

DEVELOPER:

NAME: DEVELOPMENT SOLUTIONS GROUP
 CONTACT: KENT OLSON
 ADDRESS: 11121 CARMEL COMMONS BLVD. SUITE 360 CHARLOTTE, NC 28226
 PHONE #: (704) 543-0760
 EMAIL: kent@olsondevelopment.com

ENGINEER:

NAME: MCKIM & CREED
 CONTACT: BETH BAILEY JOHNSTON, PLA
 ADDRESS: 8020 TOWER POINT DRIVE CHARLOTTE, NC 28227
 PHONE #: (704) 945-3370 x1370
 EMAIL: bbailey@mckimcreed.com

OPEN SPACE

SITE STATISTICS

PARCEL (PIDs):	06123012 & 06123012C
ZONING:	R-CD
EXISTING / PROPOSED USE:	SINGLE FAMILY RESIDENTIAL / SINGLE FAMILY RESIDENTIAL
ACREAGE:	28.959 ACRES
STREAM WATERSHED:	SIXMILE CREEK (LOWER CATAWBA)
FEMA (FIRM):	3710447700L
PROPOSED NUMBER OF LOTS:	18
MINIMUM LOT SIZE:	
REQUIRED:	40,000 SF
PROVIDED:	40,000 SF MIN.
MINIMUM LOT WIDTH:	120 LF
MINIMUM LOT DEPTH:	VARIES
SMALLEST LOT / AVERAGE LOT:	40,361.31 SF / 43,311.95 SF
REQUIRED MAXIMUM DENSITY UNITS / ACRE (DUA):	N/A
PROPOSED DENSITY (DUA):	1.6
MINIMUM SETBACKS:	
FRONT:	50'
SIDE:	15'
SIDE CORNER:	25'
REAR:	40'
ROADWAYS:	
50' PUBLIC RW:	3,053 LF
COMMON OPEN SPACE:	
REQUIRED:	±2.90 AC (10% GROSS AREA)
PROPOSED:	±5.37 AC (+/- 18.5% GROSS AREA)
WETLANDS, PONDS, & STREAMS	TBD - WETLANDS 64 AC - STREAM BUFFER 39 AC - EXISTING PUE 1.14 AC - EXISTING OH ELEC. RW

TREE SAVE:

REQUIRED: ALL TREES OUTSIDE OF BUILDABLE AREA

NEW TREES:

REQUIRED: 1 EXISTING OR PLANTED TREE / 40 LF OF STREET FRONTAGE LOCATED BTW. 4' AND 12' FROM ROW ON PRIVATE PROPERTY (MINIMUM 4 TREES / LOT)

BLOCK LENGTH:

400' MIN. / 1500' MAX.

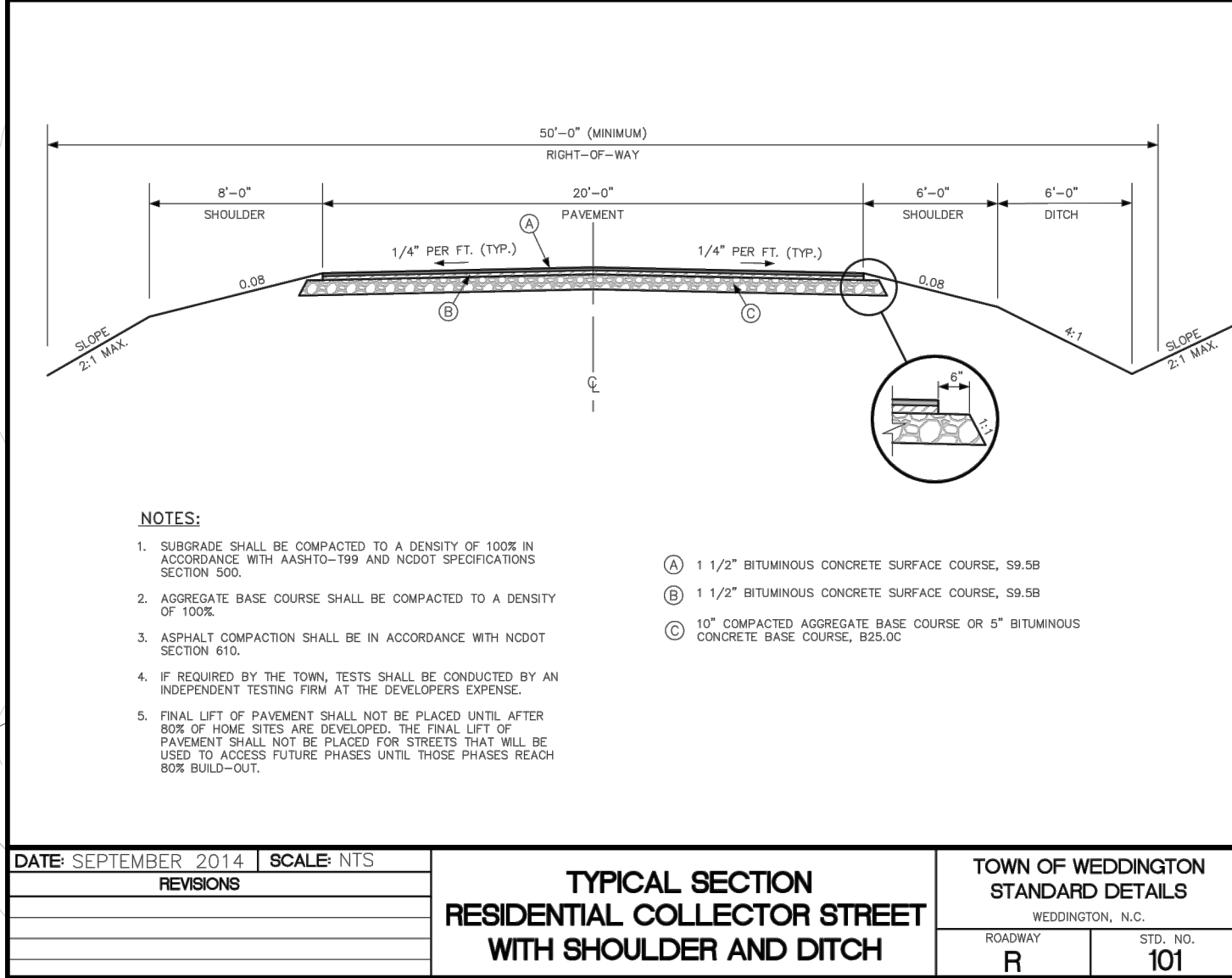
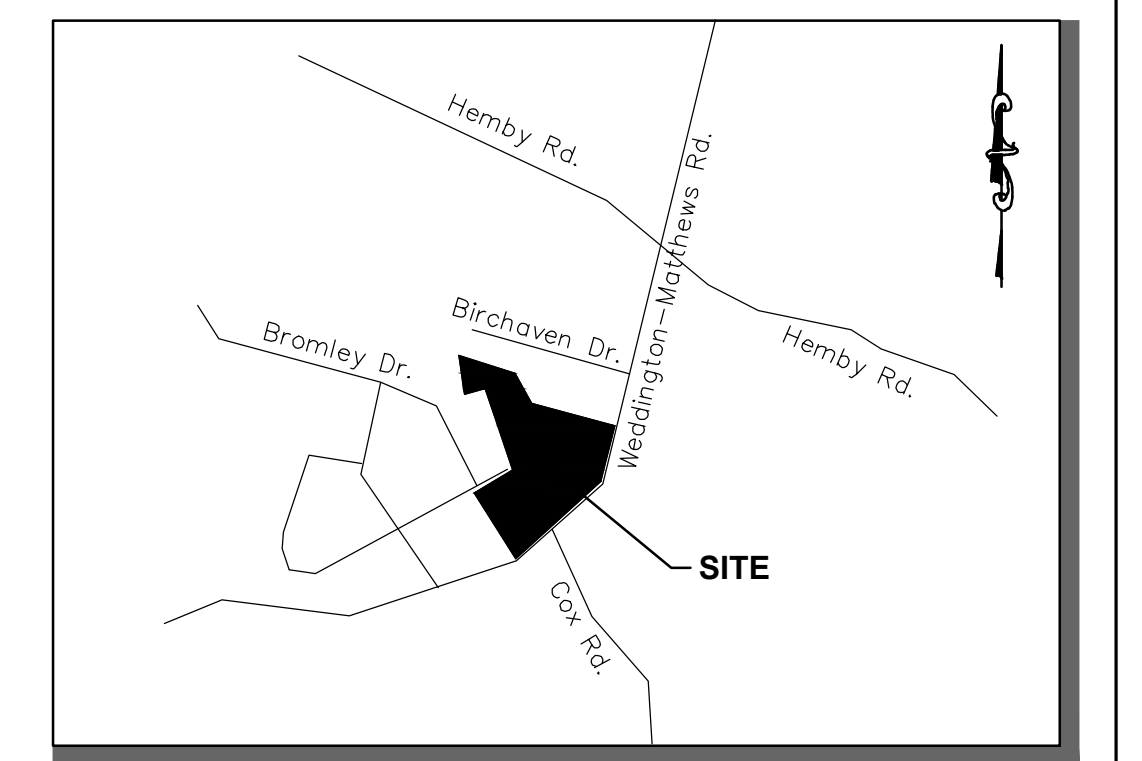
CUL-DE-SAC:

1,200 LF MAX.

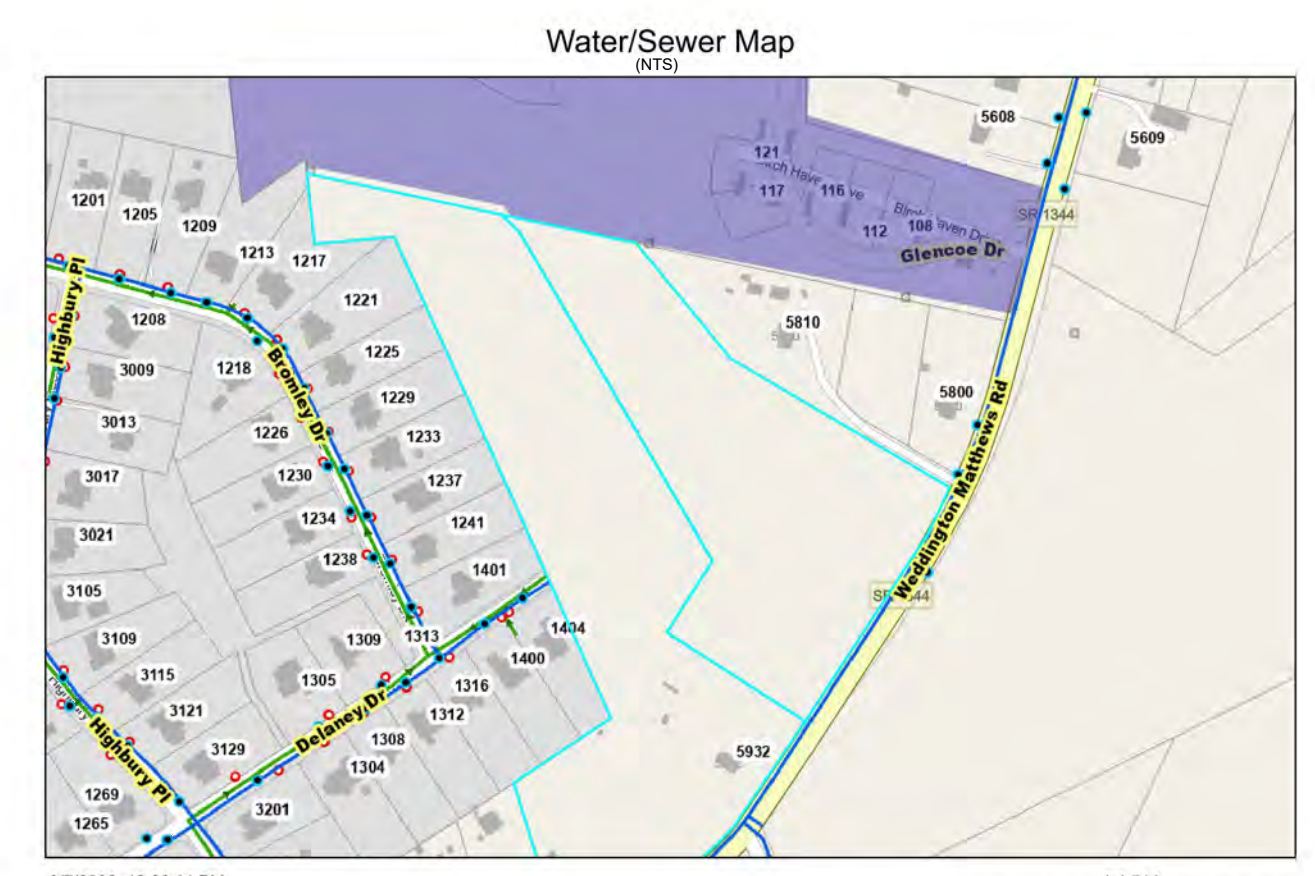
NOTES:

- BOUNDARY SURVEY PERFORMED BY TIDEMARK LAND SERVICES. DATE OF SURVEY: JUNE 02-29, 2022.
- BEARINGS ARE RELATIVE TO NC GRID NORTH NAD83 (2011) BASED ON A GPS SURVEY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA PANEL NO. 3710447700L EFFECTIVE DATE 02/19/2014.
- UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE PER OBSERVED EVIDENCE IN THE FIELD AT THE TIME OF SURVEY. NO NC811 OR PRIVATE S.U.E. LOCATE REPORT PROVIDED BY CLIENT.
- ALL PROPOSED LOTS TO BE SERVED BY CONNECTION TO EXISTING MUNICIPAL WATER LINE IN WEDDINGTON - MATTHEWS ROAD ROW AND/OR DELANEY DRIVE. SEE 'WATER/SEWER MAP' FROM UNION COUNTY.
- ALL PROPOSED LOTS TO BE SERVED BY CONNECTION TO EXISTING MUNICIPAL SANITARY SEWER LINE IN DELANEY DRIVE. SEE 'WATER/SEWER MAP' FROM UNION COUNTY.

VICINITY MAP NTS



DATE: SEPTEMBER 2014	SCALE: NTS	TYPICAL SECTION RESIDENTIAL COLLECTOR STREET WITH SHOULDER AND DITCH	TOWN OF WEDDINGTON STANDARD DETAILS
REVISIONS:			ROADWAY: R
			STD. NO.: 101



1"=100'

REV. NO.	DATE	DESCRIPTIONS
A	03/21/2023	REVISED PER CITY COMMENTS

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DO NOT REMOVE FROM ELECTRONIC FILE

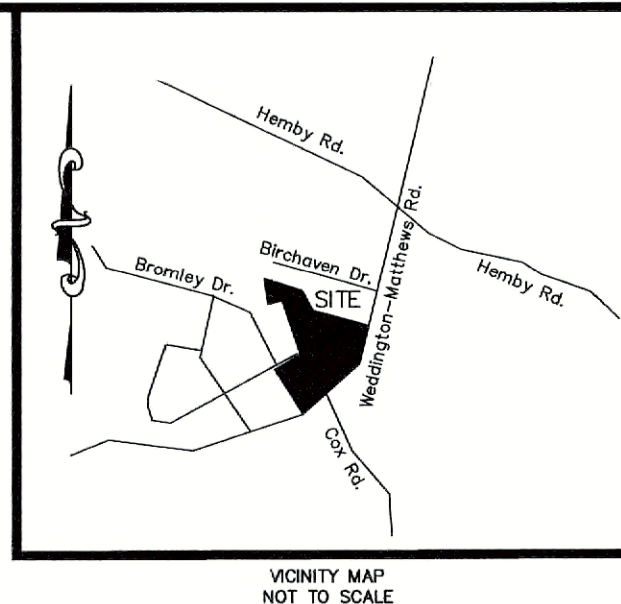
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 Charlotte, North Carolina 28227
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 NC License# F-1222
 www.mckimcreed.com

DSG
 Development Solutions Group

LUNA SUBDIVISION
 TOWN OF WEDDINGTON, UNION COUNTY
 NORTH CAROLINA

SKETCH PLAN

DATE: JANUARY 2023	SCALE: 1"=100'	1 DRAWING NUMBER A REVISION
MCE PROJ. #: 07780-0033	HORIZONTAL: N/A	
DRAWN: BBJ	VERTICAL: N/A	
DESIGNED: BBJ		
CHECKED: BBJ		
PROJ. MGR.: BBJ		
STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION		



VICINITY MAP
NOT TO SCALE

NAD 83 (2011)

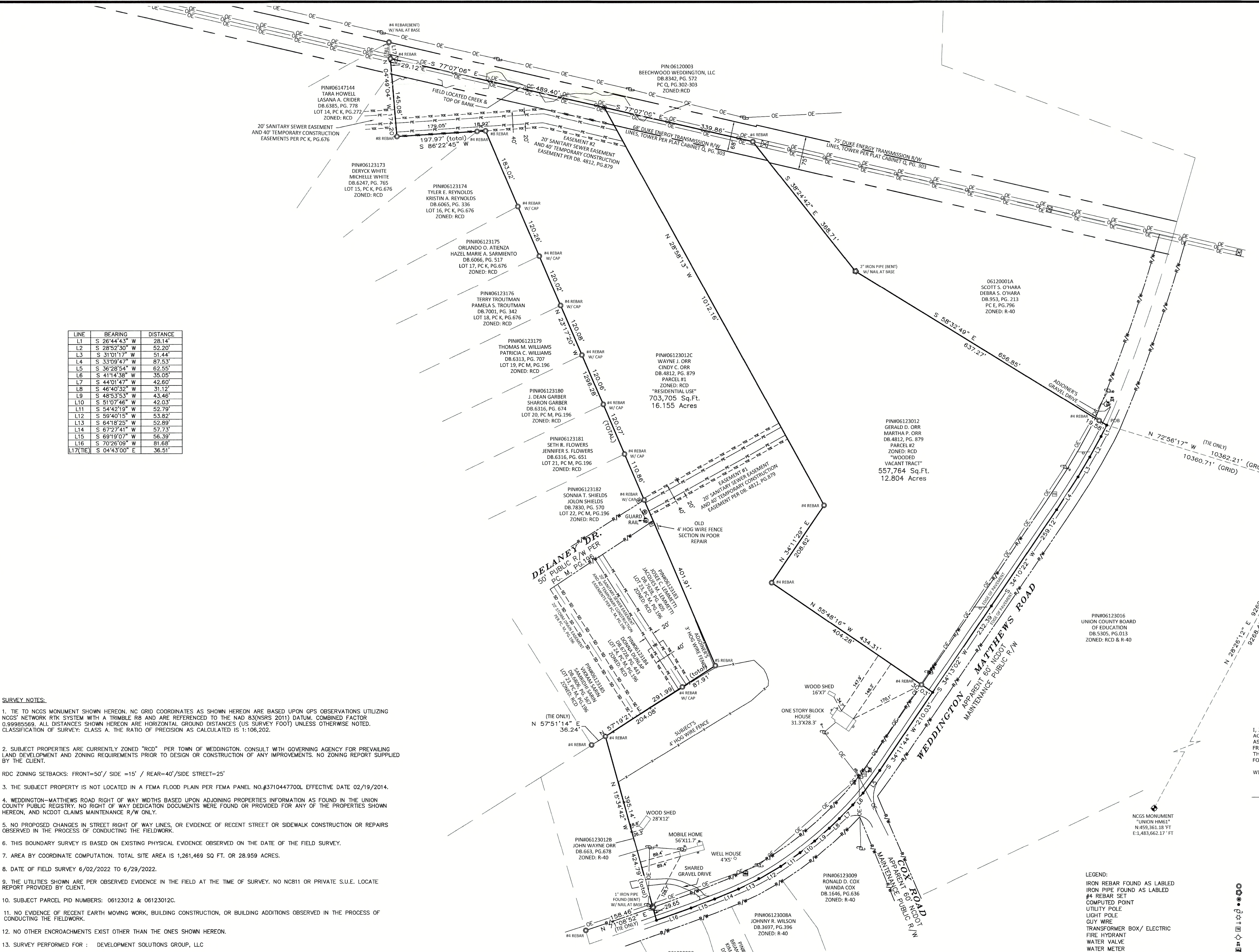
LINE	BEARING	DISTANCE
L1	S 26°44'43" W	28.14'
L2	S 28°52'30" W	52.20'
L3	S 31°01'17" W	51.44'
L4	S 33°08'47" W	87.53'
L5	S 36°28'54" W	62.55'
L6	S 41°14'38" W	35.05'
L7	S 44°01'47" W	42.60'
L8	S 46°40'32" W	31.12'
L9	S 48°53'53" W	43.46'
L10	S 51°07'46" W	42.03'
L11	S 54°42'19" W	52.79'
L12	S 59°40'15" W	53.82'
L13	S 64°18'25" W	52.89'
L14	S 67°27'41" W	57.73'
L15	S 69°19'07" W	56.39'
L16	S 70°26'09" W	81.68'
L17(TIE)	S 04°43'00" E	36.51'

SURVEY NOTES:

- TIE TO NCGS MONUMENT SHOWN HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS NETWORK RTK SYSTEM WITH A TRIMBLE RB AND ARE REFERENCED TO THE NAD 83(NSRS 2011) DATUM. COMBINED FACTOR 0.99995569. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED. CLASSIFICATION OF SURVEY: CLASS A. THE RATIO OF PRECISION AS CALCULATED IS 1:106,202.
- SUBJECT PROPERTIES ARE CURRENTLY ZONED "RCD" PER TOWN OF WEDDINGTON. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS. NO ZONING REPORT SUPPLIED BY THE CLIENT.
- RDC ZONING SETBACKS: FRONT=50' / SIDE =15' / REAR=40'/SIDE STREET=25'
- THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA FLOOD PLAIN PER FEMA PANEL NO.#3710447700L EFFECTIVE DATE 02/19/2014.
- WEDDINGTON-MATTHEWS ROAD RIGHT OF WAY WIDTHS BASED UPON ADJOINING PROPERTIES INFORMATION AS FOUND IN THE UNION COUNTY PUBLIC REGISTRY. NO RIGHT OF WAY DEDICATION DOCUMENTS WERE FOUND OR PROVIDED FOR ANY OF THE PROPERTIES SHOWN HEREON, AND NCDOT CLAIMS MAINTENANCE R/W ONLY.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THIS BOUNDARY SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED ON THE DATE OF THE FIELD SURVEY.
- AREA BY COORDINATE COMPUTATION. TOTAL SITE AREA IS 1,261,469 SQ FT. OR 28.959 ACRES.
- DATE OF FIELD SURVEY 6/02/2022 TO 6/29/2022.
- THE UTILITIES SHOWN ARE PER OBSERVED EVIDENCE IN THE FIELD AT THE TIME OF SURVEY. NO NCG811 OR PRIVATE S.U.E. LOCATE REPORT PROVIDED BY CLIENT.
- SUBJECT PARCEL PID NUMBERS: 06123012 & 06123012C.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO OTHER ENCROACHMENTS EXIST OTHER THAN THE ONES SHOWN HEREON.
- SURVEY PERFORMED FOR : DEVELOPMENT SOLUTIONS GROUP, LLC
11121 CARMEL COMMON BLVD.
SUITE #360
CHARLOTTE, NC 28226
704-543-0760

REFERENCES:

- DEED BOOK 4812 PG.879. PLAT CABINET Q, PG.302-303 & PLAT CABINET M, PG.196, PLAT CABINET K, PG.676.



I, J. ERIC CLEMMER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED. THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 29th DAY OF June, 2022.

J. Eric Clemmer
J. ERIC CLEMMER, N.C. PLS-5315

BOUNDARY SURVEY OF:
THE LANDS OWNED BY JOHN W. & CINDY C. ORR
AND GERALD D. & MARTHA P. ORR
DEED REFERENCE: DEED BOOK 4812, PAGE 879
PIN# 06123012 & PIN# 06123012C
BEING LOCATED IN THE TOWN OF WEDDINGTON
SANDY RIDGE TOWNSHIP, UNION COUNTY NORTH CAROLINA

DATE: 6/02/22 - 06/29/22
PROJECT NO. 2033-0007
DRAWN BY: JEC
PROJECT SURVEYOR: SD/JW
CLIENT: DSG
SHEET 1 OF 1
SCALE: 1" = 100'
LAST REVISED:

3566 CENTRE DRIVE, SUITE A
FORT WILK, SC 29715
OFFICE: 844.865.9293
WWW.TIDEMARKLAND.COM
NC FIRM C-4291

- LEGEND:**
- IRON REBAR FOUND AS LABELED
 - IRON PIPE FOUND AS LABELED
 - #4 REBAR SET
 - COMPUTED POINT
 - UTILITY POLE
 - LIGHT POLE
 - GUY WIRE
 - TRANSFORMER BOX/ ELECTRIC
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - CABLE TV/ INTERNET PEDESTAL
 - SEWER MANHOLE
 - STREET SIGN
 - SUBJECT PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - OVERHEAD UTILITIES
 - SANITARY SEWER PIPE
 - RIGHT OF WAY
 - SEWER EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - STORM DRAINAGE EASEMENT

