

VICINITY MAP
NOT TO SCALE

SITE DATA:

TAX PARCELS: 06153016 & 06153054A

TOTAL ACREAGE: APPROX. +/- 62.45 ACRES
 LOCHAVEN ROAD ACREAGE: APPROX. +/- 0.41 ACRES
 REMAINING ACREAGE: APPROX. +/- 62.04 ACRES

LOCATION: TOWN OF WEDDINGTON, NORTH CAROLINA
 COUNTY: UNION COUNTY, NORTH CAROLINA

ZONING:
 EXISTING: R-CD & R-40
 PROPOSED: R-40 (CZ)

LAND USE:
 EXISTING: VACANT SINGLE FAMILY
 PROPOSED: VACANT SINGLE FAMILY

WATERSHED: CATAWBA RIVER BASIN

TOTAL POTENTIAL LOTS: +/- 38 LOTS
 PROPOSED DENSITY: +/- 0.61 DU/AC

OPEN SPACE:
 REQUIRED: +/- 6.20 ACRES (10% MINIMUM)
 PROVIDED: +/- 10.27 ACRES (16.5%)

*NOTE: DENSITY AND OPEN SPACE CALCULATIONS BASED ON REMAINING ACREAGE (APPROX. +/- 62.04 ACRES).

LOT STANDARDS:

MINIMUM LOT AREA: 40,000 S.F.
 MINIMUM LOT WIDTH: 120'

SETBACKS:
 FRONT SETBACK: 50'
 SIDE SETBACK: 15'
 SIDE CORNER SETBACK: 25'
 REAR SETBACK: 40'

General Notes

1. Base information provided by DRAFT "ALTAINSPS Land Title Survey" provided by ESP Associates, Inc. dated 07/27/2021 and Union County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Public water to be extended to the site.
4. Draft - Do not rely on this document.

Floodplain Information
 Floodplain information obtained from FEMA FIRM Panel 3710447600J effective date of study 10/16/2008.

Stream/Wetland Information
 Stream/Wetland information is based on preliminary information provided by "Wetland Survey PID# 06153016 & 06153054A" provided by ESP Associates, Inc. dated 10/14/2021 and Union County GIS data. For purposes of preparation of this Preliminary Conditional Zoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Conditional Zoning Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Weddington UDO and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

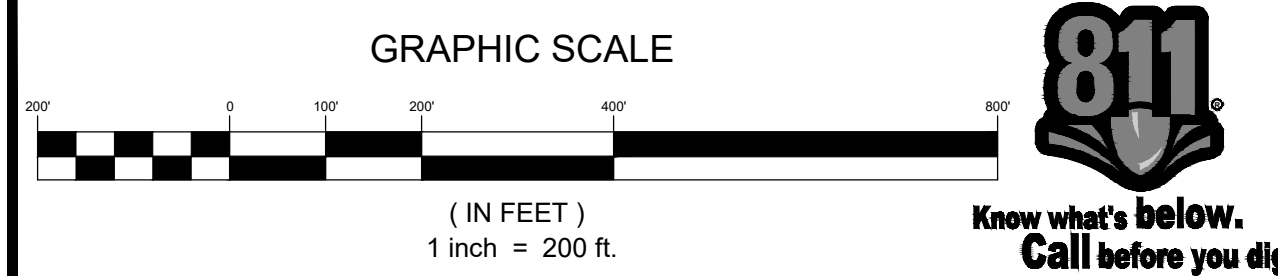
Open Space / Tree Save
 Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
 Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

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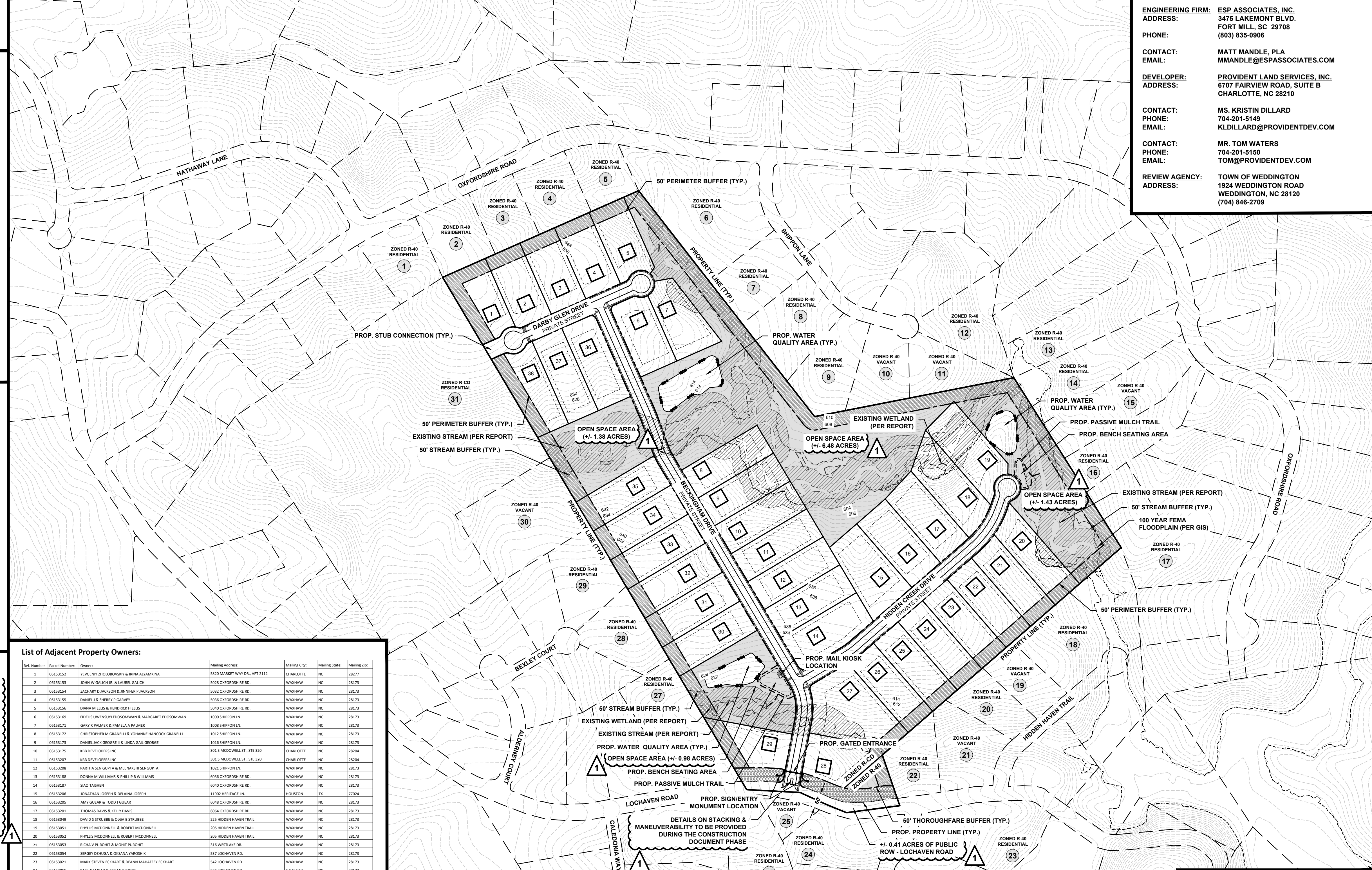
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
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BECKINGHAM

LOCATED IN

TOWN OF WEDDINGTON, NORTH CAROLINA



List of Adjacent Property Owners:

Ref. Number	Parcel Number	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	06153151	EVERETT THOMPSON/OSBY & JENNA ALCHAMIANA	1802 HANLEY WAY DR., APT 3112	CHARLOTTE	NC	28277
2	06153153	JOHN W GALEY JR. & LARREL GALEY	5028 OXFORDSHIRE RD.	WARRAWAY	NC	28173
3	06153154	ZACHARY D JACKSON & JENNIFER P JACKSON	5030 OXFORDSHIRE RD.	WARRAWAY	NC	28173
4	06153155	DANIEL J. SHERRY P GARRETT	5036 OXFORDSHIRE RD.	WARRAWAY	NC	28173
5	06153156	DANNA M ELLIS & HENDRICK H ELLIS	5040 OXFORDSHIRE RD.	WARRAWAY	NC	28173
6	06153169	FRIBELIS UNIVICHIY EDOSOMAWA & MARGARET EDOSOMAWA	3000 SHIPPON LN.	WARRAWAY	NC	28173
7	06153171	DAN R FRANKS & JANELLA J FRANKS	3008 SHIPPON LN.	WARRAWAY	NC	28173
8	06153172	CHRISTOPHER M GRANELL & YOSHANE HANCOCK GRANELL	3012 SHIPPON LN.	WARRAWAY	NC	28173
9	06153173	DANIEL JACK GEORGE II & LINDA GAIL GEORGE	3016 SHIPPON LN.	WARRAWAY	NC	28173
10	06153175	KBB DEVELOPERS INC	805 S MCKIDWELL ST., STE 320	CHARLOTTE	NC	28204
11	06153207	KBB DEVELOPERS INC	805 S MCKIDWELL ST., STE 320	CHARLOTTE	NC	28204
12	06153208	PARTHVA SEN GUPTA & MEENAKSHI SENGUPTA	3021 SHIPPON LN.	WARRAWAY	NC	28173
13	06153188	DOVINA W WILLIAMS & PHILIP P WILLIAMS	6036 OXFORDSHIRE RD.	WARRAWAY	NC	28173
14	06153187	DAVE TARDEN	6040 OXFORDSHIRE RD.	WARRAWAY	NC	28173
15	06153206	JONATHAN JOSEPH & DELANNA JOSEPH	15002 HERITAGE LN.	HUNTSVILLE	TX	77024
16	06153205	AMY GUSAR & TODD J GUSAR	6044 OXFORDSHIRE RD.	WARRAWAY	NC	28173
17	06153203	THOMAS DAVIS & KELLY DAVIS	6044 OXFORDSHIRE RD.	WARRAWAY	NC	28173
18	06153049	DAVID S STRUBBE & OLGA S STRUBBE	225 HIDDEN HAVEN TRAIL	WARRAWAY	NC	28173
19	06153051	PHILIP MACDONNELL & ROBERT MACDONNELL	205 HIDDEN HAVEN TRAIL	WARRAWAY	NC	28173
20	06153052	PHILIP MACDONNELL & ROBERT MACDONNELL	205 HIDDEN HAVEN TRAIL	WARRAWAY	NC	28173
21	06153053	NICHOLAS PURDITT & MICHOL PURDITT	316 WESTLAKE DR.	WARRAWAY	NC	28173
22	06153054	SERKEY EDHUSA & OSANA YAROSHIK	157 LOCHAVEN RD.	WARRAWAY	NC	28173
23	06153021	MARK STEVEN ECKHART & DEANN MARGARET ECKHART	1642 LOCHAVEN RD.	WARRAWAY	NC	28173
24	06153055	PAUL W MEAD & SUSAN K MEAD	1534 LOCHAVEN RD.	WARRAWAY	NC	28173
25	06153210	PAUL W MEAD & SUSAN K MEAD	1534 LOCHAVEN RD.	WARRAWAY	NC	28173
26	06153211	PAUL W MEAD & SUSAN K MEAD	1534 LOCHAVEN RD.	WARRAWAY	NC	28173
27	06153212	DEANNE SHERRILL & BOB SHERRILL	1071 LOCHAVEN RD.	WARRAWAY	NC	28173
28	06153204	KEVIN A MCMADE & SUZANNE LA MCMADE	1034 BEKLEY CT.	WARRAWAY	NC	28173
29	06153103	ERICAL OWENS & THOMAS SANDY HULLSTON	1033 BEKLEY CT.	WARRAWAY	NC	28173
30	06153110	JOSEPH P HUDSON JR & SANDRA F HUDSON	427 LOCHAVEN RD.	WARRAWAY	NC	28173
31	06153015	JUMPER DRIVE REVOCABLE TRUST I	13416 E INDEPENDENCE BLVD.	MATTHEWS	NC	28105

List of Property Owners:

Ref. Number	Parcel Number	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	06153056	SCOTT F HERDICK & ASHLEY ELAINE HERDICK	130 MARTINGALE LN.	WARRAWAY	NC	28409
2	06153054A	SCOTT F HERDICK & ENWARD W HERDICK	130 MARTINGALE LN.	WARRAWAY	NC	28409

ENGINEERING FIRM: ESP ASSOCIATES, INC.
 3475 LAKEMONT BLVD.
 FORT MILL, SC 29708
 (803) 835-0906

CONTACT: MATT MANDLE, PLA
 EMAIL: MMANDLE@ESPASSOCIATES.COM

DEVELOPER: PROVIDENT LAND SERVICES, INC.
 6707 FAIRVIEW ROAD, SUITE B
 CHARLOTTE, NC 28210

CONTACT: MS. KRISTIN DILLARD
 PHONE: 704-201-5149
 EMAIL: KLDILLARD@PROVIDENTDEV.COM

CONTACT: MR. TOM WATERS
 PHONE: 704-201-5150
 EMAIL: TOM@PROVIDENTDEV.COM

REVIEW AGENCY: TOWN OF WEDDINGTON
 1924 WEDDINGTON ROAD
 WEDDINGTON, NC 28120
 (704) 846-2709

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	REVISION PER STAFF COMMENTS
1	10/12/2023		

CONDITIONAL ZONING PLAN
COVER SHEET (1 OF 8)

BECKINGHAM

PROVIDENT LAND SERVICES, INC. TOWN OF WEDDINGTON, NC

LEGEND:

- 50' PERIMETER BUFFER
- 50' THOROUGHFARE BUFFER
- OPEN SPACE AREA (TO BE OWNED/MAINTAINED BY HOA)

PROJECT INFORMATION

PROJECT MANAGER: MM
 DESIGNED BY: EL
 DRAWN BY: EL
 PROJECT NUMBER: 23-00757
 ORIGINAL DATE: 09/08/2023
 SHEET: 1 OF 8

PROJECT INFORMATION

PROJECT MANAGER: MM
 DESIGNED BY: EL
 DRAWN BY: EL
 PROJECT NUMBER: 23-00757
 ORIGINAL DATE: 09/08/2023
 SHEET: 1 OF 8

Development Standards:

Site Development Data:

- Acreage: ± 62.04 acres
- Tax Parcel #: 06153016 & 06153054A
- Existing Zoning: R-CD & R-40
- Proposed Zoning: R-40 (CZ)
- Existing Uses: Vacant

--Proposed Uses: Up to 38 single-family detached dwelling units as allowed by right and under prescribed conditions in the R-40 (CZ) zoning district as further described in Section 2 below.

1. General Provisions:

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Provident Land Services, Inc. ("Petitioner") to accommodate the development of up to thirty-eight (38) single-family detached dwelling units as generally depicted on the Rezoning Plan. The proposed development will be on an approximately 62.04 acre site located on Lochaven Road (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Weddington Land Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the R-40 (CZ) zoning classification shall govern.

c. Graphics and Alterations. The schematic depictions lots, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section D-607(C)(10) of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed per Section D-607(C)(10)(b) of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Town Planner/Zoning Administrator will determine if such minor modifications are allowed and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow Section D-607(C)(10)(a) of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses:

The Site may be developed with up to thirty-eight (38) single-family residential units.

3. Access and Transportation:

I. Proposed Access.

- a. Access to the Site will be from Lochaven Road as generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Town of Weddington and/or NCDOT in accordance with applicable published standards.
- c. The overall street network is conceptual in nature and may be adjusted during the permitting process subject to the standards and approvals of NCDOT and the Town of Weddington as applicable.

II. Standards, Phasing and Other Provisions.

a. Weddington and NCDOT Standards. All of the foregoing public roadway improvements will be subject to the standards and criteria of the Town of Weddington and/or NCDOT (as it relates to the roadway improvements within their respective road system authority). It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.

b. Substantial Completion. Reference to "substantial completion" for certain improvements as set forth above shall mean completion of the roadway improvements in accordance with the applicable standards. Provided however, in the event certain non-essential roadway improvements (as reasonably determined by the Town of Weddington) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Town of Weddington will instruct applicable authorities and/or departments to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

4. Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
- b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements.
- c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
- d. All residential units shall include side load or center court drive three car garages as a minimum with the following garage door treatments
 - i. windows and/or a vent detail above the garage door,
 - ii. a minimum of two siding materials on the façade, and
 - iii. windows

5. Streetscape, Setbacks, Buffers, and Yards:

a. A fifty (50) foot perimeter buffer shall be provided to support the overall character of the community as generally depicted on the Rezoning Plan. Grading and clearing within the fifty (50) foot buffer is permitted subject to approval by applicable regulatory agencies and contingent upon replanting, as needed.

b. Fifty (50) foot buffers will be installed where natural landscape does not provide sufficient screening for adjoining existing homes and along Lochaven Road frontage per section D-917A(O) of the Unified Development Ordinance. The buffer will be enhanced with evergreen plantings, such as Nellie Stevens, Burford Holly, Ligustrum or similar approved evergreen species.

c. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard shall be provided.

d. Due to topographic constraints and existing features on the site, the minimum block length of 334' may be exceeded as generally depicted on the Rezoning Plan.

e. Street trees shall be provided on each side of the street spaced forty (40) feet on center or based on tree species in compliance with Section D-917A(Q)(1)(b).

6. Environmental Features and Open Space:

a. The Site shall comply with the minimum Stormwater and Water Quality requirements as set forth in the Unified Development Ordinance.

b. The location of the proposed stormwater areas are conceptual in nature and the exact size and location of these areas are subject to change depending upon final layout, product allocation, and/or other site plan elements. The overall layout and unit count may be altered as a result of final stormwater locations.

c. The Site shall comply with the minimum Open Space and Tree Save requirements as set forth in Section D-917A(P) and (Q) of the Unified Development Ordinance. Required stream and wetland buffers may count towards open space. The Open Space and Tree Save areas generally depicted on the Rezoning Plan are conceptual in nature and subject to change depending upon final layout, product allocation, and other spatially dependent project components such as but not limited to stormwater areas, wetland areas, utilities, and buffers (as applicable).

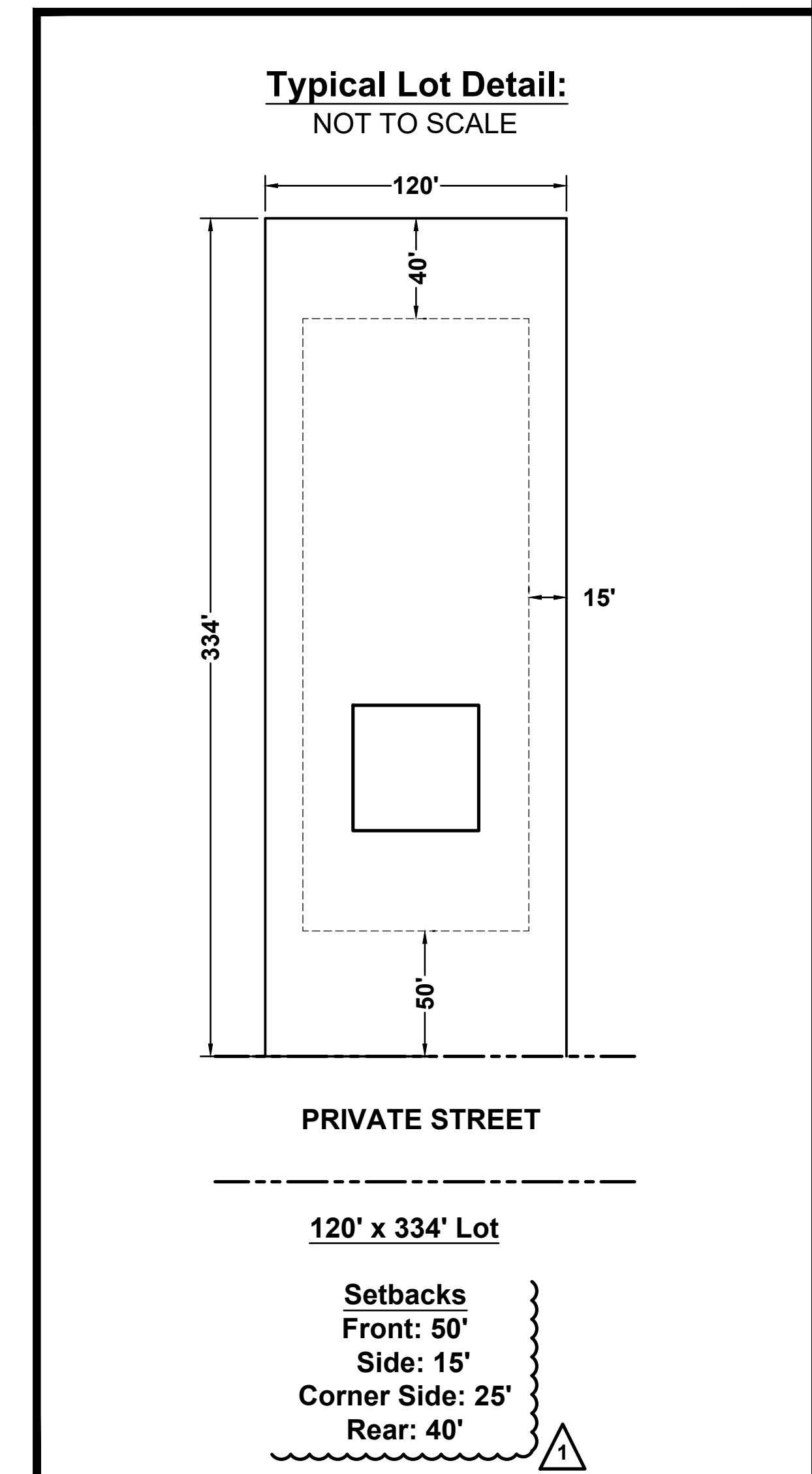
d. The Petitioner shall provide third party inspection of site development construction activities to occur after each ½" (or greater) rainfall event.

7. Amendments to the Rezoning Plan:

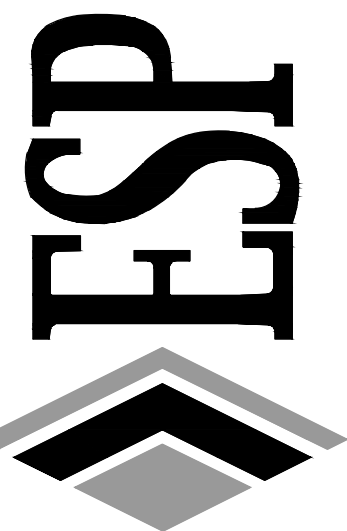
ii. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of the Ordinance.

8. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner and subsequent owners of the Site and their respective



ESP Associates, Inc.
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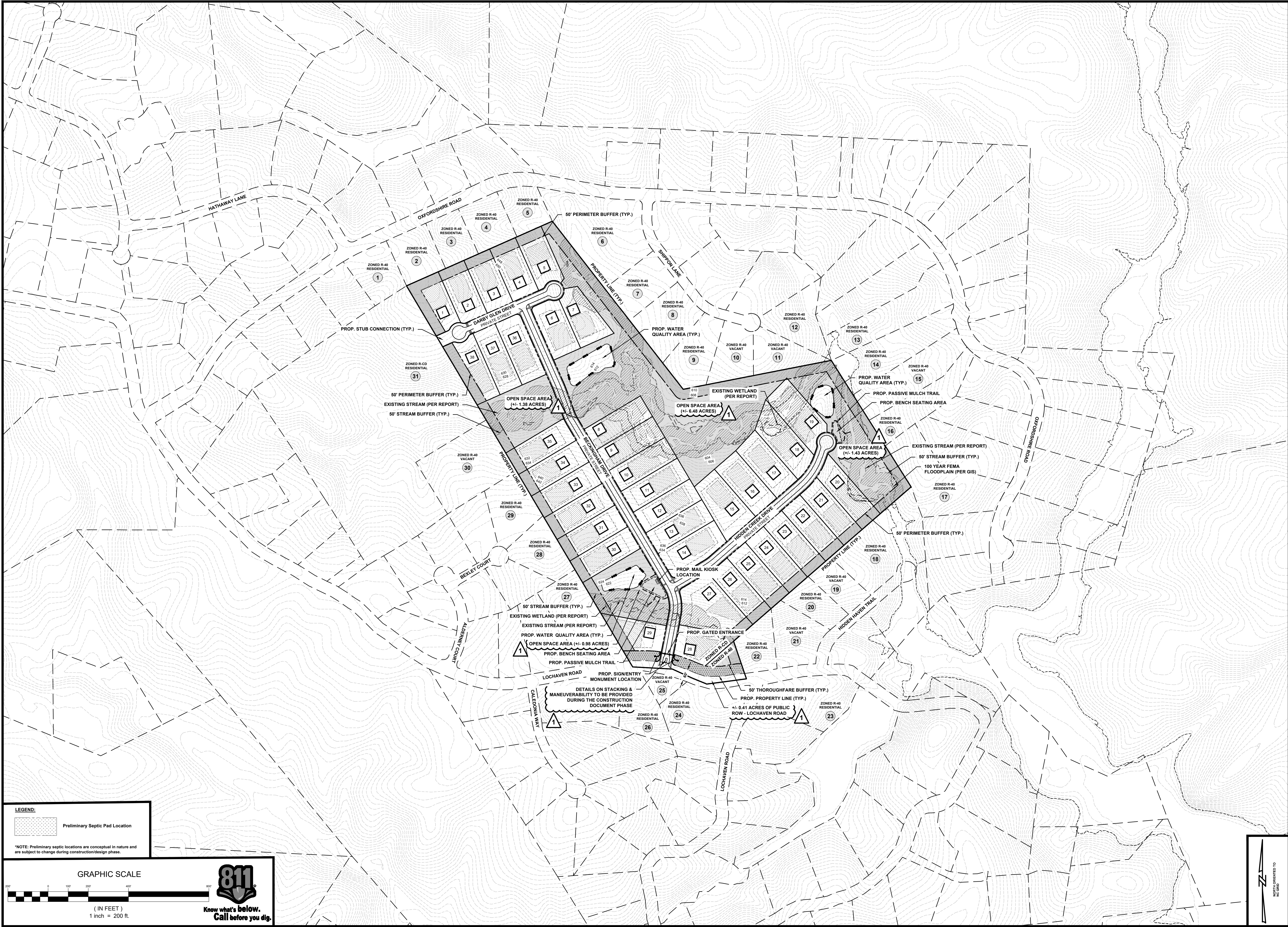
PRELIMINARY
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CONSTRUCTION

NO.	DATE	REVISION	BY	EL	REVISION PER STAFF COMMENTS
1	10/12/2023				

CONDITIONAL ZONING PLAN
DETAILS SHEET (2 OF 8)
BECKINGHAM
TOWN OF WEDDINGTON, NC
PROVIDENT LAND SERVICES, INC.

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	09/08/2023
SHEET:	2 OF 8

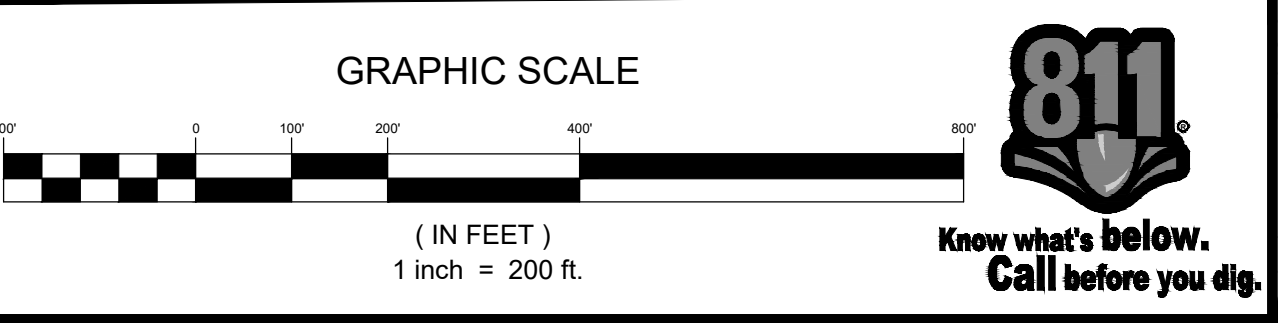
U:\2023 Projects (U)\23-00757 - Beckingham (Provident)\Submittals\Working Drawings\2023\09\XX_2nd Conditional Zoning Submittal\Sheet\PK3-SEPTIC.dwg, Septic, eibg



LEGEND:

 Preliminary Septic Pad Location

*NOTE: Preliminary septic locations are conceptual in nature and are subject to change during construction/design phase.



ESP Associates, Inc.
 P.O. Box 2030
 Charlotte, NC 28241
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**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

NO.	DATE	REVISION	BY	EL
1	10/12/2023	REVISED PER STAFF COMMENTS		

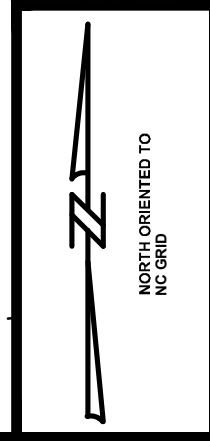
**CONDITIONAL ZONING PLAN
 PRELIMINARY SEPTIC LOCATION PLAN (3 OF 8)**

BECKINGHAM

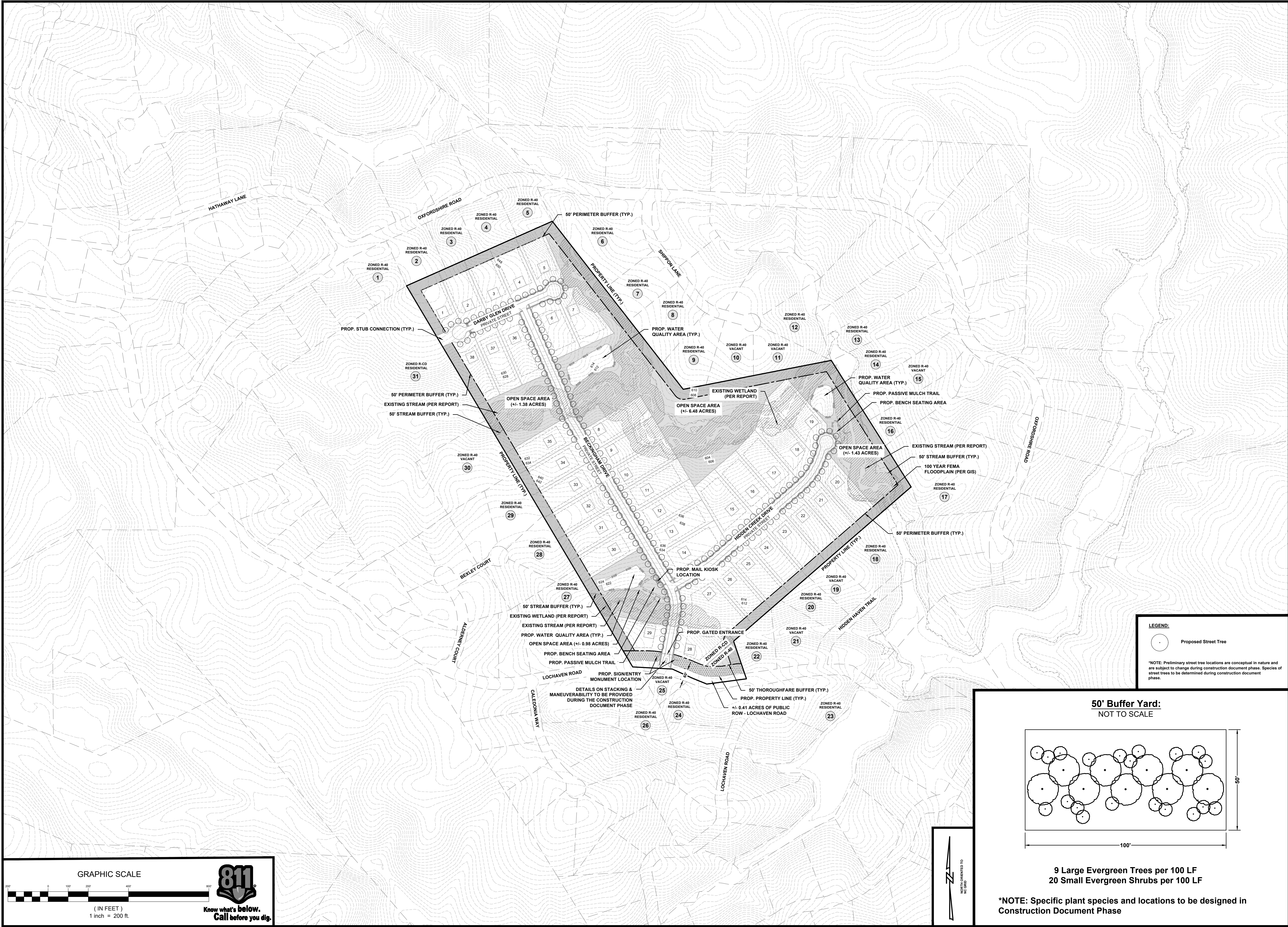
PROVIDENT LAND SERVICES, INC. TOWN OF WEDDINGTON, NC

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	09/08/2023
SHEET:	3 OF 8



U:\2023 Projects (U)\03-00757 - Beckingham (Providence)\Submittals\Working Drawings\2023\03-XX_2nd Conditional Zoning Submittal\Sheet\04-3_TREES.dwg, Tree.dwg



LEGEND:
○ Proposed Street Tree

*NOTE: Preliminary street tree locations are conceptual in nature and are subject to change during construction document phase. Species of street trees to be determined during construction document phase.

50' Buffer Yard:
NOT TO SCALE

9 Large Evergreen Trees per 100 LF
20 Small Evergreen Shrubs per 100 LF

*NOTE: Specific plant species and locations to be designed in Construction Document Phase

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

811
Know what's below.
Call before you dig.

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www.espassociates.com

PRELIMINARY ZONING PLAN
PRELIMINARY LANDSCAPE PLAN (4 OF 8)

BECKINGHAM
PROVIDENT LAND SERVICES, INC.
TOWN OF WEDDINGTON, NC

NO.	DATE	REVISION	BY	EL
1	10/12/2023	REVISED PER STAFF COMMENTS		

PROJECT INFORMATION
PROJECT MANAGER: MM
DESIGNED BY: EL
DRAWN BY: EL
PROJECT NUMBER: 23-00757
ORIGINAL DATE: 09/08/2023
SHEET:
4 OF 8

NO.	DATE	REVISION

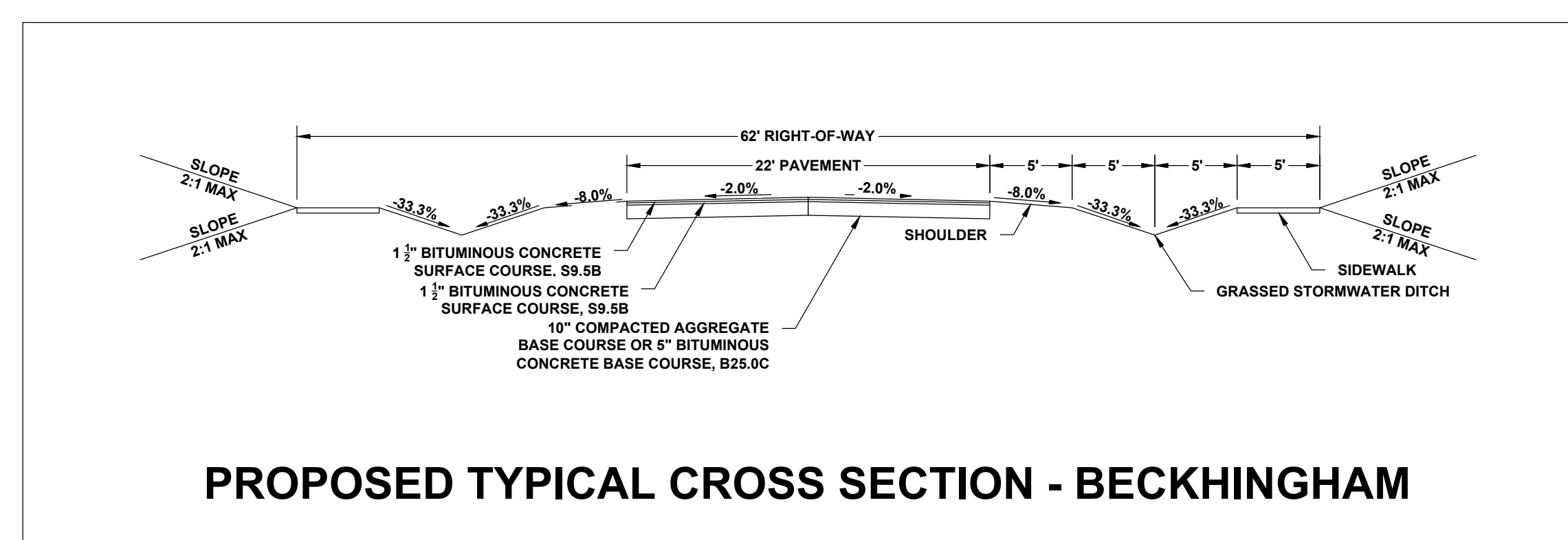
**CONCEPTUAL OVERALL GRADING
 & STORM DRAINAGE PLAN**

BECKINGHAM

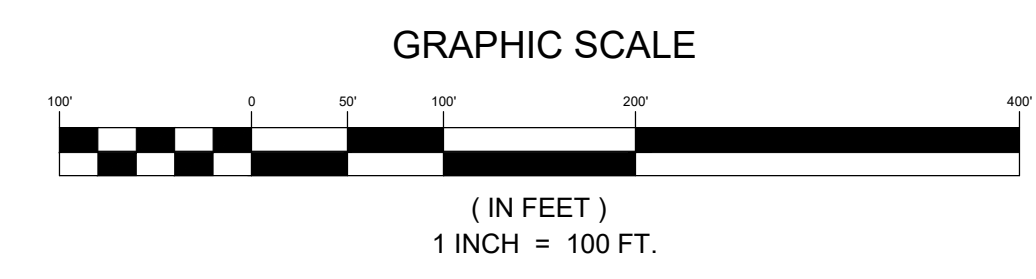
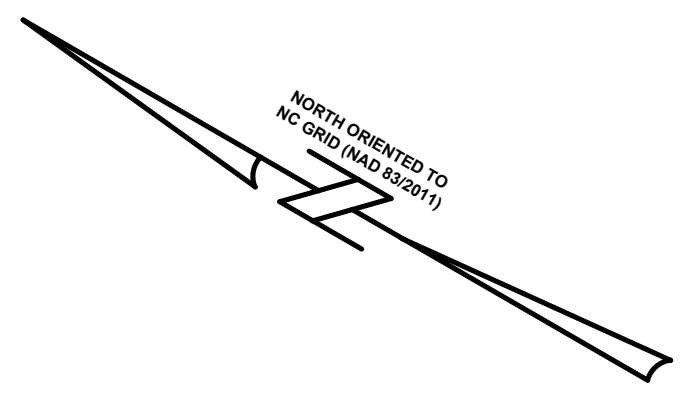
TOWN OF WEDDINGTON, NORTH CAROLINA

PROVIDENT LAND SERVICES

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	JHP
DRAWN BY:	JHP
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	10/13/2023
SHEET:	5 OF 8



NOT A FINAL DESIGN



CONCEPTUAL DESIGN ONLY - SUBJECT TO CHANGE

EXISTING CONDITIONS NOTES:

1. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. EXISTING TOPOGRAPHICAL DATA OBTAINED FROM STATE OF NORTH CAROLINA LIDAR & GIS BASE DATA, NOT VERIFIED BY ESP.

EROSION CONTROL NOTES:

1. DOUBLE SILT FENCING SHALL BE INSTALLED ON DOWNSTREAM SIDES OF DRAINAGE AREAS.
2. FLOCCULANT LOGS MAY BE USED IN SWALES, AS REQUIRED.

V:\23-00757 - Beckingham (Plan)_23-00757-Sheet23-00757-GRAD OVERALL.dwg, 5 of 8, 10/13/2023

NOT A FINAL DESIGN

NO.	DATE	REVISION

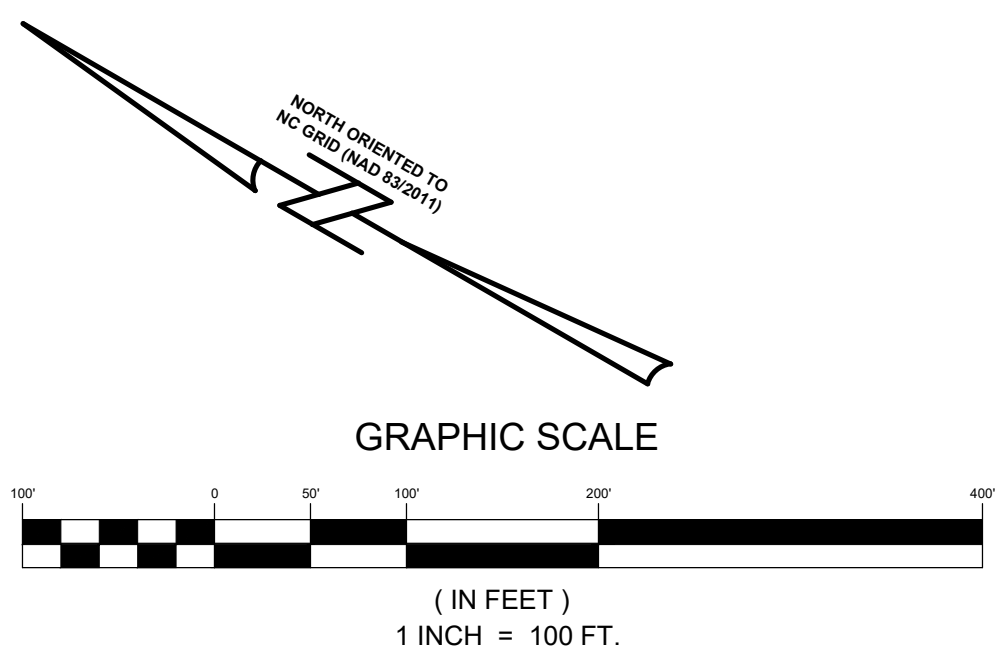
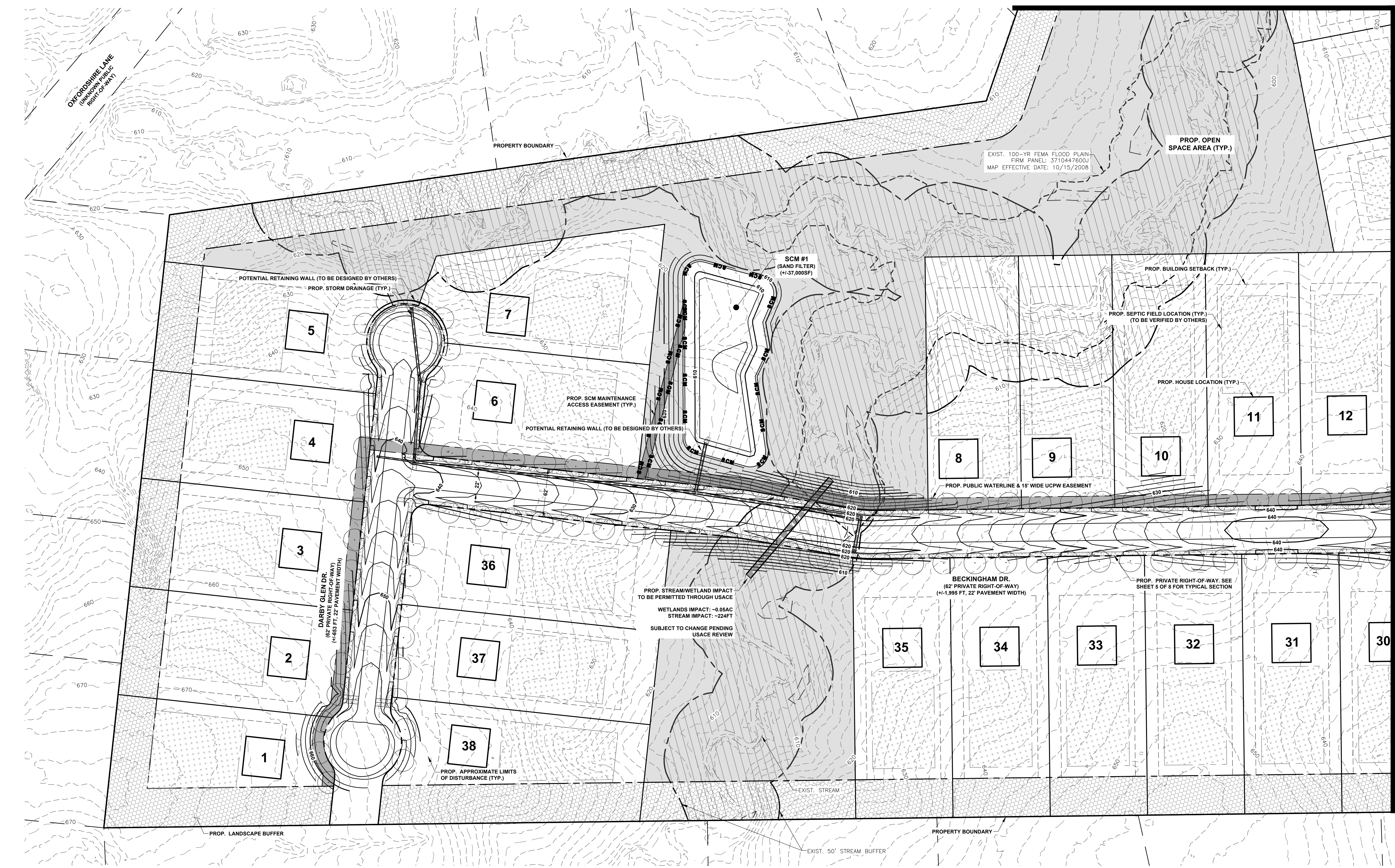
CONCEPTUAL GRADING & STORM DRAINAGE PLAN - SHEET 1 OF 2

BECKINGHAM

TOWN OF WEDDINGTON, NORTH CAROLINA

PROVIDENT LAND SERVICES

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	JHP
DRAWN BY:	JHP
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	10/13/2023
SHEET:	6 OF 8



CONCEPTUAL DESIGN ONLY - SUBJECT TO CHANGE

EXISTING CONDITIONS NOTES:

1. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. EXISTING TOPOGRAPHICAL DATA OBTAINED FROM STATE OF NORTH CAROLINA LIDAR & GIS BASE DATA, NOT VERIFIED BY ESP.

GRADING NOTES:

3. PROPOSED PRIVATE STREET DESIGN AND VERTICAL PROFILES TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
4. STORM WATER CONTROL MEASURE DESIGN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.

5. TREE PROTECTION FENCING TO BE CALLED OUT DURING CONSTRUCTION DOCUMENT PHASE
6. AREAS AND TYPES SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE.

EROSION CONTROL NOTES:

7. DOUBLE SILT FENCING SHALL BE INSTALLED ON DOWNSTREAM SIDES OF DRAINAGE AREAS.
8. FLOCCULANT LOGS MAY BE USED IN SWALES, AS REQUIRED.

MATCHLINE - SEE SHEET 7 OF 8

V:\23-00757-Beckingham (Plan)\23-00757-Sheets\23-00757-GRAD.dwg, 6 OF 8, 10/13/2023

EXISTING CONDITIONS NOTES:

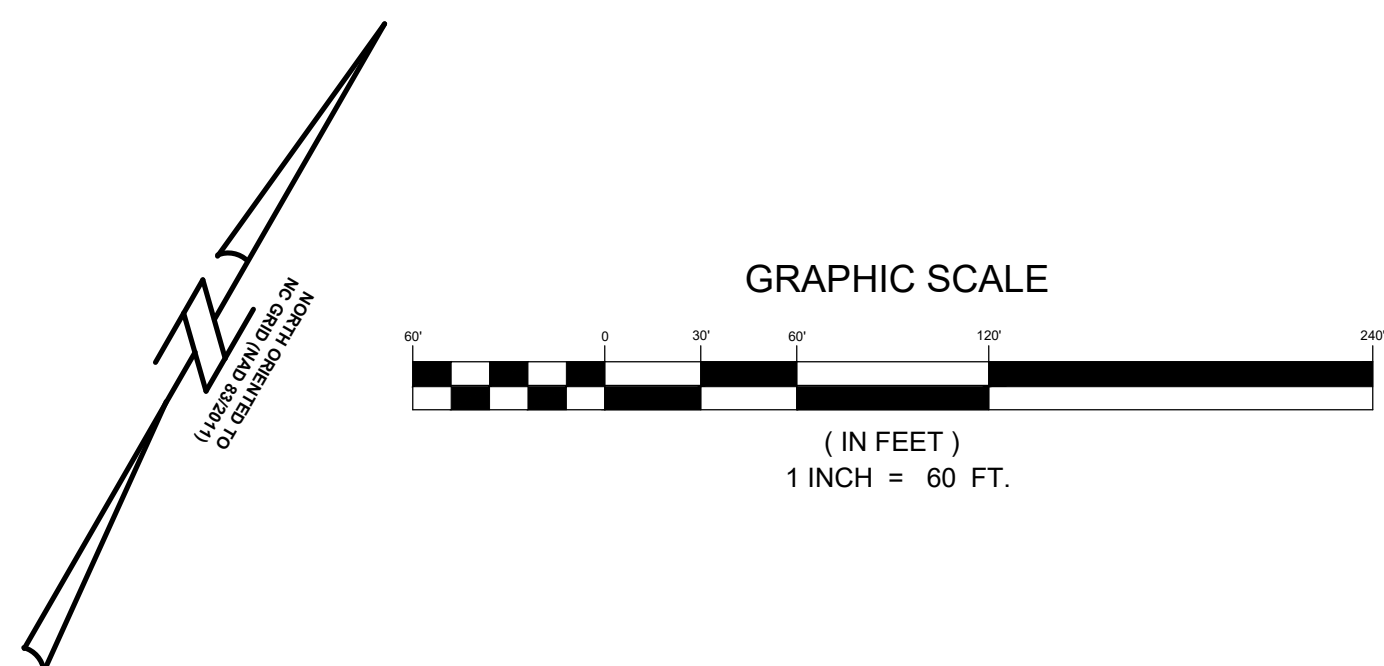
1. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. EXISTING TOPOGRAPHICAL DATA OBTAINED FROM STATE OF NORTH CAROLINA LIDAR & GIS BASE DATA, NOT VERIFIED BY ESP.

GRADING NOTES:

3. PROPOSED PRIVATE STREET DESIGN AND VERTICAL PROFILES TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
4. STORM WATER CONTROL MEASURE DESIGN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
5. TREE PROTECTION FENCING TO BE CALLED OUT DURING CONSTRUCTION DOCUMENT PHASE
6. AREAS AND TYPES SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE.

EROSION CONTROL NOTES:

7. DOUBLE SILT FENCING SHALL BE INSTALLED ON DOWNSTREAM SIDES OF DRAINAGE AREAS.
8. FLOCCULANT LOGS MAY BE USED IN SWALES, AS REQUIRED.



MATCHLINE - SEE SHEET 6 OF 8



NOT A FINAL DESIGN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	REVISION

CONCEPTUAL GRADING & STORM DRAINAGE PLAN - SHEET 2 OF 2
BECKINGHAM
TOWN OF WEDDINGTON, NORTH CAROLINA
PROVIDENT LAND SERVICES

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	JHP
DRAWN BY:	JHP
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	10/13/2023
SHEET:	7 OF 8

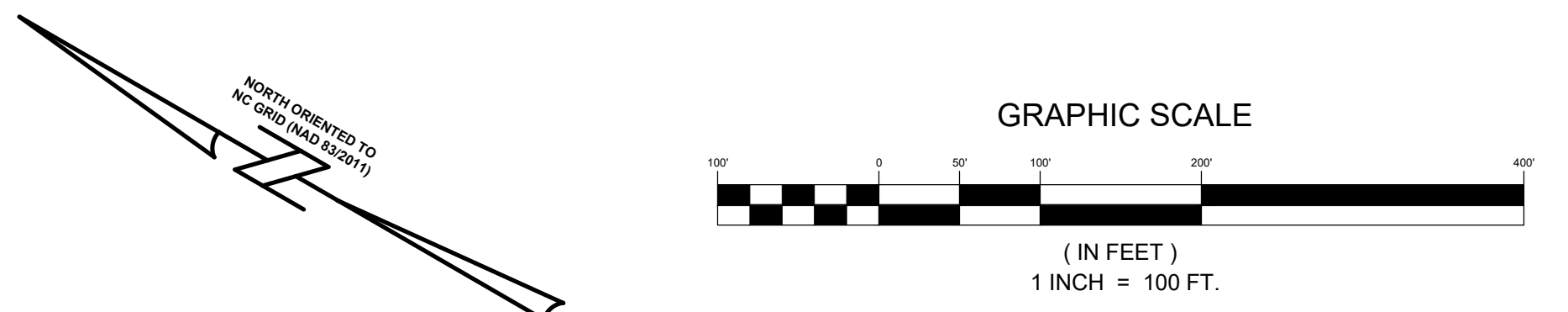
CONCEPTUAL DESIGN ONLY - SUBJECT TO CHANGE

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P.O. Box 7030
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V:\23-00757 - Beckingham (P:\file)\23-00757\Sheets\23-00757-GRAD.rvt, 7 OF 8, 10/13/2023

NOT A FINAL DESIGN



CONCEPTUAL DESIGN ONLY - SUBJECT TO CHANGE

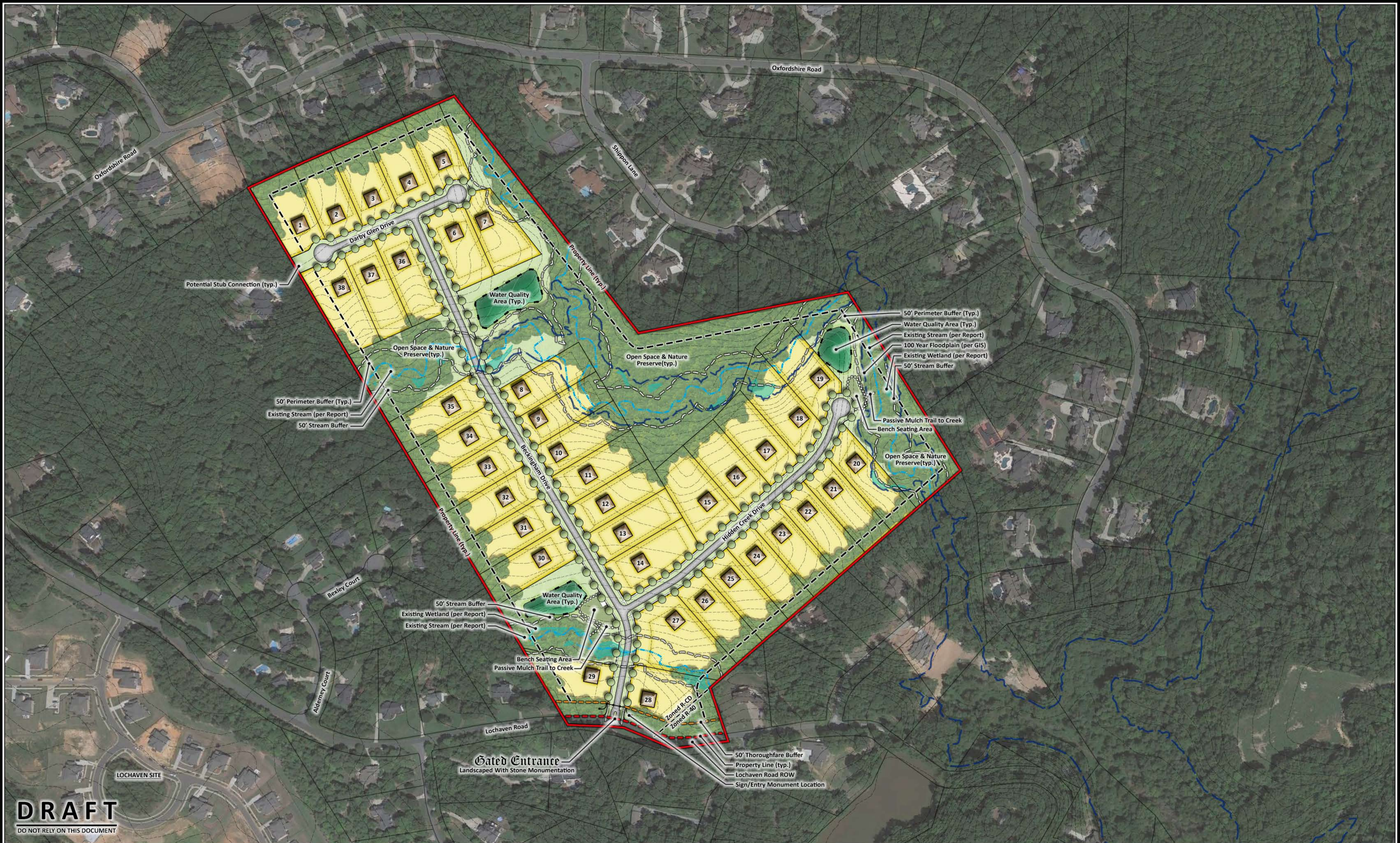
EXISTING CONDITIONS NOTES:

1. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. EXISTING TOPOGRAPHICAL DATA OBTAINED FROM STATE OF NORTH CAROLINA LIDAR & GIS BASE DATA, NOT VERIFIED BY ESP.

BASIN SIZING NOTES:

3. ALL SCMS WILL BE SIZED/DESIGNED FOR 25 YEAR FLOWS.

V:\23-00757 - Beckingham (Plan)\23-00757-Sheets\23-00757-CA-MAP.dwg, 8 OF 8, Thursday



DRAFT
DO NOT RELY ON THIS DOCUMENT

