

OLD WAXHAW MONROE RD REZONING

owner:

B&C Land Farming LLC
2627 Brekonridge Centre Dr
Monroe NC 28110

developer:

Capital Properties of Raleigh VII, LLC
c/o Jeff Palmer
4112 Blue Ridge Road, Suite 210
Raleigh, NC 27612
919-699-2192
jeff@shenandoahhomes.us

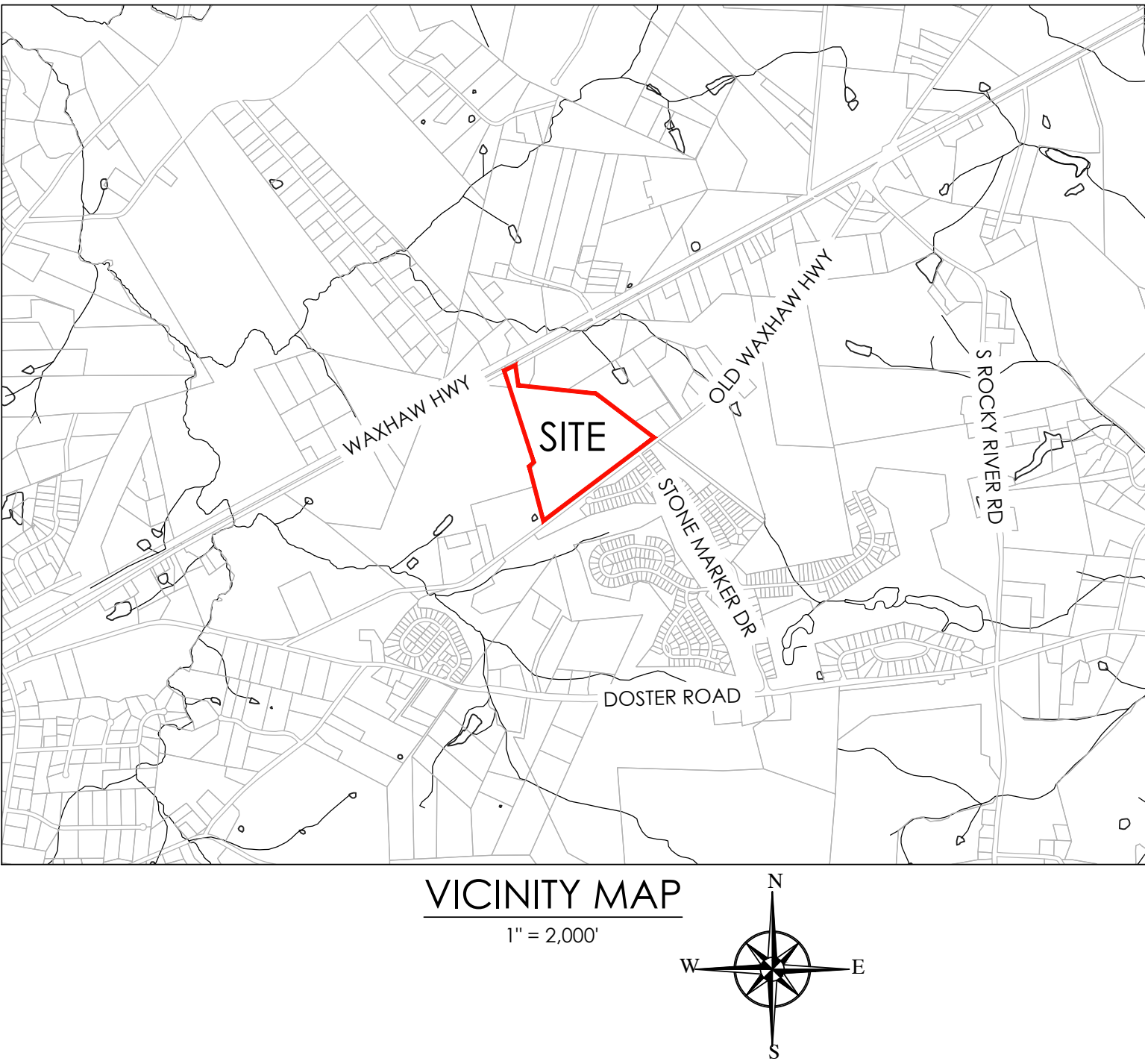
landscape architect:

TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Andy Porter, PLA

MONROE, NC 28112

REZONING

PIN# 09417001M



SHEET INDEX

- L-0 — COVER SHEET
- L-1 — EXISTING CONDITIONS
- RZ-1 — SITE LAYOUT PLAN
- RZ-2 — REFORESTATION PLAN



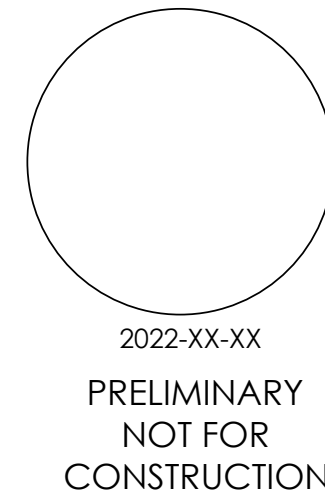
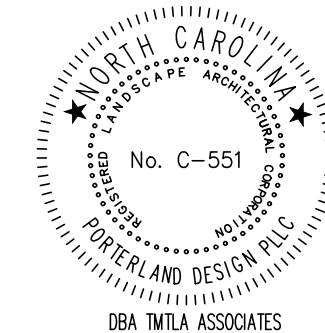
Know what's below.
Call before you dig.
Dial 811 or 1-800-632-4949

SUBMITTAL DATES

FIRST SUBMITTAL ————— 03/17/2025

SITE DATA

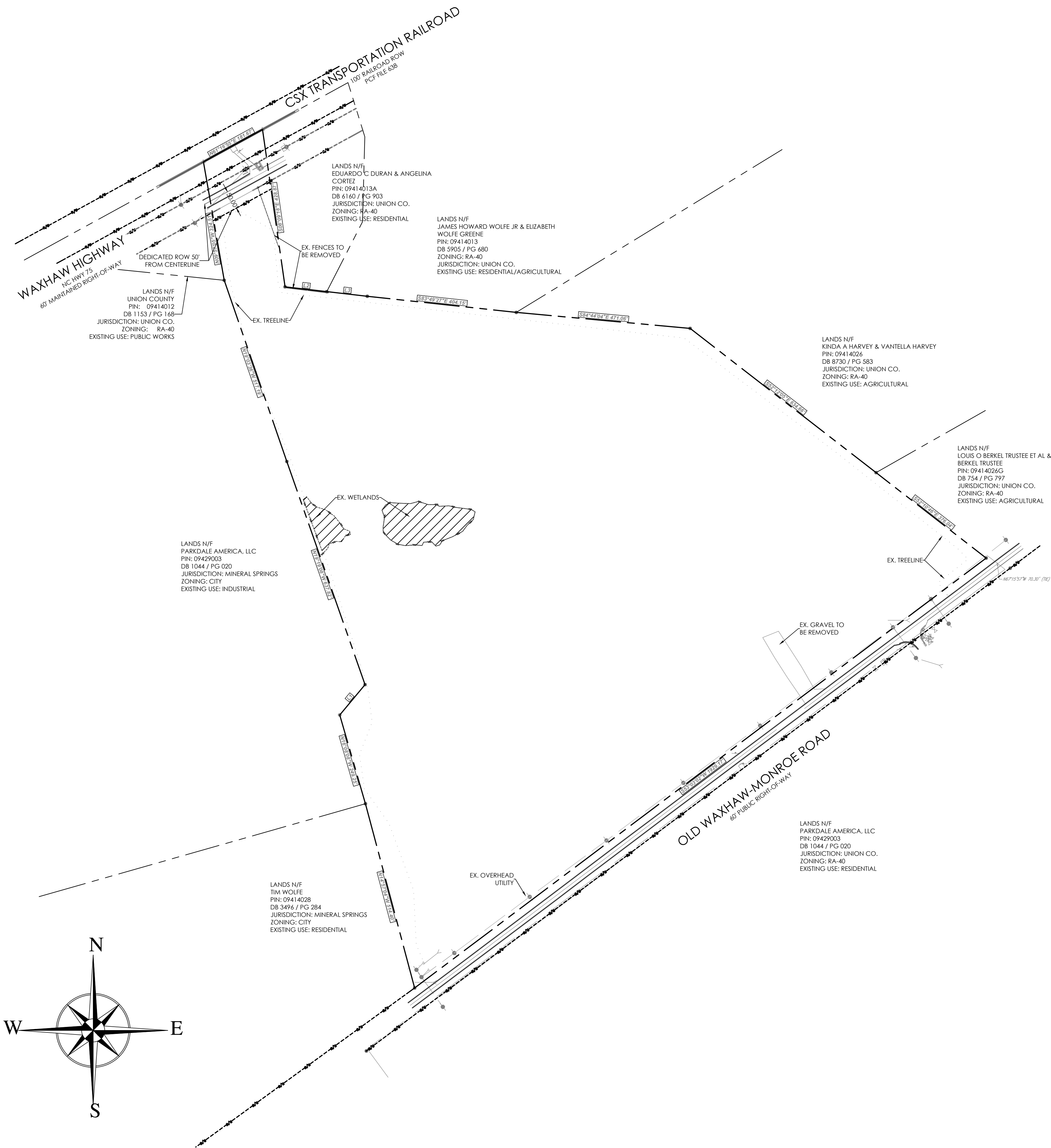
OWNER:	B&C LAND FARMING, LLC
ADDRESS:	2627 BREKONRIDGE CENTRE DR MONROE, NC 28110
PROPERTY ADDRESS:	OLD WAXHAW MONROE RD MONROE, NC 28112
PIN:	09417001M
REID:	DB 7939 /DP 0534
TOTAL AREA:	48.59 ACRES
AREA NOT INCLUDING ROW:	47.95 ACRES
30% OPEN SPACE AREA REQ:	14.4 ACRES
EX. USE CLASS:	30-FARM
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EX. ZONING:	RA-40
JURISDICTION:	UNION COUNTY
TOWNSHIP:	9 - MONROE
OVERLAYS:	N/A
BUILDINGS:	NONE
RIVER BASIN:	CATAWBA
WATERSHED:	EAST FORK TWELVE MILE CREEK



REVISIONS:
05-29-25

REZONING PLAN
OLD WAXHAW MONROE REZONING
OLD WAXHAW MONROE RD
UNION COUNTY, NC

SCALE:
AS NOTED
DRAWN BY:
MA, PMP
PROJECT #
25023
DATE:
3-17-2025
SHEET
L-0
OF 02



1
L-1 EXISTING CONDITIONS PLAN
SCALE: 1"=150'

EXISTING CONDITIONS NOTES

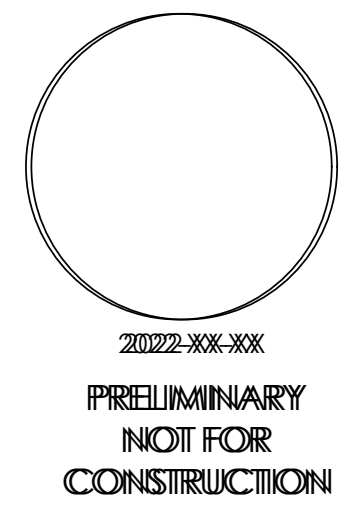
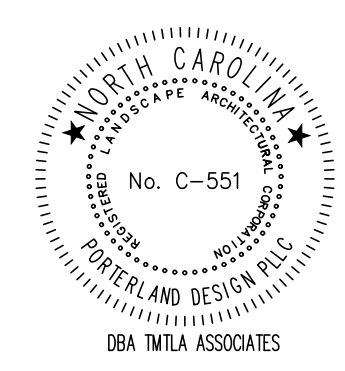
1. BOUNDARY SURVEY DATED OCTOBER 9, 2024 PROVIDED BY BOHLER ENGINEERING NC, PLLC, 1927 TRYON STREET, STE 310, CHARLOTTE NC 28203 [980-272-3400].
2. ADDITIONAL BASE INFORMATION PER UNION COUNTY GIS.
3. PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL # 3710540400J (10/16/2008) AND 3710540200J (10/16/2008).
4. THERE ARE TWO PROTECTED WETLANDS ON THE SITE AS SHOWN.
5. THERE ARE NO BUFFERED STREAMS WITHIN THE PROJECT SITE.
6. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.
7. IF ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS ARE DISCOVERED DURING THE SITE DEVELOPMENT PROCESS THEY WILL NEED TO BE ABANDONED IN ACCORDANCE WITH APPLICABLE NC LAWS AND RULES

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS TO PERFORM DEMOLITION WORK ON-SITE AND IN THE RIGHT-OF-WAY.
2. IF ANY HAZARDOUS MATERIALS ARE FOUND ON SITE, THEY SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS HANDLER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
3. CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES AND INFRASTRUCTURE FROM DAMAGE DUE TO DEMOLITION ACTIVITIES. ANY DAMAGE OUTSIDE OF THE PROJECT LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. DEMOLITION SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE. ALL STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL OR MODIFICATION SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGED INFRASTRUCTURE ON-SITE OR IN THE RIGHT-OF-WAY SHALL BE REPAIRED TO NCDOT OR CITY OF RALEIGH STANDARDS AND SPECIFICATIONS BY THE CONTRACTOR AT NO ADDITIONAL COST.
5. ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE ABOVE AND BELOW GROUND SHALL BE DEMOLISHED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING TREES, VEGETATION, FENCES, PAVEMENTS, CURB AND GUTTER, STRUCTURES, FOUNDATIONS, POLES, SIGNAGE, WALLS, AND OTHER MISCELLANEOUS SITE ELEMENTS.
6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED. CONTRACTOR SHALL REPORT ALL DISCOVERED UTILITIES DURING CONSTRUCTION TO THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
7. CONTRACTOR SHALL COORDINATE UTILITY ABANDONMENT, REMOVAL, AND RELOCATION WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. ALL UTILITY ABANDONMENT, REMOVAL AND RELOCATION WORK SHALL BE PERFORMED PER THE SERVICE PROVIDERS STANDARDS AND SPECIFICATIONS.
8. REFERENCE SITE LAYOUT PLAN SHEET L-2 FOR LAYOUT DIMENSIONS AND EXTENT OF DEMOLITION AREAS. ALL PAVEMENT, CURB AND GUTTER AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM LINE FOR REMOVAL. EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL CONFIGURATION.
9. ALL DEMOLITION AND CONSTRUCTION WASTE SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY PER STATE, LOCAL, AND FEDERAL REGULATIONS.
10. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROTECT ALL TREES THAT ARE TO REMAIN AND FENCE THOSE WHICH MAY RISK DAMAGE FROM CONSTRUCTION EQUIPMENT OR WORK. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THESE PLANS. ALL TREES WHICH ARE TO BE REMOVED SHALL BE DONE IN A MANNER WHICH WILL NOT INJURE PLANT MATERIAL TO REMAIN. STUMPS SHALL BE COMPLETELY REMOVED AND HAULED OFF.
11. CONTRACTOR SHALL STRIP TOPSOIL AND STOCKPILE FOR LATER REUSE.
12. EROSION AND SEDIMENTATION CONTROL MEASURES PER APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.

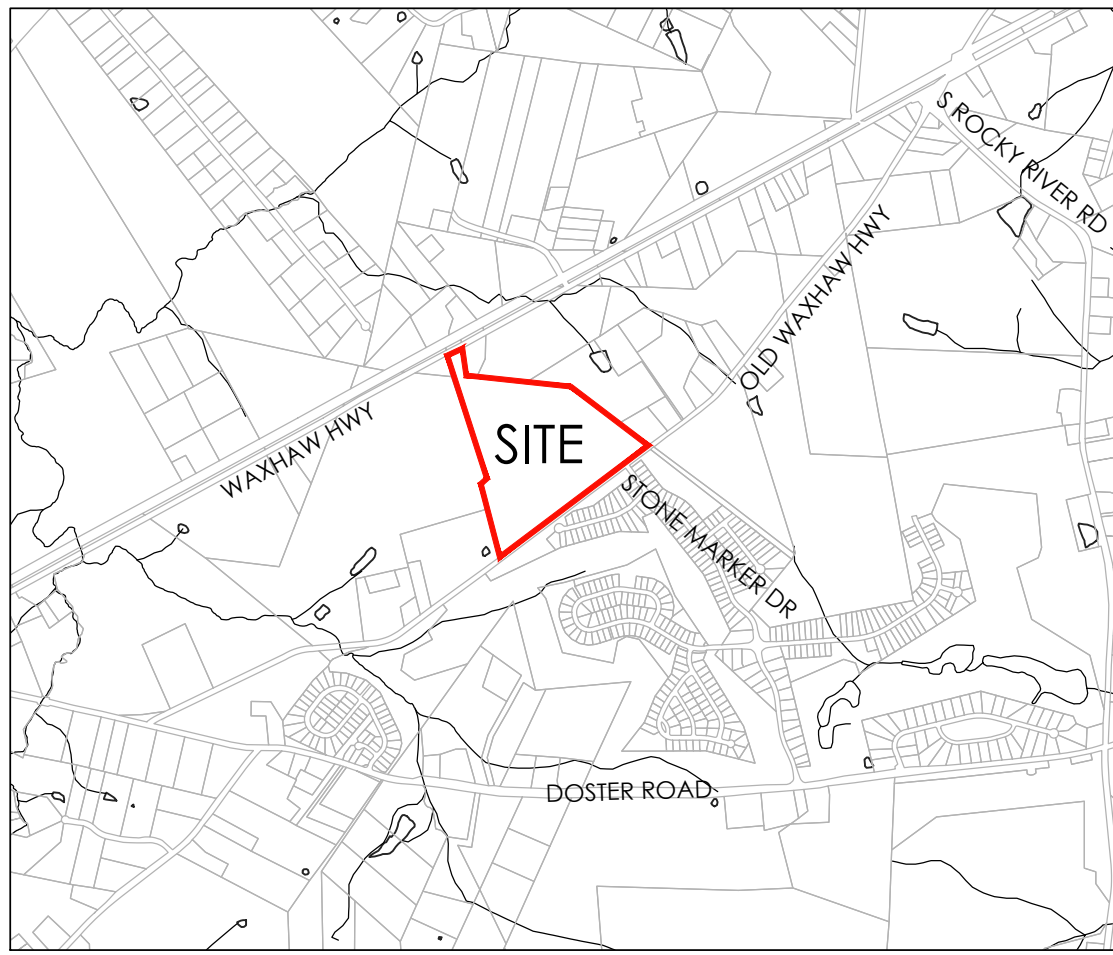
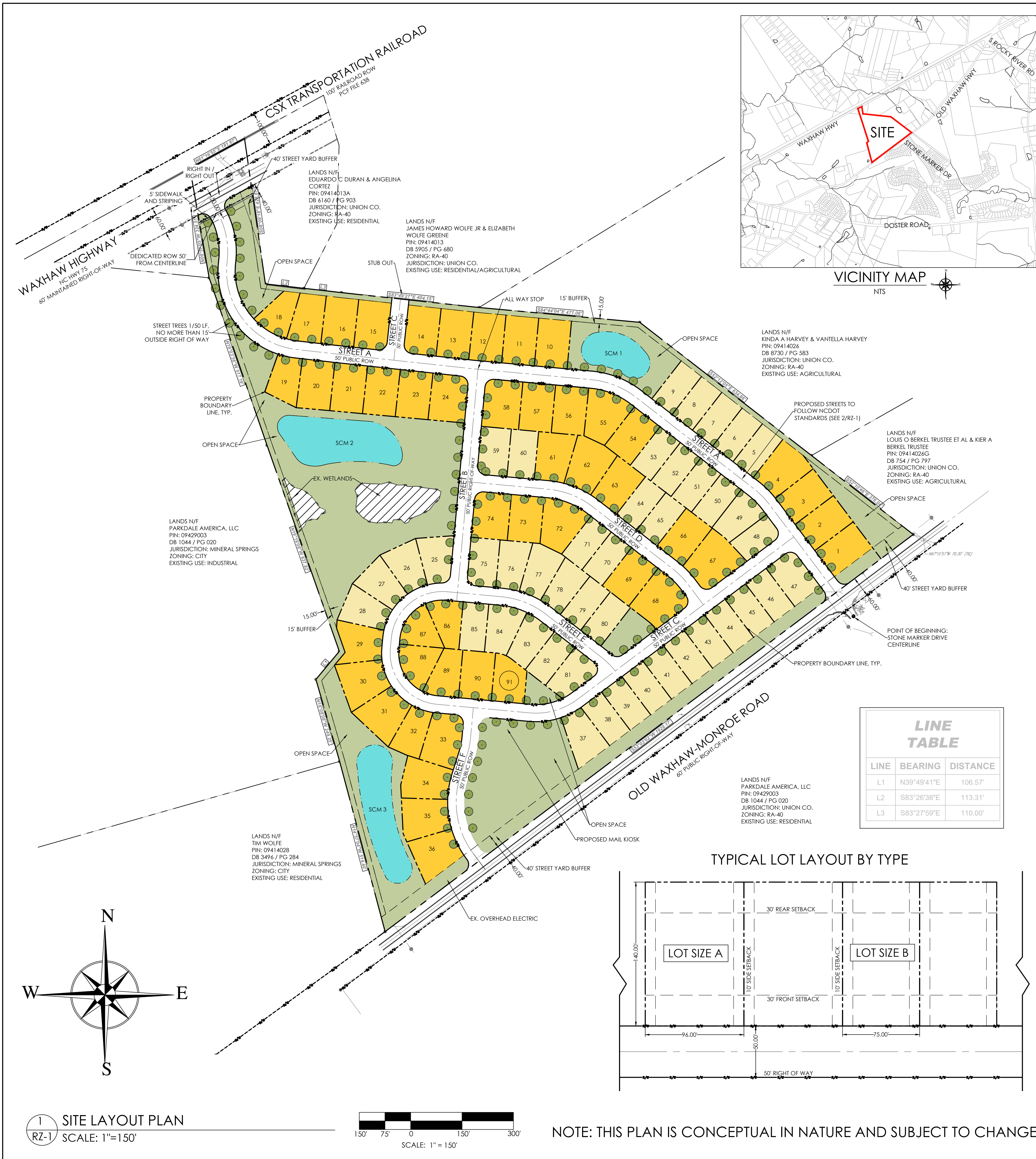
SURVEYOR'S TABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°49'41"E	106.57'
L2	S83°26'38"E	113.31'
L3	S83°27'59"E	110.00'



REVISIONS:

05-29-25



VICINITY MAP
NTS

LANDS N/F
KINDA A HARVEY & VANILLA HARVEY
PIN: 09414026
DB 8730 / PG 583
JURISDICTION: UNION CO.
ZONING: RA-40
EXISTING USE: AGRICULTURAL

LANDS N/F
LOUIS O BERKEL TRUSTEE ET AL & KIER A
BERKEL TRUSTEE
PIN: 09414026G
DB 754 / PG 797
JURISDICTION: UNION CO.
ZONING: RA-40
EXISTING USE: AGRICULTURAL

LANDS N/F
PARKDALE AMERICA, LLC
PIN: 09429003
DB 1044 / PG 020
JURISDICTION: UNION CO.
ZONING: RA-40
EXISTING USE: RESIDENTIAL

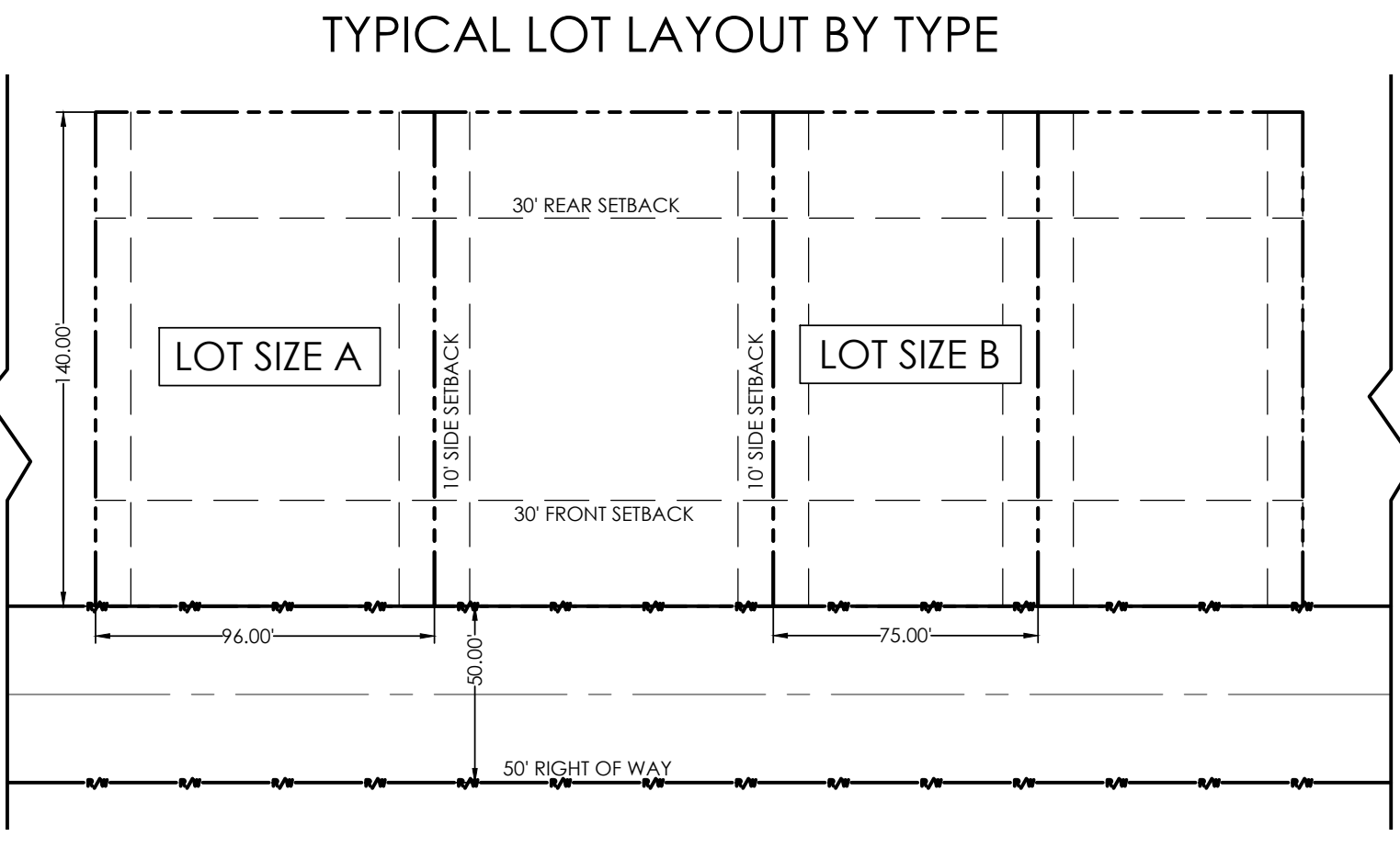
LANDS N/F
TIM WOLFE
PIN: 09414028
DB 3496 / PG 284
JURISDICTION: MINERAL SPRINGS
ZONING: CITY
EXISTING USE: RESIDENTIAL

LANDS N/F
PARKDALE AMERICA, LLC
PIN: 09429003
DB 1044 / PG 020
JURISDICTION: MINERAL SPRINGS
ZONING: CITY
EXISTING USE: INDUSTRIAL

LANDS N/F
EDUARDO C DURAN & ANGELINA
CORTEZ
PIN: 09414013A
DB 6160 / PG 903
JURISDICTION: UNION CO.
ZONING: RA-40
EXISTING USE: RESIDENTIAL

LANDS N/F
JAMES HOWARD WOLFE JR & ELIZABETH
WOLFE GREENE
PIN: 09414013
DB 5905 / PG 680
JURISDICTION: UNION CO.
EXISTING USE: RESIDENTIAL/AGRICULTURAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°49'41"E	106.57'
L2	S83°26'38"E	113.31'
L3	S83°27'59"E	110.00'



TYPICAL LOT LAYOUT BY TYPE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

SITE DATA

OWNER: B & C LAND FARMING, LLC
OWNER ADDRESS: 2627 BREKNIDGE CENTRE DR
MONROE, NC 28110

PROPERTY ADDRESS: OLD WAXHAW MONROE RD
MONROE, NC 28112
PIN: 09417001M
DEED: DB 7939 / DP0534
AREA: 48.6 ACRES

EX. USE: 30-FARM (NO EXISTING BUILDINGS)
PROP. USE: SINGLE FAMILY RESIDENTIAL

EX. ZONING: RA-40 RESIDENTIAL AGRICULTURE
PROP. ZONING: R-10

R-10 ZONING REQUIREMENTS (DETACHED HOUSE):

MIN LOT AREA: 10,000 SF
MIN LOT WIDTH: 70'
MIN LOT DEPTH: N/A
MAX BLDG HEIGHT: 35'

FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 30'
CORNER SIDE SETBACK: 15'

RIVERBASIN: CATAWBA
WATERSHED: EAST FORK TWELVE MILE CREEK
WATERSHED OVERLAY: TWELVE MILE SERVICE AREA
STREAMS: NONE

PROPOSED DEVELOPMENT:

TOTAL AREA MINUS DEDICATED ROW: 47.95 ACRES
TOTAL AREA PROPOSED INTERNAL ROW: 7.6 ACRES
TOTAL AREA MINUS INTERNAL ROW: 47.95 - 7.6 = 40.35 ACRES

PROPOSED LOTS

TYPE A LOT 96' x 140' (MIN 10,000 SF): 48
TYPE B LOT 75' x 140' (MIN 10,000 SF): 43
TOTAL LOTS: 91
PROPOSED DENSITY: 91 / 40.35 = 2.3 DUA

OPEN SPACE CALCULATION

REQUIRED 30% OPEN SPACE AREA: 40.35 X 0.3 = 12.11 ACRES
PROVIDED OPEN SPACE AREA: 14.5 ACRES (36%)

STREETS AND ROADWAYS TO FOLLOW NCDOT STANDARDS

STREET A (COLLECTOR): 50' NCDOT R/W WITH 24" ROLL CURB & GUTTER, SIDEWALKS REQUIRED ON BOTH SIDES

STREET B-F (LOCAL): 50' NCDOT R/W WITH 24" ROLL CURB & GUTTER, SIDEWALK REQUIRED ON ONE SIDE

STUB OUTS: SIGN TO BE POSTED AT THE TERMINUS INDICATING THE STUB WILL BE OPENED TO THROUGH TRAFFIC WHEN THE ADJACENT PROPERTY IS DEVELOPED: "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ADJUTING PROPERTY DEVELOPS."

LANDSCAPE REQUIREMENTS

STREET TREES: NOT MORE THAN 15' OUTSIDE R/W
1/50 LF FRONTAGE
CORNER LOTS 1 / 100 LF OF LONGEST FRONTAGE, THEN 1/50 LF

LIGHTING

STREET LIGHTS SHALL BE LOCATED AT EACH INTERSECTION AND ELSEWHERE AT INTERVALS NO MORE THAN 300 LINEAR FEET ALTERNATING ON BOTH SIDES OF THE ROADWAY. FIXTURES SHALL BE NO MORE THAN 15' IN HEIGHT WITH WIRING UNDERGROUND.

STORMWATER APPROACH: ONSITE SCMS

BUFFER REQUIREMENTS: NONE

BUFFER REFORESTATION:

15' EAST AND WEST BUFFERS TO BE PLANTED WITH NATIVE HARDWOODS 13-15' OC; 40' NORTH AND SOUTH BUFFERS TO BE PLANTED WITH ORNAMENTAL PLANTS EXTENDING 100' FROM ENTRIES (PER UNION CO. URBAN FORESTER). SEE RZ-2.

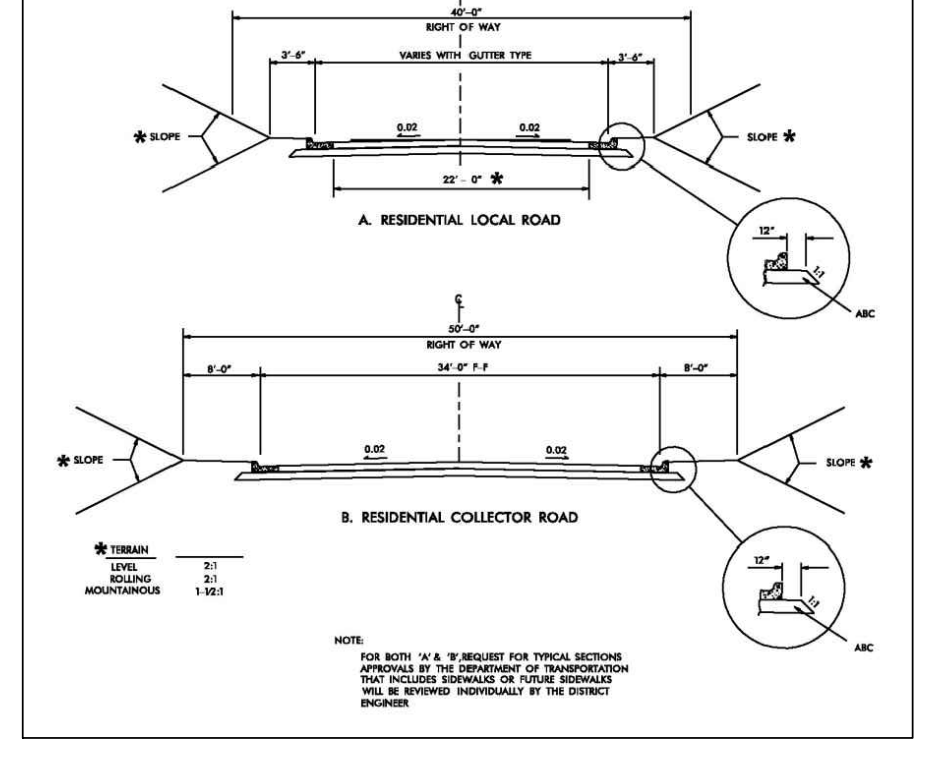
KEY

- LOT SIZE A (96' x 140', MIN 10KSF)
- LOT SIZE B (75' x 140', MIN 10KSF)
- OPEN SPACE
- GENERAL SCM LOCATION

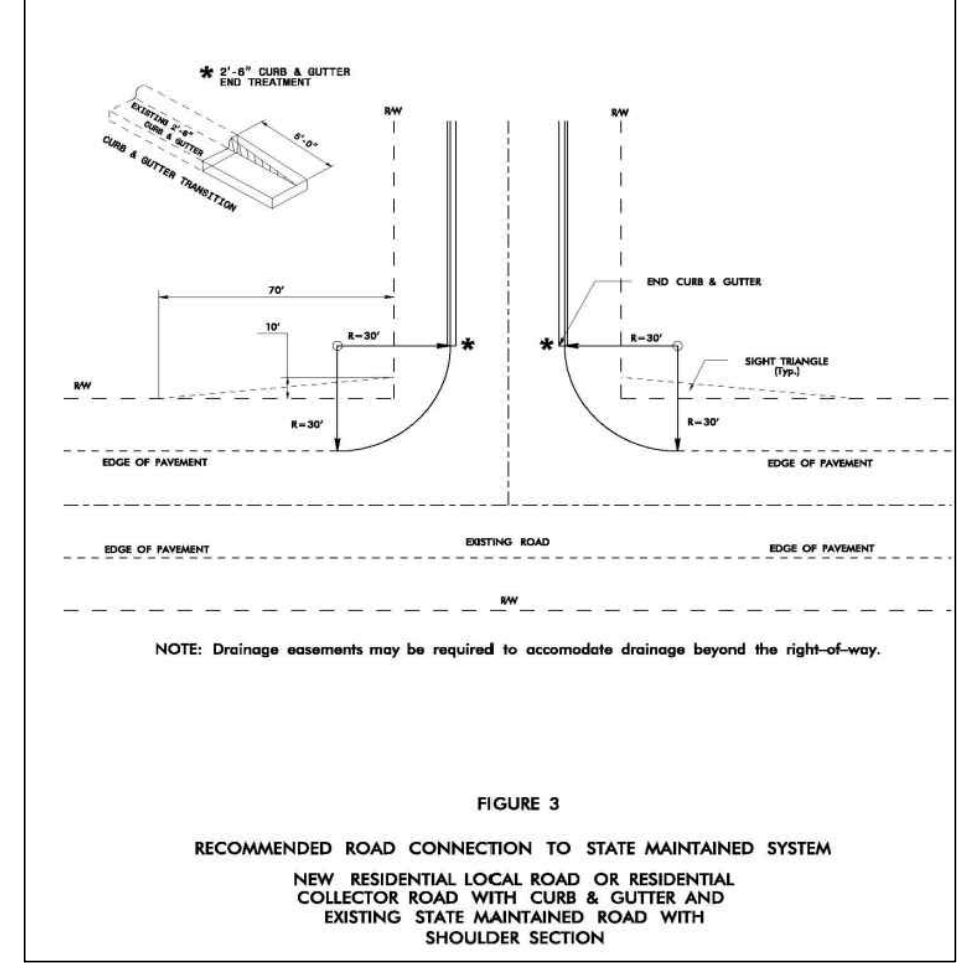
CONCEPT / SKETCH PLAN NOTES

- VICINITY MAP ASSEMBLED WITH UNION COUNTY GIS PARCEL LINES AND OTHER AVAILABLE RECORD PLANS.
- BOUNDARY SURVEY DATED OCTOBER 10, 2024 PROVIDED BY BOHLER ENGINEERING NC, PLLC. 1927 TRYON STREET, STE 310, CHARLOTTE NC 28203 [980-272-3400].
- ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS (SEPTIC SOILS), SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
- ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.

NCDOT SUBDIVISION STREETS, TYP.



NCDOT CONNECTION TO STATE ROUTE, TYP.



2 NCDOT STREET SECTIONS
RZ-1 SCALE: 1"=150'

UDO SECTION 60.120-A
"FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAT AS SERVED BY A PRIVATE STREET OR PRIVATE DRIVE MAY BE PROHIBITED UNLESS THE PRIVATE DRIVES OR STREETS SHOWN ON THIS PLAT ARE IMPROVED TO STATE STANDARDS."

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713

p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA

Professional Seal

No. C-551

FOR LAND DESIGN

DBA TMTLA ASSOCIATES

2022-XX-XX

PRELIMINARY

NOT FOR

CONSTRUCTION

REVISIONS:

05-29-25

07-08-25: INTERNAL ROW

REZONING PLAN

OLD WAXHAW MONROE REZONING

OLD WAXHAW MONROE RD

UNION COUNTY, NC

SCALE:

AS NOTED

DRAWN BY:

MA, PMP

PROJECT #

25023

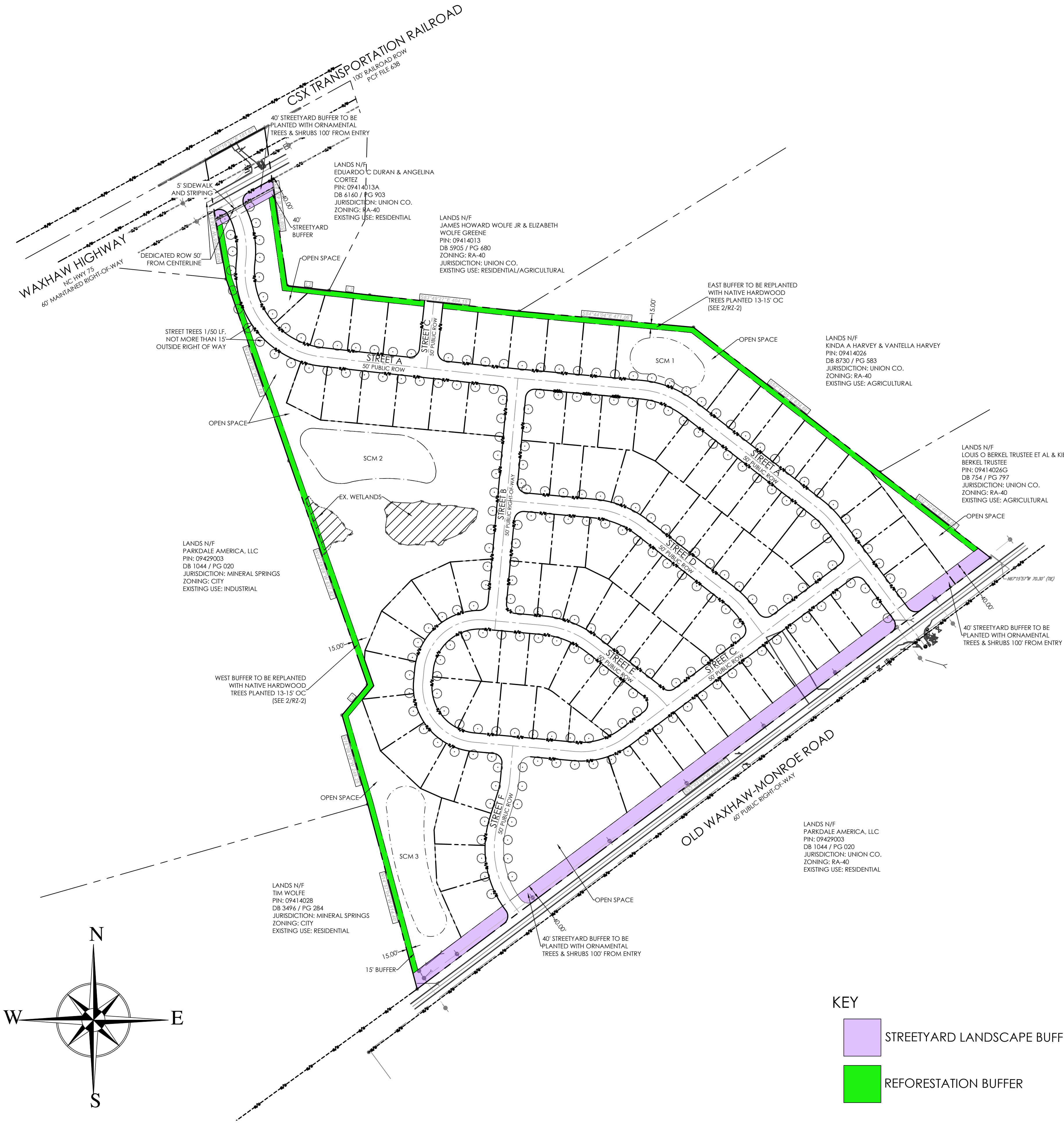
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SHEET

RZ-1

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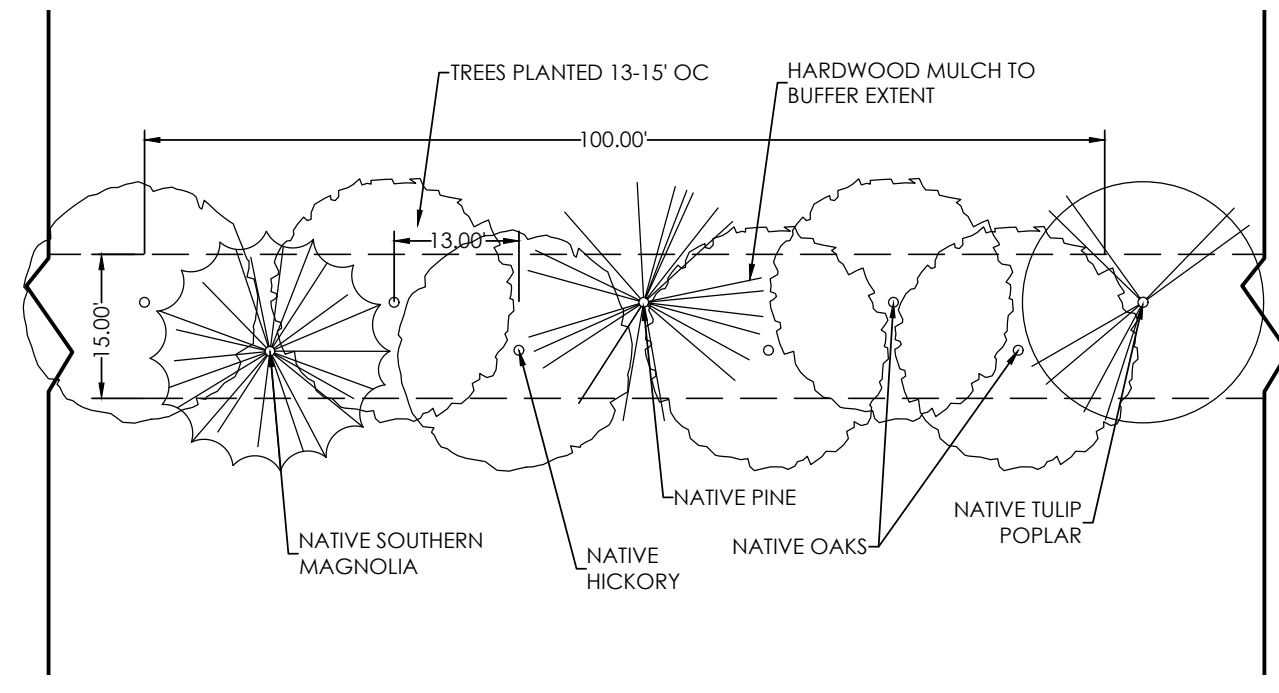


1 REFORESTATION PLAN
SCALE: 1"=150'

KEY

STREETYARD LANDSCAPE BUFFER

REFORESTATION BUFFER



2 REFORESTATION BUFFER (100' SECTION), TYP.
SCALE: 1" = 20'

LANDSCAPE PLAN NOTES

- ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM UNION COUNTY UDO REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS WITHIN THIS PLAN SET.
- PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. THE CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED INCLUDING THE FINE GRADING AND INCORPORATION OF TOPSOIL INTO PLANTING AREAS WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWN WEATHER SURFACE OR SUBSURFACE. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS TO PERFORM THE WORK.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-432-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
- ANY DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS, INCLUDING CURB AND GUTTER, SIDEWALKS, PAVED OR TURF AREAS SHALL BE REPAIRED TO ORIGINAL CONDITIONS BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE DEVELOPER.
- PLANT QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLANS AS COMPARED TO THE PLANT LIST THE CONTRACTOR SHALL PROVIDE THE QUANTITY SHOWN ON THE PLANS.
- CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS. THIS MAY REQUIRE A MODIFICATION TO THE APPROVED PLANS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE PLANS.
- ALL ABOVE GROUND MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMERS, DUMPSTERS, BACKFLOW PREVENTERS, AND VALVE BOXES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY WHILE MAINTAINING REQUIRED ACCESS TO LOCAL CODE STANDARDS AND REQUIREMENTS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN TWO FEET AND EIGHT FEET IN HEIGHT ABOVE THE NEAREST VEHICLE SURFACE OR ADJACENT CURB LINE SHALL BE ALLOWED.
- ALL UNPAVED AREAS SHALL BE TOPSOILED AND SEEDED / SODDED OR MULCHED TO THE LIMITS OF CONSTRUCTION BASED ON ACTUAL FIELD CONDITIONS BEYOND THE APPROVED PLANS.
- ALL SOD TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL, ALL SEED TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL @ 6 LBS. PER 1000 S.F. IN LAWN AREAS 3" TOPSOIL SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO SEEDING.
- SLOPES GREATER THAN 3:1 SHALL REQUIRE HYDRO-SEEDING. SLOPES GREATER THAN 2:1 SHALL BE SODDED WITH CENTIPEDE GRASS. ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED FOR SLOPES GREATER THAN 3:1 TO ENSURE SOIL STABILIZATION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
- INTERIOR MULCH SHALL BE DOUBLE GROUND PINE BARK TO A DEPTH OF 4". PERIMETER LANDSCAPE BUFFERS SHALL BE MULCHED WITH 4" PINE STRAW TO BED LINES SHOWN OR BUFFER LIMITS. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS.
- PINE STRAW SHALL NOT BE USED AS MULCH OR GROUND COVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION.
- CONTRACTOR SHALL LEVEL AND SMOOTH ALL DISTURBED AREAS AND REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS PRIOR TO SEEDING, SOD OR PLANT INSTALLATION.
- NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING BUILDING, THE GRADES SHOWN ON THE GRADING SHEET ARE "TOP OF MULCH" OR "TOP OF TOPSOIL." CONTRACTOR SHALL ENSURE POSITIVE FINISHED DRAINAGE (MIN. 2%) AWAY FROM ALL BUILDINGS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW ENOUGH TO MAINTAIN THESE SPOTS AS FINISHED GRADE.
- OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
- TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY AT LEAST 10 FEET.

LANDSCAPE SCOPE OF WORK

- FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUND COVER, ANNUALS, SEED, SOD AND MULCH.
- MATERIALS AND WORK:** THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
- PLANT MATERIALS:** ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IN THE FIELD, NATURALLY SHAPED, WELL BRANCHED, FULLY FOLIATED WHEN IN LEAF WITH FULLY DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DISEASE, INSECT INFESTATION OR THEIR EGGS AND SHALL HAVE BEEN GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- PLANT SIZE:** SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING. WHERE CONTAINER AND HEIGHT/SPREADS ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS SHALL BE MET WHEN ONLY PLANT HEIGHT OR SPREAD ARE INDICATED, CONTAINER SIZE SHALL BE BASED ON "AMERICAN STANDARDS FOR NURSERY STOCK" STANDARDS.
- ORGANIC MATTER:** AGED MANURE, COMPOST OR PINE BARK FINES, AT THE OPTION OF THE CONTRACTOR, MATERIAL SHALL BE AIR DRIED, FINELY SHREDDED AND SUITABLE FOR HORTICULTURAL PURPOSES AND SHALL CONTAIN NO MORE THAN 35% MOISTURE CONTENT BY WEIGHT.
- PINE BARK MULCH:** ALL PINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAPWOOD CONTENT.
- TURF AREAS:** PRIOR TO ANY SEEDING OR SOD APPLICATION, VERIFY THAT ALL TRENCHING AND LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLOUDS AND ANY OTHER CONSTRUCTION DEBRIS.

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713

p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA

Professional Seal

No. C-551

LAND AND DESIGN PLLC

DBA TMTLA ASSOCIATES

2022-XX-XX

PRELIMINARY

NOT FOR

CONSTRUCTION

REVISIONS:

05-29-25
07-08-25: INTERNAL ROW

REZONING PLAN: REFORESTATION PLAN

OLD WAXHAW MONROE REZONING

OLD WAXHAW MONROE RD

UNION COUNTY, NC

SCALE:
AS NOTED

DRAWN BY:
MA, PMP

PROJECT #
25023

DATE:
3-17-2025

SHEET
RZ-2
OF 02