



**TOWN OF WEDDINGTON
SPECIAL MEETING
BOARD OF ADJUSTMENT
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
MONDAY FEBRUARY 27, 2023 5:30 P.M.
AGENDA**

1. Open the Meeting
2. Determination of a Quorum
3. Approval of the October 24, 2022 Board of Adjustment Minutes
4. Consideration of Request for Variance by Hendrick H. and Diane M. Ellis from the Conditional Use Permit for Planned Residential Development for Stratford on Providence as approved by Town Council on December 11, 2000, for the property located at 5040 Oxfordshire Road, Waxhaw, NC 28173
5. Adjournment



**TOWN OF WEDDINGTON
SPECIAL MEETING
BOARD OF ADJUSTMENT
MONDAY OCTOBER 24, 2022 5:30 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 7**

1. Open the Meeting

Chairman Gordon Howard called the meeting to order at 5:30 p.m.

2. Determination of a Quorum

Quorum was determined with Chairman Gordon Howard, Vice Chair Travis Manning, Board members Chris Faulk and Ed Goscicki, Alternates Jen Conway and Jim Vivian present. Board member Manish Mittal was absent.

Staff: Board of Adjustment Attorney Terry Sholar, Town Planner Robert Tefft, Town Administrator/Clerk Karen Dewey

Applicants Carl and Shana Hill

3. Approval of the August 22, 2022 Board of Adjustment Minutes

<i>Motion:</i>	Vice Chair Manning made a motion to approve the August 22, 2022 Board of Adjustment Meeting Minutes as presented.
<i>Second:</i>	Board member Goscicki
<i>Vote:</i>	The motion passed with a unanimous vote.

4. Consideration of Request for Variance from Unified Development Ordinance Section D-917D(M), Supplemental Requirements-Accessory Uses and Structures

Chairman Howard opened the evidentiary hearing for the request for variance from Unified Development Ordinance Section D-917D(m) (Supplemental Requirements-Accessory Uses and Structures). The property is located at 405 Eden Hollow Lane and is owned by Carl and Shana Hill. A vote of 4/5 majority of the Board is required to grant a variance.

Mr. Sholar administered the oath to the applicant, Carl Hill and the Town Planner, Robert Tefft. Chairman Howard polled each board member to disclose any potential partiality or conflict of interest to the case. No board member had a conflict of interest.

Mr. Tefft presented the staff report: The subject parcel is approximately 0.48 acres (20,883 SF) and is located at the southwest end of Eden Hollow Lane within the Falls at Weddington subdivision. The parcel (and subdivision) is zoned R-CD (Conservation) and consists of a two-story 4,465 square foot single-family dwelling.

On September 14, 2022, Mr. and Mrs. Hill applied for a Zoning Permit for a new swimming pool at the rear of their existing dwelling. Upon review, the application was denied as the swimming pool was proposed within the required rear yard setback area.

On September 30, 2022, Mr. and Mrs. Hill applied for a Zoning Variance to reduce the minimum required rear yard setback for an accessory structure from 15' to 7.5', a reduction of 7.5'.

Mr. Tefft listed the requirements for a variance from the UDO Section D-917D.

Board member Gosicki: I understand that topography may come into play, based on the topography, the rear side will probably be a retaining wall. Does that come into play with the variance, compounding the issue?

Mr. Hill-Applicant: The pool will serve as its own retaining wall. Based on the design of the pool, it won't require a separate structure. With the elevation and the design there is a retaining wall. It was shown in the application. It is a cul-de-sac lot and the pool is 42 feet by 14 feet. The lot configuration is the reason for the hardship claim, including the topography. The lot backs up to the conservation easement which is a heavily wooded area with no homes, no safety, security or disturbance issues. There is a great deal of privacy. The pool design has the optimal placement and design. The design of the pool is the most efficient way to build it with the slope from the home to the easement. Changed the dimensions of the pool, it's essentially a lap pool. In terms of the topography and hardship, none of this is due to actions we the homeowners have taken. We are requesting an approval of a 7.5-foot variance from the back setback to accommodate the dimensions of the pool.

Board member Conway: Do you know the slope from the back edge of the pool closest to the natural area?

Mr. Hill: I believe it's 4.5 feet.

Board member Conway: The back edge will be 4.5 feet higher.

Mr. Hill: In our discussions with the pool builder, I believe that is the correct height.

Board member Conway: The natural area easement is for the HOA?. What is the easement?

Mr. Hill: There is a 40-foot sewer easement. The distance from the home to the easement is 36 feet.

Board member Conway: You live in a conservation subdivision you aren't building into the easement?

Mr. Hill: No. We are not crossing into that area. The pool stops at our property line and will not touch any of the conservation area.

Board member Goscicki: What is the dimension on the easement?

Mr. Tefft: 40 feet

Mr. Hill: From the home to easement is about 36 feet. The easement itself is 40 feet. There is a sanitary sewer easement. It is passive and we are not crossing into that area at all. The pool would stop. It is not touching the conservation area at all.

Board member Manning: Does it have an infinity edge on the back side? Poured in place?

Mr. Hill: Yes. Anthony Sylvan assured us that they've been down this path before. There are many residents in the Falls that are dealing with the issue. I am meeting with somebody from land development with Jones Homes. Ben Kuhn, the Vice President of Land Development. There have been a number of pools in the community that have dealt with this issue. The home was built in 2018.

Ms. Dewey stated that there have been no other variance applications for swimming pools in The Falls subdivision.

Board member Howard: How many neighbors have pools?

Mr. Hill: A number of them. There are a number that have dealt with the setback issues. Very similar issues.

Chairman Howard: Does your HOA have covenants that require a certain percentage of property to be pervious.

Mr. Hill: not to my knowledge.

Chairman Howard: Have you checked it?

Mr. Hill: I have not. I had Ben look through my package before I submitted it to the HOA for approval.

Board member Faulk: I looked it up, there is nothing with those impervious restrictions in this neighborhood.

Mr. Hill: Ben Kuhn didn't see any issues or challenges. Based on the design of pool, and dimensions of the lot, he doesn't see any issues.

Board member Conway: Does the HOA have requirements that anything built has to sit behind the house? Is there any discussion about moving the location, shifting on the right side, you have any discuss shifting to the right and that would put the pool in the view from the front?

Assuming HOA requires it to be directly behind. You're asking for half the setback and that's a large amount.

Mr. Hill: Moving the pool to that area would put the pool in the view from the front yard. The HOA may not allow that and it centered directly behind the home so that there will be no impact on the community. Neighbors on either side have no view of our backyard whatsoever. We just met our neighbor that just put in pool. I am not sure of their lot dimensions, but their pool backs up close to their setback.

Board member Conway: Do you have walkout basement?

Mr. Hill: Correct.

Vice Chair Manning: (to Mr. Sholar) Is not being able to install a pool a hardship. A pool is a luxury.

Mr. Sholar: The hardship comes from the lot itself, not the plans and being able to use the lot.

Chairman Howard: I have a satellite picture of a lot where the pool is clearly visible from the side of the house on your street. I just wanted to show that to you. I don't know if you know that person.

Mr. Hill: We have met them. Their lot is distinctly different from ours. You actually can't see the pool when you drive by. Their lot is different.

Board member Faulk: I thought having a pool couldn't be in the side yard.

Mr. Tefft: A swimming pool can be located in the side yard if the principal structure has at least a 200-foot front set back and the pool will have a minimum 150-foot side yard setback. Or it could be a conditional use.

Mr. Hill: our lot is a unique lot-with slope-shifting pool to either side would create privacy issues. Centering in on the home, with the variance would give privacy.

Vice Chair Manning: Mr. Hill's pool is on bottom side of the basement. Moving it to the side will create more grading issues and a sewer easement runs on that side of the home.

Mr. Hill: Our main focus was positioning the pool so that didn't affect the community or privacy issues for the neighbors..

Chairman Howard: On the side of the house it looks like there is stormwater drainage. What impact will changing the slope affect where the stormwater drains from your property?

Mr. Hill: There is a washout area on the back-right corner of the home. A swale drains along property line out the back-left corner.

Chairman Howard: What about the roof drains?

Mr. Hill: They are underground and run to the sloped area. Those conduits are in the ground. The building of the pool in no way would impact sewer or storm drainage.

Chairman Howard: Where do the utilities come into the home.

Mr. Hill: All of that is in the front.

Board member Goscicki: I would imagine that your sewer line runs out the back, you have to relocate that?

Mr. Hill: So, where the pool is situated will in no way impact the sewer line.

Board member Goscicki: The sewer coming out of the house?

Board member Faulk: It is out the back to the pump station forced main. Sewer line in front of house, in the ground and comes out at the base of the slope. The pump station is just off the map picture.

Chairman Howard: Are there any other questions for the applicant?

Mr. Hill: Please consider this variance approval. Our main focus was to design a pool that had no impact on the land, topography, easement, et cetera. Privacy is not an issue. Security is not an issue.

Board member Conway: Just to wrap this up. The pool you're designing sits in the confines of your lot line and you're requesting a variance for 7.5 feet on one end.

Mr. Hill: Correct because of the way the lot is shaped.

Mr. Tefft: I want to clarify that the pool is directly behind the house or not at all in the side yard.

Mr. Hill: We decreased the width and made it longer.

Chairman Howard: With no additional questions, board will begin deliberation.

Board member Faulk: I agree with Ed's point. I don't believe topography is necessarily the hardship. Looking at the plat, the front setback is reduced, but this lot has to have the house built at the back setback. I believe hardship is the lot layout, location, dimensions and that makes the variance needed in the rear yard. Because of the configuration of the cul-de-sac, the house had to be built back on the lot.

Board member Goscicki: Similarly, you could have this situation on rectangle half acre lot with a 20 to 30-foot setback in front. This house has created a 50-foot setback because of the nature of pie shaped lot. It required pushing the house back to meet side yard setbacks because of the shape of the lot. Is it a hardship? I recognize most people aren't looking at setbacks when they consider buying a house. I give the applicant credit for being here and doing this right.

Mr. Sholar: Consider the standards conclusions you have to reach-and what are the facts to support the conclusion.

- a. The hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.*

Board member Goscicki: A hardship exists because an inground swimming pool is a normal auxiliary structure in this community and similar communities in Weddington. A homebuyer could reasonably assume they can put a swimming pool on their property. The hardship here is that they can't because the zoning regulations preclude them from doing it. It is not a hardship they created, but one they inherited when they bought this home.

Chairman Howard: I understand. But they could put a smaller pool.

Board member Faulk: I second what Ed said.

Vice Chair Manning: Yes. A 14-foot-wide pool is pretty small.

Chairman Howard: It's very small.

Motion: Vice Chair Manning made a motion a hardship exists from the strict application of the regulation based on the size, shape, dimensions, and location of the lot.

Second: Board member Faulk

Vote: The motion passed with a unanimous vote.

- b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.*

Board member Faulk: the lot configuration is peculiar to the property being on a cul-de-sac. There are just a few cul-de-sac lots in the neighborhood, it's not a typical lot.

Motion: Board member Goscicki made a motion that a hardship was created by conditions that are peculiar to the property, particularly the dimension and location peculiar to the lot being located in a cul-de-sac making the lot pie shaped and thereby reducing the width of the rear yard in which to locate a swimming pool.

Second: Board member Faulk
Vote: The motion passed with a unanimous vote.

- c. *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*

Vice Chair Manning: The applicant did not cause the issue and having knowledge of the issue doesn't make it a self-inflicted hardship.

Motion: Vice Chair Manning made a motion that the hardship did not result from actions taken by the Applicant but from the lot dimensions.
Second: Board member Conway
Vote: The motion passed with a unanimous vote.

- d. *The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.*

Motion: Board member Faulk made a motion that reducing the rear yard setback to accommodate the location of the swimming pool does not affect public safety because the rear yard abuts a conservation easement and the pool will not be visible from abutting properties; and the variance is consistent with the spirit, purpose, and intent of the regulation.
Second: Vice Chair Manning
Vote: The motion passed with a unanimous vote.

Based on the above findings of fact, the Board concludes that a variance is necessary to address a hardship on the property. The Board unanimously agreed to grant a variance from the 15-foot rear yard setback to 7 ½ feet to construct a swimming pool at 405 Eden Hollow Lane.

Motion: Board member Goscicki made a motion to approve the application for a variance from the Unified Development Ordinance Section D-917D(M), Supplemental Requirements-Accessory Uses and Structures at 405 Eden Hollow Lane, Weddington, NC.
Second: Board member Conway
Vote: The motion passed with a unanimous vote.

5. Adjournment

Motion: Board member Goscicki made a motion to adjourn the October 24, 2022 Special Board of Adjustment Meeting at 6:18 p.m.
Second: Vice Chair Manning

Vote: The motion passed with a unanimous vote.

Approved: _____

Gordon Howard, Chairman

Karen Dewey, Town Administrator/Clerk

DRAFT



TO: Board of Adjustment

FROM: Robert G. Tefft, Town Planner

DATE: February 27, 2023

SUBJECT: Application by Hendrick H. and Diane M. Ellis, requesting a variance from the Conditional Use Permit for Planned Residential Development for Stratford on Providence as approved by Town Council on December 11, 2000.

APPLICATION INFORMATION:

SUBMITTAL DATE: January 11, 2023

APPLICANT: Hendrick and Diane Ellis

PROPERTY LOCATION: 5040 Oxfordshire Road

PARCEL ID#: 06153156

LAND USE: Traditional Residential

ZONING: R-40 Single-Family District

BACKGROUND:

On December 11, 2000, the Town Council approved a Conditional Use Permit for a Planned Residential Development to be known as Stratford on Providence. The land involved was 89.79-acre parcel zoned R-40 District, and its subdivision resulted in the creation of 87 single-family residential lots.

While most of the lots within the subdivision were approved with a rear yard setback of 40 feet, four lots within Phase One (32 – 35), and nine lots within Phase Two (43 and 45 – 52) were approved with a rear yard setback of 50 feet. However, the lots within Phase Two all abutted a proposed future road, while the lots within Phase One abutted a vacant lot outside of the project area. Additionally, there are four

lots within Phases Two and Three (80 – 83) that abut the same vacant lot outside of the project area; however, these lots all have a rear yard setback of 40 feet.

The approval granted by Council consisted of 14 conditions, including the following:

There shall be no changes in the size, location, and design of the proposed improvements, lighting, parking, setbacks, provision of water and sewerage, or in the proposed use of the subject property, except as amended by Council.

With the adoption of the Unified Development Ordinance (UDO) on April 21, 2021, the Conditional Use Permit development type was eliminated, and the UDO no longer contains any provisions related to the amendment or modification of previously approved Conditional Use Permits. Given this, it is the opinion of Town staff that the Board of Adjustment, based upon the duties assigned pursuant to UDO Section D-302(B), would provide the function of amending (by way of variance) the rear yard setback that is specific to this subdivision by way of the Conditional Use Permit.

Variance Request.

The subject parcel is approximately 1.022 acres (44,518 SF) and is located at the south side of Oxfordshire Road within the Stratford on Providence subdivision (Lot 35). The parcel is zoned R-40 and consists of a two-story 6,033 square foot single-family dwelling constructed in 2003.

On January 11, 2023, Mr. and Mrs. Ellis applied for a Zoning Variance to reduce the minimum required rear yard setback to construct an addition to their existing single-family dwelling from 50 feet to 45 feet.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section D-705(D), Variances.

1. When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the Board of Adjustment shall vary any of the provisions of the zoning regulation upon a showing of all of the following:
 - a. The hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
 - c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 - d. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.
2. No change in permitted uses may be authorized by variance.

3. Additionally, no variances shall be granted by the Board of Adjustment for the following:
 - a. Setbacks for signs and areas and/or height of signs.
 - b. Setbacks for essential services, class III.
 4. No variance for setbacks shall be granted which allows the applicant to reduce the applicable setback by more than 50 percent.
 5. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.
 6. Any order of the Board of Adjustment in granting a variance shall expire if a zoning permit, or certificate of occupancy for such use if a zoning permit is not required, has not been obtained within one year from the date of the decision.
 7. The Board of Adjustment shall hold a hearing on all complete applications no later than 40 days after the application has been filed with the zoning administrator unless consented to by the applicant.
-

Attachments:

- Zoning Variance Application
- Zoning Map of Subject Parcel
- Final Recorded Plat, Stratford on Providence Phase One – Maps 2 and 3
- Final Recorded Plat, Stratford on Providence Phase Two – Maps 1 and 2
- Recombination of Lots 79 & 80, Stratford on Providence Phase Two – Map 1
- Final Recorded Plat, Stratford on Providence Phase Three – Map 1



TOWN OF WEDDINGTON ZONING VARIANCE APPLICATION

APPLICANT INFORMATION:

Name: Hendrick + Diane Ellis
Mailing Address: 5040 OXFORDSHIRE ROAD, WAXAW NC 28173
Phone Number: (704) 246-7669 Email: hendrickellis@yahoo.com

PROPERTY OWNER INFORMATION (if different from applicant):

Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

SUBJECT PROPERTY INFORMATION:

Location: STRATFORD ON PROVIDENCE
Parcel Number: LOT 35
Existing Zoning: R-40
Use of Property: RESIDENTIAL

The following information shall be completed or provided by all applicants seeking a variance (use additional space on a separate piece of paper, if necessary).

- ❖ Variance VARIANCE TO THE HOA SPECIFIC MINIMUM REAR SET BACK OF 50' WHICH IS GREATER THAN TOWN'S 40' REQUIREMENT
- ❖ Reason for seeking variance: HOME ADDITION; POOL

❖ A scaled survey drawn by, and certified as correct, a surveyor or engineer registered in the State of North Carolina, which shows property dimensions, boundaries, and existing and proposed building/additions; and illustrates the variance requested.

❖ A map clearly showing the subject property and all contiguous property on either side and all property across the street or public right-of-way from the subject property.

❖ The applicant's interest (ownership, buyer, etc.) is as follows: OWNERSHIP

❖ If the variance is granted, it is proposed that the property will be used as follows: RESIDENTIAL

❖ The following type of improvements have been (will be) constructed thereon:

ADDITIONAL LIVING SPACE AND POOL

❖ When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the Board of Adjustment shall vary any of the provisions of the zoning regulation upon a showing of all of the following:

a. The hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

UNABLE TO ACHIEVE HIGHEST AND BEST USE OF PROPERTY BASED ON CURRENT 50' SETBACK WHICH IS INCONSISTENT WITH OTHER PROPERTIES W/40' SETBACK

b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

AS REFLECTED IN ATTACHMENT, REAR PROPERTY LINE IS DIAGONAL. AS A RESULT THE SETBACK DISTANCE IS NOT CONSISTENT

c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

AT TIME OF PURCHASE I WAS NOT AWARE MY PROPERTY HAD A 50' SETBACK, WHICH IS GREATER THAN THE STANDARD 40' SETBACK REQUIREMENT.

d. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

THE VARIANCE REQUEST WOULD BRING MY
SETBACK IN LINE WITH THE 40' SETBACK CURRENTLY
REGULATED BY CURRENT ZONING REQUIREMENTS.

- ❖ No change in permitted uses may be authorized by variance.
- ❖ Additionally, no variances shall be granted by the Board of Adjustment for the following:
 - a. Setbacks for signs and areas and/or height of signs.
 - b. Setbacks for Essential Services, Class III.
- ❖ No variance for setbacks shall be granted which allows the applicant to reduce the applicable setback by more than 50 percent.
- ❖ Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.
- ❖ Any order of the Board of Adjustment in granting a variance shall expire if a zoning permit, or certificate of occupancy for such use if a zoning permit is not required, has not been obtained within one year from the date of the decision.
- ❖ The Board of Adjustment shall hold a hearing on all complete applications no later than 40 days after the application has been filed with the zoning administrator unless consented to by the applicant.
- ❖ No application shall be considered complete unless accompanied by the application fee in the amount of \$715.00. An additional fee to cover necessary public notification costs shall also be required prior to the application being heard before the Board of Adjustment.

CERTIFICATIONS

I HEREBY CERTIFY THAT ALL OF THE
INFORMATION PROVIDED FOR IN
THIS APPLICATION IS, TO THE BEST
OF MY KNOWLEDGE, ACCURATE
AND COMPLETE.

TO THE BEST OF MY KNOWLEDGE,
THIS APPLICATION IS ACCEPTED
AND DEEMED COMPLETE.

Hendrick Ellis

Applicant

Zoning Administrator

1/9/23

Date

Date

(This information is to be filled out by the Zoning Administrator)

Site Plan Attached:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
List of Adjoining Property Owners Attached:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Vicinity Map Attached:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Hearing Date:		
Date Property Posted:		
Notice to Applicant and Adjoining Property Owners Mailed (Certification Attached):		
Action Taken by Board of Adjustment:		
Date Decision of Board of Adjustment Filed:		

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
3" MIN. DRAIN PIPE

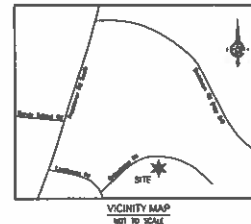
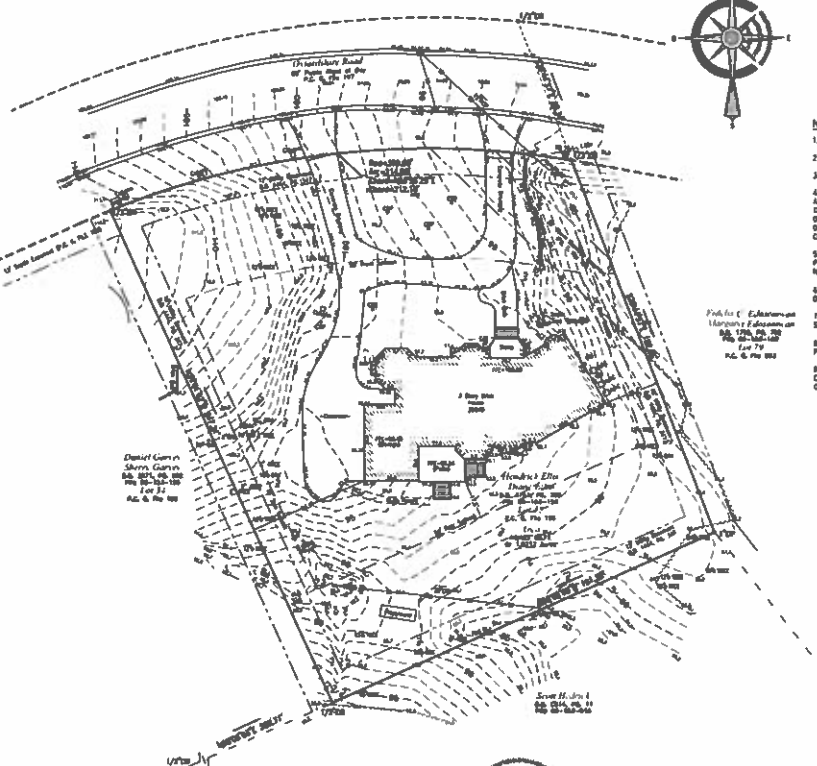
CB - CATCH BASIN
 CP - CORRUGATED PLASTIC PIPE
 CUB - CLEAN OUT
 D.B. - DEEP SOOK
 DP - DRAINAGE FROM PIPE
 DR - DRAINAGE FROM ROOF
 FTS - FINISH FLOOR ELEVATION
 G - GAS METER
 HVC - HEATING, VENTILATION, AIR COND.
 IWP - INVERT
 LSP - LAIR POST
 M - MANHOLE
 O.V.M. - OVERLAPPING
 P - POWER BOX
 P.C. - PLAT CABBET
 P.N. - PARCEL NOTIFICATION NUMBER
 P.L. - PROPERTY LINE
 P.W. - POWER WIRE
 P - PACE
 P/C - PLASTIC PIPE
 R/B - RIGHT-OF-WAY
 RCF - REINFORCED CONCRETE PIPE
 R.S. - R.S. ALUMINUM
 T - TELEPHONE BOX

SUBJECT PROPERTY ZONED: R-20
SITELINES PER PLAT CANNOT G. PAGES: 104-107

WINDLASS RETRACK: 30'
WINDLASS SIDE TARD: 15'
WINDLASS REAR TARD: 30'

FOR FURTHER INFORMATION CONTACT THE FORM OF
REGISTRATION ZONE AND APPROVED AS (FOI)

*CONTRACTOR/BUILDER TO VERIFY SETBACKS FROM
IN CONSTRUCTION



1. THIS PAGE IS NOT FOR RECOMBINATION AS PER C.S. 47-30 AS AMENDED

2. ALL CORNERS MARKED AS SHOWN.
3. NO RECONSTRUCTION WORK MONUMENTED LARGER THAN 2,000 FEET OF SUBJECT PROPERTY.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. NO GUARANTEE CAN BE MADE THAT THE LOCATION OF ANY UTILITIES HEREON IS CORRECT. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OWNERS ON THE FIELD LOCATIONS, AS OBSERVED AT THE TIME OF FIELD VISIT. UTILITIES NOT SHOWN HEREON ARE INDICATED FOR INFORMATION PURPOSES ONLY. THE DEPTH OF LINES SHOULD BE BASED ON THE APPROPRIATE UTILITY COMPANY RECORDS FOR CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT REGARD TO A FIELD CORRECTION REPORT, CONSTRUCTION OF THE PROPERTY. THE SURVEYOR DOES NOT CLAIM THAT ALL UTILITIES OF RECORD SHOWN ON THIS MAP WILL AFFECT THE SUBJECT PROPERTY AS NOT SHOWN HEREON.
6. ELEVATIONS BASED ON ADJACENT ARE NOT THIRD FLOOR ELEVATION OF THE HOUSE AT THE FRONT DOOR.
7. BOUNDARY LINES, UNLESS DESCRIBED BY A COURSE AND DISTANCE, INDICATE PROPERTY LINES NOT SHOWN HEREON.
8. JUDY PAUL GARNETT & FELD 1984 FOR ARE A "RECORDING SAVING DEEDS OFF-STATE" SEE PAUL GARNETT & FELD 1984 FOR ARE OFF-STATE LOCATION.
9. THE OFF-STATE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDESIGNED CORNERS ADJACENT TO THE RIGHT-OF-WAY SHOWN HEREON, AND DOES NOT PROPERTY TO THE RIGHT OF BAY SHOWN HEREON.

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
OCTOBER 18, 2008
BRIAN W. HARRIS, CHIEF OF POLICE, TOWN OF



THIS IS TO CERTIFY THAT ON THE 4th DAY OF OCTOBER, 20 22, AN ACRUAL SURVEY WAS MADE UNDER THE SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE DIMENSIONS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 50B) AND THE BOARD OF FREEDOM DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED. 1 ACRES MORE OR LESS THE SQUARE FOOT OF THE NABERS OF ANGLES NUMBER 3 1000 1000

SEVEN 2/16/00



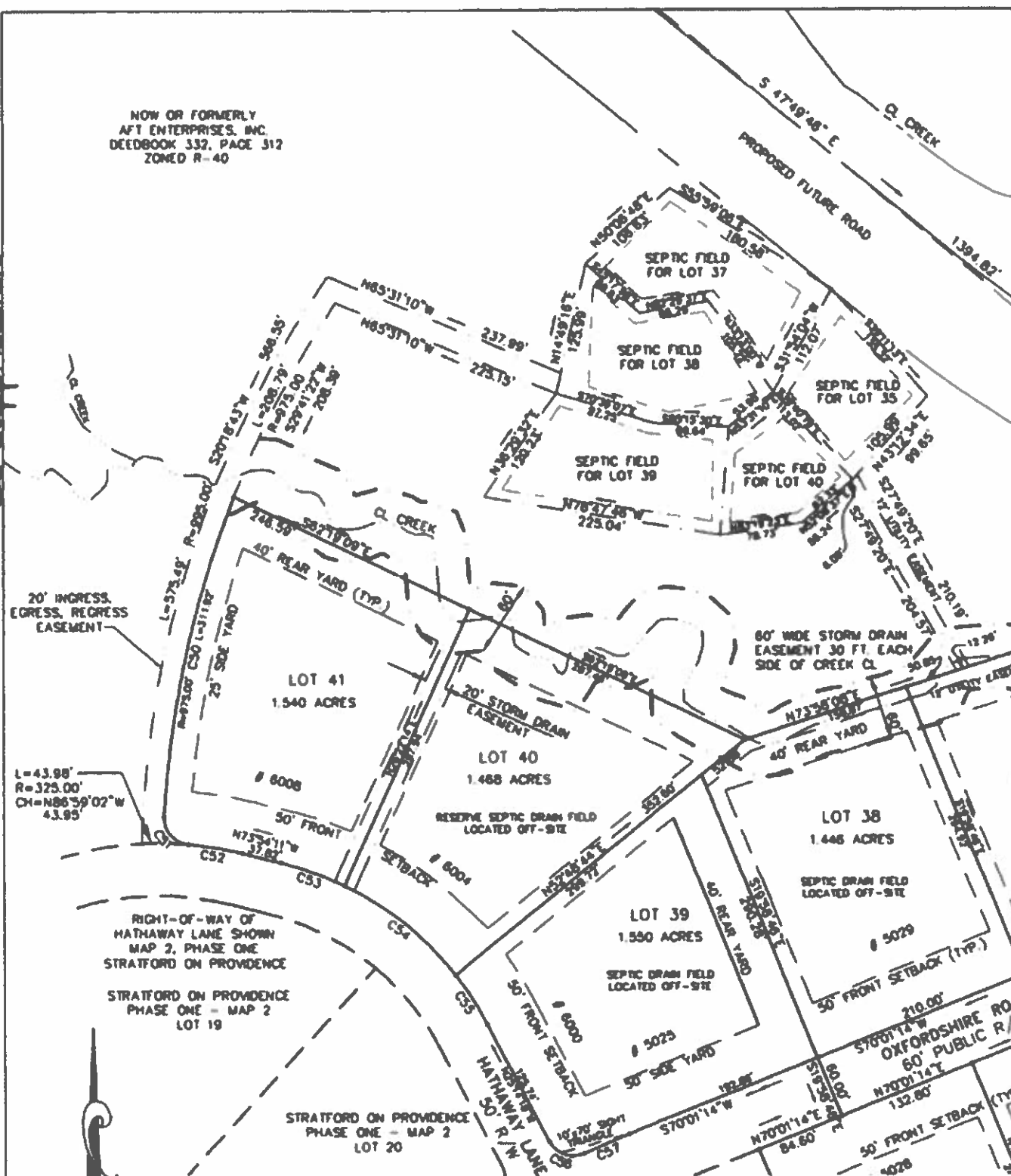
Know what's below.
Call before you dig.



REVISIONS						BOUNDARY AND TOPOGRAPHICAL SURVEY OF:							
 CORNERSTONE PROFESSIONAL LAND SURVEYING LICENSE NO. P-7503 P.O. BOX 194, WINDLE CREEK, SOUTH CAROLINA 29586-0194						LOT 35							
						STRAIGHTON ON PROVIDENCE							
						PHASE ONE - MAP 3							
						PLAT CORNER, 6 PAGES 184-197							
						SLAID OUTSIDE-SHAW ROAD							
						WEDDINGTON, LENOIR COUNTY, NORTH CAROLINA							
						DEED REFERENCE: A.B. #261, PG. 300							
						AS SHOWN ON PLAT							
OWNER	DRAWN	REVISED	SCALE:	SHEET	DATE:	JOB NO.							
					DECEMBER 4, 2022	2022-0000							

RECEIVED - 70 DASH BUREAU-OK TO
ADVISE 1000 1100 12 00

Bk 1743114
See Supp. Restric.

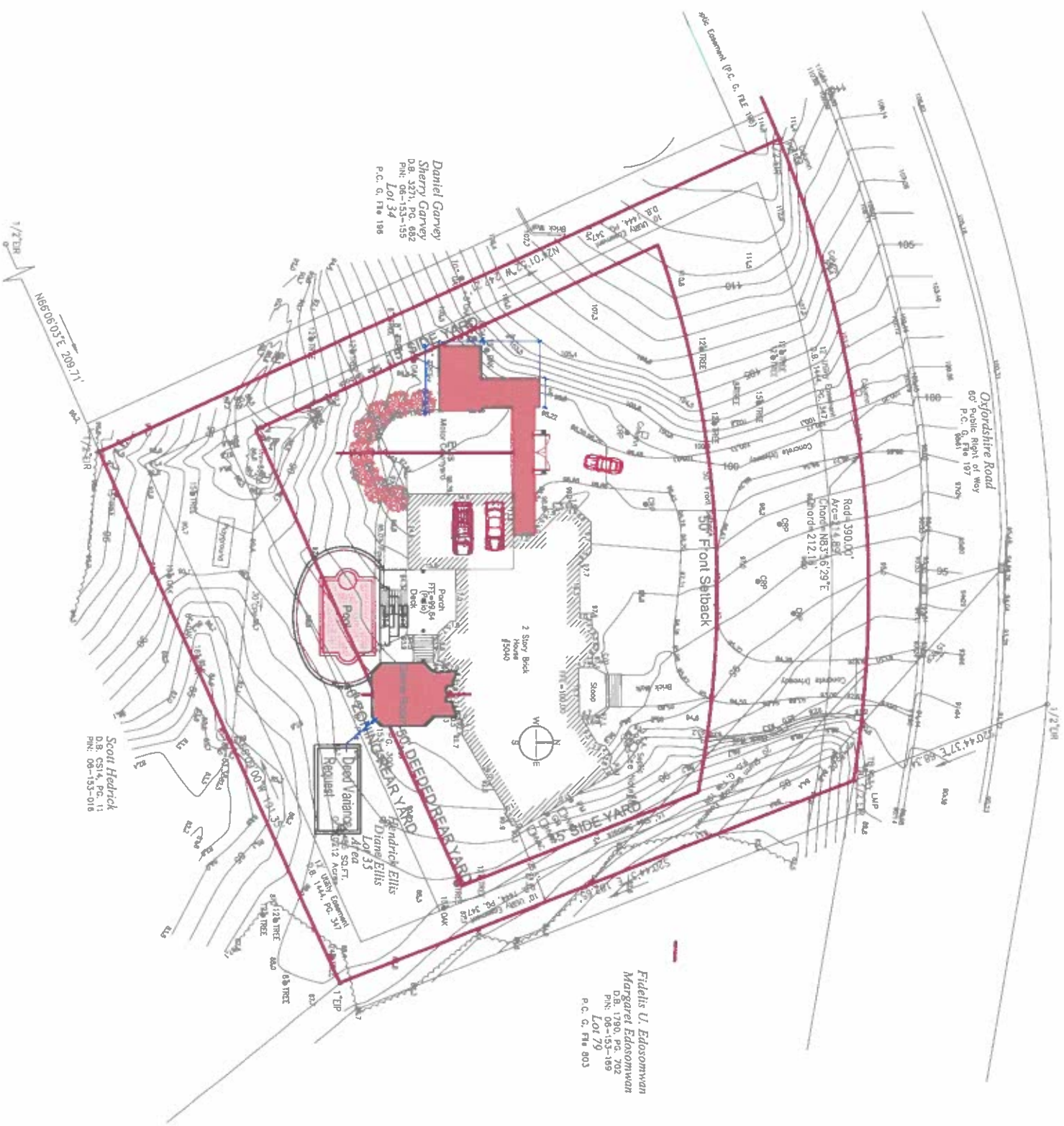


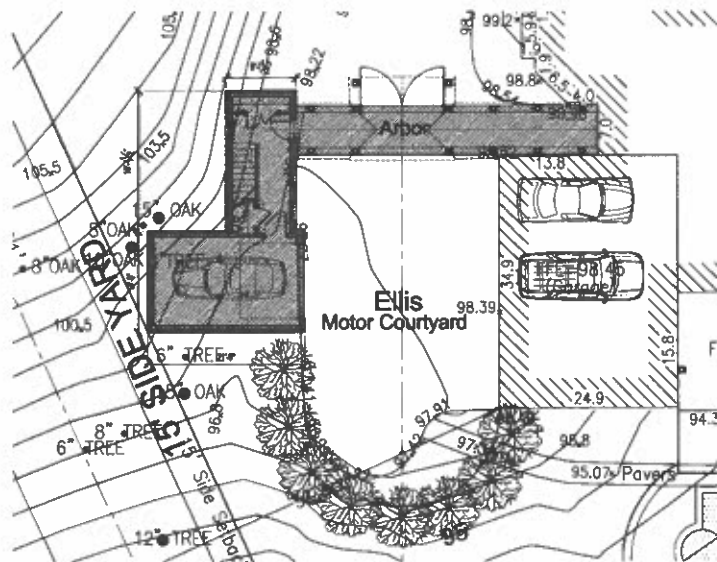
REVIEW OFFICER

NOW OR FORMERLY
 JAMES E. MOORE, JR. &
 w/ DORIS W. MOORE
 DB. 281 PG. 244
 TAX#08-153-12-0

NOW OR FORMERLY
 KBB DEVELOPERS, INC.
 DB. 1332 PG. 332
 TAX#08-126-03

PHASE 2
BY
OTHERS

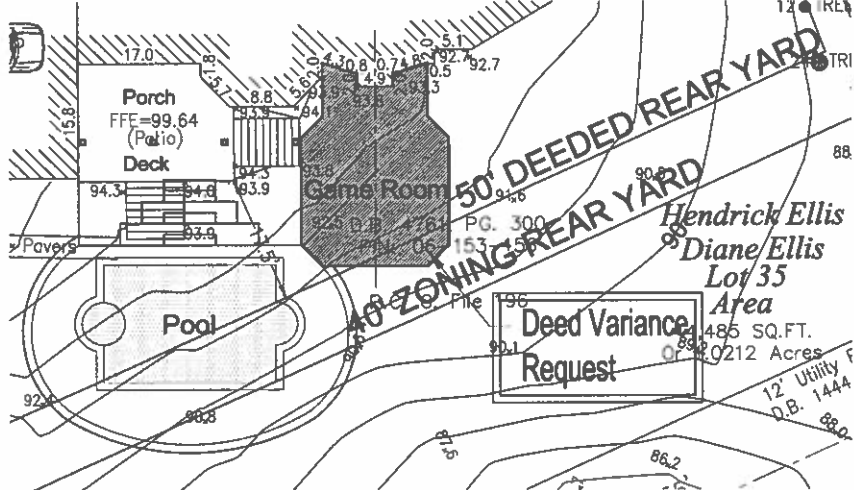




02

ENLARGED PARTIAL MOTOR COURTYARD PLAN

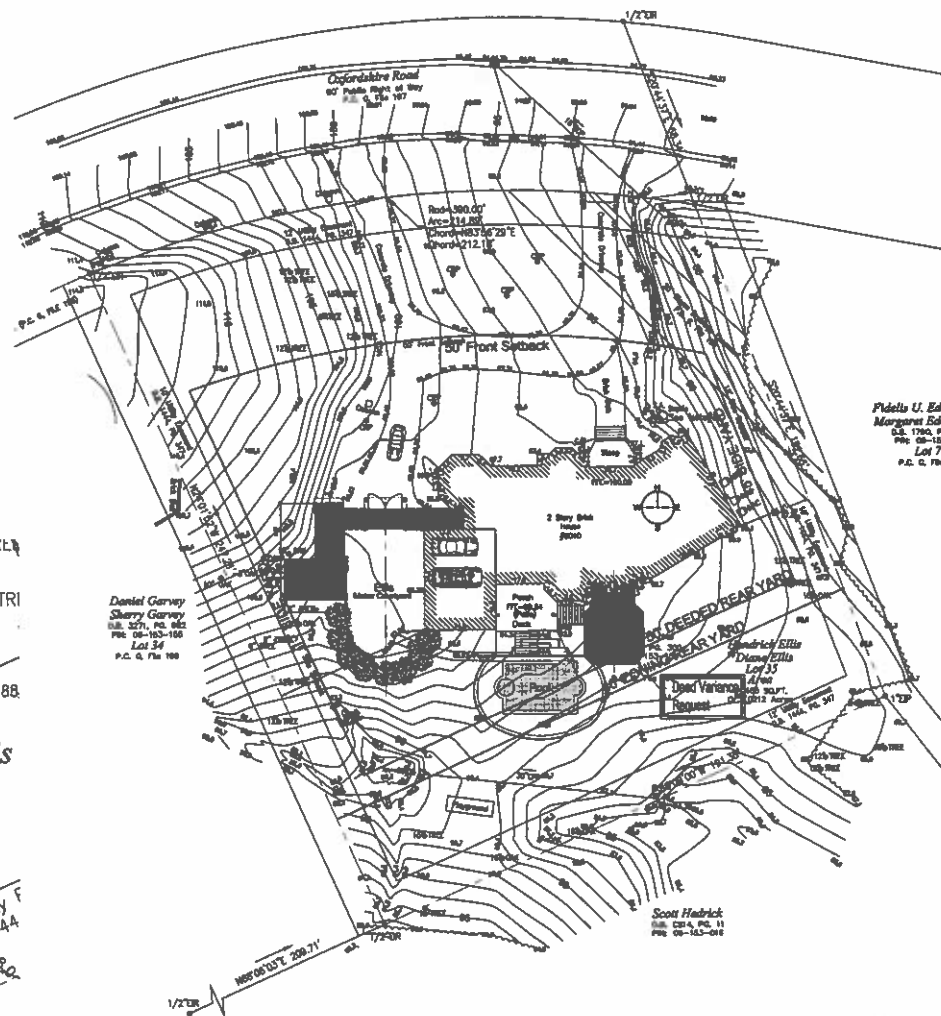
1/8" = 1'-0"



03

ENLARGED PARTIAL PLAN

1/8" = 1'-0"



01

SITE STUDY

1" = 20'-0"

Zoning Map: 5040 Oxfordshire Road

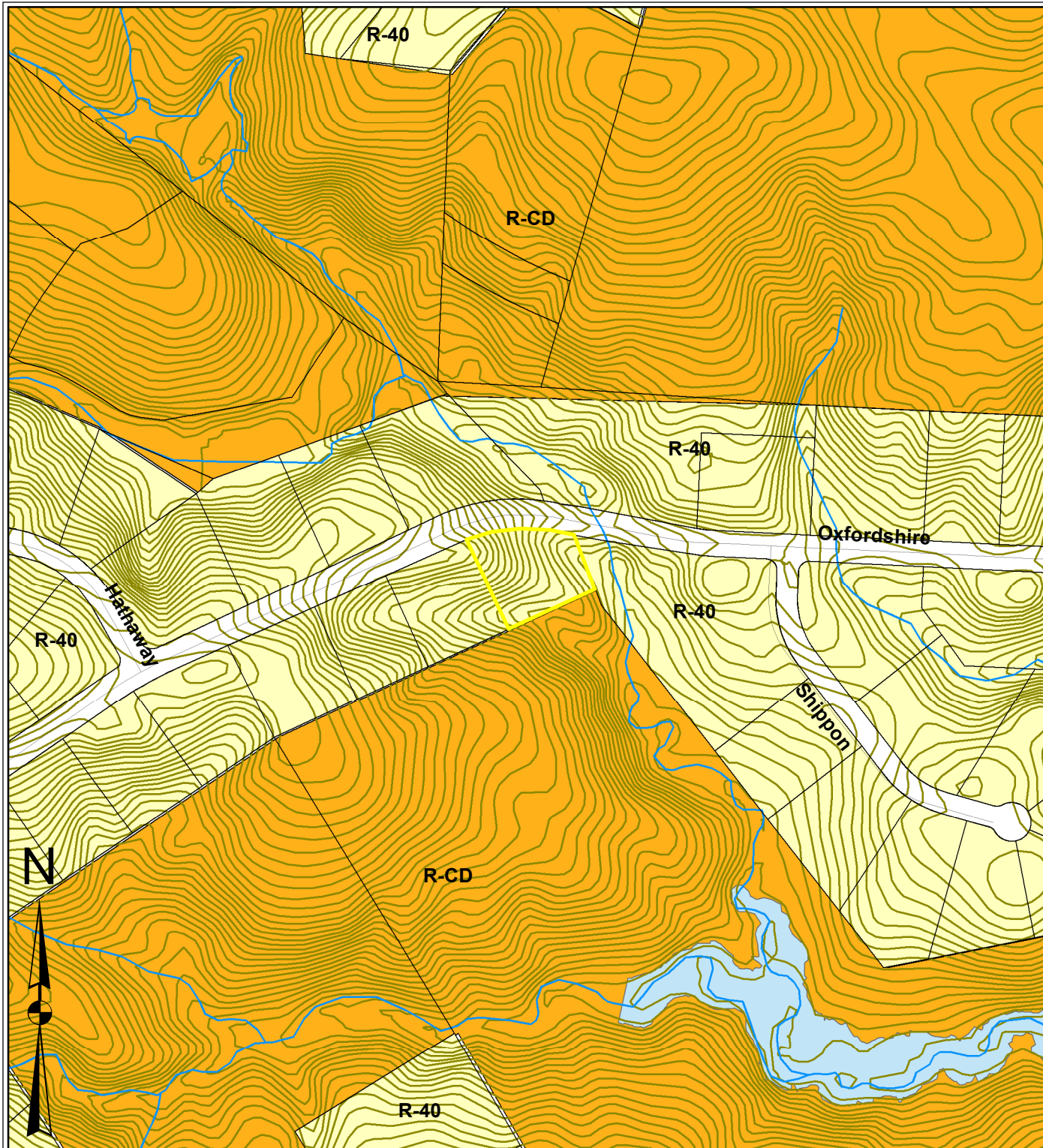
Map Prepared 2023 02-22

Legend

- 0.2% Annual Chance
- AE
- AE-FW
- Streams
- B1 (CD)
- B2 (CD)
- ED
- MX
- R-40
- R-40D
- R-60
- R-80
- R-CD
- RE

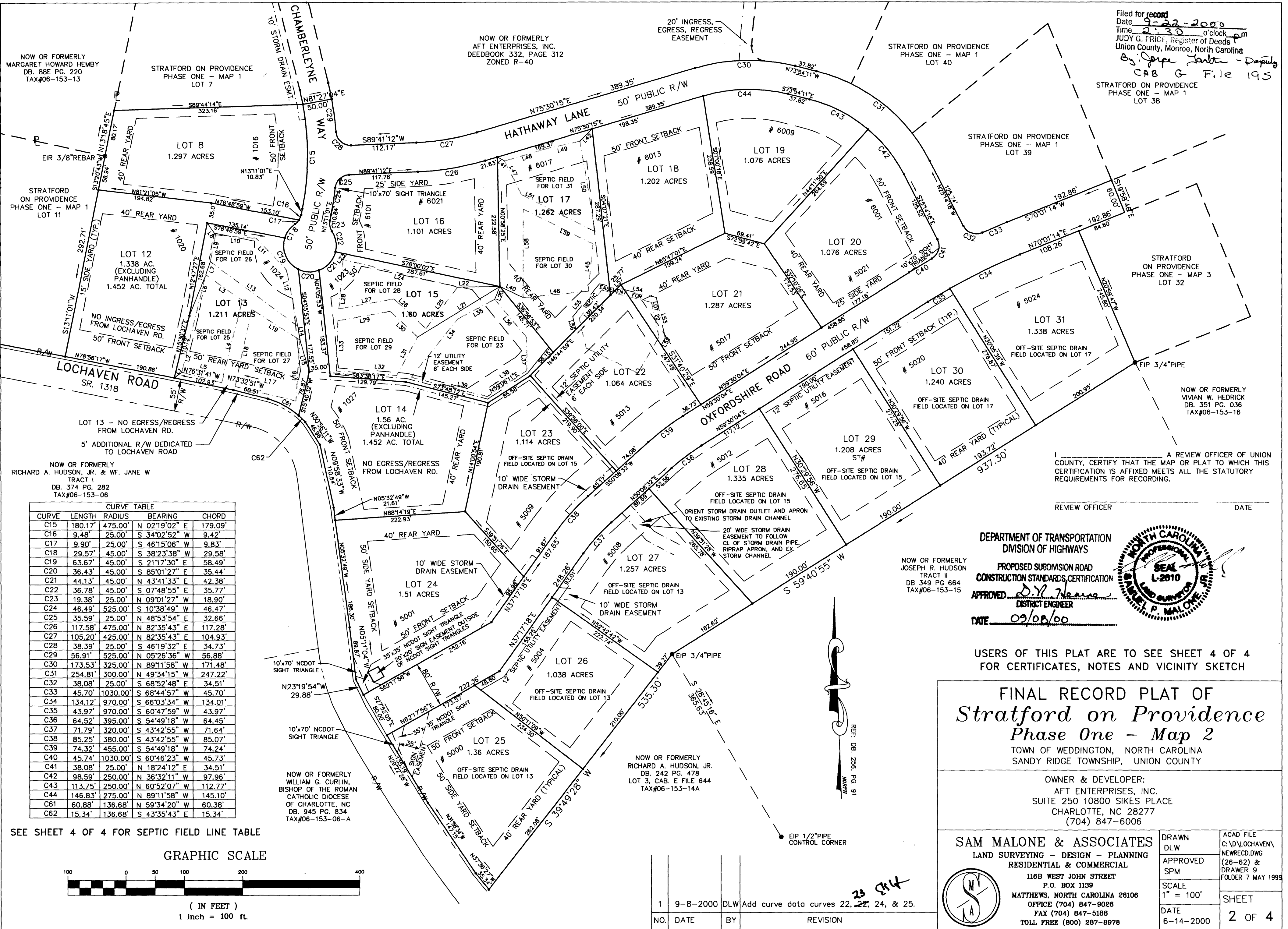
This Map was produced by the Town of Weddington Planning Department. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

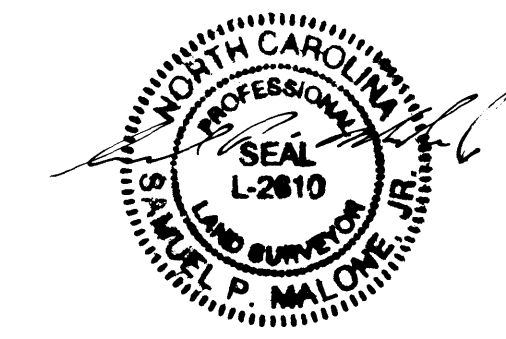
0 125 250 500 750 Feet



BK 1743 PG-114
See Supp. Reptic.

Filed for record
Date 9-22-2000
Time 2:30 o'clock
JUDY G. PRICE, Register of Deeds
Union County, Monroe, North Carolina
By: *Joseph L. Malone* - Deputy
CAB G File 195

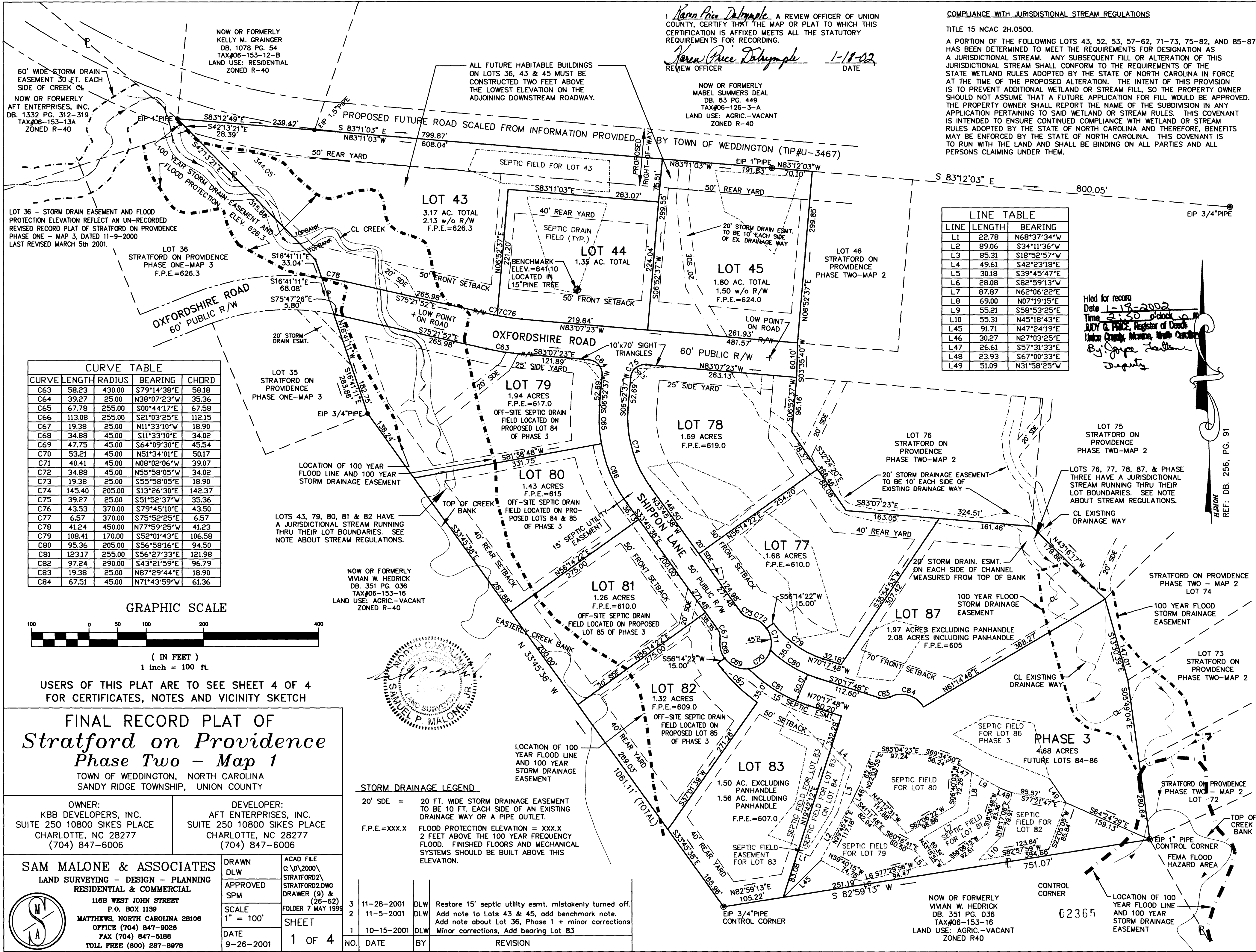




G-803

Karen Price Dalrymple
A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.
Karen Price Dalrymple 1-18-02
REVIEW OFFICER DATE

COMPLIANCE WITH JURISDICTIONAL STREAM REGULATIONS
TITLE 15 NCAC 2H.0500.
A PORTION OF THE FOLLOWING LOTS 43, 52, 53, 57-62, 71-73, 75-82, AND 85-87 HAS BEEN DETERMINED TO MEET THE REQUIREMENTS FOR DESIGNATION AS A JURISDICTIONAL STREAM. ANY SUBSEQUENT FILL OR ALTERATION OF THIS JURISDICTIONAL STREAM SHALL CONFORM TO THE REQUIREMENTS OF THE STATE WETLAND RULES ADOPTED BY THE STATE OF NORTH CAROLINA IN FORCE AT THE TIME OF THE PROPOSED ALTERATION. THE INTENT OF THIS PROVISION IS TO PREVENT ADDITIONAL WETLAND OR STREAM FILL, SO THE PROPERTY OWNER SHOULD NOT ASSUME THAT A FUTURE APPLICATION FOR FILL WOULD BE APPROVED. THE PROPERTY OWNER SHALL REPORT THE NAME OF THE SUBDIVISION IN ANY APPLICATION PERTAINING TO SAID WETLAND OR STREAM RULES. THIS COVENANT IS INTENDED TO ENSURE CONTINUED COMPLIANCE WITH WETLAND OR STREAM RULES ADOPTED BY THE STATE OF NORTH CAROLINA AND THEREFORE, BENEFITS MAY BE ENFORCED BY THE STATE OF NORTH CAROLINA. THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM.



G-804

LINE TABLE		
LINE	LENGTH	BEARING
L11	155.76	S88°25'04"E
L12	28.26	S18°34'16"W
L13	50.77	S73°49'36"W
L14	50.08	S83°32'23"W
L15	35.98	S27°30'28"W
L16	71.03	S79°29'47"W
L17	103.10	N21°47'45"E
L18	96.13	S87°22'02"W
L19	115.12	N25°37'54"E
L20	54.90	S61°09'42"E
L21	73.06	S01°27'26"W
L22	80.54	S73°33'51"W
L23	58.98	N08°47'46"W
L24	59.56	N56°05'13"W
L25	47.65	N27°45'17"E
L26	51.91	N32°11'51"E
L27	112.33	S73°43'57"E
L28	125.30	S10°06'11"W
L29	74.14	N56°58'18"W
L30	111.17	S44°07'03"W
L31	75.76	S03°26'46"W
L32	95.75	S14°56'22"E
L33	83.11	S44°07'03"W
L34	84.74	S05°16'01"E
L35	81.22	N08°49'39"E
L36	20.44	S06°32'07"E
L37	26.79	S24°36'58"W
L38	91.83	N48°47'25"E
L39	34.68	N20°50'31"E
L40	94.91	N33°13'58"E
L41	59.80	S67°08'32"E
L42	25.49	S69°50'17"E
L43	51.07	N85°19'36"E
L44	32.65	N51°47'19"E
L50	104.01	S17°27'45"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C17	39.27	25.00	N51°52'37"E	35.36
C18	39.05	25.00	S37°52'30"E	35.20
C19	115.37	581.00	N76°56'18"W	115.18
C20	138.09	581.00	N64°26'27"W	137.77
C21	119.52	581.00	N51°44'18"W	119.31
C22	119.51	581.00	N39°57'08"W	119.30
C23	128.73	581.00	N27°42'43"W	128.47
C24	131.33	581.00	N14°53'20"W	131.05
C25	65.06	581.00	N05°12'19"W	65.02
C26	16.67	25.00	S21°06'14"E	16.37
C27	58.72	45.00	N02°49'45"W	54.64
C28	18.92	25.00	S12°52'25"W	18.47
C29	5.81	200.00	S09°38'14"E	5.81
C30	204.26	260.00	S39°43'39"E	195.50
C31	54.69	260.00	N62°57'34"W	54.59
C33	96.50	260.00	S58°21'12"E	95.94
C34	53.26	260.00	S41°51'08"E	53.17
C35	107.45	260.00	S24°08'39"E	106.69
C36	25.24	260.00	S09°31'23"E	25.23
C37	15.16	25.00	N24°06'47"W	14.93
C38	61.03	45.00	S02°38'04"E	56.46
C39	16.67	25.00	N17°06'33"E	16.37
C40	221.73	521.00	N14°11'22"W	220.06
C41	132.54	521.00	N33°40'09"W	132.18
C42	251.27	521.00	N54°46'24"W	248.84
C43	132.15	521.00	N75°51'23"W	131.80

USERS OF THIS PLAT ARE TO SEE SHEET 4 OF 4
FOR CERTIFICATES, NOTES AND VICINITY SKETCH

FINAL RECORD PLAT OF
Stratford on Providence
Phase Two - Map 2

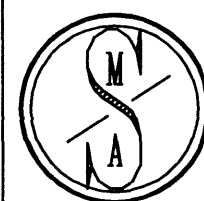

TOWN OF WEDDINGTON, NORTH CAROLINA
SANDY RIDGE TOWNSHIP, UNION COUNTY

OWNER:
KBB DEVELOPERS, INC.
SUITE 250 10800 SIKES PLACE
CHARLOTTE, NC 28277
(704) 847-6006

DEVELOPER:
AFT ENTERPRISES, INC.
SUITE 250 10800 SIKES PLACE
CHARLOTTE, NC 28277
(704) 847-6006

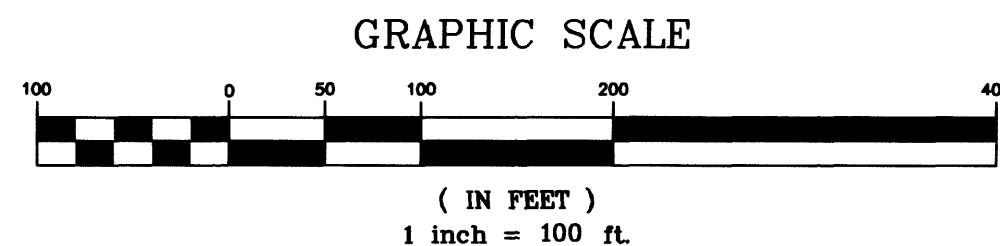
SAM MALONE & ASSOCIATES
LAND SURVEYING - DESIGN - PLANNING
RESIDENTIAL & COMMERCIAL

116B WEST JOHN STREET
P.O. BOX 1138
MATTHEWS, NORTH CAROLINA 28106
OFFICE (704) 847-9028
FAX (704) 847-5108
TOLL FREE (800) 287-8978



DRAWN DLW	ACAD FILE C:\D\2000\STRATFORD2\STRATFORD2.DWG
APPROVED SPM	DRAWER (9) & (26-62)
SCALE 1" = 100'	FOLDER 7 MAY 1995
DATE 9-26-2001	SHEET 2 OF 4

3	11-28-2001	DLW	Restore 15' septic utility esmt. mistakenly turned off.
2	11-5-2001	DLW	Add note to Lots 47 & 48, add benchmark note.
1	10-15-2001	DLW	Minor corrections.
			Minor corrections, add L50, delete C16
			Update <u>stream</u> location Lots 52 & 53
NO.	DATE	BY	REVISION



Filed for record
Date 1-18-2002
Time 2:50 o'clock PM
JUDY G. PRICE, Register of Deeds
Union County, Monroe, North Carolina
By: Joyce Yartin - Deputy
CAB G F:le 804

Karen Price Dalrymple A REVIEW OFFICER OF UNION
COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY
REQUIREMENTS FOR RECORDING.

Karen Price Dalrymple 1-18-02
REVIEW OFFICER DATE

CAB G File 804

G-946

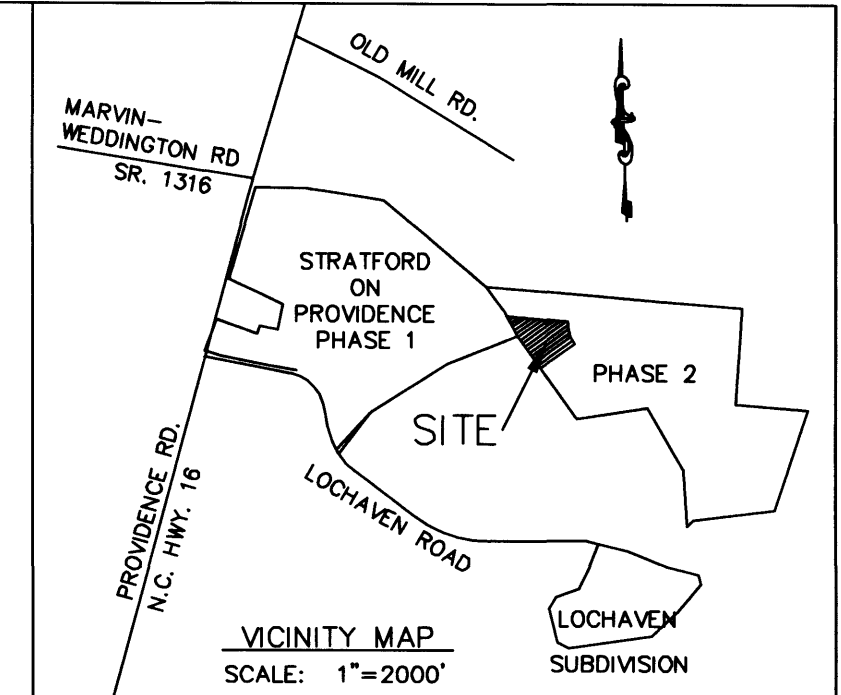
CERTIFICATION OF APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA AND THE RESULTANT LOT MEETS OR EXCEEDS THE TOWN OF WEDDINGTON ZONING REGULATIONS.

Karen Dunn 4-26-02
ZONING ADMINISTRATOR, TOWN OF WEDDINGTON

STATE OF NORTH CAROLINA, UNION COUNTY.
I, SAMUEL P. MALONE, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK SEE NOTES AT PAGE SEE NOTES. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1 : 30,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK SEE NOTES, PAGE SEE NOTES. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS 28th DAY OF MARCH, AD 2002.

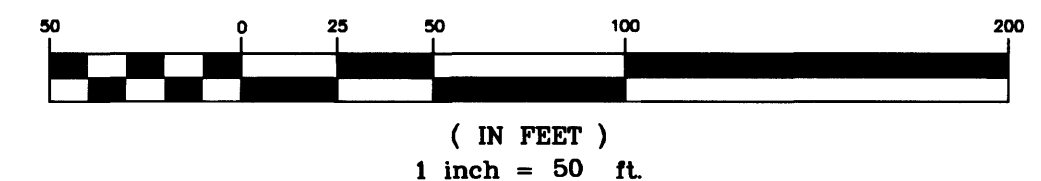
Samuel P. Malone, Jr.
PROFESSIONAL LAND SURVEYOR
SAMUEL P. MALONE, JR. NCPLS-2610



NOTES:

- EIR = EXISTING IRON ROD
- EIP = EXISTING IRON PIPE
- NIR = NEW IRON REBAR
- R/W = RIGHT-OF-WAY
- ESMT. = EASEMENT
- ALL IMPROVEMENTS AND ETC. ARE NOT SHOWN.
- USGS MONUMENTATION NOT FOUND WITHIN 2000' OF SITE.
- ALL AREAS WERE COMPUTED BY LAND DEVELOPMENT DESKTOP SOFTWARE.
- THIS PLAN CREATES A SUBDIVISION OF LAND WITHIN A MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ZONED R-40, SINGLE FAMILY RESIDENTIAL
- ALL ADJOINING PARCELS ARE ZONED R-40 BY WEDDINGTON, EXCEPT AS NOTED.
- MINIMUM 40,000 SF LOT
- MINIMUM 50 FT. FRONT SETBACK (EXCEPT AS NOTED ON PLAT)
- MINIMUM 40 FT. REAR YARD SETBACK (EXCEPT AS NOTED ON PLAT)
- MINIMUM 15 FT. SIDE YARD SETBACK (EXCEPT AS NOTED ON PLAT)
- (ADD 10' WHEN LOT ADJOINS ROAD R/W)
- MIN. 120 FT. LOT WIDTH AT FRONT BUILDING LINE
- MAXIMUM 35 FT. BUILDING HEIGHT
- IRON REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ALL FRONT LOT CORNER IRONS SET 20 FT. BACK FROM ROAD R/W.
- PROPERTY IS SHOWN ON FLOOD INSURANCE RATE MAP #37179C0070 C. COMMUNITY # 370234, PANEL 0070, SUFFIX C MAPPED A ZONE D.
- A 20' TOTAL GENERAL UTILITY EASEMENT TO BE CENTERED ON ALL SIDE LOT LINES AND REAR INTERIOR LOT LINES. A 10' GENERAL UTILITY EASEMENT TO RUN PARALLEL AND ABUTTING ALL R/W LOT LINES. A 20' GENERAL UTILITY EASEMENT TO RUN PARALLEL AND ABUTTING EXTERIOR PROPERTY LINES.
- ALL UTILITIES TO BE INSTALLED WITHIN R/W OR WITHIN 10 FT. FROM PROPERTY LINE. ALL UTILITIES SHALL BE LOCATED UNDER GROUND PER WEDDINGTON SUBDIV. ORD. SECT. 405.11.
- SANITARY SEWERAGE WILL BE BY SEPTIC SYSTEMS APPROVED BY UNION COUNTY HEALTH DEPT.
- REFERENCE: THE FINAL RECORD PLAT FOR STRATFORD ON PROVIDENCE PHASE 2 - MAP 1, WHICH WAS RECORDED IN UNION COUNTY AT CABINET G, FILE 803.
- THE PURPOSE OF THIS RECORD PLAT IS TO COMBINE LOTS 79 AND 80 INTO ONE LOT. THIS RECORD PLAT SUPERCEDES FORMER PLOT ONLY FOR LOTS 79 AND 80.
- OFF-SITE SEPTIC DRAIN FIELD LOCATED ON PROPOSED LOTS 84 AND 85 OF PROPOSED PHASE 3. SEE RECORD PLAT AT CABINET G, FILE 803.
- FLOOD PROTECTION ELEVATION = 2 FEET ABOVE THE 100 YEAR FREQUENCY FLOOD. FINISHED FLOORS AND MECHANICAL SYSTEMS SHOULD BE BUILT ABOVE THIS ELEVATION.

GRAPHIC SCALE



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C63	58.23	430.00	S79°14'38"E	58.18
C64	39.27	25.00	N38°07'23"W	35.36
C65	67.78	255.00	S00°44'17"E	67.58
C66	113.08	255.00	S21°03'25"E	112.15

STORM DRAINAGE LEGEND

20' SDE = 20 FT. WIDE STORM DRAINAGE EASEMENT TO BE 10 FT. EACH SIDE OF AN EXISTING DRAINAGE WAY OR A PIPE OUTLET.

NOW OR FORMERLY
VIMAN W. HEDRICK
DB. 351 PG. 036
TAX#06-153-16
LAND USE: AGRIC.-VACANT
ZONED R-CD

COMPLIANCE WITH JURISDICTIONAL STREAM REGULATIONS

TITLE 15 NCAC 2H.0500.

A PORTION OF THE FOLLOWING LOTS 43, 52, 53, 57-62, 71-73, 75-82, AND 85-87 HAS BEEN DETERMINED TO MEET THE REQUIREMENTS FOR DESIGNATION AS A JURISDICTIONAL STREAM. ANY SUBSEQUENT FILL OR ALTERATION OF THIS JURISDICTIONAL STREAM SHALL CONFORM TO THE REQUIREMENTS OF THE STATE WETLAND RULES ADOPTED BY THE STATE OF NORTH CAROLINA IN FORCE AT THE TIME OF THE PROPOSED ALTERATION. THE INTENT OF THIS PROVISION IS TO PREVENT ADDITIONAL WETLAND OR STREAM FILL, SO THE PROPERTY OWNER SHOULD NOT ASSUME THAT A FUTURE APPLICATION FOR FILL WOULD BE APPROVED. THE PROPERTY OWNER SHALL REPORT THE NAME OF THE SUBDIVISION IN ANY APPLICATION PERTAINING TO SAID WETLAND OR STREAM RULES. THIS COVENANT IS INTENDED TO ENSURE CONTINUED COMPLIANCE WITH WETLAND OR STREAM RULES ADOPTED BY THE STATE OF NORTH CAROLINA AND THEREFORE, BENEFITS MAY BE ENFORCED BY THE STATE OF NORTH CAROLINA. THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM.

I, *Linda B. Edwards*, A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

Linda B. Edwards 4-30-02
REVIEW OFFICER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

4/25/02 *Fidelis 9-Edosamwan*
DATE OWNER(S)

CAB G File 946

Date 4-30-2002
Time 11:20 a.m.
JUDY G. PRICE, Register of Deeds
Union County, Monroe, North Carolina

Judy G. Price - Dep.

NO.	DATE	BY	REVISION
1	4-22-2002	DLW	REV. PER PLAN. STAFF REVIEW

RECOMBINATION OF LOTS 79 & 80

REVISION TO RECORD PLAT OF

Stratford on Providence

Phase Two - Map 1

TOWN OF WEDDINGTON, NORTH CAROLINA
SANDY RIDGE TOWNSHIP, UNION COUNTY

OWNER:
FIDELIS EDOSAMWAN

17402

SAM MALONE & ASSOCIATES
LAND SURVEYING - DESIGN - PLANNING
RESIDENTIAL & COMMERCIAL



116B WEST JOHN STREET
P.O. BOX 1139
MATTHEWS, NORTH CAROLINA 28106
OFFICE (704) 847-9028
FAX (704) 847-5188
TOLL FREE (800) 287-8978

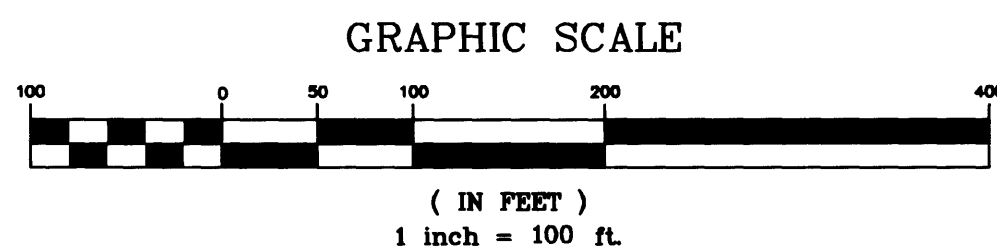
DRAWN
DLW
APPROVED
SPM
SCALE
1" = 50'
DATE
3-29-2002
ACAD FILE
C:\2000\STRATFORD2\STRATFORD2.DWG
DRAWN (9) &
(26-62)
SHEET
1 OF 1

H-274

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C83	19.38	25.00	N87°29'44"E	18.90
C84	67.51	45.00	N71°43'59"W	61.36
C85	44.35	45.00	N00°31'09"W	42.58'
C86	43.41	45.00	N55°21'05"E	41.75'
C87	55.87	45.00	S61°26'50"E	52.35'
C88	19.38	25.00	N48°05'21"W	18.90'
C89	77.10	255.00	S61°38'04"E	76.81'
C90	85.50	255.00	S43°21'59"E	85.10'
C91	130.72	205.00	S52°01'43"E	128.52'

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.78	N68°37'34"W
L2	89.06	S34°11'36"W
L3	85.31	S18°52'57"W
L4	49.61	S42°23'18"E
L5	30.18	S39°45'47"E
L6	28.08	S82°59'13"W
L7	87.87	N62°06'22"E
L8	69.00	N07°19'15"E
L9	55.21	S58°53'25"E
L10	55.31	N45°18'43"E
L45	91.71	N47°24'19"E
L46	30.27	N27°03'25"E
L47	26.61	S57°31'33"E
L48	23.93	S67°00'33"E
L49	51.09	N31°58'25"W
L50	60.34	N33°15'54"W
L51	96.86	S62°06'22"W
L52	62.46	N22°03'55"E
L53	97.24	S85°04'23"E
L54	56.24	S69°34'50"E

CAB A File 274
 Filed for record
 Date: 12-4-2002
 Time: 10:55 o'clock A.M.
 JUDY G. PRICE, Register of Deeds
 Union County, Monroe, North Carolina
 by *Emily J. Malone*



USERS OF THIS PLAT ARE TO SEE SHEET 2 OF 2 FOR CERTIFICATES, NOTES AND VICINITY SKETCH

FINAL RECORD PLAT OF Stratford on Providence Phase Three

and REVISED RECORD PLAT OF Stratford on Providence Phase Two - Map 1

TOWN OF WEDDINGTON, NORTH CAROLINA
SANDY RIDGE TOWNSHIP, UNION COUNTY

OWNER:
KBB DEVELOPERS, INC.
SUITE 250 10800 SIKES PLACE
CHARLOTTE, NC 28277
(704) 847-6006

DEVELOPER:
AFT ENTERPRISES, INC.
SUITE 250 10800 SIKES PLACE
CHARLOTTE, NC 28277
(704) 847-6006

SAM MALONE & ASSOCIATES
 LAND SURVEYING - DESIGN - PLANNING
 RESIDENTIAL & COMMERCIAL
 1108 WEST JOHN STREET
 P.O. BOX 1139
 MATTHEWS, NORTH CAROLINA 28106
 OFFICE (704) 847-9026
 FAX (704) 847-5188
 TOLL FREE (800) 287-8978

DRAWN
DLW
APPROVED
SPM
SCALE
1" = 100'
DATE
8-28-2002

ACAD FILE
C:\D\2000\STRATFORD2\STRATFORD2.DWG
DRAWN (9) & (26-62)
FOLDER 7 MAY 1999
SHEET
1 OF 2

STORM DRAINAGE LEGEND

20' SDE = 20 FT. WIDE STORM DRAINAGE EASEMENT TO BE 10 FT. EACH SIDE OF AN EXISTING DRAINAGE WAY OR A PIPE OUTLET.

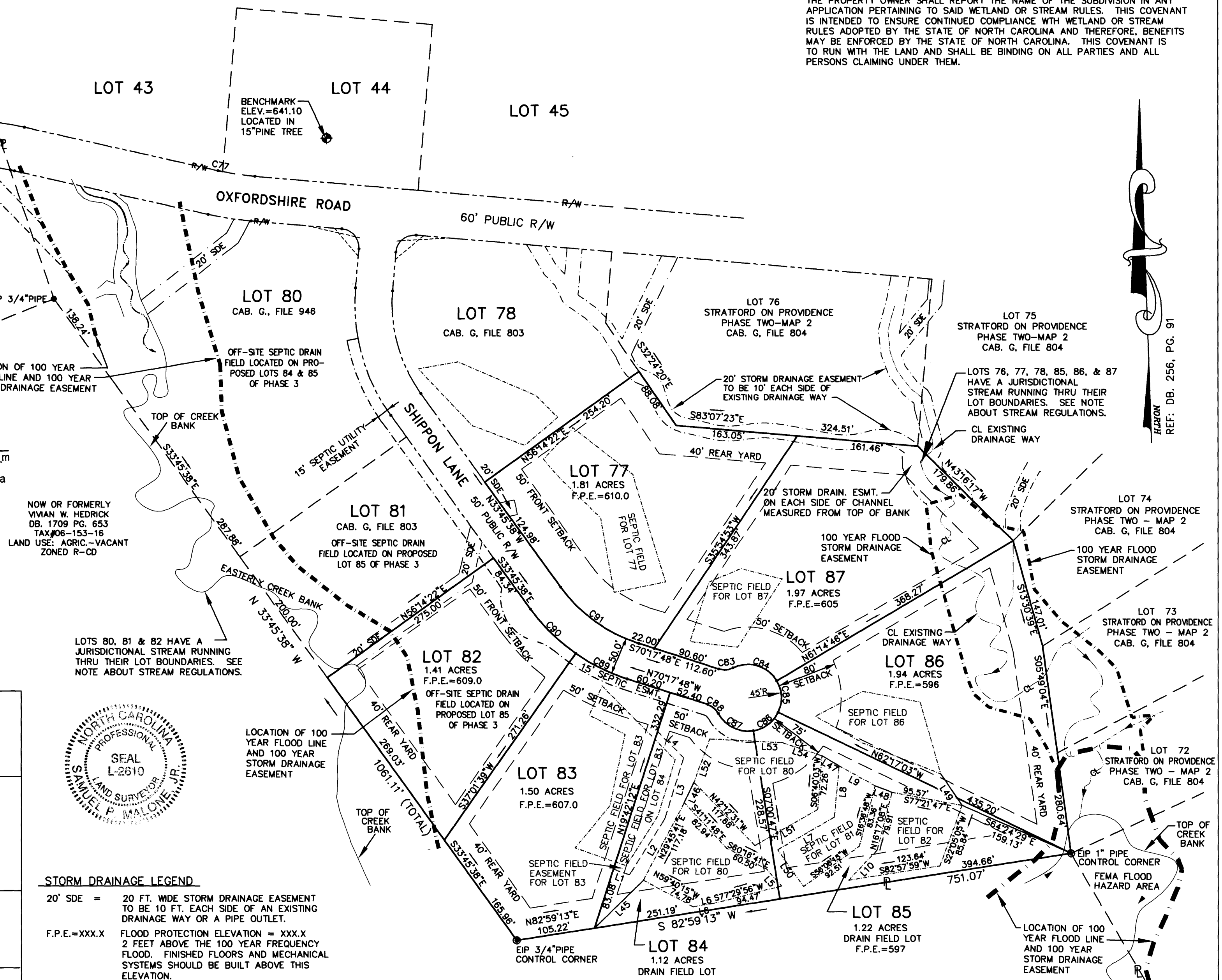
F.P.E.=XXX.X FLOOD PROTECTION ELEVATION = XXX.X 2 FEET ABOVE THE 100 YEAR FREQUENCY FLOOD. FINISHED FLOORS AND MECHANICAL SYSTEMS SHOULD BE BUILT ABOVE THIS ELEVATION.



Gustaf A. Nichols
 A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.
Gustaf A. Nichols
 REVIEW OFFICER
 12/4/02
 DATE

COMPLIANCE WITH JURISDICTIONAL STREAM REGULATIONS

TITLE 15 NCAC 2H.0500.
 A PORTION OF THE FOLLOWING LOTS 43, 52, 53, 57-62, 71-73, 75-82, AND 85-87 HAS BEEN DETERMINED TO MEET THE REQUIREMENTS FOR DESIGNATION AS A JURISDICTIONAL STREAM. ANY SUBSEQUENT FILL OR ALTERATION OF THIS JURISDICTIONAL STREAM SHALL CONFORM TO THE REQUIREMENTS OF THE STATE WETLAND RULES ADOPTED BY THE STATE OF NORTH CAROLINA IN FORCE AT THE TIME OF THE PROPOSED ALTERATION. THE INTENT OF THIS PROVISION IS TO PREVENT ADDITIONAL WETLAND OR STREAM FILL, SO THE PROPERTY OWNER SHOULD NOT ASSUME THAT A FUTURE APPLICATION FOR FILL WOULD BE APPROVED. THE PROPERTY OWNER SHALL REPORT THE NAME OF THE SUBDIVISION IN ANY APPLICATION PERTAINING TO SAID WETLAND OR STREAM RULES. THIS COVENANT IS INTENDED TO ENSURE CONTINUED COMPLIANCE WITH WETLAND OR STREAM RULES ADOPTED BY THE STATE OF NORTH CAROLINA AND THEREFORE, BENEFITS MAY BE ENFORCED BY THE STATE OF NORTH CAROLINA. THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM.



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