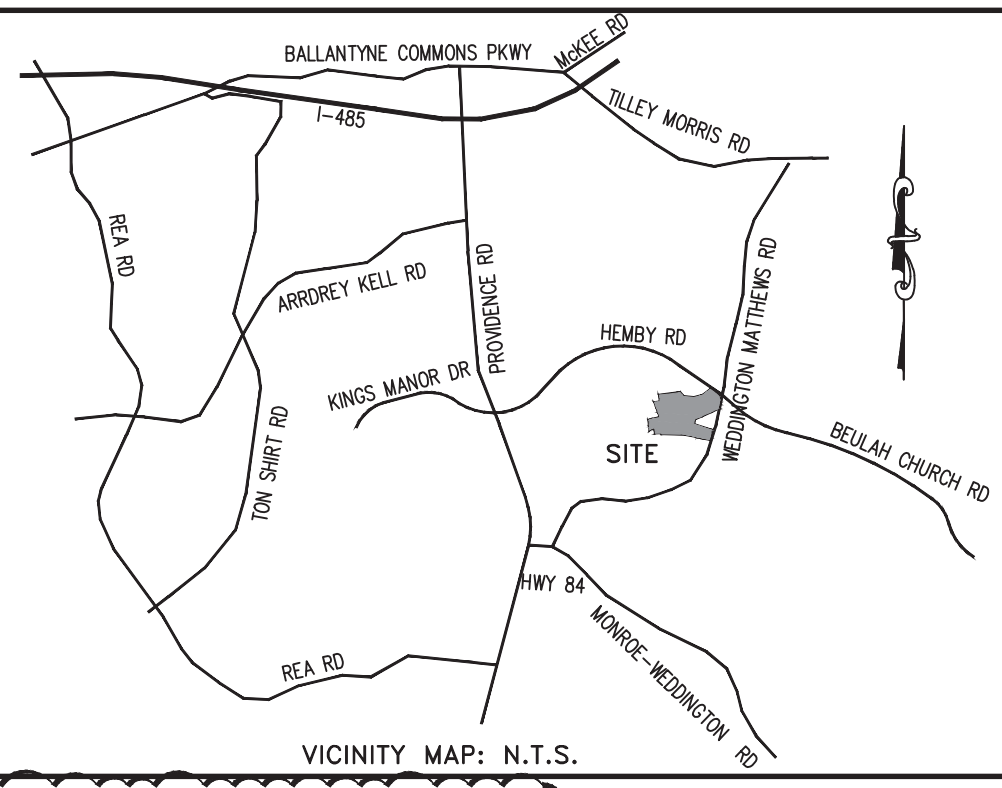


# WEDDINGTON GLEN SUBDIVISION

TOWN OF WEDDINGTON, NORTH CAROLINA



DEVELOPER: CH LAND COMPANY, LLC  
 CONTACT: MARK CARPENTER  
 EMAIL: mark.carpenter@chlandcompany.com  
 ADDRESS: 6412 BANNINGTON ROAD, CHARLOTTE, N.C. 28226  
 PHONE: 704-643-9591

SURVEY COMPLETED MAY OF 2017.  
 CIVIL ENGINEER/SURVEYOR: THE ISAACS GROUP, P.C.  
 CONTACT: BRENT COWAN, P.E.  
 EMAIL: bcowan@isaacsgrp.com  
 ADDRESS: 8720 RED OAK BLVD, SUITE 420, CHARLOTTE, N.C. 28217  
 PHONE: (704) 227-9402 FAX: (704) 227-9403

UTILITY PROVIDERS:  
 WATER AND SEWER:  
 UNION COUNTY WATER AND SEWER DEPT  
 500 N. MAIN ST., SUITE 500  
 MONROE, NC 28112  
 ANTICIPATED 35 DOMESTIC WATER METERS.  
 ANTICIPATED DOMESTIC WATER DEMAND FOR THIS PROJECT WILL BE 14,000 GPD.  
 (35 LOTS X 400 GPD/LOT = 14,000 GPD)  
 ANTICIPATED SEWER FLOW DEMAND FOR THIS PROJECT WILL BE 6,500 GPD.  
 (35 LOTS X 190 GPD/LOT = 6,650 GPD)  
 PARCEL ID: 06120003  
 OWNER: TUDOR SANDRA H TRUSTEE  
 ADDRESS: 4200 SATTERWYTHE LN, CHARLOTTE, NC 28215  
 EMAIL: STUDDOR1952@AOL.COM  
 PARCEL ID: 06120002B  
 OWNER: SIMPSON JASON N  
 ADDRESS: 8920 BLAKEWOOD CT, GAINESVILLE, GA 30506  
 EMAIL: SKINS143@GMAIL.COM  
 A PORTION OF:  
 PARCEL ID: 06123012  
 OWNER: ORR GERALD D & MARTHA P  
 ADDRESS: 2959 PINE LEVEL CHURCH RD, NAKINA, NC 28455  
 EMAIL: CDMORR@AOL.COM

DEVELOPMENT DATA

ZONING:	RCO
JURISDICTION:	TOWN OF WEDDINGTON
COUNTY:	UNION COUNTY
TOWNSHIP:	SANDY RIDGE
TOTAL PROJECT ACREAGE:	±49.02 AC.
MIN. LOT WIDTH ALLOWED:	80 FT.
TYP. LOT WIDTH SHOWN:	100 FT.
MIN. LOT AREA:	12,000 S.F.
TYP. LOT AREA SHOWN:	15,000 S.F.
SMALLEST LOT AREA SHOWN:	15,000 S.F. (LOT 34)
AVERAGE LOT SIZE:	17,842 S.F.
MIN. SETBACK:	20 FT.
REAR YARD:	30 FT.
SIDE YARD:	15 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
NUMBER OF LOTS SHOWN:	35 LOTS
LINEAR FEET OF STREET:	
GLENCOE DRIVE:	1,419.77 L.F.
BRAEMAR DRIVE:	1,333.33 L.F.
DORNOCH:	511.93 L.F.

CONSERVATION LAND CALCULATIONS

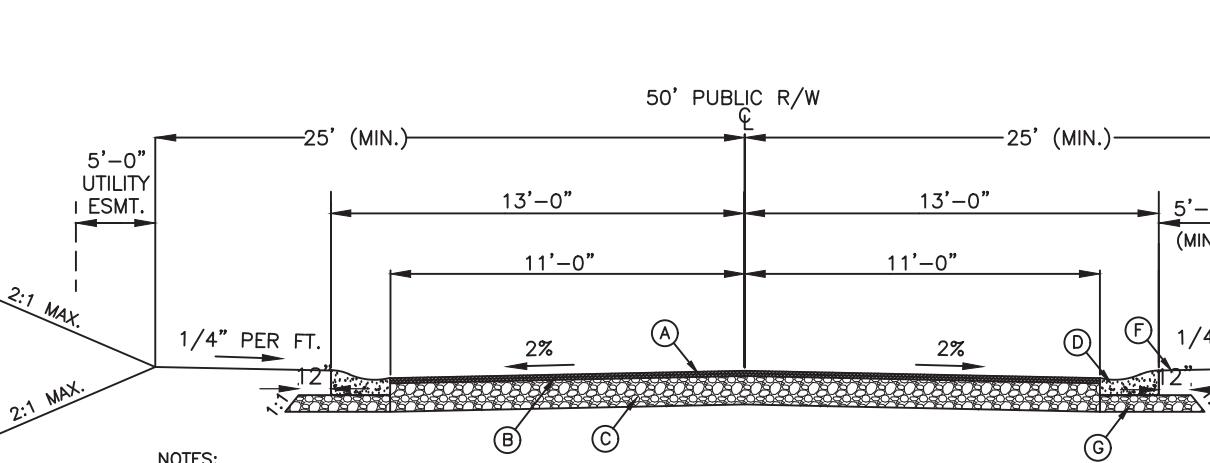
CONSERVATION LAND REQUIRED = 50% OF 49.02 AC. = 24.51 AC.  
 AREA OF CONSERVATION LAND W/OUT EASEMENTS = 934,772.40 S.F.  
 AREA OF CONSERVATION LAND AROUND BMP WITH WALKING TRAIL = 53,150.20 S.F.  
 AREA OF POWER R/W = 209,445.54 S.F.  
 50% OF POWER R/W = 104,722.77 S.F.  
 TOTAL CONSERVATION LAND = 934,772.40 + 53,150.20 + 104,722.77 = 1,092,645.37 S.F. (25.08 ACRES)  
 25.08 AC. > 24.51 AC. THEREFORE OK

NOTE: ALL CONSERVATION AND OPEN SPACE AREAS SHALL BE DEDICATED TO H.O.A.

VARIATIONS IN THE PRINCIPAL BUILDING POSITION AND ORIENTATION ON LOTS ARE ENCOURAGED, BUT SHALL OBSERVE THE FOLLOWING MINIMUM STANDARDS:

- FRONT YARD: 20 FEET
- REAR YARD: 30 FEET
- SIDE YARD: 30 FEET SEPARATION FOR PRINCIPLE BUILDINGS ON ADJACENT LOTS, WITH NO SIDE YARD LESS THAN 5 FT. THE STREETSIDE SIDE YARD ON A CORNER LOT SHALL BE AT LEAST 15 FEET.

PLANTING ALONG THROUGHFARES WILL BE REQUIRED PER TOWN ORDINANCE SECTION 46-76.



NOTES:

- SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-109 AND NCDOT SPECIFICATIONS SECTION 500.
- AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%.
- ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NCDOT SPECIFICATION SECTION 810.
- FINAL LIFT OF PAVEMENT SHALL BE PLACED UNTIL BOXES OF HOME SITES ARE DEVELOPED. THE FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED FOR STREETS THAT WILL BE USED TO ACCESS FUTURE PHASES UNTIL THOSE PHASES REACH BOX BUILD-OUT.

LOCAL RESIDENTIAL STREET WITH CURB AND GUTTER (TYPICAL SECTION)

SHEET NO.	Title
C0.0	SITE EXHIBIT
C1.0	EXISTING CONDITION PLAN
C1.1	PROJECT NOTES
C1.2	SITE PLAN
C1.3	SITE PLAN
C2.0	WEDDINGTON-MATTHEWS ROAD IMPROVEMENTS
C2.1	WEDDINGTON-MATTHEWS ROAD IMPROVEMENTS
C2.2	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.3	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.4	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.5	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.6	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.7	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C3.0	ROAD PROFILE
C3.1	ROAD PROFILE
C4.0	OVERALL GRADING PLAN / CONTEXT MAP
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	BMP #1 PLAN
C5.1	BMP #2 PLAN
C5.2	BMP #2 PLANTING PLAN
C6.0	DRAINAGE AREA MAP / STORM SCHEDULE
C6.1	PRE DEVELOPED DA MAP
C6.2	POST DEVELOPED DA MAP
C7.0	STORM PROFILES
C7.1	STORM PROFILES
C7.2	STORM PROFILES
C8.0	PHASE 1 EROSION CONTROL
C8.1	PHASE 1 EROSION CONTROL
C8.2	PHASE 2 EROSION CONTROL
C8.3	PHASE 2 EROSION CONTROL
C9.0	DETAILS AND SPECIFICATIONS
C9.1	DETAILS AND SPECIFICATIONS
C9.2	DETAILS AND SPECIFICATIONS
C9.3	DETAILS AND SPECIFICATIONS
C9.4	DETAILS AND SPECIFICATIONS
C9.5	DETAILS AND SPECIFICATIONS
C9.6	DETAILS AND SPECIFICATIONS
C9.7	DETAILS AND SPECIFICATIONS
C9.8	DETAILS AND SPECIFICATIONS



REQUIRED SCREENING AND LANDSCAPING ALONG 50' BUFFER

TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 845 L.F.  
 (845/100) X 9 = 76.05 ~ 76 TREES

TOTAL NUMBER OF TREES REQUIRED:  
 = 76 X 40% = 30 (LMT)  
 = 76 X 60% = 46 (SMT)  
 = 30 (LMT)  
 = 46 (SMT)

TOTAL NUMBER OF TREES PROVIDED:  
 = 169

TOTAL NUMBER OF SHRUBS REQUIRED:  
 (845/100) X 20 = 169

TOTAL NUMBER OF SHRUBS PROVIDED:  
 = 169

PLANT SCHEDULE:	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	SPACING
LMT	QUHP QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK	36	2" CAL. MIN.	±40' O.C.
SMT	PRXY PRUNUS X YEDDENIS / YOSHINO CHERRY	55	12"-14" HEIGHT 2" CAL. MIN.	±25' O.C.
SHRUBS	ICBN ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	201	2" HT./36"SPRD	4' O.C.

REQUIRED SCREENING AND LANDSCAPING ALONG 50' BUFFER W/ 6' HIGH FENCE

TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 160 L.F.  
 (160/100) X 9 = 14.4 ~ 15 TREES

TOTAL NUMBER OF TREES REQUIRED:  
 = 15 X 40% = 6 (LMT)  
 = 15 X 60% = 9 (SMT)  
 = 6 (LMT)  
 = 9 (SMT)

TOTAL NUMBER OF TREES PROVIDED:  
 = 9

TOTAL NUMBER OF SHRUBS REQUIRED:  
 (160/100) X 20 = 32

TOTAL NUMBER OF SHRUBS PROVIDED:  
 = 32

REQUIRED LANDSCAPING ALONG THROUGHFARES:

TOTAL LENGTH OF BUFFER W/ EXISTING TREES: 154 L.F.  
 (886/100) X 9 = 79.74 ~ 80 TREES

TOTAL NUMBER OF TREES PROVIDED:  
 = 80 X 40% = 32 (LMT)  
 = 80 X 60% = 48 (SMT)  
 = 32 (LMT)  
 = 48 (SMT)

TOTAL NUMBER OF SHRUBS REQUIRED:  
 (886/100) X 20 = 177

TOTAL NUMBER OF SHRUBS PROVIDED:  
 = 177

PLANT SCHEDULE:	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	SPACING
LMT	QUHP QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK	32	2" CAL. MIN.	±40' O.C.
SMT	PRXY PRUNUS X YEDDENIS / YOSHINO CHERRY	48	12"-14" HEIGHT 2" CAL. MIN.	±25' O.C.
SHRUBS	ICBN ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	183	2" HT./36"SPRD	4' O.C.

NOTES:

- SPECIES MAY BE SUBSTITUTED SO LONG AS THEY ARE FROM THE APPROVED LIST IN APPENDIX 1.
- REQUIRED TREES AND SHRUBS WITHIN THE BUFFER SHALL MEET THE FOLLOWING STANDARDS:  
 a. FORTY PERCENT OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE MATURE TREES.  
 b. ALL TREES SHALL HAVE A MINIMUM CALIPER OF TWO INCHES MEASURED SIX INCHES ABOVE GROUND AT THE TIME OF PLANTING.  
 c. SHRUBS SHALL BE EVERGREEN AND AT LEAST THREE FEET TALL WHEN PLANTED WITH THE AVERAGE HEIGHT OF SIX FEET IN THREE TO FOUR YEARS. HOWEVER, 25 PERCENT OF THE SHRUBS MAY VARY FROM THE ABOVE STANDARD. THE ALLOWED VARIATIONS ARE AS FOLLOWS:  
 c.1. SHRUBS MAY BE DECIDUOUS  
 c.2. SHRUBS MAY BE TWO FEET TALL WHEN PLANTED, PROVIDED AN AVERAGE HEIGHT OF THREE TO FOUR FEET IS EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS.  
 c.3. SHRUBS PLANTED ON A BERM MAY BE OF LESSER HEIGHT, PROVIDED THE COMBINED HEIGHT OF THE BERM AND PLANTINGS IS AT LEAST EIGHT FEET AFTER FOUR YEARS.  
 d. SHRUBS AND TREES SHALL BE ON THE APPROVED PLANT LIST IN APPENDIX 1 TO CHAPTER 58.  
 e. ALL SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND FREE OF DISEASE AND  
 f. TWENTY-FIVE PERCENT OF ALL TREES WILL BE EVERGREEN.
- THE DEVELOPER SHALL REPLACE ANY PLANT MATERIAL WHICH HAS NOT REMAINED VISIBLE OR HAS FAILED TO STABILIZE THE SOIL THROUGH TWO CONSECUTIVE GROWING SEASONS.
- ALL VEGETATION IN DE EASEMENT MUST COMPLY WITH GUIDELINES & RESTRICTIONS (AREA 'A') - NO TREES WITHIN WIRE ZONE (MEASURED 15' FROM OUTERMOST CONDUCTOR)
- DUKE ENERGY HAS THE RIGHT TO REMOVE ANY/ALL VEGETATION WITHIN EASEMENT

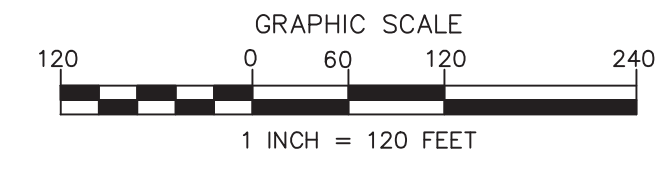
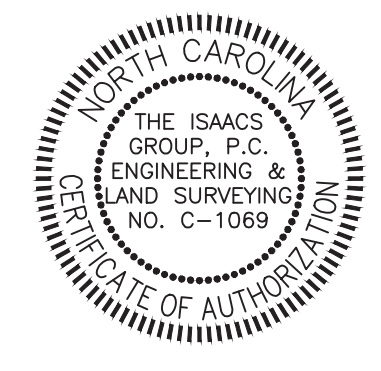
LEGEND

- ELEV - EXISTING CONTOUR
- OH/E - EXISTING OVERHEAD ELECTRICAL
- --- EXISTING STORM DRAINAGE PIPE
- --- EXISTING CREEK
- ⊙ - EXISTING SANITARY MANHOLE
- ⊙ - EXISTING FIRE HYDRANT
- SS - EXISTING SEWER LINE
- W - EXISTING WATER LINE
- OHP - EXISTING OVERHEAD POWER
- CATV - EXISTING UNDERGROUND CABLE TV
- FOC - EXISTING FIBEROPTIC CABLE
- G - EXISTING GAS LINE
- UT - EXISTING UNDERGROUND TELEPHONE
- --- EXISTING TREE LINE
- --- PROP. SIDEWALK
- --- PUBLIC WALKING TRAIL ESMT.
- ☆ - PROP. STREET LIGHT

ALL VEGETATION IN DE EASEMENT MUST COMPLY WITH GUIDELINES & RESTRICTIONS (AREA 'A') - NO TREES WITHIN WIRE ZONE (MEASURED 15' FROM OUTERMOST CONDUCTOR). DUKE ENERGY HAS THE RIGHT TO REMOVE ANY/ALL VEGETATION WITHIN EASEMENT.

Professional Engineer Seal for Brent Cowan, P.E., No. 026462.

Digitally signed by Anthony B. Cowan, P.E. Date: 2021.03.05 13:00:12-05'00'



Project: WEDDINGTON GLEN  
 WEDDINGTON, NORTH CAROLINA

Title: COVER SHEET

File #: 16157-SF-DWG Date: 06/28/17 Project Egr: ABC

ISAACS GROUP, P.C.  
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

Scale: 1"=120'

CO.0