



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 12, 2026 – 7:00 P.M.**

**WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**

AGENDA

PAGE 1 OF 2

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Consent Agenda
 - A. Approve December 8, 2025 Town Council Regular Meeting Minutes
 - B. Approve Updated Memorandum of Agreement with NC Sedimentation Control Commission for local erosion control per NCDEQ
 - C. Approve of Resolution 2026-01 in Support of Eliminating the connection of Weddington Hills Drive to the Proposed Highway 84 Extension and constructing a cul de sac
 - D. Approve FY2026 Budget Amendment
10. Old Business
11. New Business
 - A. Weddington High School Athletic Booster Club presentation and possible consideration of Resolution 2026-02 in Support of the Weddington Athletic Booster Club Funding Proposal to Construct a Multi-Purpose Athletic Facility At Weddington High School
 - B. Kendall Communications presentation and possible consideration of allowing environmental testing of town property
 - C. Ordinance CZ 2026-01 - Application by Keystone Custom Homes for Conditional Zoning Approval for development of a 12-lot subdivision on 3009 Forest Lawn Drive (Parcel number 07150015)
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - iii. Statement of Land Use Consistency
 - D. Approve Release of Roadway Performance Bond #0192527 in the amount of \$579,478.51 for Weddington Preserve Subdivision
 - E. Discussion of Appointment for Planning Board Vacancy

- F. Discussion and Possible Consideration of Adoption of Park and Event Committee Rules of Procedure
- 12. Code Enforcement Report
- 13. Update from Finance Officer and Tax Collector
- 14. Updates from Town Planner and Town Administrator
- 15. Transportation Report
- 16. Council Comments
- 17. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, DECEMBER 8, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 6**

1. Open the Meeting

Mayor Bell called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Council led the Pledge of Allegiance.

3. Determination of Quorum

Quorum was determined will all Councilmembers present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Jeff Perryman, Brannon Howie, and Darcey Ladner.

Staff: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Admin Asst/Deputy Clerk Debbie Coram, Permit Tech/Planning Asst Jazlyn Moock, Town Attorney Karen Wolter, Town Deputy Sergeant Wrenn

Visitors: Clayton Jones, Patti Jones, Ellen McLaughlin, Michael McLaughlin, Liz Holtey, Craig Horn, Mark Pedersen, Brent Cowen, Chad Enerine, Scott Morrison Sammy Walkters, Bob Griswold, Bill Cathy, Carrel Parker, Joyce Plyler, Barbara Schick, John Schick, Christopher Neve, Sunil Kurmana, Rusty Setzer, Tracy Stone, Jeremy Schumacher, Wendy Shaw

4. Additions, Deletions and/or Adoption of the Agenda

Mayor Bell requested to move item 9C (Release of Bond for Weddington Glen Subdivision) out of the consent agenda for discussion.

Motion: Mayor Pro Tem Smith made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

5. Conflict of Interest statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*

Mayor Bell read the Conflict of Interest Statement. No Councilmember had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Howie expressed gratitude to her family for their support during her term, thanked town staff for their professionalism and dedication, and acknowledged Mayor Bell for his leadership. She offered best wishes to the incoming council members.

Councilmember Perryman reported on the November Western Union Municipal Alliance (WUMA) meeting held in Marvin. He shared that the group's priorities for the next year include arranging another meeting with Union County legislative representatives, organizing a state of the county address with County Manager Brian Williams, and continuing discussions about possibly engaging a lobbyist to represent the western municipalities regarding zoning regulation changes in Raleigh. He concluded by congratulating the incoming council members.

Councilmember Ladner thanked Jeff Perryman and Brannon Howie for their service to the town, noting Jeff's eight years on the council and additional eight years on the planning board, and Brannon's four years of service.

Mayor Pro Tem Smith thanked the staff for decorating Town Hall for Christmas and expressed appreciation to Brannon and Jeff for their service. He welcomed the incoming council members and noted there were no updates on road projects due to the state budget being in limbo.

Mayor Bell thanked Councilmembers Perryman and Howie for their hard work and dedication.

7. Public Comments

Mayor Bell read the rules for public hearings and public comments.

Chad Emerine, 953 Eagle Road, spoke about two issues. First, he requested the council delay the Weddington Glen bond release for 30 days to ensure that the HOA was properly informed about maintenance agreements and costs for stormwater facilities. Second, he asked the council to consider updating the rules of procedure to allow 4 minutes for public hearing comments to match the time allowed for general public comments.

Joyce Plyler, 1046 Bromley Drive, thanked the council for their service, with special appreciation to Jeff Perryman and Brannon Howie for their leadership, integrity, and professionalism during challenging times. She specifically thanked Jeff for his leadership of WUMA.

John Schick, 205 Dornoch, expressed concerns about sediment and water flow issues from the development. He requested that the town hold the bond until paperwork for a settlement was signed and a maintenance plan filed with the town. He explained that despite initial promises to fix problems, nothing was completed, and he had to do substantial work on his property to redirect stormwater and clean up sediment issues.

8. Public Safety Report

Deputy Wren gave the public safety report.

911 hang-ups had increased to 59 in November, likely due to sporting events. Vehicle accidents rose from 28 to 32, alarms increased from 24 to 34 due to inclement weather, and business checks increased from 44 to 60 for the holiday season. Preventive patrols increased from 581 to 821, with particular focus on nighttime patrols during the holiday season. Total calls for service increased from 1,095 in October to 1,255 in November.

Sergeant Wren provided holiday safety tips, including covering purchases in vehicles and properly positioning window blinds for home security. Mayor Bell and the Council congratulated Deputy Wren on his promotion to Sergeant and thanked him for his service as this would be his last meeting before transferring to the detention facility.

9. Consent Agenda

- A. Approval of November 10, 2025 Regular Town Council Meeting Minutes
- B. Approval of Proclamation for USPS
- * C. ~~Approval of Release of Bond #PRF9377177 for Weddington Glen Subdivision in the amount of \$401,207.50~~

Motion: Councilmember Perryman made a motion to approve the Consent agenda as amended.

Vote: The motion passed with a unanimous vote.

10. Old Business

- A. CZ-2025-03 Amendment for Arya Subdivision
 - i. Public Hearing

Mayor Bell opened the public hearing on the amendment for the Arya Subdivision.

Chad Emerine 953 Eagle Road, commented that it was uncommon for homes at this price point to be on wells with public sewer. He suggested the Council consider changing the UDO in the future to match the requirement for public water to those of major subdivisions.

Mayor Bell closed the public hearing.

ii. Discussion and Consideration

Jeremy Schumacher from Arcadia Homes addressed the council. He explained they were seeking the ability to have the option of either well water or public water for the development, noting that while it was more common to have both public sewer and water, they had experience with well water systems. He mentioned the financial viability of the community as a factor and noted they were going above requirements regarding the existing dam on the property.

Town Planner Gregory Gordos clarified that the amendment was not an exception to the code but rather an update to the previously approved ordinance to include the option for wells, which is allowed under the town code for subdivisions with fewer than 10 units.

Motion: Councilmember Ladner made a motion to approve the amendment to CZ 2025-03 Arya Subdivision
Vote: The motion passed with a unanimous vote.

iii. Statement of Land Use Consistency *The proposed amendments to the previously approved Conditional Zoning ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.*

Motion: Mayor Pro Tem Smith made a motion to approve the Statement of Land Use Consistency as presented by staff.
Vote: The motion passed with a unanimous vote.

B. Approval of Release of Bond #PRF9377177 for Weddington Glen Subdivision in the amount of \$401,207.50

The Council discussed the release of the bond for Weddington Glen Subdivision in the amount of \$401,207.50. Bob Wilson from LaBella Associates reported that they had conducted a final inspection and recommended the release of the bond, noting that the roads had been accepted by NCDOT and water and sewer had been accepted by Union County Public Works.

Scott Morrison, representing Beechwood, addressed concerns raised by John Schick. He stated that multiple agencies including LaBella, the engineer of record, the US Army Corps of Engineers, and the NC Department of Natural Resources had examined the site and found no evidence of impact from the development to adjacent properties. He explained that the HOA turnover was scheduled for January and that the HOA budget included provisions for maintenance of stormwater devices.

Mr. Gordos noted that he had spent significant time on this property addressing concerns, and while there were some issues, they did not involve the town's responsibilities regarding infrastructure. He confirmed that Beechwood had met their obligations for the bond release.

The Council discussed the HOA's responsibility for maintaining stormwater facilities and ensuring adequate funding was in place.

Motion: Councilmember Ladner moved to approve release of bond PRF9377177 for Weddington Glen subdivision in the amount of \$401,207.50.
Vote: The motion passed with a 3-1 vote. Mayor Pro Tem Smith opposed.

11. Acceptance of the Union County Board of Elections Official Results for the Municipal Election November 4, 2025

Motion: Mayor Pro Tem Smith made a motion to accept the Union County Board of Elections Official Results for the Municipal Election November 4, 2025.

Vote: The motion passed with a unanimous vote.

12. Special Recognition

- A. District 1 Councilmember Jeff Perryman**
- B. District 3 Councilmember Brannon Howie**

The Town recognized District 1 Councilmember Jeff Perryman and District 3 Councilmember Brannon Howie for their service. Town Staff presented tokens of appreciation for their time, effort, energy, and commitment.

13. Oaths of Office

- A. Jim Bell, Mayor**

Ms. Dewey administered the oath of office to Mayor Jim Bell.

- B. Ellen McLaughlin, District 1 Councilmember**

Mayor Bell administered the oath of office to District 1 Councilmember Ellen McLaughlin.

- C. Clayton Jones, District 3 Councilmember**

Mayor Bell administered the oath of office to District 3 Councilmember Clayton Jones.

14. Recess/Call to Order

Mayor Bell recessed the meeting at 8:02 p.m.

Mayor Bell called the meeting back to order at 8:10 p.m.

15. Determination of Quorum

Quorum was determined with all Councilmembers present: Mayor Jim Bell, Councilmembers Tom Smith, Darcey Ladner, Ellen McLaughlin, and Clayton Jones.

16. Consent Agenda

- A. Adoption of the 2026 Council Regular Meeting Schedule**
- B. Adoption of the 2026 Town Hall Holiday Schedule**

Motion: Councilmember Smith made a motion to approve the 2026 Council Regular Meeting Schedule as presented.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Smith made a motion to approve the 2026 Town Hall Holiday Schedule as presented.

Vote: The motion passed with a unanimous vote.

17. Appointments

- A. Appointment of Mayor Pro Tempore**

Motion: Mayor Bell made a motion to re-appoint Council Tom Smith as Mayor Pro Tem.

Vote: The motion passed with a unanimous vote.

- B. Appointment of Delegate and Alternate to the CRTPO**

Council agreed to reappoint Mayor Bell as Delegate to CRTPO and Mayor Pro Tem Smith as Alternate to CRTPO.

C. Appointment of Council Members responsible for opening and reviewing bank statements

Council agreed to appoint Councilmember McLaughlin responsible for opening bank statements and Councilmember Jones for reviewing balanced bank statements.

D. Appointment of Council Members as check signatory and back up signatory

Council agreed to reappoint Mayor Bell as the check signatory and Councilmember Ladner as backup check signatory.

E. Appointment of Western Union Municipal Alliance Representative and Alternate

Council agreed to appoint Mayor Pro Tem Smith as the WUMA Representative and Councilmember McLaughlin as the WUMA Alternate.

18. New Business

A. Discussion of dates for Town Council Work Session/Retreat

Councilmembers discussed potential dates for the Town Council retreat. After considering availability, Council tentatively agreed to Friday, February 13, 2026, or Thursday, February 12, 2026, depending on Councilmember Ladner's schedule. The retreat would be held at Rolling Hills from 9:00 AM to 3:00 PM. Council ultimately agreed to hold the worksession retreat on Thursday February 12, 2026.

19. Updates from Town Planner and Town Administrator

Ms. Dewey reported on transportation improvements. The Forest Lawn and Potter Road roundabout is currently in the right-of-way acquisition phase with construction expected to be bid in 2027.

Mr. Gordos informed the Council that a development application that had been tabled at the previous meeting would return next month at the applicant's request. He noted that several subdivision applications would be coming forward in the spring, making for a busy session. He also mentioned that the town would continue to receive more bond requests for multiple projects.

Councilmember Jones questioned whether the Keystone development on Forest Lawn should be required to reapply since they had withdrawn their application. Staff explained that the withdrawal had not been clearly documented in writing, and the applicant had quickly indicated they wanted to return to the process.

20. Code Enforcement Report

Mr. Gordos noted that the code enforcement report was included in the packet. He mentioned several significant cases requiring additional enforcement mechanisms, including posting notices on doors and sending notices of significant fines. The Council discussed an issue with an unbuildable lot containing debris and the legal processes for addressing such situations.

21. Update from Finance Officer and Tax Collector

This update was deferred as Ms. Gaylord was absent. She will provide a six-month update at the next meeting.

22. Transportation Report

Mayor Bell reported that the I-485 express lanes, which DOT had originally said would open in December, are now expected to open in February. He also noted significant public opposition to the I-77 South express lanes project at the last CRTPO meeting. The 11-mile project is estimated to cost \$3.2 billion, making it the most expensive project in North Carolina history. The state will only allocate \$600 million per project.

23. Council Closing Comments

Councilmember McLaughlin expressed that it was an honor to be on the council and looked forward to working with everyone.

Councilmember Jones thanked the town staff for helping him get up to speed and expressed appreciation for the opportunity to work with the council and mayor.

Councilmember Ladner thanked the staff for the Christmas decorations and for handling all the developments and changes throughout the year. She welcomed Ellen and Clayton to the council.

Mayor Pro Tem Smith welcomed Ellen and Clayton, thanked the staff for the Christmas decorations, and noted the successful Christmas tree lighting. He expressed hope for having the event in a better location in the future and wished everyone a Merry Christmas and Happy New Year.

Mayor Bell thanked everyone for the opportunity to serve the town again. He stated that while the previous council had accomplished much, there was still work to be done. He encouraged residents to stay involved and reach out to their council members with thoughts, ideas, or concerns.

24. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the December 8, 2025 Regular Town Council Meeting at 8:35 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: January 12, 2026

SUBJECT: Memorandum of Agreement with Sedimentation Control Commission

The Sedimentation Control Commission (SCC) has approved an updated Memorandum of Agreement (MOA) between the Delegated Local Governments and the Commission. This MOA outlines the responsibilities of both the Commission and Wedington as a delegated program. The Commission is formally requesting that the Town renew agreements with the Commission and sign this updated version of the MOA.

As a reminder, this MOA is not a legally binding contract but simply an agreement affirming what the Commission and the Local Program are committed to do in regard to the Erosion and Sediment Control program. Regardless whether the MOA is updated, the standards and expectations of the Local Program remain the same

The last mass updated MOA was over 10 years ago. This updated MOA includes new language of “Part III, F-Termination of Local Program” that outlines the process of terminating your program’s jurisdiction either in whole or in a select area (such as a County program who covers a Town and no longer wishes or is able to do so). This is simply to set out a process and timeframes that should be met for various steps to ensure a smooth transition. This update will also bring all local programs in line with the current language such as eliminating mention of “Approvals with Performance Reservations” which has long been removed from the General Statutes.

MEMORANDUM OF AGREEMENT
BETWEEN
The North Carolina Sedimentation Control Commission
AND

This MEMORANDUM OF AGREEMENT is entered into between the **North Carolina Sedimentation Control Commission** (hereinafter, "Commission") and _____ (hereinafter, "**Local Government**," collectively, "Parties") for the purpose of clarifying their roles in the enforcement of the Sedimentation Pollution Control Act of 1973, N.C. Gen. Stat. Ch. 113A Art. 4 and any rules adopted pursuant to the Act (hereinafter collectively, "SPCA.")

Part I. Local Program Creation.

A. Model Ordinance

The Parties agree that the Commission shall do the following:

1. Per N.C. Gen. Stat. § 113A-54 (d) (1), provide a model erosion and sedimentation control ordinance (hereinafter, "model ordinance") for adoption by local governments who wish to operate a delegated local erosion and sedimentation control program (hereinafter, "local program.")
2. Update its model ordinance upon changes in the SPCA.

B. Proposed Ordinance Review

The Parties agree that:

1. Local governments who choose to create and operate a local program may do so by ordinance (hereinafter, "local program ordinance"). However, the local government must submit the proposed local program ordinance to the Commission for review prior to adoption.
2. North Carolina General Statute § 113A-60(b) requires the Commission to review, approve, approve as modified, or disapprove proposed local program ordinances based upon the minimum requirements of the SPCA.
3. The Commission shall review a local program ordinance submitted and, within 90 days of receipt thereof, shall notify the local government submitting the program that it has been approved, approved with modifications, or disapproved.
4. The local program's erosion and sedimentation control standards must equal or exceed those of the SPCA.
5. The Local Government has an existing local program and an ordinance approved by the Sedimentation Control Commission.

Part II. Responsibilities and Expectations of the Commission.

A. Local Program Review

The Parties agree that the Commission shall do the following:

1. Review periodically approved local programs for compliance with the SPCA. The results of the reviews shall be presented at the next quarterly meeting of the Commission.
2. If the Commission determines that any local government is failing to administer or enforce an approved erosion and sedimentation control program, it shall notify the local government in writing and shall specify the deficiencies of administration and enforcement.
3. If the local government has not taken corrective action within 30 days of receipt of notification from the Commission, the Commission shall assume administration and enforcement of the program until such time as the local government indicates its willingness and ability to resume administration and enforcement of the program.

B. Training and Education for Local Programs

The Parties agree that the Commission shall provide the following:

1. Educational programs in erosion and sedimentation control directed toward persons engaged in land-disturbing activities, general educational materials on erosion and sedimentation control, and instructional materials for persons involved in the enforcement of the SPCA and erosion and sedimentation control rules, ordinances, regulations, and plans.
2. Manuals and publications to assist in the design, construction and inspection of erosion and sedimentation control measures.
3. Periodic reviews of local erosion and sedimentation control programs and through the reviews provide recommendations to improve program administration.
4. Technical assistance in review of draft erosion and sedimentation control plans for complex activities.

C. Concurrent Jurisdiction

The Parties agree that the Commission shall maintain concurrent jurisdiction with the local government for land-disturbing activities and may take appropriate compliance action if the Commission determines that the local government has failed to take appropriate compliance action.

D. Exclusive Jurisdiction

The Parties agree that the Commission shall maintain exclusive jurisdiction to administer the SPCA for all land disturbing activities that:

1. Are outlined in North Carolina General Statute § 113A-56; or

2. Relate to oil and gas exploration and development on the well pad site.

Part III. Responsibilities and Expectations of the Local Government.

A. Enforcement

The Parties agree that the local government shall administer its own local program ordinances, through the following:

1. Enforce the provisions of the SPCA.
2. Administer the SPCA for all land-disturbing activity within its jurisdiction, including existing sites at the time the local government received program delegation. The Commission may continue to administer the SPCA over specific projects under enforcement action upon mutual agreement with the local government. The local program is not responsible for activities over which the Commission has exclusive jurisdiction.
3. Employ a sufficient number of qualified personnel. Qualified personnel shall be competent to review sedimentation and erosion control plans and conduct inspections of land- disturbing activities.
4. Provide adequate resources for plan review and compliance inspections.

B. Reporting

The Parties agree that the local government shall provide the following reports/information:

1. Monthly activity reports to the Commission.
2. Notification to the appropriate regional office of DEMLR of issuance of Notices of Violation at the time the violator is notified.
3. Current contact information for their local program to the Division of Energy, Mineral, and Land Resources.

C. Sediment and Erosion Control Plans for Land-Disturbing Activity Review

The Parties agree that the local government shall review erosion and sedimentation control plans for land-disturbing activity (hereinafter, “plans”) submitted to its local program under the following standards:

1. Review plans within 30 days of receipt of a new plan and within 15 days of a revised plan.
2. Approve, approve with modifications, or disapprove draft plans in conformance with the basic control objectives contained in 15A NCAC 04B .0106.
3. Notify in writing the person submitting the plan that it has been approved, approved with modifications, or disapproved within 30 days of receipt of a new plan and within 15 days of a revised plan.
4. Include in written notifications of plan approval the following:

- a. reference to NPDES General Stormwater Permit NCG 010000,
 - b. expiration date of the approval,
 - c. the right of periodic inspection, and
 - d. condition the approval upon the applicant's compliance with federal and State water quality laws, regulations, and rules.
5. Enclose with all written permit notifications the Certificate of Approval for posting at the site of the land-disturbing activity.

D. Inspection

The Parties agree that the local government shall inspect all sites undergoing land-disturbing activity under the following standards:

1. Periodically and regularly inspect sites undergoing land-disturbing activity within its jurisdiction. Periodically and regularly means with sufficient frequency to effectively monitor compliance with the SPCA and rules adopted pursuant to the SPCA and the local erosion and sedimentation control ordinance.
2. Document all inspections in writing, including electronic documents.
3. Inspection reports shall include, at a minimum, all information in the model sedimentation inspection report developed by the Commission.
4. Maintain inspection records for active projects in accordance with State and local record retention policies.

E. Enforcement

The Parties agree that the local government shall enforce its local program ordinance under the following standards:

1. Issue Notices of Violation (hereinafter, "NOV") for any significant violation of the SPCA, rules adopted pursuant to the SPCA, or the local erosion and sedimentation control ordinance documented in an inspection report. An NOV shall be issued to the persons responsible for the violations, pursuant to N.C. Gen. Stat. § 113A-61.1.
2. The NOV shall specify the following:
 - a. describe the violation with reasonable particularity
 - b. request that all illegal activity cease
 - c. the actions that need to be taken to comply with the SPCA and the local ordinance
 - d. a date by which the person must comply with the SPCA and the local ordinance
 - e. inform the violator that any person who fails to comply within the time specified

is subject to additional civil and criminal penalties for a continuing violation as provided in G.S. 113A-64 and the local ordinance

3. Undertake appropriate enforcement actions, including injunctive relief, or assessment of civil penalties for an initial penalty or a daily penalty for continuing violations.
4. Require a person who engaged in a land-disturbing activity and failed to retain sediment generated by the activity, as required by G.S. 113A-57(3), to restore the waters and land affected by the failure so as to minimize the detrimental effects of the resulting pollution by sedimentation.

F. Termination of Local Program

1. Should a Local Government decide to end their local program, or portions thereof, and return jurisdiction to the Commission, the Local Government shall provide 120 days written notice of their intent to the Commission and to the Department of Environmental Quality (hereinafter “Department”) to end the local program and transfer existing projects to the Commission, by and through the Department.
2. To terminate all or part of their local program, a Local Government must comply with the following:
 - a. The notice of intent must include a list of all open projects that are anticipated to be transferred.
 - b. Any legal action or existing litigation undertaken by the Local Government under the local program must stay with the Local Government and cannot be transferred to the Department. This does not prevent the Department from taking new actions against violators for new or continuing violations of the SPCA.
 - c. Local Government shall make a good faith effort to resolve any Notices of Violation prior to transferring projects to the Department provided doing such would not adversely affect any enforcement actions or possible litigation.
 - d. At least 90 days prior to the transfer of all or part of their local program, the Local Government shall provide the Department copies of all its local program project files including all applications, inspection reports, and if applicable, enforcement documentation. Staff from the Local Government shall make themselves available to the Department staff to conduct any necessary joint site visits or coordinate joint inspections.
 - e. At least 60 days prior to the transfer, the Local Government shall notify the responsible parties of all open projects that the local program is ending and shall provide contact information for the Department.
 - f. At least 30 days prior to the transfer of all or part of the local program, Local Government must notify DEMLR upon the termination or expiration of any inter-local agreements.
 - g. At least 30 days prior to the transfer of all or part of their local program, the Local Government shall no longer accept applications for new or revised land-disturbing activities within the

jurisdiction they are transferring to the Department and shall redirect such applications to the Department. Written notification of when new or revised applications can no longer be submitted to the Local Government shall be made public at least 60 days prior to the date of transfer to the Department.

- h. Within 14 days prior to the transfer of the local program, Local Government shall provide a written update to the Department of all open projects to be transferred to the Department; including contact information for each project, copies of relevant permits, available photos of the project, descriptions of any enforcement actions taken, and the status of each project.
- i. Local Government shall demonstrate to the Commission that the Local Government has removed provisions in their local ordinance pertaining to the local program or local jurisdiction for the SPCA.
3. This section only applies to local governments who choose to terminate their local programs or portions of them. In an instance where a local program fails to comply with the terms of this Agreement or fails to satisfactorily administer or enforce the terms of the SPCA as determined under Part II Section A above, the Commission shall establish a schedule for the transfer of the local program to the Department.

IN WITNESS HEREOF, the Parties enter into this Memorandum of Agreement, this the _____ day of _____ 20__.

SEDIMENTATION CONTROL COMMISSION

By: _____

Commission Chair

Dated: _____

By: _____

Title: _____

Dated: _____

By: _____

Approved as to Form

Counsel to the Commission

Dated: _____

By: _____

Title: _____

Dated: _____

Approved as to Form

By: _____

Title: _____

Dated: _____

Appendix I.

NORTH CAROLINA GENERAL STATUTES

Sedimentation Pollution Control Act (Ch. 113A Art. 4)

(selected statutes)

§ 113A-54. Powers and duties of the Commission.

- (1) In implementing the erosion and sedimentation control program, the Commission shall:
- (2) Assist and encourage local governments in developing erosion and sedimentation control programs and, as a part of this assistance, the Commission shall develop a model local erosion and sedimentation control ordinance. The Commission shall approve, approve as modified, or disapprove local programs submitted to it pursuant to G.S. 113A-60.

§ 113A-56. Jurisdiction of the Commission.

- (a) The Commission shall have jurisdiction, to the exclusion of local governments, to adopt rules concerning land-disturbing activities that are:
 - (1) Conducted by the State.
 - (2) Conducted by the United States.
 - (3) Conducted by persons having the power of eminent domain other than a local government, except for an airport authority as set forth in subsection (a1) of this section.
 - (4) Conducted by a local government, except for an airport authority as set forth in subsection (a1) of this section.
 - (5) Funded in whole or in part by the State or the United States
- (a1) An airport authority operating an airport located wholly or in part in a county with a population greater than 250,000 according to the latest certified population totals of the State demographer may elect

to be regulated under the jurisdiction of a local program authorized under G.S. 113A-60. An airport authority to which this subsection applies that is located in more than one county may elect to be regulated under local programs authorized under G.S. 113A-60 in each county for property of the airport authority located in each county. An airport authority making a local program election under this subsection shall be subject to the following requirements:

- (1) The governing board of the local government operating the local program must enact a resolution accepting jurisdiction over the airport authority.
- (2) The airport authority must provide notice to the Commission that includes (i) a certified copy of the resolution required by subdivision (1) of this subsection and (ii) specification of a date not less than 90 days after the date of the notice on which the local program will assume jurisdiction.
- (3) Any existing erosion and sedimentation control permits issued by the Commission shall, despite assumption of permitting authority by a local government, remain under the jurisdiction of the Commission until the airport authority has submitted a permit modification request consistent with this Article to transfer the permit to the local program.
- (b) The Commission may delegate the jurisdiction conferred by G.S. 113A-56(a), in whole or in part, to any other State agency that has submitted an erosion and sedimentation control program to be administered by it, if the program has been approved by the

Commission as being in conformity with the general State program.

(c) The Commission shall have concurrent jurisdiction with local governments that administer a delegated erosion and sedimentation control program over all other land-disturbing activities. In addition to the authority granted to the Commission in G.S. 113A-60(c), the Commission has the following authority with respect to a delegated erosion and sedimentation control program:

(1) To review erosion and sedimentation control plan approvals made by a delegated erosion and sedimentation control program and to require a revised plan if the Commission determines that a plan does not comply with the requirements of this Article or the rules adopted pursuant to this Article.

(2) To review the compliance activities of a delegated erosion and sedimentation control program and to take appropriate compliance action if the Commission determines that the local government has failed to take appropriate compliance action.

(1973, c. 392, s. 7; c. 1417, s. 4; 1987, c. 827, s. 130; 1987 (Reg. Sess., 1988), c. 1000, s. 4; 2002-165, s. 2.5; 2006-250, s.2.)

§ 113A-60. Local erosion and sedimentation control programs.

(a) A local government may submit to the Commission for its approval an erosion and sedimentation control program for its jurisdiction and may adopt ordinances and regulations necessary to establish and enforce erosion and sedimentation control programs. An ordinance adopted by a local government may establish a fee for the review of an erosion and sedimentation control plan and related activities. The fee shall be, on the option of the applicant, either (i)

calculated on the basis of the number of acres disturbed or (ii) no more than one hundred dollars (\$100.00) per lot developed in the case of a single-family lot that is less than one acre, including such a lot that is part of a larger common plan of development. Local governments are authorized to create or designate agencies or subdivisions of local government to administer and enforce the programs. Except as otherwise provided in this Article, an ordinance adopted by a local government shall at least meet and may exceed the minimum requirements of this Article and the rules adopted pursuant to this Article.

(a1) Two or more units of local government are authorized to establish a joint program and to enter into any agreements that are necessary for the proper administration and enforcement of the program. The resolutions establishing any joint program must be duly recorded in the minutes of the governing body of each unit of local government participating in the program, and a certified copy of each resolution must be filed with the Commission.

(b) The Commission shall review each program submitted and within 90 days of receipt thereof shall notify the local government submitting the program that it has been approved, approved with modifications, or disapproved. The Commission shall only approve a program upon determining that its standards equal or exceed those of this Article and rules adopted pursuant to this Article.

(b1) When a development project contains an approved erosion control plan for the entire development, a separate erosion control plan shall not be required by the local government for development of individual residential lots within that development that disturb less than one acre if the developer and the builder are the same financially responsible person. For review of an erosion control plan for a single-family lot in a

common plan of development under this subsection where the developer and builder are different, the local government may require no more than the following information:

- (1) Name, address, telephone number, and email of owner of lot being developed.
- (2) Street address of lot being developed.
- (3) Subdivision name.
- (4) Lot number.
- (5) Tax parcel number of lot being developed.
- (6) Total acreage of lot being developed.
- (7) Total acreage disturbed.
- (8) Anticipated start and completion date.
- (9) Person financially responsible.
- (10) Signature of person financially responsible.
- (11) Existing platted survey of the lot.
- (12) A sketch plan showing erosion control measures for the lot being developed, but the sketch shall not be required to be under the seal of a licensed engineer, landscape architect, or registered land surveyor unless there is a design feature requiring such under federal or State law or regulation.

(b3) No development regulation under Chapter 160D of the General Statutes or any erosion and sedimentation control plan under a local program shall require any of the following:

- (1) A silt fence or other erosion control measure to be placed in a location where, due to the contour and topography of the development site, that erosion control measure would not substantially and materially retain the sediment generated by the land-disturbing activity within the boundaries of the tract during construction upon and development of the tract.
- (2) A wire-backed reinforced silt fence where, due to the contour and topography of the development site, that fence would not substantially and materially retain the sediment generated by the land-disturbing activity within the boundaries of the tract during construction upon and development of the tract.
- (c) If the Commission determines that any local government is failing to administer or enforce an approved erosion and sedimentation control program, it shall notify the local government in writing and shall specify the deficiencies of administration and enforcement. If the local government has not taken corrective action within 30 days of receipt of notification from the Commission, the Commission shall assume administration and enforcement of the program until such time as the local government indicates its willingness and ability to resume administration and enforcement of the program.
- (d) A local government may submit to the Commission for its approval a limited erosion and sedimentation control program for its jurisdiction that grants the local government the responsibility only for the assessment and collection of fees and for the inspection of land-disturbing activities within the jurisdiction of the local

government. The Commission shall be responsible for the administration and enforcement of all other components of the erosion and sedimentation control program and the requirements of this Article. The local government may adopt ordinances and regulations necessary to establish a limited erosion and sedimentation control program. An ordinance adopted by a local government that establishes a limited program shall conform to the minimum requirements regarding the inspection of land-disturbing activities of this Article and the rules adopted pursuant to this Article regarding the inspection of land-disturbing activities. The local government shall establish and collect a fee to be paid by each person who submits an erosion and sedimentation control plan to the local government. The amount of the fee shall be an amount equal to eighty percent (80%) of the amount established by the Commission pursuant to G.S. 113A-54.2(a) plus any amount that the local government requires to cover the cost of inspection and program administration activities by the local government. The total fee shall not exceed one hundred fifty dollars (\$150.00) per acre. A local government that administers a limited erosion and sedimentation control program shall pay to the Commission the portion of the fee that equals eighty percent (80%) of the fee established pursuant to G.S. 113A-54.2(a) to cover the cost to the Commission for the administration and enforcement of other components of the erosion and sedimentation control program. Fees paid to the Commission by a local government shall be deposited in the Sedimentation Account established by G.S. 113A-54.2(b). A local government that administers a limited erosion and sedimentation control program and that receives an erosion control plan and fee under this subsection shall immediately transmit the plan to the

Commission for review. A local government may create or designate agencies or subdivisions of the local government to administer the limited program. Two or more units of local government may establish a joint limited program and enter into any agreements necessary for the proper administration of the limited program. The resolutions establishing any joint limited program must be duly recorded in the minutes of the governing body of each unit of local government participating in the limited program, and a certified copy of each resolution must be filed with the Commission. Subsections (b) and (c) of this section apply to the approval and oversight of limited programs.

(e) Notwithstanding G.S. 113A-61.1, a local government with a limited erosion and sedimentation control program shall not issue a notice of violation if inspection indicates that the person engaged in land-disturbing activity has failed to comply with this Article, rules adopted pursuant to this Article, or an approved erosion and sedimentation control plan. The local government shall notify the Commission if any person has initiated land-disturbing activity for which an erosion and sedimentation control plan is required in the absence of an approved plan. If a local government with a limited program determines that a person engaged in a land-disturbing activity has failed to comply with an approved erosion and sedimentation control plan, the local government shall refer the matter to the Commission for inspection and enforcement pursuant to G.S. 113A-61.1.

(1973, c. 392, s. 11; 1993 (Reg. Sess., 1994), c. 776, s. 7; 2002-165, s. 2.8; 2006-250, s. 3; 2021-121, s. 5(c); 2021-180, s. 12.10A(b); 2023-108, s. 10.)



**RESOLUTION IN SUPPORT OF ELIMINATING THE CONNECTION OF
WEDINGTON HILLS DRIVE TO THE PROPOSED HWY 84 EXTENSION AND
CONSTRUCTING A CUL DE SAC**

R-2026-01

WHEREAS, the North Carolina Department of Transportation (NCDOT) has proposed an extension of Rea Road from Providence Road to Highway 84; and

WHEREAS, as part of the planning and design process for the Rea Road Extension, NCDOT is evaluating alternative roadway designs and their potential impacts on surrounding and established residential neighborhoods; and

WHEREAS, NCDOT has engaged with residents of the Wedington Hills community, who have expressed concerns regarding connectivity, traffic impacts, and neighborhood character associated with a direct connection between Wedington Hills Drive and Highway 84, and have requested design modifications to address those concerns;

NOW, THEREFORE, BE IT RESOLVED, that the Wedington Town Council formally expresses its support for a roadway design that includes the construction of a cul-de-sac at the terminus of Wedington Hills Drive, thereby eliminating a direct connection to the proposed Highway 84 extension; and

BE IT FURTHER RESOLVED, that the Wedington Town Council respectfully requests that NCDOT incorporate this design modification into its evaluation and planning for the Rea Road Extension project in order to mitigate impacts to the Wedington Hills neighborhood.

Adopted this 12th day of January, 2026.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk

TOWN OF WEDDINGTON
PROPOSED AMENDED BUDGET
FYE 6/30/2026

FY2026 ORIGINAL BUDGET Tax rate 3.5 cents	FY2026 AMENDED BUDGET Tax rate 3.5 cents
--	---

Revenues			
Ad Valorem Taxes	\$ 1,716,000	\$ 1,813,000	{A}
Solid Waste Revenues		\$ 10,000	
State-Collected Revenues	\$ 1,168,000	\$ 883,000	{B}
Zoning and Subdivision Revenues	\$ 20,500	\$ 28,500	
Investment Revenue	\$ 250,000	\$ 250,000	
Other Revenues	\$ 2,500	\$ 2,500	
Total Revenues	\$ 3,157,000	\$ 2,987,000	
Expenditures			
Administrative Expenditures	\$ 656,065	\$ 613,065	{C}
Planning and Zoning Expenditures	\$ 593,790	\$ 455,790	{C}
General Government Expenditures	\$ 1,907,145	\$ 1,918,145	
Total Expenditures	\$ 3,157,000	\$ 2,987,000	
Total Revenues over Expenditures		0	0

{A} Actual tax base after revaluation higher than estimated tax base used in initial budget

{B} State collected revenues overestimated due to larger than anticipated decrease in monthly distributions resulting from FY24 tax rate decrease

{C} Initially budgeted expenditures for building repairs/park consulting to be paid with state SCIF money and not from general fund

TOWN OF WEDDINGTON
FY2026 PROPOSED AMENDED BUDGET
Dec-25

Account Id	Account Description	Amended FY25 Budget	FY2026 (3.5 cents)	Proposed Amendment	Amended FY26 Budget
10-3101-110	AD VALOREM TAX - CURRENT	775,000	1,595,000.00	105,000	1,700,000
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	10,000	7,500.00		7,500
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	200	500.00		500
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	72,500	110,000.00	(8,000)	102,000
10-3115-180	TAX INTEREST	1,750	3,000.00		3,000
10-3120-000	SOLID WASTE FEE REVENUES	1,175,000		10,000	10,000
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	370,500	625,000.00	(217,000)	408,000
10-3322-220	BEER & WINE TAX	45,000	65,000.00	(20,000)	45,000
10-3324-220	UTILITY FRANCHISE TAX	445,000	475,000.00	(50,000)	425,000
10-3333-220	SOLID WASTE DISPOSAL TAX		3,000.00	2,000	5,000
10-3340-400	ZONING & PERMIT FEES	12,500	10,000.00	5,000	15,000
10-3350-400	SUBDIVISION FEES	7,500	10,000.00		10,000
10-3360-400	STORMWATER EROSION CONTROL FEES	5,000	500.00	3,000	3,500
10-3830-891	MISCELLANEOUS REVENUES	28,000	2,500.00		2,500
10-3831-491	INVESTMENT INCOME	150,000	250,000.00		250,000
General Fund Revenue Totals		3,097,950.00	3,157,000.00	(170,000.00)	2,987,000.00
10-4110-000	GENERAL GOVERNMENT	-			
10-4110-110	SOLID WASTE	-			
10-4110-115	SOLID WASTE	1,042,650	1,082,950.00		1,082,950
10-4110-120	FIRE	-			-
10-4110-126	FIRE DEPT SUBSIDIES				
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	5,000			
10-4110-150	POLICE	-			-
10-4110-155	POLICE PROTECTION	588,670	691,645.00		691,645
10-4110-160	EVENT PUBLIC SAFETY		5,000.00		5,000
10-4110-180	GOVERNING BOARD	-	-		-
10-4110-190	LEGAL	-	-		-
10-4110-192	ATTORNEY FEES - GENERAL	70,000	72,500.00		72,500
10-4110-193	ATTORNEY FEES - LITIGATION	5,000	5,000.00		5,000
10-4110-320	OTHER GENERAL GOVERNMENT	-	-		-
10-4110-330	ELECTION EXPENSE	5,000	20,000.00		20,000
10-4110-340	PUBLICATIONS	4,675	10,000.00	(5,000)	5,000
10-4110-342	HOLIDAY/TREE LIGHTING	4,500	10,000.00		10,000
10-4110-343	SPRING EVENT	10,250	8,550.00		8,550
10-4110-344	OTHER COMMUNITY EVENTS	1,500	1,500.00	16,000	17,500
10-4110-499	OTHER	75,000	-		-
4110 GENERAL GOVERNMENT		1,812,245.00	1,907,145.00	11,000.00	1,918,145.00
10-4120-000	ADMINISTRATIVE	-	-	FY25	
10-4120-120	SALARIES & EMPLOYEE BENEFITS COLA/MERIT/OTHER /	-			
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	69,750	74,250		74,250
10-4120-123	SALARIES - TAX COLLECTOR	60,500	64,500		64,500
10-4120-124	SALARIES - FINANCE OFFICER	18,555	21,615		21,615
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	25,200	32,500	(7,000)	25,500
10-4120-181	FICA EXPENSE	14,800	15,500		15,500
10-4120-182	EMPLOYEE RETIREMENT	28,325	29,575		29,575
10-4120-183	EMPLOYEE INSURANCE	34,150	37,975		37,975
10-4120-184	EMPLOYEE LIFE INSURANCE	500	500.00		500
10-4120-185	EMPLOYEE S-T DISABILITY	375	375.00		375
10-4120-190	PROFESSIONAL SERVICES	-	-		-
10-4120-191	AUDIT FEES	11,500	25,000.00	(10,000)	15,000
10-4120-193	CONTRACT LABOR	35,000	9,000.00		9,000
10-4120-200	DEBT SERVICE PRINCIPAL & INTEREST	40,000	-		-
10-4120-205	OFFICE SUPPLIES - ADMIN	8,000	12,500.00	(2,500)	10,000
10-4120-210	PLANNING CONFERENCE	4,000	2,000.00		2,000
10-4120-321	TELEPHONE - ADMIN	2,000	2,000.00		2,000
10-4120-325	POSTAGE - ADMIN	2,500	2,500.00		2,500

Account Id	Account Description	Amended FY25 Budget	FY2026 (3.5 cents)	Proposed Amendment	Amended FY26 Budget
10-4120-331	UTILITIES - ADMIN	5,000	5,000.00		5,000
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	10,000	35,000.00	(30,000)	5,000
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	99,000	86,000.00	11,000	97,000
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	75,000	105,000.00		105,000
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,500	1,500.00		1,500
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	6,500	6,500.00		6,500
10-4120-370	ADVERTISING - ADMIN	500	500.00		500
10-4120-397	TAX LISTING & TAX COLLECTION FEES	500	500.00		500
10-4120-400	ADMINISTRATIVE:TRAINING	6,500	6,500.00	1,000	7,500
10-4120-410	ADMINISTRATIVE:TRAVEL	5,000	5,000.00		5,000
10-4120-450	INSURANCE	27,500	28,350.00		28,350
10-4120-491	DUES & SUBSCRIPTIONS	26,000	29,925.00		29,925
10-4120-498	GIFTS & AWARDS	1,500	1,500.00		1,500
10-4120-499	MISCELLANEOUS	36,500	15,000.00	(5,500)	9,500
4120 ADMINISTRATIVE		656,155.00	656,065.00	(43,000.00)	613,065.00
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	-			
10-4130-120	SALARIES & EMPLOYEE BENEFITS COLA/MERIT/OTHER /	-	27,450.00	(5,000)	22,450
10-4130-121	SALARIES - ZONING ADMINISTRATOR	82,000	85,200.00		85,200
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	23,500	26,250.00		26,250
10-4130-124	SALARIES - PLANNING BOARD	5,150	6,300.00		6,300
10-4130-125	SALARIES - SIGN REMOVAL	3,600	3,600.00		3,600
10-4130-181	FICA EXPENSE - P&Z	8,500	11,765.00		11,765
10-4130-182	EMPLOYEE RETIREMENT - P&Z	14,475	20,050.00	-	20,050
10-4130-183	EMPLOYEE INSURANCE	16,500	19,350.00		19,350
10-4130-184	EMPLOYEE LIFE INSURANCE	375	375.00		375
10-4130-185	EMPLOYEE S-T DISABILITY	200	200.00		200
10-4130-190	CONTRACTED SERVICES	-			-
10-4130-192	CONSULTING STORMWATER CONTROL	100,000	95,000.00	(28,000)	67,000
10-4130-193	CONSULTING	65,000	75,000.00		75,000
10-4130-194	CONSULTING - COG	17,500	15,000.00		15,000
10-4130-195	STORMWATER EROSION CONTROL	-	-		-
10-4130-200	PARK CONSULTING	-	150,500.00	(95,000)	55,500
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	7,500	7,500.00		7,500
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES		-		-
10-4130-215	HISTORIC PRESERVATION	250	250.00		250
10-4130-220	INFRASTRUCTURE	100,000	-		-
10-4130-321	TELEPHONE - PLANNING & ZONING	2,000	2,000.00		2,000
10-4130-325	POSTAGE - PLANNING & ZONING	2,500	2,500.00		2,500
10-4130-331	UTILITIES - PLANNING & ZONING	5,000	5,000.00		5,000
10-4130-370	ADVERTISING - PLANNING & ZONING	500	500.00		500
10-4130-500	CAPITAL EXPENDITURES - P&Z	175,000	40,000.00	(10,000)	30,000
4130 ECONOMIC & PHYSICAL DEVELOPMENT		629,550.00	593,790.00	(138,000.00)	455,790.00
General Fund Expenditure Totals		3,097,950.00	3,157,000.00	(170,000.00)	2,987,000.00
NET REVENUES OVER/(UNDER) EXPENDITURES					
- (0.00)					



**A RESOLUTION IN SUPPORT OF THE WEDDINGTON ATHLETIC BOOSTER CLUB
FUNDING PROPOSAL TO CONSTRUCT A MULTI-PURPOSE ATHLETIC FACILITY
AT WEDDINGTON HIGH SCHOOL**

R-2026-02

WHEREAS Weddington High School opened in 2000 to serve approximately 750 students; and

WHEREAS since its opening, the student population is 2.65 times larger at approximately 1,900 students, reflecting the rapid residential growth in the Weddington community and the continued excellence of Union County Public Schools; and

WHEREAS Weddington High School now serves between 650 and 750 student athletes, meaning the number of student athletes alone nearly equals the school's total enrollment when it was first constructed; and

WHEREAS Weddington High School is ranked #1 for public high schools for athletes for three years in a row per Niche rankings; and

WHEREAS student participation in athletics at Weddington High School continues to increase each year; and

WHEREAS participation in athletics promotes physical health, academic engagement, discipline, teamwork, leadership, and a sense of belonging, all values that strengthen both individual students and the community as a whole; and

WHEREAS the current weightlifting and strength-and-conditioning facility was designed for a student population of roughly 1,000 and is now operating well beyond its intended capacity, resulting in crowded and extended usage from early morning until late evening; and

WHEREAS these conditions have created safety challenges, limited

access for student-athletes, and increased risk of injury due to insufficient space and equipment availability; and

WHEREAS the Weddington Athletic Booster Club has offered to fund the construction and improvement of a new or expanded strength and conditioning facility entirely through private donations, at no cost to taxpayers or Union County Public Schools; and

WHEREAS such an investment would improve safety, enhance athletic performance, and reinforce the Weddington community's longstanding commitment to excellence in academics, arts, and athletics.

NOW, THEREFORE, BE IT RESOLVED that the Town of Weddington, North Carolina, hereby expresses its strong support for the Weddington Athletic Booster Club's proposal to fund and construct an improved strength and conditioning facility at Weddington High School through private donations; and

BE IT FURTHER RESOLVED that the Weddington Town Council encourages the Union County Board of Education to approve and facilitate this privately funded improvement project in partnership with the Weddington Athletic Booster Club, ensuring compliance with all relevant construction, safety, and district guidelines; and

BE IT FINALLY RESOLVED that the Town of Weddington commends the Weddington Athletic Booster Club, parents, students, and community supporters for their dedication to enhancing student safety, health, and opportunity, and for continuing to make Weddington High School a model of community pride and achievement.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk



Principal: Kevin Beals

Weddington High School
4901 Monroe Weddington Road
Matthews, NC 28104
Phone: 704-296-6319
Fax: 704-708-6218
ucps.k12.nc.us/wdhs

Overview

Union County Public Schools (UCPS) is committed to providing a safe and reliable learning environment for all students and staff. One ongoing concern that impacts both school operations and community safety is the lack of adequate cellular coverage in and around the Weddington Cluster of schools, which includes Weddington High School, Weddington Middle School, and Weddington Elementary School.

Current Conditions

While staff and visitors typically have access to district Wi-Fi networks within school buildings, cellular service outside the facilities is extremely limited or non-existent across all major carriers—Verizon, AT&T, and T-Mobile. This dead zone affects parking areas, athletic fields, bus lots, and surrounding roadways. In these areas, calls often fail to connect, and text messages or emergency alerts cannot be reliably sent or received.

Safety Concerns

This lack of connectivity poses significant safety and communication risks:

- **Emergency response limitations:** In the event of an accident, health emergency, or security incident outside the buildings, staff and first responders may be unable to place or receive calls.
- **Transportation and event communication:** Coaches, bus drivers, and staff supervising after-school activities frequently experience service disruptions, reducing their ability to coordinate safely.
- **Public safety impact:** Parents, visitors, and community members attending events also experience dropped calls and lack of coverage, complicating coordination and emergency response.

Efforts to Address the Issue

The UCPS Technology Services Division has met with representatives from Verizon, AT&T, and T-Mobile to review coverage maps, field test signal strength, and explore potential solutions, including installation of additional towers or small-cell equipment in the surrounding area. Despite these discussions, coverage remains inadequate due to the area's topography and distance from existing towers.

UCPS remains committed to collaborating with the County, municipal partners, and cellular providers to identify a sustainable solution—such as infrastructure improvements or signal-boosting partnerships—to ensure that staff, students, and the community have dependable access to cellular networks.

Summary

Reliable cellular communication is a **critical safety and operational need**. We respectfully urge continued support and collaboration from the mayor and service providers to prioritize this issue for the Weddington community. Addressing this gap will not only enhance emergency response capabilities but also strengthen communication for all who work, learn, and visit the Weddington schools.

Sincerely,

Kevin Beals, Principal

Union County Public Schools

400 North Church Street • Monroe, NC 28112 • Phone: 704.296.9898 • Fax: 704.289.9182 • www.ucps.k12.nc.us

In compliance with federal law, UCPS administers all educational programs, employment activities and admissions without discrimination against any person on the basis of gender, race, color, religion, national origin, age or disability.

From: [Jim Bell](#)
To: [Karen Dewey](#)
Subject: Fwd: Cell Service
Date: Thursday, December 18, 2025 6:29:38 PM
Attachments: [Mayor_Signature_Small.png](#)
[image002.png](#)

This response from Chief Deputy Underwood needs to be included in the tower information.



Begin forwarded message:

From: Tony Underwood <tony.underwood@unioncountync.gov>
Subject: RE: Cell Service
Date: November 19, 2025 at 11:19:24 AM EST
To: 'Jim Bell' <jbell@townofweddington.com>

Good morning Mayor,

I wanted to follow up after our conversation last week about the idea of a cell tower at or near WCWAA Optimist Park. After seeking feedback from all of the SROs assigned to Weddington High, Middle and Elementary Schools, they all are fairly consistent in reporting limited to no cell coverage inside the school. Usually they connect to the school WiFi network in order to have connectivity. Radio coverage is spotty also while inside the buildings. The Rea View Elementary SRO reported better cell phone service and very poor radio signal.

At the Union County RCC meeting last week, I spoke with Union County Communications Director Vicki Callicutt about the idea of the Town of Weddington approving a possible cell tower on town property and whether that would be something that public safety could potentially hang radio communications equipment on. She said they would need to do a site study to determine the potential benefit.

I wanted to update you and give you the information I had so far.

Tony Underwood
Chief Deputy – Operations



Union County Sheriff's Office
3370 Presson Road
Monroe, NC 28112
Phone # 704-292-2707
Cell # 980-210-1981
unioncountysheriffsoffice.com

All records of communications to or from this email address are public records and may be disclosed to a third party upon request unless an exception applies.



Download our app today!

Search: Union County Sheriff, NC



WEDDINGTON HIGH SCHOOL ATHLETIC BOOSTER CLUB

Mayor Bell,

The Weddington Athletic Booster Club is writing to express our strong support for improved cellular service in and around the Weddington school campus, which includes Weddington High School, Middle School, and Elementary School.

Our athletic programs serve hundreds of student-athletes, coaches, and families each week. However, limited or non-existent cellular coverage around our fields, parking lots, and nearby roads creates serious safety and communication challenges.

- Emergency response: During athletic events, coaches, trainers, and spectators cannot reliably call or text in the event of an injury or emergency.
- Event operations: Volunteers and staff managing games struggle to coordinate due to dropped calls and lack of data connectivity.
- Family communication: Parents attempting to reach students or locate family members after events often experience failed connections.

Athletics are central to community life in Weddington. Each season brings thousands of visitors to our campus. Reliable cellular service is essential not only for safety but also for smooth operations and a positive experience for those attending events that represent our schools and town.

Currently we spend approximately \$315 per month for a hotspot to run our concession stands and ticket booths. In previous years, this cost was as high as \$375 per month. We have been paying for a hotspot since 2018. These funds could be allocated to enrich our athletic facilities rather than spent on cellular services.

We urge the Town of Weddington to continue collaborating with Union County Public Schools and cellular providers to identify a solution—such as new towers, small-cell installations, or coverage partnerships—to eliminate this dead zone. Addressing this issue will protect our students and visitors while strengthening communication across our shared community spaces.

Thank you for your leadership and for considering this important matter.

Sincerely,

Sarah Van Gundy
President, WHSABC



TO: Mayor and Town Council
FROM: Gregory Gordos, AICP, Town Planner
DATE: January 12, 2026
SUBJECT: Application by Keystone Custom Builders. requesting Conditional Zoning approval for the development of a 12-lot conservation subdivision located at 3009 Forest Lawn Drive.

APPLICATION INFORMATION:

SUBMITTAL DATE: August 1, 2025
APPLICANT/ENGINEER: Casey Whiteman, Colliers Engineering & Design
PROPERTY LOCATION: 3009 FOREST LAWN DR
PARCEL ID#: 07150015
ACREAGE: +/- 16.66 acres
EXISTING LAND USE: Single-family residential
EXISTING ZONING: Residential-Conservation District (R-CD)

PROPOSAL:

The applicant is proposing the development of a 12-lot conservation (>50% open space) subdivision on a single parcel currently owned by the Helms family. The subdivision contains a single entrance on Forest Lawn Drive with a 100' buffer (per UDO) along the thoroughfare. Open space is primarily found at the rear of the property near steep slopes and floodplain for Twelvemile Creek. Other vacant lands along the creek are found to the east and south; Greylyn Drive is to the north and private road Walden Lane is across the street. Forest Lawn Drive, along with property along Weddington Road, remain some of the last undeveloped and contiguous tracts of land within Weddington.

Development Standards.

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO, including at applicant consent the new Appendix 2B. of the code.

WEDDINGTON

Rural Living Redefined

704-846-2709 | www.townofweddington.com | 1924 Weddington Rd. Weddington, NC 28104

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section D-607(C), Conditional Rezoning.

As required by UDO Section D-607(C)(5), the applicant held their required design charette outdoors on the property on April 29th, 2025 and a Community Meeting at Town Hall on June 19th, 2025. A public presentation was made to the Weddington Town Council at their regularly scheduled meeting on July 14th.

As a Conditional Zoning (CZ) application with over six residential units, approval is solely under the responsibility of the Town Council, with staff and the Planning Board serving as advisory. The Conditional Zoning process allows the developer and the town to ask for conditions which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

UDO Section D-703(D), Permitted Uses (by zoning district).

Pursuant to Table 1, Permitted Uses, as contained within UDO Section D-703(D), Conservation Residential Development is specifically listed as a permissible use within the R-CD zone, subject to Conditional Zoning approval.

UDO Section D-703(E), Lot and Building Standards Table.

Pursuant to Table 2, Lot and Building Standards, as contained within UDO Section D-703(E), all development within the R-CD is required to meet certain standards. The following table identifies those standards, as well as how the subject development proposal complies:

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		18,000 sq. ft. (avg. 20,000)	18,960 – 23,877 sq. ft.
Minimum Lot Width		120'	120' (min)
Minimum Setbacks	Front	50'	50'
	Side	15'	15'
	Rear	40'	40'
Maximum Height		35'	35'
Maximum Floor Area Ratio		N/A	N/A

UDO Section D-917A, Specific Requirements for All Residential Development.

UDO Section D-917A, establishes numerous rules for how residential development is intended to occur within the Town. These rules include, but are not limited to, the location of house sites, easements, the requirement of lots to abut public roads, street design and layout, cul-de-sacs, open space, buffering, and tree requirements. While not all these rules are appropriate to be included at this stage of the development process, there are many that must be considered.

UDO Section D-917A(A) *Side lot lines shall be substantially at right angles or radial to street lines, and double frontage lots are to be avoided wherever possible.*

The majority of lots are rectangular facing “Public Road A” and a stub-out “Public Road B” with two wedge-shaped lots on the cul-de-sac. Positive findings of compliance can be made.

UDO Section D-917A(D)(2) No proposed residential building lot that is partially subject to flooding as defined herein shall be approved unless there is established on the lot plan a contour line representing an elevation no lower than two feet above the base flood line as defined in Appendix 7. Floodplain Regulations.

While floodplain is found on the site, all proposed lots lie outside of it.

UDO Section D-917A(F)(1) All subdivision lots shall abut public roads.

All lots abut a proposed public road to be maintained by NCDOT and exit onto Forest Lawn. As such, positive findings of compliance can be made.

UDO Section D-917A(J)(1) Cul-de-sacs shall not exceed 500 feet.

One proposed road (A) is intersected by another public road, whereafter only four homes are accessed of the cul-de-sac. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. By creating connectivity to an adjacent, vacant parcel, the two roads comply with this requirement.

UDO Section D-917A(J)(2) When cul-de-sacs end in the vicinity of an adjacent undeveloped property capable of being developed in the future, a right-of-way or easement shall be shown on the final plan to enable the street to be extended when the adjoining property is developed.

A street extension is proposed onto adjacent property Parcel No. 07150017. Positive findings of compliance can be made. The turnaround as submitted will need to be shown as a full road extension on the Final Plat.

UDO Section D-917A(K)(2) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended. Street connections shall be designed so as to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different part of the tract (and on adjoining parcels).

Unfortunately an additional cul-de-sac would be added to the network. However, only 12 homes are proposed and thus only one point of ingress-egress is required.

UDO Section D-917A(K)(5) Two points of ingress and egress onto an adjoining public road from subdivision containing more than 15 lots is required.

N/A. Only 12 lots proposed. Positive findings of compliance can be made.

UDO Section D-917A(K)(6) Developable lots shall be accessed from interior streets, rather than from roads bordering the tract.

All lots are accessed from the new interior streets rather than Forest Lawn.

UDO Section D-917A(O)(1) Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required.

The development proposal includes the provision of a 100-foot thoroughfare buffer. Sheet C-601 details the 39 buffer trees provided. Species are not specified as year-round and no existing trees would remain. See also Sheet C-100 Existing Conditions Plan.

UDO Section D-917A(Q)(2) Tree Save and Tree Replenish Requirements. In order to maintain or replenish the Town tree canopy in any new major residential development the following shall apply: a. The tree removal of trees greater than or equal to 8-inches DBH is not permitted within areas that have naturally occurring trees located outside the buildable area of a lot or development.

Please see limits of disturbance (LOD) as indicated on the Grading Plan and areas designated as Conservation Area as provided on the Layout Plan.

UDO Section D-917A(Q)(3) All buildings, building additions, and other structures (including but not limited to driveways) shall be located upon a lot or parcel of land in such a way as to minimize damage to or removal of Heritage trees.

Heritage Trees to be preserved are shown within the Planting Plan, with at least eight trees within the buildable area to be preserved. Several heritage trees visible from Forest Lawn Drive would be removed, however. See new exhibit and email provided from the Urban Forester.

UDO Section D-917B, Additional Specific Requirements for Conservation Residential Development.

UDO Section D-917B(B)(1) At a minimum, fifty percent (50%) of the net acreage of the tract will be required to be retained as Conservation Land. Not more than zero percent (0%) of the minimum required area of Conservation Lands shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).

This UDO Section was amended in 2025 to change the minimum required area of Conservation Lands and consider ZERO PERCENT (0%) of steep slopes and floodways. Positive findings of compliance cannot be made when applying this new standard given the existing FEMA AE zone.

Steep slopes and forestlands are the Highest Priority (Tier A) for Conservation Lands and should not be penalized.

UDO Section D-917B(E)(3) Because of their extreme limitations, stream valleys, swales and other lowland areas may warrant designation as Conservation Lands. They may also require adjoining buffer lands to be included as Conservation Lands, to be determined by an analysis of the protection requirements of such areas as determined by the Town Council on a case by-case basis upon finding that designation of such areas as Conservation Land would have significant and positive long-term environmental impact on the Conservation Lands.

	Staff argues that the inclusion of floodplain as Conservation Land ensures permanent protection of the watershed and adjacent properties.
UDO Section D-917B(J)(2)	<i>In addition, all principal dwelling units shall otherwise be set back a minimum of 50 feet from the external boundaries of the conservation subdivision.</i>
	Positive findings of compliance can be made.

UDO Section D-917B(L) *Design Standards Specific to the Conservation Lands*

Conservation Lands on the provided plans includes the thoroughfare buffer, which is currently unforested. After several revisions Pedestrian Pathways were added to the Planting Plan but not the overall Schematic Plan. To the greatest extent feasible, each conservation residential development should provide at least one neighborhood green, not less than 10,000 square feet in area, planted with shade trees at 40-feet intervals around the edge. No neighborhood green was provided.

UDO Section D-917D, Supplemental Requirements for Certain Uses.

UDO Section D-917D, establishes supplements requirements for certain uses; however, not for all uses that are specifically listed in the UDO, including traditional residential development. As such, this Section is not applicable.

UDO Section D-918, General Requirements.

The various provisions set forth in UDO Section D-918, including, but not limited to visibility at intersections, lighting, screening, and landscaping, fences and walls, signs, and off-street parking and loading, as applicable, shall be reviewed for compliance with the submittal of plans for a Construction Permit. It is noted, however, that there do not appear to be any immediate concerns regarding compliance with these provisions.

UDO Appendix 5, Architectural Standards.

It is noted that many of the basic building design standards established in Appendix 5 are intended more for the engagement of pedestrians with retail storefronts and are not applicable to this residential proposal.

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. The proposal would add 12 single-family homes to Weddington. Even if each home had three vehicles operating at peak hours, it would not meet the threshold to require a traffic impact analysis. None provided or required.

LAND USE PLAN CONSISTENCY:

On June 3rd 2024 the Weddington Town Council adopted the new Comprehensive Land Use Plan, which established new goals and policies from those previously used by the Planning Board.

Land Use Goals:

Goal 1: *New development and redevelopment activities shall be consistent with the Future Land Use Map and categories.*

Policy **LU 1.1:** *The following Future Land Use categories, along with their intended uses, densities, and intensities, are hereby established (floor area ratio (FAR) only applies to non-residential uses): a. Agriculture: This category is intended to accommodate very low density residential development to retain rural character and agricultural activity. Maximum density: 1 dwelling unit per 1.5 acres.*

The subject property is identified as *Traditional Residential* in the 2024 Future Land Use Map (Map 4). Traditional Residential allows for low density residential developments and applies to areas where most of the lots and parcels are less than six acres in area. Primarily, parcels with this designation have one dwelling unit per acre. 12 lots are proposed over 17 acres: a density of less than one unit per acre for this proposal.

Transportation Goals:

Goal 1: *Encourage the development of well-designed streets that are safe, connected, and welcoming for all users.*

Policy: **T 1.1:** *Major thoroughfares and key entryways shall be given the highest priority for beautification efforts and corridor design.*

Forest Lawn Drive is a connector road between the municipalities of Stallings and Wesley Chapel, with the property in-between in Weddington largely forested. Adequate visual screening throughout the year is a key consideration in this conditional zoning case. Staff recommends a planting plan specific to the thoroughfare buffer to ensure adequate design.

Policy: **T 1.3:** *Encourage roads be designed and constructed to provide a high level of safety and comfort for all users (pedestrians, bicyclists and motorists), in a manner consistent with the character of the neighborhood through which the road travels.*

Sidewalks are not provided on Forest Lawn Drive or in the subdivision itself. Mulch trails are proposed but would not be graded or maintained to ADA accessibility.

Housing Goals:

Goal 2: *Maintain the Town's strong single-family residential character.*

Policy: **H 1.1:** *Retain the residential character of the community by ensuring that new residential development consists of single-family homes with a maximum density of one (1) dwelling unit per 40,000 sq feet.*

Low-density housing is proposed under 1 unit/ac (12 units on 16 acres).

Conservation Goals:

Goal 1: *Ensure that all new development takes place in a manner that conserves open space and scenic views.*

Policy: **C 1.1:** *Preserve open space and scenic views through zoning regulations that require open space preservation in both conventional and conservation subdivisions, as well as commercial developments.*

Common open space in the development is limited to Conservation Lands and buffers around the perimeter of the property. Open space is not a useable amenity but tree screening.

Infrastructure Goals:

Goal 1: *Ensure that all existing and future developments in Weddington are served by adequate water, wastewater, drainage and emergency services.*

Policy: ***I 1.1:** Require water, wastewater, and drainage system improvements to be constructed concurrent with new development and that they provide adequate capacity to meet demands from existing and new users.*

One stormwater pond is proposed for stormwater runoff, which must be designed to meet 100-year stormwater events per the Town of Weddington UDO. Union County Water serves the site and most importantly, public sewer shall be provided via an existing line on Twelvemile Creek.

Based upon the above, staff provides the following **Land Use Plan Consistency Statement** for consideration:

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 12-lot conservation subdivision (unnamed), generally located on Forest Lawn Drive, be recommended for approval based upon the recommendation of the Planning Board (including review of Appendix 2B.) in a Special Called follow-up meeting on October 2nd, and the satisfaction of conditions recommended by the Town Planner as provided in your agenda packet (Sheet C-600-TREE REMOVAL, Sheet C-601-PLANTING PLAN).

ATTACHMENTS:

Application
Layout Plan
Existing Conditions Plan
Grading and Drainage Plan
Utilities Plan
Planting Plan
Zoning Map
Community Meeting Report

DEVELOPMENT SITE PLANS

FOR

KEYSTONE HOMES

3009 FOREST LAWN DRIVE

TOWN OF WEDDINGTON

UNION COUNTY, NORTH CAROLINA

PROJECT CONSULTANTS
ENGINEER:
 COLLIERS ENGINEERING & DESIGN, INC.
 5275 PARKWAY PLAZA BOULEVARD, SUITE 100
 CHARLOTTE, NC 28217
 CONTACT: CASEY WHITEMAN, PE
 EMAIL: CASEYWHITEMAN@COLLIERSENG.COM
 (877) 627-3772 MAIN

SURVEYOR:
 DELTA LAND SERVICES
 CONTACT: MICHAEL GREEN, JR.
 EMAIL: CHANDLER@DELTLANDSERVICES.NET
 (704) 847-4700

DEVELOPER:
 KEYSTONE HOMES
 CONTACT: KEITH FENN, PE
 EMAIL: KEEN@KEYSTONECUSTOMEHOME.COM
 (980) 269-6609
 2030 AIRPORT FLEX DRIVE, SUITE R
 CHARLOTTE, NC 28208

UTILITY COMPANIES

WATER AND SEWER:
 UNION COUNTY WATER
 (704) 296-4210

GAS SERVICE:
 PIEDMONT NATURAL GAS
 (800) 752-7504

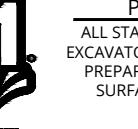
ELECTRIC SERVICE:
 UNION POWER
 (704) 289-3145

Colliers

Engineering & Design,
 Architecture, Landscape
 Architecture, Surveying, C.P.T.C.

Copyright 2025 Colliers Engineering & Design All Rights Reserved. This drawing
 and all the information contained herein is authorized for use only by the party for
 whom the services were contracted to whom it is certified. This drawing may not
 be copied, reused, disclosed, distributed or relied upon for any other purpose
 without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**

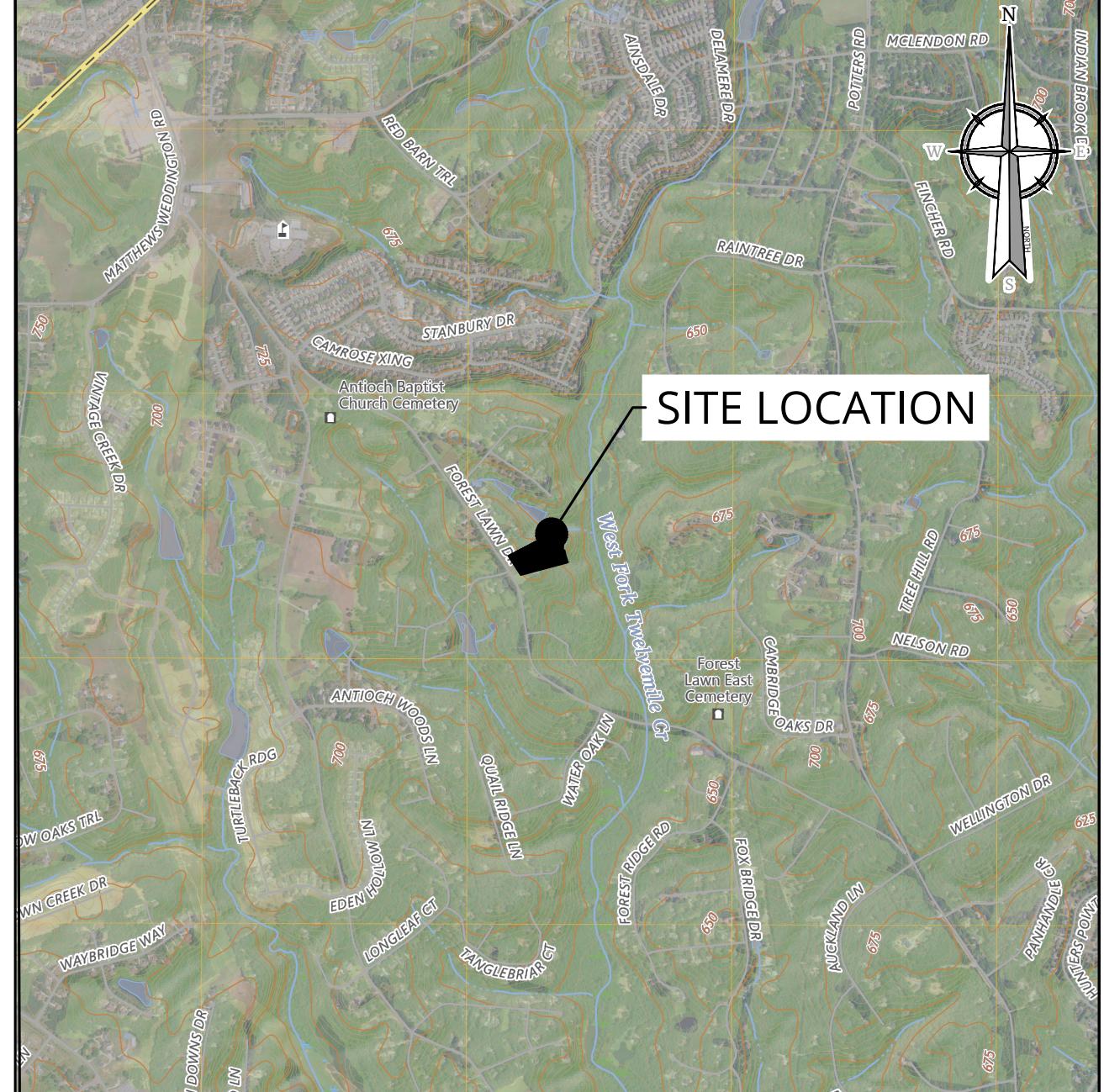


PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF
 EXCAVATORS, DESIGNERS, OR ANY PERSON
 PREPARING TO DISTURB THE EARTH'S
 SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS
 VISIT: WWW.CALL811.COM



SITE LOCATION MAP

SOURCE: GEOLOCATION
 300 0 300
 SCALE : 1" = 300'
 Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



USGS MAP

U.S.G. 7.5 MIN. TOPOGRAPHIC QUADRANGLE,
 NORTH CAROLINA
 1000 0 1000
 SCALE : 1" = 1000'
 Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Casey R. Whiteman
 NORTH CAROLINA PROFESSIONAL ENGINEER
 LICENSE NUMBER: 059701
 COLLIER ENGINEERING & DESIGN CT, P.C.
 N.C. #: C-4746

CONDITIONAL ZONING
 PLAN

FOR
 KEYSTONE CUSTOM
 HOMES
 WEDDINGTON

PIN 07150015
 3009 FOREST LAWN DRIVE

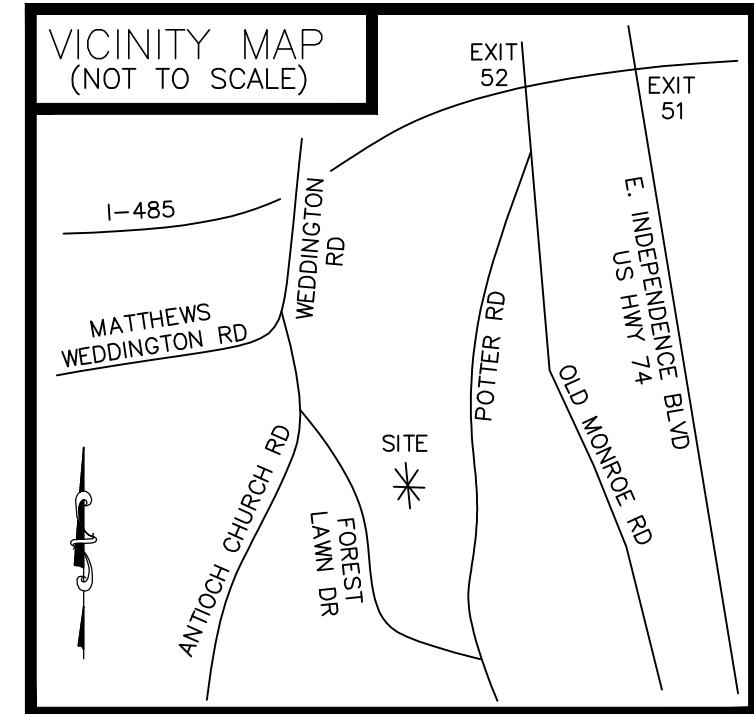
WEDDINGTON
 UNION COUNTY
 NORTH CAROLINA

Colliers
 Charlotte
 5275 Parkway Plaza Boulevard,
 Charlotte, NC 28217
 Phone: 980-245-3161
 COLLIER ENGINEERING & DESIGN
 ARCHITECTURE, LANDSCAPE ARCHITECTURE,
 SURVEYING, C.P.T.C. BUSINESS AS MASER
 CONSULTING

SCALE: DATE: DRAWN BY: CHECKED BY:
 AS SHOWN 09/25/25 NWB CW
 PROJECT NUMBER: DRAWING NAME:
 25003536A C-CVER

SHEET TITLE:
 COVER SHEET

SHEET NUMBER:
 C-000



LINETYPE LEGEND	
BOUNDARY LINE	—
BOUNDARY TIE LINE	— — —
ADJOINING BOUNDARY LINE (NOT SURVEYED)	— — — — —
RIGHT-OF-WAY	— — — — —
OVERHEAD UTILITY LINES	— — — — —
BASE FLOOD ELEVATION	— — — — —
FEMA CROSS SECTIONS	— — — — —
SANITARY SEWER LINE	— — — — —
45' ROAD R/W	— — — — —
WATER LINE	— — — — —

SYMBOL LEGEND	
FOUND	○
SET	●
CP	○
SSMH	○
UP	○
GW	○
T-PED	□
CO	○
FO MRKR	○
FO UG-BOX	○
E-BOX	□
WM	○
WV	○
FH	○
CONTROL	△
TREE	○

NOTATION LEGEND	
AC	AIR CONDITIONER
BFP	BACK FLOW PREVENTION
CL	CENTERLINE
CO	CLEAN OUT
CP	CALCULATED POINT
DB	DEED BOOK
E-BOX	ELECTRIC BOX
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FO	FIBER OPTIC
GW	GUY WIRE
MB	MAP BOOK
MRKR	MARKER
N/F	NOW OR FORMERLY
PG	PAGE
PC	PLAT CABINET
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RWM	RIGHT OF WAY MONUMENT
SIR	SET IRON REBAR
SO. FT.	SQUARE FOOT
SSMH	SANITARY SEWER MANHOLE
TBM	TEMPORARY BENCHMARK
T-PED	TELECOMMUNICATIONS PEDESTAL
UG	UNDERGROUND
UP	UTILITY POLE
WM	WATER METER
WTR	WATER
WV	WATER VALVE

SURVEYOR NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD
2. SUBJECT BOUNDARY INFORMATION BASED ON DEED BOOK 5740, PAGE 122, ADJOINING BOUNDARY INFORMATION BASED ON DEED/MAP BOOK AND PAGES AS SHOWN ON SURVEY, RECORDED IN THE UNION COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011, VERTICAL DATUM USED: NAVD88
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND IN FEET.
5. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710448700J, DATED 10-16-2008.
6. NO NCGS OR USGS MONUMENTS LOCATED WITHIN 2000' OF SUBJECT PARCEL.
7. SUBJECT PROPERTY IS ZONED R-CD(WEDDINGTON) PER UNION COUNTY GIS

8. SETBACKS PER TOWN OF WEDDINGTON UDO

R-CD(CONVENTIONAL)	R-CD(CONSERVATION)
50' SETBACK	40' SETBACK
15' SIDEYARD	12' SIDEYARD***
40' REARYARD	40' REARYARD

*** A SEPARATION OF 30 FEET SHALL BE MAINTAINED BETWEEN THE SIDES OF EACH DWELLING

I, T. MICHAEL GREEN, JR., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTES; THAT THE RATIO OF PRECISION AS BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEY IN THE STATE OF NORTH CAROLINA; THAT THE SURVEY WAS PERFORMED AT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 4TH, 2025; THAT THE SURVEY WAS COMPLETED ON JULY 29TH, 2025; THE FOLLOWING INFORMATION

CLASS OF SURVEY: A1
POSITIONAL ACCURACY: 0.10 US.FT.
REFERENCE SYSTEM: NAD 83/2011
DATE OF SURVEY: AUGUST 1, 2025
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NGS MONUMENT "NGS UNION HM71"
GEODID MODEL: GEODID 18
COMBINED GRID FACTOR: 0.99985350
UNITS: US SURVEY FOOT

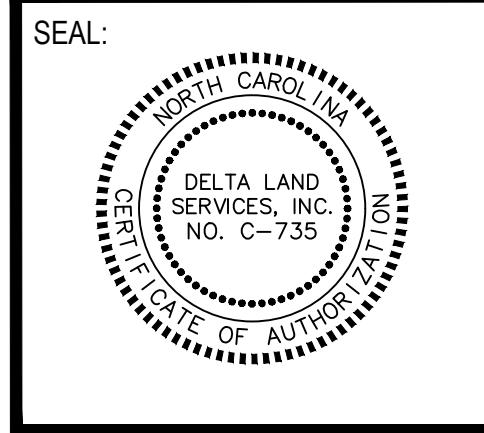
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND
SEAL THIS ____ DAY OF _____, 2025.

PRELIMINARY
NOT FOR RECORDATION OR SALES

T. MICHAEL GREEN, JR., PLS
LICENCE NUMBER: L-4821



DELTA LAND
SERVICES, INC.
NC FIRM LICENSE #C-735
608 MATTHEWS-
MINT HILL ROAD
SUITE G
MATTHEWS, NC 28105
T 704. 847.4700
www.deltalandservices.net



PREPARED FOR:
KEYSTONE CUSTOM HOMES
ADDRESS: 2030 AIRPORT FLEX DRIVE,
SUITE R
CHARLOTTE, NC 28208
OWNER(S):
HELM BRENDA PRESSLEY
HELM RICHARD WAYNE
DB 5740 PG 122
ADDRESS:
3009 FOREST LAWN DR
MATTHEWS, NC 28104

TREE SURVEY EXHIBIT
PARCEL ID#07150015
VANCE TOWNSHIP
UNION COUNTY, NORTH CAROLINA

SHEET NUMBER:
SHEET 1 OF 2

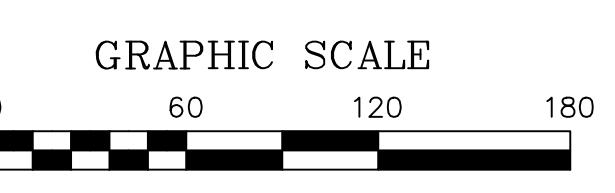
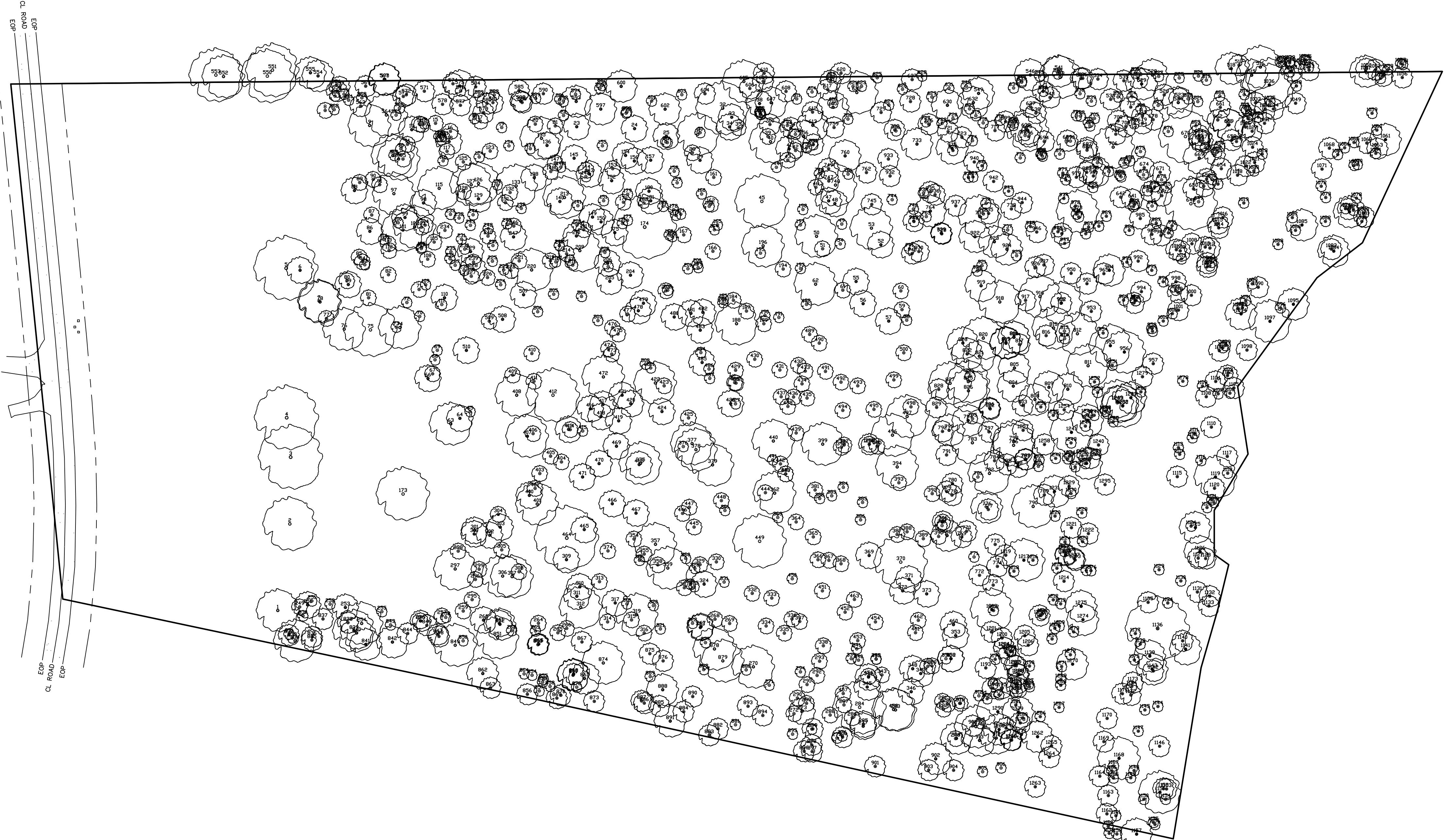
PROJECT NAME:
FOREST LAWN

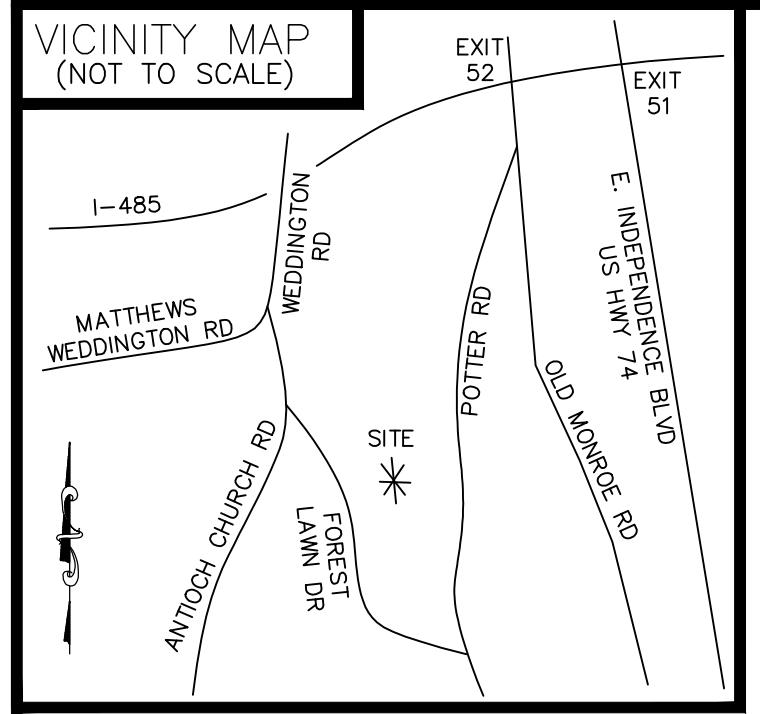
DRAWN BY: CCM DATE: 08/01/2025

CHECKED BY: TMG SCALE: 1" = 60'

REVISION NO.: DATE:

DRAWING TITLE:
3009 FOREST LAWN DRIVE
TREE SURVEY EXH.DWG




SURVEYOR NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD
2. SUBJECT BOUNDARY INFORMATION BASED ON DEED BOOK 5740, PAGE 122, ADJOINING BOUNDARY INFORMATION BASED ON DEED/MAP BOOK AND PAGES AS SHOWN ON SURVEY, RECORDED IN THE UNION COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011, VERTICAL DATUM USED: NAVD88
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND IN FEET.
5. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 37104487001, DATED 10-16-2008.
6. NO NCGS OR USGS MONUMENTS LOCATED WITHIN 2000' OF SUBJECT PARCEL.
7. SUBJECT PROPERTY IS ZONED R-CD(WEDDINGTON) PER UNION COUNTY GIS

8. SETBACKS PER TOWN OF WEDDINGTON UDO

R-CD(CONVENTIONAL)	R-CD(CONSERVATION)
50' SETBACK	40' SETBACK
15' SIDEYARD	12' SIDEYARD***
40' REARYARD	40' REARYARD

*** A SEPARATION OF 30 FEET SHALL BE MAINTAINED BETWEEN THE SIDES OF EACH DWELLING

I, MICHAEL GREEN, JR., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTES: THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEY IN THE STATE OF NORTH CAROLINA; THAT THE SURVEY WAS PERFORMED IN 2025; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 4TH, 2025; THAT THE SURVEY WAS COMPLETED ON JULY 29TH, 2025; THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

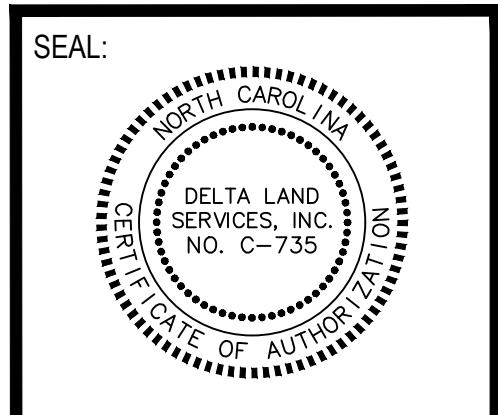
CLASS OF SURVEY: A1
POSITIONAL ACCURACY: 0.10 USFT.
SURVEYING EQUIPMENT: RTK NETWORK
DATE OF SURVEY: AUGUST 1, 2025
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NGS MONUMENT "NCS UNION HM71"
GEODID MODEL: GEODID 18
COMBINED GRID FACTOR: 0.99985350
UNITS: US SURVEY FOOT

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND
SEAL THIS ____ DAY OF _____, 2025.

PRELIMINARY
NOT FOR RECORDATION OR SALES
T. MICHAEL GREEN, JR., PLS
LICENCE NUMBER: L-4821



DELTA LAND SERVICES, INC.
NC FIRM LICENSE #C-735
608 MATTHEWS-
MINT HILL ROAD
SUITE G
MATTHEWS, NC 28105
T 704.847.4700
www.deltalandservices.net



PREPARED FOR:
KEYSTONE CUSTOM HOMES
ADDRESS: 2030 AIRPORT FLEX DRIVE,
SUITE R
CHARLOTTE, NC 28208
OWNER(S):
HELM'S BRENDA PRESSLEY
HELM'S RICHARD WAYNE
DB 5740 PG 122

3009 FOREST LAWN DR
MATTHEWS, NC 28104

TREE SURVEY EXHIBIT
PARCEL ID#07150015
VANCE TOWNSHIP, UNION COUNTY, NORTH CAROLINA

SHEET NUMBER:
SHEET 2 OF 2

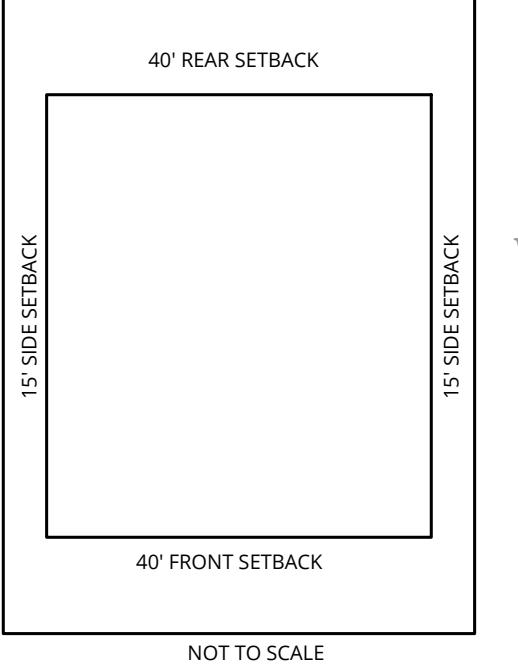
PROJECT NAME:
FOREST LAWN
DRAWN BY: CCM DATE: 08/01/2025
CHECKED BY: TMG SCALE: 1" = 60'

REVISION NO.: DATE:

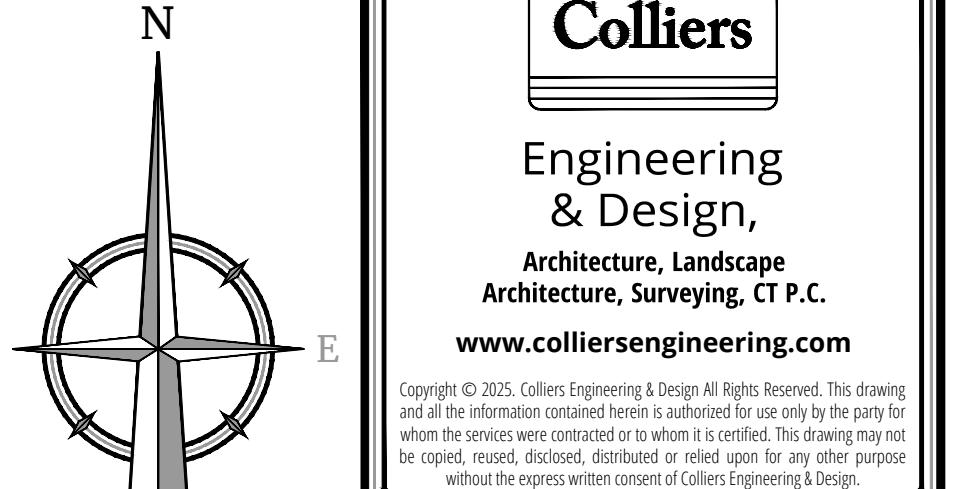
DRAWING TITLE:
3009 FOREST LAWN DRIVE
TREE SURVEY EXH.DWG

Point #	Tree Description
1	23" OAK 101 24" OAK
2	35" OAK 102 30" SPLIT OAK
3	43" OAK 103 10" OAK
4	46" OAK 104 10" OAK
5	50" SPLIT OAK 105 10" PINE
6	19" OAK 106 8" OAK
7	28" OAK 107 6" OAK
8	15" PINE 108 11" PINE
9	22" OAK 109 8" OAK
10	12" PINE 110 16" OAK
11	12" PINE 111 7" OAK
12	8" OAK 112 10" OAK
13	17" PINE 113 10" OAK
14	14" PINE 114 8" OAK
15	14" SWEET GUM 115 22" OAK
16	14" PINE 116 6" OAK
17	9" OAK 117 10" PINE
18	7" OAK 118 16" OAK
19	8" SWEETGUM 119 6" OAK
20	12" OAK 120 6" OAK
21	11" SPLIT OAK 121 12" OAK
22	8" OAK 122 12" OAK
23	18" OAK 123 10" OAK
24	16" OAK 124 8" OAK
25	21" OAK 125 12" HICKORY
26	7" SWEETGUM 126 24" SWEETGUM
27	7" SWEETGUM 127 24" OAK
28	9" OAK 128 12" OAK
29	18" HICKORY 129 16" OAK
30	5" BEECH 130 6" OAK
31	22" HICKORY 131 12" OAK
32	36" SPLIT OAK 132 12" OAK
33	16" OAK 133 24" OAK
34	14" TULIP POPLAR 134 12" HICKORY
35	12" OAK 135 24" SPLIT OAK
36	6" BEECH 136 20" TULIP POPLAR
37	8" OAK 137 8" OAK
38	18" OAK 138 16" SPLIT OAK
39	12" OAK 139 16" OAK
40	26" OAK 140 20" OAK
41	16" SPLIT OAK 141 8" OAK
42	15" OAK 142 8" OAK
43	12" OAK 143 16" OAK
44	8" OAK 144 12" OAK
45	40" BEECH 145 16" OAK
46	8" OAK 146 12" OAK
47	12" SWEET GUM 147 12" OAK
48	14" OAK 148 12" OAK
49	6" SWEETGUM 149 16" OAK
50	22" OAK 150 16" OAK
51	14" OAK 151 8" OAK
52	20" HICKORY 152 16" OAK
53	24" TULIP POPLAR 153 10" OAK
54	8" SPLIT SWEETGUM 154 16" OAK
55	20" OAK 155 8" OAK
56	20" OAK 156 16" OAK
57	20" OAK 157 16" OAK
58	8" CEDAR 158 26" OAK
59	10" OAK 159 6" OAK
60	12" HICKORY 160 16" OAK
61	10" SWEET GUM 161 16" OAK
62	14" OAK 162 12" OAK
63	24" TULIP POPLAR 163 6" OAK
64	20" TULIP POPLAR 164 6" OAK
65	8" TULIP POPLAR 165 8" OAK
66	16" PINE 166 15" BLACK CHERRY
67	10" OAK 167 15" OAK
68	8" OAK 168 12" SWEET GUM
69	8" PINE 169 10" OAK
70	6" OAK 170 8" OAK
71	10" OAK 171 6" OAK
72	12" OAK 172 8" OAK
73	8" SWEETGUM 173 43" SPLIT HICKORY
74	14" OAK 174 12" OAK
75	40" OAK 175 16" OAK
76	24" OAK 176 8" OAK
77	12" OAK 177 6" OAK
78	24" OAK 178 12" OAK
79	16" OAK 179 8" OAK
80	10" OAK 180 16" OAK
81	10" OAK 181 16" OAK
82	10" OAK 182 6" SWEETGUM
83	8" SWEETGUM 183 26" OAK
84	14" OAK 184 16" OAK
85	14" SWEET GUM 185 6" OAK
86	18" OAK 186 8" OAK
87	12" OAK 187 12" OAK
88	20" OAK 188 24" TULIP POPLAR
89	12" OAK 189 10" OAK
90	12" OAK 190 6" OAK
91	12" OAK 191 6" OAK
92	24" SPLIT OAK 192 6" OAK
93	6" OAK 193 6" OAK
94	30" SPLIT OAK 194 14" SPLIT MAPLE
95	12" OAK 195 8" SWEETGUM
96	6" SWEETGUM 196 24" OAK
97	22" SPLIT OAK 197 6" OAK
98	16" OAK 198 28" OAK
99	8" PINE 199 14" OAK
100	7" OAK 200 6" SPLIT MAPLE
101	20" OAK 300 12" BLACK CHERRY
102	6" OAK 302 20" OAK
103	20" OAK 303 12" OAK
104	15" HICKORY 304 14" HICKORY
105	15" HICKORY 305 14" PINE
106	15" HICKORY 306 24" HICKORY
107	15" HICKORY 307 14" OAK
108	10" OAK 308 10" OAK
109	24" OAK 309 20" OAK
110	14" OAK 310 20" OAK
111	10" OAK 311 20" OAK
112	6" OAK 312 30" OAK
113	24" SPLIT SWEETGUM 313 15" OAK
114	12" OAK 314 15" OAK
115	15" OAK 315 15" OAK
116	8" OAK 316 9" OAK
117	20" OAK 317 20" OAK
118	6" OAK 318 16" SWEETGUM
119	6" OAK 319 22" HICKORY
120	12" OAK 320 8" OAK
121	12" OAK 321 8" OAK
122	12" HICKORY 322 8" OAK
123	23" OAK 323 20" OAK
124	8" OAK 324 16" OAK
125	6" OAK 325 8" OAK
126	24" SWEETGUM 326 10" OAK
127	10" OAK 327 12" PINE
128	12" OAK 328 8" OAK
129	16" OAK 329 12" OAK
130	6" OAK 330 15" OAK
131	6" OAK 331 8" OAK
132	12" OAK 332 12" OAK
133	23" OAK 333 10" OAK
134	14" TULIP POPLAR 334 12" OAK
135	24" SPLIT OAK 335 10" HICKORY
136	20" TULIP POPLAR 336 8" PINE
137	8" OAK 337 10" PINE
138	18" OAK 338 10" PINE
139	12" OAK 339 6" OAK
140	24" SWEET GUM 340 6" OAK
141	8" MAPLE 341 6" OAK
142	8" OAK 342 6" OAK
143	16" OAK 343 10" OAK
144	12" OAK 344 16" OAK
145	16" OAK 345 16" OAK
146	8" OAK 346 12" OAK
147	12" SWEET GUM 347 12" OAK
148	14" MAPLE 348 16" OAK
149	14" OAK 349 12" OAK
150	12" OAK 350 12" BIRCH
151	6" OAK 351 8" SWEETGUM
152	16" OAK 352 20" PINE
153	10" OAK 353 20" OAK
154	16" OAK 354 10" BLACK CHERRY
155	16" OAK 355 6" OAK
156	16" OAK 356 8" BLACK CHERRY
157	10" OAK 357 26" OAK
158	6" MAPLE 358 12" OAK
159	12" PINE 359 24" OAK
160	12" HICKORY 360 8" OAK
161	10" BEECH 361 12" OAK
162	12" OAK 362 24" OAK
163	6" HICKORY 363 8" OAK
164	24" TULIP POPLAR 364 12" HICKORY
165	26" OAK 365 12" OAK
166	12" OAK 366 12" OAK
167	20" OAK 367 14" BEECH
168	8" OAK 368 12" OAK
169	10" OAK 369 16"

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION IS BASED ON SURVEY INFORMATION PROVIDED BY THE CLIENT AND DATED 04/02/2025. CONTRACTOR TO VERIFY AS-BUILT CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER ON RECORD IF ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DEDIMENTAL TO THE DESIGN INTENT. 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE NC UTILITY PROTECTION SERVICES, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF NC UNDERGROUND PROTECTION, INC. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNERS REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE TOWN OF WEDDINGTON, UNION COUNTY, AND NCDOT FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. GENERAL CONTRACTOR TO CONTACT OWNERS ENVIRONMENTAL DEPARTMENT FOR ANY ADDITIONAL OWNER RELATED REQUIREMENTS. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE TOWN OF WEDDINGTON, UNION COUNTY & NCDOT. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE AT FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE TOWN OF WEDDINGTON, UNION COUNTY REQUIREMENTS AND NCDOT EROSION CONTROL MANUAL. ITEM NUMBERS REFER TO THE NC DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF UNION COUNTY. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEDICT ALL WORK ASSOCIATED WITH THE PROJECT. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT IT IS NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION. ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO FINAL GRADE AS REQUIRED. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED. ALL STANDARD PARKING PLACES ARE SIZED AS REQUIRED BY THE TOWN OF WEDDINGTON. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE NC MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL STOP BARS, CROSS WALKS, AND REGULATORY PAVEMENT MARKINGS MUST BE THERMO. <p>GENERAL LANDSCAPE NOTES:</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING NEWLY CONSTRUCTED AND EXISTING UTILITIES. HE SHALL NOTIFY THE OWNERS OF PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING PLANTING OPERATIONS. GENERAL CONTRACTOR SHALL ERECT TREE PROTECTION FENCING. FENCING SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO BEGINNING. CONTRACTOR SHALL MAINTAIN FENCING THROUGHOUT THE DURATION OF PROJECT. PLANT MATERIAL SHALL MEET OR EXCEED SPECIFICATIONS AND SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK BOOK. THE CONTRACTOR SHALL GUARANTEE THAT THE MATERIAL INSTALLED ON SITE IS IN FACT THE MATERIAL THAT WAS SPECIFIED BY THE LANDSCAPE ARCHITECT OR ENGINEER. ANY CHANGES IN SPECIES SPECIFIED SHALL BE SUBMITTED IN WRITING TO, AND APPROVED/REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER. IN THE EVENT ANY ERRORS ARE FOUND ON THESE DRAWINGS OR OUT IN THE FIELD THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH WORK. SHOULD THE CONTRACTOR FAIL TO CONTACT THE LANDSCAPE ARCHITECT OR ENGINEER, HE/SHE WILL BE RESPONSIBLE FOR THE COST OF ANY CORRECTION TO BE MADE. ALL WORK SHALL BE PERFORMED BY FULLY QUALIFIED PLANTSMEN. USE GOOD HORTICULTURAL PRACTICES TO KEEP ALL PLANTS AND PLANT MATERIAL INSTALLED IN A LIVING, HEALTHY CONDITION UP TO THE DATE FOR TERMINATION OF THE CONTRACTOR'S RESPONSIBILITY FOR CARE. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND. WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER. THE OPTIMUM TIME FOR PLANTING IS FROM OCTOBER 1ST TO APRIL 1ST. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL SUBMIT CUT SHEETS TO THE LANDSCAPE ARCHITECT OR ENGINEER REGARDING ALL PLANTING MATERIALS, SEEDING, SOD, STEEL EDGING, WEED CONTROL MATTING, FERTILIZERS, LIMES, CHEMICALS TO BE APPLIED ON SITE AND ANY OTHER ITEM(S) RELATED TO THE LANDSCAPE OF THE SITE FOR APPROVAL PRIOR TO INSTALLATION ON SITE. ALL CONTRACTORS APPLYING CHEMICALS ON SITES SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT OR ENGINEER. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO INSTALLATION. GIVE LANDSCAPE ARCHITECT OR ENGINEER 24 HOURS NOTICE PRIOR TO INSPECTION. PLANTING BED SHALL BE CLEARED OF ROCK, GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS. FERTILIZE ALL PLANT MATERIAL AT INSTALLATION WITH PETER'S SLOW RELEASE 20-20-20 OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT OR ENGINEER. APPLY PER MANUFACTURERS RECOMMENDATIONS OR APPLY 15 POUNDS PER 1,000 SQUARE FEET APPLY FERTILIZER BEFORE MULCHING. ALL DISTURBED AREAS NOT OTHERWISE SEEDED OR PLANTED SHALL BE SODDED AS DIRECTED BY THE LANDSCAPE ARCHITECT, OR ENGINEER. PLANTING BEDS SHALL HAVE A 4-INCH SHREDDED HARDWOOD BARK MULCH IN ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL PLANTED AREAS SHALL BE TREATED WITH A WATER SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING. APPLY TWO POUNDS ACTUAL NITROGEN (IN SLOW RELEASE FORM) PER 1,000 SQUARE FEET TO ALL SHRUB AND TREE PLANTINGS BEFORE LAYING MULCH. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL AND LAWNS UNTIL THE PROJECT IS ACCEPTED BY THE LANDSCAPE ARCHITECT OR ENGINEER, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE CALENDAR YEAR FROM THE DATE THE PROJECT IS ACCEPTED. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT OR ENGINEER RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE, OR ON THE JOB SITE. THE CONTRACTOR SHALL TEST ALL PITS FOR DRAINAGE ANY TREE PIT THAT HOLDS WATER FOR MORE THAN 24 HOURS SHALL BE INSTALLED WITH TREE PIT DRAINAGE. DRAINAGE OF ALL PLANTING PITS AND BEDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TREES AND SHRUBS SHALL BE INSTALLED ACCORDING TO THE DETAILS LOCATED IN THIS PLAN SET. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER. NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF UNION COUNTY. THE APPLICANT HEREBY OFFERS AND CONSENTS TO INCLUSION OF ALL IMPROVEMENTS AND COMMITMENTS SHOWN ON THIS DEVELOPMENT PLAN. SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS DEVELOPMENT PLAN. <p>DEMOLITION NOTES:</p> <ol style="list-style-type: none"> ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, AND WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE TOWN OF WEDDINGTON STANDARDS - OR - IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE; EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AT THE CONTRACTOR'S EXPENSE. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIATING DEMOLITION ACTIVITIES. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED OR ANTICIPATED. IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH NC DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION. ALL UTILITY AND STRUCTURE RELATED TO EXISTING PAVEMENT, CAPPING AND REPAIRS SHALL BE COORDINATED AND PROPERLY DOCUMENTED. CERTAIN PROVISIONS WHICH APPLICABLE WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY, AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION. RECOMMENDATIONS AND GUIDANCE AVAILABLE. ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I, PHASE II, WETLAND AND STREAM DELINEATION, AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES. <p>PLANTING NOTES</p> <ol style="list-style-type: none"> THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER. CHANGES IN PLANT MATERIAL MAY REQUIRE RE-APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE-APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT OR ENGINEER. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE, BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANT SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK AND Z-60, LATEST EDITION FOR SIZE AND QUALITY. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE. REFER TO THE WRITTEN SPECIFICATIONS. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT OR ENGINEER, AND OR OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE. ALL TREES 2-INCH CALIPER AND LARGER SHALL BE STAKED AND GUYED AS SPECIFIED. STAKE AND GUY MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR 12 MONTHS AFTER FINAL ACCEPTANCE. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESE SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENT SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH ANSI STANDARDS. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S OR ENGINEER'S APPROVAL. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT OR ENGINEER SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE LANDSCAPE ARCHITECT OR ENGINEER ARE SUBJECT TO REJECTION AND/OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S OR ENGINEER'S APPROVAL. THE LANDSCAPE CONTRACTOR SHALL UTILIZE TOPSOIL AS AVAILABLE FROM THE CONTRACTOR. ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1-INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING. ALL TREE, SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, SHREDDED HARDWOOD BARK. NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF UNION COUNTY. THE APPLICANT HEREBY OFFERS AND CONSENTS TO INCLUSION OF ALL IMPROVEMENTS AND COMMITMENTS SHOWN ON THIS DEVELOPMENT PLAN. SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS DEVELOPMENT PLAN. <p>LAYOUT NOTES</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING UTILITY SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (3,600 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL BE UNILATERALLY RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES OR UNDERGROUND UTILITIES THAT ARE SHOWN OR NOT SHOWN ON THESE PLANS, AND IF DAMAGED, THEY SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND/OR OWNER'S REPRESENTATIVE. THE SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH UNION COUNTY. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS AREA, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, AND LANDSCAPING. <p>UTILITY NOTES:</p> <ol style="list-style-type: none"> CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES & GOVERNMENT AGENCIES PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITIES OCCURRING. CONTRACTOR SHALL OBTAIN & PAY FOR, PRIOR TO THE BEGINNING OF ANY WORK, ALL PERMITS AND LICENSES NECESSARY TO ACCOMPLISH WORK. PERMITS CAN INCLUDE, BUT ARE NOT LIMITED TO THE UNION COUNTY, NCDOT ENCROACHMENT PERMIT, GRADING PERMIT, AND/OR UTILITY COMPANY'S PERMIT FOR THE WORK TO BE PERFORMED ON THEIR RESPECTIVE FACILITIES. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELF WITH THE JOB SITE AND LOCATION OF ALL EXISTING FACILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL BE UNILATERALLY RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES OR UNDERGROUND UTILITIES THAT ARE SHOWN OR NOT SHOWN ON THESE PLANS, AND IF DAMAGED, THEY SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL 4" AND 6" SANITARY SEWER SHALL BE SCH-40 PVC OR APPROVED EQUAL INSTALLED AT A MINIMUM SLOPE OF ONE PERCENT (.00%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF THREE FEET (3') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SERVICE JOINTS CONFORM TO ASTM D-3212. THE CONTRACTOR SHALL RE-SET ALL MANHOLE COVERS, CATCH BASIN GRATES, VALVE BOXES, PEDESTALS, CLEANOUTS, AND ANY OTHER UTILITY ACCESS COVERS TO FINISHED SURFACE, FINISHED GRADES OR SIDEWALK GRADE, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROTECT UNDERGROUND UTILITIES AND THEIR APPURTENANCES TO REMAIN ON SITE FROM DAMAGE DURING CONSTRUCTION OPERATIONS. DISTANCES SHOWN FOR BOTH SANITARY SEWER AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE; CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. ROOF DRAINS, FOUNDATION DRAINS, AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED. MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH ARCHITECT AND MEP ENGINEER. WHEN WATER MAIN IS ABOVE SEWER, BUT WITH LESS THAN 18" CLEARANCE, OR WHEN THE SEWER IS ABOVE THE WATER MAIN, BOTH WATER MAIN AND SEWER LINE SHALL BE CONSTRUCTED OF FERROUS MATERIALS WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A MIN. LATERAL DISTANCE, MEASURED AT RIGHT ANGLES TO THE SEWER, OF 10' EACH SIDE OF THE CROSSING WITH FULL SECTIONS CENTERED AT THE POINT OF CROSSING. ALL UTILITIES SHALL BE INSTALLED BY A NC LICENSED UTILITY CONTRACTOR, APPROVED BY THE ENGINEER. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE DESIGNATED, AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS. <p>STORM DRAINAGE NOTES</p> <ol style="list-style-type: none"> DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. ALL STORM STRUCTURES ARE PER THE TOWN OF WEDDINGTON STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 3.5' SHALL BE PROVIDED WITH STEPS MEETING THE REQUIREMENTS OF NCDOT SPECIFICATION. ALL STORM PIPES AND STRUCTURES SHALL BE INSTALLED PER THE TOWN OF WEDDINGTON STANDARDS AND SPECIFICATIONS. STORM SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES PER UNION COUNTY STANDARDS AND SPECIFICATIONS. <p>NDOT TRAFFIC CONTROL NOTES</p> <p>TRAFFIC CONTROL NOTES</p> <ol style="list-style-type: none"> CONTRACTOR WILL BE REQUIRED TO PROVIDE PROPERTY OWNERS AND TENANTS ACCESS TO THEIR PROPERTY THROUGHOUT THE PROJECT LIMITS, INCLUDING REASONABLE INGRESS AND EGRESS FOR BUSINESSES. ADJACENT LANES TO CONSTRUCTION ZONES MAY REMAIN OPEN IF LATERAL CLEARANCE BETWEEN EDGE OF TRAVEL LANE AND EQUIPMENT IS EQUAL TO OR GREAT THAN 5' (INCLUDING WIDTH OF DRUM). CONTRACTOR SHALL NOT BE ALLOWED TO WORK ON BOTH SIDES OF THE ROAD SIMULTANEOUSLY WITHIN THE SAME AREA EXCEPT WHERE THE ROADWAY IS DIVIDED BY A RAISED MEDIAN.</	
---	--



TYPICAL LOT SETBACKS



Doing Business as **MASER**



KEYSTONE CUSTOM HOMES, WEDDINGTON		
SITE DATA		
	REQUIRED /EXISTING	PROPOSED
SITE ADDRESS	3009 FOREST LAWN DR, MATTHEWS, NC, 28104	
PARCEL (PIN)	07150015	
ZONING	RESIDENTIAL CONSERVATION DISTRICT (R-CD)	
PROPOSED USE	SINGLE FAMILY CONSERVATION DEVELOPMENT	
GROSS SITE AREA	16.66 AC	
TOTAL # OF LOTS	12	
MIN LOT SIZE	18,000 SF	
AVERAGE LOT SIZE	20,402 SF	
MIN LOT WIDTH	100 FT	
MAXIMUM BUILDING HEIGHT	35 FT	
CUL DE SAC ROAD A	156 FT	
CONSERVATION SPACE	MIN: 8.27 AC (50%) 8.53 AC (51.6%)	
MINIMUM FRONT SETBACK	40 FT	40 FT
REAR SETBACK	40 FT	40 FT
MINIMUM SIDE YARD	15 FT	15 FT

Casey R. Whiteman
 NORTH CAROLINA PROFESSIONAL ENGINEER
 LICENSE NUMBER: 059701
 COLLIERS ENGINEERING & DESIGN CT, P.C.
 N.C. #: C-4746

CONDITIONAL ZONING PLAN

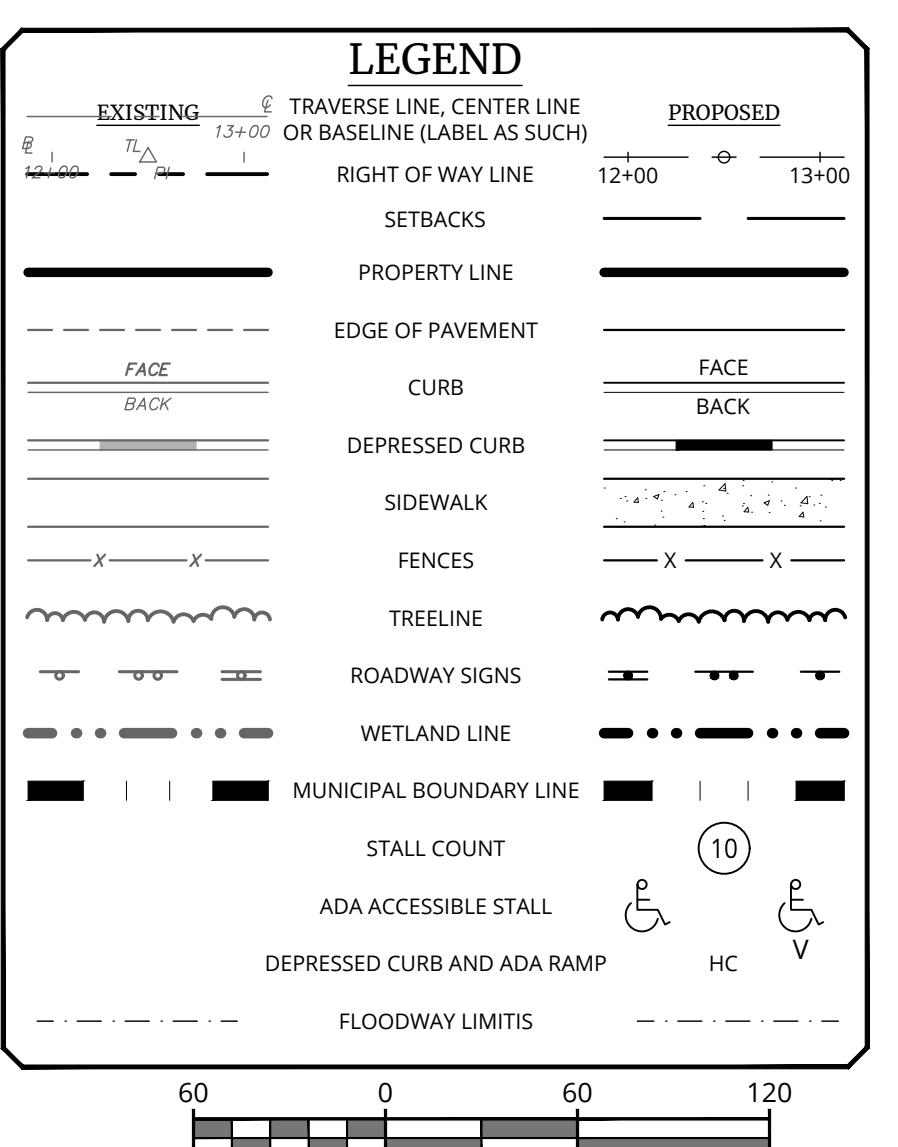
FOR
 KEYSTONE CUSTOM
 HOMES
 WEDDINGTON

PIN 07150015
 3009 FOREST LAWN DRIVE

WEDDINGTON
 UNION COUNTY
 NORTH CAROLINA

Colliers
 Engineering & Design,
 Architecture, Landscape
 Architecture, Surveying, CT P.C.
 CHARLOTTE
 5275 Parkway Plaza Boulevard,
 Charlotte, NC 28217
 Phone: 980-245-3161
 COLLIERS ENGINEERING & DESIGN
 ARCHITECTURE, LANDSCAPE ARCHITECTURE,
 SURVEYING, CT P.C. CONSULTING

SCALE: 1" = 60'
 Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)
 AS SHOWN DATE: 09/25/25 DRAWN BY: NWB CHECKED BY: CW
 PROJECT NUMBER: 25003536A DRAWING NAME: C-LAYT
 SHEET TITLE: LAYOUT PLAN
 SHEET NUMBER: C-200



60 0 60 120

SCALE : 1" = 60'
 Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

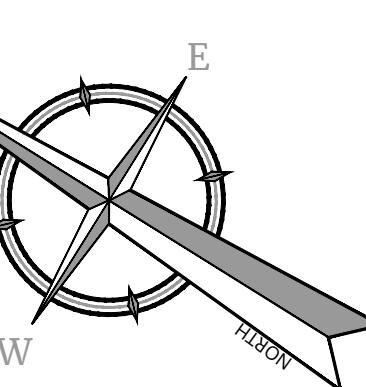
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

© 2025, Colliers Engineering & Design All Rights Reserved. This drawing information contained herein is authorized for use only by the party for services were contracted or to whom it is certified. This drawing may not be reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Business as MASER



SU-30 DESIGN VEHICLE TURNING TEMPLATE

Diagram illustrating the turning paths of an SU-30 DESIGN VEHICLE on a road network. The diagram shows a road layout with various turning paths and vehicle positions. Key features include:

- R/W**: Roadway segments labeled "R/W" are shown along the top and bottom roads.
- SU-30 DESIGN VEHICLE**: A vehicle is shown in a turn on the left side of the diagram.
- (FOREST LAWN DR SR-1358 STATE MAINTAINED)**: A label indicating the road name and state maintained.
- SU-30 - Single Unit Truck**: A truck is shown on the right side of the diagram.
- WALDEN AVE**: A label for a street name.
- FOP^W**, **CL-ROAD**, **EOP**: Labels for different parts of the road or turning areas.
- SCALE : 1" = 30'**: Scale bar at the bottom.

SU-30 DESIGN VEHICLE TURNING TEMPLATE

A scale bar diagram with markings at 30, 0, 30, and 60. The markings are labeled above the bar. Below the bar, the text "SCALE : 1" = 30" is centered.

E-ONE HP95 MID MOUNT DESIGN VEHICLE TURNING TEMPLATE

SCALE : 1" - 20"

GENERAL NOTES

- .. SEE SHEET C-002 FOR GENERAL NOTES.
- .. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING PLAN

FOR
**KEYSTONE CUSTOM
HOMES
WEDDINGTON**

PIN 07150015
9 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

CHARLOTTE
5275 Parkway Plaza Boulevard,
Suite 100
Charlotte, NC 28217
Phone: 980.245.3161

COLLIERS ENGINEERING & DESIGN,
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, CT P.C. DOING BUSINESS AS MASER
CONSULTING

DATE:	DRAWN BY:	CHECKED BY:
09/25/25	NWB	CW
NUMBER:	DRAWING NAME:	
03536A	C-LAYT	

VEHICLE TURNING PLAN

MBER:
C-201

THE DRAWINGS FOR CONSTRUCTION

LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>
2+00 13+00	12+00 13+00
TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
RIGHT OF WAY LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
FACE	FACE
BACK	BACK
DEPRESSED CURB	
CURB	
SIDEWALK	
FENCES	
TREELINE	
ROADWAY SIGNS	
WETLAND LINE	
MUNICIPAL BOUNDARY LINE	
STALL COUNT	
ADA ACCESSIBLE STALL	
DEPRESSED CURB AND ADA RAMP	
HC	

SCALE : 1" = 30"

THE DRAWINGS FOR CONSTRUCTION

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



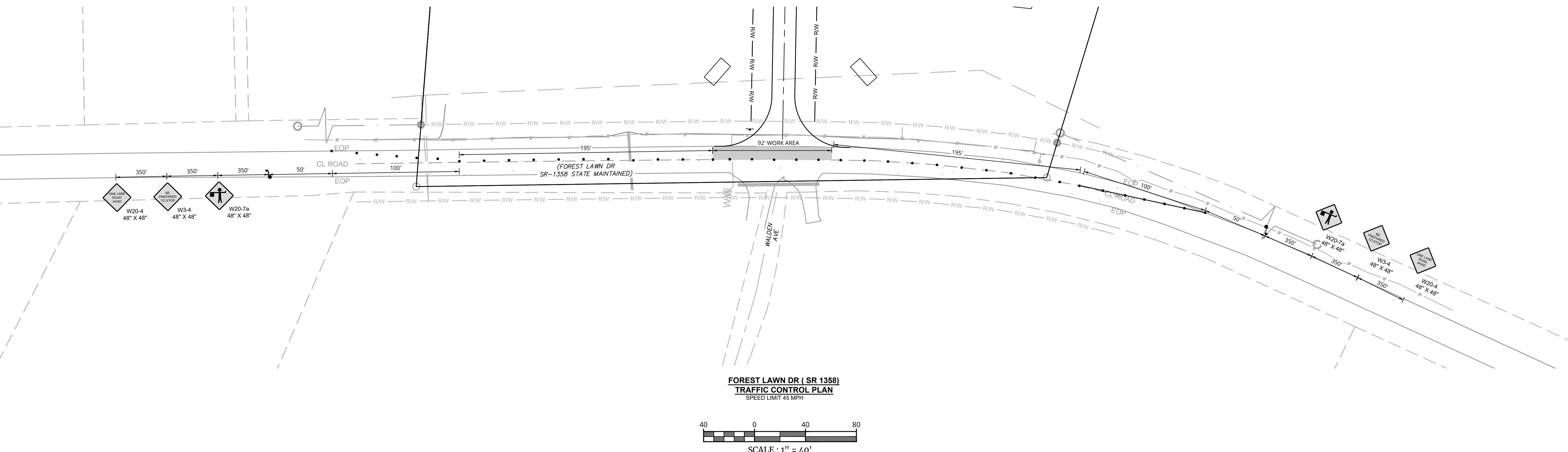
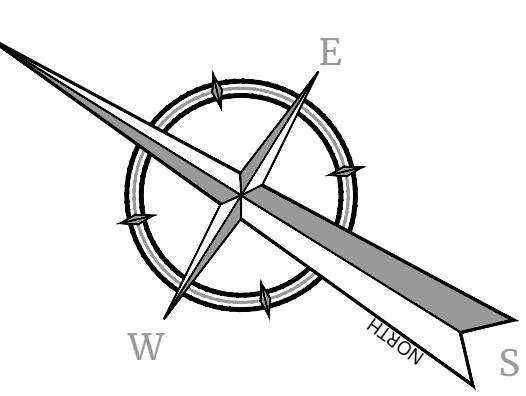
Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

www.colliersengineering.com
Copyright 2025. Colliers Engineering All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING PLAN

KEYSTONE CUSTOM HOMES WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

Colliers
Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

CHARLOTTE
5275 Parkway Plaza Boulevard
Charlotte, NC 28217
Phone: 980.245.3161

COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, CT P.C. BUSINESS AS MASER
CONSULTING

SCALE: DATE: DRAWN BY: CHECKED BY:
AS SHOWN 09/25/25 NWB CW

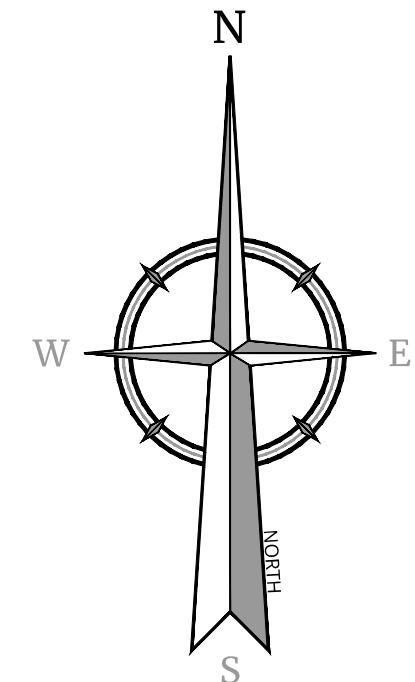
PROJECT NUMBER: DRAWING NAME:
25003536A C-LAYT

SHEET TITLE:
TRAFFIC CONTROL PLAN

SHEET NUMBER:
C-202

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LEGEND	
EXISTING	PROPOSED
12+00	13+00
12+00	13+00
RIGHT OF WAY LINE	RIGHT OF WAY LINE
PROPERTY LINE	PROPERTY LINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
FACE	FACE
BACK	BACK
CURB	CURB
DEPRESSED CURB	DEPRESSED CURB
SIDEWALK	SIDEWALK
FENCES	FENCES
TREELINE	TREELINE
ROADWAY SIGNS	ROADWAY SIGNS
WETLAND LINE	WETLAND LINE
MUNICIPAL BOUNDARY LINE	MUNICIPAL BOUNDARY LINE
STALL COUNT	STALL COUNT
ADA ACCESSIBLE STALL	ADA ACCESSIBLE STALL
DEPRESSED CURB AND ADA RAMP	DEPRESSED CURB AND ADA RAMP
HC	HC
V	V
FLOODWAY LIMITS	FLOODWAY LIMITS



Colliers

Engineering & Design, Architecture, Landscape Architecture Surveying, CT P.C.

© 2025, Colliers Engineering & Design All Rights Reserved. This drawing information contained herein is authorized for use only by the party for services were contracted or to whom it is certified. This drawing may not be reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

A graphic of a shovel digging a hole in the ground. Above the shovel, the text "PROTECT YOURSELF" is written in a bold, sans-serif font. The shovel is shown from a side-on perspective, with the blade pointing downwards into the earth.

STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

A blank 10x10 grid for drawing or plotting. The grid consists of 100 small squares arranged in a 10 by 10 pattern. The lines are thin and black, providing a clear grid for various applications.

NOTES

- I. SEE SHEET C-001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHERS PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
4. CONTRACTOR SHALL CONTACT NC 811 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND COMPLY TO THE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.

EXISTING	LEGEND	PROPOSED
	TRaverse Line, Center Line OR Baseline (Label as such)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	TYPE '9' INLET	
	TYPE 'C', 'D', 'E' INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
	CONTOURS	
	SPOT ELEVATION	
	DIRECTION OF OVERLAND FLOW	
	TOP OF CURB ELEVATION	
	BOTTOM OF CURB ELEVATION	
	TOP OF DEPRESSED CURB ELEVATION	

Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
LIERS ENGINEERING & DESIGN CT, P.C.

CONDITIONAL ZONING PLAN

FOR
**KEYSTONE CUSTOM
HOMES
WEDDINGTON**

PIN 07150015
9 FOREST LAWN DRIVE
WEDDINGTON
UNION COUNTY

COLLIERS INTERNATIONAL
Engineering, Design, Architecture, Landscape Architecture, Surveying, CT P.C.
5275 Parkway Plaza Boulevard
Suite 100
Charlotte, NC 28217
Phone: 980.245.3161
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE
SURVEYING, CT P.C. DOING BUSINESS AS MA
CONSULTING

	DATE:	DRAWN BY:	CHECKED BY:
WN	09/25/25	NWB	CW
NUMBER:		DRAWING NAME:	

03536A C-GRAD3

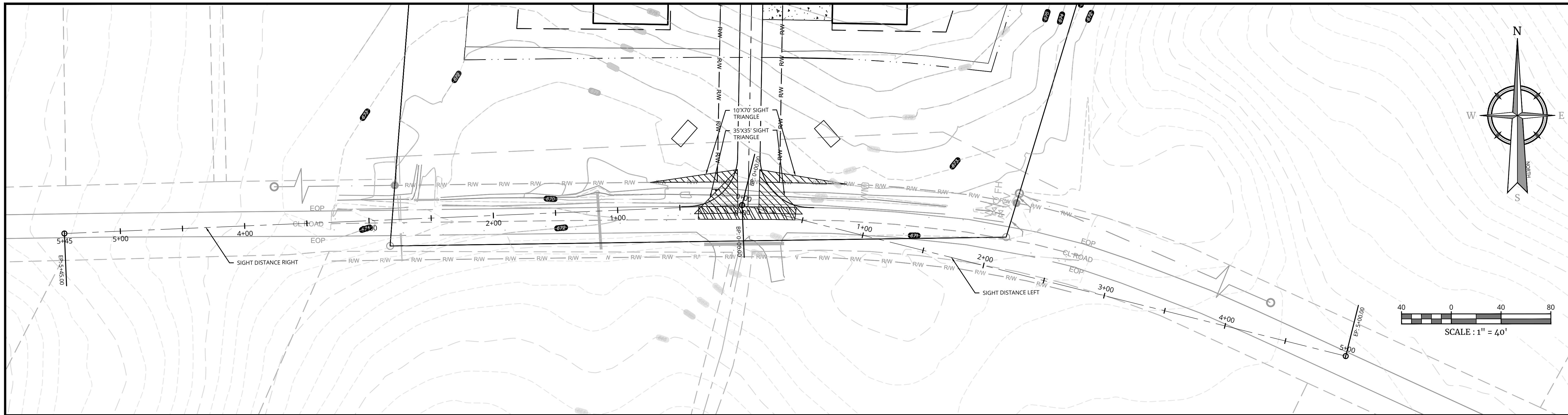
LE:

LANDING & DRAINAGE PLANS

MBER:

C-300

THE DRAWINGS FOR CONSTRUCTION



Colliers

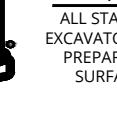
Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

www.colliersengineering.com

Copyright 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted to whom it is certified this drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

MASER

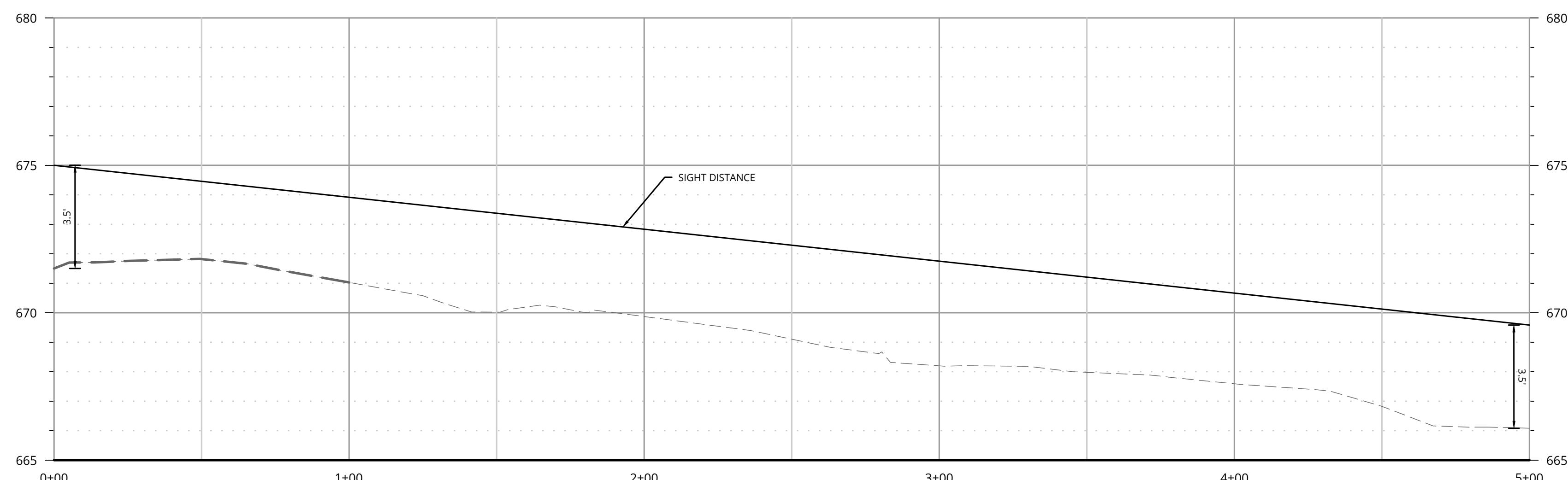


PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

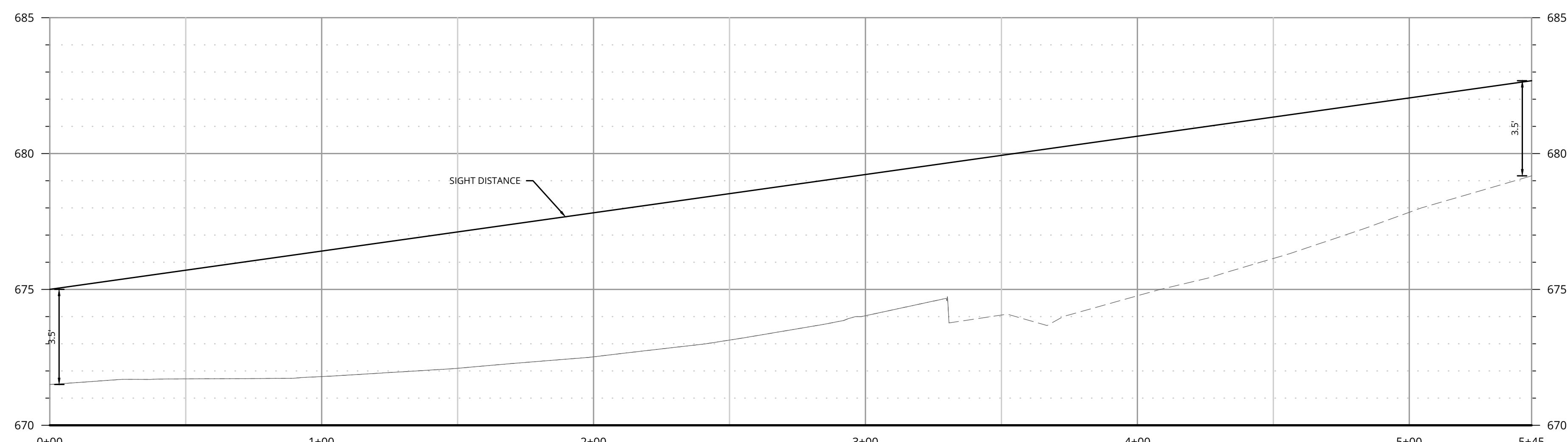
40 0 40 80

SCALE : 1" = 40'



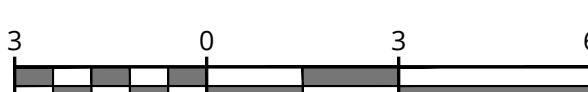
PROFILE OF SIGHT DISTANCE LEFT

HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



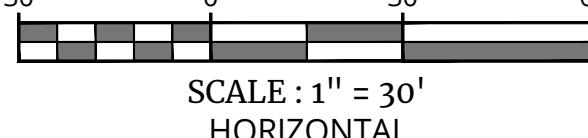
PROFILE OF SIGHT DISTANCE RIGHT

HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



SCALE : 1" = 3'

VERTICAL



SCALE : 1" = 30'

HORIZONTAL

Casey R. Whiteman

NORTH CAROLINA PROFESSIONAL ENGINEER

LICENSE NUMBER: 059701

COLLIERS ENGINEERING & DESIGN CT, P.C.

N.C. #: C-4746

CONDITIONAL ZONING
PLAN

FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

CHARLOTTE

5275 Parkway Plaza Boulevard,
Charlotte, NC 28217

Phone: 980.245.3161

COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, CT P.C. AND BUSINESS AS MASER
CONSULTING

SCALE: DATE: DRAWN BY: CHECKED BY:
AS SHOWN 09/25/25 NWB CW

PROJECT NUMBER: DRAWING NAME:
25003536A CX-SEC

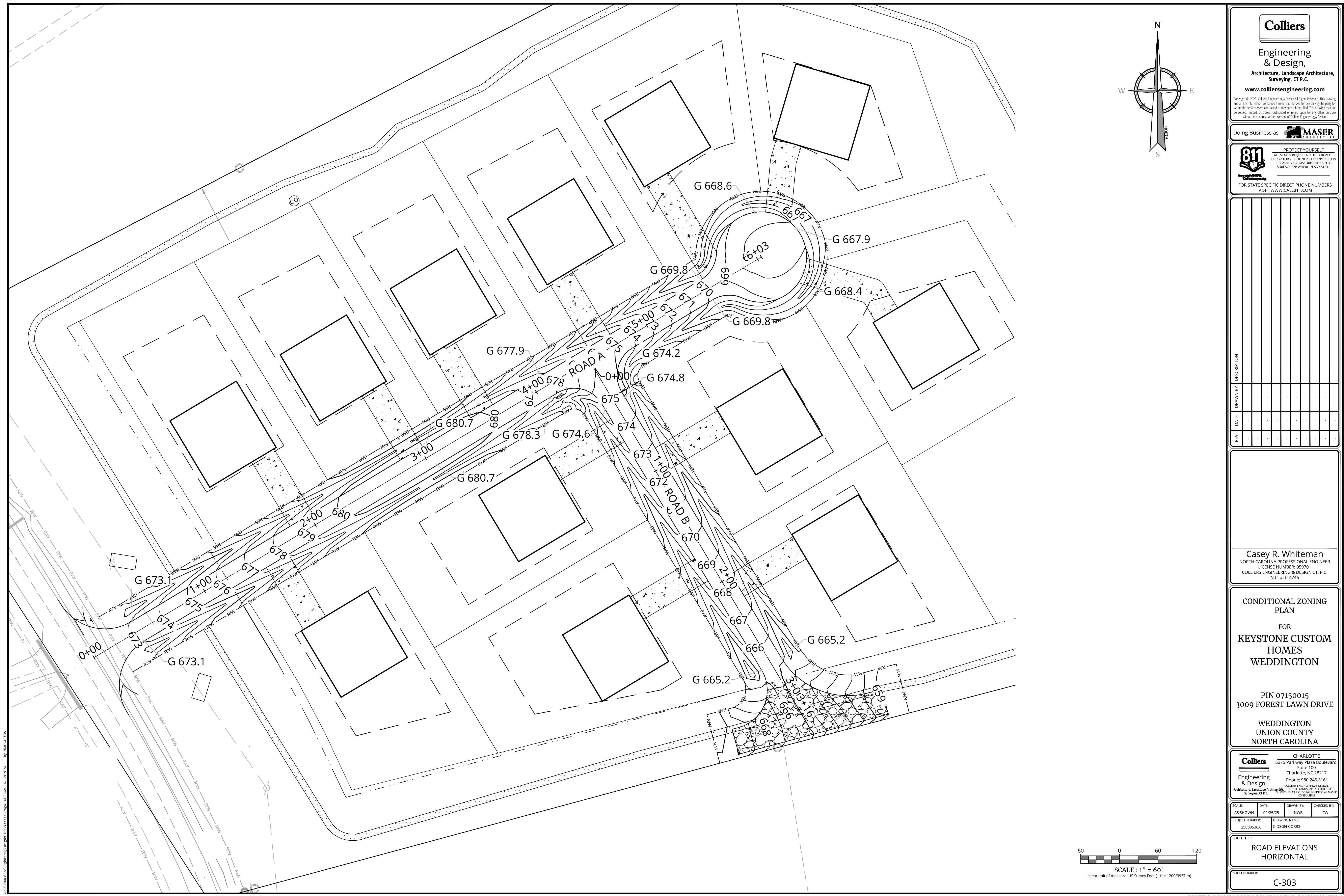
SHEET TITLE:

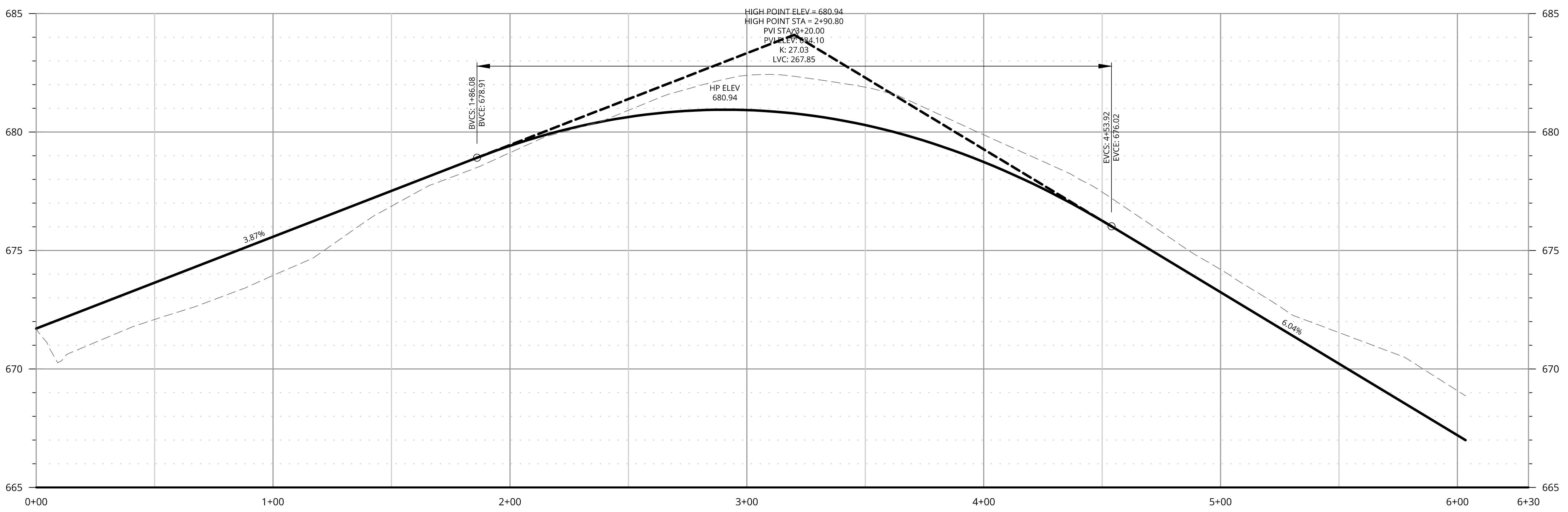
SIGHT DISTANCE PLAN

SHEET NUMBER:

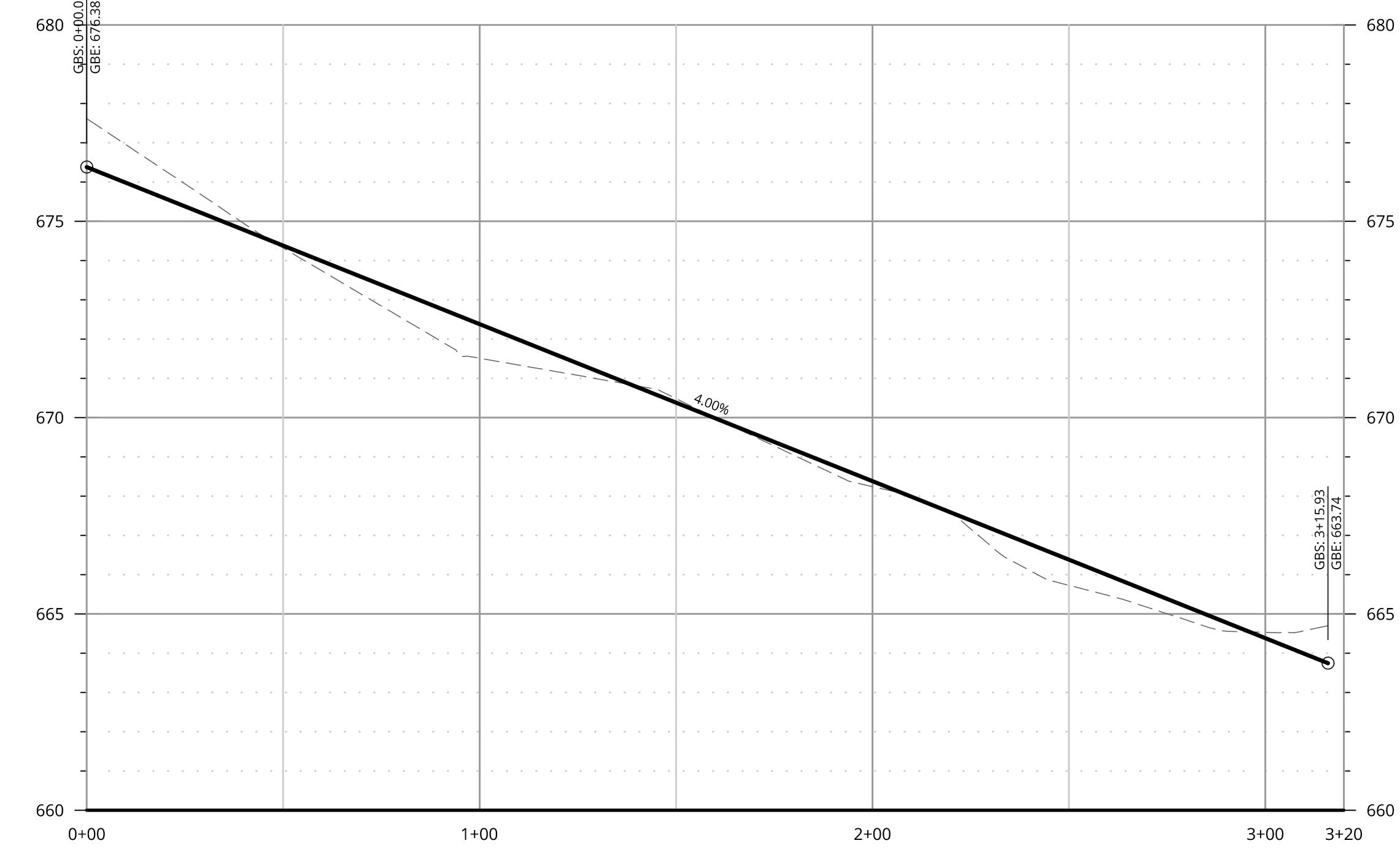
C-302

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

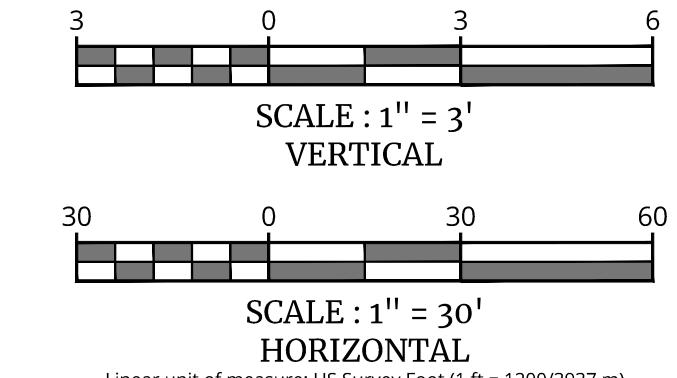




PROFILE OF ROAD A
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



PROFILE OF ROAD B
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING PLAN
FOR
KEYSTONE CUSTOM HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

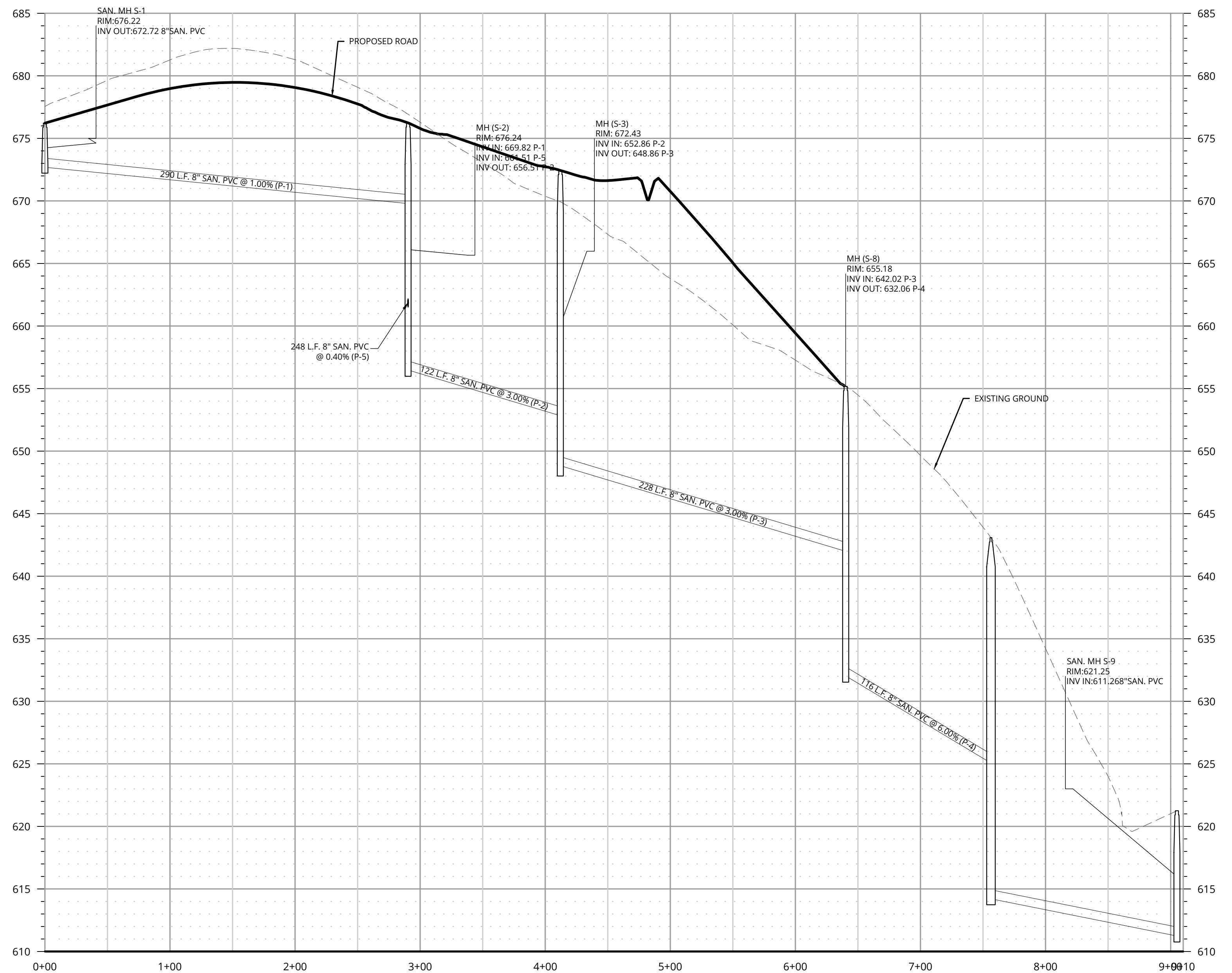
CHARLOTTE
5275 Parkway Plaza Boulevard
Charlotte, NC 28217
Phone: 980-245-3161
COLLIERS ENGINEERING & DESIGN
Architecture, Landscape Architecture, Surveying, CT P.C.
Engineering & Design
Surveying, C.P.L.

SCALE: DATE: DRAWN BY: CHECKED BY:
AS SHOWN 09/25/25 NWB CW
PROJECT NUMBER: DRAWING NAME:
25003536A C-DSGN-CORR3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

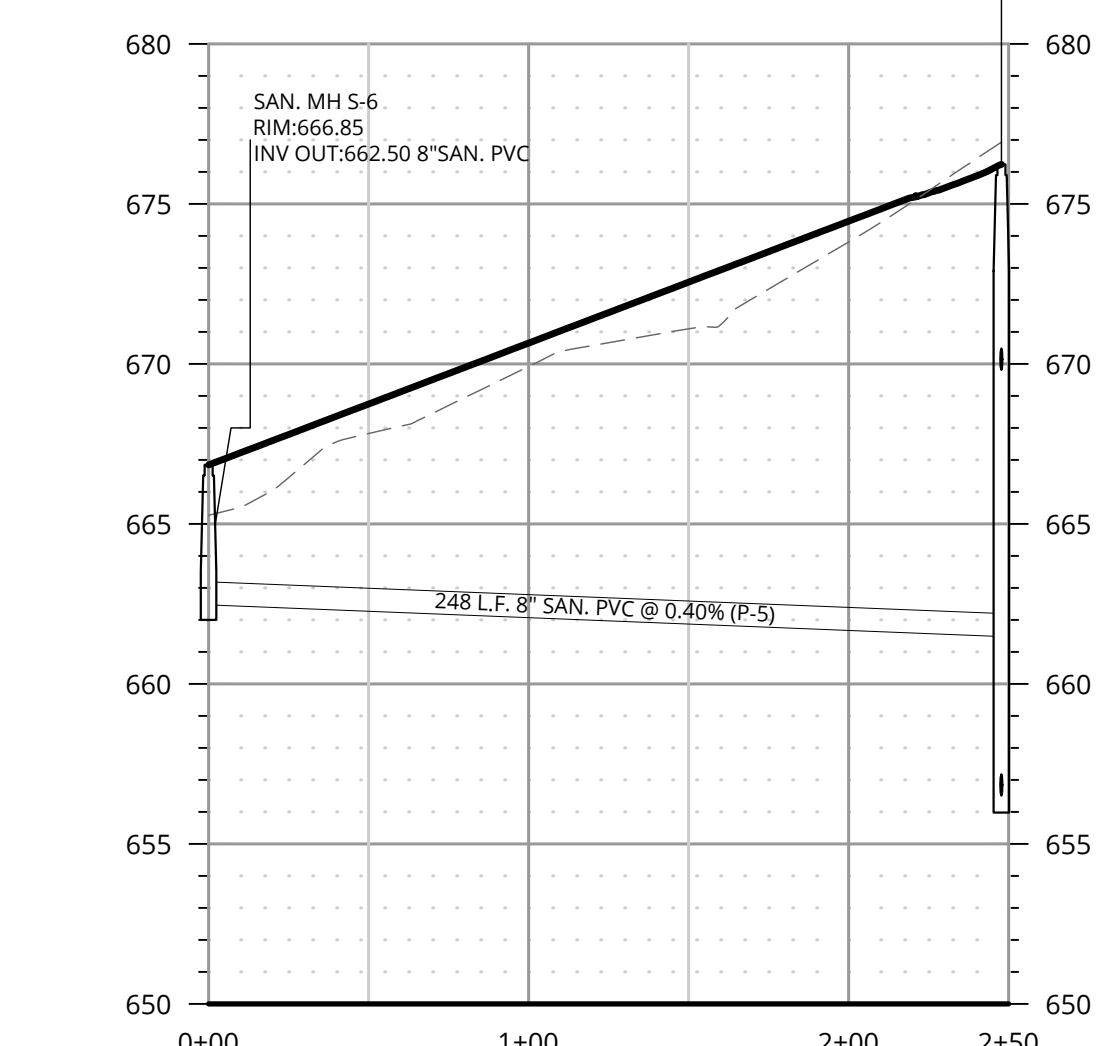
ROAD PROFILES

SHEET NUMBER:
C-304



PROFILE OF SEWER A
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 6'

MH (S-3)
RIM: 676.24
INV IN: 669.82 P-1
INV IN: 669.51 P-5
INV OUT: 656.51 P-2



PROFILE OF SEWER B
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 6'



Engineering
& Design
CT, P.C.

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted to whom it is certified this drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

DESCRIPTION

DRAWN BY

DATE

REV

Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

UTILITIES SKETCH PLAN

FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

CHARLOTTE
Colliers
Engineering
& Design
CT, P.C.

5275 Parkway Plaza Boulevard,
Charlotte, NC 28217
Phone: 980.245.3161
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING

SCALE: 1" = 60'
AS SHOWN DATE: 04/07/2025 DRAWN BY: NWB
PROJECT NUMBER: DRAWING NUMBER: C-UTIL
CHECKED BY: CW

SCALE : 1" = 6'
VERTICAL

60 0 60 120
SCALE : 1" = 60'
HORIZONTAL

60 0 60 120
SCALE : 1" = 60'
HORIZONTAL

UTILITIES PROFILE
SHEET NUMBER: C-401

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Colliers
Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.
www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted to whom it is certified that this drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**

811
Burying Utilities
Call Before You Dig

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

EXISTING SITE SOIL TYPES

SOIL SYMBOL: Cha - CHEWACLA SILT LOAM
SOIL SYMBOL: GSE - GOLDSTON-BADIN COMPLEX
SOIL SYMBOL: Sca - SECRET-CID COMPLEX
SOIL SYMBOL: TaD - STARRUS GRAVELLY SILTY CLAY LOAM
SOIL SYMBOL: TbB2 - TARRUS GRAVELLY SILTY CLAY LOAM
SOIL SYMBOL: Tbc2 - TARRUS GRAVELLY SILTY CLAY LOAM

REFERENCE: USDA NATIONAL RESOURCES CONSERVATION WEB SOIL SURVEY

OWNER'S MAINTENANCE

MAINTENANCE OF ALL EROSION CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE OWNER.

CONSTRUCTION SEQUENCE:

PHASE I	DESCRIPTION
1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE TOWN OF WEDDINGTON ENGINEERING DEPARTMENT	
2. SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE TOWN ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE TOWN CODE.	
3. INSTALL SILT FENCE, INLET PROTECTION, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS. CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.	
4. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.	
5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.	

PHASE II

6. INSTALL UTILITIES AND STORMWATER CONVEYANCE FACILITIES AS APPROPRIATE WHILE GRADING ACTIVITIES OCCUR. AS STORMWATER CONVEYANCE FACILITIES ARE INSTALLED, INSTALL INLET PROTECTION AS SHOWN ON THE PLANS. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
7. BEGIN TO BRING SITE UP TO FINISHED GRADE OR SUBGRADE AS APPROPRIATE. AREAS TO BE STABILIZED AS THEY REACH FINISHED GRADE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ENVIRONMENTAL ENGINEERING DEPARTMENT.
10. INSTALL THE CURB AND GUTTER, SIDEWALK, ASPHALT CONCRETE PADS AND BUILDING FOUNDATIONS AS SITE IS BROUGHT TO SUBGRADE.
11. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL AND THE TOWN OF WEDDINGTON LAND DEVELOPMENT STANDARDS MANUAL.

EROSION CONTROL NOTES

1. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
2. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE TOWN'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
3. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE TOWN'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
4. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
5. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE TOWN OF WEDDINGTON ENGINEERING DIVISION.

NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ANY CONFLICTS DETERMINAL TO THE DESIGN INTENT.
4. CONTRACTOR SHALL CONTACT NC 811 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.

EROSION LEGEND

— LOD	LIMITS OF DISTURBANCE
— X — X	SILT FENCE
□	TEMPORARY INLET PROTECTION
△	DUST CONTROL
[Hatched Pattern]	TEMPORARY GRAVEL CONST. ENTRANCE/ EXIT
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING

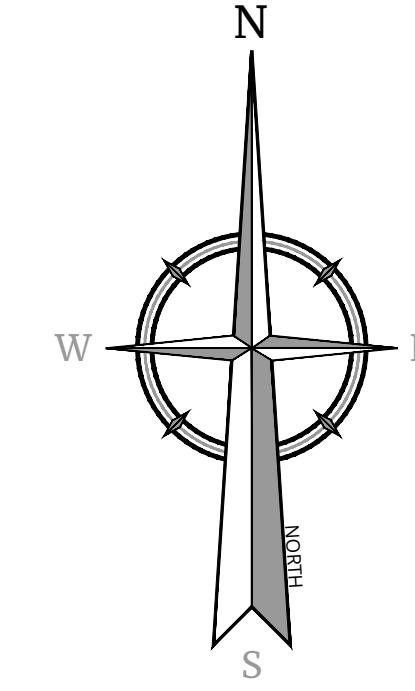
SCALE: 1" = 60'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

SOIL EROSION & SEDIMENT CONTROL PLAN PHASE II

CHARLOTTE
5275 Parkway Plaza Boulevard,
Charlotte, NC 28217
Phone: 980-245-3161
Engineering & Design
Architecture, Landscape
Architecture, Surveying, CT P.C.
COLLIERS INTERNATIONAL CONSULTING

SCALE: DATE: DRAWN BY: CHECKED BY:
AS SHOWN 09/25/25 NWB CW
PROJECT NUMBER: DRAWING NAME:
25003536A C-SESC
SHEET NUMBER:
C-502

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Colliers

Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Colliers Engineering & Design All Rights Reserved. This drawing
is contained herein is authorized for use only by the party for
whom it was contracted or to whom it is certified. This drawing may not
be disclosed, distributed or relied upon for any other purpose
without express written consent of Colliers Engineering & Design.

FOR SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHERS PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
4. CONTRACTOR SHALL CONTACT NC 811 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND COMPLY TO THE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
6. SITE TO BE FULLY PERMANENTLY STABILIZED, WITH NO AREAS LEFT AS BARE SOILS.

HERITAGE TREE REMOVAL

HERITAGE TREES INSIDE BUILDABLE AREA= 123 TREES
HERITAGE TREES INSIDE BUILDABLE AREA REMOVED = 107 TREES
HERITAGE TREES INSIDE BUILDABLE AREA REMAINING = 16 TREES

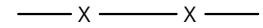
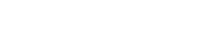
Casey R. Whiteman
ORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N C #: C-4746

CONDITIONAL ZONING PLAN

FOR
**KEYSTONE CUSTOM
HOMES
WEDDINGTON**

PIN 07150015
09 FOREST LAWN DRIVE

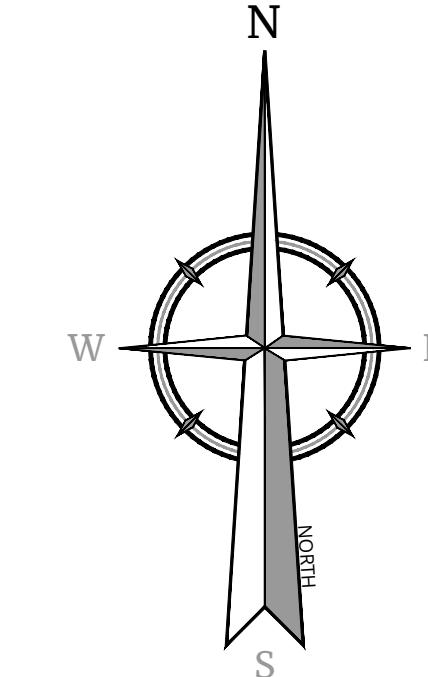
WEDDINGTON
UNION COUNTY
NORTH CAROLINA

EXISTING	LEGEND	PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	

SCALE : 1" = 60'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

TREE REMOVAL PLAN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Colliers

Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

© 2025. Colliers Engineering & Design All Rights Reserved. This drawing information contained herein is authorized for use only by the party for services were contracted or to whom it is certified. This drawing may not be reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Business as  **MASER**
CONSULTING



11 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHERS PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
4. CONTRACTOR SHALL CONTACT NC 811 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND COMPLY TO THE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
6. SITE TO BE FULLY PERMANENTLY STABILIZED, WITH NO AREAS LEFT AS BARE SOILS.

TREE PLANTING PLAN:

BUFFER TREES REQUIRED = 39 TREES 
 BUFFER TREES PROVIDED = 39 TREES 
 LOT TREES REQUIRED = 48 TREES 
 LOT TREES PROVIDED = 48 TREES 
 STREET TREES REQUIRED = 24 TREES 
 STREET TREES PROVIDED = 24 TREES 
 TOTAL HERITAGE TREES= 192 TREES
 TOTAL HERITAGE TREES REMOVED = 111 TREES
 TOTAL HERITAGE TREES REMAINING = 81 TREES

HERITAGE TREES INSIDE BUILDABLE AREA= 123 TREES
HERITAGE TREES INSIDE BUILDABLE AREA REMOVED = 107 TREES
HERITAGE TREES INSIDE BUILDABLE AREA REMAINING = 16 TREES

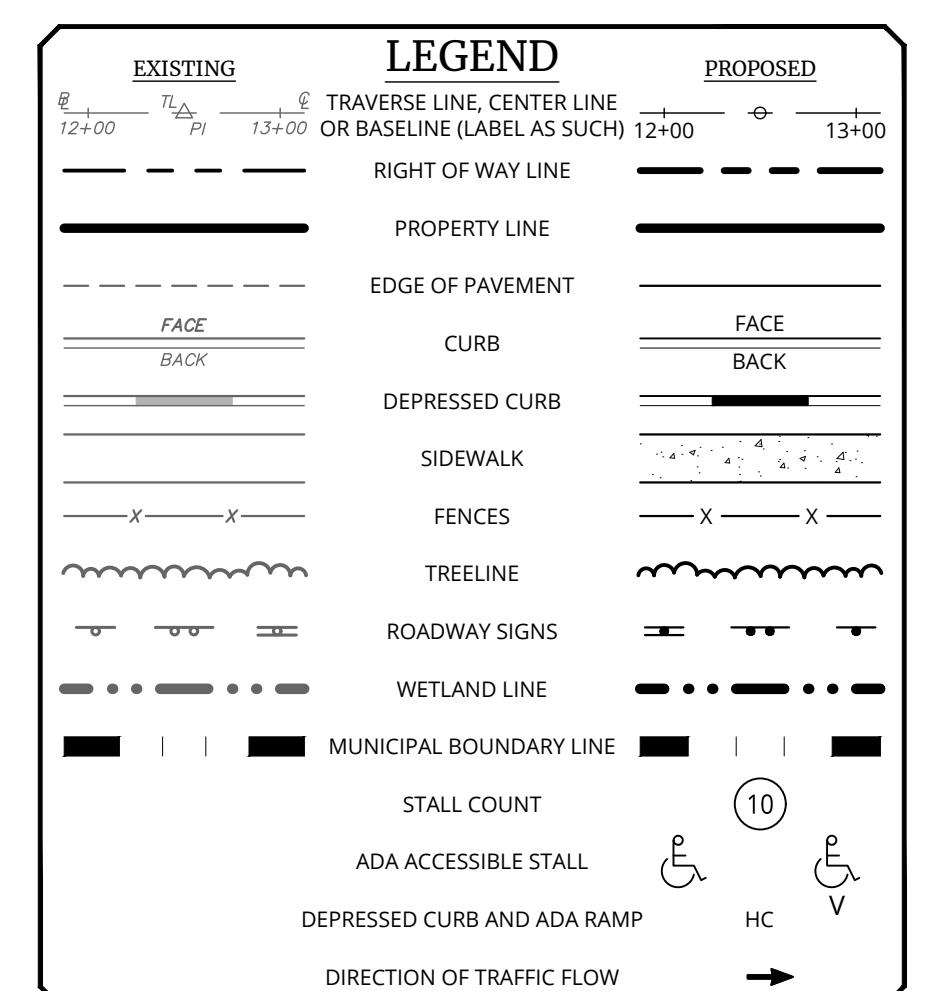
Casey R. Whiteman
ORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
LLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING PLAN

FOR
**KEYSTONE CUSTOM
HOMES
WEDDINGTON**

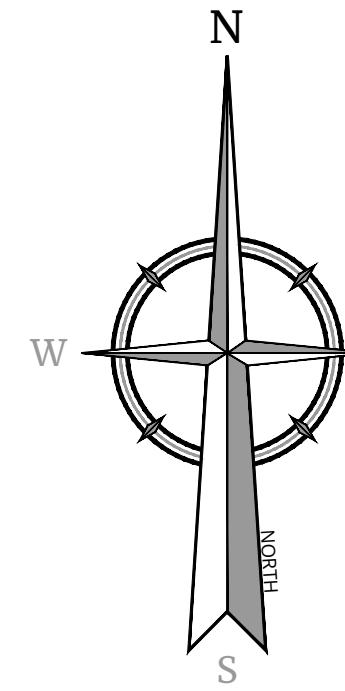
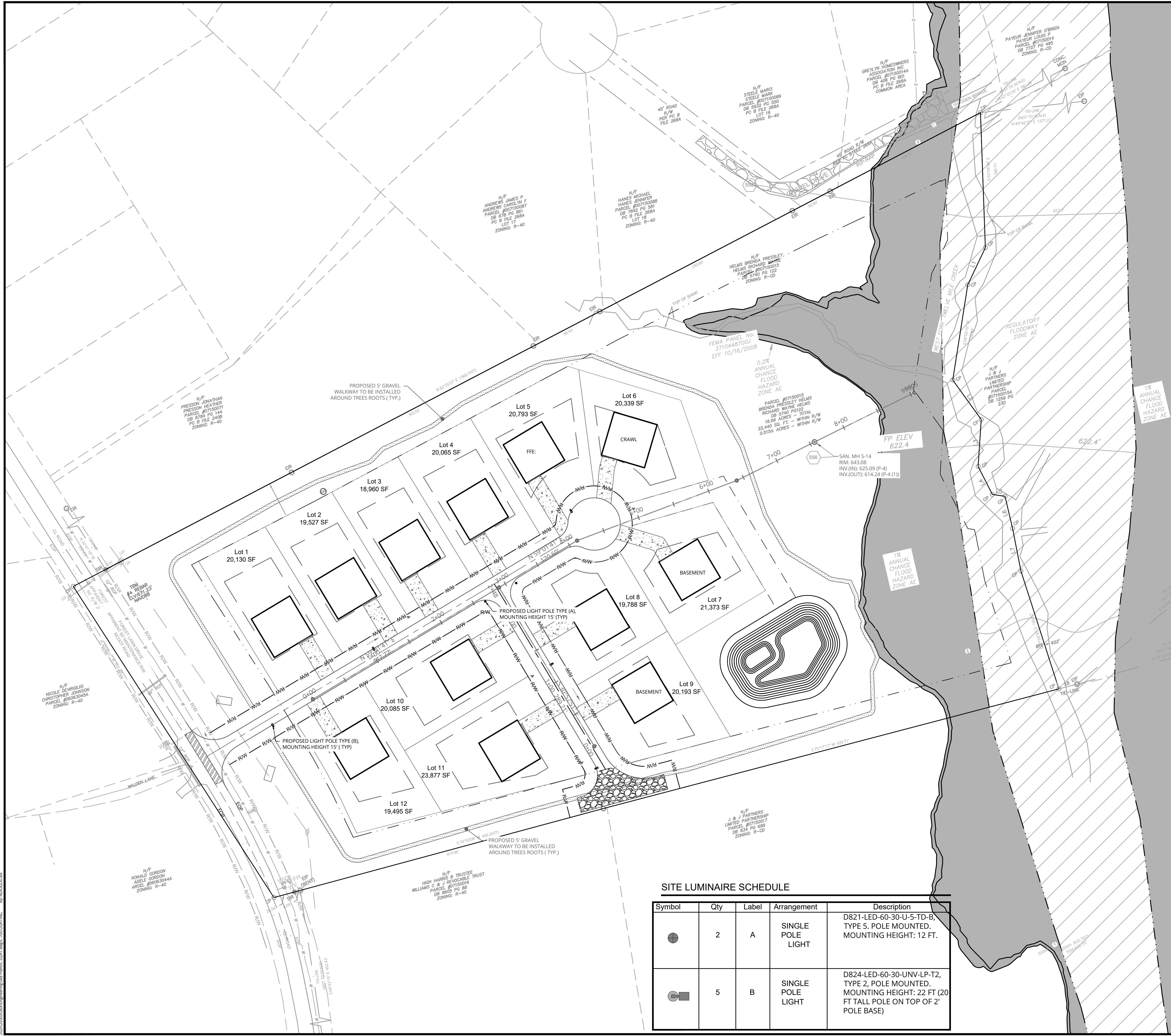
PIN 07150015
9 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA



SCALE : 1" = 60'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

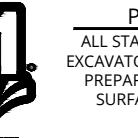


Colliers

Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Colliers Engineering & Design All Rights Reserved. This drawing
contained herein is authorized for use only by the party for
whom it was contracted or to whom it is certified. This drawing may not
be disclosed, distributed or relied upon for any other purpose
without express written consent of Colliers Engineering & Design.

Business as  MASER



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

E SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

A blank 10x10 grid for a crossword puzzle, consisting of 100 empty squares arranged in a square pattern.

NOTES

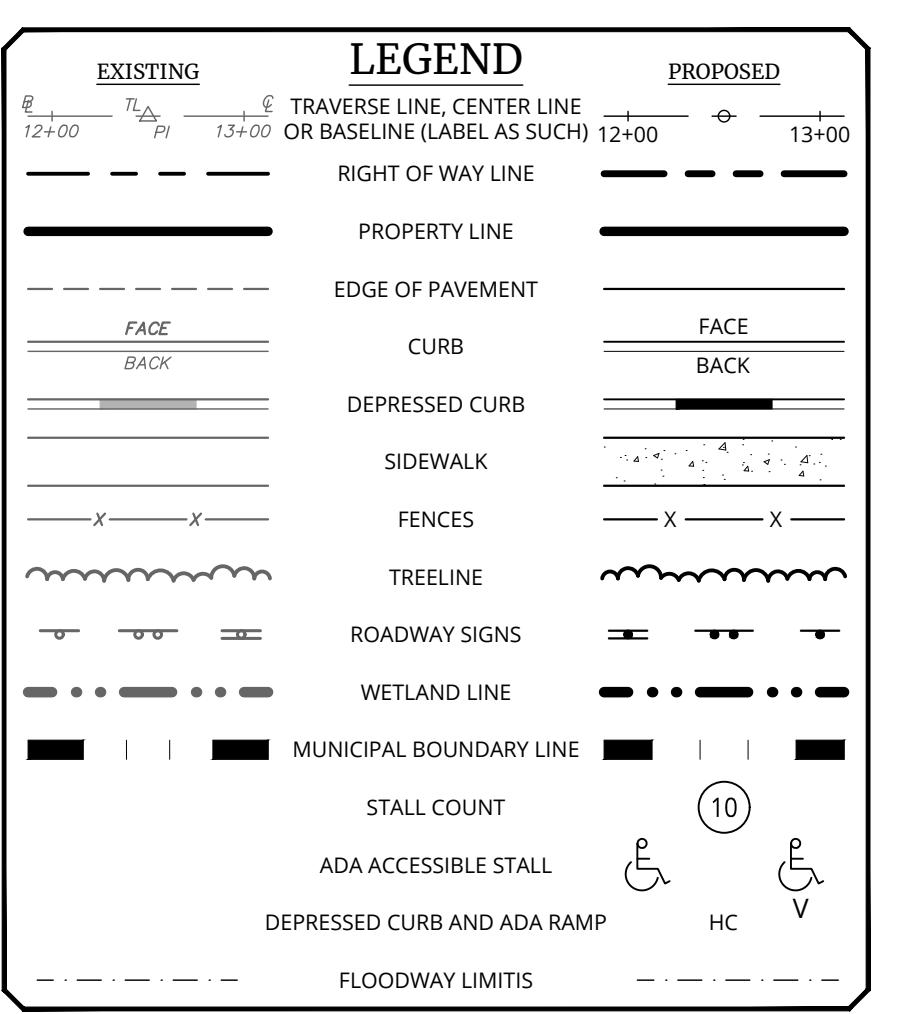
- I. SEE SHEET C-001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHERS PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
4. CONTRACTOR SHALL CONTACT NC 811 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND COMPLY TO THE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.

CONDITIONAL ZONING PLAN

FOR
**KEystone CUSTOM
HOMES
WEDDINGTON**

PIN 07150015
09 FOREST LAWN DRIVE

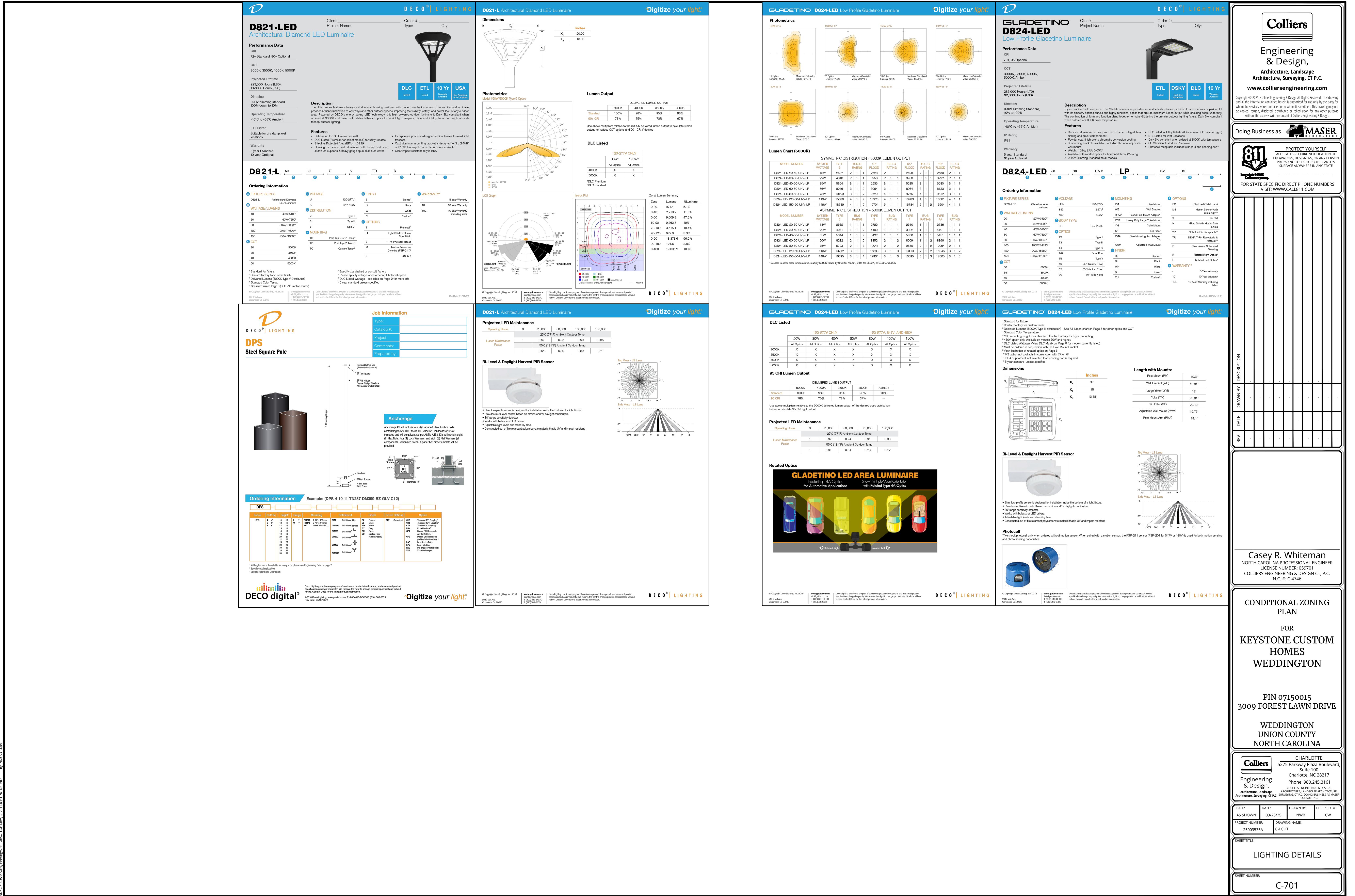
WEDDINGTON
UNION COUNTY
NORTH CAROLINA

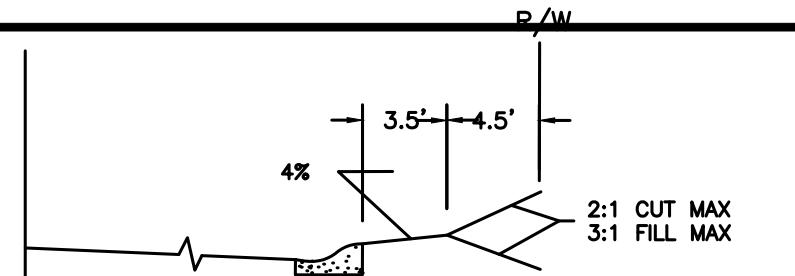
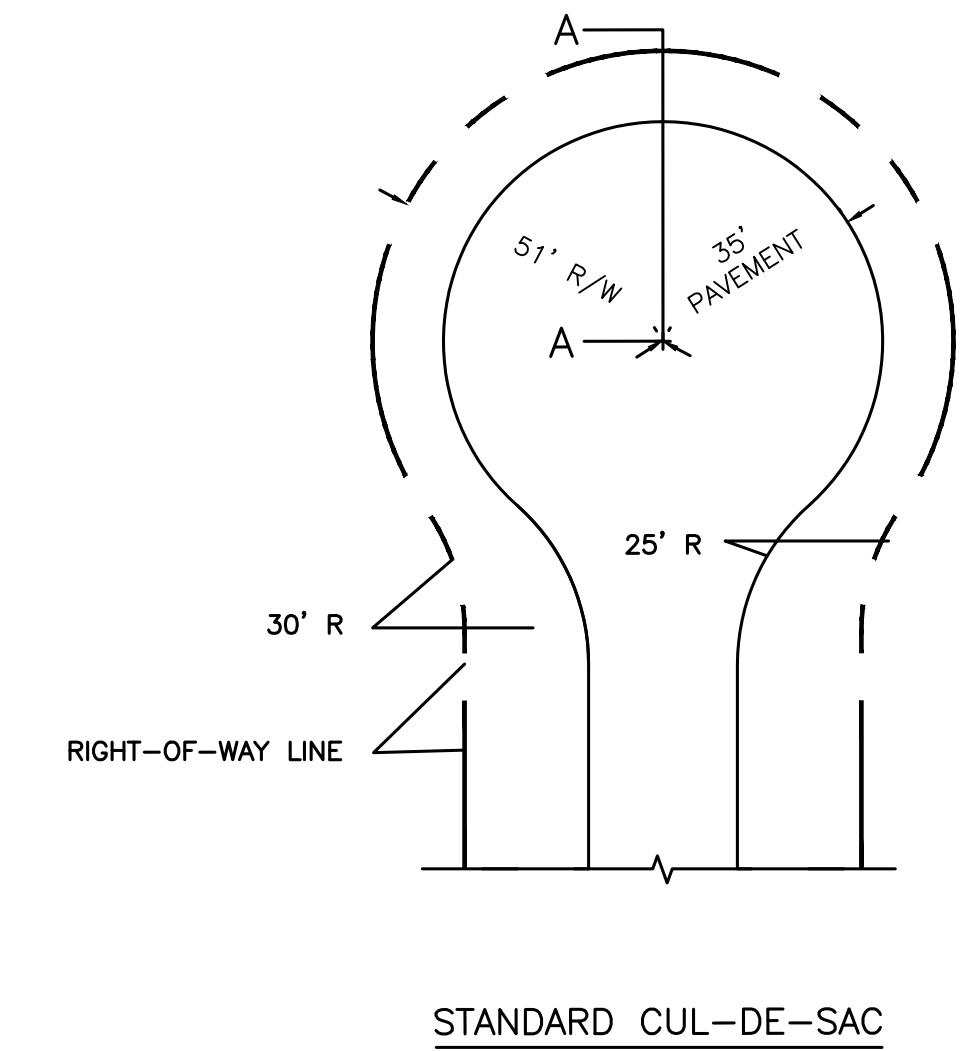


SCALE : 1" = 60'
(Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m))

C-700

LE DRAWINGS FOR CONSTRUCTION

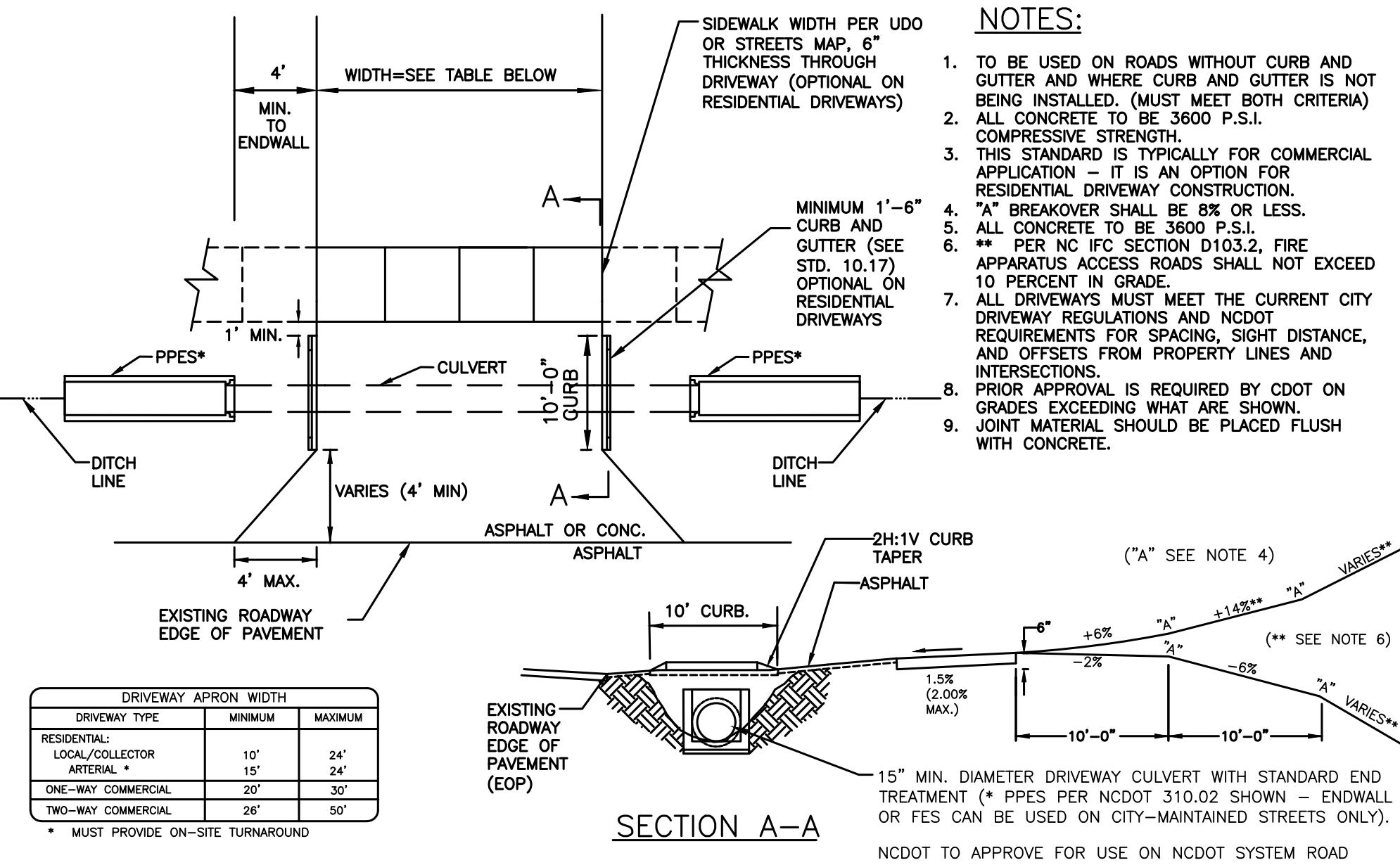


**NOTES:**

1. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
2. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.
3. REFER TO NCDOT STANDARDS FOR DITCH TYPE STREETS IN ETJ.
4. SIDEWALK MAY BE REQUIRED TO EXTEND AROUND CUL-DE-SAC BULB WHERE PARKS OR SCHOOLS HAVE FRONTAGE TO THE END OF THE CUL-DE-SAC.

NOTE: THIS DETAIL IS NOT FOR USE IN ETJ, ORION, NOT-MAINAINED STREETS. REFER TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS MANUAL.

DRIVEWAY APRON WIDTH	MINIMUM	MAXIMUM
RESIDENTIAL LOCAL/COLLECTOR ARTERIAL *	10'	24'
ONE-WAY COMMERCIAL	20'	30'
TWO-WAY COMMERCIAL	26'	50'
* MUST PROVIDE ON-SITE TURNAROUND		

**CUL-DE-SAC DETAIL
NOT TO SCALE****NOTES:**

1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
2. DITCH TYPE STREET REQUIRES APPROVAL OF CITY.
3. MINIMUM CURB RADIUS IN INTERIOR DRIVES AND PARKING AREAS IS 10'
4. THIS DETAIL IS NOT TO BE USED TO MEET INTERNAL/EXTERNAL CONNECTIVITY REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND ZONING ORDINANCE.

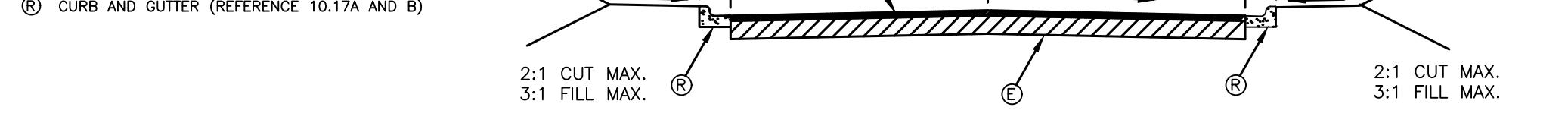
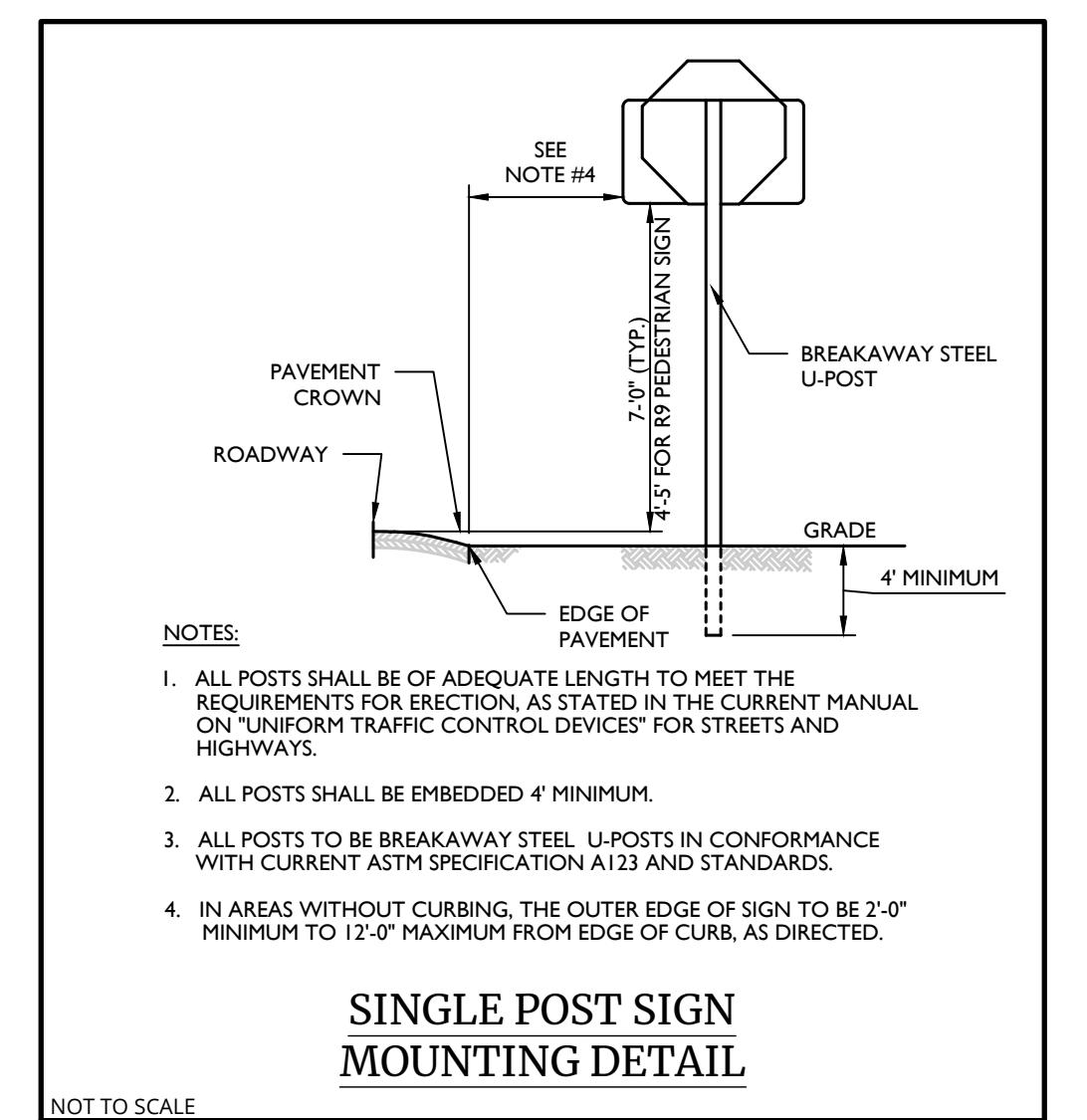
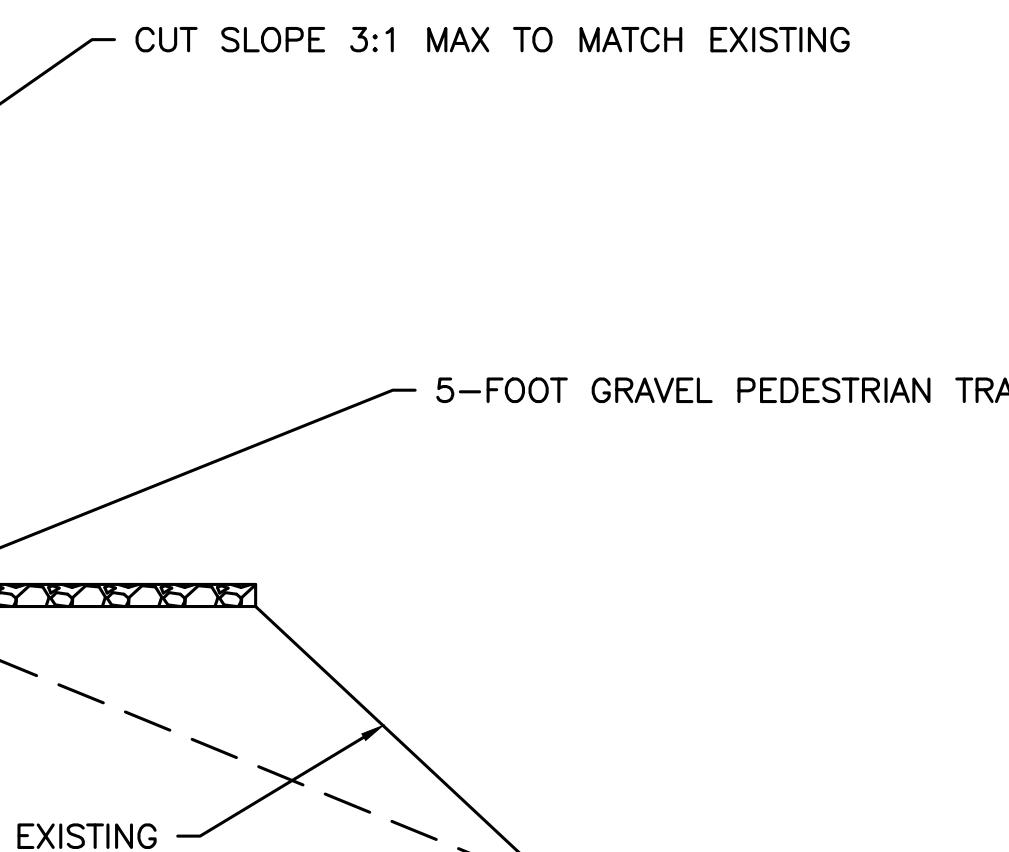
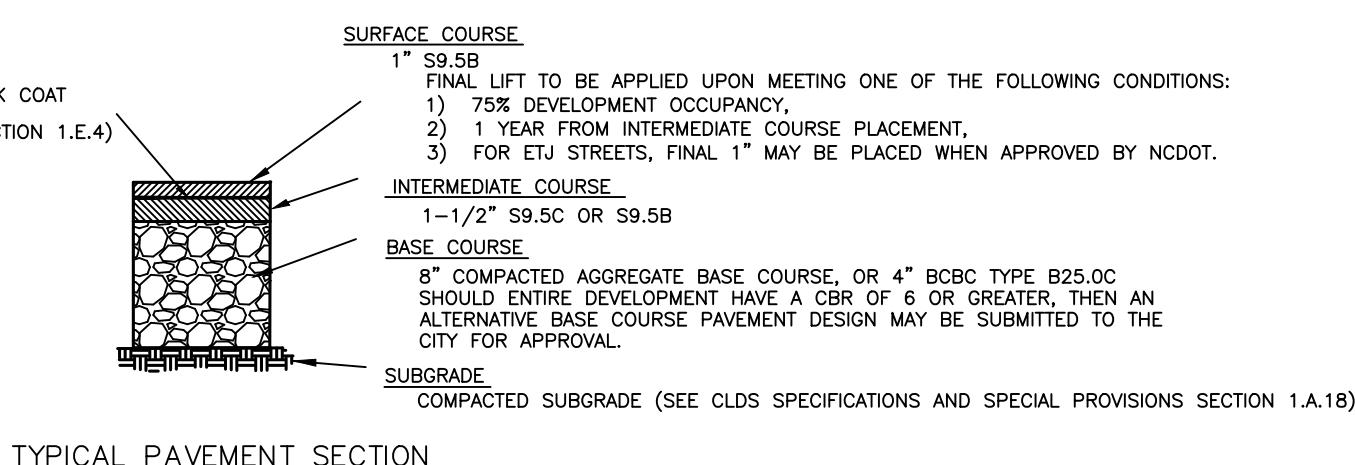
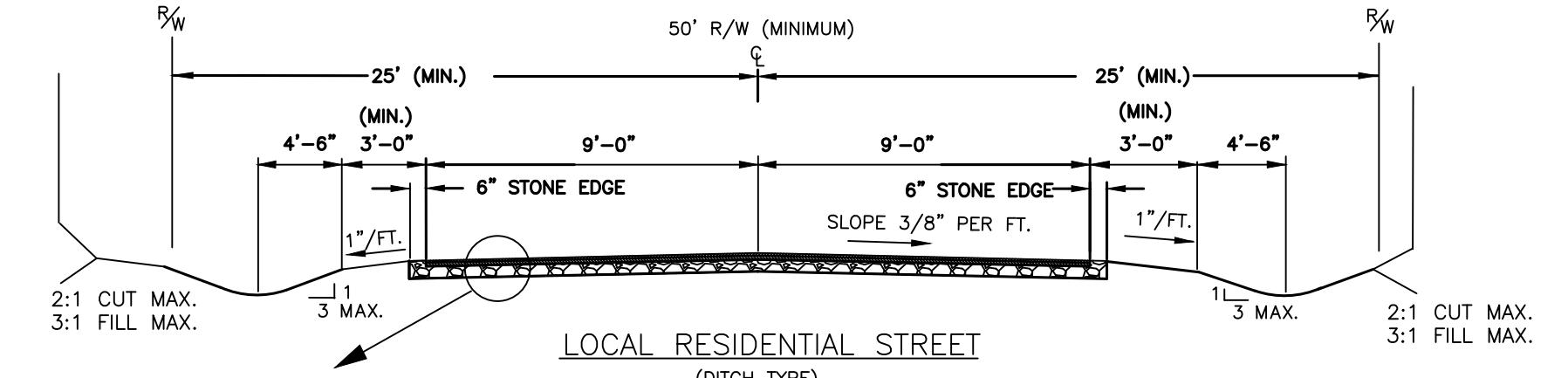
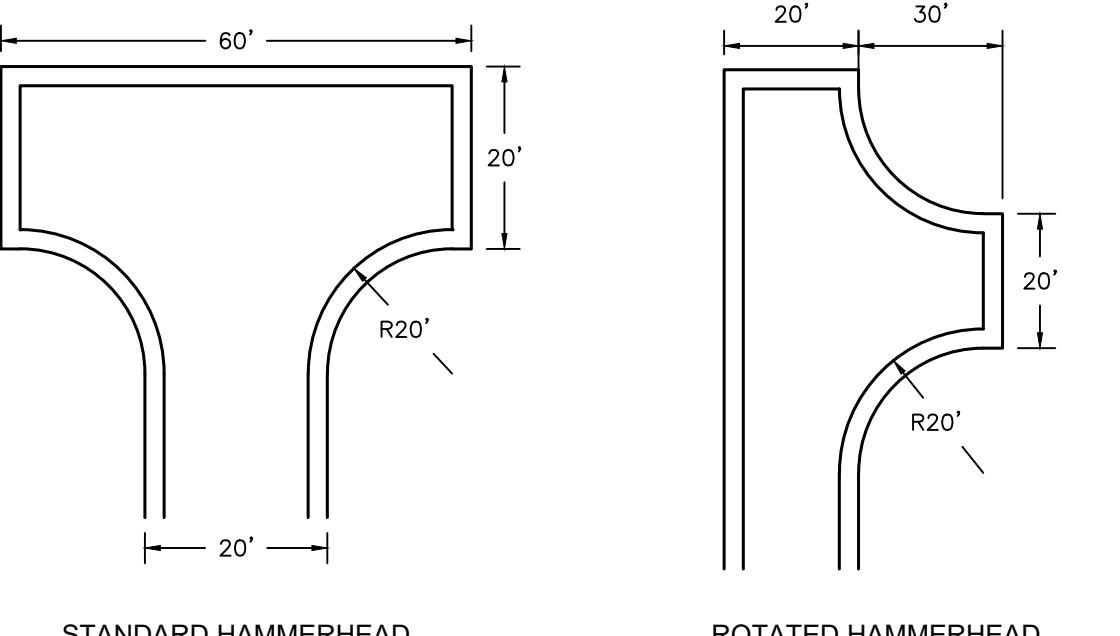
GUIDELINES FOR PRIVATE STREET DESIGN:

1. INTERNAL STREET ALIGNMENT: MAXIMUM GRADE: 10% MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG) MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET: SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION 1.B.2.

NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

PAVEMENT SCHEDULE

① 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B
② 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0C
③ CURB AND GUTTER (REFERENCE 10.17A AND B)

**PRIVATE STREET TYPICAL SECTIONS
NOT TO SCALE****CUT SLOPES TO BE AVOIDED NEAR EXISTING HERITAGE TREES****5-FOOT PEDESTRIAN TRAIL DETAIL
NOT TO SCALE****TYPE IV DRIVEWAY
NOT TO SCALE****LOCAL RESIDENTIAL
TYPICAL DITCH TYPE STREET SECTION
NOT TO SCALE**

NOTES:

1. SEE DETAILS 11.19A-B FOR ALLEY DESIGN STANDARDS.
2. HAMMERHEAD DETAILS APPLY ONLY FOR TWO-WAY ALLEYS. ONE-WAY ALLEYS MUST CONNECT TO A PUBLIC STREET OR ANOTHER ALLEY.
3. FOR INTERSECTIONS WITH A LEAST ONE (1) ONE-WAY ALLEY, THE BACK-OF-CURB TO BACK-OF-CURB WIDTH CAN BE 16 FEET ON THE APPROPRIATE LEG(S) INSTEAD OF THE 20 FEET SHOWN.
4. OTHER INTERSECTION DESIGNS WILL BE APPROVED BY CDOT ON A CASE-BY-CASE BASIS.
5. THIS DETAIL DOES NOT ACCOMMODATE COMMERCIAL VEHICLES OR CHARLOTTE FIRE DEPARTMENT DESIGN FIRE TRUCK.
6. ADEQUATE STOPPING SIGHT DISTANCE (SSD) SHALL BE PROVIDED AT EACH INTERSECTION. MINIMUM SSD SHALL BE 50 FEET ASSUMING AN OPERATIONAL SPEED OF 10 MPH.

**RESIDENTIAL ALLEY HAMMERHEADS
AND INTERSECTIONS****CONDITIONAL ZONING
PLAN
FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON**

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

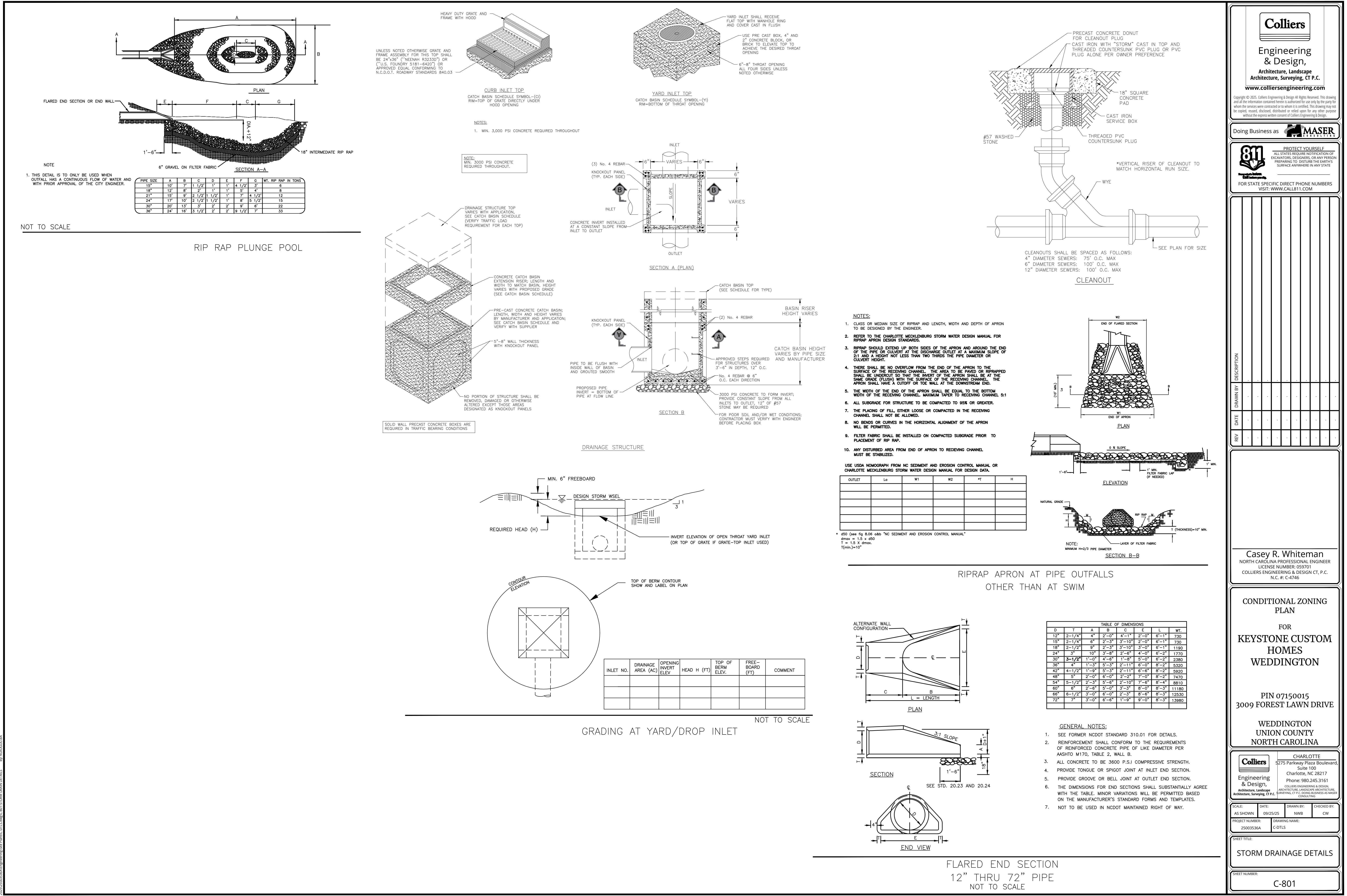
CHARLOTTE
5275 Parkway Plaza Boulevard,
Charlotte, NC 28217
Phone: 980-245-3161
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, CT P.C.
CONSULTING

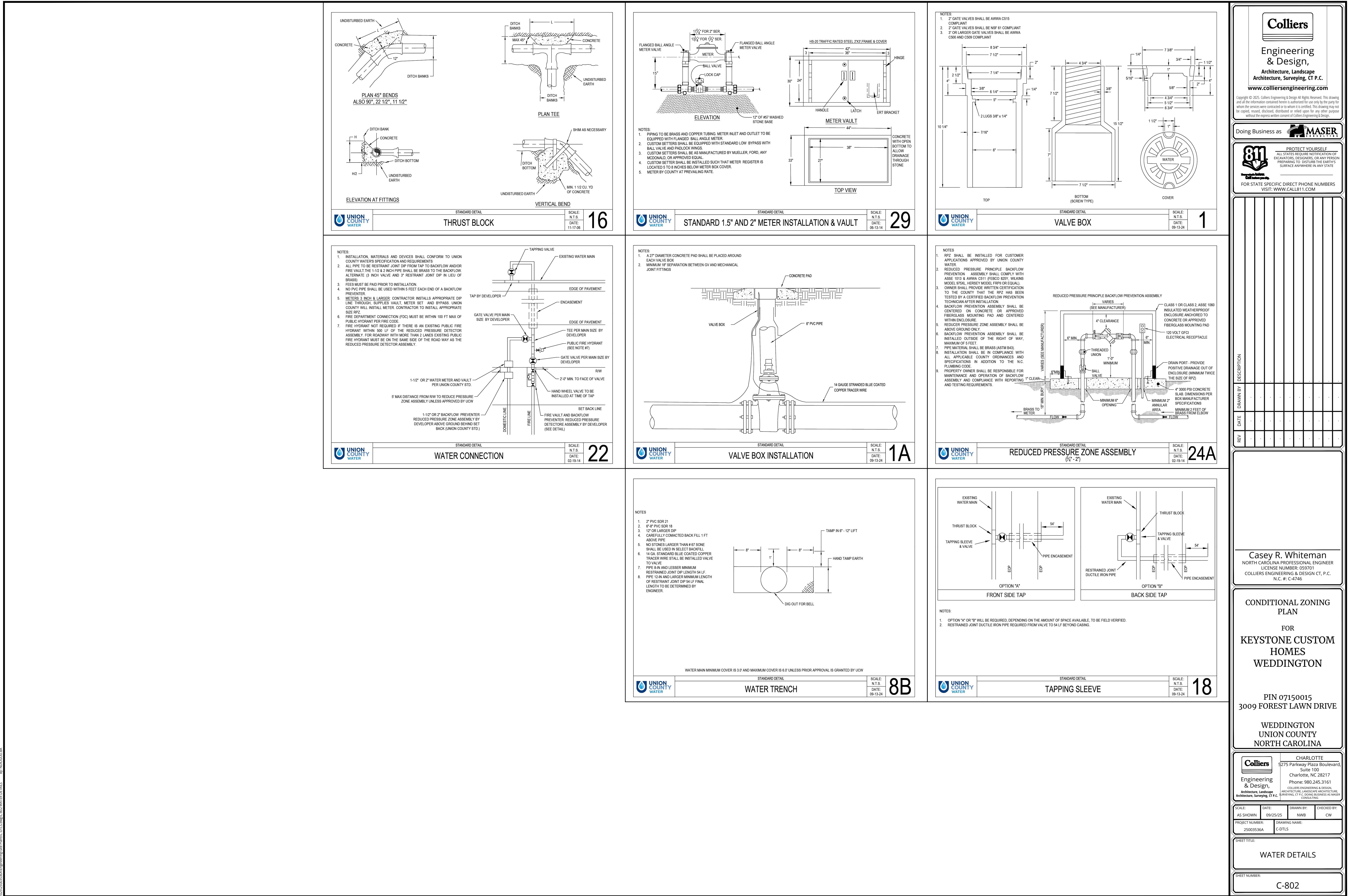
SCALE: DATE: DRAWN BY: CHECKED BY:
AS SHOWN 09/25/25 NWB CW

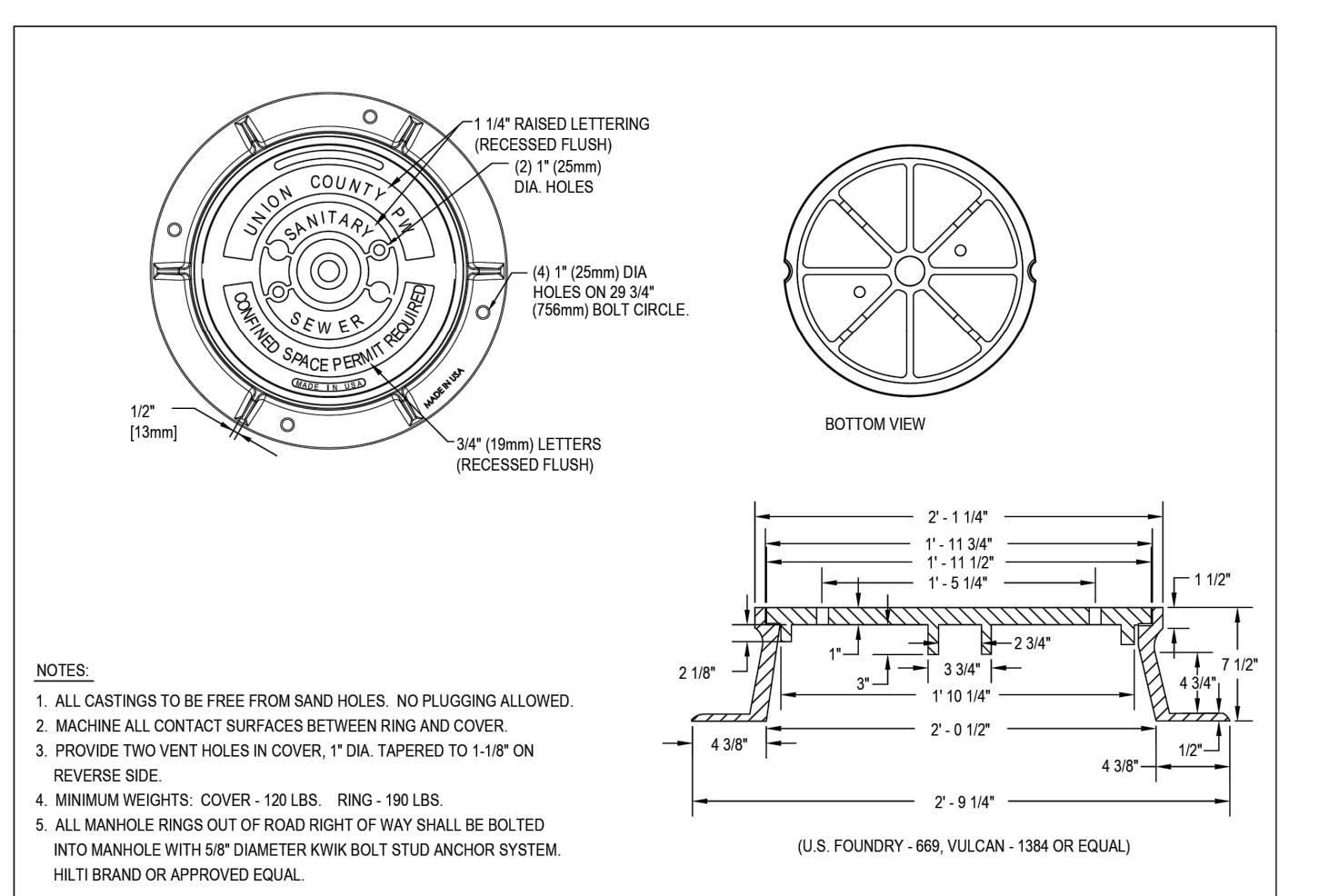
PROJECT NUMBER: DRAWING NAME:
2500536A C-DTLS

SHEET TITLE: SITE DETAILS

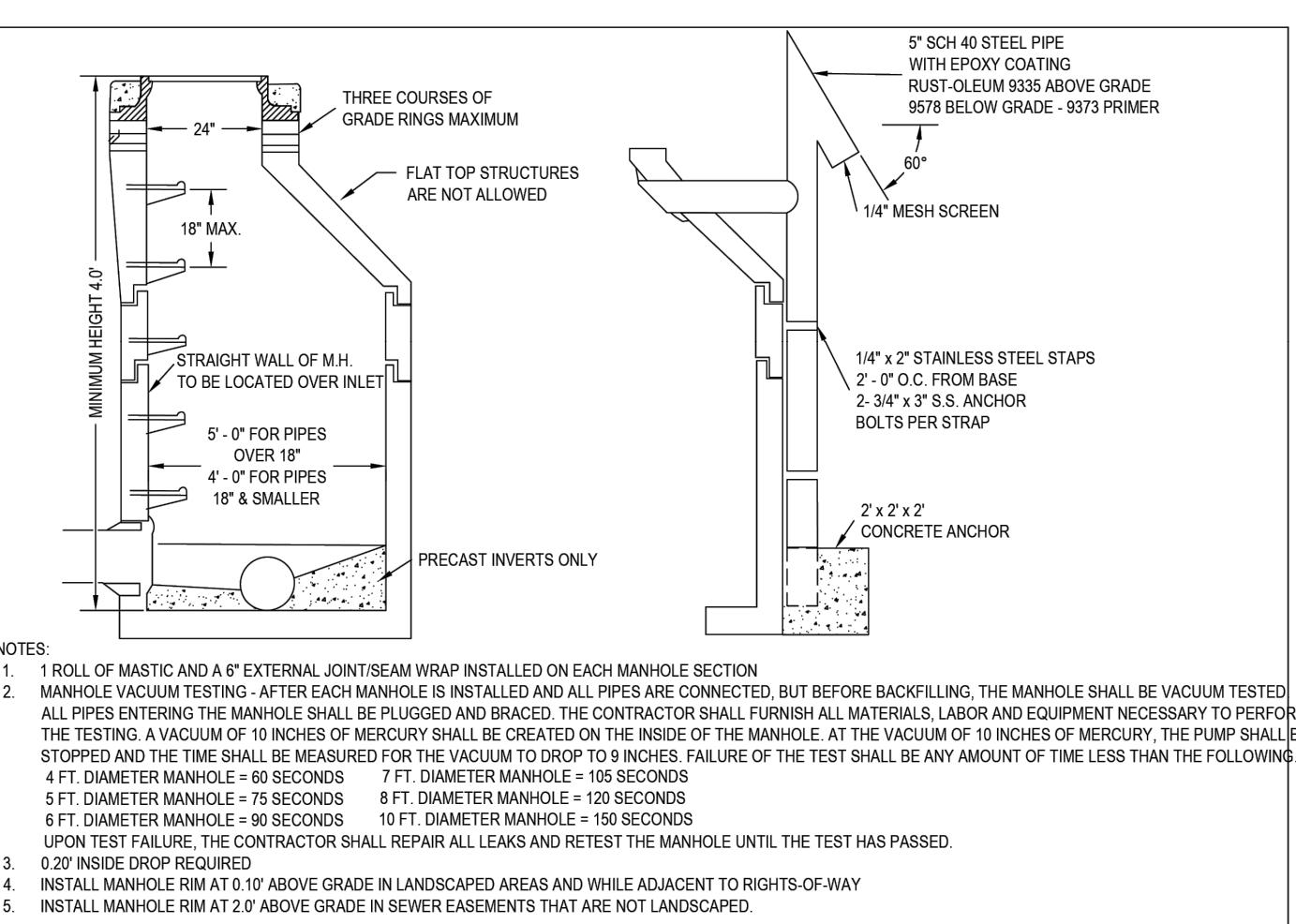
SHEET NUMBER: C-800



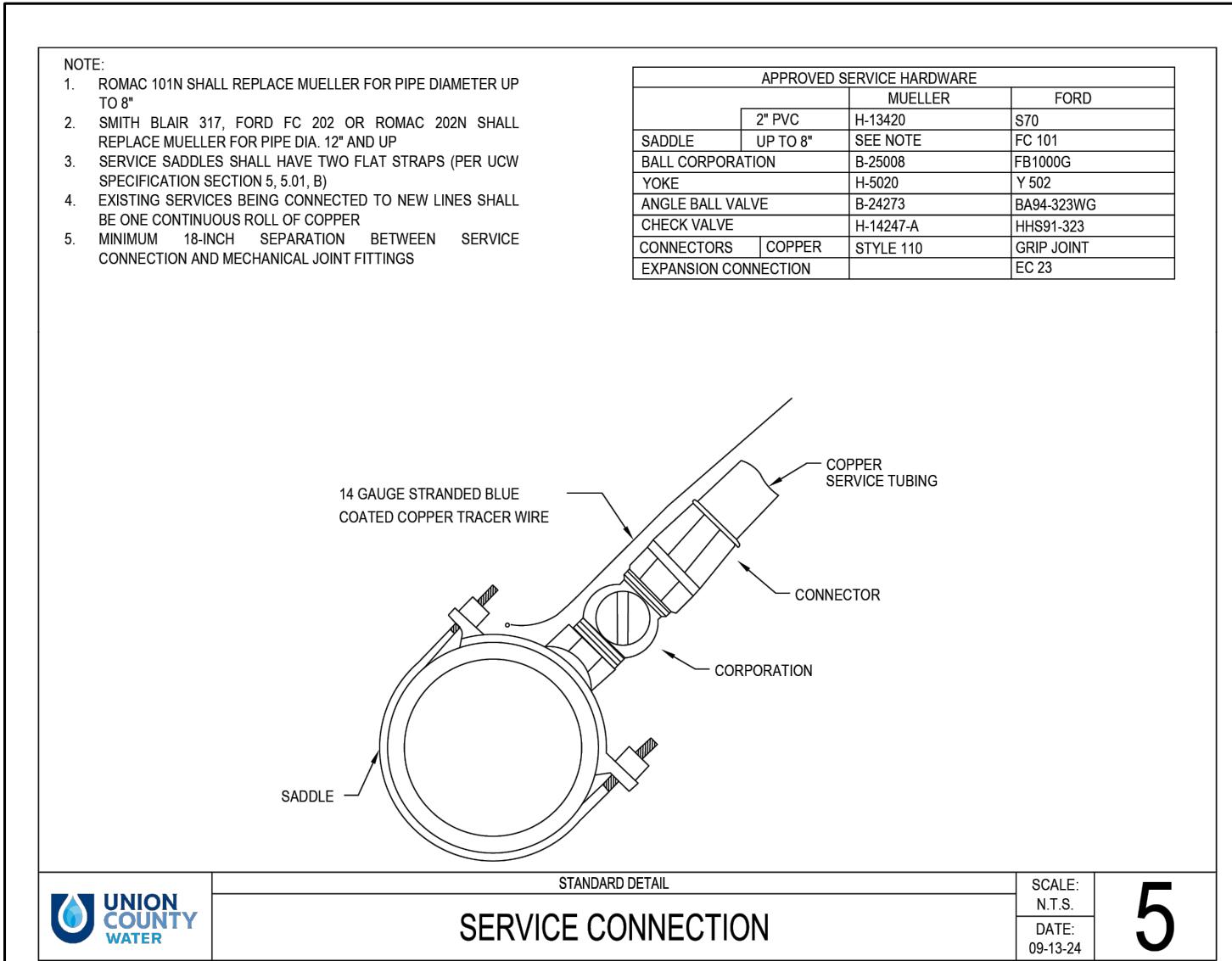




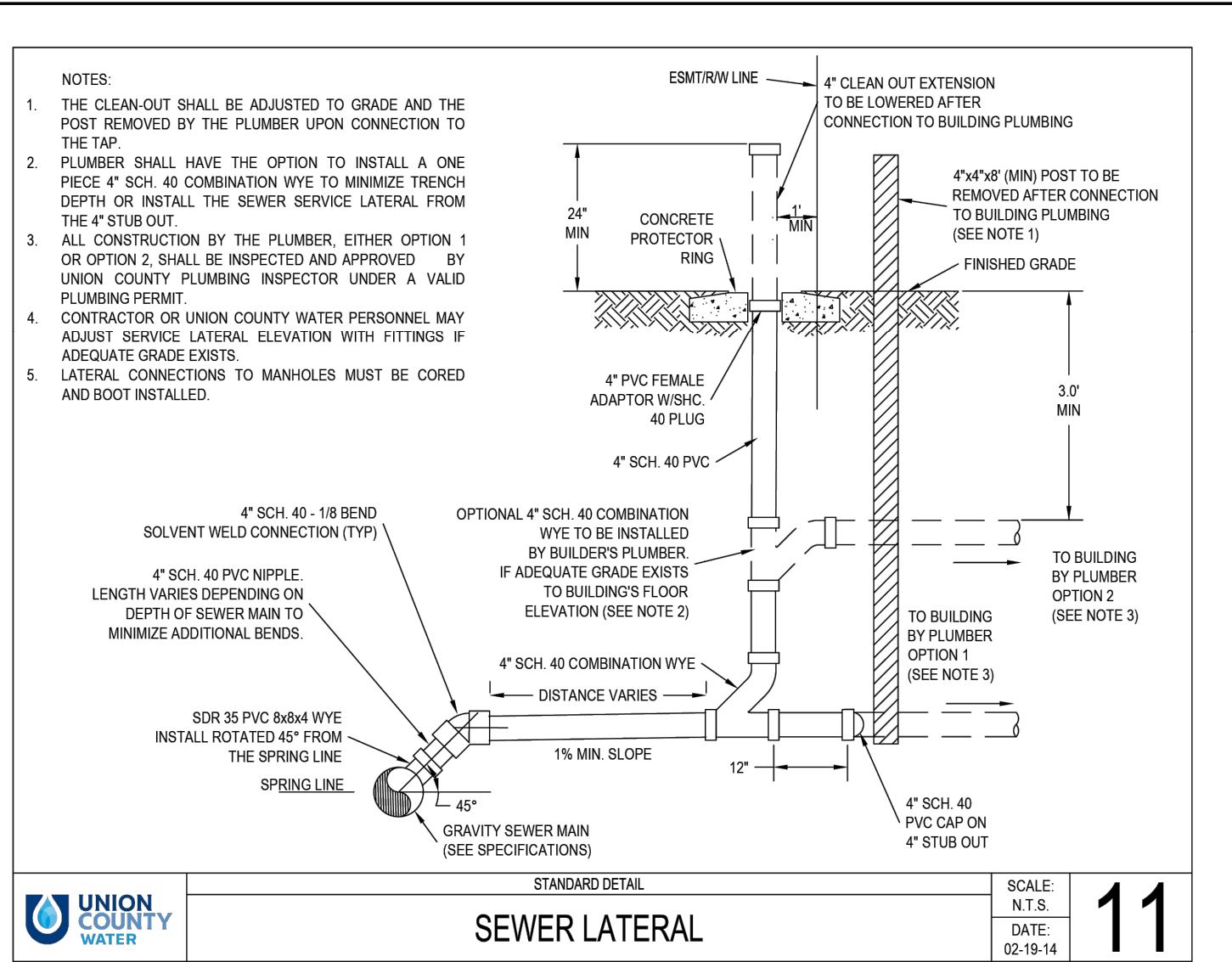
STANDARD DETAIL
RING AND COVER
SCALE: N.T.S.
DATE: 09-09-11
9



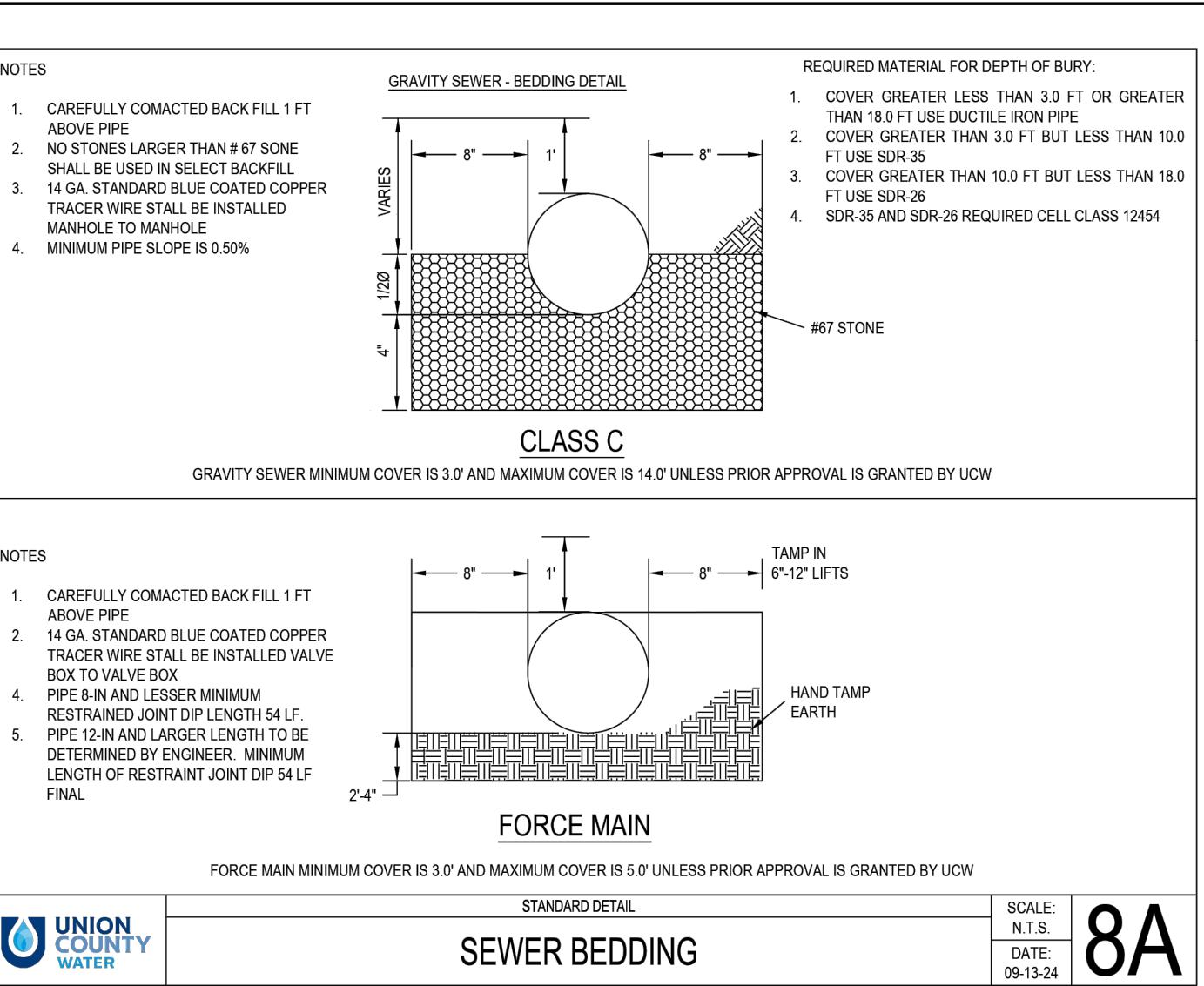
STANDARD DETAIL
MANHOLE
SCALE: N.T.S.
DATE: 09-09-24
10



STANDARD DETAIL
SERVICE CONNECTION
SCALE: N.T.S.
DATE: 09-12-24
5



STANDARD DETAIL
SEWER LATERAL
SCALE: N.T.S.
DATE: 09-19-14
11



STANDARD DETAIL
SEWER BEDDING
SCALE: N.T.S.
DATE: 09-12-24
8A

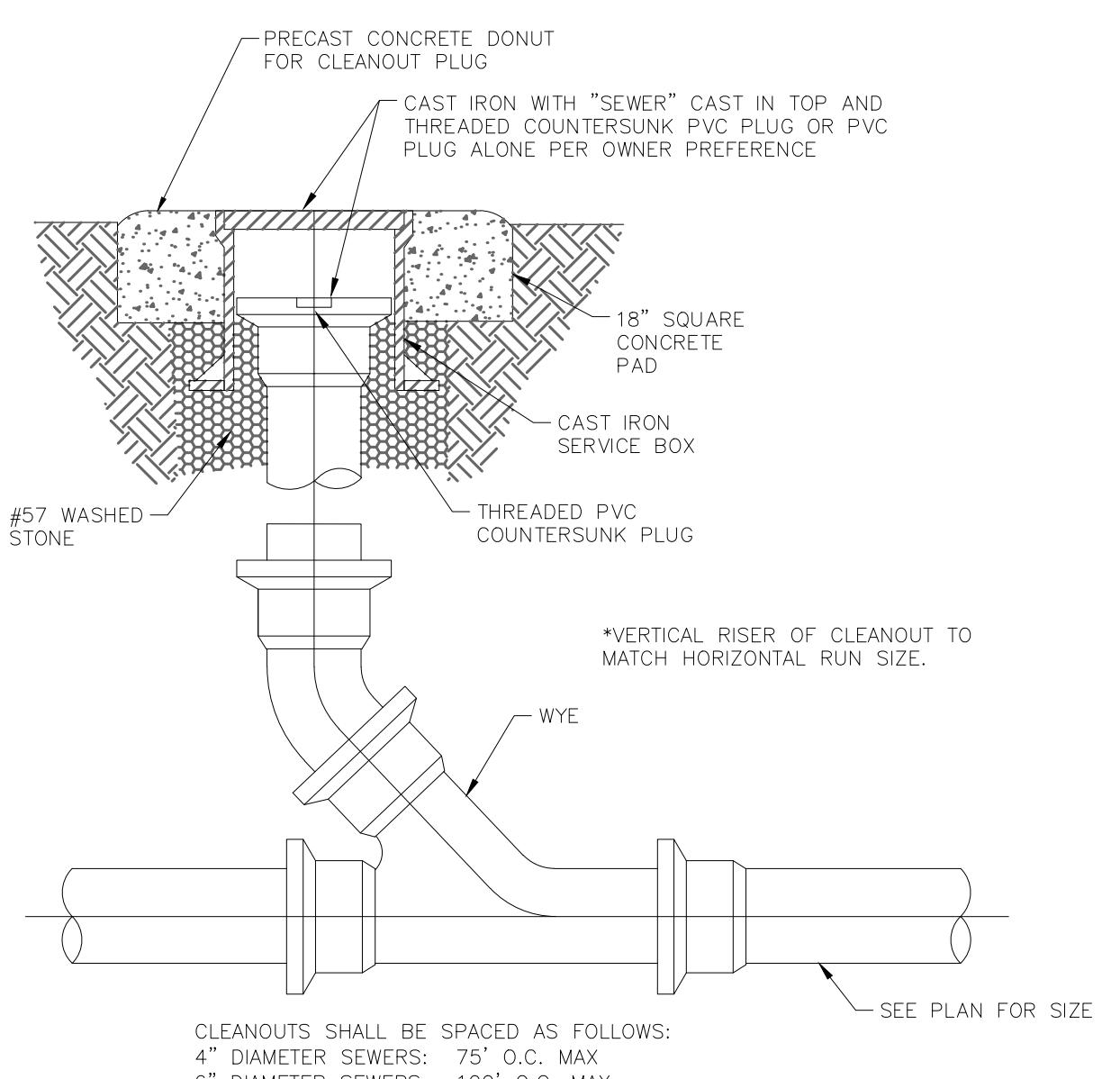
Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING PLAN

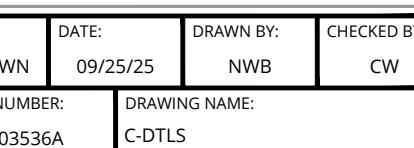
KEYSTONE CUSTOM HOMES WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA



SANITARY SEWER CLEANOUT DETAIL

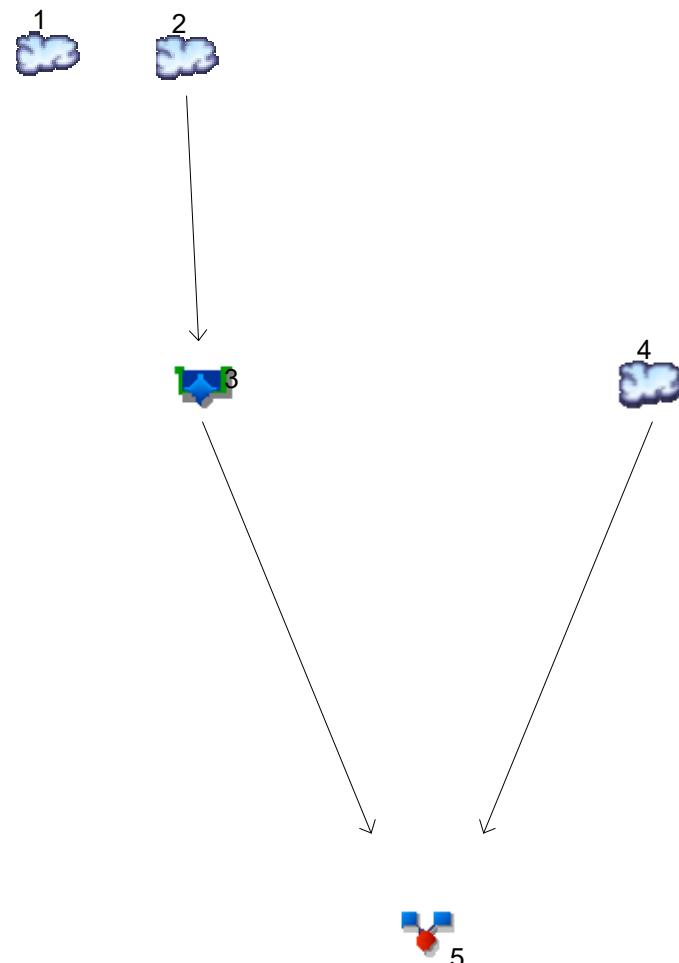


SHEET TITLE:
SANITARY SEWER DETAILS

SHEET NUMBER:
C-803

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025



Legend

Hyd. Origin Description

1	SCS Runoff	Existing DA
2	SCS Runoff	Proposed DA
3	Reservoir	Wet Pond
4	SCS Runoff	Bypass
5	Combine	<no description>

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.912	2	722	13,400	-----	-----	-----	Existing DA
2	SCS Runoff	10.31	2	718	20,642	-----	-----	-----	Proposed DA
3	Reservoir	0.390	2	838	19,866	2	630.81	11,768	Wet Pond
4	SCS Runoff	0.686	2	718	1,972	-----	-----	-----	Bypass
5	Combine	0.732	2	718	21,838	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw				Return Period: 1 Year				Monday, 08 / 18 / 2025	

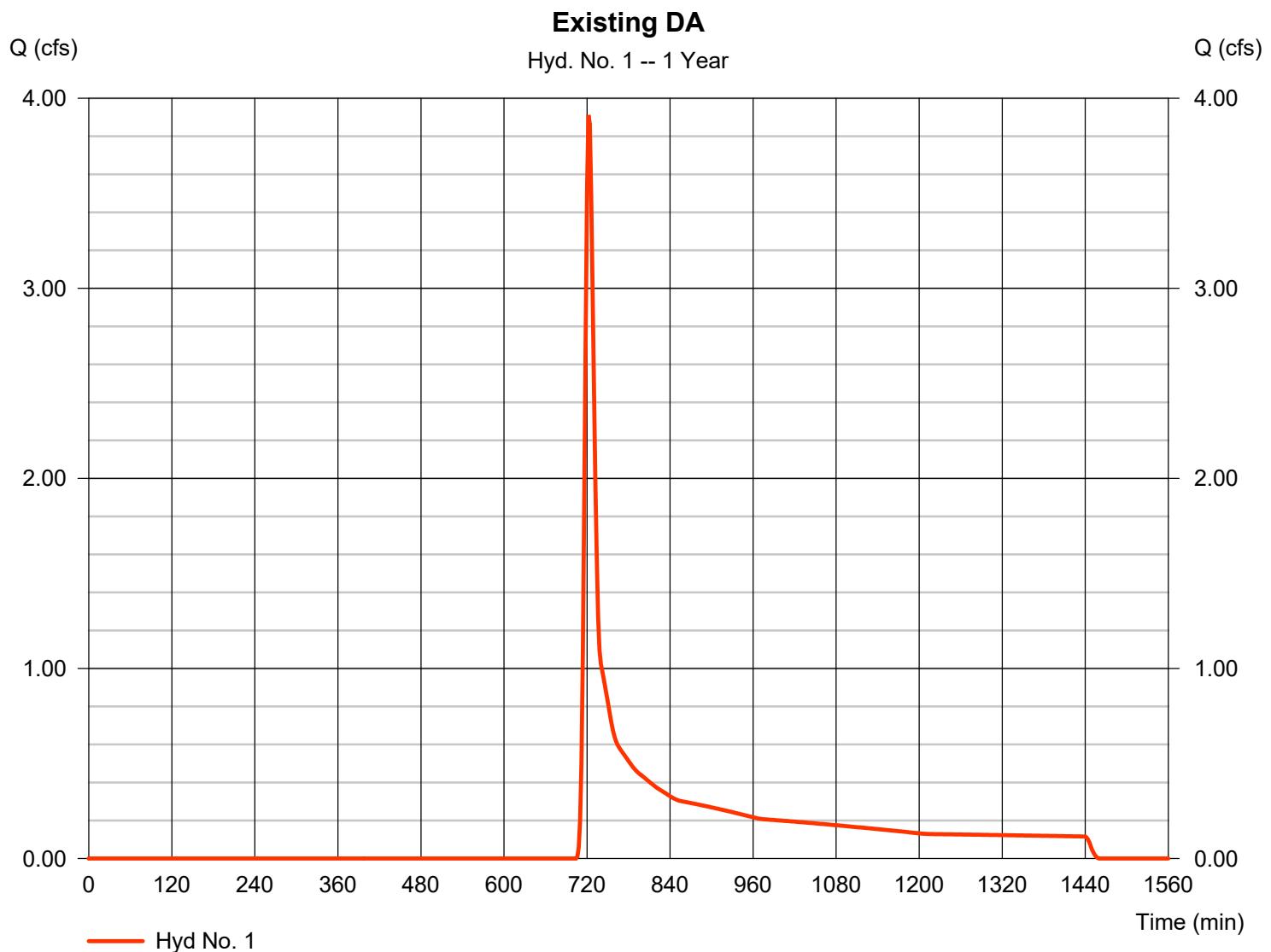
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	= SCS Runoff	Peak discharge	= 3.912 cfs
Storm frequency	= 1 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 13,400 cuft
Drainage area	= 8.070 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.90 min
Total precip.	= 2.86 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.930 \times 69) + (5.630 \times 60) + (0.510 \times 98)] / 8.070$



TR55 Tc Worksheet

Hyd. No. 1

Existing DA

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.400	0.011	
Flow length (ft)	= 30.9	69.2	0.0	
Two-year 24-hr precip. (in)	= 3.53	3.53	0.00	
Land slope (%)	= 3.95	7.25	0.00	
Travel Time (min)	= 2.77	+ 9.09	+ 0.00	= 11.87
Shallow Concentrated Flow				
Flow length (ft)	= 137.00	129.00	75.00	
Watercourse slope (%)	= 10.27	13.19	7.98	
Surface description	= Unpaved	Unpaved	Paved	
Average velocity (ft/s)	= 5.17	5.86	5.74	
Travel Time (min)	= 0.44	+ 0.37	+ 0.22	= 1.03
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	({0}) 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				12.90 min

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	7.439	2	722	21,928	-----	-----	-----	Existing DA
2	SCS Runoff	14.73	2	718	29,496	-----	-----	-----	Proposed DA
3	Reservoir	0.978	2	768	28,701	2	631.09	14,476	Wet Pond
4	SCS Runoff	1.518	2	718	3,465	-----	-----	-----	Bypass
5	Combine	1.577	2	718	32,166	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw				Return Period: 2 Year				Monday, 08 / 18 / 2025	

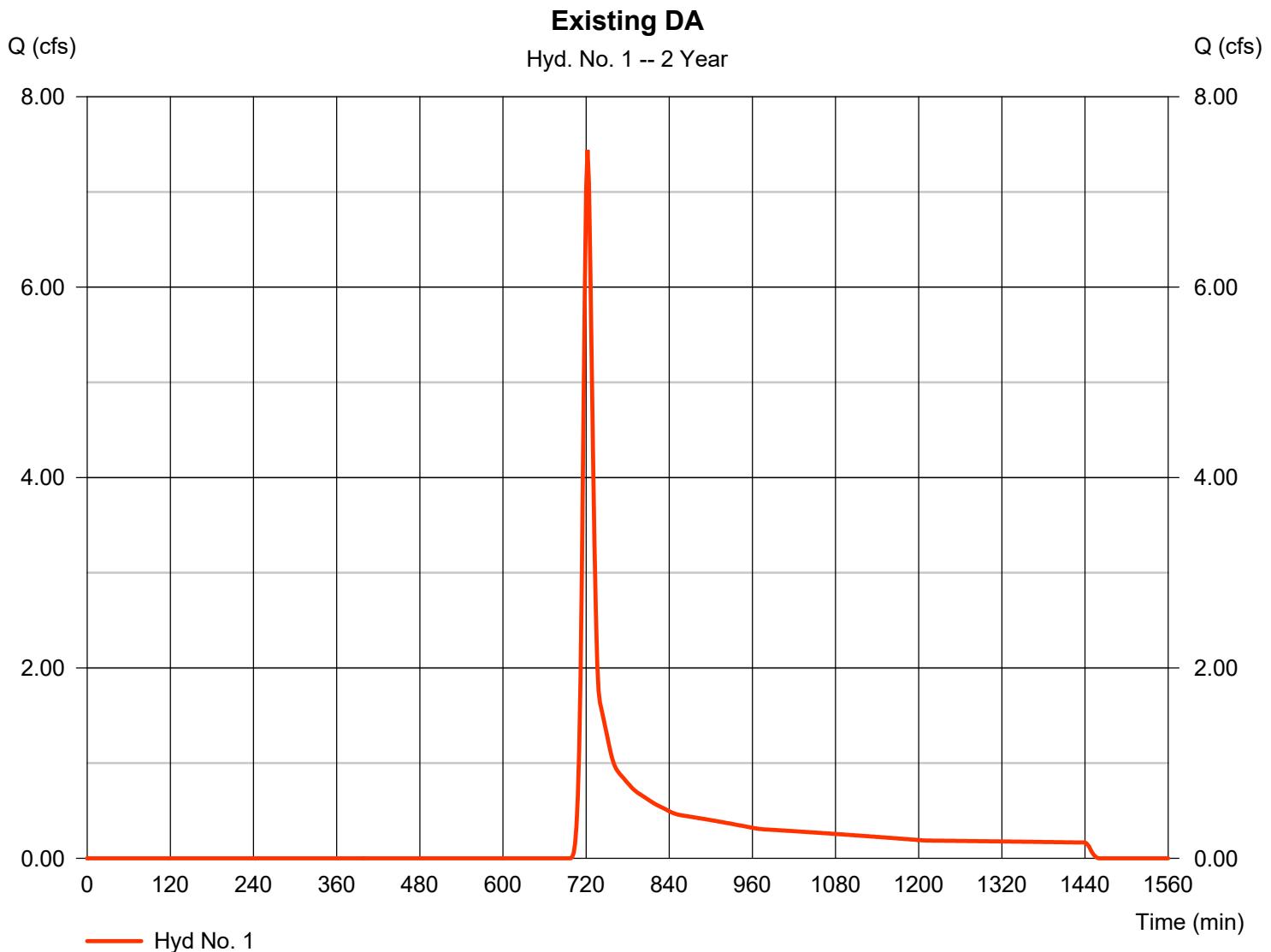
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	= SCS Runoff	Peak discharge	= 7.439 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 21,928 cuft
Drainage area	= 8.070 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.90 min
Total precip.	= 3.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.930 \times 69) + (5.630 \times 60) + (0.510 \times 98)] / 8.070$



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	19.05	2	722	50,758	-----	-----	-----	Existing DA
2	SCS Runoff	27.80	2	716	56,231	-----	-----	-----	Proposed DA
3	Reservoir	5.669	2	726	55,410	2	632.16	26,036	Wet Pond
4	SCS Runoff	4.332	2	718	8,771	-----	-----	-----	Bypass
5	Combine	6.760	2	724	64,181	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw				Return Period: 10 Year				Monday, 08 / 18 / 2025	

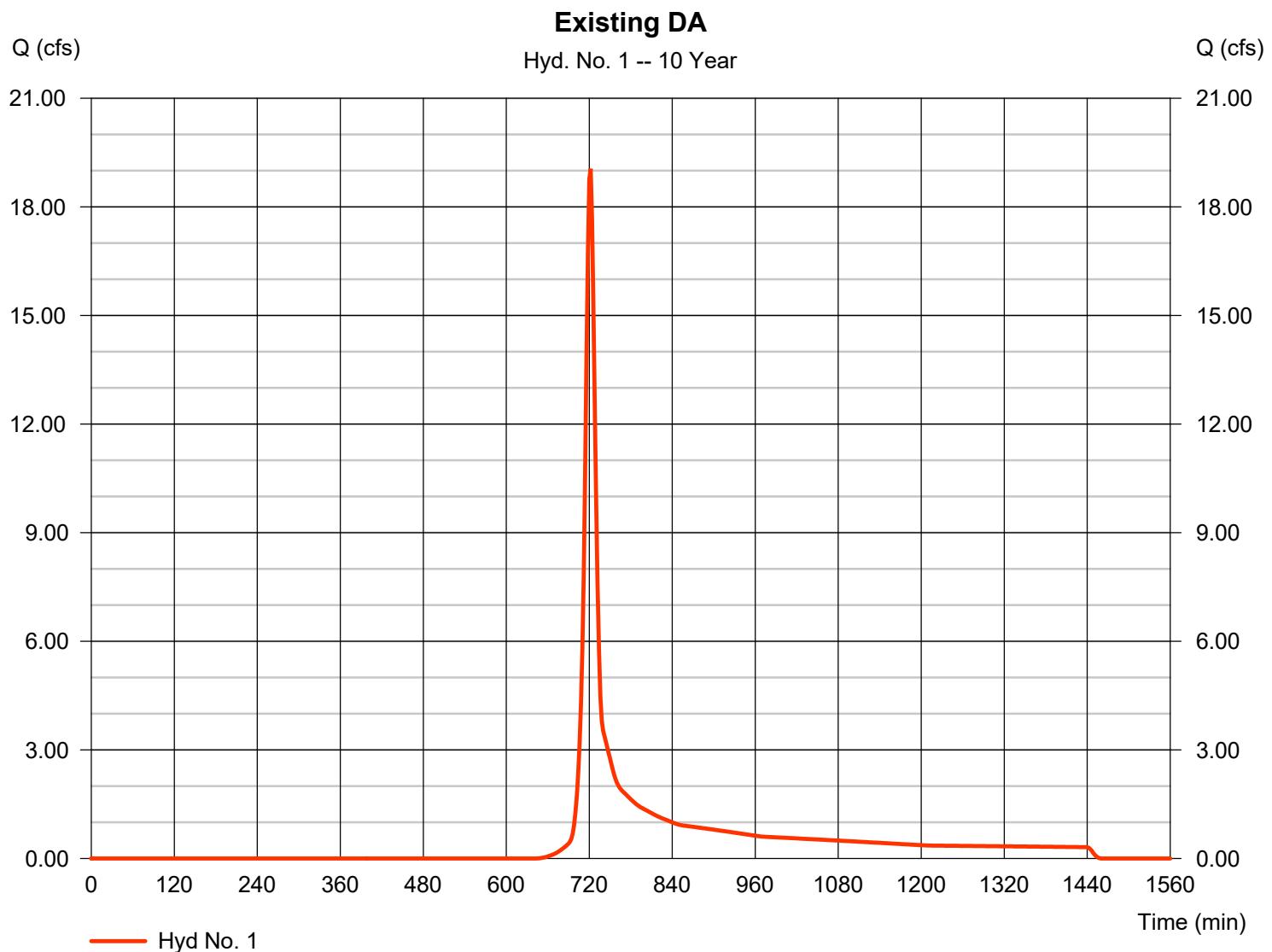
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	= SCS Runoff	Peak discharge	= 19.05 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 50,758 cuft
Drainage area	= 8.070 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.90 min
Total precip.	= 5.04 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.930 \times 69) + (5.630 \times 60) + (0.510 \times 98)] / 8.070$



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	26.87	2	722	70,593	-----	-----	-----	Existing DA
2	SCS Runoff	36.02	2	716	73,274	-----	-----	-----	Proposed DA
3	Reservoir	20.92	2	722	72,441	2	632.50	29,938	Wet Pond
4	SCS Runoff	6.263	2	718	12,542	-----	-----	-----	Bypass
5	Combine	24.43	2	720	84,984	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw				Return Period: 25 Year				Monday, 08 / 18 / 2025	

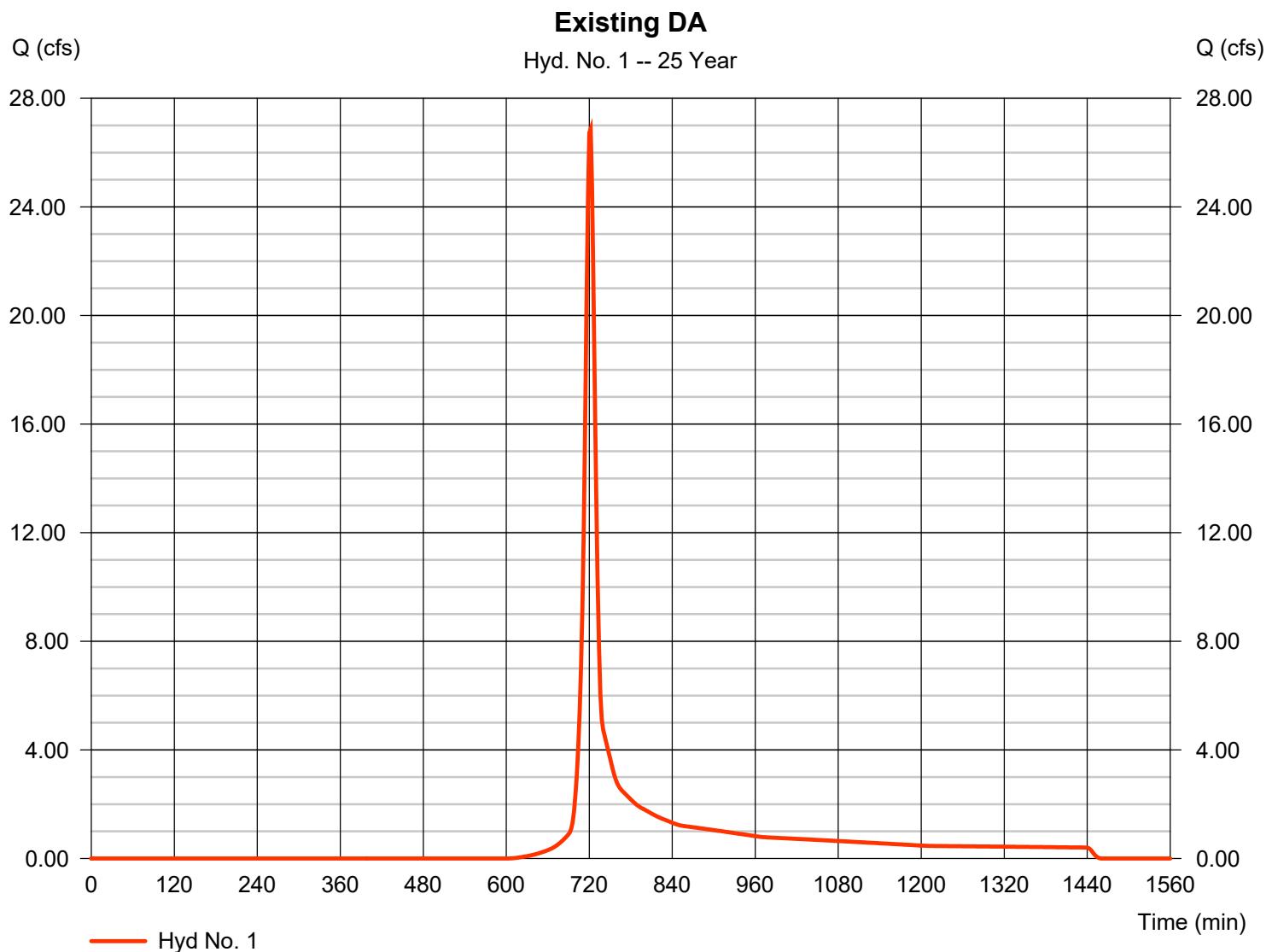
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	= SCS Runoff	Peak discharge	= 26.87 cfs
Storm frequency	= 25 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 70,593 cuft
Drainage area	= 8.070 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.90 min
Total precip.	= 5.98 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.930 \times 69) + (5.630 \times 60) + (0.510 \times 98)] / 8.070$



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	33.52	2	720	87,696	-----	-----	-----	Existing DA
2	SCS Runoff	42.76	2	716	87,482	-----	-----	-----	Proposed DA
3	Reservoir	32.57	2	720	86,644	2	632.69	32,135	Wet Pond
4	SCS Runoff	7.921	2	718	15,840	-----	-----	-----	Bypass
5	Combine	39.04	2	720	102,484	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw				Return Period: 50 Year				Monday, 08 / 18 / 2025	

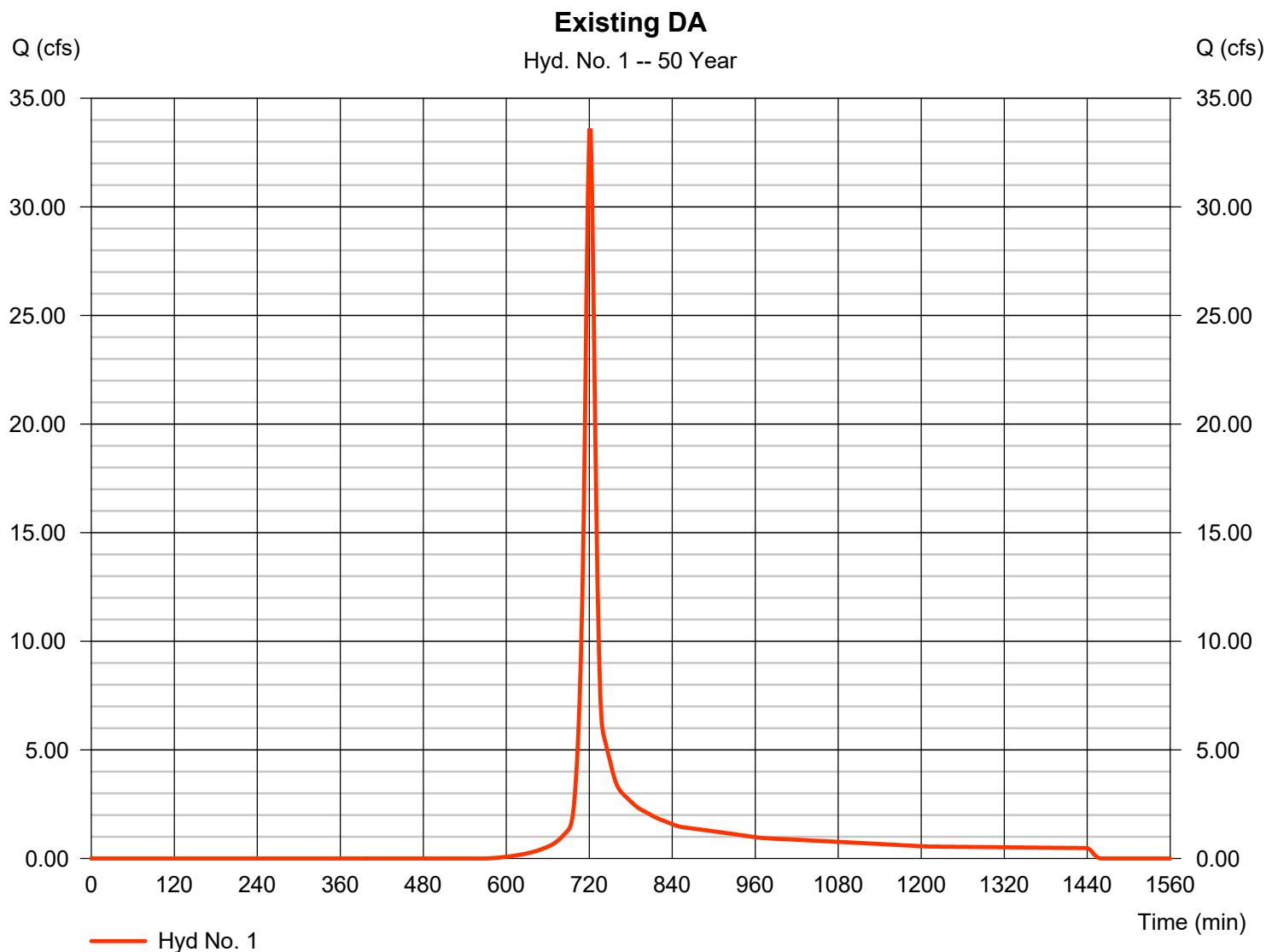
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	= SCS Runoff	Peak discharge	= 33.52 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 87,696 cuft
Drainage area	= 8.070 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.90 min
Total precip.	= 6.74 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.930 \times 69) + (5.630 \times 60) + (0.510 \times 98)] / 8.070$



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	40.66	2	720	105,791	-----	-----	-----	Existing DA
2	SCS Runoff	49.65	2	716	102,172	-----	-----	-----	Proposed DA
3	Reservoir	41.98	2	720	101,329	2	632.82	33,712	Wet Pond
4	SCS Runoff	9.667	2	718	19,364	-----	-----	-----	Bypass
5	Combine	49.89	2	718	120,692	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw				Return Period: 100 Year				Monday, 08 / 18 / 2025	

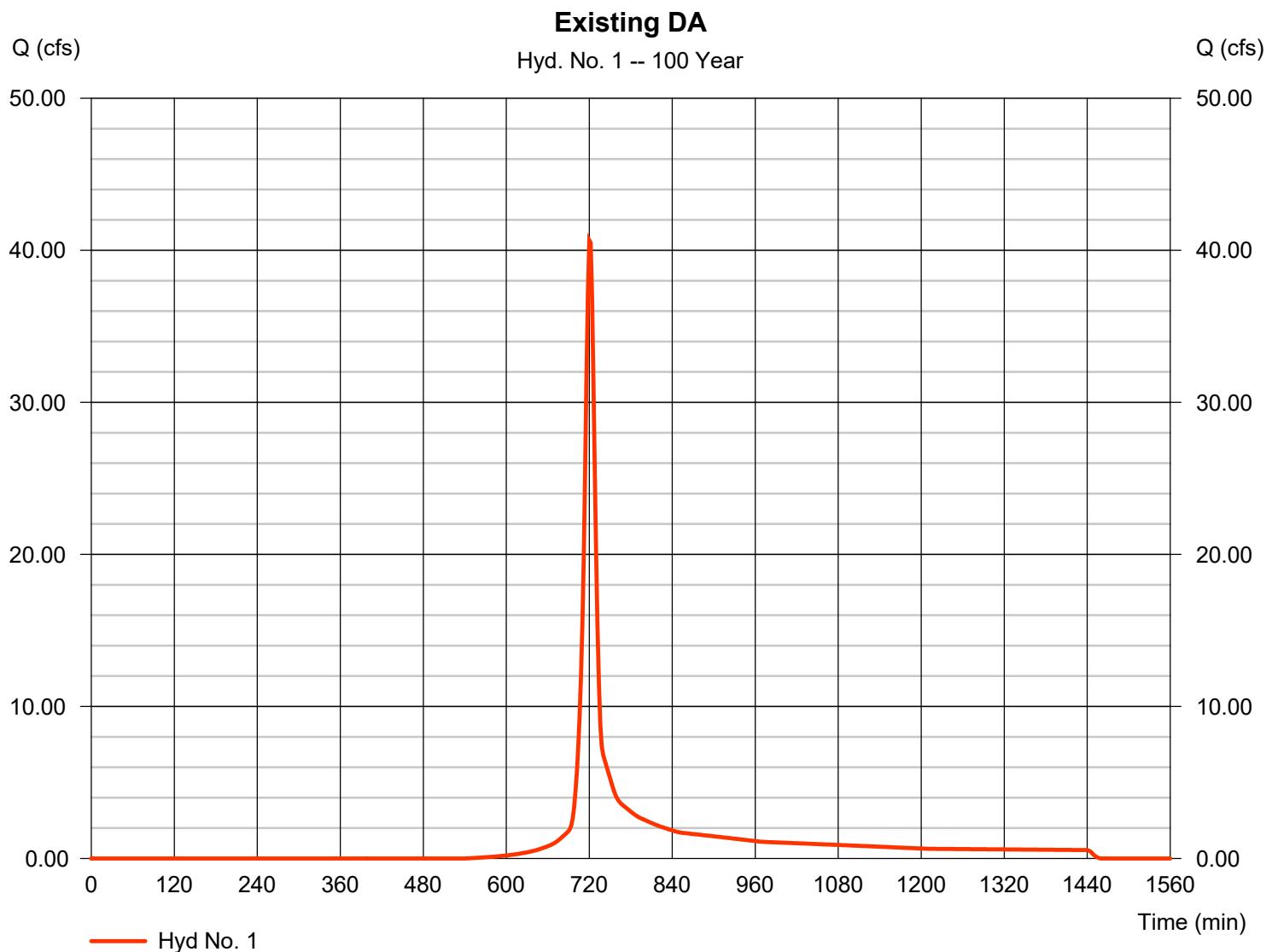
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	= SCS Runoff	Peak discharge	= 40.66 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 105,791 cuft
Drainage area	= 8.070 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.90 min
Total precip.	= 7.51 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.930 \times 69) + (5.630 \times 60) + (0.510 \times 98)] / 8.070$



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	74.0559	13.3000	0.8788	-----
3	0.0000	0.0000	0.0000	-----
5	83.5115	14.8000	0.8514	-----
10	105.7041	16.8000	0.8710	-----
25	118.9249	17.6000	0.8582	-----
50	137.0265	18.6000	0.8630	-----
100	157.1766	19.6000	0.8692	-----

File name: Raleigh IDF.IDF

$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.76	4.65	3.92	3.40	3.01	2.70	2.45	2.25	2.08	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.64	4.07	3.63	3.28	3.00	2.76	2.57	2.40	2.25	2.12
10	7.22	6.03	5.19	4.57	4.09	3.71	3.40	3.13	2.91	2.72	2.56	2.41
25	8.19	6.90	5.98	5.29	4.75	4.32	3.97	3.67	3.41	3.20	3.01	2.84
50	8.95	7.59	6.60	5.86	5.27	4.80	4.41	4.08	3.81	3.57	3.36	3.17
100	9.71	8.27	7.22	6.42	5.79	5.28	4.86	4.50	4.20	3.93	3.70	3.50

Tc = time in minutes. Values may exceed 60.

cip. file name: C:\Users\erik.messina\OneDrive - Colliers Engineering & Design\Desktop\Hydrographs\Raleigh PCP.pcp

COMPOSITE CURVE NUMBERS (CN)

Project Area Soil Types =

CcB2 - Cecil Sandy Clay Loam
 CuD2 - Cullen Clay Loam
 EnD - Enon Sandy Loam

Input
Calculated

Pre-Construction Conditions:

Pre-Drainage Area #1

Cover Type/Condition	Soil Classification	CN	Area (SF)	Area (AC)
Brush - Fair Condition	B	56	0	0.00
Grass - Fair Condition	B	69	84,231	1.93
Woods - Fair Condition	B	60	0	0.00
Woods - Fair Condition	B	60	245,281	5.63
Impervious	B	98	22,247	0.51
TOTAL:		64.6	351,759	8.08

*NCDEQ Table 4: HSGs for NC Soil Types - Urban Areas Runoff Curve Numbers for SCS Method

NCDEQ Stormwater Design Manual Revised 3-15-2017

Post-Construction Conditions:

Post-Drainage Area #1

Cover Type/Condition	Soil Classification	CN	Area (SF)	Area (AC)
Brush - Fair Condition	B	56	0	0.00
Woods - Fair Condition	B	60	0	0.00
Meadow	B	58	0	0.00
Grass - Good Condition	B	61	157,409	3.61
Impervious	B	98	113,705	2.61
TOTAL:		76.5	271,113	6.22

Water Quality Calculations

Input
Calculated

Drainage Area	6.22	ac
Impervious Area	2.61	ac
Impervious %	42%	
Estimated Avg. Depth	3.00	ft
SA/DA Ratio	1.74	%
SA Required	0.11	ac
SA Required	4,706	sf

SA/DA Ratio			
% Impervious Cover	Permanent Pool Average Depth (ft)		
	2.50	3.00	3.50
40%	FALSE	1.51	1.38
42%	0.00	1.74	1.60
50%	FALSE	1.79	1.65

*C-3 Table 1 (Piedmont and Mountain Region)
(NCDEQ BMP Design Manual revised 11-23-2020)

Main Pool Calculations

* Average Depth calculations are based on Equation 3 of Wet Pond MDC 2 of the NCDEQ Stormwater Design Manual

Main Pool Provided Depth	3.50	ft
Calc Avg. Depth	3.07	ft (PROCEED)
SA Provided	7,815	sf (PROCEED)
SA Provided	0.18	ac

D _{MAX}	0.50	ft
Perimeter _{PP}	337.87	ft
Width _{SUBMERG}	3.00	ft
V _{SHELF}	253.40	cf

Volume Calculation (Average End Method)

Stage (ft)	Elevation (ft)	Area (sf)	Inc. Vol. (cf)	Acc Vol. (cf)	
	626.00				Bottom of Sediment Removal
0.00	626.00	3,255	0	0	Top of Sediment Removal
1.00	627.00	3,795	3,525	3,525	
2.00	628.00	4,360	4,078	7,603	
3.00	629.00	4,950	4,655	12,258	
3.50	629.50	7,815	3,191	15,449	PERMANENT POOL

Temporary Pool Calculations

$$Rv = 0.05 + 0.9 * I_A$$

SIMPLE METHOD PER NCDEQ BMP MANUAL SECTION 3.3.1

$$WQv = 3630 * R_D * R_V * A$$

R_V = Runoff coefficient [storm runoff (in)/storm rainfall (in)], unitless

I_A = Impervious fraction [impervious portion of drainage area (ac)/drainage area (ac)], unitless

**V = Volume of runoff that must be controlled for the design storm (ft^3)

R_D = Design storm rainfall depth (in) (*Typically, 1.0" or 1.5"*)

A = Watershed area (ac)

Rv	0.43	(Design Storm = 1 inch)
WQv required	9,657	cfs
WQv provided	9,680	cfs (PROCEED)

Temp. Pool Provided Depth **4.50** ft

Volume Calculation (Average End Method)

Stage (ft)	Elevation (ft)	Area (sf)	Inc. Vol. (cf)	Acc Vol. (cf)	
0.00	629.50	7,815	0	0	Permanent Pool
0.50	630.00	8,857	4,168	4,168	Top of Shelf
1.50	631.00	9,955	9,406	13,574	
2.50	632.00	11,110	10,533	24,107	
3.50	633.00	12,322	11,716	35,823	
4.50	634.00	13,590	12,956	48,779	Top of Berm

Assumed Stage Interval for Treatment of WQv

630.00

Interpolate 0.10 area between even stages at WQv stage

Volume Calculation (Average End Method)

Stage (ft)	Elevation (ft)	Area (sf)	Inc. Vol. (cf)	Acc Vol. (cf)
0.00	630.00	8,857	4,168	4,168
0.10	630.10	8,967	891	5,059
0.20	630.20	9,077	902	5,961
0.30	630.30	9,186	913	6,875
0.40	630.40	9,296	924	7,799
0.50	630.50	9,406	935	8,734
0.60	630.60	9,516	946	9,680
0.70	630.70	9,626	957	10,637
0.80	630.80	9,735	968	11,605
0.90	630.90	9,845	979	12,584
1.00	631.00	9,955	990	13,574

Calc WQV Elevation **630.60**

Water Quality Orifice Size Calculation

Treatment Vol	9,680	CF	9,680	(NCDEQ required time frame)
Draw Down Time	2	DAYS	5	
Draw Down Time	172,800	sec	432,000	
Flow (Q)	0.056	CFS	0.022	
Cd	0.6		0.6	
H/3	0.367	ft	0.367	
Area of orifice	0.019	sf	0.008	
Max orifice diameter	1.88	in	1.19	Min orifice diameter
Orifice Size Used (Dia.)	1.50	in	PROCEED	
Draw Down Time	3.08	DAYS	PROCEED	

Forebay Volume Calculation

Forbay Provided Depth 3.00 ft

Volume Calculation (Average End Method)

Stage (ft)	Elevation (ft)	Area (sf)	Inc. Vol. (cf)	Acc Vol. (cf)	
	626.00				Bottom of Sediment Removal
0.00	626.00	577	0	0	Top of Sediment Removal
1.00	627.00	782	680	680	
2.00	628.00	1,011	897	1,576	
3.00	629.00	1,265	1,138	2,714	

15% Permanent Pool Volume	2,317	
20% Permanent Pool Volume	3,090	
Forebay Volume Provided	2,714	Proceed
	18%	

From: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
Sent: Monday, August 18, 2025 4:15 PM
To: Keith Fenn; Jimmy Bention
Cc: Gregory Gordos; Casey Whiteman
Subject: Re: Letter of Notification of Development in Weddington

This Message originated outside your organization.

Received.

Thank you,

Sara

Sara Hymel
Director of Planning and Construction

Union County Public Schools
201 Venus Street Monroe, NC 28112
Telephone: 704-296-3160 - D (internal ext. 6766)
Cell Phone: 980-722-5762
Email: sara.hymel@ucps.k12.nc.us

www.ucps.k12.nc.us

All email correspondence to and from this address is subject to public review under the NC Public Records Law. As a result, all messages may be monitored by and disclosed to third parties. In compliance with federal law, Union County Public School System administers all educational programs, employment activities, and admissions without discrimination because of race, religion, national or ethnic origin, color, age, military service, disability, or gender, except where exemption is appropriate and allowed by law and provides equal access to the Boy Scouts and other designated youth groups.

From: Keith Fenn <kfenn@keystonecustomhome.com>
Sent: Monday, August 18, 2025 3:47 PM
To: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>; Jimmy Bention <Jimmy.Bention@ucps.k12.nc.us>
Cc: Gregory Gordos <ggordos@townofweddington.com>; Casey Whiteman <casey.whiteman@collierseng.com>
Subject: Letter of Notification of Development in Weddington

WARNING: This email originated outside of our organization.

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please find attached a notification letter as required and requested by Town of Weddington.

Keith Fenn, PE

Carolinas Director of Land Entitlement and Development | Keystone Custom Homes

CELL [980-269-6609](tel:980-269-6609)

EMAIL kfenn@keystonecustomhome.com

WEBSITE KeystoneCustomHome.com

MEETING SIGN IN SHEET

Second Community Meeting

Location: Weddington Town Hall, 1924 Weddington Road

Date: Thursday, June 19, 2025 at 5:30 p.m.

Applicant: Keystone Custom Homes

Project Location: 3009 Forest Lawn (parcel number 07150015).

Keystone

Note: Also in attendance
Keith Fenn, Keystone Homes
Alan Banks, Keystone Homes
Casey Whiteman, Colliers Engineering and Design
Greg Gordos, Town of Weddington



Keystone - 3009 Forest Lawn

From Casey Whiteman <Casey.Whiteman@collierseng.com>

Date Fri 2025-06-20 4:48 PM

To Gregory Gordos <ggordos@townofweddington.com>

Cc Alan Banks <abanks@keystonecustomhome.com>; Keith Fenn <kfenn@keystonecustomhome.com>

1 attachment (1 MB)

0026_001.pdf;

Greg,

Attached is the sign-in sheet for last night's community meeting. We noted three topics of discussion listed below:

1. Question was raised on the Yield Plan – Clarified that the Yield Plan does include 12 Lots and Greg, Town Planner, acknowledged receipt of it.
2. Location of Heritage Trees was brought up – Discussed that we are saving as many as possible but not all, but that we will have this displayed and shared with/for Council to review.
3. Discussed that the Stormwater Basin was general on this plan submitted and that Town Council may request more detailed layout. Will provide the actual grading of pond for Council and verify calcs were considered in design per Weddington/State specs.

Please let us know if you need anything else or if you have any questions about the meeting.

Casey Whiteman, PE

Geographical Discipline Leader | Civil Site

casey.whiteman@collierseng.com

Cell: 480 298 7229 | Main: 980 245 3161

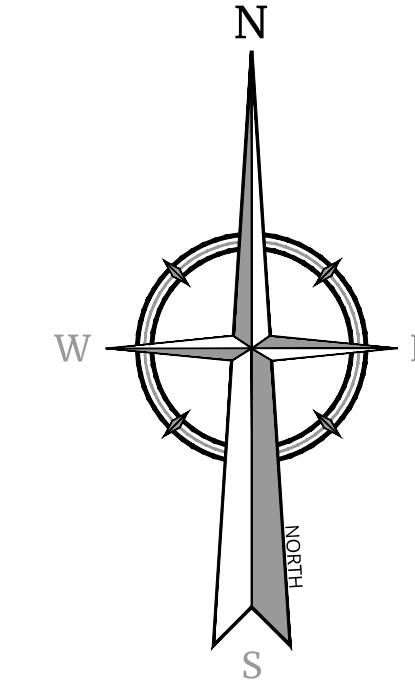
5275 Parkway Plaza Blvd, Ste 100, Charlotte, NC 28217



colliersengineering.com | [affiliated authorized entities](#)

Building for Our Future**See our 2023 Impact Report**

DISCLAIMER This e-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of this email text or attachments. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus free. The sender does not accept liability for any errors or omissions. Any drawings, sketches, images, or data are to be understood as copyright protected.



Colliers

Engineering & Design, Architecture, Landscape Architecture Surveying, CT P.C.

Colliers Engineering & Design All Rights Reserved. This drawing contained herein is authorized for use only by the party for whom contracted or to whom it is certified. This drawing may not be disclosed, distributed or relied upon for any other purpose without express written consent of Colliers Engineering & Design.

Business as  MASER



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

10 of 10

A blank 10x10 grid for drawing a 10-pointed star. The grid consists of 100 small squares arranged in a 10 by 10 pattern. The lines are black and the background is white.

NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHERS PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
4. CONTRACTOR SHALL CONTACT NC 811 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND COMPLY TO THE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
6. SITE TO BE FULLY PERMANENTLY STABILIZED, WITH NO AREAS LEFT AS BARE SOILS.

HERITAGE TREE REMOVAL

HERITAGE TREES INSIDE BUILDABLE AREA= 142 TREES
HERITAGE TREES INSIDE BUILDABLE AREA REMOVED = 123 TREES
HERITAGE TREES INSIDE BUILDABLE AREA REMAINING = 19 TREES

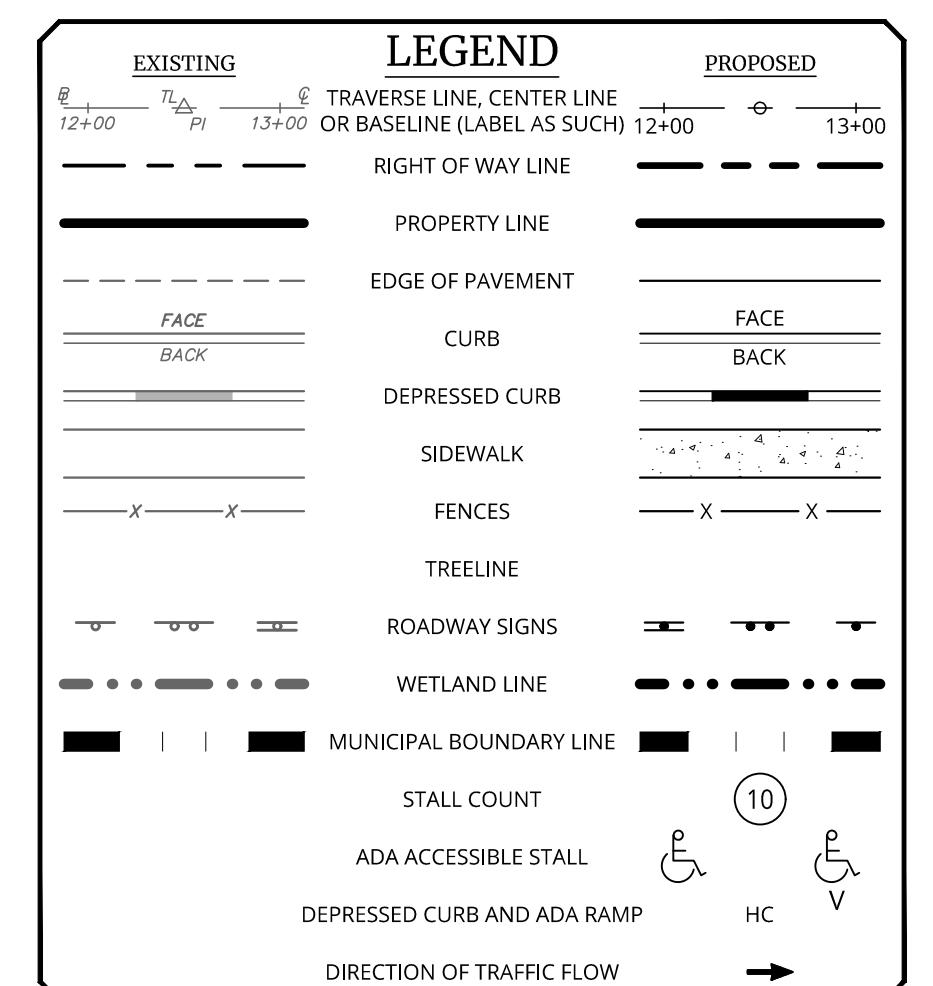
sey R. Whiteman
CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
RS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

DEVELOPMENT PLANS

FOR
**STONE CUSTOM
HOMES
/EDDINGTON**

PIN 07150015
FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA



60 0 60 120

SCALE : 1" = 60'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

TREE REMOVAL PLAN

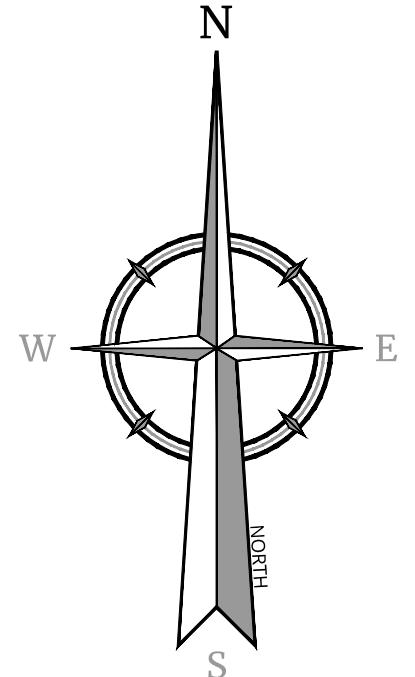
SHEET NUMBER: C-600

C-600

DRAWINGS FOR CONSTRUCTION

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	MAT. HT.	MAT. SPRD.	INSTL. HT.	MIN. CAL.	COND.	REMARKS
DECIDUOUS TREES									
ACRU	13	ACER RUBRUM	RED MAPLE	40'-70'	30'-50'	14'-16'	3"-3.5" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
LIST	9	LIRIODENDRON STYRACIFLUA	SWEET GUM	60'-80'	40'-60'	14'-16'	3"-3.5" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
LITU	6	LIQUIDAMBAR STYRACIFLUA	TULIP TREE	60'-80'	30'-60'	14'-16'	3"-3.5" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
QUPH	5	QUERCUS PHELLOPS	WILLOW OAK	40'-70'	25'-50'	14'-16'	3"-3.5" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
QUSH	6	QUERCUS SHUMARDII	SHUMARD OAK	40'-60'	30'-40'	14'-16'	3"-3.5" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
ULPA	13	ULMUS PARVIFOLIA	LACEBARK ELM	40'-50'	25'-40'	14'-16'	3"-3.5" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
ORNAMENTAL TREES									
AMAR	4	AMELANCHIER ARBOREA	DOWNTY SERVICEBERRY	15'-25'	15'-20'	9'-10'	MULTISTEM	B&B	(3) STEMS, SYMMETRICAL, LOW BRANCHED
CACA	20	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	20'-40'	20'-30'	14'-16'	3"-3.5" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL, LOW BRANCHED
CECA	4	CERCIS CANADENSIS	EASTERN REDBUD	20'-30'	25'-35'	9'-10'	MULTISTEM	B&B	(3) STEMS, SYMMETRICAL, LOW BRANCHED
EVERGREEN TREES									
CRJA	4	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	50'-60'	20'-30'	8'-10'		B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
ILOP	4	ILEX OPACA	AMERICAN HOLLY	15'-30'	10'-20'	10'-12'		B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
JUVE	4	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	30'-60'	10'-25'	8'-10'		B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
PIAB	4	PICEA ABIES	NORWAY SPRUCE	40'-60'	25'-30'	8'-10'		B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
CODE QTY BOTANICAL NAME COMMON NAME MAT. HT. MAT. SPRD. INSTL. HT. INSTL. SPRD. COND. REMARKS									
DECIDUOUS SHRUBS									
ABGR	109	ABELIA GRANDIFLORA 'LITTLE RICHARD'	LITTLE RICHARD GLOSSY ABELIA	2'-3'	3'-4'	15"-18"	15"-18"	3 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
FOXI	27	FORSYTHIA X INTERMEDIA 'LYNWOOD'	BORDER FORSYTHIA	6'-9"	6'-9"	3"-3.5"	2.5'-3"	3 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
VIFR	14	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	12'-15'	6"-12"	3.5"-4"	2.5"-3"	B&B	DENSE, SYMMETRICAL, WELL FURNISHED
EVERGREEN SHRUBS									
ILGL	92	ILEX GLABRA	INKBERRY HOLLY	5'-8"	5"-8"	3"-3.5"	3"-3.5"	3 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
IVNA	13	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3'-5"	3"-6"	3"-3.5"	3"-3.5"	3 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
JUFP	16	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	4"-6"	6"-8"	3"-3.5"	3"-3.5"	B&B	DENSE, SYMMETRICAL, WELL FURNISHED



Colliers

Engineering & Design,
Architecture, Landscape Architecture,
Surveying, CT.P.C.

www.colliersengineering.com
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**
811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

GENERAL NOTES

1. THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
2. REFER TO CIVIL SITE PLANS FOR ADDITIONAL GENERAL NOTES.

LANDSCAPE PLAN NOTES

1. REFER TO SHEET C-402 & C-603 FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
2. REFER TO SHEET C-601 FOR PLANT SCHEDULES.
3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE; ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS.
4. THE LANDSCAPE PLAN SHALL TAKE PREDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
5. LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO THE LAWN SEED MIX NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
6. SOIL SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.
7. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-0" ABOVE GRADE AND/OR APPROPRIATELY PRUNED. 10'-0" ABOVE GRADE AND/OR APPROPRIATELY PRUNED SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.
8. CONTRACTOR TO SUPPLY AND INSTALL DEEP ROOT BARRIER WHEN TREE ROOT BALLS ARE WITHIN 3' OF UNDERGROUND UTILITIES.
9. PER UNION COUNTY FORESTER WE ARE USING A 30' RADIUS OF PROTECTION; HOWEVER, CONTRACTOR, LANDSCAPE ARCHITECT AND OWNER CANT GUARANTEE TREE SURVIVABILITY USING THE RECOMMENDED TREE PROTECTION DISTANCE.

TREE PLANTING REQUIREMENT

CATEGORY	REQUIRED	PROVIDED
BUFFER TREES	39	39
LOT TREES	48	48
STREET TREES	24	24

HERITAGE TREE SUMMARY

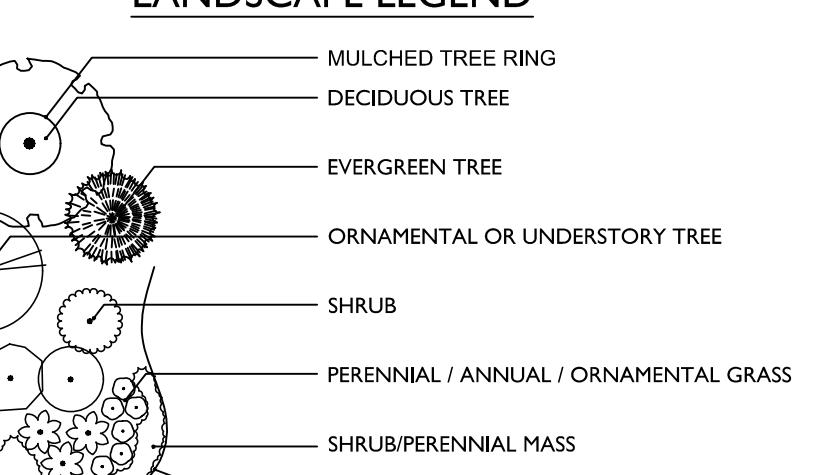
DESCRIPTION	COUNT (TREES)
TOTAL HERITAGE TREES	192
HERITAGE TREES REMOVED	127
HERITAGE TREES REMAINING	65

HERITAGE TREE INSIDE BUILDABLE AREA

DESCRIPTION	COUNT (TREES)
TOTAL HERITAGE TREES INSIDE BUILDABLE AREA	142
HERITAGE TREES INSIDE BUILDABLE AREA REMOVED	123
HERITAGE TREES INSIDE BUILDABLE AREA REMAINING	19

Estimated Final Tree Canopy Coverage: 45%

LANDSCAPE LEGEND



NOTES:
I. LANDSCAPE SYMBOLS ON THE PLAN VARY AND MAY DEVIATE FROM THE LANDSCAPE LEGEND SYMBOLS SHOWN ABOVE.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/20/25	NWB	CW
PROJECT NUMBER:	DRAWING NAME:	25003536A	C-LAND
SHEET TITLE: PLANTING PLAN			

SHEET NUMBER:	C-601
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.	

From: [Keith O'Herrin](#)
To: [Casey Whiteman](#); [Keith Fenn](#)
Cc: [Ndiogou Ba](#); [Karen Dewey](#)
Subject: Re: 3009 Forest Lawn, Weddington (Matthews)-heritage tree recap
Date: Tuesday, November 4, 2025 3:11:07 PM

Hello all,

Thanks for the opportunity to provide comments early:

Do you intend to engage in mass grading, or would you leave undisturbed areas between each building pad? I see many trees on your survey that should be preserved between pads as they are over 8 inches DBH and they are outside of buildable areas. At a glance, this looks like more clearing, scraping, and grading than I would expect. Note there is a desire to return to the old way of building homes, where the only areas that were cleared from wooded lots were the driveway and the pad, maybe a small yard. Or if not all the way back to the 1980s, at least some trees and natural areas left undisturbed which may require working with the natural contours of the land/less grading.

Do you stockpile topsoil on site to replace at the end of construction for yards and landscaping? Or is it removed from site?

The tree survey needs to be accompanied by an inventory of all existing trees DBH 6 or greater, and dogwood 5 inches or greater DBH. Heritage trees should be called out especially:

- Oak and Tuliptree 20 inches +
- Hickory and Pecan 18 inches +
- Southern magnolia and other magnolia 10 inches +
- Red maple, sugar maple, and elms 10 inches +
- Dogwoods 5 inches +

Knowing how modern construction goes, I am not sure this tree you called out will actually be preserved. Builders expect to be able to drive a 4 wheel drive forklift around the entire home, and approach from any direction, meaning a 25-30ft approach distance to lift trusses, man lift, etc 30ft into the air. And orange plastic mesh fence designating tree protection zones is insufficient to keep equipment out. So as currently drawn, this tree doesn't have a very good chance of being preserved. Red oaks and willow oaks are not very tolerant of root loss or soil compaction. Driven-post chain link fence would keep equipment out.

- The ordinance requires that 'All buildings, building additions, and other structures (including but not limited to driveways) shall be located upon a lot or parcel of land in such a way as to minimize damage to or removal of Heritage trees."
- Also, that all "reasonable efforts have been undertaken in the architectural layout and design of the proposed development" such as building placement, driveways, walkways, and parking areas. Drainage, and more.
- So, I'd expect to be asked these questions:
 - How have you altered or changed your plans to accommodate heritage trees on site?
 - How is this different than a plan drawn in a town with no tree ordinance?

Keith O'Herrin, Ph.D.

NCRF #1941

T 704.283.3510

Keith.O'Herrin@unioncountync.gov

unioncountync.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records law and may be disclosed to third parties. If you are not the intended recipient of this e-mail, please contact the sender immediately.

From: Casey Whiteman <casey.whiteman@collierseng.com>
Sent: Tuesday, November 4, 2025 10:43 AM
To: Keith Fenn <kfenn@keystonecustomhome.com>; Keith O'Herrin <Keith.O'Herrin@unioncountync.gov>
Cc: Ndiogou Ba <ndiogou.ba@collierseng.com>
Subject: RE: 3009 Forest Lawn, Weddington (Matthews)-heritage tree recap

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Keith,

Attached are our current preliminary landscape plans. As Keith mentioned, we are trying to make every effort to save one of the bigger trees up front. I have provided a blow up of the two lots to give you an idea of where we are at with this. We kept 30 feet from the pads.

Let us know if you would like to discuss it.

Casey Whiteman

Geographical Discipline Leader | Civil Site
Charlotte, North Carolina

Colliers Engineering & Design

casey.whiteman@collierseng.com

Cell: 480 298 7229 | Main: 877 627 3772

colliersengineering.com | [affiliated authorized entities](#)



DISCLAIMER This e-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of this email text or attachments. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus free. The sender does not accept liability for any errors or omissions. Any drawings, sketches, images, or data are to be understood as copyright protected.

From: Keith Fenn <kfenn@keystonecustomhome.com>
Sent: Tuesday, November 4, 2025 10:19 AM
To: Keith O'Herrin <Keith.O'Herrin@unioncountync.gov>
Cc: Casey Whiteman <casey.whiteman@collierseng.com>
Subject: RE: 3009 Forest Lawn, Weddington (Matthews)-heritage tree recap

This Message originated outside your organization.

Casey,
Can you send Keith the latest Landscape plan you uploaded and submitted to Weddington?

Thanks.

Keith Fenn, PE
Carolinas Director of Land Entitlement and Development | Keystone Custom Homes
CELL [980-269-6609](tel:980-269-6609)
EMAIL kfenn@keystonecustomhome.com
WEBSITE KeystoneCustomHome.com

From: Keith O'Herrin <Keith.O'Herrin@unioncountync.gov>
Sent: Tuesday, November 4, 2025 10:14 AM
To: Keith Fenn <kfenn@keystonecustomhome.com>
Cc: Casey Whiteman <casey.whiteman@collierseng.com>
Subject: Re: 3009 Forest Lawn, Weddington (Matthews)-heritage tree recap

I'd be happy to look now. I may see something others don't.

Keith O'Herrin, Ph.D.

NCRF #1941
Urban Forester | County Extension

T 704.283.3510

Keith.O'Herrin@unioncountync.gov
unioncountync.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records law and may be disclosed to third parties. If you are not the intended recipient of this e-mail, please contact the sender immediately.

From: Keith Fenn <kfenn@keystonecustomhome.com>
Sent: Tuesday, November 4, 2025 8:53 AM
To: Keith O'Herrin <Keith.O'Herrin@unioncountync.gov>
Cc: Casey Whiteman <casey.whiteman@collierseng.com>
Subject: 3009 Forest Lawn, Weddington (Matthews)-heritage tree recap

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Keith,

Thank you again for taking my call and for visiting the site we've been working through the zoning process with the Town of Weddington. I especially appreciate your time and expertise in inspecting the four heritage trees on the lot back in July.

As we discussed, we've made every effort to interpret and apply the adopted tree ordinances—ordinances you helped shape for Weddington—and have worked diligently with both Planning Staff and the Planning Board throughout this process. One key area of focus for all parties has been the four heritage trees you inspected.

You noted that these trees appear to be approximately 70 years old, with a potential lifespan of 90 to 120 years. You also confirmed they are healthy and show no signs of distress, and recommended preserving them if feasible. Additionally, you advised using a 30-foot radius around each tree to protect the canopy and root systems from grading impacts.

As we've progressed through multiple design iterations for the site, I wanted to make you aware that the internal street alignment—based on NCDOT criteria—will unfortunately impact a few of these trees. Despite our best efforts, avoiding this conflict has proven unworkable.

I share this information to ensure you're aware of our deliberate and thoughtful approach to preserving as many heritage trees as possible.

Please let me know if you'd prefer to review our tree preservation and removal plan in advance of a formal submission to Weddington, or if you'd rather wait until the official review request is initiated. Thank you again for your time and guidance.

Keith Fenn, PE

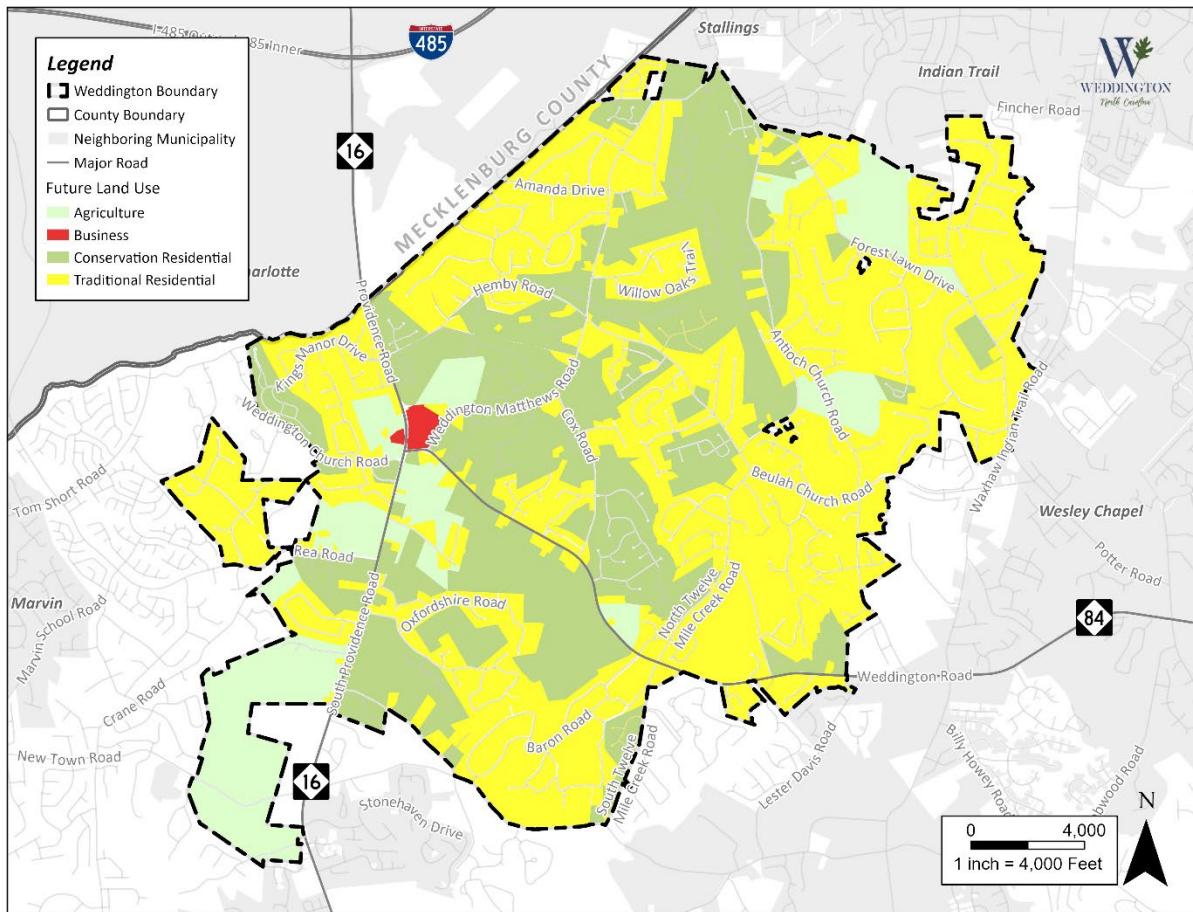
Carolinas Director of Land Entitlement and Development | Keystone Custom Homes

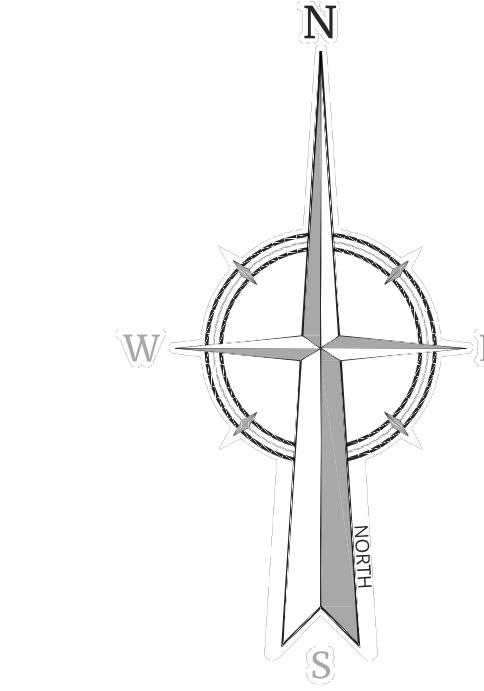
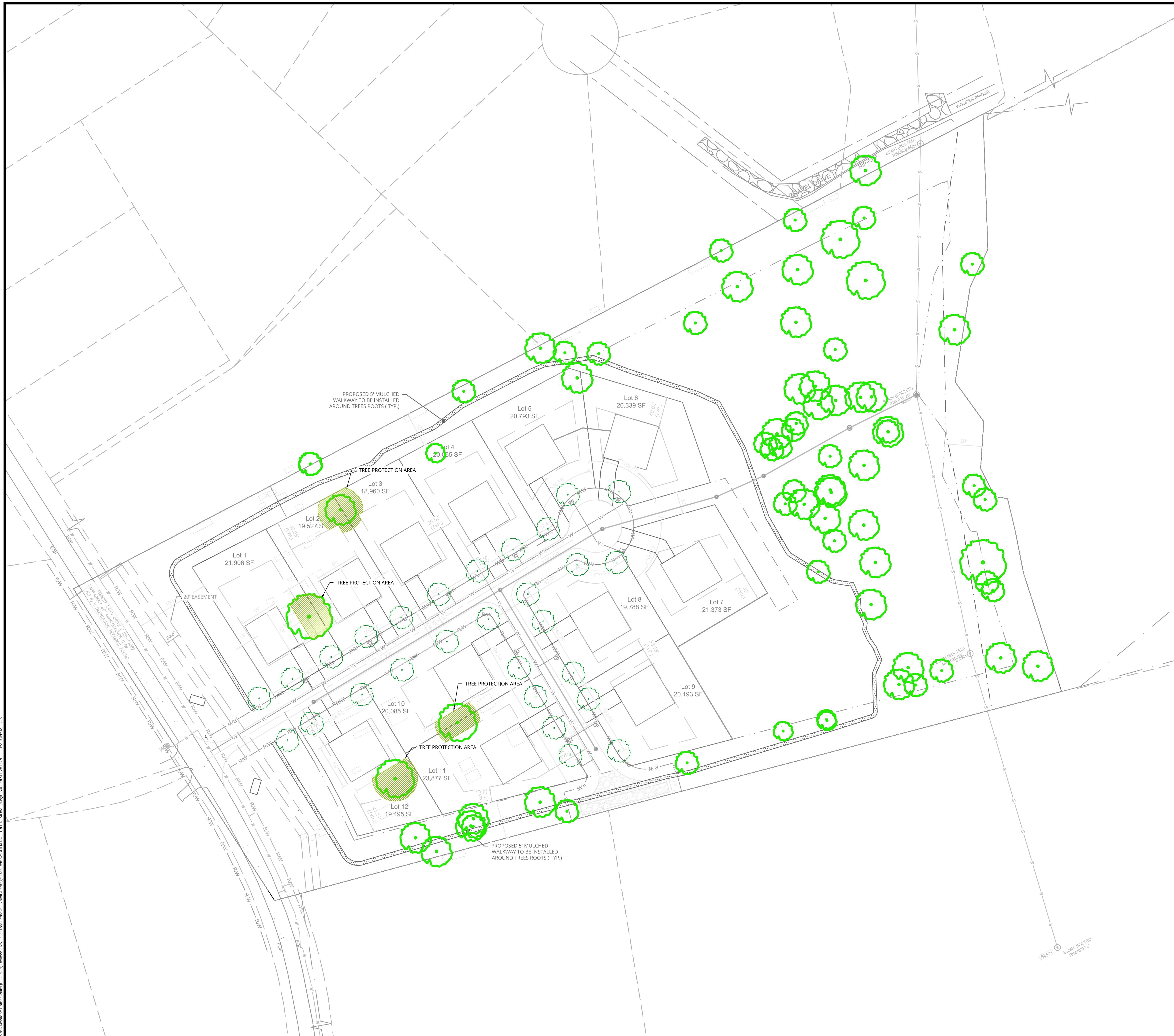
CELL [980-269-6609](tel:980-269-6609)

EMAIL kfenn@keystonecustomhome.com

WEBSITE KeystoneCustomHome.com

Map 4 Future Land Use Map





Colliers

Engineering & Design, Architecture, Landscape Architecture Surveying, CT P.C.

© 2026. Colliers Engineering & Design All Rights Reserved. This drawing
the information contained herein is authorized for use only by the party for
the services were contracted or to whom it is certified. This drawing may not
be copied, reused, disclosed, distributed or relied upon for any other purpose
without the express written consent of Colliers Engineering & Design.

811
Call before you dig.

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

YOUR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHERS PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ANY CONFLICTS DETERIMENTAL TO THE DESIGN INTENT.
4. CONTRACTOR SHALL CONTACT NC 811 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND COMPLY TO THE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
6. SITE TO BE FULLY PERMANENTLY STABILIZED, WITH NO AREAS LEFT AS BARE SOILS.

HERITAGE TREES

 HERITAGE TREE TO REMAIN = 75 TREES
 PROPOSED STREET TREES = 28 TREES
 PROTECTION AREA

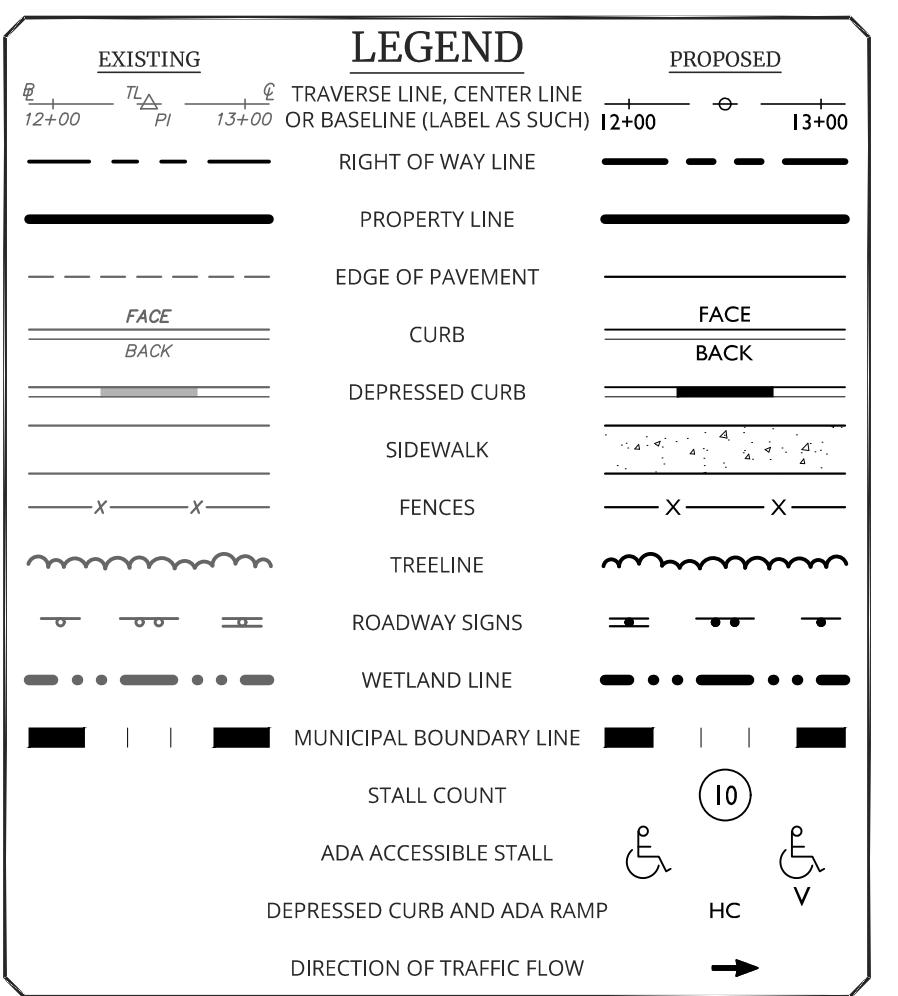
Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

STATE DEVELOPMENT PLANS

FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA



SCALE : 1" = 60'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



CZ 2026-01-KEYSTONE CUSTOM HOMES
3009 FOREST LAWN
EXHIBIT B.
DEVELOPMENT STANDARDS
DRAFT

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to twelve (12) single-family residential units.
5. Architectural Standards:
 - a. The building materials used on the principle buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
 - a. The principal buildings constructed on Site will be covered on three sides in masonry (brick, stone) with preference for all four sides.
 - b. Side loaded garages are preferred and where possible will be incorporated into the site plan. Maximum garage door width on front load garage will be 10' wide. on all homes
 - c. Mono-slab foundations are prohibited. Crawl spaces, stem wall foundations or walk-out basements on all homes are permitted.

d.c. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements

e.d. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.

e. Architectural renderings presented to the Town Council on the date of this hearing (January 12, 2026), by the applicant, shall roughly match the house models to be developed upon entitlement by this Council including in materials, massing and building design elements.

f. Lots 1, 8, 10 and 12 each feature a high visibility side elevation. High visibility side elevations will include some combination of the following design elements: Additional and/or larger windows, living space additions (bump outs) in the form of wrap porches or conservatories, foundation cladding material continuous from the front elevation, stone / masonry accents as appropriate to the vernacular of the home, material changes for cladding (board and baton and similar), enhanced landscaping, elevation trim details to include window trim.

6. Environmental and Open Space Requirements:

- a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.
- b. Developer will provide detailed landscaping plan for the 100-foot buffer and area near the right of way and adhere to the town of Weddington tree ordinance as outlined in the UDO D-917A(Q). Requested details requested were additional low-height plantings and/or berms within outside of the utility easements.
- c. Additional steel barriers and other tree protections in the form of chain link or similar fencing for the heritage trees indicated on the Planting Plan on the attached and as recommended by the Urban Forester shall be installed, periodically inspected, and approved by qualified persons authorized by the Town (e.g. Urban Forester or Town Planner). No Zoning Permits shall be issued prior to exercise of procedures as found under Tree Protection in the Unified Development Ordinance Section D-917A.Q.10. Inspections

7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers and as documented on the approved construction drawings.

8. Access and Transportation.

- a. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
- b. Applicant shall be required to provide one ingress/egress from Forest Lawn Drive to the subdivision and one (future) road connection to parcel 07150017.

9. Streetscape, Setbacks, Buffers, and Yards:

- a. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard setback shall be provided.
- b. A minimum forty (40) foot front yard and forty (40) foot rear yard setback shall be provided.
- c. Minimum lot size will be 18,000 square feet. Average lot size will be a minimum of 20,000402 square feet. Minimum lot width will be 100 feet.
- d. Each lot created shall contain at least one existing or planted canopy trees for every 40 feet of street frontage or fraction thereof per UDO Section D-917A(Q).

10. Utilities

- a. Developer will construct public sanitary sewer and public water lines to serve the proposed subdivision.
- b. Any existing wells and septic systems will be removed or abandoned in accordance with state and county requirements.

This 12th day of January 2026

Keith FennAlan C Banks, Keystone Custom Homes

**TOWN OF WEDDINGTON
PARK AND EVENTS ADVISORY BOARD
RULES OF PROCEDURE - DRAFT**

The Town of Weddington Park and Events Advisory Board is responsible for advising and making recommendations to the Town Council on all matters relating to the establishment, maintenance, and operation of the park property and event programs for the Town and its inhabitants, and to carry out other duties as may be assigned by the Town Council. The Board shall consist of seven (7) appointed residents as board members and one (1) non-voting/liaison/representative Town Council member. Board members serve at the pleasure of the Town Council and may be removed for any reason or no reason upon majority vote of the town council. In the event that an insufficient number of applications are received to fill the seats on the Board, eligibility may be extended to individuals residing outside the municipal limits of Weddington. Members shall be appointed for terms of four years; for purposes of the initial board, there shall be four members appointed for initial terms to expire on December 31, 2030, and thereafter, the terms for those seats shall be for four years. The remaining three members of the initial board shall be appointed for initial terms to expire December 31, 2032, and thereafter, the terms of those seats shall be for four years.

The purpose of the Park and Events Advisory Board shall be to study and advise the Town Council on events and park needs of the Town of Weddington. The Park and Events Advisory Board shall provide a means of encouraging community involvement as it pertains to park use and recreational programming to enhance the quality of life and foster a sense of community through recreational community programs for Town citizens. The basic function of the Board is to promote community for the citizens of Weddington. This board will consult with and advise the Council on matters affecting the overall event policies of the Town. The Board will make recommendations to Town Council concerning event planning, promotion and implementation.

The Duties of this Board are to:

- Serve as an advisory body to the Council on matters related to year-round programs and events, including, but not limited to, *(these are examples only)*
 - Festivals, which could include Spring, Fall, Summer
 - Town Hall Christmas Decorating,
 - Christmas Tree Lighting Ceremony
 - Coordination with other local municipalities for joint recreational activities, e.g. Waxhaw 4th of July parade, Monroe Christmas Parade
 - Beautification, including Litter Sweep
- Work with the Town Council to develop event opportunities for new events and present specific plans to Council for their consideration.
- Provide to Town Council, no later than March 15, a budget for all Parks & Recreation activities to be undertaken for the ensuing fiscal year.

- Keep informed about current trends in park services and administration,
- Develop long-range plans for park facilities, consistent with Council Priorities.
- Recommend types of park and event services for the Town.
- Investigate sources of funding for park and event services and facilities, including Grant availability.
- Recommend policies for acceptance and use of gifts, sponsorships, and grants for park and events purposes.
- When appropriate, provide an article for the Town Newsletter informing citizens of upcoming events and promote through social media and other platforms.
- Perform other duties as requested by the Town Council.
- Recommend approval of rules and procedures pertaining to the use of public parks and facilities including suggested fees and charges.

OFFICERS

- A. CHAIR: The Chair will be appointed by the Town Council annually. The Chair shall preside at each meeting and shall decide all points of order and procedure. The Chairman shall vote only in case of a tie and instances where there are only three other voting members present. The Chair shall establish an agenda for each meeting. Upon resignation or incapacity of the Chair, the Vice-Chair shall assume this position until the term has expired. The Councilmembers shall appoint a new Vice-Chair within ninety (90) days to complete the existing term of office.
- B. VICE-CHAIR. The Vice-Chair shall be appointed by Town Council. This position is responsible for acting in place of the Chair during any absence and for supporting the Chair as needed.
- C. SECRETARY: The Town Clerk shall serve as the secretary.
- D. APPOINTMENT PROCESS: On or before November 1 of each calendar year, those board members interested in holding an officer position on the board shall submit their name to the Town Clerk for consideration by the Town Council. The Town Council shall appoint or reappoint officers at the December Town Council Meeting of each calendar year.

ATTENDANCE

In order for the Park and Recreation Advisory Board to carry out its duties and responsibilities, it is necessary for all members to attend the meetings, consistently attend volunteer events/projects, and conscientiously carry out their duties as a board member. If any voting member is absent without excuse for three consecutive regular meetings or fails to attend at least seventy-five percent (75%) of the regular meetings and events within the preceding twelve-month period, the Chair may request that the position be vacated and a replacement be made by the Town Council

VOTING AND CONFLICT OF INTEREST

All voting members of the Board shall vote on every issue except in a situation where a member of the Board shall be excused from voting by the Chair. The Chair may excuse a member from voting if that member has a personal or financial interest in the matter upon which a vote is taken.

No member of the Board shall seek to influence a decision, participate in any action or cast a vote involving any matter that is before the Board which may result in a private benefit to themselves, their immediate relatives or their business interest. A member may be excused from voting on a particular issue under the following circumstances:

1. If the matter at hand involves the member's own official conduct; or
2. If the member has such close personal ties to the matter at hand that he/she cannot reasonably be expected to exercise sound and impartial judgment on behalf of the public's interest.

If a Board member determines that he may have a conflict of interest on a particular issue, he shall declare the nature of such conflict and ask to be excused from voting on the issue related to such conflict. The remaining voting members, by majority vote, shall determine whether such conflict exists and whether said member shall be excused from further deliberations on said matter. In no instance may a member be excused from voting merely due to an unwillingness to vote on the issue at hand and where no conflict of interest is found to exist.

A challenge to the existence of a conflict of interest or a challenge of an undisclosed conflict of interest may be filed by any interested party on the Board. Such a challenge may be an appeal for a review of the findings of the Board or may be for the purpose of alleging an undeclared conflict of interest. Any challenge made to the Board shall be supported by competent evidence and shall be submitted at a properly convened meeting of the Board. The Board shall hear all evidence and, by majority vote of the remaining members, shall make the final decision as to the existence of a conflict of interest. In the event a member is not excused from voting but chooses to abstain, the vote will be recorded as an affirmative vote.

CODE OF ETHICS

All members of the Board shall comply with the Town of Weddington Advisory Board Code of Ethics. Members of the Board may be removed for any reason by the Town Council, including deliberate violation of these Rules.

MEETINGS

- A. **REGULAR MEETINGS.** Regular meetings of the Board shall be held on the first Monday of every month in the Council chambers of the Town Hall.

- B. SPECIAL MEETINGS. Special meetings of the Board shall be held at a time and place designated by the Chair, or any two Board members, providing at least 48 hours' notice is provided to the members and the public.
- C. CANCELLATION OF MEETINGS. When there is no business for the Board, monthly meetings may be canceled. Notice will be given to all members and the public about the cancellation.
- D. QUORUM. A quorum consists of a majority of the voting members of the Board, not vacant.
- E. CONDUCT OF MEETINGS. All meetings shall be open to the public. The order of business, except as otherwise directed by the Chairman, shall be as follows:
 1. Determination of Quorum
 2. Approval of Minutes of Previous Meetings
 3. Public Comment
 4. Old Business
 5. New Business
 6. Other Business
 7. Adjournment
- F. PUBLIC COMMENTS. Public comments will follow the same rules set for Planning Board Public Comments.
- G. CONTINUATION OF MEETINGS. Meetings may be continued from one date to another provided that the reconvened meeting is held in a conveniently located meeting site in the Weddington area.
- H. PLACEMENT OF ITEMS ON THE AGENDA. Board members shall be authorized to place items on a meeting agenda. Non-Board members wishing to have agenda items heard shall submit their requests, including associated written materials, to the Secretary at least ten (10) days prior to the Board meeting.

AMENDMENTS

These rules, within the limits allowed by law, may be amended at any time by an affirmative vote of a majority of the entire membership of the Board, provided that such amendment is presented in writing at a meeting preceding the meeting at which the vote is taken.

PARK AND EVENTS ADVISORY BOARD MISSION STATEMENT

The Town of Weddington Park and Events Advisory Board serves to promote a sense of community, encourage fellowship, and cultivate pride in the Town of Weddington. To accomplish these goals, we shall strive to develop and maintain a quality park and facilities, and provide recreational programs and events which will enrich the quality of life for residents, visitors and future generations.

Acknowledged by:

Board member: _____ Date: _____

Mayor: _____ Date: _____

Town Clerk: _____ Date: _____

DRAFT



Code Enforcement Report

December 19, 2025

What was accomplished this week?

- Meeting held with staff to discuss code enforcement cases.
- Inspections at 2843 Forest Lawn, 6939 Tree Hill, 109 Foxton, 6259 Greystone
- Notices sent to 6939 Tree Hill, 109 Foxton, 6259 Greystone.

What will be accomplished next week?

- The Code Enforcement Team will discuss ongoing and new cases.

Schedule Status:

- 4500 Homestead (Construction Debris): Abatement scheduled-cost of abatement will not be recouped by property lien as site is unbuildable.
- 109 Foxton: Next Inspection Jan 9th
- 416 Gatewood: Property owner is attempting to apply for a permit which would negate any minimum housing issue so long as it's active.
- 4000 Ambassador: Jan 23rd
- 6939 Tree Hill: Next inspection Jan 9th
- 2843 Forest Lawn: Will discuss next week, no violation noted
- 6259 Greystone: Discussion to happen with property owner

Other Issues or Concerns:

- New code enforcement officer will be beginning in next few months. Matthew will still be on for transition and will be overseeing the contract post transition.
- Invoice for Q2 should be coming in January

Matthew Rea, AICP, NCCZO

(330) 885-0937

mrea@ibts.org

Revenue Account Range: First to zz-zzzz-zzz	Include Non-Anticipated: Yes	Year To Date As Of: 12/31/25
Expend Account Range: First to zz-zzzz-zzz	Include Non-Budget: No	Current Period: 12/01/25 to 12/31/25
Print Zero YTD Activity: No		Prior Year: Thru 06/30/25

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	801,393.55	1,700,000.00	334,009.08	1,539,216.76	160,783.24-	91
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	14,804.94	7,500.00	374.70	5,269.84	2,230.16-	70
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	577.18-	500.00	0.07	4.52	495.48-	1
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	99,746.78	102,000.00	8,165.83	33,992.40	68,007.60-	33
10-3115-180	TAX INTEREST	4,746.84	3,000.00	1,109.40	4,657.99	1,657.99	155
10-3120-000	SOLID WASTE FEE REVENUES	1,209,280.40	10,000.00	1,290.38	9,862.12	137.88-	99
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	670,407.25	408,000.00	34,211.45	136,389.36	271,610.64-	33
10-3322-220	BEER & WINE TAX	56,901.62	45,000.00	0.00	0.00	45,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	498,911.57	425,000.00	120,671.44	120,671.44	304,328.56-	28
10-3329-220	ARPA FEDERAL FUNDS	195,969.19	0.00	0.00	0.00	0.00	0
10-3333-220	SOLID WASTE DISP TAX	8,366.21	5,000.00	0.00	5,534.89	534.89	111
10-3340-400	ZONING & PERMIT FEES	25,257.50	15,000.00	3,652.50	13,397.50	1,602.50-	89
10-3350-400	SUBDIVISION FEES	11,015.03	10,000.00	5,060.00	5,500.00	4,500.00-	55
10-3360-400	STORMWATER EROSION CONTROL FEES	7,736.75	3,500.00	2,750.00	2,750.00	750.00-	79
10-3830-891	MISCELLANEOUS REVENUES	262,057.19	2,500.00	0.00	132.14	2,367.86-	5
10-3831-491	INVESTMENT INCOME	286,234.15	250,000.00	20,744.74	135,228.73	114,771.27-	54
General Fund Revenue Totals		4,152,251.79	2,987,000.00	532,039.59	2,012,607.69	974,392.31-	67

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	1,012,673.76	1,082,950.00	89,298.88	535,793.28	547,156.72	49
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

01/06/2026
02:45 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	3,965.00	0.00	0.00	0.00	0.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	533,779.36	691,645.00	0.00	326,963.40	364,681.60	47
10-4110-160	EVENT PUBLIC SAFETY	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	65,170.00	72,500.00	0.00	20,750.00	51,750.00	29
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	0.00	20,000.00	17,858.68	17,858.68	2,141.32	89
10-4110-340	PUBLICATIONS	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	8,376.59	10,000.00	5,498.22	10,562.44	562.44-	106
10-4110-343	SPRING EVENT	5,363.67	8,550.00	0.00	0.00	8,550.00	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	17,500.00	0.00	15,849.60	1,650.40	91
10-4110-498	LIBRARY DONATIONS	75,000.00	0.00	0.00	0.00	0.00	0
4110 GENERAL GOVERNMENT		1,704,328.38	1,918,145.00	112,655.78	927,777.40	990,367.60	48
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	69,678.09	74,250.00	7,017.05	36,876.45	37,373.55	50
10-4120-123	SALARIES - TAX COLLECTOR	58,146.72	64,500.00	6,234.77	30,725.04	33,774.96	48
10-4120-124	SALARIES - FINANCE OFFICER	17,561.86	21,615.00	2,304.22	9,333.34	12,281.66	43
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,500.00	1,700.00	12,200.00	13,300.00	48
10-4120-181	FICA EXPENSE	13,049.73	15,500.00	1,320.10	6,818.92	8,681.08	44
10-4120-182	EMPLOYEE RETIREMENT	27,750.74	29,575.00	2,979.01	15,196.79	14,378.21	51
10-4120-183	EMPLOYEE INSURANCE	32,983.00	37,975.00	2,300.14	13,800.84	24,174.16	36
10-4120-184	EMPLOYEE LIFE INSURANCE	464.64	500.00	83.66	501.96	1.96-	100

WEDDINGTON
Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-185	EMPLOYEE S-T DISABILITY	322.00	375.00	45.79	274.74	100.26	73
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	10,800.00	15,000.00	0.00	0.00	15,000.00	0
10-4120-193	CONTRACT LABOR	19,028.74	9,000.00	1,800.00	8,730.96	269.04	97
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	4,359.25	10,000.00	299.08	1,546.70	8,453.30	15
10-4120-210	PLANNING CONFERENCE	574.43	2,000.00	0.00	0.00	2,000.00	0
10-4120-321	TELEPHONE - ADMIN	2,083.47	2,000.00	169.21	1,015.17	984.83	51
10-4120-325	POSTAGE - ADMIN	2,245.20	2,500.00	0.00	1,068.36	1,431.64	43
10-4120-331	UTILITIES - ADMIN	3,980.96	5,000.00	258.40	1,444.40	3,555.60	29
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	16,659.55	5,000.00	0.00	0.00	5,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	84,623.10	97,000.00	5,813.94	47,561.32	49,438.68	49
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	65,302.34	105,000.00	5,300.00	44,062.38	60,937.62	42
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	1,500.00	500.52	1,063.02	436.98	71
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	6,360.00	6,500.00	480.00	2,520.00	3,980.00	39
10-4120-370	ADVERTISING - ADMIN	1,231.69	500.00	95.77	140.92	359.08	28
10-4120-397	TAX LISTING & TAX COLLECTION FEES	377.35	500.00	0.00	396.99	103.01	79
10-4120-400	ADMINISTRATIVE:TRAINING	4,352.60	7,500.00	0.00	3,610.00	3,890.00	48
10-4120-410	ADMINISTRATIVE:TRAVEL	5,683.71	5,000.00	986.09	2,184.35	2,815.65	44
10-4120-450	INSURANCE	26,649.27	28,350.00	0.00	28,036.61	313.39	99
10-4120-491	DUES & SUBSCRIPTIONS	18,167.04	29,925.00	0.00	24,068.61	5,856.39	80
10-4120-498	GIFTS & AWARDS	1,000.19	1,500.00	83.27	248.79	1,251.21	17
10-4120-499	MISCELLANEOUS	12,506.59	9,500.00	823.84	4,365.22	5,134.78	46
4120 ADMINISTRATIVE		532,155.62	613,065.00	40,594.86	297,791.88	315,273.12	49
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

01/06/2026
02:45 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-121	SALARIES - ZONING ADMINISTRATOR	81,220.39	85,200.00	8,218.30	43,218.30	41,981.70	51
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	22,450.00	1,932.00	5,600.50	16,849.50	25
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	23,476.04	26,250.00	2,332.28	11,882.90	14,367.10	45
10-4130-124	SALARIES - PLANNING BOARD	2,600.00	6,300.00	300.00	1,850.00	4,450.00	29
10-4130-125	SALARIES - SIGN REMOVAL	3,487.05	3,600.00	330.75	1,880.55	1,719.45	52
10-4130-181	FICA EXPENSE - P&Z	8,090.84	11,765.00	928.05	4,602.86	7,162.14	39
10-4130-182	EMPLOYEE RETIREMENT - P&Z	13,571.94	20,050.00	1,436.56	7,554.56	12,495.44	38
10-4130-183	EMPLOYEE INSURANCE	16,488.00	19,350.00	1,150.07	6,900.42	12,449.58	36
10-4130-184	EMPLOYEE LIFE INSURANCE	307.20	375.00	47.00	282.00	93.00	75
10-4130-185	EMPLOYEE S-T DISABILITY	168.00	200.00	30.46	182.76	17.24	91
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	113,924.80	67,000.00	5,293.10	14,040.80	52,959.20	21
10-4130-193	CONSULTING	45,807.19	75,000.00	6,849.60	33,398.60	41,601.40	45
10-4130-194	CONSULTING - COG	5,436.62	15,000.00	0.00	6,476.93	8,523.07	43
10-4130-195	OTHER CONSULTING CONTRACTS	0.00	55,500.00	0.00	0.00	55,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	4,455.35	7,500.00	0.00	1,247.60	6,252.40	17
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	75,000.00	0.00	0.00	0.00	0.00	0
10-4130-321	TELEPHONE - PLANNING & ZONING	2,173.49	2,000.00	169.20	1,015.13	984.87	51
10-4130-325	POSTAGE - PLANNING & ZONING	2,100.43	2,500.00	0.00	1,068.37	1,431.63	43
10-4130-331	UTILITIES - PLANNING & ZONING	4,036.68	5,000.00	204.90	1,668.81	3,331.19	33
10-4130-370	ADVERTISING - PLANNING & ZONING	489.38	500.00	95.76	140.92	359.08	28
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	30,000.00	0.00	0.00	30,000.00	0
4130 ECONOMIC & PHYSICAL DEVELOPMEN		402,833.40	455,790.00	29,318.03	143,012.01	312,777.99	31
General Fund Expenditure Totals		2,639,317.40	2,987,000.00	182,568.67	1,368,581.29	1,618,418.71	46

WEDDINGTON
Statement of Revenue and Expenditures

10 General Fund	Prior	Current	YTD
Revenues:	4,152,251.79	532,039.59	2,012,607.69
Expenditures:	2,639,317.40	182,568.67	1,368,581.29
Net Income:	1,512,934.39	349,470.92	644,026.40

Grand Totals	Prior	Current	YTD
Revenues:	4,152,251.79	532,039.59	2,012,607.69
Expenditures:	2,639,317.40	182,568.67	1,368,581.29
Net Income:	1,512,934.39	349,470.92	644,026.40

2026 2025

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	734,613.30	735,558.48
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	1,728,207.74	492,051.80
10-1130-001	BB&T/TRUIST MONEY MARKET	1,859,659.29	2,336,152.82
10-1140-000	NC CLASS INVESTMENT ACCOUNT	266,026.58	260,501.59
10-1170-000	NC CASH MGMT TRUST	5,237,371.79	5,131,607.54
10-1205-000	DU FROM OTHER FUNDS (SCIF/PARK)	79,676.32	54,932.32
10-1210-000	A/R SOLID WASTE FEES	14,387.34	24,175.84
10-1210-001	A/R SOLID WASTE FEES PRIOR YR	0.00	0.00
10-1210-002	A/R SOLID WASTE FEES NEXT 8 PY	51,874.31	51,874.31
10-1211-001	A/R PROPERTY TAX	232,376.94	13,279.34
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	8,009.50	9,149.43
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,499.22	5,019.66
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	99.36	1,632.50
10-1214-000	PREPAID ASSETS	0.00	36,575.14
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	91,453.12
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	7,790.24
10-1217-000	A/R INTERGOVT - UTILITY/SOLID WASTE	0.00	105,899.33
10-1220-000	AR OTHER	0.00	16,375.60
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	32,076.19	32,076.19
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	12,998,282.17	12,149,509.54

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	39,644.26
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	387.00	387.00
10-2116-000	CUSTOMER REFUNDS	26,066.41	8,765.30
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	4,496.30	0.00
10-2152-000	FEDERAL TAXES PAYABLE	1,660.34	0.00
10-2153-000	STATE W/H TAXES PAYABLE	403.00	305.00-
10-2154-001	NC RETIREMENT PAYABLE	5,703.78	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	967.84	0.00
10-2156-000	LIFE INSURANCE PAYABLE	250.59-	0.00
10-2157-000	401K PAYABLE	1,688.12	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	99.36	1,632.50
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	14,387.34	24,175.84
10-2610-001	DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002	DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	51,874.31
10-2620-000	DEFERRED REVENUE - DELQ TAXES	8,009.50	9,149.43
10-2625-000	DEFERRED REVENUE - Curr YR TAX	232,376.94	13,279.34
10-2630-000	DEFERRED REVENUE-NEXT 8	10,499.22	5,019.66
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	0.00
	Total Liabilities	406,265.12	201,518.89
10-2640-001	FUND BALANCE - UNASSIGNED	4,011,564.15	4,011,564.15

January 6, 2026
02:43 PM

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 12/31/25

Page No: 2

		2026	2025
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,774,809.59	2,774,809.59
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,606,373.74</u>	<u>7,606,373.74</u>
	Revenue	2,182,607.69	1,054,301.79
	Less Expenses	<u>1,538,581.29</u>	<u>458,632.60-</u>
	Net	<u>644,026.40</u>	<u>1,512,934.39</u>
	Total Fund Balance	<u>8,250,400.14</u>	<u>9,119,308.13</u>
	Total Liabilities & Fund Balance	<u>8,656,665.26</u>	<u>9,320,827.02</u>

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: January 12, 2026

SUBJECT: Tax Report– December 2025

Transactions:	
Releases	\$(397.55)
Refunds	\$8249.77
2023	\$(465.06)
2024	\$(2808.44)
2025	\$(848,577.75)
As of December 31, 2025; the following taxes remain Outstanding:	
2014	\$136.06
2015	\$187.26
2016	\$251.29
2017	\$421.72
2018	\$139.46
2019	\$390.77
2020	\$285.81
2021	\$408.89
2022	\$1986.01
2023	\$9824.26
2024	\$18,963.89
2025	\$232,485.25
2025 Credit Bal	\$(98.61)
Total Outstanding:	\$265,382.06