TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, FEBRUARY 23, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA

1. Call to Order

2. Determination of Quorum

3. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Board member to avoid conflicts of interest. Does any Board 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.*

4. Approval of Minutes
    A. December 15, 2025 Regular Planning Board Meeting

5. Public Comments: *Individuals are allowed 3 minutes to speak and must only comment on current agenda items. A maximum of 30 minutes is allocated to the Public Comment Period. The time limit may be extended at the discretion of the Chairman.*

6. Old Business
    A. Discussion of Workshop regarding UDO Section D-917E Additional Specific Requirements for Conventional Residential Development

7. New Business
    A. Discussion and Possible Recommendation of an application by Toll Brothers requesting Conditional Zoning Approval for the development of a 39-lot Conventional subdivision located on Weddington-Matthews Road (Parcel Number 06120011)
    B. Discussion and Possible Recommendation of Text Amendment 2026-1 Section D607C. Conditional Rezoning
    C. Discussion and Possible Recommendation of Text Amendment 2026-2 Section D917A. G. Private Roads and Gatehouses.
    D. Discussion and Possible Recommendation of Text Amendment 2026-3 D917B. L. Design Standards Specific to the Conservation Lands
    E. Discussion and Possible Recommendation of Text Amendment 2026-4 D917E. D. Lots in Floodplains.

8. Update from Town Planner and Report from the February Town Council Meeting

9. Board member Comments

10. Adjournment

TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, DECEMBER 15, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES

1. Call to Order

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

2. Determination of Quorum

Quorum was determined with Chairman Chris Faulk, Vice Chair Rusty Setzer, Board members Amanda Jarrell, Bill Deter, and Scott Buzzard present. Board member Steve Fellmeth was absent and there is one vacant seat on the Board.

Staff present: Town Planner Gregory Gordos, Town Administrator/Clerk Karen Dewey

Visitors: Christopher Neve, Tracy Stone, Jim Bell

3. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Board member to avoid conflicts of interest. Does any Board 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.*

Chairman Faulk read the Conflict of Interest Statement. No Board member present had a conflict of interest.

4. Approval of Minutes

A. November 6, 2025 Special Planning Board Meeting

Motion: Board member Deter
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

B. November 17, 2025 Regular Planning Board Meeting

Motion: Board member Deter
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

5. Public Comments: *Individuals are allowed 3 minutes to speak and must only comment on current agenda items. A maximum of 30 minutes is allocated to the Public Comment Period. The time limit may be extended at the discretion of the Chairman.*

Christopher Neve, 110 Chasestone Court, addressed the Board regarding the meeting schedule discussion. He wanted to highlight that while the Board would be discussing when meetings would be held, he hadn't recalled hearing discussion about the time of evening for either council meetings or planning board meetings. While not advocating for a change, he suggested that as the board discussed the schedule, they consider the possibility of meeting at 6:00 or 6:30 PM instead of 7:00 PM.

6. Old Business

No old business was discussed.

7. New Business

A. Approval of 2026 Regular Meeting Schedule

Ms. Dewey stated draft schedule was in the Board packets. She noted there were adjustments for the holiday season where meetings would fall on the holiday, for example, Memorial Day week, when the meeting was moved to Tuesday. She indicated it was up to the board whether to keep these adjustments.

Chairman Faulk asked if anyone had issues with keeping the schedule as presented, to which there was general agreement. Board members confirmed they had already put the dates on their calendars and that the fourth Monday pattern worked well.

A discussion ensued about the 7:00 PM start time. It was clarified that the later start time accommodated situations when other boards like the Board of Adjustment or Historic Preservation Commission met beforehand. Board member Deter added that the 7:00 PM time also gave people time to get home from work before attending the meeting. He noted they generally liked to mirror what the town council does to keep meeting times consistent.

Ms. Dewey pointed out that the fourth Monday in December 2026 would fall on December 28th, the week after Christmas. Board members expressed concern about this date, after discussion, Chairman Faulk suggested addressing the December meeting date when the Board meets in November 2026, making a decision based on circumstances at that time. The Board agreed to leave the December 28th date and revisit it later.

The Board confirmed that the only non-Monday meeting would be Tuesday, May 26th, following Memorial Day on May 25th.

Motion:	Board member Deter
Second:	Board member Jarrell
Vote:	The motion passed with a unanimous vote.

8. Update from Town Planner and Report from the December Town Council Meeting

Mr. Gordos provided the update, thanking the chairman and board members present. He reported that the December Town Council meeting primarily focused on the change in

administration with newly elected members. The town has two new council members and the mayor was reelected. This administrative transition was the primary business of that meeting.

Mr. Gordos informed the Board that several pending subdivisions would come before them in the new year, with actionable items expected for discussion in January, February, and March based on their current calendar. He also noted that new administrations typically bring new text amendments and proposed changes to policies and procedures. He expected quite a few text amendments to come forward. Mr. Gordos reminded the board that they had discussed some clerical items and text amendments in workshop and regular meetings in November, but these were paused for the holidays in December. These would be reintroduced in January, with plans to bundle multiple text amendments together rather than dealing with them during everyone's busy holiday schedules.

9. Board member Comments

Board member Deter wished everyone a Merry Christmas and thanked the staff for everything they do. He looks forward to continuing the progress made in the past year going into 2026.

Board member Setzer thanks to staff, stating it had been great working with them throughout the year. He wished everyone a Merry Christmas and a very safe holiday season.

Board member Jarrell agreed that staff was always awesome and thanked them for all they do. She acknowledged Chris Faulk and Rusty Setzer for their leadership of the board throughout the year, expressing appreciation for their work.

Board member Buzzard added "Merry Christmas to all, and to all, good night."

Chairman Faulk agreed with all the sentiments expressed and thanked staff.

10. Adjournment

Motion:	Board member Deter made a motion to adjourn the December 12, 2025 Regular Planning Board meeting at 7:10 p.m.
Second:	Board member Buzzard
Vote:	The motion passed with a unanimous vote.

Approved: _____

D917 REQUIREMENTS FOR DEVELOPMENT
Proposed clarifying text changes

D917A Specific Requirements For All **Residential** Development:

D917A-(P) Open Space. Any major subdivision shall be required to provide a minimum of 20% of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space. Open space may be used for limited purposes set forth in section D917B(1). [Note, this subsection ~~R~~ P is not applicable to conservation residential developments which have significantly higher open space requirement (Section D917B)]

D917B Additional Specific Requirements For **Conservation Residential** Development:

D917B-(B)(1) Minimum Open Space. At a minimum, fifty percent (50%) of the ~~net acreage~~ adjusted tract acreage yield of the tract will be required to be retained as Secondary 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).~~

D917B-(C) Priority of Secondary Conservation Lands. In delineating conservation areas, the applicant shall use the following tier system as a guide, with those lands included in Tier A having the highest priority for preservation; provided, however, that in certain portions of the town, the priorities defined may be altered by the town in order to maximize achievement of the goals and objectives of maintaining open space through conservation residential development projects:

1. Tier A, Highest Priority.
    a. Forestlands
    ~~b. Steep slopes (greater than twenty five percent (25%)).~~
    ~~c.~~ **b.** Viewsheds from thoroughfares.
2. Tier B, Medium Priority.
    a. Farmlands, meadows, pastures, and grasslands.
    b. Historic sites.
3. Tier C, Lowest Priority.
    a. Moderate steep slopes fifteen to twenty five percent (15% to 25%).
    b. Rock formations.
    c. Land adjacent to parks.

D917B-(E) Primary Conservation Lands. ~~**Stream Valleys, Swales, Springs, and Other Lowland Areas.**~~ ~~Stream valleys, swales, springs and other lowland areas are resources that warrant restrictive land use controls because of flooding hazards to human life and property, their groundwater recharge functions, their importance to water quality and the health of aquatic communities, and their wildlife habitats. They are generally poorly suited for on-site subsurface sewage disposal systems. Accordingly, the following activities shall be minimized in such areas:~~
~~1. Disturbance to streams and drainage swells.~~
~~2. Disturbance to year-round wetlands, areas with seasonally highwater tables and areas of surface water concentration.~~
~~3.~~Because of their extreme limitations, stream valleys, swales, submerged land, floodplains, steep slopes greater than twenty five percent (25%) and other lowland areas ~~may~~ warrant designation as Primary 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 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 long-term environmental impact on the Conservation Lands.

D917E Additional Specific Requirements For **Conventional** Residential Subdivisions. ~~, or Major Subdivisions.~~

D917E-(B)(1) Minimum Open Space.

1. At a minimum, twenty percent (20%) of the gross acreage of the tract will be required to be retained as Common Open Space (COS). Primary Open Space (POS) may count toward achieving the 20% Common Open Space requirement of this UDO. ~~Not more that fifty percent (50%) of the minimum required area of open space shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilowatts or more.~~

DEFINITIONS

Adjusted Tract Acreage Yield means the total gross tract acreage after excluding the primary conservation areas.

Conservation Land means that portion of a tract that is set aside for permanent and perpetual protection as required by this UDO.

(1) Primary conservation land means that portion of the tract that consists of viewsheds, floodplains, wetlands, lakes, ponds, hydric soils, and steep slopes greater than twenty five percent (25%).

(2) Secondary conservations land shall include that portion of the tract that consists of forestland, farmland, historic sites, ~~steep~~ moderate slopes less than twenty five percent (25%), rock formations, and land adjacent to parks.

Open Space means a land area or water feature that conserves, enhances, or creates a natural or scenic resources and wildlife habitat or that enhances or creates outdoor recreational opportunities. Open space may be dedicated for public **use** (e.g. cluster mailboxes locations, entrance monuments, etc.) or held under private ownership. Open space may be active (e.g. ~~soccer, baseball, or football fields,~~ sports fields, playgrounds, etc.) or passive (e.g. bicycle, walking, or jogging trails, etc.) recreation. All conservation land, as defined above, is open space. However, all open space is not necessarily conservation land. As defined, open space may be land left in its natural state or grass and planted medians with trees in a residential, commercial, or nonresidential development.

Primary Open Space means that portion of the tract set aside in Conventional developments for permanent and perpetual protection as required by this UDO.

D917 REQUIREMENTS FOR DEVELOPMENT

D917A Specific Requirements For All **Residential** Development:

P. Open Space. Any major subdivision shall be required to provide a minimum of 20% of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space. Open space may be used for limited purposes set forth in section D917B(1). [Note, this subsection ~~R~~ P is not applicable to conservation residential developments which have significantly higher open space requirement (Section D917B)]

D917B Additional Specific Requirements For **Conservation Residential** Development:

B. Minimum Open Space. At a minimum, fifty percent (50%) of the ~~net acreage~~ adjusted tract acreage yield 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)~~.

C. Priority of Conservation Lands. In delineating conservation areas, the applicant shall use the following tier system as a guide, with those lands included in Tier A having the highest priority for preservation; provided, however, that in certain portions of the town, the priorities defined may be altered by the town in order to maximize achievement of the goals and objectives of maintaining open space through conservation residential development projects:

1. Tier A, Highest Priority.
    a. Forestlands
    ~~b. Steep slopes (greater than twenty five percent (25%)).~~
    ~~c.~~ b. Viewsheds from thoroughfares.
2. Tier B, Medium Priority.
    a. Farmlands, meadows, pastures, and grasslands.
    b. Historic sites.
3. Tier C, Lowest Priority.
    a. Moderate steep slopes fifteen to twenty five percent (15% to 25%).
    b. Rock formations.
    c. Land adjacent to parks.

E. Primary Conservation Lands. ~~**Stream Valleys, Swales, Springs, and Other Lowland Areas.** Stream valleys, swales, springs and other lowland areas are resources that warrant restrictive land use controls because of flooding hazards to human life and property, their groundwater recharge functions, their importance to water quality and the health of aquatic communities, and their wildlife habitats. They are generally poorly suited for on-site subsurface sewage disposal systems. Accordingly, the following activities shall be minimized in such areas:~~

~~1. Disturbance to streams and drainage swells.~~

~~2. Disturbance to year-round wetlands, areas with seasonally highwater tables and areas of surface water concentration.~~

~~3.~~Because of their extreme limitations, stream valleys, swales, submerged land, floodplains, steep slopes greater than twenty five percent (25%) and other lowland areas ~~may~~ warrant designation as Primary Conservation Lands. They may also require adjoining buffer lands to be included as Primary Conservation Lands., This is to be determined by an analysis of the protection requirements as determined by the ~~Town Council~~ Planning Board on a case-by-case basis upon finding that designation

UDO NOTES FOR ACTION

1.) Remove B17 from Appendix 2B as it is covered in B57.

2.) Add text to B41 on Appendix 2B to include *neighborhood green.*

3.) Change the text wording on D917B-(L) (9) to: *Neighborhood Green Required: ~~To the greatest extent possible,~~ ~~e~~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-foot intervals around the edge. Existing trees on the neighborhood green may count toward the shade tree planting requirement.*

4.) Change Appendix 2B requirement B44 to Final Plat only and not be a requirement for the Schematic Plan.

5.) Administrative correction to Tree Ordinance: D917A-Q(2)(b)(iv) that states 2" caliper and D917A-(6)(b) that states 2.5" caliper.

6.) Need a PB discussion to clarify and gain alignment on the terms *development site* and *buildable area* for Tree Save and Replenishment Requirements, D917A-(Q)(2)(b)(i,ii,iii). Development site should be the parcel. If RCD, Buildable Area should exclude the Primary Conservation land (flood planes, streams, ponds, steep slopes >25% but include the secondary conservation area and areas outside of the setbacks for the individual lots.

7.) D917A-G(2) Currently states *Before approval of a final plat . . .* This is now a requirement of Appendix 2B line B23. Text changes need to be made to align the two.

8.) D917B-B(1) refers to <u>net acreage</u>. Should this be replaced with the word <u>adjusted tract acreage yield</u> and the second sentence be deleted?

9.) D917B-E(3) should state "*Because of their extreme limitations, stream valleys, swales, and other lowland areas may warrant designation as Primary or Secondary Conservation Land.*

10.) D917E-B(1) Should the term gross acreage be replaced with adjusted tract acreage yield and the second sentence be deleted?

11.) D607C-3(b)(i) as part of a design charrette references D901(c)(20). This section does not exist in the UDO.

12.) Review proposed updates to Planning Board Rules of Procedure that were adopted 3/10/1986.

13.)

PREAPPLICATION CONSERVATION PLAN CHECKLIST (CONSERVATION RESIDENTIAL DEVELOPMENT ONLY)

The following items shall be incorporated into a conservation plan submitted as a part of the preapplication sketch plan, recognizing that this checklist of minimum requirements is not exhaustive and additional items may be requested depending on the nature of the proposed project.

PRIMARY CONSERVATION LAND:

_____ Identification of Primary Conservation Land as outlined in Definitions

(the portion of the tract consists of floodplains, wetlands, lakes, ponds, hydric soils, and steep slopes greater than twenty five percent (25%))

_____ Lists the acreage of Primary Conservation Land to be deducted from gross acreage

ADJUSTED TRACT ACERAGE YIELD:

_____ Calculates the adjusted tract acreage yield as outlined in Definitions

Adjusted Tract Acreage Yield = (Gross Acreage - Primary Conservation Land Acreage)

_____ Calculates the minimum percentage of Adjusted Tract Acreage Yield to be retained as Conservation Land for purpose of permanent preservation (at minimum 50%)

SECONDARY CONSERVATION LAND:

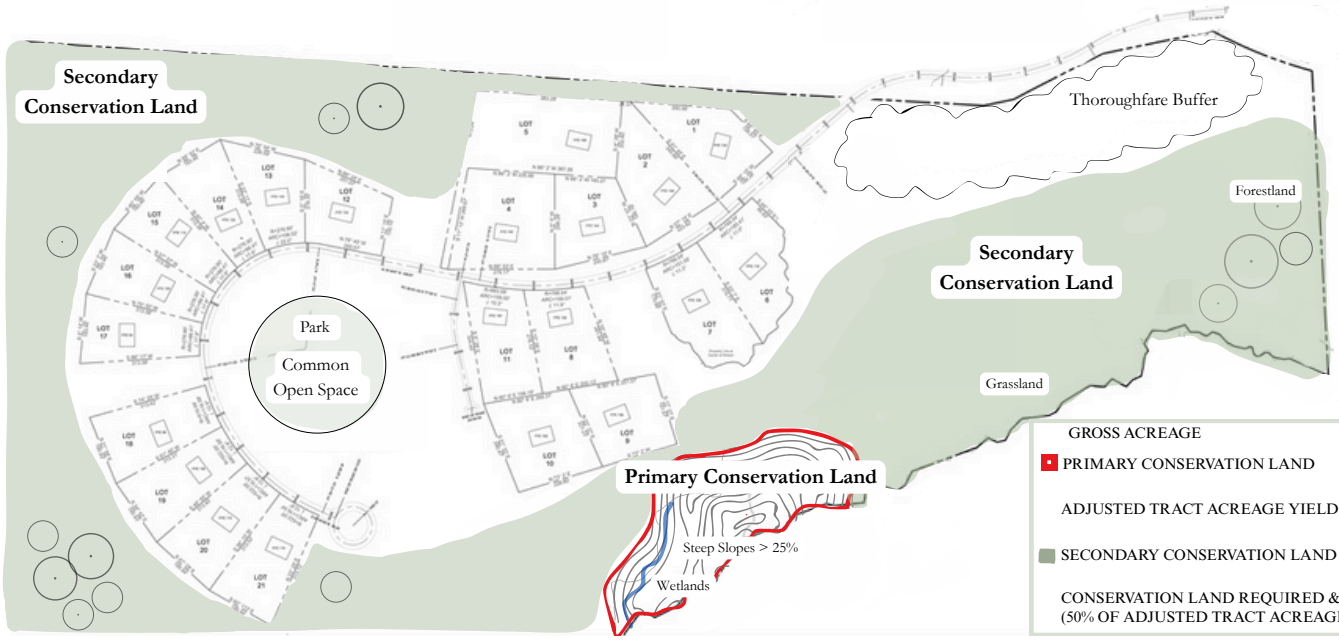
_____ Identification of Secondary Conservation Land as outlined in Definitions

(the portion of the tract consists of forestland, farmland, historic sites, moderate slopes less than twenty five percent (25%), and rock formations)

_____ Calculates the percentage of Secondary Conservation Land to be set aside for permanent and perpetual protection

WEDDINGTON
North Carolina

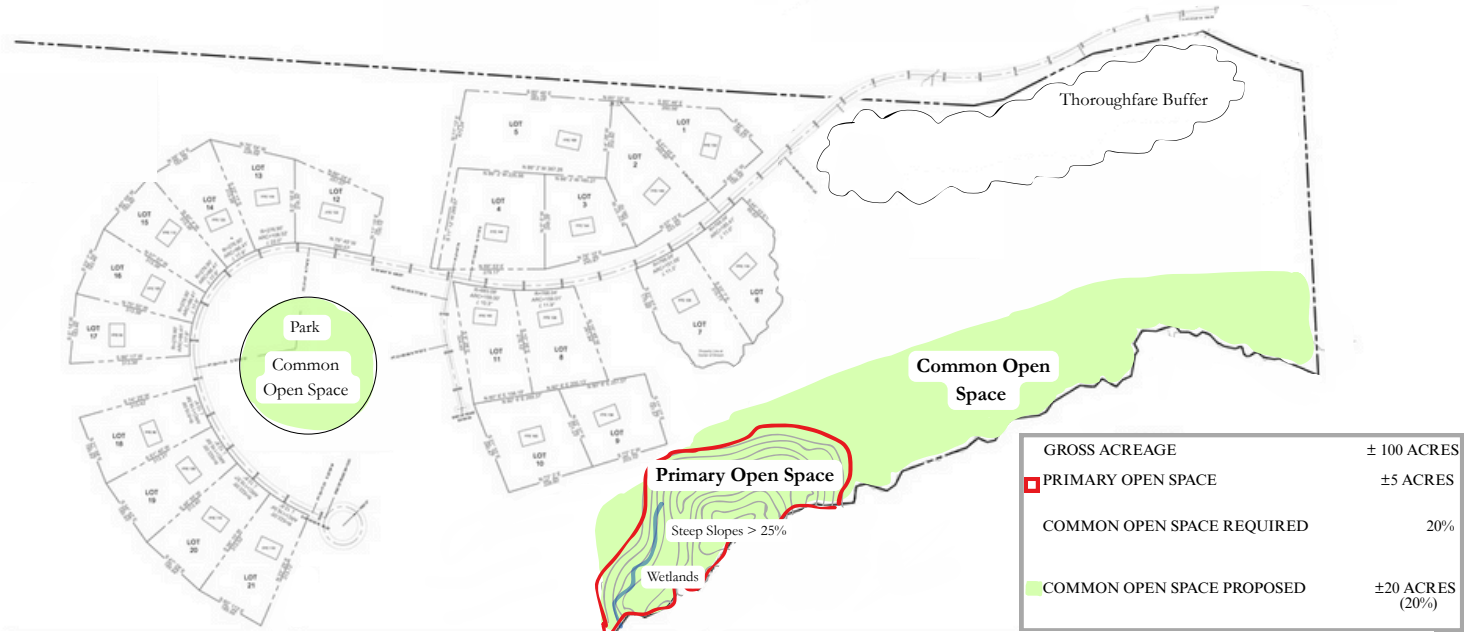
R-CD Conservation Subdivision
Open Space Plan Example



1. **Display Adjusted Tract Acerage Yield to be Developed**
2. **Mark Primary Conservation Land in Red**
3. **List acreage/percentages for designated conserved areas**

Marshes, ponds, streams and stream beds, wetlands, steep slopes, and other natural features effecting the site.	X	X	B14
Existing Structures, watercourses, railroads, bridges, culverts, and storm drains both on the land to be subdivided and adjacent parcels		X	B15
Existing topography with vertical datum NAVD88 with 1' or 2' contours	X	X	B16
Existing tree locations per the UDO Tree Preservation Requirements	X		B17
Location of all easements and utilities	X		B18
Parcel description from Union County GIS	X		B19
Zoning classification of the tract to be subdivided and on adjoining properties.	X		B20
Proposed Site Improvements	**Schematic Plan**	**Final Plat**	**Reference Number**
Plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures	X	X	B21
A traffic impact assessment per Appendix C and as required by the Traffic Impact and Analysis Manual.	X		B22
Entrances: Schematic plans shall include a detailed entrance design for all proposed access points. This design must illustrate the alignment and dimensions of the entrance road, pavement width, median layout (if applicable), and integration with existing public rights-of-way. Additionally, the plan shall identify monument sign locations, any landscape islands, lighting, and hardscape features associated with the entrance. All entrance designs should reflect the character of the proposed development and be consistent with applicable NCDOT and Town of Weddington access requirements and ordinance standards.	X		B23
Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.)	X	X	B24
Percentage of open space required and provided, including the percentage of Primary Open Space incorporated in the open space calculation.	X		B25

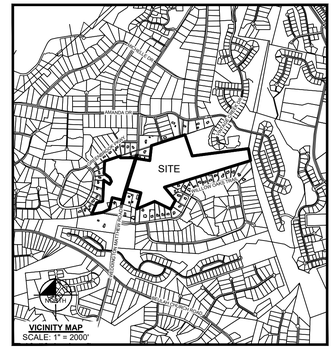
R-CD Conventional (Traditional) Subdivision
Open Space Plan Example



1 **Display Acreage to be Developed**

2 **Mark Primary Open Space in Red**

3 **List acreage/percentages for designated open space**



SITE DATA TABLE

DEVELOPMENT DATA:

TAX PARCEL ID:	06120011
EXISTING LAND USE:	FARM
PROPOSED LAND USE:	RESIDENTIAL
LAND USE OF ADJOINING PROPERTIES:	RESIDENTIAL
TOTAL SITE AREA:	94.03± ACRES
ZONING DISTRICT:	R-CD (Town of Weddington)

FLOOD DATA:

FEMA FLOOD PANEL:	3710447700L, 3710448700J ZONE X

LOT INFORMATION

SINGLE FAMILY LOTS:	45
PROPOSED DENSITY:	0.48 DUA
TYPICAL LOT SIZE:	40,000 SF (120' Min. Width)
REQUIRED HOUSE SETBACKS:	FRONT: 50' SIDE: 15' REAR: 40'

COMMON OPEN SPACE:

REQUIRED:	9.4 ± ACRES (10%)
PROVIDED:	33.2 ± ACRES (35%)

BUFFER YARDS

50' PERIMETER BUFFER
100' THOROUGHFARE BUFFER (CAN BE REDUCED TO 50' WITH PLANTED EVERGREEN MATERIAL)

ESTIMATED IMPERVIOUS CALCULATIONS

HOMES (70' x 70'):	±5.06 ACRES
DRIVEWAYS (20' x 60'):	±1.24 ACRES
ROW:	±7.94 ACRES
TOTAL:	14.2 ACRES (15% OF SITE)

LOT AREA TABLE

LOT NUMBER	AREA (SF)	LOT NUMBER	AREA (SF)	LOT NUMBER	AREA (SF)
1	72,395	16	40,080	31	47,230
2	72,240	17	41,070	32	40,290
3	52,435	18	41,420	33	45,943
4	44,540	19	44,840	34	51,030
5	43,820	20	40,090	35	42,043
6	41,600	21	40,010	36	41,664
7	42,170	22	42,120	37	40,010
8	49,470	23	40,320	38	40,061
9	40,070	24	40,310	39	53,048
10	40,030	25	40,738	40	77,580
11	40,030	26	54,056	41	41,677
12	40,010	27	43,830	42	40,250
13	40,110	28	41,615	43	41,445
14	40,750	29	40,790	44	46,230
15	40,230	30	42,620	45	40,680

SMALLEST LOT: 40,010 SF
LARGEST LOT: 77,580 SF
AVERAGE LOT SIZE: 44,904 SF

SUBDIVIDER:
ROBERT PRICE
980-722-6715
TOLL BROTHERS, INC.
9130 KINGS PARADE BLVD
CHARLOTTE, NC 28273

PROFESSIONAL ENGINEER:
ANDREW LOFTIN, PE
704-954-8293
KIMLEY-HORN AND ASSOCIATES, INC.
200 S TRYON ST
SUITE 200
CHARLOTTE, NC 28202

PROPERTY OWNER:
MORRIS R S FAMILY LIMITED PARTNERSHIP
5017 MATTHEWS WEDDINGTON RD
MATTHEWS, NC 28104

PROFESSIONAL LAND SURVEYOR
JOHN W. STEVENS, PLS
980-223-3873
ESE OF NORTH CAROLINA, PC
9130 KINGS PARADE BLVD
CHARLOTTE, NC 28273

Plotted By:Loftin, Andrew Layout:CSPT-01 Brdr July 09, 2025 07:22:55am K:\CHL_PRJ\012826085 Toll Brothers - Weddington\02 - DWG\Concept\DWG\Weddington Concept Plan_2025.06.03.dwg

Kimley»Horn

MORRIS FARM

SKETCH PLAN
SHEET 1 of 1
June 24, 2025

0 100 200 400 600 NORTH

THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, CODE RESEARCH, OR CONTACT WITH THE CITY, COUNTY, ETC.

TO:	Planning Board
FROM:	Gregory Gordos, AICP, CZO, Town Planner
DATE:	January 26, 2026
SUBJECT:	Application by Toll Brothers requesting Conditional Zoning approval for a 39-lot Conventional subdivision located on Weddington-Matthews Rd.

APPLICATION INFORMATION:

SUBMITTAL DATE:	June 4, 2025
BUILDER/DEVELOPER:	Toll Brothers
ENGINEER/APPLICANT:	Kimley Horn
PROPERTY LOCATION:	5017 Weddington-Matthews Road
PARCEL ID#:	06120011
ACREAGE:	+/- 94 acres
EXISTING LAND USE:	Agriculture
EXISTING ZONING:	R-CD, Conservation District

PROPOSAL:

The applicant, Toll Brothers, is proposing the development of a new residential subdivision of 39 homes on approximately one acre lots. It is located on Weddington-Matthews Road, two miles north of Town Hall. Amanda Drive is north of the site while Hemby Road/Beulah Church road is the largest arterial road to the south. Bonner Oaks, Willow Oaks, and Providence Woods (west of Weddington Matthews Road) are directly adjacent to the farm site, with Providence Woods having an existing woodland buffer whereas Willow Oaks has less Willow Oaks Trail having less screening if the existing farmpond is removed. Road access is provided with one entrance to the east and one entrance to the west of Weddington-Matthews. Connectivity to Bonner Drive is also provided via ROAD D and as recommended in the TIA but may be subject to conditional approval based on feedback from adjacent residents and fire/safety considerations.

The unique horizontal dimensions of the site, combined with strict cul-de-sac design requirements not to exceed 500 feet of cul-de-sac length, led to multiple revisions which reduced lot count from 46 to 39.

Development Standards.

The development proposal does not include changes to the Development Standards already set forth in the Unified Development Ordinance (UDO) unless the required public road connection to Bonner Drive is waived by the Council. As accepted by the applicant the development shall be governed by the Schematic Plan and all applicable requirements of the UDO.

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 in-person Community Meeting on June 18th at the Weddington Raquet and Swim Club and a presentation to the Town Council on August 11, 2025. A TIA and concept plan was submitted first and approved on April 23rd, while the final Schematic Plan and associated documents were submitted for application completeness January 5th, 2026.

The Town Council is tentatively scheduled to hold a public hearing regarding this application on Monday, January 26, 2026, at 7:00 pm. 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), Traditional Residential Development (> 6 Lots) is specifically listed as a permissible use within the R-CD, 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		40,000 sq. ft.	40,023 – 85,468 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 lots proposed with the subdivision are generally consistent with this provision. Several irregular or panhandle lots east of Weddington Matthews Road have been removed. Positive findings of compliance can be made.

UDO Section D-917A(D) *Lots partially subject to flooding. 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.*

Proposed lots farthest east (Lot 12, 13) south of Vintage Creek, requiring crossing a stream and steep slopes, has been removed in the Schematic Plan. The second on-site stream retains a 100' buffer and the pond shall be removed.

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

All lots within the subdivision shall abut a public road as submitted. If the Bonner Drive connection is made private or removed Lot 4 and Lot 5 shall retain public access via ROAD C.

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

Three cul-de-sac roads are proposed and near but do not exceed 500 feet. ROAD C and ROAD F intersect at a 90 degree angle and other roads contain stub-out/turnarounds rather than utilizing cul-de-sacs. After several revisions, staff requests the Board confirm compliance with the spirit of Section D-917A(J)(1) as definitive findings of compliance would result in additional dead end streets and public roads leading to no destination e.g. ROAD C to 4851 Weddington Matthews Road to the north.

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 public connection, ROAD D, out is provided to property to the north (Bonner Drive). ROAD F does not connect to adjacent property to the east; however, this is owned by the Vintage Creek HOA and can't be developed.

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).*

Bonner Drive would be extended as ROAD D. The majority of traffic would be entering or existing Weddington-Matthews Road. Adjacent property owners have expressed concerns of creating a "cut-through". Findings of compliance can be made but can we waived by the discretion of Council.

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

As the subdivision consists of 39 lots, there will be two main points of ingress/egress along the primary thoroughfare as well as secondary access to Bonner Drive. Findings of compliance can be made. Public comments questioned if two more entrances could be added to Weddington-Matthews but this is not recommended by NCDOT or in the Traffic Impact Analysis.

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

All lots will be accessed via internal streets. The existing farm at 5017 Weddington-Matthews Road is not including in the 94 acre proposal.

Section D-917A(O)(1)(b) *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 includes a 100' roadside buffer both east and west on Weddington Matthews Road. As this property is currently used for agriculture rather than forested land, this one hundred feet must be supplemented with extensive new trees and shrubs in accordance with Section D-918.I (Screening and Landscaping). As staff has frequently recommended, a landscape plan or rendering should be provided by the applicant of what this would look like prior to final development approval.

UDO Section D-917(P) *Any major subdivision shall be required to provide that a minimum of <u>twenty</u> percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space.*

Positive findings of compliance can be made as the site well exceeds the requirement. Common open space along the thoroughfare (100'), the site perimeter (50'), 11 acres to the west, 3.75 acres to the center, and 24.20 all account for COS. Streams and overhead utilities are present but account for far less than Primary Open Space threshold. See Section D-917E.(B)(1).

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

UDO Section D-917D, establishes supplements requirements for certain uses; however, no uses other than conventional residential apply to this case. 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.

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 met the threshold of requiring a TIA to be completed and approved by the Town. This document was reviewed and found satisfactory by LaBella Engineering on April 23th, 2025 after one revision sent to the Town. Note: this review was conducted prior to the final lot count of 39 units and does maintain connection to Bonner Dr.

LAND USE PLAN CONSISTENCY:

NOTE: 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. Since then, numerous text amendments have been made to better match the plan (

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): 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 *Agriculture* (in green) in the 2024 Future Land Use Map (Map 4). This is the least dense density allowance. At 0.4 dwelling units per acre, this meets the intended low density residential development standards having only 1 dwelling unit per every two acres.

Policy: LU 1.4: *Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.*

Lots are equivalent in size, 40,000 sq. ft or greater, to those zoned R-40 in Providence Woods and Willow Oaks. All are convention subdivision designs despite the (vacant land) zoning of R-CD. The thoroughfare buffer requirements, tree ordinance, and road design standards (cul-de-sacs) all exceed standards for developments prior to 2025.

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.*

Weddington Matthews Road Road (NC-84) is a significant north-south thoroughfare in Weddington and up to Stallings. The 100' thoroughfare buffer requirement shall be upheld without exception and a full landscape plan is recommended as the roadway is devoid of trees.

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 shown on the exhibit TYPICAL SECTION RESIDENTIAL LOCAL STREET on Sheet C-301 of the schematic plan and would be located on one side of the internal streets. Should the requirement for Bonner Drive connection be waved, this connection should still provide pedestrian access as well as emergency access to adjacent neighborhoods.

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.*

Positive findings of compliance can be made.

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. and minimize the visual impact of development from surrounding properties and roadways.*

Over one-third of the 94 acres will be preserved as open space, including sensitive lands such as the existing pond, several streams, and areas with significant existing tree coverage. In reviews with Planning Board members and staff areas of concern such as the far eastern and western portions of the site were removed from private ownership and placed into COS.

Goal: *Limit development activities on environmentally sensitive land.*

Policy: ***C 3.3****: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property, as well as preserving the natural areas and habitats.*

The existing pond (to be removed) and eastern stream drain south towards to the Oliver Creek and Weddington Creek watersheds. The current Schematic Plan no longer crosses these streams and land disturbance is limited 100' to centerline as well as Town sediment control standards. Per the developer, grading shall be performed in separate phases: one for road infrastructure and stormwater ponds, the other for house pads. Mass-clearing is not permitted and would not adhere to the new tree protection standards of Section D-917(A)(Q).

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.*

Water to be provided by Union County Water. Wastewater shall be private, served by individual septic systems and repair fields for each of the 39 homes. a2 permits are issued and provided in your submittal packet for your review and consideration. A soil scientist hired by Toll Brothers applied for and received approval for these permits which are roughly equivalent to Improvement Permits (public) as specified in Appendix 2B, item B27. By providing these approvals the applicant is requesting verification from this Board that they have adequately identified and delineated their proposed septic system as required by this Appendix 2B.

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.

The site plan as submitted meets all requirements for cul-de-sac length, lot size, thoroughfare buffer, open space requirements, and maximum density. Compliance with Section D-917A.(J). Cul-de-sacs., due to the odd intersections and turnaround potions of several roads, should be specified on records prior to a vote. A decision on whether it is in the public interest to connect to Bonner Drive shall be at your discretion – it meets UDO standards as submitted and staff recommends it to remain for connectivity land use goals.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 39-Lot Conventional Subdivision located on Weddington Matthews Road, known as Morris Farm, be recommended for **approval with conditions.**

- A Landscape Plan be submitted and approved prior to Construction Document approval of the Town, with preference for an exhibit to be provided to the Weddington Town Council prior to the Public Hearing.

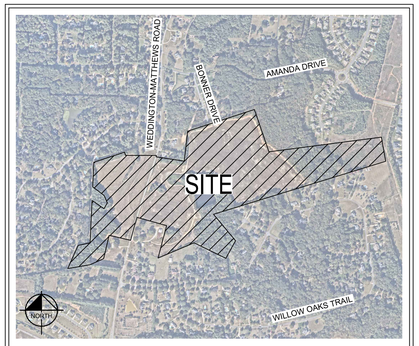
ATTACHMENTS:

Application
Schematic Plan
Land Use Map
Zoning Map
Community Meeting Report
Traffic Impact Analysis
a-2 (septic) Permit Approvals

APPENDIX 2B 30% SET for

MORRIS FARM

5017 WEDDINGTON-MATTHEWS ROAD
TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA



SITE LOCATION MAP

NOT TO SCALE

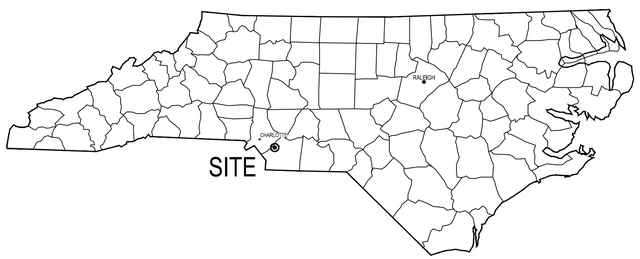
KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

NOTICE TO CONTRACTOR:

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS AS PROVIDED IN THE:

TOWN OF WEDDINGTON ROADWAY MANUAL
TOWN OF WEDDINGTION UNIFIED DEVELOPMENT ORDINANCE
TOWN OF WEDDINGTON STORM WATER DESIGN MANUAL
NCDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES
OR THE MORE RESTRICTIVE OF ANY STANDARDS THAT CONFLICT.

SHEET INDEX



PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:
TOLL BROTHERS
9130 KINGS PARADE BLVD
CHARLOTTE, NC 28273
PHONE (828) 446-0104

CONTACT: ANDREW LOFTIN

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
532 PATTERSON AVENUE
SUITE 106
MOORESVILLE, NORTH CAROLINA 28115
PHONE (980) 346- 6746

CONTACT: AUSTIN POPE, P.E.

SURVEYOR:
ESE CONSULTANTS
1140 VIRGINA DR.
FORT WASHINGTON, PA 19034
PHONE (215) 914-2050

SEPTIC:
PIEDMONT ENVIRONMENTAL ASSOCIATES, P.A.
216 SOUTH SWING ROAD
GREENSBORO, NORTH CAROLINA 27409
PHONE (336) 215-88220

CONTACT: JIM BEESON

PROGRESS SET

GEOMETRIC CONTROL
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88
DRAWING UNITS: U.S. SURVEY FEET

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No.	REVISIONS	DATE	BY

Kimley»Horn

200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

COVER SHEET

MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-001

VICINITY MAP
SCALE: 1" = 1500'

EXISTING CONDITIONS DATA

SITE INFORMATION:

TAX PARCEL ID:	06120011
NAME:	MORRIS R S FAMILY LIMITED PARTNERSHIP
ADDRESS:	5017 MATTHEWS WEDDINGTON ROAD WEDDINGTON, NC 28104

DEVELOPER INFORMATION:

NAME:	TOLL BROTHERS, INC.
ADDRESS:	9130 KINGS PARADE BOULEVARD CHARLOTTE, NC 28273
CONTACT:	ANDREW LOFTIN (828) 446-0104

SITE DATA:

FEMA FLOOD PANEL:	3710447700L, 3710448700J
	ZONE X
WATERSHED CLASSIFICATION:	WEST FORK TWELVEMILE CREEK
ZONING:	R-CD
TOTAL TRACT ACREAGE:	92.29± ACRES
NAME AND LOCATION OF EXISTING PROPERTIES ON PROPOSED SUBDIVISION:	N/A
PARCEL DESCRIPTION FROM UNION COUNTY GIS:	MORRIS

GRAPHIC SCALE IN FEET
0 100 200 400
1" = 200'

NORTH

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL SEAL 058235 ENGINEER AUSTIN M. POPE
01/05/2026

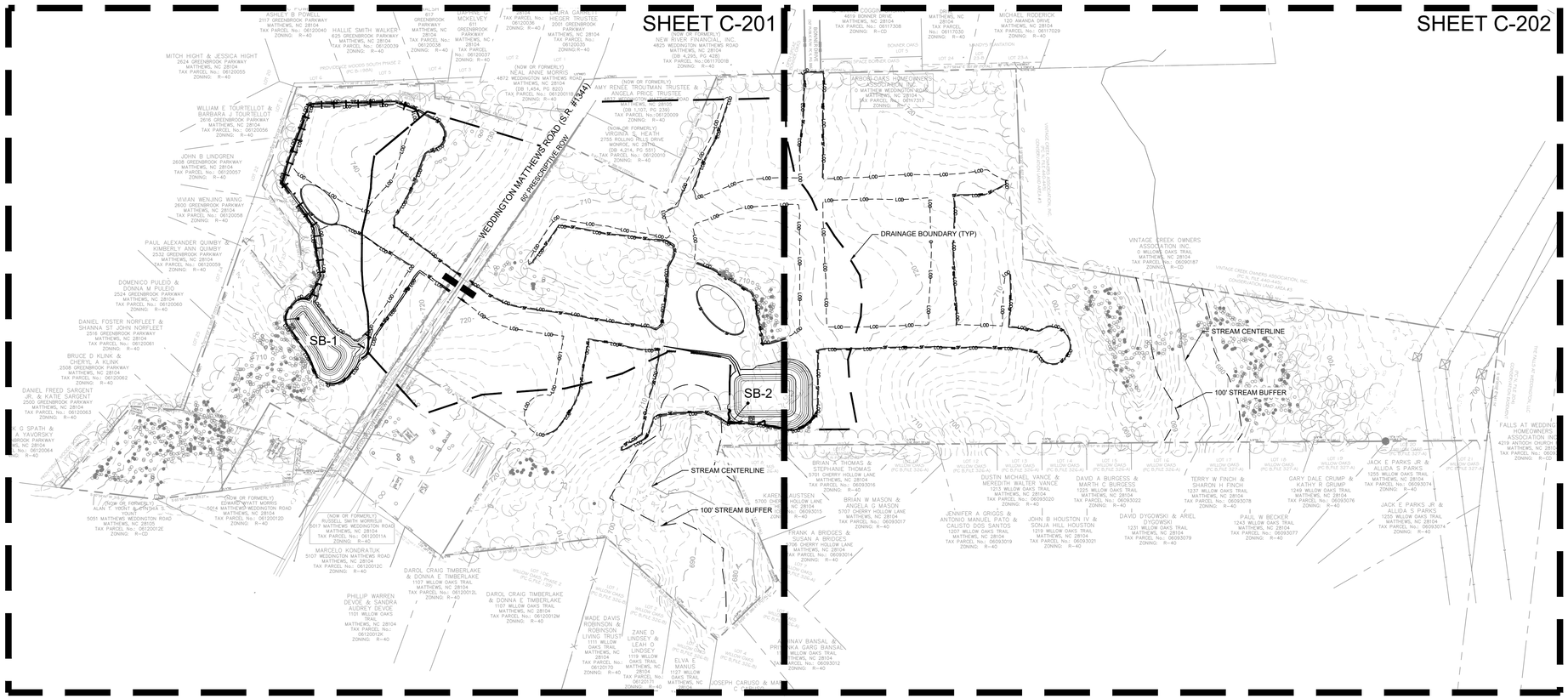
KH PROJECT 012826085	DATE 01/05/2025	SCALE AS SHOWN	DESIGNED BY TTP
DRAWN BY TTP	CHECKED BY AMP		

EXISTING CONDITIONS PLAN

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.
NORTH CAROLINA
WEDDINGTON

SHEET NUMBER
C-002



NOTES TO CONTRACTOR

1. REFER TO GENERAL NOTES SHEET FOR EROSION CONTROL NOTES.
2. CATAWBA - RIVER BASIN IS THE RECEIVING WATER BODY OF STORMWATER DISCHARGE FROM THIS SITE.
3. ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH AN APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
4. STOCKPILES SHOULD NOT BE LOCATED WITHIN 50 FEET OF ANY STORM DRAIN, BASIN, OR STREAM UNLESS NO ALTERNATIVE IS FEASIBLE.
5. EFFECTIVE OCTOBER 1, 2010, PERSONS RESPONSIBLE FOR LAND DISTURBING ACTIVITIES MUST INSPECT THE SEDIMENT AND EROSION CONTROL MEASURES ON A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. SELF INSPECTION REPORTS ARE REQUIRED. A SAMPLE SELF-INSPECTION REPORT, AS WELL AS DETAILS OF THE SELF-INSPECTION PROGRAM, CAN BE FOUND ON THE LAND QUALITY WEB SITE.

OUTFALLS

OUTFALL 1: DRAINS TO OLIVER CREEK SOUTH OF SITE.
OUTFALL 2: DRAINS TO WEST FORK TWELVE-MILE CREEK
OUTFALL 3: DRAINS TO WEST FORK TWELVE-MILE CREEK

DISTURBED AREA

TOTAL - ± 17.00 ACRES

SOIL TYPES LEGEND:

ApB - APPLING SANDY LOAM, 2 TO 8 PERCENT SLOPES

ApC - APPLING SANDY LOAM, 8 TO 15 PERCENT SLOPES

CeB2 - CECIL GRAVELLY SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, MODERATELY ERODED

CeC2 - CECIL GRAVELLY SANDY CLAY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED

CoA - COLFAX SANDY LOAM, 0 TO 3 PERCENT SLOPES

W - WATER

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS FURNISHED AS A GENERAL GUIDE FOR PREPARATION OF A SEQUENCE OF CONSTRUCTION EVENTS. ADDITIONS, DELETIONS, AND MODIFICATIONS SHOULD BE MADE AS APPROPRIATE, WITH APPROVAL FROM THE ENGINEER AND EROSION CONTROL INSPECTOR.

PHASE 1:

1. A PRE-CONSTRUCTION MEETING WITH THE EROSION CONTROL INSPECTOR SHALL BE SCHEDULED PRIOR TO ANY LAND DISTURBING ACTIVITY.
2. STAKE/FLAG THE LIMITS OF DISTURBANCE (LOD). THE LOD IS TO REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
3. INSTALL SWPPP SIGN AND STABILIZED CONSTRUCTION EXIT.
4. INSTALL PERIMETER CONTROL BMPS, COIR WATTLES, SILT FENCES, AND INLET PROTECTION AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA TO INSTALL THE PERIMETER CONTROL BMPS.
5. PREPARE TEMPORARY PARKING, STORAGE, AND STOCKPILE AREAS.
6. INSTALL BYPASS DITCHES WITH ASSOCIATED COIR WATTLE CHECK DAMS FOR THE IMMEDIATE GROUNDCOVER. STABILIZE SIDE SLOPES AND FLOW LINE. CONTINUOUSLY REFRESH CHECK DAMS AS SEDIMENT BUILDS. SIMULTANEOUSLY INSTALL CLEAN WATER BYPASS STORM PIPES WITH INLET PROTECTION.
7. CONSTRUCT AND STABILIZE SEDIMENT BASINS PER THE DETAILS, INSTALL SKIMMERS, RIP-RAP APRONS, BAFFLES AND TEMPORARY OUTFALL CONTROL STRUCTURES AND PIPES PER SEDIMENT BASIN DETAILS. IMMEDIATELY STABILIZE SIDE SLOPES WITH NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET AND TEMPORARY SEED SIDE SLOPES AND EMBANKMENTS.
8. INSTALL TEMPORARY DIVERSION DITCHES WITH ASSOCIATED COIR WATTLE CHECK DAMS. STABILIZE SIDE SLOPES AND FLOW LINE OF THE TEMPORARY DIVERSIONS WITH EROSION CONTROL BLANKET PER THE DETAIL, AND AS SPECIFIED IN THE DIVERSION DITCH CALCULATIONS. CONTINUOUSLY REFRESH CHECK DAMS AS SEDIMENT BUILDS.
9. NO EROSION CONTROL MEASURES ARE TO BE REMOVED UNTIL INSPECTION, OR AT THE TIME OF DISCRETION OF THE INSPECTOR.

GRAPHIC SCALE IN FEET
0 100 200 400
1" = 200'

NORTH

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No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 704-333-5131
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NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL SEAL 058235 ENGINEER AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

OVERALL EROSION CONTROL PLAN - PHASE 1

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.
NORTH CAROLINA

WEDDINGTON

SHEET NUMBER
C-200

GRAPHIC SCALE IN FEET
0 50 100 200
1" = 100'

NORTH

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SHEET NUMBER
C-201

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON NORTH CAROLINA

EROSION CONTROL PLAN - PHASE 1

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

SEAL 058235 NORTH CAROLINA PROFESSIONAL ENGINEER KRISTIN W. POPE 01/05/2026

Kimley»Horn

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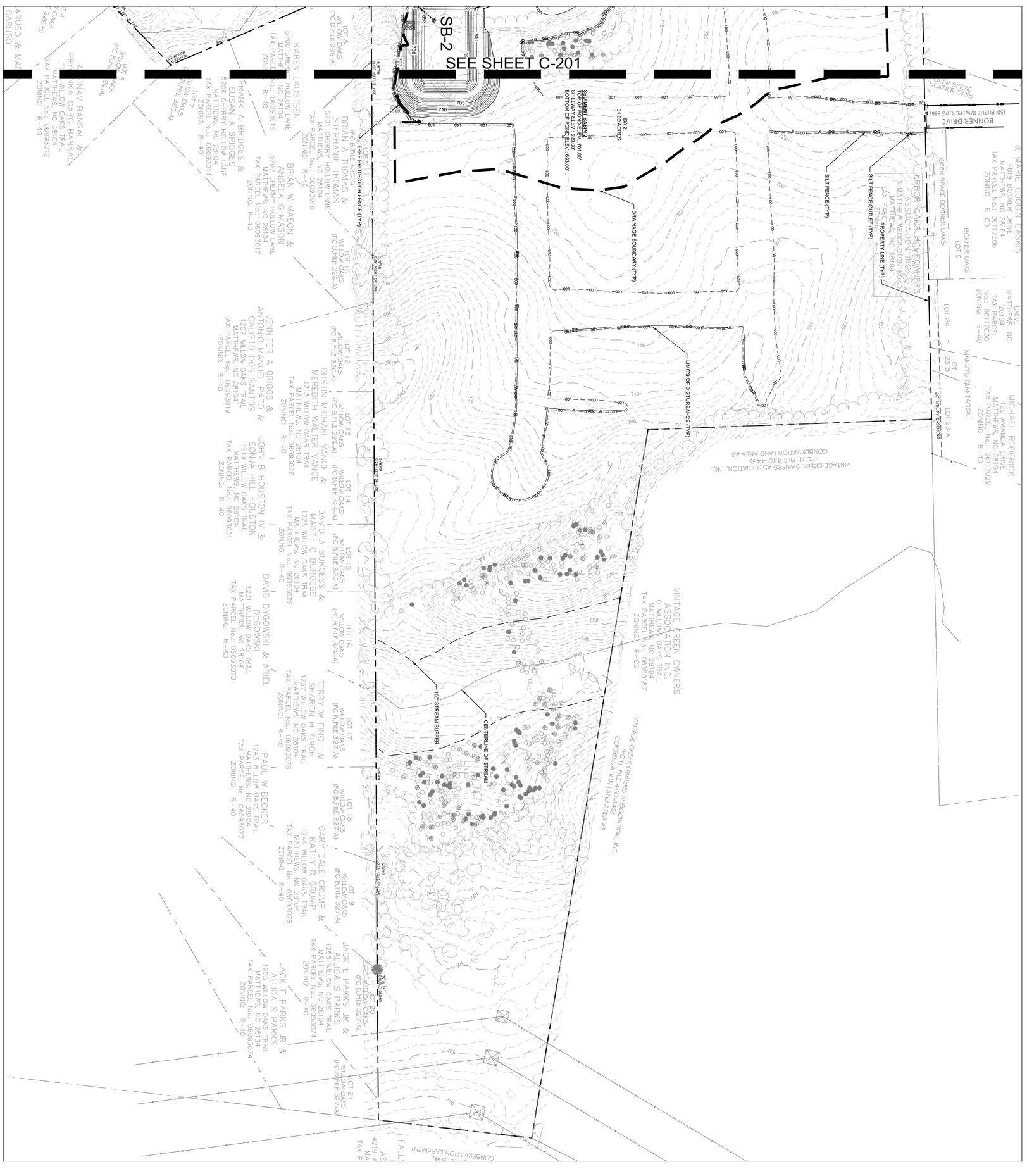
NC LICENSE #F-0102

No.	REVISIONS	DATE	BY



0 50 100 200
GRAPHIC SCALE IN FEET
1"= 100'

NORTH

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SHEET NUMBER					
C-202	**MORRIS FARM** PREPARED FOR **TOLL BROTHERS, INC.** WEDDINGTON NORTH CAROLINA	**EROSION CONTROL PLAN - PHASE 1**	KH PROJECT 012826085 DATE 01/05/2026 SCALE AS SHOWN DESIGNED BY TTP DRAWN BY TTP CHECKED BY AMP	NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 JUSTIN M. POPE 01/05/2026	Kimley»Horn 200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102

No.	REVISIONS	DATE	BY

SITE DATA TABLE

OWNER INFORMATION:

TAX PARCEL ID:	06120001
NAME:	MORRIS R S FAMILY LIMITED PARTNERSHIP
ADDRESS:	5017 WEDDINGTON MATTHEWS ROAD WEDDINGTON, NC 28104

DEVELOPER INFORMATION:

NAME:	TOLL BROTHERS, INC.
ADDRESS:	9130 KINGS PARADE BOULEVARD CHARLOTTE, NC 28273
CONTACT:	ANDREW LOFTIN (828) 446-0104

SITE DATA:

SITE AREA EXCLUDING ROW:	90.80 ± ACRES
TOTAL SITE AREA:	92.26 ± ACRES
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ZONING DISTRICT:	R-CD (TOWN OF WEDDINGTON)

ZONING DATA:

FEMA FLOOD PANEL:	3710447700L, 3710448700J
	ZONE X
WATERSHED CLASSIFICATION:	WEST FORK TWELVEMILE CREEK

LOT INFORMATION

TOTAL ACREAGE:	92.26 ± ACRES
LOT ACREAGE:	46.99 ± ACRES
TOTAL UNITS:	39
PROPOSED DENSITY:	0.41 DUA
MINIMUM LOT SIZE:	40,000 SF (120' MIN WIDTH)
SMALLEST LOT SIZE:	40,026 SF
AVERAGE LOT SIZE:	46,374 SF
PROPOSED BUILT UPON AREA:	12.01± ACRES (13.02%)
MAX. BUILDING HEIGHT:	35'
REQUIRED SETBACKS:	FRONT: 50'
	SIDE: 15'
	REAR: 40'

COMMON OPEN SPACE:

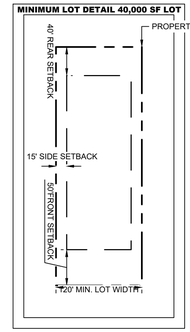
REQUIRED OPEN SPACE:	9.2 ± ACRES (10%)
PROVIDED OPEN SPACE:	40.8 ± ACRES (43%)

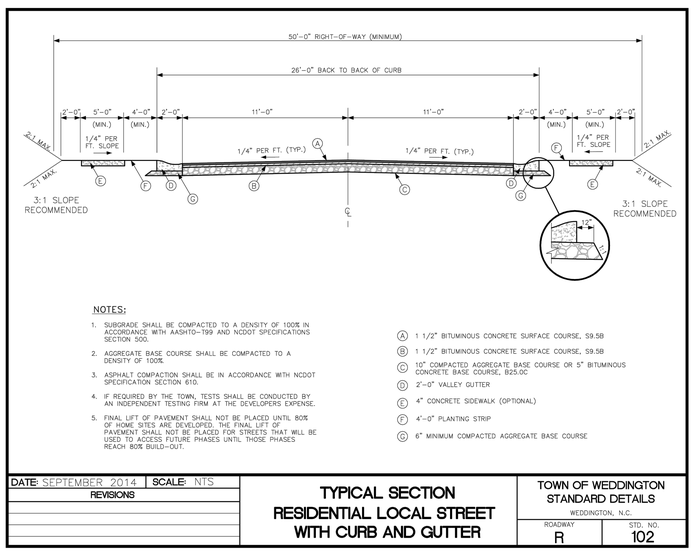
BUFFER YARDS

50' PERIMETER BUFFER

100' THOROUGHFARE BUFFER (CAN BE REDUCED TO 50' WITH PLANTED EVERGREEN MATERIAL)

MINIMUM LOT DETAIL 40,000 SF LOT





NOTES:

1. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99 AND NCDOT SPECIFICATIONS SECTION 500.
2. AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%
3. ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NCDOT SPECIFICATION SECTION 610.
4. IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPERS EXPENSE.
5. FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED UNTIL 80% OF HOME SITES ARE DEVELOPED. THE FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED FOR STREETS THAT WILL BE USED TO ACCESS FUTURE PHASES UNTIL THOSE PHASES REACH 80% BUILD-OUT.

(A) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, S9.5B
(B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, S9.5B
(C) 10" COMPACTED AGGREGATE BASE COURSE OR 5" BITUMINOUS CONCRETE BASE COURSE, B25.0C
(D) 2'-0" VALLEY GUTTER
(E) 4" CONCRETE SIDEWALK (OPTIONAL)
(F) 4'-0" PLANTING STRIP
(G) 6" MINIMUM COMPACTED AGGREGATE BASE COURSE

DATE: SEPTEMBER 2014	SCALE: NTS	TYPICAL SECTION RESIDENTIAL LOCAL STREET WITH CURB AND GUTTER	TOWN OF WEDDINGTON STANDARD DETAILS WEDDINGTON, N.C.	
REVISIONS			ROADWAY	STD. NO.
			R	102

GRAPHIC SCALE IN FEET
0 100 200 400
1" = 200'

NORTH

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

OVERALL SITE PLAN

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.
NORTH CAROLINA
WEDDINGTON

SHEET NUMBER
C-300

GRAPHIC SCALE IN FEET
0 50 100 200
1" = 100'

NORTH

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SHEET NUMBER C-301

MORRIS FARM

PREPARED FOR

TOLL BROTHERS, INC.

WEDDINGTON NORTH CAROLINA

SITE PLAN

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

SEAL 038335 NORTH CAROLINA PROFESSIONAL ENGINEER CHRISTOPHER M. POPE 01/05/2026

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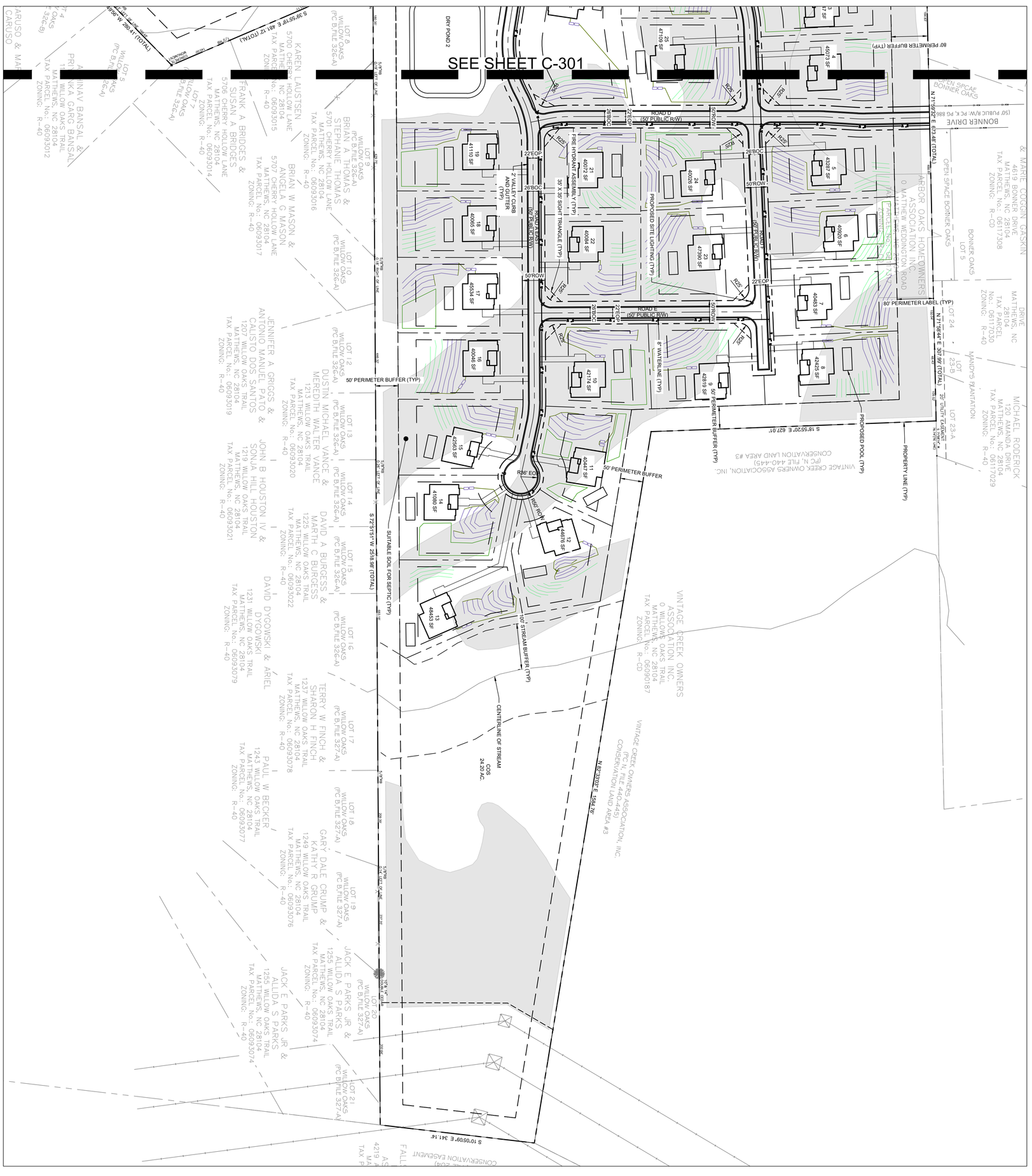

SEPTIC INFORMATION LEGEND:

- SEPTIC TANK
- SUPPLY LINE
- INITIAL AREA
- REPAIR AREA
- REPAIR AREA

MORRIS FARM

PREPARED FOR

TOLL BROTHERS, INC.

WEDDINGTON NORTH CAROLINA

SITE PLAN

SHEET NUMBER **C-302**

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

SEAL 058235 NORTH CAROLINA PROFESSIONAL ENGINEER JUSTIN M. FOPE 01/05/2026

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No.	REVISIONS	DATE	BY

GRADING GENERAL NOTES

1. SEE GENERAL NOTES SHEET FOR OVERALL PAVING, GRADING, AND DRAINAGE NOTES.
2. CONTRACTOR SHALL REVIEW, UNDERSTAND, AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO DISTURBANCE.
3. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
4. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
5. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
6. INLET PROTECTION - CONTRACTOR SHALL PROVIDE CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED INLETS UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
7. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES
8. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
9. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC
10. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY PARKS, SCRAPED, GOUGED, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
11. PROPOSED PRIVATE RETAINING WALLS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
12. GLOBAL STABILITY AND STRUCTURAL DESIGN OF RETAINING WALLS PROVIDED BY OTHERS.
13. THE END ELEVATION CALLS FOR RETAINING WALLS DEPICT GROUND ELEVATION. TOP OF WALL ELEVATIONS ARE TYPICALLY 0.5' ABOVE GROUND.
14. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 3:1 MAX, UNLESS OTHERWISE NOTED.
15. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
16. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.
17. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON-SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
18. ALL WALL PLANS MUST BE SUBMITTED TO THE CHIEF BUILDING INSPECTOR FOR REVIEW, APPROVAL AND PERMITTING. WALL PLANS ARE NOT APPROVED AT TIME OF SITE PLAN APPROVAL OR LAND DISTURBANCE ACTIVITY PERMIT ISSUANCE. WALL PLANS ARE REVIEWED, APPROVED, AND INSPECTED, BY THE BUILDING INSPECTIONS DIVISION.

GRAPHIC SCALE IN FEET
0 100 200 400
1" = 200'

NORTH

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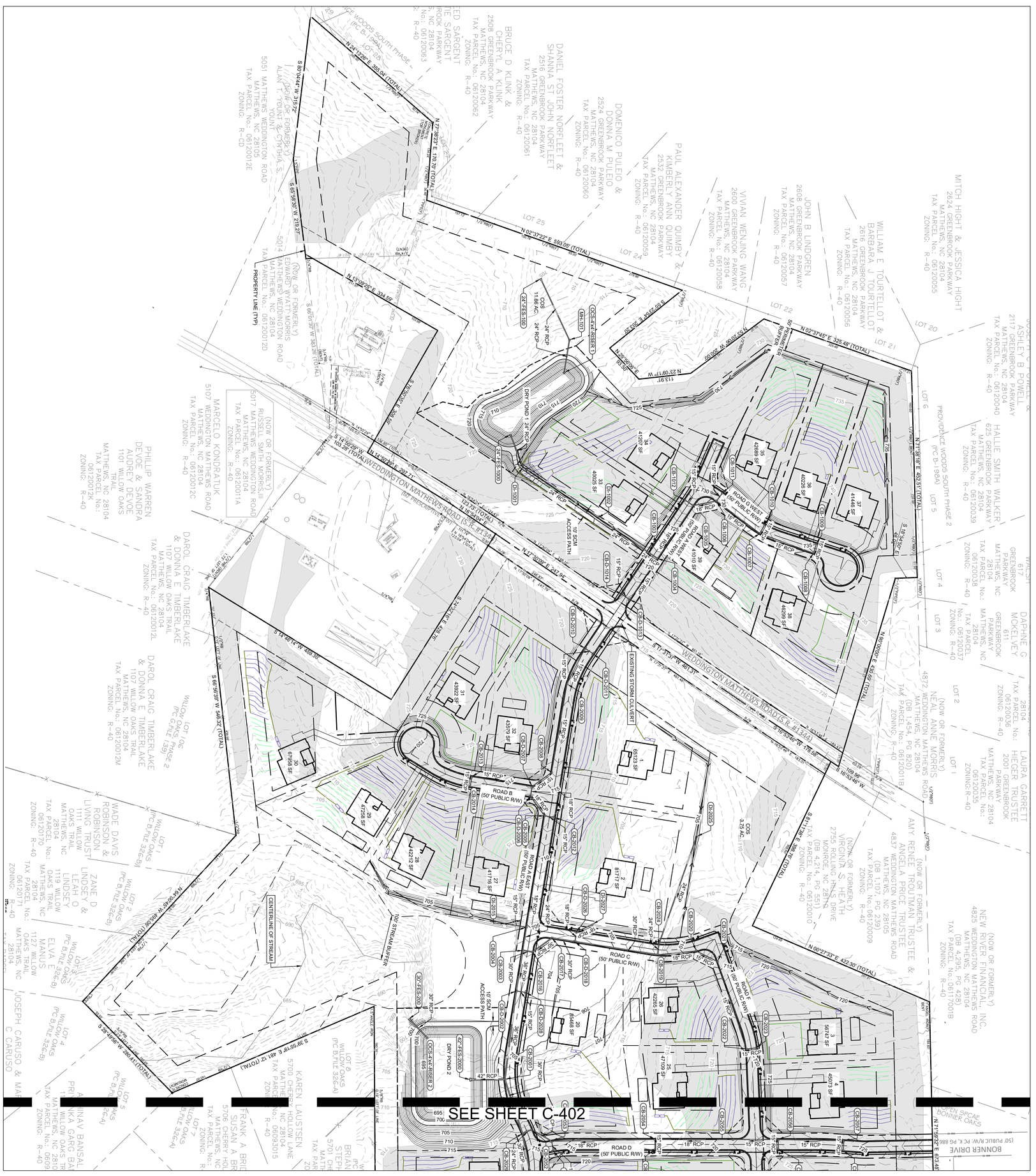
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

OVERALL GRADING PLAN

MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-400



GRAPHIC SCALE IN FEET
0 50 100 200
1" = 100'

NORTH

811 Know what's below. Call before you dig.

SHEET NUMBER C-401	**MORRIS FARM** PREPARED FOR **TOLL BROTHERS, INC.** WEDDINGTON NORTH CAROLINA	**GRADING PLAN**	KH PROJECT 012826085 DATE 01/05/2025 SCALE AS SHOWN DESIGNED BY TTP DRAWN BY TTP CHECKED BY AMP

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 KRISTEN M. HOPE 01/05/2026

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No.	REVISIONS	DATE	BY

No.	REVISIONS	DATE	BY

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NORTH CAROLINA PROFESSIONAL SEAL 058235 ENGINEER AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

GRADING PLAN

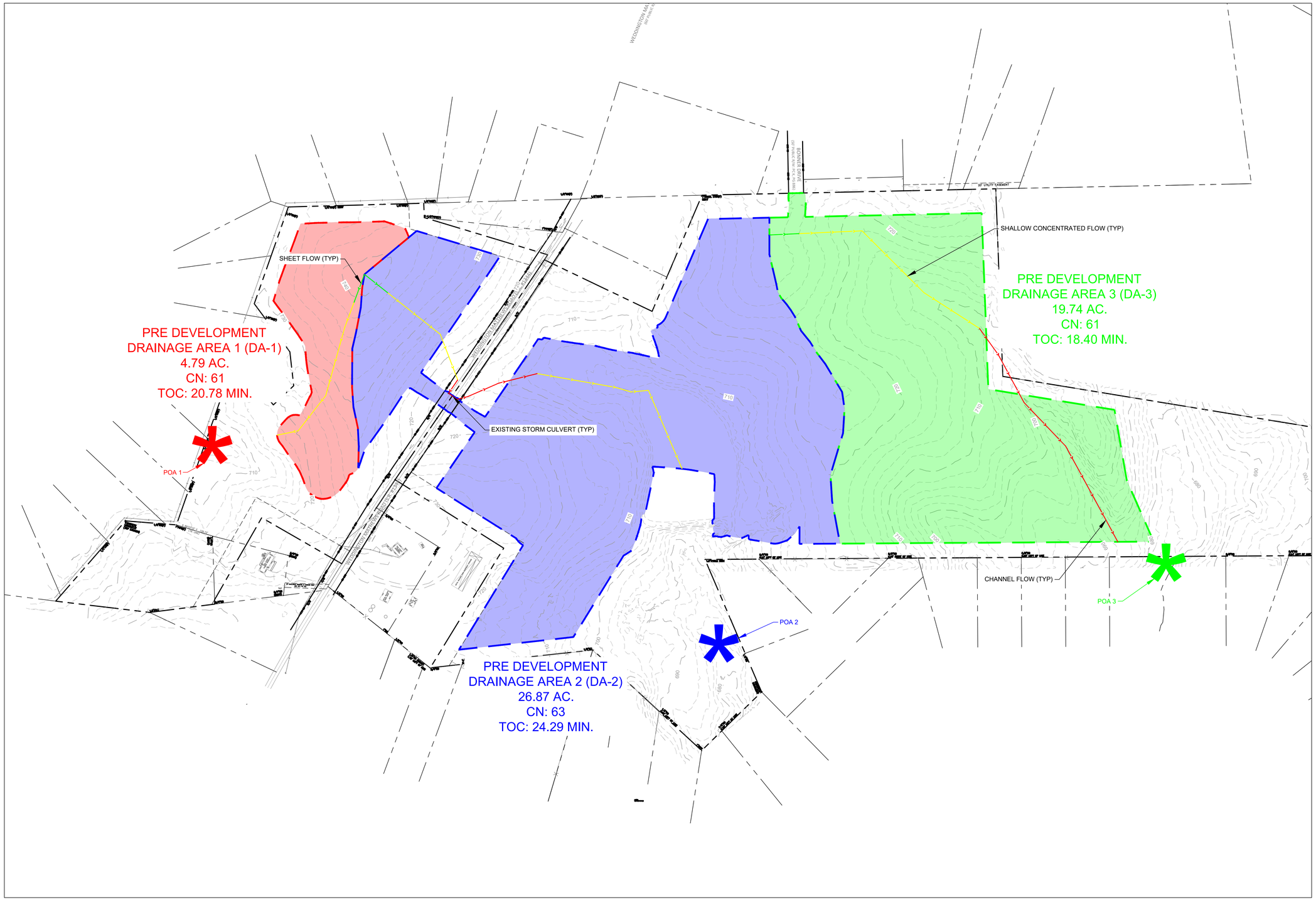
MORRIS FARM

PREPARED FOR

TOLL BROTHERS, INC.

WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-402



GRAPHIC SCALE IN FEET
0 75 150 300
1" = 150'

NORTH

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NORTH CAROLINA PROFESSIONAL SEAL 058235 ENGINEER AUSTIN M. POPE

01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

PRE-DEVELOPMENT DRAINAGE MAP

MORRIS FARM

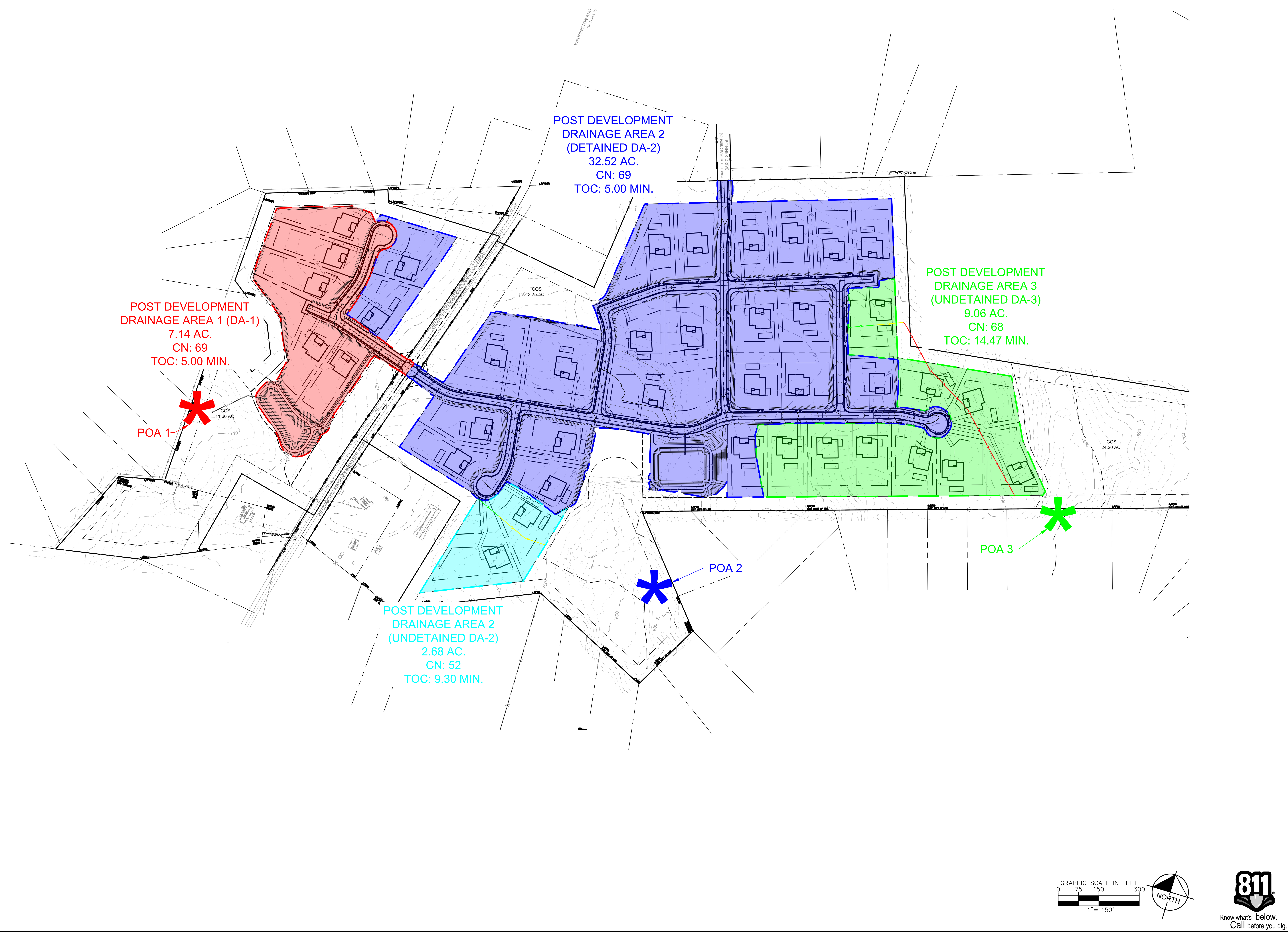
PREPARED FOR

TOLL BROTHERS, INC.

WEDDINGTON NORTH CAROLINA

SHEET NUMBER

C-403


POST DEVELOPMENT
DRAINAGE AREA 1 (DA-1)
7.14 AC.
CN: 69
TOC: 5.00 MIN.
POA 1
POST DEVELOPMENT
DRAINAGE AREA 2
(DETAINED DA-2)
32.52 AC.
CN: 69
TOC: 5.00 MIN.
POST DEVELOPMENT
DRAINAGE AREA 3
(UNDETAINED DA-3)
9.06 AC.
CN: 68
TOC: 14.47 MIN.
POA 2
POA 3
POST DEVELOPMENT
DRAINAGE AREA 2
(UNDETAINED DA-2)
2.68 AC.
CN: 52
TOC: 9.30 MIN.
COS
3.75 AC.
COS
11.66 AC.
COS
24.20 AC.
GRAPHIC SCALE IN FEET
0 75 150 300
1" = 150'
NORTH
811
Know what's below.
Call before you dig.

No.	REVISIONS	DATE	BY

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NORTH CAROLINA PROFESSIONAL SEAL 058235 ENGINEER AUSTIN M. POPE
01/05/2026

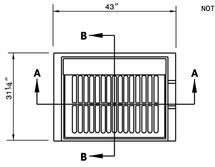
KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

POST-DEVELOPMENT DRAINAGE MAP

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON NORTH CAROLINA

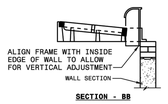
SHEET NUMBER
C-404



PLAN

FRAME,GRATE, & HOOD ASS'Y

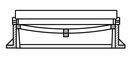
NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.



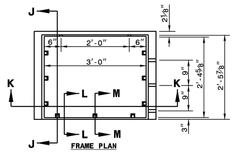
SECTION - BB

SECTION - LL

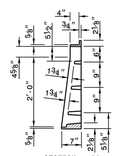
SECTION - MM



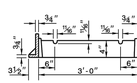
SECTION - AA



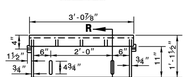
FRAME PLAN



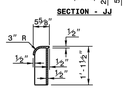
SECTION - JJ



SECTION - KK



HOOD ELEVATION



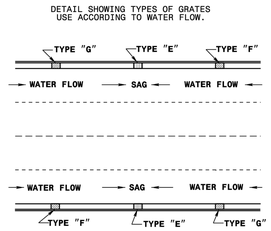
SECTION - RR

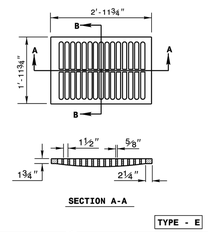
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

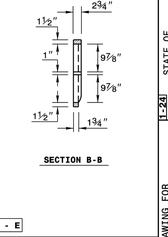
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

DETAIL SHOWING TYPES OF GRATES
USE ACCORDING TO WATER FLOW.



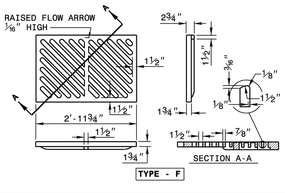


SECTION A-A



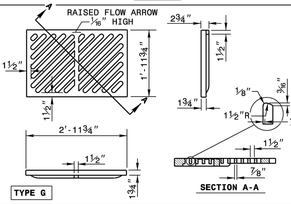
SECTION B-B

TYPE - E

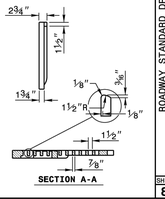


SECTION A-A

TYPE - F



TYPE G



SECTION A-A

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

GENERAL NOTES

USE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.

USE ASTM A615 GRADE 60 REINFORCING STEEL. USE ASTM A1064 WELDED WIRE FABRIC (WWF).

FABRICATE, ASSEMBLE AND DESIGN PRECAST MANHOLE COMPONENTS ACCORDANCE WITH AASHTO M199.

ASSEMBLE RISER AND GRADE RINGS WITH THE STEPS SPACED 12" FROM THE TOP TO THE BOTTOM OF THE MANHOLE.

THE HEIGHT OF GRADE ADJUSTMENT RINGS PLUS FRAME AND COVER SHALL NOT EXCEED 24".

WHERE THE MANHOLE IS EXPOSED TO ROAD TRAFFIC, CONSTRUCT THE TOP OF THE MANHOLE FLUSH WITH THE GROUND AND A MINIMUM OF 9" ABOVE THE GROUND AT OTHER LOCATIONS.

LIMIT DEPTH OF FILL TO 30'-0" FROM FINISH GRADE TO TOP OF BOTTOM SLAB.

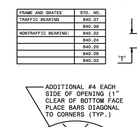
THE MIN. SLAB THICKNESS 'T' IS THE DIMENSION OF THE THINNEST PORTION OF THE TOP/BOTTOM SLAB.

* TOP MAT OF REINFORCEMENT MAY BE NEGLECTED IF TOP SLAB HAS A DISTINGUISHABLE TOP AND BOTTOM.

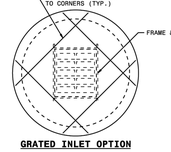
FRAME AND GRATES	STD. NO.
TRAFFIC BEARING	840.37
	840.39
NONTRAFFIC BEARING	840.40
	840.24
	840.38
	840.39
	840.32

ALTERNATE CONE SECTION

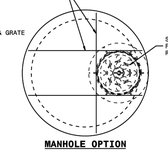
D INTERNAL DIAMETER (FT.)	W MIN. WALL THICKNESS (IN.)	T MIN. TOP/BOTTOM SLAB THICKNESS (IN.)	As MIN. CIRCUMFERENTIAL AREA OF STEEL PER VERTICAL FT. (SQ. IN.)
4	4	6	0.12
5	5	8	0.15
6	6	8	0.18



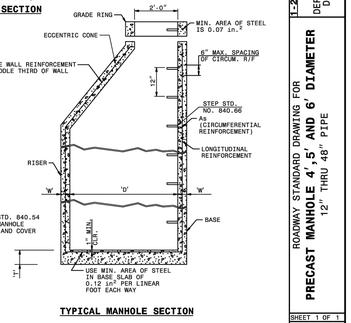
FLAT TOP SLAB



GRATED INLET OPTION



MANHOLE OPTION



TYPICAL MANHOLE SECTION

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
PRECAST MANHOLE 4', 5' AND 6' DIAMETER
12" THRU 48" PIPE

PLAN

WITH GRATE & FRAME REMOVED

GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR 2" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

MAX.DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 12'-0". STD. DWG. 840.45 OR 840.46 CONTROLS MAXIMUM DEPTH IF PRECAST BOX IS USED.

CONSTRUCT WITH PIPE CROWNS MATCHING.

SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.

INSTALL 3" WEEPHOLES AS DIRECTED BY THE ENGINEER.

INSTALL STONE DRAINS, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.

CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

SECTION X-X

SECTION Y-Y

DOWEL

DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	MIN. HEIGHT					
D	A	B	H	BOTTOM SLAB	WALL PER FT. HT.	TOTAL CONCRETE FOR BOX/MH	C.Y.	R.C.
12"	3'-0"	2'-0"	2'-0"	0.222	0.222	0.592	0.015	0.026
15"	〃	〃	2'-3"	〃	〃	0.648	0.023	0.036
18"	〃	〃	2'-6"	〃	〃	0.703	0.033	0.049
24"	〃	〃	3'-0"	〃	〃	0.814	0.059	0.085
30"	3'-0"	2'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

SECTION G-G

PLAN OF GRATING
CAST IRON

PLAN OF FRAME
CAST IRON

SECTION H-H

SECTION E-E

SECTION F-F

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

PLAN OF FRAME

SOLID COVER SHOWN PERFORATED. PERFORATED AVAILABLE IF SPECIFIED.
STATE USE OF SYSTEM ON COVER
(I.E.: SEWER, STORM DRAIN, ELECTRICAL)

PLAN OF COVER

SECTION A-A

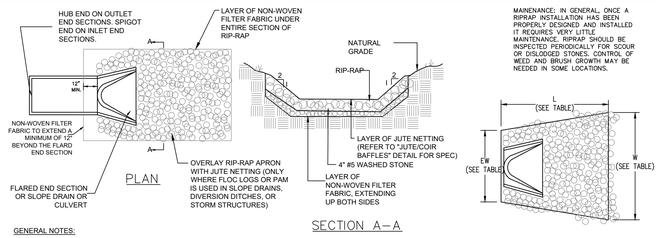
SECTION B-B

MINIMUM WEIGHTS - LBS.
FRAME - 180
COVER - 120
TOTAL - 300

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
MANHOLE FRAME AND COVER



PLAN

SECTION A-A

MAINENANCE: IN GENERAL, ONCE A RIPRAP INSTALLATION HAS BEEN PROPERLY DESIGNED AND INSTALLED IT REQUIRES VERY LITTLE MAINTENANCE. RIPRAP SHOULD BE INSPECTED PERIODICALLY FOR SCOUR OR DISLODGED STONES. CONTROL OF WEED AND BRUSH GROWTH MAY BE NEEDED IN SOME LOCATIONS.

GENERAL NOTES:

1. RIP-RAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
2. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIP-RAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
3. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.
4. ALL SUBGRADE STRUCTURE TO BE COMPACTED TO 95%%% OR GREATER.
5. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
6. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
7. CONTRACTOR TO PROVIDE PHOTOS OF FILTER FABRIC BEING INSTALLED.

RIPRAP APRON
Not to Scale

Kimley»Horn

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 AUSTIN M. POPE
01/05/2026

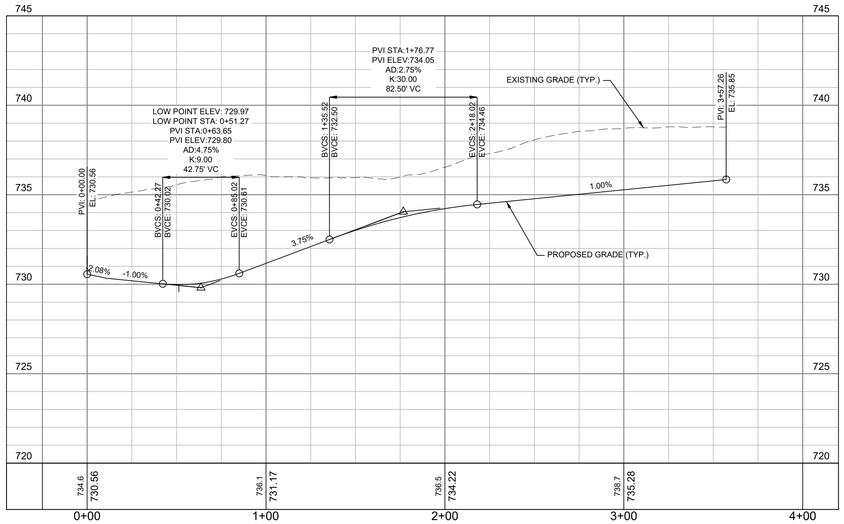
KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

STORM DETAILS

MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
NORTH CAROLINA
WEDDINGTON

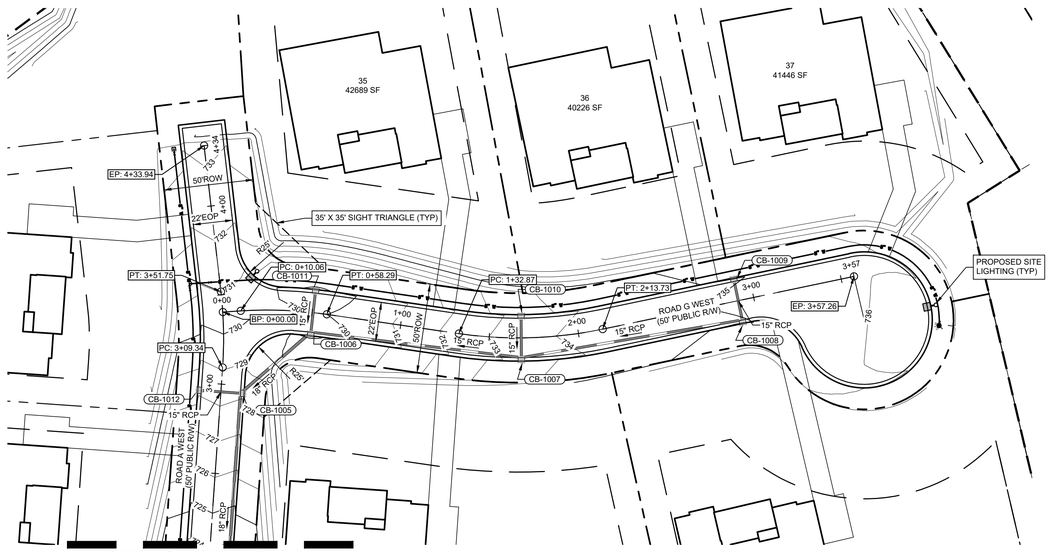
SHEET NUMBER
C-405

811 Know what's below. Call before you dig.



ROAD G WEST

H. Scale:1"=40' | V. Scale: 1"=4'



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40 '

NORTH

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NORTH CAROLINA PROFESSIONAL
SEAL
058235
ENGINEER
AUSTIN M. POPE
01/05/2026

No.	REVISIONS	DATE	BY

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
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ROAD G WEST PLAN AND PROFILE

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-500

ROAD A WEST

H. Scale:1"=40' | V. Scale: 1"=4'

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40 '

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NORTH CAROLINA PROFESSIONAL
SEAL
058235
ENGINEER
AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
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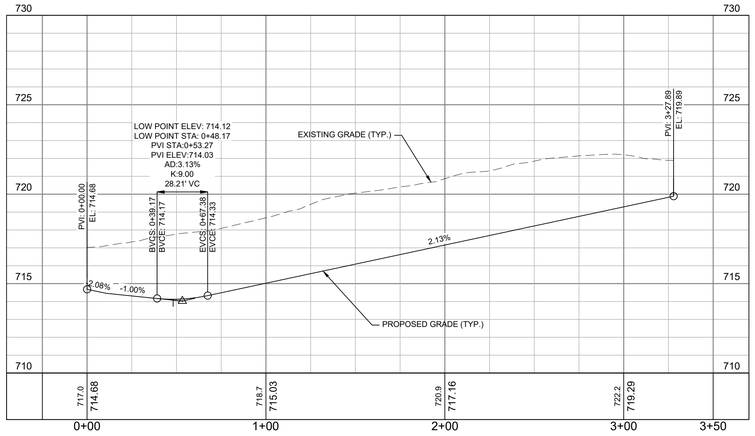
ROAD A WEST PLAN AND PROFILE

MORRIS FARM

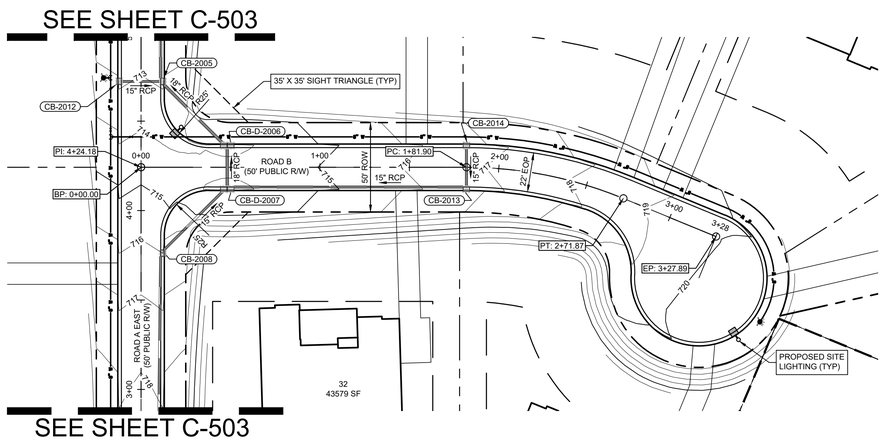
PREPARED FOR
TOLL BROTHERS, INC.
NORTH CAROLINA
WEDDINGTON

SHEET NUMBER
C-501



ROAD B

H. Scale:1"=40' | V. Scale: 1"=4'



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40 '

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NORTH CAROLINA PROFESSIONAL
SEAL
058235
ENGINEER
AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
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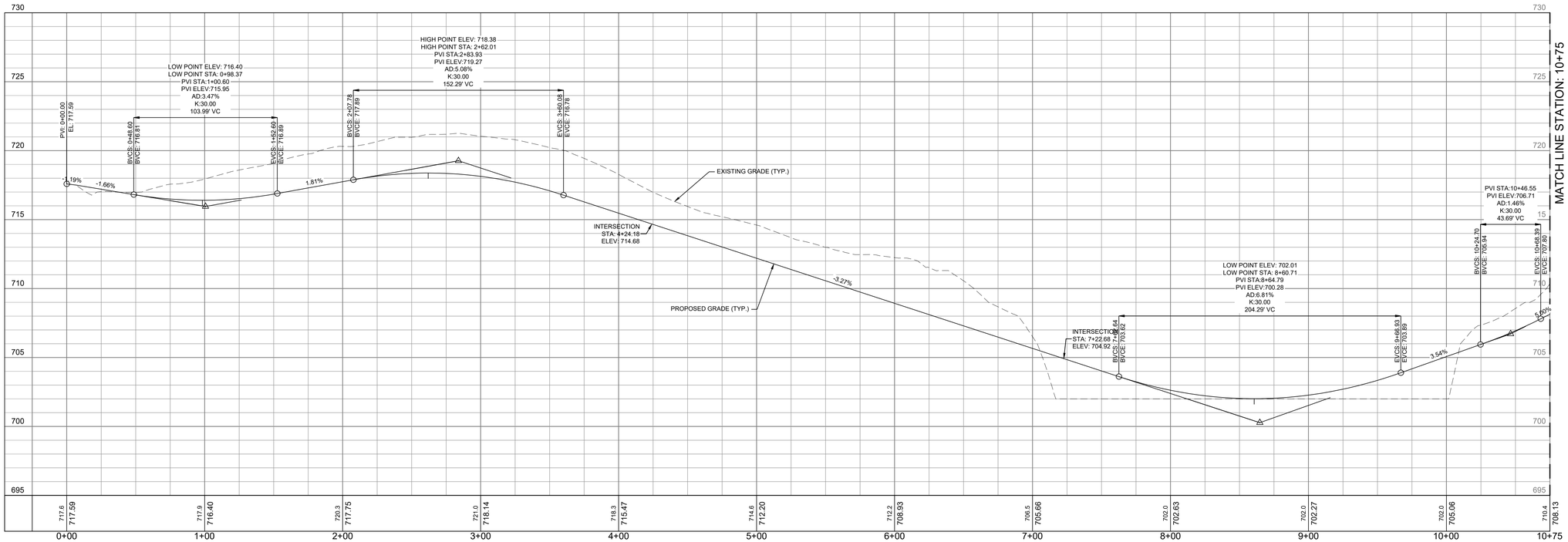
ROAD B PLAN AND PROFILE

MORRIS FARM

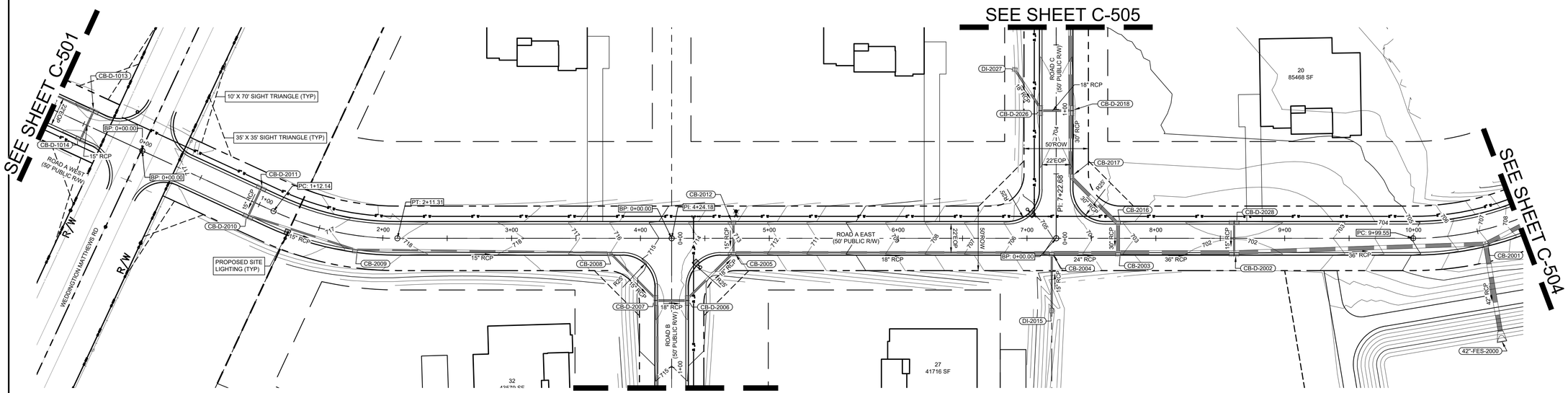
PREPARED FOR
TOLL BROTHERS, INC.
NORTH CAROLINA
WEDDINGTON

SHEET NUMBER
C-502



ROAD A EAST
STA:-0+25 to STA:10+75

Horiz. Scale:1"=40' | Vert. Scale: 1"=4'



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40 '

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
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ROAD A EAST PLAN AND PROFILE

MORRIS FARM

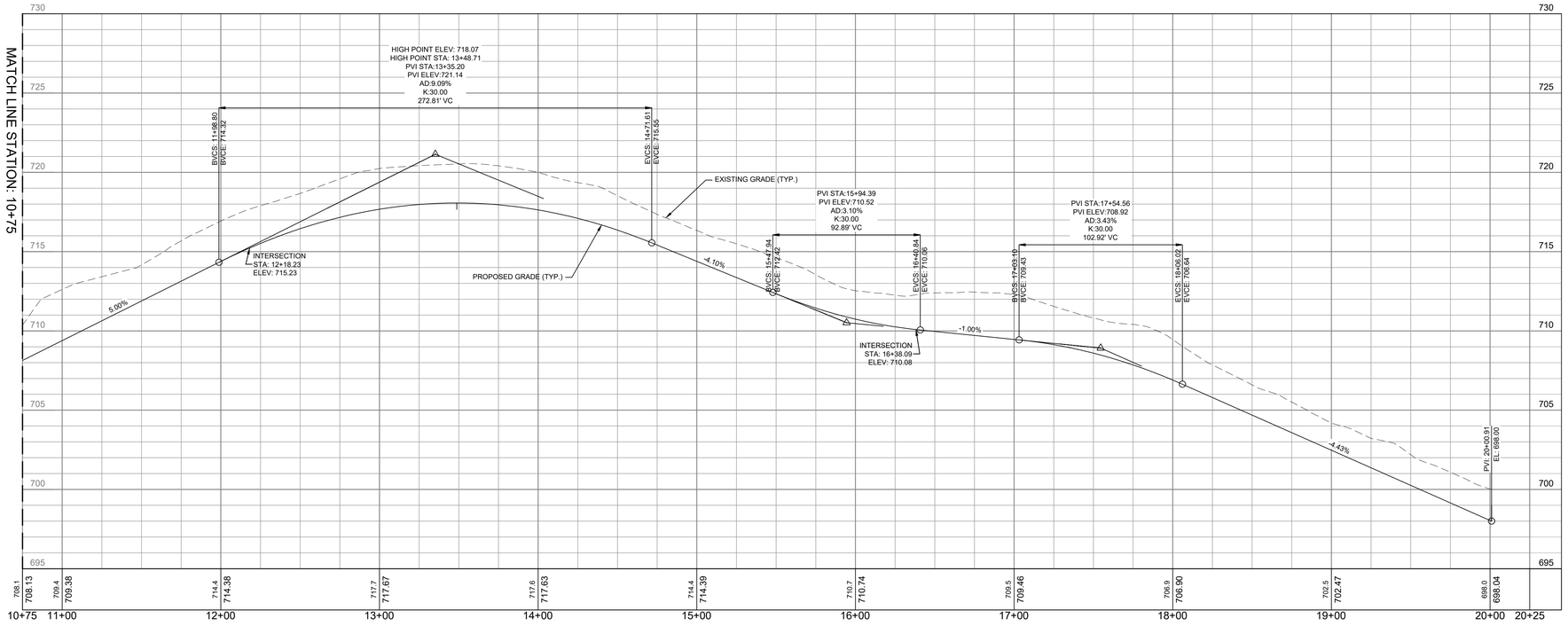
PREPARED FOR

TOLL BROTHERS, INC.

WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-503

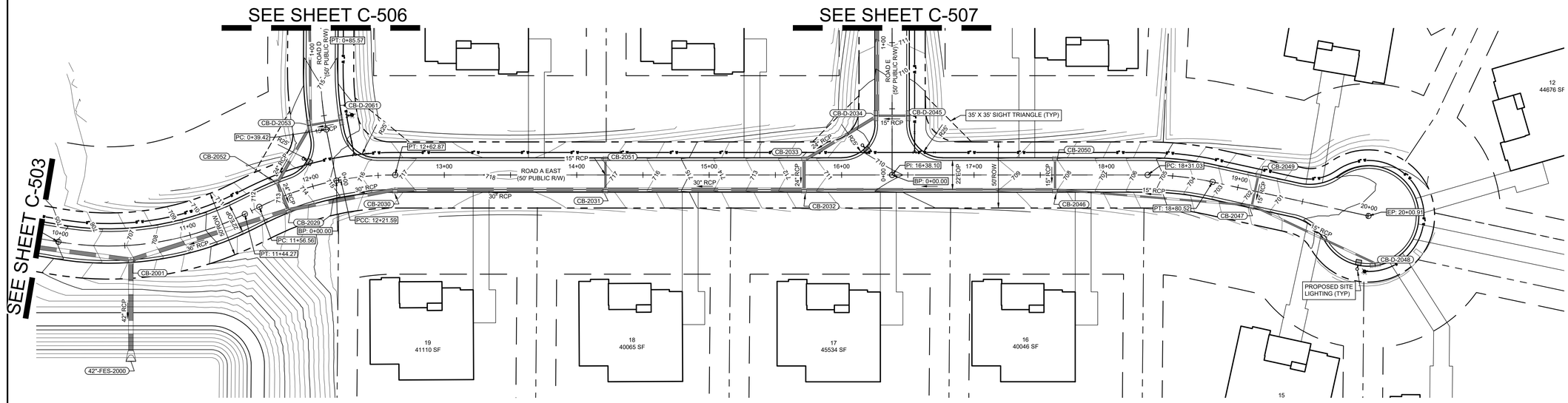
MATCH LINE STATION: 10+75



MATCH LINE STATION: 10+75

ROAD A EAST
STA:10+75 to STA:20+25

Horiz. Scale:1"=40' | Vert. Scale: 1"=4'



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40 '

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

ROAD A EAST PLAN AND PROFILE

MORRIS FARM

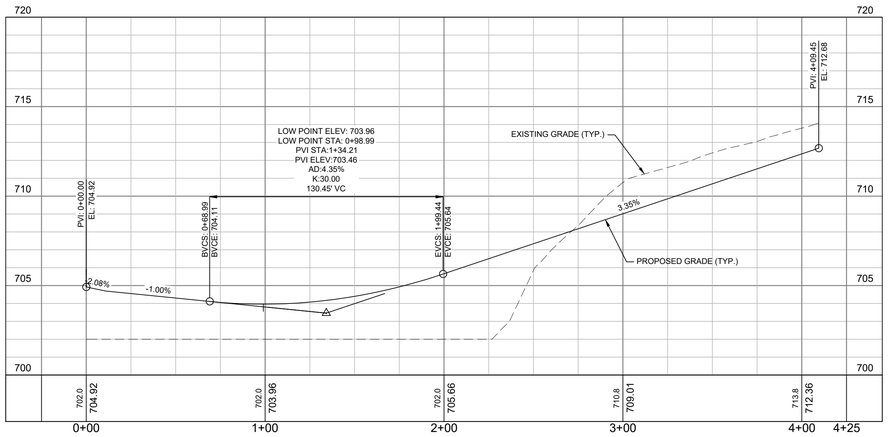
PREPARED FOR

TOLL BROTHERS, INC.

NORTH CAROLINA

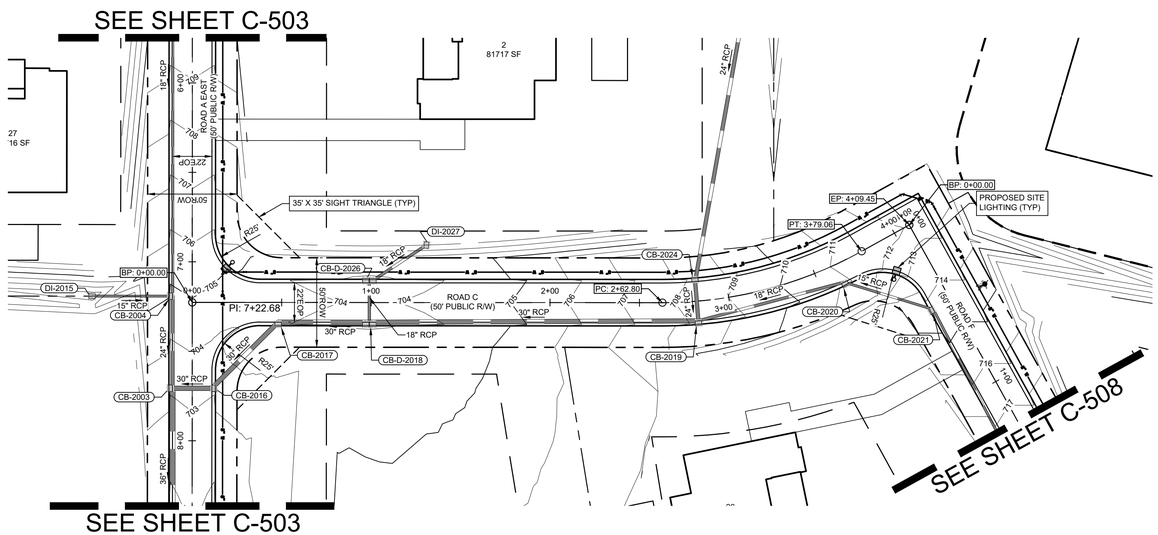
WEDDINGTON

SHEET NUMBER
C-504



ROAD C

H. Scale:1"=40' | V. Scale: 1"=4'



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40 '

NORTH

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NORTH CAROLINA PROFESSIONAL
SEAL
058235
ENGINEER
AUSTIN M. POPE
01/05/2026

No.	REVISIONS	DATE	BY

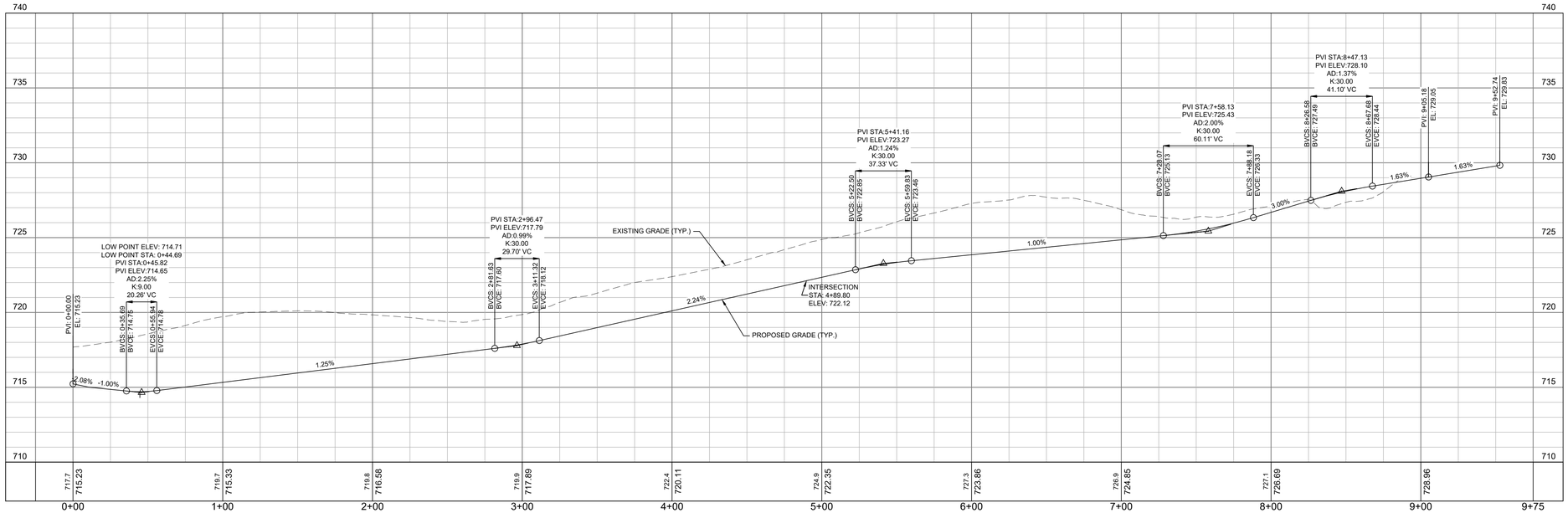
KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

ROAD C PLAN AND PROFILE

MORRIS FARM

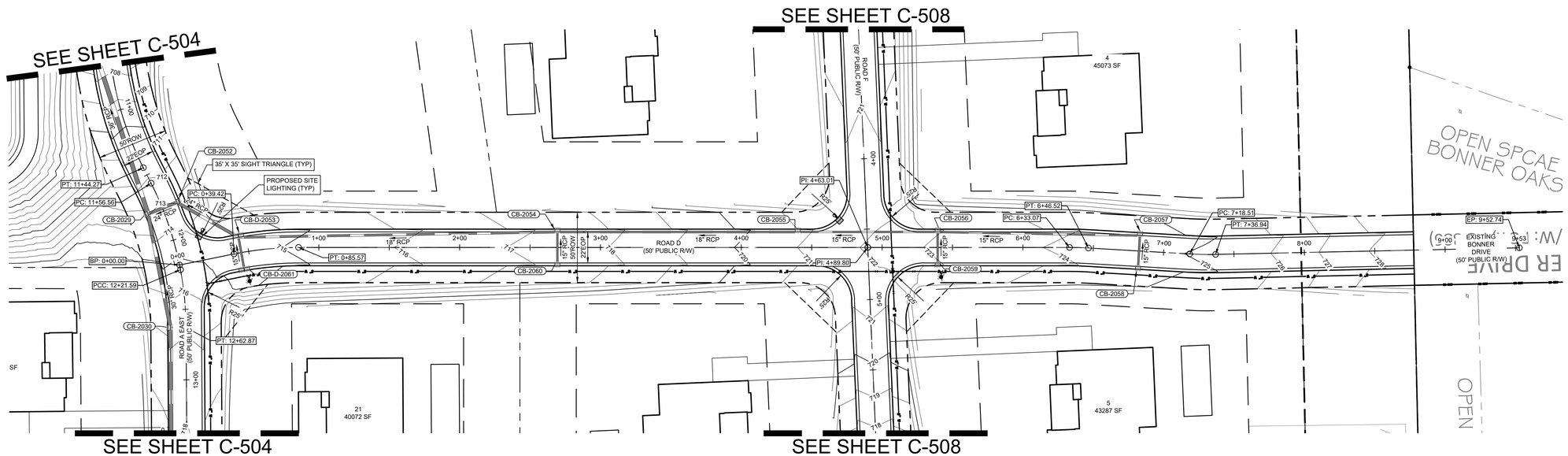
PREPARED FOR
TOLL BROTHERS, INC.
NORTH CAROLINA
WEDDINGTON

SHEET NUMBER
C-505



ROAD D

H. Scale:1"=40' | V. Scale: 1"=4'



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40 '

NORTH

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NORTH CAROLINA PROFESSIONAL SEAL 058235 ENGINEER AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
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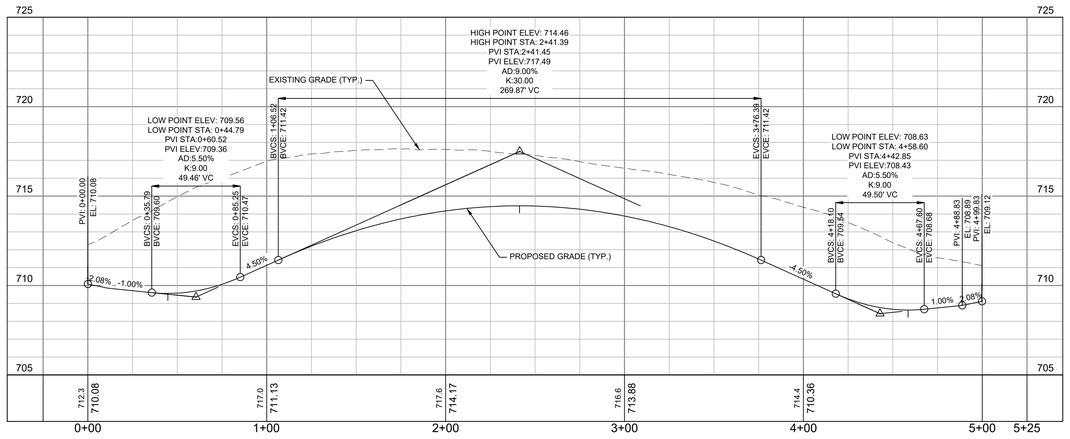
ROAD D PLAN AND PROFILE

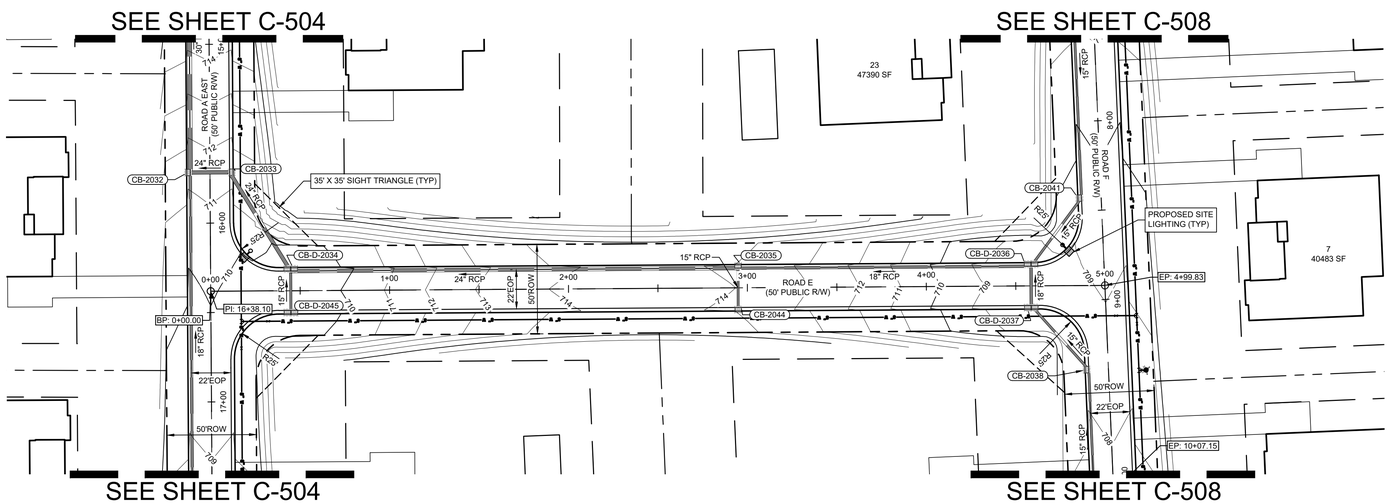
MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-506



ROAD E

H. Scale:1"=40' | V. Scale: 1"=4'



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40 '

NORTH

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 AUSTIN M. POPE
01/05/2026

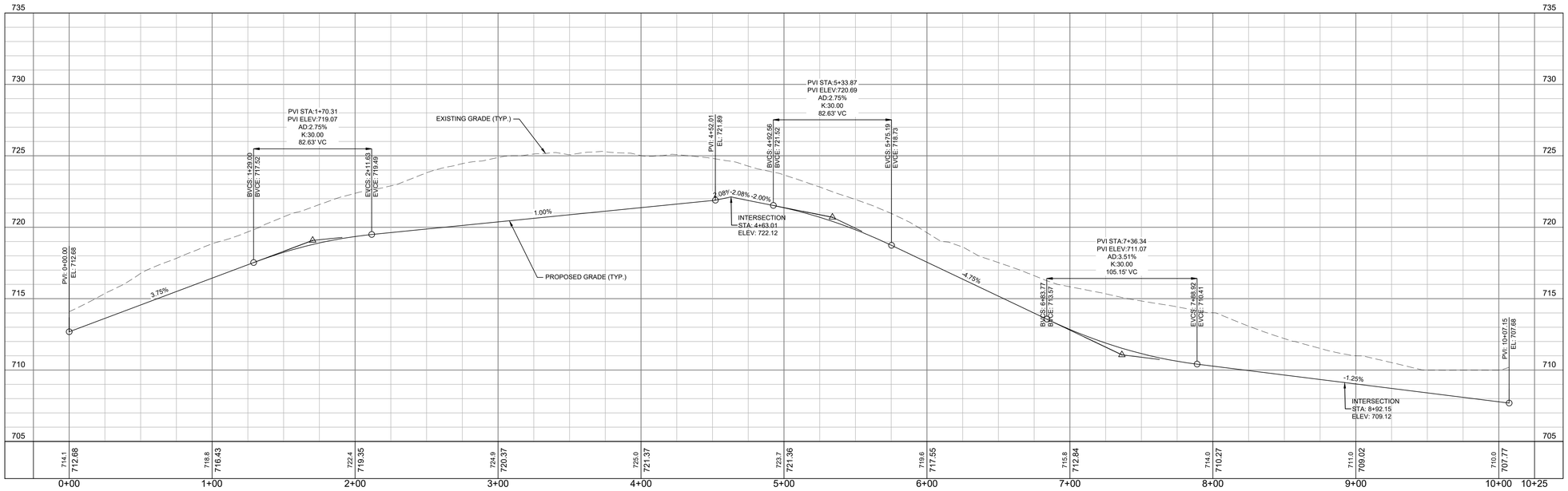
No.	REVISIONS	DATE	BY

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

ROAD E PLAN AND PROFILE

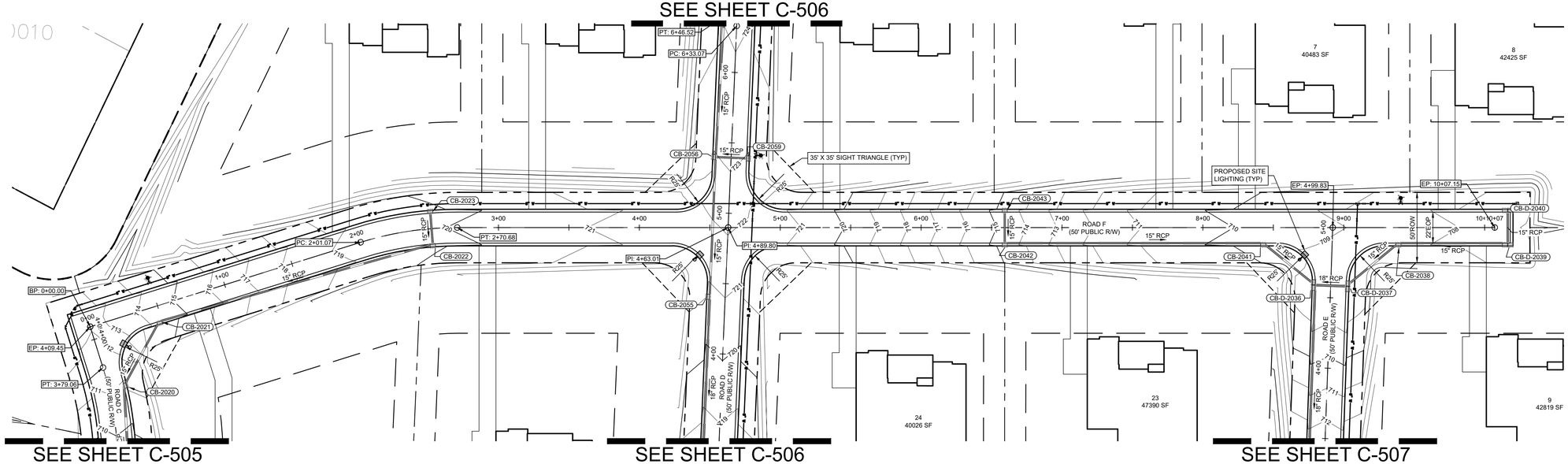
MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-507



ROAD F

H. Scale:1"=40' | V. Scale: 1"=4'



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40 '

NORTH

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No.	REVISIONS	DATE	BY

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
DESIGNED BY	TTP
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ROAD F PLAN AND PROFILE

MORRIS FARM

PREPARED FOR

TOLL BROTHERS, INC.

WEDDINGTON — NORTH CAROLINA

SHEET NUMBER
C-508

100' PERIMETER BUFFER SECTION

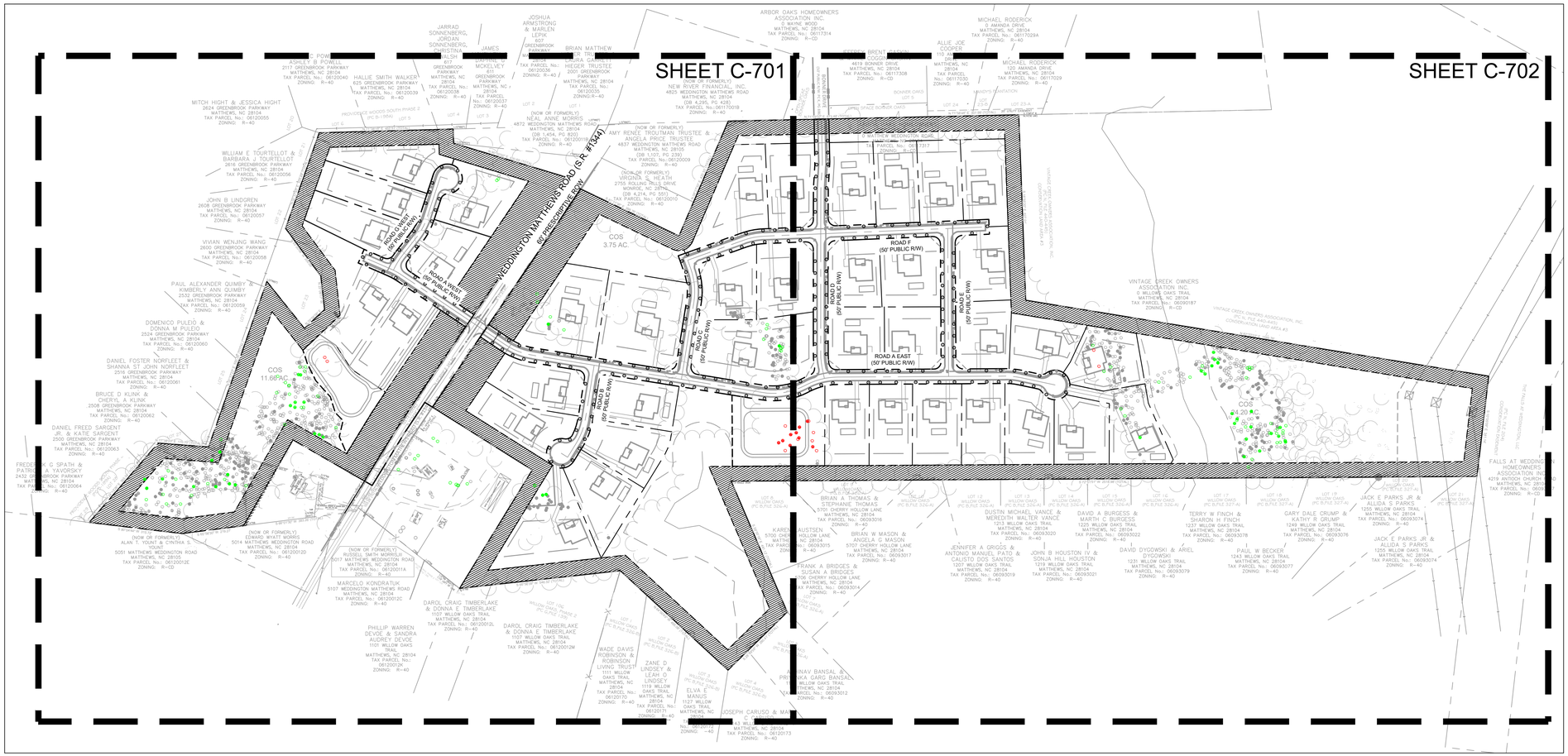
PROPOSED PERIMETER BUFFER

REQUIREMENTS PER 100':
9 TREES
20 SHRUBS

DEVELOPER TO PROVIDE FEE-IN-LIEU PAYMENT AS HERITAGE TREE REMOVAL MITIGATION.

STREET TREES TO BE ON AVERAGE 40' O.C.

LEGEND	
○	HERITAGE TREE TO REMAIN
○	HERITAGE TREE TO BE REMOVED



GRAPHIC SCALE IN FEET
0 100 200 400
1" = 200'

NORTH

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NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
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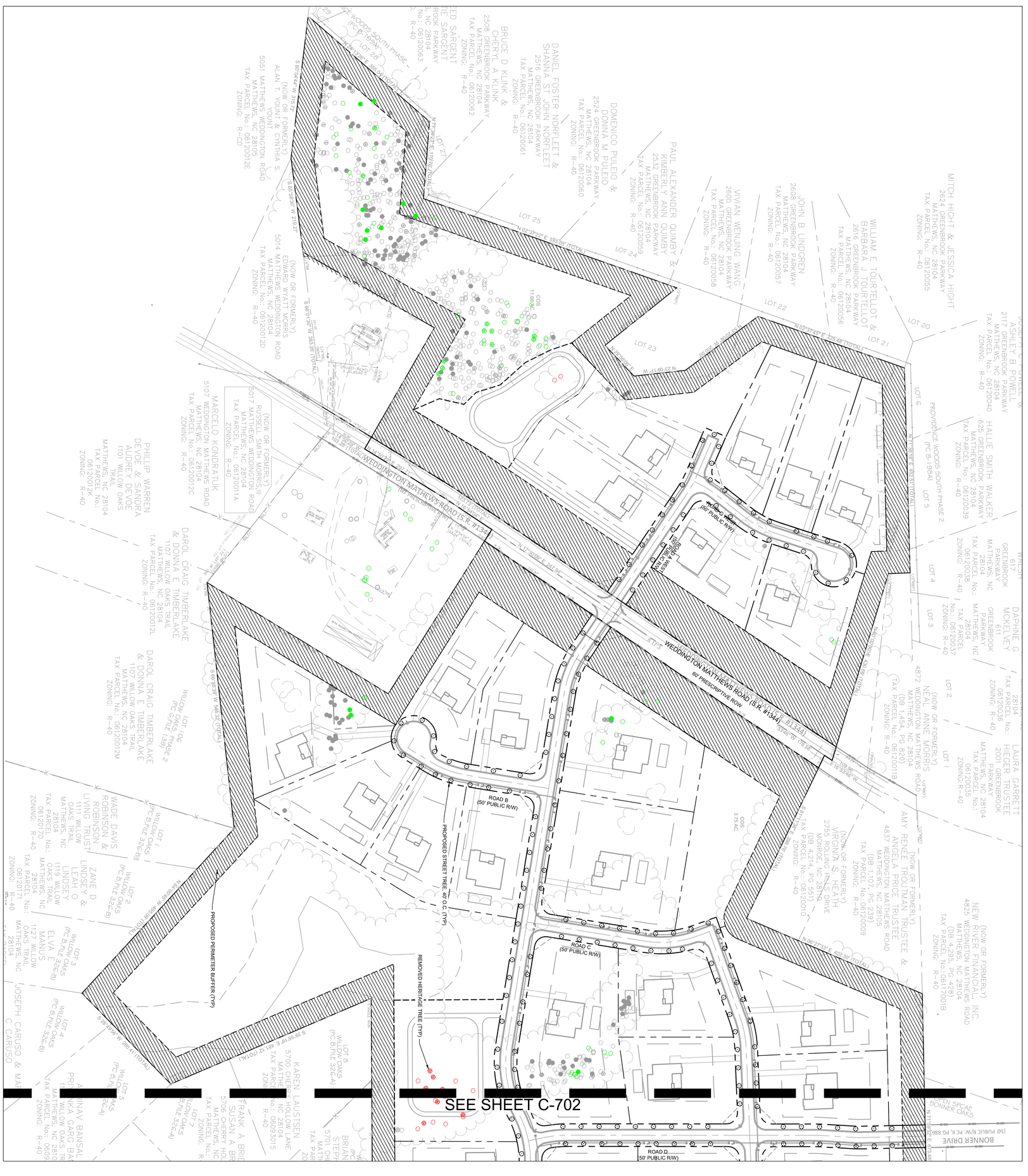
OVERALL LANDSCAPE PLAN

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.

WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-700



GRAPHIC SCALE IN FEET
0 50 100 200
1" = 100'

NORTH

LEGEND
HERITAGE TREE TO BE REMOVED
HERITAGE TREE TO REMAIN

PROPOSED PERIMETER BUFFER
REQUIREMENTS PER 100':
9 TREES
20 SHRUBS

100' PERIMETER BUFFER SECTION

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MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON NORTH CAROLINA

LANDSCAPE PLAN

SHEET NUMBER C-701

KH PROJECT	012826085
DATE	01/05/2026
SCALE	AS SHOWN
DESIGNED BY	TTP
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058235 CHRISTIAN M. PORTER 01/05/2026

Kimley»Horn

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PHONE: 704-333-5131
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No.	REVISIONS	DATE	BY

100' PERIMETER BUFFER SECTION

PROPOSED PERIMETER BUFFER
REQUIREMENTS PER 100':
9 TREES
20 SHRUBS

LEGEND
HERITAGE TREE TO REMAIN
HERITAGE TREE TO BE REMOVED

GRAPHIC SCALE IN FEET
0 50 100 200
1" = 100'

NORTH

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NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 058235
AUSTIN M. POPE
01/05/2026

KH PROJECT	012826085
DATE	01/05/2025
SCALE	AS SHOWN
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LANDSCAPE PLAN

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-702

LaBella
Powered by partnership.

April 23, 2025

Mr. Greg Gordos
Town Planner
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

RE: Review of Traffic Impact Analysis (TIA)
5017 Weddington Matthews Road
Town of Weddington, NC

Mr. Gordos:

Pursuant to your request, LaBella Associates has reviewed the Updated Traffic Impact Analysis (TIA) for the proposed development, prepared for Toll Brothers, by Laura Reid, PE, Kimley Horn & Associates, dated March 2025 and the response to comment letter submitted with the TIA.

This updated TIA is essentially the same as the TIA submitted in January 2025 with the exception of the revisions to the Roundabout analysis and clarification about the mitigation proposed.

The revised TIA includes an updated SIDRA analysis for the roundabout at the intersection of Tilley Morris Road and Weddington-Matthews Road. The analysis indicates that, with the addition of site-generated traffic, operational conditions under Build scenarios remain comparable to those under Background conditions.

The 95th percentile queue lengths do not exceed the existing lane storage capacities, with one exception. During the AM peak hour, the southbound right-turn movement exiting Union Day School is expected to exceed available storage under both Background and Build conditions. As this condition is unrelated to the proposed project's traffic, no mitigation is recommended.

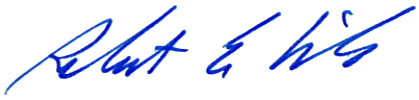
Additionally, the response-to-comments letter submitted with the updated TIA clarifies that mitigation for the westbound left-turn movement at the intersection of Tilley Morris Road and Weddington-Matthews Road was not identified. The file included with the January 2025 TIA was intended solely as a test case to evaluate whether extending the westbound left-turn lane would impact queue lengths. The results indicated no significant change.

All the requested updates are included appropriately in the Updated TIA, dated March 2025 and are considered acceptable.

We trust the information herein is sufficient for your immediate needs. Please do not hesitate to contact me at 914-269-5610 or Mr. Wilson at 704-941-2139 should you have any questions.

Respectfully submitted,

Bernard Adler, P.E.
Senior Transportation Consultant
LaBella Associates
One North Broadway, Suite 803
White Plains, NY 10601



Robert E. Wilson, PE
Senior Civil Engineer

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. TBD

Petitioner: **Toll Brothers**

Rezoning Petition No.: **TBD**

Property: **±94.03 acres located at 5017 Weddington-Matthews Road**

This Community Meeting Report is being filed with the Town of Weddington Town Clerk and the Town of Weddington Planning Department pursuant to section C. 5. of the Town of Weddington Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Town of Weddington mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on June 6th, 2025. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, June 18, 2025, at 6:00 PM at Weddington Swim and Racquet Club, 4315 Weddington Matthews Road, Matthews, NC, 28104.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Robert Price and Margaret Puckett from Toll Brothers, Andrew Loftin, P.E., Thomas Shirley, P.E., Lauren Zuend, and Tate Pouch with Kimley-Horn & Associates, Inc., the site and traffic engineers.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Puckett welcomed and thanked the participants for their interest in the Toll Brothers Morris Farm petition. Ms. Puckett and the petitioner's representatives provided the following information during the presentation:

Ms. Puckett provided the location of the 94-acre site at 5017 Weddington Matthews Road. The site is located on both sides of Weddington Matthews Road. Ms. Puckett explained the existing zoning, R-CD, and the proposed zoning, R-CD CZ. She showed the Weddington Comprehensive Plan and then turned it over to Robert Price. He explained the features on the proposed conceptual site plan: 45 single-family homes, septic in each lot, 100' Weddington Matthews Road buffer, right-of-way to right-of-way clearing, 1.03-acre average lot size, and 33.2 acres of common open space area. Mr. Price then explained that septic will be designed for 5-bedroom systems and the 2 septic systems the site would contain. If a lot contains 16,000 square feet of conducive soil, then it will operate under a conventional system, and if a lot contains 10,000 square feet of conducive soil, then it will operate under an engineered system. He showed the tree exhibit, outlining the existing heritage trees on site. He explained that the Town Ordinance suggests heritage trees need to be preserved and that it would be Toll's intent to salvage as many as possible and mitigate for

the trees that would be lost. Mr. Price presented the preliminary limits of disturbance on the site and explain the right-of-way to right-of-way clearing method that would be used. He then explained that a traffic impact analysis was done for this site and the required mitigation would be: 1) an extension of Bonner Drive into the proposed development with one ingress lane and one egress lane and 2) construction of eastbound and westbound stop-controlled approaches with one ingress and one egress lane that will have 100' IPS along with a southbound left-turn lane with 100' of storage. Mr. Price turned it back over to Ms. Puckett to discuss the Toll Brothers Approach that includes 225 different house combinations. Ms. Puckett showed interior and exterior upgrades, soft and hard scaping on each side of Weddington Matthews Road along with entry monumentation. Lastly, Ms. Puckett displayed the proposed residential renderings and outdoor living to end the presentation.

The anticipated rezoning schedule is for an August Initial Council Meeting, Planning Board meeting and a Public Hearing on, which will be determined based on Town's project load.

The meeting was then opened for questions and answers.

II. Summary of Questions/Comments and Responses:

The Participants inquiries centered around three primary concerns: septic, storm, and traffic. They also asked the Town of Weddington representatives questions about the plan.

A participant asked about the Bonner Drive extension and explained that the existing road is already very tight and that this would increase traffic through their neighborhood. The team explained that this was a recommendation from the Town and that multiple connections are typically required for fire access. Another participant asked about Amanda Drive inquiring if it would be modified. The team stated that no improvements are proposed on Amanda Drive.

A participant asked about the detention pond on the eastern side of the site and where the storm would be discharged. The team explained that ponds are placed in the low points of the site and that the ponds are designed to meet pre-development flows. There was concern from the participant of storm worsening the stream conditions and affecting residents living downstream of it. The team explained that there is a culvert in the stream adjacent to the pond and a hydrology study will be done to ensure that the stream will continue to flow the way it does in existing condition. An engineering study will also be conducted to determine the size of the culvert.

A participant inquired about whether there will be a berm behind the 6 homes adjacent to the pond and to the south of the site. The team explained that the site has a 50' buffer along the entire site and that there will be additional separation from the back of the home ranging from 50' to 200'. The team added that they would be open to screening the pond if this was something residents desired.

The participants had some questions regarding the site features shown on the concept plan. They asked about the large green area shown on the site concept plan. The team explained that this green area was the stream buffer area, and that the town requires a 100' buffer from the stream centerline. They asked if the ponds on the site are existing or proposed. The team described that there is one existing pond on site and 2 proposed ponds. The participants followed up asking how much storm the proposed ponds will hold. The team explained that the Town requires the pond to contain 100-year storm, and for the 2- and 10-year, we will have to meet pre and post. A question was raised on who will maintain the ponds and what would happen if they decided not to maintain them anymore. The team explained that responsibility would be transferred from Toll Brothers to HOA (Home Owner's Association) and that there will be by-laws and rules (a recorded public document) that will require them to maintain those basins.

A participant asked about potable water and the team explained that they plan to tie into an existing water main along Weddington Matthews Road. Another participant asked if properties will have their own wells and the team explained that they would be tying to the Town's water main.

A participant inquired about the sewage for the site. The team explained the brown area shows where suitable soil areas are and that there are two septic systems that will be used on the site depending on the area of conducive soil on each lot.

A participant asked if there will be any work done to stabilize the existing pond. The team explained that they intend to salvage the conditions for aesthetic value but that they would not be treating this as a stormwater system so it would maintain the same integrity on its own.

A participant asked about the common open space areas on the site plan and what they meant. The team explained that it is their intention to keep as many trees in those areas as possible as the focus of grading is only within the right-of-way. Once the right-of-way is graded, they will come back and individually grade each lot which leaves room to salvage more trees. Another participant asked about the buffer zones and what was allowed to be done in the buffers. The team explained that they are treating the buffers as undisturbed even though the Town does not necessarily require this. A follow up question was asked on who would be maintaining these buffers. The team responded that Toll will be responsible until that responsibility is transferred to the HOA and that they would be responsible for maintenance and any impacts to those areas.

A participant had concerns regarding tree removal and how this would affect runoff specifically in lot 40. The team explained that lot 40 will drain to the nearest pond on the site and this lot is bigger in size so this gives them space to work with when grading this lot.

A few participants asked about the cost of the homes. The team gave them a price range of 1.5 million and up depending on optionality and what consumers want in their homes. There were questions about the home exteriors and if they would look similar to the rendering. They expressed desire to see more brick and stone. The team explained that it is their intention to make the homes look like the renderings and that residents will have the option to choose their homes but that neighboring homes will not contain the same design.

A participant asked what school this site would be zoned for and had concern that Union County Schools are already near capacity. The team explained that the impact of this site on the school system would be very low as there are only 45 new homes being constructed. Another participant raised the question of traffic concerns with congestion of school traffic. The team explained that this site is following by right zoning requirements which means that the conditions would be set under what the Town proposed it to be.

A participant asked what the timeline for the project will look like once it breaks ground. The team explained that it will take approximately 12 months to develop the site but most likely activity in the community would be in 2027.

A participant asked about when roads would be widened and what would be done to mitigate it since morning traffic is already a problem. The team explained that it will be a concurrent approach. While the infill portion is happening on site, offsite improvements will also be under construction. The participant followed up asking if there is anything that could be done to help construction traffic and the team explained that there will be a traffic control plan put together that will follow the engineering plan.

A participant asked if the homes would be on slab or have crawl spaces and if the site will follow the updated cul-de-sac lengths outlined in the Town's code. The team explained that the updated cul-de-sac lengths will be used for this site and that homes will have crawl spaces.

A participant inquired if they will be notified of the next meeting taking place. The team explained that notices are sent to adjacent property owners within a certain radius for the final meeting.

A participant asked if there is any intent for Toll Brothers to bring trees onto the property and what this process looks like. The team explained that the operations team will put together a plan that is applicable to development and that they are looking to add in landscaping and larger caliber trees that fit the community's aesthetic. They added that the consumer they serve typically values this so there is intent to keep as many trees as they can.

There being no further questions, the participants were thanked for their time and interest in the development.

Once the meeting adjourned, there were additional questions asked to individuals on the development team. These discussions were continuations of questions asked in the meeting relating to:

- Bonner Drive connection
- Downstream stormwater
- Traffic analysis and turn lane

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Greg Gordos, AICP, Town Planner, Town of Weddington, NC
Robert Price, Toll Brothers
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners (List via email from the Town):

THE FALLS AT WEDDINGTON
HOMEOWNERS ASSOC. INC
2626 GLENWOOD AVE STE 550
RALEIGH, NC 27608

LAVIN ANDREW H
720 VINTAGE CREEK DR
MATTHEWS, NC 28104

MISTRETTA ANTOINETTE
716 VINTAGE CREEK DR
MATTHEWS, NC 28104

ANOTA FAMILY TRUST
712 VINTAGE CREEK DR
MATTHEWS, NC 28104

HUGGINS BRENT
708 VINTAGE CREEK DR
MATTHEWS, NC 28104

TENNEY PAUL JOSEPH
704 VINTAGE CREEK DR
MATTHEWS, NC 28104

BANSAL ABHINAV TRUSTEE ET AL
1153 WILLOW OAKS TR
MATTHEWS, NC 28104

GIBBS MARYLU B
1224 WILLOW OAKS TRL
MATTHEWS, NC 281048625

KLUTTZ HUGH L JR
5809 CHERRY HOLLOW LN
MATTHEWS, NC 281047786

COMMON WEALTH TRUST SERVICES
LLC TRUSTEE
5832 CHERRY HOLLOW LN
MATTHEWS, NC 28104

JACKSON BARRY W
5824 CHERRY HOLLOW LN
MATTHEWS, NC 281047786

BOULDIN NATHAN GREGORY
5816 CHERRY HOLLOW LN
MATTHEWS, NC 28104

REID JOHN P
1440 WILLOW OAKS TRL
MATTHEWS, NC 281048627

BRIERS MELISSA BUSCHE
4706 CEDAR RIDGE LN
MATTHEWS, NC 28104

NEWSOME MICHAEL TEARELL
1264 WILLOW OAKS TRL
MATTHEWS, NC 281048625

ELLIS SCOTT P
4717 CEDAR RIDGE LN
MATTHEWS, NC 28104

CHESSER DALE A
1297 WILLOR OAKS TRL
MATTHEWS, NC 28104

HUNT RUSSELL J
5714 CHERRY HOLLOW LN
MATTHEWS, NC 28104

LAUSTSEN KAREN TRUSTEE
5700 CHERRY HOLLOW LN
MATTHEWS, NC 28104

MASON BRIAN W
5707 CHERRY HOLLOW LN
MATTHEWS, NC 28104

VANCE DUSTIN MICHAEL
1213 WILLOW OAKS TRL
MATTHEWS, NC 28104

HOUSTON JOHN B IV
1219 WILLOW OAKS TRL
MATTHEWS, NC 28104

HOOD WILLIAM BAILEY
1200 WILLOW OAKS TRL
MATTHEWS, NC 28104

FOSKUHL RUDY ALLEN
5815 CHERRY HOLLOW LN
MATTHEWS, NC 28104

LARSON CHARLES C
5831 CHERRY HOLLOW LN
MATTHEWS, NC 281047786

MCPHERSON LUTHER M
4700 CEDAR RIDGE LN
MATTHEWS, NC 28104

PALMER JOHN ROBERT JR
4725 CEDAR RIDGE LN
MATTHEWS, NC 28104

MATHEWS KELLY WILLIAM
4709 CEDAR RIDGE LN
MATHEWS, NC 281047785

YACENDA DOUGLAS J
1310 WILLOW OAKS TRL
MATHEWS, NC 28104

GILMORE ANDREW F
700 VINTAGE CREEK DR
MATTHEWS, NC 28104

Exhibit B

Community Meeting Notice:

Community Meeting

In accordance with the Town of Weddington Unified Development Ordinance (UDO) Section D-607(C)(5), notice is hereby given that a Community Meeting will be held at Weddington Swim and Racquet Club at 4315 Weddington Matthews Road on Wednesday, June 18, 2025 at 6:00 p.m. The applicant is Toll Brothers and the project will be located on approximately 94 acres located at/near 5017 Weddington Matthews Road (parcel number 06120011). This parcel is currently zoned R-CD.

Any questions please contact Andrew Loftin: Andrew.loftin@kimley-horn.com

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Site Location:

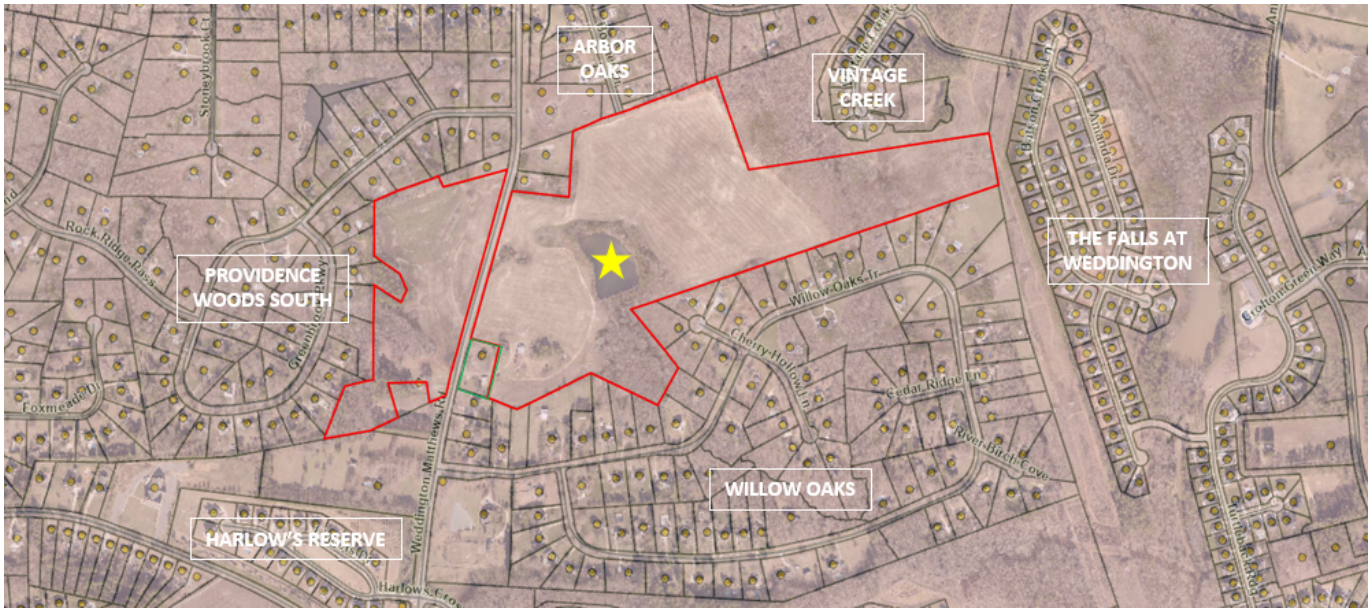


Exhibit C

NEIGHBORHOOD MEETING

PROJECT:	Morris Farm Development	**MEETING DATE:**	June 18, 2025
LOCATION:	Weddington Swim and Racquet Club 4315 Weddington Matthews Road		

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Angela Mason	5707 Cherry Hollow Ln	704-604-1750	canangelames@gmail.com
K Lausten	5700 Cherry Hollow	704-846-1981	CHL5700@yahoo.com
Barry Jackson	5824 Cherry Hollow	704-654-7013	bwj6820@gmail.com
Chris Faulk	1162 Willow Oaks Trl	980-721-2353	cfaulk.surveyor@gmail.com
Charlie & Hallie Walker	625 Greenbrook Pkwy	7048464893	
D Ferrazzo	2308 Greenbrook Pkwy	704-644-2774	saferrazzo@gmail.com
Clayton Jones	5147 Panhandle Cir	704 821-2756	
Steve Fellmeth		704-737-9223	smfellmeth@gmail.com
Andy Stern	4114 Palomino Rd		
Bruce & Cherry Klink	2508 Greenbrook	980-275-0468	bklink@windstream.net
Carolyn Andrew Gilmore	700 Vintage Creek Dr. Weddington		andrewfgilmore@gmail.com
David & Martha Burgess	1225 Willow Oaks Tr.	704-846-0608	mburgess5119@gmail.com
Mary Lou Gibbs			mlbgibbs@mac.com
JB & Sonja Houston	1219 Willow Oaks Tr.		johnsonjah@gmail.com
Domenic & Donna Pulao	2524 Greenbrook Parkway	704-907-6280	domenicofive@aol.com
Frank & Susan Bridges	5706 CHL	7045720499	fabridges@yahoo.com
Chris Owens	700 Eagle Point Ct	704 606-8903	cowens@socowthern.com
Jack Cahill	6100 Palomino	704/506-5220	JMC1545Skipper@gmail
Adam Travers	3512 Tilley Morris	804-979-7590	AdamTravers@kw.com

Exhibit C (Cont.)

NEIGHBORHOOD MEETING

PROJECT: Morris Farm Development **MEETING DATE:** June 18, 2025

LOCATION: Weddington Swim and Racquet Club
4315 Weddington Matthews Road

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Kate Menness	1212 Willow Oaks	704572-0415	
L.A. Smith	2208 Greenbrook Pkwy	704-516-1906	
Stan & Steve Shaffer	5047 Saddle Horn		
Chad Emerine	953 Eagle Rd	704-989-5879	
Mark Sartori	1146 Willow Oaks Trl		
Dustin Vance	1213 Willow Oaks	239-963-6549	
Jayme Lee	3024 Greenbrook Pkwy	—	
Verena Keller	4715 Weddington Matthews Rd	7048146910	verenakeller77@yahoo.com
Bill Deter	Waybridge Way	516-326-5584	
Donna Timberlake	1102 Willow Oaks Trl	donnatimberlake@live.com	
Christopher Neve	110 CHASESTONE CT.	919-672-2539	christopherneve@ymail.com
Mark Cline	Michelle Dr		
Andrew Moore	3200 Michelle Drive		
Tony Silva	3133 Michelle Drive	248-974-1807	
Elizabeth & Jason Gardner	1470 Willow Oaks Trail		eclairegardner@hotmail.com
Eva + Istvan (Steve) Veres	1452 Willow Oaks Trl		
JENNIFER TODD	1441 WILLOW OAKS TRL		JENNIFERTODD89@GMAIL.COM
ALAN TODD	" "		ALAN.E.TODD@GMAIL.COM
Sarah Robinson	1111 Willow Oaks Trl	704-723-2015	sarahrobinson1984@gmail.com

Exhibit C (Cont.)

NEIGHBORHOOD MEETING

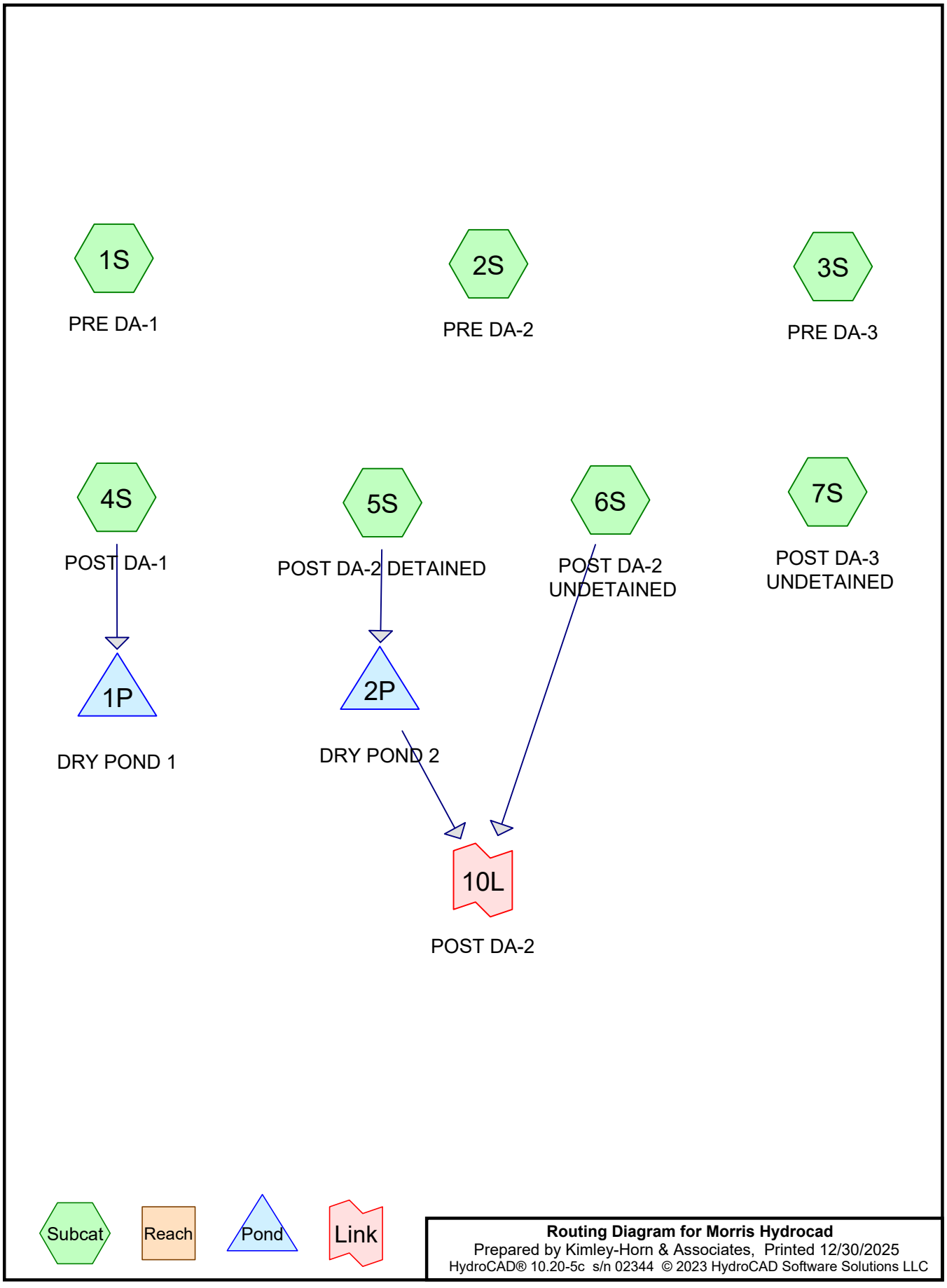
PROJECT:	Morris Farm Development	**MEETING DATE:**	June 18, 2025
LOCATION:	Weddington Swim and Racquet Club 4315 Weddington Matthews Road		

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Alex Quimby	2532 Greenbrook Pkwy	772-321-1829	~~quimby~~ quimby.p.alex@gmail.com
LUTHER + LYNDA MCPHERSON	WILLOW OAKS SUB 1 4700 CEDAR RIDGE LN	704-287-1948	lyndaluther@windstream.net
Linda Piscopo	4837 Weddington Matthews	704-975-5327	lindapiscopo@aol.com

NEIGHBORHOOD MEETING

PROJECT:	Morris Farm Development	**MEETING DATE:**	June 18, 2025
LOCATION:	Weddington Swim and Racquet Club 4315 Weddington Matthews Road		

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Brian Hieger	2001 Greenbrook Pkwy	602-549-2855	hiegers2015@gmail.com
Ellen McLaughlin	3021 Highland	704-681-7111	
Leah Lindsay	1119 Willow Oaks Trl	704.400.1837	
Tracy Stone	1480 Lakecrest	7045773580	tlsjrj@msn.com
Melissa Meier	1470 Willow Oaks	323-363-0724	melissabmeier@gmail.com



Routing Diagram for Morris Hydrocad
Prepared by Kimley-Horn & Associates, Printed 12/30/2025

Summary for Subcatchment 1S: PRE DA-1

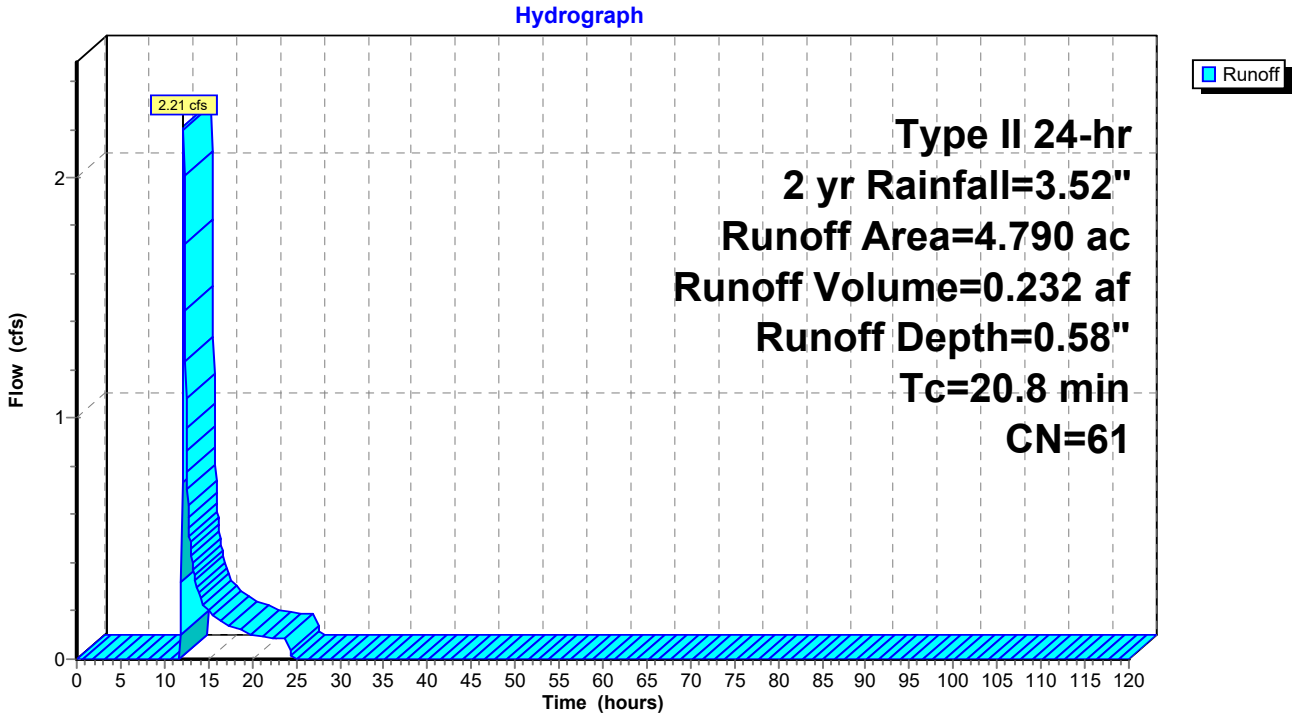
Runoff = 2.21 cfs @ 12.18 hrs, Volume= 0.232 af, Depth= 0.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 yr Rainfall=3.52"

	Area (ac)	CN	Description
*	4.790	61	
	4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					**Direct Entry, TR-55**

Subcatchment 1S: PRE DA-1



Summary for Subcatchment 2S: PRE DA-2

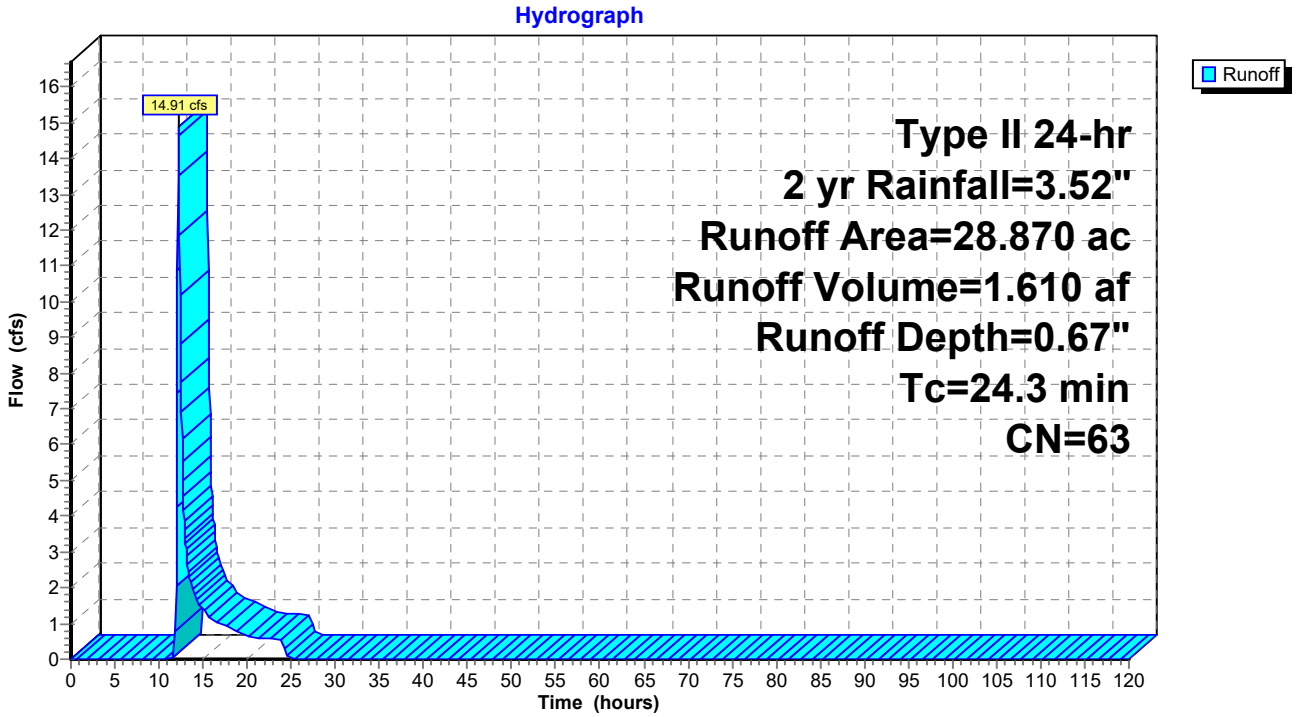
Runoff = 14.91 cfs @ 12.22 hrs, Volume= 1.610 af, Depth= 0.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 yr Rainfall=3.52"

	Area (ac)	CN	Description
*	28.870	63	
	28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					**Direct Entry, TR-55**

Subcatchment 2S: PRE DA-2



Summary for Subcatchment 3S: PRE DA-3

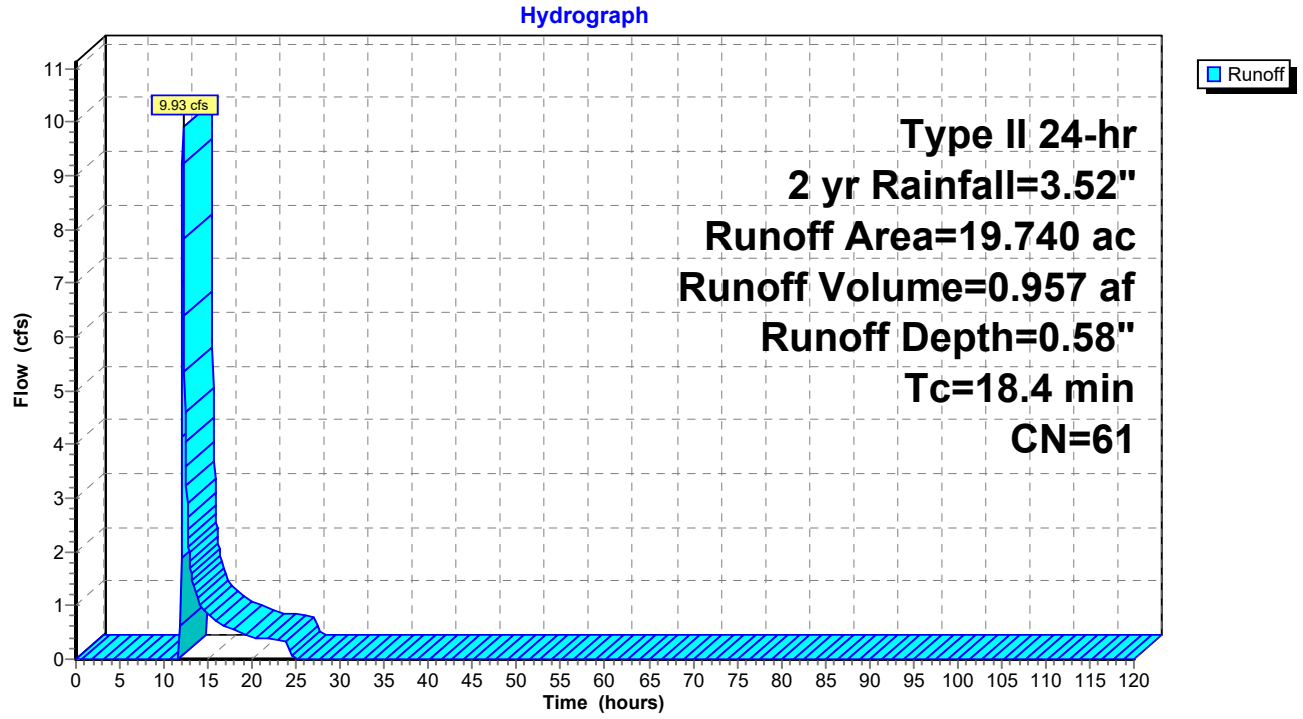
Runoff = 9.93 cfs @ 12.15 hrs, Volume= 0.957 af, Depth= 0.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 yr Rainfall=3.52"

	Area (ac)	CN	Description
*	19.740	61	
	19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					**Direct Entry, TR-55**

Subcatchment 3S: PRE DA-3



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

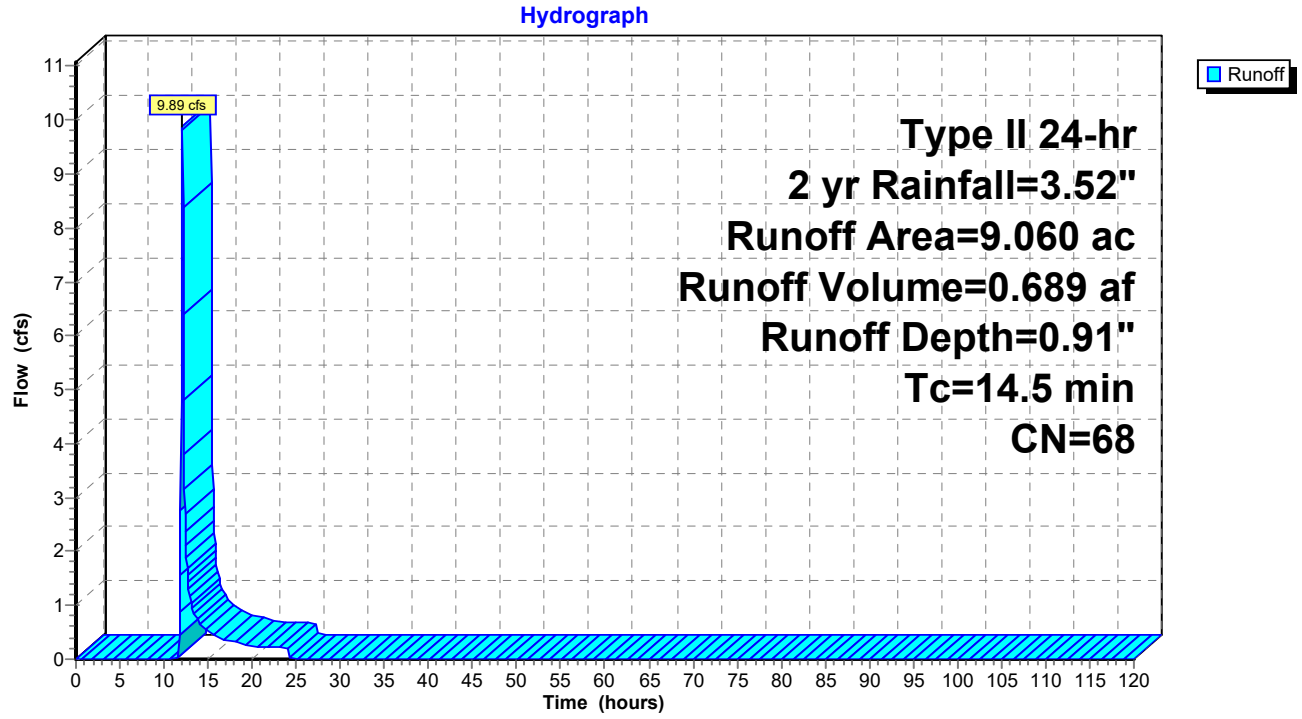
Runoff = 9.89 cfs @ 12.08 hrs, Volume= 0.689 af, Depth= 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 yr Rainfall=3.52"

	Area (ac)	CN	Description
*	9.060	68	
	9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					**Direct Entry, TR-55**

Subcatchment 7S: POST DA-3 UNDETAINED



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 0.97" for 2 yr event
Inflow = 12.03 cfs @ 11.97 hrs, Volume= 0.575 af
Outflow = 0.33 cfs @ 15.93 hrs, Volume= 0.575 af, Atten= 97%, Lag= 238.0 min
Primary = 0.33 cfs @ 15.93 hrs, Volume= 0.575 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 709.11' @ 15.93 hrs Surf.Area= 8,079 sf Storage= 13,921 cf

Plug-Flow detention time= 562.5 min calculated for 0.575 af (100% of inflow)
Center-of-Mass det. time= 562.1 min (1,430.1 - 868.1)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

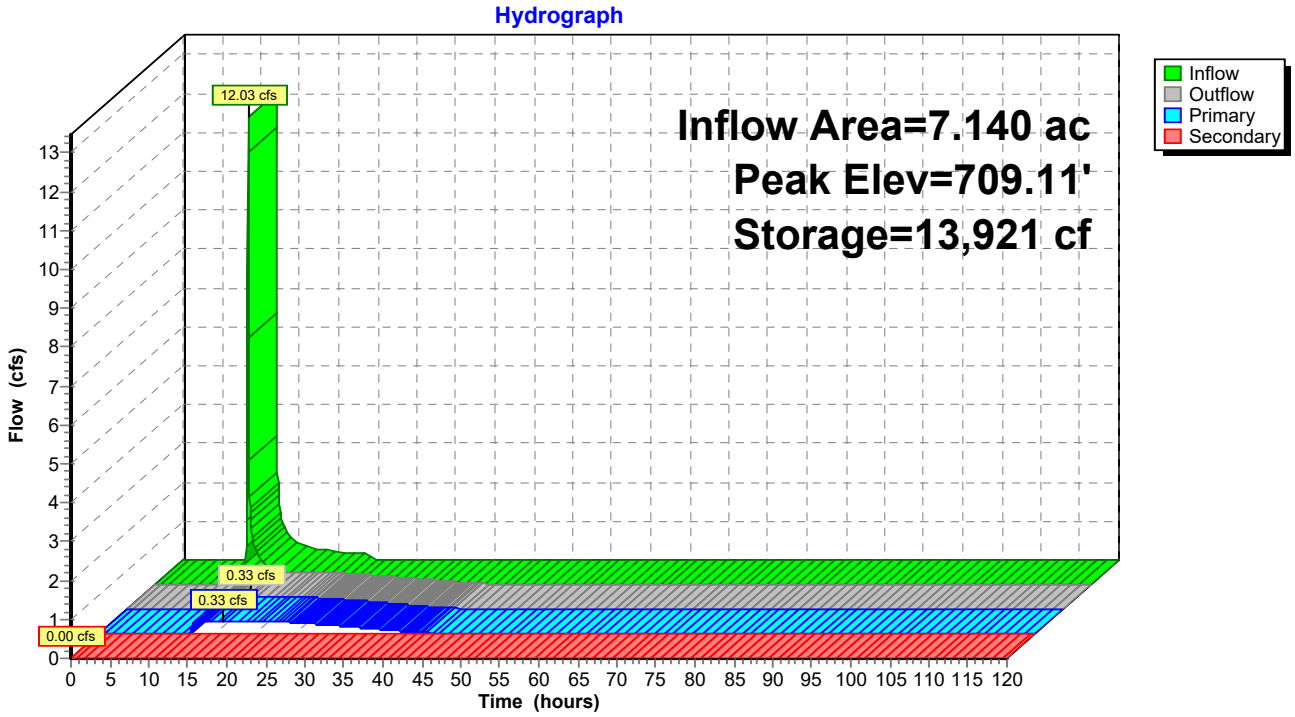
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	**24.0" Round OUTFALL** L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	**3.0" Vert. ORIFICE 1** C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	**48.0" x 48.0" Horiz. RISER** C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	**20.0' long x 10.0' breadth EMERGENCY SPILLWAY** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.33 cfs @ 15.93 hrs HW=709.11' (Free Discharge)
└─**1=OUTFALL** (Passes 0.33 cfs of 17.94 cfs potential flow)
  └─**2=ORIFICE 1** (Orifice Controls 0.33 cfs @ 6.79 fps)
  └─**3=RISER** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)
└─**4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: DRY POND 1

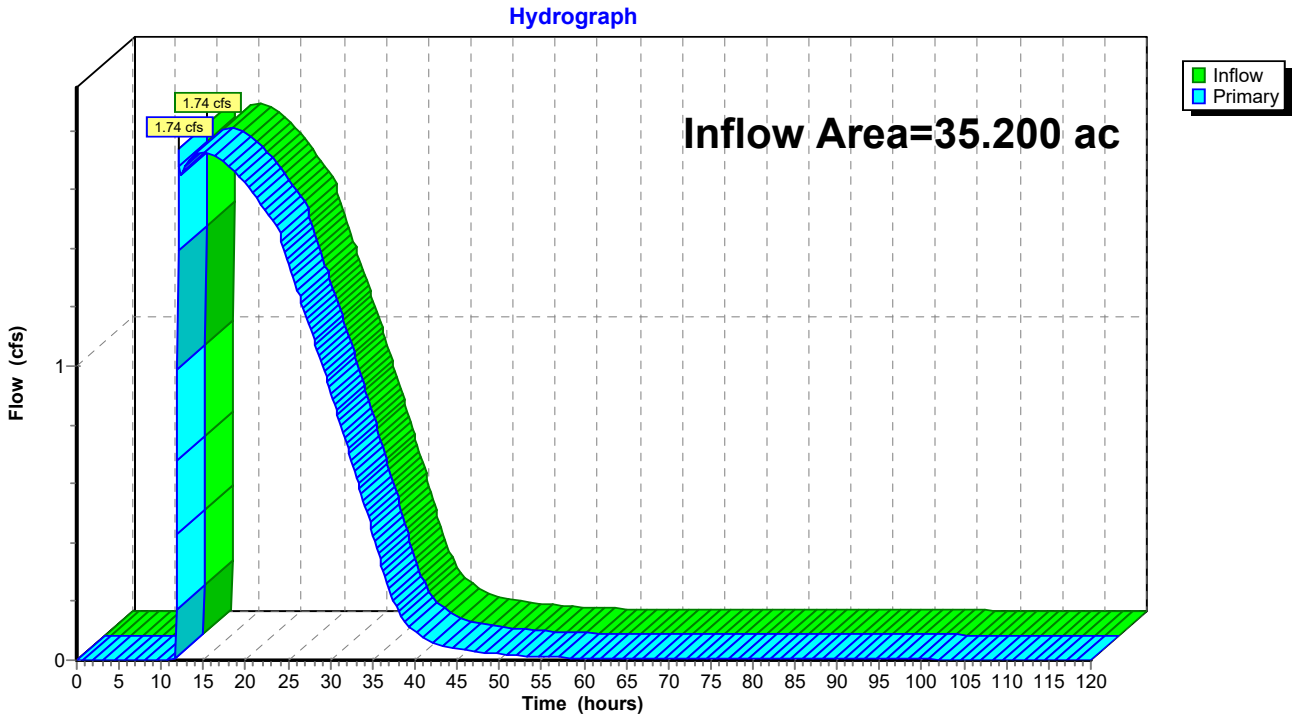


Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth > 0.91" for 2 yr event
Inflow = 1.74 cfs @ 12.10 hrs, Volume= 2.668 af
Primary = 1.74 cfs @ 12.10 hrs, Volume= 2.668 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2



Summary for Subcatchment 1S: PRE DA-1

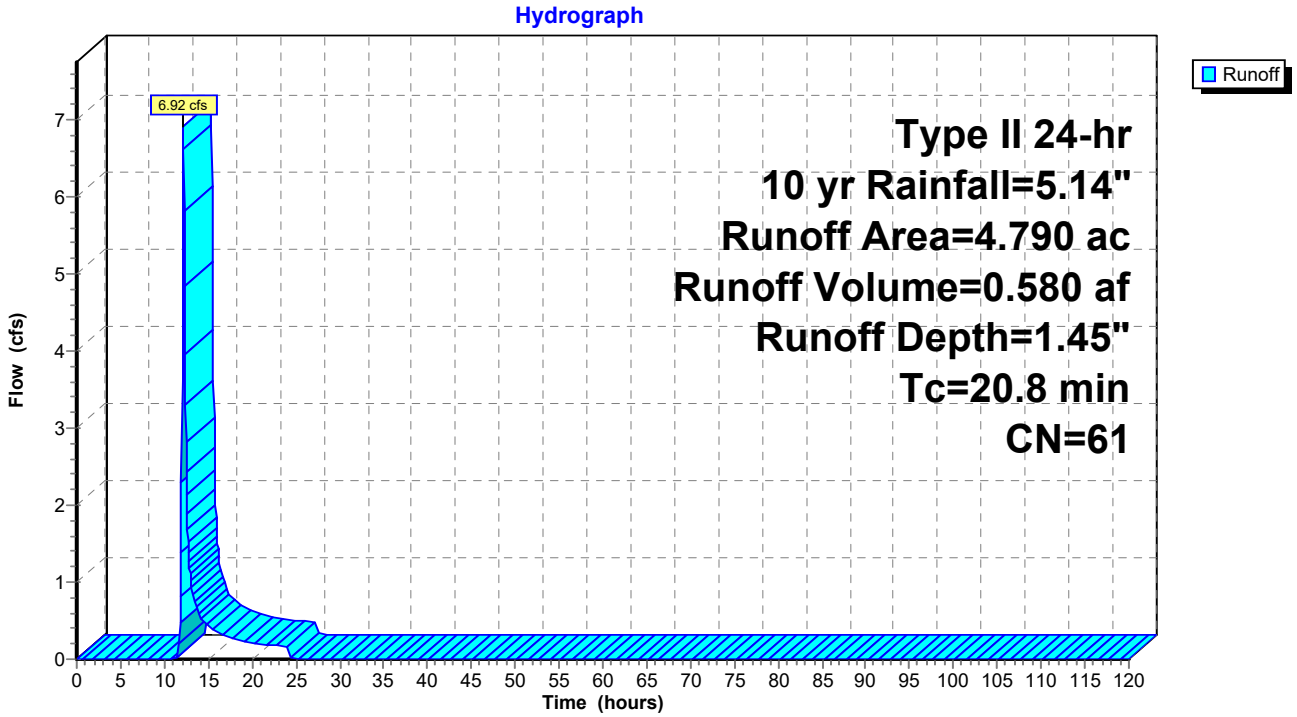
Runoff = 6.92 cfs @ 12.16 hrs, Volume= 0.580 af, Depth= 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=5.14"

	Area (ac)	CN	Description
*	4.790	61	
	4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					**Direct Entry, TR-55**

Subcatchment 1S: PRE DA-1



Summary for Subcatchment 2S: PRE DA-2

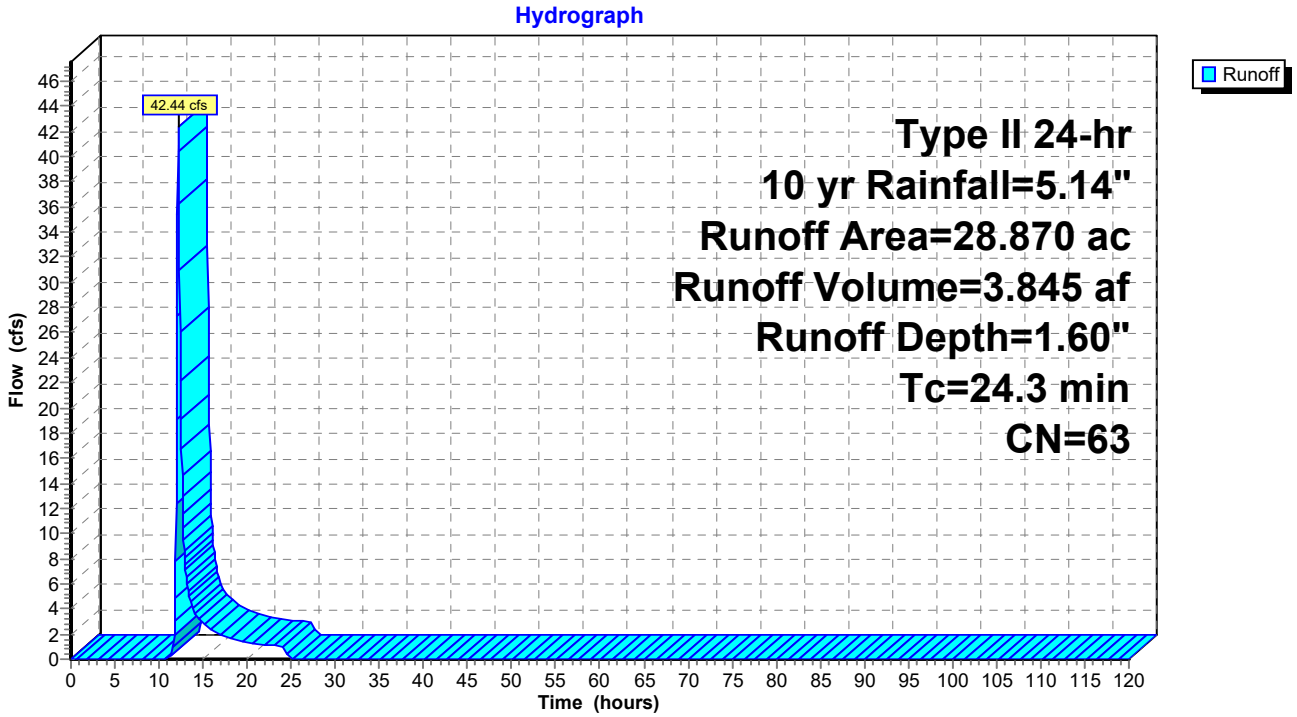
Runoff = 42.44 cfs @ 12.20 hrs, Volume= 3.845 af, Depth= 1.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=5.14"

	Area (ac)	CN	Description
*	28.870	63	
	28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					**Direct Entry, TR-55**

Subcatchment 2S: PRE DA-2



Summary for Subcatchment 3S: PRE DA-3

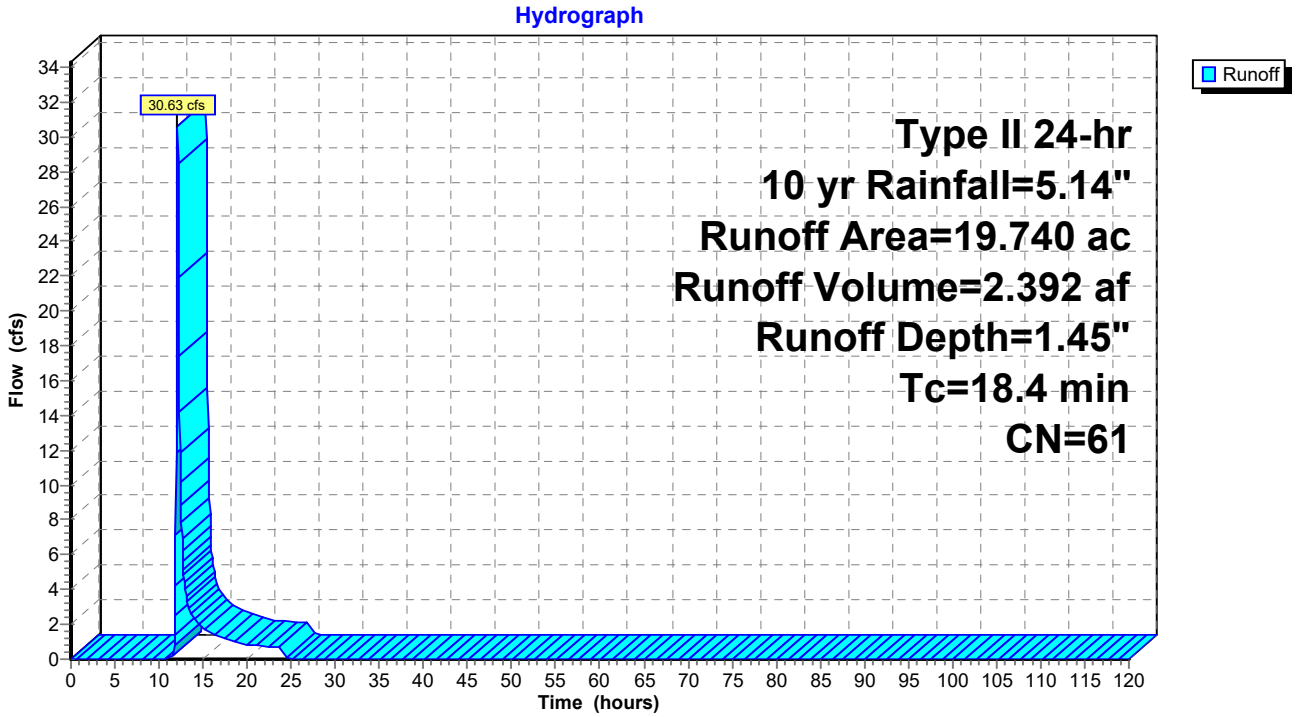
Runoff = 30.63 cfs @ 12.13 hrs, Volume= 2.392 af, Depth= 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=5.14"

	Area (ac)	CN	Description
*	19.740	61	
	19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					**Direct Entry, TR-55**

Subcatchment 3S: PRE DA-3



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

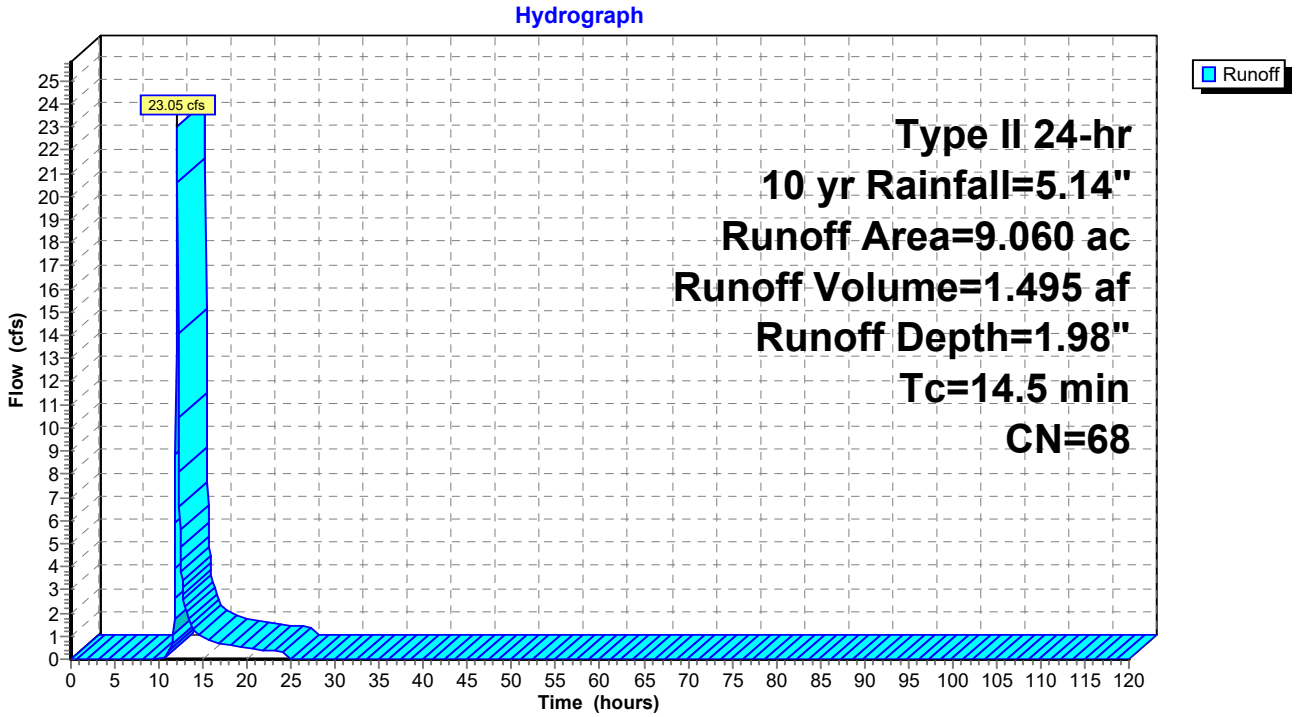
Runoff = 23.05 cfs @ 12.07 hrs, Volume= 1.495 af, Depth= 1.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=5.14"

	Area (ac)	CN	Description
*	9.060	68	
	9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					**Direct Entry, TR-55**

Subcatchment 7S: POST DA-3 UNDETAINED



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 2.06" for 10 yr event
Inflow = 26.48 cfs @ 11.96 hrs, Volume= 1.226 af
Outflow = 0.48 cfs @ 17.91 hrs, Volume= 1.226 af, Atten= 98%, Lag= 356.9 min
Primary = 0.48 cfs @ 17.91 hrs, Volume= 1.226 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 711.29' @ 17.91 hrs Surf.Area= 11,377 sf Storage= 35,098 cf

Plug-Flow detention time= 903.3 min calculated for 1.225 af (100% of inflow)
Center-of-Mass det. time= 904.5 min (1,749.0 - 844.5)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

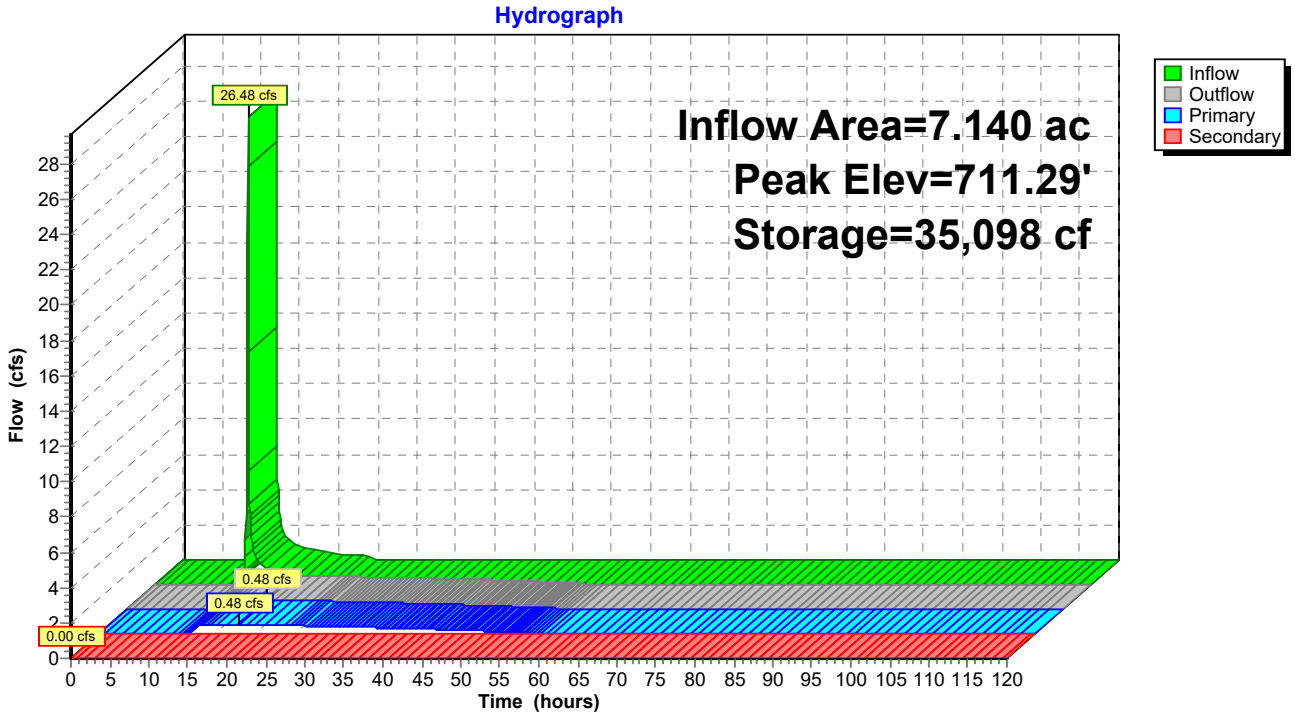
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	**24.0" Round OUTFALL** L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	**3.0" Vert. ORIFICE 1** C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	**48.0" x 48.0" Horiz. RISER** C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	**20.0' long x 10.0' breadth EMERGENCY SPILLWAY** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.48 cfs @ 17.91 hrs HW=711.29' (Free Discharge)
└**1=OUTFALL** (Passes 0.48 cfs of 25.14 cfs potential flow)
└**2=ORIFICE 1** (Orifice Controls 0.48 cfs @ 9.83 fps)
└**3=RISER** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)
└**4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: DRY POND 1

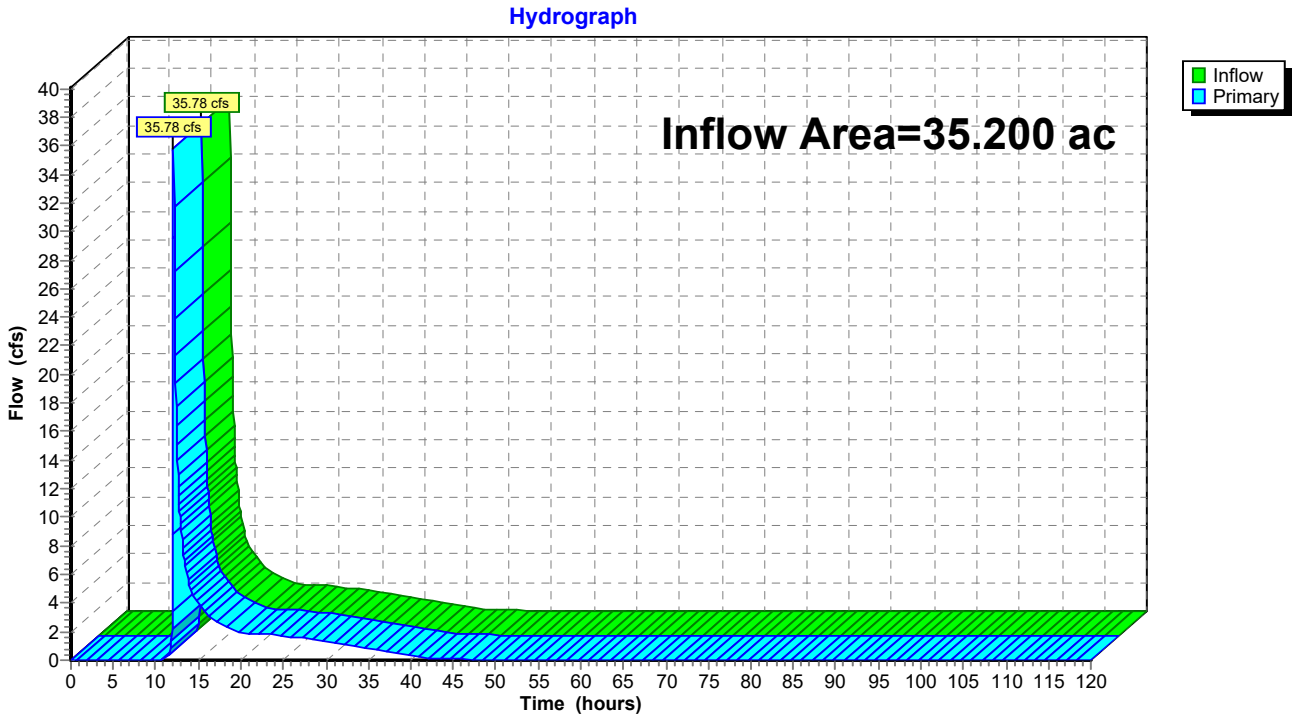


Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth = 1.97" for 10 yr event
Inflow = 35.78 cfs @ 12.11 hrs, Volume= 5.767 af
Primary = 35.78 cfs @ 12.11 hrs, Volume= 5.767 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2



Summary for Subcatchment 1S: PRE DA-1

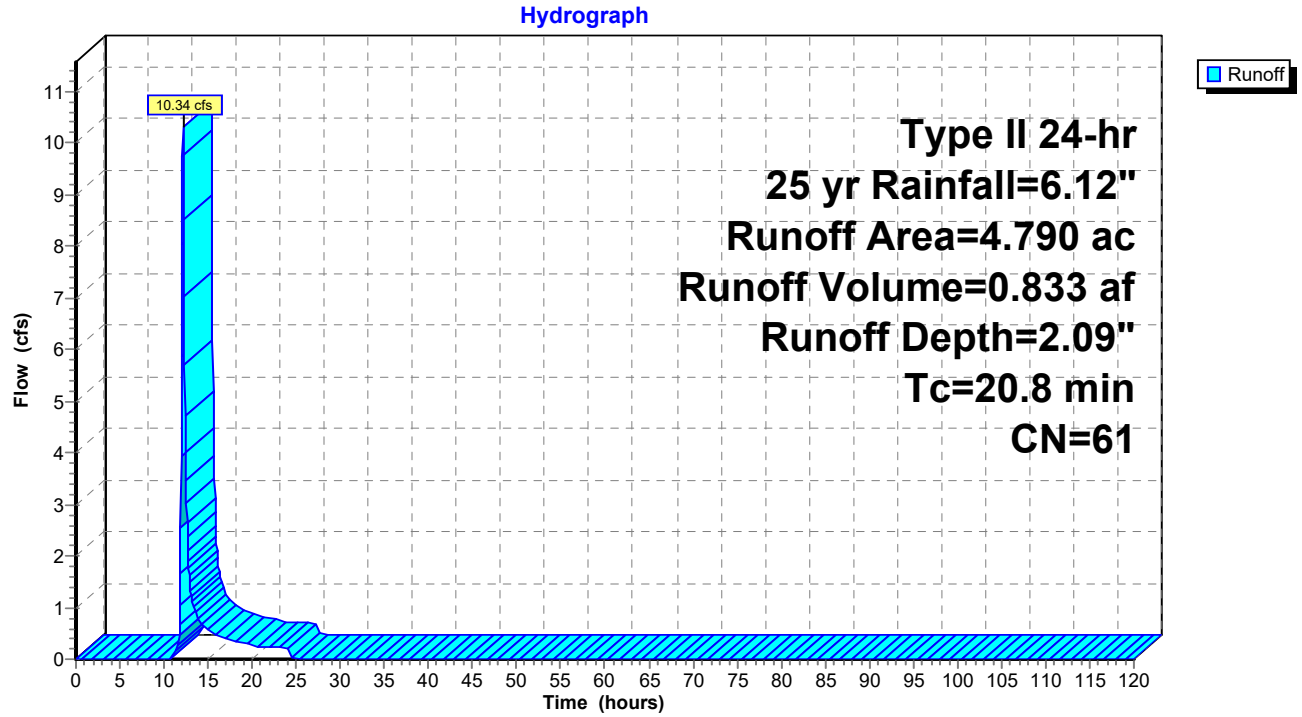
Runoff = 10.34 cfs @ 12.15 hrs, Volume= 0.833 af, Depth= 2.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=6.12"

	Area (ac)	CN	Description
*	4.790	61	
	4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					**Direct Entry, TR-55**

Subcatchment 1S: PRE DA-1



Summary for Subcatchment 2S: PRE DA-2

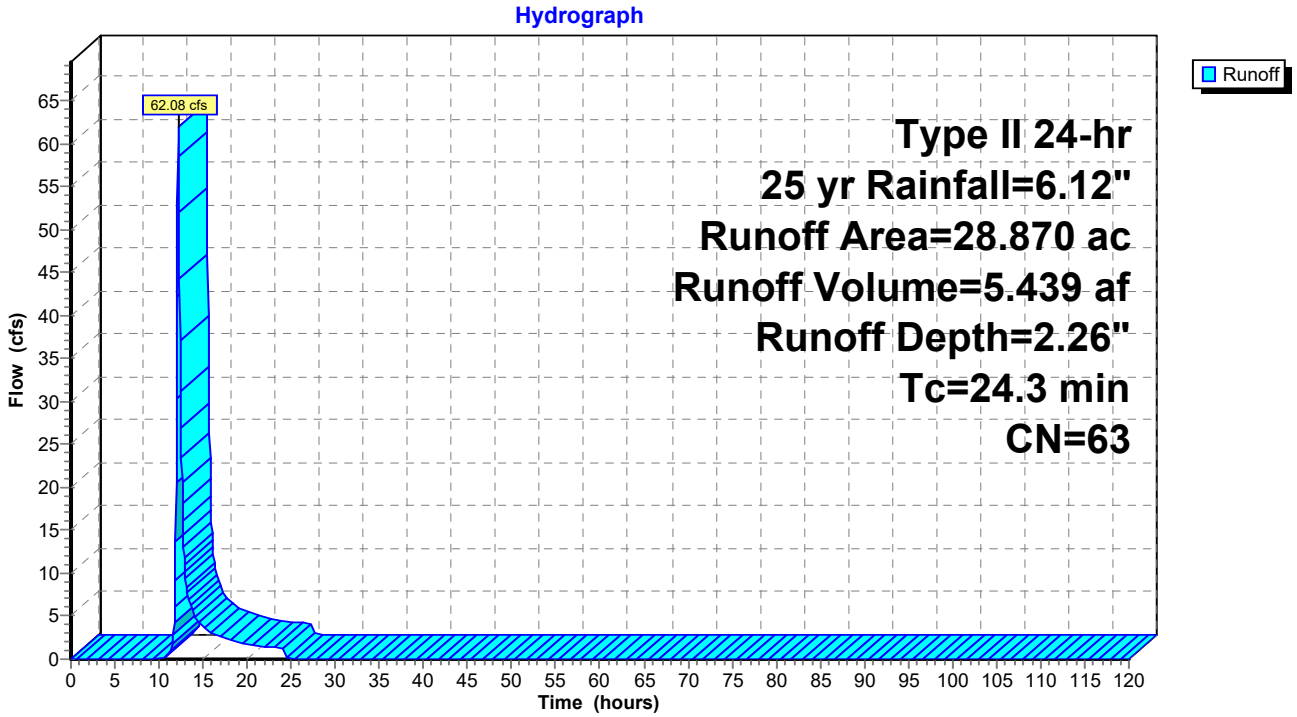
Runoff = 62.08 cfs @ 12.19 hrs, Volume= 5.439 af, Depth= 2.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=6.12"

	Area (ac)	CN	Description
*	28.870	63	
	28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					**Direct Entry, TR-55**

Subcatchment 2S: PRE DA-2



Summary for Subcatchment 3S: PRE DA-3

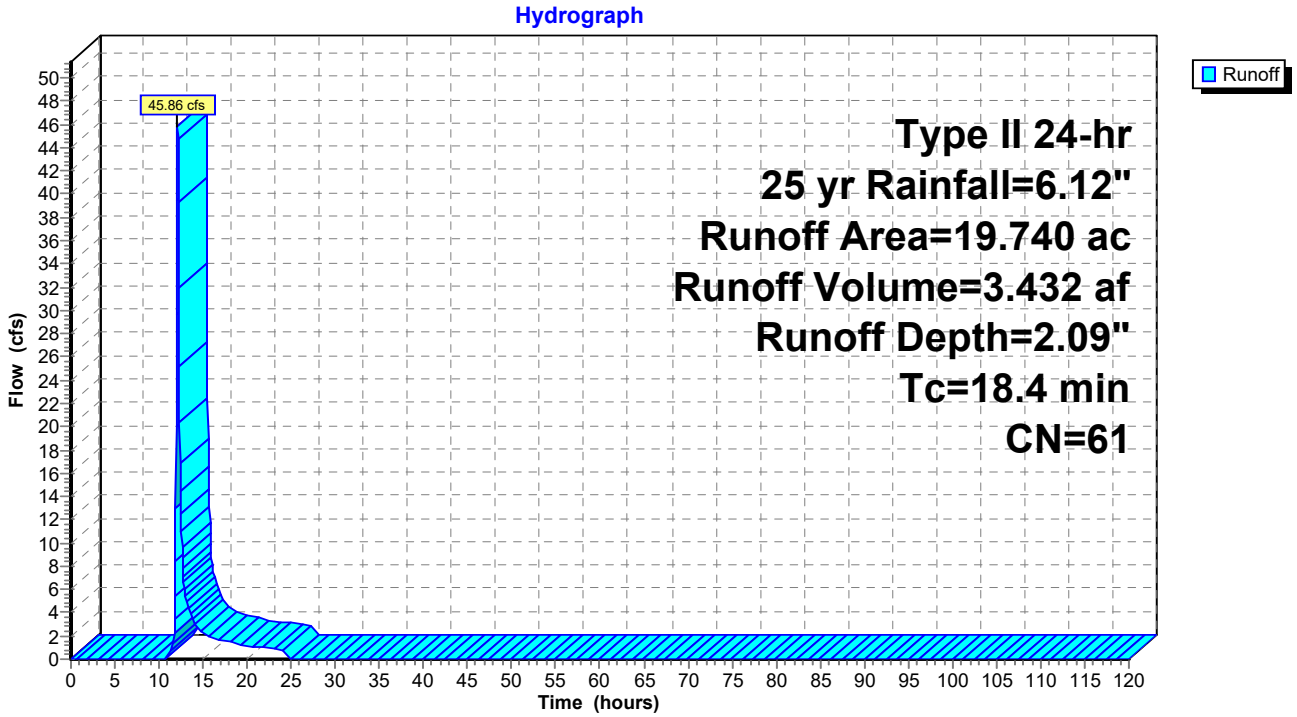
Runoff = 45.86 cfs @ 12.12 hrs, Volume= 3.432 af, Depth= 2.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=6.12"

	Area (ac)	CN	Description
*	19.740	61	
	19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					**Direct Entry, TR-55**

Subcatchment 3S: PRE DA-3



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

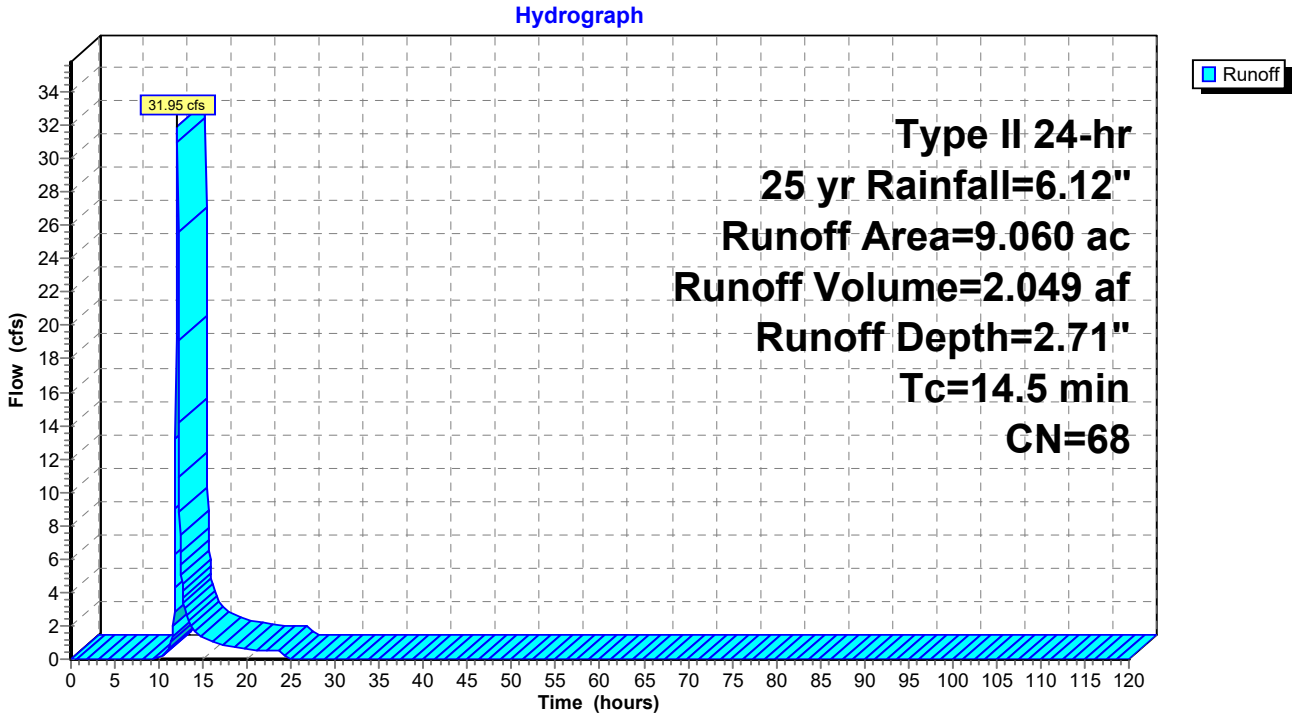
Runoff = 31.95 cfs @ 12.07 hrs, Volume= 2.049 af, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=6.12"

	Area (ac)	CN	Description
*	9.060	68	
	9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					**Direct Entry, TR-55**

Subcatchment 7S: POST DA-3 UNDETAINED



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 2.81" for 25 yr event
Inflow = 36.12 cfs @ 11.96 hrs, Volume= 1.670 af
Outflow = 1.43 cfs @ 13.67 hrs, Volume= 1.670 af, Atten= 96%, Lag= 102.8 min
Primary = 1.43 cfs @ 13.67 hrs, Volume= 1.670 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 712.05' @ 13.67 hrs Surf.Area= 12,587 sf Storage= 44,227 cf

Plug-Flow detention time= 924.3 min calculated for 1.669 af (100% of inflow)
Center-of-Mass det. time= 925.5 min (1,761.0 - 835.4)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

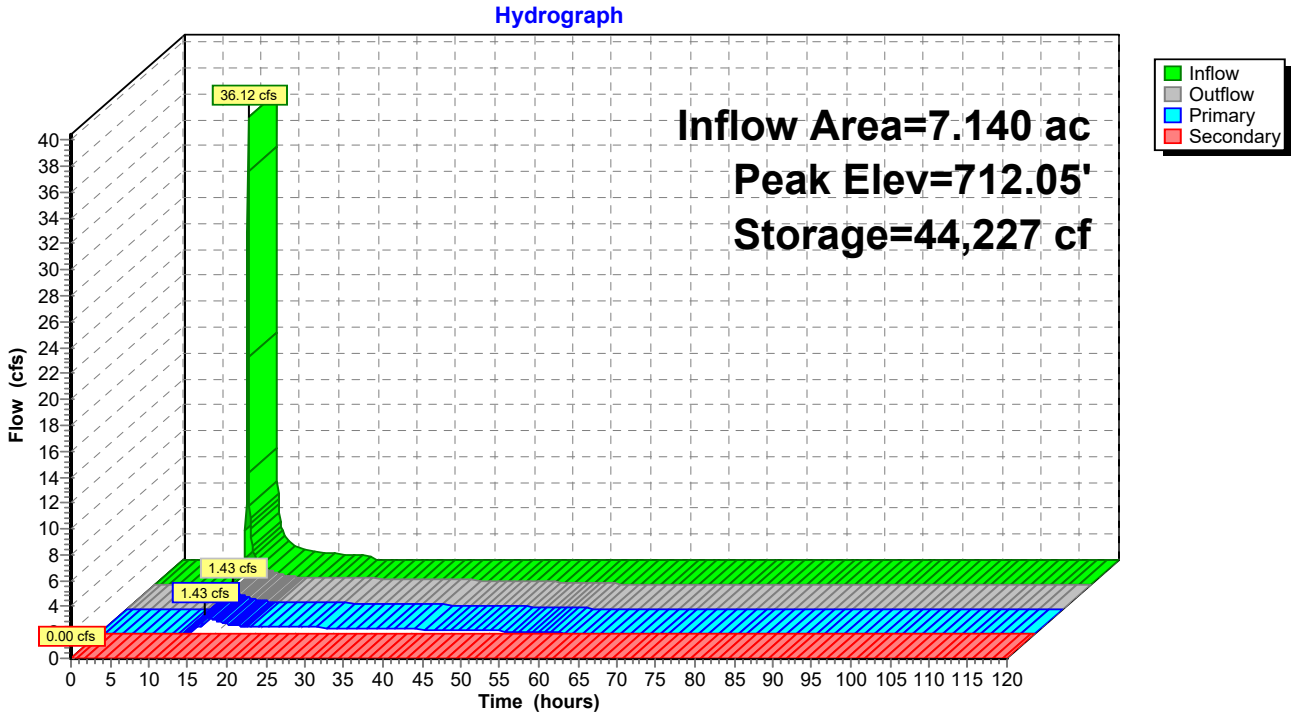
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	**24.0" Round OUTFALL** L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	**3.0" Vert. ORIFICE 1** C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	**48.0" x 48.0" Horiz. RISER** C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	**20.0' long x 10.0' breadth EMERGENCY SPILLWAY** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.20 cfs @ 13.67 hrs HW=712.05' (Free Discharge)
└**1=OUTFALL** (Passes 1.20 cfs of 27.28 cfs potential flow)
└**2=ORIFICE 1** (Orifice Controls 0.52 cfs @ 10.69 fps)
└**3=RISER** (Weir Controls 0.67 cfs @ 0.77 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)
└**4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: DRY POND 1

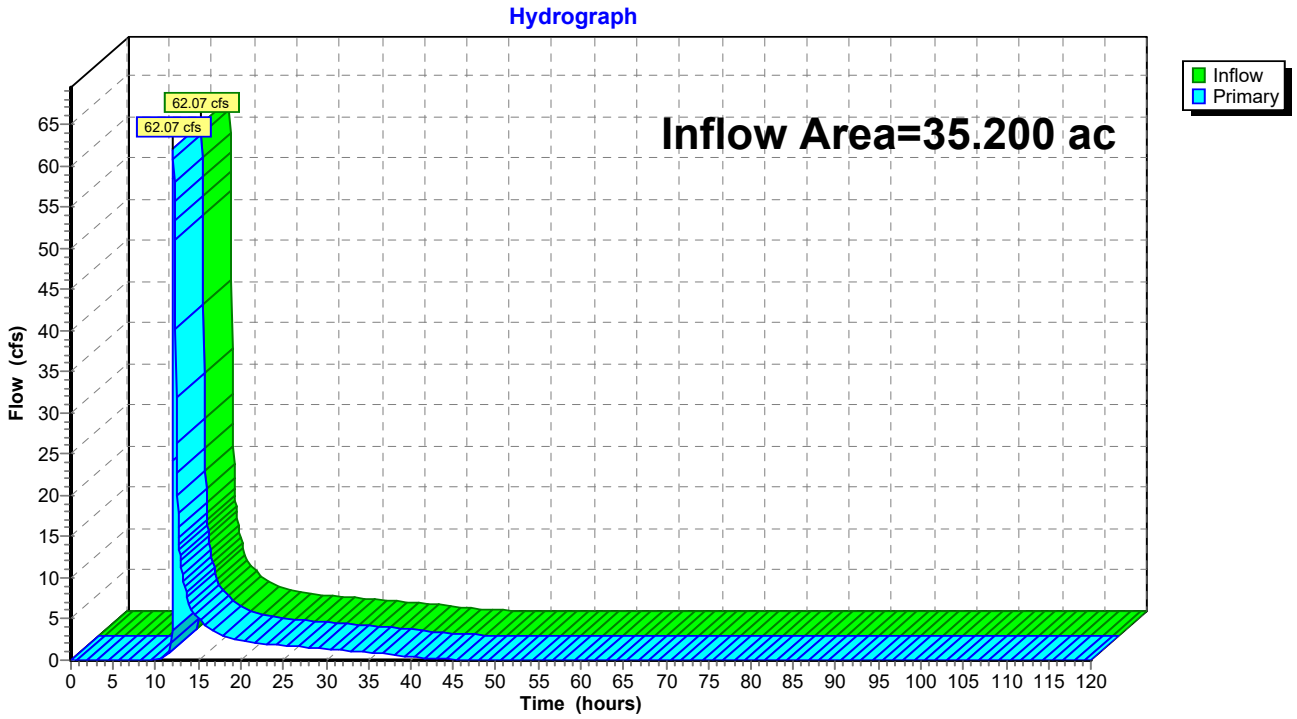


Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth = 2.69" for 25 yr event
Inflow = 62.07 cfs @ 12.06 hrs, Volume= 7.900 af
Primary = 62.07 cfs @ 12.06 hrs, Volume= 7.900 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2



Summary for Subcatchment 1S: PRE DA-1

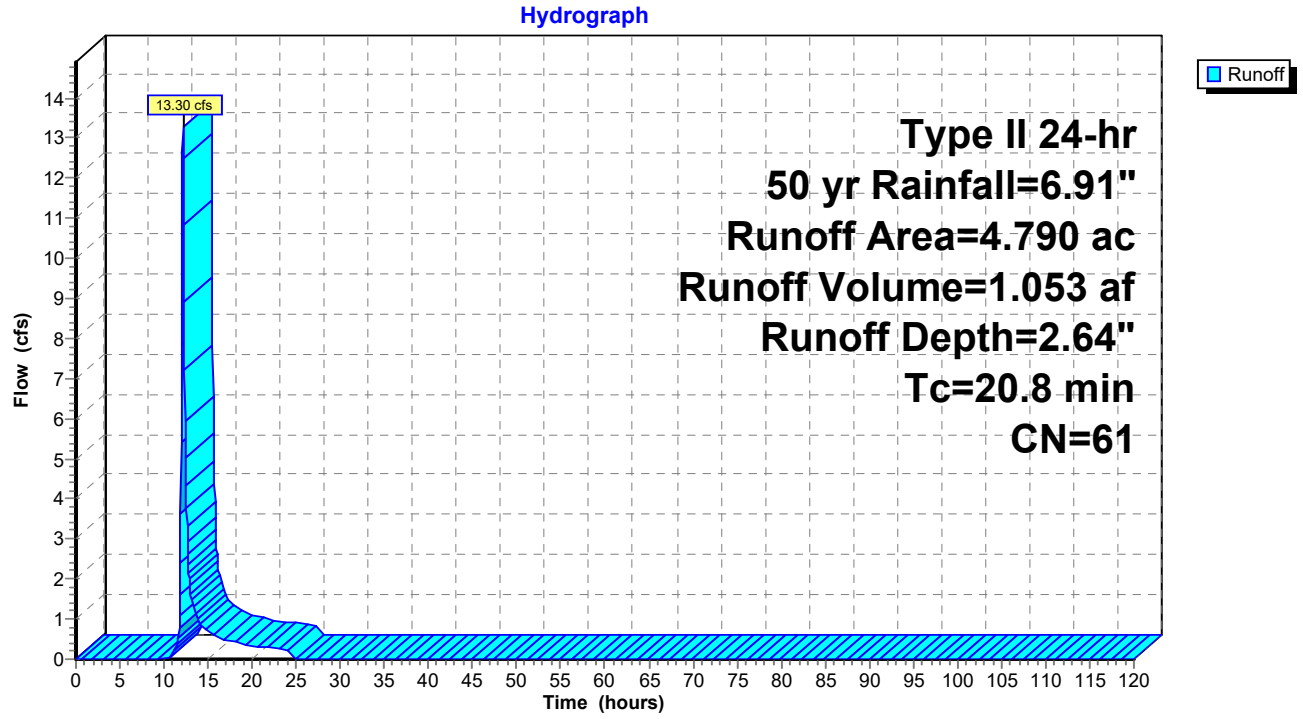
Runoff = 13.30 cfs @ 12.15 hrs, Volume= 1.053 af, Depth= 2.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 yr Rainfall=6.91"

	Area (ac)	CN	Description
*	4.790	61	
	4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					**Direct Entry, TR-55**

Subcatchment 1S: PRE DA-1



Summary for Subcatchment 2S: PRE DA-2

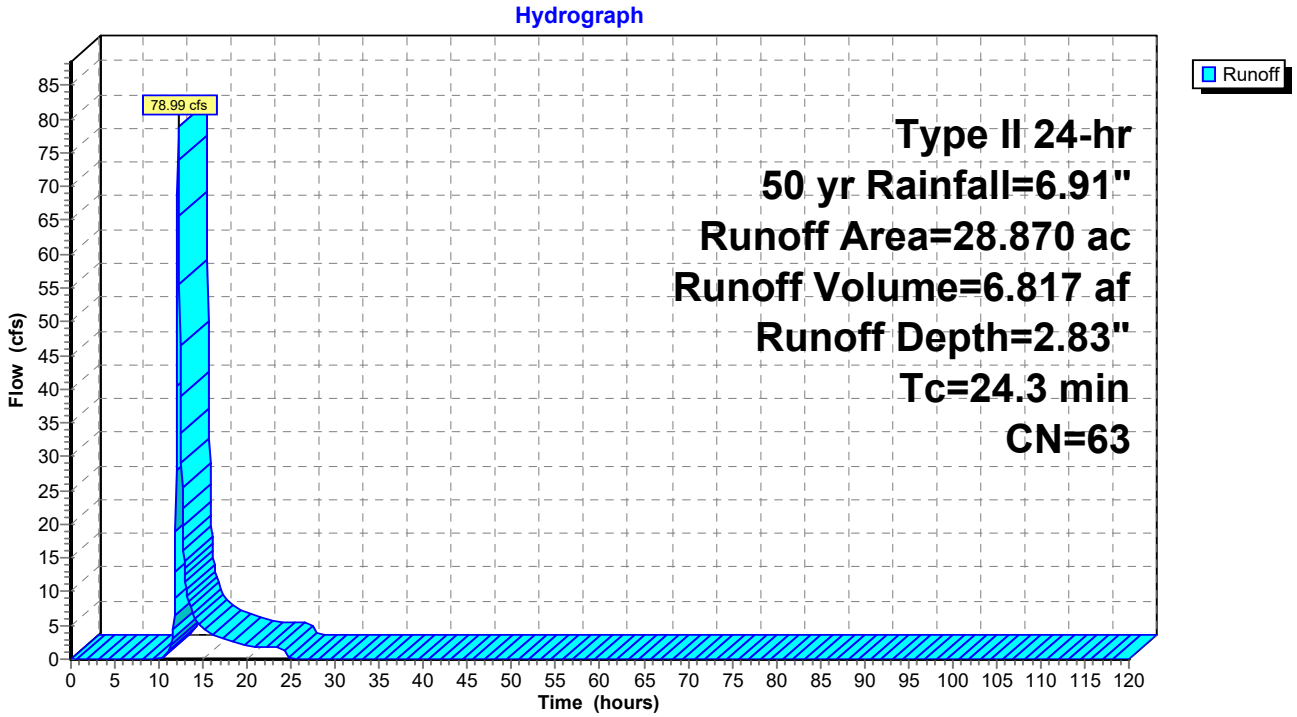
Runoff = 78.99 cfs @ 12.19 hrs, Volume= 6.817 af, Depth= 2.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 yr Rainfall=6.91"

	Area (ac)	CN	Description
*	28.870	63	
	28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					**Direct Entry, TR-55**

Subcatchment 2S: PRE DA-2



Summary for Subcatchment 3S: PRE DA-3

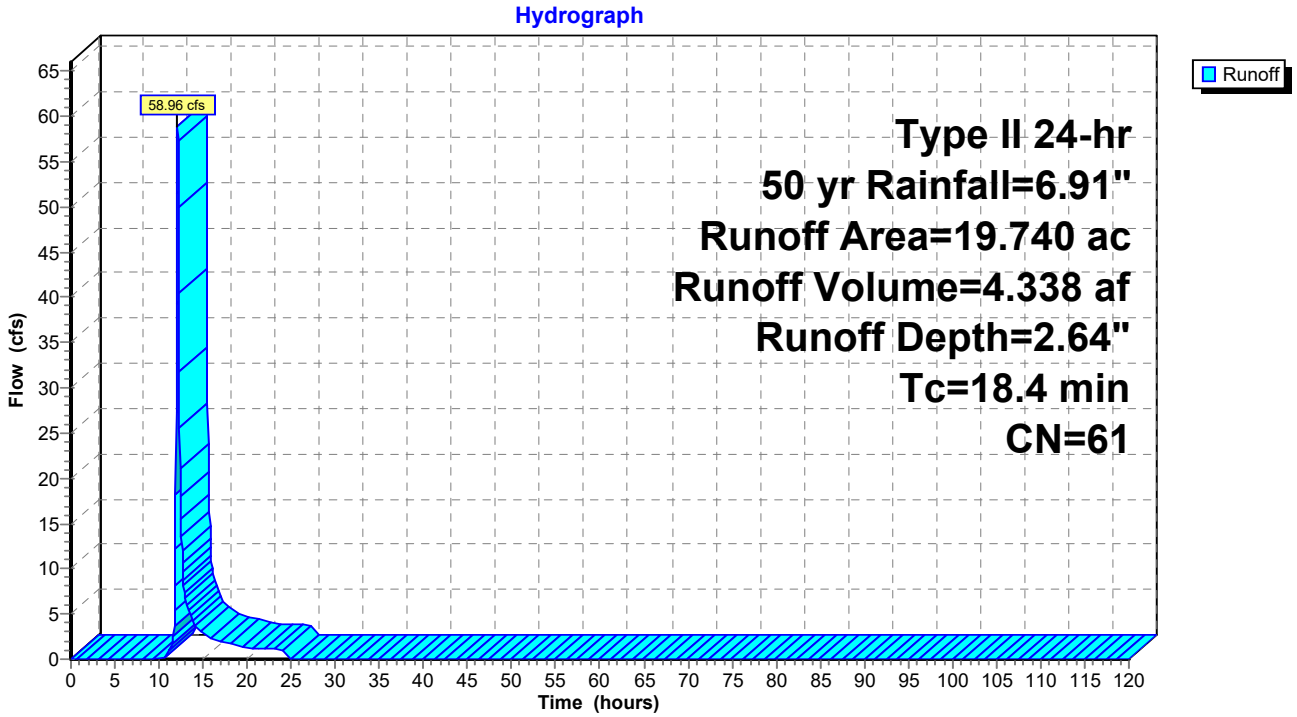
Runoff = 58.96 cfs @ 12.12 hrs, Volume= 4.338 af, Depth= 2.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 yr Rainfall=6.91"

	Area (ac)	CN	Description
*	19.740	61	
	19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					**Direct Entry, TR-55**

Subcatchment 3S: PRE DA-3



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

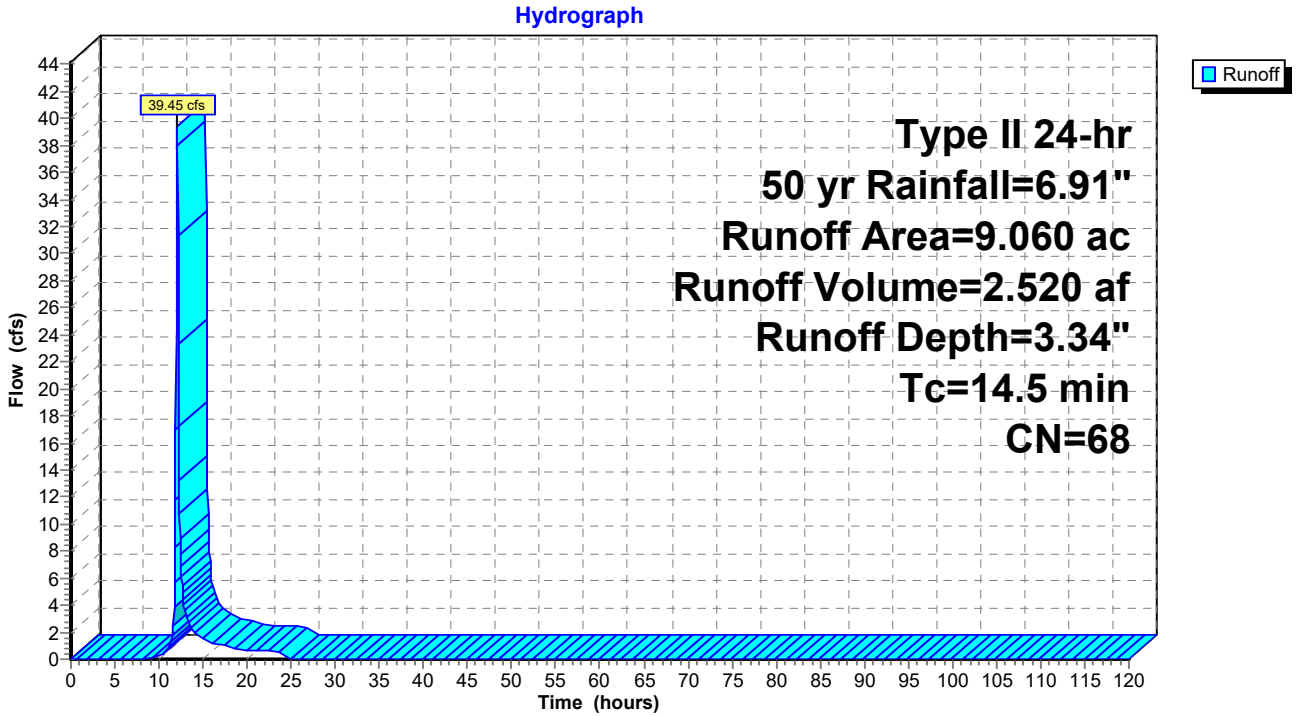
Runoff = 39.45 cfs @ 12.07 hrs, Volume= 2.520 af, Depth= 3.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 yr Rainfall=6.91"

	Area (ac)	CN	Description
*	9.060	68	
	9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					**Direct Entry, TR-55**

Subcatchment 7S: POST DA-3 UNDETAINED



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 3.44" for 50 yr event
Inflow = 44.18 cfs @ 11.96 hrs, Volume= 2.047 af
Outflow = 4.44 cfs @ 12.42 hrs, Volume= 2.047 af, Atten= 90%, Lag= 27.9 min
Primary = 4.44 cfs @ 12.42 hrs, Volume= 2.047 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 712.17' @ 12.42 hrs Surf.Area= 12,783 sf Storage= 45,742 cf

Plug-Flow detention time= 781.7 min calculated for 2.047 af (100% of inflow)
Center-of-Mass det. time= 781.4 min (1,611.0 - 829.6)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

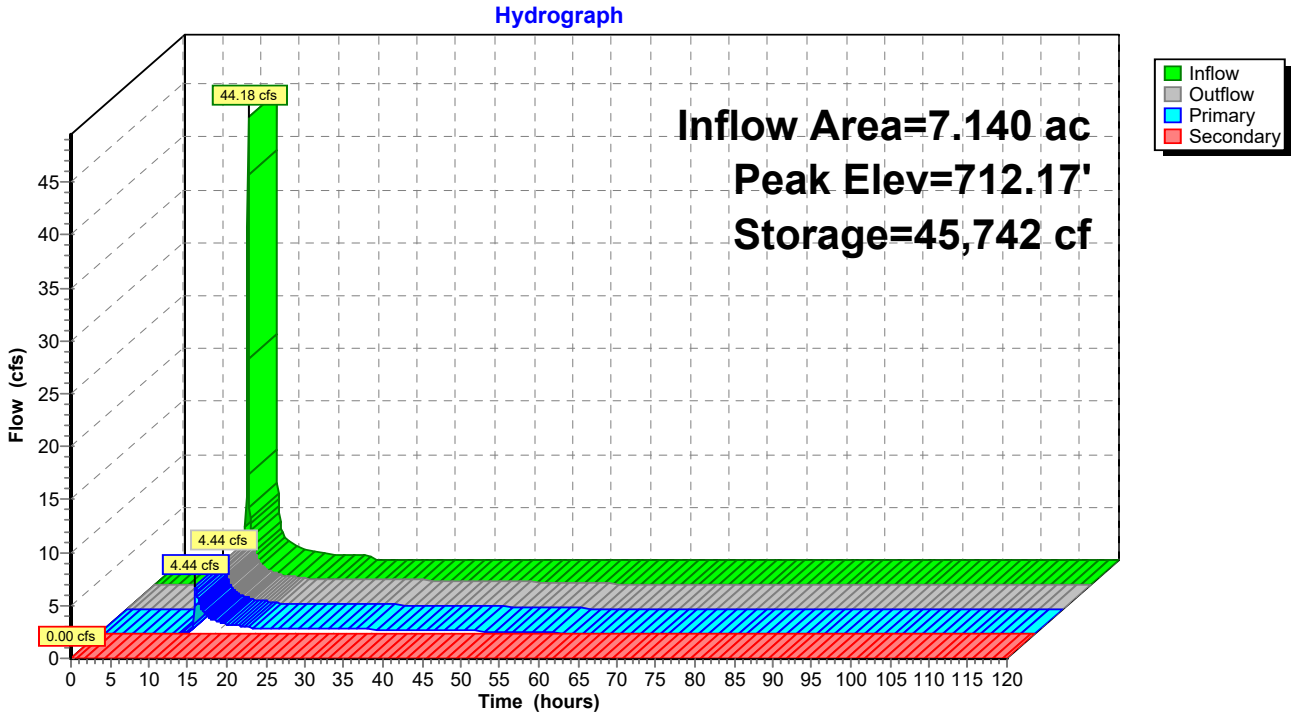
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	**24.0" Round OUTFALL** L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	**3.0" Vert. ORIFICE 1** C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	**48.0" x 48.0" Horiz. RISER** C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	**20.0' long x 10.0' breadth EMERGENCY SPILLWAY** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=4.31 cfs @ 12.42 hrs HW=712.17' (Free Discharge)
└─**1=OUTFALL** (Passes 4.31 cfs of 27.60 cfs potential flow)
  └─**2=ORIFICE 1** (Orifice Controls 0.53 cfs @ 10.82 fps)
  └─**3=RISER** (Weir Controls 3.78 cfs @ 1.36 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)
└─**4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: DRY POND 1

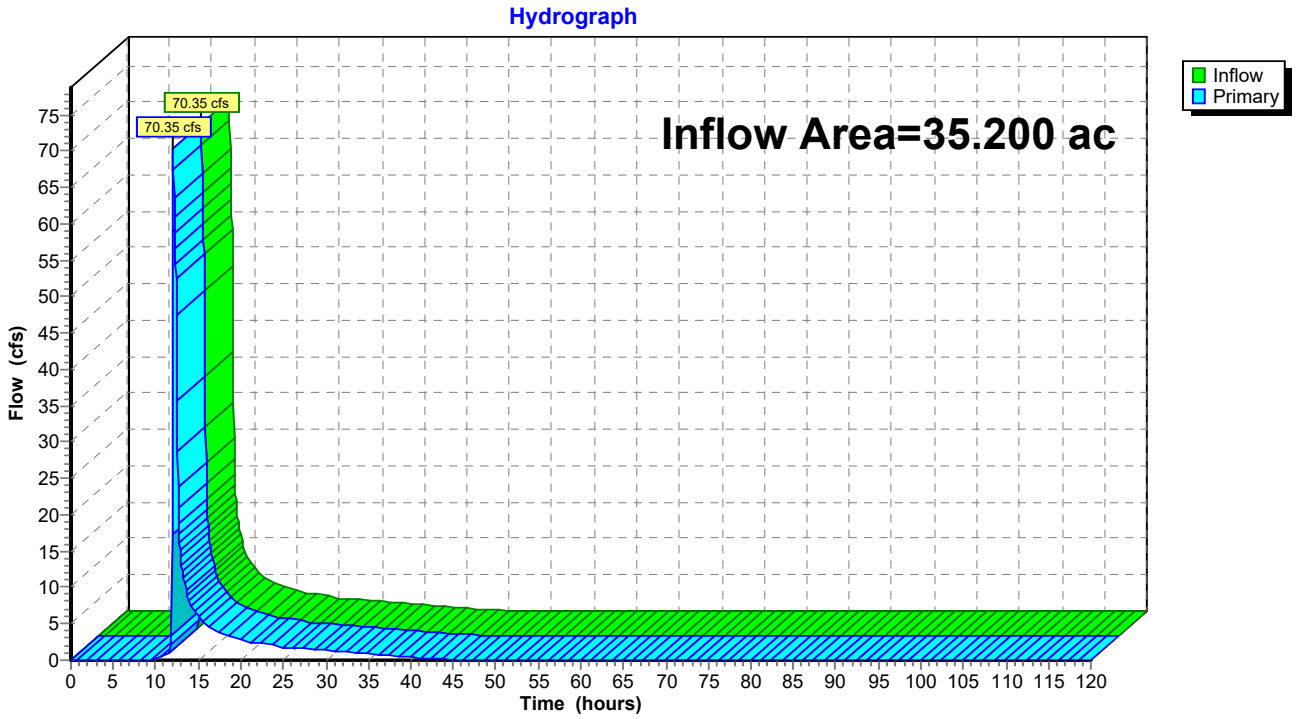


Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth = 3.19" for 50 yr event
Inflow = 70.35 cfs @ 12.05 hrs, Volume= 9.368 af
Primary = 70.35 cfs @ 12.05 hrs, Volume= 9.368 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2



Summary for Subcatchment 1S: PRE DA-1

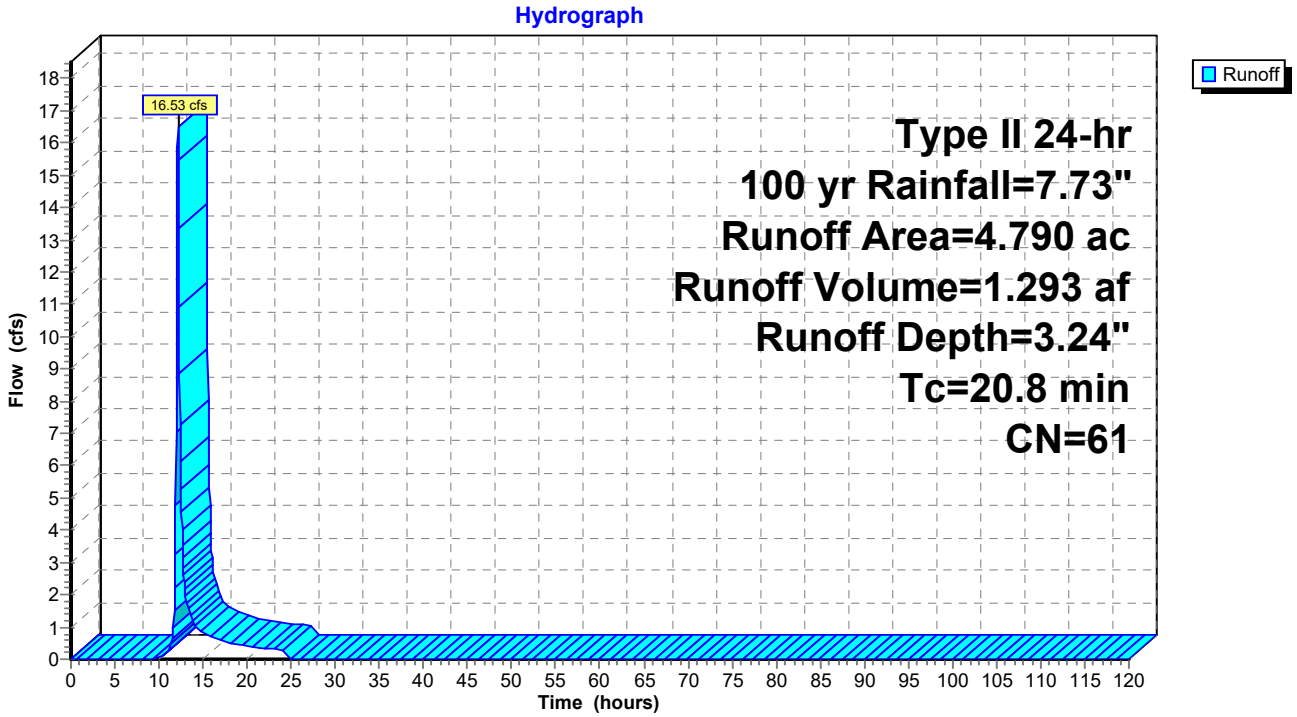
Runoff = 16.53 cfs @ 12.14 hrs, Volume= 1.293 af, Depth= 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

	Area (ac)	CN	Description
*	4.790	61	
	4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					**Direct Entry, TR-55**

Subcatchment 1S: PRE DA-1



Summary for Subcatchment 2S: PRE DA-2

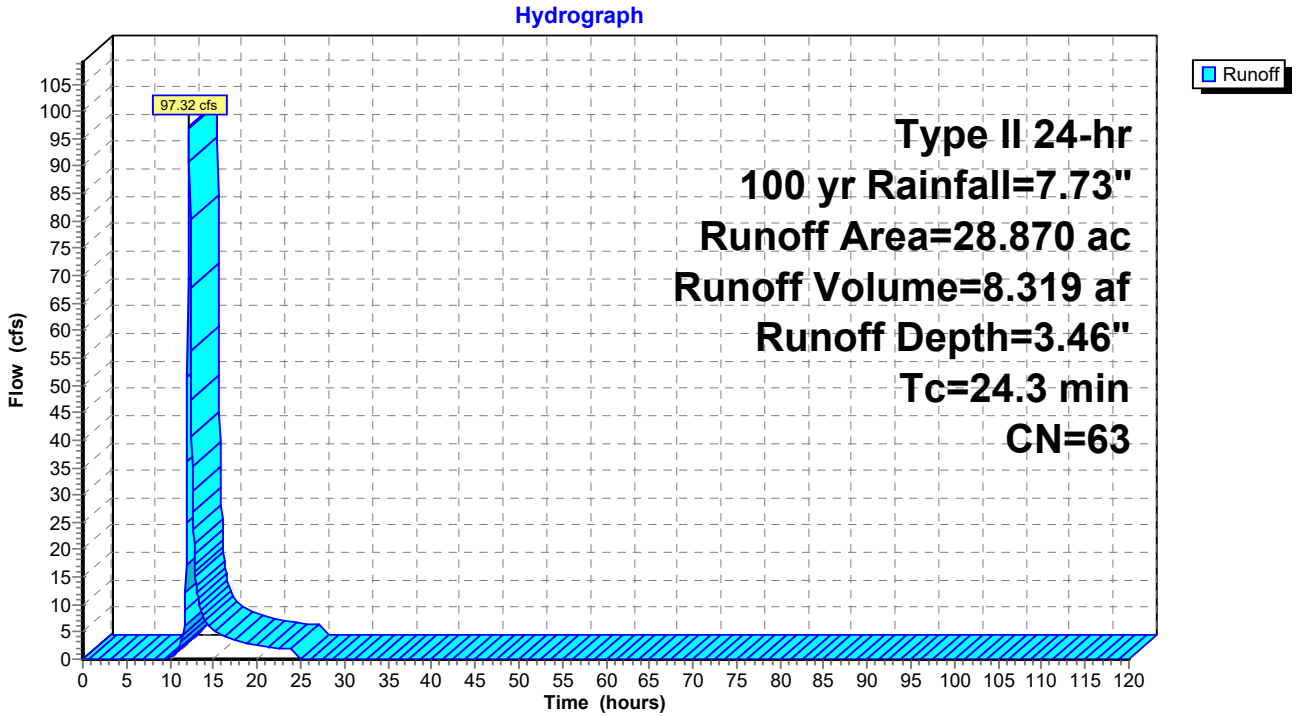
Runoff = 97.32 cfs @ 12.18 hrs, Volume= 8.319 af, Depth= 3.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

	Area (ac)	CN	Description
*	28.870	63	
	28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					**Direct Entry, TR-55**

Subcatchment 2S: PRE DA-2



Summary for Subcatchment 3S: PRE DA-3

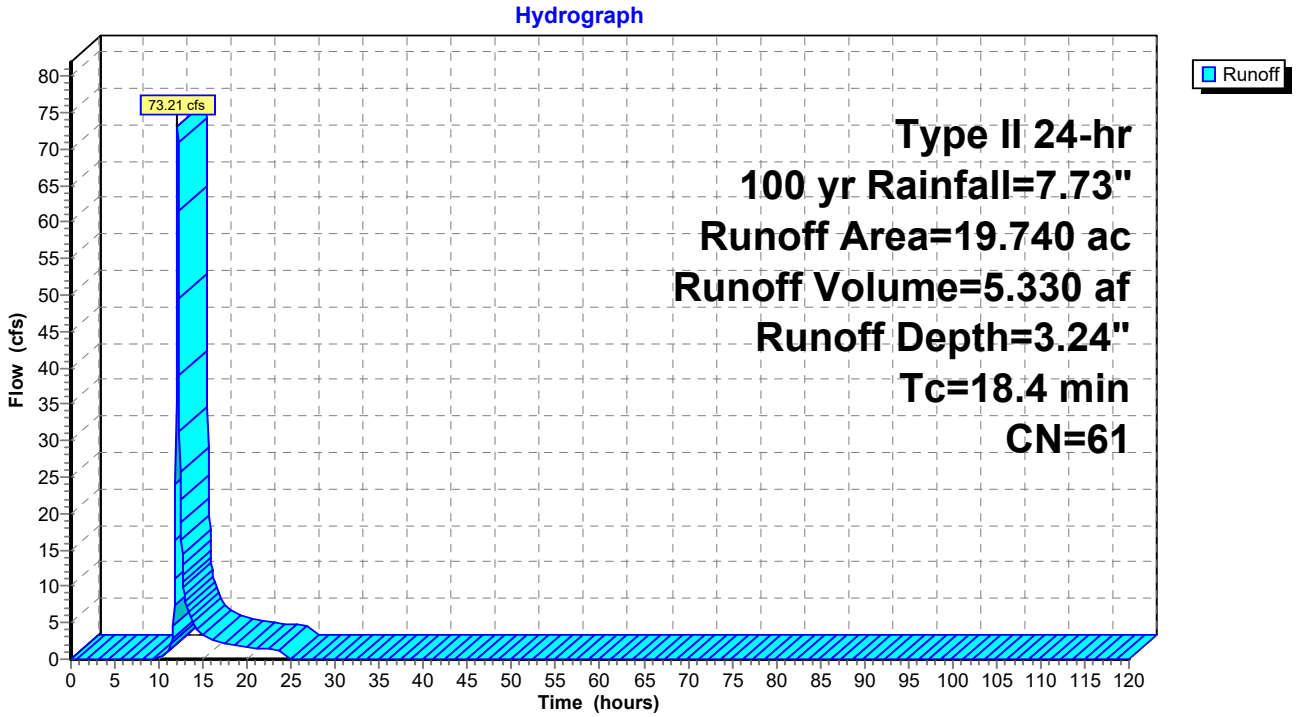
Runoff = 73.21 cfs @ 12.12 hrs, Volume= 5.330 af, Depth= 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

	Area (ac)	CN	Description
*	19.740	61	
	19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					**Direct Entry, TR-55**

Subcatchment 3S: PRE DA-3



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

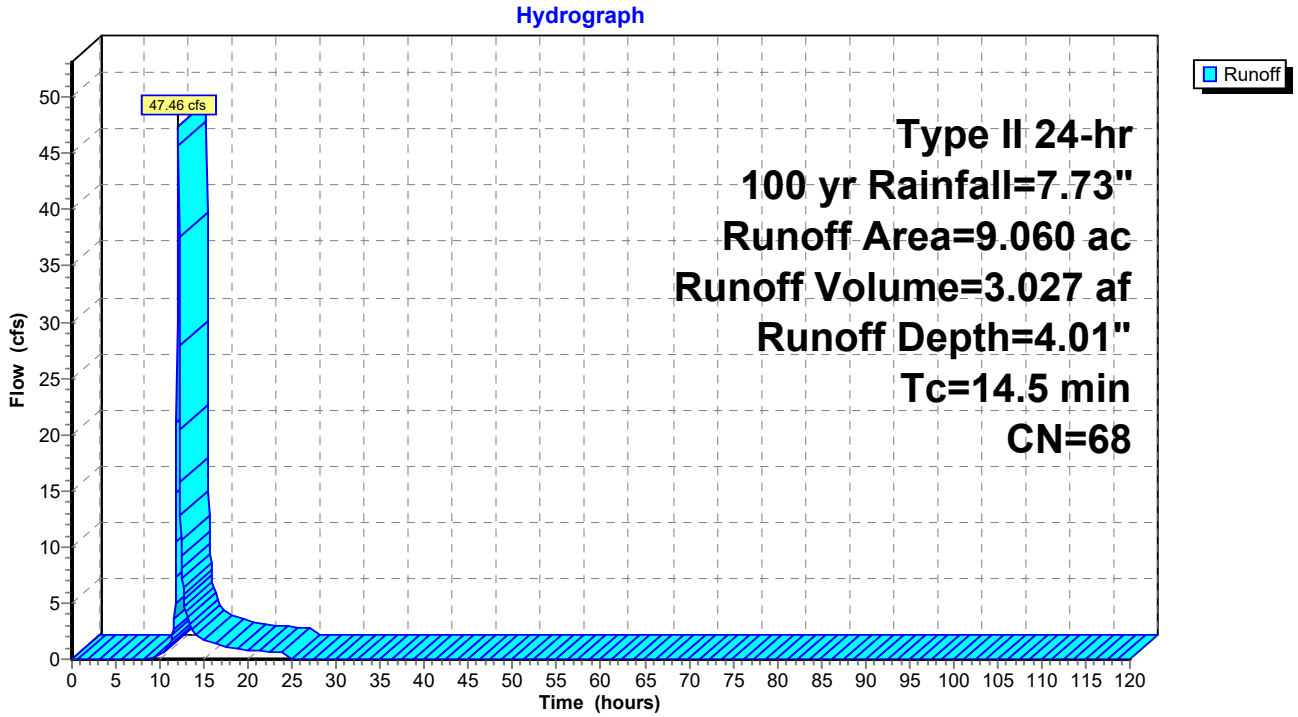
Runoff = 47.46 cfs @ 12.07 hrs, Volume= 3.027 af, Depth= 4.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

	Area (ac)	CN	Description
*	9.060	68	
	9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					**Direct Entry, TR-55**

Subcatchment 7S: POST DA-3 UNDETAINED



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 4.12" for 100 yr event
Inflow = 52.74 cfs @ 11.96 hrs, Volume= 2.452 af
Outflow = 14.09 cfs @ 12.11 hrs, Volume= 2.452 af, Atten= 73%, Lag= 9.2 min
Primary = 14.09 cfs @ 12.11 hrs, Volume= 2.452 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 712.41' @ 12.11 hrs Surf.Area= 13,163 sf Storage= 48,750 cf

Plug-Flow detention time= 663.5 min calculated for 2.452 af (100% of inflow)
Center-of-Mass det. time= 663.2 min (1,487.6 - 824.4)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

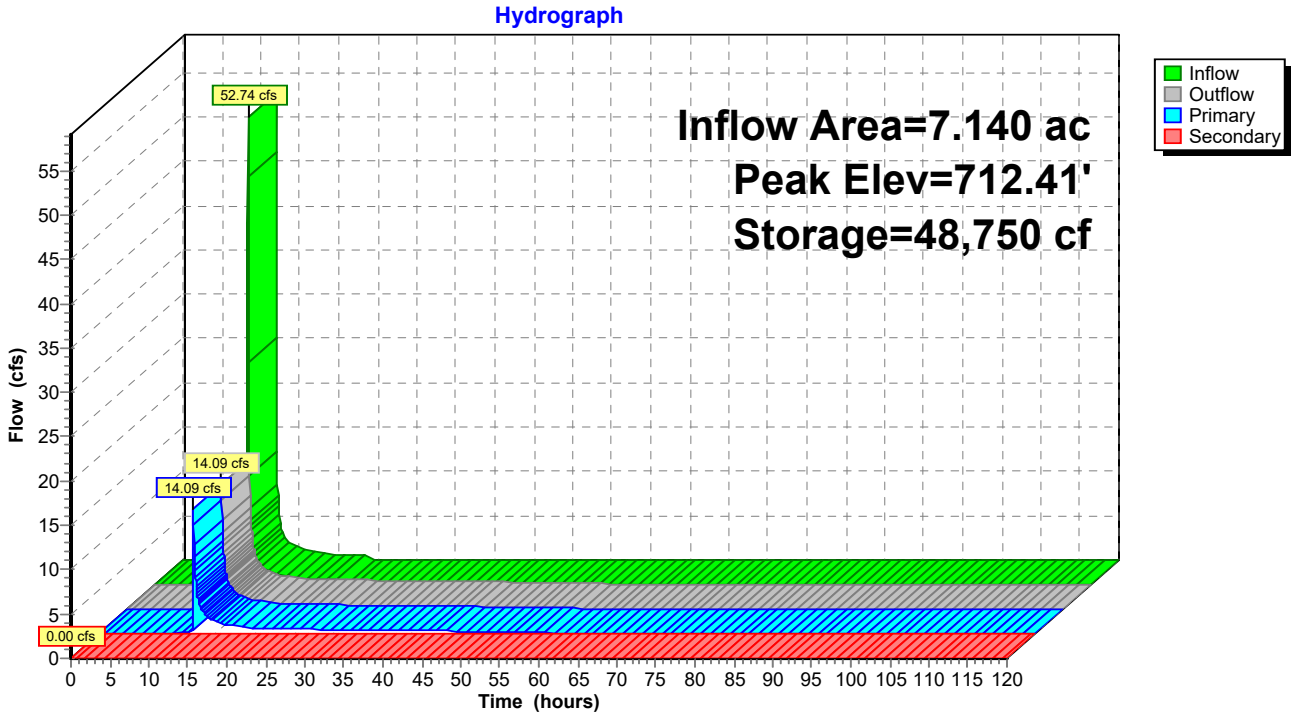
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	**24.0" Round OUTFALL** L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	**3.0" Vert. ORIFICE 1** C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	**48.0" x 48.0" Horiz. RISER** C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	**20.0' long x 10.0' breadth EMERGENCY SPILLWAY** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=13.52 cfs @ 12.11 hrs HW=712.39' (Free Discharge)
└**1=OUTFALL** (Passes 13.52 cfs of 28.19 cfs potential flow)
└**2=ORIFICE 1** (Orifice Controls 0.54 cfs @ 11.05 fps)
└**3=RISER** (Weir Controls 12.97 cfs @ 2.05 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)
└**4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: DRY POND 1

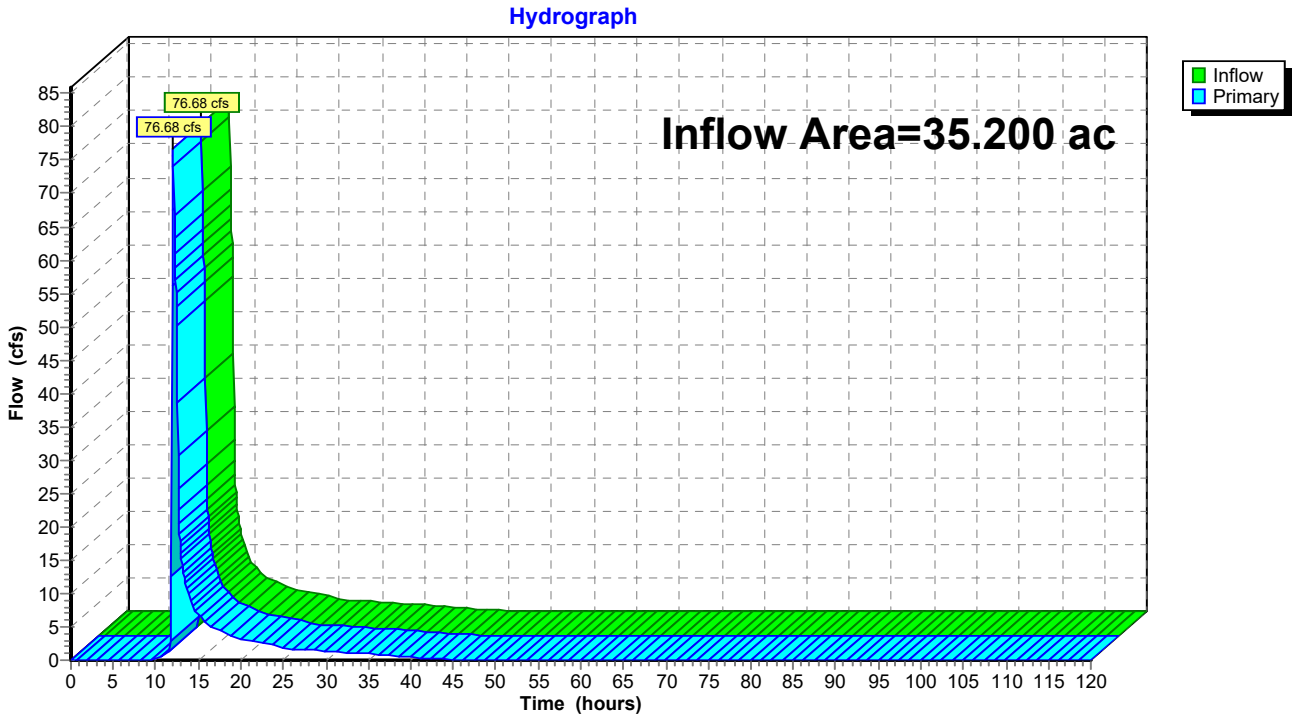


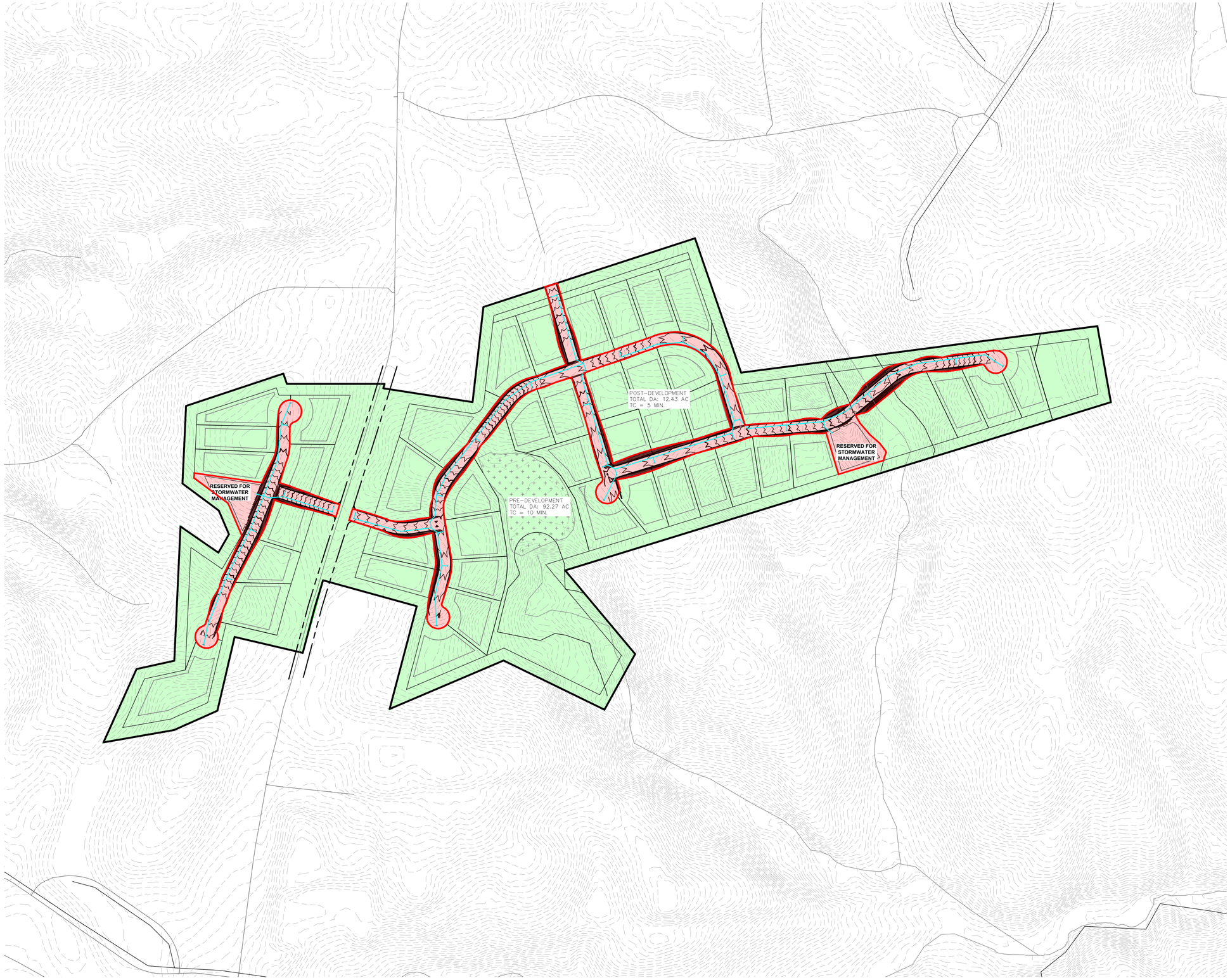
Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth = 3.63" for 100 yr event
Inflow = 76.68 cfs @ 12.03 hrs, Volume= 10.649 af
Primary = 76.68 cfs @ 12.03 hrs, Volume= 10.649 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2





Kimley»Horn

MORRIS FARM

PRELIMINARY STORMWATER CALCULATIONS EXHIBIT

SHEET 1 of 2
June 16, 2025

0 100 200 400 600

NORTH

MEMORANDUM

TO:	Planning Board
FROM:	Gregory Gordos, Town Planner
DATE:	February 23, 2026
SUBJECT:	Discussion and Possible Recommendation of Text Amendment Section D607 C. Conditional Rezoning, Section D917A G. Private Roads and Gatehouses, D917B L. Design Standards Specific to the Conservation Lands, and D917E D. Lots in Floodplains.

BACKGROUND:

PROPOSAL:

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

Section D-607

C: Conditional Rezoning

3. On Site Visit and Charette Process (Conservation Residential Development Only).

i. Step One: Designation of Conservation Lands. During the first step, all potential conservation areas, both primary and secondary, shall be identified, using the existing features/site analysis map. Primary conservation areas shall consist of those features described in section ~~D-901(c)(20)(3)~~ D-917B. and Table 8D. Secondary conservation areas shall comprise at least half of the remaining land and shall include the most sensitive and noteworthy natural, scenic, and cultural resources as described in ~~section D-901(c)(20)~~ D-917B. and Table 8D. Guidance as to which parts of the remaining land to classify secondary conservation areas shall be based upon discussions at the on-site meeting plus the design standards and specific conservation standards in section ~~D-901(c)(20)~~ D-917B.(C) Priority for Conservation Lands. An overall goal is to minimize fragmentation of the conservation lands and to maximize connectivity among its parts, and with conservation lands on adjoining properties.

* * * * * * * * * *

Section D-917A.

G: Private Roads and Gatehouses

2. ~~Before the approval of a final plat,~~ As part of the exhibit 2B application, the developer shall submit to the Town the design and layout of any gatehouse, external fence, and walls. Berms shall be located outside any public street right-of-way and shall be designed to blend in, ~~to the greatest degree feasible~~, with the proposed development and shall be attractive to motorists and pedestrians from adjoining public streets.

* * * * * * * * * *

Section D-917B.

L: Design Standards Specific to the Conservation Lands

9. Neighborhood Green Required. ~~To the greatest extent feasible, e~~ 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. Existing Trees on the neighborhood green may count toward the shade tree planting requirement.

* * * * * * * * * *

Section D-917E.

D. Lots in Floodplains. Lots within floodplains shall not be approved for recordation unless the following provisions are met:

> *b. For the purpose of this subsection, the term "useable and functional part of structure" shall be defined as being inclusive of living areas, basements, sunken dens, ~~basement,~~ utility rooms, crawl spaces, attached carports, garages and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and cleanouts; provided that openings for same serving the structure are above the base flood line.*
>
> *c. Where only a portion of the proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 5,000 ~~10,000~~ square feet. The useable lot area shall be determined by deducting from the total lot area, the area of all yard setbacks required by the applicable zoning regulations and any remaining area of the lot lying within the area of the base flood (100-year flood) as shown on the flood boundary and floodway map described in Appendix 7 Floodplain Regulations.*

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~strikethrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the Unified Development 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.

RECOMMENDATION:

Staff recommends approval of the proposed text amendments to Sections D-607C., D-917A., and D-917B. Staff recommends maintaining the current text language regarding usable lot area in Section D-917E.

Attachments:

- Ordinance 2026-01
- Ordinance 2026-02
- Ordinance 2026-03
- Ordinance 2026-04

Table 8D – Major Subdivision Zones and Requirements – Conventional and Conservation Residential Development