

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, SEPTEMBER 23, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Open the Meeting
2. Determination of Quorum
3. Approval of Minutes – August 26, 2019 Regular Planning Board Meeting Minutes
4. Public Hearing
 - A. Discussion and Consideration of a Temporary Use Permit for the Weddington Optimist Club to hold a Centennial Celebration on Saturday October 19, 2019 from 5-9 p.m. at Optimist Park, 5211 Weddington Road, Weddington, NC.
 - B. Discussion and Consideration of a Temporary Use Permit for the Town of Weddington to hold a Christmas Tree Lighting on November 22, 2019 from 5-9 p.m. at Weddington Town Hall.
5. Old Business
6. New Business
 - A. Review and Consideration of Preliminary Plat for Hemby Place
 - B. Discussion of Tree Ordinance
7. Update from Town Planner and Report from the September Town Council Meeting
8. Board member comments
9. Adjournment

Draft

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, AUGUST 26, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 2**

1. Open the Meeting

Chairman Prillaman called the meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Chairman Brad Prillaman, Board members Walt Hogan, Tami Hechtel, Barbara Harrison, Jim Vivian, and Steve Godfrey present. Board member Gerry Hartman was absent.

Staff present: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey

Visitors: Bill Deter, Mike Smith

3. Approval of Minutes – July 22, 2019 Regular Planning Board Meeting Minutes

Motion: Board member Harrison made a motion to approve the July 22, 2019 Regular Planning Board Meeting Minutes as presented.
Second: Board member Hogan
Vote: The motion passed with a unanimous vote.

4. Old Business

A. Discussion and Recommendation of text amendments to Chapter 46 - subdivision ordinance and Chapter 58 - Zoning Ordinance; section 58-58 R-CD and section 58-271 Conditional zoning district amendment procedure to address Conservation Subdivision Amendments

Ms. Thompson presented the text amendments. She discussed the septic concerns the Planning Board had. The town requires a septic permit from Union County Environmental Health and the applicant must show the primary drain field and a secondary drain field. The town may not regulate off site wastewater systems. The drain fields will be seen on the site plan.

Ms. Thompson explained that the bond language was reviewed by the town attorney. Her response was that the language is typical, and it should be kept as is. The bonds allow for development phasing and gives the ability to do bond agreements which gives flexibility.

Motion: Board member Hogan made a motion to forward text amendments to Chapter 46 Chapter 46 - subdivision ordinance and Chapter 58 - Zoning Ordinance; section 58-58 R-CD and section 58-271 Conditional zoning district amendment procedure to address Conservation Subdivision Amendments to the Town Council with a favorable recommendation pending attorney review.
Second: Board member Godfrey
Vote: The motion passed with a unanimous vote.

B. Discussion and Recommendation of a text amendment to add Article 14 Titled Soil Erosion and Sedimentation Control Ordinance to the Zoning Ordinance

Ms. Thompson presented the erosion text amendment. The NCDENR staff approved the town ordinance internally and added it to the agenda for the Sedimentation Control Commission (SCC). Ms. Thompson and the town engineer went to Raleigh to answer questions and receive program delegation. However, there was a recent working group that adopted a model ordinance for towns to follow. There was a lot of discussion before it was decided to table our delegation and return for the November meeting with the model ordinance.

Motion: Board member Hogan made a motion to forward text amendment to add Article 14 Titled Soil Erosion and Sedimentation Control Ordinance to the Zoning Ordinance to the Town Council with a favorable recommendation pending attorney review.

Second: Board member Hechtel

Vote: The motion passed with a unanimous vote

5. New Business

6. Update from Town Planner and Report from the August Town Council Meeting

Ms. Thompson presented the update: there is a meeting with the Union County Board of Commissioners and all the municipalities for a land use planning retreat.

The town held a public involvement meeting for a new conventional subdivision, Eagles Landing. It is 20 lots proposed on 25 acres off Newtown Road. There was a good turnout of residents with concerns. The biggest concern seemed to be the curve on Newtown Road. Ms. Thompson is working the DOT and the developer to ensure the access to the subdivision is in a safe place. The town has received the first round of construction plans for Hemby Place, the conservation subdivision on the corner of Hemby and Providence Road. Those plans should be on the Planning Board agenda for September.

7. Adjournment

Motion: Board member Harrison made a motion to adjourn the August 26, 2019 Regular Planning Board Meeting at 7:24 p.m.

Second: Board member Godfrey

Vote: The motion passed with a unanimous vote.

Adopted: _____

Brad Prillaman, Chairman

Karen Dewey, Town Clerk

TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Karen Dewey, Town Clerk

CC: Lisa Thompson, Administrator/Planner

DATE: September 23, 2019

SUBJECT: Temporary Use Permit Application – Optimist Club Centennial Celebration

The Town received an application for a Temporary Use Permit for the Weddington Optimist Club Centennial Celebration. The event will be held at the Optimist Park at 5211 Weddington Road from 5-9 p.m. The event will include a DJ and food trucks. There will be two banners at the entrance of the park, a temporary table set up for the DJ and the existing lighting at the park will be used. The event will follow a baseball tournament that will run from 10 a.m. to 5 p.m.

Application Information:

Date of Application: September 13, 2019

Applicant's Name: Weddington Optimist Club

Property Owner's Name: Weddington Optimist Club/Mary Maxson

Parcel ID#: 06069021A

Property Location: 5211 Weddington Road (Highway 84)

Existing Use: Athletic fields/park

Property Size: 19.828 acres

Additional Information:

- Projected attendance is 150-200 persons
- Security and traffic certification always in place for WCWAA
- An event organizer application has been sent to Union County Environmental Health
- Portable bathroom facilities are located throughout the park
- The park has existing trash service
- Music will be provided by a DJ

All adjoining property owners and properties within 200 feet have been notified in accordance with Section 58-13 of the *Town of Weddington Zoning Ordinance*.

Before issuing any Temporary Use Permit, the Planning Board shall make the following determinations:

- a. The proposed temporary use will not materially endanger the public, health, welfare and safety and
- b. The proposed temporary use will not have a substantial negative effect on adjoining properties; and
- c. The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit; and
- d. The proposed temporary use is held no more than four times (4) per year at any particular location

Staff has reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with Weddington's Zoning Ordinance and therefore recommends approval with the condition that the food trucks provide certificates of insurance.

Attachments:
TUP Application/Narrative
Site Map

Drop off hours



Town of Weddington

Temporary Use Permit Application

Applicant Information

Name: Weddington Optimist Club
 Mailing Address: PO BOX 522
 City: WAXHAW State: NC

Permit Number: _____

Phone Number: 704-526-8045
 Email: OPTIMISTweddington@gmail.com
 Zip: 28173

Property Owner Information (if different from applicant)

Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

Lot Number: _____
 Subdivision: _____
 Parcel Number: 06069021A

Describe the nature of the use requested:

100 yr CELEBRATION of OPTIMIST INTERNATIONAL. FOUR Food Trucks AND DJ music ON Saturday 10/19/2019.

On a separate page provide the following -
 Narrative including:

- ☐ Nature of use
- ☐ Duration of use
- ☐ Hours of operation
- ☐ Lighting
- ☐ Temporary structures
- ☐ Signage
- ☐ Projected attendance
- ☐ Waste/trash disposal

Other Submittal Requirements (if applicable):

- ☐ A site plan showing parking and the layout of event area
- ☐ Proof of adequate insurance to cover the event
- ☐ Certification of review from Union County Sheriff's Department or NC Highway Patrol regarding traffic and crowd control
- ☐ Union County mass gathering permit required?
- ☐ Certification of review from Union County Health Department
- ☐ Department of Revenue weekend Temp. Sales and Use ID# for retail sales

By signing this permit, the applicant agrees with the findings of fact below:

The proposed temporary use will not materially endanger the public, health, welfare and safety; and
 The proposed temporary use will not have a substantial negative effect on adjoining properties; and
 The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit; and
 The proposed temporary use is held no more than four times per year at any particular location.

[Signature]
 Signature of Applicant

9/13/19
 Date

[Signature]
 Signature of Property Owner (if different)

9/13/19
 Date

Permit Approved? Yes _____ No _____

If Yes, Permit is Valid from: _____ to _____

 Zoning Administrator Date

September 13, 2019

To: Town of Weddington

From: Weddington Optimist Club

Re: 100 Year Optimist International Celebration

Narrative Including:

1. Nature of use: Optimist club celebration in conjunction with a WCWAA baseball (U8) invitational tournament.
2. Duration of use: One day, Saturday October 19, 2019.
3. Hours of operation: Baseball tournament runs from 10am-5pm. Optimist celebration runs from 5pm-9pm. Food trucks will be on site from 10am-9pm with DJ music from 5pm-9pm.
4. Lighting: The park facility has existing lighting
5. Temporary structures: a table for the DJ
6. Signage: two banners will be placed at the entrance into the park
7. Projected attendance: 150-200
8. Waste/trash disposal: the park has existing trash service.

Other submittal requirements:

1. A site plan: using existing park facilities. Little league fields #5 & #6 (see attached)
2. Proof of insurance: attached @ Liberty Mutual Insurance
3. Certification from UCSO for traffic & crowd control. Always in place @ WCWAA
4. Union County mass gathering permit: Not required
5. Certification of review from Union county health department: (in process)
6. Department of Revenue ID for retail sales: No retail sales will be made by the Optimist club

[illegible]

* PARTIALS LOCATED THROUGHOUT OPTIMIST PARK

Agenda Item 4.A.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/10/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Relation Insurance Services of North Carolina, Inc. 11215 North Community House Rd Ste 100 Charlotte NC 28277	CONTACT NAME: Susan Campbell PHONE (A/C, No, Ext): (704)688-1228 FAX (A/C, No): (704)971-0097 E-MAIL ADDRESS: susan.campbell@relationinsurance.com INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Insurance Co NAIC # 24082 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Weddington Optimist Club C/O Joan Beaulieu 1081 Nickalaus Dr Matthews NC 28104	

COVERAGES**CERTIFICATE NUMBER:** 19/20 Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			BKS57714094	04/10/2019	04/10/2020	EACH OCCURRENCE \$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							MED EXP (Any one person) \$ 15,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000	
	AUTOMOBILE LIABILITY						GENERAL AGGREGATE \$ 1,000,000	
	ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY						PRODUCTS - COMP/OP AGG \$ 1,000,000	
	SCHEDULED AUTOS NON-OWNED AUTOS ONLY						Package Modification \$	
	UMBRELLA LIAB						COMBINED SINGLE LIMIT (Ea accident) \$	
	EXCESS LIAB						BODILY INJURY (Per person) \$	
	DED RETENTION \$						BODILY INJURY (Per accident) \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PROPERTY DAMAGE (Per accident) \$	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						EACH OCCURRENCE \$	
							AGGREGATE \$	
							\$	
							PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT \$	
							E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Town of Weddington 1924 Weddington Rd Weddington NC 28104	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Janet Peirano, Deputy Clerk/Administrative Assistant

CC: Lisa Thompson, Administrator/Planner

DATE: September 9, 2019

SUBJECT: Temporary Use Permit Application – Christmas Tree Lighting

The Town submitted an application for a Temporary Use Permit for the Annual Christmas Tree Lighting Event to be held November 22, 2019. The event is to be held at Weddington Town Hall and Dr. George Pinsak's property located at 1924 Weddington Road and 13653 Providence Road respectively. The event will include performances by local school and church choirs. Two food trucks and one coffee truck will provide food/beverages for purchase. The Town will provide cookies and hot chocolate. Two fire pits will be set up near the back parking lot. A seating area will be set up with folding chairs facing the side porch. The event will be from 5:00 pm – 9:00 pm with a tree lighting countdown between 7 – 7:15pm.

Application Information:

Date of Application: September 9, 2019

Applicant's Name: Town of Weddington

Property Owner's Name: Town of Weddington and Dr. George Pinsak

Parcel ID#: 06-150-057 (Town Hall) and 06-150-053A (Dr. Pinsak's Office Building)

Property Location: Corner of Providence Road (Highway 16) and Weddington Road (Hwy 84)

Existing Zoning: B-2(CD)

Existing Use: Town Hall and Medical Offices

Property Size: Town Hall – 2.136 acres, Dr. Pinsak's property – 0.674 acres – Total of 2.81 acres

Additional Information:

- Projected attendance is 500 persons
- Security and traffic control will be provided by volunteers and one Union County Sheriff's Deputy
- EMS will be in attendance
- Fire Department has been notified of event

- An event organizer application has been sent to Union County Environmental Health
- Two portable bathroom facilities and one hand wash facility will be provided on-site
- Portable trash cans will be provided
- Most parking will occur on the Weddington Corners Shopping Center property. Some parking will take place at Dr. Pinsak's office building
- Town staff contacted the owners and tenants about the event
- Music will be provided by a DJ
- Balloon twisting will be done by Fun filled Entertainment

All adjoining property owners and properties within 200 feet have been notified in accordance with Section 58-13 of the *Town of Weddington Zoning Ordinance*.

Before issuing any Temporary Use Permit, the Planning Board shall make the following determinations:

- a. The proposed temporary use will not materially endanger the public, health, welfare and safety and
- b. The proposed temporary use will not have a substantial negative effect on adjoining properties; and
- c. The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit; and
- d. The proposed temporary use is held no more than four times (4) per year at any particular location

Staff has reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with Weddington's Zoning Ordinance and therefore recommends approval with the condition that the food trucks provide certificates of insurance.



Town of Weddington

Temporary Use Permit Application

Applicant Information

Name: Town of Weddington
 Mailing Address: 1924 Weddington Road
 City: Weddington State: NC

Permit Number: _____

Phone Number: 704-846-2709
 Email: jfeirano@townofweddington.com
 Zip: 28104

Property Owner Information (if different from applicant)

Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

Lot Number: _____
 Subdivision: _____
 Parcel Number: 06 150 057

Describe the nature of the use requested:

Christmas Tree Lighting on November 22, 2019

On a separate page provide the following -
Narrative including:

- ☐ Nature of use
- ☐ Duration of use
- ☐ Hours of operation
- ☐ Lighting
- ☐ Temporary structures
- ☐ Signage
- ☐ Projected attendance
- ☐ Waste/trash disposal

Other Submittal Requirements (if applicable):

- ☐ A site plan showing parking and the layout of event area
- ☐ Proof of adequate insurance to cover the event
- ☐ Certification of review from Union County Sheriff's Department or NC Highway Patrol regarding traffic and crowd control
- ☐ Union County mass gathering permit required?
- ☐ Certification of review from Union County Health Department
- ☐ Department of Revenue weekend Temp. Sales and Use ID# for retail sales

By signing this permit, the applicant agrees with the findings of fact below:

The proposed temporary use will not materially endanger the public, health, welfare and safety; and
 The proposed temporary use will not have a substantial negative effect on adjoining properties; and
 The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit; and
 The proposed temporary use is held no more than four times per year at any particular location.

Janet Levanic 09/09/2019 _____
 Signature of Applicant Date Signature of Property Owner (if different) Date

Permit Approved? Yes _____ No _____ If Yes, Permit is Valid from: _____ to _____

 Zoning Administrator Date

Annual Christmas Tree Lighting Event to be held November 22, 2019. The event is to be held at Weddington Town Hall and Dr. George Pinsak's property located at 1924 Weddington Road and 13653 Providence Road respectively. The event will include performances by local school and church choirs. Two food trucks and one coffee truck will provide food/beverages for purchase. The Town will provide cookies and hot chocolate. Two fire pits will be set up near the back parking lot. A seating area will be set up with folding chairs facing the side porch. The event will be from 5:00 pm – 9:00 pm with a tree lighting countdown between 7 – 7:15pm.

Application Information:

Date of Application: September 9, 2019

Applicant's Name: Town of Weddington

Property Owner's Name: Town of Weddington and Dr. George Pinsak

Parcel ID#: 06-150-057 (Town Hall) and 06-150-053A (Dr. Pinsak's Office Building)

Property Location: Corner of Providence Road (Highway 16) and Weddington Road (Hwy 84)

Existing Zoning: B-2(CD)

Existing Use: Town Hall and Medical Offices

Property Size: Town Hall – 2.136 acres, Dr. Pinsak's property – 0.674 acres – Total of 2.81 acres

Additional Information:

- Projected attendance is 500 persons
- Security and traffic control will be provided by volunteers and one Union County Sheriff's Deputy
- EMS will be in attendance
- Fire Department has been notified of event
- An event organizer application has been sent to Union County Environmental Health
- Two portable bathroom facilities and one hand wash facility will be provided on-site
- Portable trash cans will be provided
- Most parking will occur on the Weddington Corners Shopping Center property. Some parking will take place at Dr. Pinsak's office building
- Town staff contacted the owners and tenants about the event
- Music will be provided by a DJ
- Balloon twisting will be done by Fun filled Entertainment

All adjoining property owners and properties within 200 feet have been notified in accordance with Section 58-13 of the *Town of Weddington Zoning Ordinance*.

Union County Government

EST. 1842

One Stop Permitting

500 N. Main Street
Suite #47
Monroe, NC 28112

T. 704.283.3553

<https://ucinspect.unioncountync.gov/evolvepublic/>

X \$75.00 =

of Temporary Food Establishment (TFE) Applications

Associated with Event

EVENT ORGANIZER APPLICATION

The Event Organizer Application and all Temporary Food Establishment (TFE) Applications must be submitted 15 calendar days prior to the event. It is the Event Coordinator's responsibility to ensure all TFE vendor applications are completed and submitted along with Event Organizer Application.

*When submitting online, the Event Organizer is responsible for paying all of the TFE vendor fees.

Online submissions - <https://ucinspect.unioncountync.gov/evolvepublic/> please create an account if you do not already have one. Please make sure you remember to upload all required documents upon submittal. Please do not apply until all temporary food establishment vendors, mobile food unit vendors and non-profit food vendors are identified, as no additional vendors can be added after submittal, unless submitted greater than 15 days prior to the event.

*Submitting a hard copy to the front office requires that all TFE applications and payments be received at the time the Event Organizer submits. TFE application will not be processed without payment.

Organizer Information

Organizer Name: Janet Peirano
 Mailing Address: 1924 Weddington Road City: Weddington State: NC Zip: 28104
 Phone (8am-5pm): (704) 846-2709 After 5pm: ()
 E-Mail: jpeirano@townofweddington.com

Event Information

Name of event: Christmas Tree Lighting
 Event Address: 1924 Weddington Road City: Weddington State: NC Zip: 28104
 Parcel ID Number: 06150057

Dates and hours of operation:

Event Date(s): 11/22/2019 to Hour(s) of Operation: 5:00pm to 9:00pm
 Rain Date(s): NONE to

Admission Charged: Yes ☐ No ☒

Will event last for at least 6 consecutive hours? Yes ☐ No ☒

Maximum Attendance: 500

Will the sewage disposal be: (Check one that applies) Municipal (public) ☐ Septic system ☐ Portable Toilets ☒
 Is there a septic system on the property Yes ☒ No ☐ Will the system be used for the Event Yes ☐ No ☒

Will the organizer be supplying water to the food booths? Yes ☐ No ☒

If yes, what is the water source? ☐ City/Public ☐ Private Well

Date/time food vendor(s) will be allowed on site for setup: 11/22/2019 4:30 pm

Will tents be provided? Yes ☐ No ☒ Will inflatables be provided? Yes ☐ No ☒

Yes ☒ **Map attached of the event grounds showing the location for each food booth, toilet facilities, water connections, existing septic systems, well(s) on property, tents, inflatables and parking, etc. (Indicate the square footage of each tent and/or inflatable).**



TEMPORARY FOOD ESTABLISHMENT VENDOR (\$75 per TFE VENDOR)

Name of Booth	Owner/Operator	Phone Number/E-mail	General Menu
Example Food Booth	Jane Doe	704-000-0000 email@email.com	Funnel Cakes, blooming onions, sandwiches, hamburgers, and corn on the cob.
NONE			
/			

MOBILE FOOD UNIT (MFU)

Name of MFU	Owner Phone Number/E-mail	County of Operation	Unit's Permit ID Number
KO Food Truck	Ken Oakley 704-819-1153 KOFoodtruck@yahoo.com	Mecklenburg	206 0016584
Sal's Roadside Eat	MATT Paetzold 910 4095204 Salroadsideeatery@gmail.com		002919407

NON-PROFIT FOOD VENDOR

G.S. 130-250 (7) Allows establishments that are incorporated as nonprofit corporations in accordance with Chapter 55 of the General Statutes or are exempt from federal income tax under the Internal Revenue Code as defined in G.S. 105-228.90 or that are political committees as defined in G.S. 163-278.6(14) to prepare or serve food and/or drink for pay no more than once a month for a period of two consecutive days.

Nonprofit Name	Contact Person	Phone Number/E-mail	Registration Number
NONE			
/			

STATEMENT: I hereby certify that the above information is correct and I fully understand that any deviation from the above without prior permission from Union County Environmental Health may nullify final approval and prevent issuance of permits to participating food vendors. I understand that a pre-opening inspection of each food vendor is required and if the food vendor is not in compliance with 15A NCAC 18A .2635 a temporary food establishment permit will not be issued.

Janet Peirano
Print Name

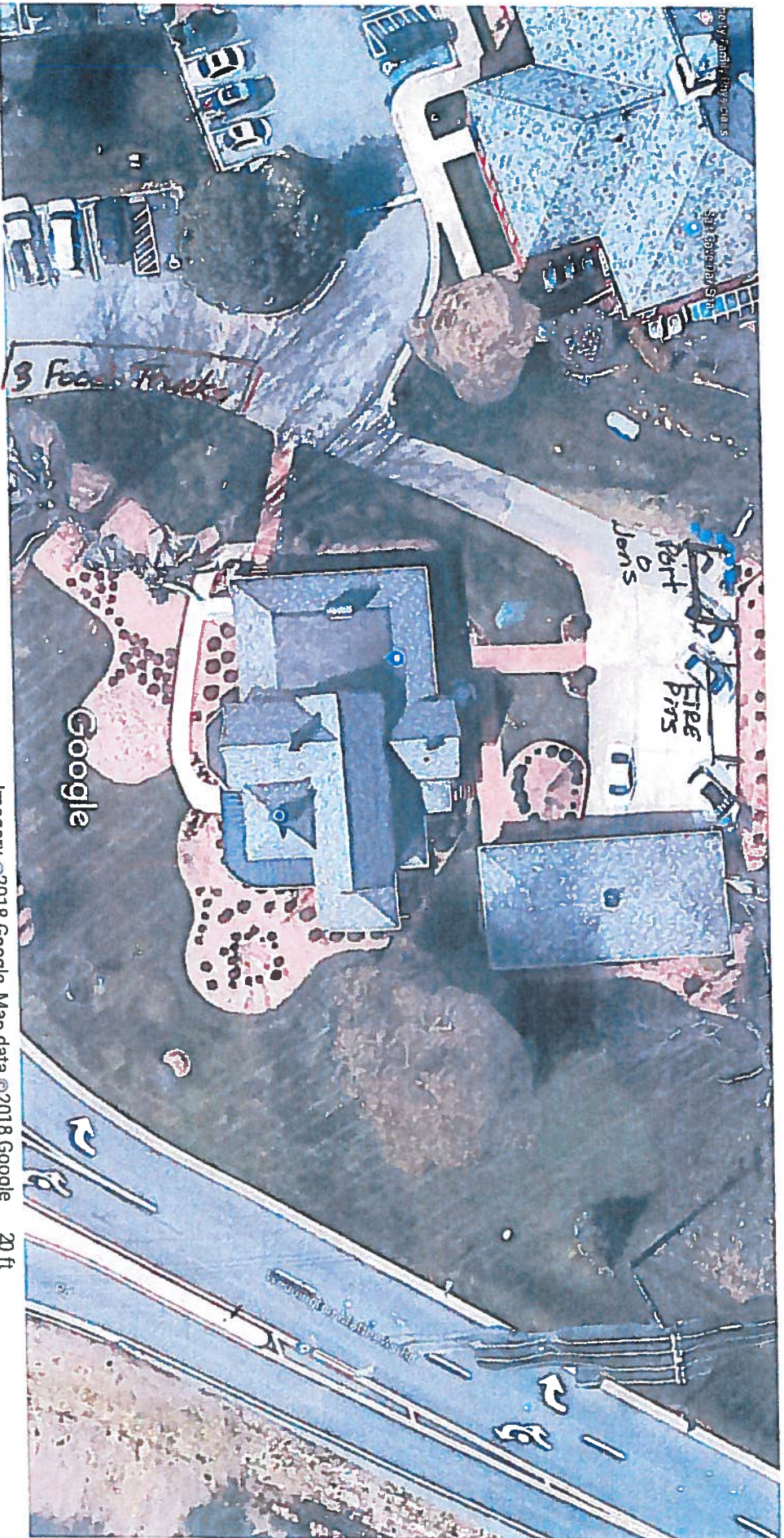
Janet Peirano
Signature

09/09/2019
Date

10/26/2018

1924 Weddington Rd - Google Maps

Google Maps 1924 Weddington Rd



Imagery ©2018 Google, Map data ©2018 Google 20 ft

TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: September 23, 2019

SUBJECT: Hemby Place – Preliminary Plat

Classica Homes submitted a preliminary plat application for 35 lots on 43.16 acres located at the southwest corner of Hemby and Providence Road.

Application Information:

Date of Application: July 18, 2019
Applicant/Developer Name: Classica Homes
Parcel ID#: 06147009; 06147011; 06147101
Property Location: Northeast corner of Deal Rd and Highway 84
Zoning: R-CD
Existing Land Use: Residential
Proposed Land Use: Residential Conservation
Project Size: 43.16 Acres

Project Information:

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. Conservation subdivisions shall be density neutral meaning the same number of lots is shown as would be permitted in a conventional subdivision.

The yield plan exhibits 35 lots on 43.16 acres with a total density of .81 units per acre.

Conservation Land Summary:

Section 58-58 (4) of the *Weddington Zoning Ordinance* stipulates that a minimum of 50% of the gross acreage must be retained as conservation land.

21.58 acres is required, and 24.39 acres (not including utility easements) has been provided.

There is no floodplain located on the proposed site however, the stream located on site is within the 6-Mile Creek basin. 100' stream buffers are required and shown. The yield plan indicates a minimum of 5,000 sq. ft of buildable area required for each lot.

Zoning:

The minimum lot size required for an RCD subdivision is 12,000 sq. ft. The smallest lot proposed is 13,823 sq. ft. All lots meet the minimum required front, side and rear yard setback requirements as proposed.

Buffers:

Where side and rear lot lines abut along a thoroughfare, the subdivider shall provide a natural buffer between the lot lines paralleling the thoroughfare and the thoroughfare road right-of-way. The buffer shall not be disturbed. In addition to the 100' buffer, utilities are required to be outside of the buffer therefore with the power line easement the buffer from the road is 150'. Figures 1 and 2 depict a 100' buffer from the Hemby and Providence Road Right of way.



Figure 2



Figure 1

Utilities

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

Access and Traffic Analysis and Roads

The subdivision is accessed by an entrance off Hemby Road. The number of lots proposed do not require a formal TIA however, staff had the Town Traffic Engineer, Justin Carrol review the access after hearing concerns regarding the AM peak que at the traffic light. Right and left turn lanes were added along with a second right-out only access onto Providence Road.

All roads shall be designed to NCDOT standard.

PIMS

PIMs were held on Tuesday January 22, 2019. Approximately 15 residents attended the daytime PIM and around 10 residents attended the evening PIM. Concerns over the Hemby Rd access were stated.

SKETCH PLAN APPROVAL

The sketch plan was approved by Planning Board on January 28, 2019 with requirements for a left turn lane on Hemby Road into subdivision, a right turn deceleration lane on Hemby Road, more information on traffic projections for Hemby Road and Providence Road to be included in the preliminary plat to help decide whether an access to Providence Road should be required and assessment of the feasibility of saving old growth trees outside the building pads on lots to be included in the preliminary plat.

All traffic issues were addressed on the Preliminary Plat.

NEXT STEPS

The preliminary plat is the conditional rezoning plan according to the town of Weddington ordinances. Town Council shall call for a public hearing to be held at their next regularly scheduled meeting. The Town Council can approve, approve with conditions, or deny the rezoning. Any major changes to the preliminary plat/conditional rezoning plan will go through the 58-271 amendment process which includes another public hearing. Staff and outside agencies review all construction plans. Once all approvals are collected, the applicant may begin site work. A final plat is required prior to the construction of any homes. Any work not completed can be bonded at this time. A final plat goes to Planning Board for recommendation and is required to be approved by Town Council. No conditions are allowed on a final plat.

The preliminary plat is in general conformance with the sketch plan and the Weddington Zoning and Subdivision Ordinance; therefore staff recommends approval with the condition that all outside agency approvals are obtained prior to construction.

DRAWINGS FOR LAND DEVELOPMENT

HEMBY PLACE

SINGLE-FAMILY RESIDENTIAL SUBDIVISION

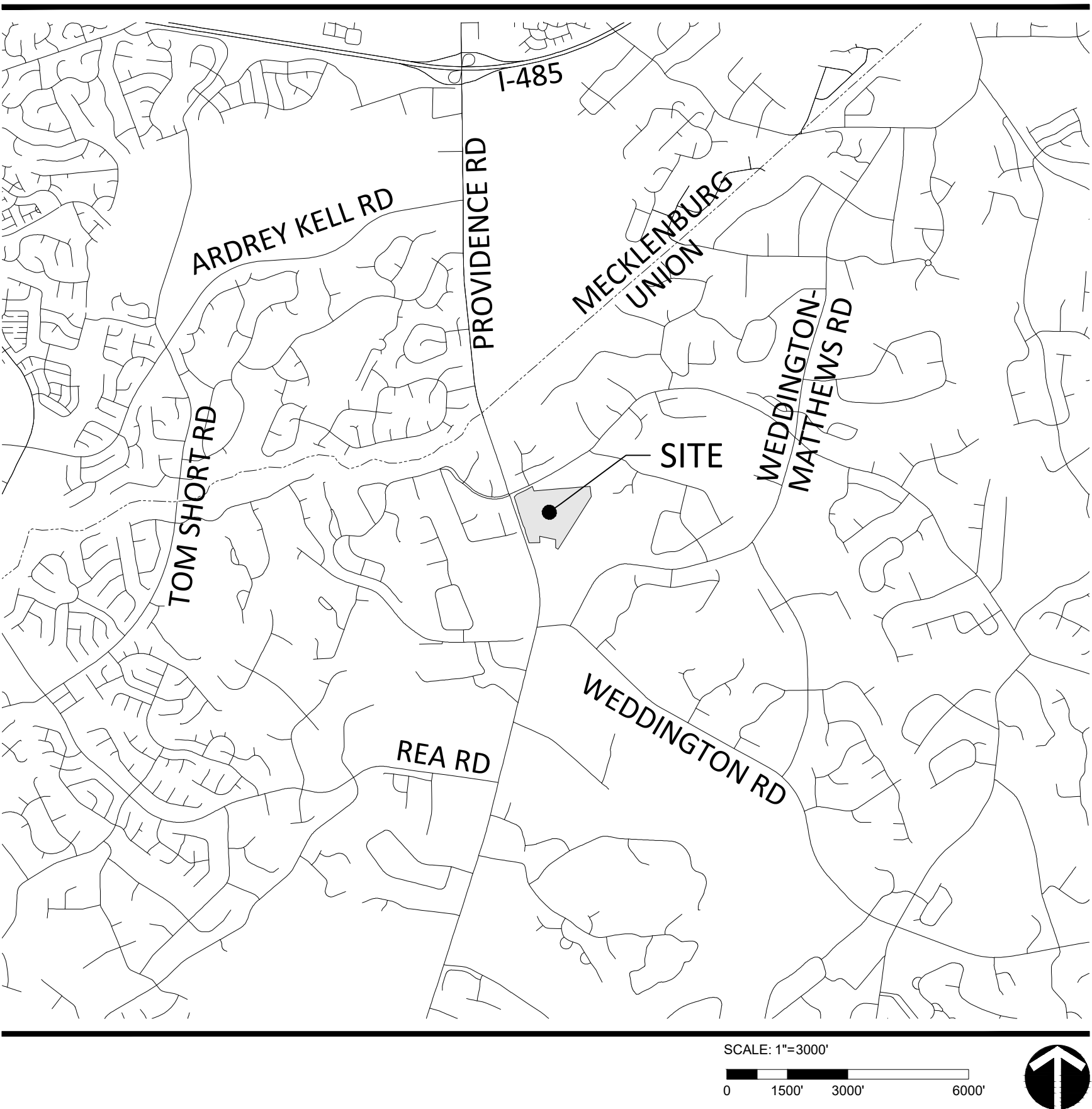
WEDDINGTON, NC 28104

DATE: 09/10/2019

SHEET INDEX

Chapter 1 – GENERAL/EXISTING CONDITIONS/DEMO
Chapter 2 – PRELIMINARY PLAT
Chapter 3 – ROADWAY PLAN AND PROFILE
Chapter 4 – EROSION CONTROL PLAN
Chapter 5 – GRADING PLAN & SLOPE ANALYSIS
Chapter 6 – STORM DRAINAGE PLAN
Chapter 7 – PLANTING PLAN & ENVIRONMENTAL PLAN
Chapter 8 – UTILITY PLAN
Chapter 9 – OFF-SITE ROAD IMPROVEMENTS

VICINITY MAP

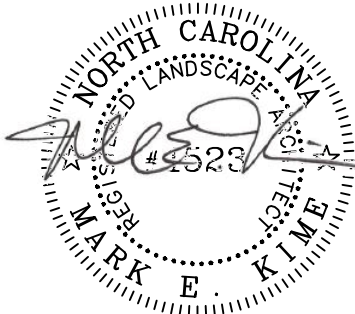


PROJECT TEAM

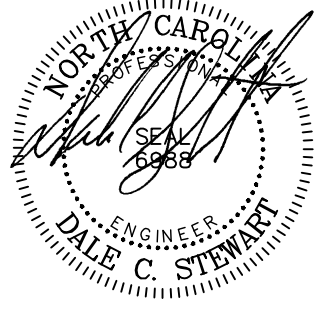
OWNER/DEVELOPER
CLASSICA HOMES
2215 AYRSLEY TOWN BLVD., SUITE G
CHARLOTTE, NC 28273
CONTACT: LARRY BURTON
PHONE #: 704.297.9075



LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
CONTACT: MARK KIME
PHONE #: 704.333.0325



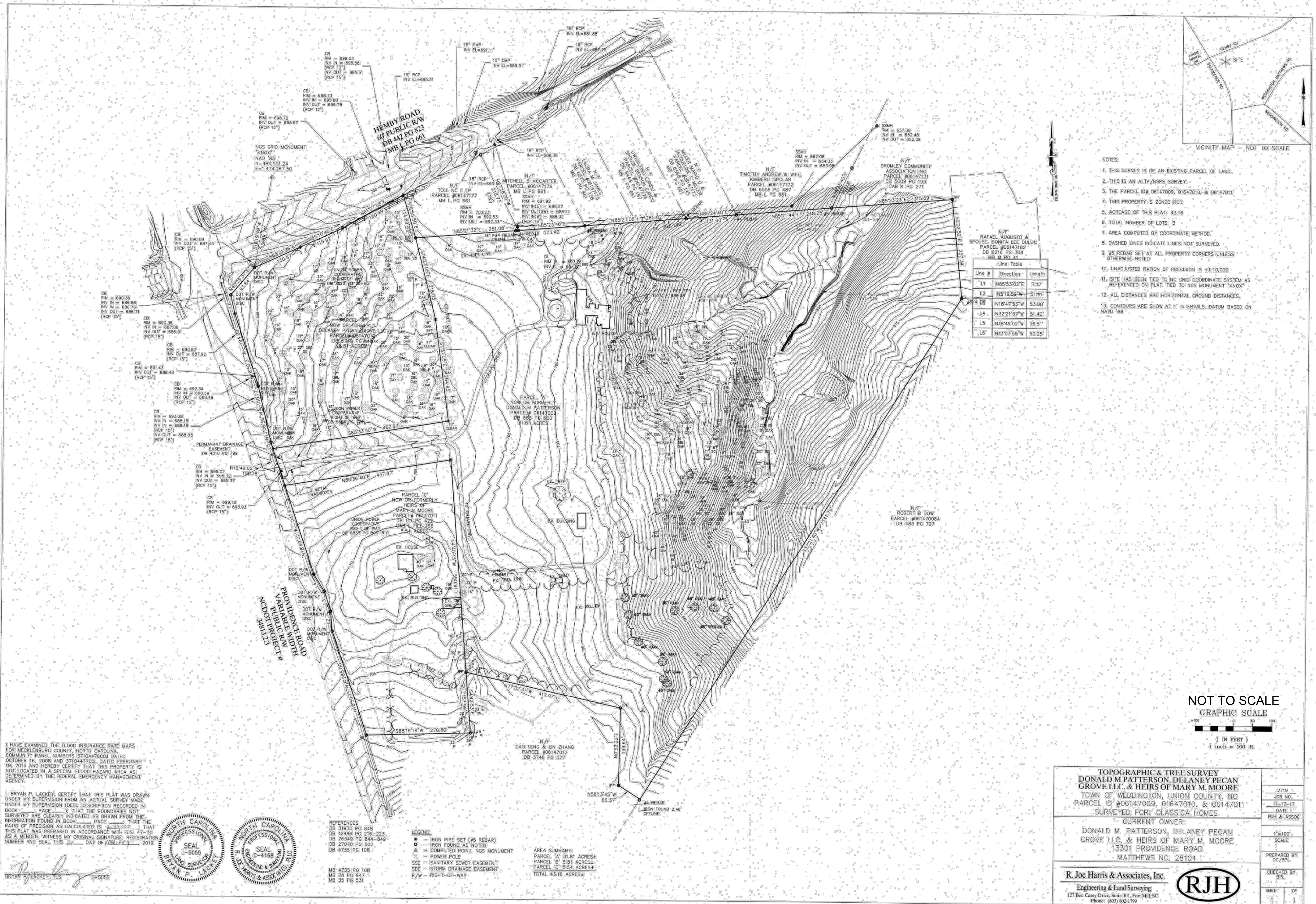
CIVIL ENGINEER
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
CONTACT: DALE STEWART
PHONE #: 704.333.0325



SURVEYOR
R. JOE HARRIS & ASSOCIATES
127 BEN CASEY DRIVE, SUITE 101
FORT MILL, SC 29708
CONTACT: BRYAN LACKEY
PHONE #: 803.802.1799



R. Joe Harris & Associates, Inc.
Engineering • Planning • Management • Surveying



HEMBY PLACE

CLASSICA HOMES
PROVIDENCE RD. & HEMBY RD.
WEDDINGTON, NC 28104

LANDDESIGN PROJ.# 1018416

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL LD SUBMITTAL	07/18/19
2	REVISED PER STAFF COMMENTS	09/10/19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: KWR

SCALE NORTH

VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

SHEET TITLE

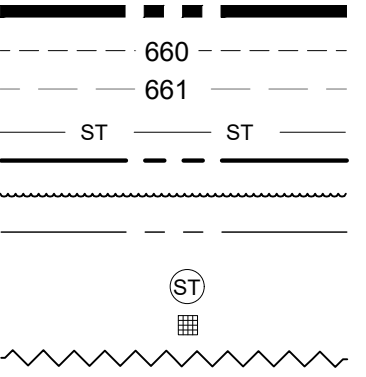
OVERALL EXISTING
CONDITIONS & DEMO PLAN

SHEET NUMBER

C-1.03

LINETYPE LEGEND

EXIST. BOUNDARY LINE
EXIST. MAJOR CONTOUR
EXIST. MINOR CONTOUR
EXIST. STORM DRAINAGE
EXIST. R/W
EXIST. TREELINE
EXIST. PROPERTY LINE
EXIST. STORM DRAIN MANHOLE
EXIST. CATCH BASIN
UTILITY REMOVAL



ASPHALT/GRAVEL REMOVAL



TREE REMOVAL



BUILDING REMOVAL



TREE/UTILITY POLE REMOVAL



NOTES:

- SEE SHEETS C-1.02 FOR ADDITIONAL NOTES.
- DEVELOPER TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY REMOVAL OR RELOCATION OF EXISTING UTILITIES.

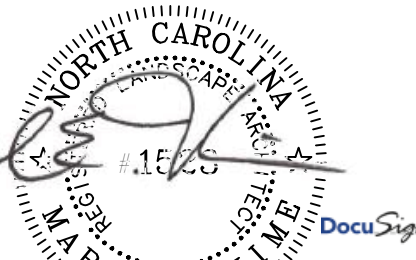
WELLS AND SEPTIC SYSTEMS NOTE:

ANY WELLS AND/OR SEPTIC SYSTEMS DISCOVERED DURING THE SITE DEVELOPMENT PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.

NOTES:

- EXISTING CONDITIONS SURVEY WAS PREPARED BY R. JOE HARRIS AND ASSOCIATES, INC. SEE SHEET C-1.02A FOR SEALED SURVEY.
- SEE SHEET C-1.07 FOR DEMOLITION NOTES.
- HORIZONTAL AND VERTICAL CONTROL PROVIDED BY R. JOE HARRIS AND ASSOCIATES, INC.
HORIZONTAL DATUM: LOCALIZED NC STATE PLANE COORDINATE SYSTEM, NAD 83 (2011)
VERTICAL DATUM: NAVD 88
- EXISTING UTILITIES ARE ILLUSTRATED FOR INFORMATION PURPOSES ONLY. LANDESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF UTILITY LOCATIONS, SIZES, DEPTHS, OR FOR COMPLETENESS OF UTILITY INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND MEET WITH ALL UTILITY OWNERS WHOSE FACILITIES WILL BE AFFECTED TO DETERMINE UTILITY LOCATIONS. THE CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE CAUSED BY HIS OPERATIONS OR THOSE OF HIS AGENTS. THE CONTRACTOR SHALL HOLD LANDESIGN HARMLESS FOR ANY THIRD-PARTY INCONVENIENCE CREATED BY WORK OF HIS OWN FORCES OR THAT OF HIS AGENTS. ANY DAMAGES INCURRED SHALL BE THE CONTRACTORS FINANCIAL RESPONSIBILITY.
- CONTRACTOR SHALL VERIFY AND PROTECT ALL PUBLIC UTILITIES. ANY WORK ASSOCIATED WITH SAID UTILITIES TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANY
- PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES AND SHALL BE THOROUGHLY FAMILIAR WITH CONDITIONS OF SAID PERMITS AND INSPECTION REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE THE CONSTRUCTION LIMITS.
- DEMOLITION WORK SHALL NOT COMMENCE UNTIL GRADING PERMIT HAS BEEN ISSUED.





HEMBY PLACE

CLASSICA HOMES

PROVIDENCE RD. & HEMBY RD.

WEDDINGTON, NC 28104

LANDDESIGN PROJ.# 1018416

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SCALE NORTH

VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

SHEET TITLE

PRELIMINARY PLAT

SHEET NUMBER

C-2.00

DEVELOPMENT SUMMARY

PID #: 6147009; 6147011; 6147010

COMBINED PARCEL SIZE: 43.16 ACRES

EXISTING ZONING: R-CD

TOWNSHIP, COUNTY,
STATE: TOWN OF WEDDINGTON, UNION
COUNTY, NCLAND OWNER: 6147009
DONALD PATTERSON
13301 PROVIDENCE RD,
MATHEWS, NC 281046147011
MARY MOORE
PO BOX 6839
OCEAN ISLE BEACH, NC 284696147010
DELANEY PECAN GROVE, LLC
1649 TOM JACKSON RD
BOONE, NC 28607DEVELOPER: CLASSICA HOMES
2215 AYRSLEY TOWN BLVD., SUITE G
CHARLOTTE, NC 28273
704.297.9075

PROPOSED USE: CONSERVATION SUBDIVISION

SUPPLEMENTAL REGULATIONS:
MINIMUM LOT SIZE: 12,000 SF
MAXIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH: 80' AT BUILDING LINE
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 5' (30' AGGREGATE)
CORNER YARD SETBACK: 15'
REAR YARD SETBACK: 30'
BUILDING HEIGHT: 35' MAXMINIMUM REQUIRED CONSERVATION LAND:
SITE SQUARE FOOTAGE: 1,879,890 SF
50% GROSS ACREAGE: 939,945 SF (50.00%)
PROPOSED CONSERVATION LANDS:
1,062,465 SF
24.39 AC (56.51%)MAXIMUM LOT YIELD:
CONVENTIONAL SUBDIVISION: 35 LOTS
PROPOSED LOTS: 35 LOTSBUFFERING ALONG THOROUGHFARES:
WHERE SIDE AND REAR LOT LINES ABUT ALONG A
MAJOR OR MINOR AS DESIGNATED ON THE
MECKLENBURG-UNION METROPOLITAN PLANNING
ORGANIZATION (MUMPO) THOROUGHFARE PLAN AS
ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A
NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE
THOROUGHFARE AND THE THOROUGHFARE ROAD
RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY
SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC
VIEW FROM THE THOROUGHFARE. THE BUFFER SHALL
CONSIST OF A NATURAL PLANTING. ANY WALLS, FENCES, OR
OTHER CONSTRUCTED DEVICES SHALL BE ALLOWED WITHIN
THE BUFFER AREA AND SHALL BE APPROVED BY THE ZONING
ADMINISTRATOR.BUFFER WIDTH REQUIREMENTS:
CONSERVATION DISTRICT = 100 FOOT BUFFER WIDTH
9 TREES AND 20 SHRUBS PER 100 LINEAR FEETUTILITIES:
CONNECTIONS TO UNION COUNTY PUBLIC WATER AND
SEWER TO BE PROVIDED.

LINETYPE LEGEND

EXIST. BOUNDARY LINE	---
EXIST. MAJOR CONTOUR	--- 660 ---
EXIST. MINOR CONTOUR	--- 661 ---
EXIST. STORM DRAINAGE	--- ST ---
EXIST. R/W	---
EXIST. TREELINE	---
EXIST. PROPERTY LINE	---
EXIST. STORM DRAIN MANHOLE	ST
EXIST. CATCH BASIN	■

LEGEND

	100' THOROUGHFARE BUFFER
	50' PERIMETER BUFFER
	CONSERVATION LANDS (EXCLUDING UTILITY EASEMENTS) +/-24.39 AC. (56.51%)

STREET LINEAR FEET: +/-3,316 LF

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CALL 1-800-632-4349
N.C. ONE-CALL CENTER
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NOTES:

- THOUGH IT MAY NOT BE ILLUSTRATED, SHOWN, LISTED, DENOTED, OR EXPRESSED THIS PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE TOWN OF WEDDINGTON LAND DEVELOPMENT ORDINANCE IN EFFECT AT TIME OF REVIEW AND APPROVAL.
- 100' THOROUGHFARE BUFFER SHALL BE MEASURED FROM POWER LINE EASEMENT.

HEMBY PLACE

CLASSICA HOMES

PROVIDENCE RD. & HEMBY RD.

WEDDINGTON, NC 28104

LANDDESIGN PROJ.# 1018416

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SCALE

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

SHEET TITLE

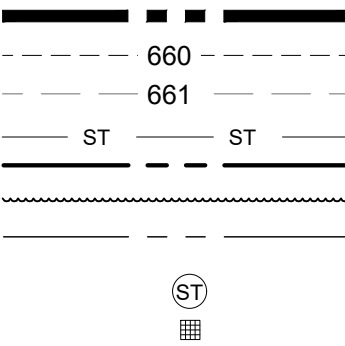
OVERALL PHASE 1
EROSION CONTROL PLAN

SHEET NUMBER

C-4.00

LINETYPE LEGEND

EXIST. BOUNDARY LINE
EXIST. MAJOR CONTOUR
EXIST. MINOR CONTOUR
EXIST. STORM DRAINAGE
EXIST. R/W
EXIST. TREELINE
EXIST. PROPERTY LINE
EXIST. STORM DRAIN MANHOLE
EXIST. CATCH BASIN



LEGEND:

DRAINAGE AREA LIMITS
LIMITS OF CONSTRUCTION/
DENUDED LIMITS
SKIMMER ATTACHMENT (NCDEQ #6.64)
BAFFLE (NCDEQ #6.65)
STORM DRAINAGE
TREE PROTECTION FENCE
TEMPORARY DIVERSION DITCH
TEMPORARY SILT FENCE (NCDEQ #6.62)
DOUBLE ROW HIGH HAZARD
TEMPORARY SILT FENCE
SPECIAL SEDIMENT CONTROL
FENCE (NCDOT #1606.01)
DROP INLET PROTECTION (NCDEQ #6.51)
CATCH INLET PROTECTION
TEMP. CONSTRUCTION
ENTRANCE/EXIT (NCDEQ #6.06)
ROCK CHECK DAM (NCDEQ 6.63)

NOTES:

- SEE SHEET C-4.17 FOR CONSTRUCTION SEQUENCE AND SHEETS C-4.06 - C-4.17 FOR EROSION CONTROL NOTES AND DETAILS.
- SEE SHEETS C-1.02 FOR ADDITIONAL NOTES.
- EROSION CONTROL PLANS SHALL NOT BE USED FOR FINAL GRADING. SEE CHAPTER 5 FOR FINAL GRADING PLANS.
- SEE CHAPTER 9 FOR OFFSITE PLANS.

PRIOR TO PAVEMENT, CURB AND GUTTER INSTALLATION ALL INLET PROTECTION SHALL BE NCDEQ #6.51. ONCE PAVING OPERATIONS HAVE BEEN DONE, CONTRACTOR SHALL INSTALL INLET PROTECTION PER CATCH INLET DETAIL ON SHEET C-4.11.

TOTAL SITE AREA: ±43.2 AC
TOTAL DENUDED AREA: ±25.2 AC

PERMANENT SLOPE STABILIZATION NOTES:

- ALL PERMANENT SLOPES 3:1 OR STEEPER AND ALL PERMANENT DITCHES SHALL BE STABILIZED USING NORTH AMERICAN GREEN S2250 REINFORCED VEGETATION INSTALLED PER MANUFACTURER'S SPECIFICATIONS USING STAPLE PATTERN "D".

SOIL TYPES

CeB2 CECIL GRAVELLY SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES (GROUP B)
CeC2 CECIL GRAVELLY SANDY CLAY LOAM, 8 TO 15 PERCENT SLOPES (GROUP B)



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HEMBY PLACE

CLASSICA HOMES

PROVIDENCE RD. & HEMBY RD.

WEDDINGTON, NC 28104

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SCALE

VERT: N/A
HORZ: 1"=100'

SHEET TITLE

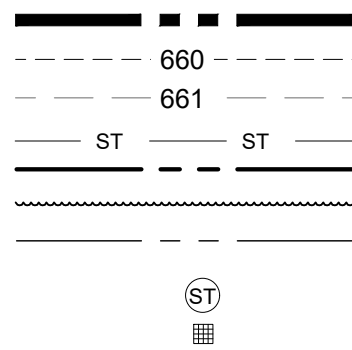
OVERALL PHASE 2
EROSION CONTROL
PLAN

SHEET NUMBER

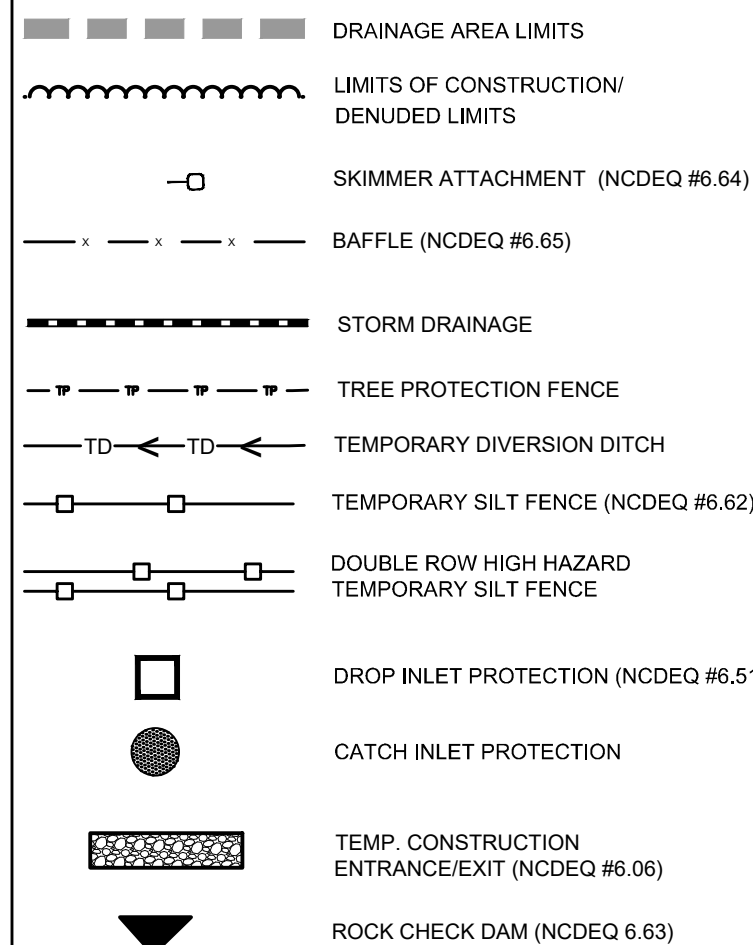
C-4.03

LINETYPE LEGEND

EXIST. BOUNDARY LINE
EXIST. MAJOR CONTOUR
EXIST. MINOR CONTOUR
EXIST. STORM DRAINAGE
EXIST. R/W
EXIST. TREELINE
EXIST. PROPERTY LINE
EXIST. STORM DRAIN MANHOLE
EXIST. CATCH BASIN



LEGEND:



NOTES:

- SEE SHEET C-4.17 FOR CONSTRUCTION SEQUENCE AND SHEETS C-4.06 - C-4.17 FOR EROSION CONTROL NOTES AND DETAILS.
- SEE SHEETS C-1.02 FOR ADDITIONAL NOTES.
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- SEE CHAPTER 9 FOR OFFSITE PLANS.

PRIOR TO PAVEMENT, CURB AND GUTTER INSTALLATION ALL INLET PROTECTION SHALL BE NCDEQ #6.51. ONCE PAVING OPERATIONS HAVE BEEN DONE, CONTRACTOR SHALL INSTALL INLET PROTECTION PER CATCH INLET DETAIL ON SHEET C-4.11.

TOTAL SITE AREA: ±43.2 AC
TOTAL DENUDED AREA: ±26 AC

PERMANENT SLOPE STABILIZATION NOTES:

- ALL PERMANENT SLOPES 3:1 OR STEEPER AND ALL PERMANENT DITCHES SHALL BE STABILIZED USING NORTH AMERICAN GREEN SC250 REINFORCED VEGETATION INSTALLED PER MANUFACTURER'S SPECIFICATIONS USING STAPLE PATTERN "D".

SOIL TYPES

CeB2 CECIL GRAVELLY SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES (GROUP B)
CeC2 CECIL GRAVELLY SANDY CLAY LOAM, 8 TO 15 PERCENT SLOPES (GROUP B)



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WEDDINGTON, NC 28104

1018416

REVISION / ISSUANCE

[illegible]

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: KWR

SCALE NORTH

VERT: N/A
HORZ: 1"=100'

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C-5.00

CTIONS ON
ONS.

1. SEE CHAPTER 6 FOR STORM DRAINAGE AND BMP INFORMATION.
2. SEE CHAPTER 9 FOR OFF-SITE ROADWAY PLANS.
3. SEE SHEET C-1.02 FOR ADDITIONAL NOTES.
4. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
5. REFER TO SOIL ENGINEERING RECOMMENDATION FOR DIRECTIONS ON FILL COMPACT AND ANY STRUCTURAL CONSIDERATIONS.
6. PERMANENT CUT AND FILL SLOPES PLACED ON A SUITABLE FOUNDATION. MINIMUM SLOPE SHALL BE 2:1 (HORIZONTAL TO VERTICAL) OR FLATTER. PERMANENT SLOPES OF 3:1 SHOULD BE CONSTRUCTED WHERE MOVING IS DESIRABLE.
7. SITE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION INDICATED TO REMAIN AND MAINTAIN ALL TREE PROTECTION BARRICADES.
8. THE PROPOSED CONTOURS SHOWN IN ROAD SECTIONS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. PROPOSED CONTOURS IN ALL OTHER AREAS REPRESENT FINISHED GRADE. REFER TO PAVEMENT CROSS-SECTION DATA TO ESTABLISH CORRECT SUB-BASE OR AGRICULTURE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
9. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN IS SUBJECT TO A FINE.
10. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
11. DENIED/CLEARING LIMITS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL SET CLEARING LIMITS BASED ON THE MINIMUM AMOUNT OF AREA REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS DEPICTED WITHIN THESE PLANS (SEE CHAPTER 4 FOR EROSION CONTROL PLANS).
12. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE STABILIZATION DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
13. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED. GROUND STABILIZATION ON PERIMETER AREAS AND SLOPES GREATER THAN 3:1 SHALL BE DONE WITHIN SEVEN (7) DAYS.
14. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENT. WHEN TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
15. ALL PERMANENT DITCHES AND SLOPES SHALL BE STABILIZED WITH NORTH AMERICAN GRASS SC2350 REINFORCED VEGETATION (STARLE D PATTERN) OR APPROVED EQUIVALENT.

LEGEND:

EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
EASEMENT
FENCE
PROPERTY LINE
RIGHT-OF-WAY
GAS LINE
SANITARY SEWER LINE
FORCE MAIN
OVERHEAD UTILITIES
WATER LINE
STORM SEWER
TREE LINE
UNDERGROUND TELEPHONE

NOTES:

1. SEE SHEET C-1.02 FOR ADDITIONAL NOTES.

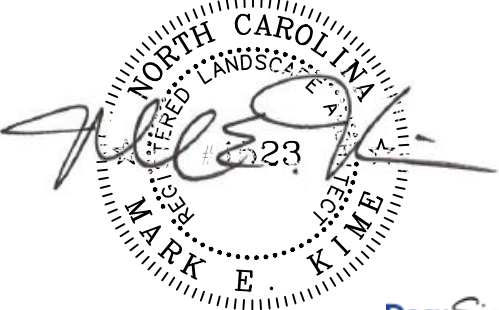
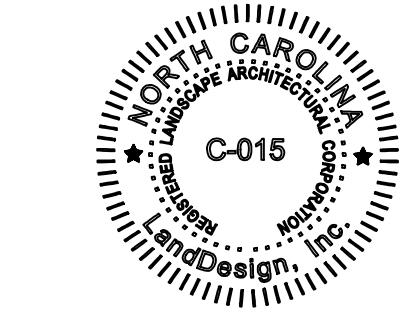


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KEY MAP

SEAL



9/10/19

PROJECT

HEMBY RD & PROVIDENCE RD PROPERTY

CLASSICA HOMES
PROVIDENCE RD. & HEMBY RD.
WEDDINGTON, NC 28104

LANDDESIGN PROJ.#
1018416

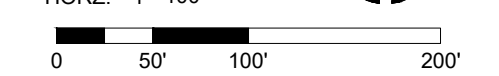
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SCALE

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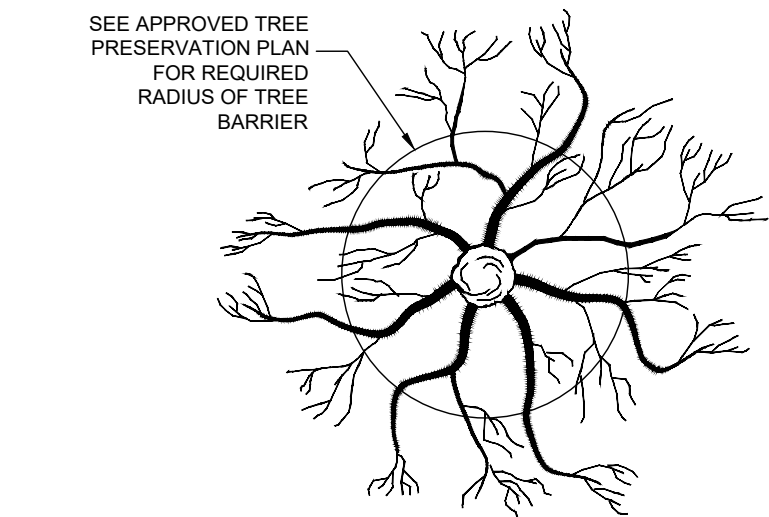


SHEET TITLE

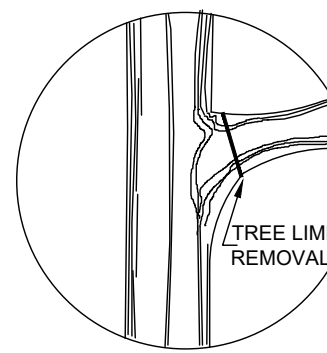
SLOPE ANALYSIS

SHEET NUMBER

C-5.03



PLAN VIEW OF ROOT ZONE

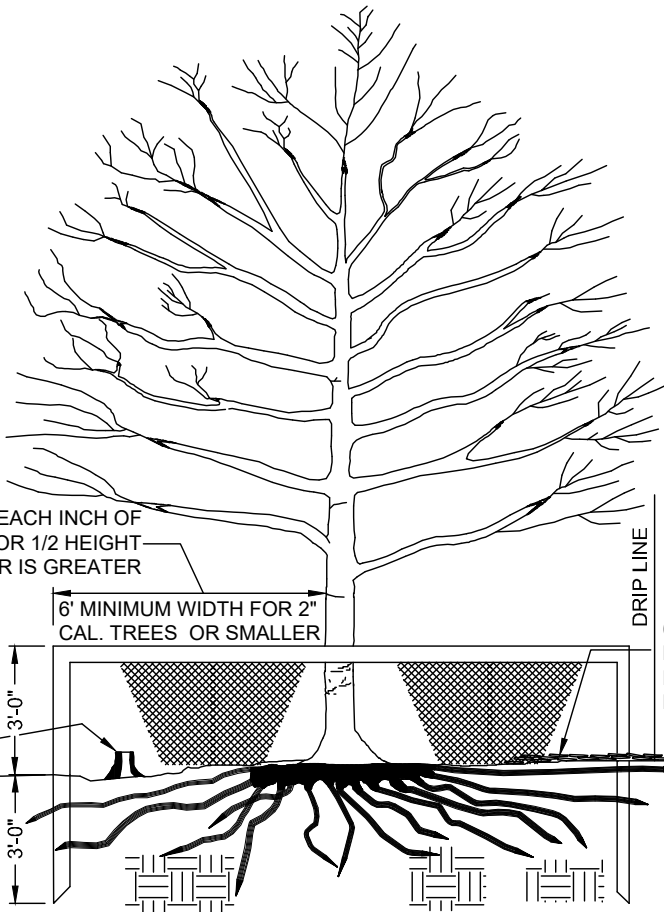


FOR PRUNING SEE
INTERNATIONAL
SOCIETY OF
ARBORICULTURE
SPECS.

DEAD TREES AND SCRUB OR
UNDER GROWTH SHALL BE CUT
FLUSH WITH ADJACENT GRADE.
NO GRUBBING ALLOWED UNDER
DRIPLINE.

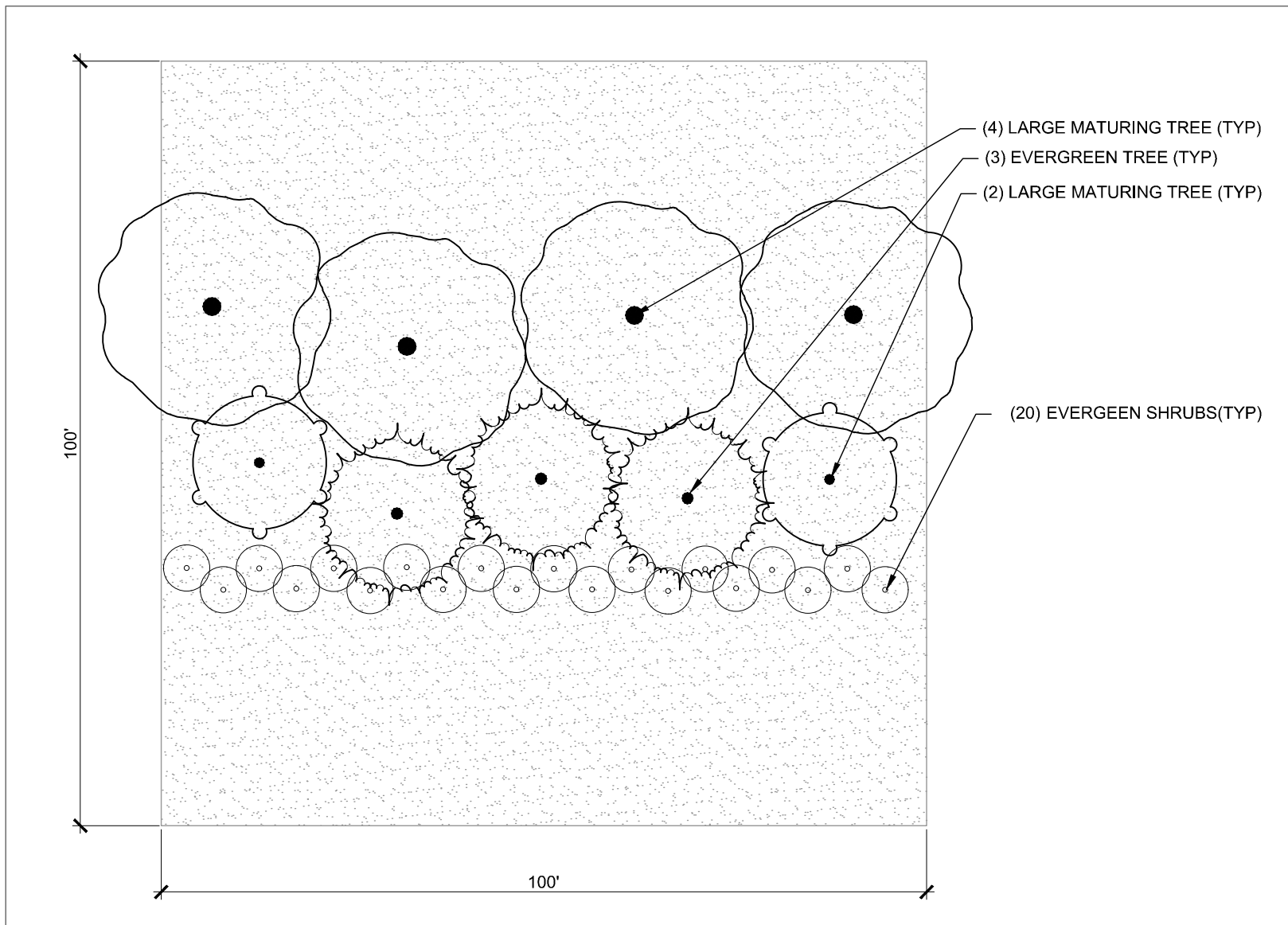
2"x4" STANDARDS + 1"x4"
RAILS OR ORANGE SAFETY
FENCING MAY BE USED.

- NOTES:
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
 2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
 3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.



3
C-7.1

100' WIDTH THOROUGHFARE BUFFER SECTION



1. 9 TREES & 20 SHRUBS ARE REQUIRED PER 100 LF.
2. 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 MATURING TREES.
 - B. ALL TREES SHALL HAVE A MIN. 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, 24 PERCENT SHRUBS MAY VARY FROM THE ABOVE STANDARD. THE ALLOWED VARIATIONS ARE AS FOLLOWS:
 - A. SHRUBS MAY BE DECIDUOUS
 - B. SHRUBS MAY BE TWO FEET TALL WHEN PLANTED, PROVIDED AN AVERAGE HEIGHT OF THREE OR FOUR FEET IS EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS.
 - C. SHRUBS PLANTED ON A BERM MAY BE OF LESSER HEIGHT, PROVIDED THE COMBINED HEIGHT OF THE BERM AND PLANTINGS IS AT LEAST EIGHT FEET AFTER FOUR YEARS
 - D. SHRUBS AND TREES SHALL BE ON THE APPROVED PLANT LIST IN APPENDIX 1 TO CHAPTER 58
 - E. ALL SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WIT THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND FREE OF DISEASE.
 - F. TWENTY FIVE PERCENT OF TREES WILL BE EVERGREEN.

NOTES:

1. CONTRACTOR TO UTILIZE EXISTING VEGETATION TO THE GREATEST EXTENT POSSIBLE AND SUPPLEMENT EXISTING VEGETATION AS NEEDED TO SATISFY BUFFER REQUIREMENTS.
2. FOR PRESERVED VEGETATION, MAINTENANCE SHALL BEGIN AT THE TIME THAT THE ROOT PROTECTION ZONES ARE ESTABLISHED (PRIOR TO ROUGH GRADING) AND SHALL CONTINUE INDEFINITELY. FOR PLANTED MATERIALS, MAINTENANCE SHALL BEGIN AT THE TIME OF PLANTING AND SHALL CONTINUE INDEFINITELY.
3. THOUGH IT MAY NOT BE ILLUSTRATED, SHOWN, LISTED, DENOTED, OR EXPRESSED THIS PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE UNION COUNTY LAND DEVELOPMENT ORDINANCE IN EFFECT AT TIME OF REVIEW AND APPROVAL.

1 TREE PROTECTION DETAIL

C-7.1 PLAN AND SECTION

NTS

MATERIALS

A. TOPSOIL

1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEIOUS MATERIALS.
3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

B. MULCH

SHALL BE TWICE SHREDDED HARDWOOD, AGED 1 YEAR.

C. DOLOMITE LIME

SHALL BE AGRICULTURE GRADE GROUND LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, WITH 95 PERCENT PASSING A NUMBER 8 SIEVE AND 40 PERCENT PASSING A NUMBER 100 SIEVE.

D. SAND

SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND ,OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33.

E. TRACE ELEMENTS

SHALL BE ADDED AS REQUIRED BY SOILS TEST .

F. SEWAGE SLUDGE

WHEN DESIGNATED IN WRITING, COMPOSTED SEWAGE SLUDGE MAY BE USED AND SHALL BE COMMERCIALY AVAILABLE, HIGH QUALITY, ENVIRONMENTALLY SAFE, STERILE, EPA APPROVED SOIL PRODUCT FOR AGRONOMIC USE. IT SHALL CONSIST OF SEWAGE SLUDGE WHICH HAS BEEN COMBINED WITH WOOD CHIPS OR OTHER BULKING AGENT, AERATED AND COMPOSTED FOR 21 DAYS INCLUDING 3 DAYS AT 131 DEGREE F. THE SEWAGE SLUDGE SHALL BE AGED, SHREDDED AND SCREENED AND EXHIBIT THE FOLLOWING CHARACTERISTICS:

PH: 5.6 - 7.7

TOTAL NITROGEN (N)	1.2 PERCENT AVAILABLE
PHOSPHORIC ACID (P205)	1 PERCENT SOLUBLE
POTASH (K2O)	.25 PERCENT
MICRO-NUTRIENT CONTENT	(FE, MN, S, ZN, NI, CU, B)
LOW CADMIUM CONTENT	
EPA APPROVAL PATHOGEN DESTRUCTION	

G. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

H. COMMERCIAL FERTILIZER

TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

I. OTHER ACCEPTABLE FERTILIZER FORMS:

1. FOR TREES
ANUTRI-PAK
JRP INTN-L. INC.
17 FOREST AVENUE
FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
 - 3 NITROGEN
 - 1 PHOSPHORIC ACID
 - 2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

J. PEAT

1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEdge.
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

K. MANURE

1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

L. SOIL AMENDMENTS

DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY. A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

2 SOIL AMENDMENTS

C-7.1

LandDesign.

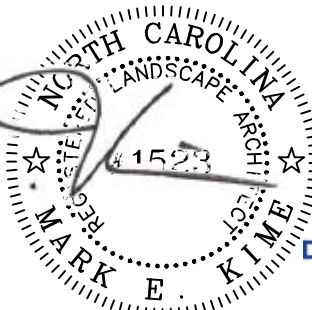
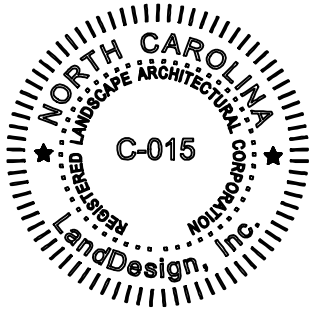
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CLASSICA
HOMES DESIGNED FOR LIVING

RJH

KEY MAP

SEAL



9/10/19

PROJECT

HEMBY PLACE

SECRET SHORTCUT
VENTURES, LLC

SECRET SHORTCUT ROAD
INDIAN TRAIL, NC

LANDDESIGN PROJ.# 1018416

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL LD SUBMITTAL	07/18/19
2	REVISED PER STAFF COMMENTS	09/10/19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: KWR

SCALE

VERT: N/A
HORZ: 1"=100'

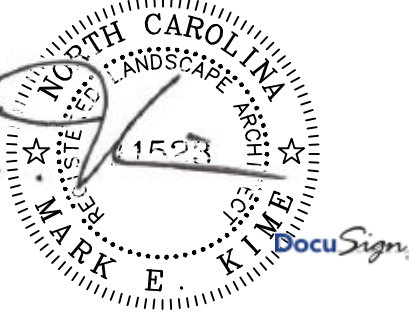
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SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

C-7.01



HEMBY PLACE

SECRET SHORTCUT
VENTURES, LLC

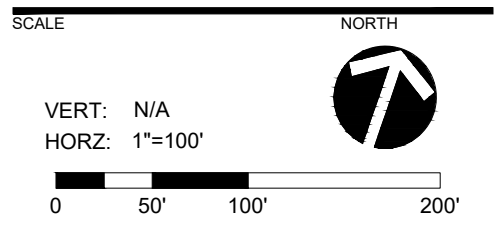
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TREE SURVEY

TREES TO BE REMOVED

SPECIES :	PINE	CEDAR	HICKORY	SWEETGUM	OAK	TOTAL
QUANTITY:	28	3	4	5	75	115
CALIPER INCHES:	509"	48"	121"	281"	1,779"	2,738"

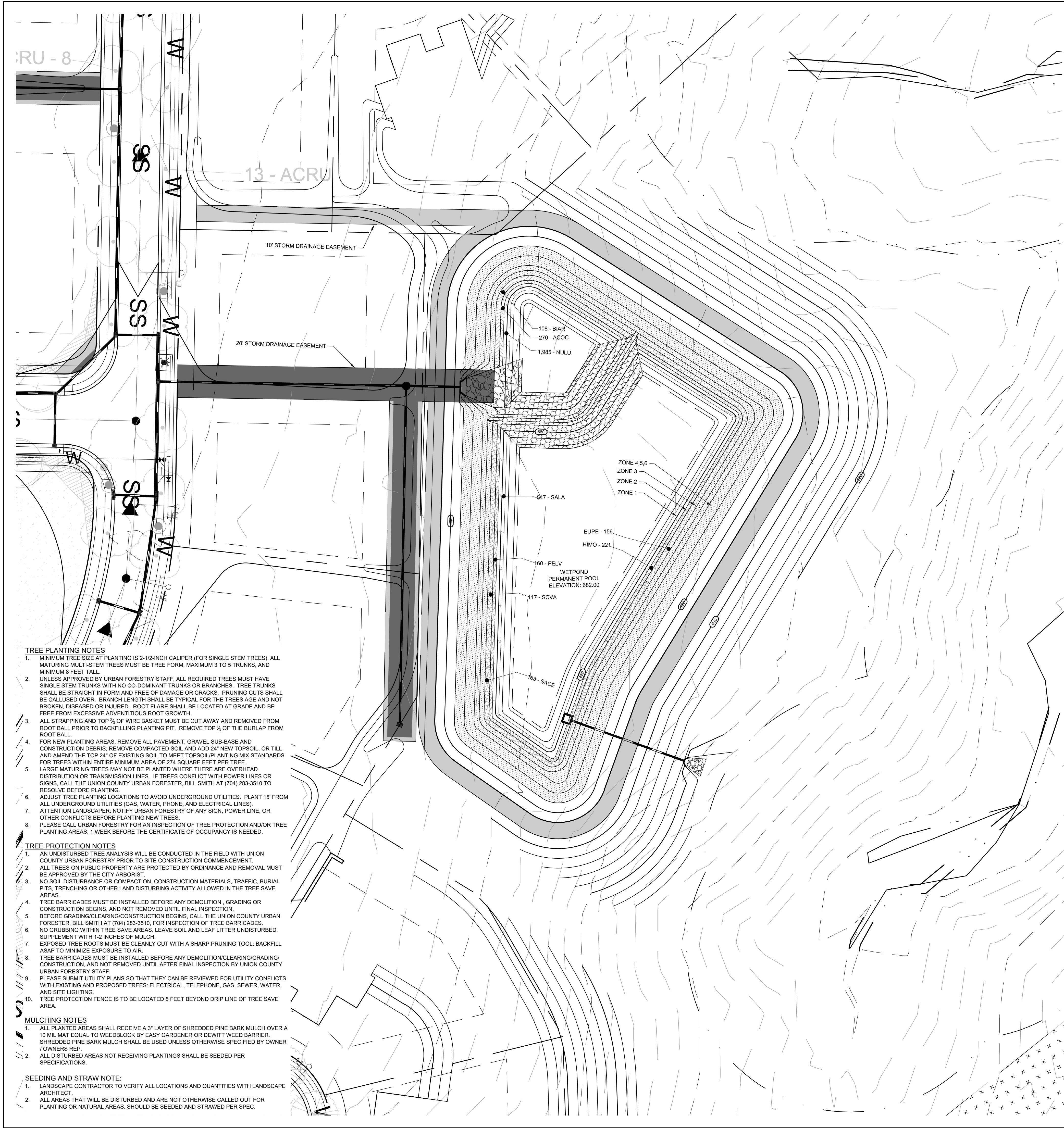
LEGEND

SG = SWEET GUM

P = PINE

DBL = DOUBLE

X = TREE TO BE REMOVED



TREE PLANTING NOTES

1. MINIMUM TREE SIZE AT PLANTING IS 2-1/2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MATURING MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
2. UNLESS APPROVED BY URBAN FORESTRY STAFF, ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING CUTS SHALL BE CALLED OUT. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXCESSIVE ADVENTITIOUS ROOT GROWTH.
3. ALL STRAPPING AND TOP 1/2 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/2 OF THE BURLAP FROM ROOT BALL.
4. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE.
5. LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE UNION COUNTY URBAN FORESTER, BILL SMITH AT (704) 283-3510 TO RESOLVE BEFORE PLANTING.
6. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES).
7. ATTENTION LANDSCAPER: NOTIFY URBAN FORESTRY OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
8. PLEASE CALL URBAN FORESTRY FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 1 WEEK BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

TREE PROTECTION NOTES

1. AN UNDISTURBED TREE ANALYSIS WILL BE CONDUCTED IN THE FIELD WITH UNION COUNTY URBAN FORESTRY PRIOR TO SITE CONSTRUCTION COMMENCEMENT.
2. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE SAVE AREAS.
4. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
5. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL THE UNION COUNTY URBAN FORESTER, BILL SMITH AT (704) 283-3510, FOR INSPECTION OF TREE BARRICADES.
6. NO GRUBBING WITHIN TREE SAVE AREAS. LEAVE SOIL AND LEAF LITTER UNDISTURBED, SUPPLEMENT WITH 1-2 INCHES OF MULCH.
7. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO AIR.
8. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/ CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY UNION COUNTY URBAN FORESTRY STAFF.
9. PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES: ELECTRICAL, TELEPHONE, GAS, SEWER, WATER, AND SITE LIGHTING.
10. TREE PROTECTION FENCE IS TO BE LOCATED 5 FEET BEYOND DRIP LINE OF TREE SAVE AREA.

MULCHING NOTES

1. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL MAT EQUAL TO WEEDBLOCK BY EASY GARDENER OR DEWITT WEED BARRIER. SHREDDED PINE BARK MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED BY OWNER / OWNERS REP.
2. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED PER SPECIFICATIONS.

SEEDING AND STRAW NOTE:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL LOCATIONS AND QUANTITIES WITH LANDSCAPE ARCHITECT.
2. ALL AREAS THAT WILL BE DISTURBED AND ARE NOT OTHERWISE CALLED OUT FOR PLANTING OR NATURAL AREAS, SHOULD BE SEEDED AND STRAWED PER SPEC.

Appendix C Charlotte-Mecklenburg Seed Mix List						
FACW Measure Mix	Botanical Name	Common Name	Height (FT.)	WIS *	Light Requirement	% of Mix
60% Grasses from the following list:						
	<i>Cynopsis arista</i>	foxt mumsgrass	5.5	OBL	part shade/side	< or 10
	<i>Panicum anceps</i>	bushy panicgrass (MD ecotype)	4	FAC-	part shade/side	10 to 40
	<i>Zoanthodon clandestinum</i>	deer tongue	2	FACW	sun/part shade	10 to 40
	<i>Panicum rigidulum</i>	red-top panicgrass (NC ecotype)	3.5	FACW	sun	20 to 40
15-20 % Sedges & Rushes from the following list:						
	<i>Carex lasiocarpa</i>	long sedge	4	OBL	sun/part shade	2 to 20
	<i>Carex lasiocarpa</i>	slender sedge	3	OBL	sun/part shade	2 to 20
	<i>Carex stricta</i>	blunt brown sedge	3	FACW+	part shade/side	2 to 20
	<i>Juncus carolinensis</i>	bedstraw rush	3	FACW	part shade/side	2 to 20
	<i>Juncus effusus</i>	soft or common rush	6	FACW+	sun	2 to 10
	<i>Scirpus americanus</i>	black bulrush	6	OBL	sun	2 to 20
	<i>Scirpus cyperinus</i>	woolgrass bulrush	5	OBL	sun/part shade	2 to 5
5-15% Composite Flowers from the following list:						
	<i>Aster (Symphyotrichum) paniculatus</i>	proplexatus aster	8	OBL	sun	2 to 5
	<i>Bidens aristata</i>	tickseed sunflower (NC ecotype)	3.5	FACW	sun/part shade	2 to 5
	<i>Helianthus annuus</i>	common sunflower (VA ecotype)	5	FACW	sun	2 to 5
	<i>Helianthus flexuosus</i>	proplexatus sunflower	3	FACW	sun	2 to 5
	<i>Helianthus angustifolius</i>	swamp sunflower (NC ecotype)	5.5	FAC+	sun/part shade	2 to 5
	<i>Yarrowia umbellata</i>	horseradish (Schober, NC ecotype)	6.5	FAC+	sun/part shade	1 to 5
1 to 10 % Other Flowering Species, from the following list:						
	<i>Hibiscus moscheutos</i>	cranesonged rosemallow	6.5	OBL	sun	1 to 10
	<i>Rhus typhina</i>	Mayhew hawthorn	3.5	FACW+	sun	1 to 10
	<i>Saururus cernuus</i>	Lizardtail	4	OBL	sun/part shade	1 to 10
WIS * is the Regional Wetland Indicator Status (Region 2 - SE US)						
100						

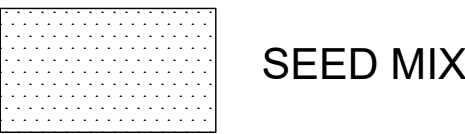
WET POND PLANTING CALCULATOR

ZONES 1-3 6,036 SF

0.5 PLANTS PER SF REQUIRED 3,018 PLANTS

ZONES 4-6 14,368 SF (0.32AC)

ZONES 4,5 AND 6 SEED MIX - ±14,368 SF (0.32AC)
±4.80 LBS MIX FROM TABLE ABOVE
APPENDIX C - CHARLOTTE/MECKLENBURG SEED MIX LIST



SEED MIX

NOTE:
NO TREES LOCATED ON OUTFALL DAM, AND NO WOODY STEMS
LOCATED WITHIN THE EASEMENT ACCESS

PLANT SCHEDULE WETPOND PLANTING

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	SPACING
	ACOC	270	<i>Acorus calamus</i>	Sweet Flag	flat	12"	12"x18"	12" o.c.
	BIAR	108	<i>Bidens aristata</i>	Tickseed Sunflower	2" dia. x 5" plug	2' o.c.		24" o.c.
	EUPE	156	<i>Eupatorium perfoliatum</i>	Common Boneset	#SP4	2' o.c.	3'-5'	24" o.c.
	HIMO	221	<i>Hibiscus moscheutos</i>	Marsh Mallow	#SP4	18" o.c.		18" o.c.
	NULU	1,985	<i>Nuphar luteum</i>	Spatterdock	#SP4	6" o.c.		6" o.c.
	PELV	160	<i>Peltandra virginica</i>	Arrow Arum	2" dia x 5" Plug	24" o.c.	12"x18" ht.	24" o.c.
	SALA	547	<i>Sagittaria latifolia</i>	Duck Potato	2" dia x 5" Plug	2' o.c.		24" o.c.
	SACE	163	<i>Saururus cernuus</i>	Lizard's Tail	2" dia x 5" Plug	2' O.C.	12"x18" ht.	24" o.c.
	SCVA	117	<i>Scirpus validus</i>	Great Bulrush	2" dia x 5" Plug	2' o.c.		24" o.c.

ZONES 1,2,3 - TOTAL PLANTS PROVIDED: 3,727



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

LandDesign.

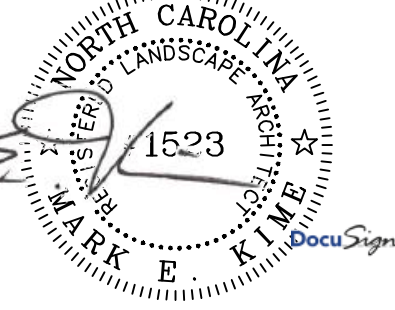
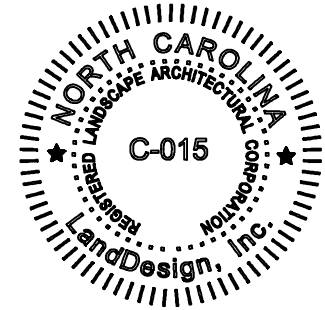
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CLASSICA
HOMES DESIGNED FOR LIVING



KEY MAP

SEAL



9/10/19

PROJECT

HEMBY PLACE

SECRET SHORTCUT
VENTURES, LLC

SECRET SHORTCUT ROAD
INDIAN TRAIL, NC

LANDDESIGN PROJ# 1018416

REVISION / ISSUANCE

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DESIGNED BY: LDI

DRAWN BY: LDI

CHECKED BY: KWR

SCALE

VERT: N/A

HORZ: 1"=100'

SHEET TITLE

WETPOND PLANTING PLAN

SHEET NUMBER

C-7.03

- E. When parking is provided underground or within buildings, the performance guarantees shall not apply.

Chapter 830. Tree Preservation and Protection

830.010 Purpose and Findings

The regulations of this section are intended to reduce tree canopy loss and implement urban forest improvements through requirements for tree protection, tree preservation, and the planting or replanting of trees and the maintenance of existing trees within the Town of Indian Trail. The tree preservation requirements are intended to enhance the quality of life through sustainable urban forest practices and increase benefits that trees provide, including, but not limited to the following:

- A. Absorption of carbon dioxide and returning oxygen.
- B. Reduction of soil erosion and the increase of rainwater infiltration.
- C. Provision of shade for cooling.
- D. Screening of noise, dust and glare.
- E. Improvement of stormwater runoff.
- F. Maintenance and improvement of Town appearance and aesthetics.
- G. Provision of habitat for wildlife.
- H. Preservation, protection, and enhancement of the natural environment.

830.020 Applicability

The provisions of this ordinance shall apply to the following:

- A. All major subdivisions, non-residential developments, and multi-family developments.
- B. Changes in use, expansions, and new buildings for already existing non-residential or mixed use land uses as per the following:
 - 1. Changes in use from residential to non-residential, such as a change from commercial to residential, or residential to industrial;
 - 2. Vehicle Accommodation Areas – Only expanded portions of existing parking lots shall be held to the shading requirements that appear in section 840.010 of this ordinance.
 - 3. Non-Residential Expansions – Any expansion of any existing land use (buildings, parking lots, etc) shall comply with the Tree Preservation and Protection Requirements in Section 830.010 of this ordinance with the following exception:
 - a. All non-residential expansions of less than 25% of existing impervious surfaces (i.e. buildings, parking lots, etc.) shall be exempt from all provisions of this ordinance except those that deal specifically with heritage Trees and vehicle accommodation areas subject to item 830.020 2 above.

830.030 Exemptions

The requirements of this Chapter do not apply to any of the following:

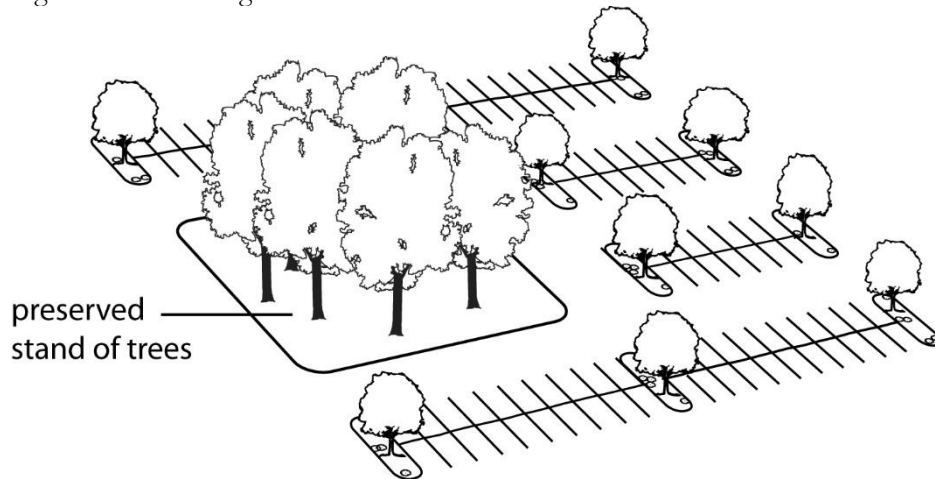
- A.** Existing or proposed single family detached dwellings or two family dwellings on individually owned lots.
- B.** Forestry activity on forestland that is taxed on the basis of its present-use value as forestland under Article 12 of Chapter 105 of the North Carolina General Statutes.
- C.** Activity that is conducted in accordance with a forest management plan that is prepared or approved by a forester registered in accordance with Chapter 89B of the North Carolina General Statutes.

830.040 Tree Preservation and Protection Requirements**A. General Rules/Objectives**

A tree protection plan and a tree inventory are required. The tree inventory must be done and submitted by a certified arborist or a licensed surveyor before it is submitted to the Town for review. The inventory is intended to serve as the basis for formulating a tree protection plan. In delineating areas to protect, the following general objectives apply:

- 1.** The protection of tree stands, rather than individual trees, is strongly encouraged. Where a project saves a stand of trees and is subject to the tree save area tree requirements of this Chapter, a one-hundred and ten percent of the canopy area shall count toward the required tree save area requirements.

Figure 18: Preserving Stand of Trees



- 2.** The protection of large, heritage trees is a priority.
- 3.** Quality natural areas, free of exotic invasive species, should be the focus of tree preservation and tree save areas whenever possible.
- 4.** If an area proposed for tree preservation or as a tree save area contains exotic invasive species at the time of such proposal, such species must be removed prior to development in order to promote the growth of larger, healthier trees. The removal of invasive species will be required prior to the issuance of certificate of compliance for major subdivisions or non-residential developments.

5. The decision of which trees to preserve as shown on the tree inventory shall be made jointly by the Planning Director, developer and design team during project approval process.

B. Tree Save Area Requirements

All development subject to the requirements of this Chapter must designate tree save areas on site plans in an amount consistent with this Section. Generally, tree save areas should preserve and protect existing trees but such areas may also designate tree planting areas consistent with this Section. The requirements for protecting existing tree canopy or protecting existing canopy and establishing new canopy will be consistent with Table 8-3 below.

Table 8-3 : Requirements for Protecting Existing Tree Canopy and Creating New Tree Canopy

Land Use Classification	Standard for Saving Existing Tree Canopy	Standard for Sites Lacking Existing Tree Canopy
Low to Medium Density Districts: RSF, SF-1, SF-2, SF-3	Where the existing tree canopy is at least 20% of the property area, a tree save area equal to at least 20% of the property must be protected.	Where the existing tree canopy is less than 20% of the property area, a tree save area equal to 20% of the property must be achieved by saving all existing tree canopy and planting new trees consistent with Chapter 870.
Medium to High Intensity Residential: SF-4, SF-5, and MFR	Where the existing tree canopy is at least 15% of the property area, a tree save area equal to at least 15% of the property must be protected.	Where the existing tree canopy is less than 15% of the property area, a tree save area equal to 15% of the property must be achieved by saving all existing tree canopy and planting new trees consistent with Chapter 870.
All Non-Residential or Mixed Use Districts	Where the existing tree canopy is at least 10% of the property area, a tree save area equal to at least 10% of the property must be protected.	Where the existing tree canopy is less than 10% of the property area, a tree save area equal to 10% of the property must be achieved by saving all existing tree canopy and planting new trees consistent with Chapter 870.

1. Method of Calculation

The total property area will be calculated by taking the square footage for the entire site and subtracting the square footage for existing or dedicated road right-of-ways, utility easements, and any area covered by existing ponds and lakes. The property designated as a tree save area must be equal to 20%, 15%, or 10% of the property after rights-of-way, easements, and ponds and lakes are subtracted consistent with the requirements of this Section.

2. Method for Designating Tree Save Areas

A tree save area shall be considered the combined areas of the tree protection zone and the critical root protection zone. The critical root and tree protection zone will be measured as a radial distance from the tree trunk and will be equivalent to the greater area of: the drip line; a minimum of six feet from the trunk; or a distance of 1.5 feet for every inch of trunk diameter as measured at breast height. If root disturbance or construction

activities occur within the drip line of any tree designated as protected, only the area actually being protected will be included in the tree save area.

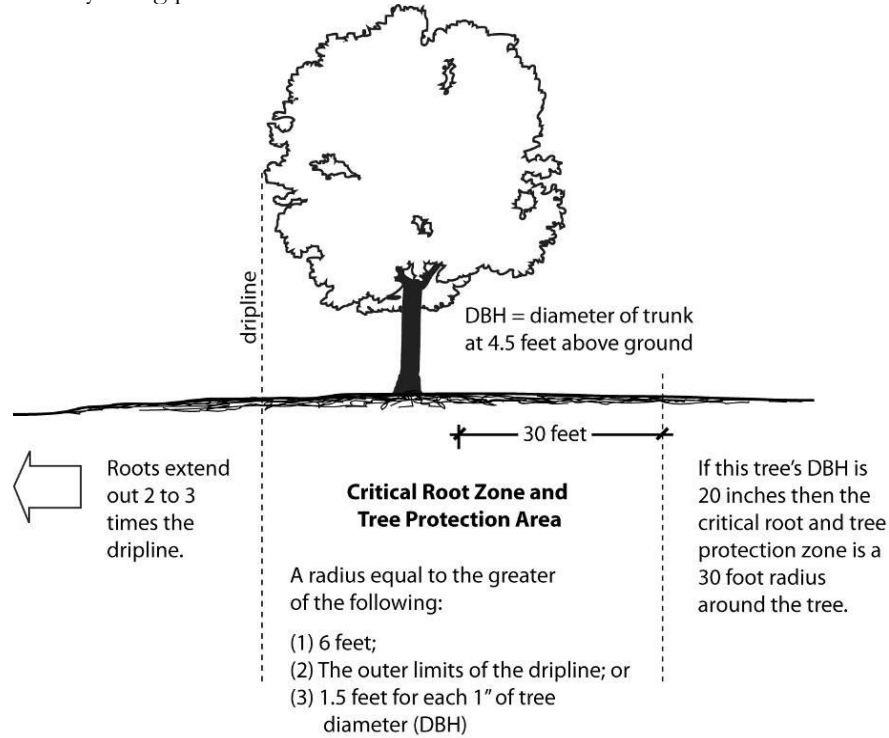


Figure 19: Critical Root/Tree Protection Zone

C. Limitations on the Removal of Existing Tree Canopy

Any existing tree canopy must be saved to meet the requirements of this Section and may only be removed if:

1. the existing trees are located in a project's future right-of-way, within the outline of the building envelope, or within the project's required parking area. Preservation of existing trees is not intended to prevent development of property or otherwise unreasonably restrict the use of the property, or
2. the existing trees pose a threat to property or public safety because the trees are diseased, in danger of falling, or otherwise present a hazard to other vegetation or surrounding properties; and
3. the existing trees that are removed under this Section are replaced with new trees consistent with the requirements of Table in Section 840.010A.

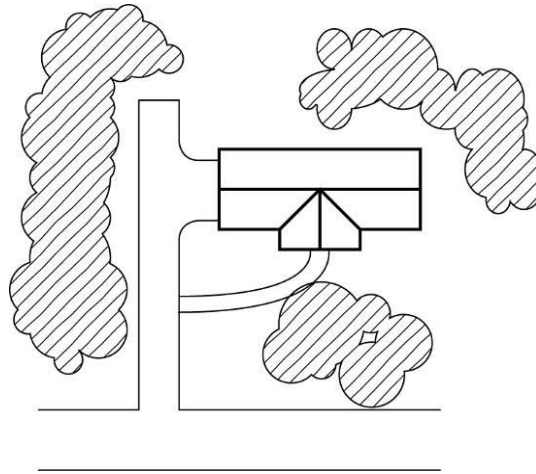


Figure 20: Tree save areas should include tree stands outside of the building envelope and outside driveway/parking areas.

D. Credit for newly planted trees

The area devoted to newly planted areas may be counted as part of the tree save area. The land devoted to tree save areas that is represented by newly planted trees will be calculated on the basis of the following credits for new trees. A planted large maturing tree shall be counted as equivalent to 1,600 square feet of canopy; a medium maturing tree shall be counted as the equivalent of 900 square feet of canopy; and a small maturing tree shall be counted as the equivalent of 400 square feet of canopy.

E. Heritage Tree Protection

1. Applicability

To the maximum extent feasible, heritage trees located on any site subject to tree preservation requirements of this Chapter must be preserved. Where a project saves heritage trees and is subject to the canopy tree requirements of this Chapter, 150 percent of the heritage tree canopy area shall count toward the required canopy tree requirements. Anyone who removes a heritage tree without plan approval, except as noted below in the emergency subsection of Section 2, *Exemptions*, is subject to one or more of the civil penalties in Section Chapter 8120A. Standard for plans representing the removal of heritage trees shall meet the requirements listed in Section (3), *Heritage Tree Removal*, below.

2. Exemptions

This Chapter shall not apply to the removal of heritage trees under the following circumstances.

a. Diseased, Dying or Dead Trees and Dangerous Trees

Diseased, dying or dead trees causing a probable safety hazard to buildings, utilities, and/or pedestrian or vehicular travel paths may be removed with written approval from the Planning Director, unless deemed an emergency, as described in subsection (2) below. The removal request shall include the number, location, species and diameter of the trees to be removed along with the condition of the tree and reason for the proposed removal. The Planning Director shall review all heritage tree removal proposals and consider the following:

- (1)** The condition of the tree or trees with respect to their health, danger of falling, proximity to existing structures or utilities, and their location near

pedestrian or vehicular travel paths and the probability of implementing tree maintenance techniques as an alternative to heritage tree(s) removal.

- (2) The emergency removal of trees that pose an immediate public health and safety hazard, as determined by a Town, County, and/or State emergency services professional, may be removed without first obtaining written approval from the Planning Director. Written documentation of the removed tree(s) shall be provided to the Planning Director and include the tree species, diameter, location and a description of photographic evidence of the emergency condition.

b. Trees Within ROW and Utility Easements

All reasonable efforts shall be made to minimize the removal of heritage trees located within Right-of-Way (ROW) and within public utility easements. Heritage trees located within the existing public ROW or within public utility easements or heritage trees located in future public ROW or utility easements being dictated as part of an active land development permit are exempt from this chapter once it has been demonstrated to the Town that all reasonable efforts to minimize removal have been implemented. For purposes of this exemption, public ROW shall consist of ROW associated with public roads, sidewalks, and trails/greenways. Public utility easements shall consist of easements associated with water, sewer, electric, natural gas and other infrastructure.

3. Heritage Tree Removal

Plans associated with an active land development application that represent the removal of heritage trees will be granted only where:

- (a) The tree(s) is located within the portion of the site where buildings or related improvements are permitted. The applicant should demonstrate that there is no other reasonable location for the building or improvement and that preservation would unreasonably restrict use of the property.
- (b) Removal is necessary to allow construction of a road or drive that is essential for access to site.
- (c) Where removal of healthy heritage trees is approved as part of an approved site plan, subdivision plat or tree removal, new trees will be planted according to the Mitigation Planting standards in Section (4), *Mitigation Planting*, below (also refer to Chapter 870, Tree Planting Standards).

4. Mitigation Planting

The Mitigation Planting standards below are cumulative caliper inches approach to tree mitigation and replanting. For example, for every caliper inch of heritage trees(s) removed, a percentage of those caliper inches must be replaced with a tree or trees equal to that total percentage of those caliper inches. Each replacement tree shall be at least 2.5" caliper at the time of replanting. See below for the respective percentages to be replaced based on the type of development.

Where removal of healthy Heritage trees is approved as part of an approved site plan or subdivision plat, new trees shall be planted according to the following in addition to Chapter 870, Tree Replanting Standard:

- a. *Single-Family Residential Use Replanting Ratio* – replacement for residential development, excluding single-family lots not developed as part of a subdivision, shall be at a 50% ratio (e.g., caliper tree X 50% = 9” caliper replacement tree or trees equivalent to that cumulative caliper)
- b. *Non-Single Family Residential Use Replanting Ratio* – replacement for all non-single family development shall be at a 25% ratio (18” caliper tree X 25% = 4.5” caliper replacement tree or trees equivalent to that cumulative caliper)
- c. *Canopy Retention Option:* In instances where site or other constraints prohibit planting the required number of Heritage mitigation trees described in sections (4)(a) and (b) above, any acreage exceeding the tree canopy retention acreage requirements specified in UDO Section 830.040B may be utilized to satisfy a portion of the Heritage tree mitigation requirements.

Any additional tree canopy acreage used to meet the Heritage tree mitigation requirements shall be comprised of retained existing tree canopy versus newly planted trees/canopy. Qualifying trees within the additional tree canopy area used to meet the Heritage tree mitigation requirement must be a minimum of 15 feet in height. Each Heritage mitigation tree shall equate to 900 sq. ft. of additional canopy retention area. See below for a sample calculation:

Site Area	Canopy Required	Canopy Provided	Surplus Canopy (trees over 15' in height)	Canopy Credit Formula	Heritage Tree Mitigation Equivalent
45,000 sf	4,500 sf	9,000 sf	4,500 sf	4,500sf/900sf	5

¹ In the example above, a total of five trees may be credited toward the Heritage Tree replanting rate

² A combination of the two methods described above may also be applied

5. Alternative Mitigation Option

In the event the project site does not have sufficient area or is otherwise unsuitable to accommodate the required heritage tree mitigation planting described in subsection (4), *Mitigation Planting*, above, one or more of the alternative mitigation measures listed in this section may be proposed.

Alternative Mitigation Plans shall include the number, location, species, and diameter of the trees to be remove, and the number, species, and diameter of trees with which they are being replaced. The review shall evaluate the appropriateness of the Alternative Mitigation Plan by considering the individual development site, the development intensity along with the surrounding uses and other relevant site features. The plans shall be reviewed by Tree Board and recommendation made to the Planning Director, who makes the final decision. Approved Alternative Mitigation Plans shall be integrated into the associated site plan application unless otherwise approved as part of a Conditional Zoning Permit and may include one or more of the following:

- a. *In-Lieu-Fees* – Where the Planning Director in consultation with the Tree Board determines that on-site replanting is not feasible and/or appropriate, the Director may require that a payment not to exceed the cost of replanting

840.010. Canopy Tree Planting Requirements

replacement trees be made to a tree planting fund. Funds will be used for tree planting and maintenance of planted trees on public sites within the Town of Indian Trail such as parks, schools, municipal facilities, and similar locations. Replacement value shall be determined utilizing a professional source and by the Town. Fee Recovery as stated in Section (6), *Fee Recovery*, below may also apply.

- b. *Alternative Planting Plan* – The developer shall submit a heritage tree alternative mitigation plan.
 - (1) Such a plan must include a scope of work to be reviewed by the Planning Department.
 - (2) The scope of work shall include, at a minimum, the number, location and specifications of the trees to be removed as well as alternative mitigation or conservation measures through which trees or tree area will be saved or replace.
 - (3) Fee recovery stated in Section (6), *Fee Recovery*, below may also apply.
- c. *Off-site Planting* – An alternative site(s) may be identified for additional tree planting. Off-site plantings may include parks, schools or other public facilities located in the Town of Indian Trail to the satisfaction of the Planning Director.
- d. *Other method(s)* may be considered as deemed appropriate by Planning Director.

6. Fee Recovery

The Town may retain the services of a consultant to evaluate technical submittals by the applicant and seek an independent judgment on the appropriateness of the heritage tree alternative mitigation plan. The Planning Director shall be responsible for selecting the technical expert hired for the review of the proposed mitigation plan. The Town may seek financial reimbursement for the actual cost of any technical review undertaken.

The technical expert must make investigations consistent with all the terms and conditions of this ordinance. The fees charged for the technical expert's review will be customary fees for plan review and for the evaluation/preparation of a technical report. Charges for such consulting services will be fixed in advanced of the processing of applications and will be incorporated into the overall site plan/subdivision/conditional zoning application fee.

Chapter 840. Canopy Trees, Parking Lot Plantings, and Street Trees

840.010 Canopy Tree Planting Requirements

- A. All developments subject to the tree save area requirements of Section 830.040B that cannot save the required amount of canopy through the preservation of existing trees will be required to meet the canopy requirement through the planting of new canopy trees consistent with this Section. The area of newly planted canopy trees will be calculated on the basis of the estimated canopy at maturity as described in Section 830.040D. (i.e. 1600 sq. ft. for large