
TOWN OF W E D D I N G T O N

MEMORANDUM

TO: Bill Deter, Mayor; Town Council

FROM: Julian Burton, Zoning Administrator/Planner

DATE: September 12th, 2016 – *October 10, 2016*

SUBJECT: The Enclave at Weddington R-CD Conservation Subdivision
Conditional Zoning Final Plat Phase 1 Map 1

Project Information:

This matter was heard by the Town Council on September 12th and tabled, staff has included the original memo for reference.

The Enclave at Weddington is an approved conservation subdivision located on 53.52 acres. Phase 1 Map 1 includes 13 of the 42 approved lots. The subdivision is located on Antioch Church Rd and is being developed by Meritage Homes.

Conservation Land

The conservation land calculations indicate that 29.28 acres of the 53.52 acres has been dedicated to conservation land. 13.564 acres are included within Map 1.

Utilities

- The Enclave at Weddington is to be served by Union County Public Water and Sewer.

Access and Traffic Analysis

- The subdivision will be accessed by one entrance on Antioch Church Road.
- The Town Planner, in coordination with Justin Carroll, determined that the subdivision did not meet the threshold for a formal Traffic Impact Analysis. The applicant is providing a left turn lane in to the site and coordinating with NCDOT for design approvals.

PIMS

- PIMs were held on June 2nd and June 3rd, 2015, both at Town Hall and on-site.

Additional Information:

- Lot 40 is the largest lot at 17072 square feet.
- Lot 42 is the smallest lot at 12,961 square feet.
- The Cluster Mailbox Unit location and hydrant are both shown on the plat
- The subdivision will include curb and gutter, and sidewalks will be provided on one side of the street and around the culs-de-sacs.

Construction Documents

- USI provided final approval for the construction documents on May 9th, 2016.

Recommended Conditions:

1. Bond estimates to be approved by the Town's engineering consultant
2. Bond instruments to be reviewed and approved by the Town Attorney, and the final bond instruments must be submitted to the Town prior to recording of the final plat.
3. Each remaining lot to be recorded in the Enclave at Weddington subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Enclave at Weddington Homeowners Association or its Developer.
4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.

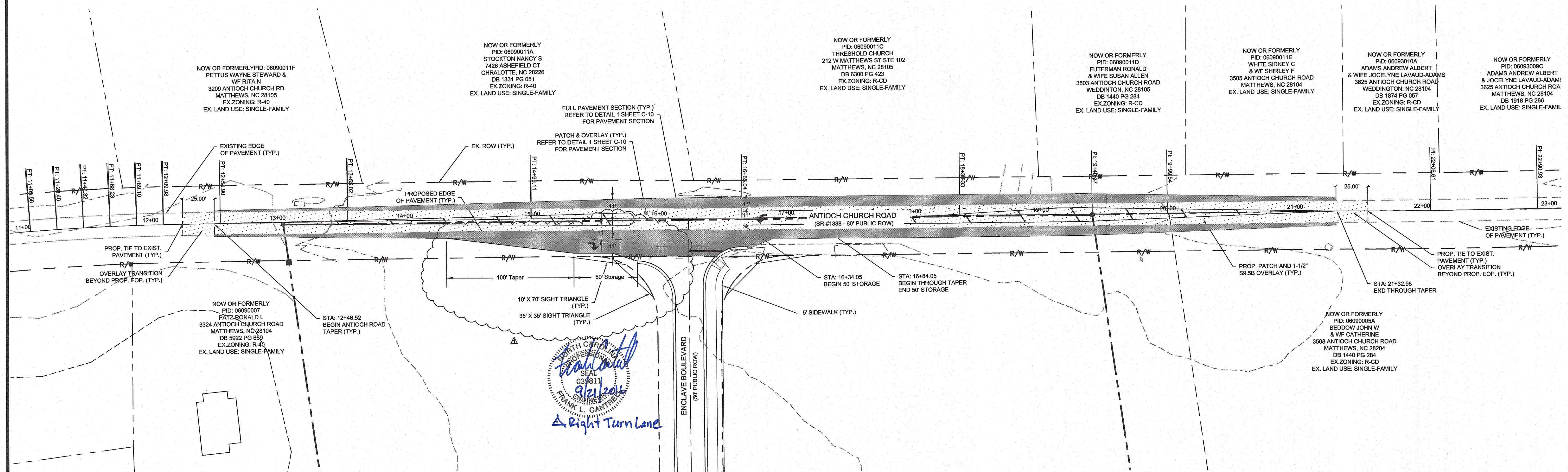
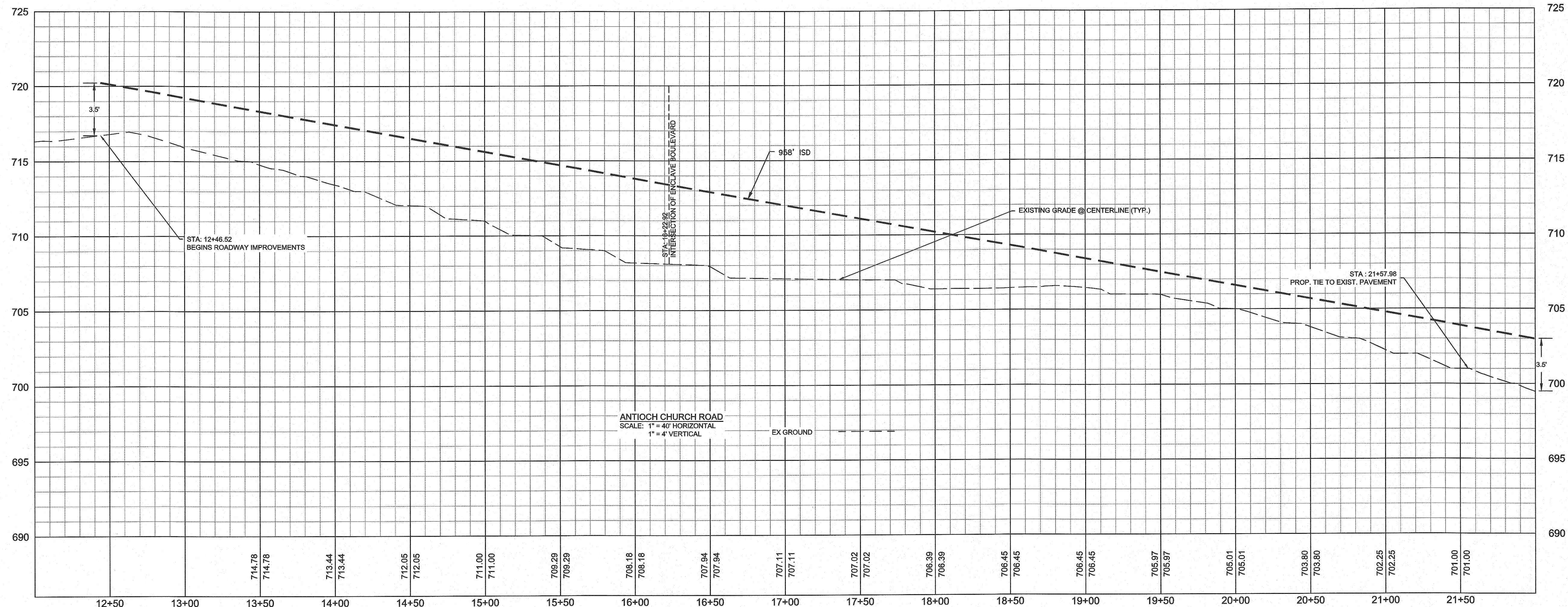
Planning Board Action (August 22nd, 2016):

Recommended Approval with Conditions (Unanimous)

Town Council Action:

Approve/Approve with Conditions/Deny

J:\20160808\SupportData-rp\LandDesign\2016-05-04 Download\14323-OFFSITE-PLAN AND PROFILE.dwg, Last Saved By: jwisea, 9/21/2016 11:35 AM Last Printed By: Wiese, Perry, 9/21/2016 11:40 AM (No
over)



LEGEND	
FULL PAVEMENT SECTION	
PATCH AND OVERLAY (VARIABLE DEPTH)	

NOTE:

- ALL SIGNAGE AND STRIPPING TO BE IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATION AND M.U.T.C.D. AS APPLICABLE.
- EXISTING UTILITY LOCATIONS AND SIZES ARE BASED ON AS-BUILT DRAWINGS AND FIELD SURVEY WHEN POSSIBLE. LOCATIONS AND SIZES MAY VARY FROM ACTUAL FIELD CONDITIONS.



REVISIONS

MARK	DATE	DESCRIPTION
1	08/20/16	Right Turn Lane Added

MERITAGE HOMES
11605 North Community House Road, Suite 250
Charlotte, NC 28277
Ph: (704) 944-8906
Contact Mark Sergeant

TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA
FOR
REVISED PLANS
THE ENCLAVE AT WEDDINGTON
ANTIOCH CHURCH RD PLAN AND PROFILE

EMHT
Evan Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
301 McCullough Dr., Ste. 100, Charlotte, NC 28204
Phone: 704.552.5555
emht.com

DATE
September 21, 2016

SCALE
As Noted

JOB NO.
2016-0088

SHEET
C6.0A

DEVELOPMENT DATA:

ZONING: R-CD(CONSERVATION)
PROPOSED USE: CONVENTIONAL SUBDIVISION

ZONING LOT CRITERIA:

MINIMUM LOT SIZE REQUIRED: 12,000 SF (0.28 AC)
MINIMUM LOT SIZE PROVIDED: 12,961 SF (0.30 AC)
MINIMUM STREET FRONTAGE REQUIRED: 30 FEET
MINIMUM LOT WIDTH REQUIRED (AT BUILD TO LINE): 80 FEET

SETBACKS:

FRONT YARD: 20 FT
SIDE YARD: 5 FT *
STREETSIDE SIDE YARD: 15 FT **
REAR YARD: 30 FT
* MINIMUM 30 FEET SEPARATION FOR PRINCIPAL BUILDINGS ON ADJACENT LOTS, WITH NO SIDE YARD LESS THAN FIVE FEET.
** THE STREETSIDE SIDE YARD ON A CORNER LOT (i.e., THE LOT FRONTING A STREET THAT IS NOT THE "FRONT YARD") SHALL BE AT LEAST 15 FEET.

CONSERVATION LAND CALCULATIONS:

TOTAL SITE AREA (GROSS): 53.52 AC

CONSERVATION LAND REQUIRED: 26.76 AC (SA X 50%)
CONSERVATION LAND PROVIDED (PER PLAN): 29.28 AC
CONSERVATION LAND PROVIDED (PH 1 MAP 1): 13.564 AC
CONSERVATION LAND PROVIDED TO DATE: 13.564 AC

NOTES:

THE PROPERTY MAY BE SUBJECT TO ANY ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY.

SUBJECT TRACT TAX ID# 06090005, 06090005B 06090008, & 06090008A.

SUBJECT TRACT REFERENCE: DB 6674 PG 572 & DB 6674 PG 576.

#5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREAS COMPUTED BY COORDINATE METHOD.

UNADJUSTED RATIO OF PRECISION: 1:294,744

TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS PLAT IS 19.196 ACRES.

TOTAL NUMBER OF LOTS: 13 BUILDABLE
TOTAL LINEAR FEET OF ROADWAY = 875
DATE OF SURVEY: AUGUST 2016

PID #07150662
BROOKHAVEN CITIZENS
ASSEMBLY INC
DB 6431 PG 287

THIS PROPERTY IS GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS DELINEATED ON UNION COUNTY, NORTH CAROLINA FLOOD INSURANCE RATE MAP/FLOOD HAZARD BOUNDARY MAP PANEL 37104448700J DATED OCTOBER 16, 2008.

NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS MAP.

35'x35' AND 10'x70' SIGHT TRIANGLES AT INTERSECTION.

ALL LIGHTING WILL MEET THE REQUIREMENTS OF THE TOWN OF WEDDINGTON ZONING ORDINANCE.

CONSERVATION LANDS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

LANDSCAPING WITHIN ANY EASEMENTS LOCATED UPON LOTS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

IN THE EVENT THE ROADWAYS ARE NOT ACCEPTED FOR MAINTENANCE BY NCDOT OR ANY OTHER GOVERNMENTAL ENTITY, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAYS.

SEE AREA, LINE & CURVE TABLES ON SHEET 3 OF 3

(TIE LINE)
N89°58'14"W
11,846.26 (GROUND)
11,546.45 (GRID)
-INTS-

NCGS MON. "KNOX"
NC GRID COORDS
NAD 83/2011
N=484,551.24
E=1,474,267.50
CF: 0.99984783

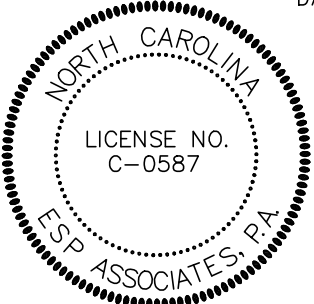
PID #07150662
BROOKHAVEN CITIZENS
ASSEMBLY INC
DB 6431 PG 287

REVIEW OFFICER

I, _____, REVIEW OFFICER OF UNION COUNTY, CERTIFY THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE



ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

LEGEND:

DB - DEED BOOK
PG - PAGE
SF - SQUARE FEET
AC - ACRES
CBU - CLUSTER BOX UNIT
WLE - WATERLINE EASEMENT
SDE - STORM DRAINAGE EASEMENT
SSE - SANITARY SEWER EASEMENT
STE - SIGHT TRIANGLE EASEMENT
MBS - MINIMUM BUILDING SETBACK
RY - REAR YARD
SY - SIDE YARD
R/W - RIGHT OF WAY
NCDOT - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NAD - NORTH AMERICAN DATUM
NAVD - NORTH AMERICAN VERTICAL DATUM
FMN - FOUND MAG NAIL
{NTS} - NOT TO SCALE
O - SET CORNER (#5 REBAR UNLESS OTHERWISE NOTED)
● - FOUND CORNER (AS NOTED)
■ - FOUND CONCRETE MONUMENT
● - FIRE HYDRANT
#101 - ADDRESS
--- - PROPERTY/LOT LINE
--- - ADJOINING PROPERTY LINE (NOT SURVEYED)
--- - EASEMENT LINE
--- - RIGHT OF WAY LINE
--- - UTILITY EASEMENT
--- - STORM DRAINAGE EASEMENT

NORTH ORIENTED TO
NC GRID NAD 83/2011

PID #06090007
RONALD L PATZ
DB 5922 PG 669

PID #06090007A
BRADFORD M &
ANGELA YANDA
DB 3413 PG 171

CONCRETE MONUMENT

NC GRID COORDS

NAD 83/2011

N=478,444.65

E=1,484,418.76

1680
133977 SF
3.076 AC

CONSERVATION LAND 1
133977 SF
3.076 AC

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133977 SF
3.076 AC

CONSERVATION LAND 1
133977 SF
3.076 AC

CERTIFICATE OF SURVEY AND ACCURACY

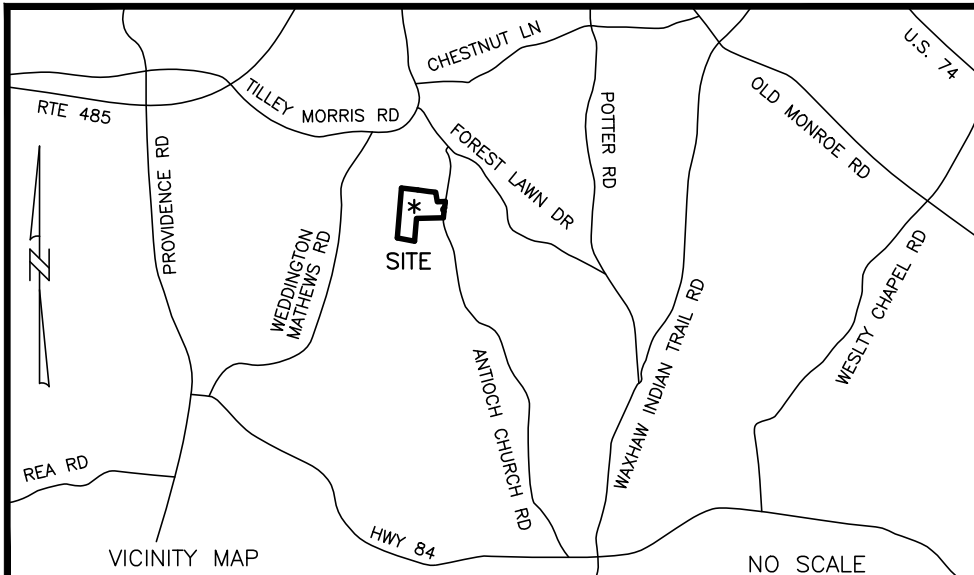
I, FRANCIS M. HARTER III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6674, PAGE 572 AND DEED BOOK 6674, PAGE 576); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGES SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:294,744; THAT THE GLOBAL POSITIONING SYSTEM (GPS) WAS USED TO ORIENT THIS SITE TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM. PARTICULARS OF THE GPS SURVEY ARE AS FOLLOWS:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.03
TYPE OF GPS FIELD PROCEDURE: NCVRS
DATE OF SURVEY: 4/06/16
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USE: NCGS MONUMENT "KNOX" PID: FA2452
GEOID MODEL: GEOID 12A
COMBINED GRID FACTOR(S): 0.99984783
UNITS: USFT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AND I CERTIFY THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 17-30, SECTION F-11-A
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE XXTH DAY OF XXXX, 2016.
FRANCIS M. HARTER III, PLS REGISTRATION NO. L-4924

FRANCIS M. HARTER III, PLS REGISTRATION NO. L-4924

MATCH TO SHEET 2



FINAL PLAT OF
THE ENCLAVE AT WEDDINGTON
PHASE 1 MAP 1
LOCATED IN: SANDY RIDGE TOWNSHIP
TOWN OF WEDDINGTON
UNION COUNTY, NORTH CAROLINA

OWNER:
MREC FALLS AT WEDDINGTON, LLC

C/O MOUNTAIN REAL ESTATE COMPANY
9171 TOWNE CENTER DRIVE, SUITE 315,
SAN DIEGO, CA 92122
(858) 230-6451

PROJECT NO
EP04.810.000
SCALE
1"=60'
DATE
8-24-16
DRAWN BY
JLN
CHECKED BY
FMH
DATE OF SURVEY
AUGUST 2016
DRAWING NO.
EP04 ENCLAVE PH1 M1

1 OF 3 SHT

REVIEW OFFICER

I, _____ REVIEW OFFICER OF UNION COUNTY, CERTIFY THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

OWNER:

MREC FALLS AT WEDDINGTON, LLC
c/o Mountain Real Estate Company
9171 Towne Centre Drive, Suite 315
San Diego, CA 92122
Contact: Justin Rutherford
Phone#: 858.230.6451

DEVELOPER:

Meritage Homes of the Carolinas, Inc.
11605 North Community House Rd.
Suite 250 - Calhoun Bldg
Charlotte, NC 28277
Contact: Brett Manery
Phone#: 704.944.8900

LANDSCAPE ARCHITECTS:

LandDesign Inc.
223 North Graham St.
Charlotte, NC 28202
Contact: Mark Kime
Phone#: 704.333.0325

Cardno, Inc.
7606 Whitehall Executive Center Dr.
Suite 800
Charlotte, NC 28273
Contact: Andrew Hill
Phone#: 704.927.9700

CIVIL ENGINEERS:

LandDesign Inc.
223 North Graham St.
Charlotte, NC 28202
Contact: Robb Klauk
Phone#: 704.333.0325

EMH&T
301 McCullough Dr. Suite 109
Charlotte, NC 28262
Contact: Frank Cantrell
Phone#: 704.548.0333

LAND SURVEYORS:

LDSI, Inc.
508 W. 5th Street, Suite 125
Charlotte, NC 28202
Contact: David Boyles
Phone#: 704.337.8329

ESP ASSOCIATES, P.A.
3475 Lakemont Boulevard
Fort Mill, SC 29708
Contact: Trey Harter
Phone#: 803.802.2440

THE ENCLAVE AT WEDDINGTON
DB 6674 PG 572
DB 6674 PG 576
FUTURE DEVELOPMENT
MREC FALLS AT WEDDINGTON, LLC

- LEGEND
- DB - DEED BOOK
 - PG - PAGE
 - SF - SQUARE FEET
 - AC - ACRES
 - CBU - CLUSTER BOX UNIT
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 - RY - REAR YARD
 - SY - SIDE YARD
 - R/W - RIGHT OF WAY
 - NCDOT - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
 - NAD - NORTH AMERICAN DATUM
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CERTIFICATE OF SURVEY AND ACCURACY

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POSITIONAL ACCURACY: 0.03
TYPE OF GPS FIELD PROCEDURE: NCVRS
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PUBLISHED/FIXED-CONTROL USE: NCGS MONUMENT "KNOX" PID: FA2452
GEOID MODEL: GEOID 12A
COMBINED GRID FACTOR(S): 0.99984783
UNITS: USFT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-60 AND AMENDED THEREIN.
THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 17-30 SECTION F-11-A
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE XXST DAY OF XXXXX, 2016.
FRANCIS M. HARTER III, PLS REGISTRATION NO. L-4924

PRELIMINARY PLAT-NOT FOR RECORDATION, CONVEYANCES, OR SALES

NORTH ORIENTED TO
NC GRID NAD 83/2011

MATCH TO SHEET 1

N16°54'38"E 335.63'

30' POND BUFFER/
DRAINAGE EASEMENT

EXISTING POND

N84°36'51"E 185.38'

CONSERVATION LAND 2
452060 SF
10.378 AC

20' UTILITY EASEMENT
N13°11'44"E 181.77'

S84°27'37"E 132.69'

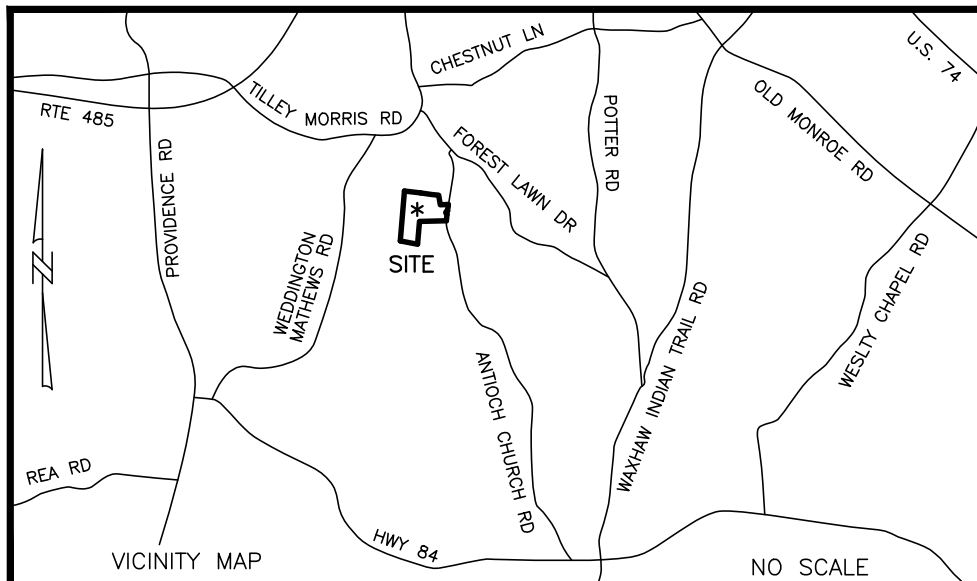
THE ENCLAVE AT WEDDINGTON
DB 6674 PG 572
DB 6674 PG 576
FUTURE DEVELOPMENT
MREC FALLS AT WEDDINGTON, LLC

60' ACCESS EASEMENT
DB 289 PG 279

PID #06090005A
JOHN W &
CHRISTINE J BEDDOW
DB N/A

MATCH TO SHEET 3

BAR SCALE 1"=60'
0 15 30 60 120



FINAL PLAT OF
THE ENCLAVE AT WEDDINGTON
PHASE 1 MAP 1

LOCATED IN: SANDY RIDGE TOWNSHIP
TOWN OF WEDDINGTON
UNION COUNTY, NORTH CAROLINA

OWNER:

MREC FALLS AT WEDDINGTON, LLC

C/O MOUNTAIN REAL ESTATE COMPANY
9171 TOWNE CENTER DRIVE, SUITE 315,
SAN DIEGO, CA 92122
(858) 230-6451

PROJECT NO
EP04.810.000
SCALE
1"=60'
DATE
8-24-16
DRAWN BY
JLN
CHECKED BY
FMH
DATE OF SURVEY
AUGUST 2016
DRAWING NO.
EP04 ENCLAVE PH1 M1

2 OF 3 SHT

REVIEW OFFICER

I, _____, REVIEW OFFICER OF UNION COUNTY, CERTIFY THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF UNION COUNTY. THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF COMMISSIONERS IN THE PUBLIC INTEREST.

DATE _____ MREC FALLS AT WEDDINGTON, LLC

NOTARY FOR OWNER

I, _____, A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

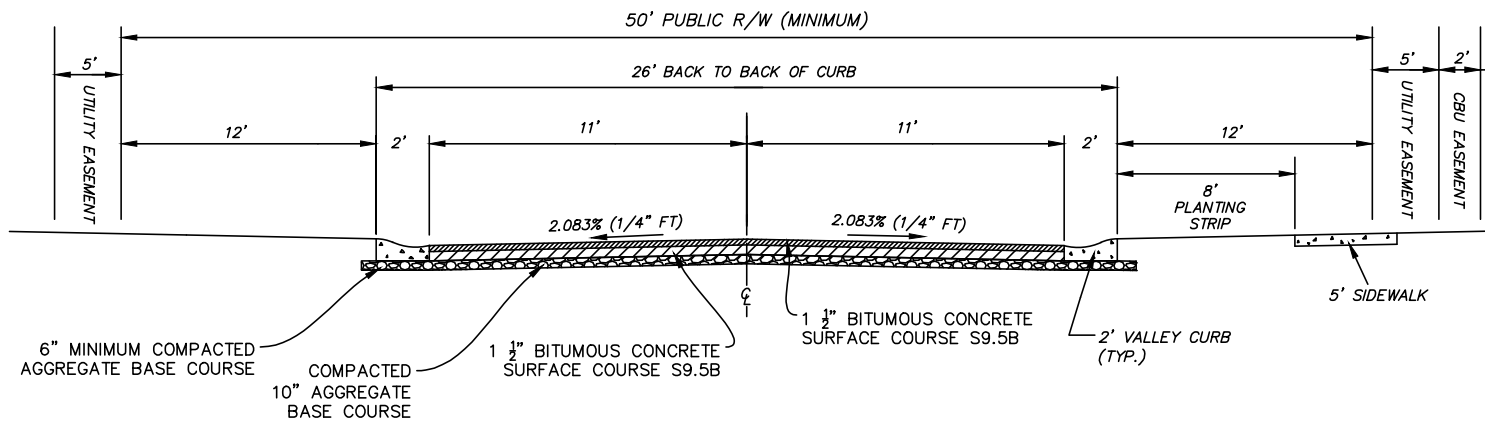
NC DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARD CERTIFICATION

APPROVED _____
DISTRICT ENGINEER

DATE _____

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY



I HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO N.C. DEPARTMENT OF TRANSPORTATION AND/OR TOWN OF WEDDINGTON SPECIFICATIONS AND STANDARDS IN THE ENCLAVE AT WEDDINGTON SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEDDINGTON HAVE BEEN GIVEN AND RECEIVED.

MAYOR OF THE TOWN OF WEDDINGTON _____
NORTH CAROLINA DATE _____

PID #06090005A
JOHN W &
CHRISTINE J BEDDOW
DB N/A

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE WEDDINGTON TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR UNION COUNTY, NORTH CAROLINA.

THIS _____ DAY OF _____, _____.

MAYOR OF THE TOWN OF WEDDINGTON _____
NORTH CAROLINA

PID #06090009A
CATHERINE M HEATH
PC J-715

PID #06090009
VIRGINIA CLAIRE RITTER
DB 3338 PG 763

PID #06093007
THE FALLS AT
WEDDINGTON LLC
DB 6418 PG 714

AREA TABLE	SQ FT	ACRES
LOTS	181,889	4.175
RIGHT OF WAY DEDICATION	18,408	0.423
RIGHT OF WAY (ENCLAVE BLVD)	45,032	1.034
COMMON OPEN SPACE	4,809	0.110
CONSERVATION AREA	586,037	13.454
TOTAL	836,175	19.196

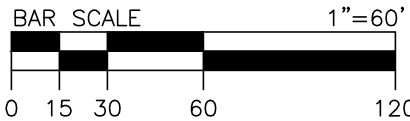
Line Table		
Line #	Direction	Length
L1	N 28°52'29" W	17.45
L2	S 27°23'04" E	22.38
L3	N 4°52'06" W	14.65
L4	N 20°53'58" W	28.85
L5	N 40°11'22" W	15.14
L6	N 31°07'34" E	6.30
L7	N 58°52'23" W	10.00
L8	S 78°43'55" E	12.51
L9	S 77°12'18" E	56.66
L10	N 58°01'09" E	61.34
L11	N 32°03'37" W	61.08
L12	N 77°12'18" W	56.83

Curve Table				
Curve #	Radius	Length	Bearing	Chord
C1	50.00	78.22	S 57°58'35" W	70.49
C2	50.00	78.66	S 32°08'04" E	70.80
C3	205.00	92.54	N 39°21'46" W	91.76
C4	225.00	33.50	S 25°09'55" E	33.47
C5	225.00	10.44	S 30°45'39" E	10.44
C6	225.00	9.56	S 33°18'30" E	9.56
C7	225.00	75.84	S 44°10'58" E	75.49
C8	225.00	85.41	S 64°42'50" E	84.90
C9	225.00	6.35	S 76°23'48" E	6.35
C10	175.00	13.09	N 75°03'46" W	13.08
C11	175.00	158.89	N 46°54'36" W	153.49
C12	255.00	28.86	N 24°08'31" W	28.85
C13	255.00	110.87	N 39°50'22" W	109.99

LEGEND

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SDE - STORM DRAINAGE EASEMENT
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— PROPERTY/LOT LINE
--- ADJOINING PROPERTY LINE (NOT SURVEYED)
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[Hatched Box] - UTILITY EASEMENT
[Hatched Box] - STORM DRAINAGE EASEMENT

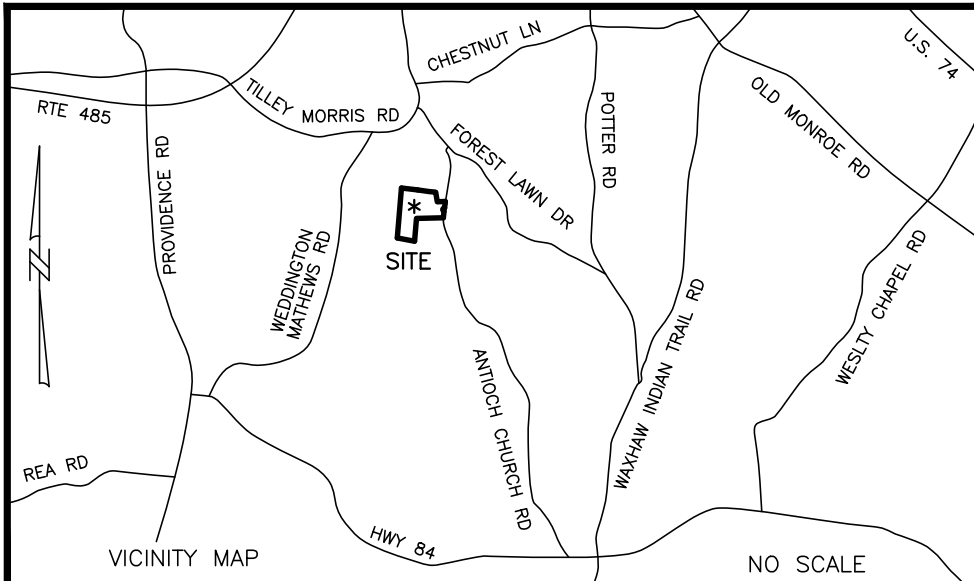


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DATE OF SURVEY: 4/06/16
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USE: NCGS MONUMENT "KNOX" PID: FA2452
GEOID MODEL: GEOID 12A
COMBINED GRID FACTOR(S): 0.99984783
UNITS: USFT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-60 AND I CERTIFY THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 17-30 SECTION F-11-A
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE XXST DAY OF XXXX, 2016.
FRANCIS M. HARTER III, PLS REGISTRATION NO. L-4924



FINAL PLAT OF
THE ENCLAVE AT WEDDINGTON
PHASE 1 MAP 1
LOCATED IN: SANDY RIDGE TOWNSHIP
TOWN OF WEDDINGTON
UNION COUNTY, NORTH CAROLINA

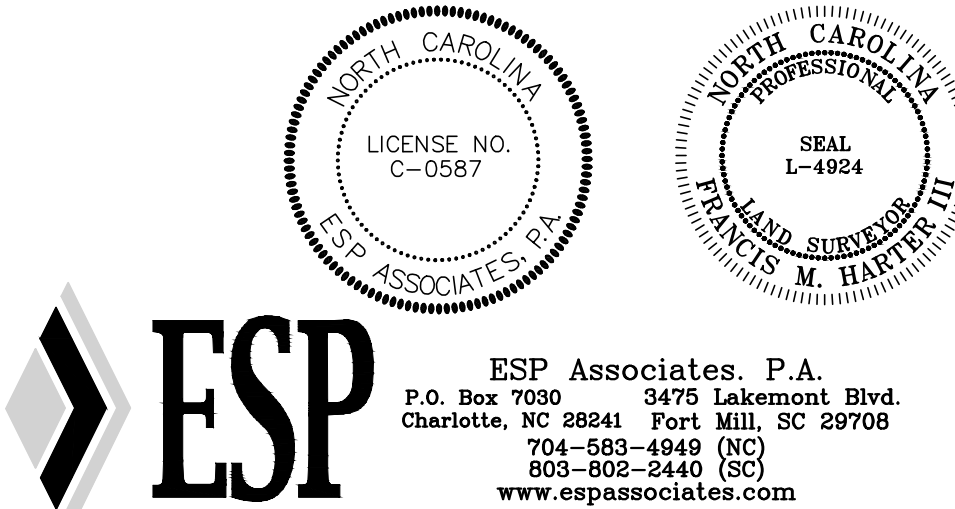
OWNER:

MREC FALLS AT WEDDINGTON, LLC

C/O MOUNTAIN REAL ESTATE COMPANY
9171 TOWNE CENTER DRIVE, SUITE 315,
SAN DIEGO, CA 92122
(858) 230-6451

PROJECT NO
EP04.810.000
SCALE
1"=60'
DATE
8-24-16
DRAWN BY
JLN
CHECKED BY
FMH
DATE OF SURVEY
AUGUST 2016
DRAWING NO.
EP04 ENCLAVE PH1 M1

3 OF 3 SHT





US INFRASTRUCTURE OF CAROLINA, INC.

CONSULTING ENGINEERS

September 8, 2016

Ms. Kim Woods, Asst. Zoning Administrator
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: The Enclave at Weddington Phase I Map 1
Performance Bond
USI Project No. 140209- 20

Dear Kim:

USI has reviewed the construction cost estimate submitted by EMH&T (see attached) to verify the proposed amount for the performance bond provided by the developer. Rough grading has been completed on the site. The proposed amount of \$518,750.31 as shown on the estimate is satisfactory for establishing the performance bond for the incomplete roadway, storm drainage, sewer, and water main items and is recommended for approval.

If you have any questions, please contact us at 704-342-3007.

Sincerely,
US Infrastructure of Carolina, Inc.

Bonnie A. Fisher, P.E.
Senior Engineer

Attachment

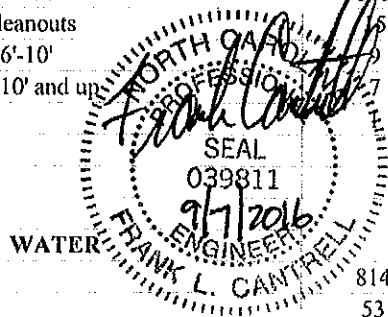
cc: Frank Cantrell, EMH&T



Engineers, Surveyors, Planners, Scientists

PROBABLE CONSTRUCTION BOND COST ESTIMATE
THE ENCLAVE AT WEDDINGTON PHASE 1, Map 1
 September 7, 2016

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
MISCELLANEOUS					
1	Street Trees	44	EACH	\$250.00	\$11,000.00
2	Street Lights	1	EACH	\$600.00	\$600.00
3	Erosion Control Maintenance	1	LS	\$4,500.00	\$4,500.00
SUBTOTAL					\$16,100.00
STORM SEWER					
1	15" Storm Sewer Pipe	658	LF	\$26.00	\$17,108.00
2	18" Storm Sewer Pipe	164	LF	\$28.50	\$4,674.00
3	24" Storm Sewer Pipe	123	LF	\$33.00	\$4,059.00
4	15" FES	1	EACH	\$800.00	\$800.00
5	18" FES	1	EACH	\$1,200.00	\$1,200.00
6	24" Headwall	2	EACH	\$1,100.00	\$2,200.00
7	Catch Basin	10	EACH	\$2,000.00	\$20,000.00
8	Rip Rap Apron	36	TON	\$50.00	\$1,800.00
9	Dry Detention Basin	6760	SF	\$5.10	\$34,476.00
SUBTOTAL					\$86,317.00
PAVEMENT					
1	2" S9.5B Full Depth	482	TON	\$75.00	\$36,150.00
2	3" III19.0B Full Depth	365	TON	\$75.00	\$27,375.00
3	5" B25.0B or C Full Depth	587	TON	\$75.00	\$44,025.00
4	Curb & Gutter Installation	1,803	LF	\$12.00	\$21,636.00
5	Sidewalk	489	SY	\$24.00	\$11,736.00
6	Curb Ramp	2	EACH	\$575.00	\$1,150.00
SUBTOTAL					\$142,072.00
SANITARY					
1	8" Sanitary SDR 35	408	LF	\$23.50	\$9,588.00
2	8" Sanitary SDR 26	593	LF	\$25.00	\$14,825.00
3	8" PVC Sanitary	1297	LF	\$43.75	\$56,743.75
4	4" PVC Sanitary SDR 35	375	LF	\$16.50	\$6,187.50
5	4" PVC Sanitary Cleanouts	15	EACH	\$98.00	\$1,470.00
6	Sanitary Manholes 6'-10'	9	EACH	\$2,225.00	\$20,025.00
7	Sanitary Manholes 10' and up	7	EACH	\$2,750.00	\$19,250.00
8	Testing Sanitary		LS	\$5,000.00	\$5,000.00
SUBTOTAL					\$133,089.25
WATER					
1	8" PVC Water	814	LF	\$18.00	\$14,652.00
2	8" DIP Water	53	LF	\$30.00	\$1,590.00
3	8" Gate Valve and Box	1	EACH	\$1,500.00	\$1,500.00
4	2" Blowoff Assembly	1	EACH	\$1,450.00	\$1,450.00



5	Fire Hydrant Assembly	1	EACH	\$4,000.00	=	\$4,000.00
6	3/4" Meter Assembly	13	EACH	\$585.00	=	\$7,605.00
7	3/4" Water Services	13	EACH	\$125.00	=	\$1,625.00
8	Testing Water	1	LS	\$5,000.00	=	\$5,000.00
				SUBTOTAL	=	\$37,422.00
				TOTAL	=	\$415,000.25
				CONTINGENCY: 25%	=	\$103,750.06
				TOTAL	=	\$518,750.31

