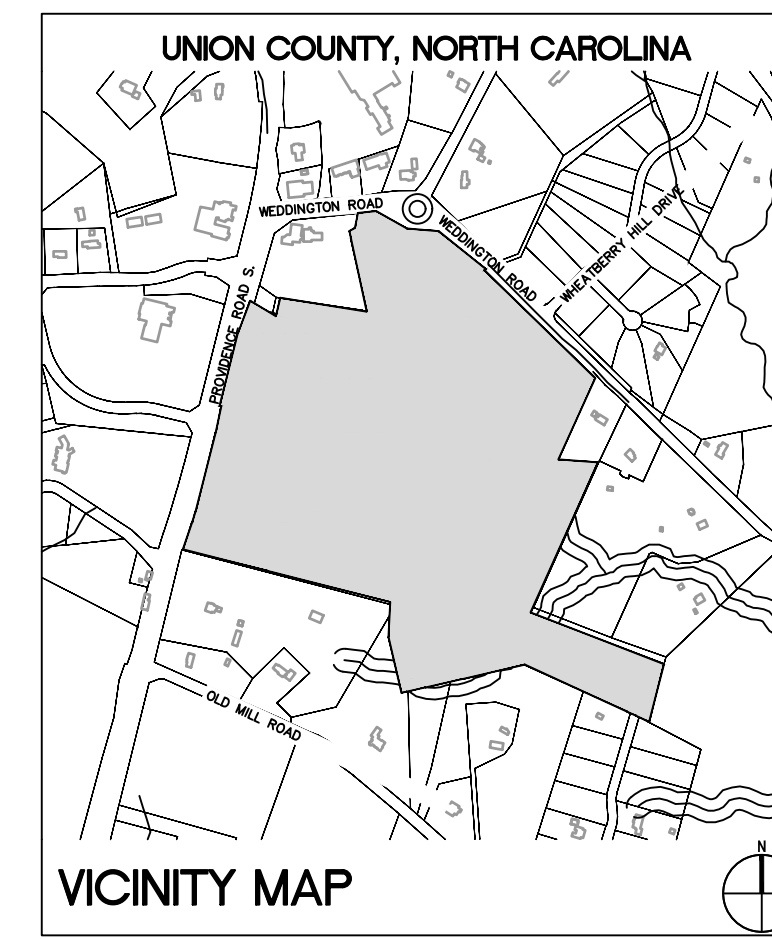
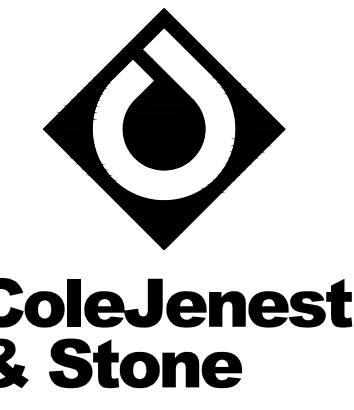


# WEDDINGTON GREEN CONDITIONAL REZONING

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  
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Land Planning  
+ Landscape Architecture  
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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



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

## RZ - 00

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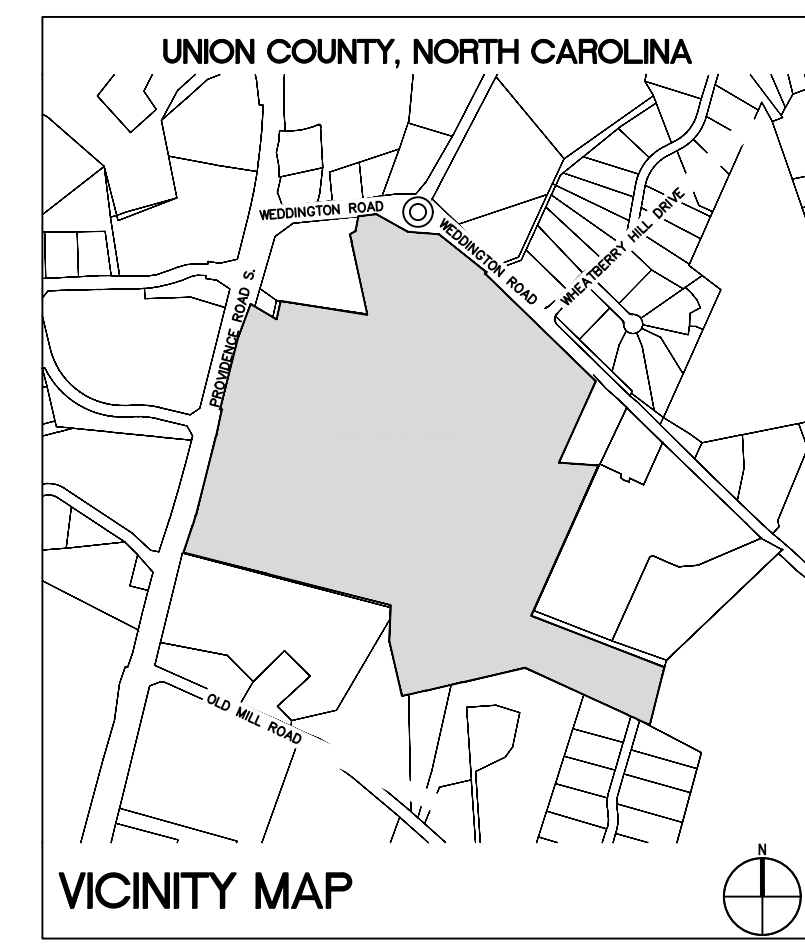
BOLTON & MENK, INC. dba ColeJenest & Stone 2022

### SHEET LIST

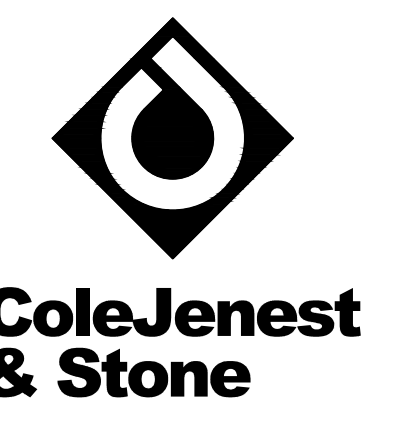
- RZ - 00 COVER SHEET
- RZ - 01 EXISTING CONDITIONS
- RZ - 02 SKETCH PLAN
- RZ - 03 DEVELOPMENT STANDARDS
- RZ - 04 STREET SECTIONS
- RZ - 05 GRADING AND STORM WATER
- RZ - 06 PRE-DEVELOPMENT DRAINAGE MAP
- RZ - 07 POST-DEVELOPMENT DRAINAGE MAP
- RZ - 08 WETLANDS PROTECTION PLAN
- RZ - 09 LANDSCAPE PLAN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



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. 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.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.



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 CHARLOTTE, NC 28210

## WEDDINGTON GREEN

149 PROVIDENCE ROAD  
 WEDDINGTON, NORTH CAROLINA

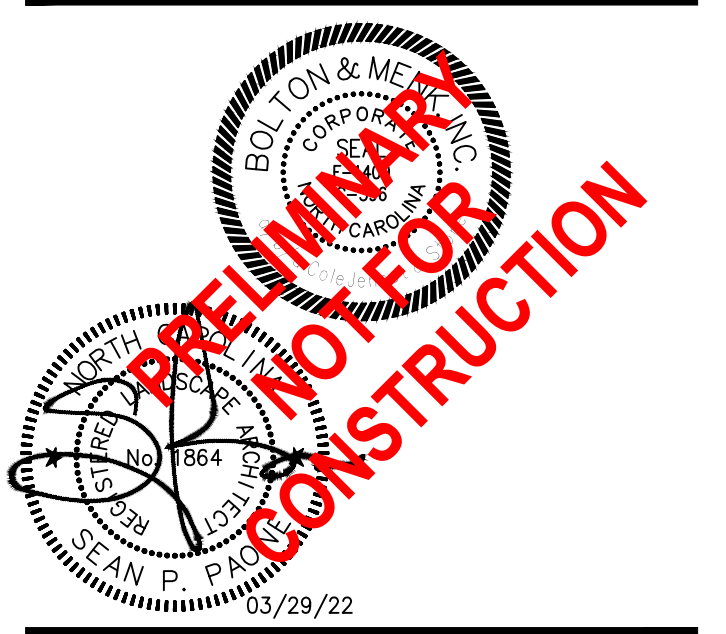
## EXISTING CONDITIONS

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



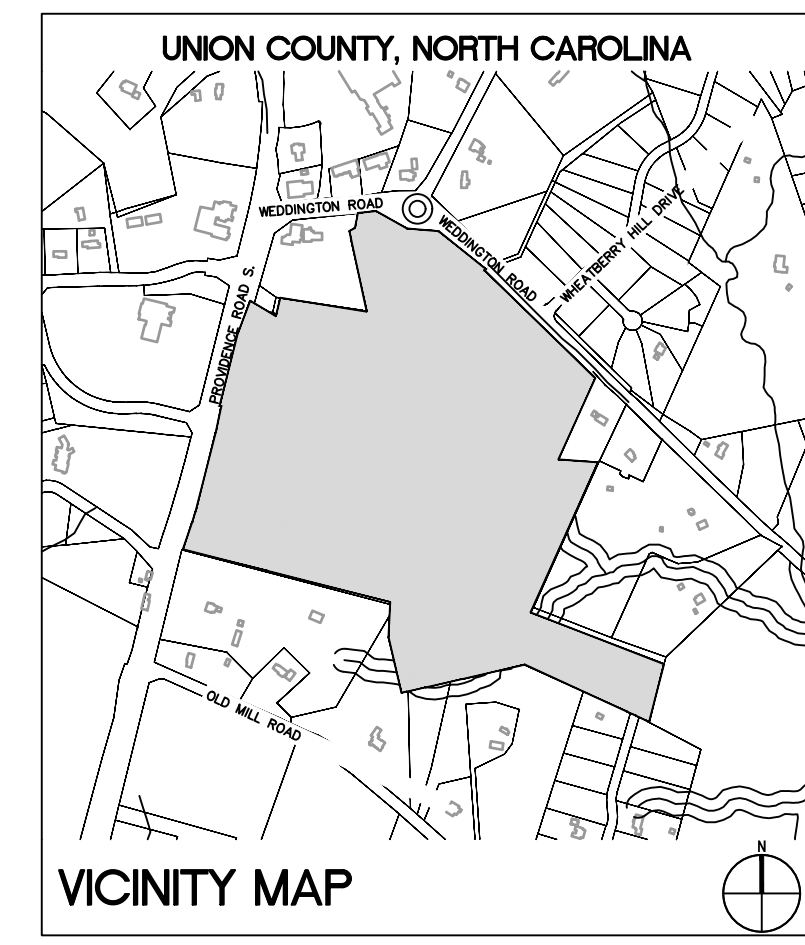
SCALE: 1"=100'  
 0 50' 100' 200'

## RZ - 01

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



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

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 CHARLOTTE, NC 28210

### WEDDINGTON GREEN

149 PROVIDENCE ROAD  
 WEDDINGTON, NORTH CAROLINA

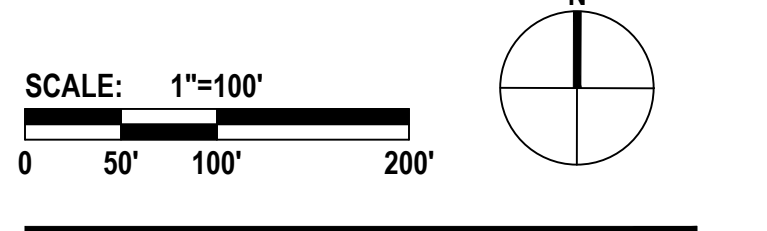
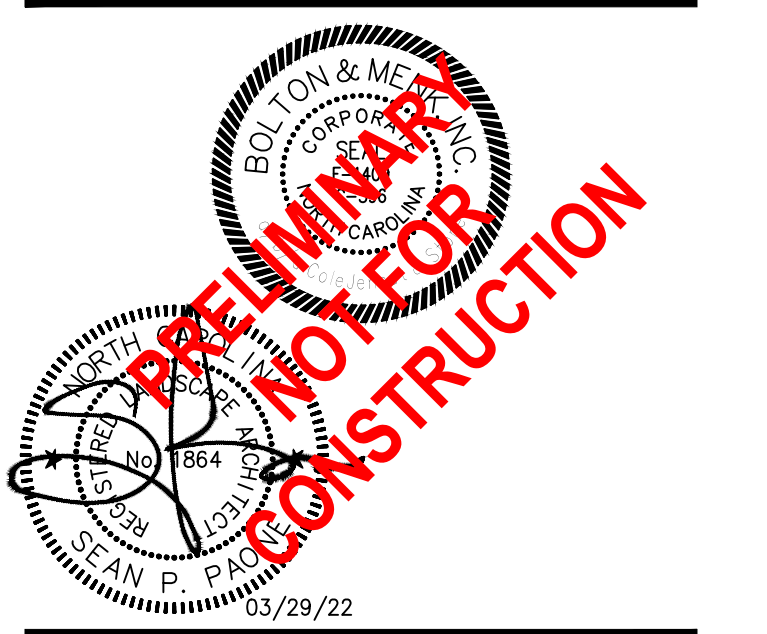
### SKETCH PLAN

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



### RZ - 02

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BOLTON & MENK, INC. dba ColeJenest & Stone 2022



#### LEGEND

SYMBOL	DESCRIPTION
[Line symbol]	PROPOSED SIDEWALK
[Line symbol]	PROPOSED 2'-0" CURB & GUTTER
[Line symbol]	PROPOSED WALL
[Dashed line symbol]	GREENWAY TRAIL
[Hatched symbol]	20' PERIMETER BUFFER
[Hatched symbol]	MODIFIED PERIMETER BUFFER*
[Hatched symbol]	50' FRONTAGE BUFFER
[Red fill symbol]	RETAIL, RESTAURANT, OFFICE USES
[Orange fill symbol]	ATTACHED SINGLE FAMILY TOWNS
[Light orange fill symbol]	52' DETACHED SINGLE FAMILY LOTS
[Yellow fill symbol]	60' DETACHED SINGLE FAMILY LOTS
[Dark orange fill symbol]	AGE-TARGETED SINGLE FAMILY DETACHED LOT

\*PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 5' 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: 061500739, 061500730, 06150074, 06150076, 06150076A, 06150076B, 06150076C, 06150081, AND A PORTION OF 06150077F  
 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, SINGLE FAMILY ATTACHED TOWNS PARK/OPEN SPACES

SITE ACREAGE: 80.81 AC (PER SURVEY)

RETAIL, OFFICE, RESTAURANT:	137,900 SF
RESIDENTIAL:	
52' LOTS	38 LOTS (36 CARRIAGE HOME LOTS)
60' LOTS	44 LOTS (43 CARRIAGE HOME LOTS)
TOWNS	53 UNITS
CARRIAGE HOMES:	15
AGE-TARGETED 40' LOTS	33 LOTS

BUILDING SETBACKS:

RETAIL, OFFICE, RESTAURANT	
FRONT	15'
SIDE / BUILDING SEPARATION	10'/20'
SINGLE FAMILY, DETACHED	
FRONT	11'
CORNER	11'
SIDE	5'
REAR	40'
SINGLE FAMILY, ATTACHED	
FRONT	11'
CORNER	11'
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 061500771  
 ZONING: R-CD

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

OMNI ANIMAL CHIROPRACTIC, LLC  
 PARCEL ID 061500079A  
 ZONING: R-CD

STEVE HEMMIG & NANCY HEMMIG  
 PARCEL ID 061500077B  
 ZONING: R-40

HENRY B. KEEN, III & ADLELL S. KEEN  
 PARCEL ID 061500077  
 ZONING: R-40

MARY M. MORRIS, HEIRS  
 PARCEL ID 061500077F  
 ZONING: R-CD

MARY M. MORRIS, HEIRS  
 PARCEL ID 061500077D  
 ZONING: R-CD

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

PR. SIGNALIZED INTERSECTION

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

WEDDINGTON CHURCH ROAD  
 (PUBLIC RW)

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

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

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

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

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

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 061500072B  
 ZONING: R-CD

## DEVELOPMENT GUIDELINES AND STANDARDS

MARCH 29, 2022

### I. GENERAL PROVISIONS

A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PROVIDENT LAND SERVICES, INC. (THE "PETITIONER") TO ACCOMMODATE THE PROPOSED DEVELOPMENT OF AN APPROXIMATELY 81.4CR ACRE SITE LOCATED ON THE EAST SIDE OF PROVIDENCE ROAD AND THE SOUTH SIDE OF WEDDINGTON ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCELS 06150073B, 06150073D, 06150074, 06150076, 06150076A, 06150076B, 06150076C, 06150076D, 06150076E, 06150076F, 06150076G, 06150076H, 06150076I, AND A PORTION OF 06150077F.

B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL ZONING PLAN, CONDITIONAL ZONING DESIGNATION, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF WEDDINGTON UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE") DATED APRIL 15, 2021, AND IN EFFECT AT THE TIME OF AND IN ACCORDANCE WITH THE PURPOSES OF THE CONDITIONAL REZONING PETITION IS TO CONVERT THE EXISTING ZONING CLASSIFICATION OF THE PROPERTY FROM RESIDENTIAL 40 (R-40) AND RESIDENTIAL CONSERVATION DISTRICT (R-CD) TO CONDITIONAL ZONING (CZ) PURSUANT TO THE PROVISIONS OF THE ORDINANCE.

C. SCHEMATIC NATURE OF REZONING PLAN. THE DEPICTION OF USES, SIDEWALKS, DRIVEWAYS, PARKING AREAS, INTERNAL DRIVES, BUILDING ENVELOPES AND SITE ELEMENTS (THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE CONDITIONAL REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS (INCLUDING PARKING AND LOTS) AND THEIR CORRESPONDING USES MAY BE SHIFTED, ALTERED OR MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS THE MINIMUM ORDINANCE STANDARDS ARE MET AND, UNLESS OTHERWISE SHOWN ON THE REZONING PLAN, DO NOT EXCEED THE MAXIMUM STANDARDS IN ACCORDANCE WITH THE ORDINANCE, SUBJECT TO GENERAL STATUTES 1600 AND TOWN OF WEDDINGTON ORDINANCE.

SINCE THE PROJECT HAS NOT PROCEEDED WITH THE ZONING PERMIT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS CONDITIONAL REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 6 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE:

1. MINOR MODIFICATIONS THAT ARE DEEMED NOT TO MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE TOWN PLANNER WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 6 OF THE ORDINANCE. HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. VESTED RIGHTS. PURSUANT TO ARTICLE 1 D-108 OF THE ORDINANCE AND SECTION 1600-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS UP TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS. IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN COUNCIL OR ANY TEXT AMENDMENT IS REQUESTED BY PETITIONER AND ADOPTED BY THE TOWN COUNCIL, THE PETITIONER MAY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS SHALL NOT BE DEEMED TO MATERIALLY IMPAIR THE PETITIONER'S VESTED RIGHTS. IF CONSTRUCTION COMMENCES WITHIN THE FIVE-YEAR VESTING PERIOD, VESTING SHALL CONTINUE IN ACCORDANCE WITH COMMON LAW.

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

E. AMENDMENTS. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

F. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DESCRIBED ON THE REZONING PLAN MAY BE PHASED, AS DETERMINED DURING THE COURSE OF ZONING PERMIT REVIEW AND CONSTRUCTION. ANY PROPOSED PHASING, MUST ALIGN WITH REQUIRED TRANSPORTATION IMPACT ANALYSIS (TIA) IMPROVEMENTS AND IMPROVEMENTS REQUIRED BY THE TOWN OF WEDDINGTON AS PROVIDED IN THE APPROVED REZONING CONDITIONS; PROVIDED, HOWEVER, A) SEQUENCING OF CONSTRUCTION TO MINIMIZE DISRUPTION OF OPERATIONS IS PERMITTED; AND B) SO LONG AS THE PROJECT AS A WHOLE COMPLIES WITH THE REQUIREMENTS OF THE ORDINANCE, EACH PHASE OR SEQUENCE OF IMPROVEMENTS WITHIN THE PROJECT IS NOT REQUIRED TO MEET ALL ORDINANCE REQUIREMENTS. UTILITIES AND INFRASTRUCTURE MAY BE DELIVERED TO EACH PHASE AS DEVELOPED.

1. PRELIMINARY PHASING OF THE PROJECT IS ANTICIPATED TO INCLUDE ALL RESIDENTIAL UNITS, OPEN SPACE AND THE BREWERY IN PHASE 1. PHASE 2 WOULD INCLUDE THE REMAINING NON-RESIDENTIAL BUILDINGS ALONG MAIN STREET.

G. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW. HOWEVER, RECOMBINATION OR REDUCTION OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

### II. PERMITTED USES

A. USES. THE CZ PETITION REQUEST FOR THE PROPERTY SHALL PERMIT THE DEVELOPMENT OF USES, INCLUDING ACCESSORY USES, AS SHOWN ON THE REZONING PLAN AND SPECIFICALLY LISTED BELOW, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. THE SQUARE FOOTAGES OF USES MAY NOT EXCEED THE RESTRICTIONS OF THE CONDITIONAL ZONING. ANY LABELING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS.

USES ALLOWED BY THE CONDITIONAL ZONING AND AS SHOWN ON THE REZONING PLAN:

#### RESIDENTIAL

- DWELLING, SINGLE FAMILY DETACHED
- DWELLING, SINGLE FAMILY DETACHED LOTS WITH DETACHED CARRIAGE HOMES\*\*
- DWELLING, ATTACHED (COTTAGES/TOWNS)
- DWELLING, AGE-TARGETED DETACHED
- ACCESSORY USES\*\*

#### RETAIL/RESTAURANT/OFFICE

- FINE DINING, FAMILY ORIENTED, FARM-TO-TABLE, LOCAL RESTAURANTS UP TO 20,000 SQUARE FEET AS SINGLE TENANT\*\*\*
- BREWPUB, MICRO-BREWERY, TAPROOM, AND EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR) \*\*\*
- GENERAL OFFICE, PROFESSIONAL SERVICES, AND MEDICAL OFFICE
- BOUTIQUE, LOCAL, HIGHER-END, SPECIALTY RETAIL BUSINESS AND AGREES UP TO 20,000 SQUARE FEET AS SINGLE TENANT (DRIVE-THRU FACILITY, DOLLAR, DISCOUNT, WHOLESALE, AND WAREHOUSE TENANTS SHALL NOT BE PERMITTED WITHIN ANY PORTION OF THE PROJECT DEVELOPMENT) \*\*\*
- ACCESSORY USES\*\*

#### PARK/OPEN SPACE

- PUBLIC AMENITIES (TO INCLUDE BUT NOT LIMITED TO AMPHITHEATERS, PAVILIONS, PLAYGROUNDS/ STRUCTURES, BICYCLE FACILITIES, PUBLIC RESTROOMS, WALKING TRAILS, AND MAINTENANCE STRUCTURES)
- ACCESSORY USES\*\*

\* CARRIAGE HOMES REPRESENT RESIDENTIAL UNITS ABOVE DETACHED GARAGE STRUCTURES, THESE UNITS WILL BE CONSIDERED AS AN EXTENSION OF THE PRINCIPAL USE OR LEASED BY THE INDIVIDUAL LOT OWNER WITH ACCESS TO THE UNITS USING PRIVATE ALLEYS.

\*\* NEITHER ACCESSORY USES FOR THE RESIDENTIAL UNITS NOR ACCESSORY USES FOR THE OFFICE/RETAIL/RESTAURANT SPACE SHALL BE COUNTED TOWARDS SQUARE FOOTAGE OR RESIDENTIAL DENSITY MAXIMUMS IN THIS REZONING PETITION.

\*\*\* TOTAL RETAIL/RESTAURANT/OFFICE SQUARE FOOTAGE SHALL NOT INCLUDE SQUARE FOOTAGE ASSOCIATED WITH STAIRWELLS, ROOFTOP TERRACES, PATIOS, ELEVATOR CORES, OR UTILITY AND MAINTENANCE ROOMS.

### III. TRANSPORTATION

A. ACCESS. VEHICULAR ACCESS IS SCHEMATIC IN NATURE HOWEVER SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS TO PROVIDENCE ROAD, WEDDINGTON ROAD OR ADJACENT PROPERTIES ARE SUBJECT TO ANY MODIFICATIONS REQUIRED BY THE TOWN OF WEDDINGTON AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS AND STREET CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A LICENSEABLE DRIVEWAY OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.

1. AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN AND REQUIRED BY THE TOWN OF WEDDINGTON, THE ABELLIA DRIVE PROPERTY OWNERS AND THE TOWN OF WEDDINGTON WILL COORDINATE TO DETERMINE THE NEED FOR A VEHICULAR AND/OR PEDESTRIAN CONNECTION BETWEEN THE SITE AND THE ADJACENT ABELLIA DRIVE STREET SUB AS SHOWN ON THE REZONING PLAN. UNTIL ACCEPTANCE AND APPROVAL OF THE CONNECTION BY ALL PARTIES, THE PETITIONER HAS ILLUSTRATED A POTENTIAL FUTURE RIGHT-OF-WAY CONNECTION LOCATION ON THE SETBACK TO THE COMMON PROPERTY LINE.

B. ROADWAY ALIGNMENTS. THE ALIGNMENTS OF THE INTERNAL NCDOT PUBLIC STREETS, PRIVATE DRIVES, VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN BUILDINGS AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF WEDDINGTON AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. ON-STREET PARKING. ON-STREET PARKING DEPICTED ON THE REZONING PLAN WHICH IS LOCATED ON A PROPOSED NCDOT MAINTAINED STREET SHALL NOT BE CONSIDERED A MAINTENANCE RESPONSIBILITY OF NCDOT. THE MAINTENANCE FOR ALL ON-STREET PARKING AREAS WILL BE THE RESPONSIBILITY OF THE WEDDINGTON GREEN DEVELOPMENT HOA AND WILL BE IDENTIFIED BY THE AREA OF PAVEMENT THAT EXTENDS BEYOND THE 2" CONCRETE GUTTER BANDING. ON-STREET PARKING MAY BE CONSTRUCTED USING ANY OF THE FOLLOWING MATERIALS SOLELY OR IN COMBINATION: LIGHT-DUTY CONCRETE (STANDARD, STAMPED AND/OR STAINED), LIGHT-DUTY ASPHALT (STANDARD, STAMPED AND/OR STAINED), OR VEHICULAR GRADE PAVERS. THE DETAILS OF THE INSTALLATION AND MAINTENANCE OF THESE SPACES WILL BE MEMORIALIZED IN A DEVELOPER MAINTENANCE AND ENCROACHMENT AGREEMENT WITH NCDOT.

1. ALL STREETS SHALL HAVE THE OPTION TO INCLUDE ON-STREET PARKING ON ONE OR BOTH SIDES OF THE STREET.

D. TRANSPORTATION IMPACT ANALYSIS IMPROVEMENTS ("TIA"). PETITIONER SHALL NOT BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN EXCEPT AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ORDINANCE, APPLICABLE TIA REQUIREMENTS OR DRIVEWAY PERMIT REQUIREMENTS. THE CONSTRUCTION OF SUCH STREET IMPROVEMENTS SHALL ALSO BE SUBJECT TO SECTION I. GENERAL PROVISIONS, PARAGRAPH F ABOVE.

THE TRANSPORTATION AND PEDESTRIAN IMPROVEMENTS SET OUT BELOW SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF 80% OF CERTIFICATE OF OCCUPANCIES BASED ON THE IMPROVEMENTS REQUIRED BY PHASED CONSTRUCTION OF THE PROJECT. TIA IMPROVEMENT REQUIREMENTS WILL BE CONSIDERED FINAL UPON APPROVAL OF THE TIA BY NCDOT.

2025 PHASE 1 BUILD (ALL RESIDENTIAL AND BREWERY/TAPROOM/BREWPUB/EVENT-GATHERING SPACE)

#### WEDDINGTON ROAD AND WHEATBERRY HILL DRIVE/ ACCESS A

CONSTRUCT ACCESS A WITH ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).

CONSTRUCT AN EASTBOUND WEDDINGTON ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

CONSTRUCT A WESTBOUND WEDDINGTON ROAD LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

PROVIDE AT LEAST 100 FEET OF INTERNAL PROTECTED STEM (IPS) LENGTH. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS (INTERNAL PROTECTED STEM LENGTH).

#### WEDDINGTON ROAD AND WEDDINGTON MATTHEWS ROAD/ ACCESS B

CONSTRUCT ACCESS B WITH ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).

CONSTRUCT A WESTBOUND THROUGH-RIGHT LANE WITH 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

PROVIDE AT LEAST 150 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

#### PROVIDENCE ROAD AND LENNY STADLER WAY / ACCESS C

CONSTRUCT ACCESS C WITH ONE INGRESS AND TWO EGRESS LANES (1 LEFT-THROUGH AND 1 RIGHT TURN LANE). PROVIDE 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH ON THE WESTBOUND RIGHT TURN LANE.

CONSTRUCT A SOUTHBOUND PROVIDENCE ROAD LEFT TURN LANE WITH 200 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

CONSTRUCT A NORTHBOUND PROVIDENCE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

PROVIDE AT LEAST 225 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

#### WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD ROUNDABOUT

EXTEND THE EXISTING WESTBOUND LEFT TURN LANE TO THE ROUNDABOUT AT WEDDINGTON-MATTHEWS ROAD TO PROVIDE AN ADDITIONAL RECEIVING LANE FOR THE IMPROVEMENTS AT THE INTERSECTION WEDDINGTON ROAD AND WEDDINGTON-MATTHEWS ROAD.

PETITIONER WILL COORDINATE WITH NCDOT ON SAFETY OPTIONS (I.E. RECTANGULAR RAPID FLASHING BEACON (RRFB) OR PEDESTRIAN HYBRID BEACON (PHB)) FOR THE PROPOSED PEDESTRIAN CROSSING AT THE WEDDINGTON HOA/ WEDDINGTON MATTHEWS ROAD EXISTING ROUNDABOUT. THE WEDDINGTON GREEN DEVELOPMENT PROPOSES TO CONSTRUCT THE 4TH LEG OF THE EXISTING ROUNDABOUT. WITH THE BUILD OUT OF THE ROUNDABOUT, A PEDESTRIAN CROSSING IS IDENTIFIED TO CONNECT THE WEDDINGTON GREEN DEVELOPMENT, TOWN HALL, WEDDINGTON CORNERS DEVELOPMENT, ETC.

#### 2027 FULL BUILD OUT (REMAINING RETAIL/RESTAURANT/OFFICE AREA)

#### REA ROAD AND PROVIDENCE ROAD INTERSECTION

CONSTRUCT AN EASTBOUND LEFT TURN LANE WITH 425 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH ONTO PROVIDENCE ROAD.

### IV. ARCHITECTURAL STANDARDS

A. ALL ARCHITECTURAL ELEVATIONS MUST BE REVIEWED AND APPROVED BY THE WEDDINGTON GREEN DESIGN REVIEW COMMITTEE (DRC). DRC TO BE COMPRISED OF UP TO EIGHT MEMBERS INCLUDING THE MASTER DEVELOPER, FOUR DEVELOPMENT PARTNERS, TWO DESIGN CONSULTANTS, AND A TOWN OF WEDDINGTON STAFF OR BOARD MEMBER REPRESENTATIVE.

B. RESIDENTIAL. THE RESIDENTIAL USES, REGARDLESS OF ATTACHED OR DETACHED PORT, PROPOSED THROUGHOUT THE DEVELOPMENT WILL BE DESIGNED TO INCLUDE BUT ARE NOT LIMITED TO: FRONT PORCHES, UPPER-STORY BALCONIES, RAISED ENTRANCES RELATED TO STREET FRONTAGE, SHUTTERS, DISTINGUISHED BASES,

COMBINATION OF BUILDING MATERIALS, DORMERS, SETBACK OR DETACHED GARAGES, AND VARYING ROOF TYPES THAT MAY INCORPORATE DIFFERENT ROOFING MATERIALS. THE FOLLOWING GUIDELINES BELOW SHALL ESTABLISH A BASELINE FOR RESIDENTIAL DEVELOPMENT WITHIN THE WEDDINGTON GREEN DEVELOPMENT:

1. RESIDENTIAL USES SHALL NOT EXCEED THREE-STORIES AND 35' IN HEIGHT AS MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE TO THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF A FLAT ROOF OR TO THE EAVES AS DEFINED IN THE ORDINANCE. ROOF TOP TERRACES SHALL NOT COUNT TOWARDS A STORY SINCE IT DOES NOT REPRESENT HABITABLE SPACE.

2. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK STREETS THROUGHOUT THE FOLLOWING:

- a) THE BUILDING SHALL BE PLACED SO AS TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL STREETS.
- b) ALL PUBLIC STREET FACING ENTRANCES SHALL BE RAISED A MINIMUM OF 12" FROM THE STREET ELEVATION.
- c) ALL GARAGES ARE PREFERRED TO BE SERVED THROUGH THE USE OF PRIVATE ALLEYS. HOWEVER, SHOULD FRONT LOADED GARAGES BE USED ALONG PUBLIC STREETS, THE GARAGE FACE MUST BE LOCATED A MIN. 20' FROM THE BACK OF SIDEWALK OR STEP BACK 8' FROM THE FACE OF THE PORCH TO PROVIDE VARIATION IN THE FAÇADE AND TO MINIMIZE THE VISIBILITY OF THE GARAGE FROM THE STREET OR ADJACENT PROPERTIES.
3. RESIDENTIAL BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF MATERIALS, BUT LIMITED TO NOT EXCEED THREE DIFFERENT MATERIALS.
  - a) ACCEPTABLE MATERIALS FOR EXTERIOR WALLS, SHUTTERS, AND FOUNDATIONS WOULD BE PAINTED OR STAINED WOOD (HARDY BOARD, BOARD AND BATTEN, SHINGLES), STONE, BRICK OR STUCCO. VINYL PRODUCTS WILL NOT BE PERMITTED.
  - b) MATERIALS ASSOCIATED WITH FOUNDATION WALLS WILL BE SELECTED TO CREATE A DISTINGUISHED BASE FOR ALL RESIDENTIAL UNITS. THIS MAY BE ACCOMPLISHED BY INCLUDING A BANDING ABOVE FOUNDATION OR THROUGH THE USE OF A MATERIAL CHANGE. THIS REQUIREMENT DOES NOT RESTRICT THE USE OF THAT MATERIAL ON OTHER PARTS OF THE SITE.
  4. THE USE OF WINGED SHUTTERS, DORMERS, BALCONIES, PORCHES, AND OTHER ELEMENTS ARE STRONGLY ENCOURAGED TO BREAK UP 4-SIDED DETACHED AND 2-3-SIDED ATTACHED TOWNHOME ARCHITECTURAL ELEVATION.
    - a) FRONT PORCHES MAY ENCRACH INTO THE FRONT SETBACK UP TO 6'.
    - c) OFFICE/RETAIL/RESTAURANT. THE NON-RESIDENTIAL USES, WILL BE DESIGNED TO INCLUDE BUT ARE NOT LIMITED TO: COVERED ENTRANCES USING METAL OR CANVAS AWNINGS, WOOD/TIMBER BRACKETING OR POSTS, RECESSED ENTRANCES, DISTINGUISHED BASES, COMBINATION OF BUILDING MATERIALS, AND VARYING ROOF TYPES THAT MAY INCORPORATE DIFFERENT ROOFING MATERIALS. THE FOLLOWING GUIDELINES BELOW SHALL ESTABLISH A BASELINE FOR RETAIL DEVELOPMENT WITHIN THE WEDDINGTON GREEN DEVELOPMENT:
      1. FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION (EXCLUDING PORCHES, DRIVEWAYS AND PEDESTRIAN PASSAGEWAYS) WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE THE ADJACENT STREET SIDEWALK EXCEPT WHERE THERE ARE EXTREME SLOPES (SIDEWALKS THAT ARE GREATER THAN 5% SLOPE).
      2. A DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALKS ASSOCIATED WITH THE STREET FRONTAGE.
      3. OPERABLE DOOR SPACING SHALL NOT EXCEED 75 FEET EXCEPT WHERE SIDEWALKS ARE GREATER THAN A 5% SLOPE.
      4. BUILDING SIDE AND REAR ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
      5. MECHANICAL EQUIPMENT SHALL BE PLACED ON ROOF TOPS. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW ALONG ALL ADJACENT STREETS. UTILITY PANELING LOCATED ON EXTERIOR WALLS SHALL BE SCREENED FROM PUBLIC VIEW USING SCREEN WALLS/FENCING OR OPAQUE LANDSCAPE HEDGE.
      6. SERVICE SCREENING AREA - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW USING MASONRY ENCLOSURES FINISHED WITH BUILDING MATERIALS COMPATIBLE WITH THE PRINCIPAL STRUCTURE.
      7. NON-RESIDENTIAL USES SHALL NOT EXCEED THREE-STORIES AND 40' IN HEIGHT AS MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE TO THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF A FLAT ROOF OR TO THE EAVES AS DEFINED IN THE ORDINANCE. ROOF TOP TERRACES SHALL NOT COUNT TOWARDS A STORY SINCE IT DOES NOT REPRESENT HABITABLE SPACE.

V. STREETScape

A. SETBACKS. THE SETBACK ALONG THE SITE'S PROPOSED PUBLIC AND PRIVATE STREETS WILL VARY DEPENDING ON THE PROPOSED USE ALONG THAT FRONTAGE.

B. PLANTING STRIP AND SIDEWALKS. A MINIMUM 7' PLANTING STRIP AND 5' SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL PROPOSED PUBLIC AND PRIVATE STREETS, UNLESS OTHERWISE NOTED IN THE REZONING SITE PLAN OR STREET SECTIONS.

1. ALONG THE MAIN STREET ENTRANCE INTERSECTING WITH PROVIDENCE ROAD, THE PLANTING STRIP MAY BE REPLACED IN LIEU OF HARDSCAPE FROM THE BUILDING FACE TO THE BACK OF CURB. PLANTING AREAS WILL BE LOCATED ALONG THE STREET FRONTAGE IN PLACE OF A CONTINUOUS PLANTING STRIP TO PROVIDE BETTER CONNECTIVITY TO THE ON-STREET PARKING SPACES AND RELATIONSHIP WITH SHOP AND RESTAURANT FAÇADES.

2. ALONG THE PARK DRIVE LOOP, THE STREETScape AREA FRONTAGE THE GREEN/PARK WILL PROVIDE AN 7' PLANTING STRIP AND 8' SIDEWALK PROVIDING MORE SPACE FOR PEDESTRIAN AND BICYCLE INTERACTION.

3. SPECIALTY PAVING (STAMPED, COLORED OR PAVERS) MAY BE USED TO EMPHASIZE AREAS OF INTEREST ALONG STREET FRONTAGE. THE MAINTENANCE FOR MATERIALS OTHER THAN BRUSHED CONCRETE WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CRC DOCUMENTS.

4. AREAS FOR SEATING, WASTE RECEPTACLES, AND ENHANCED LANDSCAPING WILL BE PROVIDED ALONG THE 8' PARK SIDEWALK AND INTERIOR MULTI-PURPOSE PATHWAYS AND GREENWAY TRAIL.

5. SIDEWALK SIGNAGE, RETAIL DISPLAY AND OUTDOOR DINING MAY BE LOCATED ALONG THE MAIN STREET FRONTAGE.

6. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT ALONG ALL PROPOSED PUBLIC AND PRIVATE STREETS. ALLEYS SHALL BE ILLUMINATED BY ADJACENT UNIT EXTERIOR LIGHTING.

#### VI. ENVIRONMENTAL FEATURES/ UTILITY SERVICES

A. STORMWATER. PETITIONER SHALL COMPLY WITH THE TOWN OF WEDDINGTON AND UNION COUNTY APPROVED AND ADOPTED STORMWATER ORDINANCE.

B. EXISTING VEGETATION. THE REZONING PLAN IDENTIFIES SPECIFIC TREES TO BE MAINTAINED THROUGHOUT THE PROJECT BUILD OUT. VEGETATED AREAS WITHIN UNDISTURBED STREAMS AND WETLANDS SHALL REMAIN, HOWEVER, GENERAL MAINTENANCE TO REMOVE DISEASED, DECEASED, OR INVASIVE SPECIES WILL BE PERMITTED TO PROMOTE A HEALTHY AND SUSTAINABLE NATURAL AREA.

C. BUFFERS. ALONG PERIMETER AND FRONTAGE BUFFERS, IF EXISTING VEGETATION ISN'T SUFFICIENT FOR SCREENING, EVERGREEN SHRUBS WITH A MINIMUM HEIGHT OF 6' AT INSTALLATION SHALL BE PLANTED BY THE DEVELOPMENT POD BUILDER TO BOLSTER BUFFERS AND LIMIT PROPOSED DEVELOPMENT VISIBILITY FROM EXISTING STREETS AND ADJACENT PROPERTIES.

1. THE BUFFER ALONG PROVIDENCE ROAD WILL BE COORDINATED WITH UNION POWER TO ENSURE COMPLIANCE WITH THE PLANTING GUIDELINES WITHIN AN EXISTING POWER EASEMENT.

a) THE INTENT FOR THE PROVIDENCE ROAD FRONTAGE IS TO PROVIDE A TRIPLE ROW OF VEGETATION FOR SCREENING, AS WELL AS A PARALLEL SIDEWALK TO PROVIDE INCREASED SEPARATION OF THE PEDESTRIAN FROM THE TRAVEL LANES. MASONRY WALLS FINISHED IN BUILDING MATERIALS COMPATIBLE WITH THE MAIN STREET BUILDINGS WILL BE EXTENDED ALONG THE FRONTAGE TO SCREEN THE PARKING AREAS FROM ADJACENT PROPERTY AND ROAD FRONTAGE VISIBILITY.

2. THE SECTION OF PROVIDENCE ROAD FRONTAGE BUFFER ALONG THE TWO OFFICE/RETAIL/RESTAURANT BUILDINGS HAVING FRONTAGE ALONG PROVIDENCE ROAD SHALL BE REDUCED OR ELIMINATED TO PROVIDE TENANT VISIBILITY FROM THE PROVIDENCE ROAD CORRIDOR. THE BUFFER REQUIREMENTS SHALL REMAIN INTACT FOR THE REMAINDER OF THE PROVIDENCE ROAD FRONTAGE TO PROVIDE SCREENING FROM PARKING AREAS AND ATTACHED RESTORATION.

3. PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 5'-6" MASONRY WALL FINISHED WITH BRICK OR STONE.

D. JURISDICTIONAL WATERS. THE PETITIONER RESERVES THE RIGHT TO APPLY TO THE UNITED STATES ARMY CORP. OF ENGINEERS (USACE) FOR PERMITTING IMPACTS TO ANY IDENTIFIED JURISDICTIONAL STREAMS AND WETLANDS AS DELINEATED BY THE PROJECT ENVIRONMENTAL CONSULTANT. STREAM BUFFERS SHALL BE ILLUSTRATED, CONFIRMED AND NOTED ON LAND DEVELOPMENT PLANS SUBMITTED FOR PERMITTING.

1. ALL CROSSINGS OF JURISDICTIONAL WATERS SHOWN ON THE REZONING PLAN ARE CONCEPTUAL IN NATURE AND MUST BE APPROVED BY USACE PRIOR TO LAND DEVELOPMENT PERMITTING APPROVAL.

2. THE PETITIONER MAY ALSO APPLY FOR STREAM RESTORATION PERMITS TO MITIGATE PROPOSED STREAM AND WETLANDS IMPACTS. STREAM RESTORATION AND MITIGATION MUST BE APPROVED BY UNITED STATES ARMY CORP. OF ENGINEERS (USACE), UNION COUNTY AND THE TOWN OF WEDDINGTON.

E. WATER. PETITIONER SHALL REQUEST AND OBTAIN SERVICE CONNECTION TO THE EXISTING PUBLIC WATERLINES IN THE ADJACENT PUBLIC STREETS. INTERIOR WATERLINES WILL BE PROPOSED WITHIN THE PROPOSED PUBLIC ROW TO CREATE A LOOP SYSTEM WHEREVER POSSIBLE TO MAINTAIN WATER PRESSURES.

F. SEWER. SEWER SERVICE SHALL BE COORDINATED IN A TEMPORARY AND PERMANENT CONDITION. THE SITE DRAINS TOWARDS UNION COUNTY TWELVE MILE CREEK DRAINAGE BASIN. AT THE TIME OF THIS PETITION TWELVE MILE CREEK DOES NOT HAVE THE CAPACITY AVAILABLE TO SUPPORT THIS DEVELOPMENT. THROUGH COORDINATION BETWEEN CHARLOTTE WATER AND UNION COUNTY PUBLIC WORKS, A PUMP STATION AND FORCEMAIN WILL BE INSTALLED TAKING THE WEDDINGTON GREEN FLOWS ACROSS PROVIDENCE ROAD TO SIX MILE CREEK BASIN LOCATED WITHIN THE CHARLOTTE WATER SERVICE AREA FOR SANITARY SEWER.

#### VII. PARK/ OPEN SPACE

A. THE PETITIONER WILL DEDICATE APPROXIMATELY 8.50 ACRES ("PARKLAND") TO THE TOWN OF WEDDINGTON FOR USE AS A PUBLIC COMMUNITY AMENITY. PROGRAM ELEMENTS LOCATED WITHIN THE PARKLAND WILL BE DESIGNED AND COORDINATED WITH THE TOWN OF WEDDINGTON STAFF AND BOARD MEMBERS. THE PETITIONER WILL CONSTRUCT THE FOLLOWING ITEMS AS A PART OF THIS PETITION:

- MULTI-PURPOSE AND SIDEWALKS THROUGHOUT THE PARKLAND
- 250 PERSON CAPACITY AMPHITHEATER LOCATED AT THE INTERSECTION OF MAIN STREET AND PARK DRIVE LOOP
- GRADE PAD AREA TO ACCOMMODATE FUTURE CONSTRUCTION OF THE PLAYGROUND AND PAVILION STRUCTURE BY THE TOWN OF WEDDINGTON

1. THE PETITIONER MAY DESIGN AND CONSTRUCT UP TO TWO STORMWATER MANAGEMENT FEATURES WITHIN THE PARKLAND. THESE STORMWATER FEATURES WILL BE WET PONDS MAINTAINING A WATER LEVEL AT ALL TIMES. EACH STORMWATER POND WILL HAVE A SPRAY FEATURE(S) AND ENHANCED LANDSCAPE TO MAKE THE PONDS AN AMENITY NOT JUST FUNCTIONAL. THE MAINTENANCE AND INSPECTION RESPONSIBILITY WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CRCs.

2. THE DEDICATION OF THE PARKLAND TO THE TOWN OF WEDDINGTON WILL NOT REMOVE THE ABILITY OF THE PETITIONER TO COUNT THIS AREA TOWARDS ANY ORDINANCE REQUIRED PASSIVE OR ACTIVE OPEN SPACE.

3. THE PARKLAND AREA SHALL BE FULLY CONSTRUCTED, AS IDENTIFIED ABOVE, BEFORE BEING TURNED OVER TO THE TOWN. FINAL DESIGN OF THE TOWN PARK WILL BE PRESENTED TO TOWN BOARD DURING THE CONSTRUCTION DOCUMENT PREPARATION PROCESS PRIOR TO APPROVAL AND CONSTRUCTION.

4. THE PARKLAND WILL BE FLATTED AND DEDICATED TO THE TOWN AS A PART OF THE MASTER INFRASTRUCTURE PERMITTING APPROVAL PROCESS. PRIOR TO CONSTRUCTION A DEVELOPER AGREEMENT WILL MEMORIALIZE THE PETITIONER PARK PROGRAM COMMITMENTS, EASEMENT ACCESS, CONSTRUCTION SEQUENCING, AND PRELIMINARY SCHEDULE FOR CONSTRUCTION.

5. THE USE OF THE PARK IS ANTICIPATED TO BE AVAILABLE AT THE COMPLETION OF THE MASTER INFRASTRUCTURE PLAN SET REQUIREMENTS. ADDITIONAL COORDINATION ON CONSTRUCTION ACCESS MAY BE NEEDED TO NAVIGATE THE BUILD OUT OF THE INDIVIDUAL DEVELOPMENT PODS AND LOTS.

a) THE PETITIONER WILL EXTEND ALL AVAILABLE UTILITIES FOR CONNECTION TO PARKLAND FEATURES AND STRUCTURES. THE UTILITIES WILL BE STUBBED JUST BEFORE THE PUBLIC STREET R/W.

b) THE PETITIONER WILL CONSTRUCT A 10' MULTI-PURPOSE GREENWAY TRAIL FROM PROVIDENCE ROAD TO THE SOUTHEASTERN PROJECT LIMITS AS CONCEPTUALLY ILLUSTRATED IN THE REZONING PLAN. PORTIONS OF THE PROPOSED GREENWAY TRAIL THAT ARE LOCATED WITHIN PRIVATE PROPERTY SHALL PROVIDE A PUBLIC ACCESS EASEMENT FOR PUBLIC USE. MAINTENANCE RESPONSIBILITY OF THE GREENWAY TRAIL AND PEDESTRIAN BRIDGE CROSSINGS SHALL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CRCs.

c) THE PETITIONER RESERVES THE RIGHT TO MAINTAIN ANY AREA WITHIN THE PUBLIC OR PRIVATE OPEN SPACE SHOULD IT NOT BE ABLE TO BE APPROPRIATELY MAINTAINED BY THE OWNER.

1. THE DEVELOPMENT HOA WILL ENTER INTO A MAINTENANCE AGREEMENT WITH THE TOWN OF WEDDINGTON AND WILL CONTRACT WITH A PRIVATE MAINTENANCE CONTRACTOR TO CARE FOR AND MAINTAIN ALL THE OPEN SPACE AREAS. THE DEVELOPER WILL SPONSOR/PAY FOR THE PARK MAINTENANCE FOR THE FIRST 3 YEARS AFTER COMPLETION. FOLLOWING THAT THREE-YEAR PERIOD, THE TOWN WOULD THEN PAY A SHARE OF THE MAINTENANCE COSTS TO THE HOA AS DETAILED IN THE EXECUTED MAINTENANCE AGREEMENT. THE HOA WILL PAY 1/3 OF THE MAINTENANCE COST FOR THE 8.5-ACRE PARK IN PERPETUITY.

### VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER/APPLICANT" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

B. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS ENTERED.

## 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, 06150076C, 06150076D, 06150076E, 06150076F, 06150076G, 06150076H, 06150076I, AND A PORTION OF 06150077F

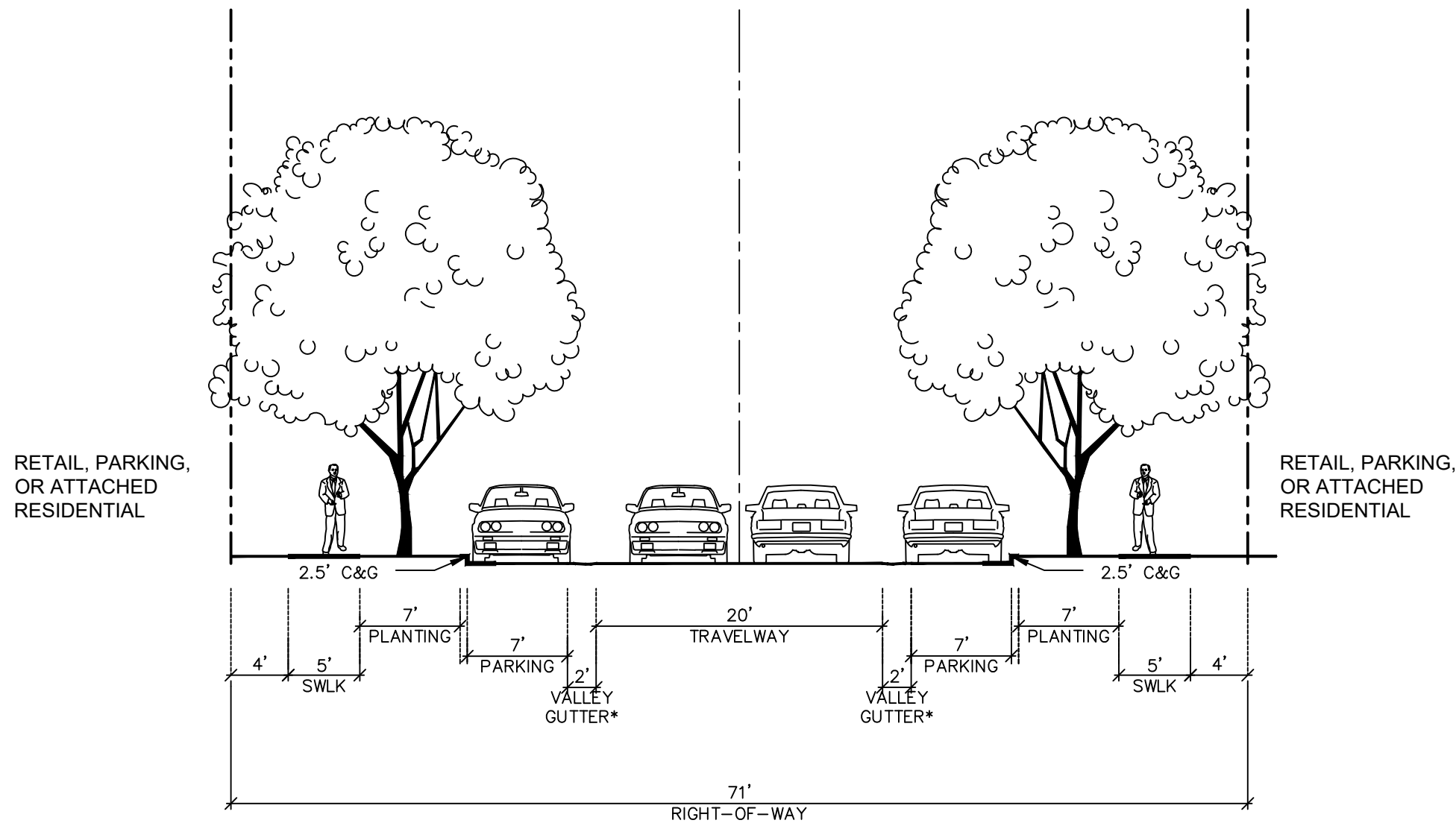
EXISTING ZONING: MIXED-USE  
EXISTING USE: R-40, R-CD VACANT, RESIDENTIAL

PROPOSED ZONING: CZ - CONDITIONAL ZONING  
PROPOSED

# LOCAL RESIDENTIAL

## 71' PUBLIC ROW

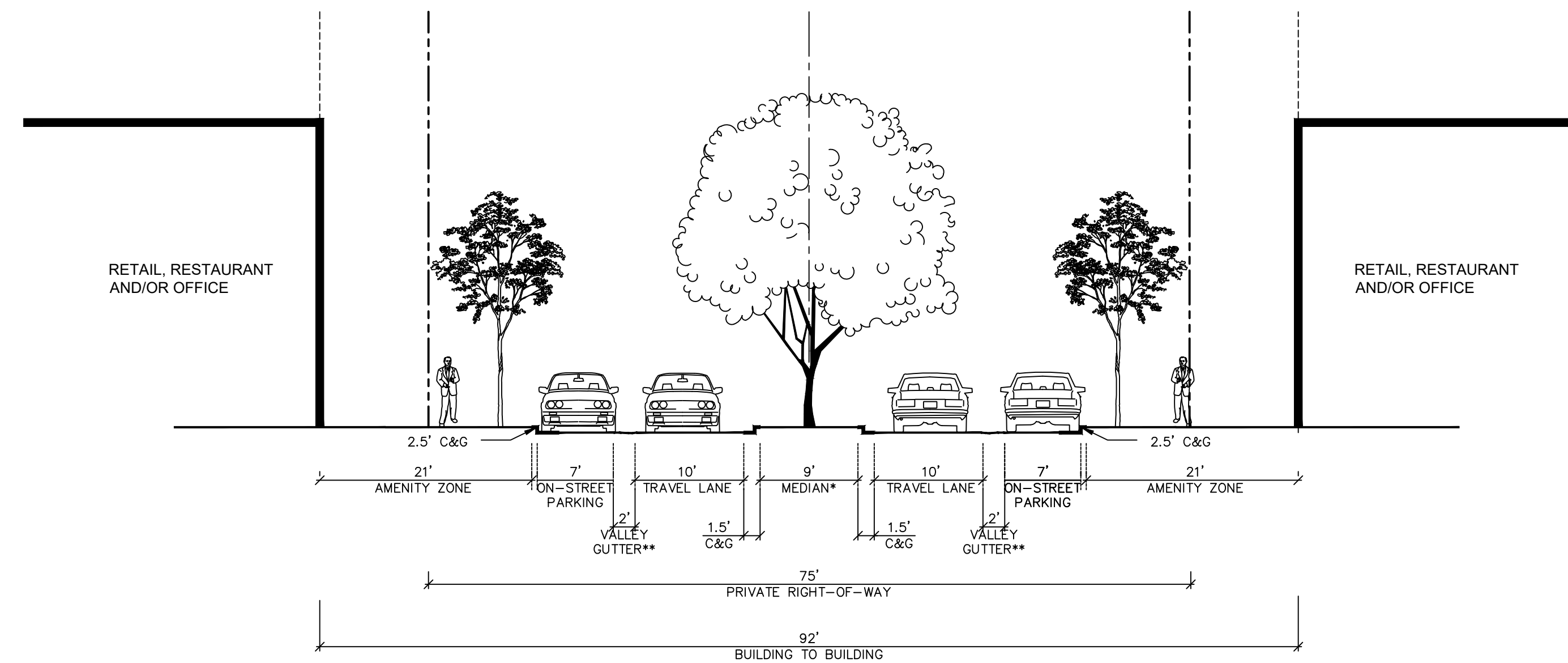
PUBLIC ROAD D FOLLOWS THIS CROSS-SECTION.



\*\*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

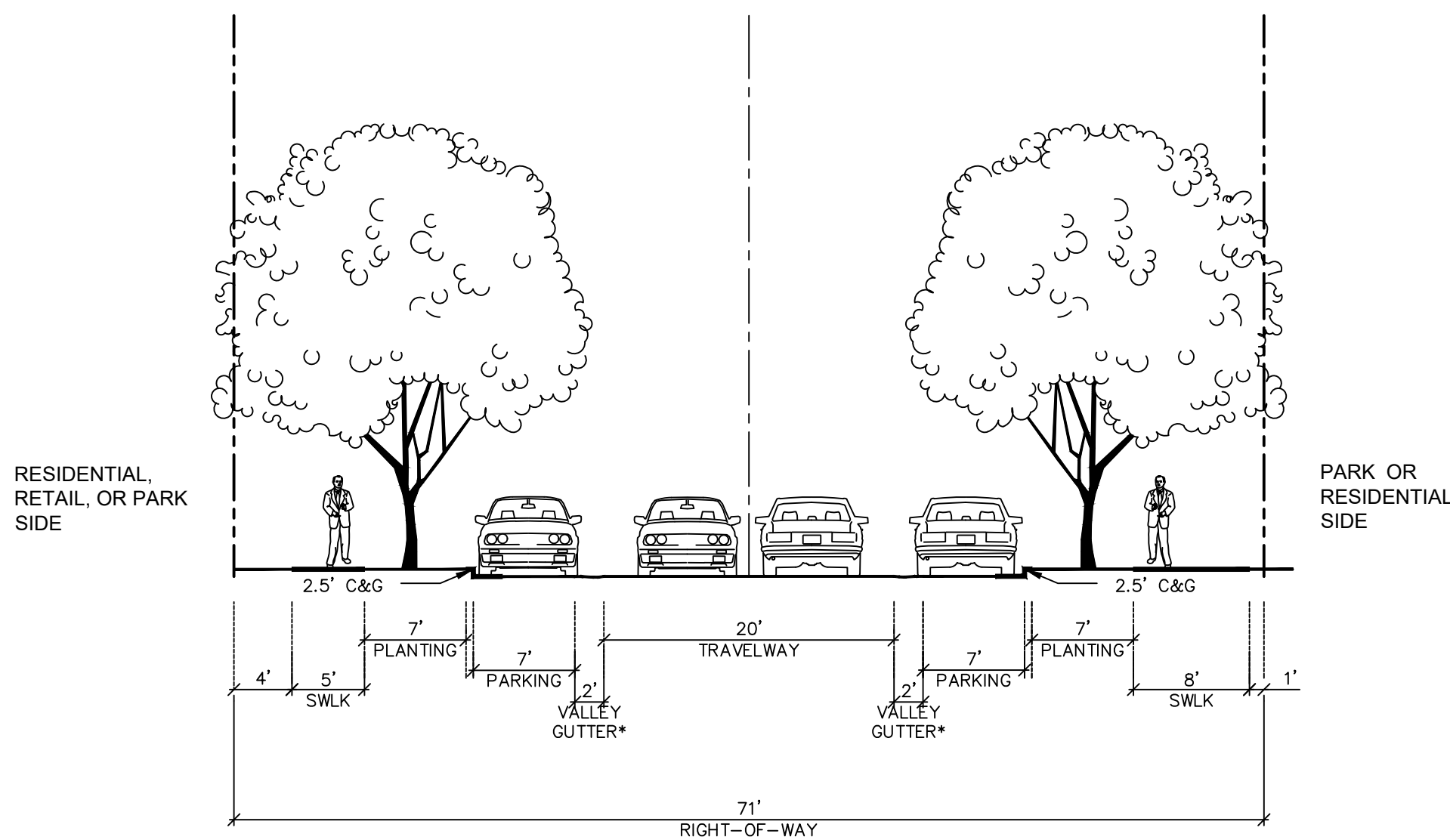
NOTE: ALL ROADWAYS TO BE MAINTAINED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) UNLESS OTHERWISE NOTED. ON-STREET PARKING TO BE MAINTAINED BY DEVELOPMENT.

# LOCAL RESIDENTIAL

## PARK SECTION

### 71' PUBLIC ROW

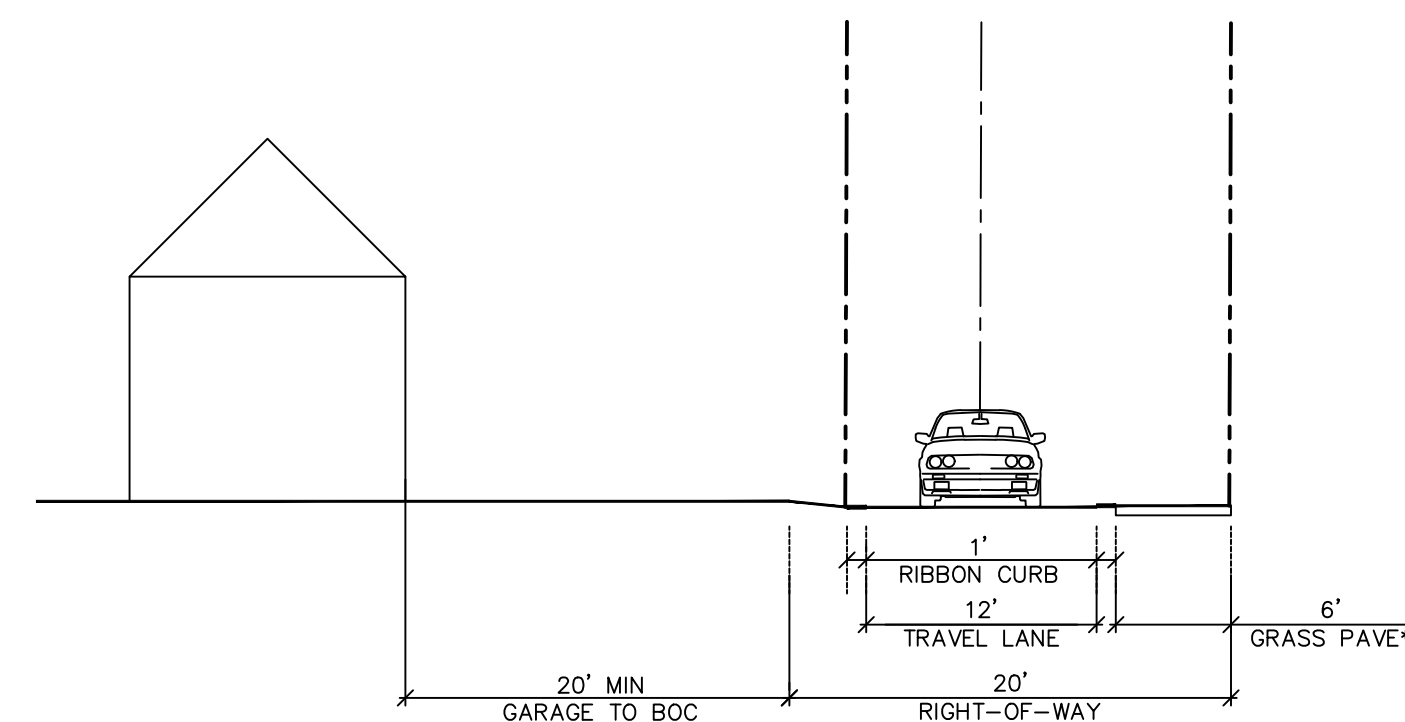
PUBLIC ROAD A AND PUBLIC ROAD C FOLLOW THIS CROSS-SECTION.



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

# SINGLE-LOADED ALLEY

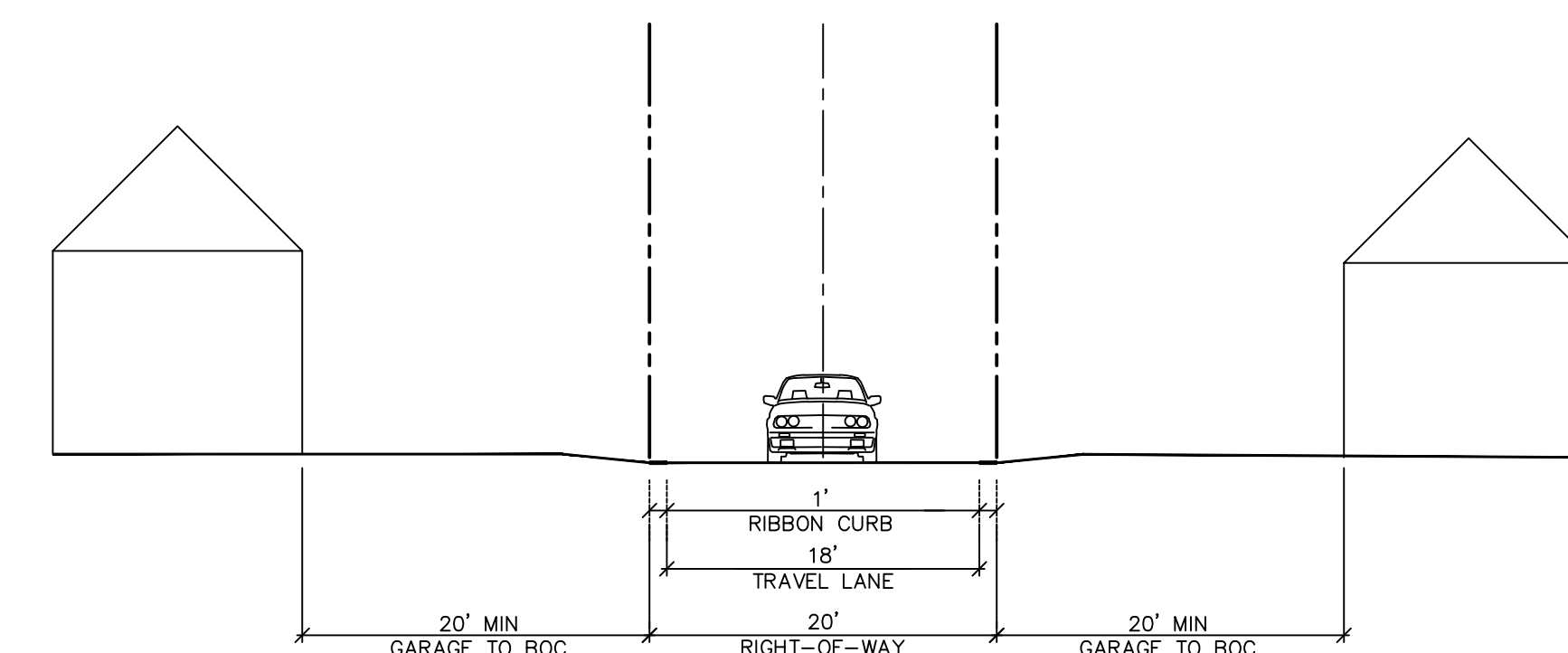
## 20' PRIVATE ROW



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

# DOUBLE-LOADED ALLEY

## 20' PRIVATE ROW

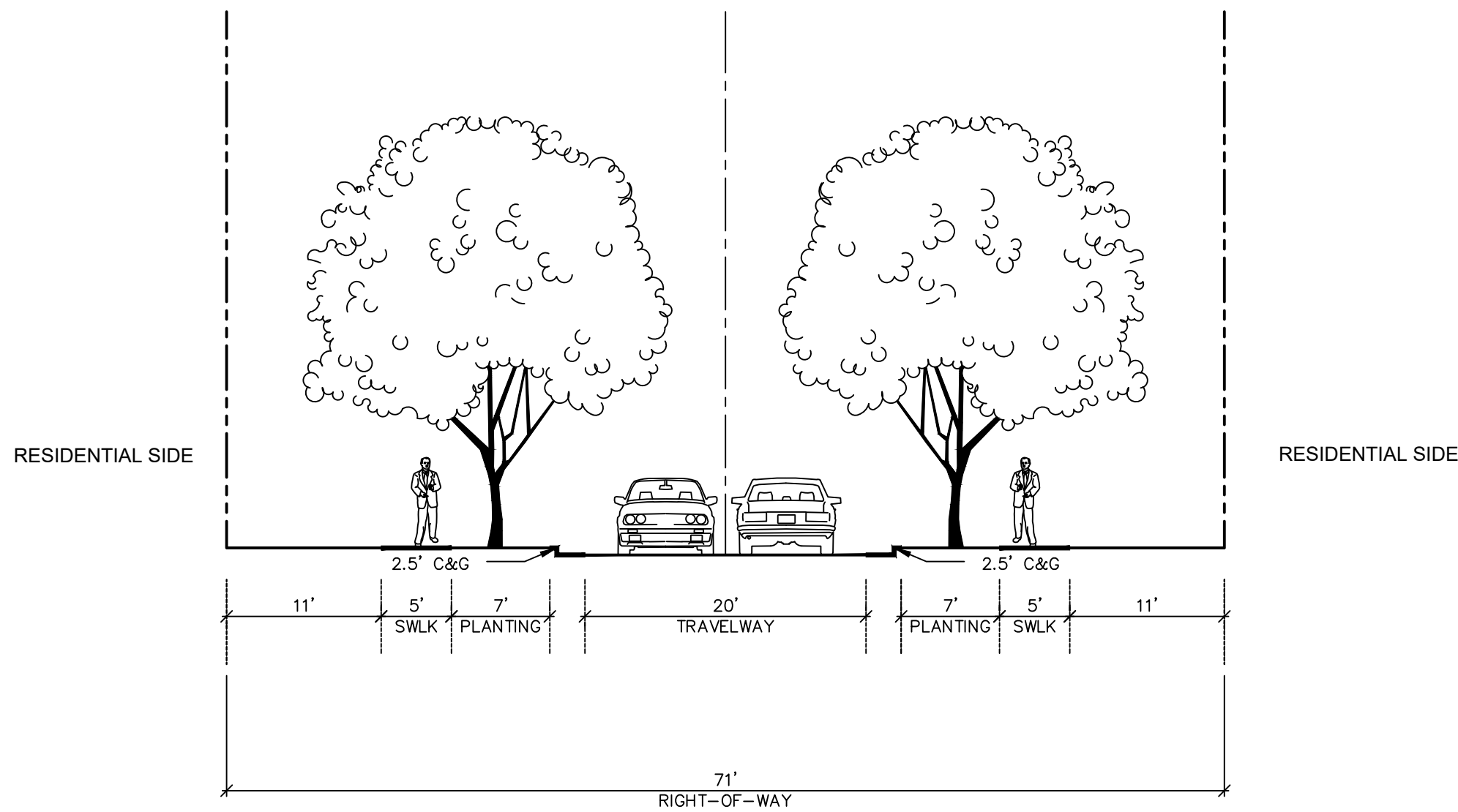


# LOCAL RESIDENTIAL

## NO PARKING

### 71' PUBLIC ROW

PUBLIC ROAD B FOLLOWS THIS CROSS-SECTION.

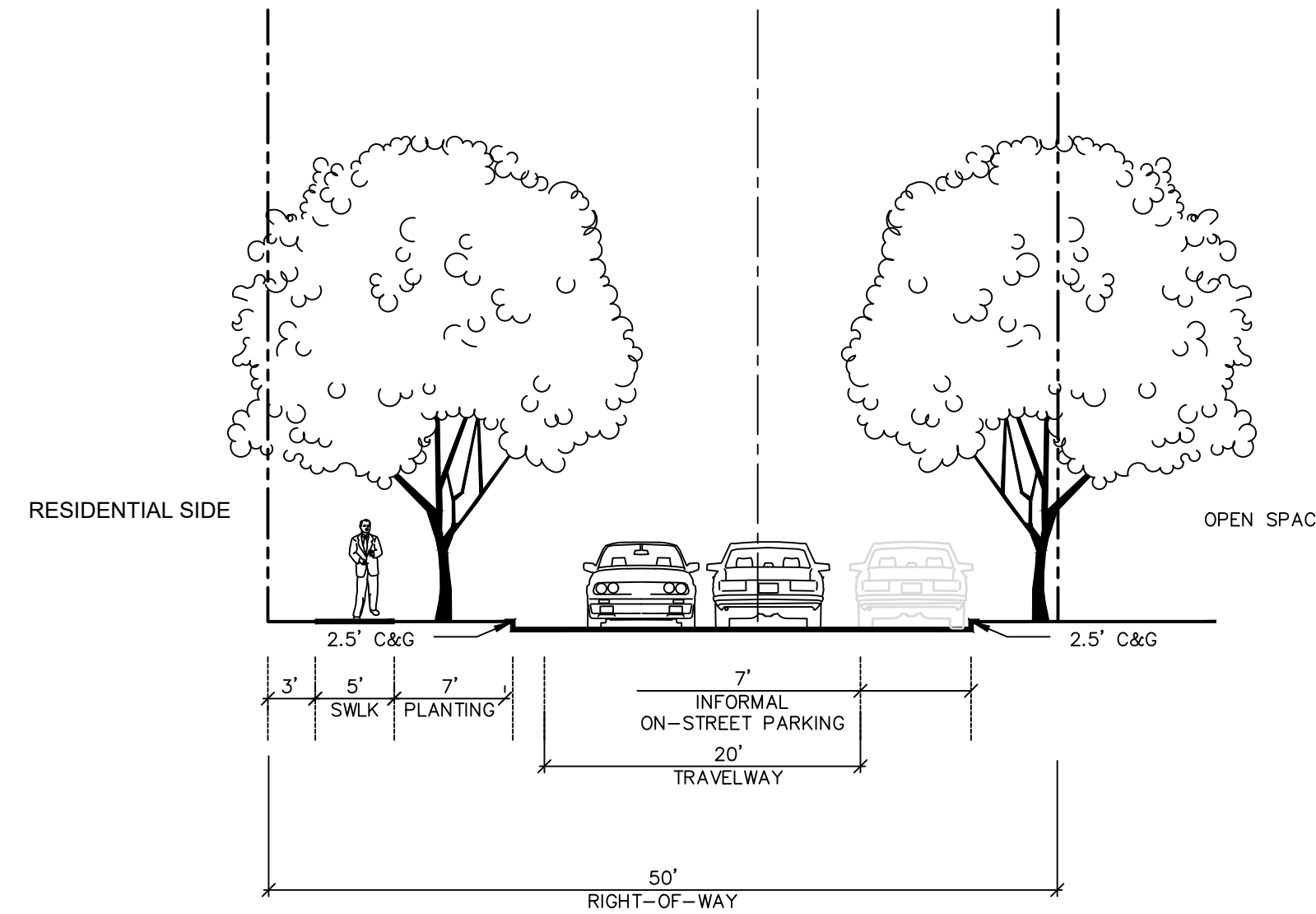


# LOCAL RESIDENTIAL

## INFORMAL ON-STREET

### 50' PRIVATE ROW

PUBLIC ROAD F FOLLOWS THIS CROSS-SECTION.

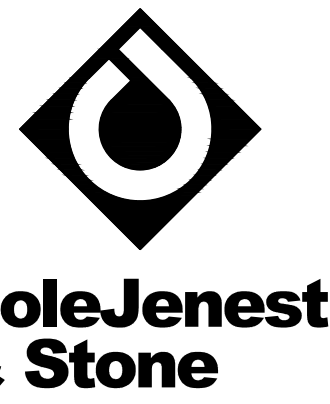
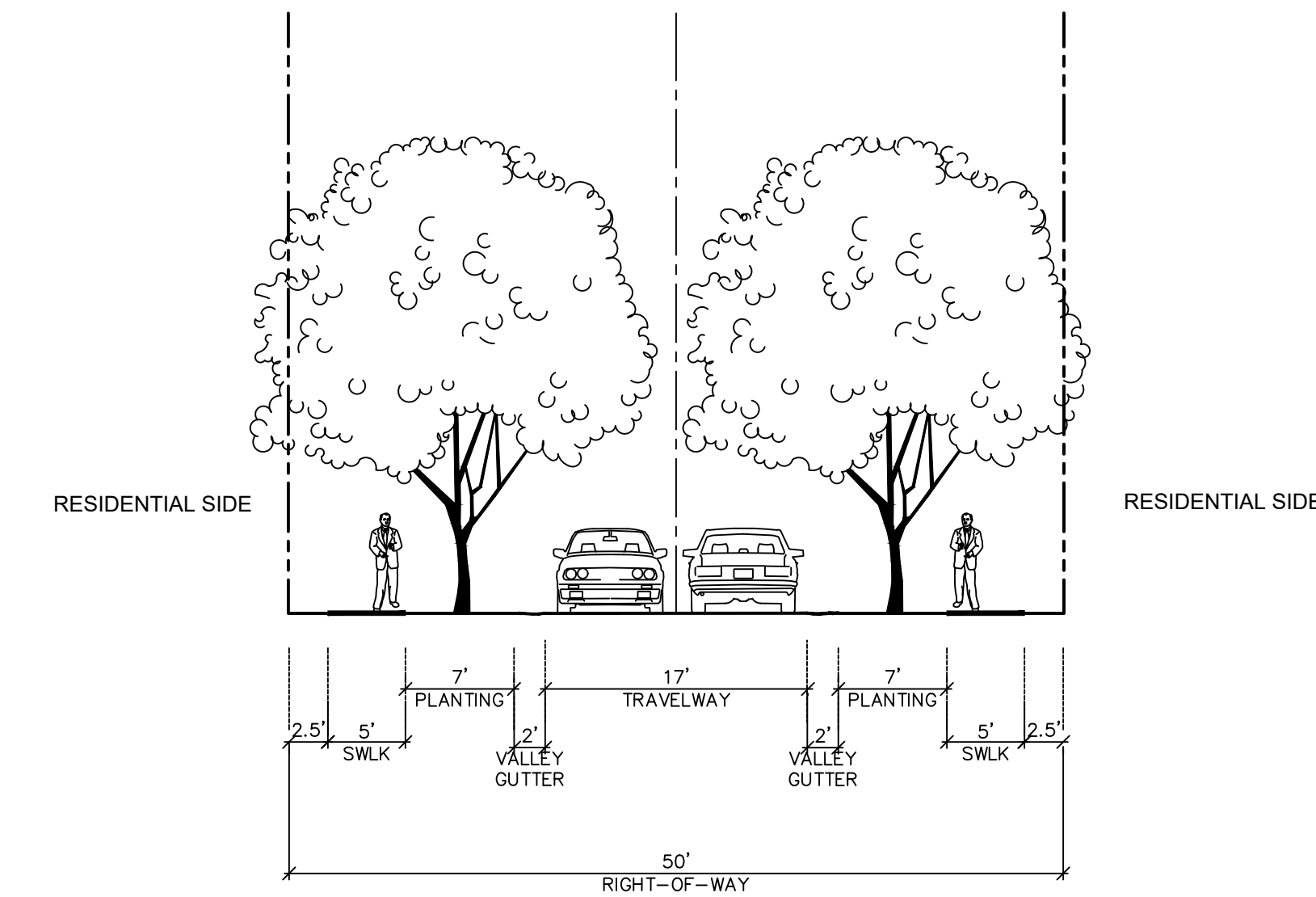


# LOCAL RESIDENTIAL

## NARROW SECTION

### 50' PUBLIC ROW

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



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



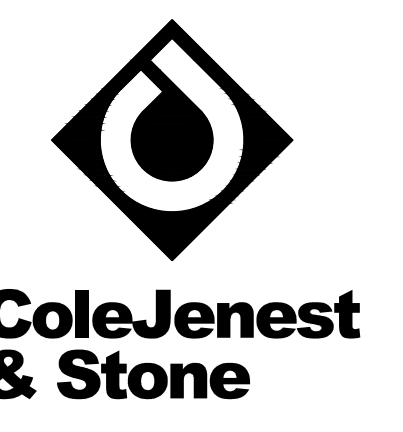
## RZ - 04

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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



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 CHARLOTTE, NC 28210

## WEDDINGTON GREEN

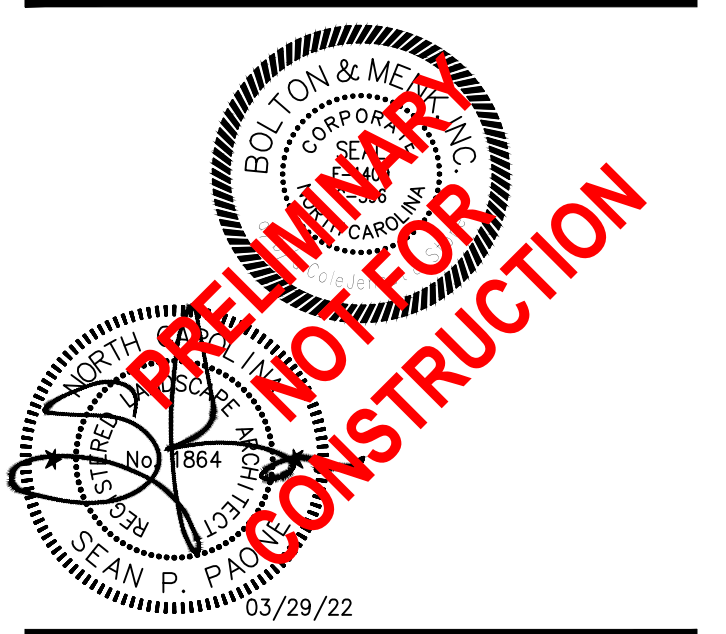
149 PROVIDENCE ROAD  
 WEDDINGTON, NORTH CAROLINA

## 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

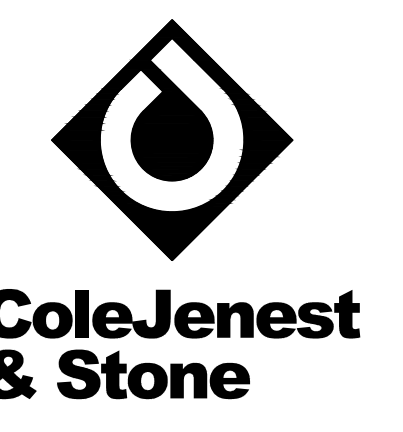


## RZ - 05

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SURVEY ISSUE DATE: JANUARY 19, 2022.  
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 url= www.colejeneststone.com

## PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B  
 CHARLOTTE, NC 28210

## WEDDINGTON GREEN

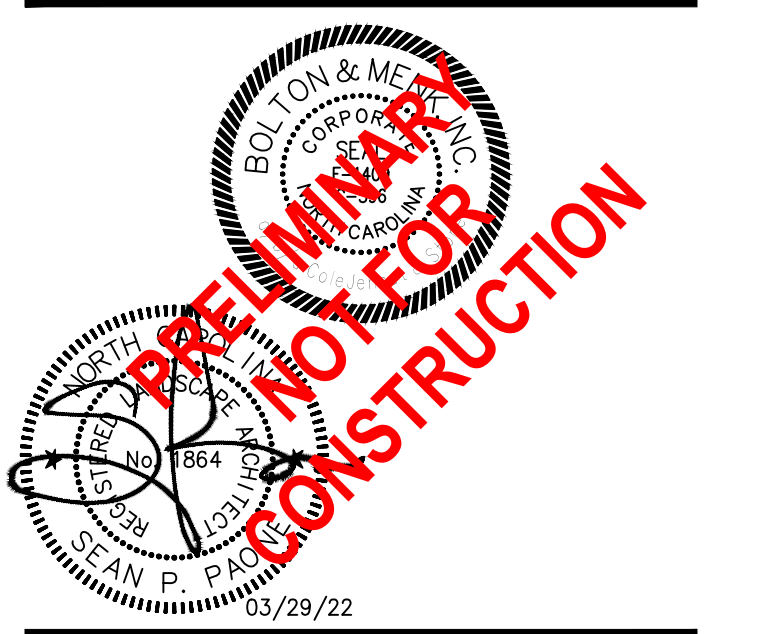
149 PROVIDENCE ROAD  
 WEDDINGTON, NORTH CAROLINA

## DRAINAGE AREA MAP PRE-DEVELOPMENT

Project No.  
 4720

Issued  
 01/26/22

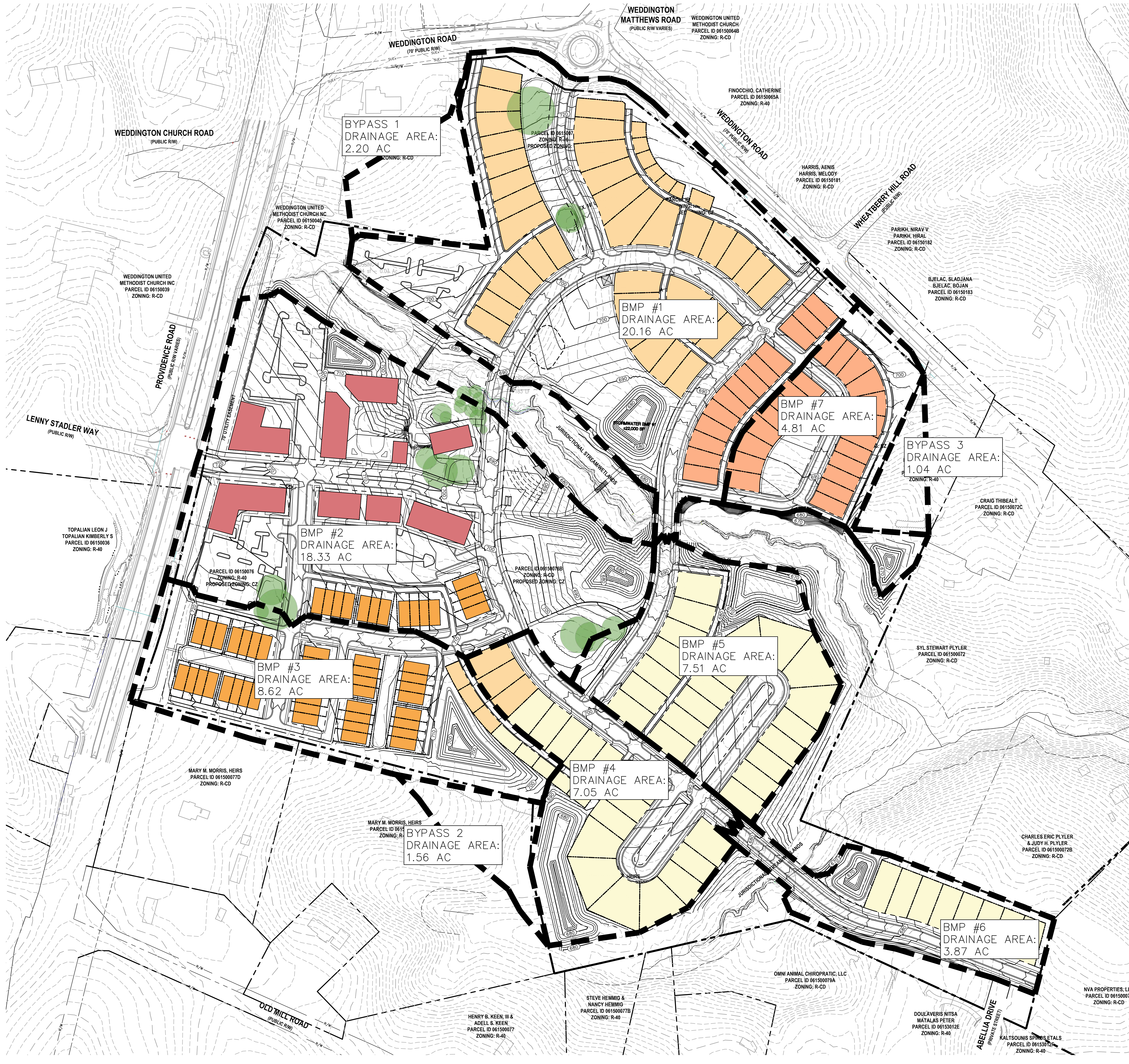
Revised  
 02/16/22 - PLANNING BOARD MEETING SUBMITTAL  
 03/07/22 - TOWN BOARD MEETING SUBMITTAL  
 03/29/22 - TOWN BOARD COMMENTS



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

## RZ - 06

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 BOLTON & MENK, INC. dba ColeJenest & Stone 2022



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**WEDDINGTON GREEN**

149 PROVIDENCE ROAD  
 WEDDINGTON, NORTH CAROLINA

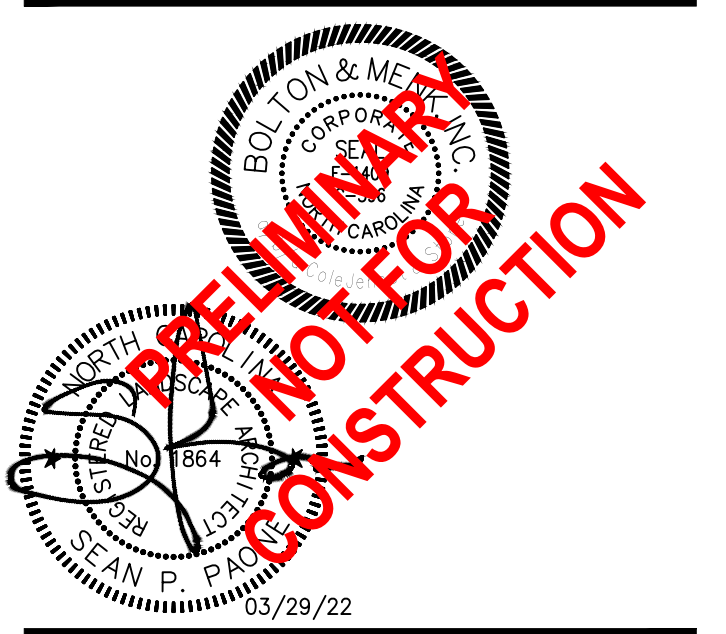
**DRAINAGE AREA MAP POST-DEVELOPMENT**

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



**RZ - 07**



- 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.

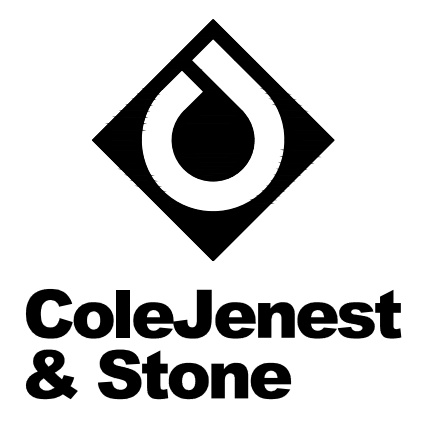
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**WEDDINGTON GREEN**

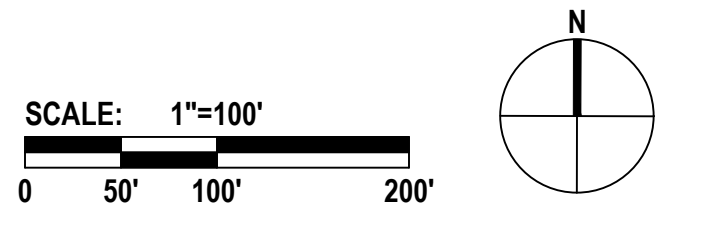
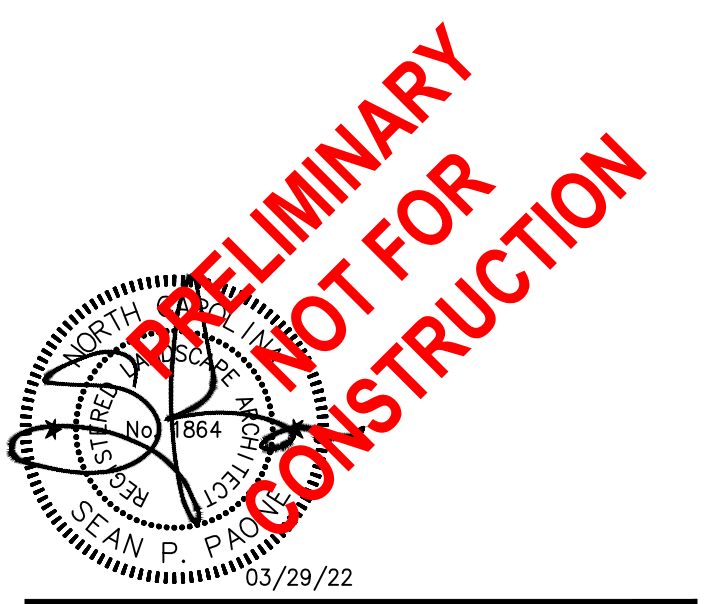
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**WETLANDS PROTECTION PLAN**

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



**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.

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**LEGEND**

	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 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'

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



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**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



**SCALE:** 1"=100'

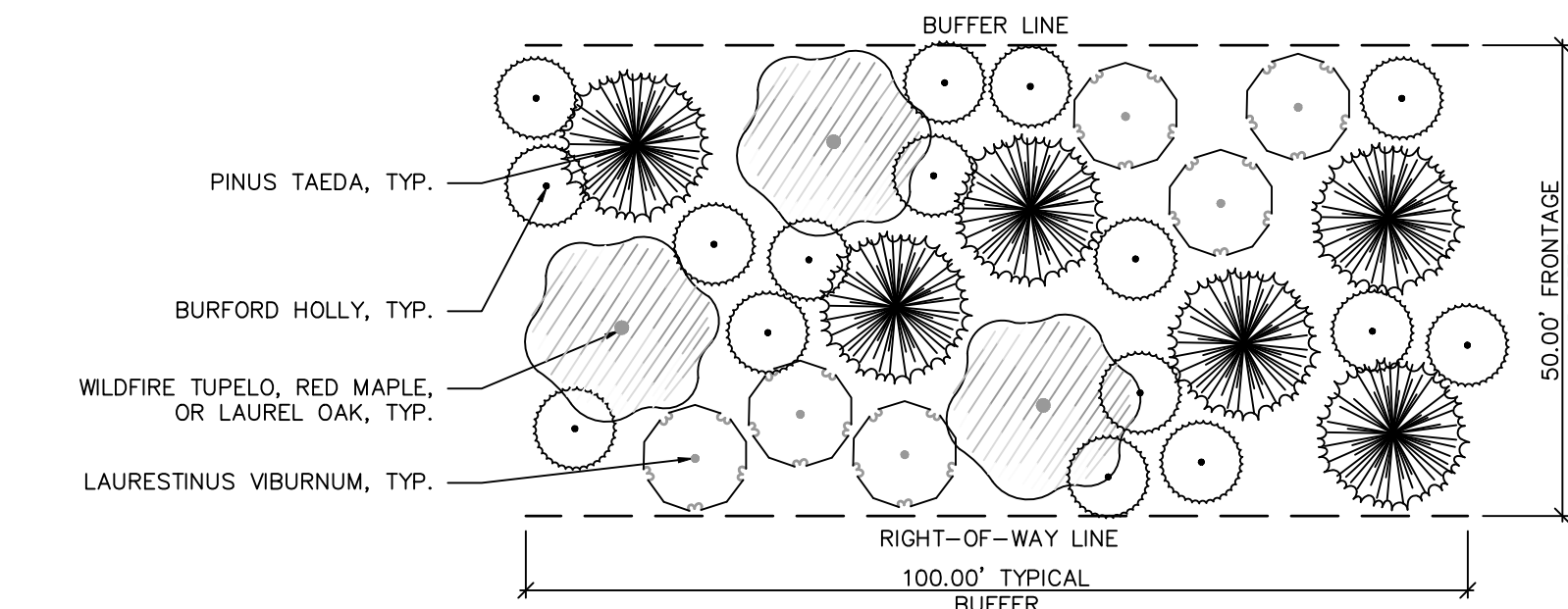
0 50' 100' 200'

**RZ - 09**

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**50' FRONTAGE LANDSCAPE BUFFER**

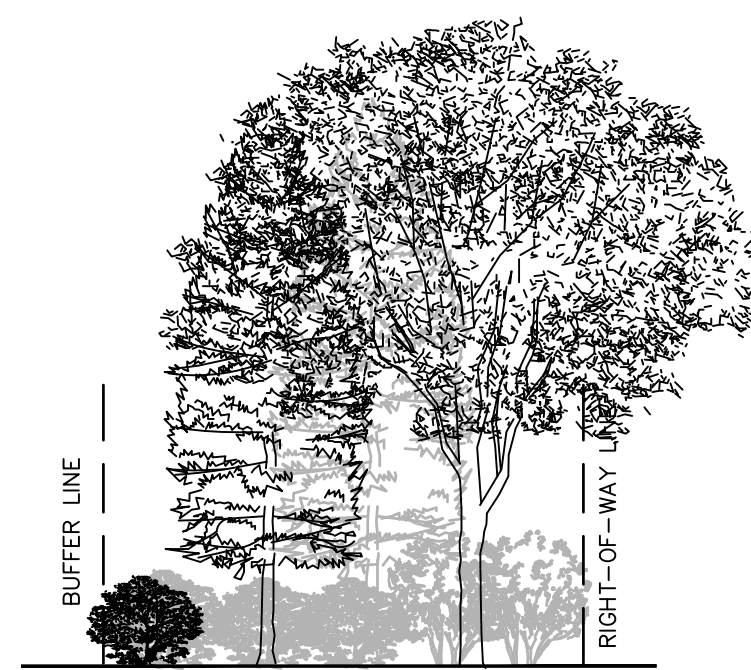
100' FRONTAGE BUFFER REDUCED TO 50' WITH EVERGREEN PLANTINGS.



**PLANTING FOR 50' FRONTAGE BUFFER**

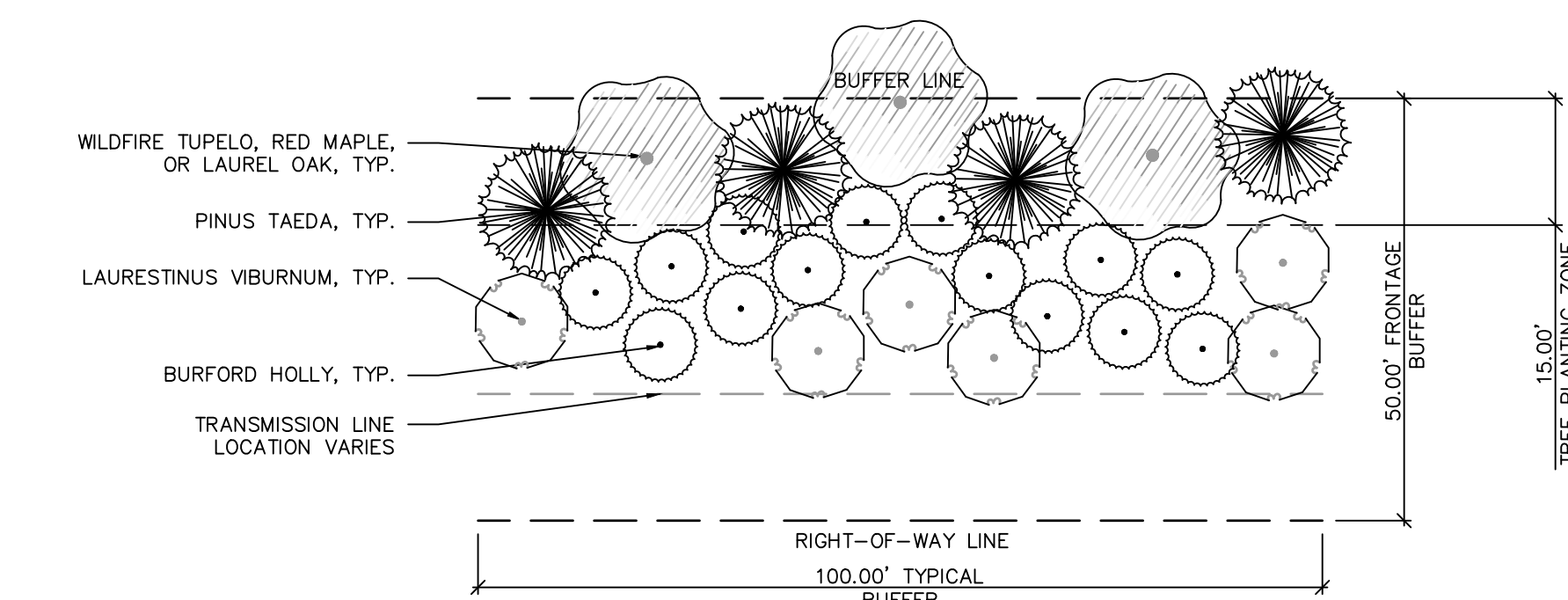
PER BUFFER REQUIREMENTS TABLE D-918:

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**

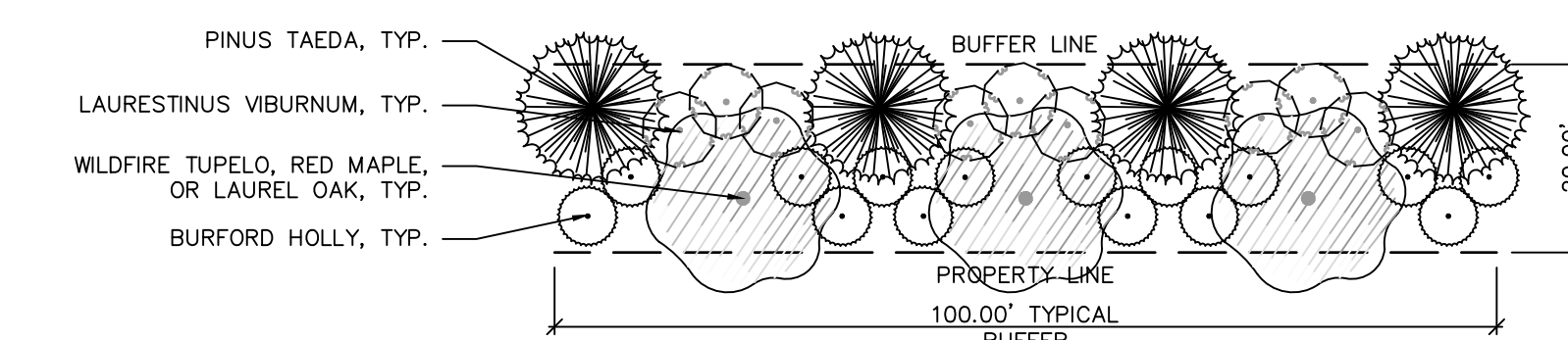
PER BUFFER REQUIREMENTS TABLE D-918:

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**

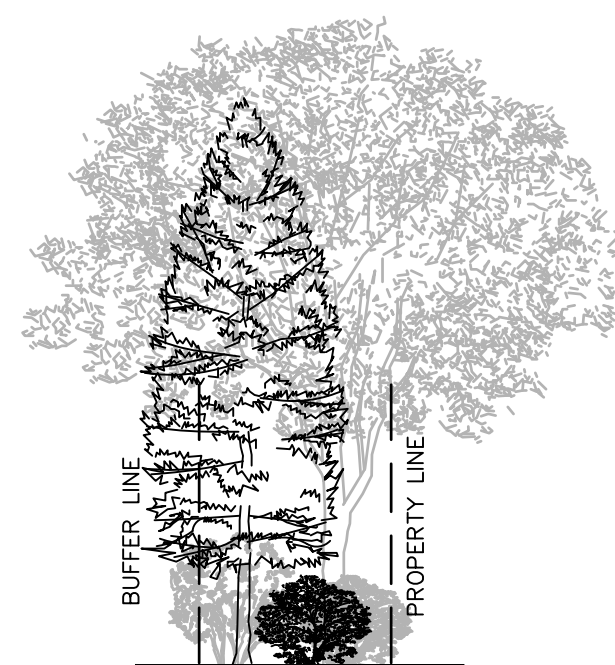
PERIMETER BUFFER TO BE USED WHEN EXISTING VEGETATION IS INSUFFICIENT OR IN AREAS DISTURBED BY DEVELOPMENT.



**PLANTING FOR 20' PERIMETER BUFFER**

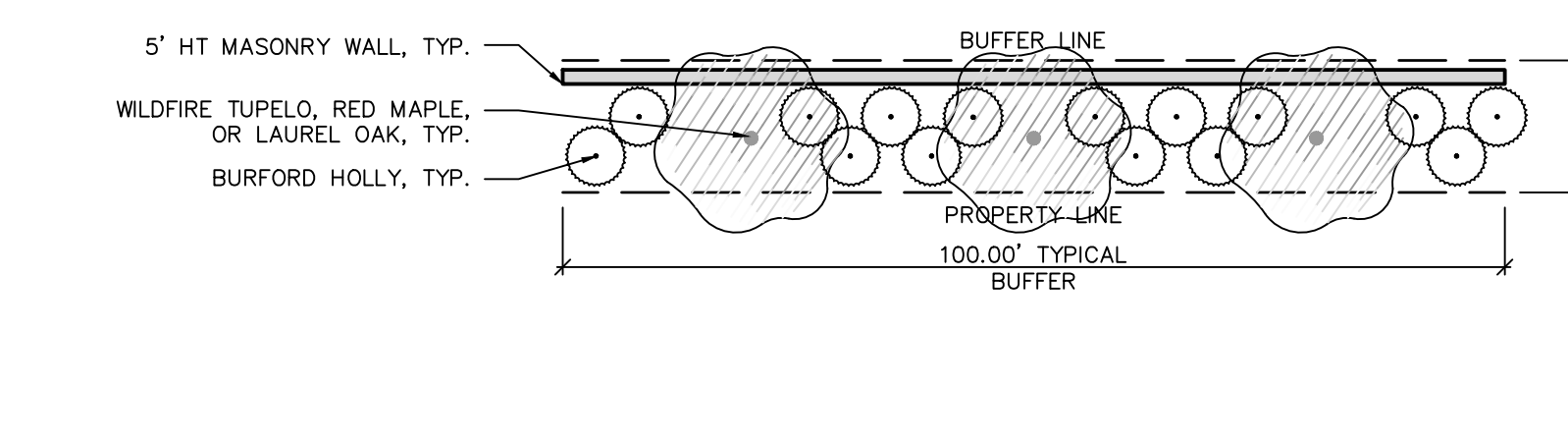
PER BUFFER REQUIREMENTS TABLE D-918:

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**

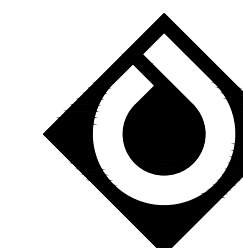
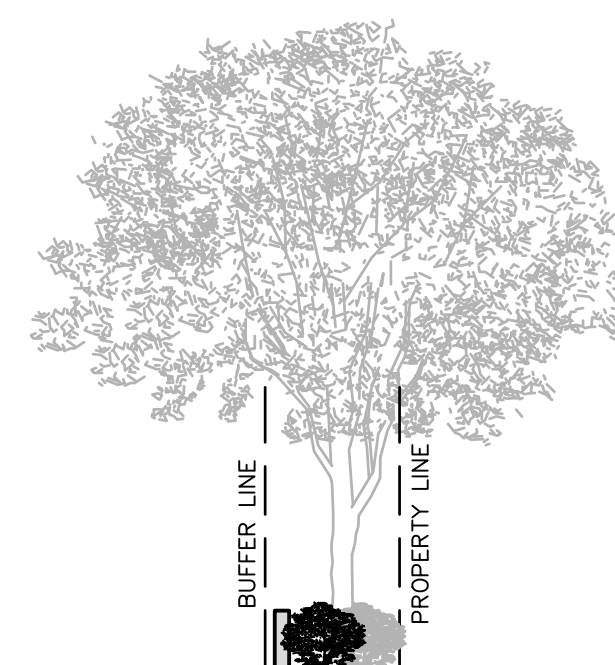
PERIMETER BUFFER REDUCED 30% WITH 5' MASONRY WALL.



**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



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**WEDDINGTON GREEN**

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

**LANDSCAPE PLAN**

Project No.

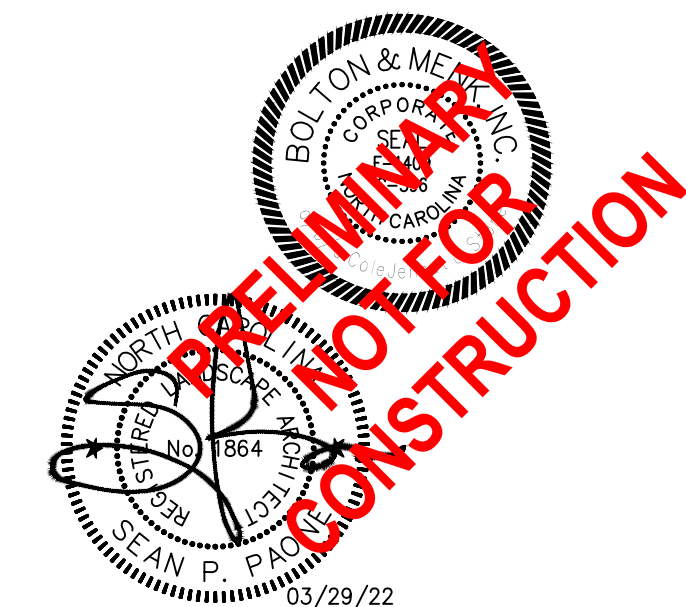
4720

Issued

01/26/22

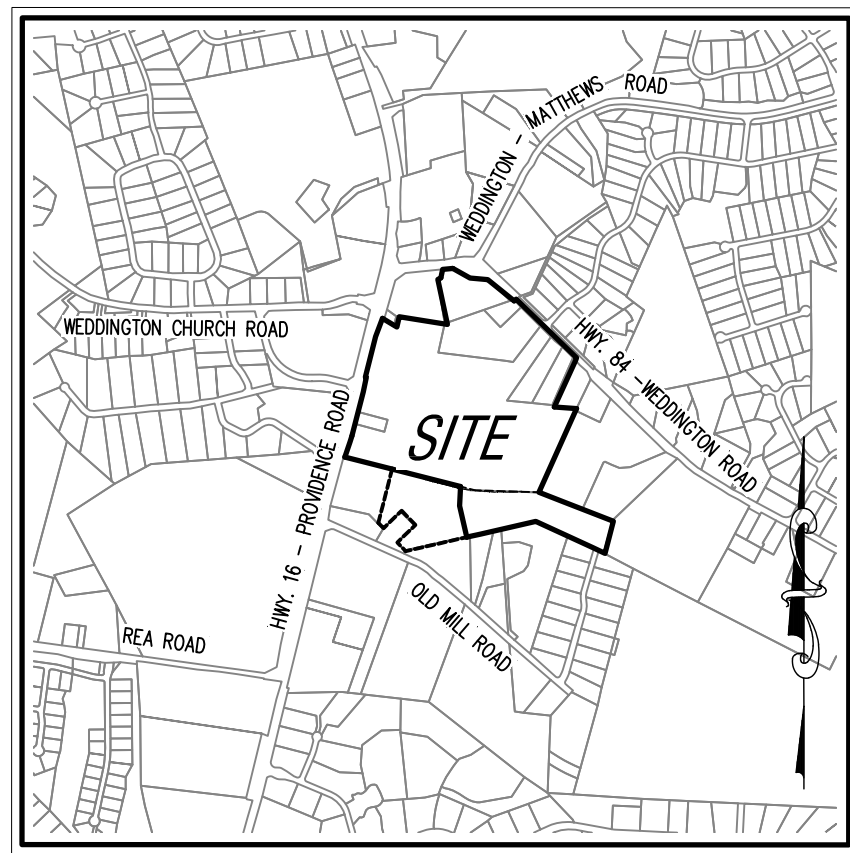
Revised

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03/29/22 - TOWN BOARD COMMENTS



**RZ - 10**

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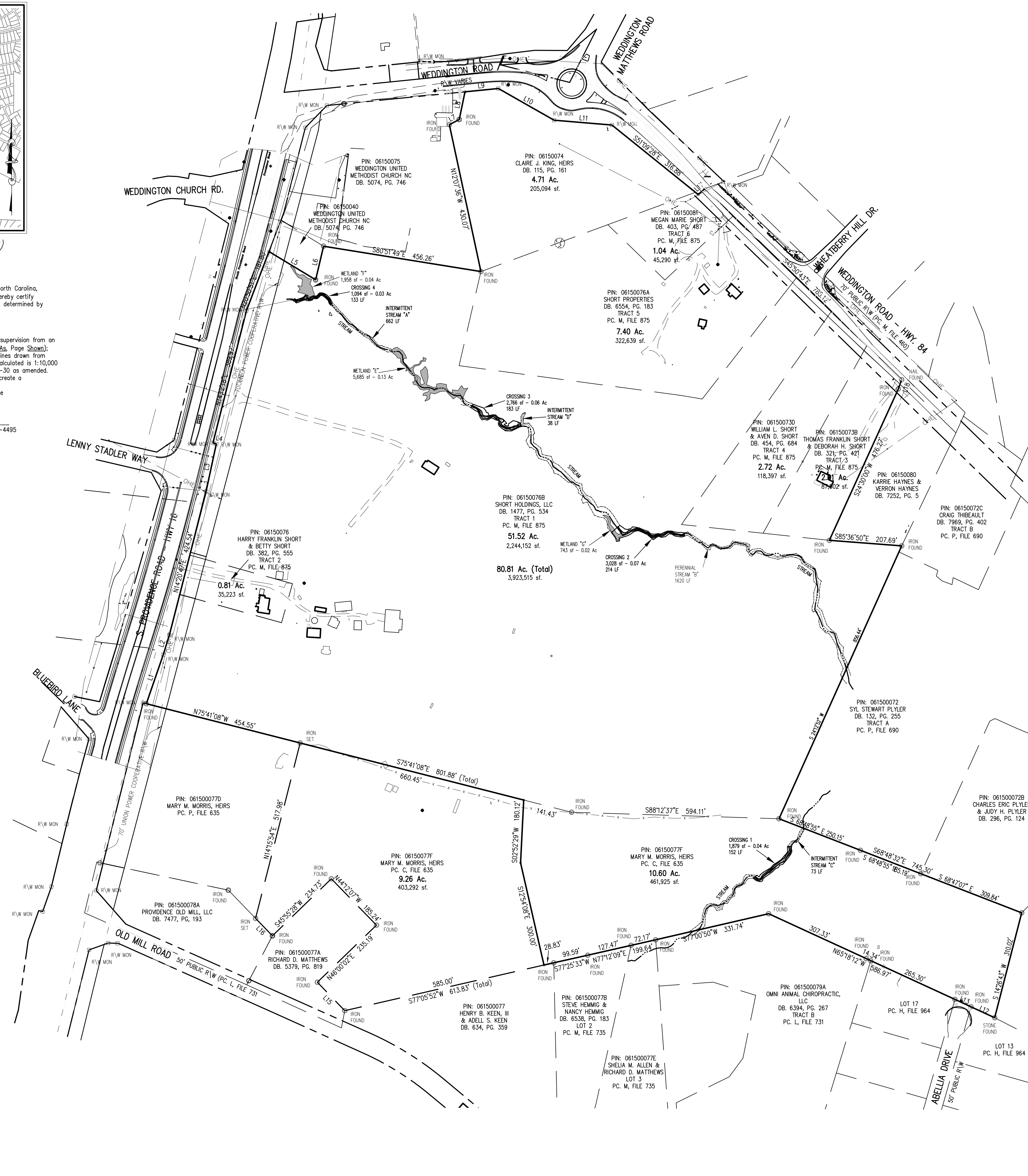


Vicinity Map (NTS)

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 plat 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 plat 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



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

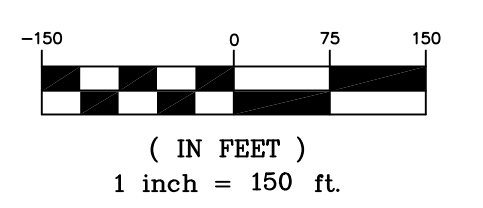
  

STREAM	LENGTH
INTERMITTENT STREAM "A"	662 LF
PERENNIAL STREAM "B"	1620 LF
INTERMITTENT STREAM "C"	73 LF
INTERMITTENT STREAM "D"	38 LF

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	1,094 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°25'29"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 compaction 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.