TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY JUNE 22, 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. May 26, 2026 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 and Possible Recommendation of an application by Signature Properties of the Carolinas LLC. requesting Conditional Zoning Approval for the development of a 37-lot Conventional subdivision located at the intersection of Providence Road and Rea Road
    B. Discussion and Possible Recommendation of Text Amendment 2026-4 Section D-917D (A) Agricultural Uses (chicken coops)
7. New Business

8. Update from May Town Council Meeting

9. Board member Comments

10. Adjournment

TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
TUESDAY, MAY 26, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES

1. Call to Order

Chairman Faulk called the May 26, 2026 Regular Planning Board meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with all board members present: Chairman Chris Faulk, Vice Chair Rusty Setzer, Board members Amanda Jarrell, Bill Deter, Scott Buzzard, Steve Fellmeth, and Taylor Grove.

Staff present: Town Administrator/Clerk Karen Dewey, Admin Assistant/Deputy Clerk Debbie Coram

Visitors: Cathy Killough Brown, Beth Caskey, Mike Monroe, Teresa Monroe, Christopher Neve, Ellen McLaughlin, Beverly Forsyth, Bill Forsyth, 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 had a conflict of interest.

4. Approval of Minutes

A. April 27, 2026 Regular Planning Board Meeting

Motion:	Board member Deter made a motion to approve the April 27, 2026 Regular Planning Board meeting minutes.
Second:	Board member Fellmeth
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.*

Steve Holmes, 160 Amanda Drive, expressed concern that the Board has, on three separate occasions over the past eight years, proposed routing cut-through traffic onto Amanda Drive and Cary Lane. He noted that Amanda Drive is at best 18 feet wide, well beyond its design life, and has received no meaningful improvements from NCDOT. He stated that residents expect the Board to prioritize the safety and character of their community and acknowledged that Toll Brothers has demonstrated good faith by proposing private

roads, a bench gate, and a permanent emergency-only access point as an alternative to a full cut-through connection.

Richard Bailey, 135 Cary Lane, stated that residents of Cary Lane oppose any connection to Bonner Drive. He noted that the fire marshal, NCDOT, and the project's traffic engineering firm have all indicated that a connecting road is not required for a development of this size. He further expressed concern that the Town's UDO requirement of a second entrance for developments of more than 15 homes is significantly more restrictive than NCDOT's threshold of 100 homes and asked the Planning Board and Town Council to reconsider that requirement.

Kurt Voorhies, 4604 Bonner Drive, echoed concerns about cut-through traffic on narrow residential streets lacking sidewalks and curb and gutter. He stated that the UDO's 15-home threshold is seven times more restrictive than the National Fire Code standard and characterized it as excessive. He expressed support for the proposed compromise of a permanent, emergency-access-only gate between Arbor Oaks and Morris Farm, provided the gate is codified as permanent in the HOA governing documents, the roads are private, and the community is gated.

Christopher Neve, 110 Chasestone Court, noted that other recent Weddington subdivisions have received approval with a single access point for comparable or larger numbers of homes, raising concerns about consistency of application. As a first responder of ten years, he stated that the safety risk posed by increased cut-through traffic on Bonner Drive outweighs concerns about emergency vehicle access to Morris Farm, given the width and adequacy of the proposed primary entrance. He also raised the potential removal of heritage trees associated with any road connection at Bonner Drive.

6. Old 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)

Chairman Faulk introduced the item and noted that the Board had received written correspondence from a resident, the substance of which had been reviewed by staff. He emphasized that the application before the Board represents a schematic-level plan, not final construction documents.

Margaret Puckett, Vice President of Acquisitions for Toll Brothers, presented on behalf of the applicant. She summarized the changes made since the February Planning Board meeting in response to the eight conditions previously identified by the Board.

Regarding the Bonner Drive connection, following extensive discussions with residents of Arbor Oaks, Mayor Bell, and Town staff, Toll Brothers proposed converting Morris Farm to a private, gated community. This eliminates the UDO requirement for a public street connection to Bonner Drive while still satisfying the spirit of the two-entrance requirement. A permanent, emergency-access-only gate would be installed on the Morris Farm side of the connection point to Bonner Drive. The gate would be operable by emergency vehicles, would not be accessible to Morris Farm residents, and would be maintained by the Morris Farm HOA. Toll Brothers committed that no construction traffic would use Bonner Drive, and that the gate would be installed as soon as interior roads are paved.

Regarding stormwater, updated HydroCAD analysis and BUA calculations were completed in coordination with the Town Engineer, Bob Wilson of LaBella Associates, who verified that all figures are accurate and

that the stormwater management pond is designed to exceed required capacity. The two lots bypassing the stormwater system will carry platted BUA restrictions to ensure compliance with low-density requirements.

Additional updates included confirmation of the school capacity letter from Union County; a revised tree survey and tree-save exhibit showing that Toll Brothers is preserving 53 percent of the existing tree canopy, exceeding the Town's 10 percent requirement; an enhanced landscaping and buffer plan; an updated entrance monumentation plan reflecting the gated community design; and a septic exhibit designed for five-bedroom systems. Home designs were presented featuring four-sided brick construction, side-loaded or courtyard-style garages, crawl space foundations, and floor plans ranging from approximately 4,500 to 6,200 square feet.

Board member Deter asked Ms. Puckett to clarify the definition of cut-through traffic in this context. Ms. Puckett explained that cut-through traffic refers to drivers using a parallel residential street to avoid congestion on a primary road such as Weddington-Matthews Road. Board member Deter noted that the Traffic Impact Analysis had recommended both a left turn lane and a Bonner Drive connection, and acknowledged the tension between those findings and the residents' concerns. Chairman Faulk clarified that the Town Engineer's response to the proposed shift to private roads was that the only substantive concern is increased HOA maintenance costs, and that by going private and gating the Bonner Drive connection, Toll Brothers satisfies the intent of the two-entrance requirement while addressing the neighbors' concerns.

Board member Grove asked whether the emergency-only status of the Bonner Drive gate could be codified in the HOA bylaws or CC&Rs to ensure permanence. Puckett confirmed that language prohibiting removal of the gate and restricting the connection to emergency access only can and will be incorporated into the CC&Rs.

Board member Fellmeth acknowledged the applicant's commitment to private roads and reminded Toll Brothers of the obligations under UDO Section G governing private roads, including road construction to NCDOT standards and certification upon completion. The Town Engineer will conduct inspections. Puckett and Robert Price of the engineering team confirmed their understanding and agreement.

Vice Chair Setzer, noting his background in civil engineering and construction, requested that paving specifications explicitly reference NCDOT Standard 610 and related requirements to ensure roads are built to standard under field conditions. Price confirmed that the certification process with LaBella would address this.

Board member Fellmeth raised two additional items. First, he asked whether the stormwater pond on the west side of the development would be screened from Weddington-Matthews Road. Puckett and Price confirmed that screening consistent with the perimeter buffer would be provided, subject to topographic verification. Second, Board member Fellmeth noted the presence of existing overhead utility poles within the buffer on the east side of the development and stated that any new utility infrastructure must be installed underground per the UDO. Price confirmed that Toll Brothers' standard practice is to work with the power company from project inception to place all new infrastructure underground.

Board member Deter raised a broader policy observation regarding the tree ordinance, noting that the current language may produce unintended consequences in farmland contexts and suggested that the Board schedule a work session or subcommittee review to consider amendments, particularly with respect to heritage tree requirements.

Chairman Faulk confirmed that all eight conditions from the February meeting had been substantially addressed, noting that the tree survey condition was met in the context of this farmland site given the applicant's exceeding of canopy preservation requirements.

Motion:	Vice Chair Setzer made a motion to forward 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) to the Town Council with a recommendation for approval.
Second:	Board member Fellmeth
Vote:	The motion passed with a unanimous vote.

7. New Business

No new business to discuss

8. Update from May Town Council Meeting

Ms. Dewey reported that no items from the Planning Board were before the Town Council at its May meeting. The Council worked on the Town Planner job description, held a special meeting to approve it, and had already received two applications following its posting.

9. Board member Comments

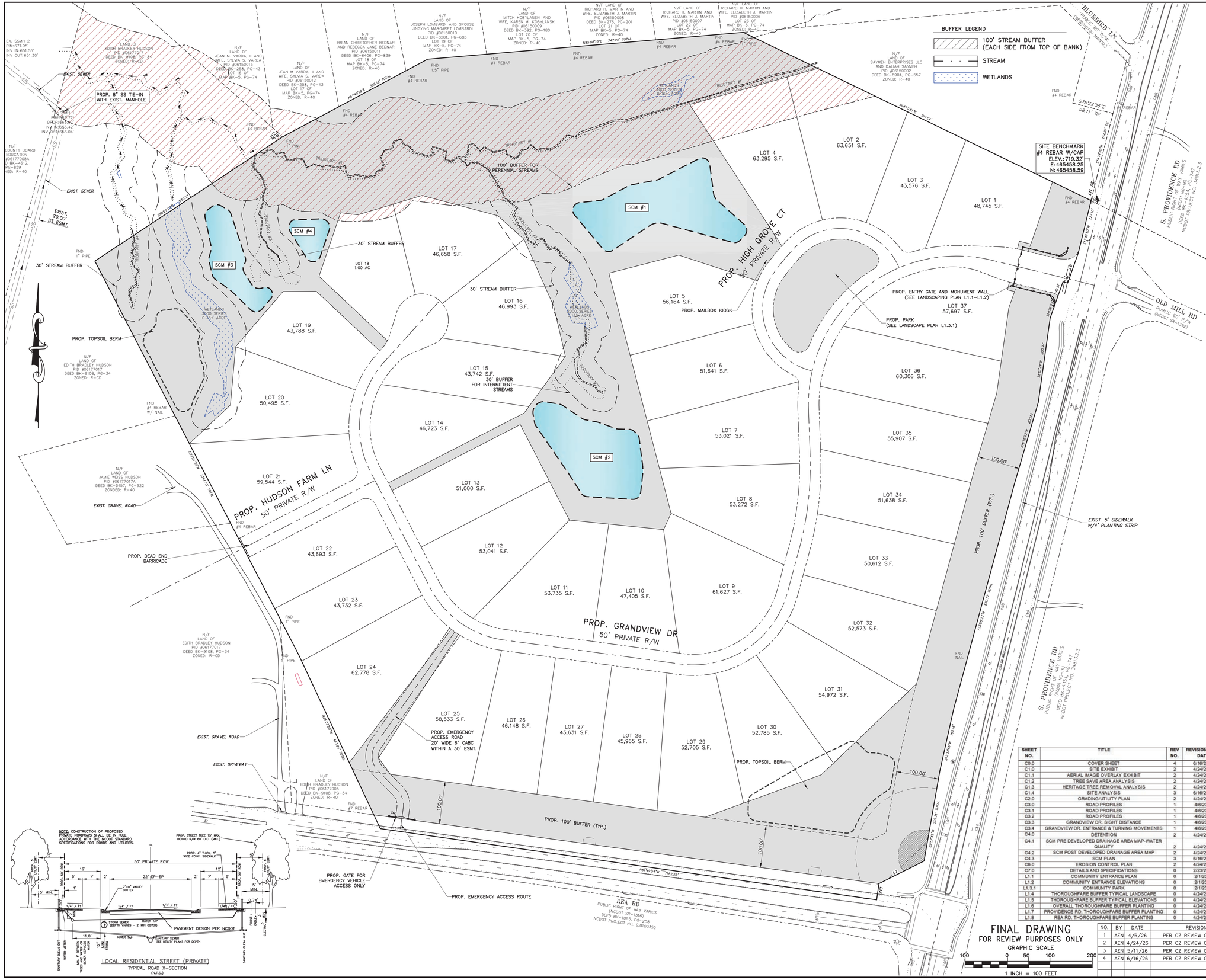
Board members expressed appreciation for the work of Town staff, Toll Brothers, and the residents who participated in the public comment period. Board member Deter reiterated his recommendation that the Board schedule a work session or subcommittee meeting to review and refine the tree ordinance. Chairman Faulk acknowledged Karen Dewey's service to the Town, noting that the May 26 meeting would likely be her last, and wished her well in her future endeavors.

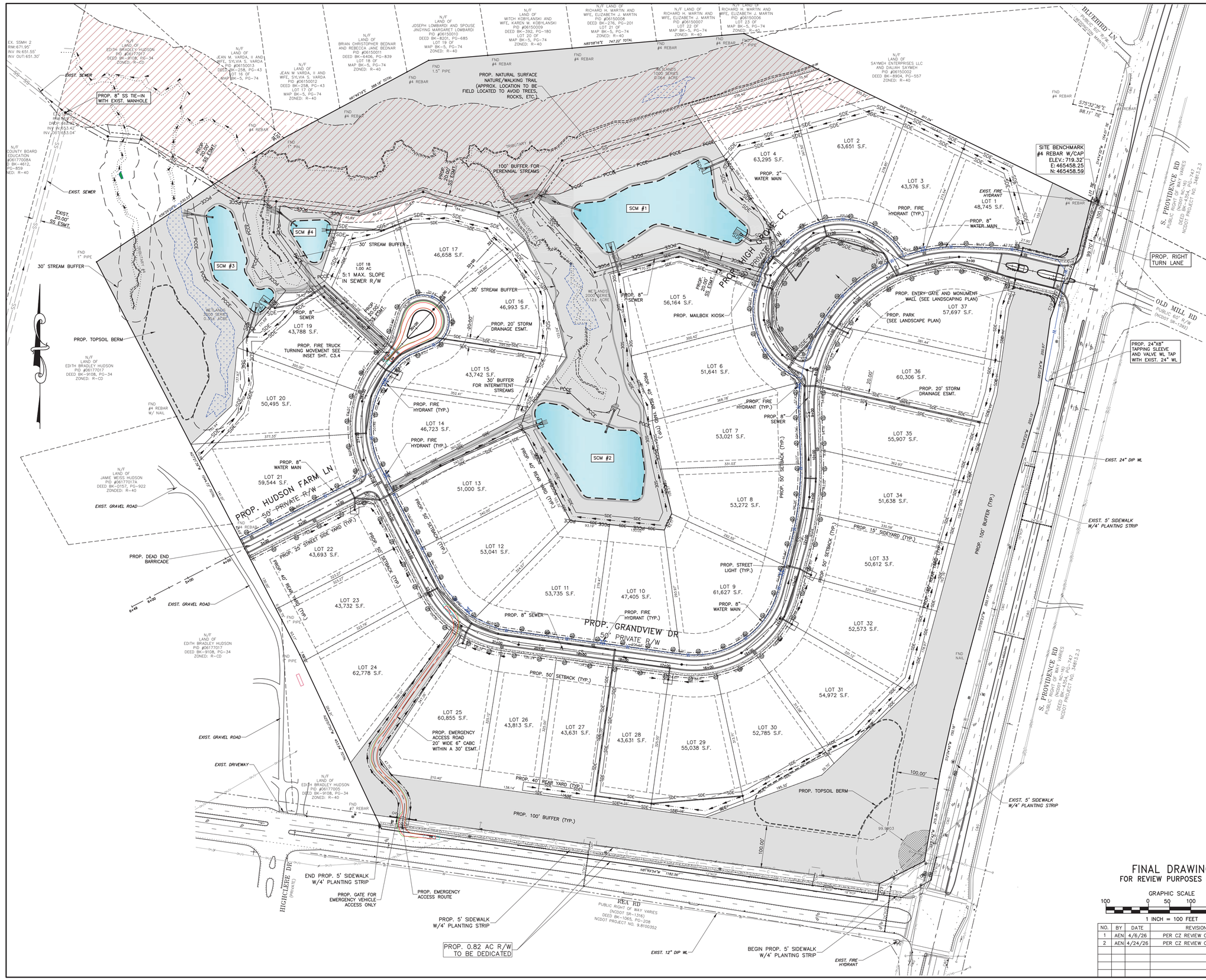
10. Adjournment

Motion:	Board member Deter made a motion to adjourn the May 26, 2026 Regular Planning Board meeting at 8:15 p.m.
Second:	Board member Buzzard
Vote:	The motion passed with a unanimous vote.

Approved: _____

DRAFT


BUFFER LEGEND
100' STREAM BUFFER (EACH SIDE FROM TOP OF BANK)
STREAM
WETLANDS
VICINITY MAP: N.T.S.
SITE
WEDDINGTON ROAD
TO I-485
OLD MILL RD
TO WAXHAW
REA ROAD
PROVIDENCE ROAD
SITE BENCHMARK
#4 REBAR W/CAP
ELEV.: 719.32'
E: 465458.25
N: 465458.59
PROP. 8" SS TIE-IN WITH EXIST. MANHOLE
EXIST. SEWER
EXIST. 20.00' SS ESMT.
100' BUFFER FOR PERENNIAL STREAMS
30' STREAM BUFFER
PROP. HIGH GROVE CT
50' PRIVATE R/W
PROP. ENTRY GATE AND MONUMENT WALL (SEE LANDSCAPING PLAN L1.1–L1.2)
PROP. PARK (SEE LANDSCAPE PLAN L1.3.1)
PROP. MAILBOX KIOSK
PROP. TOPSOIL BERM
PROP. HUDSON FARM LN
50' PRIVATE R/W
PROP. GRANDVIEW DR
50' PRIVATE R/W
PROP. DEAD END BARRICADE
EXIST. GRAVEL ROAD
EXIST. DRIVEWAY
PROP. EMERGENCY ACCESS ROAD 20' WIDE 6" CABC WITHIN A 30' ESMT.
PROP. GATE FOR EMERGENCY VEHICLE ACCESS ONLY
PROP. EMERGENCY ACCESS ROUTE
PROP. 100' BUFFER (TYP.)
PROP. 100' BUFFER (TYP.)
EXIST. 5' SIDEWALK W/4' PLANTING STRIP
BLUEBIRD LN
PUBLIC RIGHT OF WAY VARIES (NCDOT SR-1392)
S. PROVIDENCE RD
PUBLIC RIGHT OF WAY VARIES (NCDOT SR-1392)
DEED BK-4454, PG-747
NCDOT PROJECT NO. 34812.2.3
OLD MILL RD
PUBLIC 60' R/W
(NCDOT SR-1392)
REA RD
PUBLIC RIGHT OF WAY VARIES
(NCDOT SR-1316)
DEED BK-1065, PG-208
NCDOT PROJECT NO. 9.8100352
SCM #1
SCM #2
SCM #3
SCM #4
LOT 1 48,745 S.F.
LOT 2 63,651 S.F.
LOT 3 43,576 S.F.
LOT 4 63,295 S.F.
LOT 5 56,164 S.F.
LOT 6 51,641 S.F.
LOT 7 53,021 S.F.
LOT 8 53,272 S.F.
LOT 9 61,627 S.F.
LOT 10 47,405 S.F.
LOT 11 53,735 S.F.
LOT 12 53,041 S.F.
LOT 13 51,000 S.F.
LOT 14 46,723 S.F.
LOT 15 43,742 S.F.
LOT 16 46,993 S.F.
LOT 17 46,658 S.F.
LOT 18 1.00 AC
LOT 19 43,788 S.F.
LOT 20 50,495 S.F.
LOT 21 59,544 S.F.
LOT 22 43,693 S.F.
LOT 23 43,732 S.F.
LOT 24 62,778 S.F.
LOT 25 58,533 S.F.
LOT 26 46,148 S.F.
LOT 27 43,631 S.F.
LOT 28 45,965 S.F.
LOT 29 52,705 S.F.
LOT 30 52,785 S.F.
LOT 31 54,972 S.F.
LOT 32 52,573 S.F.
LOT 33 50,612 S.F.
LOT 34 51,638 S.F.
LOT 35 55,907 S.F.
LOT 36 60,306 S.F.
LOT 37 57,697 S.F.
WETLANDS 3005 SERIES 0.108 ACRE
WETLANDS 3005 SERIES 0.025 ACRE
TRIBUTARY #1
TRIBUTARY #2
TRIBUTARY #3
TRIBUTARY #4
N/F LAND OF EDITH BRADLEY HUDSON PID #06177017 DEED BK-9108, PG-34 ZONED: R-CD
N/F LAND OF JEAN M. VARDA, II AND WIFE, SYLVIA S. VARDA PID #06150013 DEED BK-258, PG-43 LOT 16 OF MAP BK-5, PG-74
N/F LAND OF JEAN M. VARDA, II AND WIFE, SYLVIA S. VARDA PID #06150012 DEED BK-258, PG-43 LOT 17 OF MAP BK-5, PG-74 ZONED: R-40
N/F LAND OF BRIAN CHRISTOPHER BEDNAR AND REBECCA JANE BEDNAR PID #06150011 DEED BK-6406, PG-839 LOT 18 OF MAP BK-5, PG-74 ZONED: R-40
N/F LAND OF JOSEPH LOMBARDI AND SPOUSE JINGYING MARGARET LOMBARDI PID #06150010 DEED BK-8201, PG-685 LOT 19 OF MAP BK-5, PG-74 ZONED: R-40
N/F LAND OF MITCH KOBYLANSKI AND WIFE, KAREN M. KOBYLANSKI PID #06150009 DEED BK-392, PG-180 LOT 20 OF MAP BK-5, PG-74 ZONED: R-40
N/F LAND OF RICHARD H. MARTIN AND WIFE, ELIZABETH J. MARTIN PID #06150008 DEED BK-276, PG-201 LOT 21 OF MAP BK-5, PG-74 ZONED: R-40
N/F LAND OF RICHARD H. MARTIN AND WIFE, ELIZABETH J. MARTIN PID #06150007 LOT 22 OF MAP BK-5, PG-74 ZONED: R-40
N/F LAND OF RICHARD H. MARTIN AND WIFE, ELIZABETH J. MARTIN PID #06150006 LOT 23 OF MAP BK-5, PG-74 ZONED: R-40
N/F LAND OF SAYMEH ENTERPRISES LLC AND DALIAH SAYMEH PID #06150002 DEED BK-8904, PG-557 ZONED: R-40
N/F COUNTY BOARD EDUCATION #06177008A DB. BK-4612, PG-859 ZNED: R-40
N/F LAND OF JAMIE WEISS HUDSON PID #06177017A DEED BK-D157, PG-922 ZONDED: R-40
EX. SSMH 2 RIM: 671.95' INV IN: 651.55' INV OUT: 651.30'
EX. SSMH 1 RIM: 668.72' DROP: 662.42 INV IN: 653.42' INV OUT: 653.04'
N89°08'16"E 747.22' TOTAL
N87°49'37"E 308.18' TOTAL
S89°50'39"E 1044.33' TOTAL
S87°49'37"W 1182.56'
S89°24'47"W 1018.18'
S89°24'47"W 200.07'
S89°24'47"W 200.07'
S89°50'39"W 1037.00'
S87°49'37"W 1182.56'
S79°32'36"E 98.11' TIE
S74°47'40"E 131.16'
S74°47'40"E 47.18'
S74°47'40"E 47.18'
S74°47'40"E 47.18





VICINITY MAP: N.T.S.

GENERAL NOTES:

1. THE SITE HAS NO BUILDINGS LISTED ON THE U.S. DEPARTMENT OF INTERIORS NATIONAL REGISTRY OF HISTORIC HOUSES OR DESIGNATION AS A HISTORIC PROPERTY BY THE COUNTY.
2. STORMWATER MANAGEMENT – WILL BE PROVIDED IN ACCORDANCE WITH THE NCDEQ SITE SPECIFIC WATER QUALITY MANAGEMENT PLAN FOR THE GOOSE CREEK WATERSHED AND TOWN'S ORDINANCE
3. JURISDICTIONAL SURFACE WATERS – AN ON-SITE DETERMINATION AND DELINEATION FOR THE PRESENCE OF JURISDICTIONAL SURFACE WATERS HAS BEEN PERFORMED AND WILL BE PROVIDED TO THE TOWN FOR REVIEW DURING THE CONSTRUCTION PERMITTING PHASE.
4. UTILITIES – THE DEVELOPER INTENDS TO CONSTRUCT PUBLIC SANITARY SEWER AND PUBLIC WATER LINES TO SERVE THE PROPOSED 37 SINGLE FAMILY RESIDENTIAL LOTS.
5. INTERNAL ROADS WILL BE DESIGNED TO NCDOT STANDARDS BUT WILL BE PRIVATE MAINTAINED BY HOA.
6. THERE WILL BE NO ON STREET PARKING ALLOWED WITHIN THE SUBDIVISION. EXCEPTION IS THE DEDICATED ON-STREET PARKING SPACES IN FRONT OF THE MAILBOX KIOSK.
7. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THIS SITE.
8. DEVELOPER TO PLACE RESTRICTION ON LOT 1 SO DRIVEWAY IS ON LOT 1 SO DRIVEWAY IS ON THE LOT 2 SIDE, AWAY FROM ENTRY GATES.
9. DEVELOPER TO PLACE RESTRICTION ON LOT 37 SO DRIVEWAY IS ON LOT 36 SIDE FOR A SINGLE DRIVE OR ACROSS FROM ROAD B IF A CIRCLE DRIVE.
10. THE PROPOSED LANDSCAPING, HARDCAPING, ENTRY MONUMENTS AND PARK SHOWN ON THESE PLANS ARE CONEPTUAL. THESE PLANS REPRESENT A DESIGN / CONCEPT INTENT THAT IS SUBJECT TO CHANGE.
11. SUBDIVISION NAME AND ROAD NAMES HAVE BEEN APPROVED BY UNION COUNTY 911.
12. STORM DRAINAGE LAYOUTS AND STORMWATER POND DESIGN ON THESE PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING CONSTRUCTION DRAWING PHASE AND PROVIDED TO THE TOWN DURING THE CONSTRUCTION DRAWING PERMITTING PHASE AND PROVIDED TO THE TOWN DURING THE CONSTRUCTION DRAWNG PERMITTING PHASE.

STORMWATER NOTES:

THE SITE IS A VACANT PROPERTY LOCATED AT THE NORTHWEST CORNER OF PROVIDENCE ROAD AND REA ROAD. THE PROPERTY SLOPES GENERALLY FROM 2%-10% FROM THE ROAD INTERSECTION SLOPING NORTH WHERE THERE IS A PERENNIAL STREAM. THE PERENNIAL STREAM EVENTUALLY FEEDS INTO SIX MILE CREEK. THERE ARE SEVERAL OTHER INTERMITTENT STREAMS THAT HAVE BEEN LOCATED ON THE PROPERTY AS WELL. THE SITE IS MOSTLY WOODED AT THIS TIME. SOILS ON SITE CONSIST OF A MIXTURE OF APPLING, CECIL, HELENA, AND COLFAX.

STORMWATER REQUIREMENTS WILL BE MET ON SITE BY WAY OF FOUR BMPS. STORM WILL BE DIRECTED TO THESE LOCATIONS BY WAY OF ROAD CURB AND GUTTER WITH STORM STRUCTURES THAT WILL BE PIPED IN THE ROAD, AND REAR YARD SWALES TO STORM STRUCTURES. BMP'S WILL BE SELECTED BASED ON DRAINAGE AREA SIZES AND WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE NCDEQ SITE SPECIFIC WATER QUALITY MANAGEMENT PLAN FOR THE GOOSE CREEK WATERSHED. MORE THAN 10% OF THE SITE WILL REMAIN UNDISTURBED DURING CONSTRUCTION (EXISTING TREES WILL REMAIN IN THESE AREAS).

ALL WETLANDS AND STREAMS HAVE BEEN DELINEATED BY A WETLANDS CONSULTANT. THE DESIGN/PERMITTING GOAL WILL BE TO AVOID ANY PERMANENT IMPACT OF WETLANDS OR REGULATED STREAMS. SHOULD ANY IMPACTS FOR THIS PROJECT BE REQUIRED, THEY WILL BE PERMITTED THROUGH THE STATE (NCDEQ) AND THE ARMY CORPS OF ENGINEERS.

BMP MAINTENANCE WILL BE THE RESPONSIBILITY OF THE DEVELOPER OR HOA.

LEGEND

- SS — EXIST. SANITARY SEWER
- W — EXIST. WATER MAIN
- SS — PROP. SANITARY SEWER
- W — PROP. WATER LINE
- SDE SDE — PROP. STORM PIPE
- SDE SDE — PUBLIC STORM DRAINAGE ESMT.
- PCCE PCCE — SCM ACCESS & MNTS ESMT.
- STREET LIGHT

BUFFER LEGEND

- 100' STREAM BUFFER (EACH SIDE FROM TOP OF BANK)
- STREAM
- WETLANDS

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

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

Digitally signed by Anthony B. Cowan, P.E.
Date: 2026.04.24 17:06:17-04'00'

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS
2	AEN	4/24/26	PER CZ REVIEW COMMENTS

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: SITE PLAN

File #: 25137-S-SP.DWG | Date: 2/23/26 | Project Egr: ABC | Design By: ABC | Drawn By: AEN | Scale: 1" = 100'

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

C1.0



BUFFER LEGEND

- 100' WATERSHED BUFFER (EACH SIDE FROM STREAM TOB)
- STREAM
- WETLANDS

LEGEND

- LOD — LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE (STD. C7.5)
- TPF — PROPOSED ORANGE TREE PROTECTION

TREE SAVE AND LANDSCAPE NOTES:

1. PER UDO 9.17.A.Q.2.D, EACH LOT THAT IS ONE ACRE OR MORE IN AREA SHALL HAVE A MINIMUM OF SIX CANOPY TREES. AT LEAST TWO TREES SHALL BE LOCATED WITHIN THE FRONT YARD AND BACK YARD OF EACH LOT. REQUIRED STREET TREES MAY BE COUNTED TOWARDS THE FULFILLMENT OF THIS REQUIREMENT. EXISTING CANOPY TREES, OUTSIDE REQUIRED ZONING SETBACKS THAT ARE 8-INCHES DBH OR LARGER DIAMETER, MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT IF THEY ARE PROPERLY PRESERVED DURING CONSTRUCTION BY INSTALLING TREE FENCE AROUND THE CRZ. ALL CANOPY SHADE TREES PLANTED WITHIN THE LOT MUST BE SPACED TO ACCOMMODATE MATURE GROWTH. NEW TREE PLANTING FOR EACH SINGLE-FAMILY LOT SHALL BE DONE ON A LOT-BY-LOT BASIS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
2. REFERENCE TREE SURVEY DATED FEBRUARY 17, 2026 PREPARED BY BIOLOGIST LISA GAFFNEY WITH WETLAND AND ENVIRONMENTAL PLANNING GROUP THAT IDENTIFIES HERITAGE TREES THROUGHOUT THE DEVELOPMENT.

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069

Digitally signed by Anthony B. Cowan, P.E.
Date: 2026.04.24 17:06:28-04'00'

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS
2	AEN	4/24/26	PER CZ REVIEW COMMENTS

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: AERIAL IMAGE OVERLAY EXHIBIT

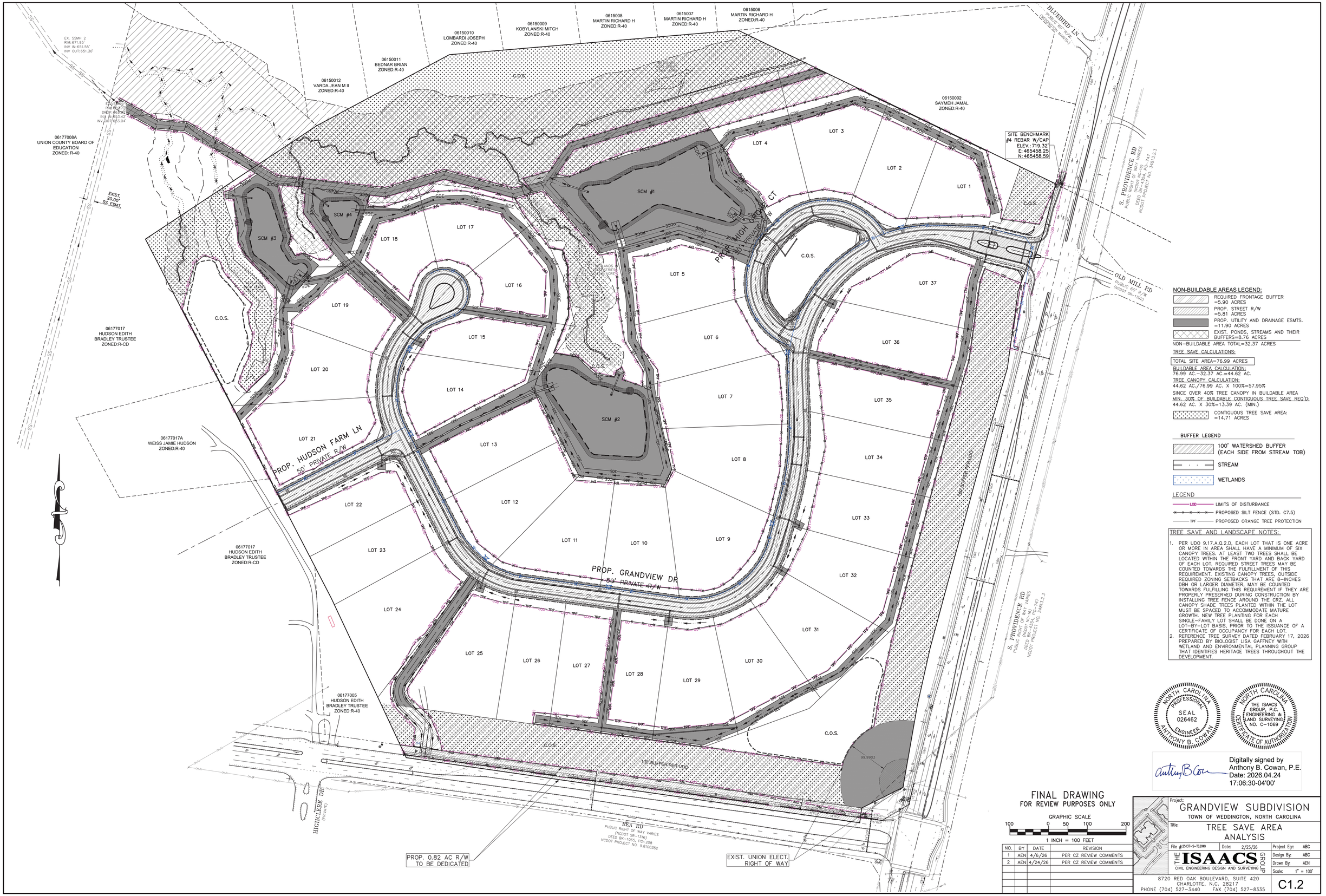
File #: 25137-S-TS.DWG | Date: 2/23/26 | Project Egr: ABC | Design By: ABC | Drawn By: AEN | Scale: 1" = 100'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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

C1.1

P:\Active Projects\Mel Graham\Providence & Rea Rd Subd_25137\Engineering\Design Drawings\Current\SHEETS CZ\25137-S-TS.DWG, C1.1, 4/24/2026 12:46:59 PM, anewsome, 1:1



NON-BUILDABLE AREAS LEGEND:

- REQUIRED FRONTAGE BUFFER =5.90 ACRES
- PROP. STREET R/W =5.81 ACRES
- PROP. UTILITY AND DRAINAGE ESMTS. =11.90 ACRES
- EXIST. PONDS, STREAMS AND THEIR BUFFERS=6.76 ACRES

NON-BUILDABLE AREA TOTAL=32.37 ACRES

TREE SAVE CALCULATIONS:

TOTAL SITE AREA=76.99 ACRES

BUILDABLE AREA CALCULATION:
76.99 AC.-32.37 AC.=44.62 AC.

TREE CANOPY CALCULATION:
44.62 AC./76.99 AC. X 100%=57.95%

SINCE OVER 40% TREE CANOPY IN BUILDABLE AREA MIN. 30% OF BUILDABLE CONTIGUOUS TREE SAVE REQ'D:
44.62 AC. X 30%=13.39 AC. (MIN.)

- CONTIGUOUS TREE SAVE AREA: =14.71 ACRES

BUFFER LEGEND

- 100' WATERSHED BUFFER (EACH SIDE FROM STREAM TOB)
- STREAM
- WETLANDS

LEGEND

- LOD — LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE (STD. C7.5)
- TPF — PROPOSED ORANGE TREE PROTECTION

TREE SAVE AND LANDSCAPE NOTES:

1. PER UDO 9.17.A.Q.2.D, EACH LOT THAT IS ONE ACRE OR MORE IN AREA SHALL HAVE A MINIMUM OF SIX CANOPY TREES. AT LEAST TWO TREES SHALL BE LOCATED WITHIN THE FRONT YARD AND BACK YARD OF EACH LOT. REQUIRED STREET TREES MAY BE COUNTED TOWARDS THE FULFILLMENT OF THIS REQUIREMENT. EXISTING CANOPY TREES, OUTSIDE REQUIRED ZONING SETBACKS THAT ARE 8-INCHES DBH OR LARGER DIAMETER, MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT IF THEY ARE PROPERLY PRESERVED DURING CONSTRUCTION BY INSTALLING TREE FENCE AROUND THE CRZ. ALL CANOPY SHADE TREES PLANTED WITHIN THE LOT MUST BE SPACED TO ACCOMMODATE MATURE GROWTH. NEW TREE PLANTING FOR EACH SINGLE-FAMILY LOT SHALL BE DONE ON A LOT-BY-LOT BASIS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
2. REFERENCE TREE SURVEY DATED FEBRUARY 17, 2026 PREPARED BY BIOLOGIST LISA GAFFNEY WITH WETLAND AND ENVIRONMENTAL PLANNING GROUP THAT IDENTIFIES HERITAGE TREES THROUGHOUT THE DEVELOPMENT.

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

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

Digitally signed by Anthony B. Cowan, P.E.
Date: 2026.04.24 17:06:30-04'00'

FINAL DRAWING
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GRAPHIC SCALE
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1 INCH = 100 FEET

NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS
2	AEN	4/24/26	PER CZ REVIEW COMMENTS

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: TREE SAVE AREA ANALYSIS

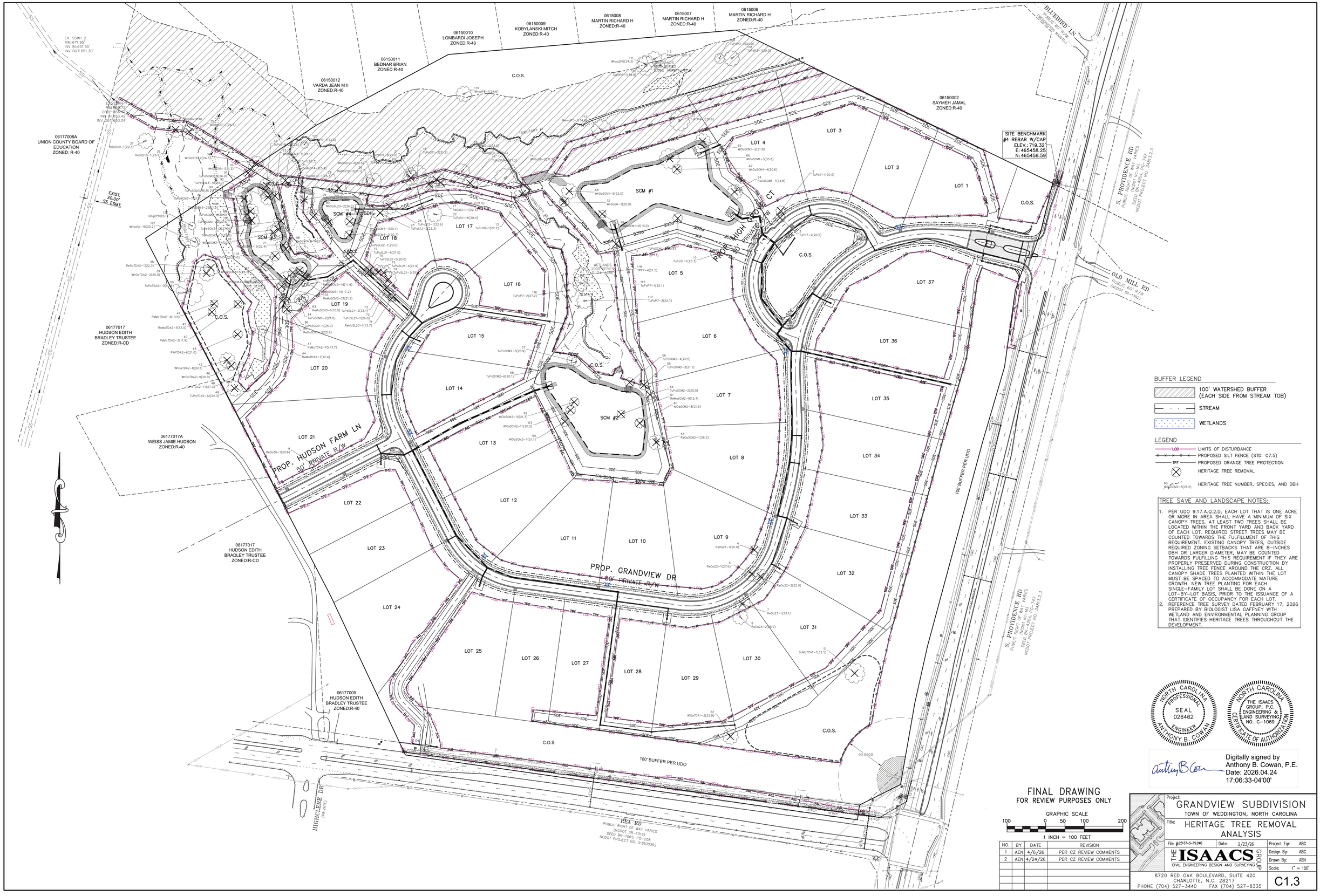
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THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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

C1.2

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BUFFER LEGEND

- 100' WATERSHED BUFFER (EACH SIDE FROM STREAM TOB)
- STREAM
- WETLANDS

LEGEND

- LOD — LIMITS OF DISTURBANCE
- SFF — PROPOSED SILT FENCE (STD. C7.5)
- TPF — PROPOSED ORANGE TREE PROTECTION
- HERITAGE TREE REMOVAL
- 60 ReOaSCM2–8(21.5) — HERITAGE TREE NUMBER, SPECIES, AND DBH

TREE SAVE AND LANDSCAPE NOTES:

1. PER UDO 9.17.A.Q.2.D, EACH LOT THAT IS ONE ACRE OR MORE IN AREA SHALL HAVE A MINIMUM OF SIX CANOPY TREES. AT LEAST TWO TREES SHALL BE LOCATED WITHIN THE FRONT YARD AND BACK YARD OF EACH LOT. REQUIRED STREET TREES MAY BE COUNTED TOWARDS THE FULFILLMENT OF THIS REQUIREMENT. EXISTING CANOPY TREES, OUTSIDE REQUIRED ZONING SETBACKS THAT ARE 8–INCHES DBH OR LARGER DIAMETER, MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT IF THEY ARE PROPERLY PRESERVED DURING CONSTRUCTION BY INSTALLING TREE FENCE AROUND THE CRZ. ALL CANOPY SHADE TREES PLANTED WITHIN THE LOT MUST BE SPACED TO ACCOMMODATE MATURE GROWTH. NEW TREE PLANTING FOR EACH SINGLE–FAMILY LOT SHALL BE DONE ON A LOT–BY–LOT BASIS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
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NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

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GRAPHIC SCALE
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1 INCH = 100 FEET

NO.	BY	DATE	REVISION
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2	AEN	4/24/26	PER CZ REVIEW COMMENTS

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: HERITAGE TREE REMOVAL ANALYSIS

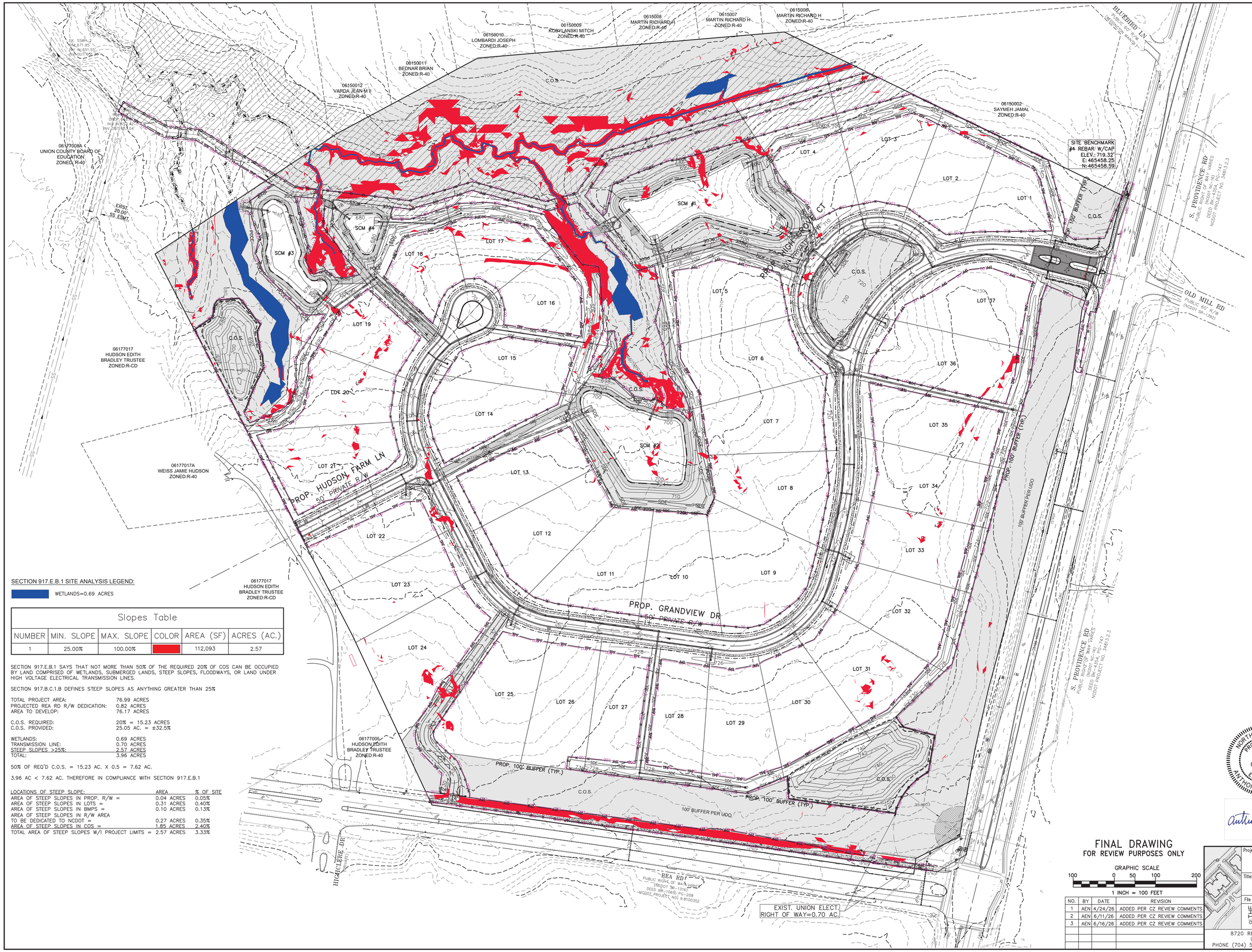
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		Drawn By: AEN
		Scale: 1" = 100'

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C1.3

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SECTION 917.E.B.1 SITE ANALYSIS LEGEND:

WETLANDS=0.69 ACRES

Slopes Table					
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR	AREA (SF)	ACRES (AC.)
1	25.00%	100.00%		112,093	2.57

SECTION 917.E.B.1 SAYS THAT NOT MORE THAN 50% OF THE REQUIRED 20% OF COS CAN BE OCCUPIED BY LAND COMPRISED OF WETLANDS, SUBMERGED LANDS, STEEP SLOPES, FLOODWAYS, OR LAND UNDER HIGH VOLTAGE ELECTRICAL TRANSMISSION LINES.

SECTION 917.B.C.1.B DEFINES STEEP SLOPES AS ANYTHING GREATER THAN 25%

TOTAL PROJECT AREA:	76.99 ACRES
PROJECTED REA RD R/W DEDICATION:	0.82 ACRES
AREA TO DEVELOP:	76.17 ACRES
C.O.S. REQUIRED:	20% = 15.23 ACRES
C.O.S. PROVIDED:	25.05 AC. = ±32.5%
WETLANDS:	0.69 ACRES
TRANSMISSION LINE:	0.70 ACRES
STEEP SLOPES >25%:	2.57 ACRES
TOTAL:	3.96 ACRES

50% OF REQ'D C.O.S. = 15.23 AC. X 0.5 = 7.62 AC.

3.96 AC < 7.62 AC. THEREFORE IN COMPLIANCE WITH SECTION 917.E.B.1

LOCATIONS OF STEEP SLOPE:	AREA	% OF SITE
AREA OF STEEP SLOPES IN PROP. R/W =	0.04 ACRES	0.05%
AREA OF STEEP SLOPES IN LOTS =	0.31 ACRES	0.40%
AREA OF STEEP SLOPES IN BMPS =	0.10 ACRES	0.13%
AREA OF STEEP SLOPES IN R/W AREA TO BE DEDICATED TO NCDOT =	0.27 ACRES	0.35%
AREA OF STEEP SLOPES IN COS =	1.85 ACRES	2.40%
TOTAL AREA OF STEEP SLOPES W/I PROJECT LIMITS =	2.57 ACRES	3.33%

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1 INCH = 100 FEET

NO.	BY	DATE	REVISION
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2	AEN	6/11/26	ADDED PER CZ REVIEW COMMENTS
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Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: SITE ANALYSIS

File #: 25137-S-TS.DWG | Date: 4/24/26

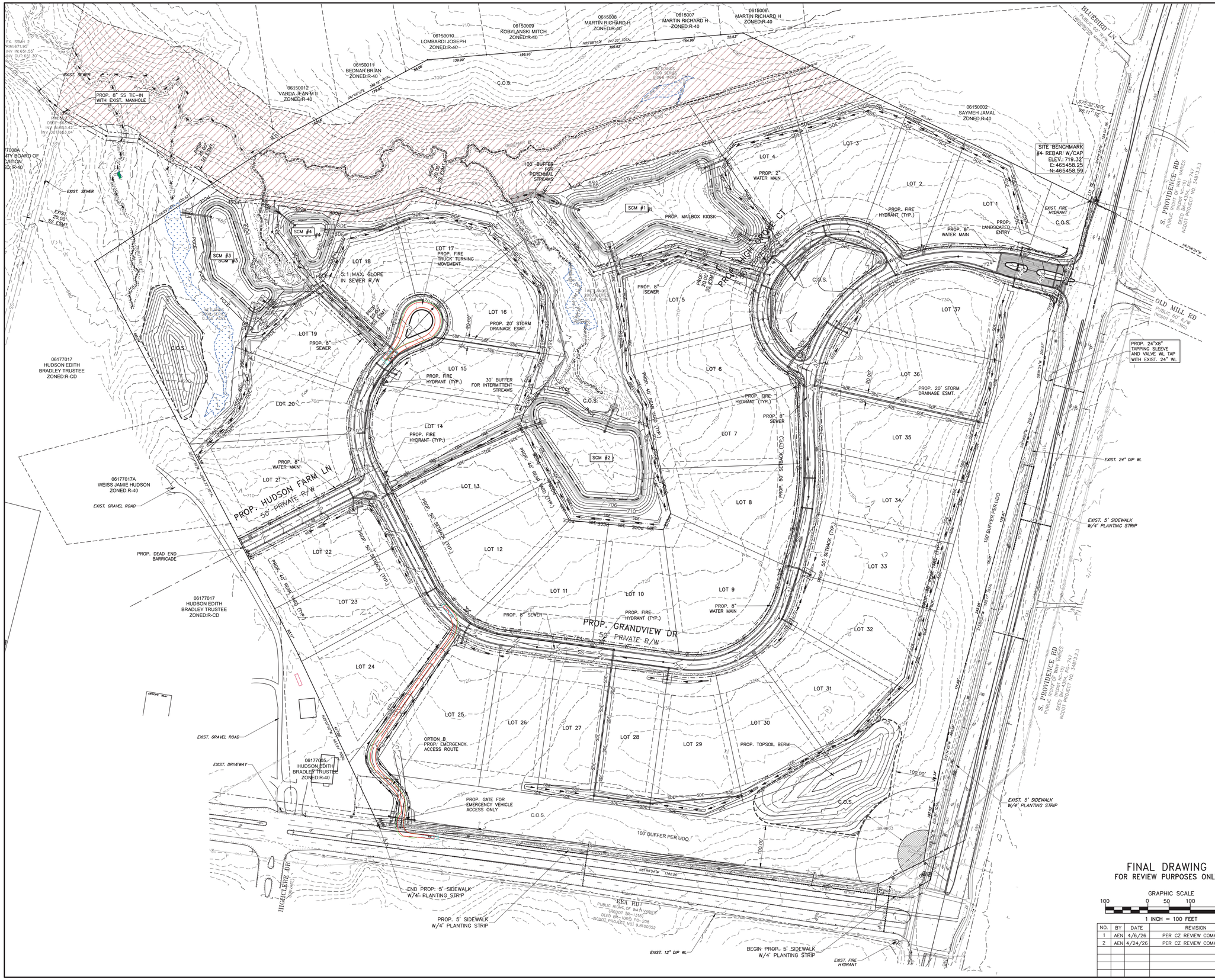
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Design By:	ABC
Drawn By:	AEN
Scale:	1" = 100'

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C1.4

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UTILITY LEGEND

- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING GAS LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED WATER METER
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED FORCE MAIN PIPE
- PROPOSED STREET TREES
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN STRUCTURE
- PROPOSED FIRE HYDRANT

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING FIBER OPTIC CABLE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED CATCH BASIN
- PROPOSED GRASS SWALE SLOPED AT 2.0% (MIN.) (SEE SWALE TYPE DETAILS SHT. C7.0)
- REINFORCED CONCRETE PIPE
- PROPOSED NATURE TRAIL
- PUBLIC STORM DRAINAGE EASEMENT
- SCM ACCESS & MAINTENANCE EASEMENT
- STREET LIGHT

BUFFER LEGEND

- 100' STREAM BUFFER (EACH SIDE FROM TOP OF BANK)
- STREAM
- WETLANDS

STORM DRAINAGE MATERIAL SPECIFICATIONS:

1. STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. POLYPROPYLENE PIPE (ADS HP STORM OR APPROVED EQUAL) MAY BE USED IN LIEU OF RCP WITH CITY INSPECTOR AND/OR ENGINEER'S APPROVAL.
2. BEDDING AND BACKFILL FOR STORM DRAIN PIPE SHALL BE IN STRICT ACCORDANCE WITH NCDOT AND MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
3. STORM DRAIN STRUCTURES SHALL BE IN ACCORDANCE WITH NCDOT AND TOWN OF WEDDINGTON STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
4. ALL STORM DRAIN PIPES SHALL HAVE 2.0' MINIMUM COVER BELOW SUBGRADE.
5. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS TO OWNER AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION AND/OR PURCHASING MATERIALS.
6. FOR ALL PIPES IN PRIVATELY MAINTAINED ROADWAYS, NCDOT SPECIFICATIONS AND STD. 300.01 REQUIRE 2.0 FEET MIN. FILL HEIGHT (MEASURED FROM TOP OF PIPE TO THE BOTTOM OF PAVEMENT STRUCTURE) FOR CLASS III RCP. LESS THAN 2.0 FEET OF FILL HEIGHT IN PAVED AREAS SHALL REQUIRE CLASS IV RCP. MINIMUM FILL HEIGHT FOR CLASS IV RCP IS 1.0 FOOT.

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

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Date: 2026.04.24 17:06:38-04'00'

FINAL DRAWING
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GRAPHIC SCALE
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1 INCH = 100 FEET

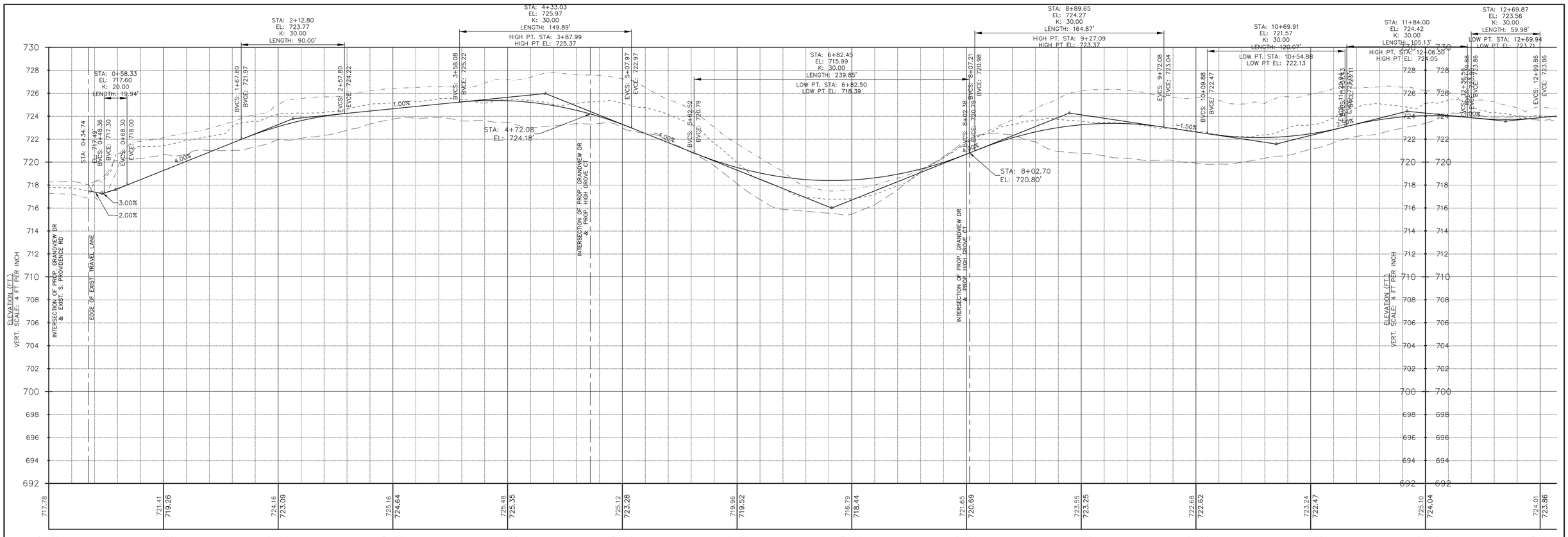
NO.	BY	DATE	REVISION
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2	AEN	4/24/26	PER CZ REVIEW COMMENTS

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: GRADING/UTILITY PLAN

File #: 25137-S-UDWG	Date: 2/23/26	Project Egr:	ABC
		Design By:	ABC
		Drawn By:	AEN
		Scale:	1" = 100'

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

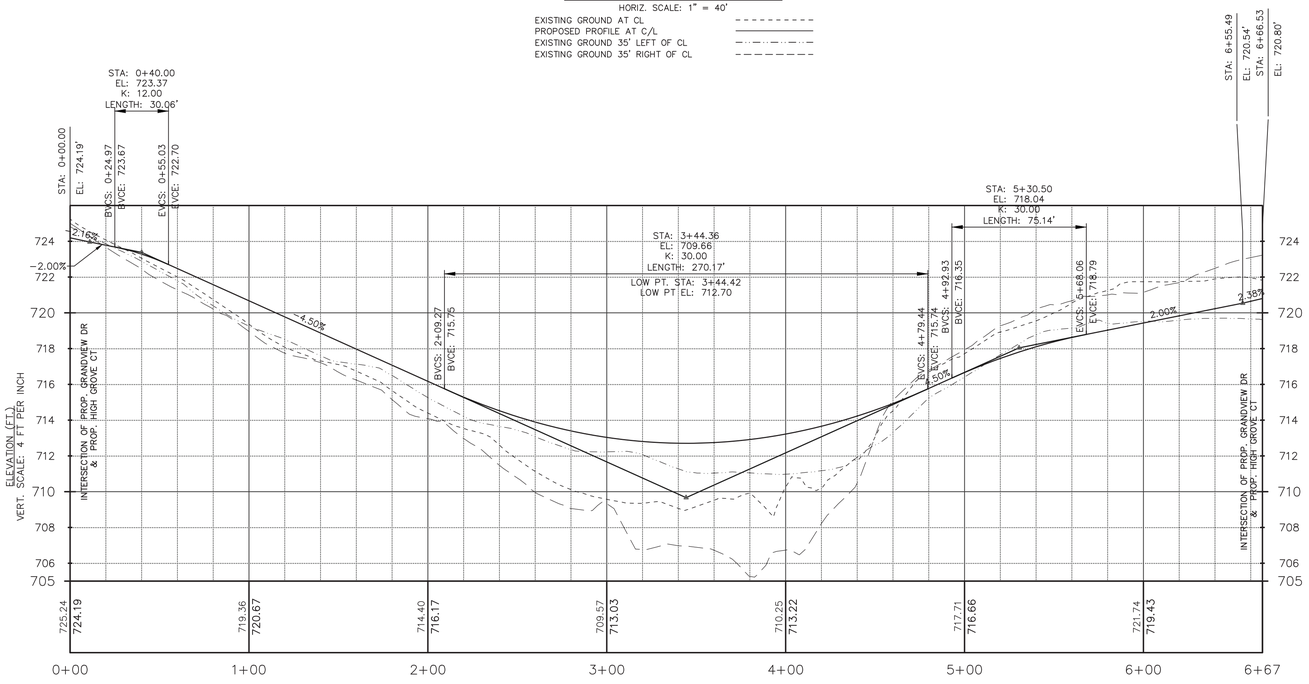
C2.0



GRANDVIEW DR PROFILE

HORIZ. SCALE: 1" = 40'

EXISTING GROUND AT CL
PROPOSED PROFILE AT C/L
EXISTING GROUND 35' LEFT OF CL
EXISTING GROUND 35' RIGHT OF CL



HIGH GROVE CT PROFILE

HORIZ. SCALE: 1" = 40'

EXISTING GROUND AT CL
PROPOSED PROFILE AT C/L
EXISTING GROUND 35' LEFT OF CL
EXISTING GROUND 35' RIGHT OF CL

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

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FINAL DRAWING
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1 INCH = 80 FEET

NO.	BY	DATE	REVISION
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Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: ROAD PROFILE
(PROP. GRANDVIEW DR 0+00–12+00)
(PROP. HIGH GROVE CT 0+00–6+67)

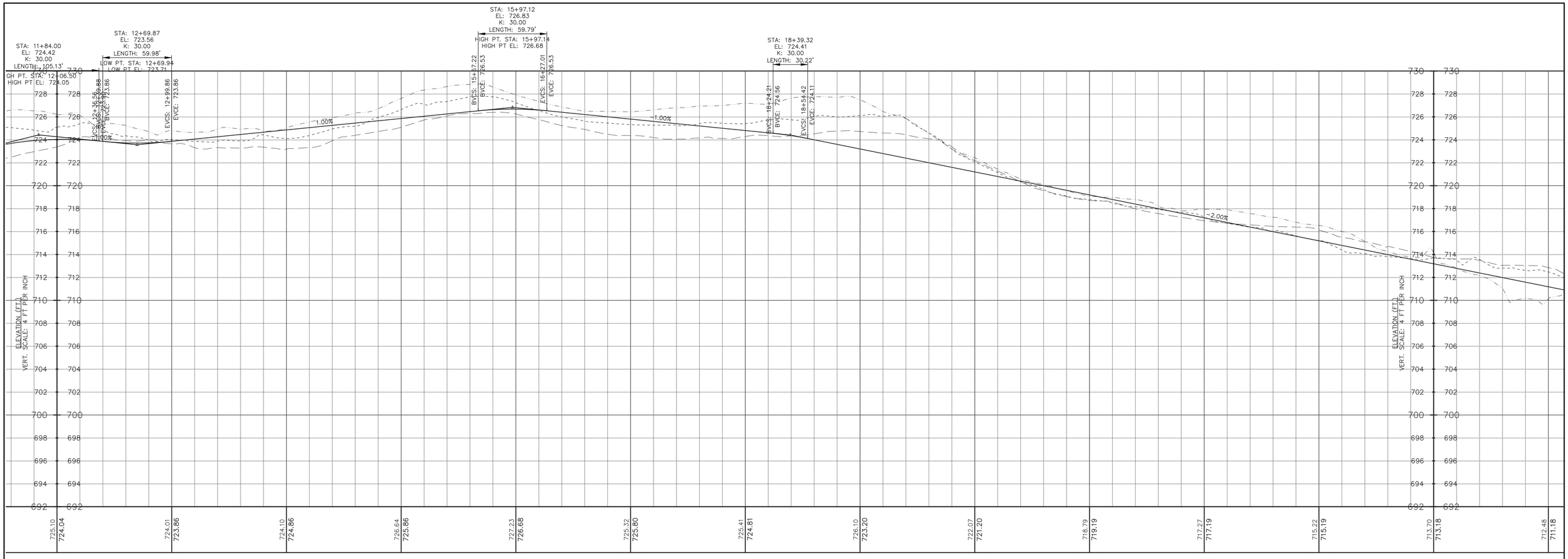
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THE ISAACS GROUP
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CHARLOTTE, N.C. 28217
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C3.0

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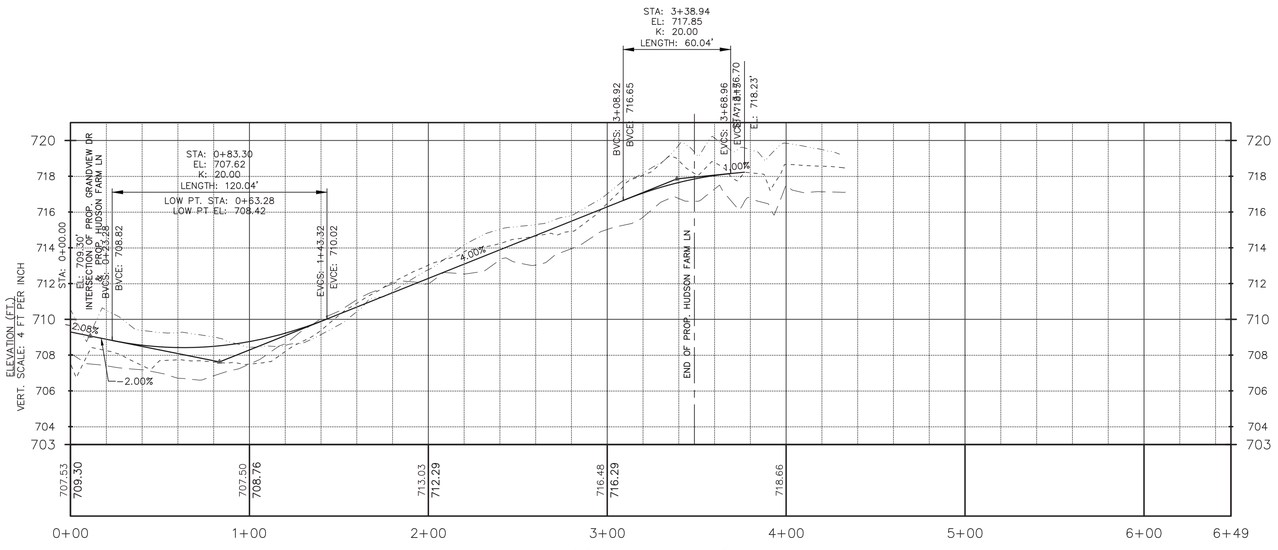


GRANDVIEW DR PROFILE

GRANDVIEW DR PROFILE

HORIZ. SCALE: 1" = 40'

EXISTING GROUND AT CL
PROPOSED PROFILE AT C/L
EXISTING GROUND 35' LEFT OF CL
EXISTING GROUND 35' RIGHT OF CL



HUDSON FARM LN PROFILE

HORIZ. SCALE: 1" = 40'

EXISTING GROUND AT CL
PROPOSED PROFILE AT C/L
EXISTING GROUND 35' LEFT OF CL
EXISTING GROUND 35' RIGHT OF CL

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

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1 INCH = 80 FEET

NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: ROAD PROFILE
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(PROP. HUDSON FARM LN 0+00–3+49)

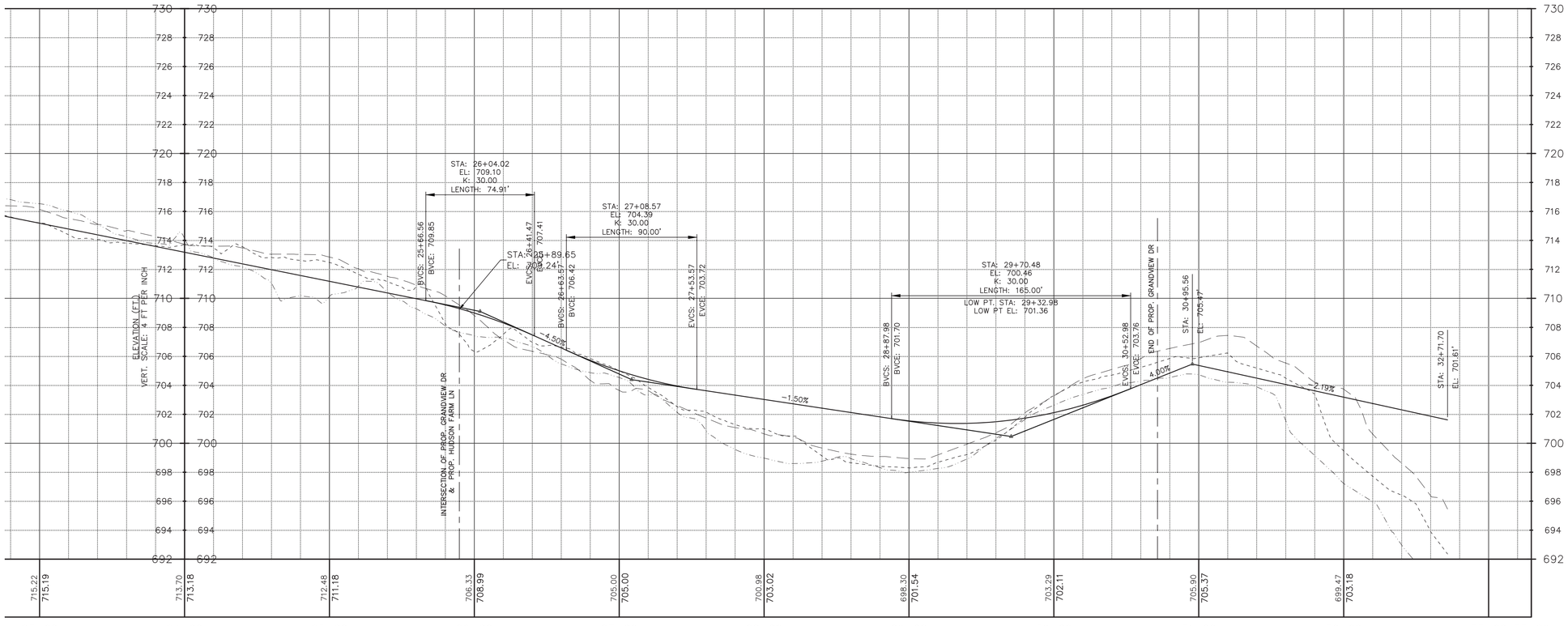
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C3.1

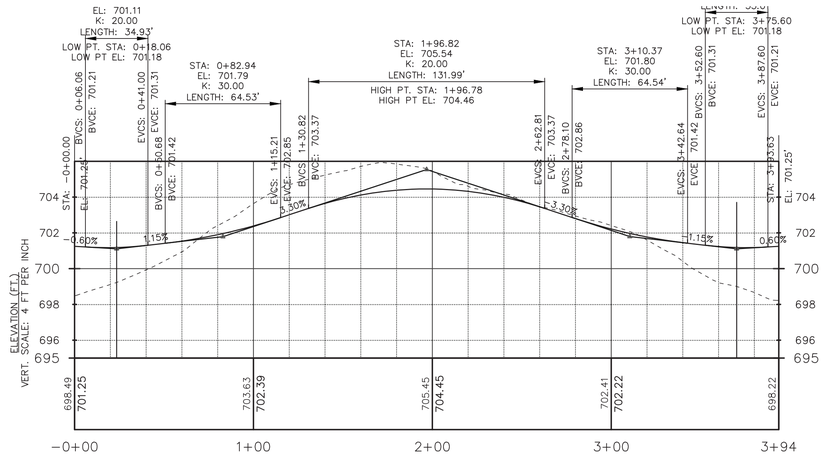
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GRANDVIEW DR PROFILE

HORIZ. SCALE: 1" = 40'

EXISTING GROUND AT CL
PROPOSED PROFILE AT C/L
EXISTING GROUND 35' LEFT OF CL
EXISTING GROUND 35' RIGHT OF CL



GRANDVIEW DR CUL DE SAC PROFILE

HORIZ. SCALE: 1" = 40'

EXISTING GROUND AT CL
PROPOSED PROFILE AT C/L
EXISTING GROUND 35' LEFT OF CL
EXISTING GROUND 35' RIGHT OF CL

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Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: ROAD PROFILE
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(PROP. GRANDVIEW DR CUL DE SAC CURB)

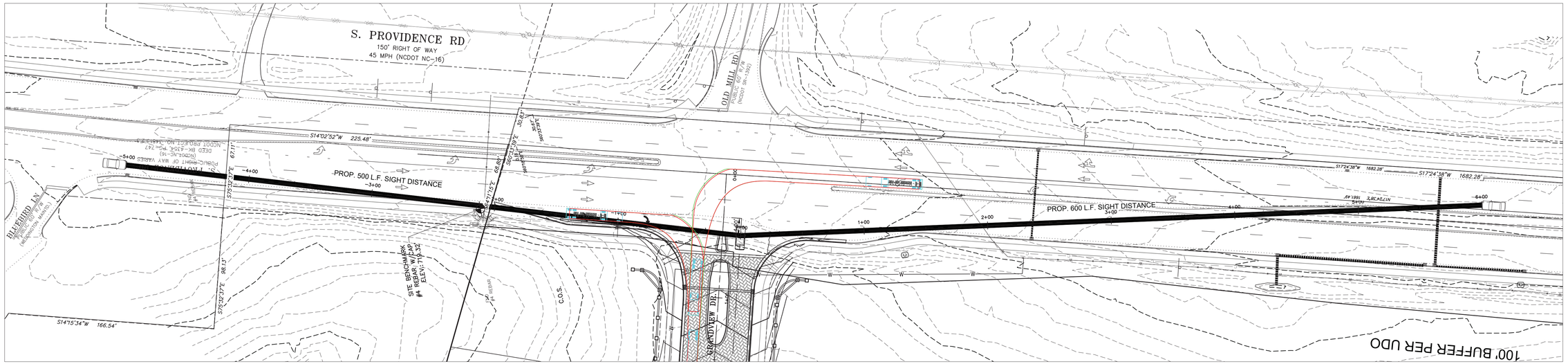
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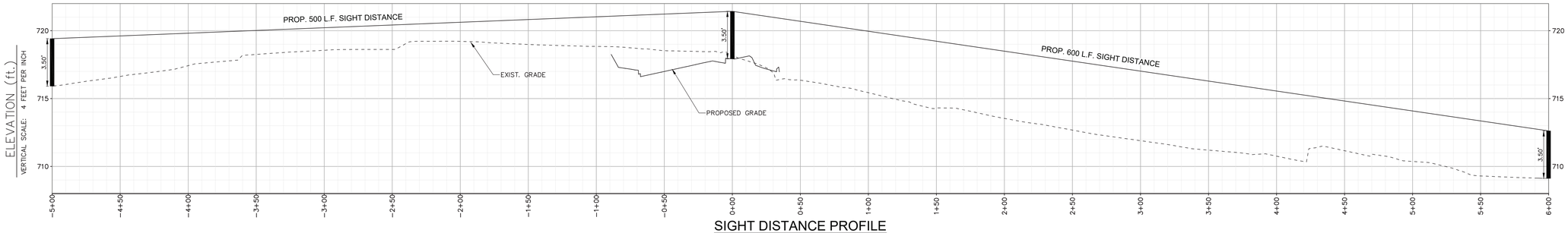
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C3.2

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PROVIDENCE ROAD SIGHT DISTANCE
SCALE: 1"=40'



SIGHT DISTANCE PROFILE
HORIZ. SCALE: 1" = 40'

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

THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON AS THE EXACT LOCATION OR A COMPLETE INVENTORY. WHEN PERFORMING SITE EXCAVATION, PRIOR TO COMMENCEMENT OF ANY EXCAVATION, CONTACT 811 OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

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FINAL DRAWING
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GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET

SIGHT DISTANCE NOTE:

OWNER IS RESPONSIBLE TO REMOVE EXISTING TREES/OBSTRUCTIONS LOCATED WITHIN SIGHT LINE. PERMISSION FROM ADJACENT PROPERTY OWNER IS REQUIRED PRIOR TO TREE/OBSTRUCTIONS REMOVAL FROM ADJACENT PROPERTY. IF TREES ARE ONLY TRIMMED AND NOT FULLY REMOVED AN EASEMENT WILL BE REQUIRED IN ORDER TO MAINTAIN CLEAR SIGHT DISTANCE.

NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS

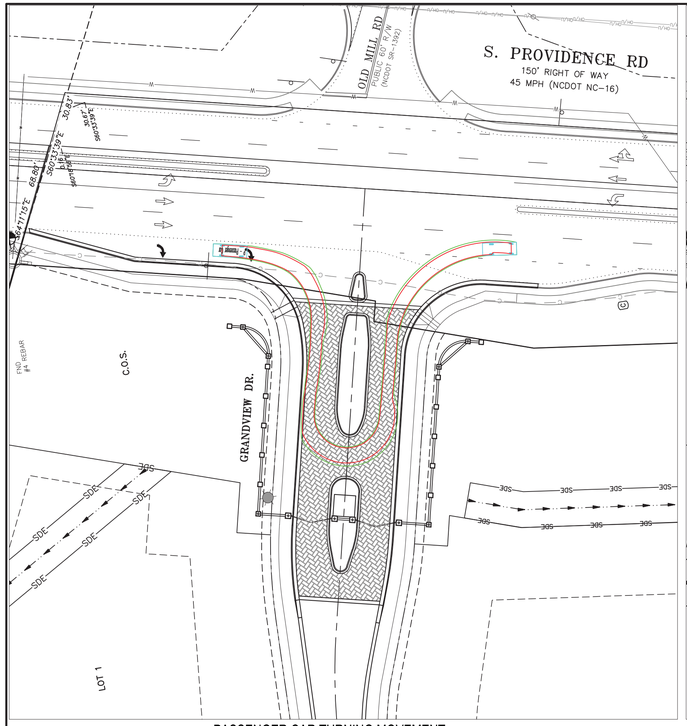
Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: GRANDVIEW DR. SIGHT DISTANCE

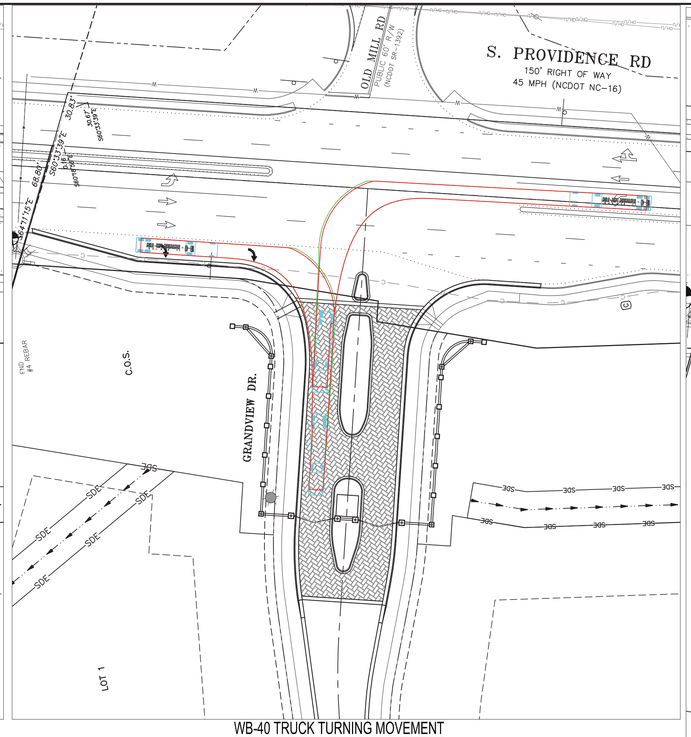
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CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

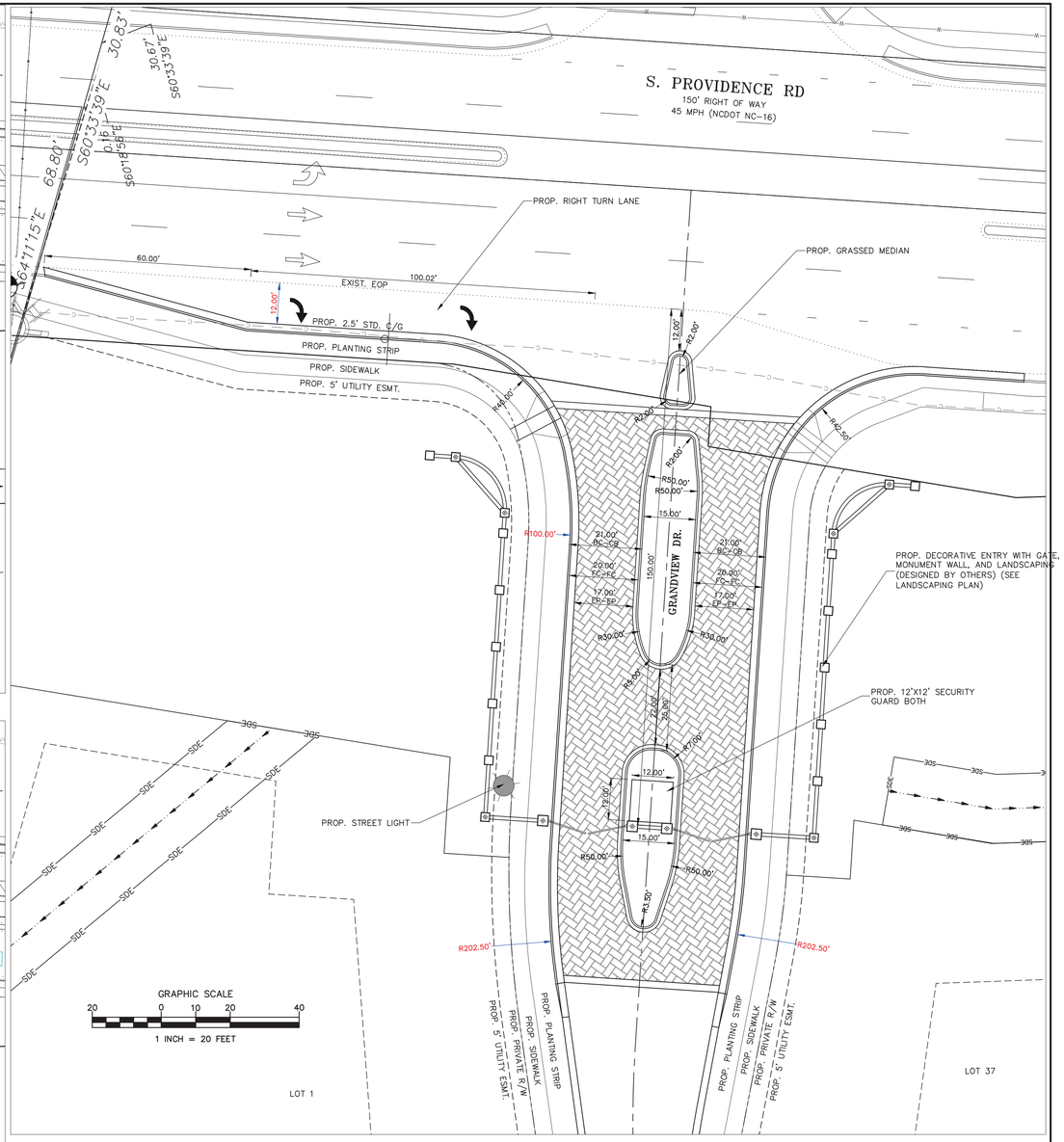
C3.3



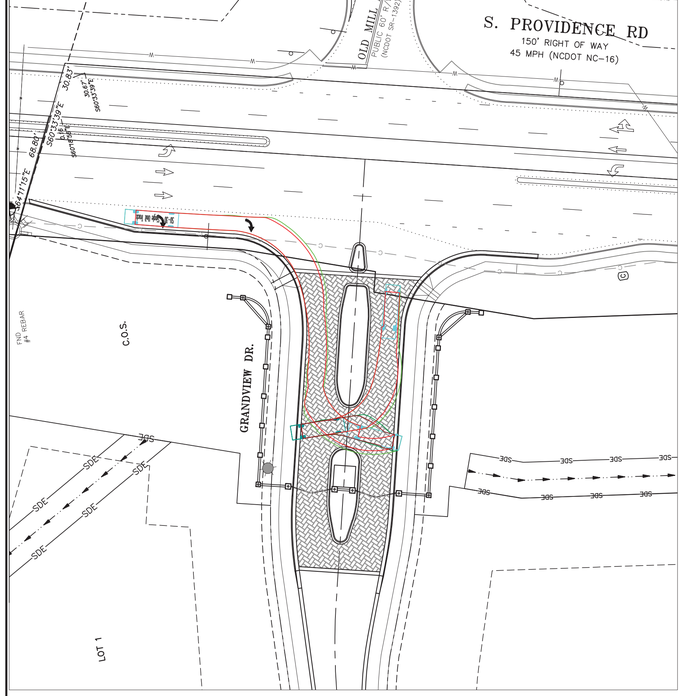
PASSENGER CAR TURNING MOVEMENT



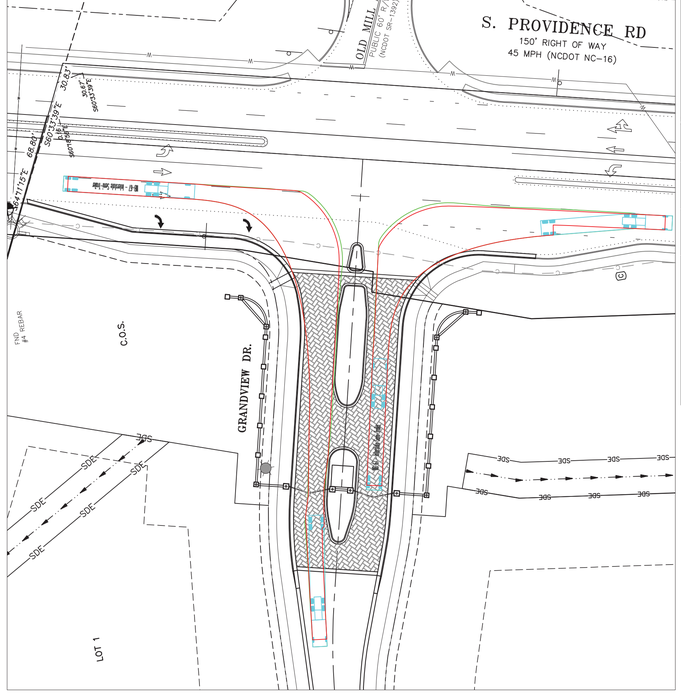
WB-40 TRUCK TURNING MOVEMENT



GRANDVIEW DR. ENTRANCE PLAN

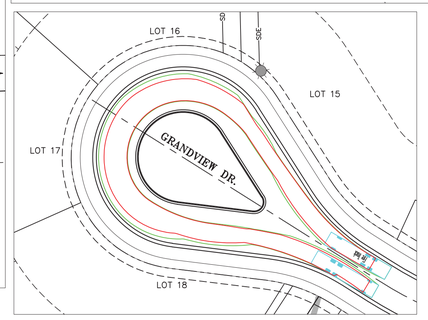


SU-30 TRUCK TURNING MOVEMENT



WB-67 TRUCK TURNING MOVEMENT

GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET



FIRE TRUCK TURNING MOVEMENT

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NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Digitally signed by Anthony B. Cowan, P.E.
Date: 2026.04.24 17:06:51-04'00'

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS

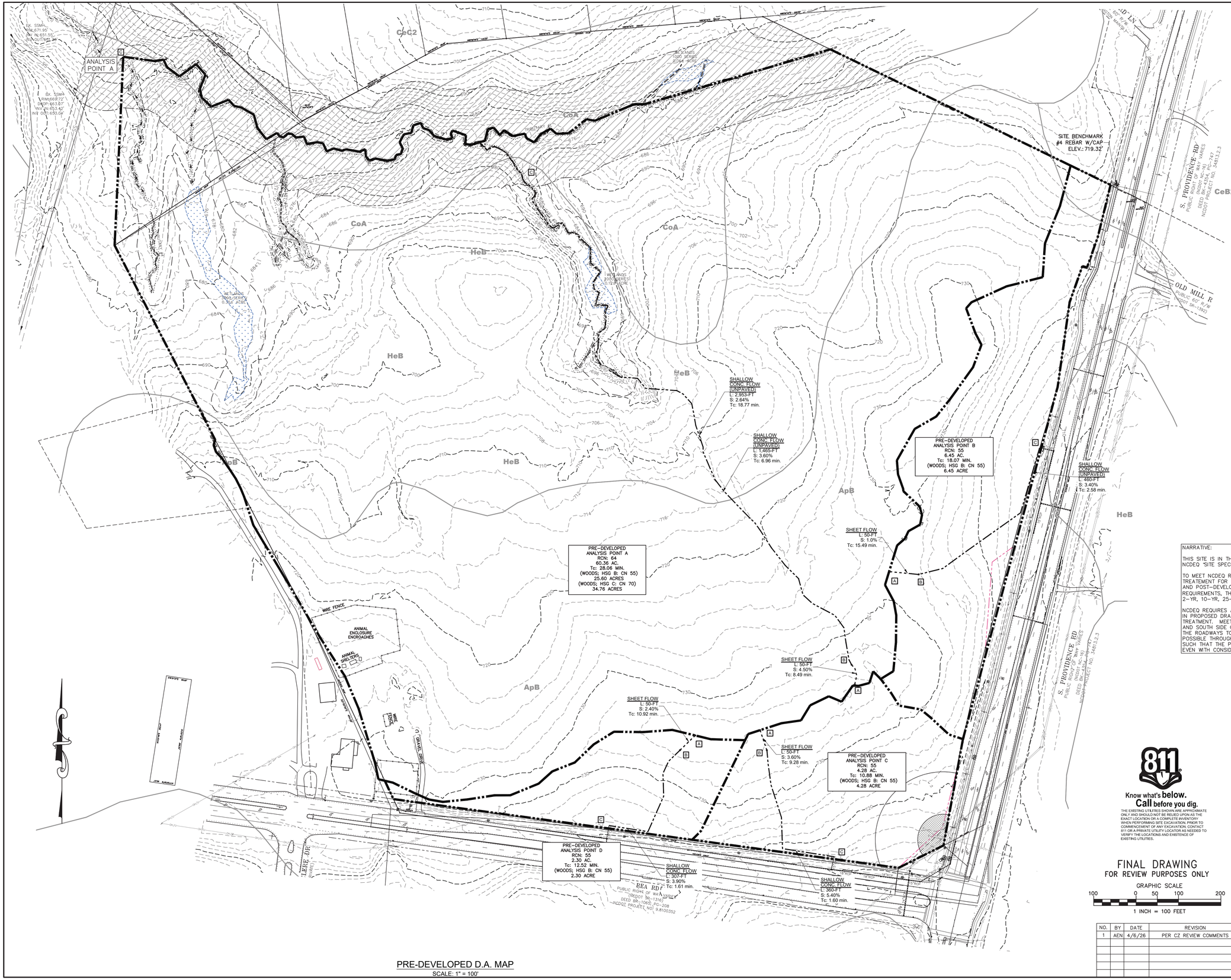
Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: GRANDVIEW DR. ENTRANCE PLAN & TURNING MOVEMENTS

File #: 25137-S-RD.DWG	Date: 2/23/26	Project Egr:	ABC
		Design By:	ABC
		Drawn By:	AEN
		Scale:	1" = 40'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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

C3.4



PRE-DEVELOPED D.A. MAP
SCALE: 1" = 100'

NARRATIVE:

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Digitally signed by Anthony B. Cowan, P.E.
Date: 2026.04.24 17:06:54-04'00'

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: PRE DEVELOPED D.A MAP
DETENTION

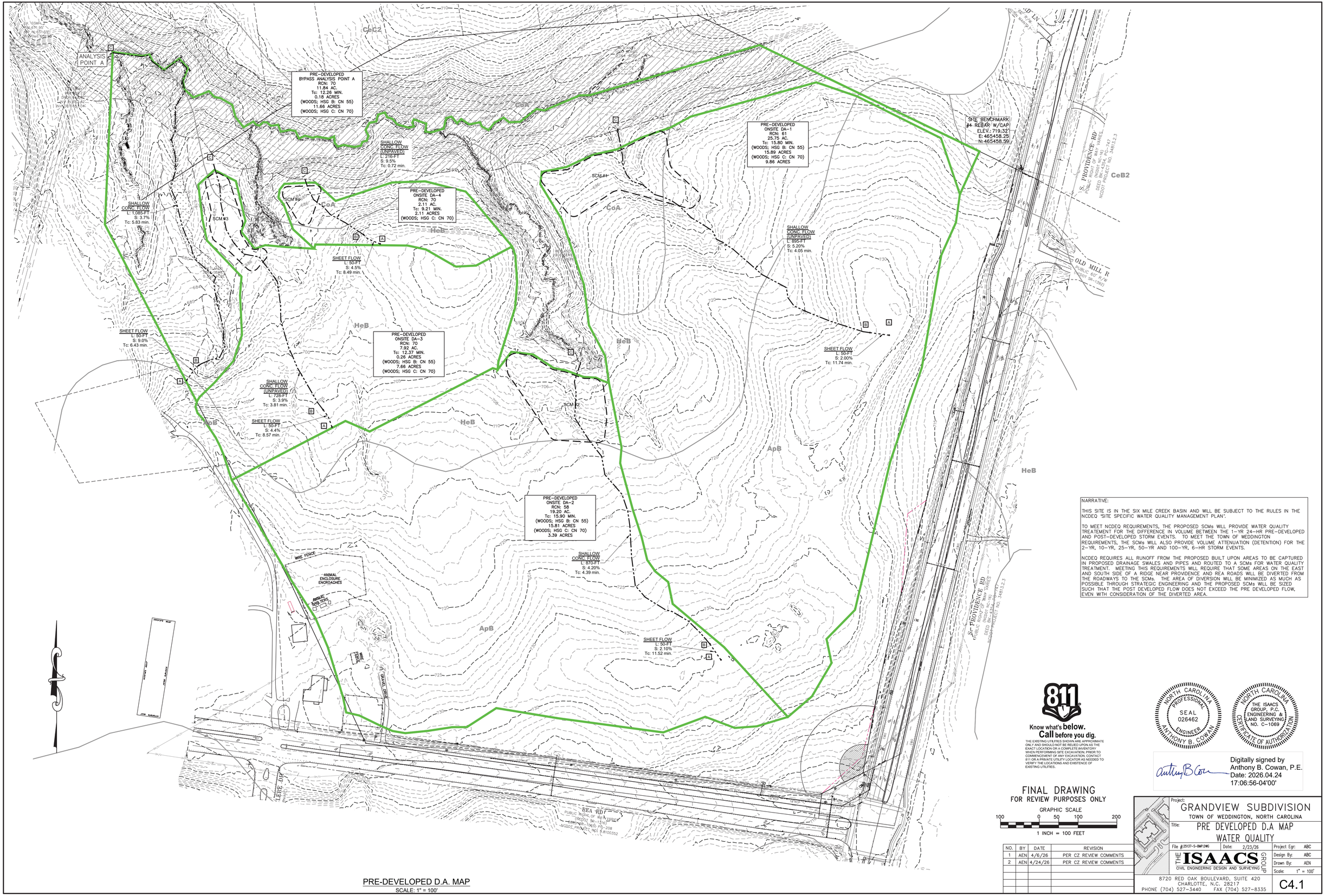
File #: 25137-S-BMP.DWG | Date: 2/23/26 | Project Egr: ABC | Design By: ABC | Drawn By: AEN | Scale: 1" = 100'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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

C4.0

P:\Active Projects\Mel Graham\Providence & Rea Rd Subd_25137\Engineering\Design Drawings\Current\SHEETS\25137-S-BMP.dwg, C4.0, 4/7/2026 12:39:58 PM, anewsome, 1:1



PRE-DEVELOPED D.A. MAP
SCALE: 1" = 100'

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Date: 2026.04.24 17:06:56-04'00'

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

NO.	BY	DATE	REVISION
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2	AEN	4/24/26	PER CZ REVIEW COMMENTS

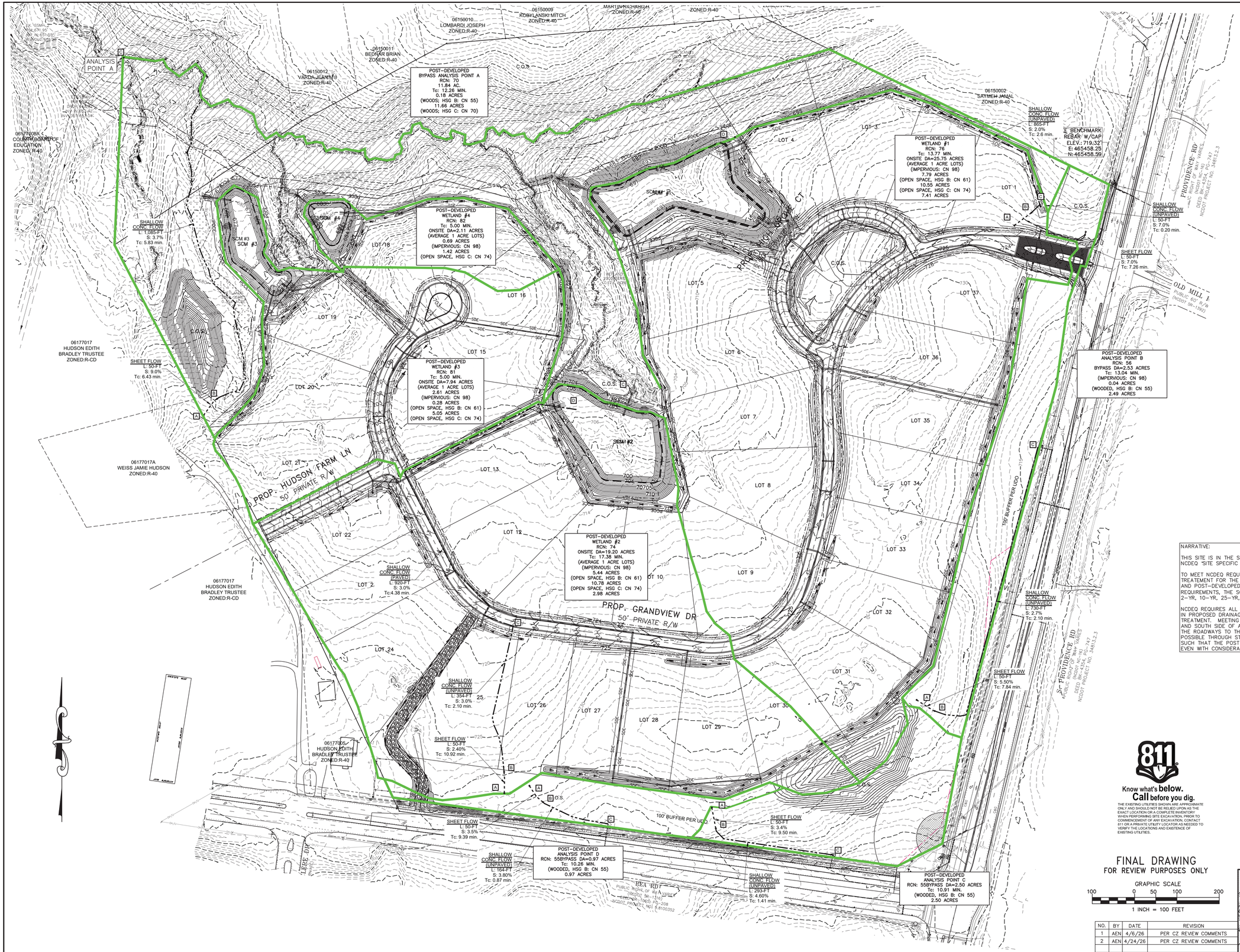
Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: PRE DEVELOPED D.A MAP
WATER QUALITY

File #:25137-S-BMP.DWG | Date: 2/23/26 | Project Eqr: ABC | Design By: ABC | Drawn By: AEN | Scale: 1" = 100'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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

C4.1



POST-DEVELOPED D.A MAP

SCALE: 1" = 100'

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NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

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Date: 2026.04.24 17:06:59-04'00'

FINAL DRAWING
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GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

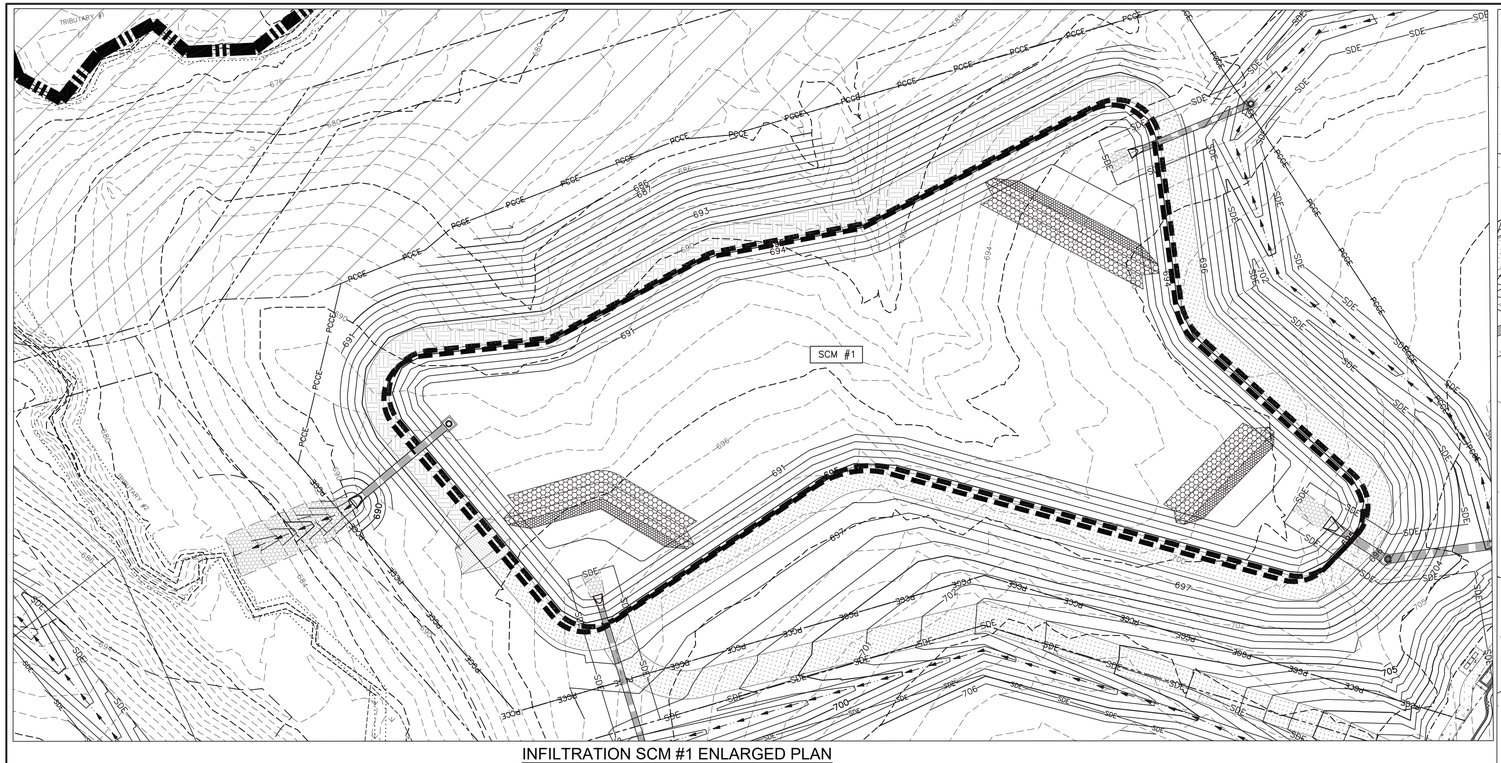
NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS
2	AEN	4/24/26	PER CZ REVIEW COMMENTS

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: POST DEVELOPED D.A MAP
File #: 25137-S-BMP.DWG | Date: 2/23/26
Project Egr: ABC | Design By: ABC | Drawn By: AEN | Scale: 1" = 100'

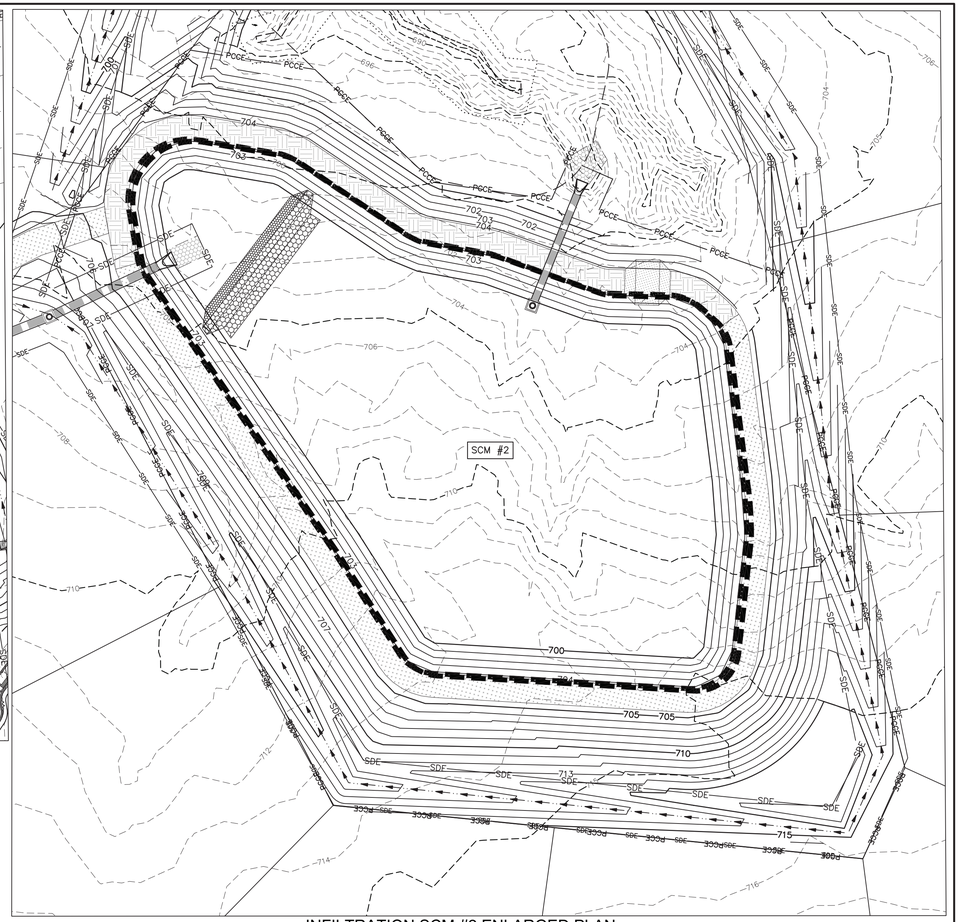
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C4.2

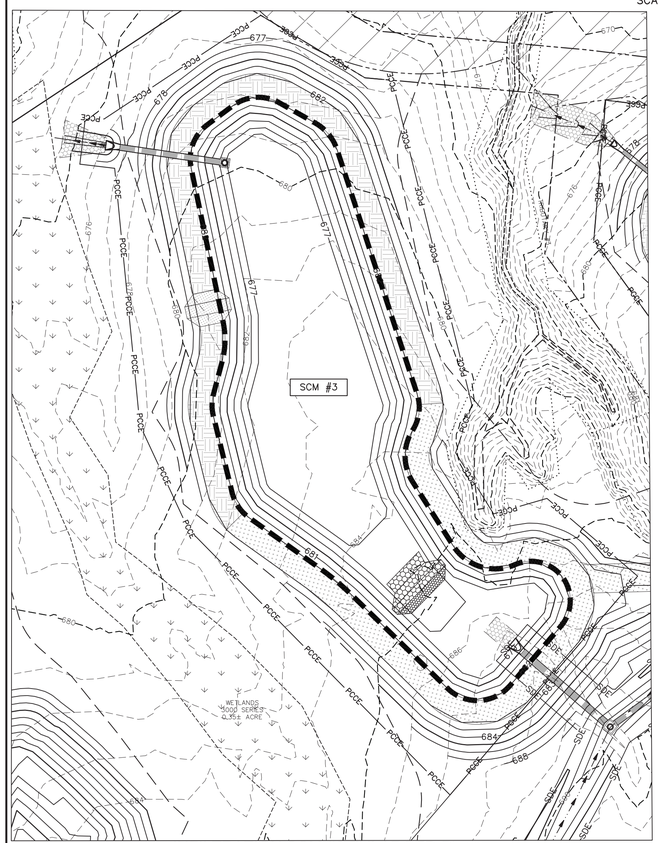
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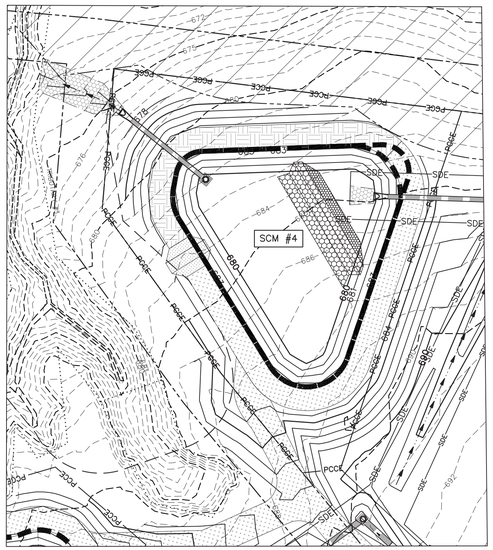
INFILTRATION SCM #1 ENLARGED PLAN
SCALE: 1"=30'



INFILTRATION SCM #2 ENLARGED PLAN
SCALE: 1"=30'



INFILTRATION SCM #3 ENLARGED PLAN
SCALE: 1"=30'



INFILTRATION SCM #4 ENLARGED PLAN
SCALE: 1"=30'

SITE ALLOWABLE BUA SUMMARY CHART		
SCM#1 TREATMENT AREA	1,062,949 SF	
PROPOSED		
ROAD, CURB & PARKING	60,924 SF	
R/W DW'S 140 SF/LOT X 17	2,380 SF	
SIDEWALK	28,572 SF	
IMP. ALOTTED 15,000 SF/LOT X 16.5 LOTS	247,500 SF	
TOTAL MAX SCM #1 BUA	**31.93%**	**339,376 SF**

NOTE THAT A BUA AS-BUILT SURVEY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A C.O.

*BUA LOCATED BENEATH ROOF NOT INCLUDED IN CALCULATION

SITE ALLOWABLE BUA SUMMARY CHART		
SCM#3 TOTAL DRAINAGE AREA	347,210 SF	
PROPOSED		
ROAD, CURB & PARKING	17,052 SF	
R/W DW'S 140 SF/LOT X 8	1,120 SF	
SIDEWALK	5,581 SF	
IMP. ALOTTED 15,000 SF/LOT X 6 LOTS	90,000 SF	
TOTAL MAX SCM #3 BUA	**32.76%**	**113,753 SF**

NOTE THAT A BUA AS-BUILT SURVEY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A C.O.

*BUA LOCATED BENEATH ROOF NOT INCLUDED IN CALCULATION

SITE ALLOWABLE BUA SUMMARY CHART		
SCM#2 TOTAL DRAINAGE AREA	894,722 SF	
PROPOSED		
ROAD, CURB & PARKING	34,747 SF	
R/W DW'S 140 SF/LOT X 12	1,680 SF	
SIDEWALK	12,865 SF	
IMP. ALOTTED 15,000 SF/LOT X 12.5 LOTS	187,500 SF	
GRAVEL FIRE ACCESS ROAD	10,700 SF	
TOTAL MAX SCM #2 BUA	**20.96%**	**247,492 SF**

NOTE THAT A BUA AS-BUILT SURVEY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A C.O.

*BUA LOCATED BENEATH ROOF NOT INCLUDED IN CALCULATION

SITE ALLOWABLE BUA SUMMARY CHART		
SCM#4 TOTAL DRAINAGE AREA	91,912 SF	
PROPOSED		
ROAD, CURB & PARKING	0 SF	
R/W DW'S 140 SF/LOT X 8	0 SF	
SIDEWALK	0 SF	
IMP. ALOTTED 15,000 SF/LOT X 2.0 LOTS	30,000 SF	
TOTAL MAX SCM #4 BUA	**32.64%**	**30,000 SF**

NOTE THAT A BUA AS-BUILT SURVEY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A C.O.

*BUA LOCATED BENEATH ROOF NOT INCLUDED IN CALCULATION

GRADING & DRAINAGE LEGEND

- EXIST. TREE LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN PIPE
- MH — PROP. MANHOLE (NCDOT STD. 840.52)
- CB — PROP. CATCH BASIN (NCDOT STD. 840.02)
- PROP. GRASSED SWALE @ 1.5% MIN. SLOPE
- PCCE — PROP. POST CONSTRUCTION CONTROL EASEMENT

POND VOLUMES (NCDEQ REQUIREMENTS)					
SCM #	WQv (1 yr.-24 hr.) Pre Dev Volume ac.-ft.	WQv (1 yr.-24 hr.) Post Dev Volume ac.-ft.	Req'd WQv Difference ac.-ft.	Approx. Pond Volume Shown cu.-ft.	Approx. Pond Volume Shown ac.-ft.
SCM 1	0.686	1.989	1.293	126,575	2.91
SCM 2	0.353	1.345	0.992	104,993	2.41
SCM 3	0.442	0.866	0.424	76,809	1.76
SCM 4	0.166	0.305	0.139	69,457	1.59

DETENTION STORMS (WEDDINGTON REQUIREMENTS)			
STORM	PRE DEV FLOW (cfs)	POST DEV FLOW (cfs)	APPROX. ROUTED FLOW
1-YR	15.98	58.49	8.06
2-YR	30.7	88.13	15.32
10-YR	80.06	167.85	49.77
25-YR	111.96	213.37	83.07
50-YR	137.94	248.09	113.68
100-YR	163.87	281.25	146.46

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Date: 2026.06.16 09:49:58-04'00'

FINAL DRAWING
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GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS
2	AEN	5/11/26	PER CZ REVIEW COMMENTS
3	AEN	6/16/26	PER CZ REVIEW COMMENTS

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: SCM PLAN

File #:25137-S-BMP.DWG | Date: 2/23/26 | Project Egr: ABC | Design By: ABC | Drawn By: AEN | Scale: 1" = 30'

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

C4.3



LEGEND

- ELEV — EXISTING CONTOUR
- ELEV — PROPOSED CONTOUR
- ELEV — TEMPORARY EROSION CONTROL CONTOUR
- OHP — EXIST. OVERHEAD POWER
- EXISTING TREE/SHRUB CANOPY
- EXISTING CREEK
- LOD — LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE (STD. C7.5)
- PROPOSED SILT FENCE (STD. C7.5) W/ORANGE TREE PROTECTION ATTACHED
- PROPOSED HIGH HAZARD SILT FENCE (STD. C7.5) W/ORANGE TREE PROTECTION ATTACHED
- TPF — PROPOSED ORANGE TREE PROTECTION
- PROP. INLET PROTECTION USE HARDWARE CLOTH AND GRAVEL INLET PROTECTION IN PHASE 1 (SEE SHT. C7.6) AND SILT SAC INLET PROTECTION (SEE SHT. C7.6) IN CATCH BASINS AFTER ROAD CONSTRUCTION IN PHASE 2

TOTAL DISTURBED AREA
=±25.93 ACRES

NEW STABILIZATION TIMEFRAMES
(Effective Aug. 3, 2011)

Site Area Description	Stabilization	Timeframe Exceptions
Perimeter dikes, swales, ditches, slopes**	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days **	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days **	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days **	None, except for perimeters and HQW Zones.

* HWQ ZONE: WATERSHED CLASSIFICATIONS WS-I, WSII, ORW, or SA

BUFFER LEGEND

- 100' WATERSHED BUFFER (EACH SIDE FROM STREAM TOB)
- STREAM
- WETLANDS

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

NO.	BY	DATE	REVISION
1	AEN	4/6/26	PER CZ REVIEW COMMENTS
2	AEN	4/24/26	PER CZ REVIEW COMMENTS

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

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Date: 2026.04.24 17:07:04-04'00'

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: EROSION CONTROL OVERALL

File #:25137-S-EC.DWG | Date: 2/23/26 | Project Egr: ABC | Design By: ABC | Drawn By: AEN | Scale: 1" = 100'

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CHARLOTTE, N.C. 28217
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C6.0

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DWG	SHEET TITLE	SPECIAL REQUIREMENTS AND NOTES
300.01	METHOD OF PIPE INSTALLATION – METHOD A	
310.02	PARALLEL PIPE END SECTION–PRECAST CONCRETE FOR 15" TO 24" PIPE	REQUIRED IN RIGHT OF WAY WITHIN THE ETJ
310.03	CROSS PIPE END SECTION–PRECAST CONCRETE FOR 18" TO 30" PIPE	REQUIRED IN RIGHT OF WAY WITHIN THE ETJ
310.10	DRIVEWAY PIPE CONSTRUCTION USING NO SPECIAL END SECTIONS	ONLY AT LOCATIONS APPROVED BY THE COUNTY ENGINEER
815.03	PIPE UNDERDRAIN AND BLIND DRAIN	
816.03	GEOCOMPOSITE SHOULDER DRAIN	
838.01	CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 15" THRU 48" PIPE 90° SKEW	NOTE 1
838.02	CONCRETE ENDWALL AND SLUICE GATE 15" THRU 36" PIPE–90° SKEW	NOTE 1
838.04	CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 17"X13" THRU 71"X47" PIPE ARCH 90° SKEW	NOTE 1
838.05	CONCRETE "L" ENDWALL FOR SINGLE PIPE CULVERTS 15" THRU 48" PIPE	NOTE 1
838.06	CONCRETE "L" ENDWALL FOR SINGLE PIPE CULVERTS 17"X13" THRU 71"X47" PIPE ARCH	NOTE 1
838.07	CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 40"X31" THRU 66"X51" PIPE ARCH 90° SKEW	NOTE 1
838.08	CONCRETE "L" ENDWALL FOR SINGLE PIPE CULVERTS 40"X31" THRU 66"X51" PIPE ARCH	NOTE 1
838.10	CONCRETE ENDWALL FOR OUTFALL 4", 6" OR 8" PIPE	NOTE 1
838.11	BRICK ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 15" THRU 48" 90° SKEW	
838.14	BRICK ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 17"X13" THRU 71"X47" PIPE ARCH 90° SKEW	
838.15	BRICK "L" ENDWALL FOR SINGLE PIPE CULVERTS 15" THRU 48" PIPE	
838.16	BRICK "L" ENDWALL FOR SINGLE PIPE CULVERTS 17"X13" THRU 71"X47" PIPE ARCH	
838.17	BRICK ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 40"X31" THRU 66"X51" PIPE ARCH 90° SKEW	
838.18	BRICK ENDWALL FOR SINGLE PIPE CULVERTS 40"X31" THRU 66"X51" PIPE ARCH	
838.20	BRICK ENDWALL FOR OUTFALL 4", 6" OR 8" PIPE	
838.21	REINFORCED CONCRETE ENDWALL FOR SINGLE 54" PIPE 90° SKEW	NOTE 1 SEE MCLDS 20.17 FOR SPLASH PAD
838.22	REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 54" PIPES 90° SKEW	NOTE 1 SEE MCLDS 20.17 FOR SPLASH PAD
838.27	REINFORCED CONCRETE ENDWALL FOR SINGLE 60" PIPE 90° SKEW	NOTE 1 SEE MCLDS 20.17 FOR SPLASH PAD
838.28	REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 60" PIPES 90° SKEW	NOTE 1 SEE MCLDS 20.17 FOR SPLASH PAD
838.33	REINFORCED CONCRETE ENDWALL FOR SINGLE 66" PIPE 90° SKEW	NOTE 1 SEE MCLDS 20.17 FOR SPLASH PAD
838.34	REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 66" PIPES 90° SKEW	NOTE 1 SEE MCLDS 20.17 FOR SPLASH PAD
838.39	REINFORCED CONCRETE ENDWALL FOR SINGLE 72" PIPE 90° SKEW	NOTE 1 SEE MCLDS 20.17 FOR SPLASH PAD
838.40	REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 72" PIPES 90° SKEW	NOTE 1 SEE MCLDS 20.17 FOR SPLASH PAD

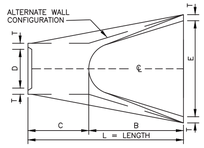
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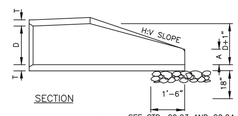
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

NCDOT STANDARDS
APPROVED FOR USE IN MECKLENBURG COUNTY AND TOWNS, INCLUDING ETJ

STD. NO. 20.00A | REV.

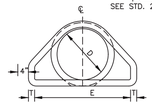


PLAN



SECTION

SEE STD. 20.23 AND 20.24



END VIEW

TABLE OF DIMENSIONS								
D	T	A	B	C	E	L	H:V	WT.
12"	2–1/4"	4"	2'–0"	4'–1"	2'–0"	6'–1"	3:1	730
15"	2–1/4"	6"	2'–3"	3'–10"	2'–0"	6'–1"	3:1	730
18"	2–1/2"	9"	2'–3"	3'–10"	3'–0"	6'–1"	3:1	1190
24"	3"	10"	3'–8"	2'–6"	4'–0"	6'–2"	3:1	1770
30"	3–1/2"	1'–0"	4'–6"	1'–8"	5'–0"	6'–2"	3:1	2380
36"	4"	1'–3"	5'–3"	2'–11"	6'–0"	8'–2"	3:1	5330
42"	4–1/2"	1'–9"	5'–3"	2'–11"	6'–8"	8'–2"	3:1	5920
48"	5"	2'–0"	6'–0"	2'–2"	7'–0"	8'–2"	3:1	7470
54"	5–1/2"	2'–3"	5'–6"	2'–10"	7'–6"	8'–4"	3:1	8810
60"	6"	2'–6"	5'–0"	3'–3"	8'–0"	8'–3"	3:1	11180
66"	6–1/2"	3'–0"	6'–0"	2'–3"	8'–6"	8'–3"	3:1	12530
72"	7"	3'–0"	6'–6"	1'–9"	9'–0"	8'–3"	3:1	13980

GENERAL NOTES:

1. SEE FORMER NCDOT STANDARD 310.01 FOR DETAILS.
2. REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF REINFORCED CONCRETE PIPE OF LIKE DIAMENTER PER AASHTO M170, TABLE 2, WALL B.
3. ALL CONCRETE TO BE 4000 P.S.I COMPRESSIVE STRENGTH.
4. PROVIDE TONGUE OR SPIGOT JOINT AT INLET END SECTION.
5. PROVIDE GROOVE OR BELL JOINT AT OUTLET END SECTION.
6. THE DIMENSIONS FOR END SECTIONS SHALL SUBSTANTIALLY AGREE WITH THE TABLE. MINOR VARIATIONS WILL BE PERMITTED BASED ON THE MANUFACTURER'S STANDARD FORMS AND TEMPLATES.
7. NOT TO BE USED IN NCDOT MAINTAINED RIGHT OF WAY.

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

FLARED END SECTION
12" THRU 72" PIPE

STD. NO. 20.23A | REV.

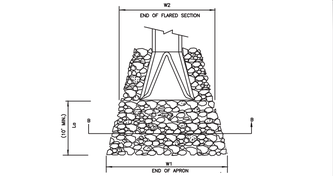
NOTES:

1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
2. REFER TO THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR RIPRAP APRON DESIGN STANDARDS.
3. RIPRAP 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.
4. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED 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.
5. 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.
6. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
7. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
8. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
9. FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.
10. ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.

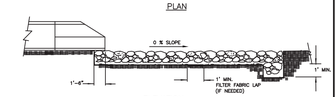
USE USDA NOMOGRAPH FROM NC SEDIMENT AND EROSION CONTROL MANUAL OR CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR DESIGN DATA.

RIP RAP SUMMARY CHART					
OUTLET	La	W1	W2	T*	H

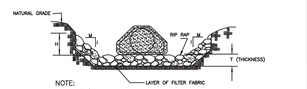
* d50 (see fig 8.06 a&b "NC SEDIMENT AND EROSION CONTROL MANUAL"
dmax = 1.5 x d50
T = 1.5 X dmax.



PLAN



ELEVATION



NOTE:
MINIMUM H=2/3 PIPE DIAMETER

SECTION B–B

APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

RIP RAP APRON AT PIPE OUTFALLS
OTHER THAN AT SWIM

STD. NO. 20.23 | REV.

DWG	SHEET TITLE	SPECIAL REQUIREMENTS AND NOTES
838.45	NOTES FOR REINFORCED CONCRETE ENDWALL STANDARD DRAWINGS 838.21 THRU 838.40	NOTE 1 SEE MCLDS 20.17 FOR SPLASH PAD
838.51	REINFORCED BRICK ENDWALL FOR SINGLE 54" PIPE 90° SKEW	SEE MCLDS 20.17 FOR SPLASH PAD
838.52	REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 54" PIPES 90° SKEW	SEE MCLDS 20.17 FOR SPLASH PAD
838.57	REINFORCED BRICK ENDWALL FOR SINGLE 60" PIPE 90° SKEW	SEE MCLDS 20.17 FOR SPLASH PAD
838.58	REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 60" PIPES 90° SKEW	SEE MCLDS 20.17 FOR SPLASH PAD
838.63	REINFORCED BRICK ENDWALL FOR SINGLE 66" PIPE 90° SKEW	SEE MCLDS 20.17 FOR SPLASH PAD
838.64	REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 66" PIPES 90° SKEW	SEE MCLDS 20.17 FOR SPLASH PAD
838.69	REINFORCED BRICK ENDWALL FOR SINGLE 72" PIPE 90° SKEW	SEE MCLDS 20.17 FOR SPLASH PAD
838.70	REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 72" PIPES 90° SKEW	SEE MCLDS 20.17 FOR SPLASH PAD
838.75	NOTES FOR REINFORCED BRICK ENDWALL STANDARD DRAWINGS 838.51 THRU 838.70	SEE MCLDS 20.17 FOR SPLASH PAD
838.80	PRECAST CONCRETE ENDWALLS FOR SINGLE 12" THRU 72" PIPE 90° SKEW	
840.00	CONCRETE BASE PAD FOR DRAINAGE STRUCTURES	
840.01	BRICK CATCH BASIN 12" THRU 54" PIPE	
840.02	CONCRETE CATCH BASIN 12" THRU 54" PIPE	
840.03	FRAME, GRATES AND HOOD FOR USE ON STANDARD BASIN 12" THRU 54" PIPE	TYPE F AND G GRATES ARE OPTIONAL WITHIN THE TOWN LIMITS
840.04	CONCRETE OPEN THROAT CATCH BASIN 12" THRU 48" PIPE	NOTE 1 – OPENINGS PERMITTED IN 4 SIDES OUTSIDE OF STREET R/W MANHOLE RING AND COVER REQUIRED IN TOP SLAB SEE STD. 840.54
840.05	BRICK OPEN THROAT CATCH BASIN 12" THRU 48" PIPE	OPENINGS PERMITTED IN 4 SIDES OUTSIDE OF STREET R/W MANHOLE RING AND COVER REQUIRED IN TOP SLAB SEE STD. 840.54
840.14	CONCRETE DROP INLET 12" THRU 30" PIPE	NOTE 1
840.15	BRICK DROP INLET 12" THRU 30" PIPE	
840.16	DROP INLET FRAME AND GRATES FOR USE WITH STANDARD DWGS. 840.14 & 840.15	
840.17	CONCRETE GRATED DROP INLET TYPE "A" 12" THRU 72" PIPE	NOTE 1
840.18	CONCRETE GRATED DROP INLET TYPE "B" 12" THRU 36" PIPE	NOTE 1
840.19	CONCRETE GRATED DROP INLET TYPE "D" 12" THRU 36" PIPE	NOTE 1
840.20	FRAMES AND WIDE SLOT FLAT GRATES	NOT FOR USE IN PEDESTRIAN AREAS
840.22	FRAMES AND WIDE SLOT SAG GRATES	NOT FOR USE IN PEDESTRIAN AREAS
840.24	FRAMES AND NARROW SLOT SAG GRATES	
840.25	ANCHORAGE FOR FRAMES BRICK OR CONCRETE	
840.26	BRICK GRATED DROP INLET TYPE "A" 12" THRU 72" PIPE	
840.27	BRICK GRATED DROP INLET TYPE "B" 12" THRU 36" PIPE	
840.28	BRICK GRATED DROP INLET TYPE "D" 12" THRU 36" PIPE	
840.29	FRAMES AND NARROW SLOT FLAT GRATES	
840.30	DRIVEWAY DROP INLET	

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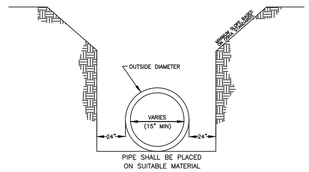
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

NCDOT STANDARDS
APPROVED FOR USE IN MECKLENBURG COUNTY AND TOWNS, INCLUDING ETJ

STD. NO. 20.00B | REV.

NOTES:

1. A MINIMUM OF 24" FROM OUTSIDE DIAMETER OF PIPE TO SIDE OF TRENCH MUST BE ALLOWED FOR COMPACTION OF FILL MATERIAL. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER THE PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE PLACED IN LAYERS NOT TO EXCEED 6". UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN UNBACKFILLED TRENCHES AFTER THE PIPE HAS BEEN PLACED. COMPACTION REQUIREMENTS SHALL BE ATTAINED BY THE USE OF MECHANICAL TAMPS ONLY. EACH AND EVERY LAYER OF BACKFILL SHALL BE PLACED LOOSE AND THOROUGHLY COMPACTED INTO PLACE.
2. ALL BACKFILL MATERIAL SHALL HAVE AN IN PLACE COMPACTED DENSITY OF 95%.
3. STANDARD PROCTOR. THE FINAL 2' BELOW FINISHED GRADE SHALL BE 100%.
4. ALL TRENCHING OPERATIONS SHALL MEET OSHA STANDARDS.
5. BACKFILL MATERIAL BENEATH ROADWAY SHALL BE SELECT BACKFILL MATERIAL.



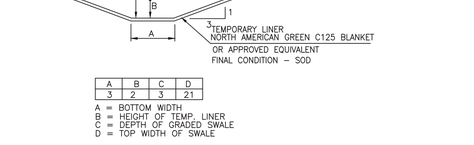
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MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

TRENCH DETAIL
FOR STORM DRAIN

STD. NO. 20.25



A	B	C	D
3	2	3	21

A = BOTTOM WIDTH
B = HEIGHT OF TEMP. LINER
C = DEPTH OF GRADED SWALE
D = TOP WIDTH OF SWALE

TYPE A

GRASSED SWALE NOTES:

1. EXCAVATE CHANNEL TO THE CROSS–SECTION SHOWN.
2. APPLY LIME, FERTILIZER AND SEED TO THE CHANNEL AND ADJOINING AREAS IN ACCORDANCE WITH THE SEEDING SCHEDULE.
3. START LAYING THE NET FROM THE TOP OF THE UPSTREAM END OF THE CHANNEL AND UNROLL IT DOWN THE GRADE. DO NO STRETCH MATTING.
4. BURY THE UPSLOPE END AND STAPLE THE NET EVERY 12" ACROSS THE TOP END, EVERY 3' AROUND THE EDGES AND ACROSS THE MAT SO THAT THE STRAW IS HELD CLOSELY AGAINST THE SOIL.
5. MATTING STRIPS SHOULD BE JOINED TOGETHER ALONG THE SIDES WITH A 3" OVERLAP AND STAPLED TOGETHER.
6. TO JOIN ENDS OF STRIPS, INSERT THE NEW ROLL OF NET IN A TRENCH AS WITH UPSLOPE END AND OVERLAP IT 18" WITH THE PREVIOUSLY LAID UPPER ROLL. TURN UNDER 6" OF THE 18" OVERLAP AND STAPLE EVERY 12" ACROSS THE END.

GRASS SWALE

DWG	SHEET TITLE	SPECIAL REQUIREMENTS AND NOTES
840.31	CONCRETE JUNCTION BOX (WITH OPTIONAL MANHOLE) 12" THRU 66" PIPE	NOTE 1 OPTIONAL MANHOLE IS REQUIRED
840.32	BRICK JUNCTION BOX 12" THRU 66" PIPE	OPTIONAL MANHOLE IS REQUIRED
840.34	TRAFFIC BEARING JUNCTION BOX FOR USE WITH PIPES 42" AND UNDER	NOTE 1 OPTIONAL MANHOLE IS REQUIRED
840.35	TRAFFIC BEARING DROP INLET FOR CAST IRON DOUBLE FRAME AND GRATES	NOTE 1 OPTIONAL MANHOLE IS REQUIRED
840.36	TRAFFIC BEARING DROP INLET FOR STEEL (840.37) DOUBLE FRAME AND GRATES	NOT FOR USE IN PEDESTRIAN AREAS
840.37	STEEL GRATE AND FRAME	NOT FOR USE IN PEDESTRIAN AREAS
840.41	SPRING BOX CONCRETE OR BRICK	NOTE 1
840.45	PRECAST DRAINAGE STRUCTURE (SOLID AND WAFFLE WALL)	WAFFLE WALL IS NOT PERMITTED. OPENINGS SHALL BE PRECAST
840.46	TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE	
840.51	BRICK MANHOLE 12" THRU 36" PIPE	
840.52	PRECAST MANHOLE 4', 5' AND 6' DIAMETER 12" THRU 42" PIPE	
840.53	PRECAST MANHOLE WITH MASONRY BASE 12" THRU 42" PIPE	
840.54	MANHOLE FRAME AND COVER	
840.66	DRAINAGE STRUCTURE STEPS	
840.71	CONCRETE AND BRICK PIPE PLUG	
840.72	PIPE COLLAR	
850.01	CONCRETE PAVED DITCHES	
852.04	METHODS FOR PLACEMENT OF DROP INLETS IN GRASSED MEDIAN (USING 1'–6" CURB AND GUTTER)	
852.05	MEDIAN CURB FOR CATCH BASIN (FOR USE WITH 1'–6" CURB AND GUTTER)	
852.06	METHOD OF PLACEMENT OF DROP INLETS IN CONCRETE ISLANDS	
876.01	RIP RAP IN CHANNELS	
876.03	DRAINAGE DITCHES WITH CLASS "A" RIP RAP	
876.04	DRAINAGE DITCHES WITH CLASS "B" RIP RAP	

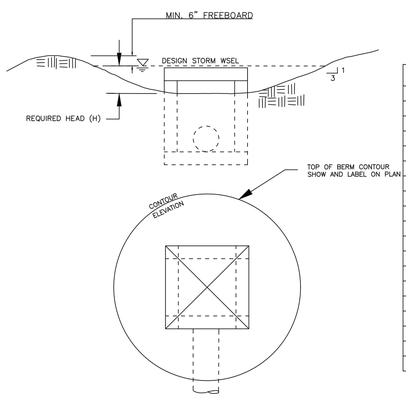
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MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

NCDOT STANDARDS
APPROVED FOR USE IN MECKLENBURG COUNTY AND TOWNS, INCLUDING ETJ

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YARD INLET SUMMARY CHART				
YARD INLET	AREA (AC.)	CFS	HEAD H (FT.)	COMMENT

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

GRADING AT DROP INLET

STD. NO. 20.35 | REV.

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

THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON AS THE EXACT LOCATION OR A COMPLETE INVENTORY. WHEN PERFORMING SITE EXCAVATION, PRIOR TO COMMENCEMENT OF ANY EXCAVATION, CONTACT 811 OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C–1069 CERTIFICATE OF AUTHORIZATION

Digitally signed by Anthony B. Cowan, P.E.
Date: 2026.02.23 11:48:25-05'00'

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION

Project: GRANDVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: DETAILS & SPECIFICATIONS

File #: 02/23/2026 | Date: 02/23/2026 | Project Egr: ABC | Design By: ABC | Drawn By: ABC | Scale: NTS

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

C7.0

PEDESTRIAN GATE

DRIVE GATE

STONE VENEER ENTRY WALLS WITH LIGHTING ON COLUMNS

SIDEWALK

GRASS STRIP

GRANDVIEW SIGNAGE ON WALL PANEL

PAVER ENTRY DRIVE

LANDSCAPED MEDIAN

PAVER CROSSWALK

LANDSCAPED MEDIAN

PAVER ENTRY DRIVE

'GATEHOUSE' WITH DRIVE GATES

PEDESTRIAN GATE

GRASS STRIP

SIDEWALK

GRANDVIEW SIGNAGE ON WALL PANEL

STONE VENEER ENTRY WALLS WITH LIGHTING ON COLUMNS

PROVIDENCE ROAD

VIZ, PLLC
Urban Design + Land Planning + Landscape Architecture
PO Box 704
Cornelius, NC 28031
(704) 997-6144
gary@viz.design

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GRANDVIEW
WEDDINGTON, NC

REV. #	DATE	DESCRIPTION
1		

NORTH CAROLINA LANDSCAPE ARCHITECTURAL REGISTRATION BOARD C-415 VIZ, PLLC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 5700 GARY R. FANCELLER

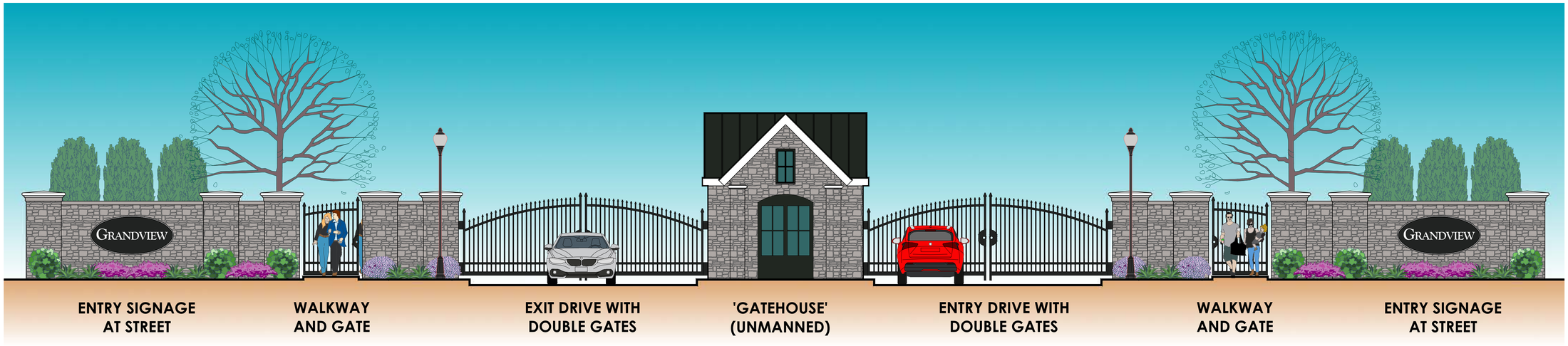
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DESIGNED BY:	GRF
DRAWN BY:	GRF

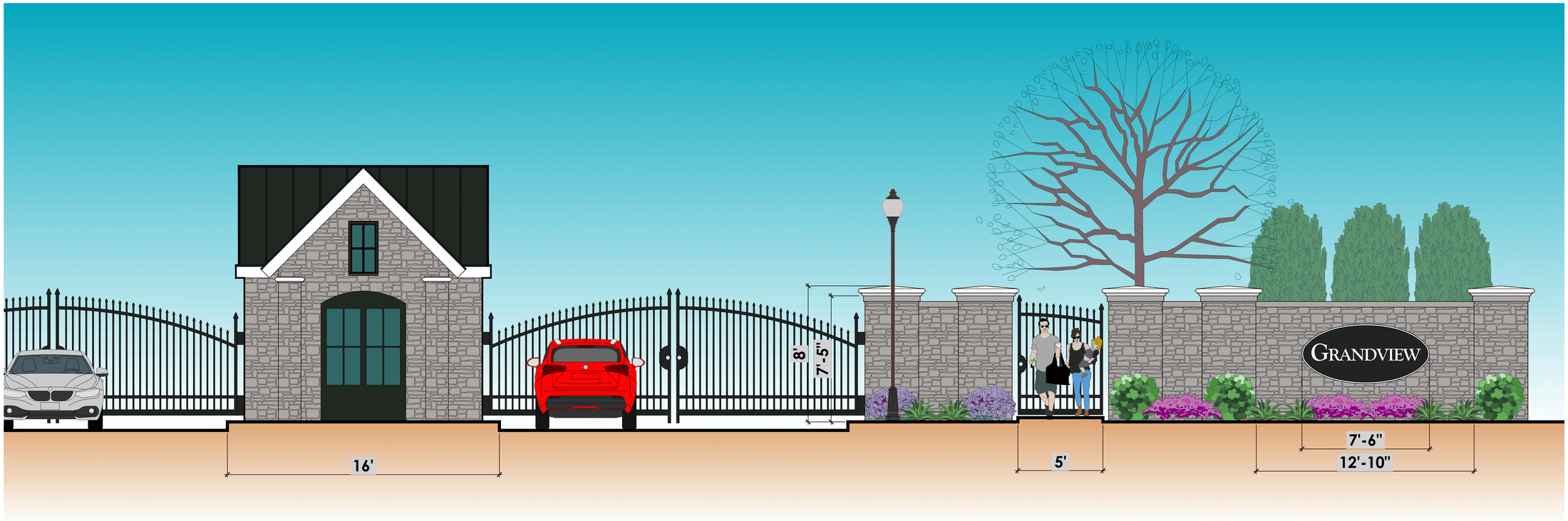
COMMUNITY ENTRANCE PLAN

L1.1

C:_VIZ\Projects\Grandview - Weddington (Mel Graham)\Grandview Entrance 1.dwg



OVERALL ENTRANCE ELEVATION



ENLARGED ENTRANCE ELEVATION

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NORTH CAROLINA LANDSCAPE ARCHITECTURAL CORPORATION C-415 VIZ, PLLC

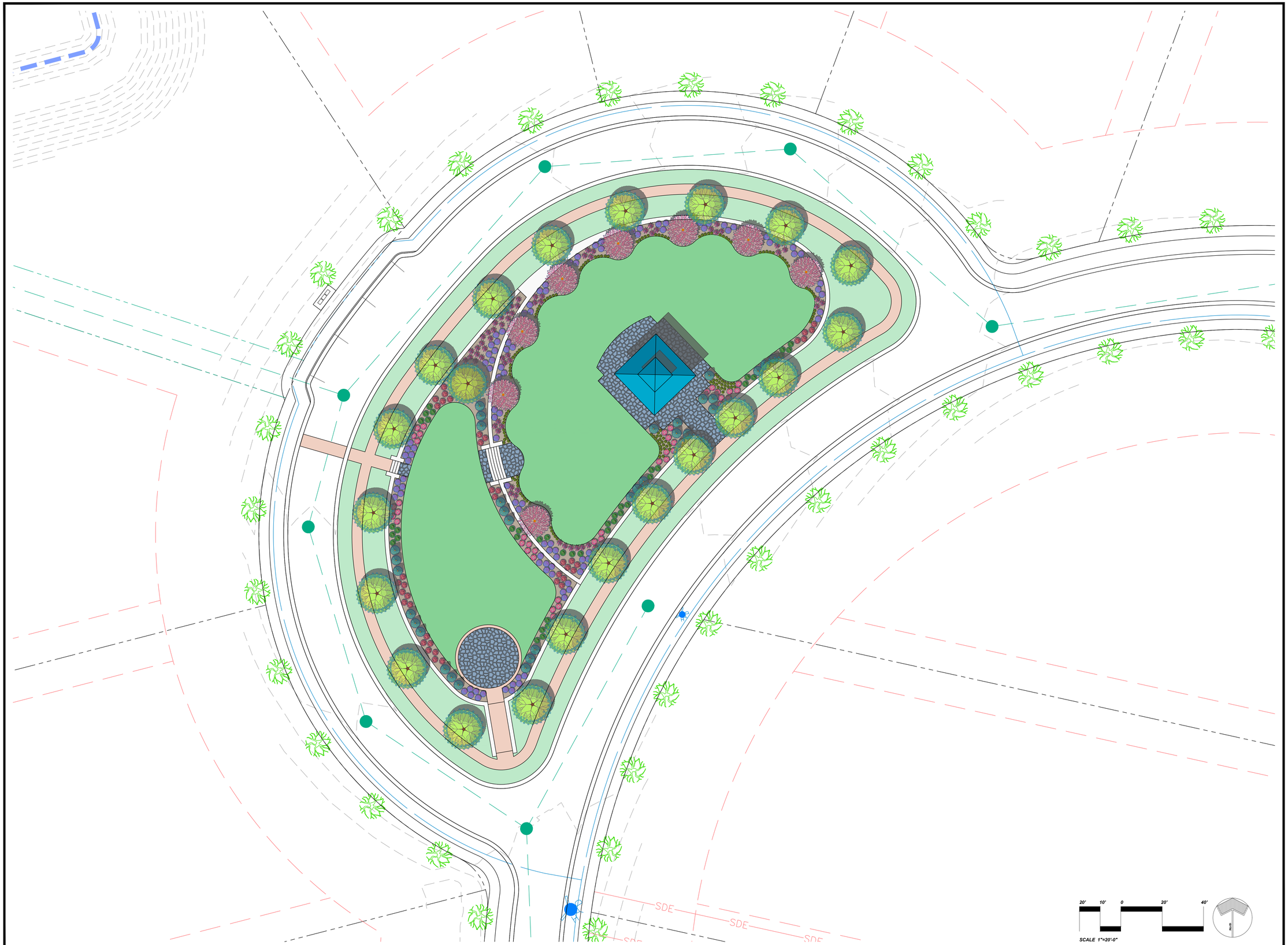
PRELIMINARY NOT FOR CONSTRUCTION

DATE:	2/1/2026
SCALE:	AS SHOWN
JOB NUMBER:	26-4.1
DESIGNED BY:	GRF
DRAWN BY:	GRF

COMMUNITY ENTRANCE ELEVATIONS

L1.2

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NORTH CAROLINA LANDSCAPE ARCHITECTURAL REGISTRATION BOARD
C-415
VIZ, PLLC

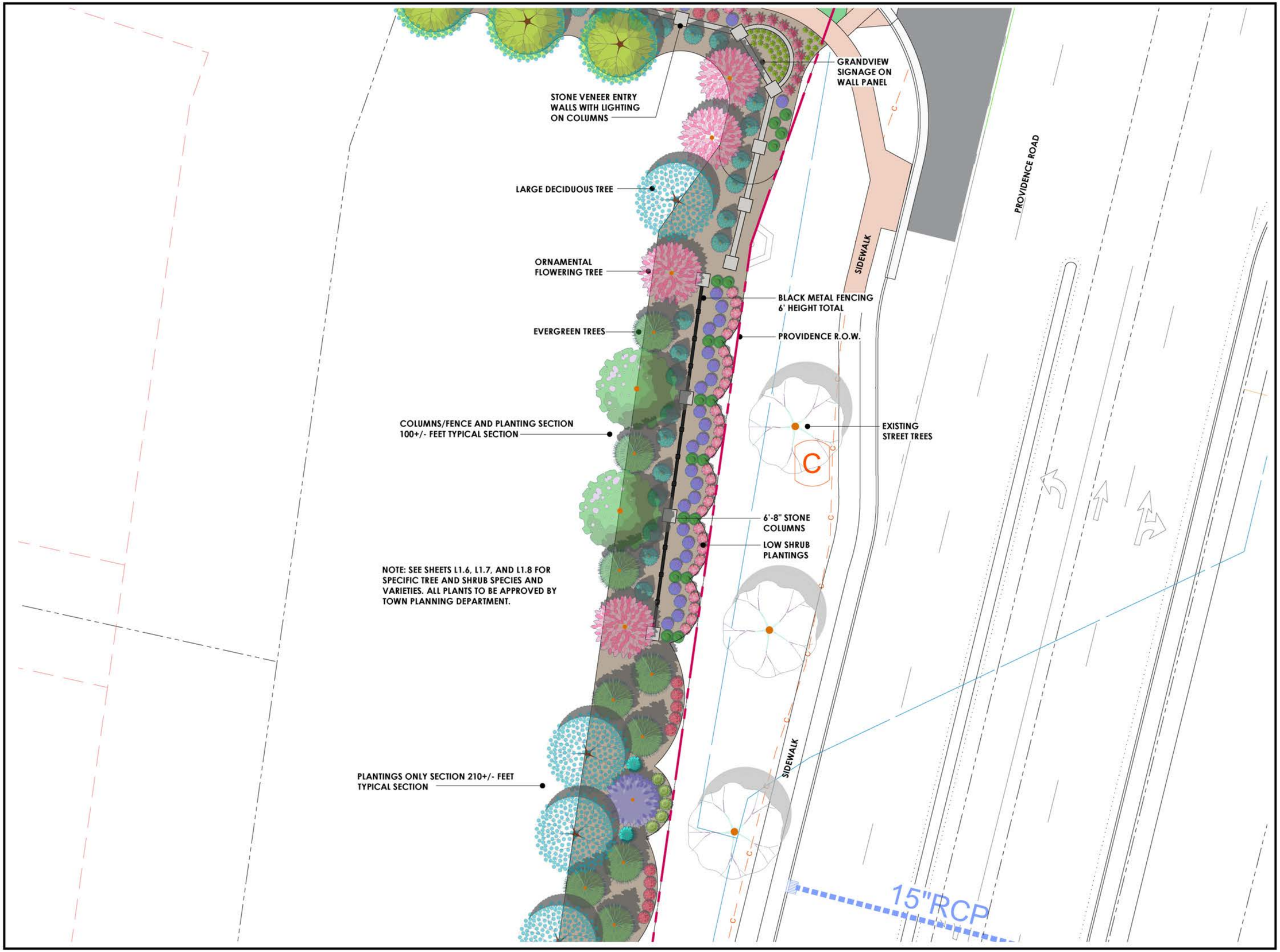
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
15707
GARY R. FANGALADER
PRELIMINARY NOT FOR CONSTRUCTION

DATE: 2/1/2026
SCALE: AS SHOWN
JOB NUMBER: 26-4.1
DESIGNED BY: GRF
DRAWN BY: GRF

COMMUNITY PARK OPTION 2

L1.3.1

C:_VIZ\Projects\Grandview - Weddington (Mel Graham)\Grandview Park 3.dwg



NOTE: SEE SHEETS L1.6, L1.7, AND L1.8 FOR SPECIFIC TREE AND SHRUB SPECIES AND VARIETIES. ALL PLANTS TO BE APPROVED BY TOWN PLANNING DEPARTMENT.

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NORTH CAROLINA LANDSCAPE ARCHITECTURE C-415 VIZ, PLLC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1707 GARY R. FAVALORO

PRELIMINARY NOT FOR CONSTRUCTION

DATE:	4/24/2026
SCALE:	1" = 10'-0"
JOB NUMBER:	26-4.1
DESIGNED BY:	GRF
DRAWN BY:	GRF

THOROUGHFARE BUFFER TYPICAL LANDSCAPE

L1.4

C:_VIZ\Projects\Grandview - Weddington (Mel Graham)\Grandview LA 4-26-2025.dwg



TYPICAL WALL AND PLANTING SECTIONS ELEVATION



ENLARGED WALL SECTION ELEVATION

ViZ

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REV. #	DATE	DESCRIPTION
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NORTH CAROLINA LANDSCAPE ARCHITECTURE CORPORATION REGISTERED C-415 ViZ, PLLC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2074 GARY R. FANSLER

PRELIMINARY NOT FOR CONSTRUCTION

DATE:	4/24/2026
SCALE:	AS SHOWN
JOB NUMBER:	26-4.1
DESIGNED BY:	GRF
DRAWN BY:	GRF

THOROUGHFARE BUFFER TYPICAL ELEVATIONS

L1.5

C:_ViZ\Projects\Grandview - Weddington (Mel Graham)\Grandview LA 4-26-2025.dwg



NOTES:

1. SEE SHEET L1.6 FOR PLANT SCHEDULE.
2. SEE SHEET L1.7 AND L1.8 FOR SYMBOL KEYED PLANT SPECIES AND LOCATIONS.
3. CONTRACTOR TO VERIFY PLANT TOTALS. IF THERE IS A CONFLICT IN PLANT TOTALS BETWEEN QUANTITIES SHOWN IN THE PLANT LEGEND AND THOSE INDICTED ON THE PLANS, THE PLANT LEGEND QUANTITIES AND SUMMARY QUANTITIES SHALL TAKE PRECEDENCE.
4. PLANTS SHALL ONLY BE PLANTED FROM OCTOBER 1 - APRIL 30 UNLESS ALTERNATIVE DATES ARE ALLOWED.
5. SEE CIVIL ENGINEERING DRAWINGS FOR LOCATIONS OF SITE DEVELOPMENT ELEMENTS, UTILITIES, TREE PRESERVATION AREAS, BUFFER YARDS, AND/OR OTHER REQUIRED AREAS AND EASEMENTS.
6. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS, AND WHERE SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST TO THE OWNER, HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS, OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR SHALL CONTACT ***NORTH CAROLINA ONE CALL*** AT ***811*** FOR ASSISTANCE IN LOCATING UTILITIES.
7. ALL DISTURBED AREAS THAT ARE NOT PLANT BEDS SHALL BE GRASS SOD.
8. THE LANDSCAPE CONTRACTOR SHALL PERFORM FINISH GRADING TO ENSURE A SMOOTH TRANSITION BETWEEN PLANT BEDS AND LAWN AREAS.
9. ALL PLANTING AND LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CURRENT TOWN STANDARDS AND PLANT APPROVALS.

NOTE: PLANTS SPECIFIED FOR BUFFERS AND OTHER LANDSCAPE AREAS MAY BE SUBSTITUTED DEPENDENT ON CURRENT AVAILABILITY AT TIME OF PLANTING. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE TOWN PLANNING DEPARTMENT.

LANDSCAPE AND SCREENING SHALL BE IN ACCORDANCE WITH:
U.D.O. ARTICLE 9. - REGULATION OF PARTICULAR USES AND AREAS
SECTION D-918, I., SCREENING AND LANDSCAPING

ALL PLANTINGS SHALL BE IN ACCORDANCE WITH TOWN UDO REQUIREMENTS. ALL PLANT SPECIES AND VARIETIES SHALL BE APPROVED BY THE PLANNING DEPARTMENT.

THOROUGHFARE BUFFER SHALL BE IN ACCORDANCE WITH I.2. BUFFER REQUIREMENTS TABLE.

PLANT SCHEDULE STREET BUFFER

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	Cf	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	8 Ht.	29
	Cy	Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cedar	8 Ht.	134
	Mp	Magnolia x soulangeana Purpurea	Purple Saucer Magnolia	8 Ht.	16
	Qp	Quercus shumardii 'QSSTH'	Prominence® Shumard Oak	2" Cal.	14
	Td	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	8 Ht.	95
	Ud	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	2" Cal.	57
SHRUBS					
	Dv	Distylium x Vintage Jade	First Editions® Vintage Jade Distylium	3 gal.	136
	Du	Distylium x 'PIIDIST-I'	Emerald Heights® Distylium	3 gal.	144
	Lp	Loropetalum chinense Purple Daydream	Purple Daydream Loropetalum	3 gal.	192
	Oh	Osmanthus heterophyllus Goshiki	Goshiki Holly Olive	7 gal.	57
	Re	Rhododendron x Conleb	Autumn Embers® Encore® Azalea	3 gal.	181
	Rc	Rosa x Meidrifora	Coral Drift Rose	3 gal.	240

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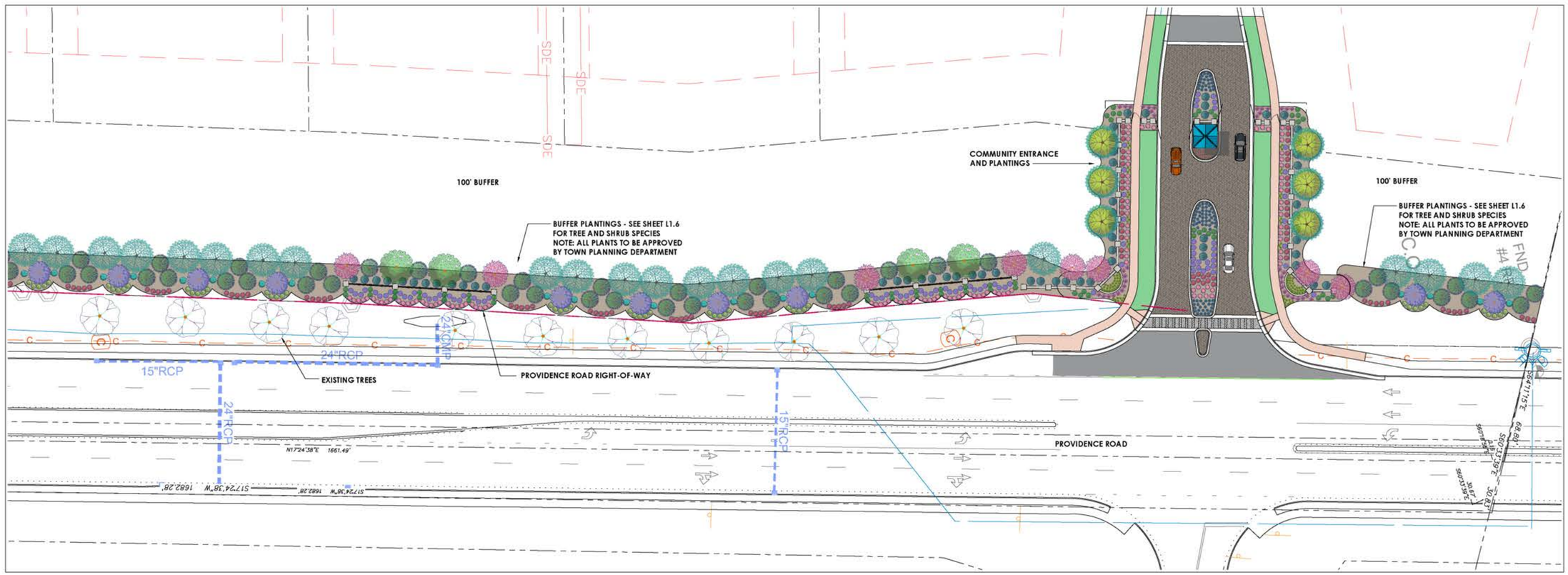
NORTH CAROLINA PROFESSIONAL ENGINEER No. 050771 SEAL GARY R. FINCHER NOT FOR CONSTRUCTION PRELIMINARY

DATE:	4/24/2026
SCALE:	1" = 100'-0"
JOB NUMBER:	26-4.1
DESIGNED BY:	GRF
DRAWN BY:	GRF

OVERALL THOROUGHFARE BUFFER PLANTING

L1.6

C:_VIZ\Projects\Grandview - Weddington (Mel Graham)\Grandview LA 4-26-2025.dwg





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NORTH CAROLINA LANDSCAPE ARCHITECTURE C-415 VIZ, PLLC

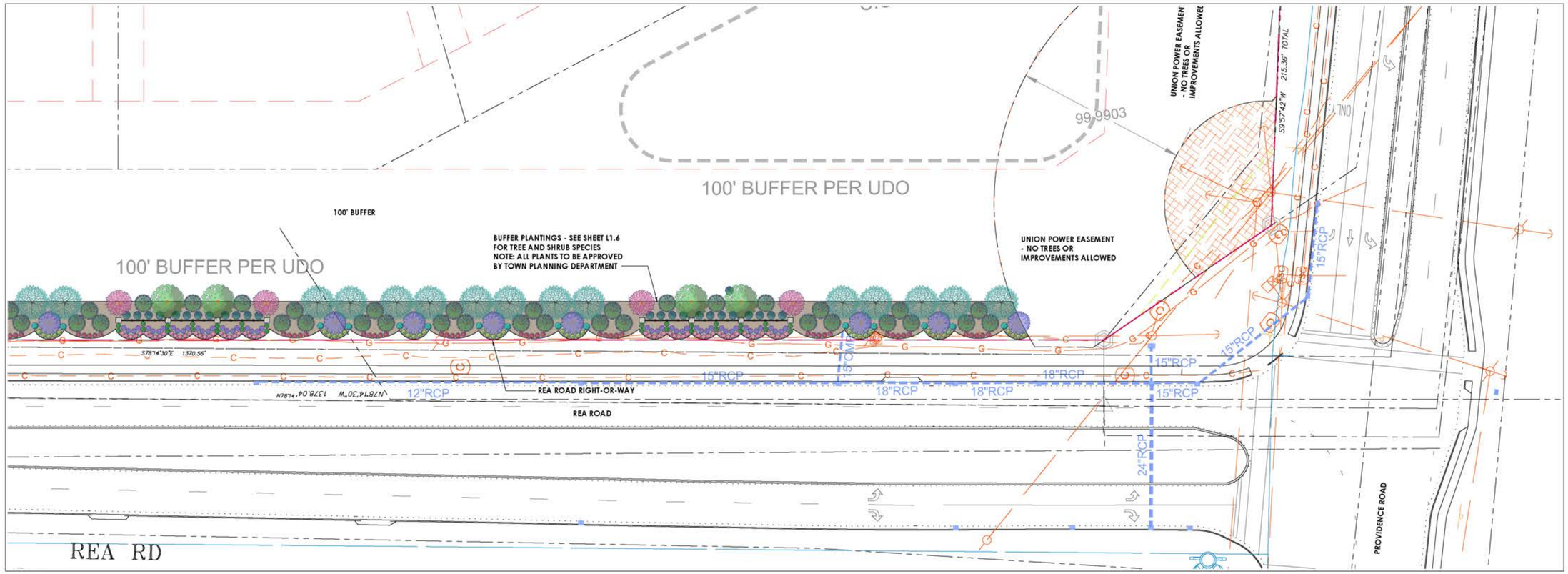
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 907 GARY R. FANCHER

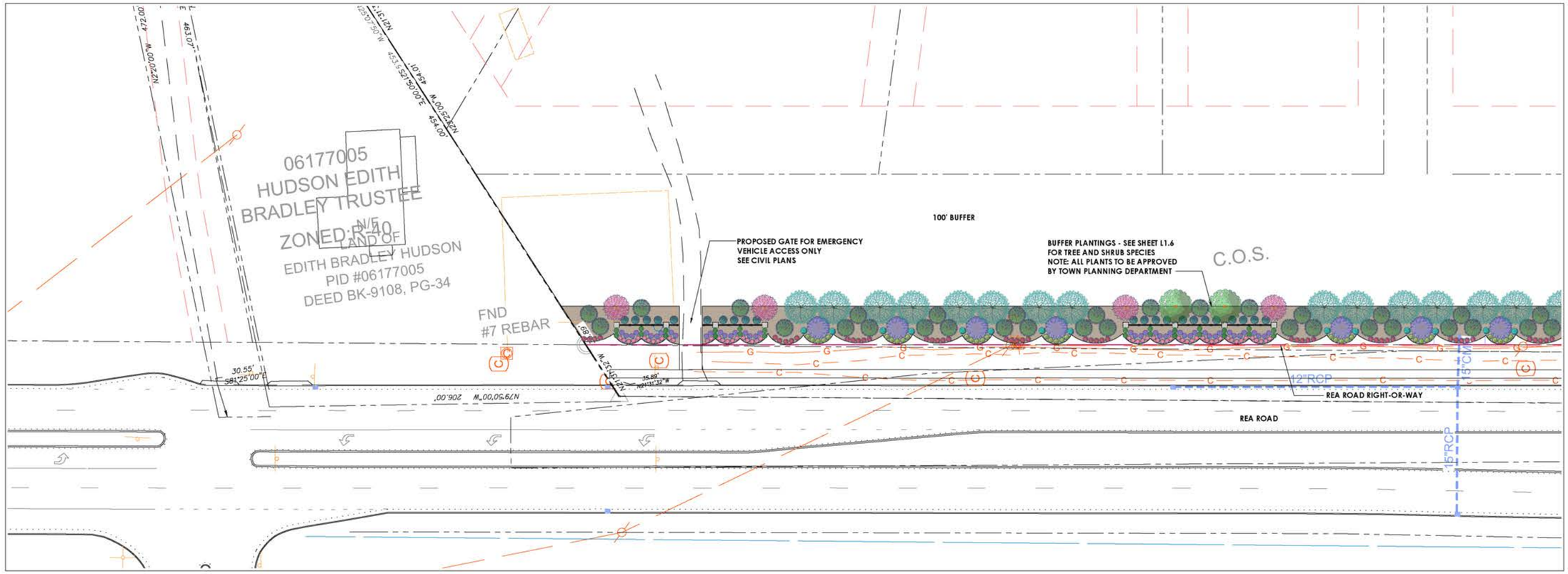
DATE:	4/24/2026
SCALE:	1" = 30'-0"
JOB NUMBER:	26-4.1
DESIGNED BY:	GRF
DRAWN BY:	GRF

PROVIDENCE RD. THOROUGHFARE BUFFER PLANTING

L1.7

C:_VIZ\Projects\Grandview - Weddington (Mel Graham)\Grandview LA 4-26-2025.dwg





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REV. #	DATE	DESCRIPTION
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NORTH CAROLINA LANDSCAPE ARCHITECTURE C-415 VIZ, PLLC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2970 GARY R. FANCELLER
PRELIMINARY NOT FOR CONSTRUCTION

DATE:	4/24/2026
SCALE:	1" = 30'-0"
JOB NUMBER:	26-4.1
DESIGNED BY:	GRF
DRAWN BY:	GRF

REA RD.
THOROUGHFARE BUFFER PLANTING

L1.8

C:_VIZ\Projects\Grandview - Weddington (Mel Graham)\Grandview LA 4-26-2025.dwg

APPENDIX 2A.

- No Application – precursor to conservation residential development site walk and design/charette and precursor to formal application with site plan submittal.
- No Fee
- Existing Resource/Site Analysis Plan
- Conditions beyond the tract boundaries may be described on a more general basis from existing published data available from governmental agencies, and from aerial photographs and need not be as specific as those that are required for the development site. Unless otherwise requested by the subdivision administrator to facilitate readability, such plans shall be prepared at a scale of one-inch equals 100 feet or one-inch equals 200 feet, whichever would fit best on a single standard size sheet (24 inches by 36 inches). The following information shall be included in this plan:
  - An aerial photograph enlarged to the same scale as the ER/SA Map, with the site boundaries clearly marked.
  - Topography, the contour lines of which shall generally be at two-foot intervals, determined by photogrammetry. Slopes shall be clearly indicated when they are between ten and 15 percent, between 15 and 25 percent, or when exceeding 25 percent. Topography shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official USGS benchmarks. Such contour lines shall also be superimposed on the aerial photo, in a contrasting color to facilitate legibility.
  - The location and delineation of ponds, lakes, streams, ditches, natural drainage swales, wetlands, and floodplains. Additional areas of wetlands on the proposed development tract shall also be indicated, as evident from testing, visual inspection, or from the presence of wetland vegetation.
  - Vegetative cover conditions on the property according to general cover type including cultivated land, permanent grass land, meadow, pasture, hedgerow, forestland and wetland, location of trees with a caliper in excess of 15 inches, the actual canopy line of existing trees and forestlands. Vegetative types shall be described by plant community, relative age and condition.
  - Soil series, types and phases, as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service in the published soil survey for the county, and accompanying data published for each soil relating to its suitability for construction (and, in unsewered areas, for septic suitability).
  - Ridge lines showing boundaries of catchment areas for stormwater runoff.
  - A viewshed analysis showing the location and extent of views into the property from public roads and from public parks, and from the boundaries of lakes, ponds, and streams on the site.
  - Geologic formations on the proposed development parcel, such as rock formations and outcroppings, and fault lines, based on available published information or more detailed data obtained by the applicant.
  - All existing manmade features including, but not limited to, streets, driveways, farm roads, forest roads, buildings, foundations, walls, wells, drainage fields, dumps, utilities, fire hydrants, and sanitary sewers.
  - Locations of all historic sites on the tract.
  - Locations of trails that have been in public use (pedestrian, equestrian, bicycle, etc.).
  - All easements and other encumbrances of property which are or have been filed of record with the county register of deeds.
  - Total acreage of the tract, and the location and acreage of primary conservation lands.

APPENDIX 2B.

Information to be contained in or depicted on a site plan (schematic plan) preliminary and final plats.

An "X" indicates that the information is required.

Information	Schematic Plan	Final Plat	Reference Number
Title block containing the subdivision name	X	X	B1
Location (including township, county and state)	X	X	B2
Developer Name and contact information	X	X	B3
Civil engineer and contact information	X	X	B4
Consulting engineers and contact information (if applicable)	X	X	B5
Table of Contents	X	X	B6
Vicinity Map with North arrow showing the relationship between the proposed subdivision and surrounding area	X	X	B7
The registration numbers and seals of the professional engineers and land surveyors	X	X	B8
Existing Conditions	**Schematic Plan**	**Final Plat**	**Reference Number**
Acreage of the total tract(s) to be subdivided	X		B9
The name and location of any property/building within the proposed subdivision or within any contiguous property listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the County or town SEE HISTORICAL PRESERVATION LETTER DATED 02/16/2026	X	X	B10
Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area.	X	X	B11
Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings with adjacent parcel numbers and owner names	X	X	B12
Street and lots of adjoining properties within 300' and names of the owners of the adjoining property		X	B13

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
DEED WITH DESCRIPTION PROVIDED, ALONG WITH SURVEY 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**
COVER SHEET IS 120 SCALE. ALL OTHERS ARE 100' OR LESS Plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures	✓ X	X	B21
TIA NOT REQUIRED B/C LESS THAN 500 DAILY TRIPS AND 50 PEAK HOURLY TRIPS A traffic impact assessment per Appendix C and as required by the Traffic Impact and Analysis Manual.	X N/A		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	✓ X		B25
Proposed landscape plan for buffers and entrances	✓ X		B26

Identification and delineation** of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, with improvement permits or public sewer lines, if applicable.	X N/A		B27
Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours	✓ X	X	B28
Location of all retention ponds	✓ X		B29
Location of all swales and ditches	✓ X		B30
Preliminary storm water lines and structure (if applicable)	✓ X		B31
Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds.	✓ X		B32
Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes.	X N/A	X	B33
Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps	✓ X	X	B34
Preliminary drainage, stormwater management plan and wetland protection plan	✓X	X	B35
Preliminary proposed details of stormwater structures, flumes, etc.	✓X		B36
Preliminary locations of all utility and other easements.	✓ X	X	B37
Compliance with setbacks from streams	✓ X	X	B38
A preliminary erosion control plan with proposed limits of disturbance.	✓ X		B39
The future ownership (dedication of reservation for public use to government body, HOA, or tenants remaining in subdivider's ownership) of recreational and open space lands		X	B40
Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size.	✓X		B41

**Delineation refers to precise marking or documentation of boundaries, work zones, and responsibilities within a construction site. It ensures clarity between project stakeholders.

The exact locations and descriptions of all monuments, markers, and control points		X	B43
A copy of notification submitted to the Facilities Director of UC Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application	✔ X	X	B44
Wetlands report provided. If wetlands impact permit is required, it will be provided during construction drawing phase. A copy of permits from the Army Corps of Engineers	X N/A		B45
A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance.	X N/A		B46
A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable)	✔ X		B47
Roads	**Schematic Plan**	**Final Plat**	**Reference Number**
Proposed roads with horizontal and vertical alignment	✔ X	X	B48
A preliminary proposed street layout with pavement and right-of- way widths and proposed grades	✔ X	X	B49
Existing and platted roads on adjoining properties and in the proposed subdivision	✔ X	X	B50
Amenity Areas (if applicable)	**Schematic Plan**	**Final Plat**	**Reference Number**
Club house location	X N/A	X	B51
Club house parking	N/A X	X	B52
Pools and/or sport courts and fields	N/A X	X	B53
Walking trails and paths requiring improvement (grading, stone, fencing, etc.)	✔ X	X	B54

**Delineation refers to precise marking or documentation of boundaries, work zones, and responsibilities within a construction site. It ensures clarity between project stakeholders.

Heritage Trees	Schematic Plan	Final Plat	Reference Number
Indicate Heritage trees proposed for removal and provide preservation/mitigation plans per the Weddington Tree Ordinance.	✔ X		B55
Indicate perimeter protect area required during construction	✔ X		B56
A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection SURVEY BY WEPG	✔ X		B57

(O-2025-06)

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

June 12, 2026

Mr. Chris Faulk, Planning Board Chairman
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

Re: Grandview Subdivision Conditional Zoning

Dear Mr. Faulk,

We are in receipt of your 06/09/2026 email where you shared several questions and observations on the Conditional Zoning plans for the Grandview Subdivision on the north-east corner of Hwy 16 and Rea Road. We appreciate the input and look forward to the opportunity to address these questions at the June 22, 2026 Planning Board meeting. We will be well prepared to answer these concerns and any other questions that may arise.

On the following pages the black italicized text below is text cut and pasted from your email and the red text is our responses, offered for your review and consideration.

In summary, we believe that the plan meets and exceeds the Weddington Unified Development Ordinance requirements relating to environmentally sensitive areas. We would also like to add that Bob Wilson at LaBella Associates has reviewed the Conditional Zoning plans and provided a recommendation of approval email to Greg Gordons on 04/27/2026 saying that the plans address his concerns for the stormwater design and had no objection of the Conditional Zoning of the project. We look forward to discussing this project with the Planning Board on Monday, June 22, 2026. Can you please confirm that we are on the agenda? We were expecting confirmation from Karen Dewey, but realize her last day was last week and did not get confirmation from her.

Sincerely,



Anthony Brent Cowan, P.E.
Sr. Project Engineer

Town of Weddington Comments and Grandview Responses

1. ***Site Responsiveness and Environmental Constraints***

One of the core principles reflected throughout our UDO is that development should respond to the land rather than reshape the land to accommodate a conventional layout. The ordinance emphasizes preservation of natural features, design around environmental constraints, and minimization of disturbance.
Based on my initial review, I have questions regarding how the proposed design responds to existing streams, buffers, steep slopes, and drainage corridors, particularly in the northern portion of the site and along stream corridors. It appears that grading activity and stormwater infrastructure may be proposed within or adjacent to areas containing environmental constraints. Additional information regarding the extent of these impacts and the alternatives considered would be helpful.
I would appreciate additional explanation regarding:

- *How impacts on streams, buffers, steep slopes, and drainage features were avoided or minimized.* There are no permanent impacts to wetlands. Majority of steep slopes are in COS areas and not within the footprint of roads and lots.

- *The rationale for locating stormwater facilities and conveyance infrastructure within or adjacent to these constrained areas.* Ideally stormwater ponds are located in areas where drainage features are already present so that there is not a lot of grading and storm pipes and/or swales installed to redirect water. The State of North Carolina and the Army Corps of Engineers prohibit locating these ponds in regulated features (i.e. jurisdictional wetlands or streams). SCMs for this development are located substantially outside of steep slopes and entirely outside of regulated wetlands.

- *How the proposed design satisfies the ordinance's emphasis on preservation and minimization of disturbance to the maximum extent practicable.* We have avoided permanent wetland impacts, we have mostly avoided steep slopes, and we have substantially avoided impacts to riparian buffers. UDO 917.E.-Additional Specific Requirements for Conventional Residential Subdivisions, letter B.1 says that not more than 50% of the required COS can be occupied with wetlands, steep slopes or transmission line r/w. Please reference sheet C1.4 (Site Analysis) that shows the breakdown of these areas. Grandview is at 26% (3.96/15.23) versus 50%, so this plan not only complies with but substantially exceeds the ordinance.

The western drainage corridor appears to contain multiple environmental constraints, including steep slopes, drainage features, and associated buffers. Additional information regarding the necessity and extent of proposed modifications within this area would be helpful.
Our plan recognizes and avoids these areas by maintaining the proposed lots out of the wetlands, and we have fit in SCMs #3 and #4 and a sewer outfall with no impacts to regulated waters and very little impacts to riparian buffers. We believe the plan has successfully navigated the avoidance of these sensitive areas.

2. ***Secondary Access***

I would appreciate additional information regarding the proposed secondary access point, including the basis for its location and design, alternatives considered, and how the proposed access arrangement supports public safety, connectivity, and overall site design objectives.
Section 917.K.5 states that "Two points of ingress and egress onto an adjoining public road from subdivisions containg more than 15 lots is required." We considered multiple alternatives to meet this requirement and ultimately concluded with an ingress/egress for emergency vehicles located at an existing curb cut on Rea Road which had been previously provided by the NCDOT. There will be a gate with a Knox

box (or similar device) on it to provide access to emergency vehicles in the event that the main entrance off Hwy 16 is closed.

3. ***Open Space Design and Functionality***

It appears that portions of the designated open space may consist of areas affected by steep slopes, stream buffers, or other environmental constraints. Additional information regarding the intended function and usability of these areas would be helpful. I would appreciate clarification regarding:

- *How the proposed open space meets the intent of meaningful and usable conservation/open space.*

  UDO 917.E.-Additional Specific Requirements for Conventional Residential Subdivisions, letter B.1 says that not more than 50% of the required COS can be occupied with wetlands, steep slopes or transmission line r/w. Please reference sheet C1.4 (Site Analysis) that shows the breakdown of these areas. Grandview is at 26% (3.96/15.23) versus 50%, so this plan not only complies with but substantially exceeds the ordinance.

- *What portions of the open space are intended to be accessible and functional for residents.* Site plan sheet C1.0 shows walking trails in the COS areas that will be available for the residents.

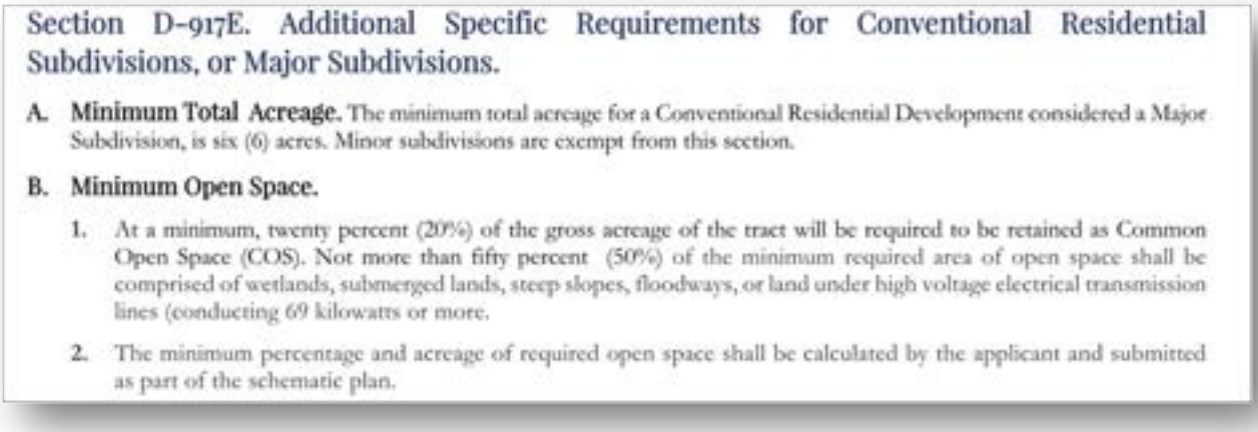
- *How the open space design advances the conservation and community objectives outlined within the UDO.* Note that we are not doing a conservation development but are doing a conventional R-40 development. UDO Section D917-A.P and D917-E.B. outline open space requirements (see below). We meet and exceed the requirements of both section. In addition, we are providing a park with a Gazebo (reference L1.3.1)

Section D-917A. Specific Requirements for All Residential Development - Required Improvements, Dedication, Reservation and Minimum Standards for Residential Development (applicable to both Traditional Residential Development and Conservation Residential Development).

buffers and the standards for planting.

P. Open Space. Any major subdivision shall be required to provide that a minimum of twenty percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Minor subdivisions are exempt from open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space land. Open space may be used for the limited purposes set forth in Section D-917B..1, below. [Note, this subsection R. is not applicable to conservation residential developments which have a significantly higher open space requirement (Section D-917B, below)].

This section requires 20% COS, which is 15.23 acres for Grandview. The development plan provides a total of 25.05 acres (32.55%), and 18.57 acres (24.38%) if you neglect the area of the Hwy 16 and Rea Road frontage buffers, so this plan not only complies with but substantially exceeds the ordinance.



Section D-917E. Additional Specific Requirements for Conventional Residential Subdivisions, or Major Subdivisions.

A. **Minimum Total Acreage.** The minimum total acreage for a Conventional Residential Development considered a Major Subdivision, is six (6) acres. Minor subdivisions are exempt from this section.

B. **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). Not more than 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.

2. The minimum percentage and acreage of required open space shall be calculated by the applicant and submitted as part of the schematic plan.

This section says that not more than 50% of the required COS can be occupied with wetlands, steep slopes or transmission line r/w. Please reference sheet C1.4 (Site Analysis) that shows the breakdown of these areas. Grandview is at 26% (3.96/15.23) versus 50%, so this plan not only complies with but substantially exceeds the ordinance.

4. ***Steep Slope Disturbance***

It appears to be substantial grading activity throughout portions of the site that contain notable slopes. Could you provide:

- *Quantification of steep slope disturbance proposed within the development.*
- *Identification of affected areas.*
- *An explanation of how the extent of disturbance complies with applicable UDO provisions and the project's overall site design approach.*

Most references in the UDO to steep lands are in section D917-B are for Conservation subdivisions, which this project is not subject to. We meet and exceed ordinance requirements D917-E.B.1 (see code cut/pasted and previous statements above).

5. ***Minimization of Disturbance***

One question that arose during my review concerns the site planning process used to arrive at the proposed layout. Additional discussion regarding alternatives considered, design constraints evaluated, and steps taken to minimize disturbance would be helpful in understanding how the proposal aligns with the ordinance's minimization standards.

We evaluated a loop design but ended up terminating the road with a culdesac b/c the loop would have impacted wetlands, riparian buffers and steep slopes. We believe this is the best possible plan for least amount of environmentally sensitive impacts.

NOTICE OF 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 Methodist Church, 13901 Providence Road from 4:00 to 6:00 on Monday January 5, 2026. The applicant is Signature Properties of the Carolinas LLC and the project will be located on approximately 78 acres located at the northwest corner of Rea Road and Providence Road (parcel number 06150001). This parcel is currently zoned R-CD Weddington, NC.

Any questions please email: Mel Graham at projectinfo356@gmail.com



Belleview Subdivision

Public Involvement Meeting to review proposed conditional rezoning plan

Date / Time: Monday 01/05/2026 4:00 p.m. to 6:00 p.m.

Location: Weddington Methodist Church, 13901 Providence Road

Attendance Log

Name	Address	Phone and/or email
Anthony Brent Cowan	8720 Red Oak Blvd. Ste. 420 Charlotte, NC 28217	704.227.9402 bcowan@isaacsgrp.com
Verne Varda	201 Lark Field Dr. Weddington NC	704-846-2164
Edith Hudson	250 Rea Rd Waxhaw 28173	704 846 2164
CHRIS FOWLK	1162 Willow Oak Trl Matthews, NC 28104	cfalk.surveyor@gmail.com
Steve Kellmeth	1000 JAMES MADISON DR	smtellmeth@[illegible].com
Eileen Kellmeth	1000 JAMES MADISON DR	
JOHN DRAHZAL	950 Eagle Rd Weddington	917 750 3667
Bryon & Marianne Beck	595 Landsbury Dr 28173	BECKTHEBUILDER @AOL.COM

Name	Address	Phone and/or email
Danny Liebl	502 Cottonfield Circle	704-996-4777 fixmycloset@yahoo.com
Patricia Hines Russell Setzer	425 Vintage Creek Dr	704 578 5064 Patricia.hines@gmail.com
LIZ HOLTEY	5017 WOODVIEW LANE WEDDINGTON, NC 28104	917.531.4433
Karen Dewey	1924 Weddington Rd	kdewey@townofweddington.com
Clayton Jones	5149 Panhandle Cir	704-980-239-2639
Bill Deter	461 HAVENCHASE DR	deterbillec@gmail.com 515-326-5584
CHRISTOPHER NEVE	110 CHASEDINE CT. WAXHAW, NC 28173	919-672-2539 christopherneve@gmail.com
Tracy Fore	1480 Longleaf Ct Matthews 28104	704 577 3580 tlsjnj@msn.com
David Pitre	6116 GREYSTONE Wedding ton NC	704-650-4500
Dione Pitre	6116 Greystone Weddington	dlpitre@gmail.com
Sherry Garvey	5936 Oxfordshire Rd	Sherry.garvey1@gmail.com

Name	Address	Phone and/or email
Virginia Shepherd	241 Providence Rd	flashlightjacks@gmail.com
Charlton Plyler	PO Box 854 Monroe, NC 28111	charltonplyler@yahoo.com
Laura Livingston	5013 Oxfordshire Rd Weddington 28173	lml58@hotmail.com
BOB GRISWOLD	6725 TREE HILL W, NC RD.	704-821-6029
MARK PEDERSEN	5116 SADDLE HORN TR MATTHEWS 28104	704 458-4445
Nendy Shaw	6733 Weda Math Rd	
Chad Emerine	Eagle Rd	704-989-6879
MATT HOGFELDT	2266 Shagbarkla MATTHEWS, 28104	mhogfe80@yahoo.com
Brenda + Ron Wilkins	3004 Thomas Payne alley Weddington	(860) 303-9957 pentway@aol.com
Jamie Weiss	268 Reed Rd	704 622 8226
Cathy H. Williams	318 Ren Rd	704-201-5245

Name	Address	Phone and/or email
Cathy Killough Brown	5013 Longview Ct. Matthews NC 28104	704.577.6451 ckbrown0219@gmail.com
Jim Bell		704-287-5420
Bob Wetteroff	1204 Hadley Park Ln 28104	704-641-9309

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

Providence Road and Rea Road Subdivision – Public Involvement Meeting

A Public Involvement Meeting to review a sketch plan for a 37 lot single family residential subdivision on parcel 06150001 on the north west corner of the intersection of Rea Road and Providence Road was held at the Weddington Methodist Church, 13901 Providence Road, on Monday 01/05/2026 from 4:00 to 6:00. Presenter of project to public was owner/developer Mel Graham.

The following is a summary of questions and comments raised by attendees.

- We were asked if there would be restrictions on house area. Mel stated yes but it had not been finalized yet. He also stated there will be architectural control.
- We were asked about who would build in the project. Mel said he has been talking with a premier custom home builder but was not ready to say who it would be. h
- We were asked if we would be widening Providence Road. We answered that we do not have plans to widen Providence Road, and that our site plan has been submitted to the NCDOT.
- We were asked about the width of the sewer easement. We advised likely 30 feet wide.
- Clayton Jones (Town Council) suggested that we add another entrance for emergency access. He said it could be one of those gated gravel accesses for emergency vehicles only.
- Rusty Setzer (Planning Board) said that he would like to see another access to Rea Road. We expressed NCDOT concern about another road too close to intersection with Providence Road.
- Nancy Anderson and Bill Deter (Planning Board) also brought up the emergency access. We told them fire code does not require a second access unless you have 50 lots or more. We discussed approaching the Hudsons who boarder the west side of the property to get an access easement for emergency access that would allow emergency vehicles to access stub road C via the existing driveway on the Hudson property.
- Bill Deter said that lot 20 may require revision b/c section 917.E does not allow water features to be on lots. This change will be made.
- Mrs. Hudson asked if we had reviewed the sewer alignment b/c there are large boulders along the creek. We will study that area that she mentioned.
- A few questions were asked about stormwater. We explained that the 4 ponds shown on the plans will treat the project's stormwater and that they will be designed to meet state and town requirements.
- I had many compliments on the plan. I did not have any negative comments or anyone tell me that they didn't like the plan.
- A few people expressed dislike of the name Belleview. Mel said that we would change the name, and he has changed it to Grandview. The new name has been approved by the County.

TO:	Planning Board
FROM:	Gregory Gordos, AICP, CZO, Town Planner
DATE:	April 27, 2026
SUBJECT:	Application by Mel Graham requesting Conditional Zoning approval for a 37-lot Conventional subdivision located on Providence Road

APPLICATION INFORMATION:

SUBMITTAL DATE:	February 23, 2026
BUILDER/DEVELOPER:	Graham Enterprises, Signature Properties of the Carolinas LLC
ENGINEER/APPLICANT:	The Issacs Group
PROPERTY LOCATION:	Providence Road and Rea Road
PARCEL ID#:	06150001
ACREAGE:	+/- 78 acres
EXISTING LAND USE:	Vacant, Woodland
EXISTING ZONING:	R-CD, Conservation District

PROPOSAL:

The applicant, Mr. Mel Graham, is proposing the development of a new residential subdivision of thirty seven homes on 1-1.5 acre lots. It is located on the corner of Providence and Rea roads. This prominent site was previously proposed for an academic campus (2022) and a subdivision by Beechwood Homes (2024). Weddington Estates is located north of the subject property, while tracts immediately to the east, south, and west are undeveloped or underdeveloped (non-residential subdivisions). The Hudson family property provides the western boundary and a future HUDSON FARM LN extension is proposed. Highclere is located to the southwest on Rea Road however access roads will not align due to the unique hexagon shape of the 77.997 acres. An extension of Rea Road is underway for future road improvements. A TIA was not required; however NCDOT will require a south bound right turn lane from Hwy 16 into the main entrance. Revised plans now show emergency access-only on Rea Road between Lot 24 and 25.

The site design is characterized by a meandering Grandview Drive and 32% open space (20% required).

Development Standards.

The development proposal does not include changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). 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 January 5^{h} at the Weddington Methodist and a presentation to the Town Council on March 9, 2026. An initial submittal was submitted via the online permit portal in February while the final Schematic Plan was revised based on Town Engineer feedback and sent for completeness on April 7th (earlier this month).

The Town Council is tentatively scheduled to hold a public hearing regarding this application on Monday, May 11, 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.	43,576 – 63,651 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 consistent with this provision.

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.*

Wetlands previously located on private Lot 20 have been moved to common open space. Stream buffers (unbuildable land) remains on many lots including 100' of a perennial stream buffer on Lot 2 and Lot 4.

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

All lots within the subdivision are located along prop. Grandview Drive which is a private, gated road but built to public NCDOT standards.

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.*

Hudson Farm Lane provides an intersection at a 90 degree angle and connects to future developable land. This intersection creates the starting point when measuring the cul-de-sac linear length of Grandview Dr.

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.*

Hudson Farm Lane is proposed but there is not yet an established easement connection allowing access to the property. The road shall be extended for future development or a future phase.

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).*

Street connections are limited due to one primary gated ingress-egress. Traffic volumes on Providence Road and Rea Road discourage curb-cuts.

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.*

One main point of ingress/egress is provided on Providence Road. After several revisions a second, 20' emergency access route is shown in CABC (Course Aggregate Base Course). Findings of compliance are questioned.

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

All lots are accessed off a single, internal private street.

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 south on the two major thoroughfares . However, Sheet 1.2 TREE SAVE AREA ANALYSIS shows portions of this buffer within the LOD (Limits of Disturbance) to accommodate storm drainage on both sides. Staff recommends shifting these drainage easements to Lot 26-Lot 29 as well as Lot 31-Lot 37. Findings of compliance cannot be made re: the 100' buffer.

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

This site design provides an additional 12.5% open space on top of the 20% required (32.55% total), including SCM's and streams. Compliance is met. In addition, a neighborhood green and sidewalks are provided on both sides of Grandview Drive, exceeding requirements and providing excess greenspace and amenities typically reserved for Conservation subdivisions.

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. Entrance and community park space designs are provided as Sheets L1.1 – Sheet L1.3.1.

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 was reviewed by The Issacs Group and LaBella Associates using the Trip Generation, 12th Edition, Institute of Transportation Engineers guide and was found to not require a TIA for Single Family Detached Housing. Providence Road's latest iteration was design to accommodate development on this large tract, but NCDOT still recommends a new southbound right turn lane into the main entrance.

LAND USE PLAN CONSISTENCY:

In 2024 the Weddington Town Council adopted the new Comprehensive Land Use Plan, which established new goals and policies. Since then, numerous text amendments have been made to better match the plan. These goals determining appropriateness for any zoning change remain: several are referenced below.

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 0.49 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 smaller in size, 40,000 sq. ft or greater, to those zoned R-40 Weddington Estates, but much larger than those in Highclere. Density far exceeds the "Weddington Standard" of one acre lots with 0.5 units/ac, a variety of lot sizes up to 63K and a large thoroughfare buffer.

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.*

Providence Road (NC-16) is a significant north-south thoroughfare in Weddington connecting Charlotte to Waxhaw. The 100' thoroughfare buffer requirement must be upheld without exception and a full landscape plan is recommended. The Rea Road portion of the site consists of less visually appealing, thin evergreen trees and could be supplemented, perhaps as a condition/response to the SDE encroachment, with canopy trees per Section D-917A.(Q).

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 provided on both sides of the road, connect to a neighborhood gathering place/park, and indicates new sidewalk on the Rea Road thoroughfare as well.

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.*

Nearly one-third of the 77.9 acres will be preserved as open space, including sensitive lands such as wetland, intermittent streams, a perennial stream, and areas with significant existing tree coverage. A large berm will screen traffic at the Providence and Rea Road intersection.

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 initial Limits of Disturbance is shown on the plan sheet and only encompasses clearing for the road R/W, utility easements, and stormwater measures. Mass-clearing shall not be permitted and the plans when adhered to will not clear private lots until a builder is selected and a Zoning Permit has been obtained.

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.*

No septic concerns, as the site shall be serviced by Union County Water and public sewer service. The sewer easement is located on the northwest corner of the site as shown.

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, , open space requirements, maximum density, and road standards. Compliance with the two required points of ingress/egress only applies to emergency vehicles and not residents. The thoroughfare buffer is not 100’ wide when accounting for tree removal and encroachment of stormwater drainage easements and grading required.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 37-Lot Conventional Subdivision located on the corner of Providence Road and Rea Road, known as Grandview (previously known as Belleview), be recommended for **approval with conditions.**

- A Landscape Plan or 3D rendering as viewed from Rea Road 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.

-SDE's shown encroaching into the COS 100' BUFFER PER UDO shall not be permitted and plans shall be revised to show full compliance with Section D-917A.(O.)(1.)(b.) due to the location on the most prominent, undeveloped intersection within the Town limits of Weddington.

ATTACHMENTS:

Application
Schematic Plan
Community Meeting Report
Heritage Tree Report
Union County Water letter
North Carolina Department of Natural and Cultural Resources letter
Union County Public Schools email
The Issacs Group response letter to Town Engineer
TIA correspondence
Appendix 2B. checklist per applicant

North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela B. Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

February 16, 2026

Britt Helms
Wetlands & Waters, Inc.
328 East Broad Street, Suite D
Statesville, NC 28677

britthelms@wetlands-waters.com

Re: Construct Grandview Subdivision, 248 Rea Road, Waxhaw, Union County, ER 26-0368

Dear Ms. Helms:

Thank you for your letter of January 30, 2026, regarding the above-referenced undertaking. We have reviewed the submission and offer the following comments.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we are not requiring any archaeological or architectural survey and have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@dncr.nc.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

Renee Gledhill-Earley

for Ramona Bartos, Deputy
State Historic Preservation Officer

cc: Mel Graham, Signature Properties of the Carolinas, LLC mel@grahamenterprises.org

Union County Government
500 N. Main Street
Suite 47
Monroe, NC 28112
704-283-3816

February 10, 2026

Anthony Cowan
The Issaacs Group
8720 Red Oak Blvd
Charlotte, NC 28217

Project Number	20253268
Location	Providence Road
Stage	Sketch Plan
Parcel(s)	06150001
Status	Not Approved

Dear: Anthony Cowan

We have completed our review of the above referenced Sketch Plan and offer the attached comments. Please make all necessary corrections and resubmit a revised Sketch Plan.

Plan Review Comments

Public Works - Angela Parker - Angela.Parker@unioncountync.gov

Not Approved

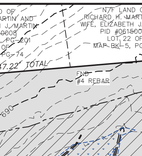
Review Comments:

1. This project has been sent to Union County Water (UCW) third party modeler for a modeling quote. Once UCW receives the quote the developer and engineer will be contacted and will be provided modeling fees for the project. The associated modeling cost and fees are the developer's responsibility. UCW will not authorize the modeler to do the work until payment is received. Modeling typically takes 3 weeks after authorization is given by UCW. The Sketch Plan is not eligible for approval until the modeling report is received.

SEWER ALIGNMENT NOT REVIEWED DURING SKETCH PLAN AND WILL BE REVIEWED DURING CONSTRUCTION DRAWINGS. EASEMENTS SHOULD NOT BE OBTAINED UNTIL UCW HAS APPROVED THE ALIGNMENT. UCW WILL PROVIDE THE COUNTY EASEMENT DOCUMENT WHEN APPROVED. NO OTHER DOCUMENT WILL BE ACCEPTED. FUTURE EASEMENTS WILL BE REQUIRED TO BE DEDICATED WITH THIS DEVELOPMENT.

SEWER EASEMENT CANNOT BE LOCATED WITHIN GRADING OF THE PONDS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	118.90'	S63°25'46"W
L8	11.54'	N75°59'07"W
L9	75.42'	S19°25'05"W
L10	30.84'	S47°13'25"E
L11	57.90'	S13°42'40"W
L12	38.69'	S7°55'08"W



VICINITY MAP: N.T.S.

DEVELOPMENT DATA

ZONING:	R-CD "CONVENTIONAL"
COUNTY:	TOWN OF WEDDINGTON
TAX PARCEL:	06150001
TOTAL PROJECT AREA:	76.99 ACRES
PROJECTED REA RD R/W DEDICATION:	0.82 ACRES
AREA TO DEVELOP:	76.17 ACRES
MIN. LOT WIDTH:	120 FT.
SETBACK:	50'
REAR YARD:	40'
SIDE YARD:	15'
SIDE STREET YARD:	25'
MIN. LOT AREA:	40,000 S.F.
NUMBER OF LOTS SHOWN:	37 LOTS (CONSTRUCTED IN ONE PHASE)
C.O.S. REQUIRED:	10% = 7.70 ACRES
C.O.S. PROVIDED:	GREATER THAN 7.70 ACRES/10.0%
UTILITIES:	PUBLIC WATER AND SEWER

CONTACT INFORMATION

OWNER/DEVELOPER:	SIGNATURE PROPERTIES OF THE CAROLINAS, LLC
CONTACT:	MEL GRAHAM (mel@grahamenterprises.com)
ADDRESS:	PO BOX 78926 CHARLOTTE, NC 28271
OWNER:	704.996.2071
ENGINEER/SURVEYOR:	THE ISAACS GROUP, PC
CONTACT:	BRENT COWAN (bcowan@isaacsgrp.com)
ADDRESS:	8720 RED OAK BLVD, STE. 420 CHARLOTTE, NC 28217
PHONE:	704.227.9402
UTILITY DEPARTMENT:	UNION COUNTY WATER 500 N. MAIN ST, STE 400 MONROE, NC 28112
PHONE:	704-296-4210
EMAIL:	WATER@UNIONCOUNTYNC.COM
TOWNSHIP:	TOWN OF WEDDINGTON 1924 WEDDINGTON RD WEDDINGTON, NC 28104
PHONE:	704-846-2709
TOWN PLANNER:	GREG GORDOS
EMAIL:	GGORDOS@TOWNOFWEDDINGTON.COM
PHONE:	704-846-2709 EXT. 5

PROJECT FLOW CALCS.

SEWER FLOW:
BASED ON REDUCTION RATE OF 190 GPD/HOUSE
ESTIMATED SEWER FLOW = 37 SINGLE FAMILY HOMES @ 190 GPD/HOME = 7,030 GPD
TO BE TREATED AT SIX MILE WWTP

WATER FLOW:
3/4" DOMESTIC METERS= 37 (SINGLE FAMILY HOMES)
3/4" IRRIGATION METER= 1 PER LOT = 37
1" IRRIGATION METER PROVIDED FOR ENTRANCE, COS/MAIL KIOSK, AND CUL-DE-SAC = 3 TOTAL
(DOMESTIC) ESTIMATED WATER FLOW=400 GPD/CONNECTION (PER 18C)(37 CONNECTIONS)=14,800 GPD
(IRRIGATION: LOTS) ESTIMATED WATER FLOW=200 GPD/METER (37 METERS) = 7,400 GPD
(IRRIGATION: ENTRANCE) ESTIMATED WATER FLOW=0.5 IN 3 DAYS PER WEEK FOR 6 MONTHS
COS TO BE IRRIGATED = 1.00 ACRES
=0.5 IN/12 * 3 DAYS * 26 WEEKS * 43,560 S.F. * 7.48 GAL/C.F./365 DAYS = 2,901 GPD
(IRRIGATION: COS/MAIL KIOSK) ESTIMATED WATER FLOW=0.5 IN 3 DAYS PER WEEK FOR 6 MONTHS
COS TO BE IRRIGATED = 1.00 ACRES
=0.5 IN/12 * 3 DAYS * 26 WEEKS * 43,560 S.F. * 7.48 GAL/C.F./365 DAYS = 2,901 GPD
(IRRIGATION: CUL-DE-SAC) ESTIMATED WATER FLOW=0.5 IN 3 DAYS PER WEEK FOR 6 MONTHS
COS TO BE IRRIGATED = 0.25 ACRES
=0.5 IN/12 * 3 DAYS * 26 WEEKS * 10,890 S.F. * 7.48 GAL/C.F./365 DAYS = 725 GPD

TOTAL ESTIMATED WATER DEMAND = 14,800 GPD + 7,400 GPD + 2,901 GPD + 2,901 GPD + 725 GPD = 28,727 GPD

*HYDRANTS WILL BE PROVIDED THROUGHOUT THE SITE – NO SPRINKLER SYSTEMS
THERE WILL NOT BE A DEDICATED FIRE LINE FOR THE DEVELOPMENT

GENERAL NOTES:

1. THE SITE HAS NO BUILDINGS LISTED ON THE U.S. DEPARTMENT OF INTERIORS NATIONAL REGISTRY OF HISTORIC HOUSES OR DESIGNATION AS A HISTORIC PROPERTY BY THE COUNTY.
2. A TIA STUDY WILL BE CONDUCTED WHEN OR IF REQUIRED BY TOWN.
3. STORMWATER MANAGEMENT – WILL BE PROVIDED IN ACCORDANCE WITH THE NCDEQ SITE SPECIFIC WATER QUALITY MANAGEMENT PLAN FOR THE GOOSE CREEK WATERSHED AND TOWN'S ORDINANCE
4. JURISDICTIONAL SURFACE WATERS – AN ON-SITE DETERMINATION AND DELINEATION FOR THE PRESENCE OF JURISDICTIONAL SURFACE WATERS HAS BEEN PERFORMED AND WILL BE PROVIDED TO THE TOWN FOR REVIEW DURING THE CONSTRUCTION PERMITTING PHASE.
5. ROADWAY NAMES – PROPOSED ROADWAY NAMES WILL REQUIRE WRITTEN APPROVAL FROM UNION COUNTY.
6. UTILITIES – THE DEVELOPER INTENDS TO CONSTRUCT PUBLIC SANITARY SEWER AND PUBLIC WATER LINES TO SERVE THE PROPOSED 37 SINGLE FAMILY RESIDENTIAL LOTS.
7. INTERNAL ROADS WILL BE DESIGNED TO NCDOT STANDARDS BUT WILL BE PRIVATE MAINTAINED BY HOA.
8. THERE WILL BE NO ON STREET PARKING ALLOWED WITHIN THE SUBDIVISION. EXCEPTION IS THE DEDICATED ON-STREET PARKING SPACES IN FRONT OF THE MAILBOX KIOSK.
9. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THIS SITE.
10. DEVELOPER TO PLACE RESTRICTION ON LOT 1 SO DRIVEWAY IS ON LOT 1 SO DRIVEWAY IS ON THE LOT 2 SIDE, AWAY FROM ENTRY GATES.
11. DEVELOPER TO PLACE RESTRICTION ON LOT 37 SO DRIVEWAY IS ON LOT 36 SIDE FOR A SINGLE DRIVE OR ACROSS FROM ROAD B IF A CIRCLE DRIVE.

STORMWATER NOTES:

THE SITE IS A VACANT PROPERTY LOCATED AT THE NORTHWEST CORNER OF PROVIDENCE ROAD AND REA ROAD. THE PROPERTY SLOPES GENERALLY FROM 2%–10% FROM THE ROAD INTERSECTION SLOPING NORTH WHERE THERE IS A PERENNIAL STREAM. THE PERENNIAL STREAM EVENTUALLY FEEDS INTO SIX MILE CREEK. THERE ARE SEVERAL OTHER INTERMITTENT STREAMS THAT HAVE BEEN LOCATED ON THE PROPERTY AS WELL. THE SITE IS MOSTLY WOODED AT THIS TIME. SOILS ON SITE CONSIST OF A MIXTURE OF APPLING, CECIL, HELENA, AND COLFAX.

STORMWATER REQUIREMENTS WILL BE MET ON SITE BY WAY OF FOUR BMPS. STORM WILL BE DIRECTED TO THESE LOCATIONS BY WAY OF ROAD CURB AND GUTTER WITH STORM STRUCTURES THAT WILL BE PIPED IN THE ROAD, AND REAR YARD SWALES TO STORM STRUCTURES. BMP'S WILL BE SELECTED BASED ON DRAINAGE AREA SIZES AND WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE NCDEQ SITE SPECIFIC WATER QUALITY MANAGEMENT PLAN FOR THE GOOSE CREEK WATERSHED. MORE THAN 10% OF THE SITE WILL REMAIN UNDISTURBED DURING CONSTRUCTION (EXISTING TREES WILL REMAIN IN THESE AREAS).

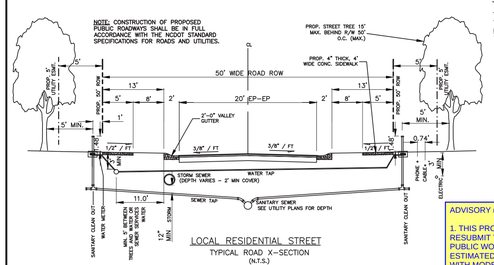
ALL WETLANDS AND STREAMS HAVE BEEN DELINEATED BY A WETLANDS CONSULTANT. THE DESIGN/PERMITTING GOAL WILL BE TO AVOID ANY PERMANENT IMPACT OF WETLANDS OR REGULATED STREAMS. SHOULD ANY IMPACTS FOR THIS PROJECT BE REQUIRED, THEY WILL BE PERMITTED THROUGH THE STATE (NCDEQ) AND THE ARMY CORPS OF ENGINEERS.

BMP MAINTENANCE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

SURVEY:
BOUNDARY AND SHOWN BASED ON SURVEY COMPLETED BY THE ISAACS GROUP

LEGEND

- 100' UNDISTURBED SIX-MILE CREEK BUFFER
- COMMON OPEN SPACE
- SS — EXIST. SANITARY SEWER
- W — EXIST. WATER MAIN
- SS — PROP. SANITARY SEWER
- W — PROP. WATER LINE
- SD — PROP. STORM PIPE



LOCAL RESIDENTIAL STREET
TYPICAL ROAD X-SECTION
(N.T.S.)

ADVISORY (NOT TO BE INCLUDED ON PLANS)

1. THIS PROJECT WILL REQUIRE MODELING FOR CAPACITY. PLEASE CORRECT ALL REDLINES AND RESUBMIT THE SKETCH PLAN. ONCE ALL REDLINES HAVE BEEN ADDRESSED UNION COUNTY PUBLIC WORKS (UCPW) WILL SEND THE SKETCH PLAN TO OUR THIRD PARTY MODELER FOR ESTIMATED MODELING COSTS. THE DEVELOPER IS RESPONSIBLE FOR ALL COST ASSOCIATED WITH MODELING. THE DEVELOPER WILL SUBMIT A CHECK FOR THE MODELING COST TO UCPW BEFORE MODELING FOR THE PROJECT WILL BE AUTHORIZED. MODELING TYPICALLY TAKES 3 WEEKS AFTER AUTHORIZATION.

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING FIRM NO. C-1069 CERTIFICATE OF AUTHORIZATION

Digitally signed by Anthony B. Cowan, P.E.
Date: 2025.12.17 10:50:55-05'00'

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

NO.	BY	DATE	REVISION

Project: BELLEVIEW SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: SKETCH PLAN
File #25137-S-SK.DWG | Date: 12/16/25 | Project Egr: ABC | Design By: ABC | Drawn By: AEN | Scale: 1" = 100'

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

SK-1

P:\Active Projects\Mel Graham\Providence & Rea Rd Subd_25137\Engineering\Design Drawings\Current\SHEET\25137-S-SK.DWG, SKETCH PLAN, 12/16/2025 4:14:42 PM, anewsome, 1:1



Heritage Tree Inventory

For: ***GRANDVIEW - WEDDINGTON***

Union County, North Carolina

By: Lisa R. Gaffney, Kelsey Strasbaugh, and Brett Kasberger
February 17, 2026

EXECUTIVE SUMMARY:

The Grandview site is located in the Town of Weddington in the northwest quadrat of the intersection of Providence Road at Rea Road. Historical reference data including the 1968 USGS topography map, 1996 NRCS soil map, and aerial photography indicates that until a few decades ago, a large portion of this site was open and under cultivation. At present, the site is dominated by an overgrowth of volunteer pines and sweetgum trees, typical of abandoned farmland, with mixed hardwoods on the lower slopes and stream corridors.

This study evaluates the forest cover on the Grandview site to provide a Heritage Tree Inventory; documenting qualifying and quantifying data for desired classes of heritage trees on site as specified by the Town of Weddington UDO Section D-917A. Q-Tree Requirements.

For the inventory, the site was separated into two groups:

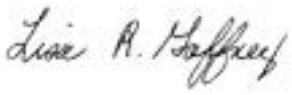
> Group A: areas of the site that will be disturbed during the installation of infrastructure, including roads, utility corridors, spoil stockpiles, and storm water controls. An intensive evaluation of these areas produced a comprehensive location and identification of all heritage trees that exist in this group.
>
> Group B: areas of the site that will be preserved in their existing state, including undisturbed buffers, setbacks and designated tree save and open space. A fixed radius plot (FRP) method was used to produce an evidence based estimate of the number of heritage trees per acre for this group.

Results:

> Group A: All Heritage Trees were marked in the field and recorded on a digital map. With adjustments made to avoid impacts to 12 trees out of the group, **a calculated total of 93 heritage trees were documented within the future disturbed areas.**
>
> Group B: A fixed radius plot (FRP) study provided the number of Heritage Trees per acre (HTPA) value for the designated preserved areas of the site. HPTA = 13.28. The data results in **a calculated estimate of 676 heritage trees occurring within the future undisturbed areas**.

The data presented in this report is solely intended to aid site planning for the Grandview site.

Respectfully submitted,



Lisa R. Gaffney
Biologist
February 17, 2026

GENERAL LANDSCAPE DESCRIPTION:

Grandview is located directly west of Providence Road and north of Rea Road, in Weddington, Union County, North Carolina. The site was historically under cultivation as evidenced by images from the 1968 USGS Topographic Map, and 1996 NRCS Soil Survey Aerial Map. (Figures 1-3). At present, the site is dominated by an overgrowth of volunteer pines and sweetgum trees, typical of abandoned farmland, with mixed hardwoods on the lower slopes and stream corridors

Figure 1: VICINITY MAP

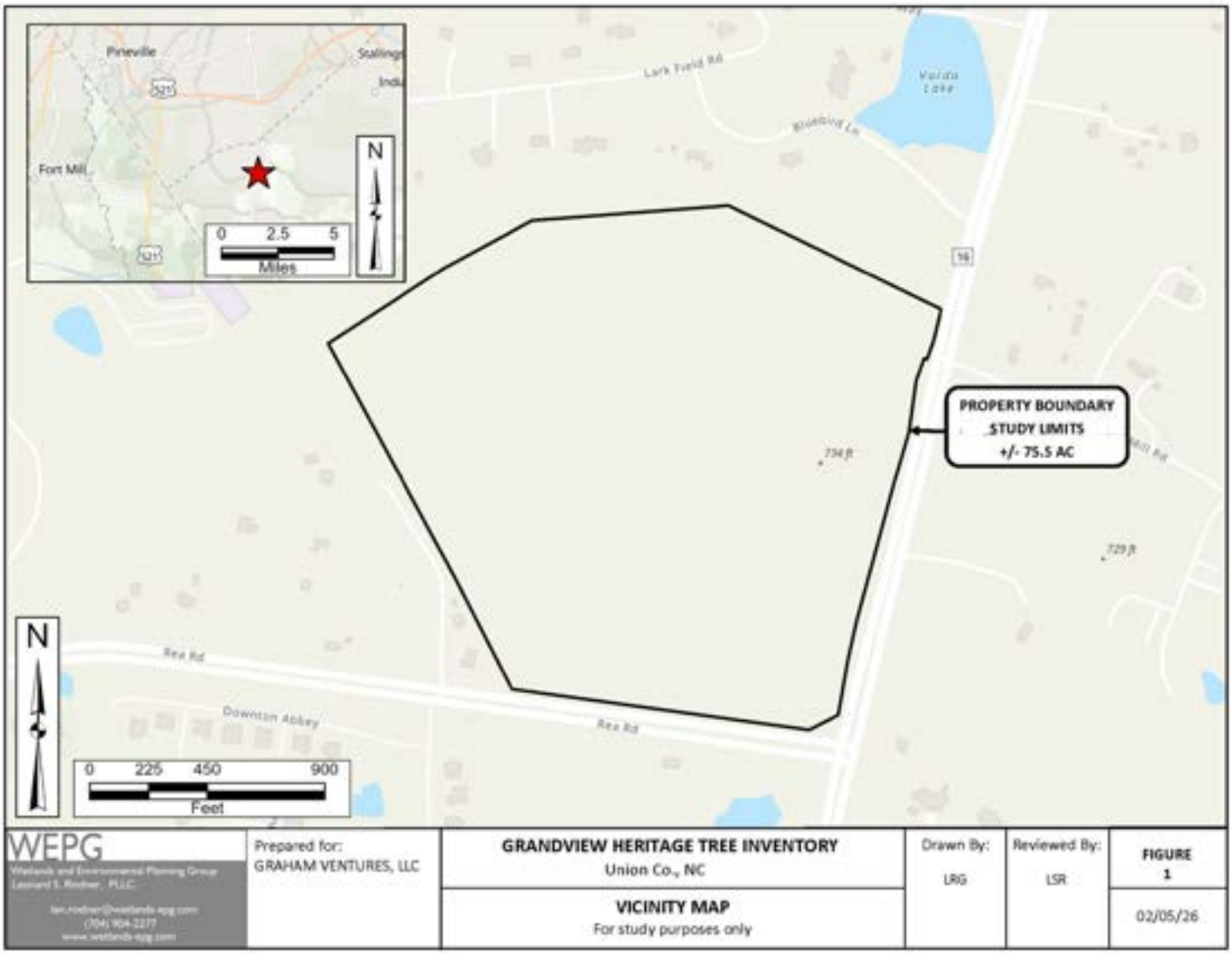


Figure 2: USGS MAP

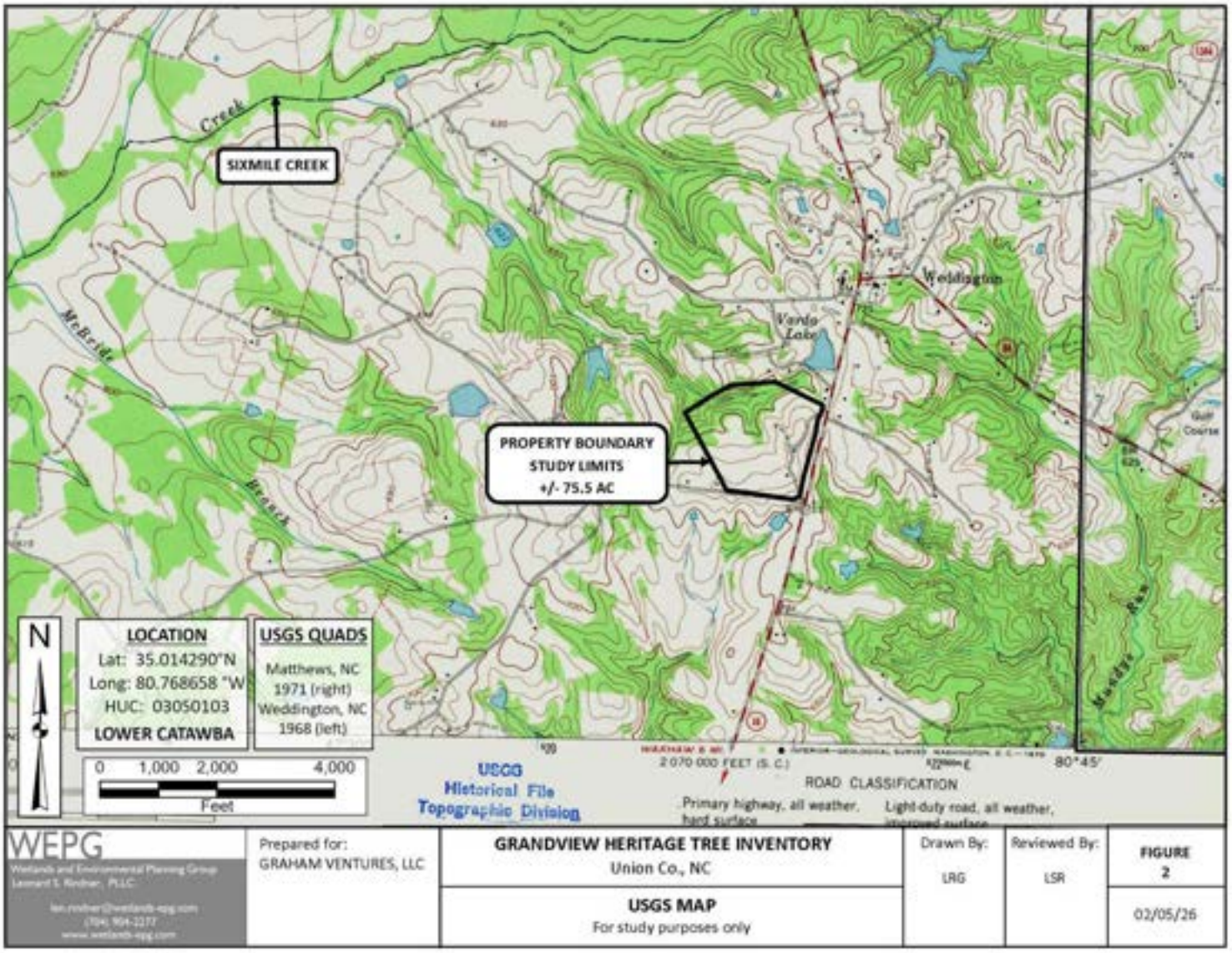
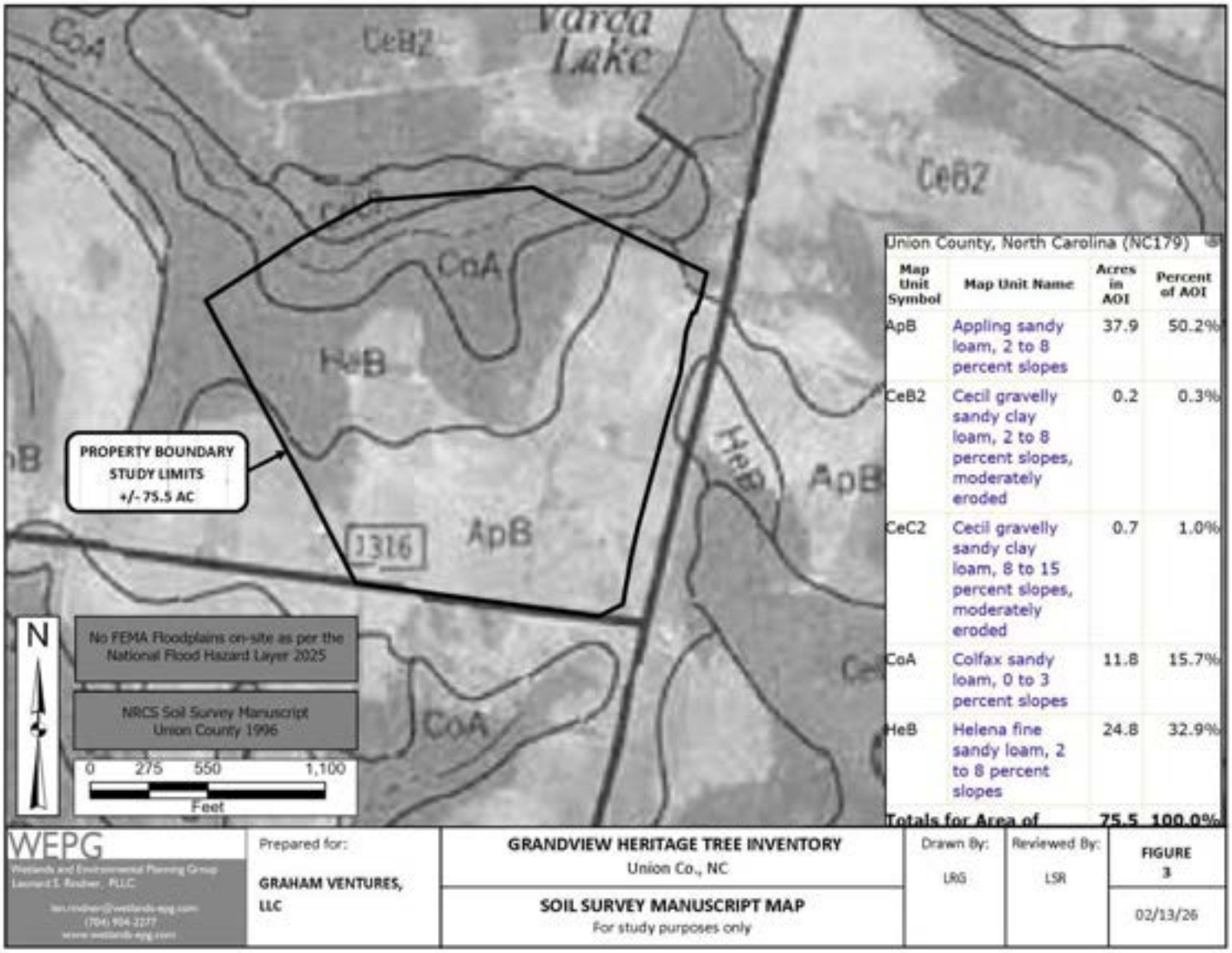


Figure 2: USGS MAP



OBJECTIVE:
The tree inventory documents qualifying and quantifying data for desired classes of Heritage Trees on site as specified by the Town of Weddington UDO Section D-917A. Q-Tree Requirements. WEPG conducted a tree inventory of the ~75 acre Grandview site during January and February 2026.

METHODOLOGY:

- GROUP A: ROADS / UTILITIES / STORMWATER / SPOIL – (Calculated 26.07 acres). The roads, utility corridors, stormwater ponds, common open space and spoil sites were reviewed, and Heritage trees were identified, flagged, and measured for DBH within the following extents of disturbance:
  - Roads - 50' either side of the road center lines to consider trees that may occur on the edge of clearing and grading limits
  - Sewer lines - 25' either side of sewer center lines (50 ft behind Lots 17 & 18) to consider trees that may occur on the edge of clearing and grading limits
  - Stormwater Control Measures (4) - 25' outside the pond perimeters to consider trees that may occur on the edge of clearing and grading limits
  - Common Open Space - inside B loop road
  - Spoil sites (2) - 25' outside the spoil area perimeters to consider trees that fall on the edge of clearing and grading limits

- GROUP B: PRESERVED AREAS / BUFFERS / OPEN SPACE – (Calculated 50.92 acres). The Fixed Radius Plot (FRP) method was used to inventory heritage trees in areas of the site that are to remain undisturbed including the buffers along the perimeter of the site near Providence Road and Rea Road, along the stream corridor, and in the northwest corner of the site. Additionally, plots in the zone immediately adjacent to the southeast side of the creek were sampled as noted on (Figure 4).
  - Heritage Trees are defined as deciduous noninvasive native tree species as follows:
    - Oaks (*Quercus*) and Tulip Trees (*Liriodendron*) 20 inches diameter at breast height (DBH) or larger
    - Hickory and Pecans (*Carya*) 18 inches DBH or larger

- Southern Magnolias (*Magnolia grandiflora*) and other magnolias (*Magnolia*) 10 inches DBH or larger

- Red Maples (*Acer rubrum*), Sugar Maples (*Acer saccharum*), and Elms (*Ulmus*) 10 inches DBH or larger

- Dogwoods (*Cornus florida*) 5 inches DBH or larger

- Standard 1/10th acre fixed circular plots were used to sample the trees. A count of heritage trees occurring in the fixed plots was used to determine the number of heritage trees per unit of area, in this case HERITAGE TREES PER ACRE (HTPA).** only qualified heritage trees are included in the calculations.*

  Data collected for each plot:

  - Coordinates
  - Species Identification
  - Number of trees ≥20" DBH for oak and poplar species
  - Number of trees ≥18" DBH for hickory species
  - Number of trees ≥10" DBH for elm, maple, and magnolia species
  - Number of trees ≥5" DBH for dogwood species
  - Use plot data to calculate # Heritage Trees per Acre (HTPA)

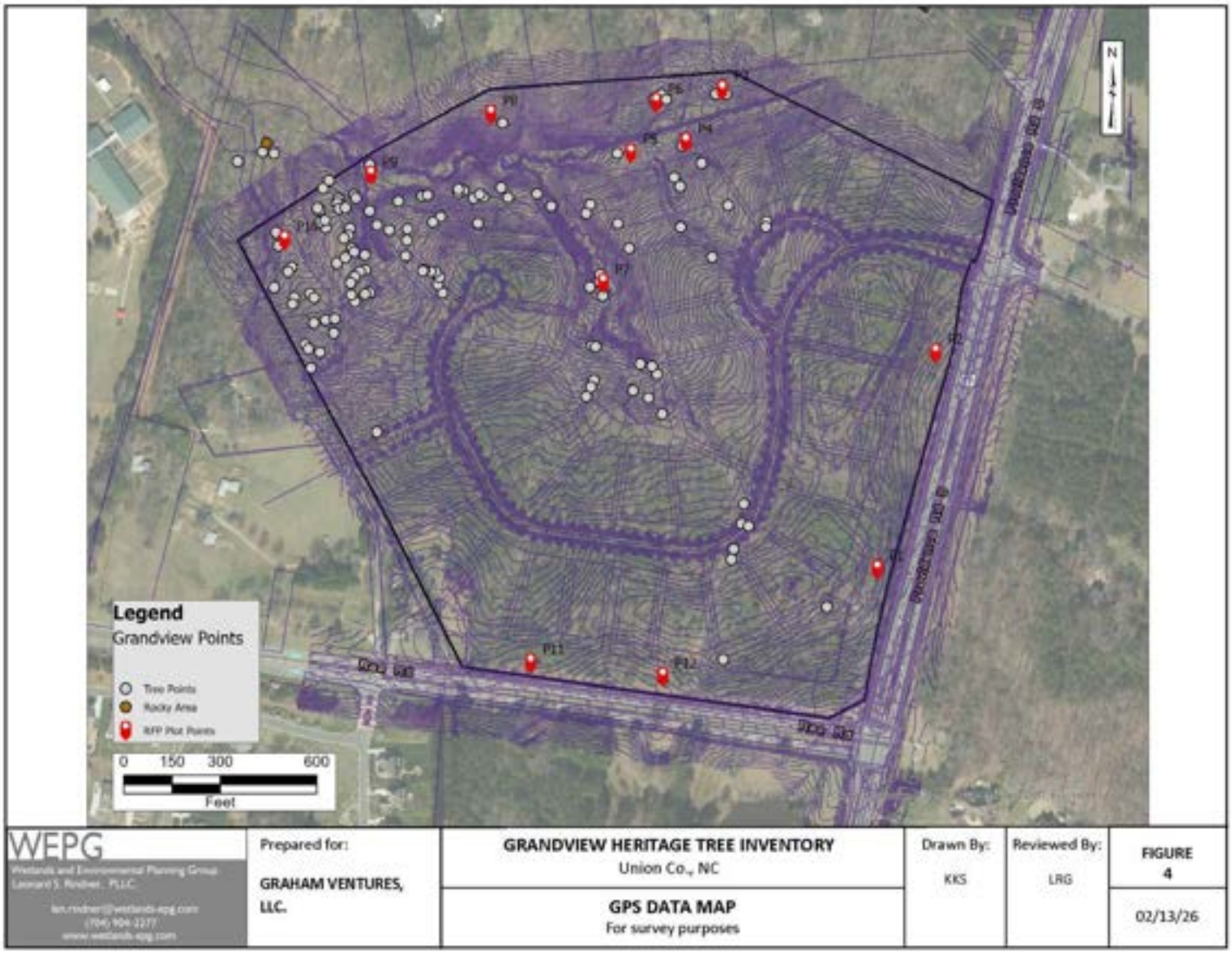
  Determining HTPA from fixed plots:

  1. Determine the expansion factor (the number of trees per acre a given plot tree represents) by taking the denominator of the plot size (1/10th acre) and dividing by the number of plots.
  2. Add up the total number of heritage trees for all the plots in the stand
  3. Multiply the total number of plot heritage trees by the expansion factor to determine total HTPA for the stand.

  Factors and Formulas:

  - *Plot size* = 1/10th acre plots (circular plots – radius 37.2 lf)
  - *Expansion factor* = Plot size denominator / # Plots
  - *HTPA* = # Heritage Trees *x* Expansion Factor

Figure 4: HERITAGE TREE AND FIXED RADIUS PLOT LOCATION MAP



GROUP A (26.07 acres): SUMMARY OF FINDINGS FOR COMPREHENSIVE STUDY

TREE SPECIES #	ROADS	SEWER	SPOIL	SCM	TOTALS
Willow Oak (*Quercus phellos*)				6	6
Chestnut Oak (*Q. prinus*)				1	1
Red Oak (*Q. rubra*)	6	6	1	5	18
White Oak (*Q. alba*)		7	4	6	17
Black Oak (*Q. velutina*)		1			1
Tulip Poplar (*Liriodendron tulipifera*)	2	22	3	20	47
Red Maple (*Acer rubrum*)		1	5	6	12
Pignut Hickory (*Carya glabra*)			1		1
American Elm (*Ulmus americana*)					0
Dogwood (*Cornus florida*)		1			1
Magnolia (*Magnolia grandiflora*)			1		1
12 individuals to be preserved in Group A					-12
TOTAL # Heritage Trees in Group A					**93**

GROUP A – 93 Heritage Trees

GROUP B (50.92 acres): SUMMARY OF FINDINGS FOR FIXED RADIUS PLOTS

PLOT #	DOMINANT TYPE	# HERITAGE TREES PER PLOT
1	Pine	0
2	Pine	0
3	Hardwood	2
4	Hardwood	1
5	Hardwood	1
6	Hardwood	4
7	Hardwood	3
8	Hardwood	2
9	Hardwood	1
10	Hardwood	2
11	Pine	0
12	Pine	0
TOTAL # Heritage Trees in FRP		**16**

Expansion factor = Plot size denominator / Plots
10 / 12 = ***0.83***

HTPA = # Heritage Trees *x* Expansion Factor

Heritage Trees Per Acre: HTPA= *16 x 0.83* = ***13.28***

50.92 ACRES x 13.28 HTPA = 676 Heritage Trees

GROUP B - 676 Heritage Trees

PLOT DATA (all photos facing west from plot center):

Plot 1: Dominated by pines

 # Heritage Trees = 0



Plot 2: Dominated by pines.

 # Heritage Trees = 0



Plot 3: Dominated by hardwoods.

 # Heritage Trees = 2



Plot 4: Dominated by hardwoods.

 # Heritage Trees = 1



Plot 5: Dominated by hardwoods.

 # Heritage Trees = 1



Plot 6: Dominated by hardwoods.

 # Heritage Trees = 4



Plot 7: Dominated by hardwoods.

 # Heritage Trees = 3



Plot 8: Dominated by hardwoods.

 # Heritage Trees = 2



Plot 9: Dominated by hardwoods.

 # Heritage Trees = 1



Plot 10: Dominated by hardwoods.

 # Heritage Trees = 2



Plot 11: Dominated by pines.

 # Heritage Trees = 0



Plot 12: Dominated by pines.

 # Heritage Trees = 0



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8720 RED OAK BOULEVARD, STE. 420
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PHONE (704) 527-3440 FAX (704) 527-8335

Project: Grandview Subdivision

Date: 04/07/2026

Response to Comments on Conditional Zoning Plans – 1st review

Sheet	Comment	Response
C0.0	Is this jurisdictional?	*This channel is not jurisdictional. We received from the ACOE on 03/31/2026 a Preliminary Jurisdictional Determination approval and this channel is not identified as regulated. We will remove these lines from the plans to avoid confusion.*
C0.0	include sheet showing park plans in common open space	*We have included sheet L1.3.1-Community Park with the resubmitted CZ plans.*
C1.0	per TOW UDO D-917A K: (Re: emergency access)	*We are working on an agreement with the Hudsons to obtain their approval to allow an emergency access to the Proposed Hudson Farm Lane via the existing driveway on the adjacent Hudson properties. This is noted as Option 1 on our plans.* *Should this option not work out, the revised plans also show an Option 2 which provides a 20' wide gravel emergency access road via an existing curb cut on Rea Road that is located near the western boundary line.*
C1.0	Make sure this topsoil berm follows existing drainage patterns.	*Acknowledged. This will be worked out after CZ approval and during Construction Drawings.*
C1.0	SS easement is in 100' stream buffer	*Acknowledged. This will be worked out after CZ approval and during Construction Drawings.* *Note that we have correspondence with Mike Lawyer at NCDEQ where this buffer impact will be allowed.*
C1.0	easements overlap	*Acknowledged. This will be worked out after CZ approval and during Construction Drawings.*
C2.0	provide turning movements for emergency vehicles	*Turning movements have been provided on the revised Conditional Zoning plans.*
C2.0	Show turning movements for fire truck. Island looks too big.	*Fire truck turning movements have been provided on site plan sheet C1.0. There has been no change to the cul-de-sac geometry.*
C3.0	Very flat slope. Is this the existing cross slope at Providence Road?	*Acknowledged. This will be worked out after CZ approval and during Construction Drawings.*
C4.0	It seems like these ridge lines are based off the post-development DAs, which is not accurate for pre-development here	*This was discussed with LaBella on 04/02/26 and concluded that two predeveloped drainage area maps would be required. Sheet C4.0 is the map previously submitted and is the NCDEQ Water Quality Pre-Developed drainage area map, which shows pre-developed sub areas to each BMP so that the water*

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		quality volume can be calculated. The new map added with this resubmittal is C4.1 and is called "Predeveloped Drainage Area Map - Detention". This map shows one large pre-dev area to the creek on the northern side of property, and three smaller pre-dev areas that drain towards NC Hwy 16.
C4.0	TC path goes U/S and crosses DA boundary	*Time of Concentration lines have been cleaned up on both C4.0A and C4.0B*
C4.0	Another POA for this DA is needed further downstream if you want to compare pre and post of the area collected by SCM #1	*Sheet C4.0A-Detention Predeveloped Drainage Area Map has been added which provides multiple points of analysis for the detention model.*
C4.0	looks like TC path would end here	*Time of Concentration lines have been cleaned up on both C4.0A and C4.0B*
C4.0	TC path is not realistic here	*Time of Concentration lines have been cleaned up on both C4.0A and C4.0B*
C4.0	Another POA for this DA is needed further downstream if you want to compare pre and post of the area collected by SCM #1	*Sheet C4.0A-Detention Predeveloped Drainage Area Map has been added which provides multiple points of analysis for the detention model.*
C4.1	Significant flow diversions are proposed. Flow diversions should be minimized as much as possible and justification provided.	*Acknowledged. This will be worked out after CZ approval and during Construction Drawings.* *Per meeting with LaBella on 04/02/2026, we have added a narrative to the revised CZ plans that addresses this.*
C4.1	make sure ditches are within DA	*Drainage area lines have been cleaned up on the resubmitted CZ plans.*
C4.1	is this necessary? DI won't capture much runoff from sheet flow	*Acknowledged. This will be worked out after CZ approval and during Construction Drawings.* *The park plan includes a tiered lawn area where we believe two inlets will be required to intercept water b/t flowing over a wall or out into the street. These inlets look odd on the CZ plan but they are place holders for the final grading design to be completed during Construction drawings.*
C4.1	bypasses SCM	*Acknowledged. This will be worked out after CZ approval and during Construction Drawings.*
C4.2	The proposed wetlands will also need to meet the detention requirements for the 1 through 100-year storm per the Weddington UDO.	*Acknowledged. The Narrative lists this as a requirement.*
C6.0	show early phasing EC with construction entrance, sediment basin locations, silt fence outlets, etc	*Acknowledged. This will be worked out after CZ approval and during Construction Drawings.*
C6.0	site will need clean water bypasses for isolated undisturbed areas	*Acknowledged. This will be worked out after CZ approval and during Construction Drawings.*

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Comment: In email correspondence, Town Planner Greg Gordos had inquired about the need for a TIA.

Response: On Sheet C0.0 of the CZ plans, right above the seals is a trip generation summary by Design Resource Group that concluds that a TIA is not warranted b/c we were less than 500 daily trips and 50 peak hour trips. Also included in this report is a letter from LaBella which likewise concludes that a TIA is not warranted for this project.

Grandview **3/11/2026**

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single-Family (Detached) Housing [210]	37	DUs	336	7	19	26	21	13	34

References: Trip Generation, 12th Edition, Institute of Transportation Engineers, Washington, DC. 2025.

*Trip generation was calculated using the rate rather than the equation, as the relatively small number of dwelling units resulted in unreasonable values when the equation was applied.

1111 Hawthorne Lane
Charlotte, NC 28205
704.343.0608
www.drgrp.com

From: Wilson, Robert <RWilson@LaBellaPC.com>
Sent: Monday, April 6, 2026 1:30 PM
To: Brent Cowan
Subject: FW: [Ext] FW: Grandview - Planning Board?

Brent,

Here is the email regarding the need for a TIA at Grandview. The project as currently proposed is below the TIA threshold. Please let me know if you have any questions or concerns.

Bob Wilson
LaBella Associates | Sr. Civil Engineer/Civil Office Leader

+1 (704) 941-2139 direct

From: Wilson, Robert <RWilson@LaBellaPC.com>
Sent: Tuesday, March 24, 2026 11:32 AM
To: Gregory Gordos <ggordos@townofweddington.com>
Cc: Mabaso, Tumi <tmabaso@LaBellaPC.com>
Subject: FW: [Ext] FW: Grandview - Planning Board?

Greg,

Good morning. Our traffic engineer has reviewed the information submitted for the Grandview project and done his own analysis. Based on our findings, a TIA is not required for the Grandview project. Our understanding is that the previous development plan for this site had 60 homes vs. the currently proposed 37 units. The Developer should also consider the proposed improvements along S. Providence Road near Old Mill Road and its potential impact of the proposed southbound right-turn lane (see highlighted text below).

Please let me know if you have any questions or concerns.

From: Hipp, Starke <shipp@LaBellaPC.com>
Sent: Monday, March 23, 2026 10:49 PM
To: Mabaso, Tumi <tmabaso@labellapc.com>; Wilson, Robert <RWilson@LaBellaPC.com>
Subject: Re: [Ext] FW: Grandview - Planning Board?

Good evening Tumi/Bob,

I've reviewed the materials.

For starters, I recall us looking at a scoping document prepared by Kimley-Horn last May for this site. (B:\GLOBAL\Projects\Weddington, NC Town of\2242731 - On Call Eng Services 2024-25\02_Correspondence\Outgoing\Rea Road Property\TIA Scoping & Review)

As for the Trip Gen table provided by the applicant and whether a TIA is necessary according to the UDO. The short answer is no, I don't believe a TIA is necessary according to the UDO. The long answer is that I believe the applicant should have provided additional support/background with its Trip Gen table.

Starting with the Daily Trips, the ITE data returns results based on Average Rates and a Fitted Curve Equation. The Daily Trips noted by the applicant are the Average Rate result. The Fitted Curve Equation result is 564. However, the Fitted Curve Equation has a y-intercept of 265.45 trips that, in my opinion, unrealistically skews the results for such a small development. The other approach, which is what I believe should be done in this situation, is to select clustered data points. Taking the average of the clustered data points results in 468, which is still below the 500 daily trip threshold of the UDO.

Similarly, the Peak Hour trips noted by the applicant are the Average Rate results. In my opinion, the Fitted Curve Equation results should be used as that is the guidance from ITE and the y-intercept does not unrealistically skew the results. The Fitted Curve Equation results, which are below the 50 peak hour trip threshold of the UDO, are provided below:
AM - Entering: 8 | Exiting: 22 | Total: 30
PM - Entering: 24 | Exiting: 15 | Total: 39

Finally, I looked through the email exchanges below. I should note that the design and construction of the southbound right-turn lane along S. Providence Road should take into consideration the proposed improvements along S. Providence Road south of Old Mill Road associated with U-5769 - https://www.ncdot.gov/news/public-meetings/Pages/U-5769-2019-03-14.aspx

Thanks,
Starke Hipp, PE
LaBella Associates | Senior Traffic Engineer

+1 (914) 269-5604 direct
+1 (910) 616-5608 mobile

From: Mabaso, Tumi <tmabaso@labellapc.com>
Sent: Wednesday, March 18, 2026 3:39 PM
To: Hipp, Starke <shipp@LaBellaPC.com>
Subject: FW: [Ext] FW: Grandview - Planning Board?

Hi Starke,

I work with Bob Wilson in the Charlotte office. We received a trip generation table for a proposed 37-lot subdivision in Weddington, NC. Do you mind taking a look whenever you have time? The project # is 2242731 phase 001, and the file path for the conditional zoning sketch plan is below for reference:

B:\GLOBAL\Projects\Weddington, NC Town of\2242731 - On Call Eng Services 2024-25\02_Correspondence\Outgoing\Grandview\CZ Review\Grandview CZ Plan_2026-02-23.pdf

Best,

Tumi Mabaso
LaBella Associates | Civil Engineer

+1 (980) 207-7931 direct

From: Gregory Gordos <ggordos@townofweddington.com>
Sent: Tuesday, March 17, 2026 6:34 PM
To: Mabaso, Tumi <tmabaso@labellapc.com>; Wilson, Robert <rwilson@labellapc.com>
Subject: [Ext] FW: Grandview - Planning Board?

Does this TIA justification fly for you? Please send to your traffic count specialists to verify.

WEDDINGTON
North Carolina

Greg Gordos
Town Planner
Phone: 704-846-2709
Cell: 980-210-1822
ggordos@townofweddington.com
1924 Weddington Road
Weddington, NC 28104
www.townofweddington.com
Rural Living Redefined

From: Brent Cowan <bcowan@isaacsgrp.com>
Sent: Wednesday, March 11, 2026 5:42 PM
To: Gregory Gordos <ggordos@townofweddington.com>
Cc: Mel Graham <mel@grahamenterprises.org>; Keith Cooper <keith.cooper1@icloud.com>; Dana Scott <dana@grahamenterprises.org>; Lisa Gaffney <lisa.gaffney@wetlands-epg.com>; Jeremy Schumacher <jschumacher@arcadiahomesinc.com>
Subject: RE: Grandview - Planning Board?

Good evening Greg,

Please see comments/responses below in red.

Thanks,

Anthony Brent Cowan, P.E., LEED® AP
The Isaacs Group, P.C.
8720 Red Oak Blvd., Ste. 420
Charlotte, NC 28217
P: 704-227-9402 F: 704-227-9403

Web: www.isaacsgrp.com

From: Gregory Gordos <ggordos@townofweddington.com>
Sent: Tuesday, March 10, 2026 1:49 PM
To: Brent Cowan <bcowan@isaacsgrp.com>
Cc: Mel Graham <mel@grahamenterprises.org>; Keith Cooper <keith.cooper1@icloud.com>; Dana Scott <dana@grahamenterprises.org>; Lisa Gaffney <lisa.gaffney@wetlands-epg.com>; Jeremy Schumacher <jschumacher@arcadiahomesinc.com>
Subject: Re: Grandview - Planning Board?

Yup, the draft with the third column is current.

A few traffic comments/questions.

- TIA? Required for 50 peak hour trips. Y'all put N/A. Providence is already equipped for this site but please confirm or provide a scoping study.***[Brent Cowan]*** On Sheet C0.0 of the CZ plans, right above the seals is a trip generation summary that concluded that a TIA was not warranted b/c we were less than 500 daily trips and 50 peak hour trips. We took this from another development that had the same number of lots. In light of your comment, to officially memorialize this, I requested a trip gen study from Design Resource Group, and this trip gen shows that we are less than the warrants for a TIA. Please let me know if anything additional is needed to conclude this item.
- Second form of ingress/egress? Required for 15 or more units.***[Brent Cowan]*** Mel is working with the Hudsons to obtain an easement to allow emergency access along their existing driveway from Rea Road to the proposed stub road of Hudson Farm Lane. We will provide evidence of this agreement prior to the Planning Board meeting.
- Access easement obtained with the neighbor?***[Brent Cowan]*** See response above.
- any turn lane modifications on Providence?***[Brent Cowan]*** We have submitted our CZ plans to Amelia Helms and Bob Weltner with the NCDOT. Bob has informed us that a southbound right turn into the project will be required on Hwy 16. I assume that this will be addressed in the construction drawing phase, but if you need us to amend the plans to show this RTL before our PB meeting, please let me know.

Per the UDO: now that the public outreach steps are complete I can begin staff review. The Mayor asked me to have LaBella looks at plans prior to Planning Board now, so they'll take a look as well.
If other comments are found upon review I can let you know.

There must be fifteen business days between determination of completeness and the Planning Board date. That eliminates March.***[Brent Cowan]*** Are we considered complete as of now? If not, can you please tell us what the milestones that will allow us to be considered complete?

From: Brent Cowan <bcowan@isaacsgrp.com>
Sent: Tuesday, March 10, 2026 1:29 PM
To: Gregory Gordos <ggordos@townofweddington.com>
Cc: Mel Graham <mel@grahamenterprises.org>; Keith Cooper <keith.cooper1@icloud.com>; Dana Scott <dana@grahamenterprises.org>; Lisa Gaffney <lisa.gaffney@wetlands-epg.com>; Jeremy Schumacher <jschumacher@arcadiahomesinc.com>
Subject: Grandview - Planning Board?

Good afternoon Greg,

With last night's council presentation behind us, can you please advise on the following questions:

- Will be on the Monday March 23rd planning board agenda?
- One of the board members noted to make sure that we had the current Appendix 2B checklist. Attached is the one we were using. Can you please confirm this is the current/correct one?
- Is there anything else you need from me or owner/developer to keep this project moving forward?
- Will we expect any sort of comments from you or LaBella on the CZ plans submitted?

Thanks,

Anthony Brent Cowan, P.E., LEED® AP
The Isaacs Group, P.C.
8720 Red Oak Blvd., Ste. 420
Charlotte, NC 28217
P: 704-227-9402 F: 704-227-9403
Web: www.isaacsgrp.com

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

NOTICE OF 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 Methodist Church, 13901 Providence Road from 4:00 to 6:00 on Monday January 5, 2026. The applicant is Signature Properties of the Carolinas LLC and the project will be located on approximately 78 acres located at the northwest corner of Rea Road and Providence Road (parcel number 06150001). This parcel is currently zoned R-CD Weddington, NC.

Any questions please email: Mel Graham at projectinfo356@gmail.com



Belleview Subdivision

Public Involvement Meeting to review proposed conditional rezoning plan

Date / Time: Monday 01/05/2026 4:00 p.m. to 6:00 p.m.

Location: Weddington Methodist Church, 13901 Providence Road

Attendance Log

Name	Address	Phone and/or email
Anthony Brent Cowan	8720 Red Oak Blvd. Ste. 420 Charlotte, NC 28217	704.227.9402 bcowan@isaacsgrp.com
Verne Varda	201 Lark Field Dr. Weddington NC	704-846-2164
Edith Hudson	250 Rea Rd Waxhaw 28173	704 846 2164
CHRIS FOWLK	1162 Willow Oak Trl Matthews, NC 28104	cfalk.surveyor@gmail.com
Steve Kellmeth	1000 JAMES MADISON DR	smtellmeth@[illegible].com
Eileen Kellmeth	1000 JAMES MADISON DR	
JOHN DRAHZAL	950 Eagle Rd Weddington	917 750 3667
Bryon & Marianne Beck	595 Landsbury Dr 28173	BECKTHEBUILDER @AOL.COM

Name	Address	Phone and/or email
Danny Liebl	502 Cottonfield Circle	704-996-4777 fixmycloset@yahoo.com
Patricia Hines Russell Setzer	425 Vintage Creek Dr	704 578 5064 Patricia.hines@gmail.com
LIZ HOLTEY	5017 WOODVIEW LANE WEDDINGTON, NC 28104	917.531.4433
Karen Dewey	1924 Weddington Rd	kdewey@townofweddington.com
Clayton Jones	5149 Panhandle Cir	704-980-239-2639
Bill Deter	461 HAVENCHASE DR	deterbillec@gmail.com 515-326-5584
CHRISTOPHER NEVE	110 CHASEDINE CT. WAXHAW, NC 28173	919-672-2539 christopherneve@gmail.com
Tracy Fore	1480 Longleaf Ct Matthews 28104	704 577 3580 tlsjnj@msn.com
David Pitre	6116 GREYSTONE Wedding ton NC	704-650-4500
Dione Pitre	6116 Greystone Weddington	dlpitre@gmail.com
Sherry Garvey	5936 Oxfordshire Rd	Sherry.garvey1@gmail.com

Name	Address	Phone and/or email
Virginia Shepherd	241 Providence Rd	flashlightjacks@gmail.com
Charlton Plyler	PO Box 854 Monroe, NC 28111	charltonplyler@yahoo.com
Laura Livingston	5013 Oxfordshire Rd Weddington 28173	lml58@hotmail.com
BOB GRISWOLD	6725 TREE HILL W, NC RD.	704-821-6029
MARK PEDERSEN	5116 SADDLE HORN TR MATTHEWS 28104	704 458-4445
Nendy Shaw	6733 Weda Math Rd	
Chad Emerine	Eagle Rd	704-989-6879
MATT HOGFELDT	2266 Shagbarkla MATTHEWS, 28104	mhogfe80@yahoo.com
Brenda + Ron Wilkins	3004 Thomas Payne alley Weddington	(860) 303-9957 pentway@aol.com
Jamie Weiss	268 Reed Rd	704 622 8226
Cathy H. Williams	318 Ren Rd	704-201-5245

Name	Address	Phone and/or email
Cathy Killough Brown	5013 Longview Ct. Matthews NC 28104	704.577.6451 ckbrown0219@gmail.com
Jim Bell		704-287-5420
Bob Wetteroff	1204 Hadley Park Ln 28104	704-641-9309

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

Providence Road and Rea Road Subdivision – Public Involvement Meeting

A Public Involvement Meeting to review a sketch plan for a 37 lot single family residential subdivision on parcel 06150001 on the north west corner of the intersection of Rea Road and Providence Road was held at the Weddington Methodist Church, 13901 Providence Road, on Monday 01/05/2026 from 4:00 to 6:00. Presenter of project to public was owner/developer Mel Graham.

The following is a summary of questions and comments raised by attendees.

- We were asked if there would be restrictions on house area. Mel stated yes but it had not been finalized yet. He also stated there will be architectural control.
- We were asked about who would build in the project. Mel said he has been talking with a premier custom home builder but was not ready to say who it would be. h
- We were asked if we would be widening Providence Road. We answered that we do not have plans to widen Providence Road, and that our site plan has been submitted to the NCDOT.
- We were asked about the width of the sewer easement. We advised likely 30 feet wide.
- Clayton Jones (Town Council) suggested that we add another entrance for emergency access. He said it could be one of those gated gravel accesses for emergency vehicles only.
- Rusty Setzer (Planning Board) said that he would like to see another access to Rea Road. We expressed NCDOT concern about another road too close to intersection with Providence Road.
- Nancy Anderson and Bill Deter (Planning Board) also brought up the emergency access. We told them fire code does not require a second access unless you have 50 lots or more. We discussed approaching the Hudsons who boarder the west side of the property to get an access easement for emergency access that would allow emergency vehicles to access stub road C via the existing driveway on the Hudson property.
- Bill Deter said that lot 20 may require revision b/c section 917.E does not allow water features to be on lots. This change will be made.
- Mrs. Hudson asked if we had reviewed the sewer alignment b/c there are large boulders along the creek. We will study that area that she mentioned.
- A few questions were asked about stormwater. We explained that the 4 ponds shown on the plans will treat the project's stormwater and that they will be designed to meet state and town requirements.
- I had many compliments on the plan. I did not have any negative comments or anyone tell me that they didn't like the plan.
- A few people expressed dislike of the name Belleview. Mel said that we would change the name, and he has changed it to Grandview. The new name has been approved by the County.

WETLANDS & WATERS, INC.

Mel Graham
Signature Properties of the Carolinas, LLC
P.O. Box 78926
Charlotte, NC 28271

December 12, 2025

RE: Threatened and Endangered Species Biological Evaluation
Providence-Rea Road
Waxhaw, Union County, NC
PINs: 06150001, partial 06177017

Mr. Graham,

Wetlands & Waters, Inc. (W&W) has completed a desktop and field evaluation for federally protected species identified in the US Fish and Wildlife official IPaC species list dated November 13, 2025 for the above referenced project (Attachment B; Project Code: 2026-0015373). The desktop evaluation was conducted for protected species known or suspected to be present in the review area included in the species list and included a query of the North Carolina Natural Heritage Program database on October 14, 2025 to identify known species and critical habitat occurrences within or in close proximity to the review area (Attachment A).

Work associated with a Nationwide Permit verification request cannot commence until the U.S. Army Corps of Engineers (the lead federal permitting agency) has made an effect determination (i.e. No Effect; May Affect, Not Likely to Adversely Affect (MANLAA); and May Affect, Likely to Adversely Affect) as to the potential for impacts to Federally Threatened, Endangered, and proposed Threatened/Endangered species and their Critical Habitat. This report may be used by the U.S. Army Corps of Engineers or other Lead Federal Agency to determine if additional coordination will be necessary to satisfy requirements of the Endangered Species Act.

For the purpose of this report, the review area is west of State Highway 16 (Providence Road). The review area also sits approximately at the intersection of State Highway 16 (Providence Road) and Rea Road in Waxhaw, Union County, NC. The review area is indicated on the attached Figure 1.

The surrounding land use is primarily residential, institutional, and vacant land proximate to the site. The review area is located approximately 3.05 miles south of Interstate Highway 485.

The project area is characterized primarily by second growth forest, a riparian system that connects to Sixmile Creek, a roadside right-of-way along State Highway 16 (Providence Road), and a roadside/powerline right-of-way along Rea Road. The site is underlain by Appling sandy loam, Helena fine sandy loam, Colfax sandy loam, and Cecil gravelly sandy clay loam soil series. Historic aerials indicate prior agricultural use of the land as early as 1956. Agricultural operations within the area appear to have continued until 2007. Portions of the site have also been utilized for single family residences during the same period; these residences no longer remain standing. Typical species composition found within potentially suitable habitat is listed below:

Suitable Habitat Comprehensive Species List *-Invasive species	
Trees	
Loblolly pine	*Pinus taeda*
Eastern Red cedar	*Juniperus virginiana*
Southern red oak	*Quercus falcata*
White oak	*Quercus alba*
Willow oak	*Quercus phellos*
Common persimmon	*Diospyros virginiana*
Sweetgum	*Liquidambar styraciflua*
American dogwood	*Cornus florida*
Sapling/Shrub	
Loblolly pine	*Pinus taeda*
Sweetgum	*Liquidambar styraciflua*
Eastern Red cedar	*Juniperus virginiana*
American dogwood	*Cornus florida*
Groundseltree*	*Baccharis halimifolia*
Chinese privet*	*Ligustrum sinense*
Allegheny blackberry	*Rubus allegheniensis*
Common persimmon	*Diospyros virginiana*
Southern red oak	*Quercus falcata*
Willow oak	*Quercus phellos*
White oak	*Quercus alba*
Winged sumac	*Rhus copallinum*
Herb	
Golden bamboo*	*Phyllostachys aurea*
Dog fennel	*Eupatorium capillifolium*
Late boneset	*Eupatorium serotinum*
Switch grass	*Panicum virgatum*
Bearded beggarticks	*Bidens aristosa*
Woody Vine	
Common greenbrier	*Smilax rotundifolia*
Poison ivy	*Toxicodendron radicans*

Species Profiles and Analysis

Carolina Heelsplitter (*Lasmigona decorata*) Endangered

The Carolina Heelsplitter is a freshwater mussel species with final designated critical habitat. The primary constituent elements of critical habitat for this species include: permanent, flowing, cool, clean water; geomorphically stable stream and river channels and banks; pool, riffle, and run sequences within the channel; stable substrates with no more than low amounts of fine sediment; moderate stream gradient; periodic natural flooding; and fish hosts, with adequate living, foraging, and spawning areas for them (B. Hamstead, personal communication, September 14, 2020). Based on historic and recent records for the species, the surviving occurrences exist as small fragments, restricted primarily to short reaches of tributary streams (U.S. Fish & Wildlife Service, Southeast Region, Asheville Ecological Services Field Office, 2012). The current range for the species in North Carolina includes South Fork Fishing, Bull Run, Beaverdam, Sixmile, Cane, Waxhaw, and Gills creeks in the Catawba River Basin, and Flat Creek and Lynches River in the Pee Dee River Basin (U.S. Fish & Wildlife Service, 2019).

The review area is located outside of designated critical habitat for this species. Only streams and rivers flowing to the Goose Creek and Duck Creek in the Yadkin River Basin, and Six Mile Creek in the Catawba River Basin would have the potential to support the Carolina Heelsplitter. There is a perennial tributary on site that does have an off-site confluence with Sixmile Creek; however the tributary is deeply incised and the stream bed material is dominated by silts and clays and therefore there is no potentially suitable habitat for the Carolina Heelsplitter. It is our assessment that if the project will be completed while avoiding and minimizing impacts to tributaries, maintaining protected riparian buffers, and implementing stringent erosion control and stormwater measures in areas proximate to the tributaries on-site, we would propose a biological conclusion of "May Affect, Not Likely to Adversely Affect".

The NC NHP report indicates that there are no documented occurrences of this species within a one-mile radius of the review area.

The USFWS IPaC report indicates that the project area does not overlap the critical habitat for this species.

Schweinitz's Sunflower (*Helianthus schweinitzii*) Endangered

Habitat for Schweinitz's Sunflower includes clearings and edges of upland woods, thickets, and pastures. The species is found along roadsides, powerline clearings, old pastures, and woodland openings. Schweinitz's Sunflower requires disturbance (blowdowns, storm, or fire) to create open areas for full sunlight, but may also grow in open stands of trees with minimal shade. Soils may be either shallow, sandy with high gravel content, or a clayey hardpan. The sunflower may prefer soils derived from basic material (Krings, Goyette, Suiter, & Samuels, 2021).

There is potentially suitable habitat for this species along woodland edges, the roadside ROW along State Highway 16 (Providence Road), and the roadside/powerline ROW along Rea Road. W&W conducted a pedestrian field survey 09-23-2025 and 10-09-2025 and did not identify any individuals of *Helianthus schweinitzii* within the review area. W&W did not identify any other species of *Helianthus* within the review area.

The NC NHP report indicates that there are documented occurrences of this species within a one-mile radius of the review area from 2013.

Conclusions

Species	Presence in Action Area	Information Used	Recommended Determination
Carolina Heelsplitter (*Lasmigona decorata*)	Potentially Suitable Habitat Present	Field Evaluation 09-23-2025	May affect, not likely to adversely affect
Schweinitz's Sunflower (*Helianthus schweinitzii*)	Potentially Suitable Habitat Present	Field Evaluation 09-23-2025 & 10-09-2025, no individuals observed	May affect, not likely to adversely affect

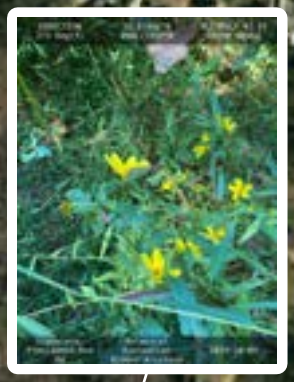
Should you require more information regarding the results of our evaluation, please do not hesitate to contact us.

Sincerely,

Perry Isner
Senior Project Manager
C: 704-773-4239

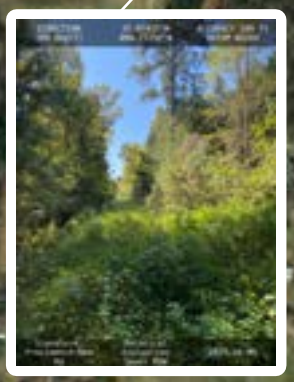
Tamp Bandy
Senior Project Manager
C: 828-302-3437

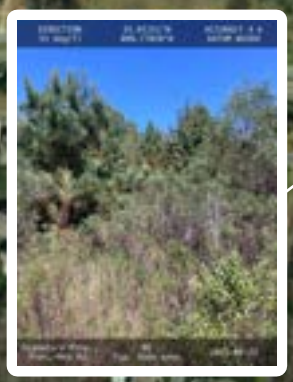
Enclosures:
Figure 1. Threatened and Endangered Species Survey Habitat Map
Figure 2. Threatened and Endangered Species Survey Photo Location Map
Attachment A. North Carolina Natural Heritage Program Report
Attachment B. U.S. Fish and Wildlife Service IPaC Official Species List
Attachment C. Field Photos

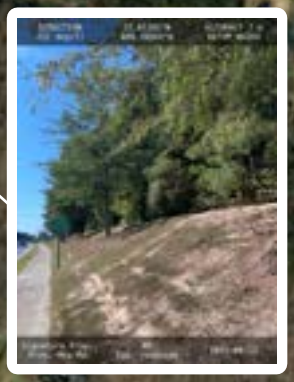


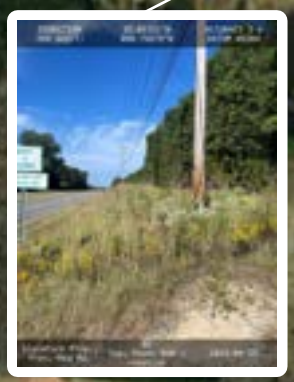












Legend

Potentially Suitable Habitats

Habitat Types

- Internal Pathways
- Powerline ROW
- Roadsides
- Sewer ROW
- Woodland Edges
- Review Area

0 500 1,000 Feet

WETLANDS & WATERS, INC.

Threatened and Endangered Species Survey
Potentially Suitable Habitat Map

Project Name:	Providence-Rea Road		
Owner / Developer:	Signature Properties of the Carolinas, LLC		
City / County:	Waxhaw/Union		
Tax PIN(s):	06150001, partial 06177017	Acreage: 81.24	
Coordinates:	Lat: 35.0143540°N	Long: -80.7696000°W	Date: 11-17-2025

N
W E
S



Wetlands & Waters, Inc.	Project Name:	Providence-Rea Road	N / W E / S
	Owner / Developer:	Signature Properties of the Carolinas, LLC	
	City / County:	Waxhaw/Union	
Threatened and Endangered Species Survey Photo Map	Tax PIN(s):	06150001, partial 06177017	Acreage: 81.24
	Coordinates:	Lat: 35.0143540°N	Long: -80.7696000°W
			Date: 11-17-2025

Attachment A

North Carolina Natural Heritage Trust Program Report

NC DEPARTMENT OF
NATURAL AND CULTURAL RESOURCES

Josh Stein, **Governor**
Pamela B. Cashwell
Secretary
Misty Franklin
Deputy Director for Natural Heritage

NCNHDE-32332

October 14, 2025

Drew Lucas
Wetlands & Waters, Inc.
328 East Broad Street
Statesville, NC 28677
RE: Providence-Rea Road

Dear Drew Lucas:

The North Carolina Natural Heritage Program (NCNHP) appreciates the opportunity to provide information about natural heritage resources for the project referenced above.

Based on the project area mapped with your request, a query of the NCNHP database indicates that there are no records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. Please note that although there may be no documentation of natural heritage elements within the project boundary, it does not imply or confirm their absence; the area may not have been surveyed. The results of this query should not be substituted for field surveys where suitable habitat exists. In the event that rare species are found within the project area, please contact the NCNHP so that we may update our records.

The attached 'Potential Occurrences' table summarizes rare species and natural communities that have been documented within a one-mile radius of the property boundary. The proximity of these records suggests that these natural heritage elements may potentially be present in the project area if suitable habitat exists. Tables of natural areas and conservation/managed areas within a one-mile radius of the project area, if any, are also included in this report.

If a Federally-listed species is found within the project area or is indicated within a one-mile radius of the project area, the NCNHP recommends contacting the US Fish and Wildlife Service (USFWS) for guidance. Contact information for USFWS offices in North Carolina is found here: https://www.fws.gov/our-facilities?type=%5B%22Conservation%20Office%22%5D&state_name=%5B%22North%20Carolina%22%5D.

Please note that natural heritage element data are maintained for the purposes of conservation planning, project review, and scientific research, and are not intended for use as the primary criteria for regulatory decisions. Information provided by the NCNHP database may not be published without prior written notification to the NCNHP, and the NCNHP must be credited as an information source in these publications. Maps of NCNHP data may not be redistributed without permission.

Also note that if a Dedicated Nature Preserve (DNP), Registered Natural Heritage Area (RHA), or a NC Land and Water Fund (NCLWF) Project or Conservation Agreement are documented near the project area, NCNHP or NCLWF staff may provide additional correspondence.

If you have questions regarding the information provided in this letter or need additional assistance, please contact the NCNHP at natural.heritage@dncr.nc.gov.

Sincerely,
NC Natural Heritage Program

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Within a One-mile Radius of the Project Area
Providence-Rea Road
October 14, 2025
NCNHDE-32332

Element Occurrences Documented Within a One-mile Radius of the Project Area

Taxonomic Group	EO ID	Scientific Name	Common Name	Last Observation Date	Element Occurrence Rank	Accuracy	Federal Status	State Status	Global Rank	State Rank
Vascular Plant	13345	Helianthus schweinitzii	Schweinitz's Sunflower	2013-10-16	C	2-High	Endangered	Endangered	G2	S3
Vascular Plant	15141	Rhus michauxii	Michaux's Sumac	1794-07-21	H	5-Very Low	Endangered	Endangered	G2G3	S2

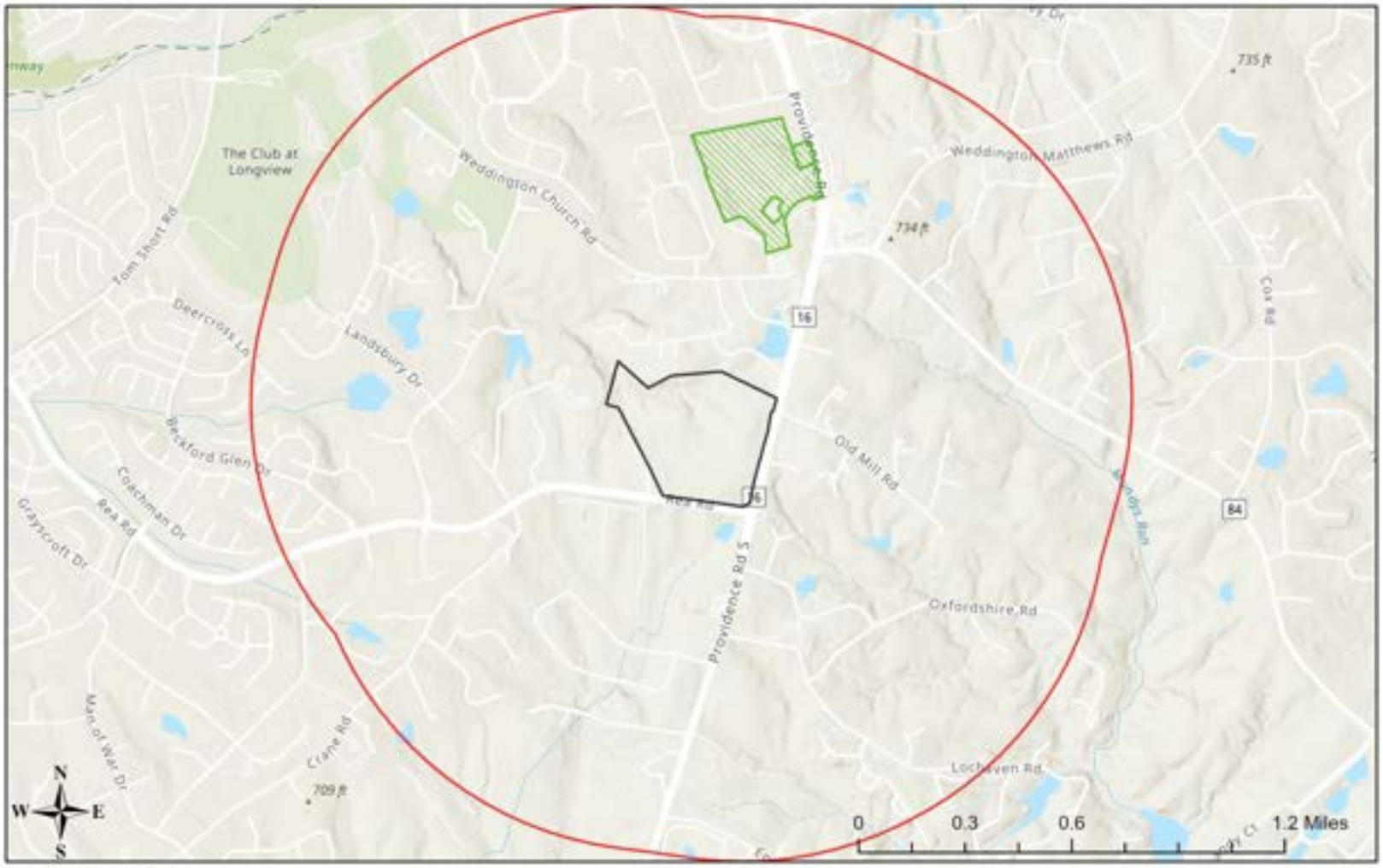
No Natural Areas are Documented Within a One-mile Radius of the Project Area

Managed Areas Documented Within a One-mile Radius of the Project Area

Managed Area Name	Owner	Owner Type
Catawba Lands Conservancy - Weddington Tract	Catawba Lands Conservancy	Private
Catawba Lands Conservancy Easement	Catawba Lands Conservancy	Private

Definitions and an explanation of status designations and codes can be found at https://ncnhde.natureserve.org/help. Data query generated on October 14, 2025; source: NCNHP, Summer (July) 2025. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

NCNHDE-32332: Providence-Rea Road



October 14, 2025

Managed Area (MAREA)

Buffered Project Boundary

Project Boundary

mecklnc, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Esri, NASA, NGA, USGS, FEMA

Attachment B

U.S. Fish and Wildlife Service IPaC Official Species List

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Asheville Ecological Services Field Office
160 Zillicoa Street, Suite B
Asheville, NC 28801-1082
Phone: (828) 258-3939 Fax: (828) 258-5330

In Reply Refer To: 11/13/2025 16:48:03 UTC
Project Code: 2026-0015373
Project Name: Providence-Rea Road

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, as well as proposed and designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The enclosed species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Please note that new species information can change your official species list. Under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends you visit the ECOS-IPaC website regularly during project planning and implementation to ensure your species list is accurate or obtain an updated species list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A biological assessment (BA) or biological evaluation (BE) should be completed for your project. A BA is required for major construction activities (or other undertakings having similar physical impacts) considered to be Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c))(NEPA). For projects other than major construction activities, the Service suggests that a BE be prepared to determine effects of the action and whether those effects may affect listed species and/or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it is reasonably certain to occur and would not occur “but for” the proposed action.

Recommended contents of a BA/BE are described at 50 CFR 402.12. More information and resources about project review and preparing a BA/BE can be found at the following web link: https://www.fws.gov/office/asheville-ecological-services/asheville-field-office-online-review-process-overview.

If a Federal agency determines listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. The Service is not required to concur with "no effect" determinations from Federal action agencies. If consultation is required, the Service recommends that candidate species, proposed species, proposed critical habitat, and at-risk species be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or licensed applicants, can be found in the "Endangered Species Consultation Handbook" at the following web link: https://www.fws.gov/media/endangered-species-consultation-handbook.

Conservation measures (CMs) are actions included in the project description that the action agency or the applicant commits to implementing to avoid or minimize impacts to federally threatened or endangered species from their actions. CMs are a part of the proposed action and their implementation is required under the terms of a section 7 consultation. Ultimately, the lead federal action agency (project funder, permitter, or implementer) commits to CMs, however, implementation may be passed to the applicant via permit conditions. CMs demonstrate the action agency’s commitment to imperiled species conservation and have the potential to expedite project review under the Act by eliminating or decreasing adverse impacts that would otherwise result from project implementation. Potential CMs can be found at the following web link: https://www.fws.gov/sites/default/files/documents/2025-03/2025-02-sample-conservation-measures-asheville_field_office.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Act, there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). More information about MBTA and BGEPA can be found at the following web link: https://www.fws.gov/program/migratory-birds.

We appreciate your consideration of Federally listed species. The Service encourages Federal agencies to include conservation of threatened and endangered species in their project planning to further the purposes of the Act. Please contact our staff at 828-258-3939, if you have any questions. In future correspondence concerning this project, please reference the Project Code which can be found in the header of this letter.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Asheville Ecological Services Field Office
160 Zillicoa Street, Suite B
Asheville, NC 28801-1082
(828) 258-3939

PROJECT SUMMARY

Project Code: 2026-0015373
Project Name: Providence-Rea Road
Project Type: Residential Construction
Project Description: Due diligence for potential buyer
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@35.01432175,-80.76853515787374,14z



Counties: Union County, North Carolina

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

CLAMS

NAME	STATUS
Carolina Heelsplitter *Lasmigona decorata* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3534	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Schweinitz's Sunflower *Helianthus schweinitzii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3849	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project

activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

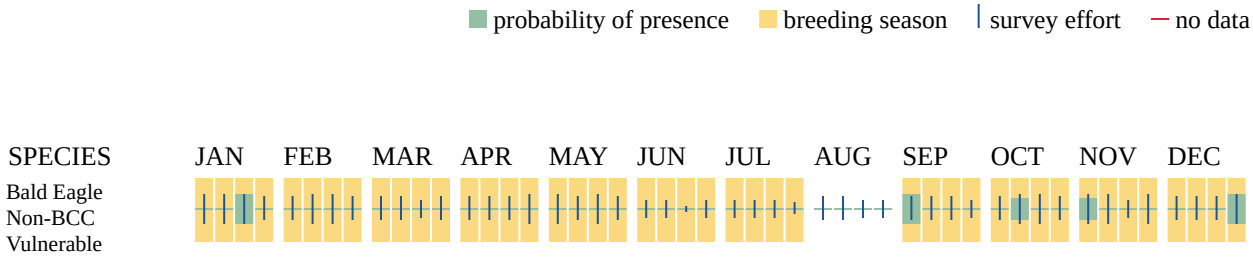
Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Grasshopper Sparrow *Ammodramus savannarum perpallidus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Kentucky Warbler *Geothlypis formosa* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9443	Breeds Apr 20 to Aug 20
Prairie Warbler *Setophaga discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9439	Breeds Apr 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere

NAME	BREEDING SEASON
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

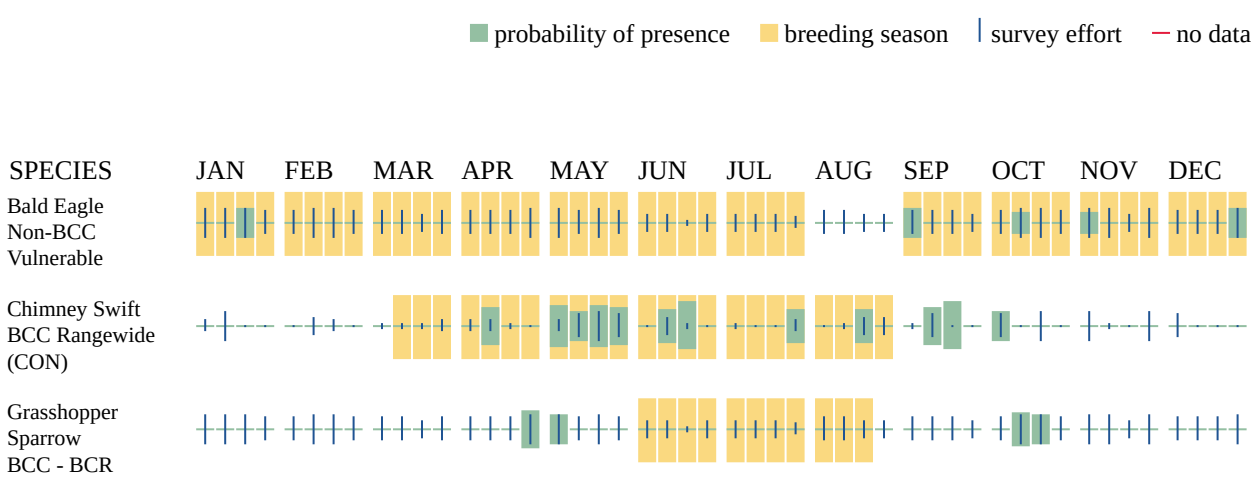
Probability of Presence (■)

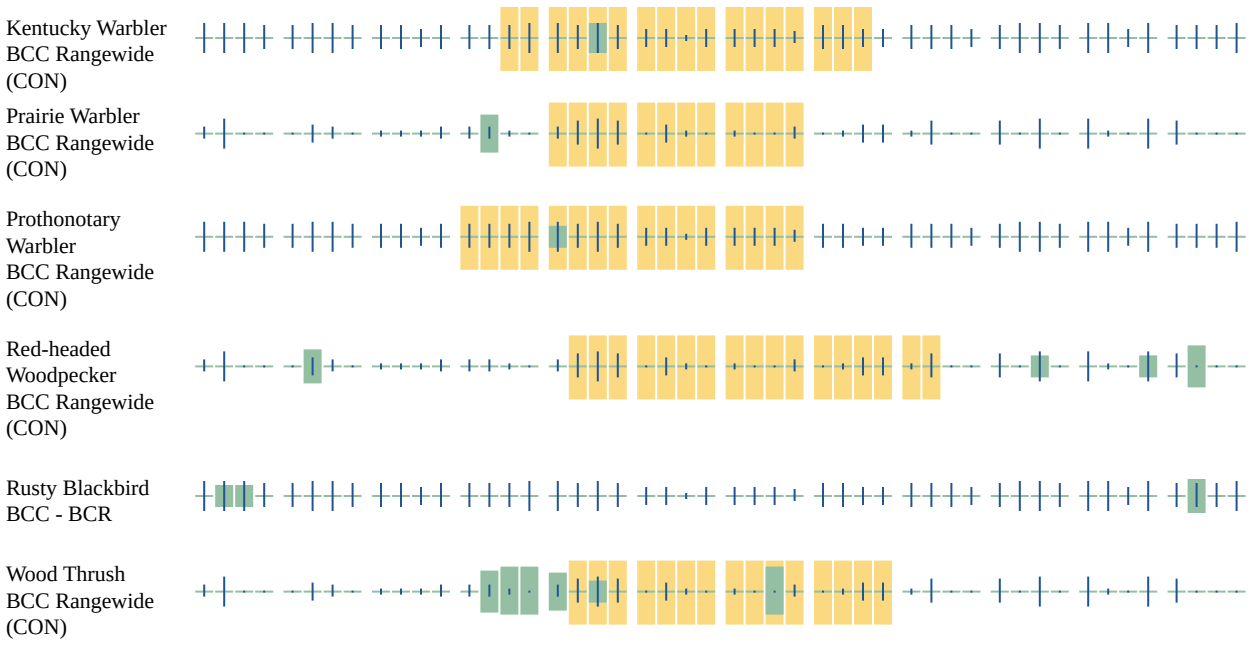
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R4SBC

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Britton Helms
Address: 328 East Broad Street
City: Statesville
State: NC
Zip: 28677
Email britthelms@wetlands-waters.com
Phone: 7042078876

Attachment C

Field Photographs


DIRECTION
100 deg(T)
35.01162°N
080.76643°W
ACCURACY 13 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
122 deg(T)
35.01163°N
080.76618°W
ACCURACY 8 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
33 deg(T)
35.01167°N
080.76614°W
ACCURACY 7 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
284 deg(T)
35.01161°N
080.76678°W
ACCURACY 5 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
284 deg(T)
35.01167°N
080.76712°W
ACCURACY 5 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
279 deg(T)
35.01170°N
080.76756°W
ACCURACY 5 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
350 deg(T)
35.01181°N
080.76781°W
ACCURACY 4 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
277 deg(T)
35.01175°N
080.76790°W
ACCURACY 4 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
276 deg(T)
35.01177°N
080.76810°W
ACCURACY 8 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
273 deg(T)
35.01182°N
080.76849°W
ACCURACY 5 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
289 deg(T)
35.01180°N
080.76882°W
ACCURACY 4 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
279 deg(T)
35.01188°N
080.76927°W
ACCURACY 3 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
327 deg(T)
35.01192°N
080.76949°W
ACCURACY 3 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
278 deg(T)
35.01192°N
080.76967°W
ACCURACY 12 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
291 deg(T)
35.01184°N
080.76990°W
ACCURACY 10 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
12 deg(T)
35.01191°N
080.77017°W
ACCURACY 9 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE
Typ. Power ROW / roadside
2025-09-23


DIRECTION
348 deg(T)
35.01536°N
080.76487°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
206 deg(T)
35.01527°N
080.76490°W
ACCURACY 12 m
DATUM WGS84
MCLUCHLIN
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
217 deg(T)
35.01512°N
080.76494°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
212 deg(T)
35.01487°N
080.76509°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
215 deg(T)
35.01448°N
080.76518°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
211 deg(T)
35.01433°N
080.76523°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
211 deg(T)
35.01408°N
080.76530°W
ACCURACY 6 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
216 deg(T)
35.01364°N
080.76542°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
210 deg(T)
35.01322°N
080.76554°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
212 deg(T)
35.01281°N
080.76564°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
212 deg(T)
35.01217°N
080.76584°W
ACCURACY 8 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
277 deg(T)
35.01189°N
080.76597°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
7 deg(T)
35.01189°N
080.76597°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
252 deg(T)
35.01180°N
080.76606°W
ACCURACY 6 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
187 deg(T)
35.01179°N
080.76615°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
58 deg(T)
35.01179°N
080.76613°W
ACCURACY 7 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. roadside
2025-09-23


DIRECTION
198 deg(T)
35.01309°N
080.76745°W
ACCURACY 5 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE Typ. internal path
2025-09-23


DIRECTION
12 deg(T)
35.01310°N
080.76746°W
ACCURACY 5 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE Typ. internal path
2025-09-23


DIRECTION
350 deg(T)
35.01354°N
080.76743°W
ACCURACY 5 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE Typ. internal path
2025-09-23


DIRECTION
227 deg(T)
35.01270°N
080.77011°W
ACCURACY 4 m
DATUM WGS84
Signature Prop., Prov.-Rea Rd.
BE Typ. Invasives
2025-09-23


DIRECTION
33 deg(T)
35.01251°N
080.77020°W
ACCURACY 4 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. Open area
2025-09-23


DIRECTION
154 deg(T)
35.01241°N
080.77019°W
ACCURACY 5 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. Open area
2025-09-23


DIRECTION
173 deg(T)
35.01218°N
080.77017°W
ACCURACY 4 m
DATUM WGS84
Signature Prop.,
Prov.-Rea Rd.
BE
Typ. Open area
2025-09-23


DIRECTION
192 deg(T)
35.01656°N
080.77300°W
ACCURACY 66 ft
DATUM WGS84
Signature,
Providence-Rea
Rd
Botanical
Evaluation
Sewer ROW
2025-10-09


DIRECTION
280 deg(T)
35.01655°N
080.77297°W
ACCURACY 43 ft
DATUM WGS84
Signature,
Providence-Rea
Rd
Botanical
Evaluation
Sewer ROW
2025-10-09


DIRECTION
320 deg(T)
35.01651°N
080.77289°W
ACCURACY 69 ft
DATUM WGS84
Signature,
Providence-Rea
Rd
Botanical
Evaluation
Bidens aristosa
2025-10-09


DIRECTION
205 deg(T)
35.01652°N
080.77285°W
ACCURACY 47 ft
DATUM WGS84
Signature,
Providence-Rea
Rd
Botanical
Evaluation
Sewer ROW
2025-10-09


DIRECTION
273 deg(T)
35.01642°N
080.77297°W
ACCURACY 47 ft
DATUM WGS84
Signature,
Providence-Rea
Rd
Botanical
Evaluation
Bidens Aristosa
2025-10-09


DIRECTION
209 deg(T)
35.01615°N
080.77292°W
ACCURACY 109 ft
DATUM WGS84
Signature,
Providence-Rea
Rd
Botanical
Evaluation
Sewer ROW
2025-10-09


DIRECTION
353 deg(T)
35.01601°N
080.77386°W
ACCURACY 100 ft
DATUM WGS84
Signature,
Providence-Rea
Rd
Botanical
Evaluation
Sewer ROW
2025-10-09


DIRECTION
215 deg(T)
35.01596°N
080.77347°W
ACCURACY 98 ft
DATUM WGS84
Signature,
Providence-Rea
Rd
Botanical
Evaluation
Sewer ROW
2025-10-09


DIRECTION
203 deg(T)
35.01603°N
080.77361°W
ACCURACY 111 ft
DATUM WGS84
Signature,
Providence-Rea
Rd
Botanical
Evaluation
Sewer ROW
2025-10-09

From: Jimmy Bention <Jimmy.Bention@ucps.k12.nc.us>
Sent: Monday, February 23, 2026 11:24 AM
To: Keith Cooper; Danny McManus Jr
Cc: Mel Graham; Brent Cowan; Dana Scott
Subject: Re: Grandview, Weddington, NC

Received!

Facilities, anything else I need to know?

Chairman

Rev. Jimmy H. Bention, Sr.
Union County (NC) Board of Education
Member At Large
704-572-0872
jimmy.bentionsr@ucps.k12.nc.us

From: Keith Cooper <keith.cooper1@icloud.com>
Sent: Monday, February 23, 2026 10:11 AM
To: Danny McManus Jr <Danny.McManusJr@ucps.k12.nc.us>; Jimmy Bention <Jimmy.Bention@ucps.k12.nc.us>
Cc: Mel Graham <mel@grahamenterprises.org>; Brent Cowan <bcowan@isaacsgrp.com>; Dana Scott <dana@grahamenterprises.org>
Subject: Grandview, Weddington, NC

WARNING: This email originated outside of our organization.

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

Gentlemen - Mel Graham is proposing a 37 lot single-family subdivision in Weddington. During the project review the Town requires the developer notify the Chairman of the Union County Board of Education and the Facilities Director of the proposed development.

Unless you require a more formal document, this email will serve as notice.

Project Name: Grandview
PIN: 06150001
Location: Northwest Quadrant of the Providence Road (NC 16) and Rea Road intersection in Weddington

Owner/Developer: Signature Properties of the Carolinas LLC
Mel Graham
PO Box 78926
Charlotte, NC 27271

Phone: 704-996-2071

The site plan is attached for reference.

If you need additional information from us please do not hesitate to call or email me.

Thank you,

Keith
S. Keith Cooper
704-618-6200

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

