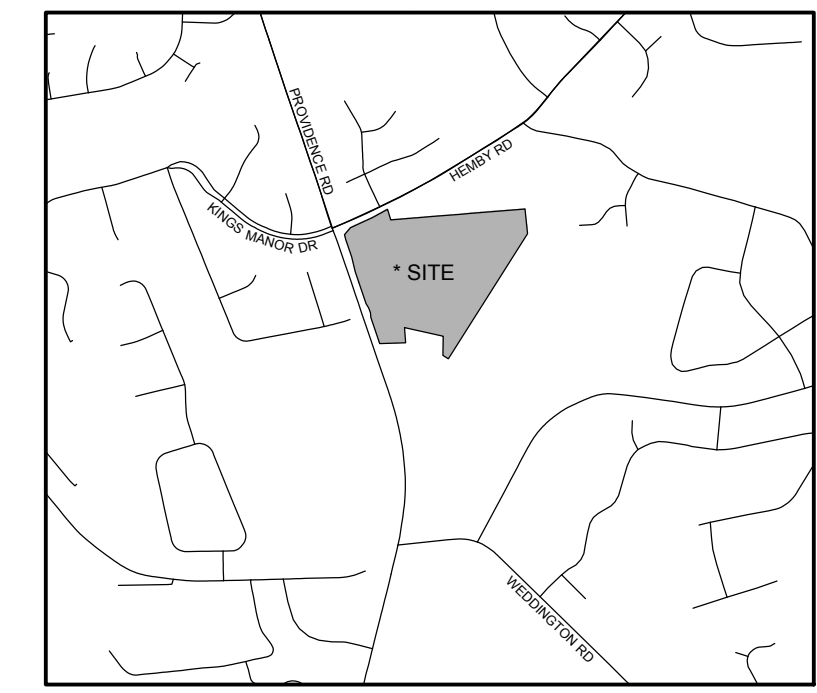
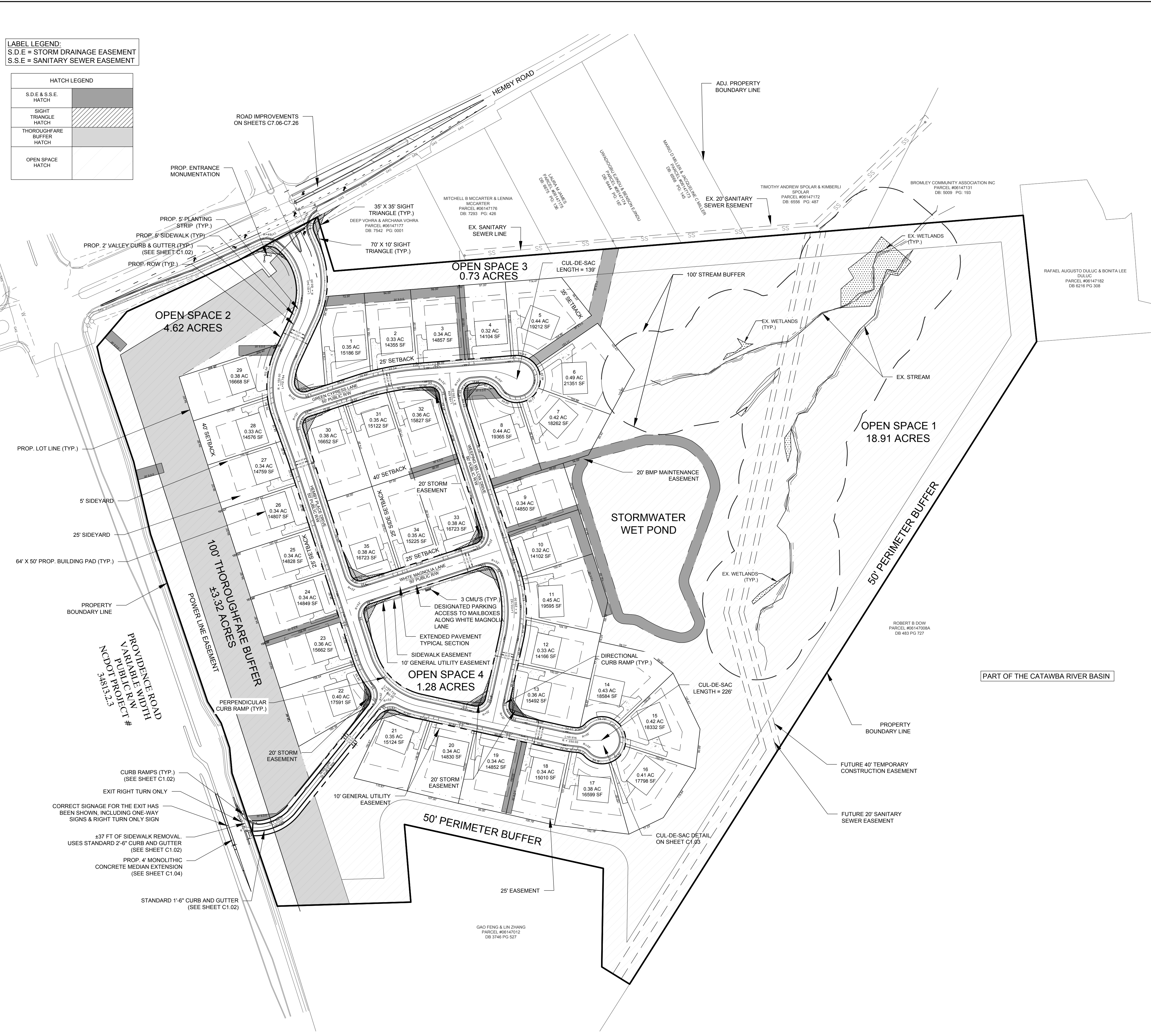


LABEL LEGEND:
 S.D.E = STORM DRAINAGE EASEMENT
 S.S.E = SANITARY SEWER EASEMENT

HATCH LEGEND	
S.D.E & S.S.E. HATCH	
SIGHT TRIANGLE HATCH	
THOROUGHFARE BUFFER HATCH	
OPEN SPACE HATCH	



GENERAL INFORMATION:

PROJECT: HEMBY PLACE
DEVELOPER: TOLL BROTHERS
 14529 GRAND PALISADES PKWY
 CHARLOTTE, NORTH CAROLINA 28278
OWNERS: DONALD M PATTERSON, MARY M MOORE, &
 DELANEY PECAN GROVE LLC
PARCELS: 06147009, 010, & 011
ACREAGE: 43.82 ACRES± (RESIDENTIAL)
 0.00 ACRES± (COMMERCIAL)
 43.82 ACRES± (TOTAL)
EXISTING ZONING: R-CD
PROPOSED ZONING: R-CD
FIRE DISTRICT: WESLEY CHAPEL VOLUNTEER FIRE DEPARTMENT
SCHOOL DISTRICT: UNION COUNTY PUBLIC SCHOOLS

DEVELOPMENT INFORMATION:

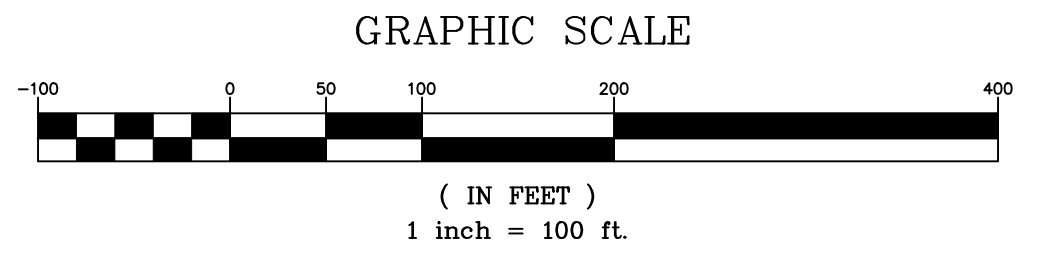
PROPOSED USE: CONSERVATION SUBDIVISION
RESIDENTIAL UNITS: 29 - SINGLE FAMILY DETACHED (64' WIDE)
 6 - SINGLE FAMILY DETACHED (57' WIDE)
 35 - TOTAL LOTS (1.25 UNITS/ACRE)
SINGLE FAMILY DETACHED:
 - MIN. LOT WIDTH: 80 FT. (AT BUILDING LINE)
 - MIN. LOT SIZE: 12,000 SF.
 - SETBACKS/YARDS: FRONT - 25 FT.
 CORNER - 15 FT.
 SIDE - 5 FT. (30 FT. AGGREGATE)
 REAR - 35 FT.
OPEN SPACE: REQUIRED - 21.91 ACRES ± (50.00%)
 PROPOSED - 25.55 ACRES ± (58.31%)

BUFFERYARDS: WHERE SIDE AND REAR LOT LINES ABUT ALONG A MAJOR OR MINOR AS DESIGNATED ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION (MUMPO) THOROUGHFARE PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE THOROUGHFARE AND THE THOROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THOROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING, ANY WALLS, FENCES, OR OTHER CONSTRUCTED DEVICES SHALL BE ALLOWED WITHIN THE BUFFER AREA AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.

STREETS: 24 FT. PAVED ROADS W/2FT VALLEY CURB MIN. CENTERLINE RADIUS OF 150 FT. 5' SIDEWALK ON BOTH SIDES OF EACH STREET. ALL STREETS TO BE OWNED AND MAINTAINED BY NCDOT AFTER CONSTRUCTION.
ROAD LENGTHS: HEMBY PLACE DRIVE - 1440 LF
 WEEPING WILLOW DRIVE - 732 LF
 GREEN CYPRESS LANE - 484 LF
 WHITE MAGNOLIA LANE - 329 LF
 MOSS LANE - 284 LF

- NOTES:**
- THOUGH IT MAY NOT BE ILLUSTRATED, SHOWN, LISTED, DENOTED, OR EXPRESSED THIS PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE TOWN OF WEDDINGTON LAND DEVELOPMENT ORDINANCE IN EFFECT AT THE TIME OF REVIEW AND APPROVAL.
 - 100' THOROUGHFARE BUFFER SHALL BE MEASURED FROM POWER LINE EASEMENT.

SITE TOPOGRAPHY & LOCATE IS A COMBINATION OF FIELD SURVEY PERFORMED BY R. JOE HARRIS AND ASSOCIATES, INC. AND AERIAL SURVEY PROVIDED & COORDINATED FROM AVIOMAGE MAPPING SERVICES INC.
 PROPERTY IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE AS DEPICTED ON FEMA/FIRM PANEL 3710447700L WITH EFFECTIVE DATE OF OCTOBER 2020. FLOOD BOUNDARIES TAKEN FROM FEMA WEBSITE.
 BOUNDARY SURVEY AS PROVIDED BY R. JOE HARRIS AND ASSOCIATES, INC. ALTA/NSPS SURVEY FOR CLASSICAS HOMES DATED 3/4/2019.
 SITE HAS BEEN TIED TO NC GRID COORDINATE SYSTEM NAD 83. TIED TO NGS MONUMENT "KNOX". CONTACT R. JOE HARRIS & ASSOCIATES, INC. FOR BENCHMARKS AND CONTROL INFORMATION.



DATE	ISSUED FOR	REV
08/20/2021	Submittal to City of Weddington and NCDOT	0
08/26/2021	Submittal to Union County Public Works	1
09/17/2021	Second Submittal to City of Weddington and NCDOT	2
10/01/2021	Second Submittal to Union County Public Works	3
10/13/2021	Revised Plans for Client	4



Engineer:

R. Joe Harris & Associates, Inc.
 Engineering • Land Surveying • Planning Management
 1186 Stonerest Blvd., Topo City, S.C. 29708 P: (803) 802-1709

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Project Manager	Drawn
C. Bridges	B. Norris
Department Manager	Checked
P. Murphy	C. Bridges
Print/Plot Date	
October 13, 2021	
Asbuilt Drawn	Asbuilt Date
-	-

TOLL BROTHERS
 14529 GRAND PALISADES PKWY
 CHARLOTTE, NORTH CAROLINA 28278
 P: (704) 849-2625

Project:
Hemby Place

Drawing Title:
Site Plan

Project No.	Drawing No.
4727	4727
DWG File Name:	
4727 - Site Plan	C1.00