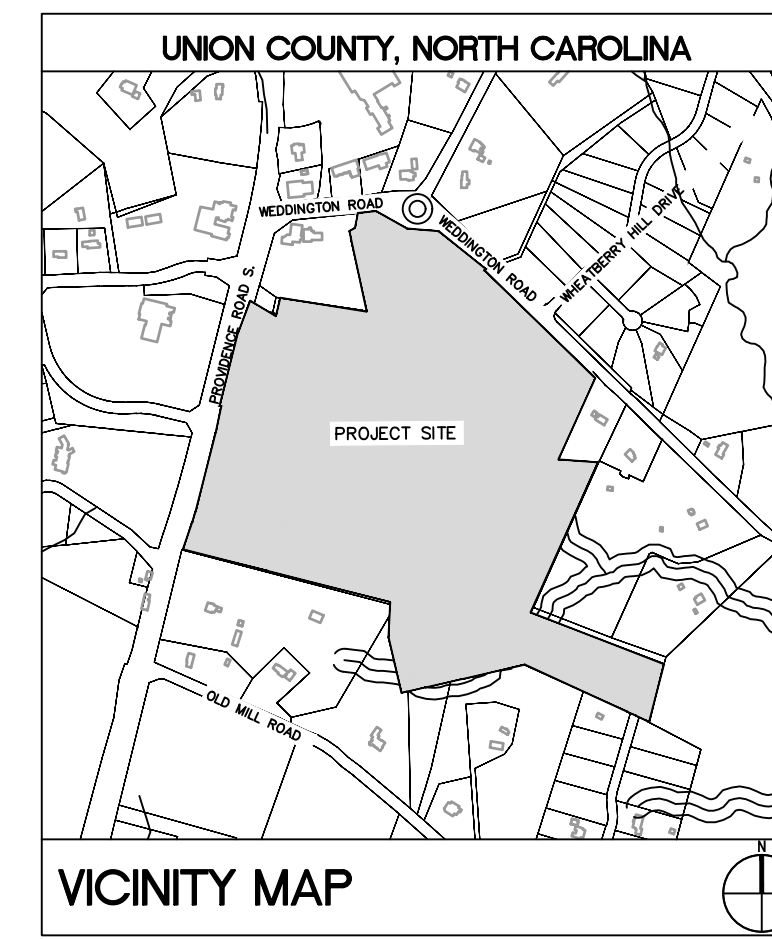


WEDDINGTON GREEN CONDITIONAL REZONING

WEDDINGTON, UNION COUNTY, NORTH CAROLINA



SURVEY ISSUE DATE: JANUARY 19, 2022.
 PROVIDED BY: LAWRENCE ASSOCIATES, INC.
 106 W. JEFFERSON STREET, MONROE, NC 28112
 (704) 289-1013



Shaping the Environment
 Realizing the Possibilities

Land Planning
 + Landscape Architecture
 + Civil Engineering
 + Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 p= 704.376.1555 f= 704.376.7851
 url= www.colejeneststone.com

PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B
 CHARLOTTE, NC 28210

WEDDINGTON GREEN

149 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

COVER SHEET

Project No.
 4720

Issued
 01/26/22

Revised
 02/16/22 - PLANNING BOARD MEETING SUBMITTAL
 03/07/22 - TOWN BOARD MEETING SUBMITTAL
 03/29/22 - TOWN BOARD COMMENTS
 04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL



SCALE: 1"=200'
 0 100' 200' 400'

RZ - 00

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

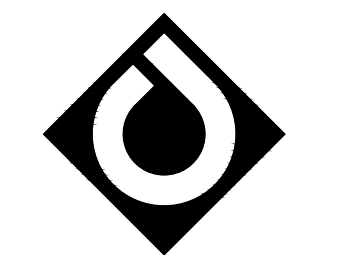
BOLTON & MENK, INC. dba ColeJenest & Stone 2022

SHEET LIST

- | | |
|---------|-------------------------------|
| RZ - 00 | COVER SHEET |
| RZ - 01 | EXISTING CONDITIONS |
| RZ - 02 | SKETCH PLAN |
| RZ - 03 | DEVELOPMENT STANDARDS |
| RZ - 04 | STREET SECTIONS |
| RZ - 05 | GRADING AND STORM WATER |
| RZ - 06 | PRE-DEVELOPMENT DRAINAGE MAP |
| RZ - 07 | POST-DEVELOPMENT DRAINAGE MAP |
| RZ - 08 | WETLANDS PROTECTION PLAN |
| RZ - 09 | LANDSCAPE PLAN |
| RZ - 10 | LANDSCAPE PLAN |
| SS - 11 | SITE SURVEY |



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAYMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p= 704.376.1555 f= 704.376.7851
url= www.colejeneststone.com

PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210

WEDDINGTON GREEN

149 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

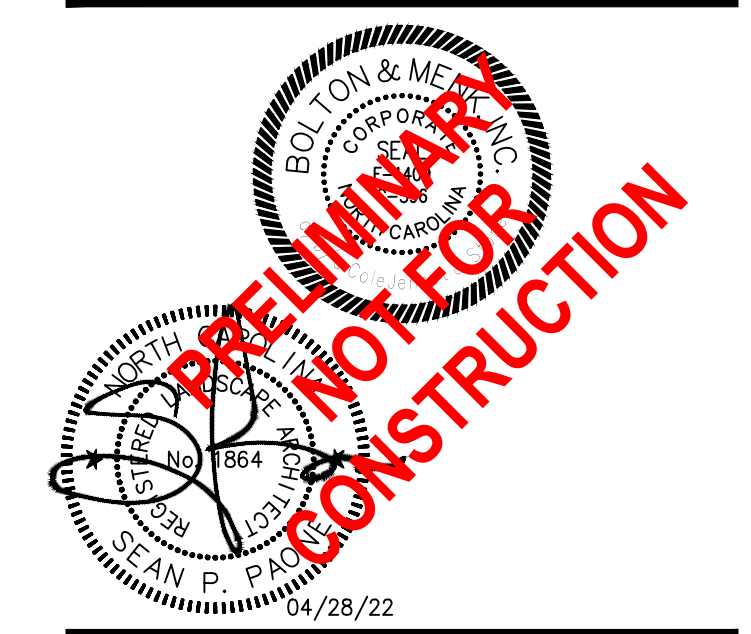
SKETCH PLAN

Project No.
4720

Issued
01/26/22

Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL
03/29/22 - TOWN BOARD COMMENTS
04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL

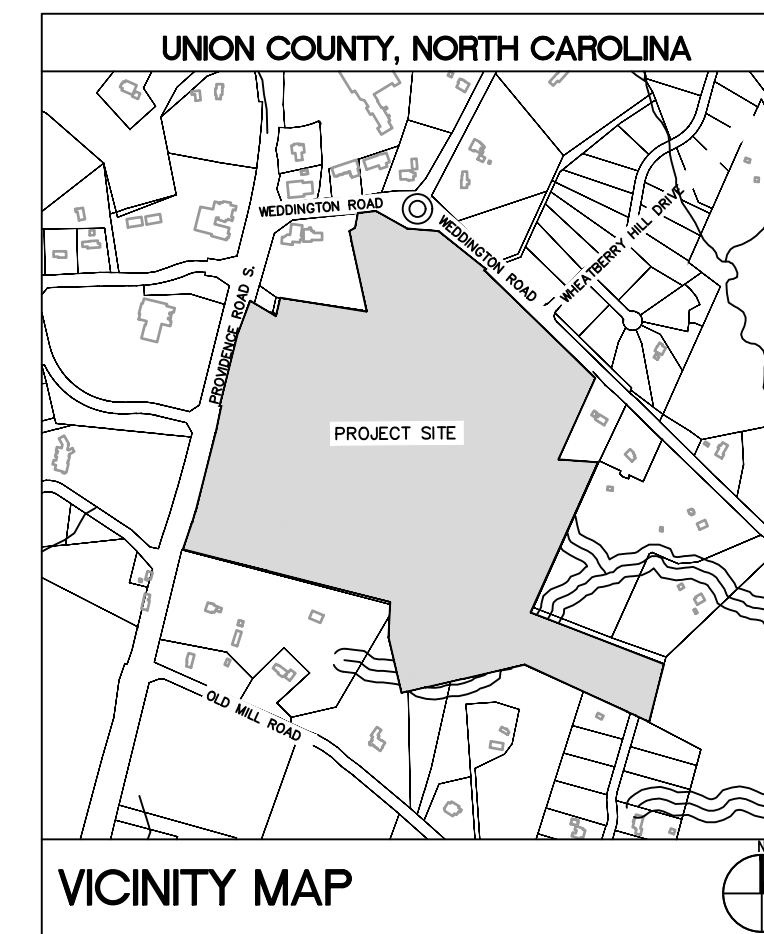


SCALE: 1"=100'
0 50' 100' 200'

RZ - 02

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

BOLTON & MENK, INC. dba ColeJenest & Stone 2022



SURVEY ISSUE DATE: JANUARY 19, 2022.
PROVIDED BY LAWRENCE ASSOCIATES, INC.
106 W. JEFFERSON STREET, MONROE, NC 28112
(704) 289-1013

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED 2'-0" CURB & GUTTER
[Symbol]	PROPOSED WALL
[Symbol]	GREENWAY TRAIL
[Symbol]	20' PERIMETER BUFFER
[Symbol]	MODIFIED PERIMETER BUFFER*
[Symbol]	50' FRONTAGE BUFFER
[Symbol]	TWO-STORY BUILDING
[Symbol]	RETAIL, RESTAURANT, OFFICE USES
[Symbol]	40' DETACHED SINGLE FAMILY LOTS
[Symbol]	52' DETACHED SINGLE FAMILY LOTS
[Symbol]	60' DETACHED SINGLE FAMILY LOTS
[Symbol]	40' AGE-TARGETED DETACHED SINGLE FAMILY LOTS

*PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 6' HT MASONRY WALL

ZONING CODE SUMMARY

PROJECT NAME: WEDDINGTON GREEN
 OWNER/APPLICANT: PROVIDENT LAND SERVICES, LLC
 JURISDICTION: TOWN OF WEDDINGTON, UNION COUNTY, NC
 PARCEL ID: 06150073B, 06150073D, 06150074, 06150076, 06150076A, 06150076B, 06150081, AND A PORTION OF 06150077E
 EXISTING ZONING: R-40, R-CD
 EXISTING USE: VACANT, RESIDENTIAL
 PROPOSED ZONING: CZ - CONDITIONAL ZONING
 PROPOSED USE: MIXED-USE
 RETAIL, RESTAURANT, OFFICE, SINGLE FAMILY DETACHED LOTS, PARK/OPEN SPACES

SITE ACREAGE: 80.81 ACS (PER SURVEY)
 RETAIL, OFFICE, RESTAURANT: 117,600 SF
 RESIDENTIAL:
 40' LOTS: 50 LOTS (11 CARRIAGE HOME LOTS)
 52' LOTS: 43 LOTS (17 CARRIAGE HOME LOTS)
 60' LOTS: 32 LOTS
 CARRIAGE HOMES: 18
 AGE-TARGETED 40' LOTS: 33 LOTS

BUILDING SETBACKS:
 RETAIL, OFFICE, RESTAURANT
 FRONT: 15'
 SIDE/ BUILDING SEPARATION: 10'/20'
 SINGLE FAMILY, DETACHED (52' & 60' LOTS)
 FRONT: 11'
 SIDE: 5'
 REAR: 40'
 SINGLE FAMILY, DETACHED (40' LOTS)
 FRONT: 10'
 CORNER: MINIMUM 5'
 SIDE/ BUILDING SEPARATION: 5'/15'
 REAR: 20'

PROVIDED OPEN SPACE: 38.5 AC 48%
 PROVIDED PARK SPACE: 11.5 ACRES 14%

BUFFERS:
THOROUGHFARE: 50'
PERIMETER: 20'+
JURISDICTIONAL STREAMS: 50'

*PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 6' HIGH MASONRY WALL

ESTIMATED CONSTRUCTION START DATE: 2023
 ESTIMATED PHASE 1 CONSTRUCTION COMPLETION: 2025 (PER TIA, PHASE 1 DEVELOPMENT TO INCLUDE ALL RESIDENTIAL UNITS AND THE BREWERY)
 ESTIMATED PHASE 2 CONSTRUCTION COMPLETION: 2027 (PER TIA, PHASE 2 DEVELOPMENT TO INCLUDE ALL REMAINING NON-RESIDENTIAL)



POTENTIAL FUTURE CONNECTION TO ABELLIA DRIVE TO BE DETERMINED AND APPROVED BY THE ABELLIA DRIVE RESIDENTS AND THE TOWN OF WEDDINGTON
 NVA PROPERTIES, LLC
 PARCEL ID 06150071
 ZONING: R-CD

DOULAVERIS NITSA
 MATALAS PETER
 PARCEL ID 06153012E
 ZONING: R-40

OMNI ANIMAL CHIROPRACTIC, LLC
 PARCEL ID 06150079A
 ZONING: R-CD

STEVE HEMMIG &
 NANCY HEMMIG
 PARCEL ID 06150077B
 ZONING: R-40

HENRY B. KEEN, III &
 ADELL S. KEEN
 PARCEL ID 06150077
 ZONING: R-40

MARY M. MORRIS, HEIRS
 PARCEL ID 06150077D
 ZONING: R-CD

MARY M. MORRIS, HEIRS
 PARCEL ID 06150077F
 ZONING: R-CD

KARRIE HAYNES &
 VERRON HAYNES
 PARCEL ID 06150080
 ZONING: R-40

CRAIG THIBALT
 PARCEL ID 06150072C
 ZONING: R-CD

SYL STEWART PLYLER
 PARCEL ID 061500072
 ZONING: R-CD

CHARLES ERIC PLYLER
 & JUDY H. PLYLER
 PARCEL ID 06150072B
 ZONING: R-CD

HARRIS, AENIS
 HARRIS, MELODY
 PARCEL ID 06150181
 ZONING: R-CD

PARIKH, NIRAV V
 PARIKH, HIRAL
 PARCEL ID 06150182
 ZONING: R-CD

BJELAC, SLADJANA
 BJELAC, BOJAN
 PARCEL ID 06150183
 ZONING: R-CD

WEDDINGTON UNITED
 METHODIST CHURCH
 PARCEL ID 06150064B
 ZONING: R-CD

WEDDINGTON ROAD AND
 WEDDINGTON MATTHEWS ROAD/ ACCESS B
 TIA IMPROVEMENTS IDENTIFIED PER
 NOTES. SEE SHEET RZ-03.

FINOCCHIO, CATHERINE
 PARCEL ID 06150065A
 ZONING: R-40
 PROPOSED CARRIAGE
 HOUSE LOT, TYP.

WEDDINGTON UNITED
 METHODIST CHURCH NC
 PARCEL ID 06150075
 ZONING: R-CD

WEDDINGTON UNITED
 METHODIST CHURCH NC
 PARCEL ID 06150040
 ZONING: R-CD

WEDDINGTON CHURCH ROAD
 (PUBLIC RW)

WEDDINGTON UNITED
 METHODIST CHURCH INC
 PARCEL ID 06150039
 ZONING: R-CD

LENNY STADLER WAY
 (PUBLIC RW)

PROVIDENCE ROAD AND
 LEBBY STADLER WAY, ACCESS C
 TIA IMPROVEMENTS IDENTIFIED PER
 NOTES. SEE SHEET RZ-03.

TOPALIAN LEON J
 TOPALIAN KIMBERLY S
 PARCEL ID 06150036
 ZONING: R-40

PROPOSED LANDSCAPE
 SCREENING ON SIDE
 OF LOTS ABUTTING
 PROVIDENCE ROAD

ALLEY (20' PRIVATE RW)

PUBLIC ROAD E (71' PUBLIC RW)

CENTRAL PARK
 (±0.44 AC)
 STORMWATER BMP #2B
 ±2,500 SF

STORMWATER BMP #5
 ±20,500 SF

STORMWATER BMP #7
 ±7,000 SF

STORMWATER BMP #3
 ±18,000 SF

STORMWATER BMP #4
 ±24,000 SF

STORMWATER BMP #6
 ±10,000 SF

STORMWATER BMP #2A
 ±9,000 SF

STORMWATER BMP #1
 ±22,000 SF

ALLEY (20' PRIVATE RW)
 14' OF PAVEMENT
 20' OF FIRE ACCESS

ALLEY (20' PRIVATE RW)
 14' OF PAVEMENT
 20' OF FIRE ACCESS

INSTALL MINIMUM 6' HT
 MASONRY WALL
 TO SCREEN PARKING
 AREA FROM
 PROVIDENCE ROAD

INSTALL MINIMUM 6' HT MASONRY WALL
 TO SCREEN PARKING AREA FROM RESIDENTIAL

PROPOSED RETAINING WALL
 AROUND PLAZA, TYP.
 PROPOSED ARCHITECTURAL
 WALL ALONG MAIN STREET

JURISDICTIONAL STREAM/WETLANDS

PICNIC AREA
 UNDER THE OAKS

OPEN SPACE
 GREEN (±0.60 AC)

ALLEY (20' PRIVATE RW)
 14' OF PAVEMENT
 20' OF FIRE ACCESS

ALLEY (20' PRIVATE RW)
 14' OF PAVEMENT
 20' OF FIRE ACCESS

INSTALL MINIMUM 6' HT
 MASONRY WALL
 TO SCREEN PARKING
 AREA FROM
 PROVIDENCE ROAD

INSTALL MINIMUM 6' HT
 MASONRY WALL
 TO SCREEN PARKING
 AREA FROM
 PROVIDENCE ROAD AND RESIDENTIAL

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

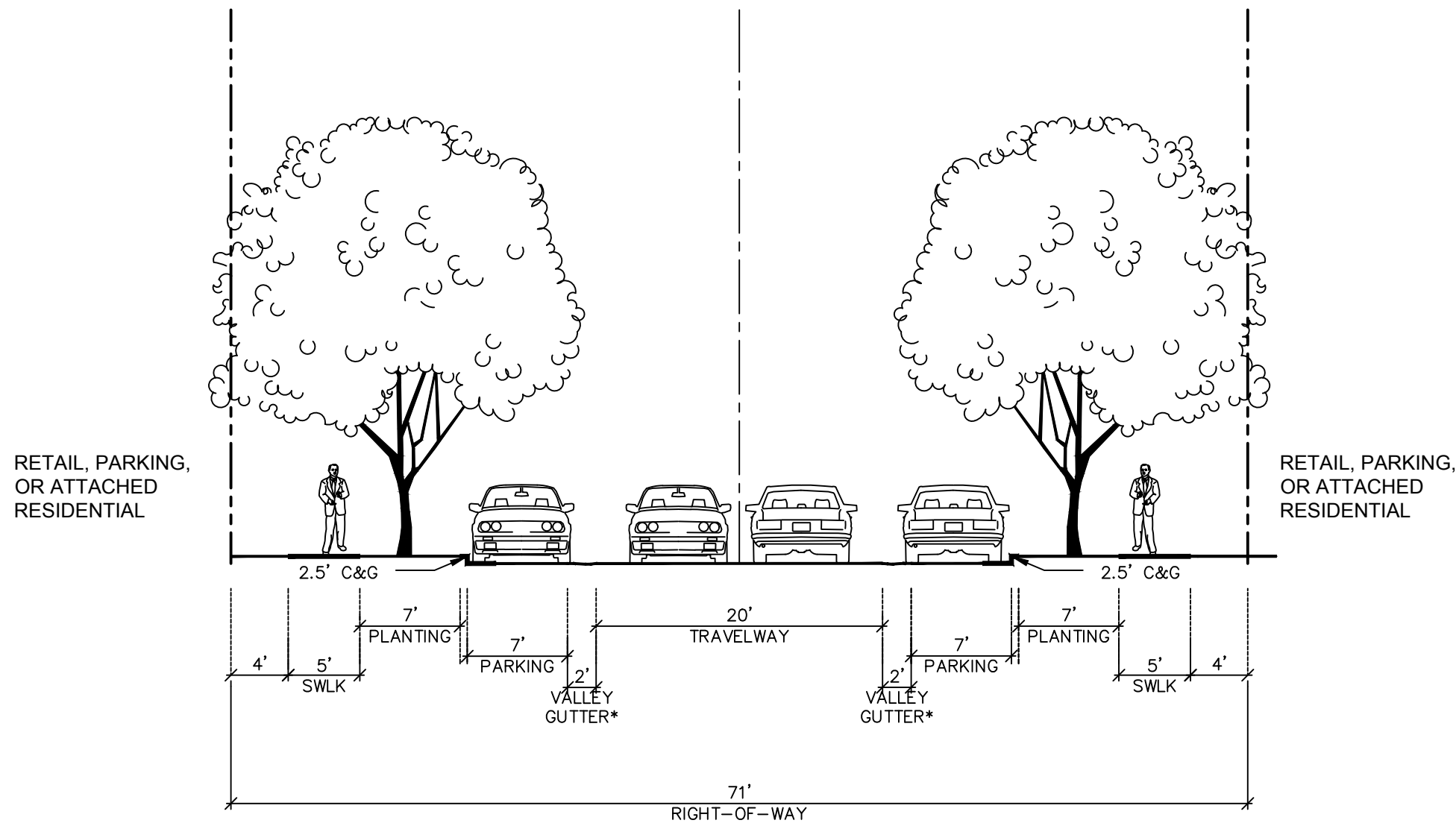
ALLEY (20' PRIVATE RW)

ALLEY (20' PRIVATE RW)

LOCAL RESIDENTIAL

71' PUBLIC ROW

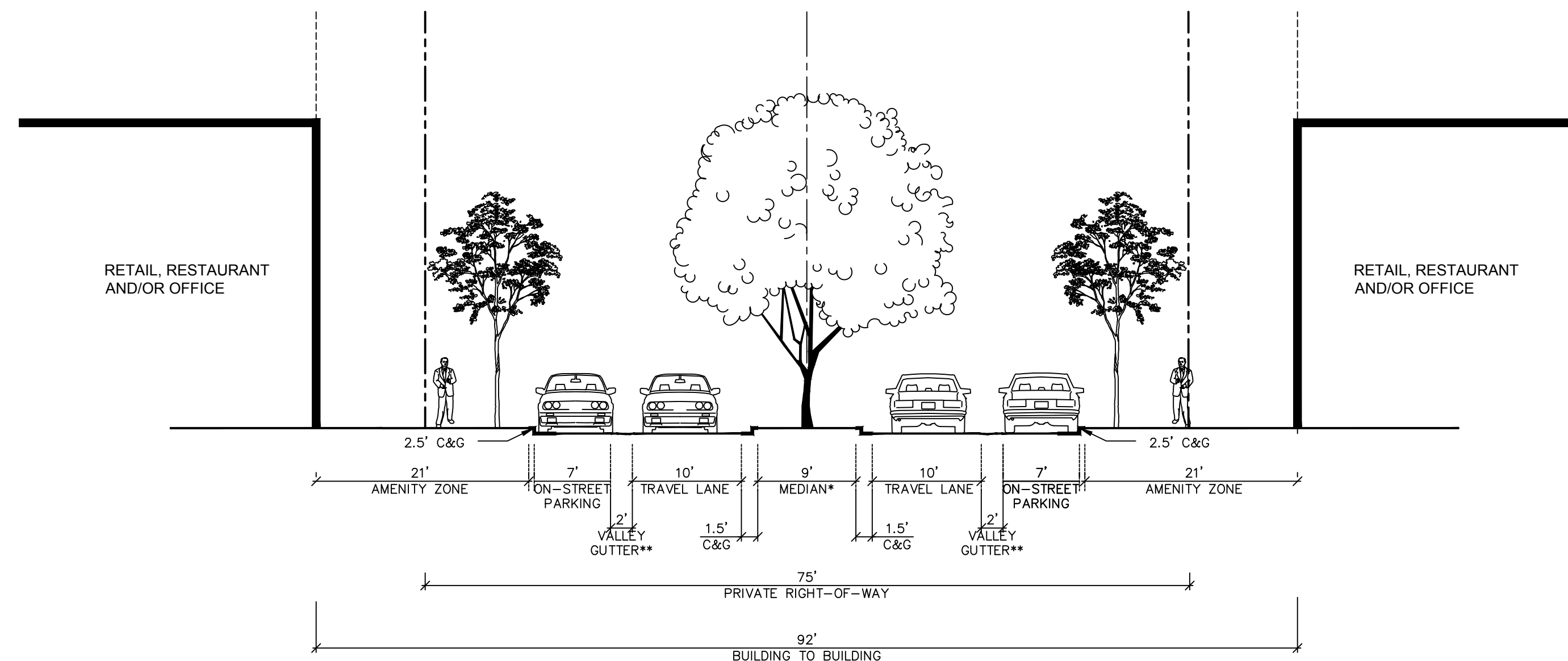
PUBLIC ROAD D FOLLOWS THIS CROSS-SECTION.



**2' VALLEY CURB SECTION TO SEPARATE NCDOT AND PRIVATE MAINTENANCE RESPONSIBILITIES.

MAIN STREET

75' PRIVATE ROW



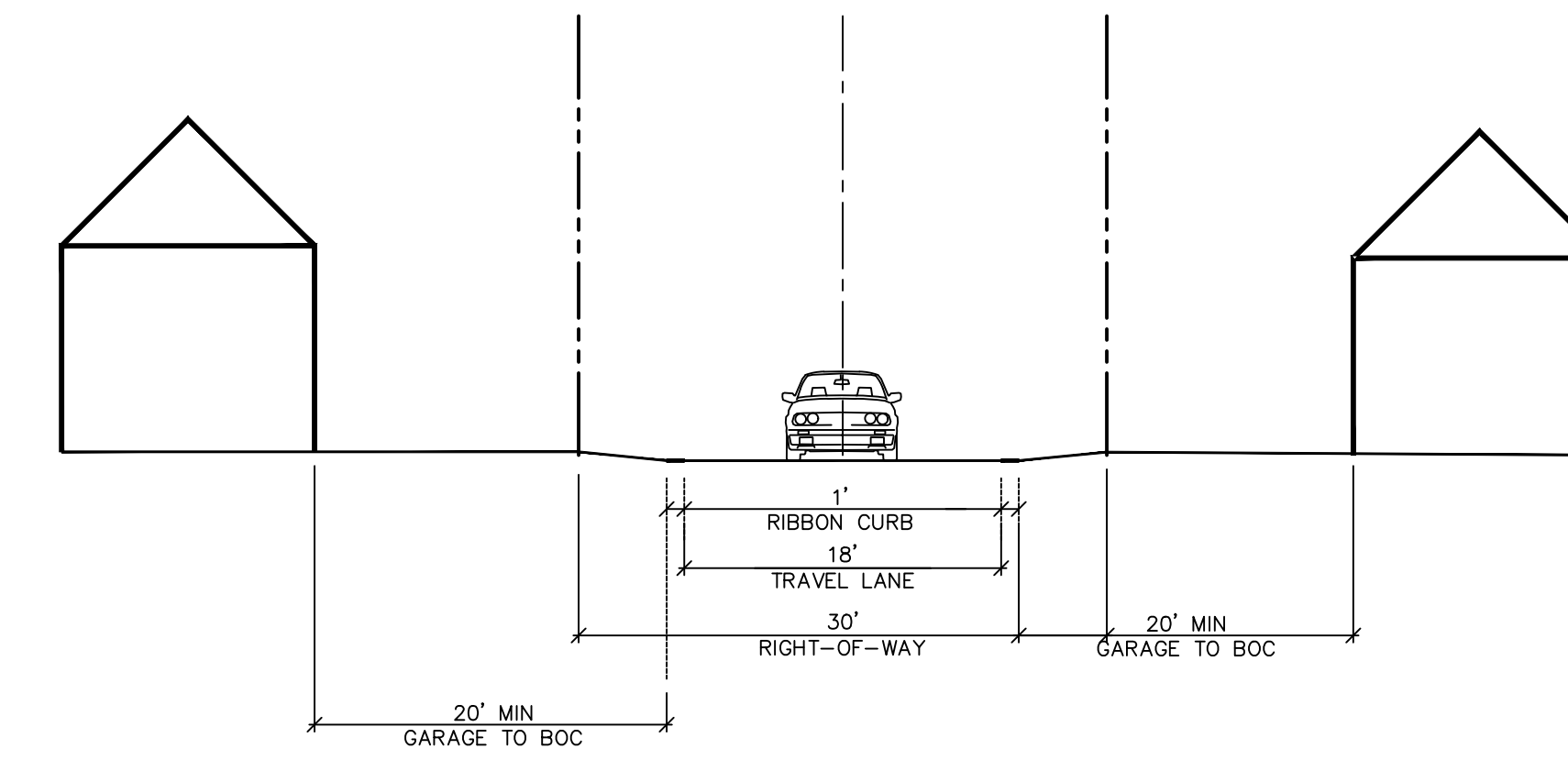
**12' PLANTED MEDIAN OR TURN-LANE DEPENDING UPON SECTION OF ROADWAY

NOTE: ALL ROADWAYS TO BE MAINTAINED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) UNLESS OTHERWISE NOTED. ON-STREET PARKING TO BE MAINTAINED BY DEVELOPMENT.

ALLEY

DOUBLE-LOADED/CARRIAGE HOME

30' PRIVATE ROW

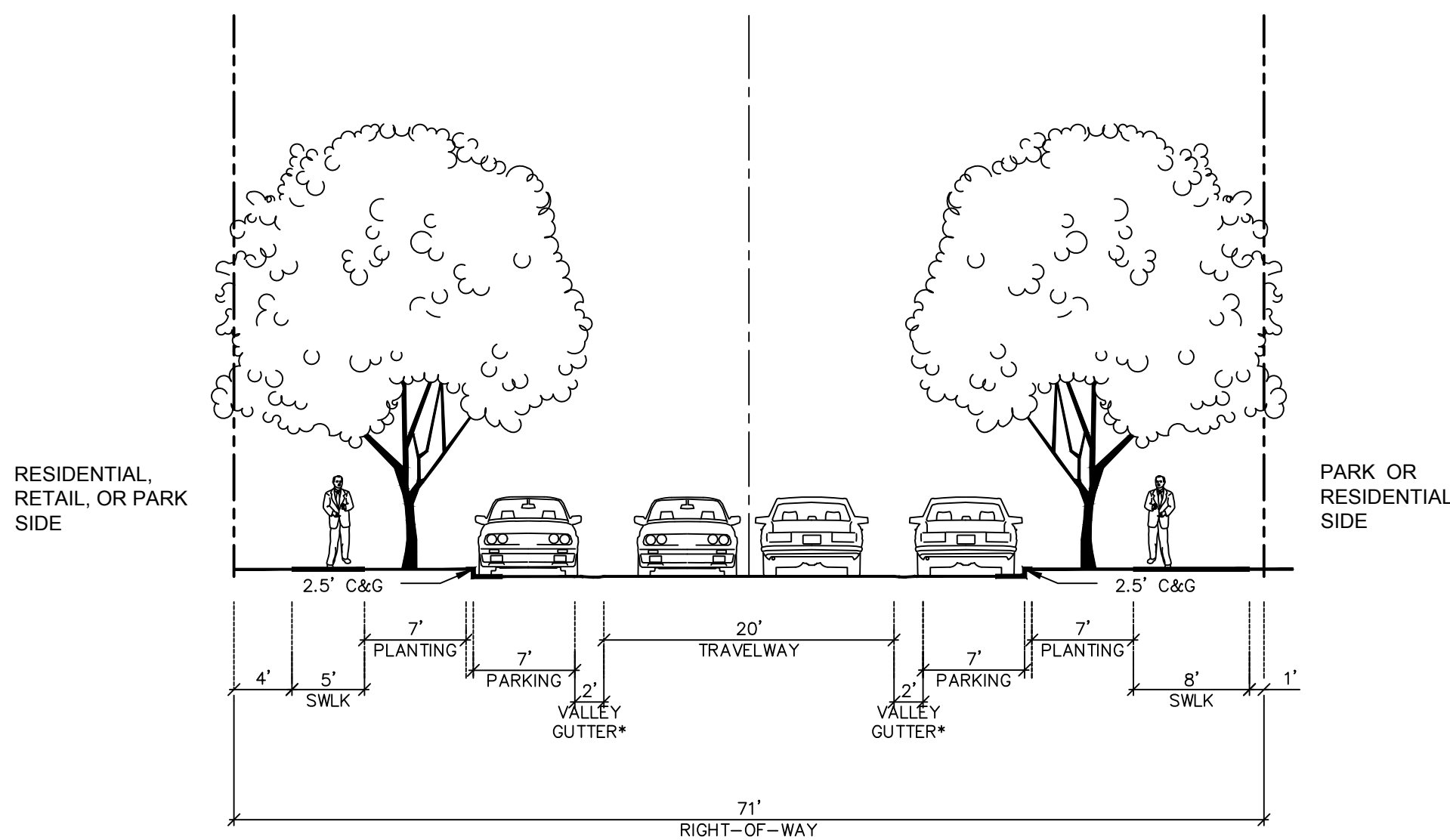


LOCAL RESIDENTIAL

PARK SECTION

71' PUBLIC ROW

PUBLIC ROAD A AND PUBLIC ROAD C FOLLOW THIS CROSS-SECTION.

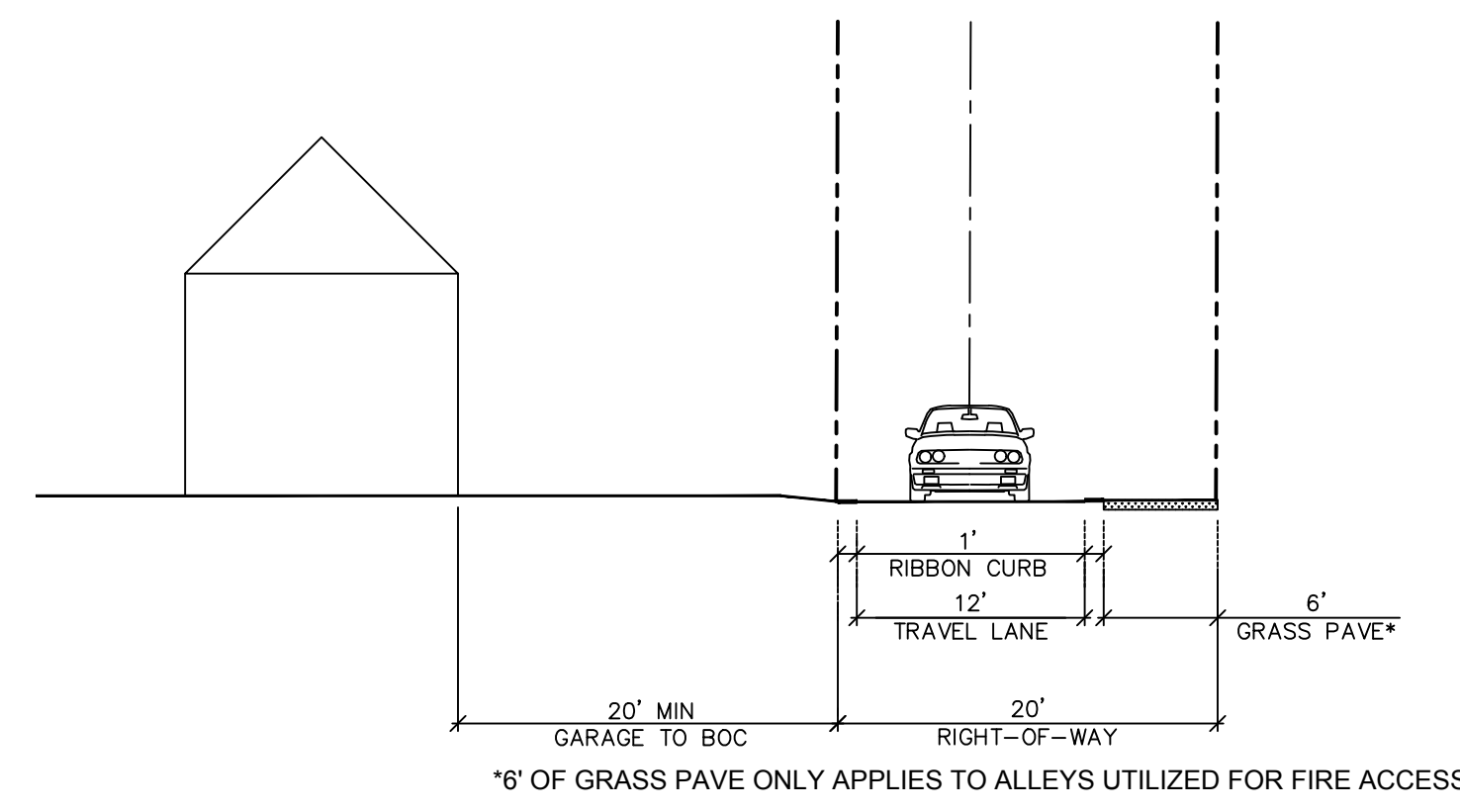


**2' VALLEY CURB SECTION TO SEPARATE NCDOT AND PRIVATE MAINTENANCE RESPONSIBILITIES.

SINGLE-LOADED

ALLEY

20' PRIVATE ROW

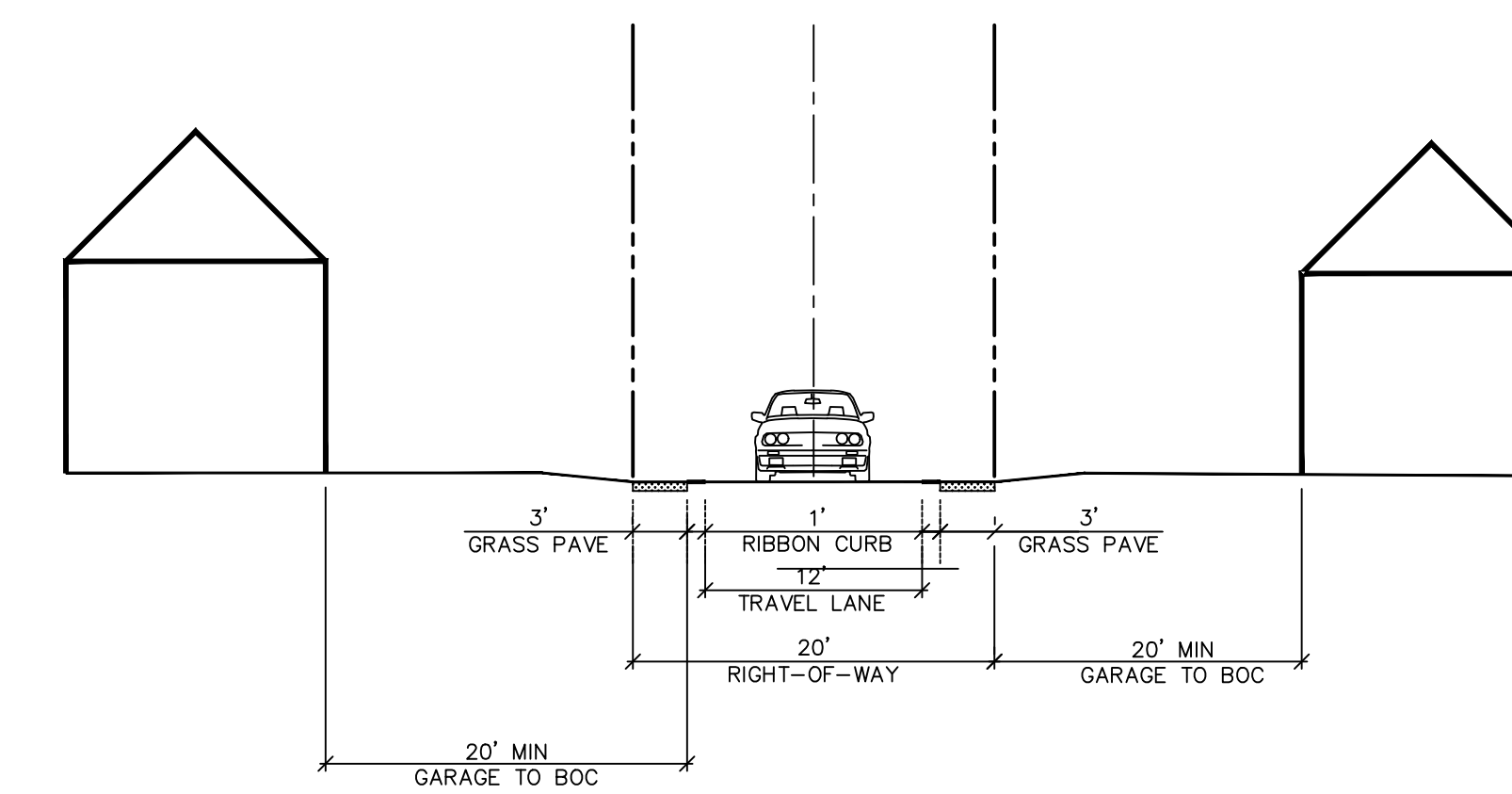


**6' OF GRASS PAVE ONLY APPLIES TO ALLEYS UTILIZED FOR FIRE ACCESS.

ALLEY

DOUBLE-LOADED/CARRIAGE HOME

20' PRIVATE ROW

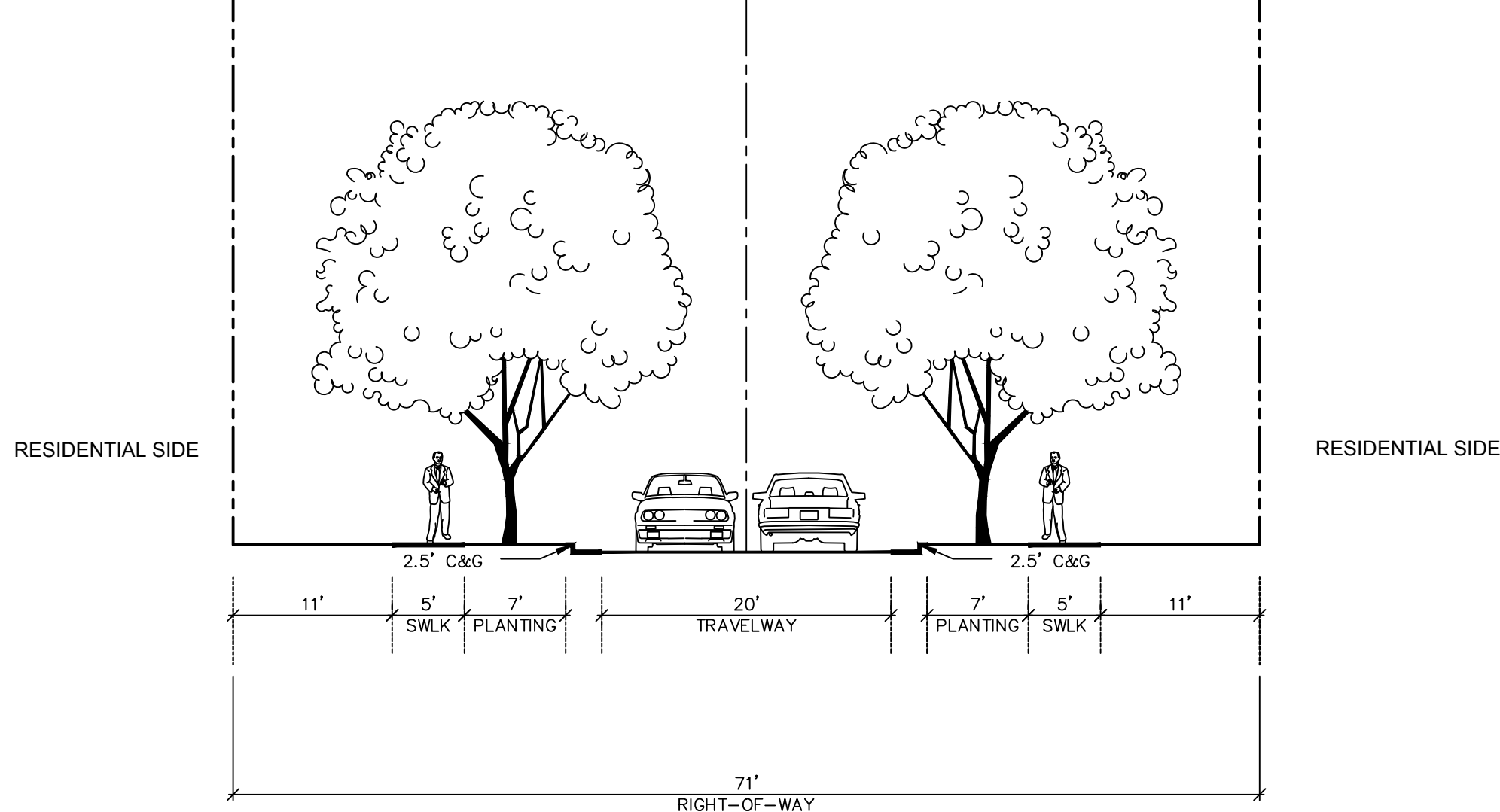


LOCAL RESIDENTIAL

NO PARKING

71' PUBLIC ROW

PUBLIC ROADS A AND PUBLIC ROAD B FOLLOW THIS CROSS-SECTION.

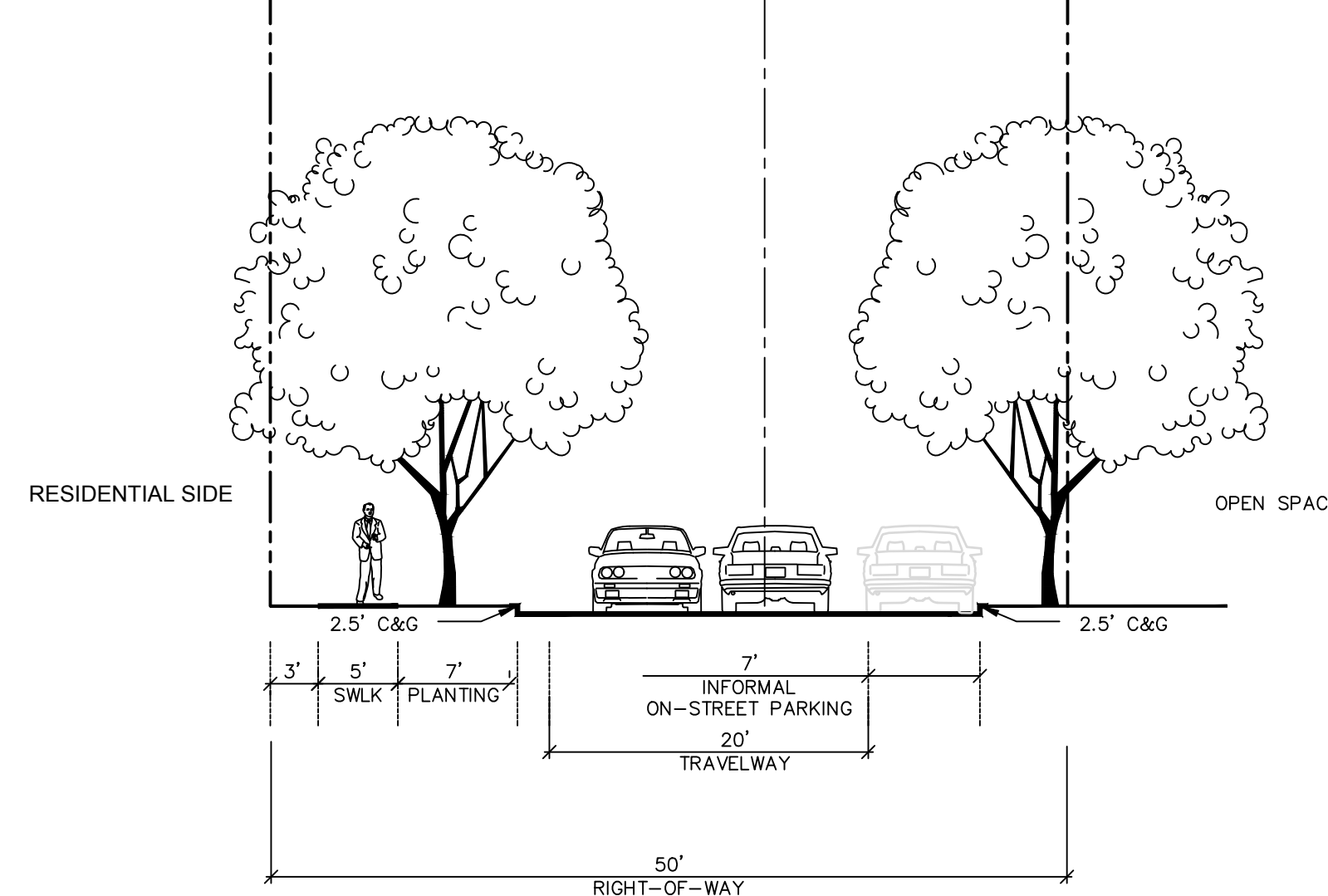


LOCAL RESIDENTIAL

INFORMAL ON-STREET

50' PRIVATE ROW

PUBLIC ROAD F FOLLOWS THIS CROSS-SECTION.

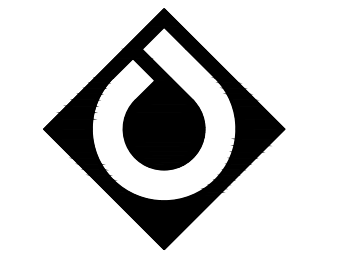
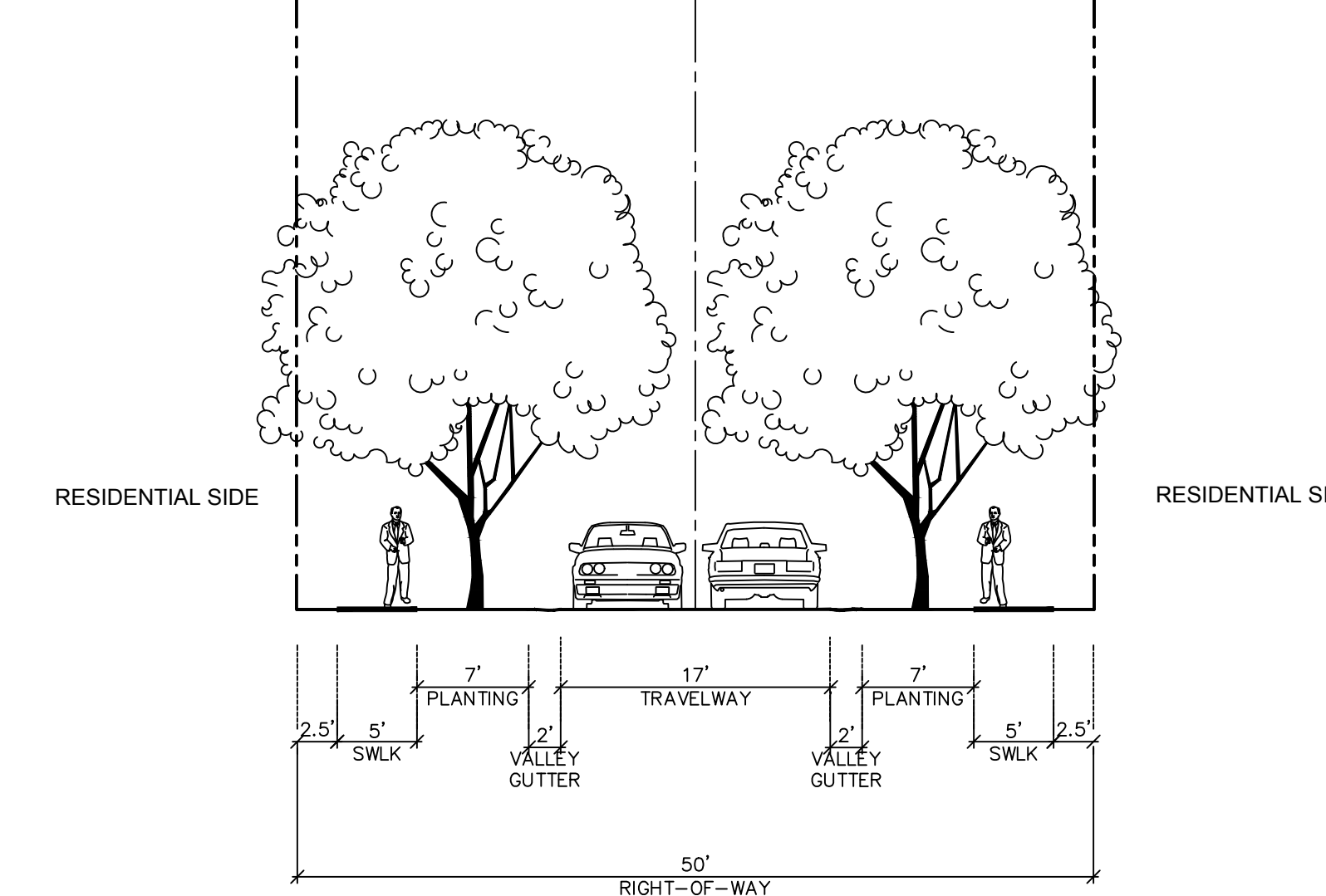


LOCAL RESIDENTIAL

NARROW SECTION

50' PUBLIC ROW

PUBLIC ROAD E AND PRIVATE ROAD G FOLLOW THIS CROSS-SECTION.



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p: 704.376.1555 f: 704.376.7851
url: www.colejeneststone.com

PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210

WEDDINGTON GREEN

149 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

STREET SECTIONS

Project No.
4720

Issued
01/26/22

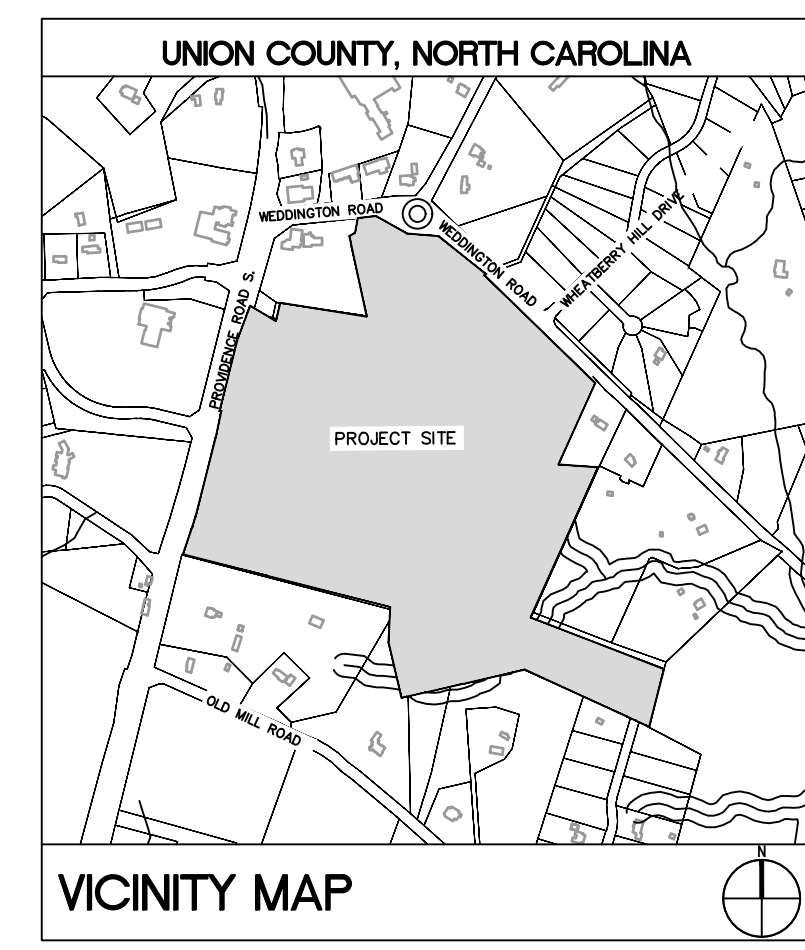
Revised
02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL
03/29/22 - TOWN BOARD COMMENTS
04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL



RZ - 04

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

BOLTON & MENK, INC. dba ColeJenest & Stone 2022



SURVEY ISSUE DATE: JANUARY 19, 2022.
 PROVIDED BY: LAWRENCE ASSOCIATES, INC.
 106 W. JEFFERSON STREET, MONROE, NC 28112
 (704) 289-1013



Shaping the Environment
 Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 p= 704.376.1555 f= 704.376.7851
 url= www.colejeneststone.com

PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B
 CHARLOTTE, NC 28210

WEDDINGTON GREEN

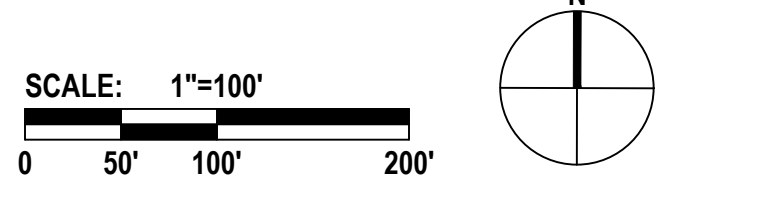
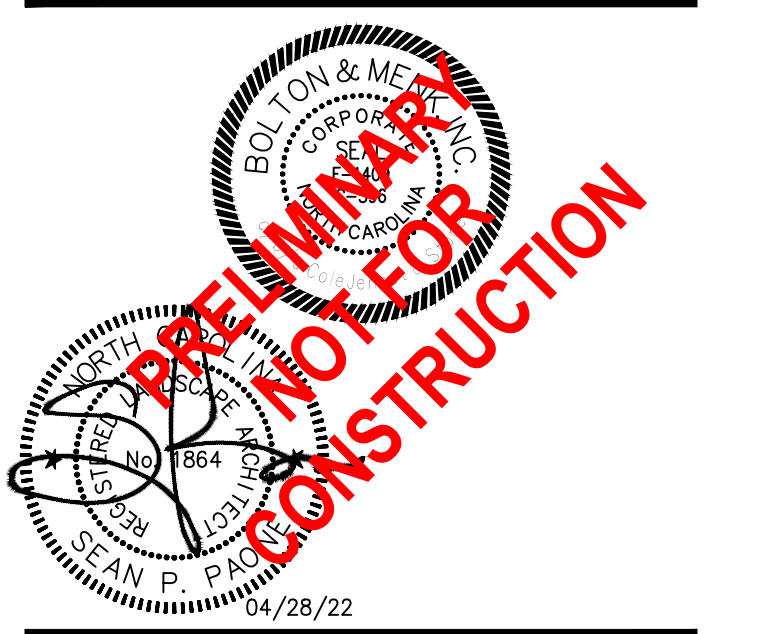
149 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

PRELIMINARY GRADING PLAN

Project No.
 4720

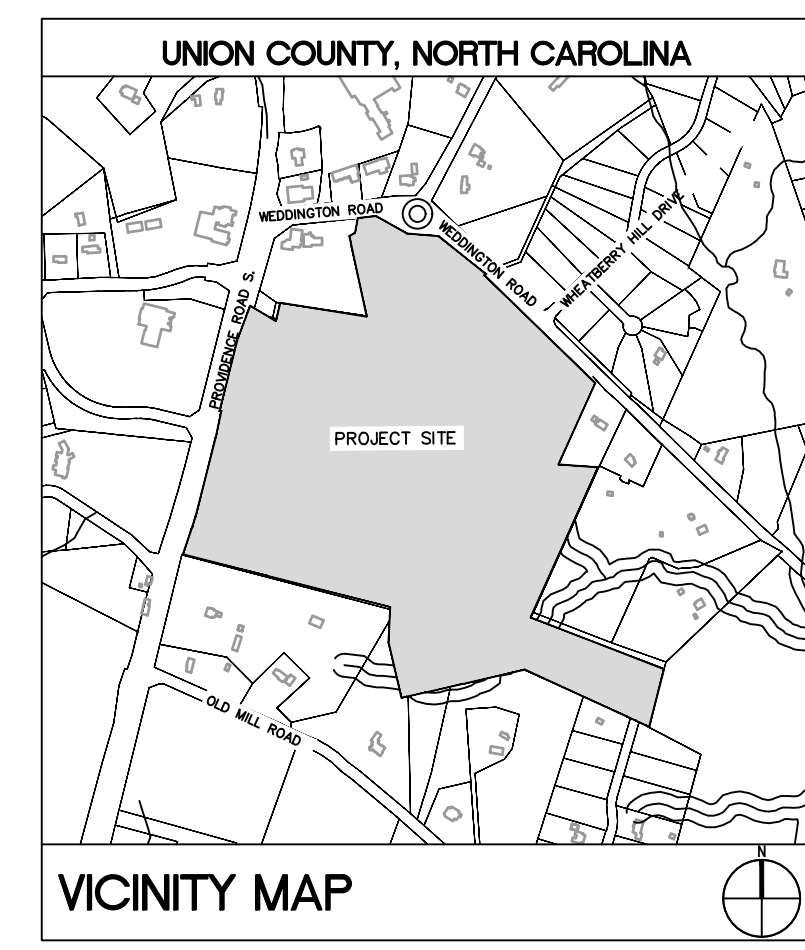
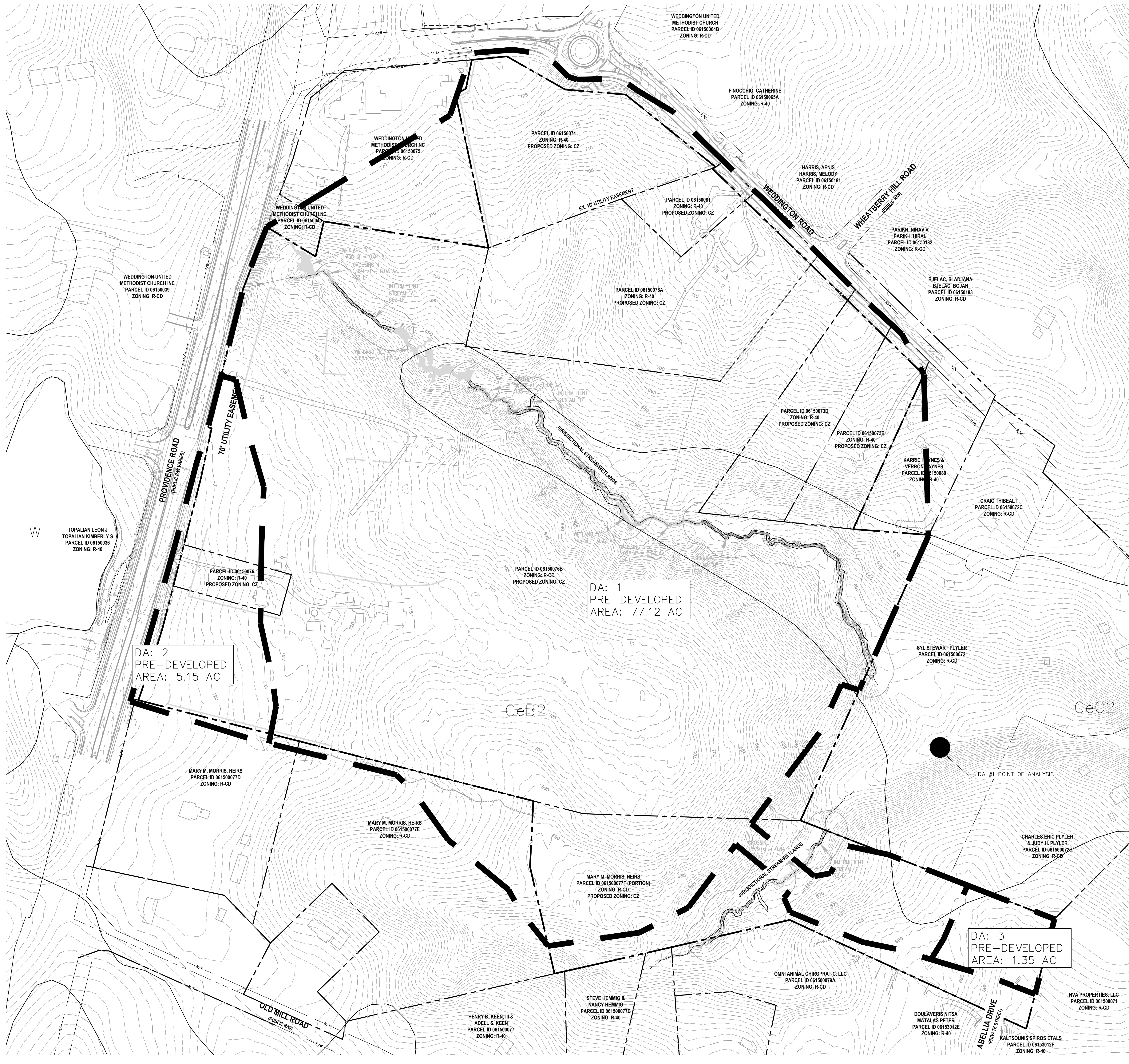
Issued
 01/26/22

Revised
 02/16/22 - PLANNING BOARD MEETING SUBMITTAL
 03/07/22 - TOWN BOARD MEETING SUBMITTAL
 03/29/22 - TOWN BOARD COMMENTS
 04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL

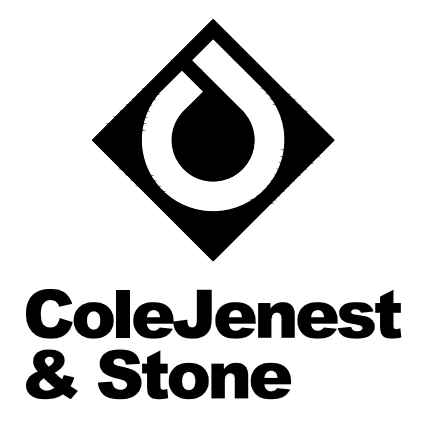


RZ - 05

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.



UNION COUNTY, NORTH CAROLINA
 PROJECT SITE
 VICINITY MAP



Shaping the Environment
 Realizing the Possibilities

- Land Planning
- Landscapes Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 p= 704.376.1555 f= 704.376.7851
 url= www.colejeneststone.com

PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B
 CHARLOTTE, NC 28210

WEDDINGTON GREEN

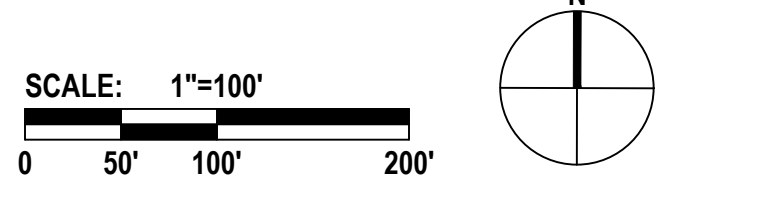
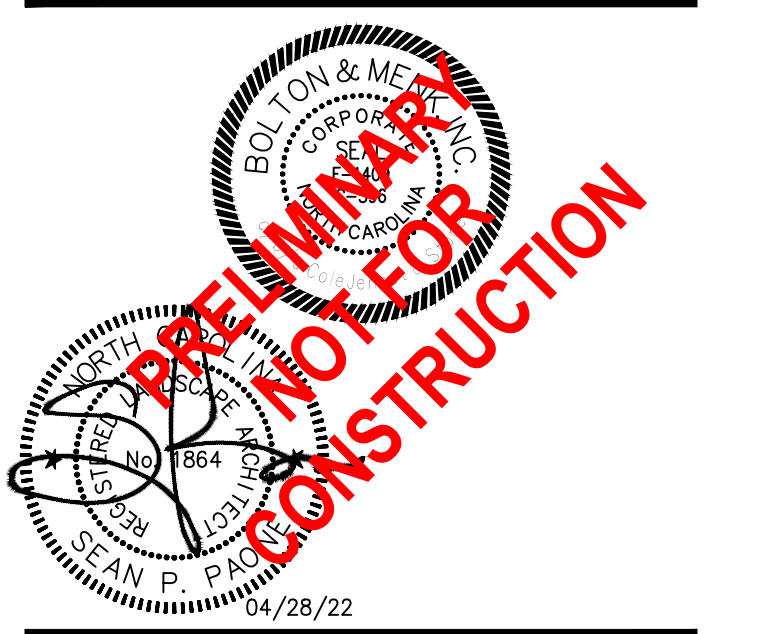
149 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

DRAINAGE AREA MAP PRE-DEVELOPMENT

Project No.
 4720

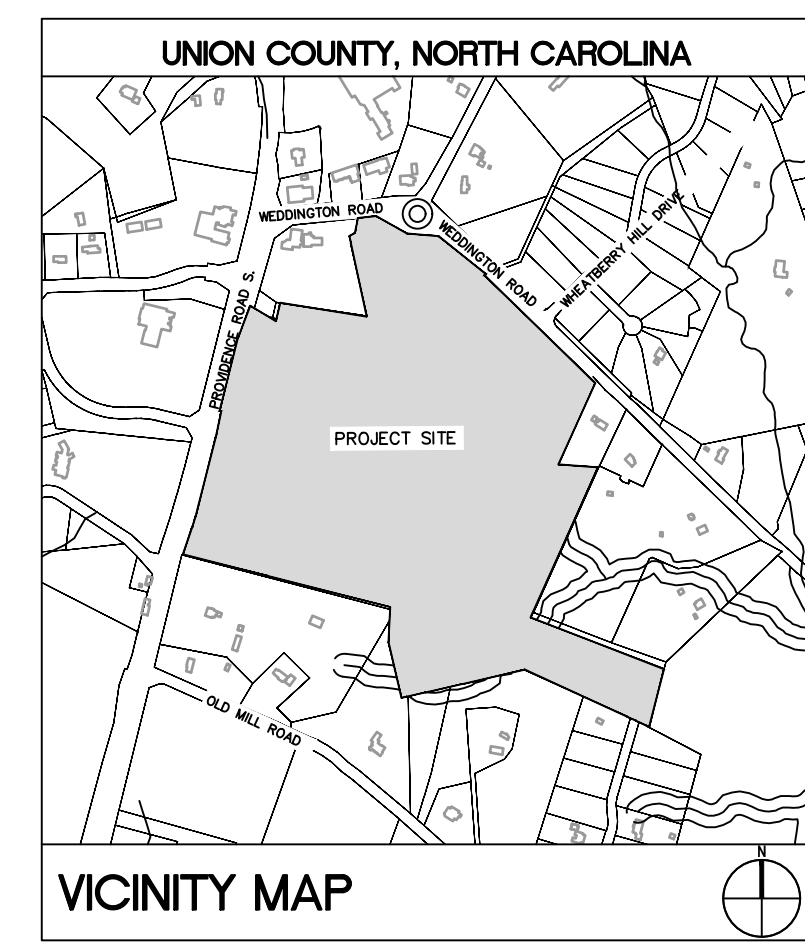
Issued
 01/26/22

Revised
 02/16/22 - PLANNING BOARD MEETING SUBMITTAL
 03/07/22 - TOWN BOARD MEETING SUBMITTAL
 03/29/22 - TOWN BOARD COMMENTS
 04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL

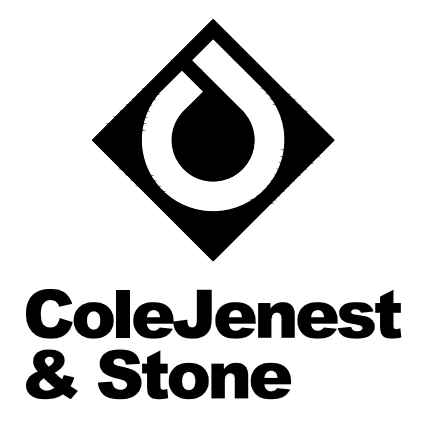


RZ - 06

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.



SURVEY ISSUE DATE: JANUARY 19, 2022.
 PROVIDED BY: LAWRENCE ASSOCIATES, INC.
 106 W. JEFFERSON STREET, MONROE, NC 28112
 (704) 289-1013



Shaping the Environment
 Realizing the Possibilities

Land Planning
 +
 Landscape Architecture
 +
 Civil Engineering
 +
 Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 p= 704.376.1555 f= 704.376.7851
 url= www.colejeneststone.com

PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B
 CHARLOTTE, NC 28210

WEDDINGTON GREEN

149 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

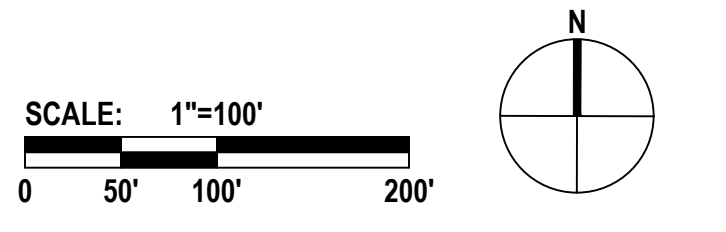
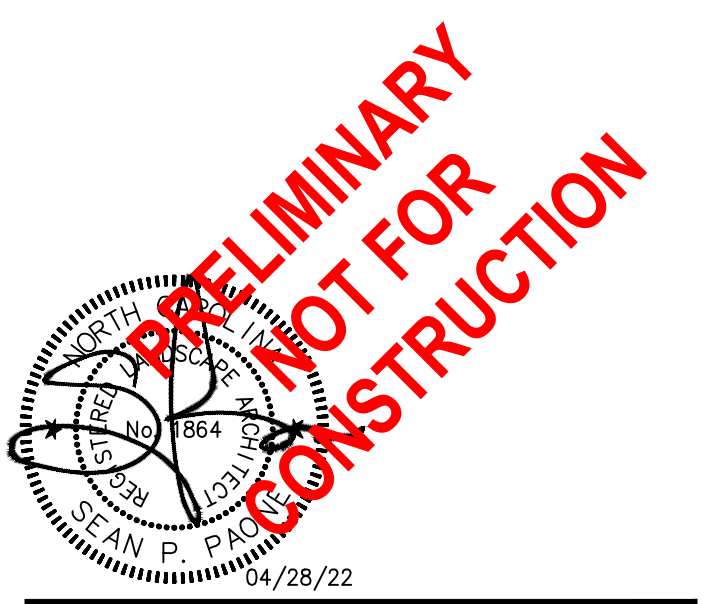
WETLANDS PROTECTION PLAN

Project No.
 4720

Issued
 01/26/22

Revised

- 02/16/22 - PLANNING BOARD MEETING SUBMITTAL
- 03/07/22 - TOWN BOARD MEETING SUBMITTAL
- 03/29/22 - TOWN BOARD COMMENTS
- 04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL

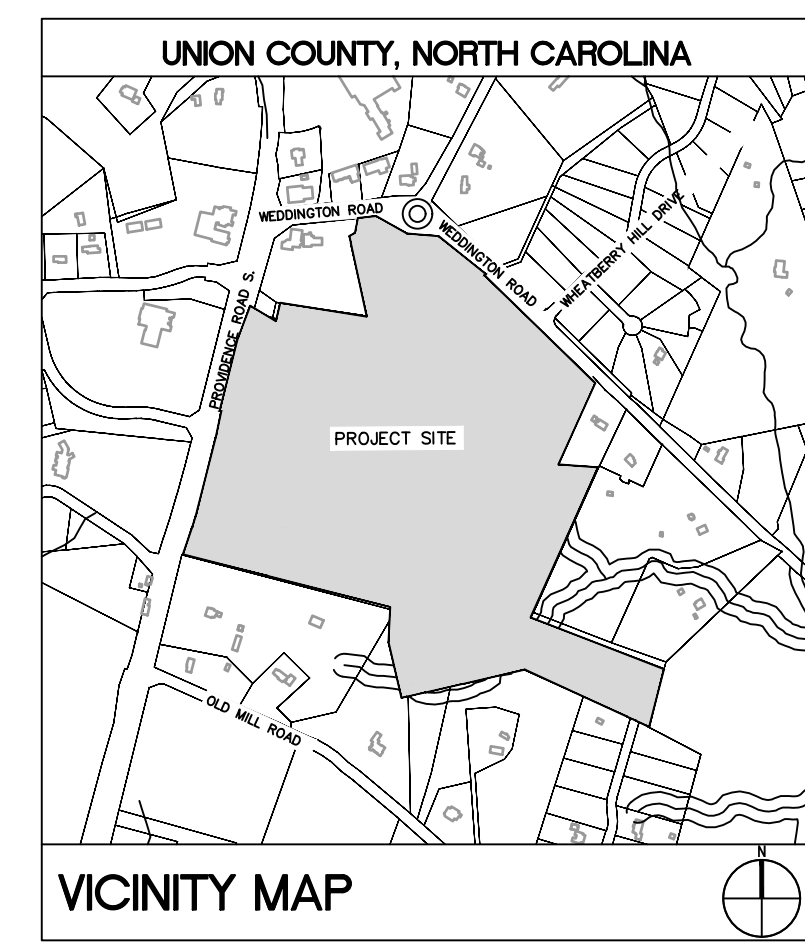


RZ - 08

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

BOLTON & MENK, INC. dba ColeJenest & Stone 2022



SURVEY ISSUE DATE: JANUARY 19, 2022.
 PROVIDED BY: LAWRENCE ASSOCIATES, INC.
 106 W. JEFFERSON STREET, MONROE, NC 28112
 (704) 289-1013

LEGEND

SYMBOL	DESCRIPTION
	LARGE MATURING TREES (40' O.C.)
	EXISTING SPECIMEN TREES TO REMAIN
	GREENWAY TRAIL
	MODIFIED PERIMETER BUFFER
	20' PERIMETER BUFFER
	50' FRONTAGE BUFFER
	PROPOSED WALL

NOTES

- PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE ADDITION OF A 6" OPAQUE MASONRY WALL.
- EXISTING SPECIMEN TREES IDENTIFIED ON THE PLAN TO REMAIN DO NOT CONSTITUTE THE ONLY SPECIMEN TREES TO REMAIN ON-SITE. BUT SPECIFICALLY TREES IDENTIFIED WITHIN PROPOSED OPEN SPACE/PARK AREAS. THE DEVELOPMENT INTENTION IS TO MAINTAIN ALL STREAM BUFFER AREAS AS UNDISTURBED EXCEPT FOR IDENTIFIED CROSSINGS AND MAINTENANCE TASKS TO REMOVE DISEASED, DECEASED OR INVASIVE MATERIALS OR TO RESTORE STREAM EMBANKMENTS.
- EACH SINGLE FAMILY, DETACHED LOT IS REQUIRED TO HAVE A MINIMUM OF 1 CANOPY TREE AND MAXIMUM OF 2 TREES; PLANTED OR EXISTING. REQUIRED STREET TREES MAY BE COUNTED TOWARDS THIS REQUIREMENT.

SITE ACREAGE: 80.81 AC± (PER SURVEY)

PROVIDED OPEN SPACE: 38.5 AC 48%

PROVIDED PARK SPACE: 11.5 ACRES 14%

BUFFERS:

THOROUGHFARE	50'
PERIMETER	20'
JURISDICTIONAL STREAMS	50'

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p: 704.376.1555 f: 704.376.7851
url: www.colejeneststone.com

PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210

WEDDINGTON GREEN

149 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

LANDSCAPE PLAN

Project No.
4720

Issued
01/26/22

Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL
 03/07/22 - TOWN BOARD MEETING SUBMITTAL
 03/29/22 - TOWN BOARD COMMENTS
 04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL



SCALE: 1"=100'

0 50' 100' 200'

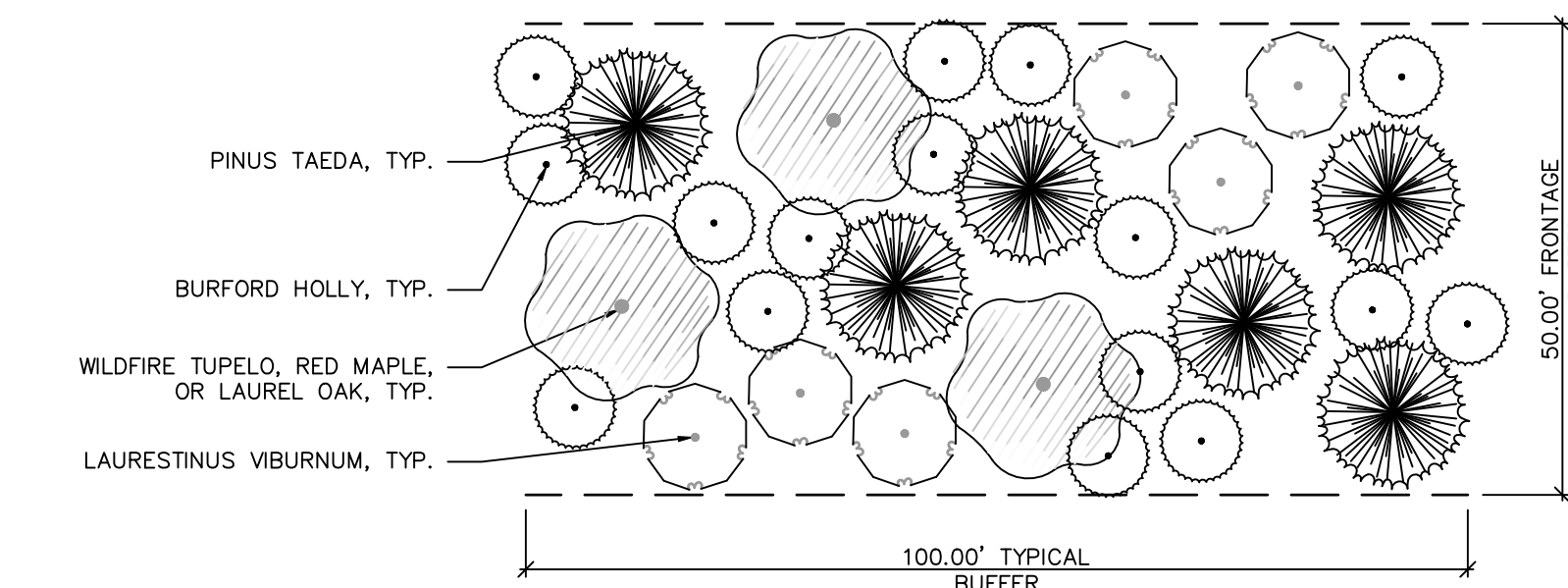
RZ - 09

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

BOLTON & MENK, INC. dba ColeJenest & Stone 2022

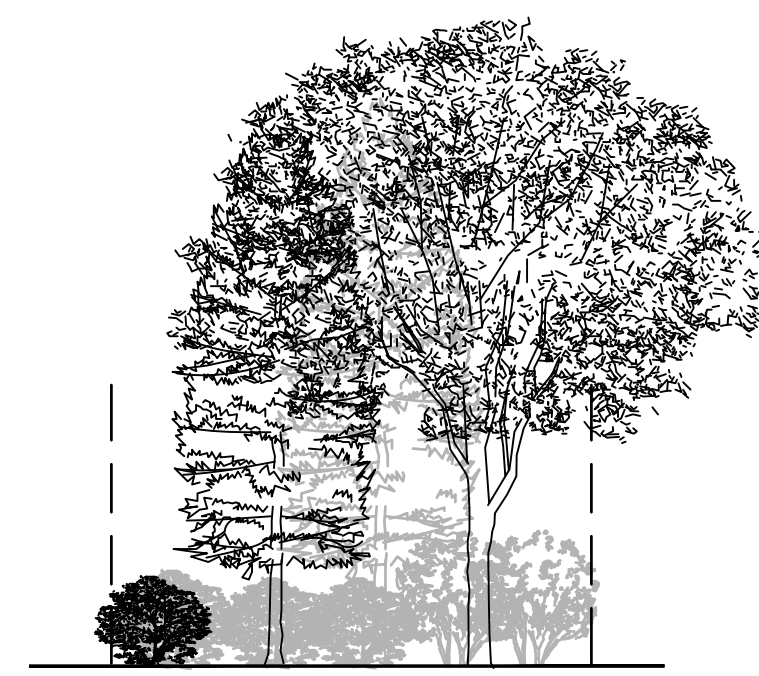
50' FRONTAGE LANDSCAPE BUFFER

100' FRONTAGE BUFFER REDUCED TO 50' WITH EVERGREEN PLANTINGS.



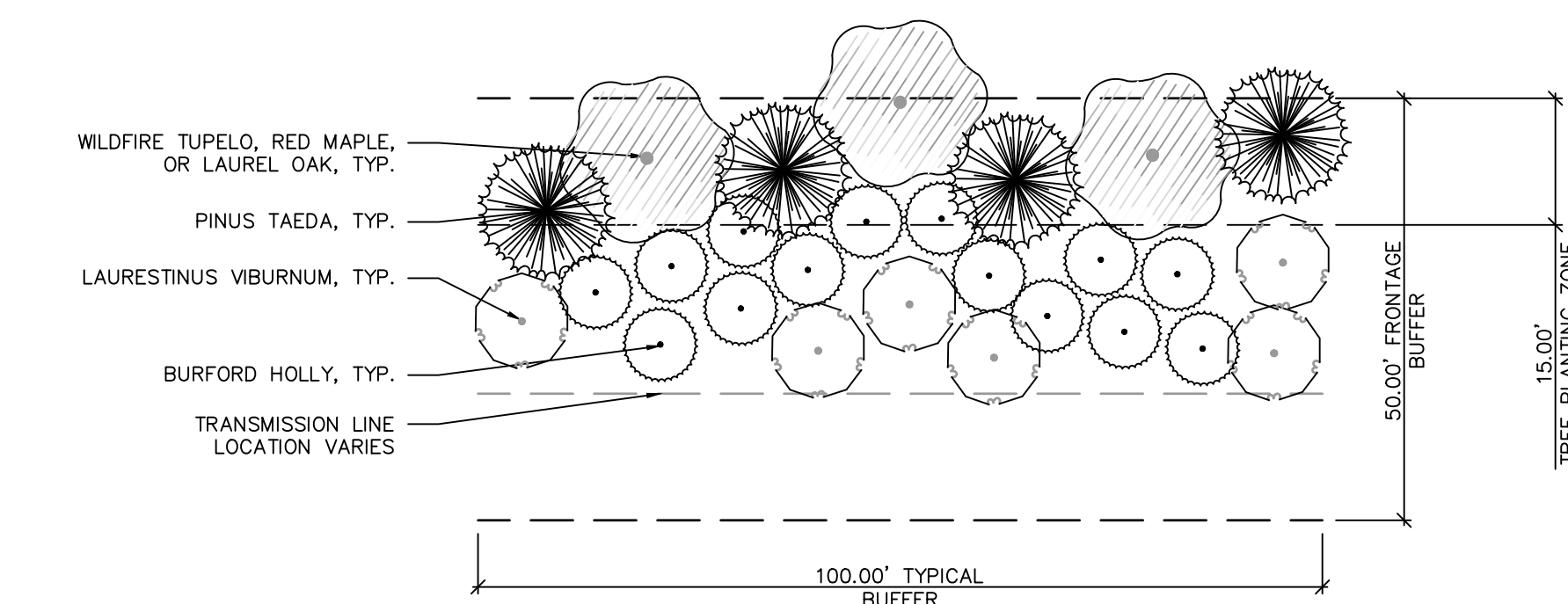
PLANTING FOR 50' FRONTAGE BUFFER PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	9
25% EVERGREEN:	3
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES:	9
66% EVERGREEN:	6
PROVIDED SHRUBS:	22
100% EVERGREEN:	22



MODIFIED 50' FRONTAGE LANDSCAPE BUFFER

100' FRONTAGE BUFFER REDUCED TO 50' WITH EVERGREEN PLANTINGS. PLANTINGS REDUCED DUE TO TRANSMISSION LINE RUNNING PARALLEL TO PROVIDENCE ROAD FRONTAGE.



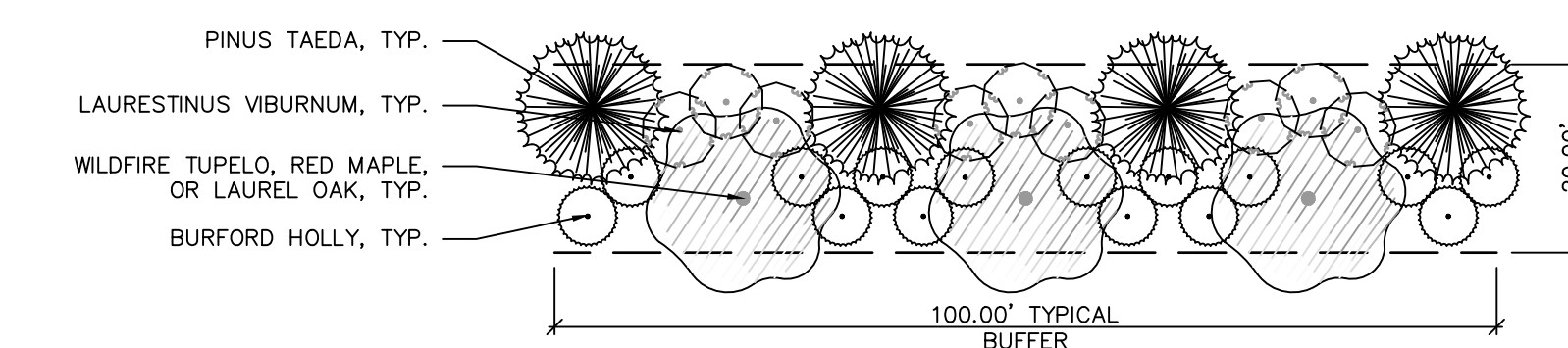
PLANTING FOR 50' FRONTAGE BUFFER PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	9
25% EVERGREEN:	3
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES REDUCED 25%:	7
57% EVERGREEN:	4
PROVIDED SHRUBS:	20
100% EVERGREEN:	20



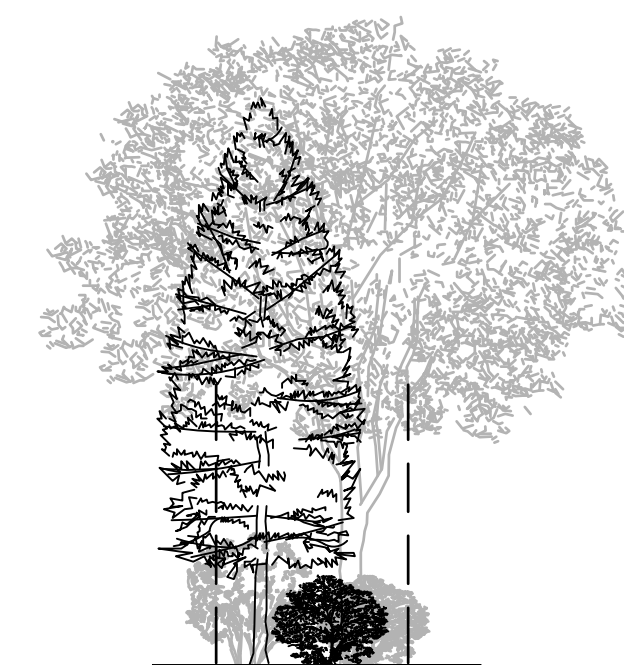
PERIMETER LANDSCAPE BUFFER

PERIMETER BUFFER TO BE USED WHEN EXISTING VEGETATION IS INSUFFICIENT OR IN AREAS DISTURBED BY DEVELOPMENT.



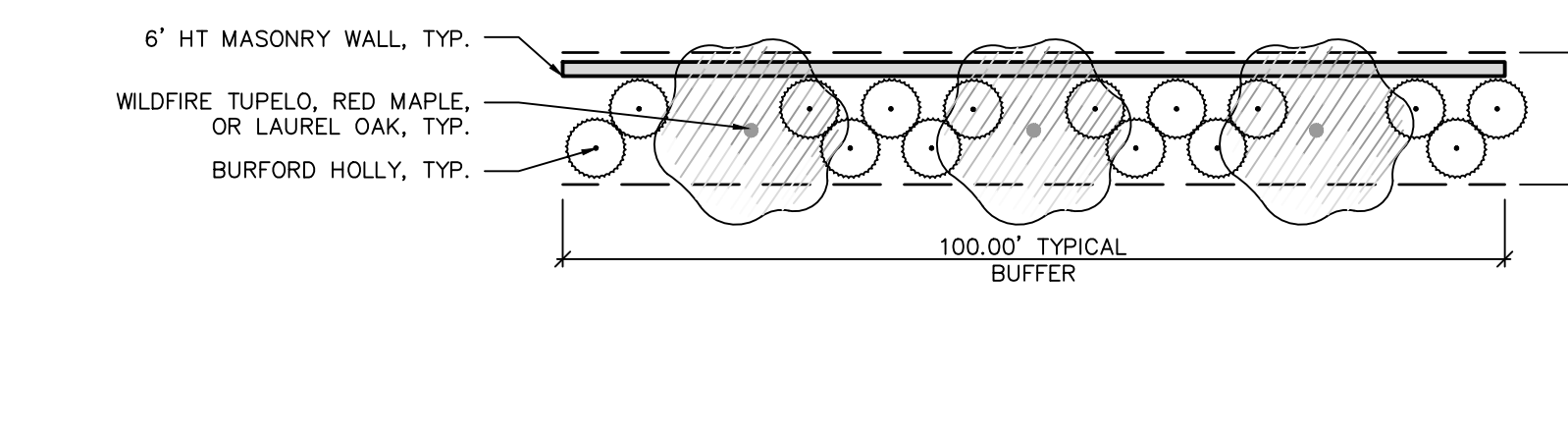
PLANTING FOR 20' PERIMETER BUFFER PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	4
25% EVERGREEN:	1
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES:	7
57% EVERGREEN:	4
PROVIDED SHRUBS:	24
100% EVERGREEN:	24



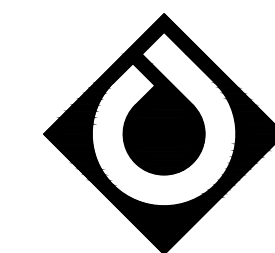
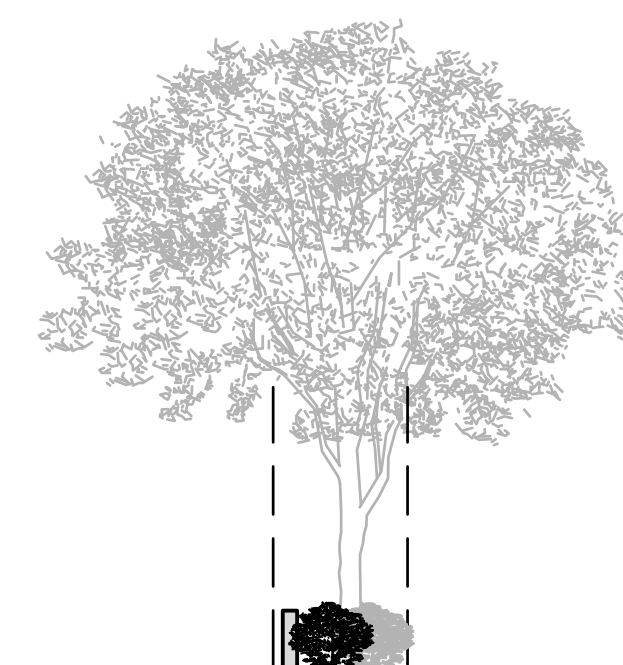
MODIFIED PERIMETER LANDSCAPE BUFFER

PERIMETER BUFFER REDUCED 30% WITH 6' MASONRY WALL.



PLANTING FOR MODIFIED PERIMETER BUFFER PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	2.5
100% LARGE MATURING:	2.5
REQUIRED SHRUBS REDUCED 25%:	15
75% EVERGREEN:	10
PROVIDED TREES:	3
100% LARGE MATURING:	3
PROVIDED SHRUBS:	15
100% EVERGREEN:	15



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210

WEDDINGTON GREEN

149 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

LANDSCAPE PLAN

Project No.

4720

Issued

01/26/22

Revised

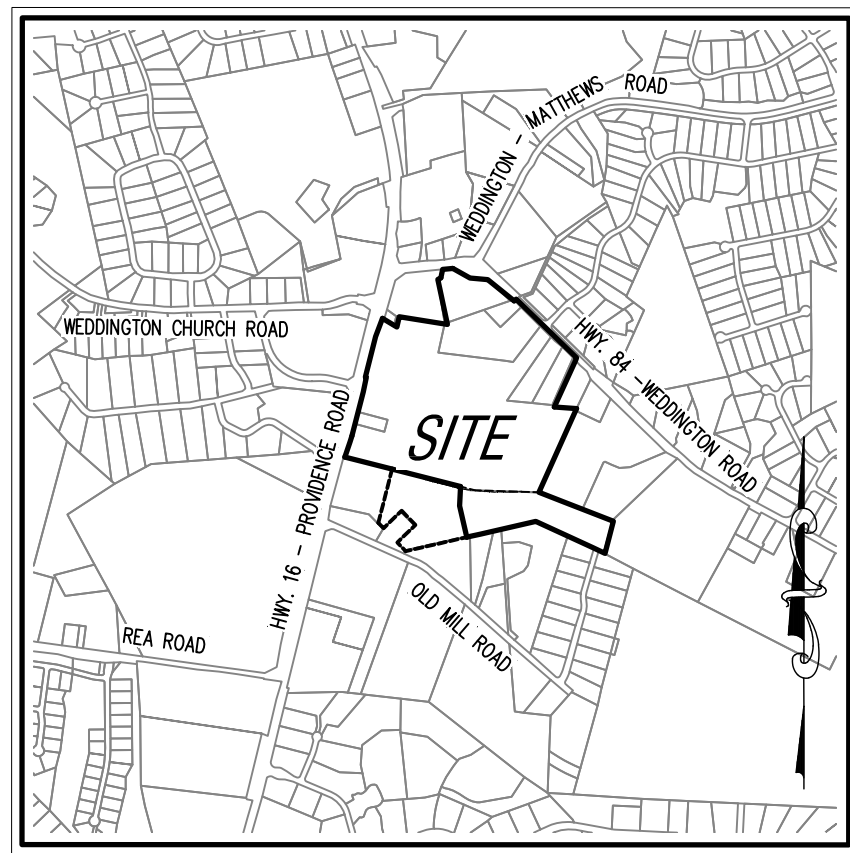
02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL
03/29/22 - TOWN BOARD COMMENTS
04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL



RZ - 10

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

BOLTON & MENK, INC. dba ColeJenest & Stone 2022



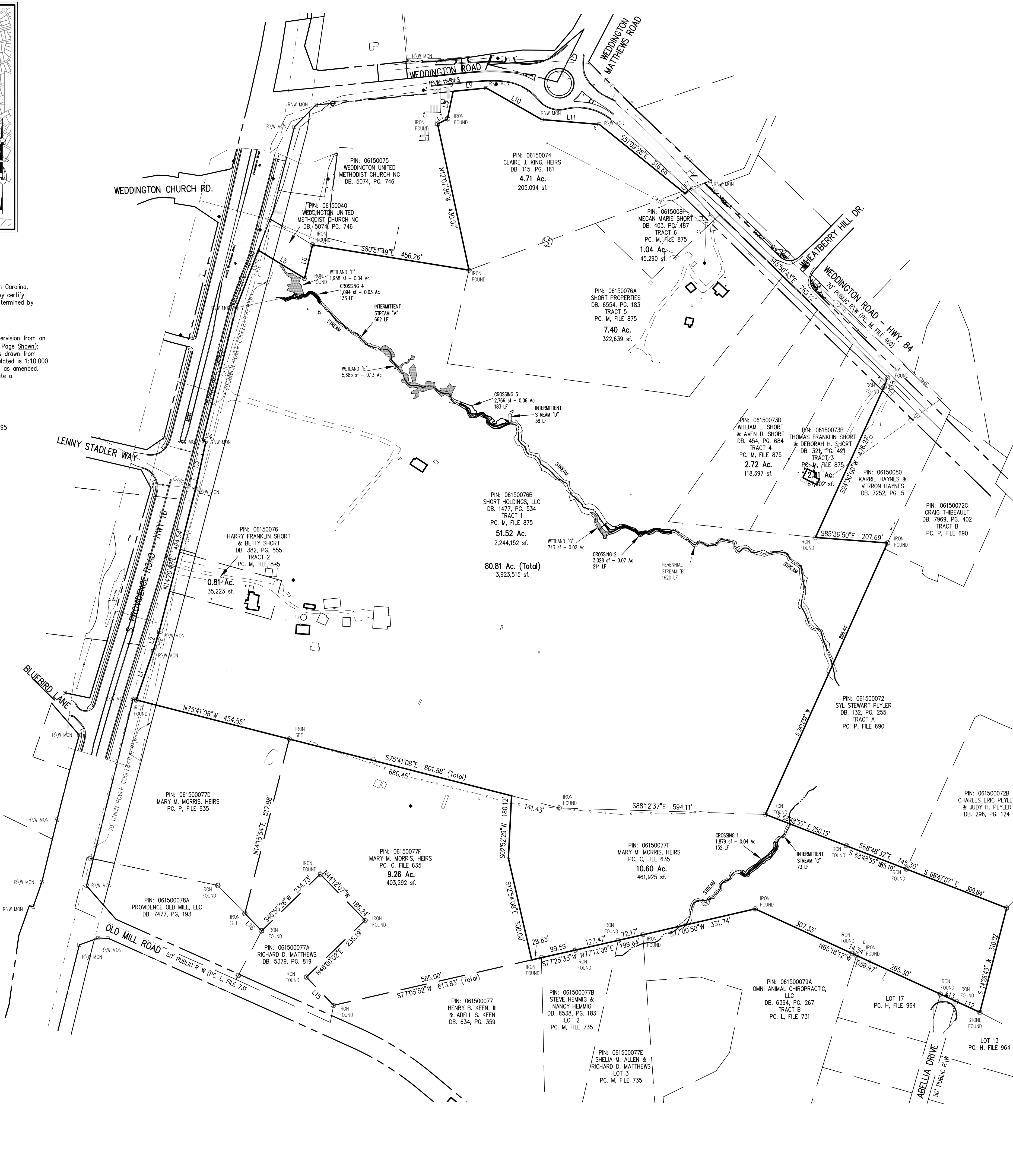
Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 37104476004, dated 10/16/2006, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, Andrew O. Lawrence, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 45, Page 5700); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plot was prepared in accordance with G.S. 47-30 as amended. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Witness my original signature, registration number and seal this the ____ day of _____ A.D., 20__

Andrew O. Lawrence, NCPLS L-4495

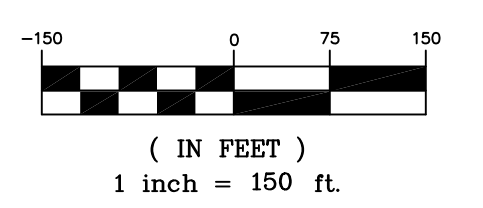


METLAND	AREA
METLAND "E"	5,685 sf - 0.13 Ac
METLAND "F"	1,958 sf - 0.04 Ac
METLAND "C"	743 sf - 0.02 Ac

STREAM	LENGTH
INTERMITTENT STREAM "A"	662 LF
PERENNIAL STREAM "B"	1620 LF
INTERMITTENT STREAM "C"	73 LF
INTERMITTENT STREAM "D"	38 LF

CROSSING	AREA	LENGTH
CROSSING 1	1,879 sf - 0.04 Ac	152 LF
CROSSING 2	3,028 sf - 0.07 Ac	214 LF
CROSSING 3	2,766 sf - 0.06 Ac	183 LF
CROSSING 4	1,084 sf - 0.03 Ac	133 LF

LINE	BEARING	LENGTH
L1	N10°01'54"E	148.66
L2	N17°22'35"E	58.25
L3	N12°08'12"E	139.56
L4	N75°27'12"W	10.00
L5	S88°49'50"E	156.12
L6	N15°16'26"E	98.70
L7	N62°35'10"E	31.98
L8	N11°11'04"E	80.94
L9	N84°21'57"E	96.11
L10	S60°22'04"E	183.42
L11	S85°13'26"E	166.19
L12	N65°14'19"W	74.79
L13	N65°14'19"W	50.57
L14	S72°25'28"W	99.59
L15	N43°57'09"W	113.04
L16	N44°00'21"W	69.45
L17	N49°20'08"E	25.51
L18	S19°46'43"W	27.97



Topographic Survey
Was prepared by Avioimage Mapping Service, Inc. dated January 12, 2022

- NOTES
1. Areas computed using coordinate geometry.
 2. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 3. All distances shown are horizontal ground distances.
 4. Rebar set at all corners unless otherwise noted.
 5. Broken lines indicate property lines not surveyed.
 6. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 7. Lawrence Associates makes no guarantees to the completion or to the nonexistence of spoils areas.
 8. Other underground utilities may exist but their locations are not known.
 9. No recoverable NCGS Horizontal Control Monument located within 2000 feet of subject property.
 10. This map was prepared without the benefit of a title search. Subject to full title search.

LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013
www.lawrencesurveying.com
Firm License Number: C-2856

Boundary Survey of 80.81 Acres
Town of Weddington
Sandy Ridge Township, Union County, NC

REVISIONS
1-21-2022 J.L.H.
1-24-2022 J.L.H.
1-27-2022 J.L.H.
2-14-2022 J.L.H.
2-17-2022 J.L.H.