



**AN ORDINANCE TO AMEND The Town of Weddington Zoning Map
Beckingham
CZ 2023-02**

WHEREAS, the Town of Weddington has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners within 1300 feet of the subject parcels have been notified by first class mail of the public hearing on the question of reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Town Council of the Town of Weddington; and

NOW, Therefore be it ordained by the Town Council of the Town of Weddington that tax parcel numbers 06153016 and 06153054A consisting of approximately 62 acres located Lochaven Road be reclassified as Conditional Zoning District as shown on Exhibit A titled Beckingham, dated November 13, 2023 and is further subject to the conditions shown on Exhibit B Development Guidelines and Standards dated November 13, 2023 attached hereto and incorporated herein by reference.

Adopted the 13th day of November, 2023



D. Craig Horn, Mayor

Attest:



Karen Dewey, Town Administrator/Clerk

APPROVED AS TO FORM:



Karen Wolter, Town Attorney



VICINITY MAP NOT TO SCALE



SITE DATA:

TAX PARCELS: 06153016 & 06153054A
TOTAL ACREAGE: APPROX. +/- 62.45 ACRES
LOCHAVEN ROAD ACREAGE: APPROX. +/- 0.41 ACRES
REMAINING ACREAGE: APPROX. +/- 62.04 ACRES
LOCATION: TOWN OF WEDDINGTON, NORTH CAROLINA
COUNTY: UNION COUNTY, NORTH CAROLINA
ZONING: EXISTING: R-CD & R-40
PROPOSED: R-40 (CZ)
LAND USE: EXISTING: VACANT
PROPOSED: SINGLE FAMILY
WATERSHED: CATAWBA RIVER BASIN
TOTAL POTENTIAL LOTS: +/- 38 LOTS
PROPOSED DENSITY: +/- 0.61 DU/AC
OPEN SPACE: REQUIRED: +/- 6.20 ACRES (10% MINIMUM)
PROVIDED: +/- 10.27 ACRES (16.5%)
NOTE: DENSITY AND OPEN SPACE CALCULATIONS BASED ON REMAINING ACREAGE (APPROX. +/- 62.04 ACRES).

LOT STANDARDS:

MINIMUM LOT AREA: 40,000 S.F.
MINIMUM LOT WIDTH: 120'
SETBACKS:
FRONT SETBACK: 50'
SIDE SETBACK: 15'
SIDE CORNER SETBACK: 25'
REAR SETBACK: 40'

General Notes

1. Base information provided by DRAFT "ALTAINSPS Land Title Survey" provided by ESP Associates, Inc. dated 07/27/2021 and Union County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Public water to be extended to the site.
4. Draft - Do not rely on this document.

Floodplain Information

Floodplain information obtained from FEMA FIRM Panel 3710447600J effective date of study 10/16/2008.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided by "Wetland Survey PID# 06153016 & 06153054A" provided by ESP Associates, Inc. dated 10/14/2021 and Union County GIS data. For purposes of preparation of this Preliminary Conditional Zoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Conditional Zoning Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Weddington UDO and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space/Trees Save

Open Space and Trees Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

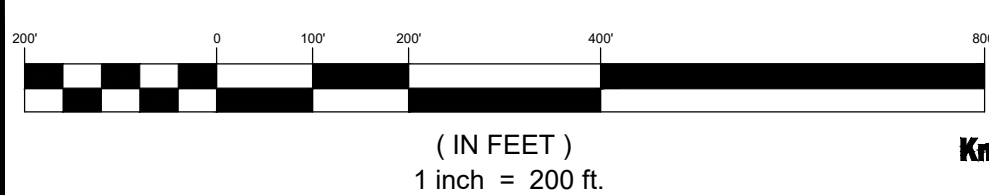
Public Information

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

INDEX OF SHEETS

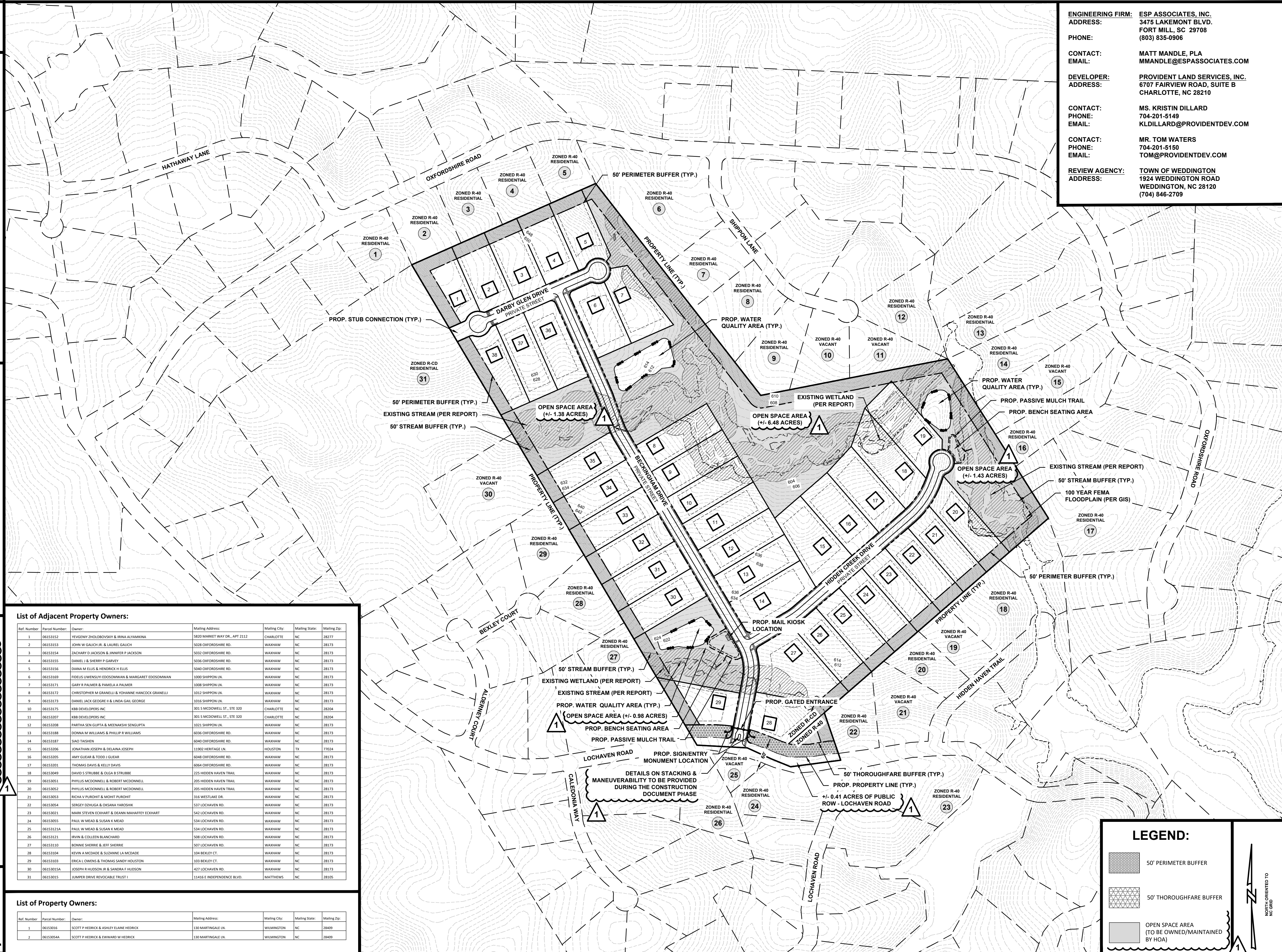
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 8	COVER SHEET	09/08/2023	10/12/2023
2 of 8	DETAILS SHEET	09/08/2023	10/12/2023
3 of 8	PRELIMINARY SEPTIC LOCATION PLAN	09/08/2023	10/12/2023
4 of 8	PRELIMINARY LANDSCAPE PLAN	09/08/2023	10/12/2023
5 of 8	CONCEPTUAL OVERALL GRADING & STORM DRAINAGE PLAN	10/12/2023	---
6 of 8	CONCEPTUAL GRADING & STORM DRAINAGE PLAN (SHEET 1 OF 2)	10/12/2023	---
7 of 8	CONCEPTUAL GRADING & STORM DRAINAGE PLAN (SHEET 2 OF 2)	10/12/2023	---
8 of 8	CONCEPTUAL SCM DRAINAGE PLAN	10/12/2023	---

GRAPHIC SCALE



CZ 2023-02 Exhibit A

BECKINGHAM LOCATED IN TOWN OF WEDDINGTON, NORTH CAROLINA



List of Adjacent Property Owners:

Ref. Number	Parcel Number	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	06153151	THOMAS J. THOMAS & J. J. THOMAS	1802 MARKET WAY DR., APT 3112	CHARLOTTE	NC	28207
2	06153152	JOHN W. GARCIA JR. & LAUREL GARCIA	5028 OXFORDSHIRE RD.	WAKARUS	NC	28173
3	06153154	ZACHARY D. JACKSON & JENNIFER P. JACKSON	5032 OXFORDSHIRE RD.	WAKARUS	NC	28173
4	06153155	DANIEL L. & SHERREY P. GARRETT	5036 OXFORDSHIRE RD.	WAKARUS	NC	28173
5	06153156	DANIEL M. & SHERREY P. GARRETT	5040 OXFORDSHIRE RD.	WAKARUS	NC	28173
6	06153159	FRANK L. & SHERREY P. GARRETT	5050 SHIPPOON LN.	WAKARUS	NC	28173
7	06153161	JOHN P. & SHERREY P. GARRETT	5058 SHIPPOON LN.	WAKARUS	NC	28173
8	06153162	CHRISTOPHER M. GRAMILLI & YVONNE H. GRAMILLI	5012 SHIPPOON LN.	WAKARUS	NC	28173
9	06153173	DANIEL JACK GEORGE II & LINDA GAIL GEORGE	1016 SHIPPOON LN.	WAKARUS	NC	28173
10	06153175	KBB DEVELOPERS INC.	801 S. MIDCOWELL ST., STE 300	CHARLOTTE	NC	28204
11	06153207	KBB DEVELOPERS INC.	801 S. MIDCOWELL ST., STE 300	CHARLOTTE	NC	28204
12	06153208	PARTHA SEN GUPTA & MEENAKSHI SENGUPTA	1021 SHIPPOON LN.	WAKARUS	NC	28173
13	06153188	JOHN W. & SHERREY P. GARRETT	5036 OXFORDSHIRE RD.	WAKARUS	NC	28173
14	06153187	JOHN W. & SHERREY P. GARRETT	5036 OXFORDSHIRE RD.	WAKARUS	NC	28173
15	06153206	JONATHAN JOSEPH & DEBRA JOSEPH	11502 HERITAGE LN.	HOLISTON	TX	77024
16	06153205	AMY GLENN & TODD J. GLENN	6046 OXFORDSHIRE RD.	WAKARUS	NC	28173
17	06153201	THOMAS DAVIS & KELLY DAVIS	6046 OXFORDSHIRE RD.	WAKARUS	NC	28173
18	06153049	DAVID S. STRUBBE & OLGA S. STRUBBE	225 HIDDEN HAVEN TRAIL	WAKARUS	NC	28173
19	06153051	PHILIP MCDONNELL & ROBERT MCDONNELL	205 HIDDEN HAVEN TRAIL	WAKARUS	NC	28173
20	06153052	PHILIP MCDONNELL & ROBERT MCDONNELL	205 HIDDEN HAVEN TRAIL	WAKARUS	NC	28173
21	06153053	KEVIN W. PURDITT & MONTY PURDITT	316 WESTLAKE DR.	WAKARUS	NC	28173
22	06153054	SERKEY DODD & ORSOLA YAROSHIK	137 LOCHAVEN RD.	WAKARUS	NC	28173
23	06153021	MARK STEVEN ECKHART & DEANN MARAFEE ECKHART	544 LOCHAVEN RD.	WAKARUS	NC	28173
24	06153055	PAUL W. MEAD & SUSAN K. MEAD	534 LOCHAVEN RD.	WAKARUS	NC	28173
25	06153121A	PAUL W. MEAD & SUSAN K. MEAD	534 LOCHAVEN RD.	WAKARUS	NC	28173
26	06153121B	PAUL W. MEAD & SUSAN K. MEAD	534 LOCHAVEN RD.	WAKARUS	NC	28173
27	06153121C	PAUL W. MEAD & SUSAN K. MEAD	534 LOCHAVEN RD.	WAKARUS	NC	28173
28	06153121D	PAUL W. MEAD & SUSAN K. MEAD	534 LOCHAVEN RD.	WAKARUS	NC	28173
29	06153103	ERICK L. OWENS & THOMAS SANDY HOLLISTON	103 BECKLEY CT.	WAKARUS	NC	28173
30	06153011A	JOSEPH R. HUDSON JR. & SANDRA F. HUDSON	427 LOCHAVEN RD.	WAKARUS	NC	28173
31	06153015	JAMMER DRIVE REVOCABLE TRUST I	11416 E. INDEPENDENCE BLVD.	MATTHEWS	NC	28105

List of Property Owners:

Ref. Number	Parcel Number	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	06153056	SCOTT P. HEDRICK & ASHLEY ELAINE HEDRICK	110 MARTINGALE LN.	WEDDINGTON	NC	28069
2	06153054A	SCOTT P. HEDRICK & EDWARD W. HEDRICK	110 MARTINGALE LN.	WEDDINGTON	NC	28069

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 835-0906
CONTACT: MATT MANDLE, PLA
EMAIL: MMANDLE@ESPASSOCIATES.COM
DEVELOPER: PROVIDENT LAND SERVICES, INC.
ADDRESS: 6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210
CONTACT: MS. KRISTIN DILLARD
PHONE: 704-201-5149
EMAIL: KLDILLARD@PROVIDENTDEV.COM
CONTACT: MR. TOM WATERS
PHONE: 704-201-5150
EMAIL: TOM@PROVIDENTDEV.COM
REVIEW AGENCY: TOWN OF WEDDINGTON
ADDRESS: 1924 WEDDINGTON ROAD
WEDDINGTON, NC 28120
(704) 846-2709

**PRELIMINARY
NOT FOR
CONSTRUCTION**

BY	EL	REVISION	REVIEWED PER STAFF COMMENTS
1		10/12/2023	

**CONDITIONAL ZONING PLAN
COVER SHEET (1 OF 8)**

BECKINGHAM

PROVIDENT LAND SERVICES, INC. TOWN OF WEDDINGTON, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	09/08/2023
SHEET:	1 OF 8

LEGEND:

- 50' PERIMETER BUFFER
- 50' THOROUGHFARE BUFFER
- OPEN SPACE AREA (TO BE OWNED/MAINTAINED BY HOA)

NORTH ORIENTED TO
NC GRID

Development Standards:

Site Development Data:

--Acreage: ± 62.04 acres
--Tax Parcel #: 06153016 & 06153054A
--Existing Zoning: R-CD & R-40
--Proposed Zoning: R-40 (CZ)
--Existing Uses: Vacant

--Proposed Uses: Up to 38 single-family detached dwelling units as allowed by right and under prescribed conditions in the R-40 (CZ) zoning district as further described in Section 2 below.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Provident Land Services, Inc. ("Petitioner") to accommodate the development of up to thirty-eight (38) single-family detached dwelling units as generally depicted on the Rezoning Plan. The proposed development will be on an approximately 62.04 acre site located on Lochaven Road (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Weddington Land Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the R-40 (CZ) zoning classification shall govern.

c. **Graphics and Alterations.** The schematic depictions lots, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section D-607(C)(10) of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed per Section D-607(C)(10)(b) of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Town Planner/Zoning Administrator will determine if such minor modifications are allowed and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow Section D-607(C)(10)(a) of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses:

The Site may be developed with up to thirty-eight (38) single-family residential units.

3. Access and Transportation:

I. Proposed Access.

- a. Access to the Site will be from Lochaven Road as generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Town of Weddington and/or NCDOT in accordance with applicable published standards.
- c. The overall street network is conceptual in nature and may be adjusted during the permitting process subject to the standards and approvals of NCDOT and the Town of Weddington as applicable.

II. Standards, Phasing and Other Provisions.

a. **Weddington and NCDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of the Town of Weddington and/or NCDOT (as it relates to the roadway improvements within their respective road system authority). It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.

b. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth above shall mean completion of the roadway improvements in accordance with the applicable standards. Provided however, in the event certain non-essential roadway improvements (as reasonably determined by the Town of Weddington) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Town of Weddington will instruct applicable authorities and/or departments to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

4. Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
- b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements.
- c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
- d. All residential units shall include side load or center court drive three car garages as a minimum with the following garage door treatments
- i. windows and/or a vent detail above the garage door,
- ii. a minimum of two siding materials on the façade, and
- iii. windows

5. Streetscape, Setbacks, Buffers, and Yards:

a. A fifty (50) foot perimeter buffer shall be provided to support the overall character of the community as generally depicted on the Rezoning Plan. Grading and clearing within the fifty (50) foot buffer is permitted subject to approval by applicable regulatory agencies and contingent upon replanting, as needed.

b. Fifty (50) foot buffers will be installed where natural landscape does not provide sufficient screening for adjoining existing homes and along Lochaven Road frontage per section D-917A(O) of the Unified Development Ordinance. The buffer will be enhanced with evergreen plantings, such as Nellie Stevens, Burford Holly, Ligustrum or similar approved evergreen species.

c. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard shall be provided.

d. Due to topographic constraints and existing features on the site, the minimum block length of 334' may be exceeded as generally depicted on the Rezoning Plan.

e. Street trees shall be provided on each side of the street spaced forty (40) feet on center or based on tree species in compliance with Section D-917A(Q)(1)(b).

6. Environmental Features and Open Space:

a. The Site shall comply with the minimum Stormwater and Water Quality requirements as set forth in the Unified Development Ordinance.

b. The location of the proposed stormwater areas are conceptual in nature and the exact size and location of these areas are subject to change depending upon final layout, product allocation, and/or other site plan elements. The overall layout and unit count may be altered as a result of final stormwater locations.

c. The Site shall comply with the minimum Open Space and Tree Save requirements as set forth in Section D-917A(P) and (Q) of the Unified Development Ordinance. Required stream and wetland buffers may count towards open space. The Open Space and Tree Save areas generally depicted on the Rezoning Plan are conceptual in nature and subject to change depending upon final layout, product allocation, and other spatially dependent project components such as but not limited to stormwater areas, wetland areas, utilities, and buffers (as applicable).

d. The Petitioner shall provide third party inspection of site development construction activities to occur after each ½" (or greater) rainfall event.

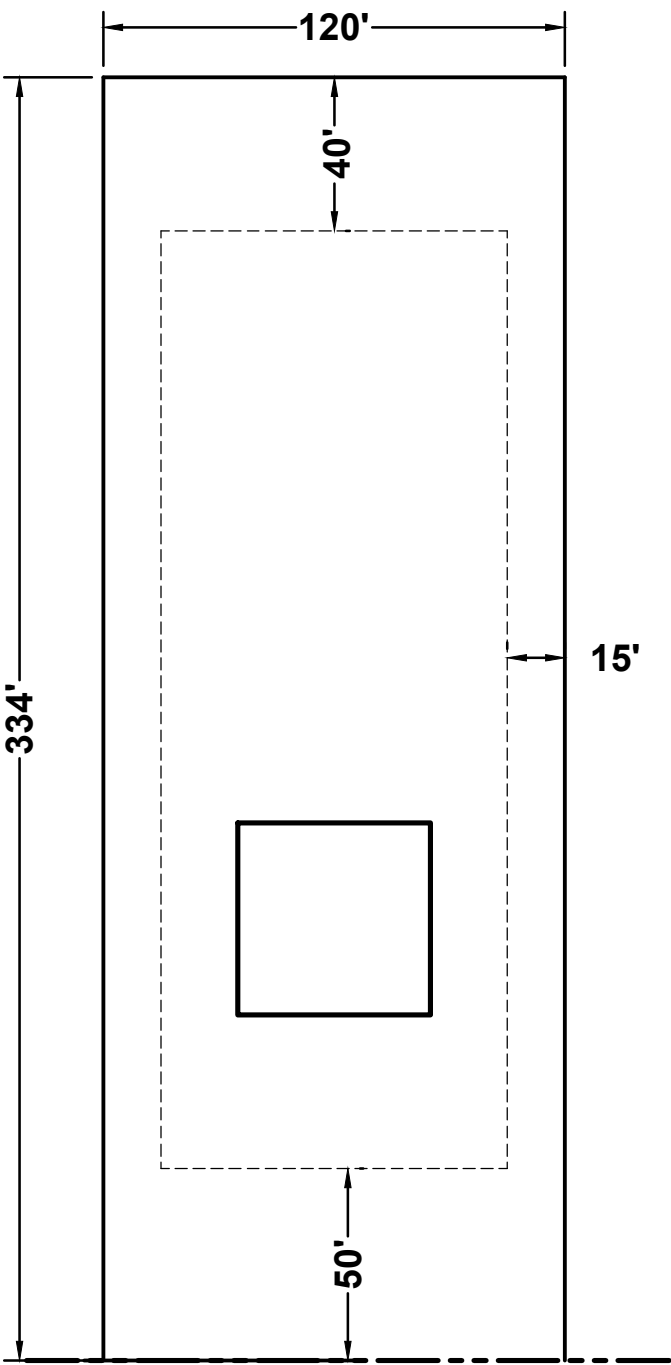
7. Amendments to the Rezoning Plan:

ii. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of the Ordinance.

8. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner and subsequent owners of the Site and their respective

Typical Lot Detail:
NOT TO SCALE



120' x 334' Lot

Setbacks
Front: 50'
Side: 15'
Corner Side: 25'
Rear: 40'

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-582-2440 (SC)
www.espassociates.com

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	BY	EL
1	10/2/2023	REVISED PER STAFF COMMENTS		

CONDITIONAL ZONING PLAN
DETAILS SHEET (2 OF 8)

BECKINGHAM

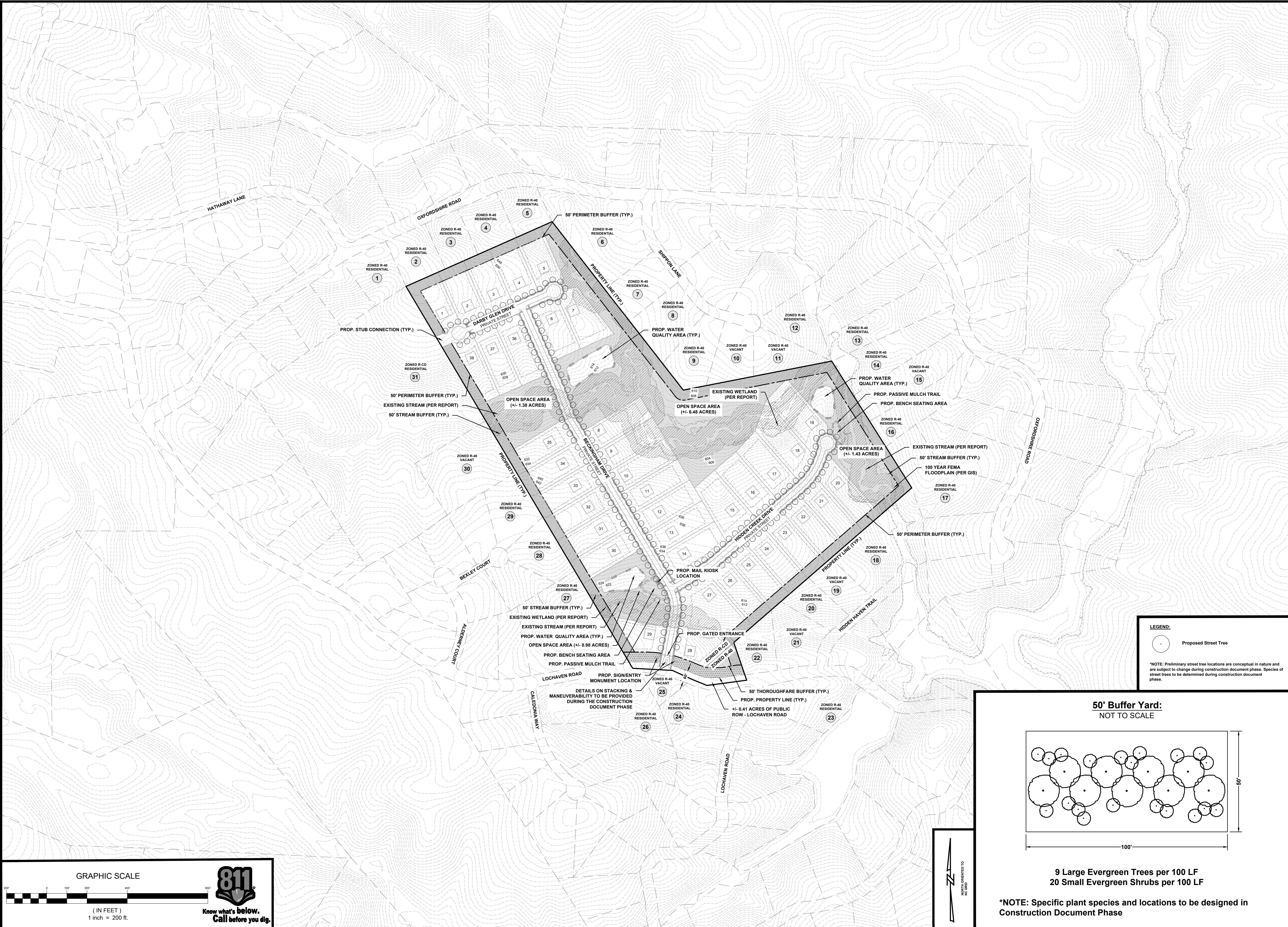
TOWN OF WEDDINGTON, NC
PROVIDENT LAND SERVICES, INC.

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	09/08/2023

SHEET:
2 OF 8

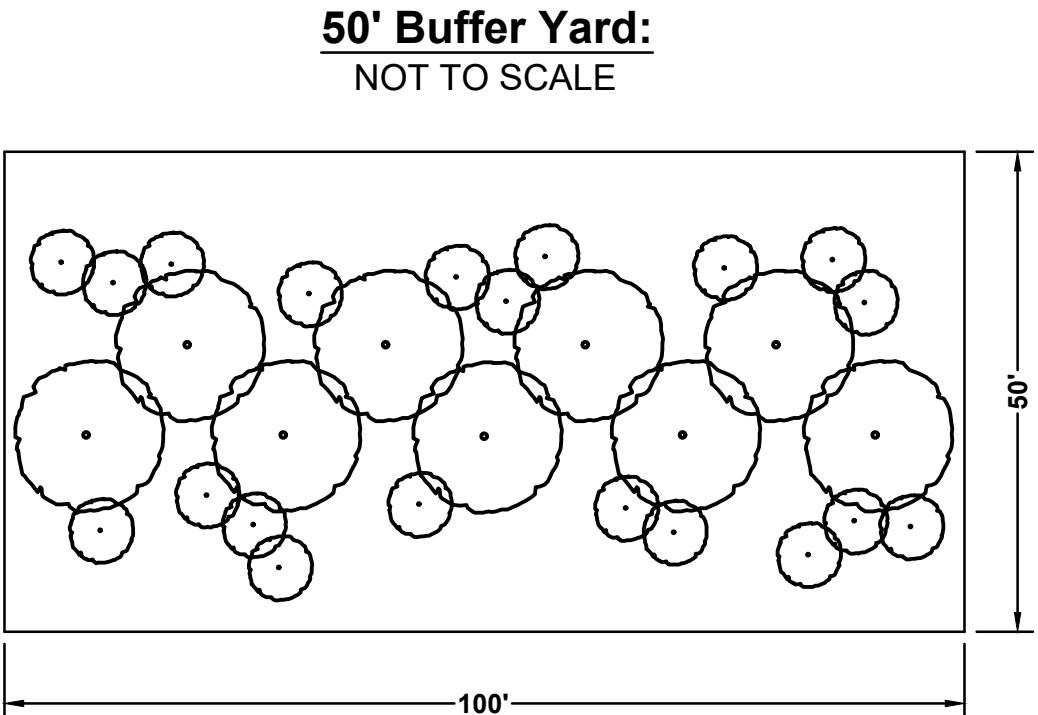
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LEGEND:

○ Proposed Street Tree

*NOTE: Preliminary street tree locations are conceptual in nature and are subject to change during construction document phase. Species of street trees to be determined during construction document phase.



9 Large Evergreen Trees per 100 LF
20 Small Evergreen Shrubs per 100 LF

*NOTE: Specific plant species and locations to be designed in Construction Document Phase

ESP

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd
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704-583-1949 (NC)
803-502-2440 (SC)
www.espassociates.com

PRELIMINARY

NOT FOR

CONSTRUCTION

NO.	DATE	REVISION	BY	EL
1	10/22/2023	REVISED PER STAFF COMMENTS		

CONDITIONAL ZONING PLAN

PRELIMINARY LANDSCAPE PLAN (4 OF 8)

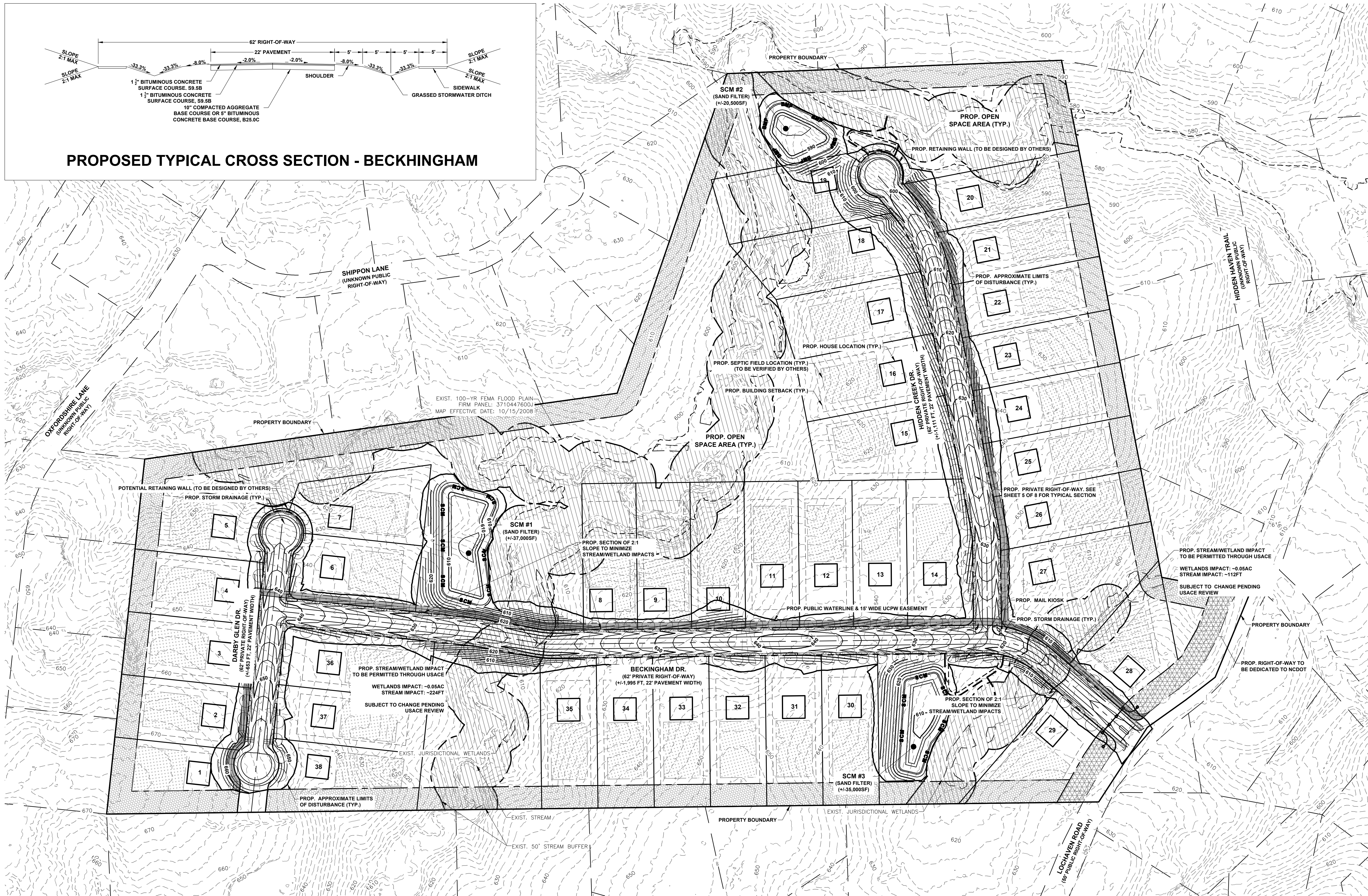
BECKINGHAM

TOWN OF WEDDINGTON, NC

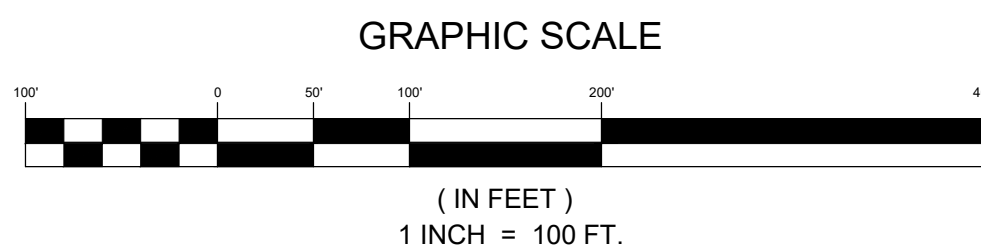
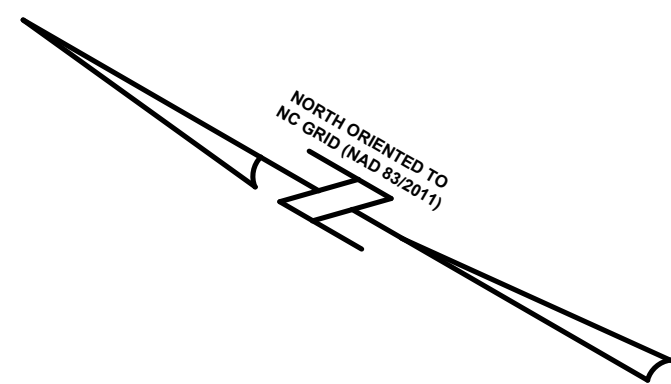
PROVIDENT LAND SERVICES, INC.

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	09/08/2023
SHEET:	4 OF 8

V:\23-00757 - Beckingham (P) - 23-00757-Sheet23-00757-GRAD OVERALL.dwg, 5 OF 8, 1/14/2023



PROPOSED TYPICAL CROSS SECTION - BECKINGHAM



CONCEPTUAL DESIGN ONLY - SUBJECT TO CHANGE

EXISTING CONDITIONS NOTES:

1. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. EXISTING TOPOGRAPHICAL DATA OBTAINED FROM STATE OF NORTH CAROLINA LIDAR & GIS BASE DATA, NOT VERIFIED BY ESP.

EROSION CONTROL NOTES:

1. DOUBLE SILT FENCING SHALL BE INSTALLED ON DOWNSTREAM SIDES OF DRAINAGE AREAS.
2. FLOCCULANT LOGS MAY BE USED IN SWALES, AS REQUIRED.

NOT A FINAL DESIGN

ESP

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-553-4949 (NC)
803-802-2440 (SC)
www.espsociates.com

PRELIMINARY
NOT FOR
CONSTRUCTION

BY
DATE
REVISION
NO.

CONCEPTUAL OVERALL GRADING
& STORM DRAINAGE PLAN

BECKINGHAM

PROVIDENT LAND SERVICES

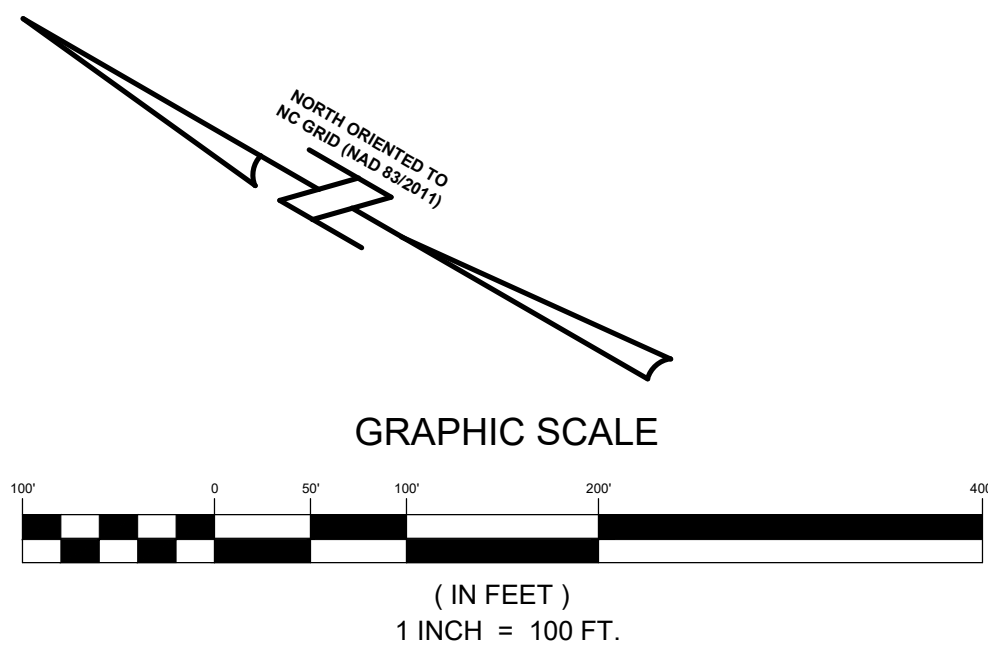
TOWN OF WEDDINGTON, NORTH CAROLINA

PROJECT INFORMATION

PROJECT MANAGER: MRR
DESIGNED BY: JHP
DRAWN BY: JHP
PROJECT NUMBER: 23-00757
ORIGINAL DATE: 10/13/2023
SHEET:

5 OF 8

V:\23-00757 - Beckingham (P\file)\23-00757\Sheets\23-00757-GRAD.dwg, 6 OF 8, Tuesday



EXISTING CONDITIONS NOTES:

- THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
- EXISTING TOPOGRAPHICAL DATA OBTAINED FROM STATE OF NORTH CAROLINA LIDAR & GIS BASE DATA, NOT VERIFIED BY ESP.

GRADING NOTES:

- PROPOSED PRIVATE STREET DESIGN AND VERTICAL PROFILES TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
- STORM WATER CONTROL MEASURE DESIGN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.

- TREE PROTECTION FENCING TO BE CALLED OUT DURING CONSTRUCTION DOCUMENT PHASE
- AREAS AND TYPES SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE.

EROSION CONTROL NOTES:

- DOUBLE SILT FENCING SHALL BE INSTALLED ON DOWNSTREAM SIDES OF DRAINAGE AREAS.
- FLOCCULANT LOGS MAY BE USED IN SWALES, AS REQUIRED.

CONCEPTUAL DESIGN ONLY - SUBJECT TO CHANGE

NOT A FINAL DESIGN

PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPTUAL GRADING & STORM
DRAINAGE PLAN - SHEET 1 OF 2

BECKINGHAM

PROVIDENT LAND SERVICES TOWN OF WEDDINGTON, NORTH CAROLINA

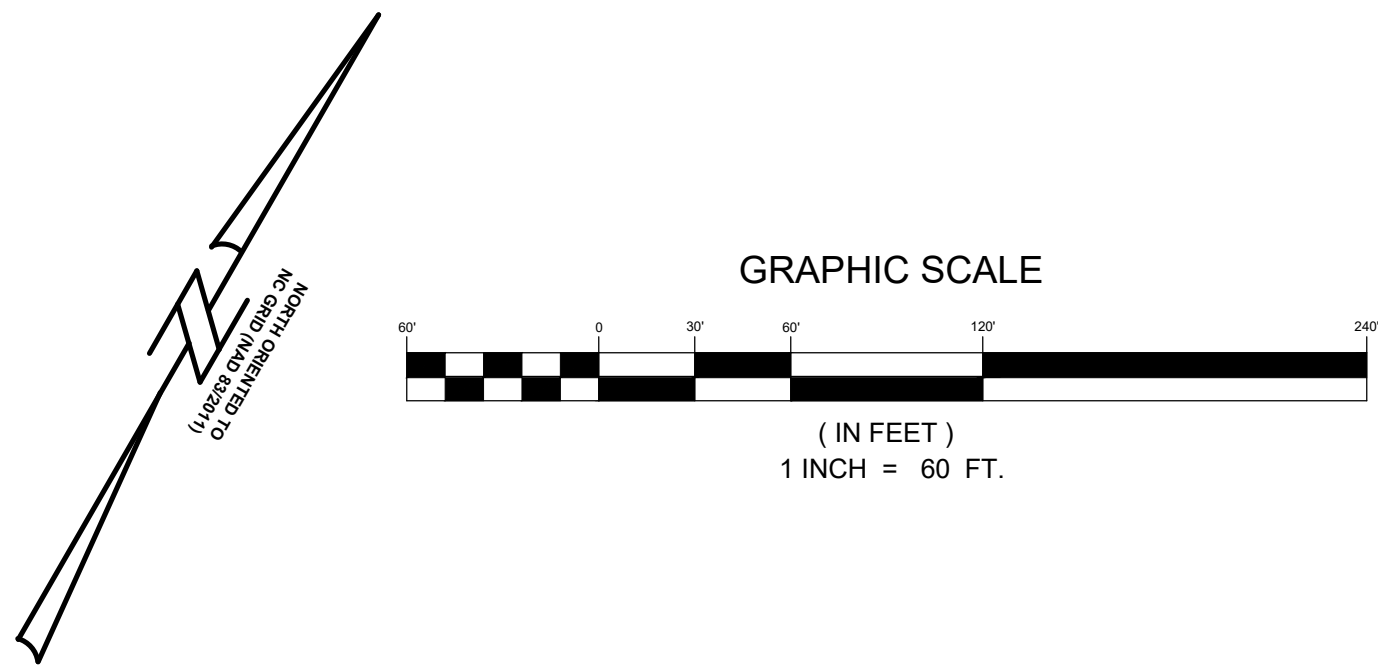
PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	JHP
DRAWN BY:	JHP
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	10/13/2023
SHEET:	6 OF 8

EXISTING CONDITIONS NOTES:

- THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
 - EXISTING TOPOGRAPHICAL DATA OBTAINED FROM STATE OF NORTH CAROLINA LIDAR & GIS BASE DATA, NOT VERIFIED BY ESP.
- GRADING NOTES:
- PROPOSED PRIVATE STREET DESIGN AND VERTICAL PROFILES TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
 - STORM WATER CONTROL MEASURE DESIGN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
 - TREE PROTECTION FENCING TO BE CALLED OUT DURING CONSTRUCTION DOCUMENT PHASE
 - AREAS AND TYPES SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE.

EROSION CONTROL NOTES:

- DOUBLE SILT FENCING SHALL BE INSTALLED ON DOWNSTREAM SIDES OF DRAINAGE AREAS.
- FLOCCULANT LOGS MAY BE USED IN SWALES, AS REQUIRED.



MATCHLINE - SEE SHEET 6 OF 8



CONCEPTUAL DESIGN ONLY - SUBJECT TO CHANGE

NOT A FINAL DESIGN

ESP

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-553-4949 (NC)
803-802-2440 (SC)
www.espsociates.com

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	BY

CONCEPTUAL GRADING & STORM
DRAINAGE PLAN - SHEET 2 OF 2

BECKINGHAM

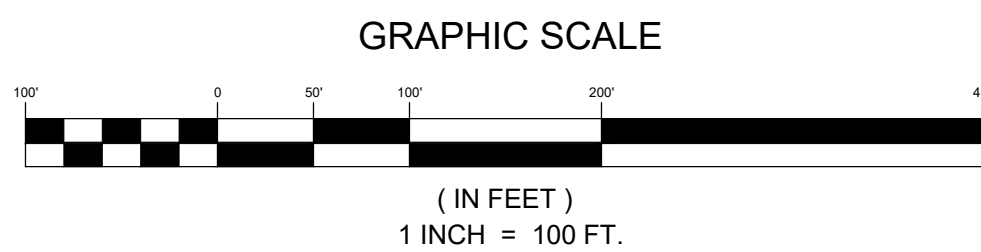
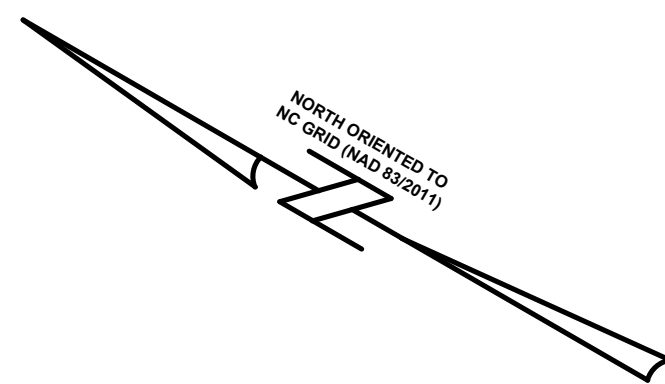
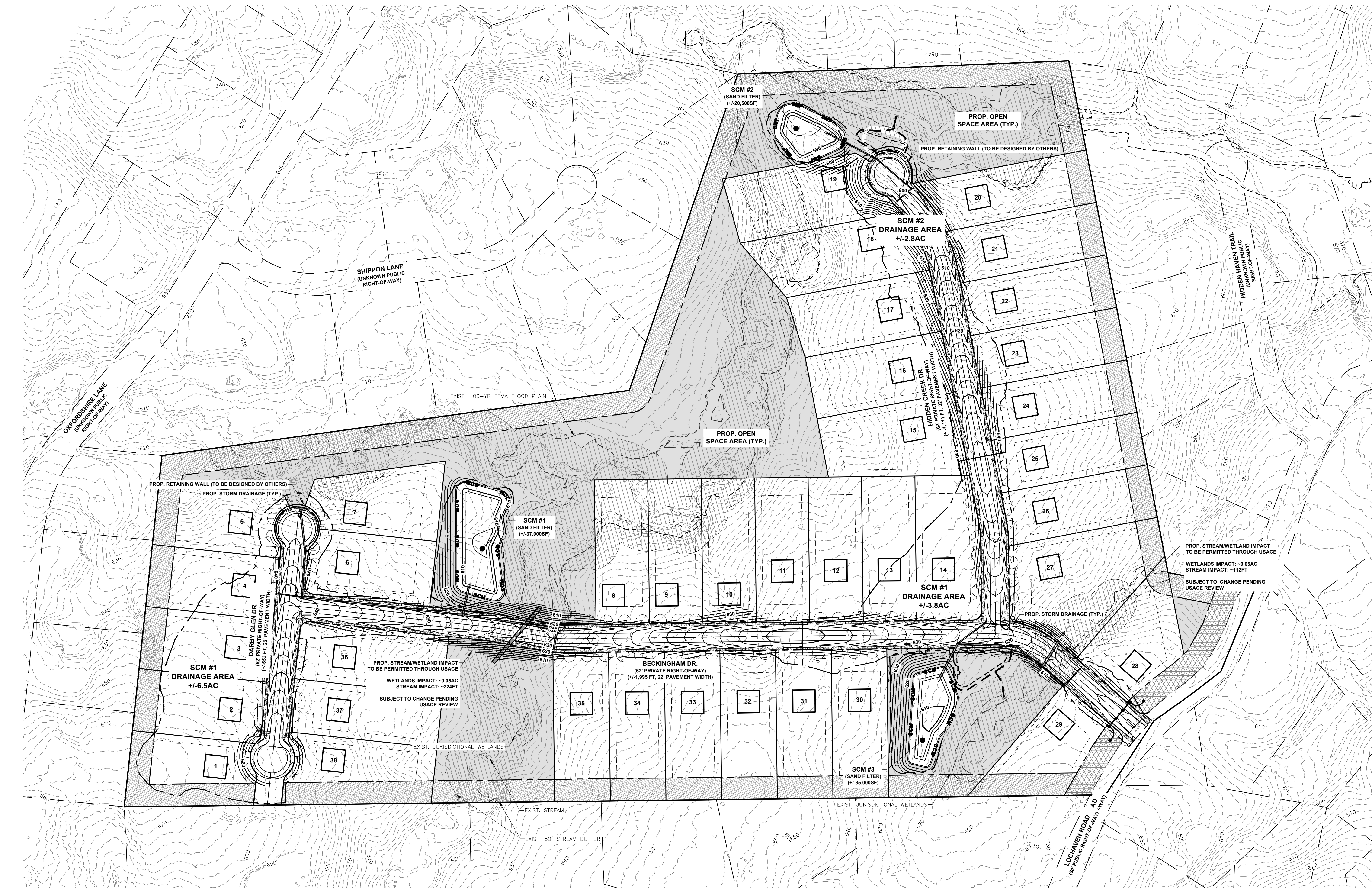
PROVIDENT LAND SERVICES

TOWN OF WEDDINGTON, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	JHP
DRAWN BY:	JHP
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	10/13/2023
SHEET:	7 OF 8

V:\23-00757 - Beckingham (P-File)\23-00757\Sheets\23-00757-GRAD.dwg, 7 OF 8, Internal

V:\23-00757 - Beckingham (P)\161_23-00757\Sheets\23-00757-DA MAP.dwg, 8 OF 8, Tptailay



CONCEPTUAL DESIGN ONLY - SUBJECT TO CHANGE

EXISTING CONDITIONS NOTES:

1. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. EXISTING TOPOGRAPHICAL DATA OBTAINED FROM STATE OF NORTH CAROLINA LIDAR & GIS BASE DATA, NOT VERIFIED BY ESP.

Basin Sizing Notes:

3. ALL SCMS WILL BE SIZED/DESIGNED FOR 25 YEAR FLOWS.

NOT A FINAL DESIGN

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PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPTUAL SCM
DRAINAGE PLAN

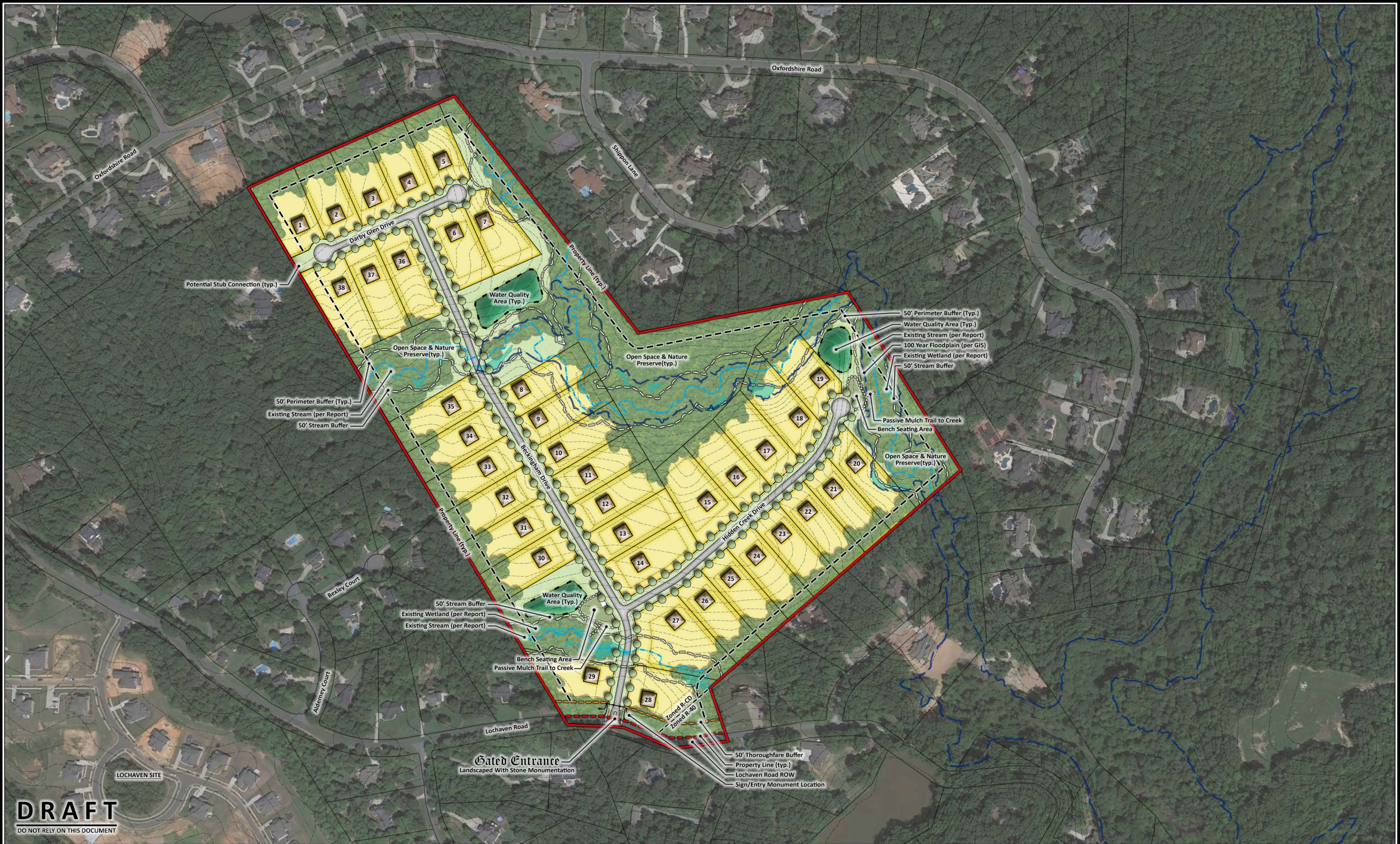
BECKINGHAM

PROVIDENT LAND SERVICES

TOWN OF WEDDINGTON, NORTH CAROLINA

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PROJECT MANAGER:	MRR
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SHEET:	

8 OF 8





CZ 2023-BECKINGHAM
EXHIBIT B.
DEVELOPMENT STANDARDS

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to thirty-eight (38) single-family residential units.
5. Architectural Standards:
 - a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
 - b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar

roof overhang elements, handrails/railings, and/or other miscellaneous trim elements

- c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
- d. All residential units shall include side load, side load with single front facing carriage door, or center court drive with three car garages as a minimum with the following garage door treatments
 - i. windows and/or a vent detail above the garage door,
 - ii. a minimum of two siding materials on the façade, and
 - iii. windows

6. Environmental Features and Open Space:

- a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.

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

8. Access and Transportation.

- a. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
- b. Applicant shall only be required to provide one ingress/egress from Lochaven Road to the subdivision.
- c. Applicant will agree to construct complete cul-de-sac on west side of Darby Glen Lane and not stub for possible future connection to neighboring parcel.
- d. Applicant will enter into encroachment agreements with NCDOT to add asphalt on the right side exiting Lochaven Rd onto Providence Road. Applicant will also add asphalt to the sharp curve along Lochaven Rd. Additional pavement subject to NCDOT standards and the criteria of the Town of Weddington.

9. Streetscape, Setbacks, Buffers, and Yards:

- a. A fifty (50) foot perimeter buffer shall be provided to support the overall character of the community as generally depicted on the Rezoning Plan. Grading and clearing within the fifty (50) foot buffer is permitted subject to approval by applicable regulatory agencies and contingent upon replanting, as needed.
- b. Within the Fifty (50) foot buffers where natural landscape does not provide sufficient screening for adjoining existing homes and along Lochaven Road frontage per section D-917A(O) of the Unified Development Ordinance, applicant with enhance those areas of the buffer with evergreen plantings, such as Nellie Stevens, Burford Holly, Ligustrum or similar approved evergreen species.
- c. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard shall be provided.
- d. Due to topographic constraints and existing features on the site, the minimum block length of 334' may be exceeded as generally depicted on the Rezoning Plan.
- e. Street trees shall be provided on each side of the street spaced forty (40) feet on center or based on tree species in compliance with Section D-917A(Q)(1)(b).

This 13th day of November 2023



Tom Waters, Provident Land, Inc.

