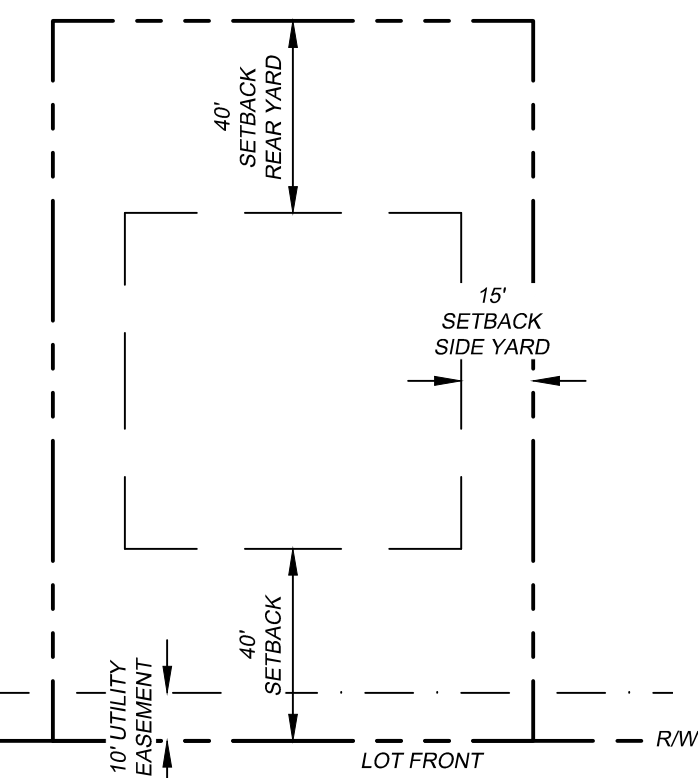
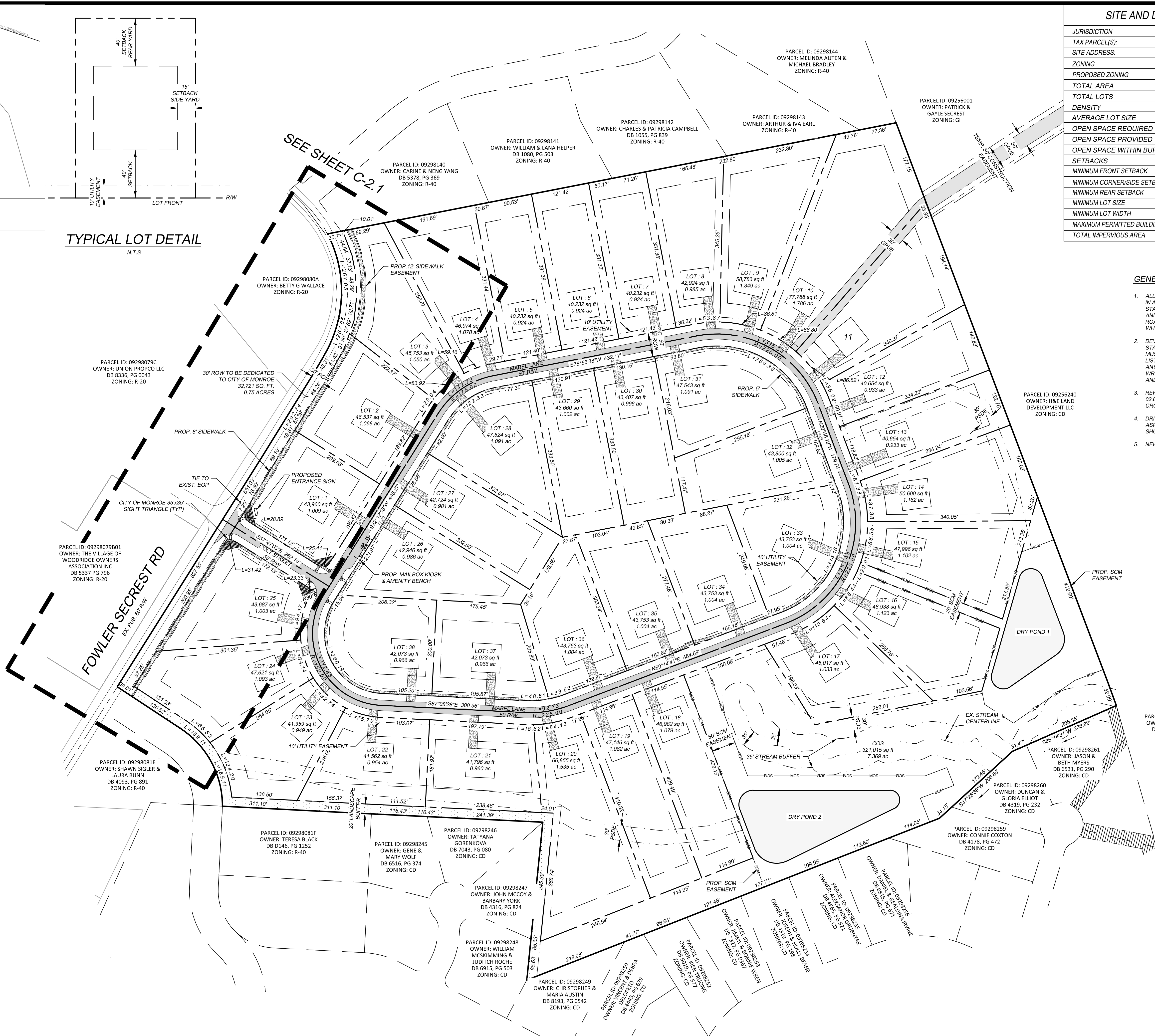




TYPICAL LOT DETAIL

Parcel Table			
Parcel #	Sq. Ft.	Acres	Impervious Area
1	43960	1.01	6,554 SQ. FT. (14.9%)
2	46537	1.07	5,614 SQ. FT. (12.1%)
3	45753	1.05	4,977 SQ. FT. (10.9%)
4	46974	1.08	5,003 SQ. FT. (10.7%)
5	40232	0.92	5,120 SQ. FT. (12.7%)
6	40232	0.92	5,120 SQ. FT. (12.7%)
7	40232	0.92	5,120 SQ. FT. (11.9%)
8	42924	0.99	4,925 SQ. FT. (11.5%)
9	58783	1.35	5,111 SQ. FT. (8.7%)
11	55727	1.28	5,295 SQ. FT. (9.5%)
12	40654	0.93	5,285 SQ. FT. (13.0%)
13	40654	0.93	5,427 SQ. FT. (13.3%)
14	50600	1.16	5,293 SQ. FT. (10.5%)
17	45017	1.03	5,481 SQ. FT. (12.2%)
18	46982	1.08	5,115 SQ. FT. (10.9%)
19	47146	1.08	5,110 SQ. FT. (10.8%)
25	43687	1.00	5,964 SQ. FT. (13.7%)
26	42946	0.99	4,581 SQ. FT. (10.7%)
27	42724	0.98	4,570 SQ. FT. (10.7%)
28	47524	1.09	4,950 SQ. FT. (10.4%)
29	43660	1.00	4,590 SQ. FT. (10.5%)
30	43407	1.00	4,590 SQ. FT. (10.6%)
31	47543	1.09	4,590 SQ. FT. (9.7%)
32	43800	1.01	4,590 SQ. FT. (10.5%)
33	43753	1.00	4,855 SQ. FT. (11.1%)
34	43753	1.00	4,590 SQ. FT. (10.5%)
35	43753	1.00	4,590 SQ. FT. (10.5%)
36	43753	1.00	4,596 SQ. FT. (10.5%)
37	42073	0.97	4,582 SQ. FT. (10.8%)
38	42073	0.97	4,594 SQ. FT. (10.9%)



SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09298080
SITE ADDRESS:	2514 FOWLER SECRET ROAD
ZONING	RR, RESIDENTIAL RURAL
PROPOSED ZONING	N/A
TOTAL AREA	+/- 52.30 ACRES
TOTAL LOTS	38 LOTS
DENSITY	0.73 UNITS/ ACRE
AVERAGE LOT SIZE	47,201 SF
OPEN SPACE REQUIRED	6.50 ACRES
OPEN SPACE PROVIDED	7.37 ACRES (14.1% OPEN SPACE)
OPEN SPACE WITHIN BUFFER	2.06 ACRES
SETBACKS	
MINIMUM FRONT SETBACK	40'
MINIMUM CORNER/SIDE SETBACK	15'
MINIMUM REAR SETBACK	40'
MINIMUM LOT SIZE	40,000 SQ. FT.
MINIMUM LOT WIDTH	100'
MAXIMUM PERMITTED BUILDING HEIGHT	35'
TOTAL IMPERVIOUS AREA	6.24 ACRES (11.9% IMPERVIOUS)

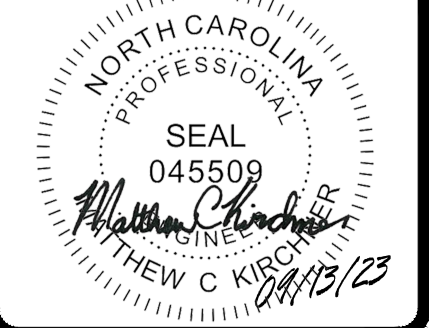
GENERAL NOTES

1. ALL ROADWAY CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE STANDARD SPECIFICATIONS AND DETAIL MANUAL. ANY DEVIATION FROM THE DETAIL MANUAL FOR ROADS AND STRUCTURES, LATEST EDITION EXCEPT WHERE OTHERWISE NOTED.
2. DEVIATIONS FROM THE CITY OF MONROE STANDARD SPECIFICATIONS AND DETAIL MANUAL MUST BE CLEARLY NOTED ON THE PLAN AND LISTED BELOW. (THE DEVELOPER MUST REQUEST ANY DEVIATION FROM THE DETAIL MANUAL IN WRITINGS ALONG WITH JUSTIFICATION FOR REVIEW AND RECOMMENDATION BY STAFF.)
3. REFER TO CITY OF MONROE STANDARD DETAIL 02.01.02A ON SHEET C-6.0 FOR INTERNAL ROAD CROSS-SECTION.
4. DRIVEWAYS REQUIRED TO BE PAVED WITH ASPHALT OR CONCRETE FROM ROAD TO GARAGE, SHOULD ONE BE PROVIDED.
5. NEIGHBORHOOD SPEED LIMIT WILL BE 25 MPH.

EAGLE ENGINEERING



FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net



NO.	DATE	BY	ISSUE
1	06/15/2022	MMH	REVISED PER CITY OF MONROE COMMENTS
2	08/31/2022	MMH	REVISED PER CITY OF MONROE COMMENTS
3	12/13/2022	MCM	REVISED PER CITY OF MONROE COMMENTS
4	05/10/2023	MCM	REVISED PER CITY OF MONROE COMMENTS
7	08/13/2023	SAP	REVISED PER CITY OF MONROE COMMENTS

BLAIR PLACE
CITY OF MONROE, NC

MATTAMY CAROLINA CORPORATION
2127 AYRSLEY TOWN BLVD, SUITE 202
CHARLOTTE, NC 28273

DESIGNED BY	DPH	DRAWN BY	DPH	CHECKED BY	JLR
Scale	AS SHOWN	DATE	03/01/2022	JOB NUMBER	7522

Sheet

C-2.0