDRESS CITY OF MONROE COMMENTS

GORDON PLACE
MONROE, NC

CAROLINA DEVELOPMENT SERVICES LLC
2627 BRECKONRIDGE CENTRE DR
MONROE, NC. 28110

SITE PLAN

DESIGNED BY	LBT	CHECKED BY	JLR
DRAWN BY	DKF	DATE	05/10/2021
Scale	AS SHOWN	JOB NUMBER	7207

Sheet

C-2.0

1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-6949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. ENTIRE SITE SHALL BE SODDED UNLESS SPECIFIED ON PLAN OR REQUESTED BY CONSTRUCTION MANAGER USE LOCALLY ADAPTED SOD.
3. THE GENERAL CONTRACTOR SHALL LEAVE THIS SITE AT 7" FROM FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL REVEAL GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
4. PLANT GUARANTEE- ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR DYING PLANT MATERIAL AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A GUARANTEED REPLACEMENT.
5. ALL LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
6. ALL AREAS NOT MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE AREA SPECIFIED ON PLANS WITH GRASS SPECIES RECOMMENDED FOR REGION AS PRESCRIBED IN THE SEEDING SCHEDULE AS SHOWN ON THIS SHEET.
7. SITE LIGHTING SHALL NOT BE PLACED IN CONFLICT WITH PLANTED TREES.
8. TREE PROTECTION FENCING TO BE PROVIDED AROUND TREE PRESERVATION AREAS IN ACCORDANCE WITH CITY STANDARDS.
9. COORDINATE ALL WORK WITH SITE LAYOUT AND SITE GRADING, DRAINAGE & UTILITIES PLAN.
10. THE SELECTION AND INSTALLATION OF PLANTS AND PLANTING METHODS SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE CITY STANDARD DETAILS AND SPECIFICATIONS, WHICHEVER IS STRICTER.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.
12. SUBSTITUTIONS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL. PRIOR TO INSTALLATION. SUBSTITUTIONS MAY REQUIRE ADDITIONAL APPROVAL BY THE GOVERNING JURISDICTION.
13. ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
14. TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED, AS NECESSARY, USING ABORTIVE FOR GUYS ON TREES. SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO THE SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OF PLASTIC OR HOSE COVERED WIRE.
15. CONTRACTOR SHALL RAKE OUT ALL STONES IN LANDSCAPE AREAS PRIOR SEEDING/SODDING OR PLANTING.

QUANTITIES SHOWN IN LIST ARE FOR THE CONVENIENCE OF CONTRACTORS AND BELIEVED TO BE SUBSTANTIALLY CORRECT, BUT THE ACCURACY OF QUANTITIES IN LIST ARE NOT GUARANTEED.

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PLAT CAB. B-226A
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ZONED: GB

CONSULT CONSERVATION ENGINEER OR SCF FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

***TEMPORARY-RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING. OTHERWISE FESCUE MAY BE SHADED OUT.

PERIMETER BUFFER LANDSCAPE SUMMARY	
REQUIRED TREES PER 40 LF OF PERIMETER BUFFER:	
- 2 CANOPY TREES	
- 2 UNDERSTORY TREES	
- 20 EVERGREEN SHRUBS	
639 LF OF TOTAL PERIMETER BUFFER = $657 / 100 = 6.57$	
- 6.39×2 CANOPY TREES = 12.78 = 13 CANOPY TREES REQUIRED	
- 6.39×2 UNDERSTORY TREES = 12.78 = 13 UNDERSTORY TREES REQUIRED	
- 6.39×20 EVERGREEN SHRUBS = 127.8 = 128 EVERGREEN SHRUBS REQUIRED	
- 13 CANOPY TREES PROVIDED	
- 13 UNDERSTORY TREES PROVIDED	
- 130 EVERGREEN SHRUBS PROVIDED	
STREET TREE SUMMARY	
1 STREET TREE PER 40 LF OF RIGHT OF WAY	
440 LF OF TOTAL RIGHT OF WAY (OUTSIDE OF CLEARSIGHT TRIANGLES) = $440 / 40 = 11$	
- 11 STREET TREES REQUIRED	
- 12 STREET TREES PROVIDED WITHIN RIGHT OF WAY	

