

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 12, 2018 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**

AGENDA

Prayer – Amy Hutchison, Evangelism Pastor, Weddington United Methodist Church

1. OPEN THE MEETING
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM
4. PUBLIC COMMENTS
5. ADDITIONS, DELETIONS AND/OR ADOPTION OF THE AGENDA
6. PRESENTATIONS
 - A. CRTPO – MTP Presentation
 - B. Eagle Scout Project Proposal by Gerry Hartman, Boy Scout Troop 19
7. CONSENT AGENDA
 - A. Call for a Special Meeting to be held Saturday, February 24, 2018 from 8:30 a.m. to 12:30 p.m. at Firethorne Country Club for the purpose of conducting a Council Retreat.
 - B. Authorize Tax Collector to Advertise 2017 Unpaid Taxes
 - C. Approval of Text Amendment to Section 22-2 (1) Particular Sounds Prohibited
8. APPROVAL TOWN COUNCIL MINUTES
 - A. January 8, 2018 Town Council Regular Meeting Minutes
9. PUBLIC HEARINGS AND CONSIDERATION OF PUBLIC HEARINGS
 - A. Discussion and Consideration of Preliminary Plat/Construction Plans for Weddington Glen Subdivision (formerly Weddington Matthews Road Subdivision)
10. OLD BUSINESS
 - A. Discussion of Town Survey
 - B. Discussion of Amanda Drive Extension
11. NEW BUSINESS
 - A. Discussion of Donation Box Ordinance
 - B. Discussion and Consideration of Median Landscaping Repairs/Replacement
12. UPDATE FROM TOWN PLANNER
13. CODE ENFORCEMENT REPORT
14. UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR
15. TRANSPORTATION REPORT

16. MOVE INTO CLOSED SESSION PURSUANT TO NCGS 143-318.11 (A)(3) To Consult with Attorney on Matters Protected By Attorney-Client Privilege Relating to Town of Weddington Versus Cox Motorsports

17. COUNCIL COMMENTS

18. ADJOURNMENT

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: February 12, 2018
SUBJECT: 2017 Authorization to Advertise

In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2017 taxes that are liens on real property to date:

\$ 48,611.37

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2017 taxes that are liens on real property.

State of North Carolina
Town of Weddington
To the Tax Collector of the Town of Weddington

The Town of Weddington Tax Collector is ordered to advertise all unpaid 2017 taxes that are liens on real property, pursuant to North Carolina General Statute 105-369(a), -369(c).

Witness my hand and official seal this 12th day of February, 2018.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: February 12, 2018

SUBJECT: Text Amendment to Section 22-2 (1)

The Town Council approved a revision to the noise ordinance in October 2017. While applying various provisions of the code in response to complaints, staff ran into a concern with trash collection services at public schools. Schools require refuse collection prior to the start of the school day for safety reasons.

Sec. 22-2. Particular sounds prohibited.

The following acts and activities, among others, are hereby declared to be unreasonably loud and disturbing sound levels in violation of section 22-1. This enumeration shall not be construed to be an exclusive list of activities or acts which violate section 22-1:

(1) Operating a truck for refuse collection except on Monday through Saturday between the hours of 7:00 a.m. and 9:00 p.m., **except for refuse collection at public facilities (including public schools).** The violator is the operator of the truck, the employer of the operator, and/or the person whom owns the truck used by the operator.

Staff recommends approval of the text amendment to Section 22-2.

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 8, 2018 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 7**

Reverend Filmore Strunk, Rector at All Saints Anglican Church, offered an invocation prior to the opening of the meeting.

1. OPEN THE MEETING

Mayor Callis opened the January 8, 2018 Regular Town Council Meeting at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Callis led the Pledge of Allegiance.

3. DETERMINATION OF QUORUM

Quorum was determined with Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Jeff Perryman, Mike Smith, and Scott Buzzard in attendance.

Staff Present: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Finance Officer Leslie Gaylord

Visitors: Bill Price, Sue Futerman, Ronald Futerman, Anne Marie Smith, Barbara Harrison, Pat Harrison, Rob Dow, Walt Hogan, Sydney White, Shirley White, Andy Adams, Weston Boles, Sean Paone

4. PUBLIC COMMENTS

Ron Futerman – 3503 Antioch Church Road – Mr. Futerman expressed his discontent with the Providence Land Group and the way they are managing the Threshold Church Project. He stated that he is a 20 year plus resident. He has always been in favor of the church; at public meetings he has spoken his support for them. Throughout the rezoning process, a major talking point was the commitment to the large undisturbed buffer. That buffer was the reason there was support from the public for this large, ambitious project in a residential area. Through 8 revisions, 4000 square feet of trees has been carved out from the buffer on the south side. It has altered the character of the buffer. The developer's answer was to plant 26 bushes. There has been no public involvement in any of the revisions. Mr. Futerman has spoken with a landscape architect to come up with a plan to make the buffer more satisfactory to the neighbors. He believes that Providence Land Group manipulated the system, but it is not too late to make things right. He has given the modest landscape plan to the planner. He asks that it please be considered for a part of the Threshold Church plan.

Andy Adams – 3625 Antioch Church Road – Mr. Adams lives on the property adjoining the Futermans. He stated his support for Mr. Futerman's statement.

Sydney White - 3505 Antioch Church Road – Mr. White stated that he has been a resident of Weddington for over 30 years. He expressed his displeasure with the Providence Land Group as well. He expects the developer to do what was planned: to leave the buffer undisturbed. He stated that if one was to check the original sketches and compare to what is there now, they would be completely different.

5. ADDITIONS, DELETIONS AND/OR ADOPTION OF THE AGENDA

Councilmember Propst asked to add item C to the Consent Agenda to approve the proposal from Unity Lawn and Landscaping for spreading mulch on town property.

Ms Thompson stated that Staff wants to recognize that Andrew Moore's Planning Board Application was inadvertently left out of the agenda packet. It was emailed back in December when first received, emailed again today, and there is a hard copy for Council on the table.

Motion: Councilmember Smith made a motion to adopt the agenda as amended.
Vote: The motion passed with a unanimous vote

6. CONSENT AGENDA

- A.** Adopt Proclamation P-2018-01, Support for HB551/SB595 (Marsy's Law), Guaranteeing Victim's Rights (*hereby submitted for the record*)
- B.** Call for a Public Hearing to be held on February 12, 2018 at Weddington Town Hall at 7:00 PM to Consider a Preliminary Plat/Construction Plans for the Weddington Glen Subdivision (formerly Weddington Matthews Road Subdivision).

- ** C.** Approval of the proposal given by Unity Lawn and Landscaping to spread mulch on the town property.

Motion: Councilmember Perryman made a motion to adopt the Consent Agenda as amended.
Vote: The motion passed with a unanimous vote.

7. APPROVAL OF DECEMBER 11, 2017 TOWN COUNCIL REGULAR MEETING MINUTES

Motion: Councilmember Smith made a motion to approve the December 11, 2017 Town Council Regular Meeting minutes as presented.
Vote: The motion passed with a unanimous vote.

8. PUBLIC HEARINGS AND CONSIDERATION OF PUBLIC HEARINGS

- A. Discussion and Consideration of Rezoning from R-CD to PRD for Weddington Acres Subdivision (formerly Graham Allen Subdivision)**

Mayor Callis opened the public hearing.
No one signed up to speak.
Mayor Callis closed the public hearing.

Ms. Thompson presented staff report: Sunbelt Holdings SE, LLC has submitted an application for a Planned Residential Development (PRD) for Weddington Acres Subdivision. The proposed site is 41.53 acres containing 25 lots. The property is currently zoned R-CD. The applicant has provided a site plan for the entrance gates' location. It also shows minimum stacking for 2 vehicles and a turnaround area. The

gate elevations, monument sign, and landscaping will go to Planning Board for approval. The subdivision will have an entrance on Weddington Matthews Road that will be right in/right out only and an entrance on Antioch Church Road that will have a right and left turn lane into the subdivision.

The Planning Board reviewed the plans on November 27, 2017 and made a recommendation for approval with the following conditions:

- A wider lane at the entry so vehicles can by-pass a non subdivision resident or contractor that may be having trouble at the gate;
- Recommendation that the developer/applicant install a YELP box on the gate system; and
- Applicant provides a turning radius exhibit to ensure a school bus or larger box truck is able to turn around in the entrance area.

Staff recommends approval of the PRD rezoning with the following conditions:

- The construction drawings are updated to reflect the new entry.
- CCR's are reviewed by the Town Attorney to ensure access requirements, upkeep, and inspections are covered by the HOA per Section 58-23.
- Bond obtained to cover maintenance requirements per Section 58-23.
- The Final Plat (once approved) shall be updated to reflect private roads.

With this rezoning, Staff recommends the following Land Use Plan consistency statement:

The rezoning is consistent with the Land Use Plan because it ensures that development is consistent with the Town's quality and aesthetic values, thereby protecting property values. The roads are built to NCDOT standard to help with HOA maintenance in the future; and the amendment is reasonable and in the public interest because safety factors were taken into consideration by requiring a turn-around area and by-pass lanes and emergency service access.

Mayor Pro Tem Propst asked for confirmation on the layout of the Antioch church Road entrance. Ms. Thompson answered that the developer is providing a right and left turn lane in to the subdivision off Antioch Church Road. Mayor Pro Tem Propst stated that she believes that is more than sufficient.

Councilmember Buzzard stated he believes that past discussions included a right turn lane off Weddington Matthews Road. It is a high volume area and traffic will be coming up on a signaled light and coming out of a pretty dangerous curve. There could potentially be traffic at the entrance of the subdivision hanging out on to Weddington Matthews Road. He believes the Council should address that issue.

Mayor Pro Tem Propst stated that the subdivision is only 25 homes and she doesn't believe that many cars will be turning in. She asked the Applicant if two cars could be stacked. The Applicant responded that there is almost enough space for a third car. The vehicle outlines shown on the plan are the size of Suburbans.

Mayor Callis asked how wide the road is. The Applicant responded that the road is 16 feet wide from the edge of pavement to the edge of pavement. There will be two entrances to the subdivision and DOT isn't requiring a right turn lane from Weddington Matthews Road.

Mayor Pro Tem Propst asked if the plan was DOT approved.

Councilmember Buzzard stated that just because DOT approves the plan, it doesn't preclude the Council from asking for a turn lane.

Mayor Pro Tem Propst stated that there are two entrances, the main entrance being on Antioch Church Road.

The Applicant stated that the developer looked at Stratford Hall and Vintage Creek subdivisions. Both are gated and have no right turn lane into the subdivisions.

Councilmember Smith asked Councilmember Buzzard if he is aware of are any traffic improvements coming down the road. Councilmember Buzzard responded that he doesn't believe there are any plans for the intersection at Antioch Church, but on Tilley Morris, and there will be a roundabout at Chestnut Road. The new 485 interchange is out of our jurisdiction, but will add to traffic. Across the street from the subdivision, utilities own the majority of that land. Harris Teeter owns the front portion of that property and there are plans down the road for a shopping center of some type. On Chestnut Road, there are plans for a higher density development on other side of the storage facility. Also, the back entrance of the Waverly shopping center can impact this area.

Mayor Pro Tem Propst asked the Applicant if they anticipate more traffic will be using the Antioch church road entrance. The applicant responded the full access entrance will be on Antioch church road, so that is anticipated to be the busier entrance.

Motion: Mayor Pro Tem Propst made a motion to approve rezoning from R-CD to PRD for Weddington Acres Subdivision with the conditions as outlined by Staff and the Planning Board and to adopt the Land Use Plan consistency statement as written.

Vote: The motion passed with a 3-1 vote with Mayor Pro Tem Propst and Councilmembers Smith and Perryman voting in favor. Councilmember Buzzard voted against.

B. Discussion and Consideration of the Final Plat for Weddington Acres Subdivision (formerly Graham Allen Subdivision)

Ms. Thompson presented staff report: Sunbelt Holdings SE, LLC is seeking approval of their final plat application for 25 lots on 41.5 acres located at the southern corner of Weddington Matthews Road and Antioch Church Road. The sketch plan was approved on October 28, 2015. The Planning Board reviewed the Preliminary Plat/Construction Plans on June 26, 2017 and Town Council approved the plans on July 10, 2017. The Planning Board reviewed the final plat on November 27, 2017. The Board unanimously recommended approval with the conditions as follows:

- Bond Estimates shall be approved by USI (received since Planning Board meeting).
- Maintenance Agreements to be approved by the Town Attorney.
- Approval of CCR's by Town Attorney.
- The PRD shall be approved by the Town Council prior to the final plat approval.
- Pending PRD approval, the roads shall be labeled as private right of way.
- The common open space and buffer is labeled as open space and maintained by the HOA consistent with the maintenance plan and CCRs.
- CBU locations shall be approved by the USPS.

Staff recommends approval of the Weddington Acres Subdivision Final Plat with the following conditions:

- Bonds are obtained prior to recording the plat.
- Maintenance Agreement and CCR's to be approved by the Town Attorney.
- Roadways labeled as private right of way and the entrance updated as per the PRD plans.
- CBU locations approved by the USPS.

Motion: Mayor Pro Tem Propst made a motion to approve the final plat for Weddington Acres Subdivision with the conditions outlined by Staff and the Planning Board.

Vote: The motion passed with a unanimous vote.

9. OLD BUSINESS

10. NEW BUSINESS

A. Consideration of Appointment to the Planning Board, Board of Adjustment, and Historic Preservation Commission

Ms. Dewey stated that the Planning Board term for Bruce Klink expired in December 2017. The Council has seen the applications received for the vacancy.

Mayor Callis opened the floor for nominations.

Councilmember Smith nominated Steve Godfrey. He stated that he has spoken with Mr. Godfrey and thought that he had a lot to offer. Currently, there is no representation on the Planning Board from the area where he lives-Potter Road.

Councilmember Buzzard nominated Bruce Klink. He stated that Mr. Klink has done a commendable job; he has the approval of the current Board.

Mayor Pro Tem Propst stated that she spoke with Mr. Godfrey and found him to be very involved with community through different means. He seems to be a good person that wants to be involved. He has made many efforts to apply for positions for the Town. Mayor Pro Tem Propst also stated that through the last election cycle she heard a lot of the people from that side of town feel left out and not engaged. She wants them to feel a part of the process.

Councilmember Perryman stated that he also spoke with Mr. Godfrey and he would like to echo earlier comments. He would like to add that Mr. Godfrey is retired and he has the motivation to get things done. He found Mr. Godfrey to be a good individual. Councilmember Perryman also stated that for all that applied, to give them a thank you. Getting people involved in their town is something we need to do more of. He wanted to go on record thanking all the applicants.

Mayor Callis closed the nominations.

Mayor Callis called for votes in favor of Mr. Godfrey to be appointed to the Planning Board: Mayor Pro Tem Propst, Councilmember Perryman and Councilmember Smith voted in favor.

Mayor Callis called for votes in favor of Mr. Klink to be appointed to the Planning Board: Councilmember Buzzard voted in favor.

Motion: Councilmember Smith made a motion to appoint Steve Godfrey to the Planning Board/Board of Adjustment/Historical Preservation Commission for a 4 year term.
Vote: The motion passed with a unanimous vote

11. UPDATE FROM TOWN PLANNER

Ms. Thompson presented the update: In July, Staff determined there was a budget for code/construction inspector for 4 hours a week to keep watch on subdivisions under development. The inspector started about a month and a half ago and it has been going well. Staff is receiving notes and pictures from the inspector and issues are being taken care of quickly. There are still some of the bigger issues: Cardinal Crest has been re-seeded and hopefully that will help with some of the erosion. NCDEQ will be out to inspect that project next week.

Councilmember Smith asked that the inspection reports be forwarded to the Council.

Ms. Thompson stated that the Preliminary Plat for Woodford Chase, a 10 lot subdivision near Lester Davis and Highway 84, should be ready in February for the Planning Board. Final plat Phase 2 for Harlow's Crossing should be ready for Planning Board in February as well.

12. CODE ENFORCEMENT REPORT

Included in packet. *(Hereby submitted for the record)*

13. UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR

Ms. Gaylord stated that we are halfway through fiscal year. The balance sheet and statements are in the packet.

14. TRANSPORTATION REPORT

Councilmember Buzzard stated there is nothing new to update.

15. COUNCIL COMMENTS

Councilmember Jeff Perryman: I am looking forward to the retreat at the end of February to learn more about the position and job; and what we can be doing for the town in the upcoming year and get focused on that and get busy.

Councilmember Mike Smith: I just want to thank everybody for coming out on this cold night. I appreciate you attending the meeting and continuing to come out.

Mayor Pro Tem Propst: I reiterate that. Go Dawgs! Thank everybody for coming out and thank you for being a part of the process. We do appreciate all the people that applied to the Planning Board and are looking forward to someone on the other part of town to be part of the process.

Councilmember Buzzard: I just want to thank everyone for coming out and taking an interest in our town and what we do. It's always good if you have questions or comments, to feel free to contact us or staff. Looking forward to working with everyone.

Mayor Callis: I would like to thank everybody for coming out. Thanks to everyone who applied to the Planning Board. It is commendable to try to get involved in your community. And thank you all for extending grace to me as I learn the process of going through a meeting. It's a process and I'm learning, so thank you for the grace that is extended.

16. ADJOURNMENT

Motion: Councilmember Smith made a motion to adjourn the January 8, 2018 Regular Town Council Meeting to 7:38 p.m.

Vote: The motion passed with a unanimous vote.

Elizabeth Callis, Mayor

Adopted: _____

Karen Dewey, Clerk

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: February 12, 2018

SUBJECT: Weddington Glen- R-CD Conservation Subdivision - Preliminary Plat/Construction Plans



Hopper Communities, Inc. submitted a preliminary plat and construction plans for 35 lots on 49.69 acres located at the southwest corner of Weddington-Matthews Road and Hemby Road.

Application Information:

Date of Application: July 14, 2017
Applicant/Developer Name: Hopper Communities, Inc.
Parcel ID#: 06123012 (portion), 06120003, and 06120002B
Property Location: Weddington-Matthews Road and Hemby Road
Zoning: R-CD
Existing Land Use: Residential
Proposed Land Use: Residential Conservation

Project Information:

The proposed subdivision contains 35 lots on 49.69 acres with a total density of .70 units per acre.

This is a conservation subdivision where 50% of the gross acreage must be retained as conservation land. 24.51 acres is required and 25.08 acres has been provided.

The 100' viewshed buffer includes a 10' landscape buffer along the thoroughfares to screen residential lots from the thoroughfare. However, all trees/plantings near or within the Duke power line easement will have to comply with their planting guidelines and restrictions. A 50' buffer surrounds the property separating the proposed lots from existing parcels.

The subdivision will be served by Union County Public Water and Sewer.

The subdivision is accessed by an entrance off Weddington-Matthews Road. NCDOT is requiring a left turn lane with 100' of storage on Weddington Matthews Road to serve the property. A stub road is provided to serve any future development on the Morris property to the north. The Town's consultant reviewed the trip threshold which is around 335 ADT, 27 at the a.m. peak and 35 trips at the p.m. peak. This does not warrant a TIA for the Town.

The Town Engineer reviewed and approved the construction plans. Union County Public Works and NCDOT approved the plans and other outside agency reviews are underway, including NCDEQ and the Army Corps of Engineers.

A draft maintenance plan and CCRs have been submitted for review.

Project History:

PIMs were held on February 20, 2017 at Town Hall and on-site. Questions were raised about process, lot sizes, road improvements, the water tower, and sewer.

The sketch plan was reviewed by the Planning Board on February 27, 2017. The Board discussed the radius of the turnaround/stub being large enough to accommodate large vehicles, a sewer easement to the fire department, tree-save areas, wetland areas, and access easements to the Helms property and cell tower parcels. The Board unanimously recommended approval with the condition that the sewer easement to the fire department be added.

The preliminary plat was reviewed by the Planning Board on December 18, 2017. The Board discussed the proposed public walking trail easement. The applicant shared that there is an easement being set aside for a trail to be built in the future. The Applicant will be building a trail around the bigger pond shown on the plans.

The Board noted that the smallest lot was 15,000 square feet and the average lot size is 17,842 square feet. They asked about the average front yard width. The Applicant stated that there are a few lots with 90 ft. lot front yard widths, but most are 100 ft. or more wide.

The Board asked if the easement for sewer to the fire department property was added. The Applicant stated that they will not only provide an easement but will also run the pipe to the adjacent property through the easement.

The Board confirmed there is a left turn lane about 150' long. The Board unanimously recommended approval with conditions.

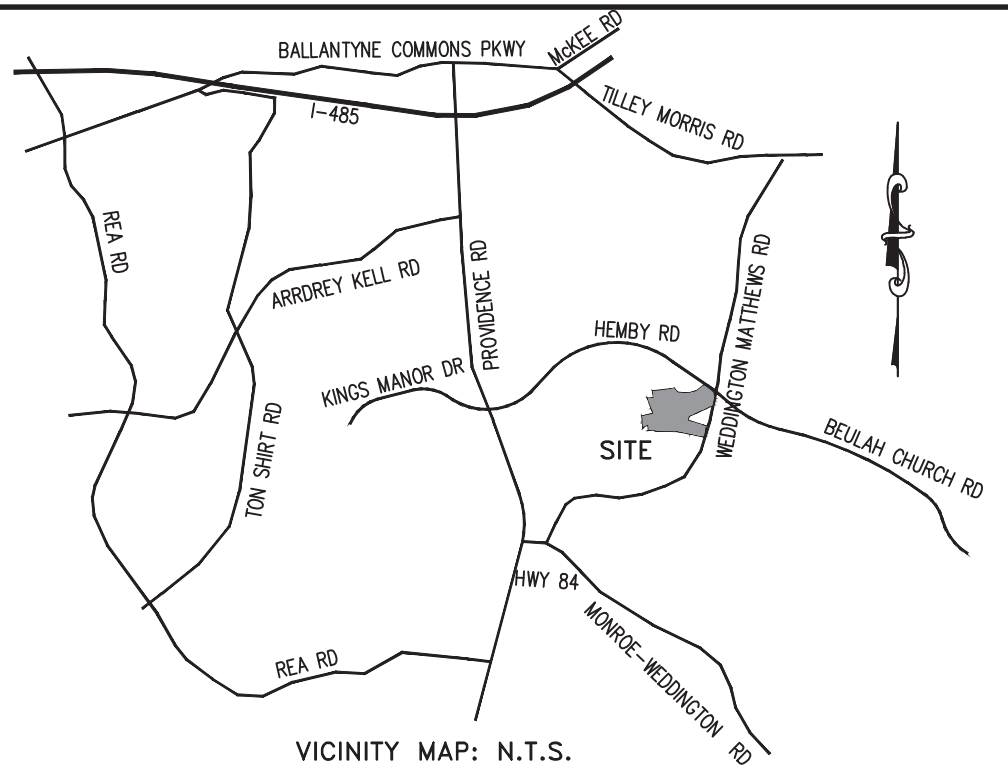
Recommendation

The preliminary plat is substantially similar to the sketch plan; therefore staff recommends approval of the preliminary plat/construction plans with the following conditions:

1. The Applicant must provide approvals from all local, state, and federal agencies prior to commencing construction.
2. The maintenance plan and agreement shall be reviewed by the town attorney.

WEDDINGTON GLEN SUBDIVISION

TOWN OF WEDDINGTON, NORTH CAROLINA



DEVELOPER: JHB DEVELOPMENT, LLC
CONTACT: CLAY MCCULLOUGH
EMAIL: cmccullough@hoppercommunities.com
ADDRESS: 229 EAST KINGSTON AVE.,
CHARLOTTE, N.C. 28203
PHONE: 704-805-4802 FAX: 704-805-4812
SURVEY COMPLETED MAY OF 2017.
CIVIL ENGINEER/SURVEYOR: THE ISAACS GROUP, P.C.
CONTACT: BRENT COWAN, P.E.
EMAIL: bcowan@isaacsgroup.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 = 6,500 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: GDMORR@AOL.COM
DEVELOPMENT DATA
ZONING: RCD
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:
I. FRONT YARD: 20 FEET
II. REAR YARD: 30 FEET
III. 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 THOROUGHFARES WILL BE REQUIRED PER TOWN ORDINANCE SECTION 46-76.

LOCAL RESIDENTIAL STREET WITH CURB AND GUTTER
(TYPICAL SECTION)
NOTES:
1. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE
WITH AASHTO-199 AND NCOT SPECIFICATIONS SECTION 500.
2. AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%.
3. ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NCOT SPECIFICATION
SECTION 610.
4. IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT
TESTING FIRM AT THE DEVELOPERS EXPENSE.
5. FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED UNTIL 80% 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 80% BUILD-OUT.
LOCAL RESIDENTIAL STREET WITH CURB AND GUTTER
(TYPICAL SECTION)
NOTES:
1. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE
WITH AASHTO-199 AND NCOT SPECIFICATIONS SECTION 500.
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STREETS THAT WILL BE USED TO ACCESS FUTURE PHASES UNTIL THOSE
PHASES REACH 80% BUILD-OUT.

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
C3.1	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



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
—P—	PROP. SIDEWALK
—PWT—	PUBLIC WALKING TRAIL ESM.
★	PROP. STREET LIGHT

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

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

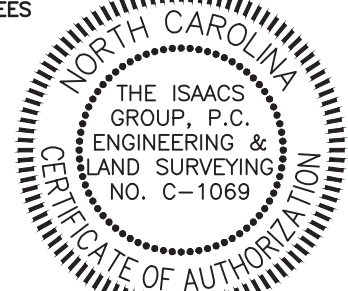
REQUIRED LANDSCAPING ALONG THOROUGHFARES:
TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 886 L.F.
(886/100) X 9 = 79.74 ~ 80 TREES
TOTAL LENGTH OF BUFFER W/ EXISTING TREES:
TOTAL NUMBER OF TREES REQUIRED:
= 80 X 40% = 32 (LMT)
= 80 X 60% = 48 (SMT)
= 32 (LMT)
= 48 (SMT)
TOTAL NUMBER OF TREES PROVIDED:
= 177

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

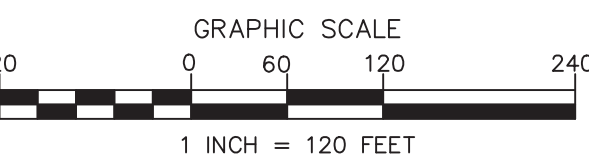
REQUIRED SCREENING AND LANDSCAPING ALONG 50' BUFFER W/ 6' HIGH FENCE
TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 160 L.F.
(160/100) X 9 = 14.4 ~ 15 TREES
TOTAL NUMBER OF TREES REQUIRED:
= 15 X 40% = 6 (LMT)
= 15 X 60% = 9 (SMT)
= 6 (LMT)
= 9 (SMT)
TOTAL NUMBER OF TREES PROVIDED:
= 32

PLANT SCHEDULE:	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	SPACING
LMT	QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK	32	2" CAL. MIN.	±40' O.C.
SMT	PRUNUS X YEDDENIS / YOSHINO CHERRY	48	12"-14" HEIGHT 2" CAL. MIN.	±25' O.C.
SHRUBS	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 PLANTING 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 VIABLE 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

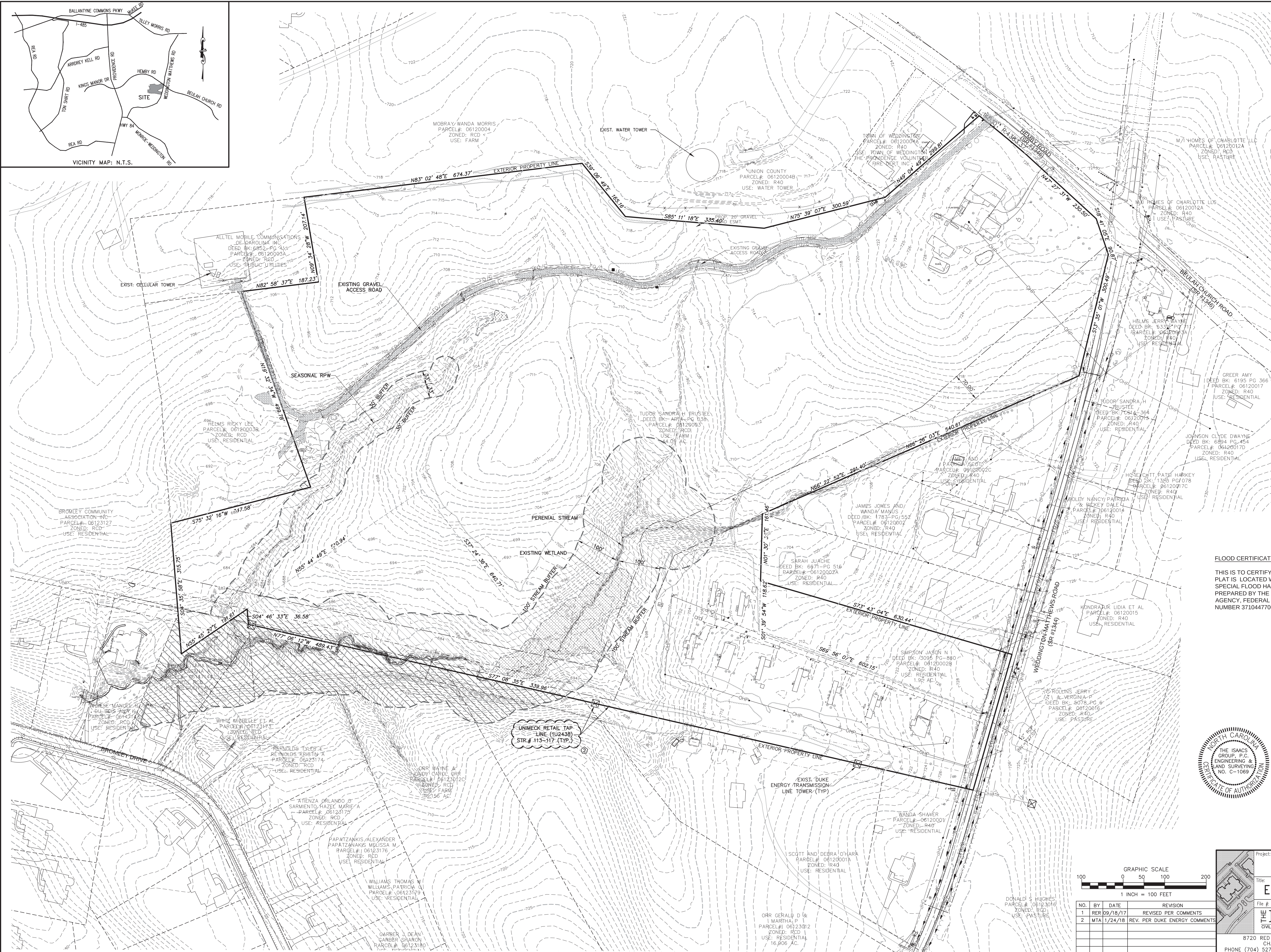
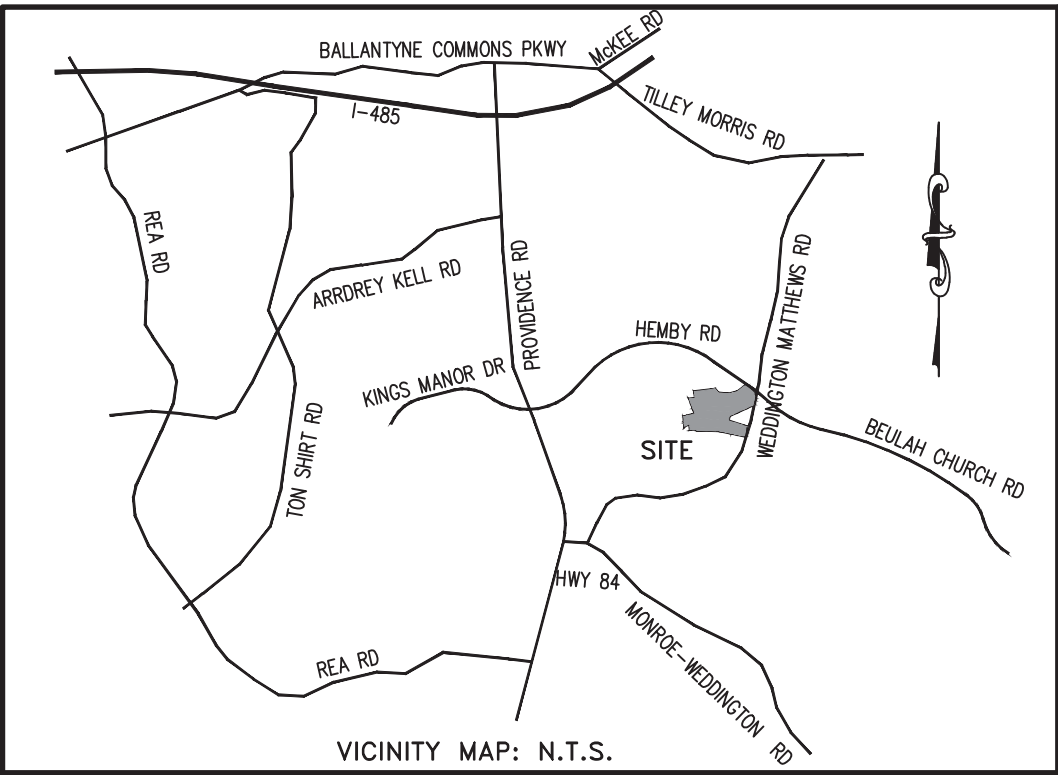


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B. Cowan, P.E.
Date: 2018.01.25
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NO.	BY	DATE	REVISION
1	RER	9/18/17	REVISED PER COMMENTS
2	RER	12/11/17	REVISED PER COMMENTS
3	RER	01/17/18	UPDATE DRAWING LISTS
4	MTA	1/24/18	REV. PER DUKE ENERGY COMMENTS

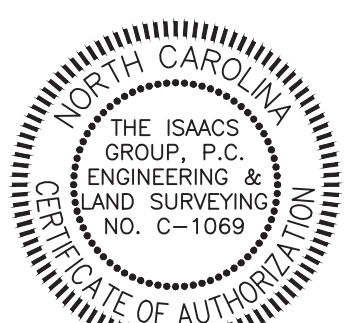
Project: **WEDDINGTON GLEN**
WEDDINGTON, NORTH CAROLINA
Title: **COVER SHEET**
File #: 16157-SP.DWG Date: 06/28/17 Project Egr: ABC
Design By: ABC
Drawn By: RER
Scale: 1"=120'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
C0.0



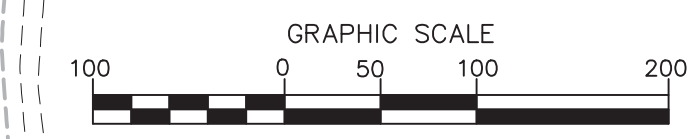
- LEGEND
- EXISTING ROAD RIGHT OF WAY
 - ELEV- EXISTING CONTOUR
 - OH/E EXISTING OVERHEAD ELECTRICAL
 - == EXISTING STORM DRAINAGE PIPE
 - EXISTING CREEK
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - SS EXISTING SEWER LINE
 - W EXISTING WATER LINE
 - OHP EXISTING OVERHEAD POWER
 - CATV EXISTING UNDERGROUND CABLE TV
 - FOC EXISTING FIBEROPTIC CABLE
 - G EXISTING GAS LINE
 - UT EXISTING UNDERGROUND TELEPHONE
 - EXISTING TREE LINE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE "X"; AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 3710447700L, DATED FEBRUARY 19,2014.



Digitally signed by Anthony B. Cowan, P.E.
Date: 2018.01.25 08:46:15-05'00'



NO.	BY	DATE	REVISION
1	RER	09/18/17	REVISED PER COMMENTS
2	MTA	1/24/18	REV. PER DUKE ENERGY COMMENTS

Project: **WEDDINGTON GLEN**
WEDDINGTON, NORTH CAROLINA

Title: **EXISTING CONDITION PLAN**

File #: 16157-GP.DWG | Date: 06/28/17 | Project Egr: ABC

ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING

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

Project Egr: ABC
Design By: ABC
Drawn By: RER
Scale: 1"=100'

C1.0

TOWN OF WEDDINGTON NOTES:

STREETS:

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROADS AND STRUCTURES UNLESS OTHERWISE SPECIFIED IN THIS MANUAL.
2. ALL ASPHALT CUTS SHALL BE MADE WITH A SAW WHEN PREPARING STREET SURFACES FOR PATCHING OR WIDENING STRIPS.
3. PAPER JOINTS SHALL BE USED TO SEAL THE ENDS OF AN ASPHALT POUR SO THAT FUTURE EXTENSIONS CAN BE MADE WITHOUT CAUSING ROUGH JOINTS.
4. WHEN PLACING ASPHALT AGAINST EXISTING SURFACES, A STRAIGHT EDGE SHALL BE USED TO PREVENT 'HUMPING' AT THAT LOCATION.
5. STONE SHALL BE PRIMED IF PAVING IS NOT COMPLETE WITHIN SEVEN DAYS FOLLOWING STONE BASE APPROVAL.
6. SURFACES SHALL BE TACKED WHEN ASPHALT IS PLACED AGAINST EXISTING ASPHALT STREETS OR ADJOINING CONCRETE, STORM DRAIN AND SANITARY SEWER STRUCTURES.
7. IN ROLLING AND FINISHING THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE TOWN INSPECTOR BASED ON FIELD CONDITIONS.
8. ALL CONCRETE USED FOR STREETS, CURB AND GUTTER, SIDEWALKS AND DRAINAGE STRUCTURES, ETC. SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 PSI AT 28 DAYS. THIS REQUIREMENT SHALL BE PROVIDED REGARDLESS OF ANY LESSER COMPRESSIVE STRENGTH SPECIFIED IN THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. THE CONTRACTOR SHALL PREPARE TEST CYLINDERS IN ACCORDANCE WITH SECTION 1000 OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES AT THE DIRECTION OF THE PROJECT INSPECTOR. ALL EQUIPMENT AND CYLINDER MOLDS SHALL BE FURNISHED BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE CYLINDERS UNTIL SUCH TIME AS THEY ARE TRANSPORTED FOR TESTING. TESTING FOR PROJECTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB, AT NO COST TO THE TOWN. THE CONTRACTOR SHALL PROVIDE EQUIPMENT AND PERFORM TESTS ON CONCRETE FOR A MAXIMUM SLUMP AND AIR CONTENT AS DETERMINED BY THE CONTRACTOR TO PROTECT THE CYLINDERS UNTIL SUCH TIME AS THEY ARE TRANSPORTED FOR TESTING. TESTING FOR PROJECTS SHALL BE PERFORMED AT A FREQUENCY ESTABLISHED BY THE INSPECTOR. MATERIALS FAILING TO MEET SPECIFICATIONS SHALL BE REMOVED BY THE CONTRACTOR.
9. ALL CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PIGMENTED CURING COMPOUND WHICH MEETS ASTM SPECIFICATIONS C-309, TYPE 1, APPLIED AT A UNIFORM RATE AT ONE (1) GALLON TO 400 SQUARE FEET WITHIN 24 HOURS OF PLACEMENT OF THE CONCRETE.
10. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SLOPE APPROVED BY THE INSPECTOR WITHIN 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.
11. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION DEBRIS, OR OTHER UNSUITABLE MATERIAL. SAND MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
12. MATERIALS DEEMED BY THE INSPECTOR AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL MATERIAL.
13. ALL TRENCHES IN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL IMMEDIATELY AFTER THE PIPE IS LAID. THE FILL AROUND ALL PIPE SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES AND EACH LAYER SHALL BE COMPACTED THOROUGHLY.
14. UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN UN-BACKFILLED TRENCHES AFTER THE PIPE HAS BEEN PLACED.
15. COMPACTION REQUIREMENTS SHALL BE ATTAINED BY THE USE OF MECHANICAL COMPACTION METHODS. EACH SIX (6) INCH LAYER OF BACKFILL SHALL BE PLACED LOOSE AND THOROUGHLY COMPACTED INTO PLACE.
16. STRAIGHT FORMS SHALL NOT BE USED FOR FORMING CURB AND GUTTER IN CURVES.
17. ALL EXCESS CONCRETE ON THE FRONT EDGE (LIP) OF GUTTER SHALL BE REMOVED WHEN CURB AND GUTTER IS POURED WITH A MACHINE.
18. ALL SUBGRADE SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST TO A DEPTH OF EIGHT (8) INCHES, AND A DENSITY OF 95% STANDARD PROCTOR FOR DEPTHS GREATER THAN EIGHT (8) INCHES. ALL TESTS SHALL BE PERFORMED BY DEVELOPER AT NO COST TO THE TOWN.
19. A CANVAS COVER OR OTHER SUITABLE COVER SHALL BE REQUIRED FOR TRANSPORTING PLANT MIX ASPHALT DURING COOL WEATHER WHEN THE FOLLOWING CONDITIONS ARE PRESENT:
 - A. AIR TEMPERATURE IS BELOW 60 DEGREES F.
 - B. LENGTH OF HAUL FROM PLANT TO JOB IS GREATER THAN FIVE (5) MILES.
 - C. OTHER OCCASIONS AT THE INSPECTOR'S DISCRETION WHEN A COMBINATION OF FACTORS INDICATES THAT MATERIAL SHOULD BE COVERED IN ORDER TO ASSURE PROPER PLACEMENT TEMPERATURE.
20. CONCRETE OR ASPHALT SHALL NOT BE PLACED UNTIL THE AIR TEMPERATURE MEASURED AT THE LOCATION OF THE PAVING OPERATION IS AT 35 DEGREES F AND RISING BY 10:00 A.M. CONCRETE OR PAVING OPERATIONS SHOULD BE SUSPENDED WHEN THE AIR TEMPERATURE IS 40 DEGREES F AND DESCENDING. THE CONTRACTOR SHALL PROTECT FRESHLY PLACED CONCRETE OR ASPHALT IN ACCORDANCE WITH SECTIONS 420 (CONCRETE STRUCTURES), 600 (ASPHALT BASES AND PAVEMENTS), AND 700 (CONCRETE PAVEMENTS AND SHOULDERS) OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHEN THE AIR TEMPERATURE IS AT OR BELOW 35 DEGREES F AND THE CONCRETE HAS NOT OBTAINED AN AGE OF 72 HOURS.
21. THE CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, AND BARRICADES AND FURNISH WATCHMEN OR FLAGMEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE LATEST EDITION WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH), WORK IN THE RIGHT-OF-WAY OF STATE SYSTEM STREETS WHICH REQUIRE ADDITIONAL TRAFFIC CONTROL PROVISIONS.
22. THE CONTRACTOR SHALL DO THAT WHICH IS NECESSARY TO CONTROL EROSION AND TO PREVENT SEDIMENTATION DAMAGE TO ALL ADJACENT PROPERTIES AND STREAMS IN ACCORDANCE WITH THE APPROPRIATE NCDENR EROSION AND SEDIMENTATION CONTROL ORDINANCE.

- ROADWAY:
1. PROPOSED STREET RIGHTS-OF-WAY SHALL BE GRADED TO THEIR FULL WIDTH FOR DITCH TYPE STREETS AND A MINIMUM OF EIGHT (8) FEET BEHIND THE CURB FOR CURB AND GUTTER SECTIONS.
 2. FILL EMANKMENTS SHALL BE FORMED OF SUITABLE MATERIAL PLACED IN SUCCESSIVE LAYERS NOT TO EXCEED MORE THAN SIX (6) INCHES IN DEPTH FOR THE FULL WIDTH OF THE CROSS-SECTION, INCLUDING THE WIDTH OF THE SLOPE AREA. NO STUMPS, TREES, BRUSH, RUBBER OR OTHER UNSUITABLE MATERIALS OR SUBSTANCES SHALL BE PLACED IN THE EMBANKMENT. EACH SUCCESSIVE SIX (6) INCH LAYER SHALL BE THOROUGHLY COMPACTED BY THE SHEEPSFOOT TAMPING ROLLER, 10-TON POWER ROLLER, PNEUMATIC-TIRED ROLLER, OR OTHER METHODS APPROVED BY THE TOWN ENGINEER. EMBANKMENTS OVER AND AROUND ALL PIPE CULVERTS SHALL BE OF SELECT MATERIAL, PLACED AND THOROUGHLY TAMPED AND COMPACTED AS DIRECTED BY THE TOWN ENGINEER OR HIS REPRESENTATIVE.

ROADWAY BASE:

1. ALL ROADWAYS SHALL BE CONSTRUCTED WITH A BASE COURSE AS DESCRIBED ON THE APPROPRIATE TOWN OF WEDDINGTON LAND DEVELOPMENT STANDARD DETAIL DRAWING.
2. THE MATERIAL FOR STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1010, AGGREGATE FOR NON-ASPHALT FLEXIBLE TYPE BASE, AND SECTION 520, AGGREGATE BASE COURSE OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
3. THE STONE BASE SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE MODIFIED PROCTOR TEST (AASHTO-1180) BY ROLLING WITH RING OR TAMPING ROLLER OR WITH A PNEUMATIC TIED ROLLER WITH A MINIMUM WEIGHT OF TEN TONS. WHEN COMPLETE, THE BASE COURSE SHALL BE SMOOTH, HARD, AND WELL BONDED.
4. A BITUMINOUS CONCRETE BASE COURSE, AS SPECIFIED ON THE STANDARD DETAIL DRAWING MAY BE SUBSTITUTED IN LIEU OF A STONE BASE COURSE.
5. ASPHALT BASE COURSE WILL ONLY BE ALLOWED WITHIN WIDENING STRIPS LESS THAN FIVE (5) FEET IN WIDTH.

ROADWAY INTERMEDIATE AND SURFACE COURSE:

1. ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED WITH AN INTERMEDIATE AND SURFACE COURSE AS DESCRIBED ON THE APPROPRIATE TOWN OF WEDDINGTON LAND DEVELOPMENT STANDARD DETAIL DRAWING.
2. PLANT MIXED ASPHALT SHALL CONFORM IN ALL RESPECTS TO SECTION 610 OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
3. THE FINAL LIFT OF ASPHALT SURFACE COURSE FOR RESIDENTIAL SUBDIVISION STREETS SHALL BE WITHHELD UNTIL A MINIMUM OF (90%) FOR LOCAL RESIDENTIAL AND (90%) FOR RESIDENTIAL COLLECTOR ROADS WITHIN AN OCCUPIED DEVELOPMENT (OCCUPIED MEANS A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED). ALL KNOWN BASE FAILURES SHALL BE REPAIRED PRIOR TO APPLICATION OF THE FINAL LIFT OF ASPHALT SURFACE COURSE.
4. THE TOWN INSPECTOR SHALL BE GIVEN A (24) TWENTY-FOUR HOUR NOTIFICATION TO INSPECT THE INTERMEDIATE COURSE DEFICIENCIES. ALL DEFICIENCY REPAIRS ARE TO BE MONITORED BY A TOWN INSPECTOR AND ACCEPTED PRIOR TO APPLICATION OF THE FINAL LAYER.
5. RECYCLED PLANT MIXES ARE NOT ALLOWED ON NEW ROADWAYS.
6. FAILURE TO MEET THE ABOVE REQUIREMENTS MAY RESULT IN THE DELAY OR PREVENTION OF STREET ACCEPTANCE BY THE TOWN OF WEDDINGTON OR NCDOT.

PAVEMENT MARKING NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH NCDOT SPECIFICATIONS.

SIDEWALKS AND DRIVEWAYS:

1. SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3600 P.S.I. CONCRETE AND SHALL BE FOUR (4) INCHES THICK, CONSTRUCTED ON AN ADEQUATELY GRADED BASE, EXCEPT WHERE A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE SIX (6) INCHES THICK. SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL TROWEL AND LIGHT BROOM FINISHED AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT INTERVALS OF NOT LESS THAN FIVE (5) FEET AND EXPANSION JOINTS AT INTERVALS OF NOT MORE THAN FORTY-FIVE (45) FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF ONE-QUARTER (1/4) INCH PER FOOT.
2. PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO 1/4 INCH PER FOOT (MIN.) UP TO 1 1/4 INCH PER FOOT (MAX.) EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE TOWN ENGINEER MAY AUTHORIZE A SUITABLE GRADE.
3. SIDEWALK WIDTHS SHALL BE A MINIMUM OF FIVE (5) FEET UNLESS OTHERWISE SPECIFIED.
4. APPROVAL OF OBTAINED AS PART OF THE PLAN REVIEW PROCESS, EXCEPT IN UNUSUAL CIRCUMSTANCES, SIDEWALK MUST BE LOCATED A MINIMUM OF (5) FIVE FEET FROM THE BACK OF THE CURB OR AT THE BACK OF THE RIGHT-OF-WAY. A RECORDED PUBLIC SIDEWALK EASEMENT IS REQUIRED FOR ALL SIDEWALK LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY. THE WIDTH SHALL BE EQUAL TO THE DISTANCE FROM THE RIGHT-OF-WAY LINE TO THE BACK OF THE SIDEWALK PLUS TWO FEET OR TO THE FACE OF BUILDING, WHICHEVER IS LESS. THE SIDEWALK EASEMENT MUST BE RECORDED WITH THE UNION COUNTY REGISTER OF DEEDS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE CORRESPONDING BUILDING(S).
5. ACCESSIBLE RAMPS ARE REQUIRED WHERE SIDEWALKS INTERSECT CURBING AT ANY STREET INTERSECTION AND AT TYPE III DRIVEWAY CONNECTIONS.

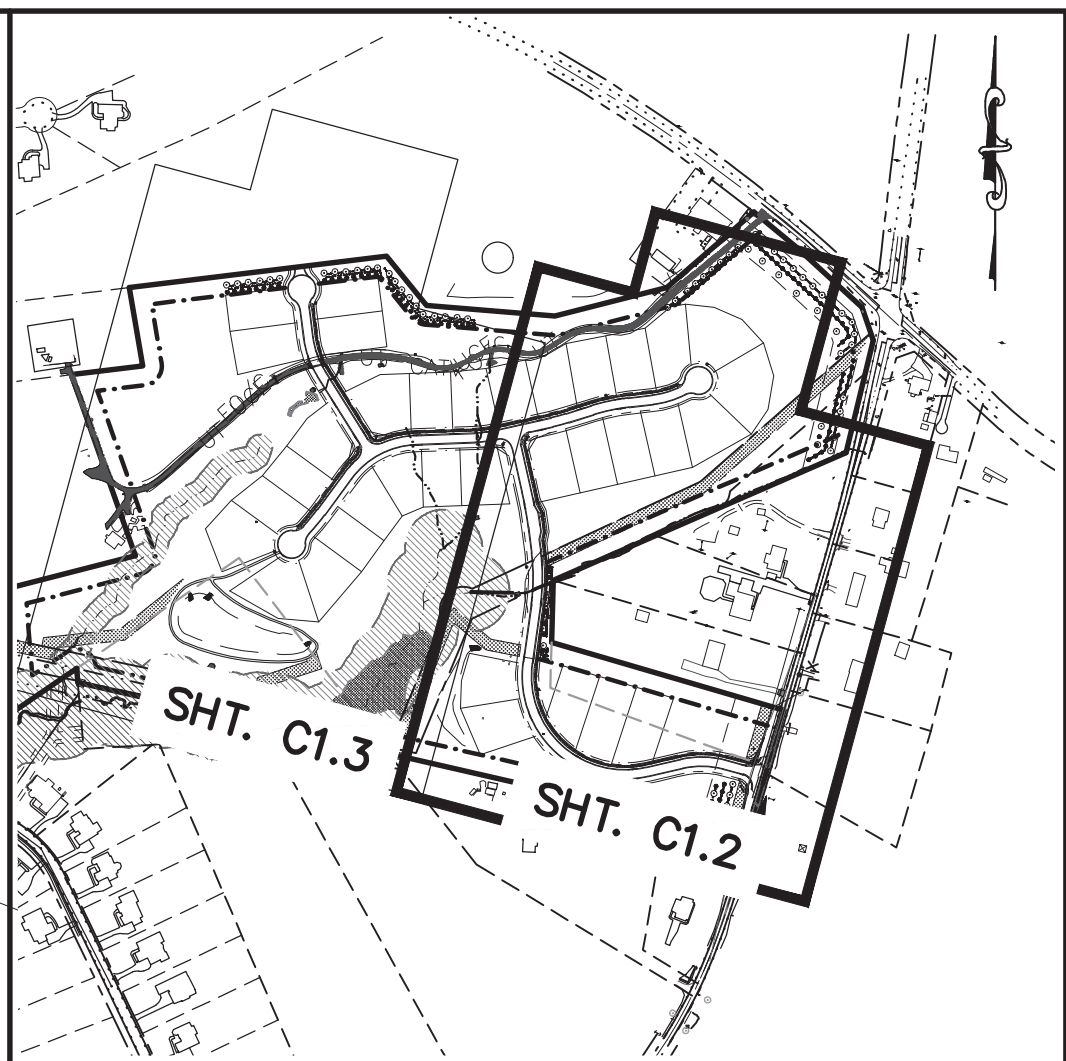
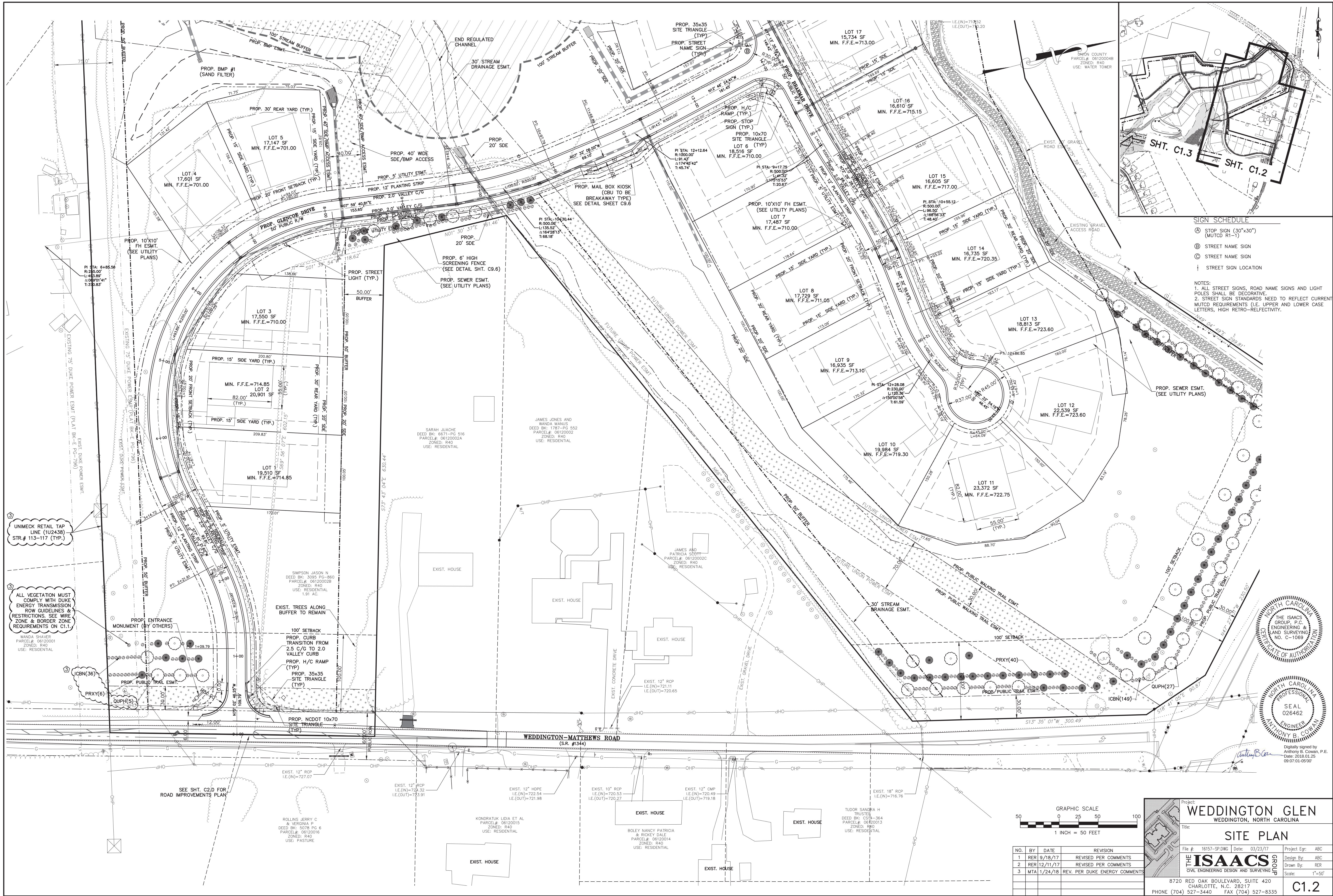
DRAINAGE NOTES:

1. THE PROPOSED CONTOURS WITHIN PAVED AREAS ARE GRAPHICAL REPRESENTATIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR GRADING UNIFORMLY BETWEEN SPOT ELEVATIONS.
2. CONTRACTOR TO GRADE ALL AREAS WITHIN PROJECT TO DRAIN STORM WATER. CARE SHALL BE TAKEN TO ENSURE THAT ALL AREAS WITHIN PARKING LOTS AND LANDSCAPED ISLANDS SHALL NOT HOLD WATER UPON PROJECT COMPLETION.
3. MIN. SLOPE ON ALL ASPHALT TO BE 1.5%.
4. MIN. SLOPE ON CURB AND GUTTER CARRYING STORM WATER TO BE 0.5%.
5. ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE SPECIFIED AND STAMPED BY NCDOT. USE OF HOPE PIPE WILL REQUIRE APPROVAL BY NCDOT PRIOR TO INSTALLATION.
6. ALL DRAINAGE STRUCTURES TO BE PER TOWN OF WEDDINGTON AND NCDOT STDS.

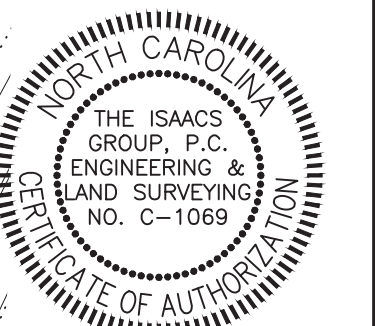
STORM DRAINAGE:

A. GENERAL NOTES:

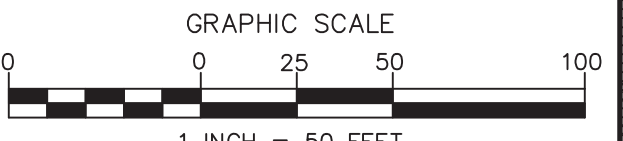
1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NCDOT STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED IN THIS MANUAL. ALL CONCRETE USED FOR DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 PSI AT 28 DAYS. THIS REQUIREMENT SHALL BE PROVIDED REGARDLESS OF ANY LESSER COMPRESSIVE STRENGTH SPECIFIED IN THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
2. REINFORCED CONCRETE PIPE MAY BE USED IN ALL STORM DRAIN APPLICATIONS. CULVERTS 60 INCHES IN DIAMETER OR GREATER MAY BE CORRODED ALUMINUM PIPE (CAMP) WITH A MINIMUM 14 GAUGE METAL.
3. ALL PIPE SHALL BE LAID WITH THE BELL OR GROOVE UPGRADE AND THE JOINT ENTIRELY INTERLOCKING.
4. THE MINIMUM COVER FOR ALL PIPES IS TWO (2) FEET MEASURED FROM THE FINAL SURFACE. SPECIAL APPLICATIONS FOR LESS THAN TWO (2) FEET OF COVER WILL BE REVIEWED AND APPROVED BY THE TOWN ENGINEER INDIVIDUALLY. THE MAXIMUM COVER FOR STORM DRAINAGE PIPES SHALL AT A MINIMUM COMPLY WITH THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION HIGHWAY DESIGN BRANCH ROADWAY DESIGN MANUAL, PART I, SECTION 5, AND 'DRAINAGE DESIGN'. STORM PIPE DESIGN THAT EXCEEDS THESE CRITERIA MAY BE APPROVED AT THE DISCRETION OF THE TOWN ENGINEER.
5. ALL PIPES IN STORM DRAIN STRUCTURES SHALL BE FLUSH WITH THE INSIDE WALL.
6. ALL STORM DRAIN STRUCTURES OVER THREE (3) FEET AND SIX (6) INCHES IN HEIGHT MUST HAVE STEPS IN ACCORDANCE WITH STANDARD DETAILS SET FORTH IN THIS MANUAL.
7. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
8. ALL FRAMES, GRATES, RINGS, COVERS, ETC., MUST CONFORM TO THE STANDARDS SET FORTH IN THIS MANUAL.
9. ALL PIPES IN STORM DRAIN STRUCTURES SHALL BE FLUSH WITH THE INSIDE WALL.
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- SIGN SCHEDULE**
- (A) STOP SIGN (30"x30") (MUTCD R1-1)
 - (B) STREET NAME SIGN
 - (C) STREET NAME SIGN
 - (D) STREET SIGN LOCATION
- NOTES:**
1. ALL STREET SIGNS, ROAD NAME SIGNS AND LIGHT POLES SHALL BE DECORATIVE.
 2. STREET SIGN STANDARDS NEED TO REFLECT CURRENT MUTCD REQUIREMENTS (I.E. UPPER AND LOWER CASE LETTERS, HIGH RETRO-REFLECTIVITY).



Digitally signed by
Anthony B. Cowan, P.E.
Date: 2018.01.25
09:07:01-05'00'



NO.	BY	DATE	REVISION
1	RER	9/18/17	REVISED PER COMMENTS
2	RER	12/11/17	REVISED PER COMMENTS
3	MTA	1/24/18	REV. PER DUKE ENERGY COMMENTS

Project: **WEDDINGTON GLEN**
WEDDINGTON, NORTH CAROLINA

Title: **SITE PLAN**

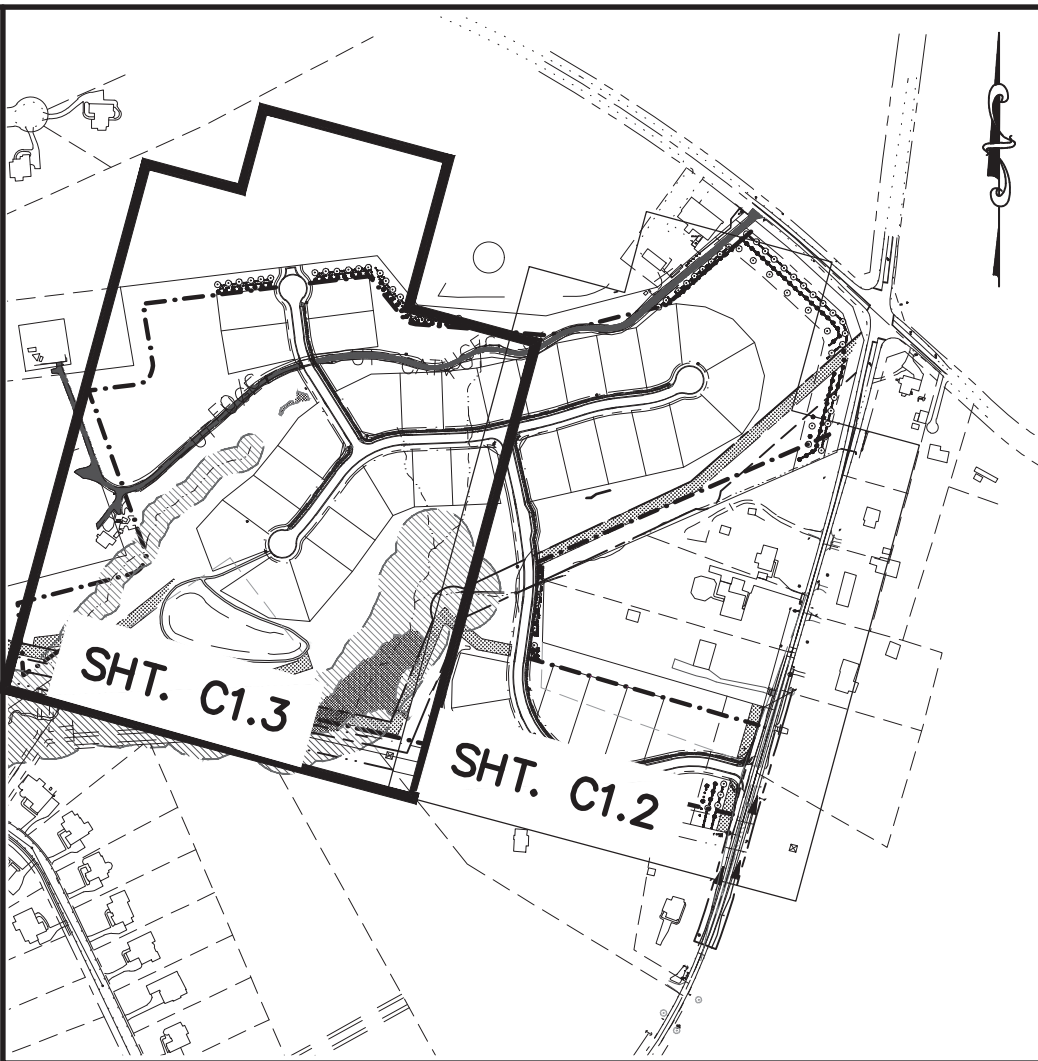
File #: 16157-SP.DWG | Date: 03/23/17 | Project Egr: ABC

THE ISAACS GROUP, P.C.
ENGINEERING & LAND SURVEYING
NO. C-1069

Design By: ABC
Drawn By: RER
Scale: 1"=50'

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

C1.2



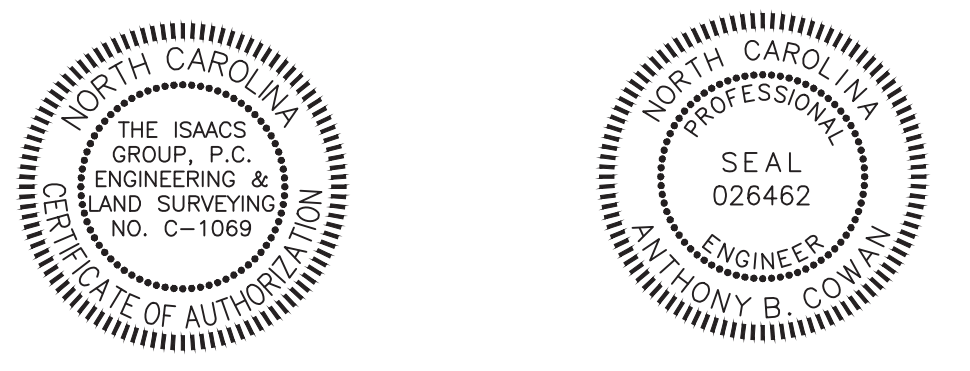
- SIGN SCHEDULE**
- Ⓐ STOP SIGN (30"x30") (MUTCD R1-1)
 - Ⓑ STREET NAME SIGN
 - Ⓒ STREET NAME SIGN
 - † STREET SIGN LOCATION

NOTES:

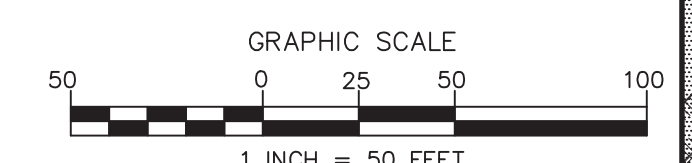
1. ALL STREET SIGNS, ROAD NAME SIGNS AND LIGHT POLES SHALL BE DECORATIVE.
2. STREET SIGN STANDARDS NEED TO REFLECT CURRENT MUTCD REQUIREMENTS (I.E. UPPER AND LOWER CASE LETTERS, HIGH RETRO-REFLECTIVITY).

WETLAND NOTES:

WETLANDS SHOWN ON THIS MAP WERE FLAGGED BY LEN RINDNER WITH WETLANDS & ENVIRONMENTAL PLANNING GROUP (WEPG) AND SURVEYED BY THE ISAACS GROUP. REFERENCE REPORT PREPARES BY WEPG DATED 11/16/2016.



Digitally signed by Anthony B. Cowan, P.E.
Date: 2018.01.25 08:49:17-05'00'



NO.	BY	DATE	REVISION
1	RER	9/18/17	REVISED PER COMMENTS
2	RER	12/11/17	REVISED PER COMMENTS
3	RER	1/17/18	REVISED PER NCDOT COMMENTS
4	MTA	1/24/18	REV. PER DUKE ENERGY COMMENTS

Project: **WEDDINGTON GLEN**
WEDDINGTON, NORTH CAROLINA

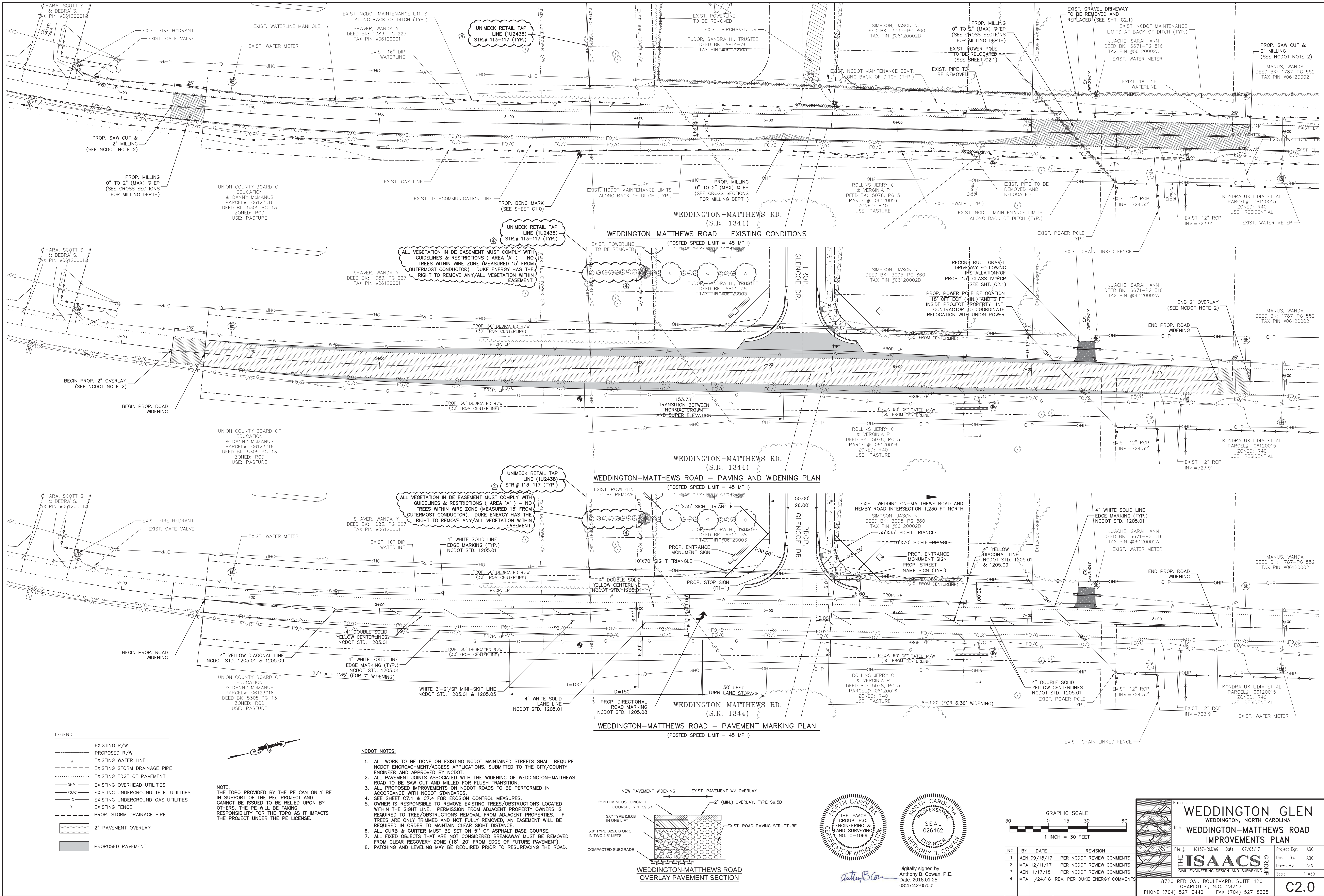
Title: **SITE PLAN**

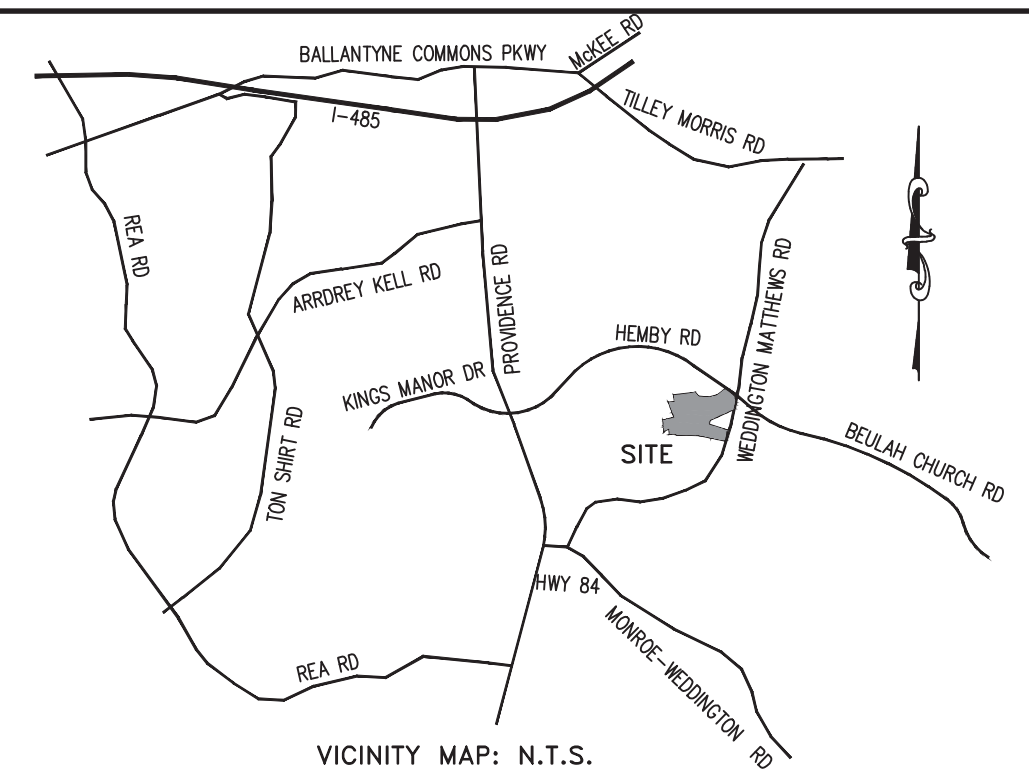
File #: 16157-SP.DWG | Date: 06/28/17 | Project Egr: ABC

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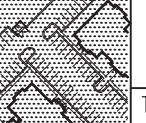
Design By: ABC
Drawn By: RER
Scale: 1"=50'

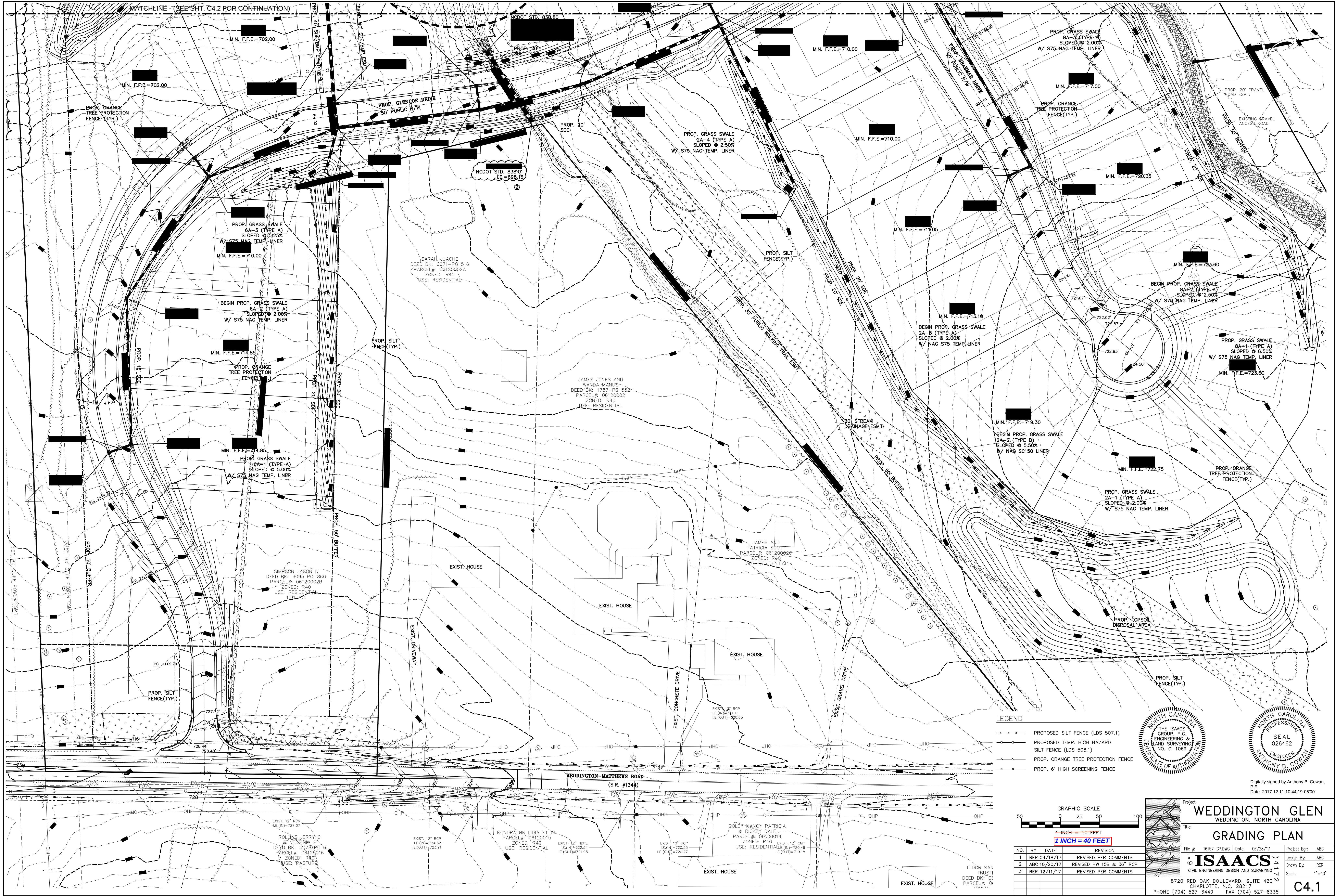
C1.3





NO.	BY	DATE	REVISION
1	RER	09/18/17	REVISED PER COMMENTS
2	RER	12/11/17	REVISED PER COMMENTS
3	RER	1/17/18	REVISED PER NCDOT COMMENTS

	Project: WEDDINGTON GLEN WEDDINGTON, NORTH CAROLINA		
	Title: OVERALL GRADING PLAN/ CONTEXT MAP		
	File #:	Date:	Project Egr:
	16157-0P.DWG	06/28/17	ABC
	Design By: ABC		
	Drawn By: RER		
	Scale: 1"=120'		
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28117 PHONE (704) 527-3440 FAX (704) 527-8335			



- LEGEND
- PROPOSED SILT FENCE (LDS 507.1)
 - PROPOSED TEMP. HIGH HAZARD SILT FENCE (LDS 508.1)
 - PROPOSED ORANGE TREE PROTECTION FENCE
 - PROPOSED 6' HIGH SCREENING FENCE



NO.	BY	DATE	REVISION
1	RER	09/18/17	REVISED PER COMMENTS
2	ABC	10/20/17	REVISED HW 15B & 36" RCP
3	RER	12/11/17	REVISED PER COMMENTS

Project: **WEDDINGTON GLEN**
WEDDINGTON, NORTH CAROLINA

Title: **GRADING PLAN**

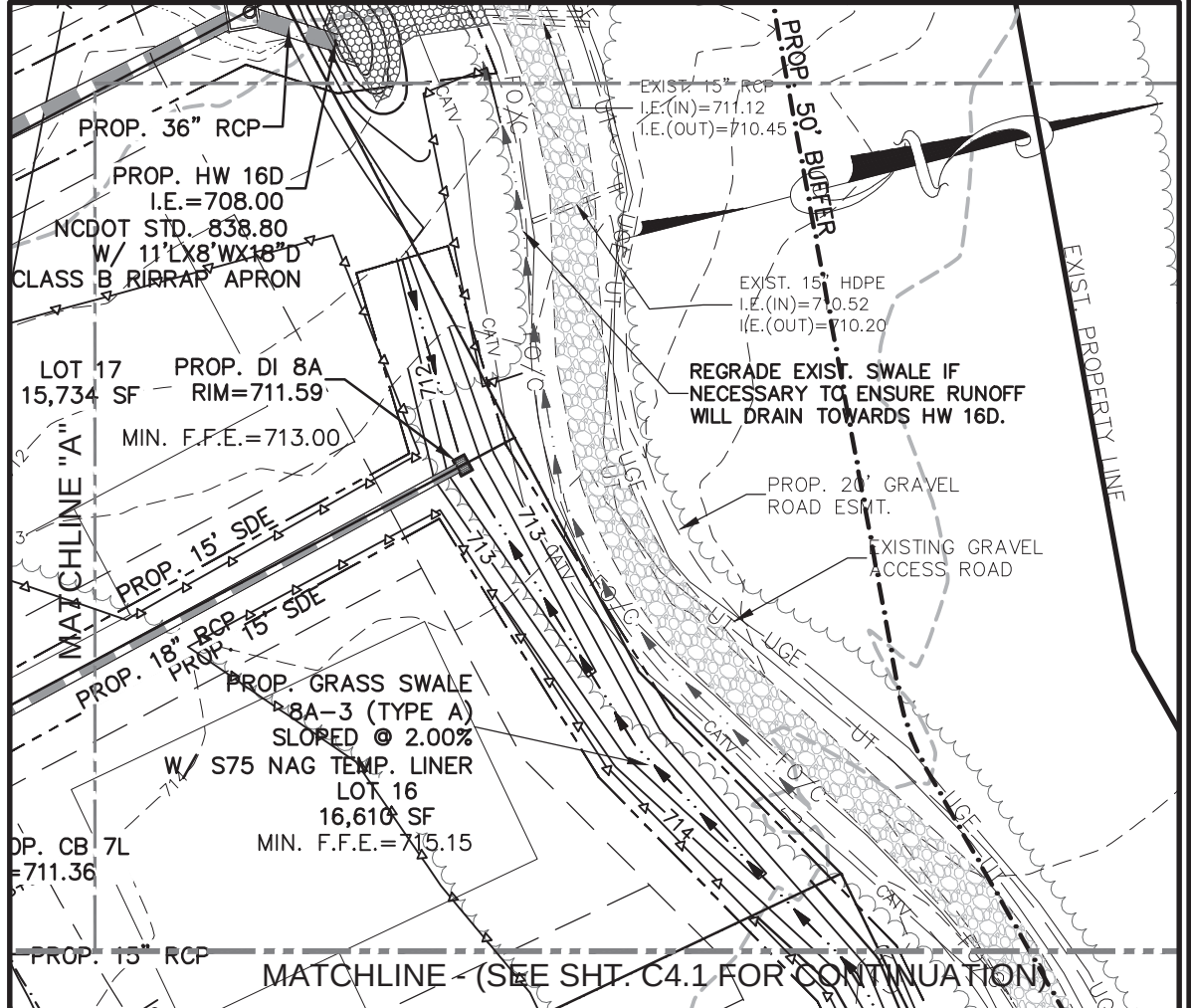
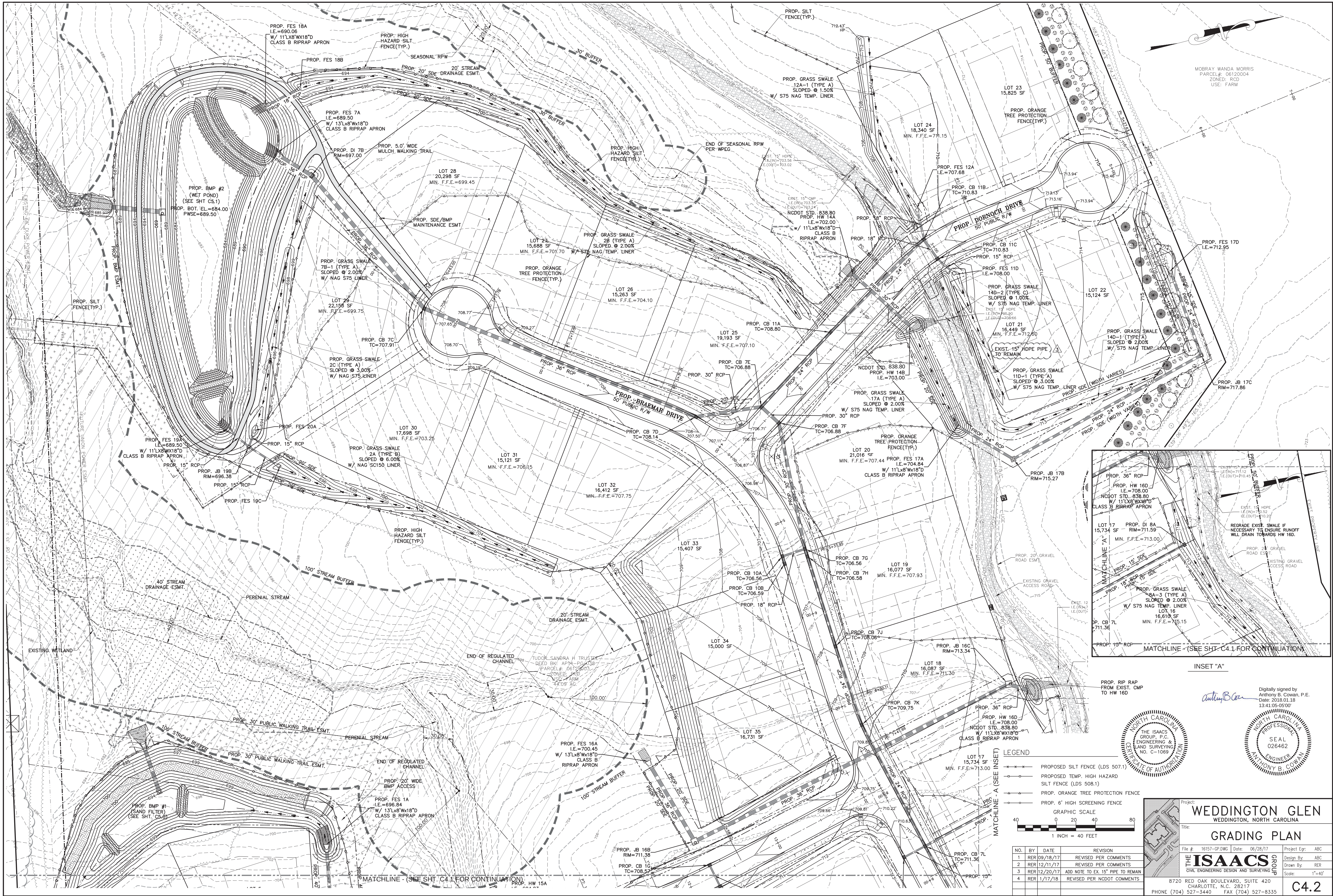
File #: 16157-GP.DWG | Date: 06/28/17 | Project Egr: ABC

ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING

Design By: ABC
Drawn By: RER
Scale: 1"=40'

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

C4.1



LEGEND

- PROPOSED SILT FENCE (LDS 507.1)
- PROPOSED TEMP. HIGH HAZARD SILT FENCE (LDS 508.1)
- PROP. ORANGE TREE PROTECTION FENCE
- PROP. 6" HIGH SCREENING FENCE

GRAPHIC SCALE

1 INCH = 40 FEET

THE ISAACS GROUP, P.C.
ENGINEERING & SURVEYING
NO. C-106

ANTHONY B. COWAN
PROFESSIONAL ENGINEER
SEAL 026462

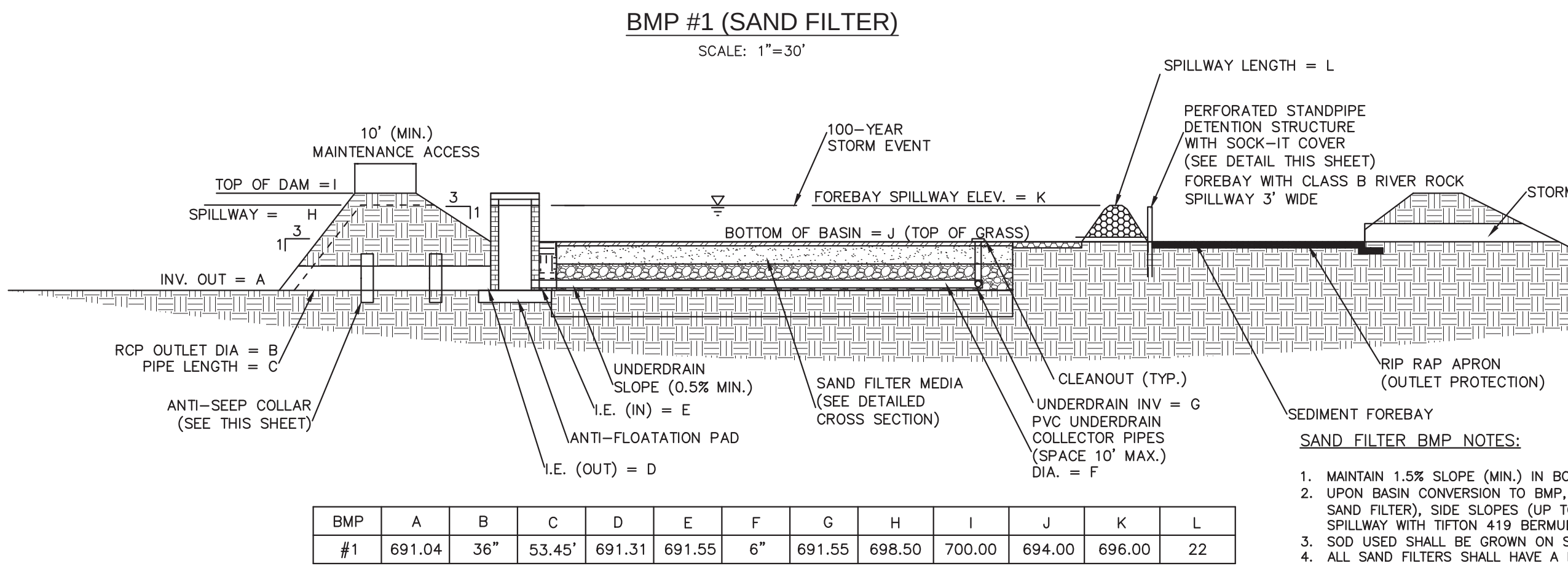
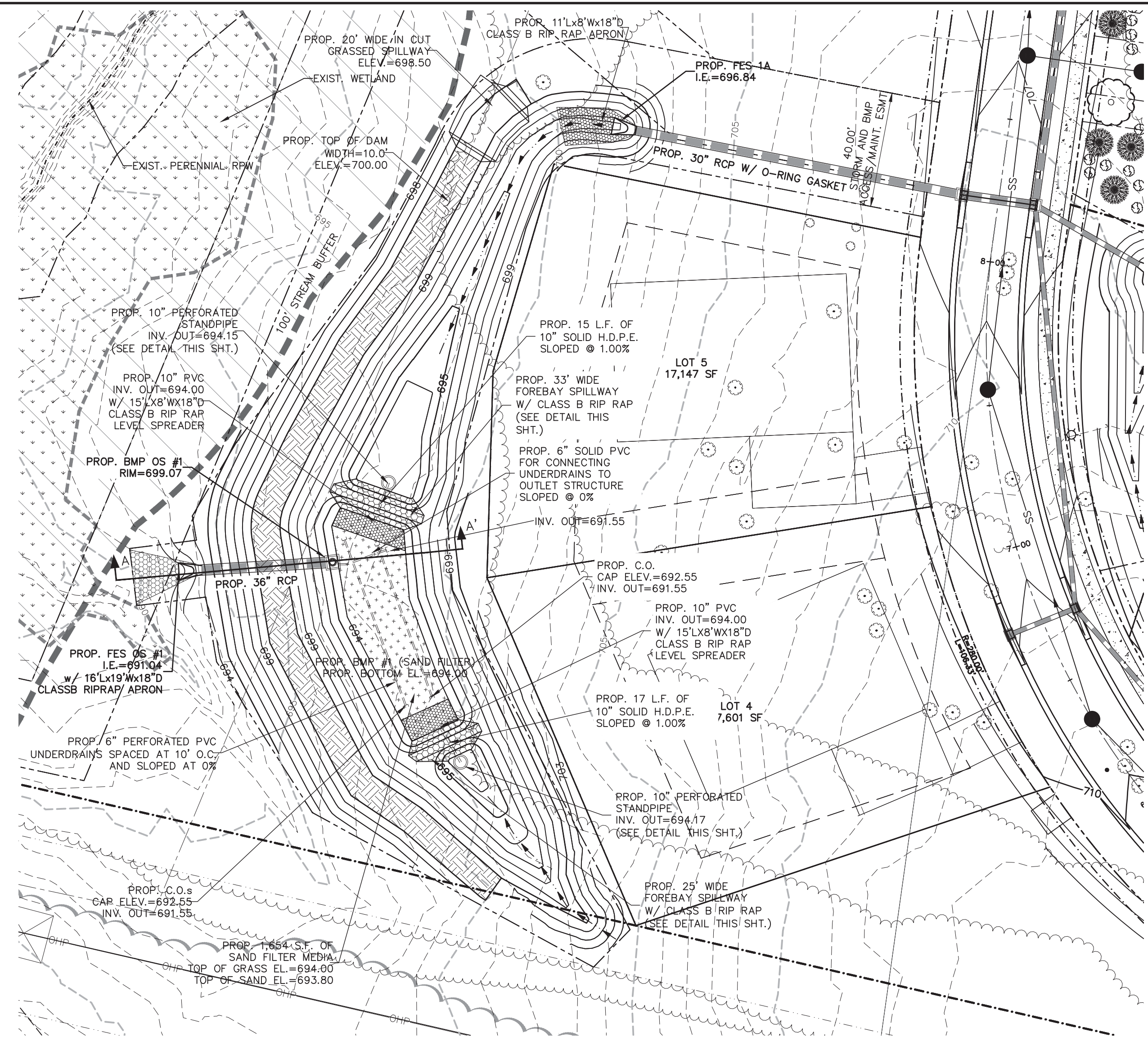
WEDDINGTON GLEN
WEDDINGTON, NORTH CAROLINA

GRADING PLAN

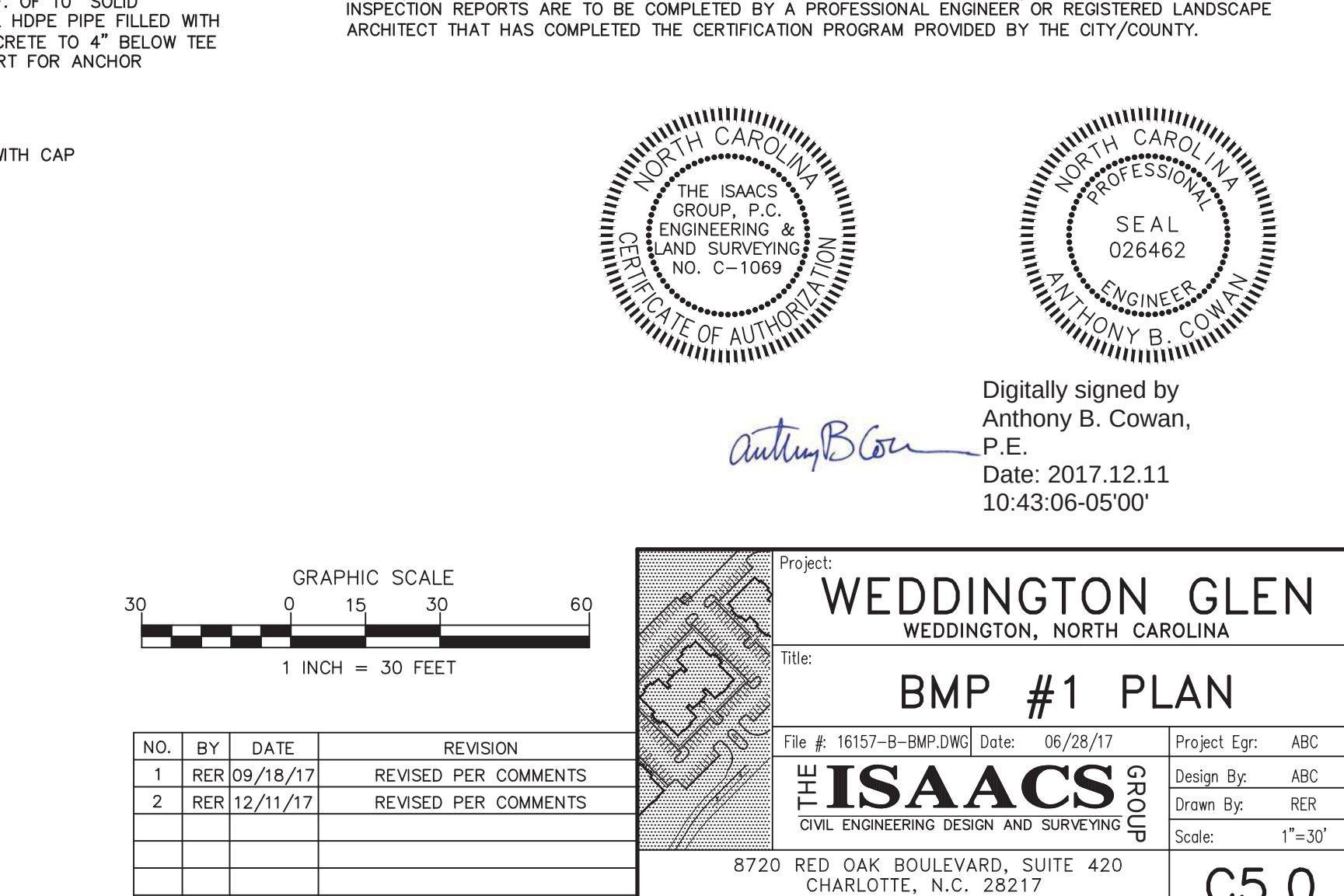
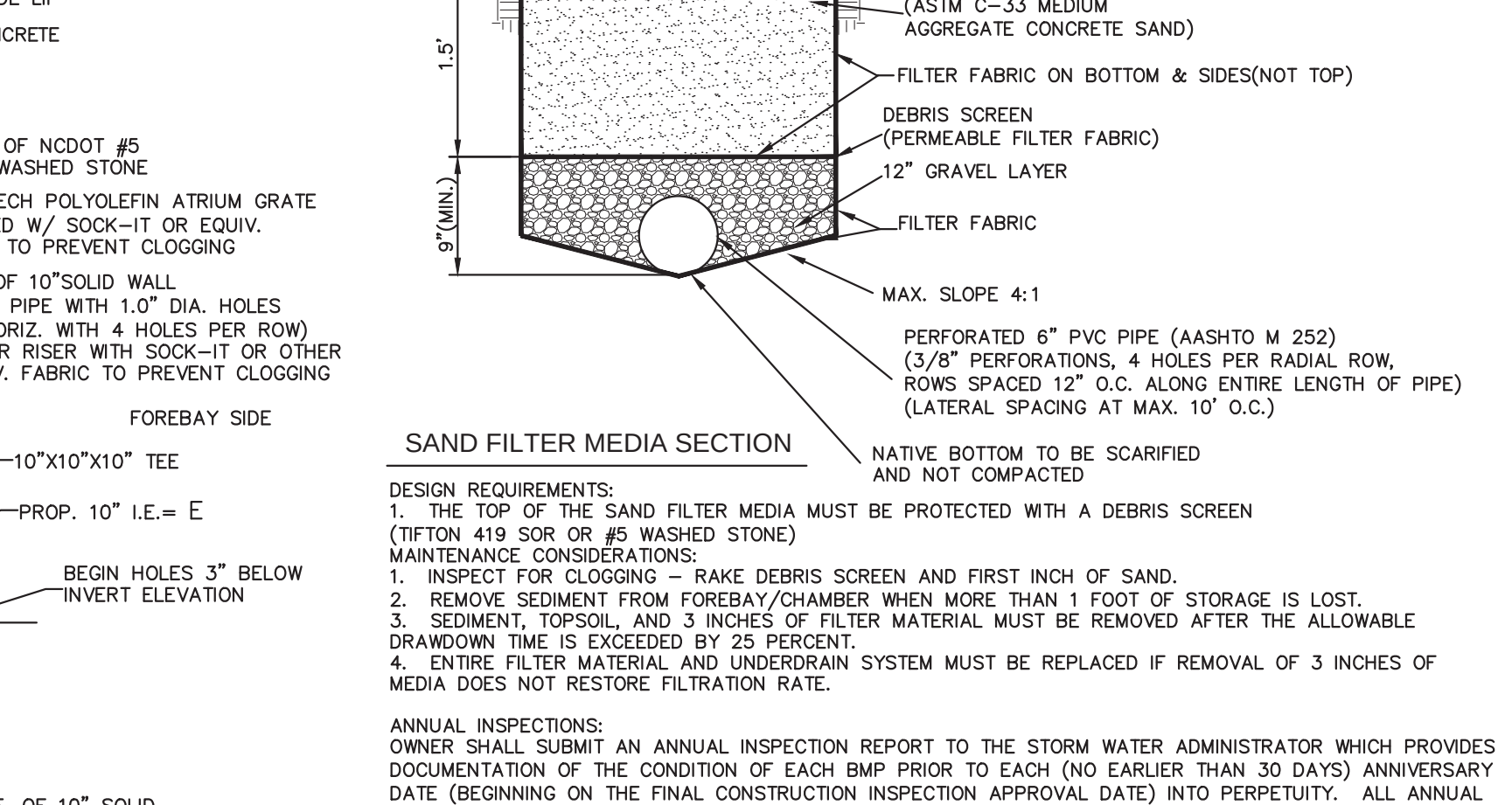
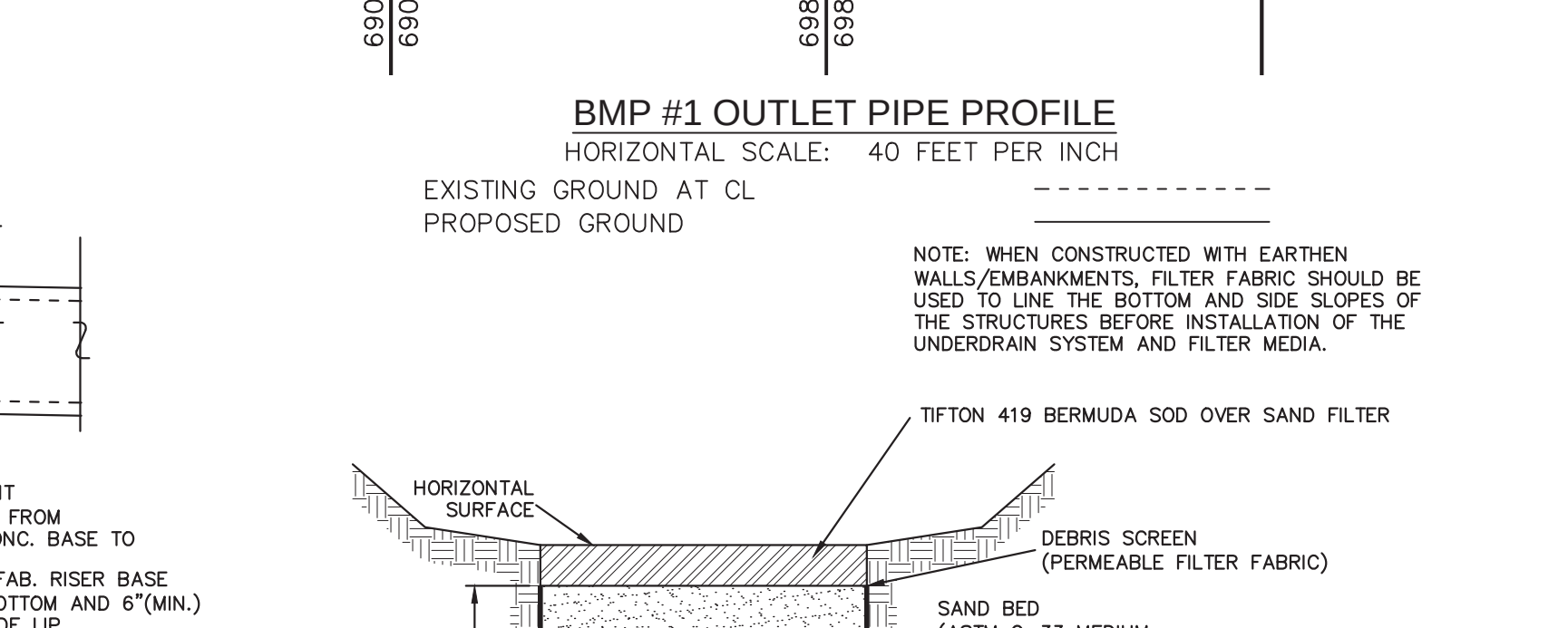
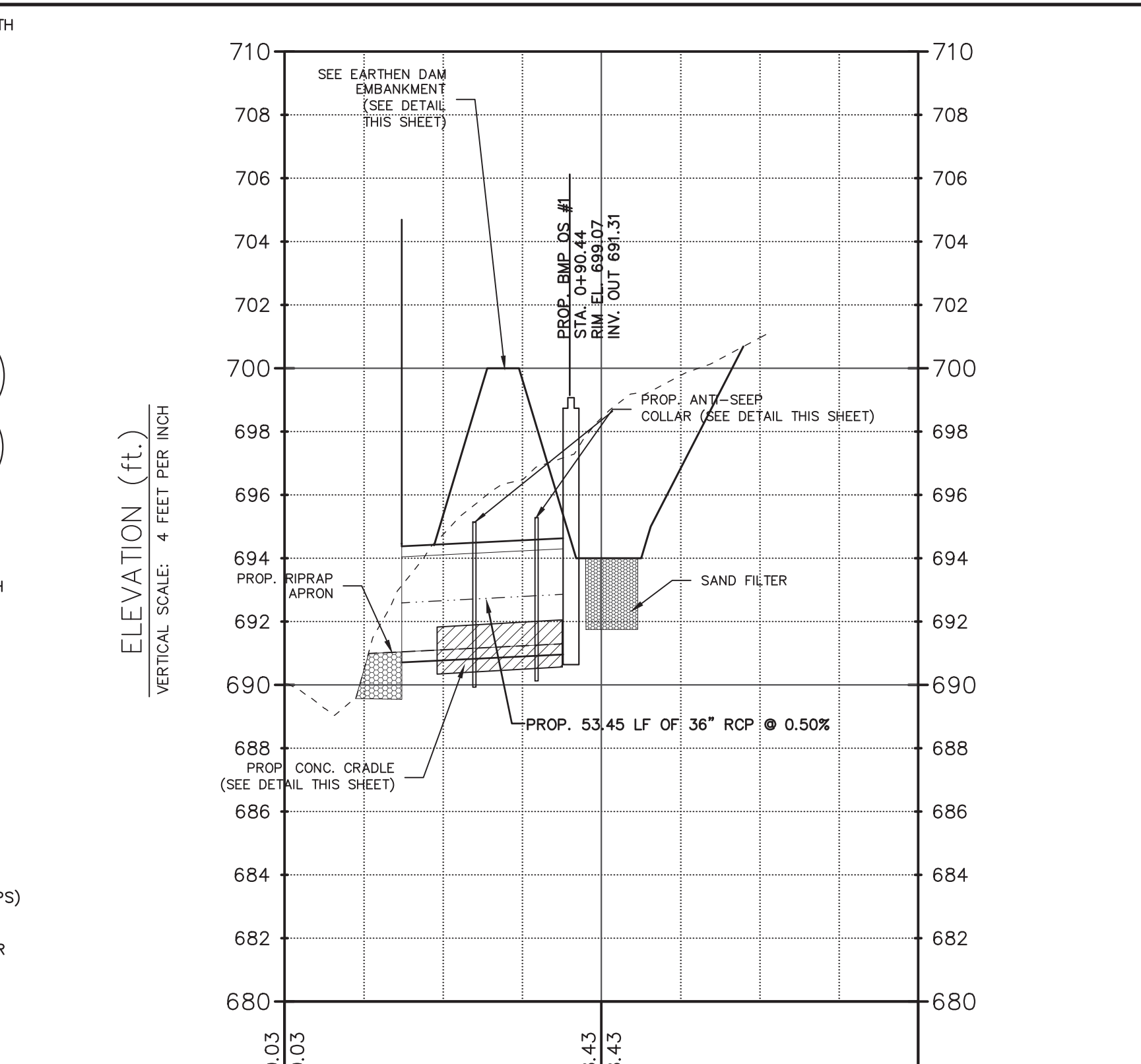
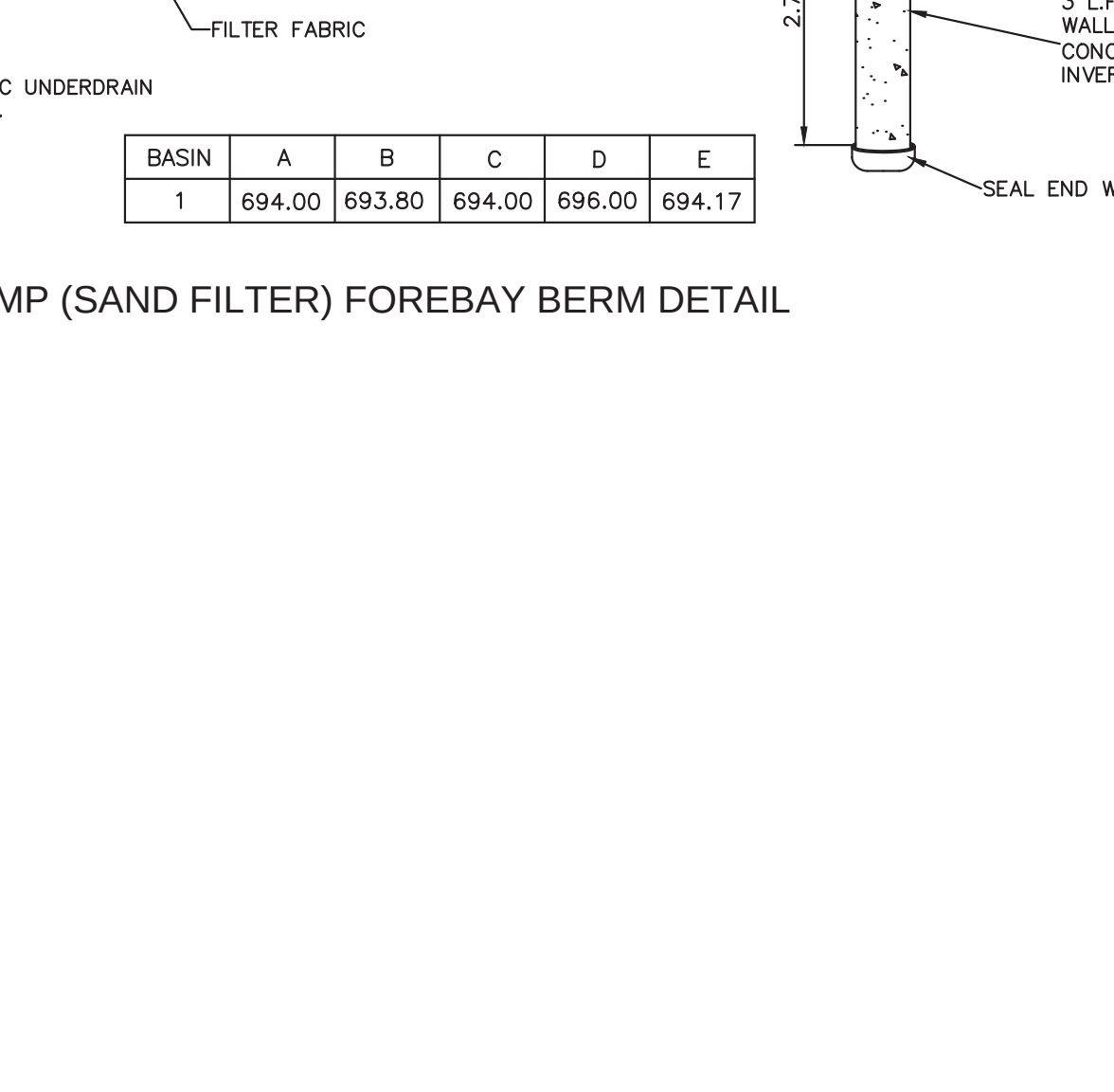
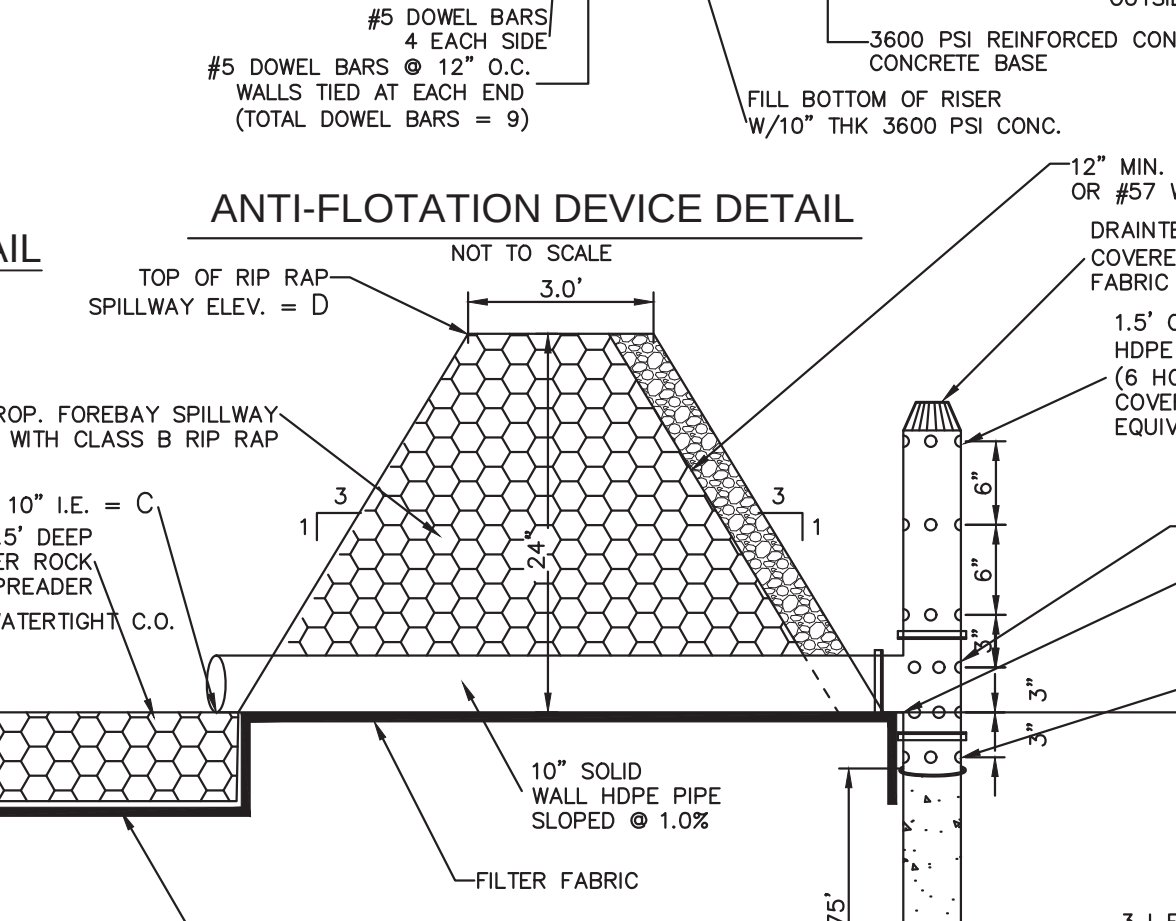
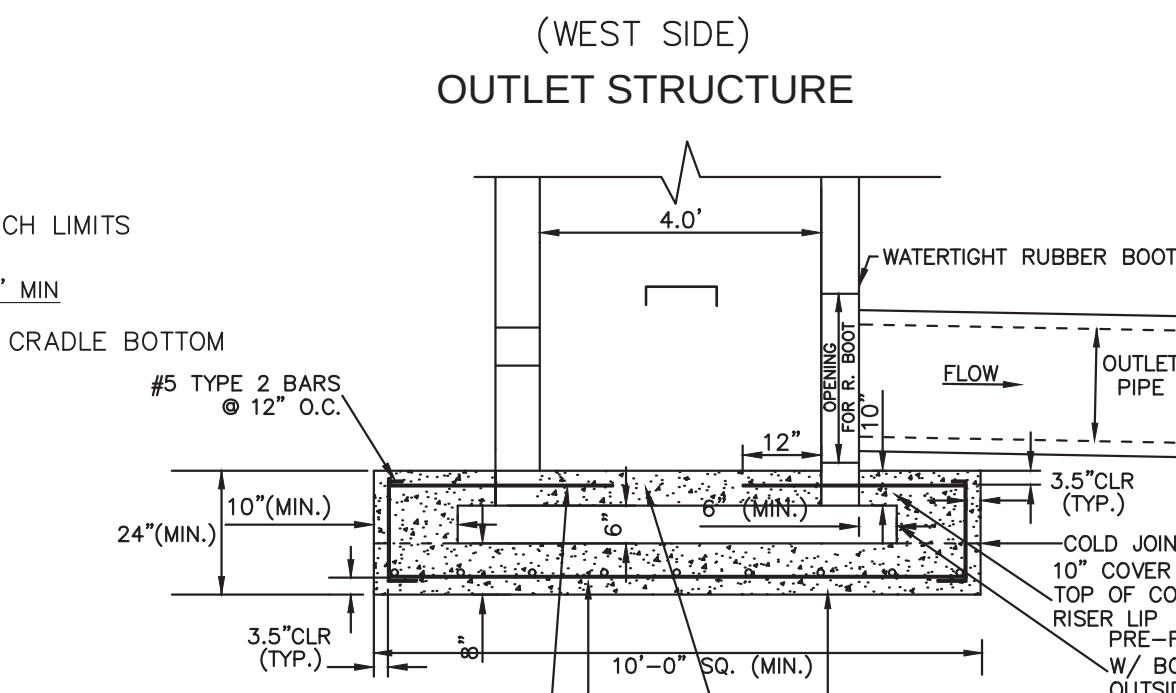
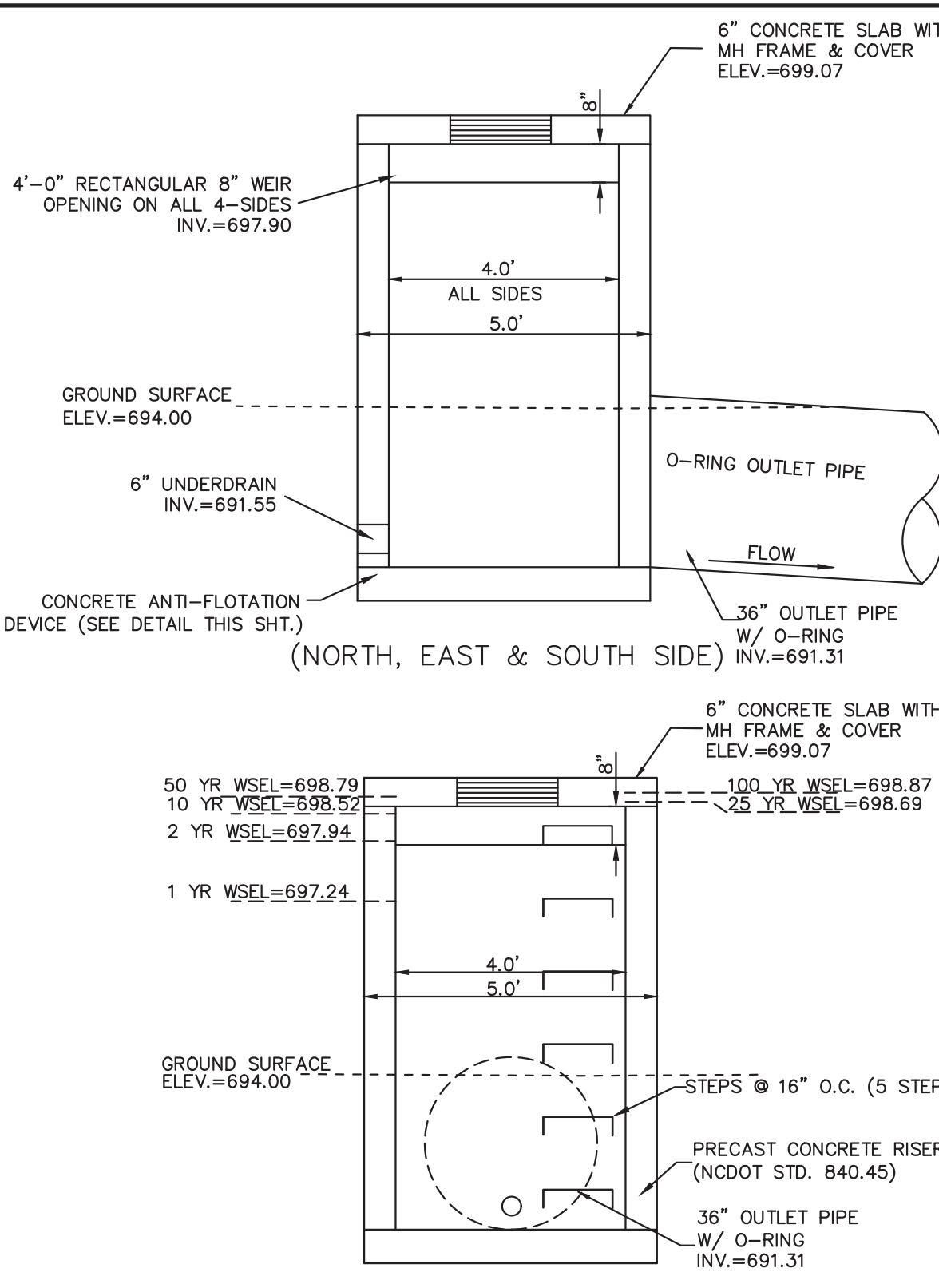
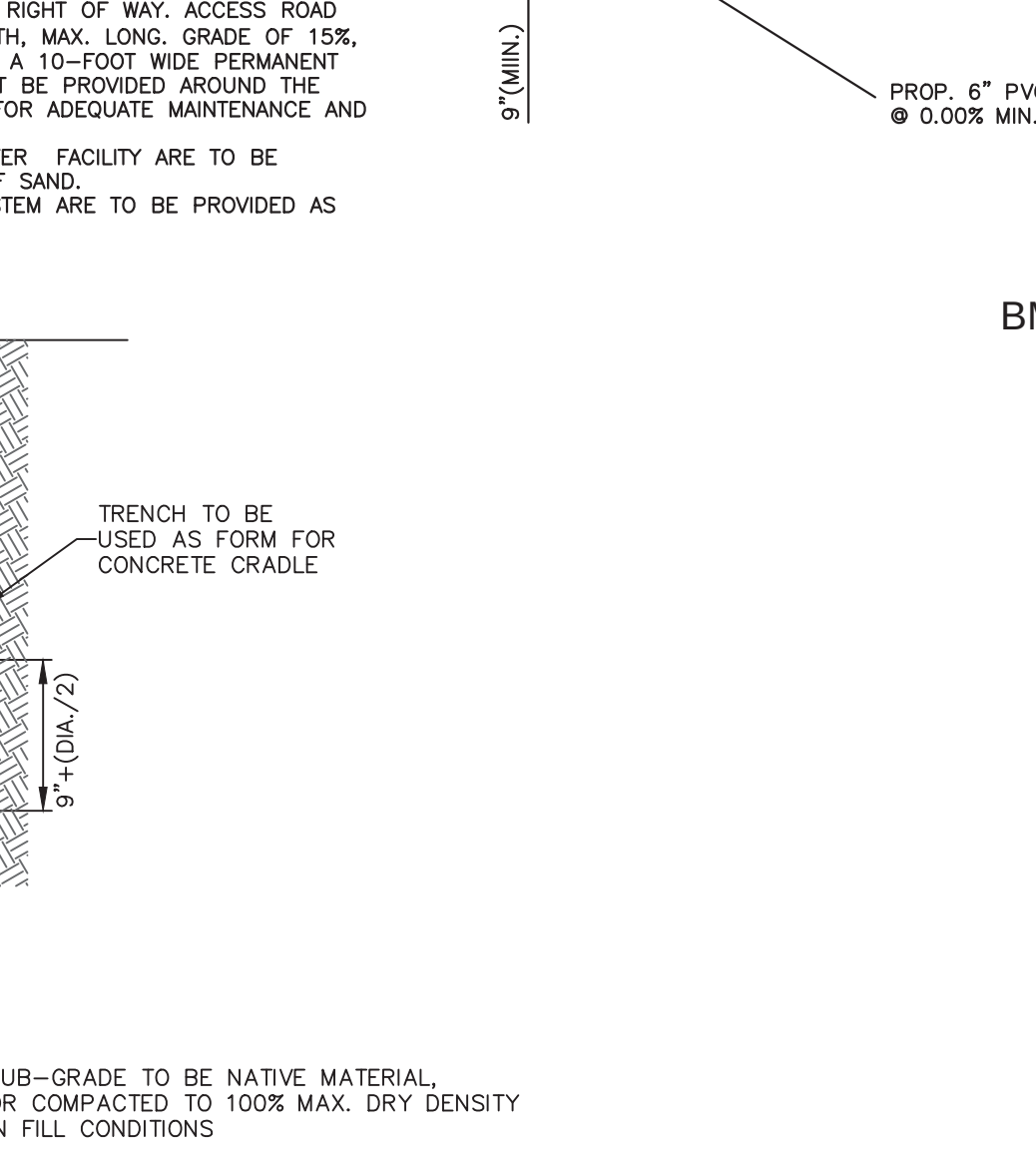
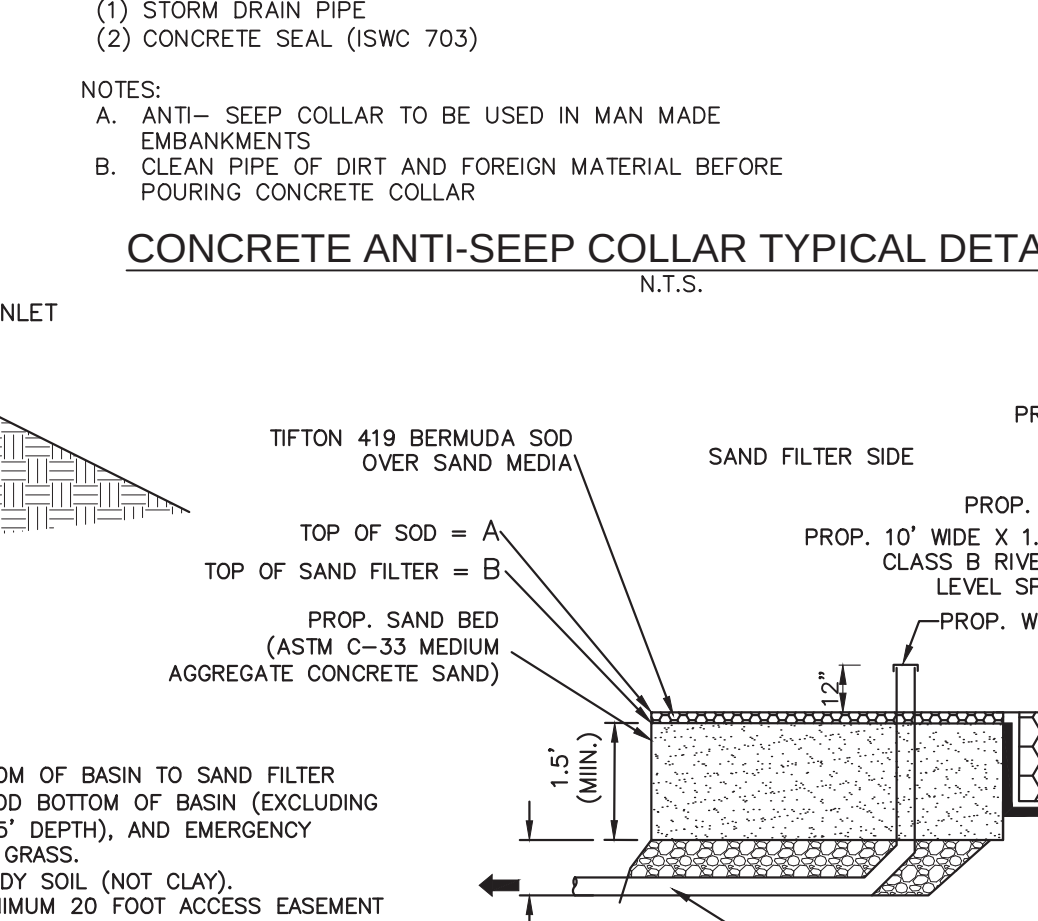
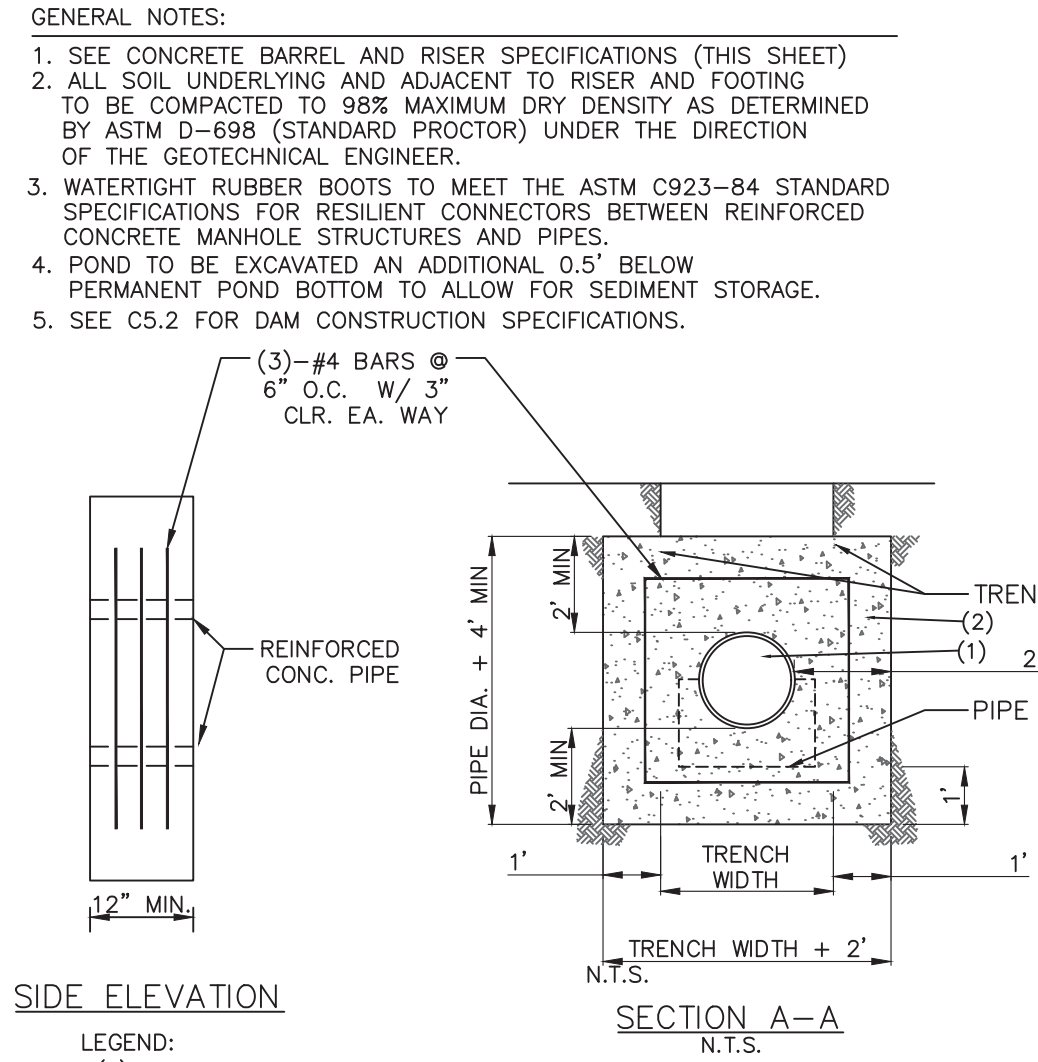
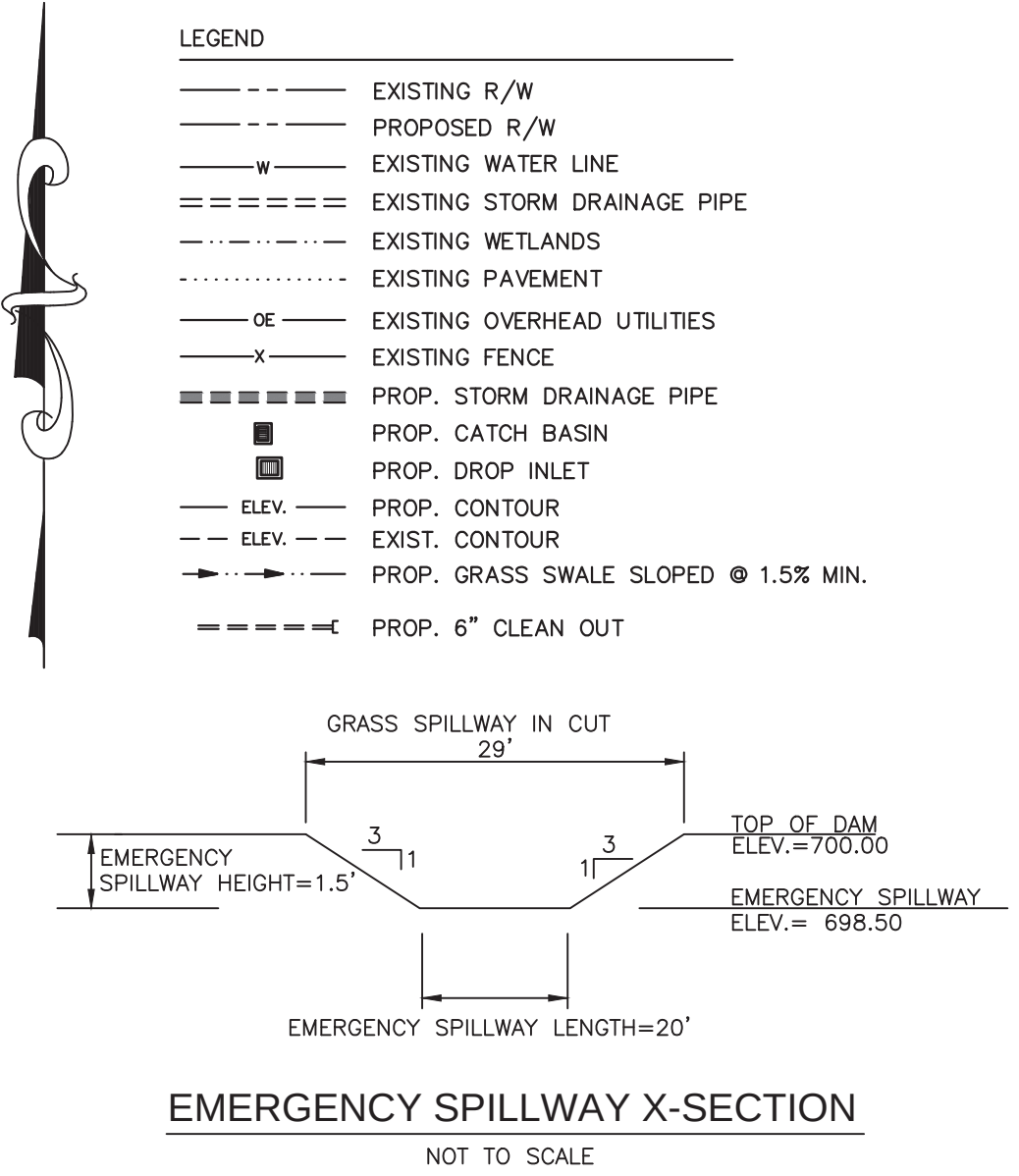
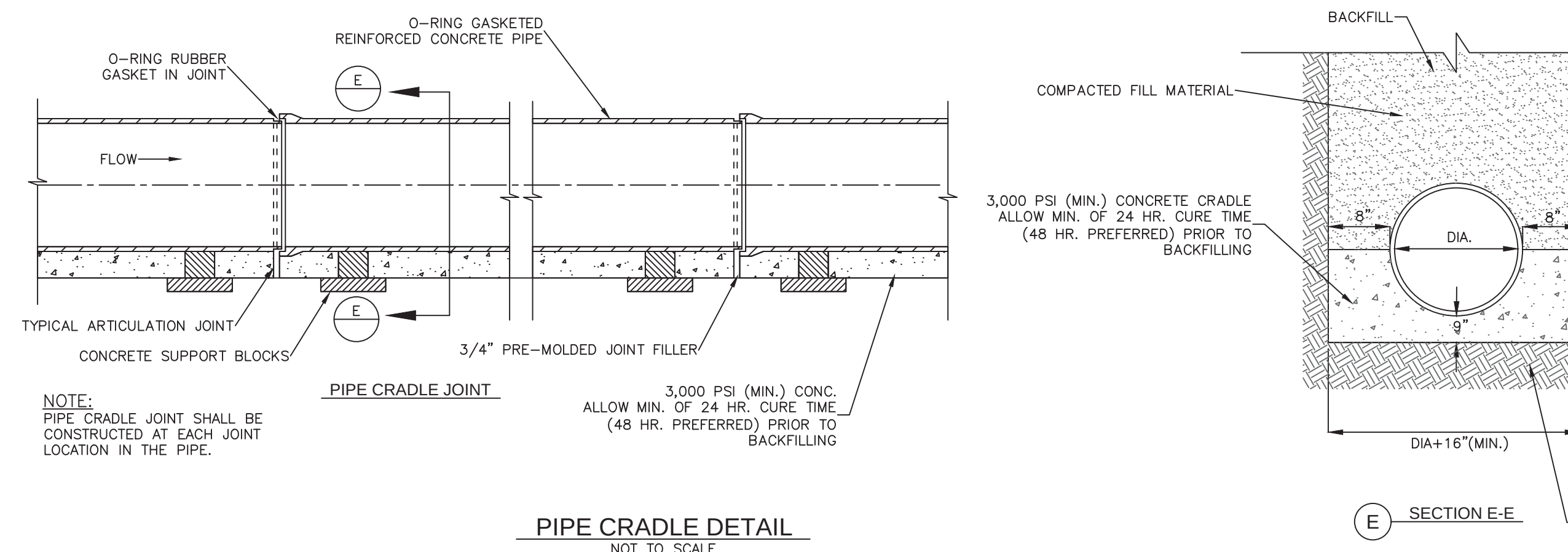
File #: 16157-GP-DWG | Date: 06/28/17 | Project Egr: ABC

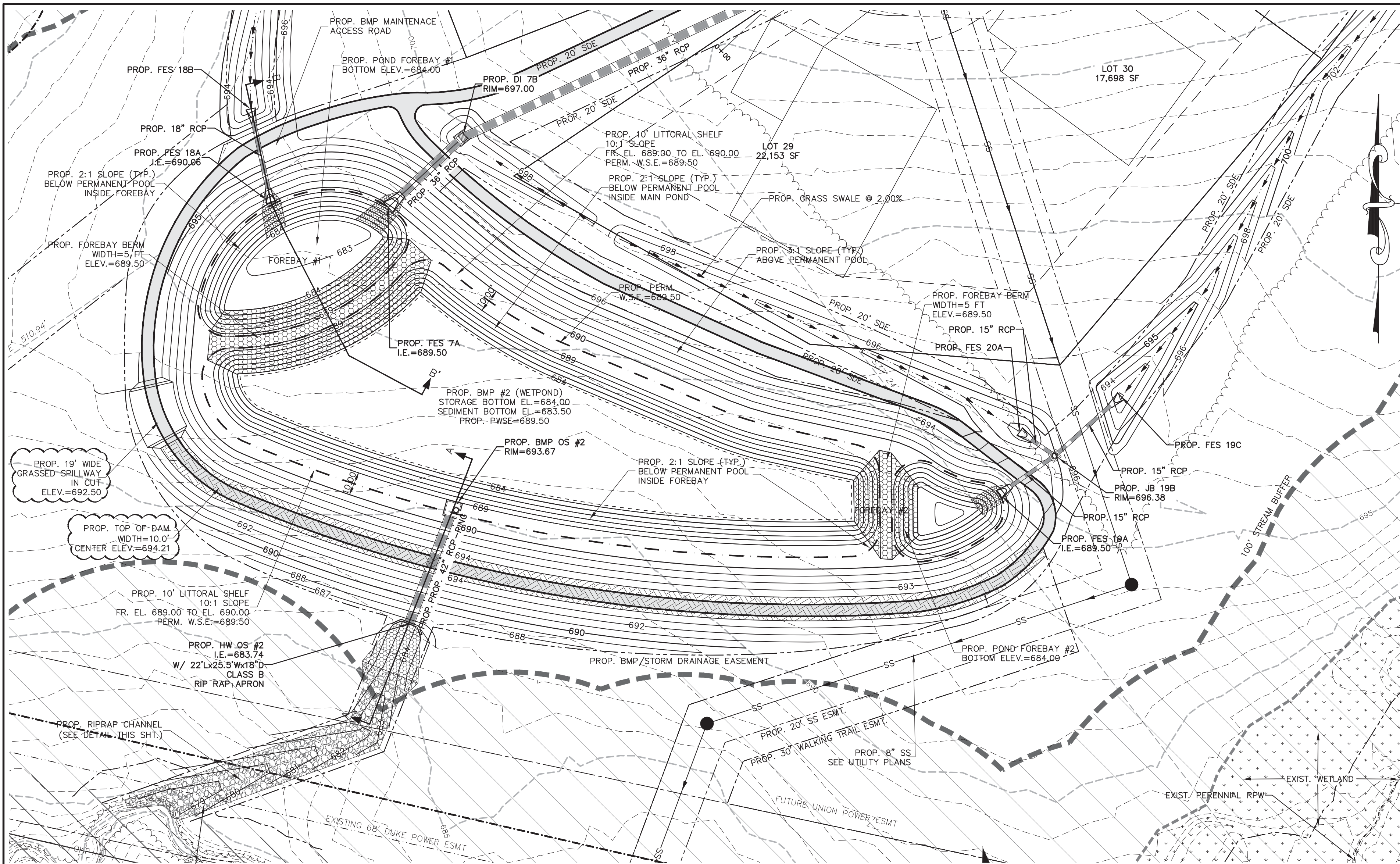
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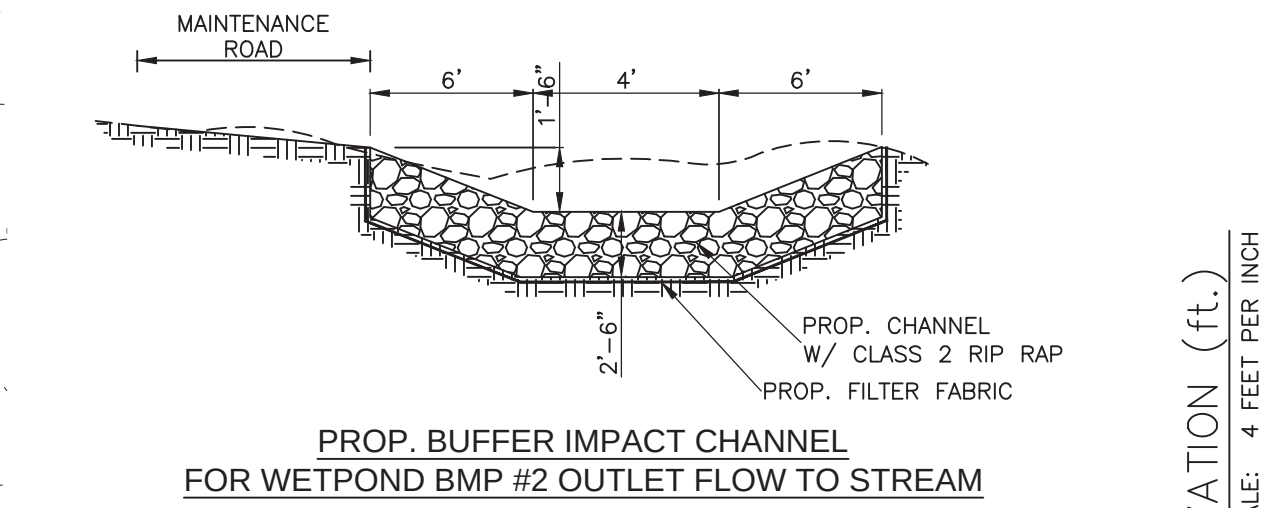


BEST MANAGEMENT PRACTICES SAND FILTER / DETENTION POND DETAILS

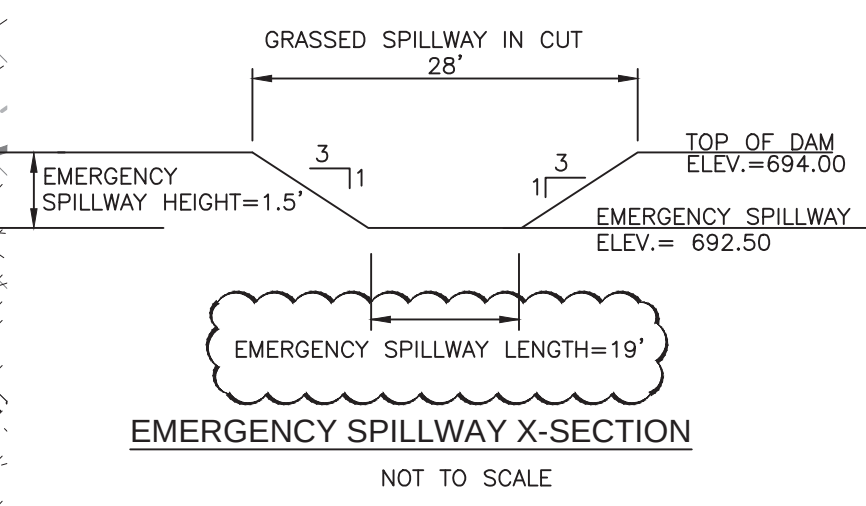




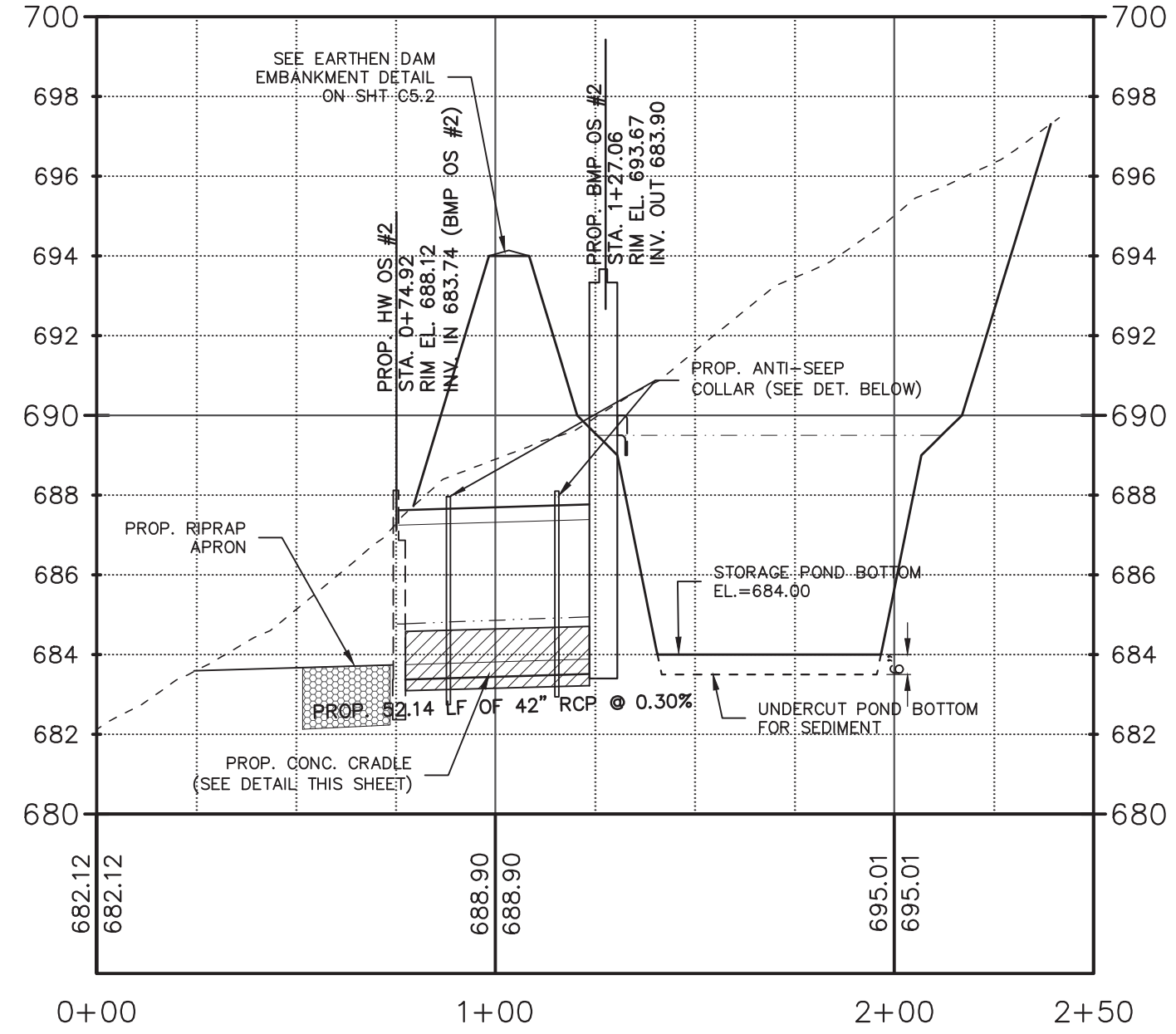
BMP #2 (WET POND)
SCALE: 1"=30'



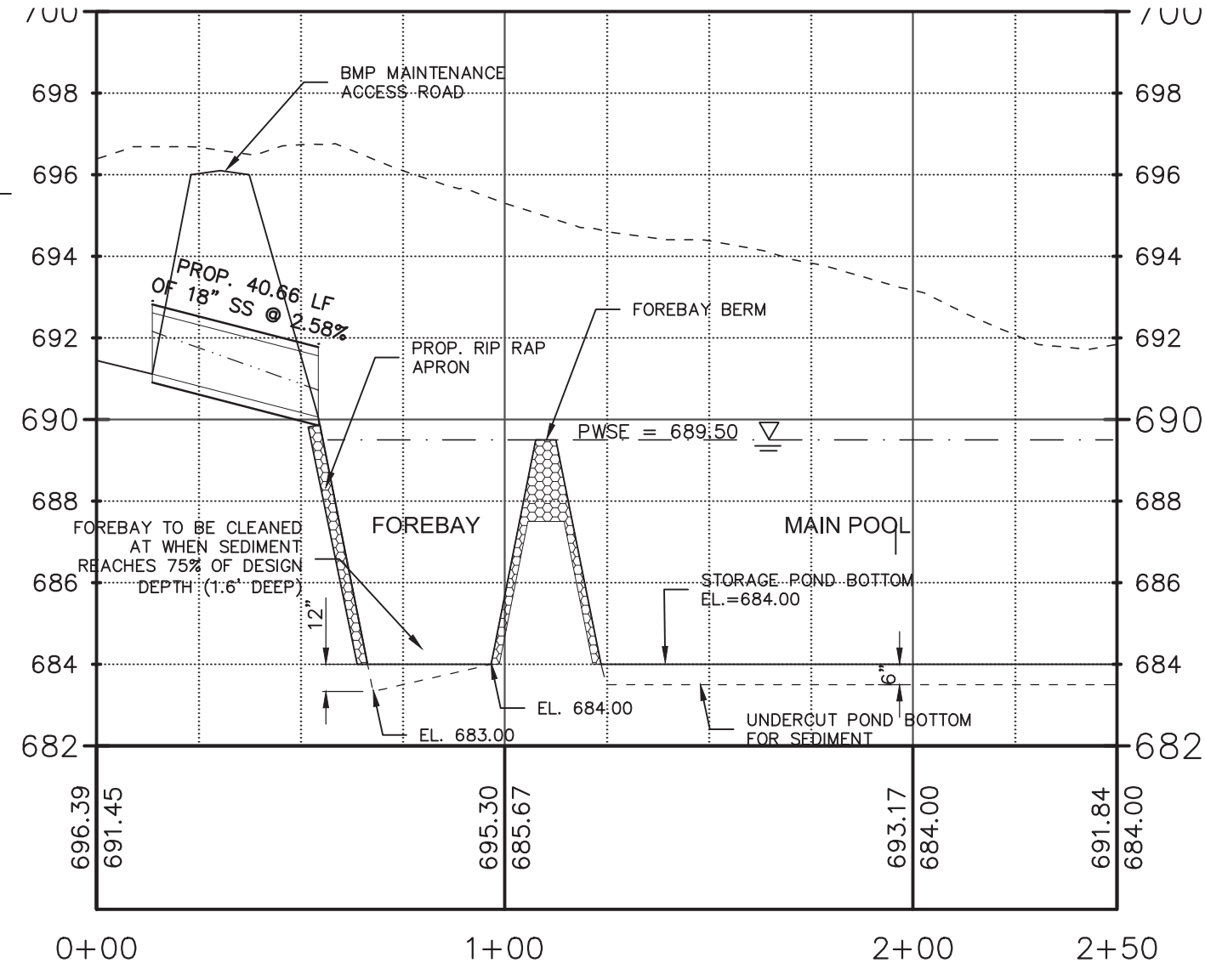
FOREBAY SPILLWAY DETAIL SECTION A-A
NOT TO SCALE



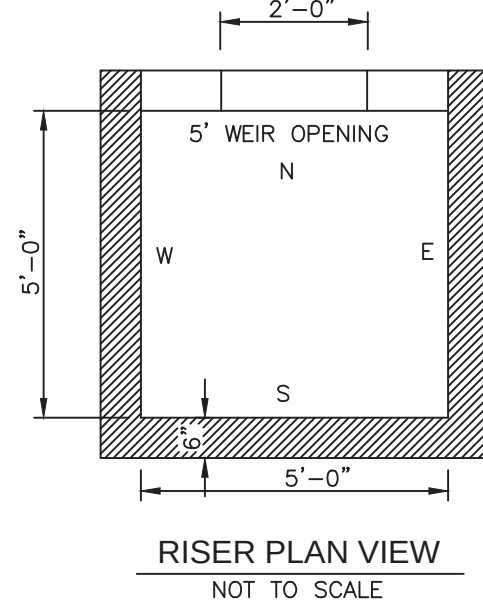
EMERGENCY SPILLWAY X-SECTION
NOT TO SCALE



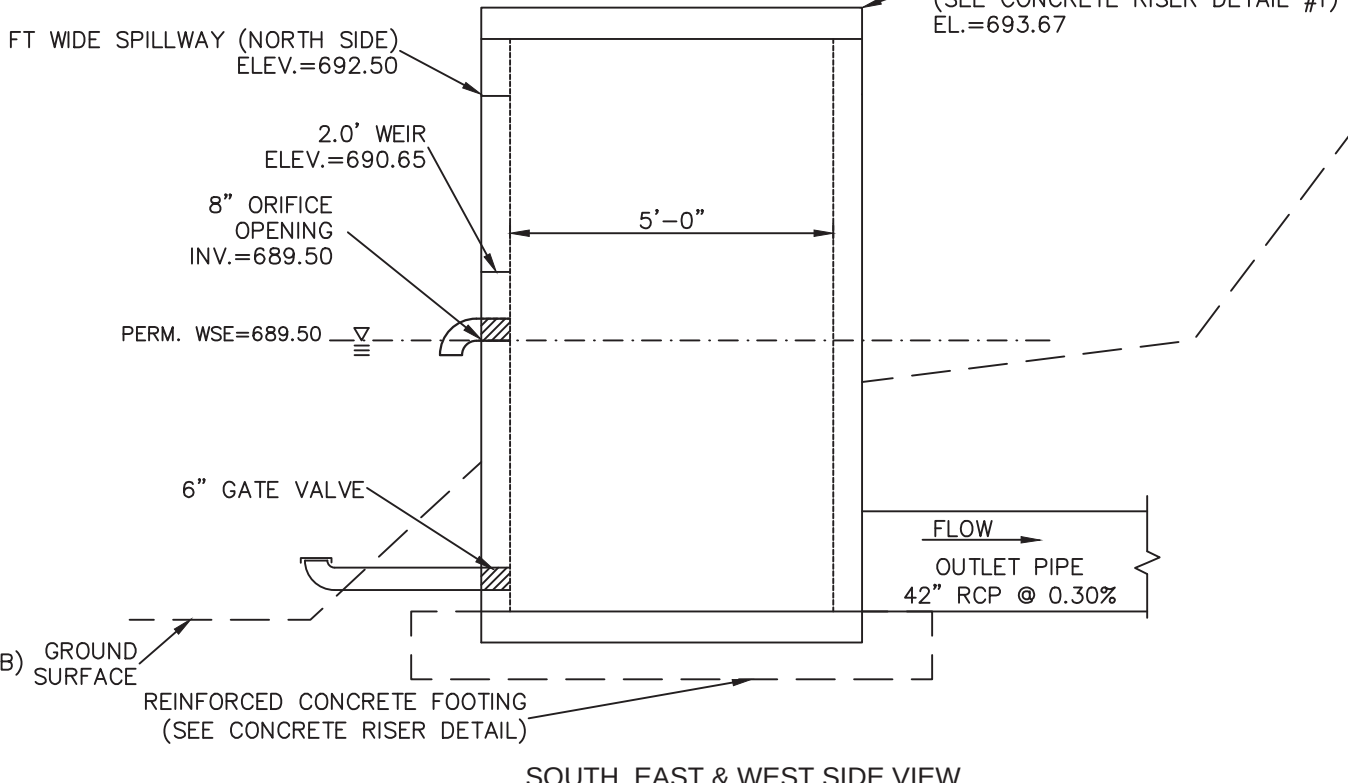
BMP #2 OUTLET PIPE PROFILE (SECTION A-A)
HORIZONTAL SCALE: 40 FEET PER INCH



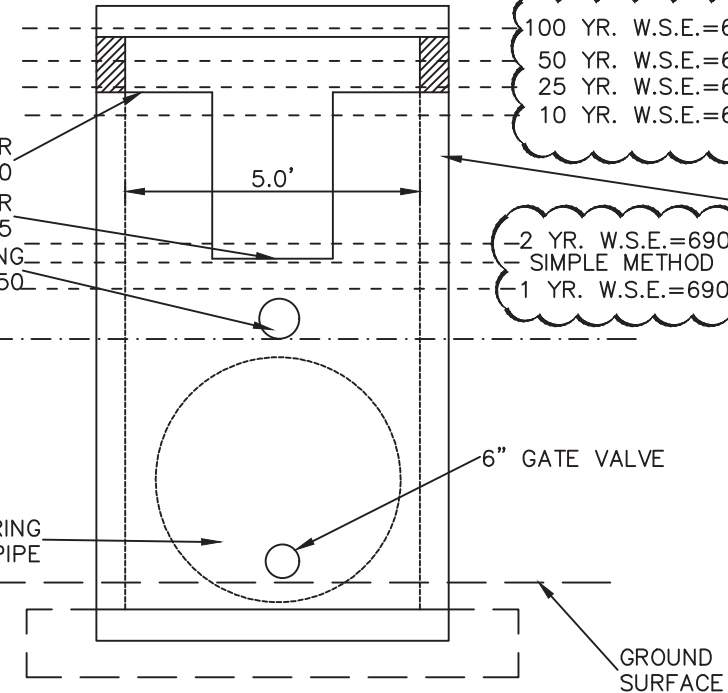
BMP #2 CROSS SECTION B-B
HORIZONTAL SCALE: 40 FEET PER INCH



RISER PLAN VIEW
NOT TO SCALE

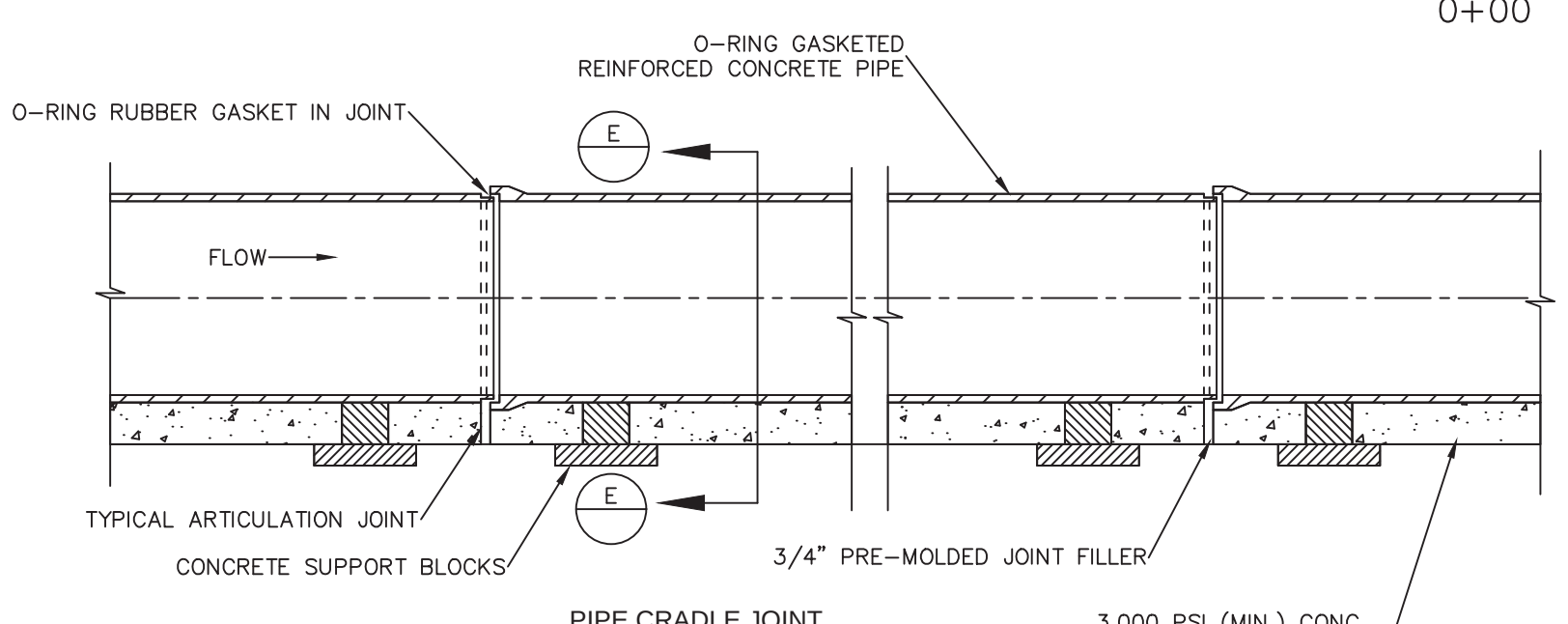


SOUTH, EAST & WEST SIDE VIEW
NOT TO SCALE

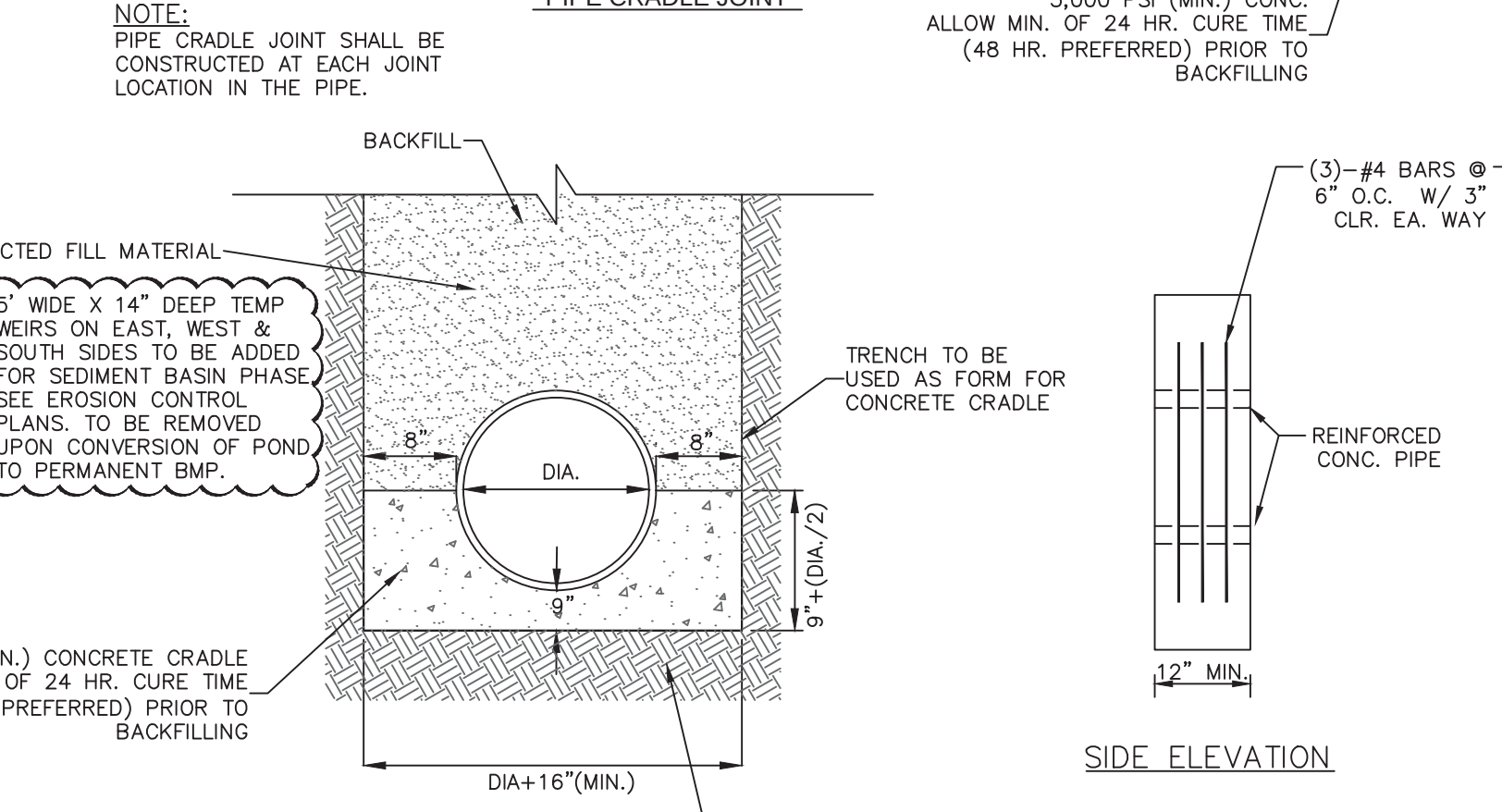


POND SIDE VIEW (NORTH SIDE)
NOT TO SCALE

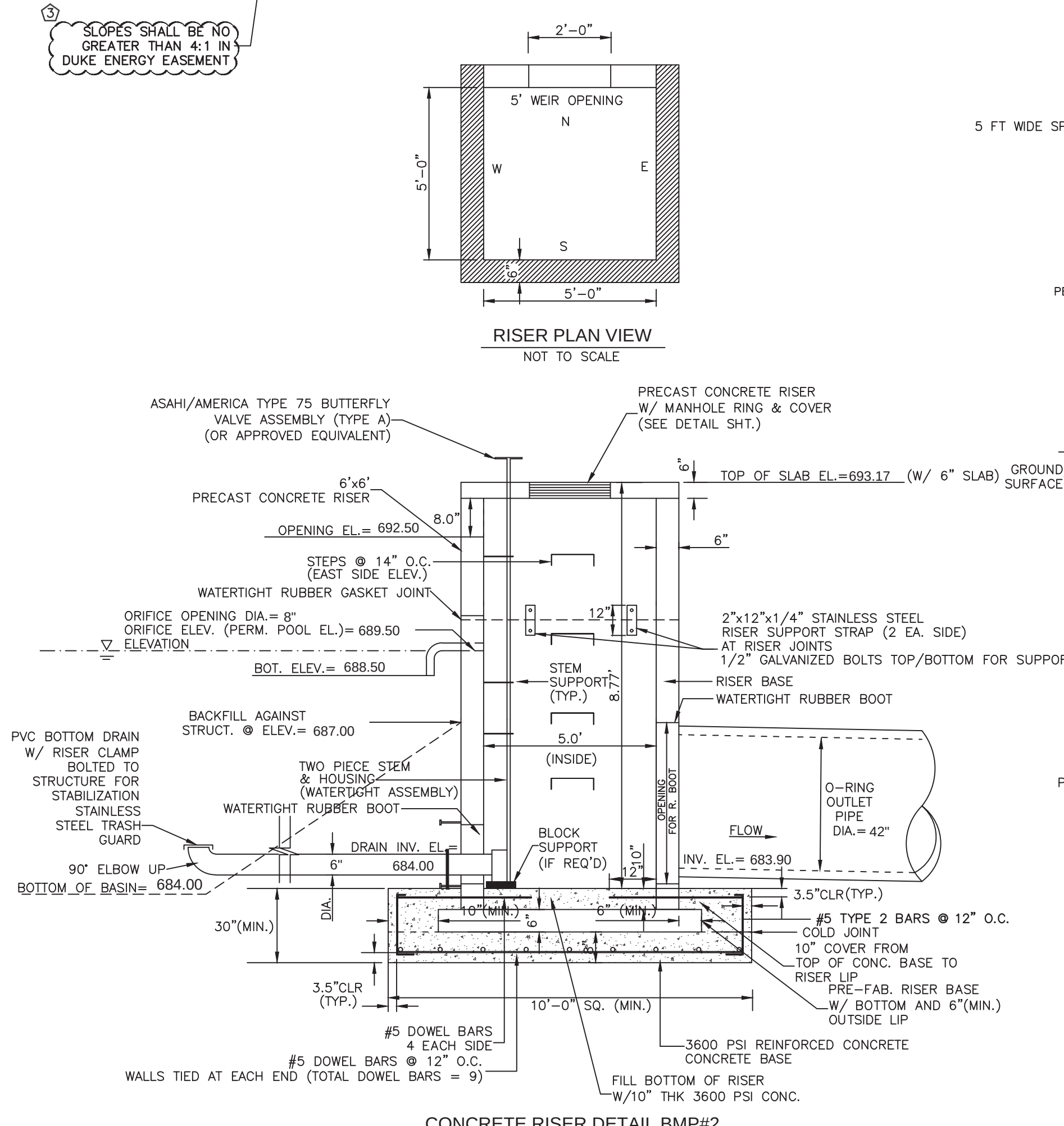
BMP #2 OUTLET STRUCTURE
ORIFICE AND WEIR DETAIL
NOT TO SCALE



TYPICAL ARTICULATION JOINT
NOT TO SCALE



PIPE CRADLE DETAIL
NOT TO SCALE



CONCRETE RISER DETAIL BMP#2
NOT TO SCALE

BMP #2 CROSS SECTION B-B
HORIZONTAL SCALE: 40 FEET PER INCH

EXISTING GROUND AT CL
PROPOSED GROUND

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PROPOSED GROUND



STORM DRAINAGE SCHEDULE

STORM NETWORK-1 TO BMP #1										
STORM DRAINAGE TABLE										
STRUCTURE	STRUCTURE TO/RE (DESIGN)	STRUCTURE TO/RE (AS-BUILT)	DIAMETER INCHES (DESIGN)	DIAMETER INCHES (AS-BUILT)	INVERT IN (DESIGN)	INVERT IN (AS-BUILT)	INVERT OUT (DESIGN)	PIPE LENGTH (DESIGN)	PIPE LENGTH (AS-BUILT)	SLOPE (DESIGN)
CB 4D	716.11		15 RCP				(4D) INV OUT=712.32	24.50		
CB 4C	716.10		15 RCP		(4D) INV IN=712.08		(4C) INV OUT=711.88	149.90		(4D) 1.00%
CB 4B	712.55		15 RCP		(4C) INV IN=708.28		(4B) INV OUT=708.08	150.57		(4C) 2.40%
CB 4A	709.21		15 RCP		(4B) INV IN=705.07 (5A) INV IN=705.07		(4A) INV OUT=704.84	140.72		(4B) 2.00% (5A) 2.00%
CB 5A	709.20		15 RCP				(5A) INV OUT=705.56	24.48		
CB 1F	708.70		24 RCP		(16) INV IN=704.77 (2A) INV IN=704.52		(1F) INV OUT=704.02	152.91		(16) 1.00% (2A) 0.80%
CB 1G	708.57		15 RCP				(1G) INV OUT=705.02	25.08		
FES 2A	708.33		24 RCP				(2A) INV OUT=706.00	184.06		
CB 1C	707.56		30 RCP		(1D) INV IN=698.62 (4A) INV IN=703.25 (6A) INV IN=703.25		(1C) INV OUT=698.12	25.67		(1D) 1.00% (4A) 1.13% (6A) 2.01%
CB 1B	707.56		30 RCP		(1C) INV IN=697.97		(1B) INV OUT=697.77	123.55		(1C) 0.60%
CB 1E	707.18		24 RCP		(1F) INV IN=702.79		(1E) INV OUT=702.59	109.19		(1F) 0.80%
CB 1D	706.24		24 RCP		(1E) INV IN=701.50 (3A) INV IN=702.50		(1D) INV OUT=700.09	147.22		(1E) 1.00% (3A) 1.00%
CB 3A	706.14		15 RCP				(3A) INV OUT=702.75	25.07		
FES 6A	705.99		18 RCP				(6A) INV OUT=704.20	47.55		
FES 1A	699.71				(1B) INV IN=696.84					(1B) 0.75%

STORM NETWORK-2 TO BMP #2										
STORM DRAINAGE TABLE										
STRUCTURE	STRUCTURE TO/RE (DESIGN)	STRUCTURE TO/RE (AS-BUILT)	DIAMETER INCHES (DESIGN)	DIAMETER INCHES (AS-BUILT)	INVERT IN (DESIGN)	INVERT IN (AS-BUILT)	INVERT OUT (DESIGN)	PIPE LENGTH (DESIGN)	PIPE LENGTH (AS-BUILT)	SLOPE (DESIGN)
CB 7P	715.04		15 RCP				(7P) INV OUT=711.28	24.45		
CB 7N	715.04		15 RCP		(7P) INV IN=710.79		(7N) INV OUT=710.59	103.25		(7P) 2.00%
CB 7M	712.49		18 RCP		(7N) INV IN=708.63		(7M) INV OUT=708.38	111.96		(7N) 1.90%
DI 8A	711.59		18 RCP				(8A) INV OUT=708.38	148.92		
CB 7L	711.36		24 RCP		(7M) INV IN=707.48 (9A) INV IN=707.34 (8A) INV IN=707.34		(7L) INV OUT=706.84	140.39		(7M) 0.80% (9A) 1.24% (8A) 0.70%
CB 9A	711.36		15 RCP				(9A) INV OUT=707.63	23.62		
CB 11C	710.83		18 RCP		(11D) INV IN=707.27		(11C) INV OUT=707.07	23.12		(11D) 3.00%
CB 11B	710.83		24 RCP		(11C) INV IN=706.84 (12A) INV IN=706.84		(11B) INV OUT=706.64	134.17		(11C) 1.00% (12A) 2.51%
CB 7K	709.75		24 RCP		(7L) INV IN=706.00		(7K) INV OUT=705.50	85.06		(7L) 0.60%
FES 11D	709.52		15 RCP				(11D) INV OUT=708.00	24.33		
FES 12A	709.47		18 RCP				(12A) INV OUT=707.68	33.39		
CB 11A	708.80		24 RCP		(11B) INV IN=705.03		(11A) INV OUT=703.80	104.30		(11B) 1.20%
CB 7D	708.14		36 RCP		(7E) INV IN=698.76		(7D) INV OUT=698.26	300.39		(7E) 1.20%
CB 7J	708.06		30 RCP		(7K) INV IN=702.64		(7J) INV OUT=702.14	96.65		(7K) 3.36%
CB 7C	707.91		36 RCP		(7D) INV IN=696.76		(7C) INV OUT=696.56	177.02		(7D) 0.50%
CB 7F	706.88		30 RCP		(7G) INV IN=700.22		(7F) INV OUT=700.02	24.60		(7G) 0.60%
CB 7E	706.88		30 RCP		(7F) INV IN=699.77 (11A) INV IN=702.24		(7E) INV OUT=699.57	67.73		(7F) 1.00% (11A) 1.50%
CB 10B	706.59		15 RCP				(10B) INV OUT=702.91	8.00		
CB 7H	706.58		30 RCP		(7J) INV IN=701.56		(7H) INV OUT=701.36	8.00		(7J) 0.60%
CB 7G	706.56		30 RCP		(7H) INV IN=701.31 (10A) INV IN=702.01		(7G) INV OUT=701.01	131.94		(7H) 0.60% (10A) 2.01%
CB 10A	706.56		18 RCP		(10B) INV IN=702.75		(10A) INV OUT=702.50	24.41		(10B) 2.00%
DI 7B	697.00		36 RCP		(7C) INV IN=689.81		(7B) INV OUT=689.71	42.79		(7C) 3.81%
FES 7A	692.92				(7B) INV IN=689.50					(7B) 0.50%

STORM NETWORK-3 (BYPASS)										
STORM DRAINAGE TABLE										
STRUCTURE	STRUCTURE TO/RE (DESIGN)	STRUCTURE TO/RE (AS-BUILT)	DIAMETER INCHES (DESIGN)	DIAMETER INCHES (AS-BUILT)	INVERT IN (DESIGN)	INVERT IN (AS-BUILT)	INVERT OUT (DESIGN)	PIPE LENGTH (DESIGN)	PIPE LENGTH (AS-BUILT)	SLOPE (DESIGN)
JB 17C	717.86		24 RCP		(17D) INV IN=709.25		(17C) INV OUT=709.05	219.08		(17D) 4.09%
FES 17D	715.29		24 RCP				(17D) INV OUT=712.95	90.69		
JB 17B	715.27		24 RCP		(17C) INV IN=707.73		(17B) INV OUT=705.83	66.05		(17C) 0.60%
JB 16C	713.34		36 RCP		(16D) INV IN=707.55		(16C) INV OUT=702.87	357.53		(16D) 2.20%
HW 16D	712.54		36 RCP				(16D) INV OUT=708.00	20.51		
JB 16B	711.38		36 RCP		(16C) INV IN=701.08		(16B) INV OUT=700.88	95.32		(16C) 0.50%
EX. FES1	707.27		15				(EX. 15) INV OUT=705.90	20.32		
FES 17A	707.17				(17B) INV IN=704.84					(17B) 1.50%
EX. FES2	707.03				(EX. 15) INV IN=705.66					(EX. 15) 1.18%
HW 14B	706.02		30 RCP				(14B) INV OUT=702.47	78.82		
HW 14A	705.49				(14B) INV IN=702.00					(14B) 0.60%
HW 15B	703.90		36 RCP				(15B) INV OUT=698.16	85.99		
FES 16A	703.87				(16B) INV IN=700.45					(16B) 0.45%
HW 15A	701.40				(15B) INV IN=694.83					(15B) 3.87%

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Date: 2018.01.18 12:35:14-0500

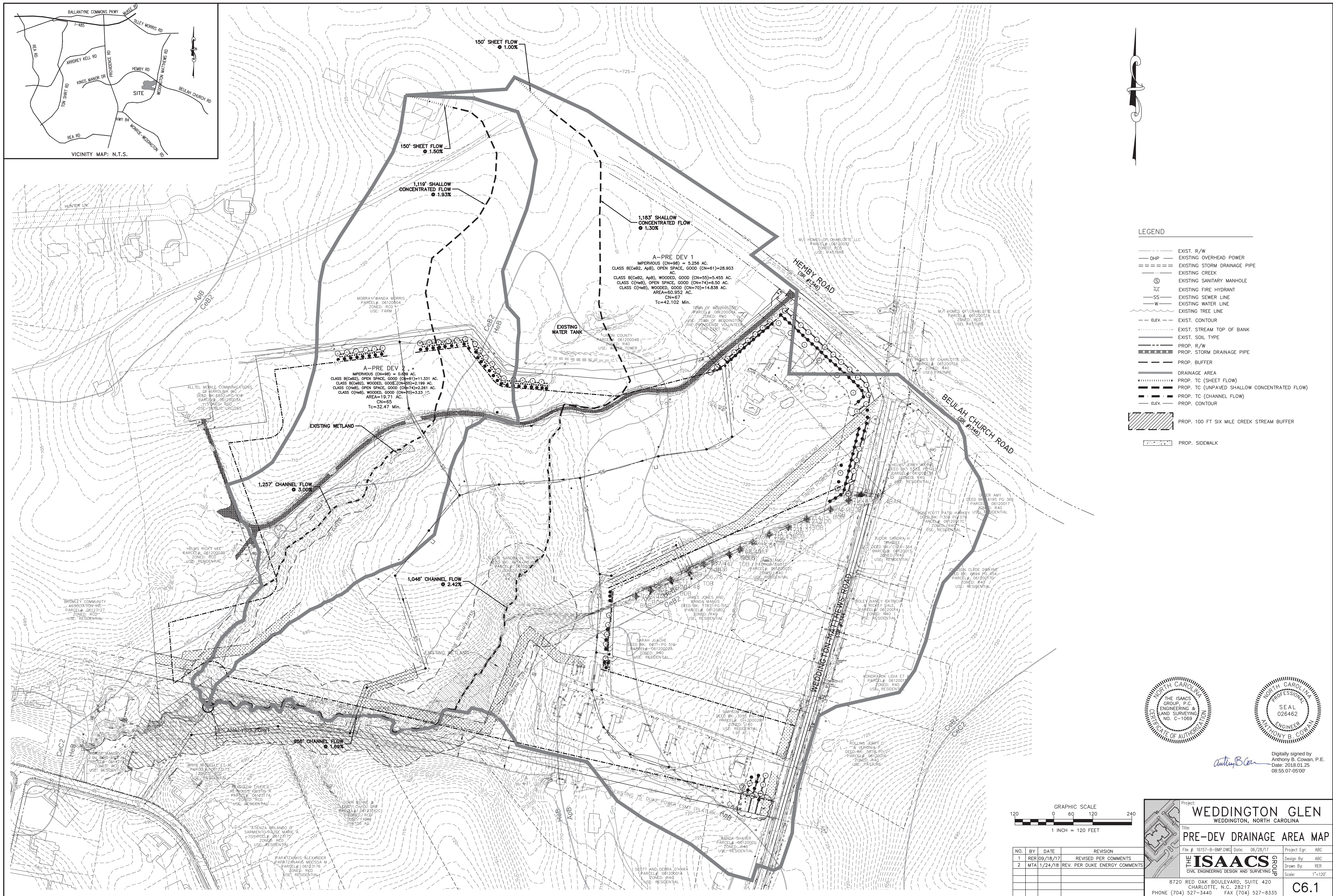
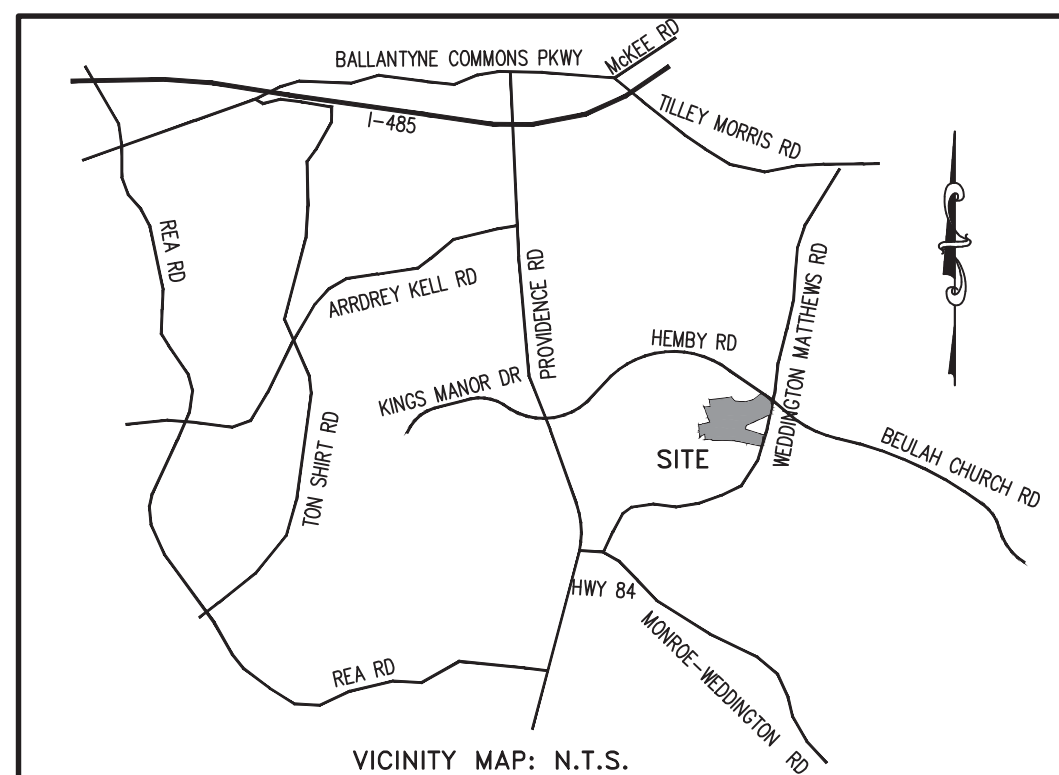
GRAPHIC SCALE
1" = 120'

NO.	BY	DATE	REVISION
1	RER	09/18/17	REVISED PER COMMENTS
2	RER	12/11/17	REVISED PER COMMENTS
3	RER	1/17/18	REVISED PER NCDOT COMMENTS

Project: WEDDINGTON GLEN
WEDDINGTON, NORTH CAROLINA
Title: STORM DRAINAGE AREA MAP AND STORM DRAINAGE SCHEDULE
File #: 16157-D-STM.DWG Date: 06/28/17 Project Egr: ABC
Design By: ABC
Drawn By: RER
Scale: 1"=120'

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

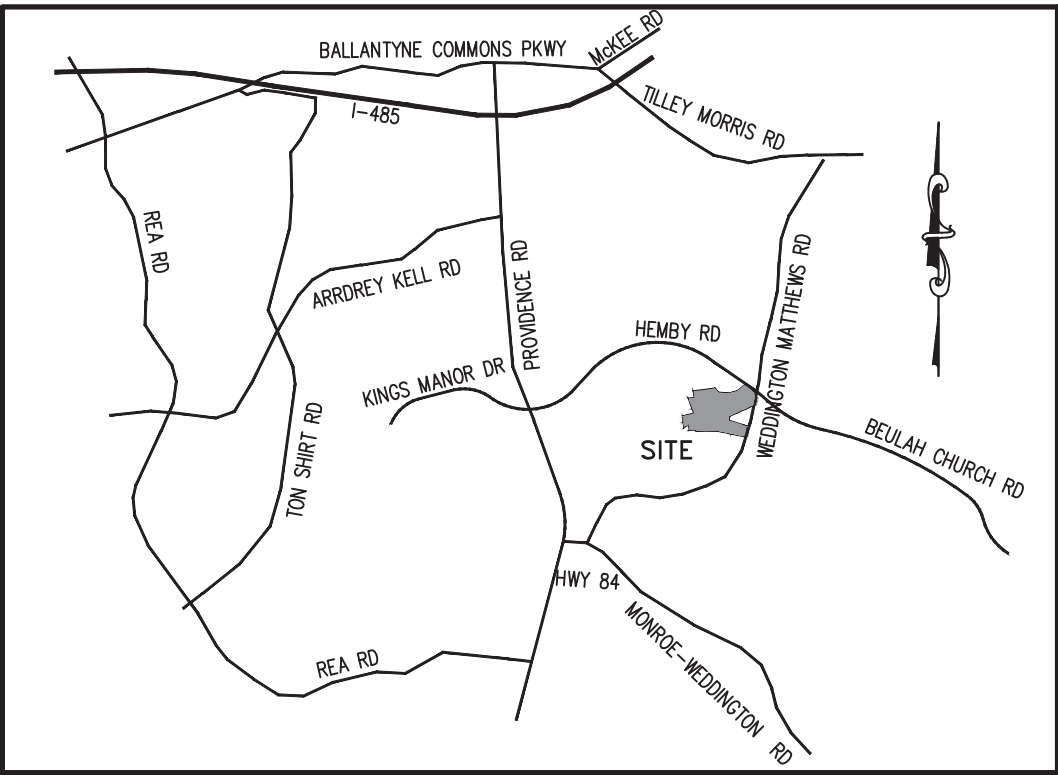
C6.0



NO.	BY	DATE	REVISION
1	RER	09/18/17	REVISED PER COMMENTS
2	MTA	1/24/18	REV. PER DUKE ENERGY COMMENTS

	Project: WEDDINGTON GLEN WEDDINGTON, NORTH CAROLINA			
	Title: PRE-DEV DRAINAGE AREA MAP			
	File #: 16157-B-BWP.DWG	Date: 06/28/17	Project Egr: ABC	Design By: ABC
THE ISAACS GROUP CIVIL ENGINEERING DESIGN AND SURVEYING		Drawn By: RER	Scale: 1"=120'	
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 257-3440 FAX (704) 527-8335				C6.1

POST-DEVELOPED DRAINAGE AREA MAP



VICINITY MAP: N.T.S.

Proposed BMP Summary

Proposed BMP #1 (Sand Filter)

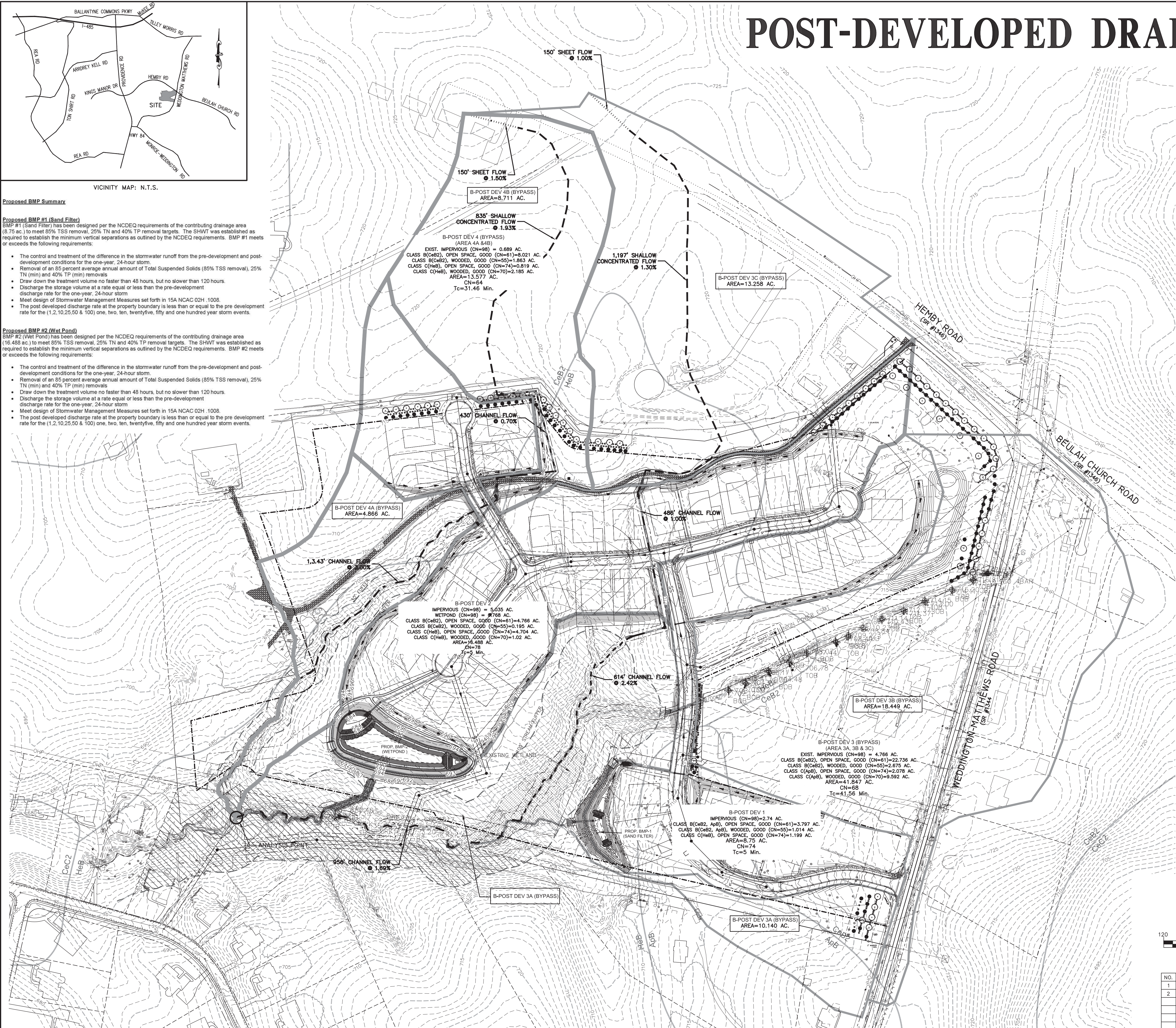
BMP #1 (Sand Filter) has been designed per the NCDEQ requirements of the contributing drainage area (8.75 ac.) to meet 85% TSS removal, 25% TN and 40% TP removal targets. The SHWT was established as required to establish the minimum vertical separations as outlined by the NCDEQ requirements. BMP #1 meets or exceeds the following requirements:

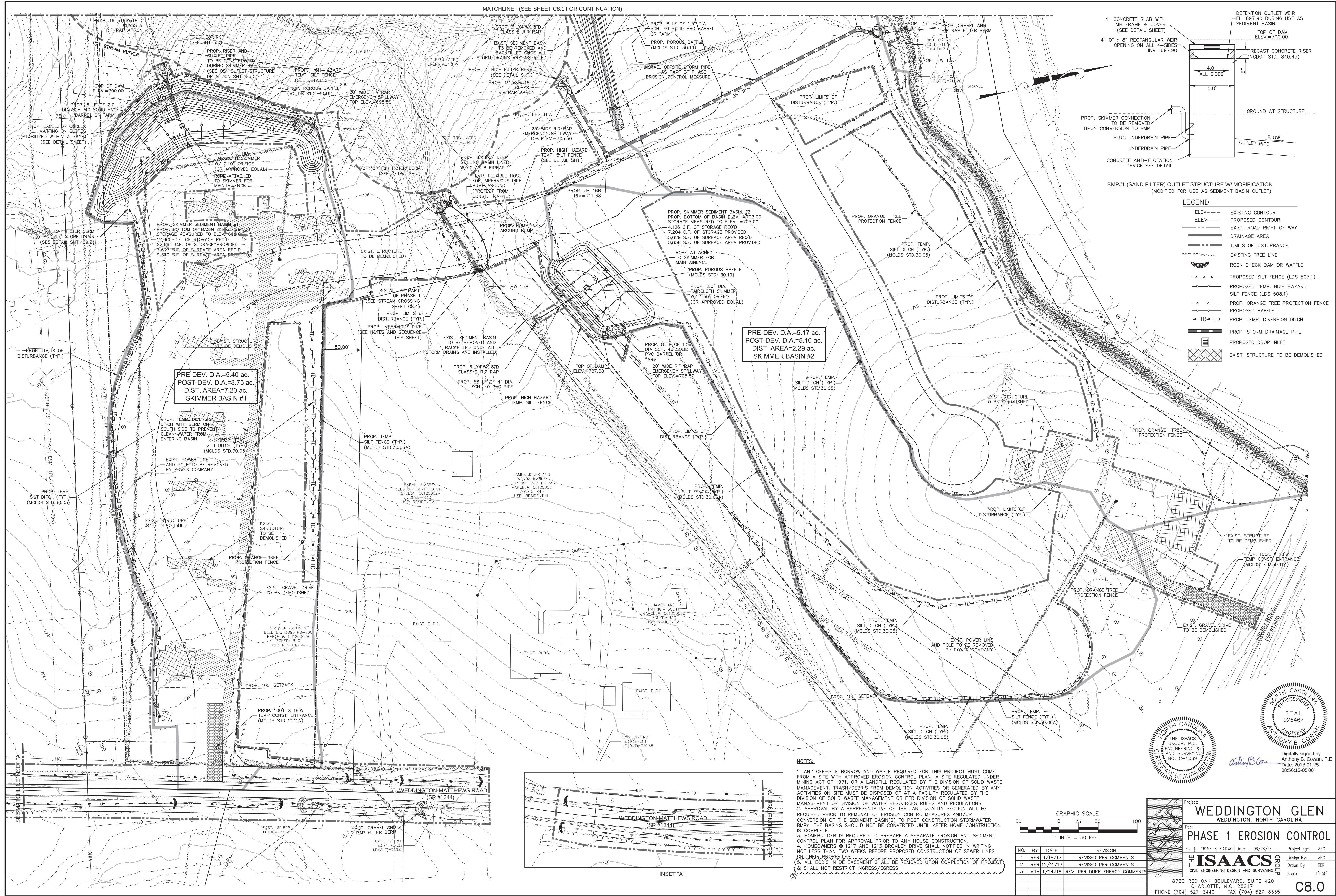
- The control and treatment of the difference in the stormwater runoff from the pre-development and post-development conditions for the one-year, 24-hour storm.
- Removal of an 85 percent average annual amount of Total Suspended Solids (85% TSS removal), 25% TN (min) and 40% TP (min) removals
- Draw down the treatment volume no faster than 48 hours, but no slower than 120 hours.
- Discharge the storage volume at a rate equal or less than the pre-development discharge rate for the one-year, 24-hour storm
- Meet design of Stormwater Management Measures set forth in 15A NCAC 02H .1008.
- The post developed discharge rate at the property boundary is less than or equal to the pre development rate for the (1,2,10,25,50 & 100) one, two, ten, twentyfive, fifty and one hundred year storm events.

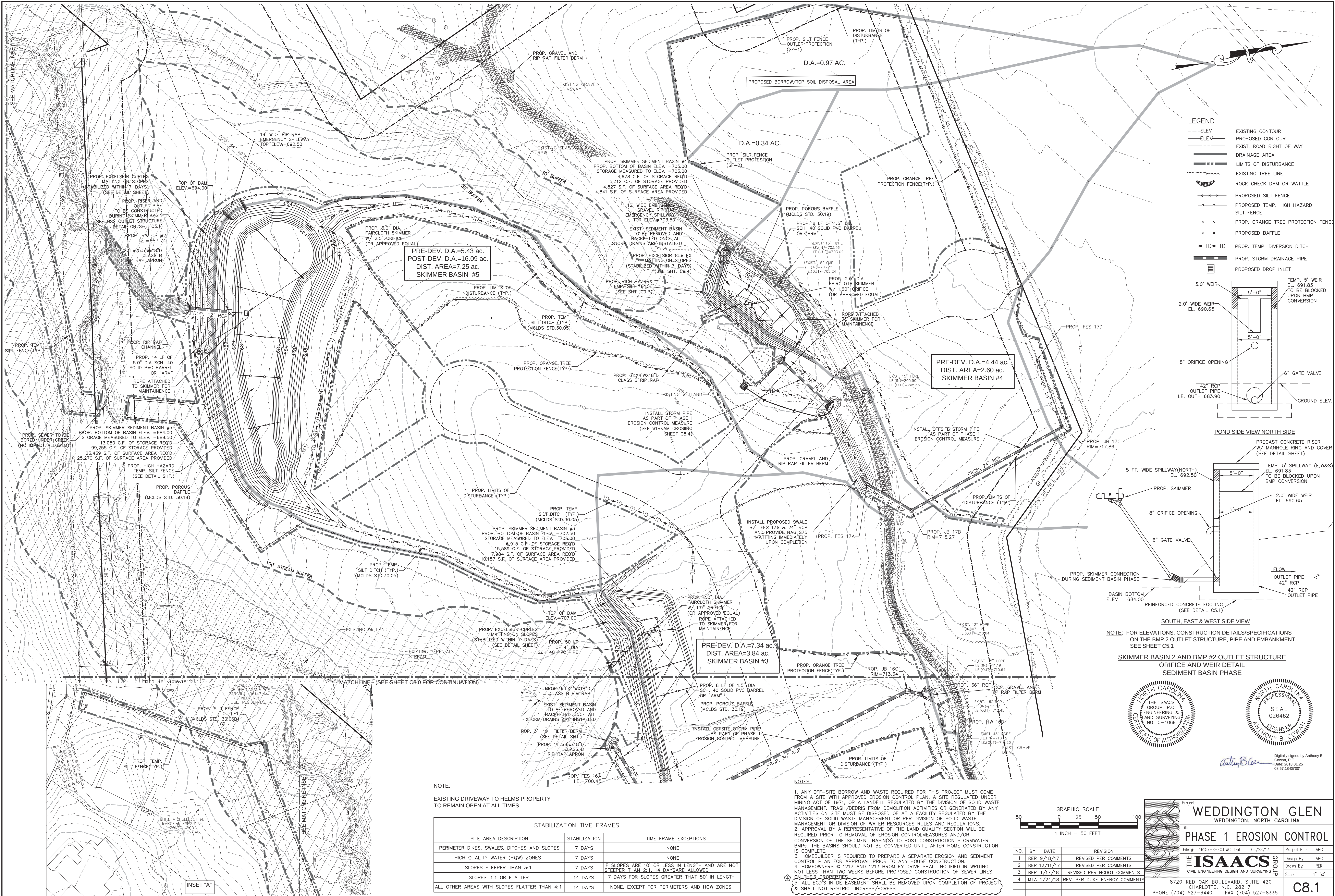
Proposed BMP #2 (Wet Pond)

BMP #2 (Wet Pond) has been designed per the NCDEQ requirements of the contributing drainage area (16.438 ac.) to meet 85% TSS removal, 25% TN and 40% TP removal targets. The SHWT was established as required to establish the minimum vertical separations as outlined by the NCDEQ requirements. BMP #2 meets or exceeds the following requirements:

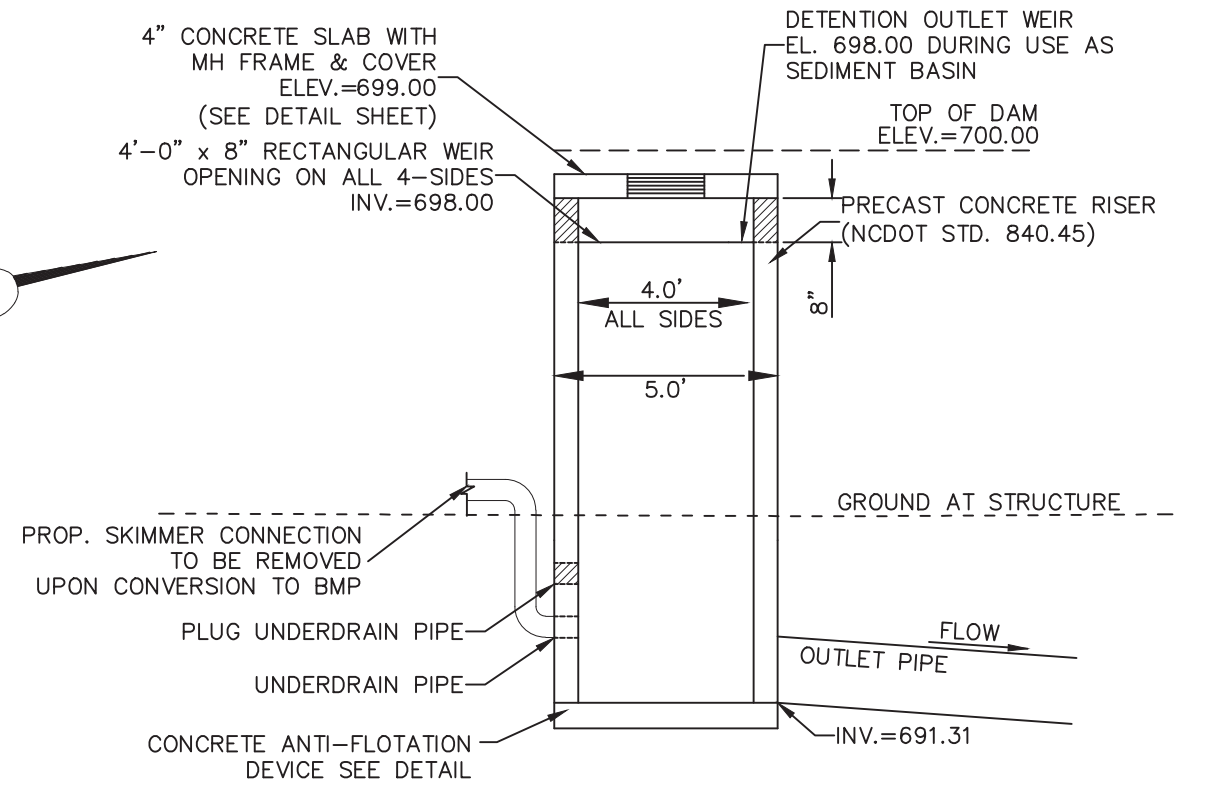
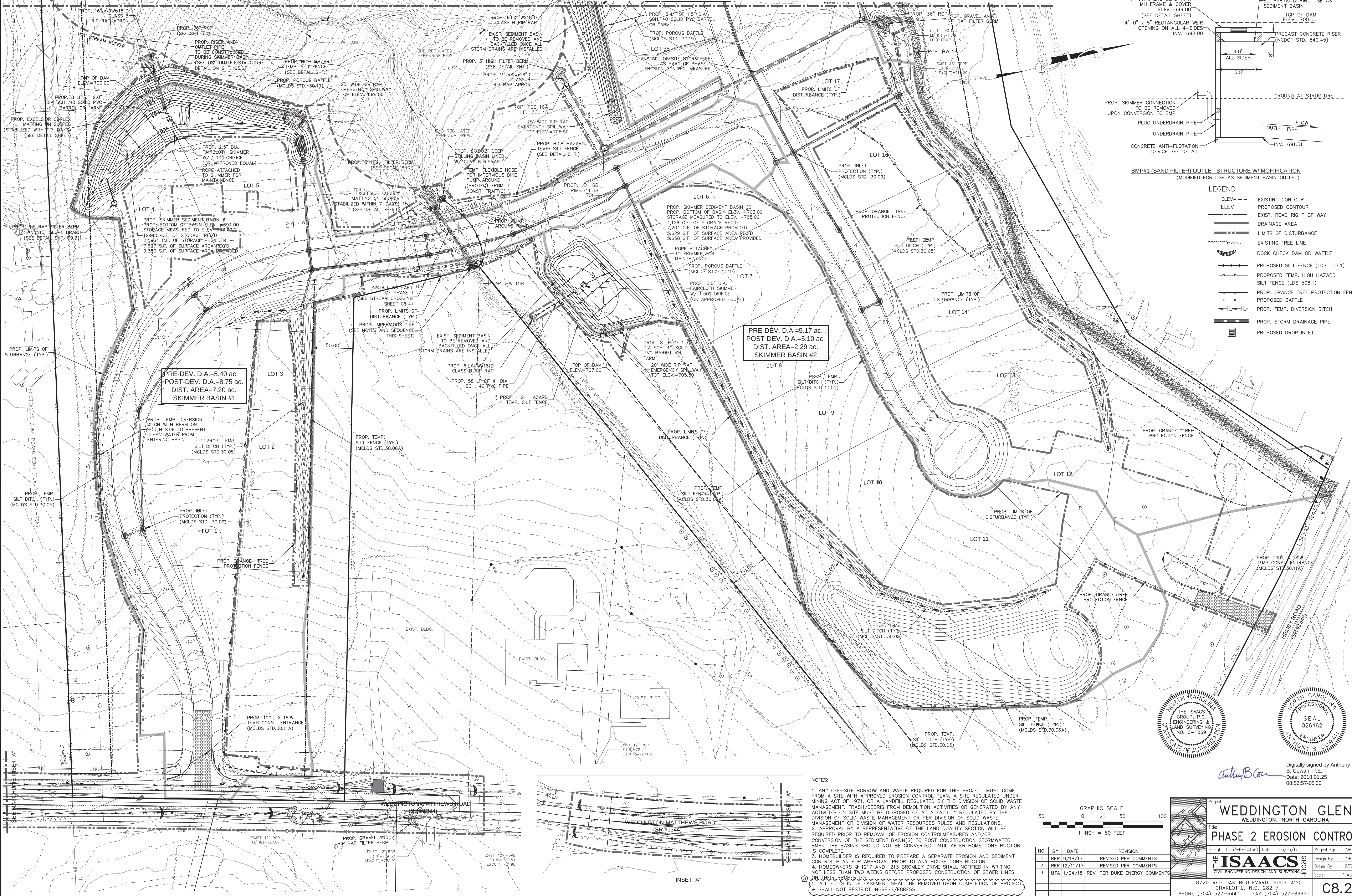
- The control and treatment of the difference in the stormwater runoff from the pre-development and post-development conditions for the one-year, 24-hour storm.
- Removal of an 85 percent average annual amount of Total Suspended Solids (85% TSS removal), 25% TN (min) and 40% TP (min) removals
- Draw down the treatment volume no faster than 48 hours, but no slower than 120 hours.
- Discharge the storage volume at a rate equal or less than the pre-development discharge rate for the one-year, 24-hour storm
- Meet design of Stormwater Management Measures set forth in 15A NCAC 02H .1008.
- The post developed discharge rate at the property boundary is less than or equal to the pre development rate for the (1,2,10,25,50 & 100) one, two, ten, twentyfive, fifty and one hundred year storm events.







MATCHLINE - (SEE SHEET C8.3 FOR CONTINUATION)

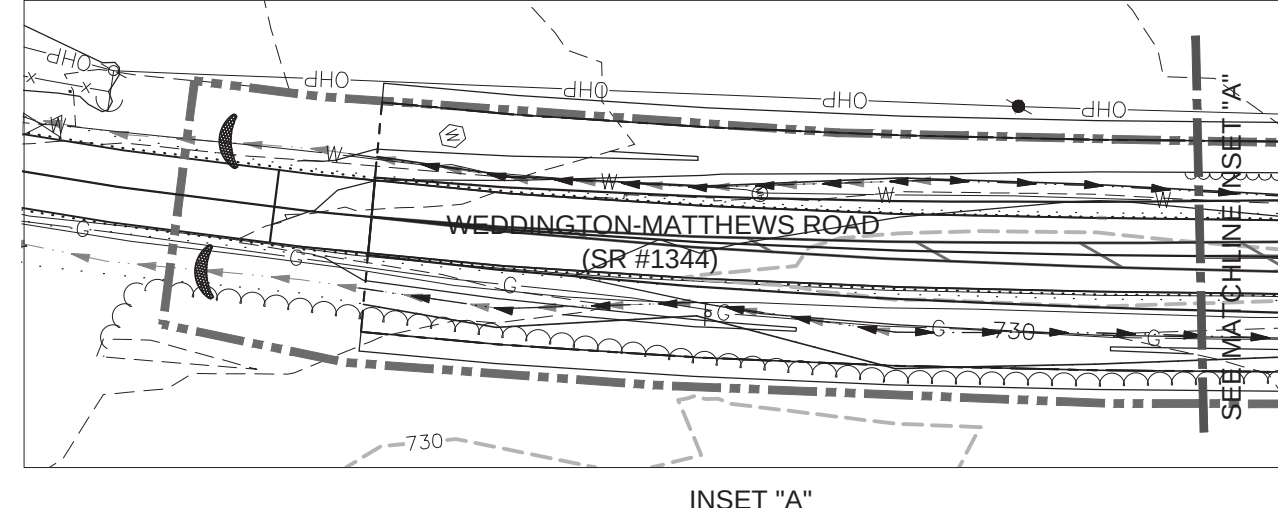


BMP#1 (SAND FILTER) OUTLET STRUCTURE W/ MODIFICATION
(MODIFIED FOR USE AS SEDIMENT BASIN OUTLET)

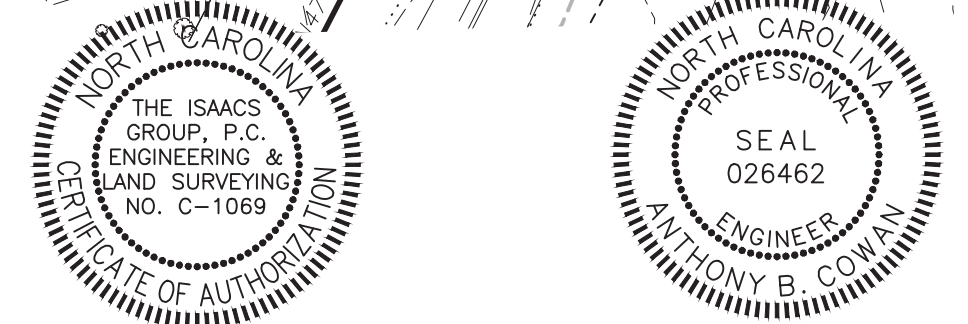
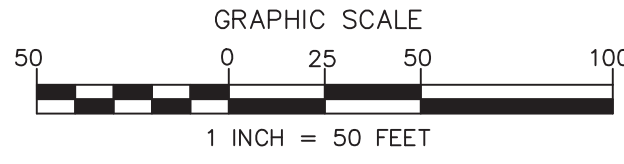
- LEGEND**
- ELEV --- EXISTING CONTOUR
 - ELEV --- PROPOSED CONTOUR
 - EXIST. ROAD RIGHT OF WAY
 - DRAINAGE AREA
 - LIMITS OF DISTURBANCE
 - EXISTING TREE LINE
 - ROCK CHECK DAM OR WALL
 - PROPOSED SILT FENCE (LDS 507.1)
 - PROPOSED TEMP. HIGH HAZARD SILT FENCE (LDS 508.1)
 - PROP. ORANGE TREE PROTECTION FENCE
 - PROP. TEMP. DIVERSION DITCH
 - PROP. STORM DRAINAGE PIPE
 - PROPOSED DROP INLET

PRE-DEV. D.A.=5.17 ac.
POST-DEV. D.A.=5.10 ac.
DIST. AREA=2.29 ac.
SKIMMER BASIN #2

PRE-DEV. D.A.=5.40 ac.
POST-DEV. D.A.=8.75 ac.
DIST. AREA=7.20 ac.
SKIMMER BASIN #1



- NOTES:**
1. ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
 2. APPROVAL BY A REPRESENTATIVE OF THE LAND QUALITY SECTION WILL BE REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES AND/OR CONVERSION OF THE SEDIMENT BASIN(S) TO POST CONSTRUCTION STORMWATER BMPs. THE BASINS SHOULD NOT BE CONVERTED UNTIL AFTER HOME CONSTRUCTION IS COMPLETE.
 3. HOMEOWNER IS REQUIRED TO PREPARE A SEPARATE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO ANY HOME CONSTRUCTION.
 4. HOMEOWNERS @ 1217 AND 1213 BROMLEY DRIVE SHALL NOTIFIED IN WRITING NOT LESS THAN TWO WEEKS BEFORE PROPOSED CONSTRUCTION OF SEWER LINES ON THEIR PROPERTIES.
 5. ALL EOD'S IN DE EASEMENT SHALL BE REMOVED UPON COMPLETION OF PROJECT & SHALL NOT RESTRICT INGRESS/EGRESS



Digitally signed by Anthony B. Cowan, P.E.
Date: 2018.01.25 08:56:57-05'00'

WEDDINGTON GLEN
WEDDINGTON, NORTH CAROLINA

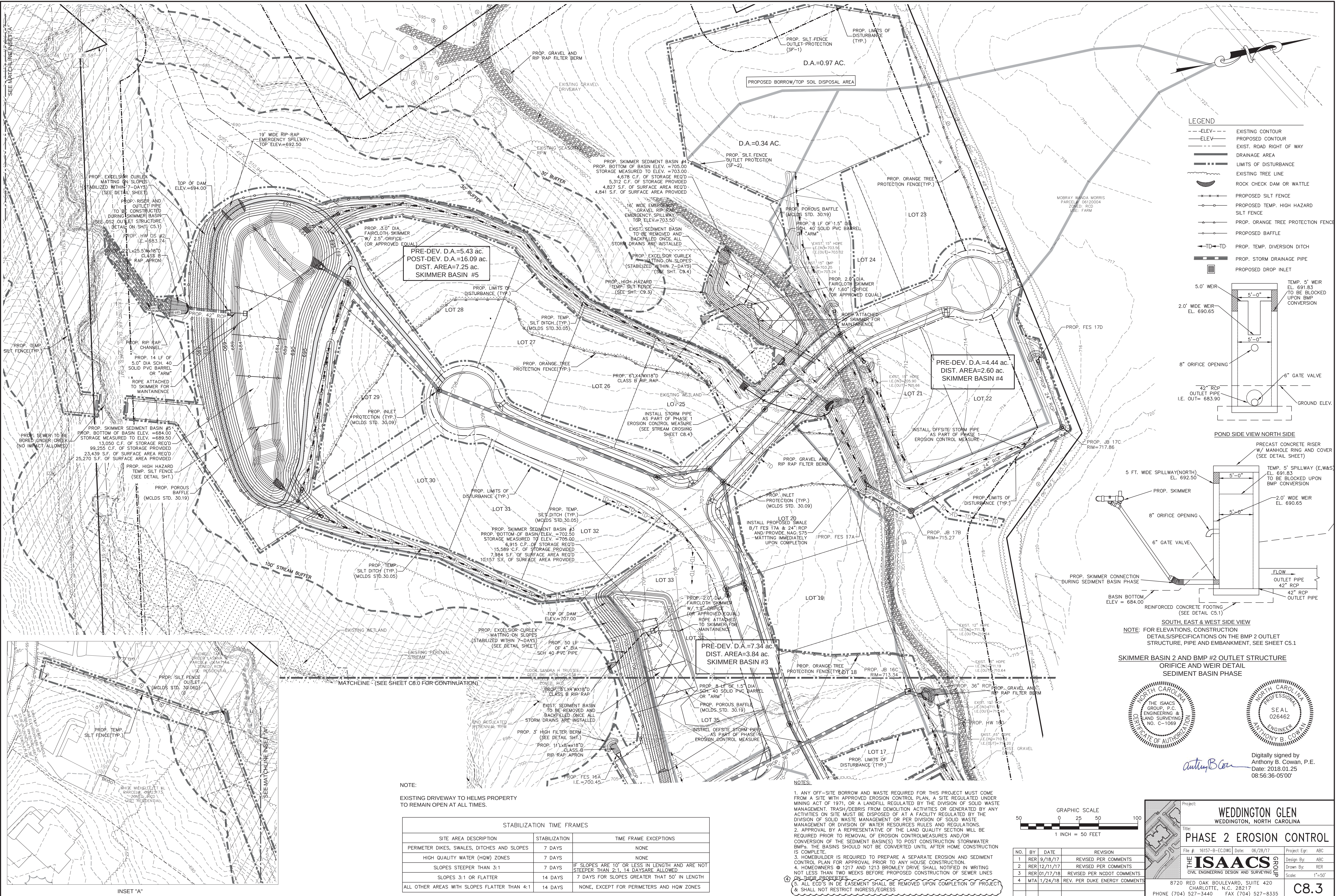
PHASE 2 EROSION CONTROL

File #: 16157-B-EC.DWG Date: 03/23/17 Project Egr: ABC

ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING

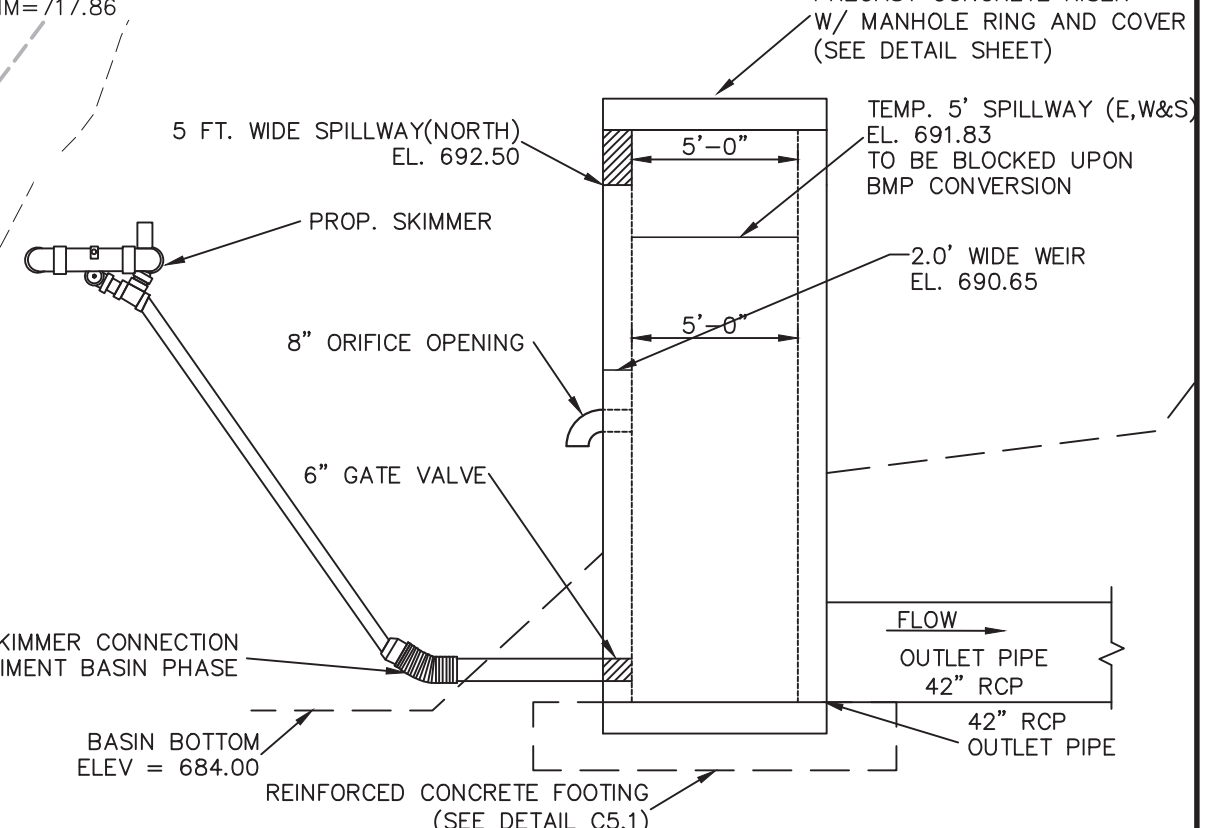
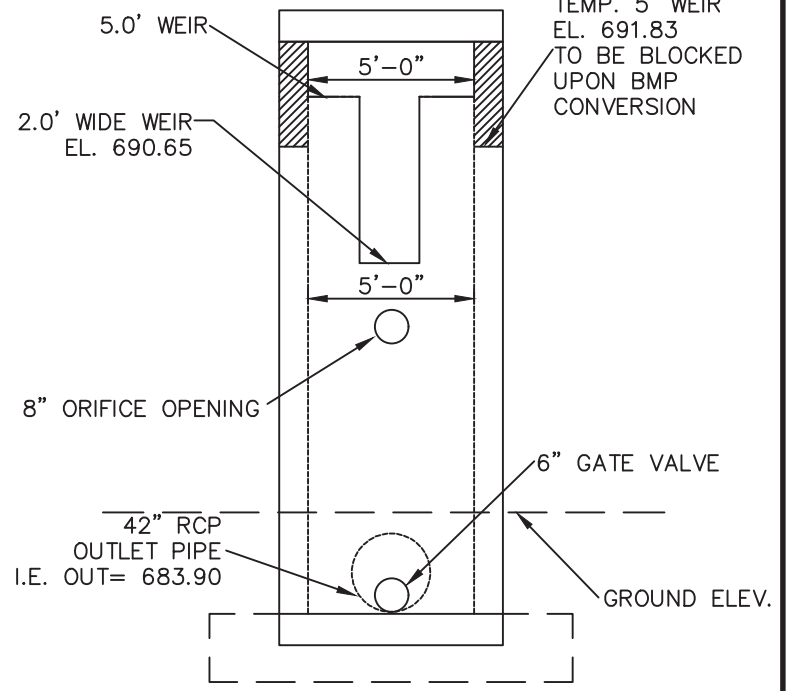
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C8.2



LEGEND

- ELEV--- EXISTING CONTOUR
- ELEV--- PROPOSED CONTOUR
- EXIST. ROAD RIGHT OF WAY
- DRAINAGE AREA
- LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- ROCK CHECK DAM OR WATTLE
- PROPOSED SILT FENCE
- PROPOSED TEMP. HIGH HAZARD SILT FENCE
- PROPOSED ORANGE TREE PROTECTION FENCE
- PROPOSED BAFFLE
- TD --- TD --- PROPOSED TEMP. DIVERSION DITCH
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED DROP INLET



NOTE: FOR ELEVATIONS, CONSTRUCTION DETAILS/SPECIFICATIONS ON THE BMP 2 OUTLET STRUCTURE, PIPE AND EMBANKMENT, SEE SHEET C5.1

SKIMMER BASIN 2 AND BMP #2 OUTLET STRUCTURE ORIFICE AND WEIR DETAIL SEDIMENT BASIN PHASE

THE ISAACS GROUP, P.C.
ENGINEERING & SURVEYING
NO. C-1088

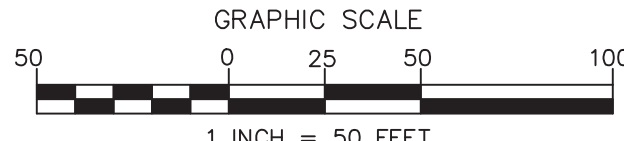
THE ISAACS GROUP, P.C.
ENGINEERING & SURVEYING
NO. C-1088

Digitally signed by Anthony B. Cowan, P.E.
Date: 2018.01.25 08:56:36-05'00'

NOTE: EXISTING DRIVEWAY TO HELMS PROPERTY TO REMAIN OPEN AT ALL TIMES.

STABILIZATION TIME FRAMES		
SITE AREA DESCRIPTION	STABILIZATION	TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2.1:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HQW ZONES

- NOTES:**
1. ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
 2. APPROVAL BY A REPRESENTATIVE OF THE LAND QUALITY SECTION WILL BE REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES AND/OR CONVERSION OF THE SEDIMENT BASIN(S) TO POST CONSTRUCTION STORMWATER BMPs. THE BASINS SHOULD NOT BE CONVERTED UNTIL AFTER HOME CONSTRUCTION IS COMPLETE.
 3. HOMEOWNER IS REQUIRED TO PREPARE A SEPARATE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO ANY HOUSE CONSTRUCTION.
 4. HOMEOWNERS @ 1217 AND 1213 BROMLEY DRIVE SHALL NOTIFIED IN WRITING NOT LESS THAN TWO WEEKS BEFORE PROPOSED CONSTRUCTION OF SEWER LINES ON THEIR PROPERTIES.
 5. ALL ECD'S IN DE EASEMENT SHALL BE REMOVED UPON COMPLETION OF PROJECT & SHALL NOT RESTRICT INGRESS/EGRESS



Project: **WEDDINGTON GLEN**
WEDDINGTON, NORTH CAROLINA

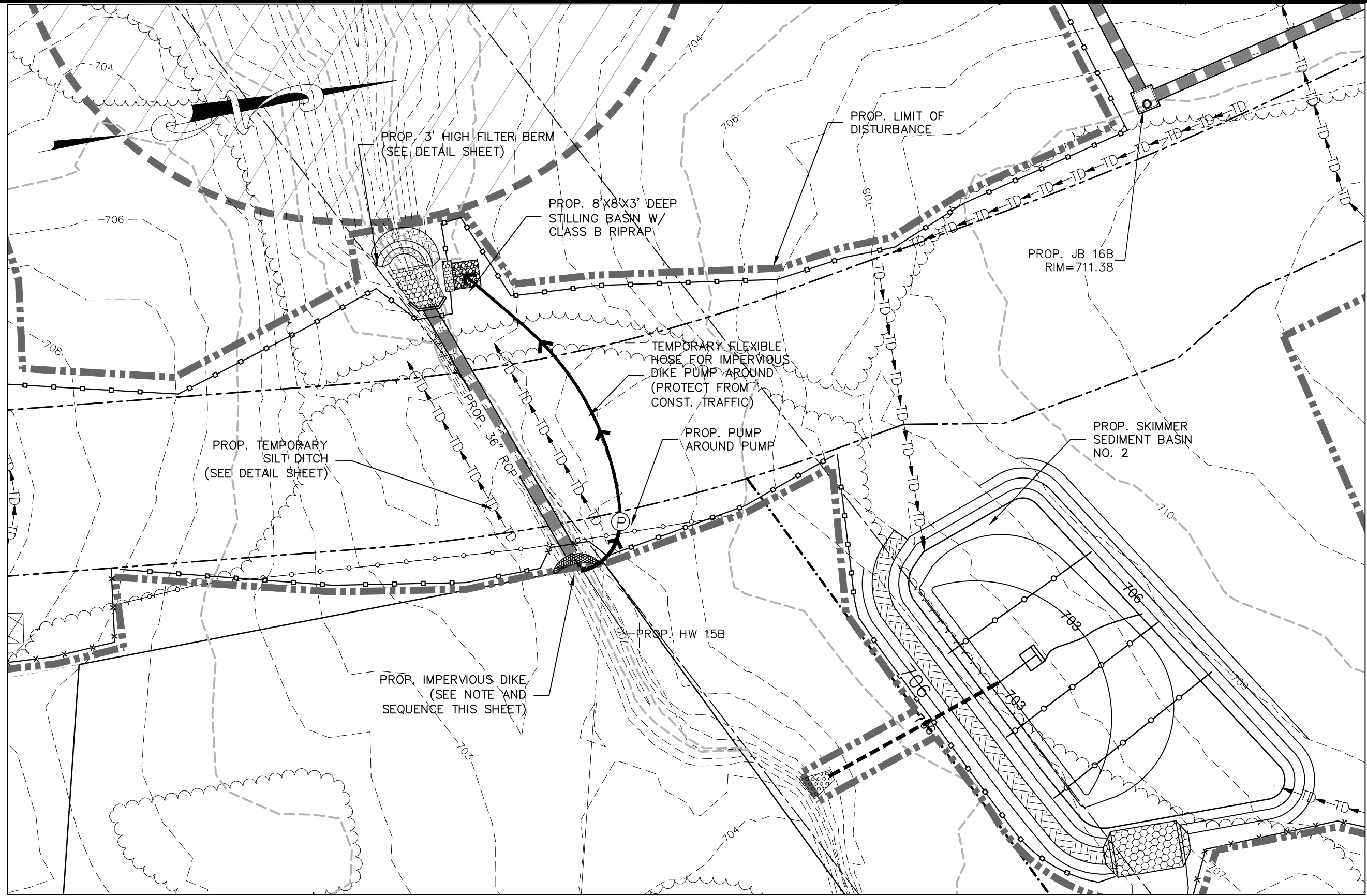
Title: **PHASE 2 EROSION CONTROL**

File #: 16157-B-EC.DWG Date: 06/28/17 Project Egr: ABC

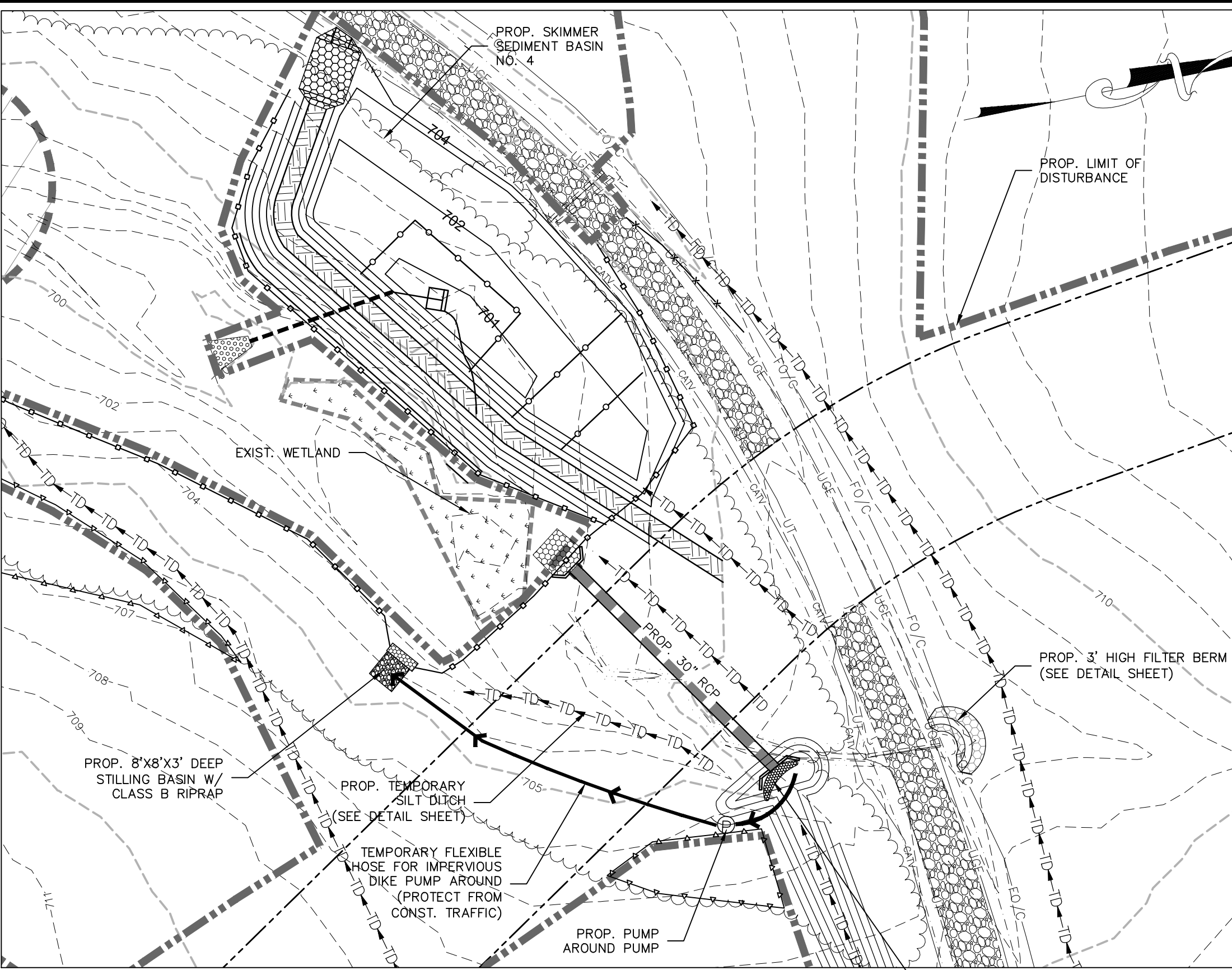
THE ISAACS GROUP, P.C.
ENGINEERING & SURVEYING
NO. C-1088

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

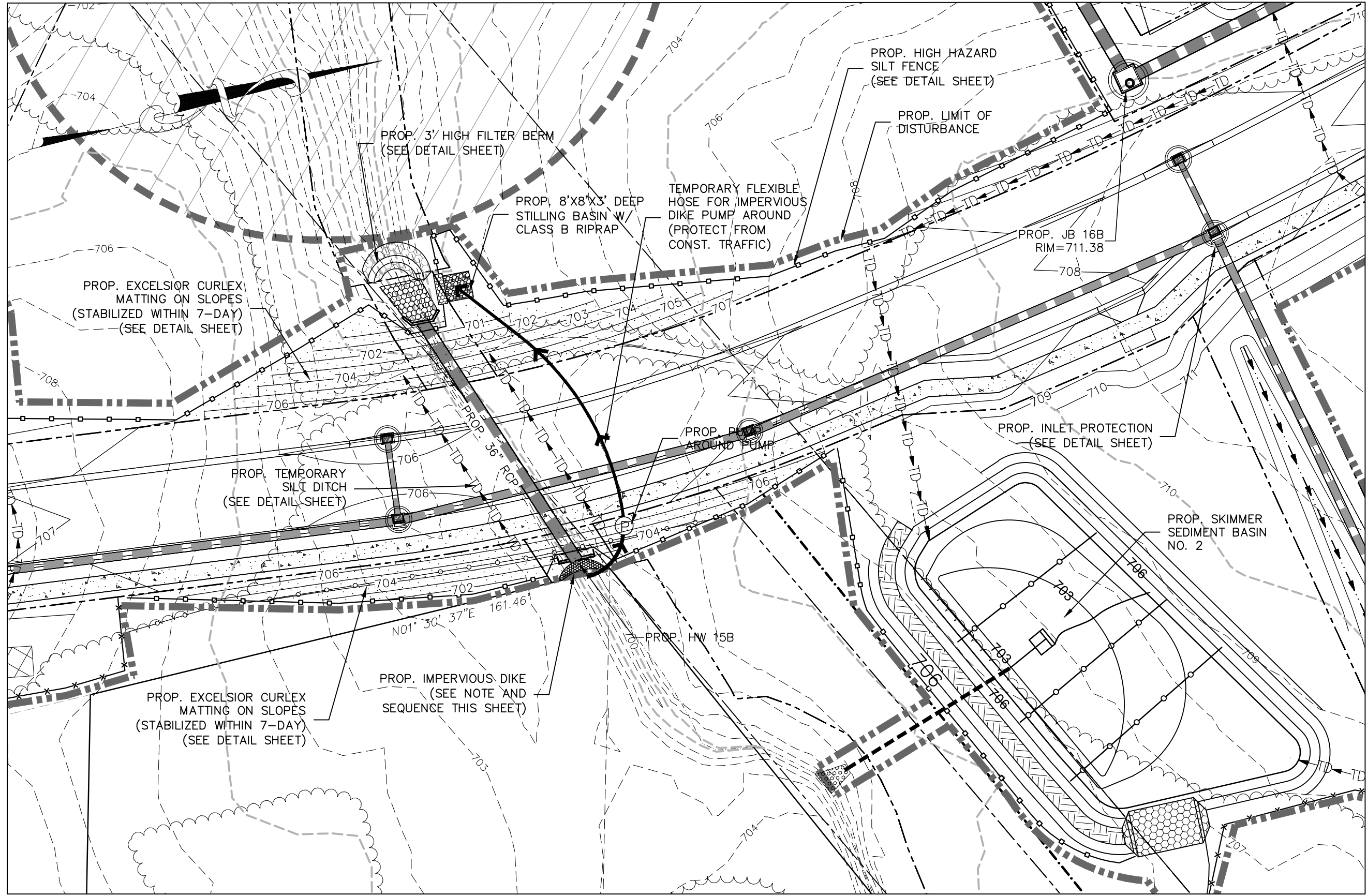
C8.3



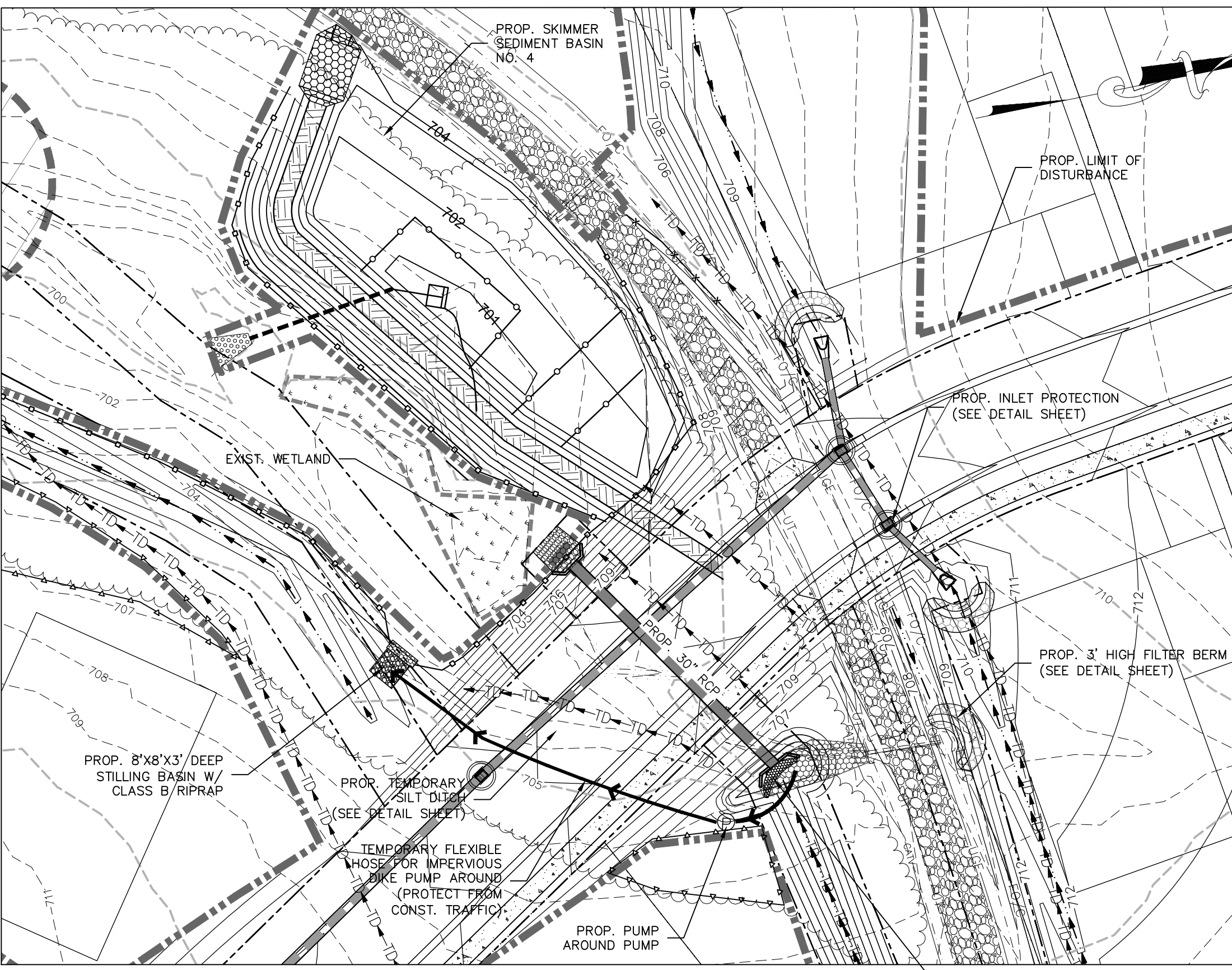
PHASE 1 EROSION CONTROL



PHASE 1 EROSION CONTROL



PHASE 2 EROSION CONTROL



PHASE 2 EROSION CONTROL

- LEGEND**
- ELEV --- EXISTING CONTOUR
 - ELEV --- PROPOSED CONTOUR
 - EXIST. ROAD RIGHT OF WAY
 - DRAINAGE AREA
 - LIMITS OF DISTURBANCE
 - EXISTING TREE LINE
 - ROCK CHECK DAM OR WATTLE
 - PROPOSED SILT FENCE (LDS 507.1)
 - PROPOSED TEMP. HIGH HAZARD SILT FENCE (LDS 508.1)
 - PROP. ORANGE TREE PROTECTION FENCE
 - PROPOSED BAFFLE
 - TD-TD PROP. TEMP. DIVERSION DITCH
 - PROP. STORM DRAINAGE PIPE
 - PROPOSED DROP INLET
 - EXIST. STRUCTURE TO BE DEMOLISHED

CONSTRUCTION SEQUENCE FOR STREAM CROSSING:

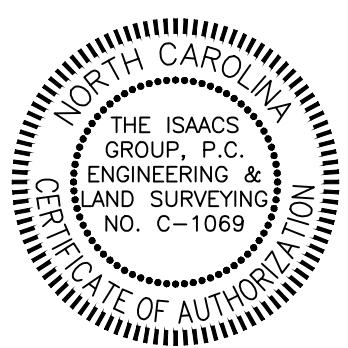
1. A PRE-CONSTRUCTION MEETING WITH CONTRACTOR, ENGINEER AND NCDOT MUST BE HELD PRIOR TO ANY CREEK CROSSING. THIS INCLUDES ALL UTILITY CROSSINGS AND PERMANENT CROSSING.
2. LIMIT TIME OF EXPOSURE - ALL MATERIALS AND EQUIPMENT NEEDED TO COMPLETE THE CROSSING MUST BE ON SITE PRIOR TO STARTING. WORK IN CREEK SHALL BE PLANNED TO MINIMIZE THE NUMBER OF DAYS OF DISTURBANCE. THE CONTRACTOR IS TO OBSERVE THE LOCAL WEATHER FORECASTS AND NOT BEGIN WORK IN THE CREEK UNLESS AT LEAST THREE DAYS WITHOUT RAIN IS ANTICIPATED.
3. LIMIT EXPOSED AREAS - MINIMIZE THE SIZE OF THE AREA TO BE EXPOSED AT ANY ONE TIME. DISTURBED STREAM BANKS SHALL BE STABILIZED WITH MATTING AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
4. CONTROL SURFACE WATER - DETERMINE THE BEST TECHNIQUE AND GAIN APPROVAL FROM WATER QUALITY INSPECTOR OR ENGINEER. SOME EXAMPLES INCLUDE BUT NOT LIMITED TO: PUMP AROUND, TEMPORARY PIPE AROUND, TEMPORARY CHANNEL DIVERSION, BRIDGE MAT, ETC.
5. CONTROL SEDIMENTATION - AS SHOWN ON APPROVED PLANS. INNOVATIVE AND ADDITIONAL MEASURES MAY BE REQUIRED BY THE WATER QUALITY INSPECTOR OR ENGINEER IF NEEDED.
6. SURVEY LIMITS OF DISTURBANCE AND MARK WITH CONTINUOUS FLAGGING - SURVEY THE LOCATION OF THE CULVERT, HEADWALLS, AND LIMITS OF DISTURBANCE BASED ON ANY 401/404 PERMIT(S) THAT HAVE BEEN ISSUED FOR THE SITE. CALL THE WATER QUALITY INSPECTOR PRIOR TO STARTING ANY WORK. THIS MEETING SHOULD TAKE PLACE AT LEAST 48 HOURS PRIOR TO WORKING IN THE STREAM. THE INSPECTOR WILL GIVE INSTRUCTIONS ABOUT CONTROLLING THE SURFACE WATER AND STARTING THE CULVERT INSTALLATION.
7. INSTALL ALL EROSION CONTROL MEASURES - MINIMIZE THE DISTURBED AREA.
8. INFORM THE WATER QUALITY INSPECTOR - NOTIFY INSPECTOR REGARDING COMPLETION OF DEVICE INSTALLATION AND REQUEST AN INSPECTION FOR COMPLIANCE.
9. MAINTENANCE - MAINTAIN ALL MEASURES AND DEVICES DAILY, MAKE IMMEDIATE REPAIRS WHEN NEEDED.

IMPERVIOUS DIKE NOTES:

1. THE IMPERVIOUS DIKE SHALL NOT PERMIT SEEPAGE OF WATER INTO THE CONSTRUCTION SITE OR CONTRIBUTE TO SILTATION OF THE STREAM. THE IMPERVIOUS DIKE SHALL BE CONSTRUCTED OF AN ACCEPTABLE MATERIAL IN THE LOCATION NOTED ON THESE PLANS OR AS DIRECTED BY ENGINEER.
 2. ACCEPTABLE MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO SHEET PILES, SANDBAGS, AND/OR THE PLACEMENT OF AN ACCEPTABLE SIZED STONE LINED WITH POLYPROPYLENE OR OTHER IMPERVIOUS FABRIC.
 3. EARTH MATERIAL SHALL NOT BE USED TO CONSTRUCT AN IMPERVIOUS DIKE.
 4. PUMPS AND HOSES SHALL BE OF SUFFICIENT SIZE TO DEWATER THE WORK AREA.
STREAM #1 D.A.=18.43 A.C., BASE FLOW IS APPROX. 0.029 CFS = 13.02 GPM
STREAM #2 D.A.=8.71 A.C., BASE FLOW IS APPROX. 0.014 CFS = 6.28 GPM
- *ASSUMPTION - 1 CFS PER SQUARE MILE OF DRAINAGE AREA

CONSTRUCTION SEQUENCE FOR IMPERVIOUS DIKE:

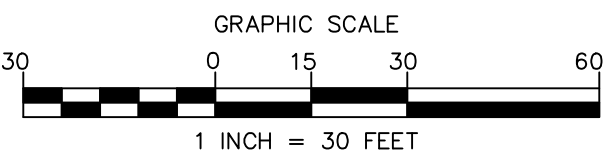
1. INSTALL IMPERVIOUS DIKE UPSTREAM OF WORK AREA AS SHOWN ON THESE PLANS OR AS DIRECTED BY ENGINEER.
2. INSTALL UPSTREAM PUMP AND TEMPORARY FLEXIBLE HOSE. HOSE OUTLET SHALL BE PLACED IN STREAM BED DOWNSTREAM OF WORK AREA, AND SHALL BE LOCATED AT AREA WITH BEDROCK OR COBBLES SO AS TO MINIMIZE EROSION AND SCOUR FROM OUTFLOW. IF NO SUITABLE AREA WITH NATURAL STONES EXISTS, CONTRACTOR SHALL INSTALL STILLING BASIN AS SHOWN ON THIS PLAN.
3. PERFORM CULVERT AND HEADWALL CONSTRUCTION IN ACCORDANCE WITH THE PLANS. CONTRACTOR TO SEQUENCE CONSTRUCTION OF CULVERT AND WALLS TO ALLOW REMOVAL OF IMPERVIOUS DIKE AND RESTORATION OF BASE FLOW AS SOON AS POSSIBLE.
4. HAND REMOVE OR VACUUM ANY ACCUMULATED SILT BEHIND IMPERVIOUS DIKE. DEWATER ANY IMPOUNDED WATER AND REMOVE IMPERVIOUS DIKE. REMOVE TEMPORARY FLEXIBLE HOSE AND ANY TEMPORARY STONE AT HOSE OUTLET IF REQUIRED.
5. STABILIZE DISTURBED AREA WITH SEED AND INSTALLATION OF COIR FIBER MATTING (700 GMS) PER MANUFACTURES SPECIFICATIONS. NO MATTING SHALL BE PLACED IN CHANNEL BOTTOM.



Digitally signed by Anthony B. Cowan, P.E.
Date: 2018.01.18 15:14:56-05'00'

STREAM CROSSING #1
SCALE: 1"=30'

STREAM CROSSING #2
SCALE: 1"=30'



NO.	BY	DATE	REVISION
1	RER	9/18/17	REVISED PER COMMENTS
2	RER	12/11/17	REVISED PER COMMENTS
3	RER	01/17/18	REVISED PER NCDOT COMMENTS

Project: **WEDDINGTON GLEN**
WEDDINGTON, NORTH CAROLINA

Title: **STREAM CROSSING**

File #: 16157-B-EC.DWG Date: 06/28/17 Project Egr: ABC

ISAACS CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

Design By: ABC
Drawn By: RER
Scale: 1"=30'

C8.4

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Administrator/Planner

DATE: February 12, 2018

SUBJECT: Amanda Drive Extension

The Council shall discuss and consider whether to move forward with connecting Amanda Drive Extension. A timeline of the various projects surrounding Amanda Drive Extension is below.

The Council adopted the Local Area Regional Transportation Plan (LARTP) in 2009. The LARTP included Amanda Drive Extension as a thoroughfare from Weddington Matthews Road to Forest Lawn Drive (attachment 1).

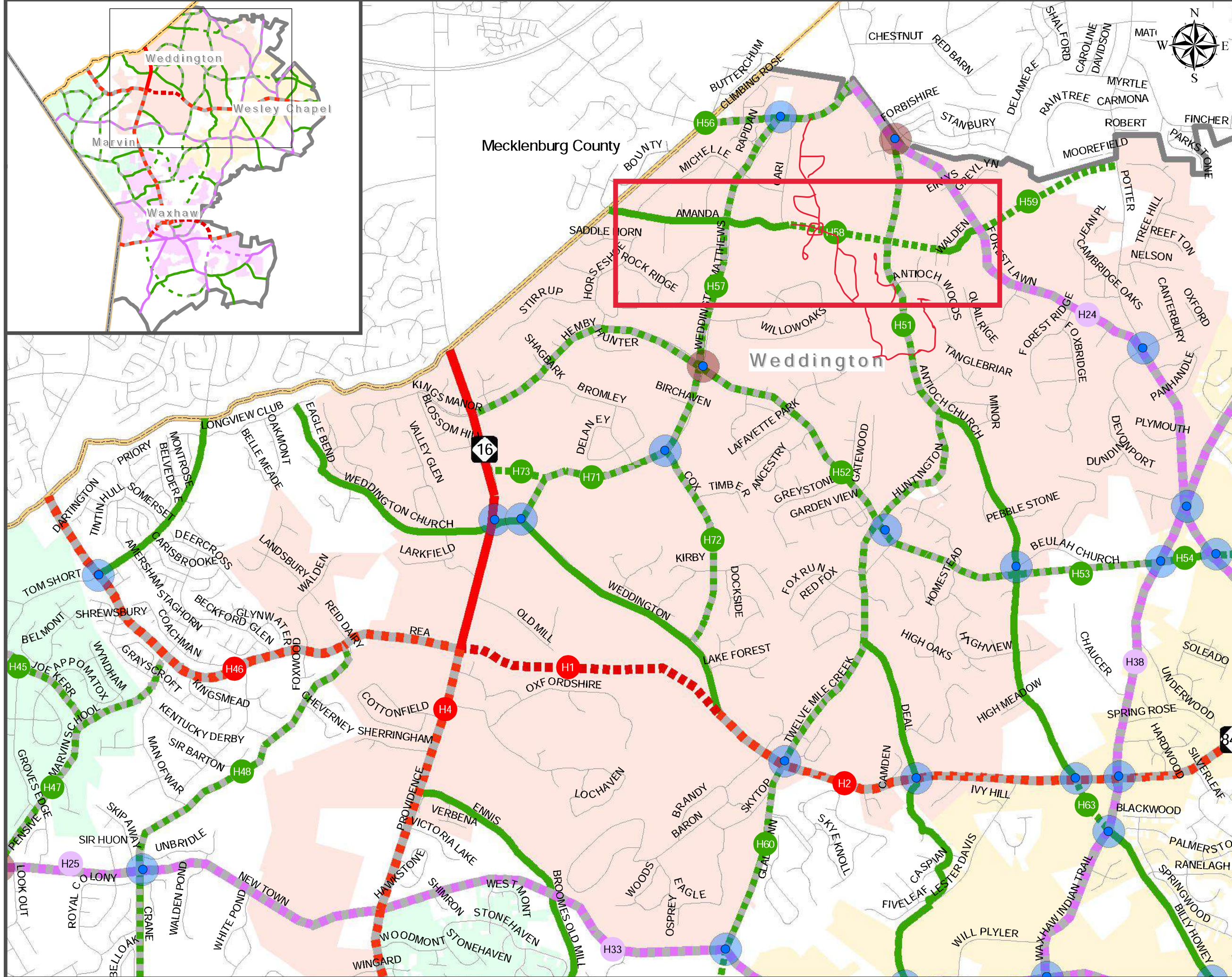
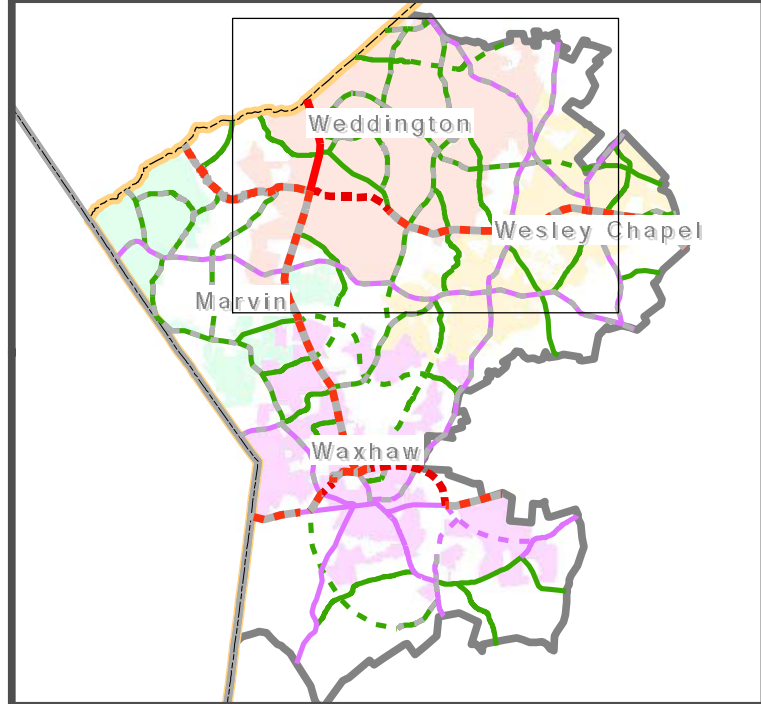
The application for the Vintage Creek Subdivision (90 lots) was received in June 2012, public involvement meetings were held in July and the sketch plan was approved by the Planning Board on July 19, 2012. The plan included a connection to existing Amanda Drive (attachment 2). The construction plans were approved in 2013 and the final plat was recorded in 2015-2016.

The Amanda Drive Extension minor thoroughfare was added to the CTP adopted by the CRTPO in 2012 (attachment 3).

The Falls Subdivision sketch plan and preliminary plat was approved in 2014. The Falls Subdivision routes Amanda Drive Extension through the neighborhood due to two stream crossings (attachment 4).

After construction commenced in Vintage Creek, concerns were raised from a few adjacent neighbors residing in Mandy's plantation. Some of the concerns given were: topography, the need for a retaining wall in the right-of-way, the inability to get a temporary construction easement, existing conditions of Amanda Drive including road width and speeding issues, cut-through traffic and the status of it being classified as a minor thoroughfare.

Staff is requesting Council to discuss the extension and provide direction for any changes to the plans, if needed.



Highway Map

Western Union County Local Area Regional Transportation Plan

Town of Weddington

Plan date: May 27, 2009

- Boulevards**
 - Existing
 - Needs Improvement
 - Recommended *
- Other Major Thoroughfares**
 - Existing
 - Needs Improvement
 - Recommended *
- Minor Thoroughfares**
 - Existing
 - Needs Improvement
 - Recommended *
- Recommended Intersection Improvement
- Recommended Roundabouts
- Existing Interchange
- Proposed Interchange
- Existing Grade Separation
- Proposed Grade Separation
- Project ID (See project list for details)

Figure 18

Refer to LARTP document for more details



ESP Associates, P.A.
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Charlotte, NC 28241
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ESP Associates, P.A.

Stillwell NC, LLC
853 Coral Ridge Drive
Coral Springs, FL 33071

VINTAGE CREEK

PRELIMINARY CLUSTER SKETCH PLAN

PROJECT LOCATION: Town of Washington, NC



PROJECT NUMBER: 2106.102
DRAWING NAME: PRELIMINARY CLUSTER SKETCH PLAN

DATE: 06.14.2012
DESIGN BY: JP

CHECKED BY: PT

ESP / CLIENT REVISION

NO. DATE BY REVISION

1 7.11.12 JP Updated w/ aerial topo

AGENCY / SUBMITTAL REVISION

NO. DATE BY REVISION



Vicinity Map
Not to Scale

SITE DATA TABLE

Tax Parcel: 060-000-04, 060-000-11, portion of 060-000-07A

Site Area: +/- 148.55 Acres

Project Zoning: R-CD

Density: ~90 (90' x 150' typical)

Conservation Level: 57.62 Acres (39%)

Required: ~72.93 Acres (49%)

Min. RCD at Standards: 90' at build to line

Minimum Lot Area: 12,000 S.F.

FrontSetback: 30'

SideSetback: 20'

RearSetback: 20'

Open Space: 20' separation for principal buildings, minimum 40' yard 2'

General Notes

1. This preliminary sketch plan was prepared by ESP Associates, P.A. based on information provided by the client and field survey data. It is not intended to be a final design and is subject to change based on agency input and review.

2. All site plan, zoning, and GIS information utilized in the preparation of this Cluster Plan is considered to be preliminary in nature and subject to final verification.

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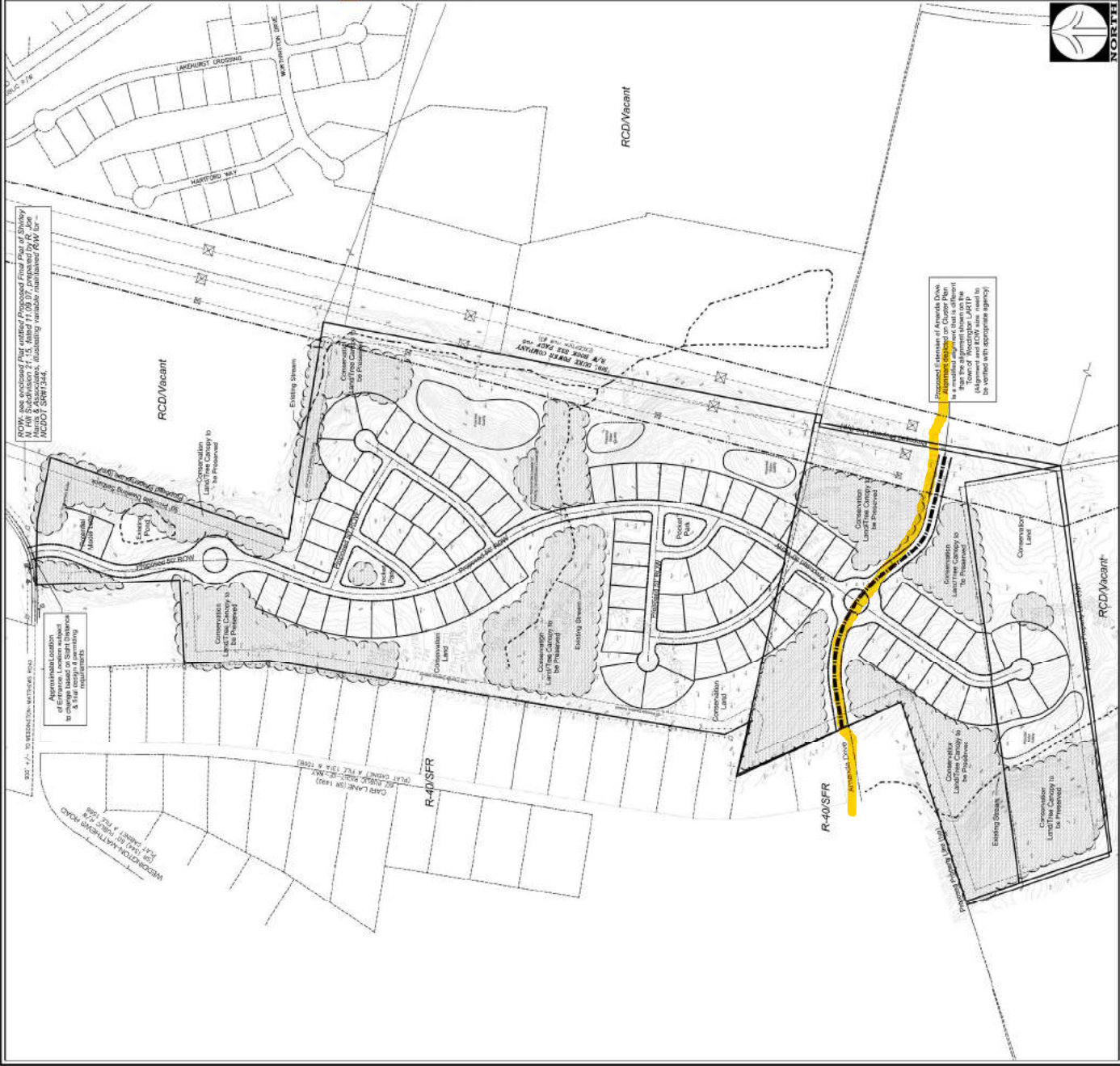
10. All site plan, zoning, and GIS information utilized in the preparation of this Cluster Plan is considered to be preliminary in nature and subject to final verification.

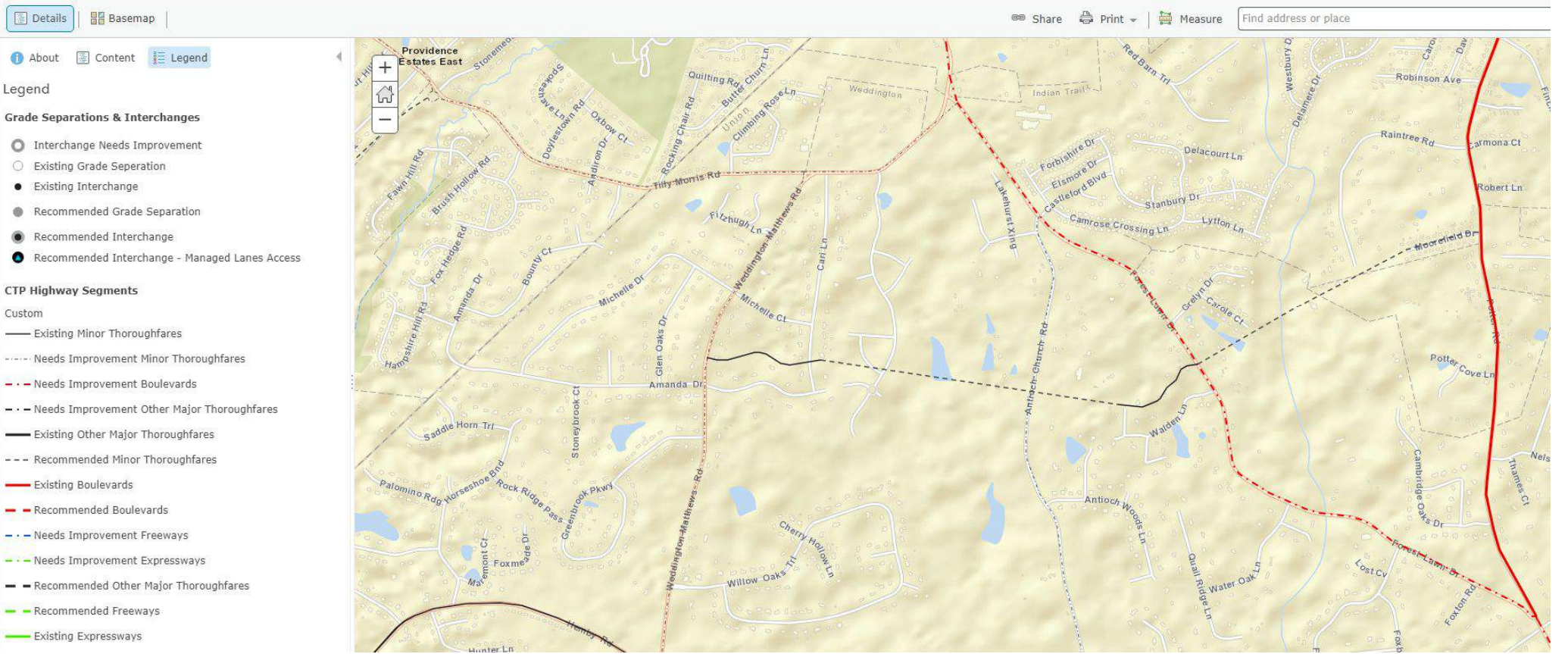
11. All site plan, zoning, and GIS information utilized in the preparation of this Cluster Plan is considered to be preliminary in nature and subject to final verification.

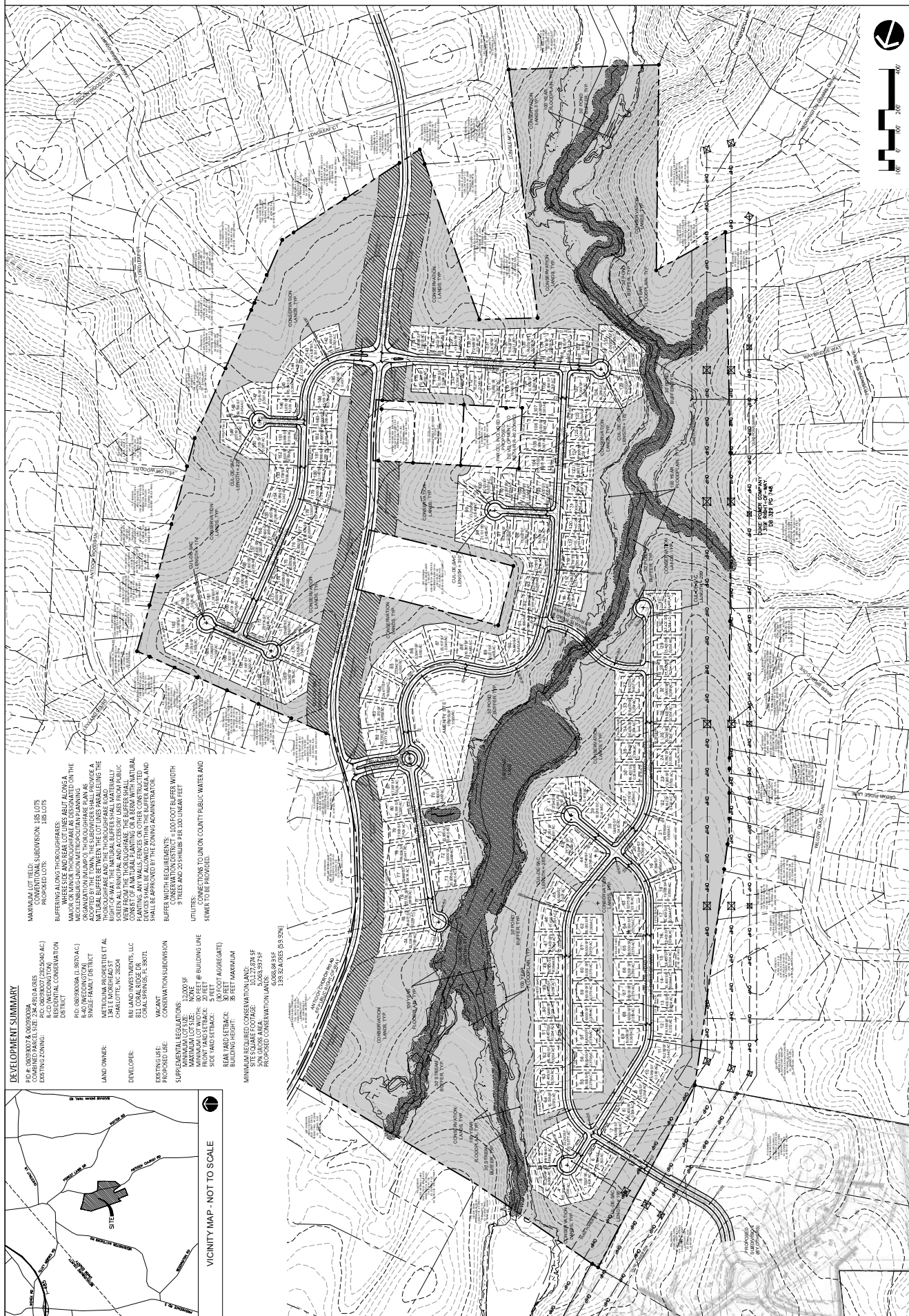
12. All site plan, zoning, and GIS information utilized in the preparation of this Cluster Plan is considered to be preliminary in nature and subject to final verification.

13. All site plan, zoning, and GIS information utilized in the preparation of this Cluster Plan is considered to be preliminary in nature and subject to final verification.

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: February 12, 2018

SUBJECT: Discussion of text amendments to definitions and accessory structures to regulate donation boxes

Staff has received complaints about the increasing amount of donation boxes being placed in various locations around town. The boxes are located near the road or in required setbacks or buffer areas. Staff is concerned about the visual impact, as well as the safety considering the placement to accommodate vehicle drop offs.

Zoning permits have not been applied for or approved for any of the existing donation boxes.

Staff is requesting the Town Council to discuss and consider a text amendment to add a definition and specific provisions that will regulate the placement of donation boxes.

Example regulations that could be added:

- 1) Shall only be located in a business zoning districts.
- 2) Shall only be located on a developed lot with the property owner's permission.
- 3) Shall not be located closer than 20 feet to any public street right-of-way.
- 4) Shall not be located between the front building line of the principal building and a street right-of-way.
- 5) Shall not obstruct pedestrian or vehicular circulation, nor be located in public rights-of-way, required building setbacks, vehicle accommodation areas, or other unsafe locations.
- 6) Shall be no larger than six feet in width, six feet in length, and six feet in height.
- 7) Shall be properly maintained.
- 8) Any donations left outside of the box shall be removed within 36 hours.
- 9) The donation box owner must provide documentation of the property owner's approval to place the donation box on his/her property. This shall be submitted with the zoning permit application.
- 10) Each parcel shall be limited to a maximum of 1 donation box.
- 11) Donation boxes must comply with State Law.



February 3, 2018

TOWN OF WEDDINGTON

QUOTE FOR LANDSCAPING MEDIANS

CUT ALL ORNAMENTAL GRASSES BACK HALF THE HEIGHT \$1800.00

MEDIAN #1 ON REA ROAD AT PROVIDENCE

DELIVER AND INSTALL

11 KALEIDOSCOPE ABELIA 3 GAL \$385.00

3 MUHLY GRASSES 3 GAL \$90.00

MEDIAN # 1 TOTAL \$475.00

MEDIAN #2 ON PROVIDENCE AT REA ROAD

END NEAR REA ROAD

REMOVE

171 INDIAN HAWTHORNES \$2565.00

DELIVER AND INSTALL

90 RED CHOCOLATE LOROPETALUM 3 GAL \$3600.00

45 KALEIDOSCOPE ABELIA 3 GAL \$1575.00

10 YARDS DOUBLE HAMMERED MULCH \$450.00



February 3, 2018

END NEAR OLD MILL ROAD

REMOVE

232 INDIAN HAWTHORNES		\$3480.00
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DELIVER AND INSTALL

104 RED CHOCOLATE LOROPETALUM	3 GAL	\$4160.00
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52 KALEIDOSCOPE ABELIA	3 GAL	\$1820.00
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10 YARDS DOUBLE HAMMERED MULCH		\$450.00
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MEDIAN # 2 TOTAL	\$18,100.00
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MEDIAN # 3 IN FRONT OF LIFE CENTER

REMOVE

9 CARISSA HOLLIES	3 GAL	\$135.00
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DELIVER AND INSTALL

172 RED CHOCOLATE LOROPETALUM	3 GAL	\$6880.00
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9 CARISSA HOLLIES	3 GAL	\$270.00
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MEDIAN # 3 TOTAL	\$7,285.00
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MEDIAN #4 IN FRONT OF CHURCH AT PROVIDENCE AT 84

REMOVE

104 INDIAN HAWTHORNES		\$1560.00
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DELIVER AND INSTALL

72 RED CHOCOLATE LOROPETALUM	3 GAL	\$2880.00
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5 YARDS DOUBLE HAMMERED MULCH		\$225.00
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MEDIAN # 4 TOTAL \$4,665.00

REMOVE

DELIVER AND INSTALL

MEDIAN # 5 TOTAL \$2,125.00

DELIVER AND INSTALL

GRAND TOTAL	\$35,080.00
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WEDDINGTON CODE ENFORCEMENT REPORT

January, 2018

1. 404 Cottonfield Cir., James & Shannon Cox

- 5/31/17—Legal action pending.
- 7/31/17—Legal action pending.
- 8/31/17—Legal action still pending.
- 9/13/17—Attempt to inspect property; could not get inside or on to property.
- 10/31/17—No Change.
- 11/20/17—Obtained Administrative Inspection Warrant and inspected property; heavy/commercial equipment still in buildings; truck between buildings under repair
- 12/31/17—Legal action still pending; violation continues.
- 1/30/18---Legal action still pending; violation continues.

2. 4005 Ambassador Ct., Inez B. McRae Trust

- “In Rem” repairs to secure and close this building were performed in 2015. Lien for cost of these repairs recorded with Union County Register of Deeds in amount of \$7000.00.
- 5/31/17—Deterioration continues
- 7/31/17—Deterioration continues.
- 8/31/17—Deterioration continues.
- 9/30/17—Deterioration continues.
- 10/31/17—Deterioration continues.
- 11/30/17—Deterioration continues.
- 12/31/17—Deterioration continues, building still vacant and closed.
- 1/30/18---Deterioration continues, building still vacant and closed.

3. 2924 Michelle Dr.

- Wood cutting/firewood operation – in operation prior to Weddington’s Zoning Reg’s.
- 5/31/17—Owner is downsizing this “pre-existing” wood business and cleaning up.
- 7/31/17—Monitoring.
- 8/31/17—Still monitoring.
- 9/30/17—Still monitoring.
- 10/31/17—Monitoring
- 11/30/17—Monitoring.
- 12/31/17—Monitoring.
- 1/30/18---Monitoring.

4. 4716 Weddinton Matthews Rd.
 - Existing residence under remodel/expansion. New owner has permit, but needs to acquire permit for 2nd story expansion for Union County
 - 6/30/17---Per owner, he will use this as his residence only. Will continue to monitor.
 - 7/31/17—Dumpsters (5) on property. Owner instructed to remove them.
 - 8/31/17—All dumpsters except 1 removed. Additional permit issued for 2nd living unit and meter attached at rear of house.
 - 9/30/17—Monitoring this one.
 - 10/31/17—Monitoring.
 - 11/30/17—Monitoring.
 - 12/31/17—Monitoring.
 - 1/30/18---Monitoring; work is progressing.
5. 3064 Ancestry Cr.
 - 10/31/17--Possible use violation—still investigating.
 - 11/30/17—Still investigating this one.
 - 12/31/17—Still investigating.
 - 1/30/18---No violation observed. Case closed.
6. 1011 Heritage Acres
 - 10/31/17--Possible use violation—still investigating.
 - 11/30/17—Still investigating.
 - 12/31/17—Still investigating
 - 1/30/18---No violation observed; case closed.
7. 2056 Meadow Run Dr.
 - Utility building w/out permit and possible side yard encroachment; letter sent to owner
 - 12/31/17--Permit obtained for building. Resolved.
8. Matthews-Weddington Rd., Bradshaw property
 - Box trucks parked on property; Notice of violation/citation issued to owner.
 - 12/31/17—Trucks removed. Resolved, but will monitor.
9. 4915 Beulah Church Rd.
 - Junk vehicles, old camper, old lawn mower and piles of limbs in yard; sent owner letter on 1/30/18. (town does not have over grown lot or cleanliness of land ordinance but am trying to use broad standards of zoning ordinance to get some clean up)

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2017-2018

PERIOD ENDING: 01/31/2018

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,289,506.39
10-1120-001	TRINITY MONEY MARKET	1,117,322.42
10-1170-000	NC CASH MGMT TRUST	536,099.98
10-1211-001	A/R PROPERTY TAX	51,864.70
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	8,450.98
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,929.56
10-1232-000	SALES TAX RECEIVABLE	2,492.35
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,346,268.11
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	20,583.08
10-1610-003	FIXED ASSETS - EQUIPMENT	118,306.60
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS		<u>5,527,675.18</u>

LIABILITIES & EQUITY

LIABILITIES

10-2110-000	ACCOUNTS PAYABLE	154.25
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	8,450.98
10-2625-000	DEFERRED REVENUE - CURR YR TAX	51,864.70
10-2630-000	DEFERRED REVENUE-NEXT 8	9,929.56
TOTAL LIABILITIES		<u>145,401.74</u>

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,199,653.14
10-2620-003	FUND BALANCE-ASSIGNED	249,500.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,512,011.00
CURRENT FUND BALANCE - YTD NET REV		421,109.30
TOTAL EQUITY		<u>5,382,273.44</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,527,675.18</u>
---------------------------------	---------------------

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

01/01/2018 TO 01/31/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX -	139,396.44	1,011,086.86	1,025,000.00	1
10-3102-110 AD VALOREM TAX - 1ST	227.97	1,568.40	3,000.00	48
10-3103-110 AD VALOREM TAX - NEXT 8	-3.59	98.39	1,000.00	90
10-3110-121 AD VALOREM TAX -	0.00	41,514.23	89,000.00	53
10-3115-180 TAX INTEREST	544.59	691.18	2,250.00	69
10-3231-220 LOCAL OPTION SALES TAX	27,473.94	143,768.68	320,000.00	55
10-3322-220 BEER & WINE TAX	0.00	0.00	45,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	228,599.09	460,000.00	50
10-3340-400 ZONING & PERMIT FEES	3,520.00	27,385.00	35,000.00	22
10-3350-400 SUBDIVISION FEES	0.00	12,375.00	40,000.00	69
10-3830-891 MISCELLANEOUS REVENUES	350.00	1,437.66	1,000.00	-44
10-3831-491 INVESTMENT INCOME	4,702.28	4,702.28	5,000.00	6
TOTAL REVENUE	176,211.63	1,473,226.77	2,026,250.00	27
AFTER TRANSFERS				
	176,211.63	1,473,226.77	2,026,250.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	61,088.00	427,616.00	737,560.00	42
10-4110-127 FIRE DEPARTMENT	0.00	65.00	10,000.00	99
10-4110-128 POLICE PROTECTION	66,043.50	198,130.50	264,175.00	25
10-4110-192 ATTORNEY FEES - GENERAL	6,707.00	33,831.57	90,000.00	62
10-4110-193 ATTORNEY FEES -	4,147.70	67,655.31	100,000.00	32
10-4110-195 ELECTION EXPENSE	0.00	9,899.29	10,000.00	1
10-4110-340 PUBLICATIONS	0.00	2,914.98	12,000.00	76
10-4110-341 WEDDINGTON FESTIVAL	0.00	0.00	7,000.00	100
10-4110-342 HOLIDAY/TREE LIGHTING	2,736.71	7,874.99	6,500.00	-21
10-4110-343 SPRING EVENT	0.00	0.00	3,750.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	61.20	1,000.00	94
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	1,500.00	100
TOTAL EXPENDITURE	140,722.91	748,048.84	1,243,485.00	40
BEFORE TRANSFERS				
	-140,722.91	-748,048.84	-1,243,485.00	
AFTER TRANSFERS				
	-140,722.91	-748,048.84	-1,243,485.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	1,921.50	12,397.88	22,000.00	44
10-4120-123 SALARIES - TAX COLLECTOR	3,698.52	25,439.67	47,250.00	46
10-4120-124 SALARIES - FINANCE OFFICER	569.85	5,434.56	14,500.00	63
10-4120-125 SALARIES - MAYOR &	2,100.00	14,700.00	25,200.00	42
10-4120-181 FICA EXPENSE	634.10	4,434.44	8,500.00	48
10-4120-182 EMPLOYEE RETIREMENT	782.32	4,858.47	10,930.00	56

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

01/01/2018 TO 01/31/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	1,014.50	7,103.00	12,780.00	44
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	88.20	175.00	50
10-4120-185 EMPLOYEE S-T DISABILITY	12.00	84.00	175.00	52
10-4120-191 AUDIT FEES	8,300.00	8,300.00	8,750.00	5
10-4120-193 CONTRACT LABOR	0.00	4,650.00	0.00	0
10-4120-200 OFFICE SUPPLIES - ADMIN	373.41	3,968.64	10,000.00	60
10-4120-210 PLANNING CONFERENCE	0.00	0.00	1,500.00	100
10-4120-321 TELEPHONE - ADMIN	168.13	980.03	3,500.00	72
10-4120-325 POSTAGE - ADMIN	0.00	900.00	2,000.00	55
10-4120-331 UTILITIES - ADMIN	584.24	3,029.25	4,725.00	36
10-4120-351 REPAIRS & MAINTENANCE -	100.00	500.00	37,500.00	99
10-4120-352 REPAIRS & MAINTENANCE	6,096.29	45,051.58	60,000.00	25
10-4120-354 REPAIRS & MAINTENANCE	11,125.00	27,405.50	58,250.00	53
10-4120-355 REPAIRS & MAINTENANCE	0.00	666.80	1,000.00	33
10-4120-356 REPAIRS & MAINTENANCE	440.00	2,880.00	6,000.00	52
10-4120-370 ADVERTISING - ADMIN	37.40	191.33	1,000.00	81
10-4120-397 TAX LISTING & TAX	-182.76	-391.31	250.00	257
10-4120-400 ADMINISTRATIVE:TRAINING	-562.50	3,102.50	4,000.00	22
10-4120-410 ADMINISTRATIVE:TRAVEL	654.75	2,237.07	5,000.00	55
10-4120-450 INSURANCE	0.00	13,261.75	15,750.00	16
10-4120-491 DUES & SUBSCRIPTIONS	0.00	14,466.97	16,000.00	10
10-4120-498 GIFTS & AWARDS	153.19	340.12	3,000.00	89
10-4120-499 MISCELLANEOUS	878.38	4,761.66	5,000.00	5
10-4120-500 CAPITAL EXPENDITURES	0.00	0.00	35,000.00	100
TOTAL EXPENDITURE	38,910.92	210,842.11	419,735.00	50
BEFORE TRANSFERS	-38,910.92	-210,842.11	-419,735.00	
AFTER TRANSFERS	-38,910.92	-210,842.11	-419,735.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING	5,833.34	41,851.75	71,500.00	41
10-4130-122 SALARIES - ASST ZONING	46.41	278.46	2,950.00	91
10-4130-123 SALARIES -	1,381.88	8,843.07	17,000.00	48
10-4130-124 SALARIES - PLANNING	425.00	2,725.00	5,200.00	48
10-4130-125 SALARIES - SIGN REMOVAL	222.74	1,817.73	3,500.00	48
10-4130-181 FICA EXPENSE - P&Z	602.85	4,231.42	7,750.00	45
10-4130-182 EMPLOYEE RETIREMENT -	911.76	6,373.86	11,200.00	43
10-4130-183 EMPLOYEE INSURANCE	1,014.50	7,100.00	12,780.00	44
10-4130-184 EMPLOYEE LIFE INSURANCE	19.60	137.20	250.00	45
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	84.00	175.00	52
10-4130-193 CONSULTING	4,650.14	5,173.75	41,000.00	87
10-4130-194 CONSULTING - COG	0.00	5,961.25	10,000.00	40
10-4130-200 OFFICE SUPPLIES -	294.83	3,176.32	5,000.00	36
10-4130-201 ZONING SPECIFIC OFFICE	0.00	0.00	2,500.00	100

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

01/01/2018 TO 01/31/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-215 HISTORIC PRESERVATION	0.00	73.08	1,000.00	93
10-4130-220 INFRASTRUCTURE	0.00	0.00	160,000.00	100
10-4130-321 TELEPHONE - PLANNING &	168.14	1,170.16	3,500.00	67
10-4130-325 POSTAGE - PLANNING &	0.00	900.00	2,000.00	55
10-4130-331 UTILITIES - PLANNING &	584.23	3,138.13	4,725.00	34
10-4130-370 ADVERTISING - PLANNING	37.40	191.34	1,000.00	81
TOTAL EXPENDITURE	<u>16,204.82</u>	<u>93,226.52</u>	<u>363,030.00</u>	<u>74</u>
BEFORE TRANSFERS	<u>-16,204.82</u>	<u>-93,226.52</u>	<u>-363,030.00</u>	
AFTER TRANSFERS	<u>-16,204.82</u>	<u>-93,226.52</u>	<u>-363,030.00</u>	
GRAND TOTAL	<u><u>-19,627.02</u></u>	<u><u>421,109.30</u></u>	<u><u>0.00</u></u>	

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: February 12, 2018

SUBJECT: Monthly Report –January 2018

Transactions:	
Refunds	\$1203.20
Penalty and Interest Payments	\$(574.72)
Interest Charges	\$1673.66
Adjustments Under 5.00	\$(142.49)
Overpayments	\$(88.40)
Releases	\$(203.53)
Balance Adjustments	\$(200.35)
Taxes Collected:	
2013	\$(73.27)
2014	\$(73.27)
2015	\$(28.76)
2016	\$(227.97)
2017	\$(140307.28)
As of January 31, 2018; the following taxes remain Outstanding:	
2007	\$83.43
2008	\$808.16
2009	\$598.83
2010	\$575.29
2011	\$100.56
2012	\$921.46
2013	\$1604.52
2014	\$2255.19
2015	\$2982.12
2016	8450.98
2017	\$51864.70
Total Outstanding:	\$70245.24

FY 2017-2018

TOWN OF WEDDINGTON
UNPAID BALANCE REPORT BY RECEIPT NUMBER
TAX YEARS 2017 TO 2017

UNPAID AS OF 02/05/2018

<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>	<u>INTEREST</u>
TAX YEAR: 2017								
CHERRY HOMES LLC	1	06041002	50.44				50.44	
CHERRY HOMES LLC	9	06042005	50.55				50.55	
TURNER ROBBIE	37	06042098	183.68				183.68	
HELMS RICKY D	51	06042124	82.00				82.00	
PEARSON CALVIN LEE	72	06063032	132.23				132.23	
LIAGAS VASILIOS K	86	06063059	262.38				262.38	
JENKINS ROBERT J JR	96	06063094	179.81				179.81	
MAUST KEITH P	101	06063100	197.63				197.63	
LAMBERT FRANCOIS	129	06063150	250.93				250.93	
LAMBERT FRANCOIS	130	06063151	37.13				37.13	
TURNER RICHARD LYNN	155	06066009	131.64				131.64	
WRIGHT DANIEL	177	06066052	121.78				121.78	
WALLS RICKEY L	179	06066056	165.54				165.54	
TAYLOR DENNIS J	187	06066078	304.98				304.98	
WINTERFIELD CRAIG DENNIS	190	06066081	335.38				335.38	
ROBERTSON BERYL H	210	06066117	182.67				182.67	
REDA FRANK L JR	226	06066148	237.25				237.25	
SMITH MILES O	255	06066209	31.56				31.56	
CHERRY HOMES INC	272	06066248	5.83				5.83	
ROSE GARY FRANCIS	275	06066249	242.34				242.34	
SPACH CHARLES K JR	330	06069126	29.87				29.87	

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WULF BRIAN K	331	06069128	148.20				148.20	
BULLOCK ANGELA JEFFERS	337	06069141	149.09				149.09	
PATCH BRANSEN	348	06069162	271.25				271.25	
PRINCE VICTORIA A	351	06069167	185.21				185.21	
SERGEANT ROBERT L	367	06069204A	15.22				15.22	
SERGEANT ROBERT L	376	06069223	40.26				40.26	
JONES 2015 FAMILY TRUST	462	06090066	267.27				267.27	
MREC FALLS AT	488	06090095	49.33				49.33	
MREC FALLS AT	489	06090096	49.33				49.33	
MREC FALLS AT	498	06090105	49.33				49.33	
MREC FALLS AT	499	06090106	49.33				49.33	
MREC FALLS AT	502	06090109	14.22				14.22	
MREC FALLS AT	503	06090110	47.90				47.90	
MREC FALLS AT	504	06090111	49.33				49.33	
MERITAGE HOMES OF THE	505	06090112	49.33				49.33	
MREC FALLS AT	506	06090113	49.33				49.33	
MREC FALLS AT	507	06090114	49.33				49.33	
MREC FALLS AT	508	06090115	49.33				49.33	
MREC FALLS AT	509	06090116	49.33				49.33	
MREC FALLS AT	510	06090117	49.33				49.33	
MREC FALLS AT	511	06090118	49.33				49.33	
MREC FALLS AT	512	06090119	49.33				49.33	

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MREC FALLS AT	513	06090120	49.33				49.33	
MREC FALLS AT	514	06090121	49.33				49.33	
MREC FALLS AT	515	06090122	49.33				49.33	
MREC FALLS AT	516	06090123	49.33				49.33	
MREC FALLS AT	517	06090124	49.33				49.33	
MREC FALLS AT	518	06090125	49.33				49.33	
MREC FALLS AT	519	06090126	49.33				49.33	
MREC FALLS AT	520	06090127	49.33				49.33	
MREC FALLS AT	521	06090128	49.33				49.33	
MREC FALLS AT	522	06090129	49.33				49.33	
MREC FALLS AT	523	06090130	49.33				49.33	
MREC FALLS AT	524	06090131	49.33				49.33	
MREC FALLS AT	525	06090132	49.33				49.33	
MREC FALLS AT	527	06090134	49.33				49.33	
MREC FALLS AT	528	06090135	49.33				49.33	
MREC FALLS AT	529	06090136	49.33				49.33	
MREC FALLS AT	530	06090137	49.33				49.33	
MREC FALLS AT	535	06090142	86.93				86.93	
MREC FALLS AT	536	06090143	15.75				15.75	
WALTER GEORGE ALBERT	545	06093006	147.50				147.50	
CARPENTER BRENDA JEAN	548	06093008	40.94				40.94	
CARPENTER BRENDA JEAN	550	06093008B	64.87				64.87	

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DARLINGTON PETER BARRIE	551	06093009	414.72				414.72	
BURGESS DAVID A	562	06093022	235.81				235.81	
SEAGRAVES JAMES A	568	06093031	230.72				230.72	
ABERNATHY TONYA	582	06093062	180.29				180.29	
BROWN BRIAN D	599	06093113	216.62				216.62	
WATT LINDA ANN TRUSTEE	605	06093121	365.87				365.87	
BUTLER MARY V	607	06093125	433.17				433.17	
CHARLOTTE METRO CREDIT	617	06093146	404.33				404.33	
SHERIDAN CHRISTINA L	623	06093155	336.97				336.97	
BONDA GANESH	669	06093208	210.14				210.14	
MURRAY KEVIN D	719	06096011B	48.58				48.58	
MORRIS BRYAN STEVEN	727	06096020D	39.57				39.57	
BURCH LARRY E	728	06096022	1,201.46				1,201.46	
KILBOURNE GINGER	741	06096033A	179.81				179.81	
KERRIGAN MICHAEL J	751	06096056	91.44				91.44	
MURRAY KEVIN D	758	06096070	82.38				82.38	
MURRAY KEVIN D	759	06096071	68.69				68.69	
JACKSON STEVEN L	762	06096077	13.53				13.53	
SEXTON MICHAEL C	764	06096083	91.92				91.92	
TERENZI ROBERT M	780	06096129	122.79				122.79	
BLOCK TERRI T	786	06096149	29.01				29.01	
KARAGIANES THOMAS	812	06096210	222.87				222.87	

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STREERUWITZ PETER G VON	832	06096270	369.47				369.47	
TOMPKINS DENNIS W	834	06096278	347.04				347.04	
NOLAN WILLIAM J	865	06099004P	10.03				10.03	
RUNTY JAY STEVEN	886	06099014B	98.87				98.87	
BOUTWELL JOHN D &	893	06099017	181.56				181.56	
BARRACK TEDDY C	904	06099036	232.10				232.10	
THORNTON ROBERT C	928	06099088	280.27				280.27	
DEPARTMENT OF	945	06099114	270.40				270.40	
DAOU JIHAD	951	06099128	249.12				249.12	
GARNETT MARLON ERROL	979	06099190	297.39				297.39	
NEVILL GREG R	988	06099206	249.24				249.24	
HERBST JEFFREY D	1007	06099258	256.55				256.55	
THREE CYPRESS PROPERTIES	1050	06099424	281.54				281.54	
WAN SHAOSHAN	1051	06099433	305.30				305.30	
GUION WADE E	1084	06117002	47.04				47.04	
RITTER GRADING &	1102	06117028	33.47				33.47	
COUNTRY HAVEN SWIM	1109	06117047	538.57				538.57	
HAUGHWOUT PAUL C	1112	06117054	172.75				172.75	
NAPPI RALPH J	1124	06117096	237.35				237.35	
LEDER MARY ELLEN	1163	06117159	89.89				89.89	
GIBSON EDGAR W	1180	06117203	226.85				226.85	
GIBSON EDGAR W	1181	06117204	9.23				9.23	

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SOUTHARD VAN	1193	06117227	333.09				333.09	
CORNELIUS SAMUEL J JR	1196	06117240	70.01				70.01	
HILL THOMAS E JR	1214	06117279	339.56				339.56	
CASTLES LINDSAY N	1218	06117287	378.60				378.60	
POPE BOBBY F	1254	06120012H	11.54				11.54	
BAKER DARRELL L	1255	06120012I	387.67				387.67	
TIMBERLAKE DAROL CRAIG	1257	06120012L	26.04				26.04	
HONEYCUTT PATSI HARKEY	1266	06120017C	88.31				88.31	
STEWART WILLIAM M	1277	06120023	18.14				18.14	
DELANEY SUSAN R	1288	06120034	18.14				18.14	
WALSH JOHN T	1297	06120046	393.56				393.56	
PURCELL ARLENE J	1302	06120058	227.06				227.06	
FERRAZZO SILVANO	1308	06120072	194.23				194.23	
WATTERSON RONALD K	1312	06120085	195.67				195.67	
KORNIVSKYY LEONID	1324	06120108	225.79				225.79	
MANGUM WILLIAM W	1404	06120271	326.15				326.15	
VINSON NANCY MILLER	1420	06123004A	74.52				74.52	
LEONID FIMOVICH	1450	06123054	188.24				188.24	
SOUTHALL JEFFREY RICKS	1457	06123076	248.76				248.76	
WHITE NATAUSHA H	1521	06123237	354.41				354.41	
VANDALIA CAPITAL II LLC	1577	06126002	2,375.03				2,375.03	
CARTER KEVIN T	1578	06126003B	32.04				32.04	

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VANDALIA CAPITAL II LLC	1588	06126010	92.98				92.98	
VANDALIA CAPITAL II LLC	1589	06126010A	9.18				9.18	
VANDALIA CAPITAL II LLC	1590	06126010B	307.47				307.47	
VANDALIA CAPITAL II LLC	1591	06126011	28.48				28.48	
WATSON CHARLES THOMAS	1610	06126043	146.49				146.49	
WATSON CHARLES THOMAS	1611	06126045	18.83				18.83	
EFIRD MARTIN L JR	1643	06129039	363.75				363.75	
SANDBO DEAN	1656	06129051	98.49				98.49	
SANDBO DEAN R	1657	06129052	458.53				458.53	
SCHNACKE ULRICH B	1659	06129056	233.80				233.80	
LEE JONATHAN	1693	06129115A	29.49				29.49	
O'BRIEN MICHAEL T	1695	06129117	29.22				29.22	
O'BRIEN MICHAEL T	1697	06129120	24.88				24.88	
MORRISON SAMUEL ELLIOTT	1703	06132001F	124.70				124.70	
CHERIAN GEORGE	1705	06132001H	104.54				104.54	
TERRELL KITTY POWELL	1707	06132004A	407.03				407.03	
THREATT JAMES HAZEL	1709	06132021	93.30				93.30	
SCOTT SHANNON	1735	06147016	212.37				212.37	
DVORAK DAVID ALEXANDER	1756	06147048	176.46				176.46	
PATEL PINKESH	1804	06147149	513.64				513.64	
SHOMBER MARC A	1830	06147192	68.47				68.47	
TRAVIS HEATHER D	1923	06150070B	57.55				57.55	

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VANDALIA CAPITAL II LLC	1924	06150071	336.32				336.32	
MOORE ROBERT R IV	1955	06150105	144.80				144.80	
REA CHRISTOPHER A	1956	06150106	14.11				14.11	
CAROTHERS JEAN C	1959	06150111	164.21				164.21	
CAROTHERS JEAN C	1961	06150115	28.21				28.21	
HARDING PETER MARTIN	1986	06150167	282.49				282.49	
ZANNIKOS KYRIAKOS V	1990	06150177	368.00				368.00	
SHEPHERD MARK	2015	06153008B	160.13				160.13	
THE BERRY COMPANY LLC	2031	06153014A	57.12				57.12	
THE BERRY COMPANY LLC	2033	06153014F	39.35				39.35	
SAMUELS TIMOTHY ROBERT	2036	06153021	170.84				170.84	
AIRBORN DEVELOPMENT LLC	2053	06153046	5.30				5.30	
RANGER LAND HOLDINGS LLC	2055	06153048	13.74				13.74	
CULBERTSON ROCKY S	2061	06153057	119.34				119.34	
COX JAMES E	2064	06153084	197.47				197.47	
DUNN LISA L TRUSTEE	2089	06153126	400.14				400.14	
CONNELL TIMOTHY J	2118	06153174	604.49				604.49	
WILLIAMS DE'ANGELO	2121	06153177	12.84				12.84	
GILLESPIE RICHARD R JR	2122	06153179	104.81				104.81	
DAVIS THOMAS	2139	06153201	1,332.36				1,332.36	
PHELPS CHRISTOPHER	2147	06153210	789.13				789.13	
ELLISON VICTOR A	2267	06174015	116.52				116.52	

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TURPIN DOUGLAS C	2287	06174041	633.08				633.08	
VALENTINE JAMES J	2299	06174059	583.60				583.60	
SIMON MICHAEL L	2319	06174089	485.68				485.68	
SANDBO DEAN R & SUZANNE	2329	06174108	543.23				543.23	
EPIC HOMES LLC	2337	06174119	111.97				111.97	
SCHWARTZ STEVEN DREW	2349	06174294	740.12				740.12	
BINDER ANDREW	2375	06174350	555.38				555.38	
LEWIS RICHARD JR	2403	06174389	927.88				927.88	
NORRIS CHARLES A JR	2410	06174396	453.18				453.18	
DT SQUARE PROPERTIES LLC	2415	06177007	90.38				90.38	
WARD KAREN H	2441	06177039	374.68				374.68	
KURTZ ADAM M	2444	06177043	342.54				342.54	
HUDSPETH REAL ESTATE	2454	06177059	10.36				10.36	
RICKLES GEORGE E III	2465	06177075	402.47				402.47	
BRIDGET HOLDINGS LLC	2485	06180003	43.38				43.38	
KALCZUK CLAUDIO	2513	06180069	40.10				40.10	
RICHMOND HILL	2523	06180353	66.30				66.30	
VAN GLABBEK WILLEM H	2531	06180371	387.03				387.03	
GARZA ANTONIO	2574	06180421	63.65				63.65	
HARRELL RON A	2589	07135061A	110.16				110.16	
PURI RADHIKA	2603	07135101	202.61				202.61	
RICHARDSON BARRY	2611	07138014	178.43				178.43	

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GEIGER GREGORY ALAN	2655	07138084A	153.23				153.23	
GEIGER GREGORY ALAN	2656	07138084B	48.00				48.00	
DEMBY RODNEY L & WIFE	2661	07138089	236.77				236.77	
ABRAMOWSKI HORST	2674	07138113	149.09				149.09	
DUFFIN KATHLEEN E	2677	07138116	165.75				165.75	
BUTLER BARRY A	2708	07138176	128.52				128.52	
BRAGA EMERSON	2715	07150012A	34.79				34.79	
PARNELL MONICA F	2716	07150012B	78.98				78.98	
BRAGA EMERSON	2717	07150012C	29.87				29.87	
KENNEDY ALAN	2744	07150605	10.61				10.61	
KENNEDY ALAN	2745	07150606	10.61				10.61	
KILGO JAMES W	2765	07153002B	48.48				48.48	
AUTRY PEGGY M	3511	E7150011	203.51				203.51	
AUTRY PEGGY M	3515	F7150011A	157.63				157.63	
HAWKINS SHAWN A	6253	06066271	224.62				224.62	
TOMPKINS JOHNNY RAY	6289	06069048	146.55				146.55	
ROBINSON EDWARD HARVEY	6338	06069125	208.61				208.61	
WEATHERS BEVERLY	6354	06069154	178.00				178.00	
SOWERS ERIC J & WIFE	6356	06069158	240.11				240.11	
GREENE JEFFREY SCOTT	6359	06069160A	149.04				149.04	
NGUYEN LOAN	6432	06090043	273.64				273.64	
SCOGGINS ERIC	6531	06096015	77.01				77.01	

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US BANK TRUST N A	6562	06096060A	84.60				84.60	
GOBBLE DAVID LEE JR	6594	06096112	134.94				134.94	
ADAMS WILLIAM C	6607	06096136	214.91				214.91	
KANOS DENO J	6643	06096200	248.92				248.92	
MCNEIL SAMUEL P JR	6654	06096221	40.89				40.89	
MCNEIL SAMUEL P JR	6655	06096222	271.67				271.67	
WRIGHT CHARLES J	6748	06099084	56.75				56.75	
URWICK LEE ARNETTE	6759	06099112	234.65				234.65	
KLINGERMANN JEFFREY A	6782	06099157	297.50				297.50	
DORTON JAMES W III	6790	06099167	266.89				266.89	
PERLA SREEDHAR BABU	6964	06099426	302.76				302.76	
IBACH CHARLES R IV	7055	06117062	166.71				166.71	
JONES JARRELL K	7143	06117253	325.08				325.08	
EDDIE BERNARD OATES JR	7186	06120012P	315.54				315.54	
KIDD ROBERT A	7318	06123030	364.60				364.60	
GURUMURTHY KIRAN K	7413	06123187	365.50				365.50	
GARRETT JOHN	7496	06129071	358.18				358.18	
HANJIEV DAR P	7507	06129097	422.20				422.20	
COLLINS DAVID	7554	06147092	338.23				338.23	
LADNER SCOTT EVAN	7616	06150079	438.43				438.43	
OMNI ANIMAL	7617	06150079A	139.76				139.76	
DEVAUGHN RICHARD E	7819	06174344	669.20				669.20	

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ANDERSEN PREBEN	7853	06177060	491.05				491.05	
		TAX YEAR: 2017	48,611.37				48,611.37	
		GRAND TOTAL:	48,611.37				48,611.37	

BALANCE WITHOUT INTEREST: