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EMAIL: CHANDLER@DELTALANDSERVICES.NET
(704) 847-4700

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EMAIL: KFENN@KEYSTONECUSTOMEHOME.COM
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CHARLOTTE, NC 28208

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

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

ELECTRIC SERVICE:
UNION POWER
(704) 289-3145

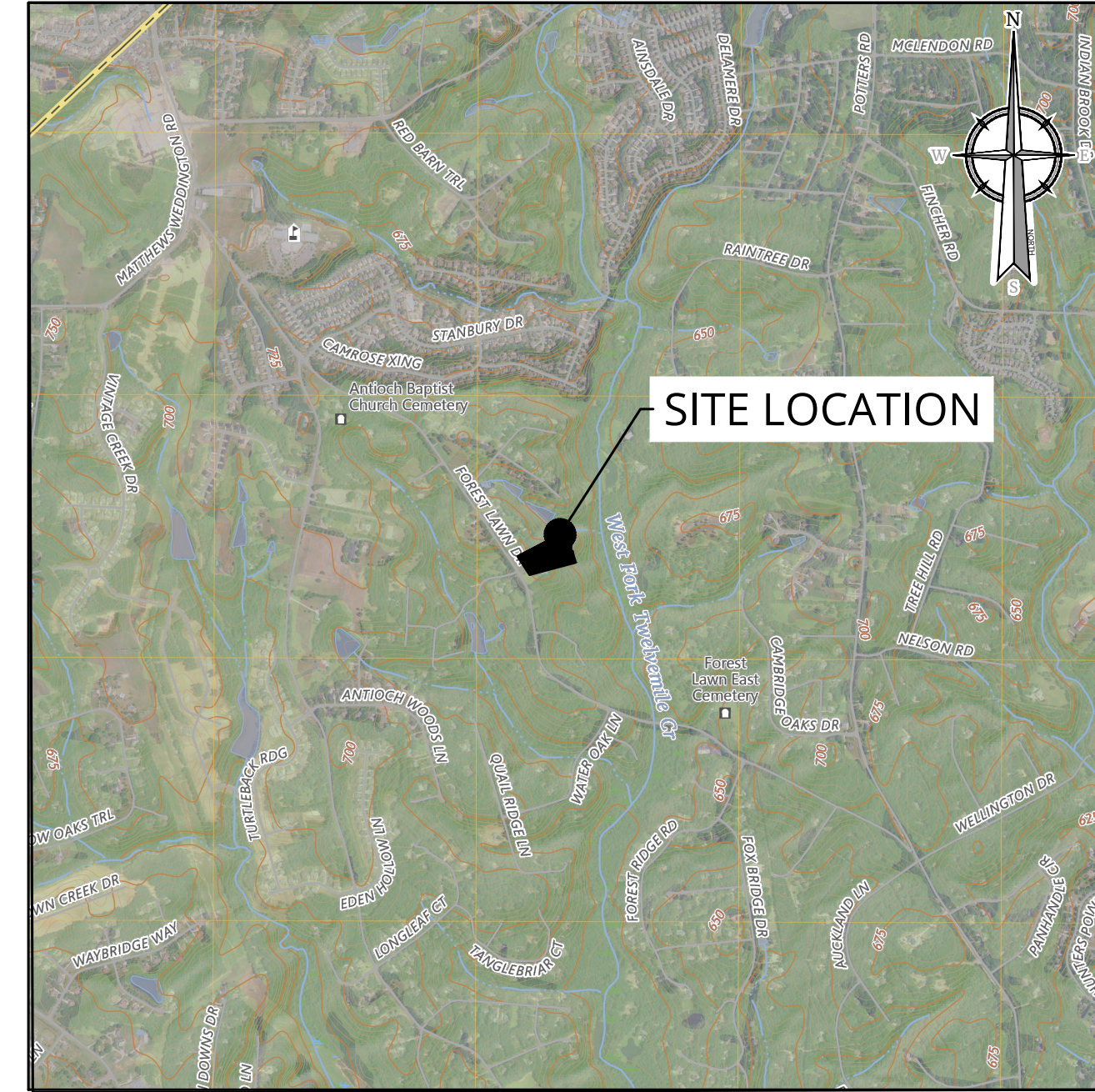
SHT. No.	DESCRIPTION
--	TREE SURVEY
C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	EXISTING CONDITIONS
C-101	DEMOLITION PLAN
C-200	SITE LAYOUT PLAN
C-201	VEHICLE TURNING PLAN
C-202	TRAFFIC CONTROL PLAN
C-300	GRADING & DRAINAGE PLAN
C-301	STORMWATER MANAGEMENT PLAN
C-302	SIGHT DISTANCE PLAN
C-303	ROAD ELEVATIONS HORIZONTAL
C-304	ROAD PROFILES
C-400	UTILITIES SKETCH PLAN
C-401	UTILITIES PROFILE
C-500	SOIL EROSION & SEDIMENT CONTROL PLAN PHASE I
C-502	SOIL EROSION & SEDIMENT CONTROL PLAN PHASE II
C-503	SOIL EROSION & SEDIMENT CONTROL DETAILS
C-504	SOIL EROSION & SEDIMENT CONTROL DETAILS
C-505	SOIL EROSION & SEDIMENT CONTROL DETAILS
C-600	TREE REMOVAL PLAN
C-601	PLANTING PLAN
C-602	LANDSCAPE DETAILS
C-700	LIGHTING PLAN
C-701	LIGHTING DETAILS
C-800	SITE DETAILS
C-801	STORM DRAINAGE DETAILS
C-802	WATER DETAILS
C-803	SANITARY SEWER DETAILS

SOURCE: GEOLOCATION

300 0 300

SCALE : 1" = 300'

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



U.S.G.S 7.5 MIN. TOPOGRAPHIC QUADRANGLE,
NORTH CAROLINA

1000 0 1000

SCALE : 1" = 1000'

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

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

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Doing Business as  **MASER**
CONSULTING



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

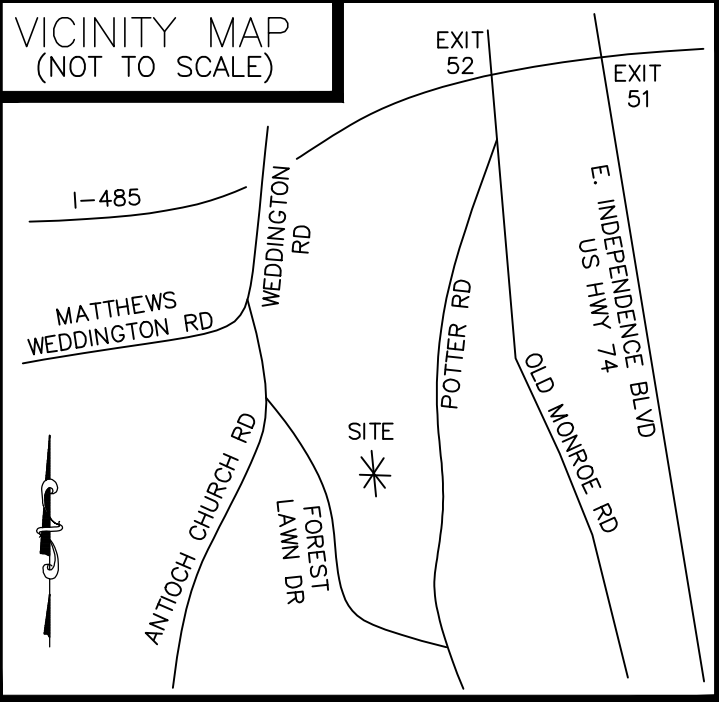
PIN 07150015
3009 FOREST LAWN DRIVE
WEDDINGTON
UNION COUNTY
NORTH CAROLINA

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

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

SHEET NUMBER: C-000

VICINITY MAP
(NOT TO SCALE)



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

SYMBOL LEGEND

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

NOTATION LEGEND

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

SURVEYOR NOTES:

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

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

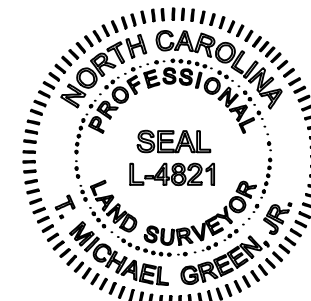
*** A SEPARATION OF 30 FEET SHALL BE MAINTAINED BETWEEN THE SIDES OF EACH DWELLING

I, T. MICHAEL GREEN, JR., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTES.; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND AND THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 4TH, 2025; THAT THE SURVEY WAS COMPLETED ON JULY 29TH, 2025; THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US.FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: AUGUST 1, 2025
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NGS MONUMENT "NGS UNION HM71"
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99985350
UNITS: US SURVEY FOOT

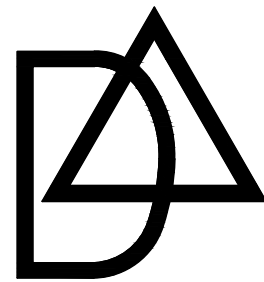
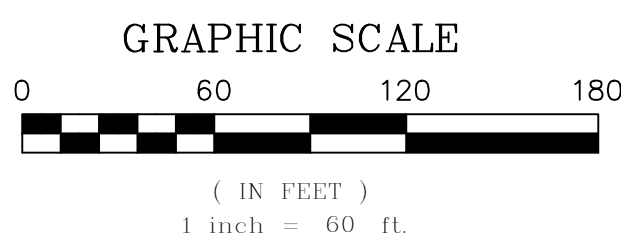
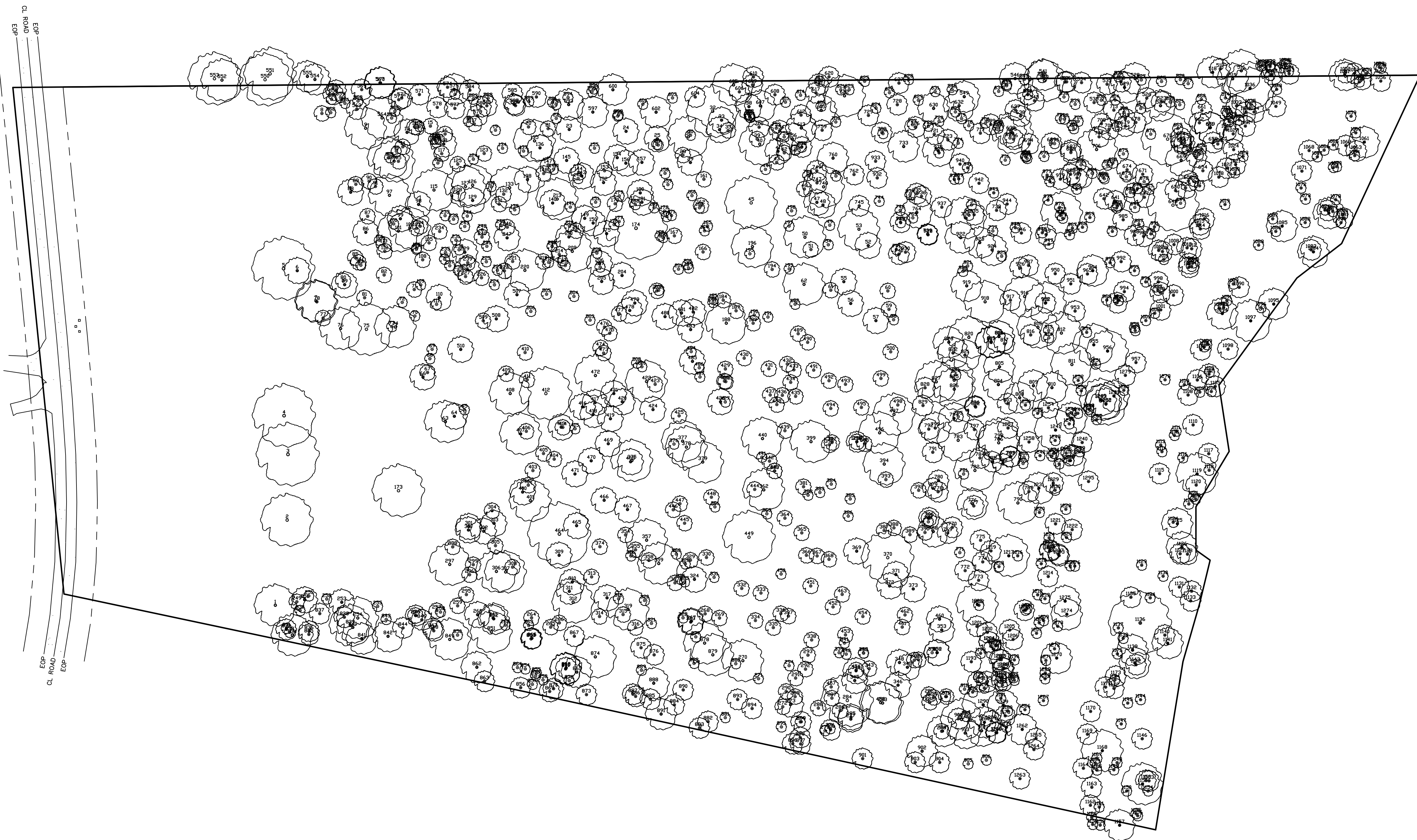
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS ____ DAY OF _____, 2025.

PRELIMINARY
NOT FOR RECORDATION OR SALES

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



NAD83(2011)
NC GRID



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

SEAL:



PREPARED FOR:
KEYSTONE CUSTOM HOMES

ADDRESS: 2030 AIRPORT FLEX DRIVE,
SUITE R
CHARLOTTE, NC 28208

OWNER(S):
HELMS BRENDA PRESSLEY
HELMS RICHARD WAYNE
DB 5740 PG 122

ADDRESS:
3009 FOREST LAWN DR
MATTHEWS, NC 28104

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

SHEET NUMBER:

SHEET 1 OF 2

PROJECT NAME:
FOREST LAWN

DRAWN BY: CCM	DATE: 08/01/2025
CHECKED BY: TMG	SCALE: 1" = 60'
REVISION NO:	DATE:

DRAWING TITLE:

3009 FOREST LAWN DRIVE
TREE SURVEY EXH.DWG



PRELIMINARY
NOT FOR RECORDATION OR SALES

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

T. MICHAEL GREEN, JR., PL.
LICENSE NUMBER: L-4821

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1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION IS BASED ON SURVEY INFORMATION PROVIDED BY THE CLIENT AND DATED 04/02/2023. CONTRACTOR TO VERIFY AS-BUILT CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER ON RECORD IF ANY DISCREPANCIES OCCUR.
3. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
4. 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE NC UTILITY PROTECTION SERVICE, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF NC UNDERGROUND PROTECTION, INC.
5. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
6. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNERS REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
7. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
8. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
9. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL, OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
10. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE TOWN OF WEDDINGTON, UNION COUNTY, AND NDCQE FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. GENERAL CONTRACTOR TO CONTACT OWNERS ENVIRONMENTAL DEPARTMENT FOR ANY ADDITIONAL OWNER RELATED REQUIREMENTS.
11. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE TOWN OF WEDDINGTON, UNION COUNTY & NDCQE.
12. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE AT FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDS AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE TOWN OF WEDDINGTON, UNION COUNTY REQUIREMENTS AND NDCQE EROSION CONTROL MANUAL.
13. ITEM NUMBERS REFER TO THE NC DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF UNION COUNTY.
14. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
15. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
16. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHEN NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HIS IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION .
17. ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO FINAL GRADE AS REQUIRED .
18. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
19. ALL STANDARD PARKING PLACES ARE SIZED AS REQUIRED BY THE THE TOWN OF WEDDINGTON.
20. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE NC MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
21. ALL STOP BARS, CROSS WALKS, AND REGULATORY PAVEMENT MARKINGS SHALL BE THERMO.

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING NEWLY CONSTRUCTED AND EXISTING UTILITIES. HE SHALL NOTIFY THE OWNERS OF PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING PLANTING OPERATIONS.
2. GENERAL CONTRACTOR SHALL ERECT TREE PROTECTION FENCING. FENCING SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO BEGINNING. CONTRACTOR SHALL MAINTAIN FENCING THROUGHOUT THE DURATION OF PROJECT.
3. PLANT MATERIAL SHALL MEET OR EXCEED SPECIFICATIONS AND SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK BOOK. THE CONTRACTOR SHALL GUARANTEE THAT THE MATERIAL INSTALLED ON SITE IS IN FACT THE MATERIAL THAT WAS SPECIFIED BY THE LANDSCAPE ARCHITECT OR ENGINEER. ANY CHANGES IN SPECIES SPECIFIED SHALL BE SUBMITTED IN WRITING TO, AND APPROVED/REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER.
4. IN THE EVENT ANY ERROR(S) ARE FOUND ON THESE DRAWINGS OR OUT IN THE FIELD THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH WORK. SHOULD THE CONTRACTOR FAIL TO CONTACT THE LANDSCAPE ARCHITECT OR ENGINEER, HE/SHE WILL BE RESPONSIBLE FOR THE COST OF ANY CORRECTION TO BE MADE.
5. ALL WORK SHALL BE PERFORMED BY FULLY QUALIFIED PLANTSMEN. USE GOOD HORTICULTURAL PRACTICES TO KEEP ALL PLANTS AND PLANT MATERIAL INSTALLED IN A LIVING, HEALTHY CONDITION UP TO THE DATE FOR TERMINATION OF THE CONTRACTOR'S RESPONSIBILITY FOR CARE.
6. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE TIME OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND. WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER.
7. THE OPTIMUM TIME FOR PLANTING IS FROM OCTOBER 1ST TO APRIL 1ST. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR ENGINEER.
8. THE CONTRACTOR SHALL SUBMIT CUT SHEETS TO THE LANDSCAPE ARCHITECT OR ENGINEER REGARDING ALL PLANTING MATERIALS, SEEDING, SOD, STEEL WEDGING, WEED CONTROL MATTING, FERTILIZERS, LIMES, CHEMICALS TO BE APPLIED ON SITE AND ANY OTHER ITEM(S) RELATED TO THE LANDSCAPE OF THE SITE FOR APPROVAL PRIOR TO INSTALLATION ON SITE.
9. ALL CONTRACTORS APPLYING CHEMICALS ON SITES SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT OR ENGINEER.
10. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO INSTALLATION. GIVE LANDSCAPE ARCHITECT OR ENGINEER 24 HOURS NOTICE PRIOR TO INSPECTION.
11. PLANTING BED SHALL BE CLEARED OF ROCK, GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
12. FERTILIZE ALL PLANT MATERIAL AT INSTALLATION WITH PETER'S SLOW RELEASE 20-20-20 OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT OR ENGINEER. APPLY PER MANUFACTURERS RECOMMENDATIONS OR APPLY 15 POUNDS PER 1,000 SQUARE FEET APPLY FERTILIZER BEFORE MULCHING.
13. ALL DISTURBED AREAS NOT OTHERWISE SEEDED OR PLANTED SHALL BE SOODED AS DIRECTED BY THE LANDSCAPE ARCHITECT, OR ENGINEER.
14. PLANTING BEDS SHALL HAVE A 4-INCH SHREDED HARDWOOD BARK MULCH IN ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
15. ALL PLANTED AREAS SHALL BE TREATED WITH A WATER SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
16. APPLY TWO POUNDS ACTUAL NITROGEN (IN SLOW RELEASE FORM) PER 1,000 SQUARE FEET TO ALL SHRUB AND TREE PLANTINGS BEFORE LAYING MULCH.
17. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL AND LAWNS UNTIL THE PROJECT IS ACCEPTED BY THE LANDSCAPE ARCHITECT OR ENGINEER, UNLESS OTHERWISE SPECIFIED.
18. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE CALENDAR YEAR FROM THE DATE THE PROJECT IS ACCEPTED.
19. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT OR ENGINEER RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE, OR ON THE JOB SITE.
20. THE CONTRACTOR SHALL TEST ALL PITS FOR DRAINAGE ANY TREE PIT THAT HOLDS WATER FOR MORE THAN 24 HOURS SHALL BE INSTALLED WITH TWO TREE PIT DRAINAGE. DRAINAGE OF ALL PLANTING PITS AND BEDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. ALL TREES AND SHRUBS SHALL BE INSTALLED ACCORDING TO THE DETAILS LOCATED IN THIS PLAN SET.
22. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER.
23. NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF UNION COUNTY.
24. THE APPLICANT HEREBY OFFERS AND CONSENTS TO INCLUSION OF ALL IMPROVEMENTS AND COMMITMENTS SHOWN ON THIS DEVELOPMENT PLAN.
25. SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS DEVELOPMENT PLAN.

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, AND WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE TOWN OF WEDDINGTON STANDARDS - OR - IN ACCORDANCE WITH THE DETAIL FD DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
5. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF BARK, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED.
9. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIATING DEMOLITION ACTIVITIES .
10. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED OR ANTICIPATED. IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSRA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH NC DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
15. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
16. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY, AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE AVAILABLE. ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION, AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
17. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
18. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

1. THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR WHO SHALL NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE REPORTED TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPECIES, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER. CHANGES IN PLANT MATERIAL MAY REQUIRE RE-APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE-APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT OR ENGINEER.
3. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE. BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANT SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60, LATEST EDITION FOR SIZE AND QUALITY.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE. REFER TO THE WRITTEN SPECIFICATIONS.
5. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT OR ENGINEER, AND OR OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. ALL TREES 2-INCH CALIPER AND LARGER SHALL BE STAKED AND GUYED AS SPECIFIED. STAKE AND GUY MATERIAL SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR 12 MONTHS AFTER FINAL ACCEPTANCE.
7. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESE SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH ANSI STANDARDS.
8. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR OBTAINING NECESSARY UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S OR ENGINEER'S APPROVAL.
9. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT OR ENGINEER SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE LANDSCAPE ARCHITECT OR ENGINEER ARE SUBJECT TO REJECTION AND/OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
10. PRE-EMERGENT HERBICIDES, TRIFLURALIN OR EPTAM, SHALL BE APPLIED TO ALL PLANTING BEDS. APPLY AT MANUFACTURERS RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL MIXES.
11. APPLY ROOT STIMULATOR, CONTAINING MYCORRHIZAE, TO ALL PLANTS PRIOR TO BACK FILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO USE.
12. SEEDING: EVENLY APPLY THE TEMPORARY/PERMANENT SEED MIXTURES USING HYDROSEEDING, BROADCAST, OR DRILL SEEDING METHODS THAT PLANT SEED LESS THAN 3/16-INCH BELOW THE GROUND SURFACE. APPLY LEGUME SEED INOCULANTS SPECIFICALLY MADE FOR THE LEGUME SEED TYPE BEING APPLIED AT FIVE TIMES THE MANUFACTURERS RECOMMENDED RATE. USE NO SEED OR INOCULANT THAT HAS BEEN IMPROPERLY STORED, OR SEED OLDER THAN 18 MONTHS FROM THE SEED TEST DATE. IF HYDROSEEDING METHODS ARE USED SEED, INOCULANTS, FERTILIZERS, AND POLYMER TACKIFIERS/SOIL STABILIZER MAY BE APPLIED IN ONE APPLICATION, PROVIDED THAT SEED AND INOCULANTS ARE NOT HELD IN A SLURRY WITH FERTILIZERS FOR MORE THAN ONE HOUR.
13. ALL DISTURBED AREAS THAT DO NOT RECEIVE MULCH OR OTHER SPECIFIED IMPROVEMENTS ARE TO BE FINE GRADED TO TRANSITION SMOOTHLY INTO ADJACENT GRADERS AND RECEIVE THE FOLLOWING PERMANENT SEED MIX IF NO OTHER PERMANENT SEED MIX IS PROVIDED: PERMANENT SEED MIX SHALL MATCH THE EXISTING LAWN TYPE AND CONSIST OF A MINIMUM 4 NAMED VARIETIES OF EACH SEED TYPE. SUBMIT THE SEED MIX TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO SEEDING.
14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE (1) YEAR BEGINNING UPON THE WRITTEN DATE OF FINAL COMPLETION OF THE PROJECT. ANY PLANTS SUBJECT TO REPLACEMENT SHALL BE MADE AT THE END OF THE WARRANTY PERIOD OR AT TIME AS DETERMINED BY THE OWNERS REPRESENTATIVE. ALL PLANTS MUST BE ALIVE AND HEALTHY FOR REVIEW AND APPROVAL BY LOCAL AUTHORITIES AS APPROPRIATE FOR OCCUPANCY PERMIT.
15. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE FROM THE CONTRACTOR. ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
16. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1-INCH IN DIAMETER PRIOR TO LAYING SOIL OR SEEDING.
17. ALL TREE, SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, SHREDDED HARDWOOD BARK.
18. THE TYPICAL PLANTING SOIL BACKFILL MIX FOR BEDS AND PLANT BACKFILL SHALL CONSIST OF THE FOLLOWING: 2/3 SITE SOIL 1/3 SOIL AMENDMENTS (BY VOLUME AS FOLLOWS: 2 PARTS HUMUS AND OR PEAT, 1 PART COARSE RIVER SAND, 1 PART STERILIZED COMPOSTED COW MANURE FERTILIZER, AND LIME AS RECOMMENDED BY THE SOILS TEST REPORT). COMPLETELY BLEND BARK SOIL MIX PRIOR TO PLACEMENT.

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING UTILITY SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
5. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (3,600 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH UNION COUNTY. NO CHANGE TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER ARE AT THE CONTRACTOR'S RISK. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS AREA, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, AND LANDSCAPING.

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAINAGE POINT, UNLESS INDICATED OTHERWISE.
2. OWNER SHALL CONSULT WITH A PROFESSIONAL GEOTECHNICAL ENGINEER AND OBTAIN A GEOTECHNICAL SOIL REPORT PRIOR TO ANY DISTURBANCE. THE CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL REPORT TO THE CONTRACTOR, AND SHALL CONSULT WITH THE ENGINEER ON RECORD IF OWNER PROVIDED GEOTECHNICAL REPORT WARRANTS A DESIGN CHANGE.
3. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
4. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6-IN. MINIMUM).
6. PAVEMENT SLOPES ACCROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2.00% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
7. ALL SLOPES IN NON-PAVED AREAS SHALL BE 2:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
8. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
9. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE DESIGNATED, AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OFFSITE IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
5. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
6. ALL STORM STRUCTURES ARE PER THE TOWN OF WEDDINGTON STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED.
7. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 3.5' SHALL BE PROVIDED WITH STEPS MEETING THE REQUIREMENTS OF NCDOT SPECIFICATION.
8. ALL STORM PIPES AND STRUCTURES SHALL BE INSTALLED PER THE TOWN OF WEDDINGTON STANDARDS AND SPECIFICATIONS.
9. STORM SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES PER UNION COUNTY STANDARDS AND SPECIFICATIONS.

1. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROPERTY OWNERS AND TENANTS ACCESS TO THEIR PROPERTY THROUGHOUT THE PROJECT LIMITS, INCLUDING REASONABLE INGRESS AND EGRESS FOR BUSINESSES.
2. ADJACENT LANES TO CONSTRUCTION ZONES MAY REMAIN OPEN IF LATERAL CLEARANCE BETWEEN EDGE OF TRAVEL LANE AND EQUIPMENT IS EQUAL TO OR GREATER THAN 5' (INCLUDING WIDTH OF DRUM).
3. CONTRACTOR SHALL NOT BE ALLOWED TO WORK ON BOTH SIDES OF THE ROAD SIMULTANEOUSLY WITHIN THE SAME AREA EXCEPT WHERE THE ROADWAY IS DIVIDED BY A RAISED MEDIAN.
4. ONLY DRUMS WILL BE USED DURING LANE CLOSURES, NO CONES WILL BE ALLOWED.

1. DURING THE HOURS OF 6:00 AM - 9:00 AM AND 4:00 PM - 6:00 PM MONDAY THROUGH FRIDAY CONSTRUCTION OR MAINTENANCE WORK WHICH INVOLVES CLOSURE OF A TRAVEL LANE WILL NOT BE ALLOWED ON THROUGHFARE STREETS EXCEPT FOR EMERGENCY SITUATIONS OR WITH APPROVAL FROM NCDOT.

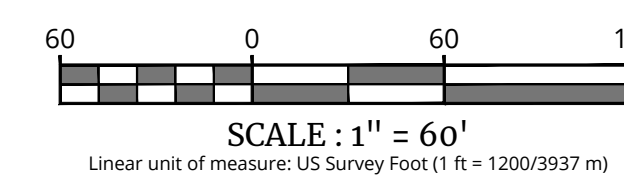
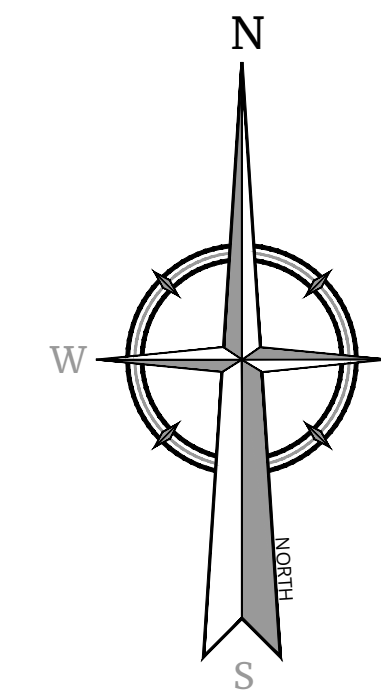
1. CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES & GOVERNMENT AGENCIES PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITIES OCCURRING.
2. CONTRACTOR SHALL OBTAIN & PAY FOR, PRIOR TO THE BEGINNING OF ANY WORK, ALL PERMITS AND LICENSES NECESSARY TO ACCOMPLISH WORK. PERMITS CAN INCLUDE, BUT ARE NOT LIMITED TO THE UNION COUNTY, NC DOT PERMIT AND/OR THE STATE OF NORTH CAROLINA'S EROSION CONTROL PERMIT, AND/OR UTILITY COMPANY'S PERMIT FOR THE WORK TO BE PERFORMED OF THEIR RESPECTIVE FACILITIES.
3. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE JOB SITE AND LOCATION OF ALL EXISTING FACILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
5. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR WILL BE UNLATERALLY RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES OR UNDERGROUND UTILITIES THAT ARE SHOWN OR NOT SHOWN ON THESE PLANS, AND IF DAMAGED, THEY SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND/OR UTILITY COMPANY AT NO COST TO THE OWNER.
7. ALL 4" & 6" SANITARY SEWER SHALL BE SCH-40 PVC OR APPROVED EQUAL, INSTALLED AT A MINIMUM SLOPE OF ONE PERCENT (1%) UNLESS OTHERWISE NOTED. LATERAL LAYOUTS SHALL BE INSTALLED AT A MINIMUM DEPTH OF THREE FEET (3') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SEWER JOINTS ALL CONFORM TO ASTM D-3212.
8. THE CONTRACTOR SHALL RE-SET ALL MANHOLE COVERS, CATCH BASIN GRATES, VALVE BOXES, PEDESTALS, CLEANOUTS, AND ANY OTHER UTILITY ACCESS COVERS TO FINISHED PAVEMENT SURFACE, FINISHED GRADES OR SIDEWALK GRADE, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROTECT UNDERGROUND UTILITIES AND THEIR APPURTENANCES TO REMAIN ON SITE FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
9. DISTANCES SHOWN FOR BOTH SANITARY SEWER AND STORM SEWER SECTIONS ARE MEASURED FROM CENTER OF STRUCTURE, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH.
10. ROOF DRAINS, FOUNDATION DRAINS, AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
11. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
12. MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH ARCHITECT AND MEP ENGINEER.
13. WHEN WATER MAIN IS ABOVE SEWER, BUT WITH LESS THAN 18" CLEARANCE, OR WHEN THE SEWER IS ABOVE THE WATER MAIN, BOTH WATER MAIN AND SEWER LINE SHALL BE CONSTRUCTED OF FERROUS MATERIALS WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A MIN. LATERAL DISTANCE, MEASURED AT RIGHT ANGLES TO THE SEWER, OF 10' EACH SIDE OF THE CROSSING WITH FULL SECTIONS CENTERED AT THE POINT OF CROSSING.
14. ALL UTILITIES SHALL BE INSTALLED BY A NC LICENSED UTILITY CONTRACTOR, APPROVED BY THE ENGINEER.

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CONDITIONAL ZONING
PLAN
FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

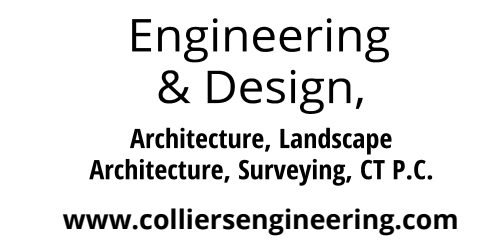
PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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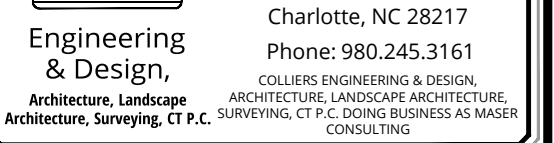
Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING
PLAN

FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
009 FOREST LAWN DRIVE

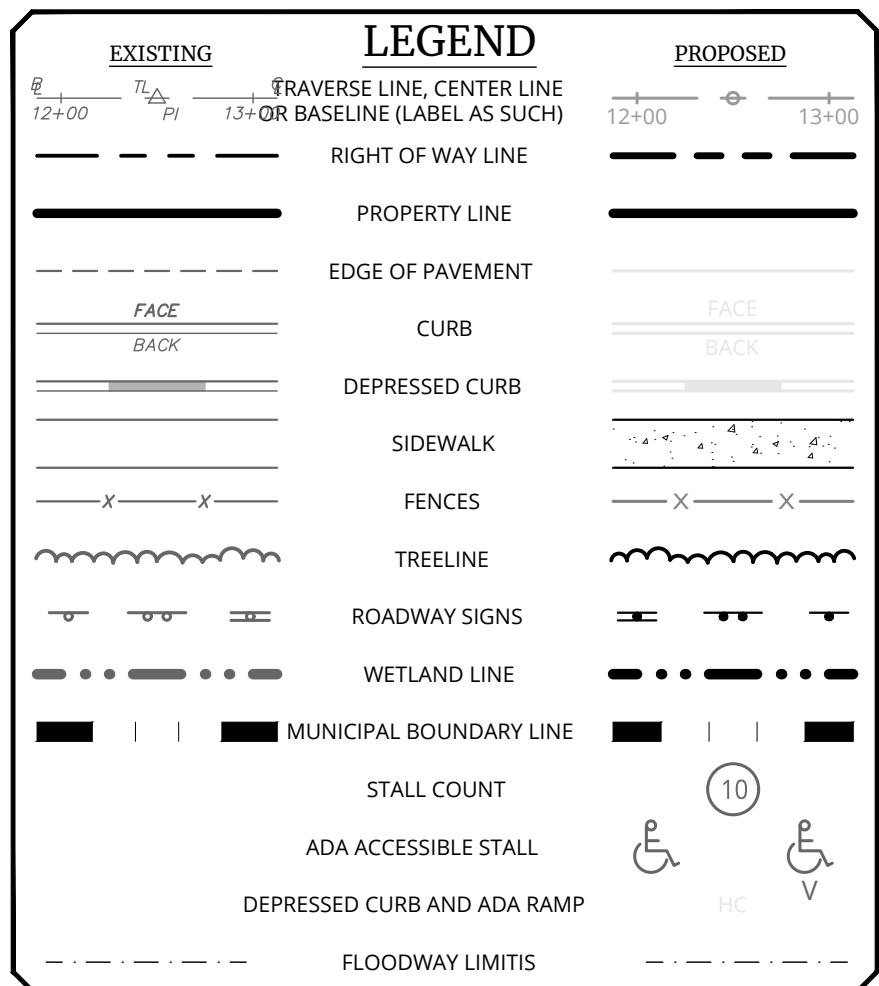
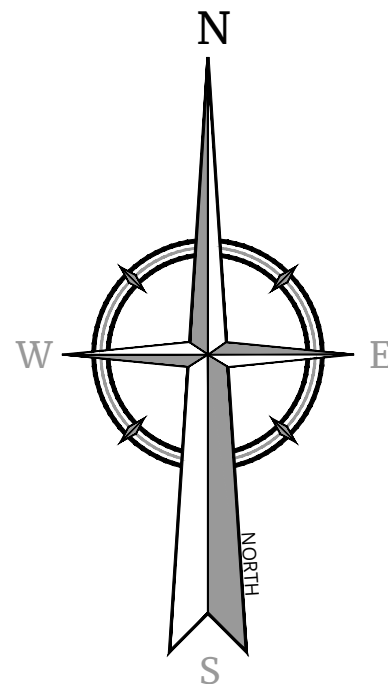
WEDDINGTON
UNION COUNTY
NORTH CAROLINA



SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/25/25	NWB	CW
PROJECT NUMBER:		DRAWING NAME:	
250035364		C-DEMO	

DEMOLITION PLAN

SHEET NUMBER: C-101



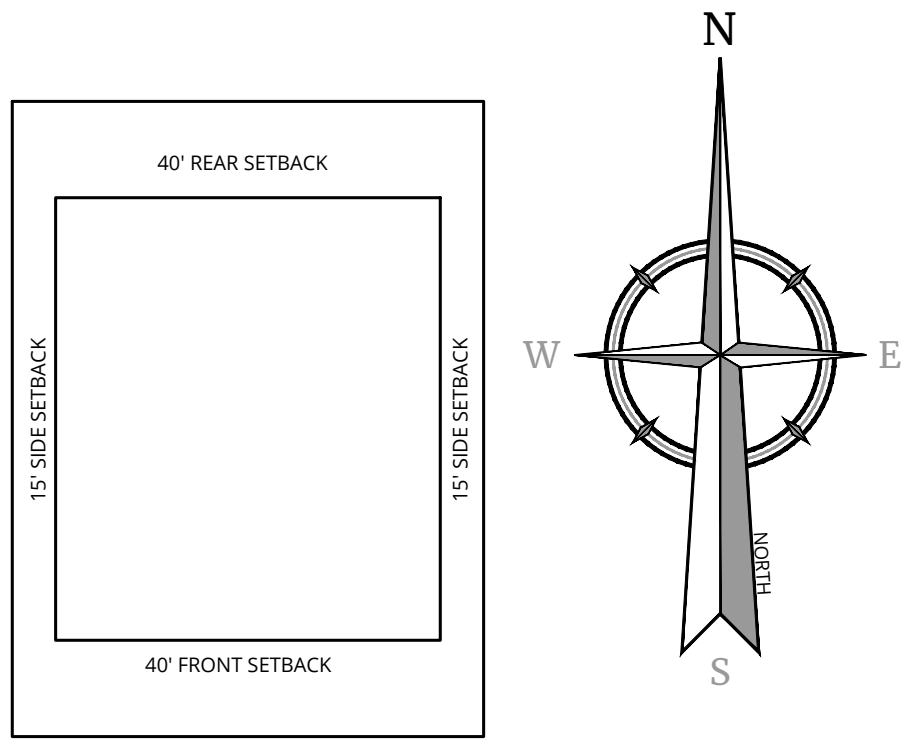
SCALE : 1" = 60'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LINE	BEARING	DISTANCE
L1	S 25°24'46" W	54.90'
L2	S 35°46'42" E	65.13'
L3	S 03°49'44" W	62.79'
L4	S 27°00'01" E	42.10'
L5	S 81°37'16" E	17.00'
L6	S 13°20'00" E	44.10'
L7	S 11°04'04" E	58.01'
L8	N 75°17'17" E	25.33'

B:\NDIOGOU.BA\025\25003536\Engineering\Site Plans\C-DEMO.dwg C-101 DEMO PLAN

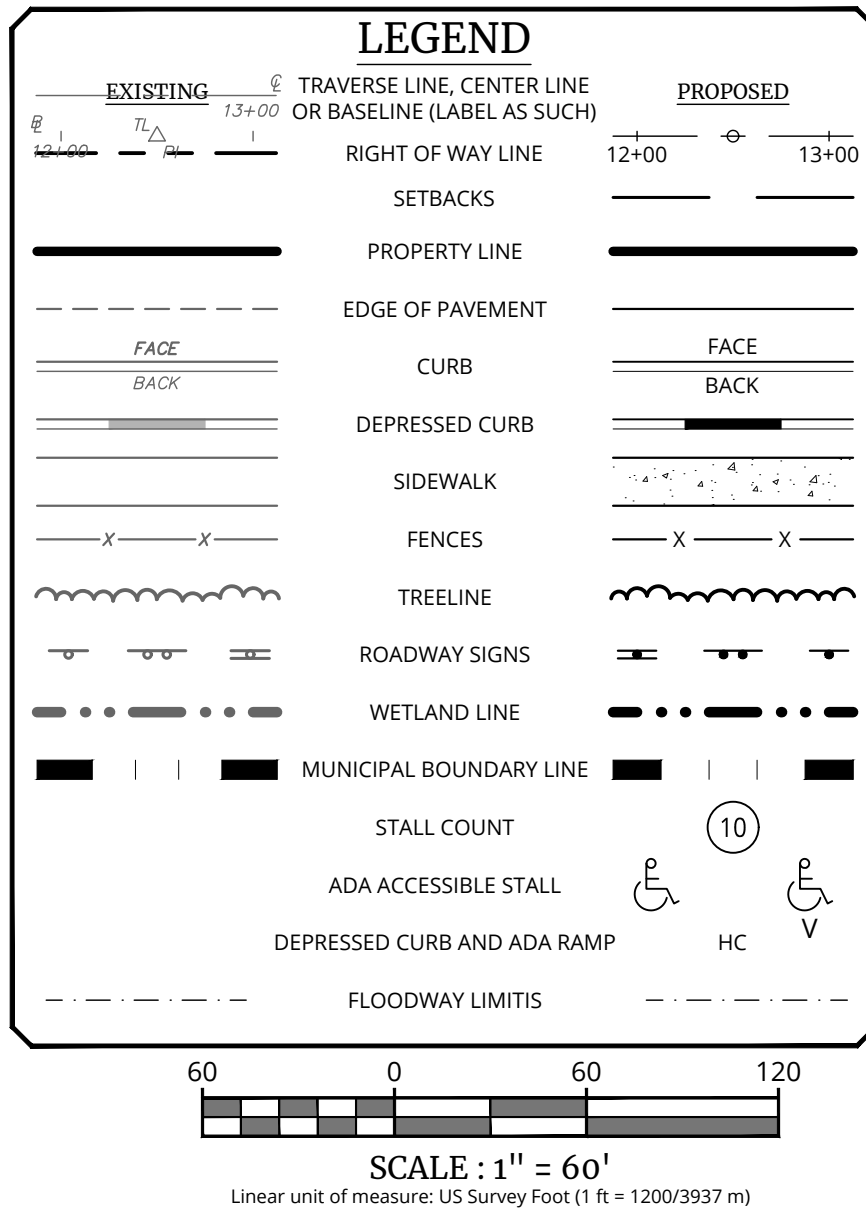


TYPICAL LOT SETBACKS

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

NOTES

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



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

CONDITIONAL ZONING PLAN
FOR
KEYSTONE CUSTOM HOMES WEDDINGTON
PIN 07150015
3009 FOREST LAWN DRIVE
WEDDINGTON UNION COUNTY NORTH CAROLINA

Colliers

5275 Parkway Plaza Boulevard,
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SCALE: AS SHOWN
PROJECT NUMBER: 25003536A

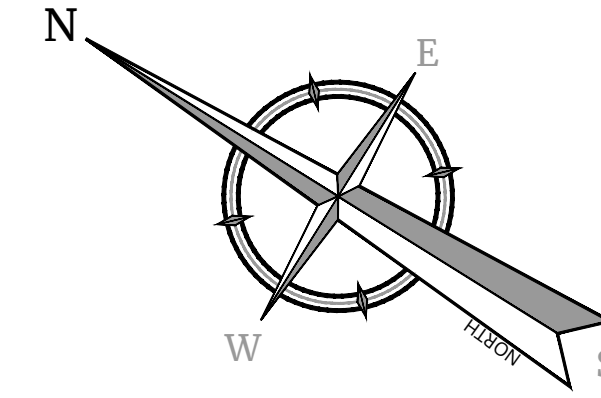
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CHECKED BY: CW

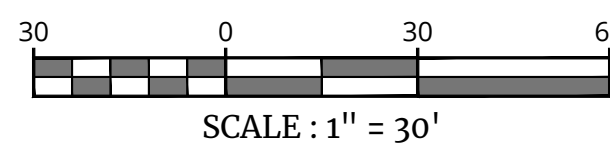
LAYOUT PLAN

C-200

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SCALE : 1" = 30'



GENERAL NOTES

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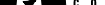
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	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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

CONDITIONAL ZONING
PLAN

FOR

KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

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PROJECT NUMBER: 250035364		DRAWING NAME: C-LAYT	

SHEET TITLE:

VEHICLE TURNING PLAN

SHEET NUMBER: C-201

025125003536AEngineeringSite Plans/C-LAYT.dwg/C-201 - VEHICLE TURNING PLAN BY: NDIIGOUBA



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Casey R. Whiteman
RTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
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CONDITIONAL ZONING PLAN

FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA



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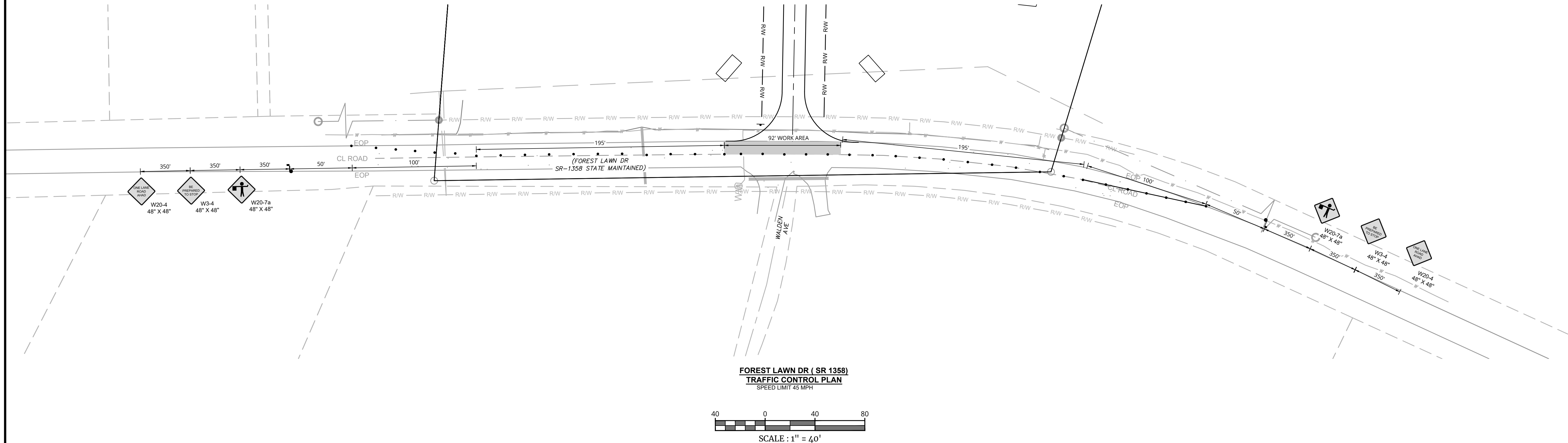
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AS SHOWN	09/25/25	NWB	CW
PROJECT NUMBER:		DRAWING NAME:	
25003536A		C-LAYT	

SHEET TITLE:

TRAFFIC CONTROL PLAN

SHEET NUMBER:

C-202



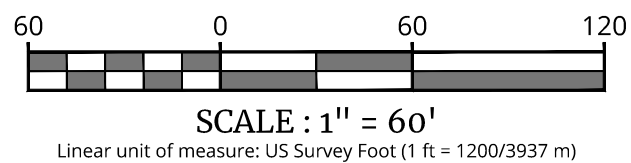
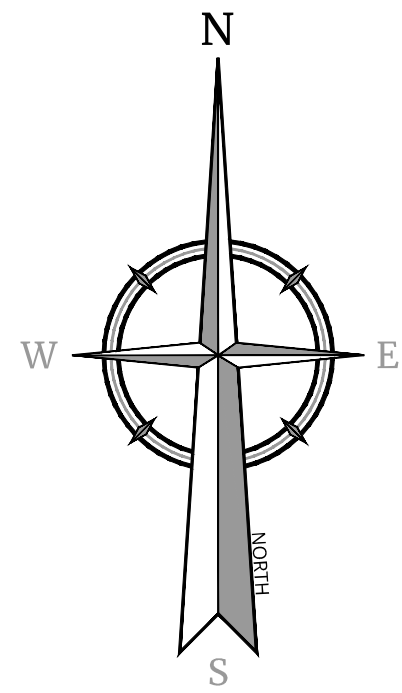
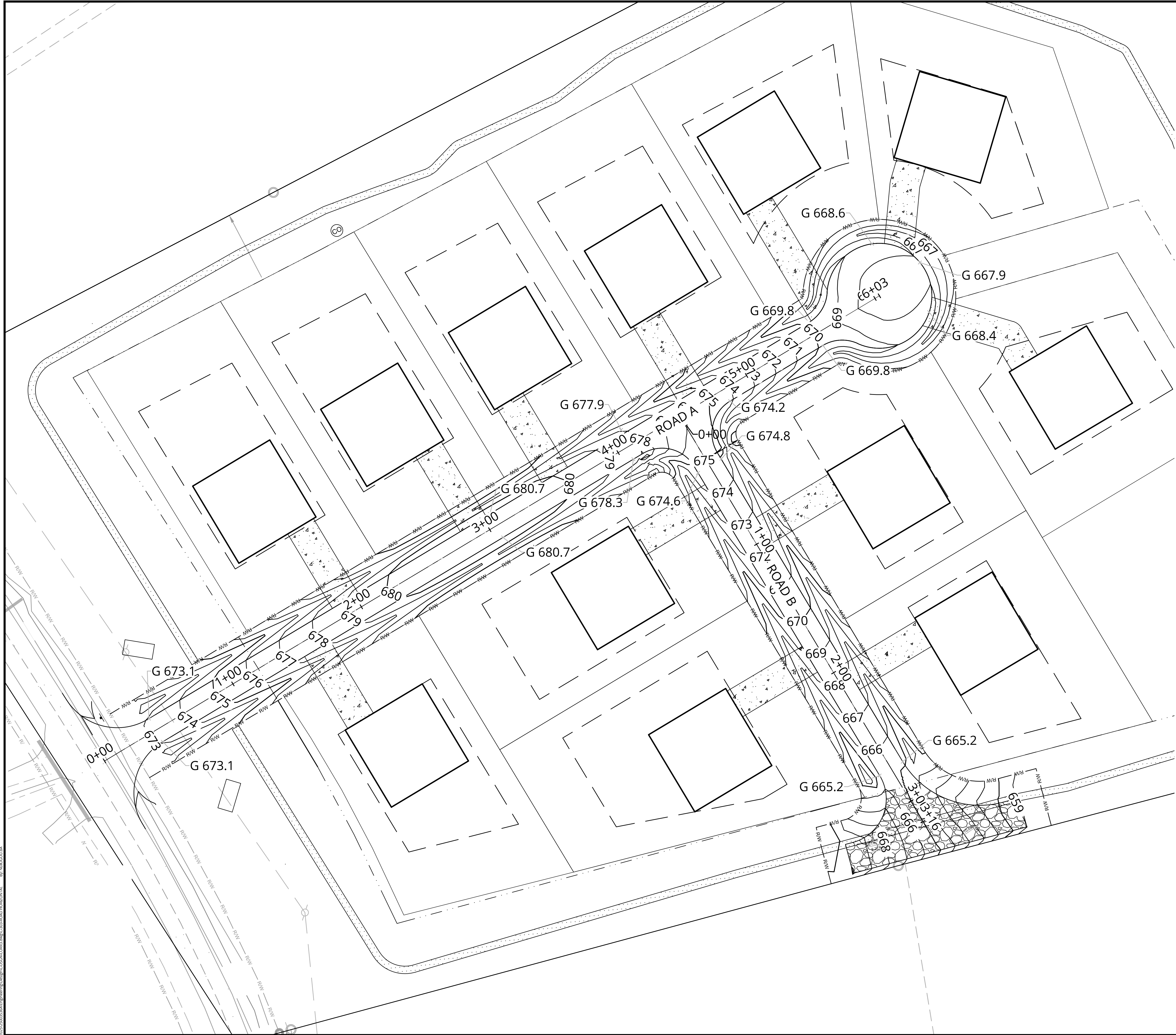
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		RIGHT OF WAY LINE			
		PROPERTY LINE			
		EDGE OF PAVEMENT			
		CURB			
		DEPRESSED CURB			
		SIDEWALK			
		FENCES			
		TREELINE			
		ROADWAY SIGNS			
		WETLAND LINE			
		MUNICIPAL BOUNDARY LINE			
		STALL COUNT			
		ADA ACCESSIBLE STALL			
		DEPRESSED CURB AND ADA RAMP			
		FLOODWAY LIMITS			

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

CONDITIONAL ZONING
PLAN
FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
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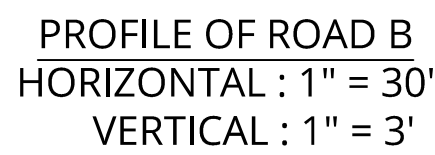
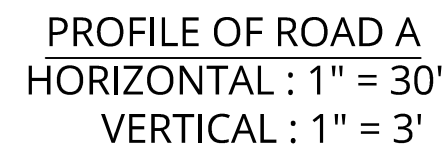
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PROJECT NUMBER: 25003536A	DRAWING NAME: C-DSGN-CORR3		

SHEET TITLE:
ROAD ELEVATIONS
HORIZONTAL

SHEET NUMBER:
C-303

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



NOTES

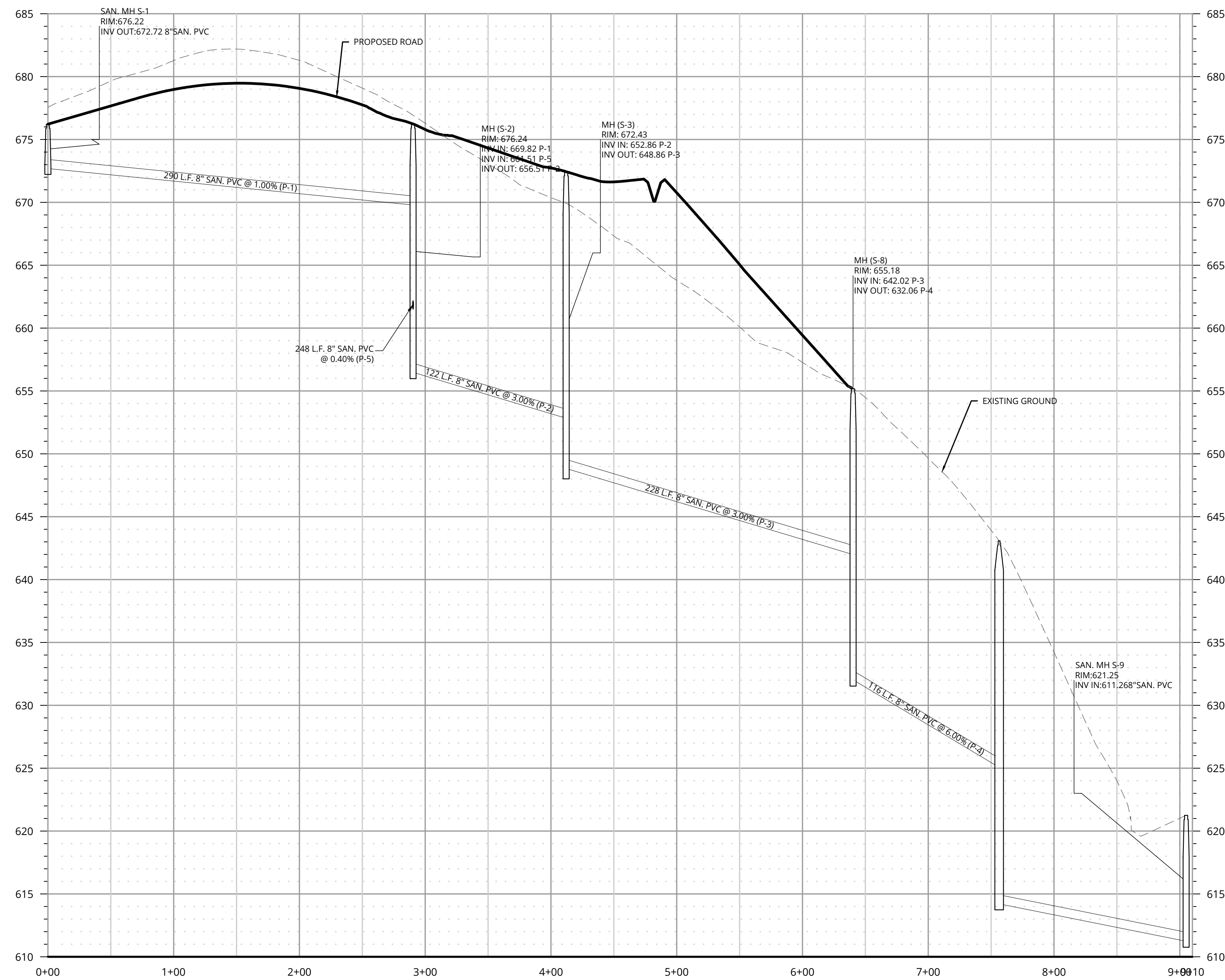
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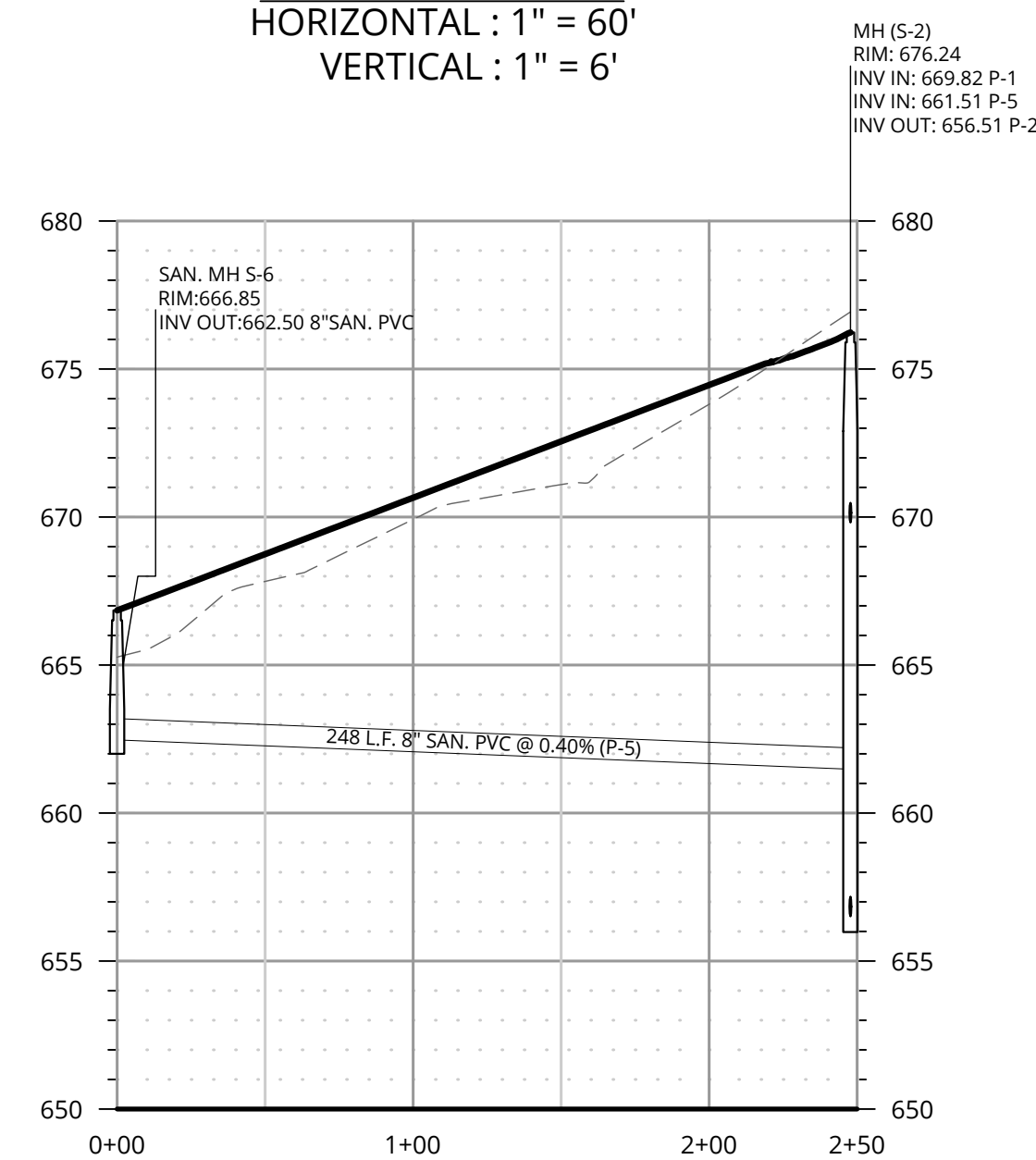
SCALE : 1" = 60'

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

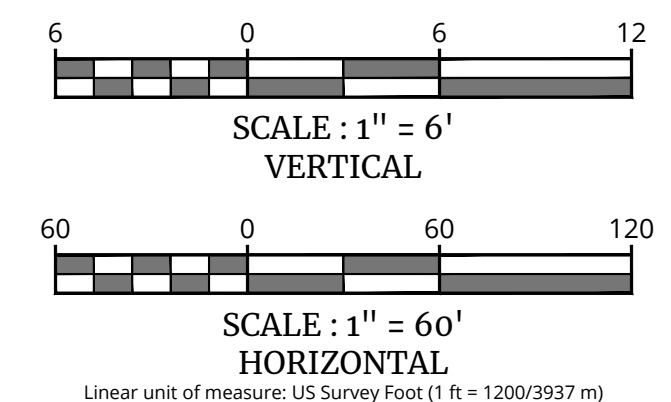
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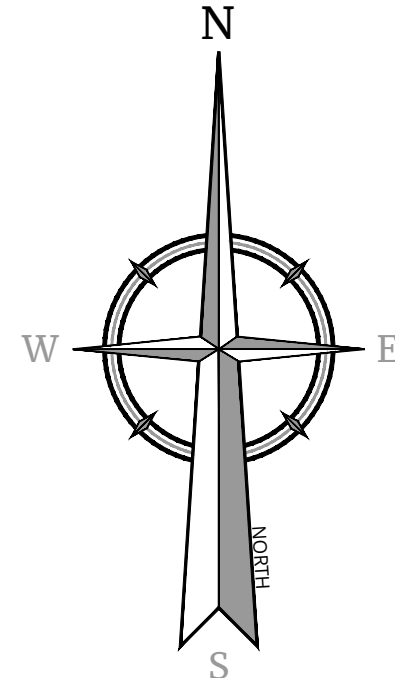


PROFILE OF SEWER A
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 6'

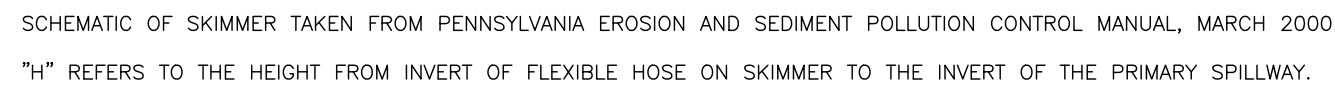


PROFILE OF SEWER B
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 6'

[illegible]



SCALE : 1" = 60'



1. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
2. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
3. TURN SILT FENCE UP SLOPE AT EACH OF:
4. DRAINAGE SAFETY FENCE IS REQUIRED AT EACH OF SILT FENCE WHEN GRADING IS APPROXIMATE TO SWIM BATHS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
5. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
6. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
7. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

- MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEFUL LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DEPOSITED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



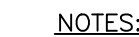
1. SEDIMENT FILTER OUTLET HARDWARE CLOTH SHALL BE 24" HIGH AND STONE SHALL BE A MINIMUM OF 12" HIGH.
2. HARDWARE CLOTH SHALL BE ANCHORED TO THE STEEL POSTS SECURELY USING APPROPRIATE ANCHORS. HARDWARE CLOTH SHALL BE KEPT IN A MINIMUM OF 12 INCHES IN LENGTH AND BACKFILLED PROPERLY AS SHOWN IN ABOVE DETAIL. HARDWARE CLOTH SHALL BE SAME AS STD. #30.09 (19 GAUGE, 1/4" SPACING).
3. POSTS SHALL BE NO MORE THAN 4 FEET APART.
4. SITE OUTLETS AT LOW AREAS IN CONJUNCTION WITH AND ALONG LONG RUNS OF SILT FENCE AT INTERVALS NO CLOSER THAN 100 FEET. DRAINAGE AREA TO OUTLETS SHALL NOT EXCEED 1/4 ACRE.
5. EQUIVALENT ALTERNATIVES MAY BE USED WITH PRIOR CITY APPROVAL.

- MAINTENANCE NOTES:

1. FILTER OUTLETS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. THE STONE SHALL BE REPLACED PROMPTLY AFTER ANY EVENT THAT HAS CLOGGED OR REMOVED IT.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OUTLET IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



1. DRIVE 5' STEEL POST AT LEAST 24" INTO SOILD GROUND.
2. USE STAPLES 1" APART HORIZONTALLY AND VERTICALLY TO STITCH THE FILTER FABRIC TO THE WIRE FENCE.
3. PROVIDE 4 TREATMENT ZONES, 25% OF SURFACE AREA IN EACH ZONE (3 BAFFLES) FOR BASINS LESS THAN 40 FEET LONG, PROVIDE 3 TREATMENT ZONES, 33% OF SURFACE AREA EACH ZONE (2 BAFFLES)
4. THE FLOOR OF THE BASIN IN THE OUTLET ZONE AND BERMS SHOULD BE SEEDED IMMEDIATELY AFTER THE BASIN IS CONSTRUCTED.
5. REFER TO NCSOPDM SECTION #6 FOR ADDITIONAL SPECIFICATIONS.



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-MCKENLEBURG STORM WATER DESIGN MANUAL FOR RIPRAP AND DESIGN STANDARDS.
3. RIPRAP SHALL EXTEND UP BOTH SIDES OF THE APRON AND AROUND FOR 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 DIAMETER.
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 SUFFICIENT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. APRON SHALL HAVE A CUTOFF OR TIE 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 TYPICAL TO RECEIVING CHANNEL, 5:1 SLOPE.
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 BE NOT 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, SHALL BE STABILIZED.

d50 (see fig 8.06 a&b "NC SEDIMENT AND EROSION CONTROL MANUAL")
 $d_{max} = 1.5 \times d50$
 $T = 1.5 \times d_{max}$
 $T(min.) = 10"$



- NOTES:

1. REFER TO NCSPCOM SECTION #6.6 FOR ADDITIONAL DESIGN SPECIFICATIONS REGARDING SEDIMENT BASINS.
2. REFER TO STD. #30.19 FOR BAFFLE SPACING AND INSTALLATION.
3. FIRST BAFFLE IS TO BE CONSTRUCTED OF RIP-RAP, WITH A MIN. HEIGHT OF 3' AND MIN. TOPWIDTH OF 2'.
4. TURBIDITY CURTAIN (CLDS #30.23) MAY BE USED IN LIEU OF POROUS BAFFLES (CLDS #30.19).
5. FLASHBOARD RISER NOT PERMITTED FOR USE IN THE TOWN OF WEDDINGTON
6. SKIMMER INVERT ELEVATION = BASIN BOTTOM + 1' MIN.
7. H = SPILLWAY ELEVATION - SKIMMER INVERT ELEVATION.



1. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
2. * DIMENSIONS SHOWN ARE FOR UNCONTAMINATED PRODUCTS MAY HAVE ADDITIONAL REQUIREMENTS THAT MUST BE MET.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL, TWIGS, STICKS, GRASS, MAT/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
4. THE DETAIL SHOWN IS FOR SLO MATTING, FOR CHANNEL OR P OUTFALL MATTING SPECIFICATION WILL REFER TO NCDPSDM STANDARD #6.17 AND MANUFACTURER'S GUIDELINES.
5. ALL MATTING SHALL BE 100% BIODEGRADABLE WITH ORGANIC NETTING, PLASTIC OR NON-BIODEGRADABLE NETTING IS NOT ALLOWED. PLEASE NOT TIRE REINFORCED MATTING (TR) OR MATS WITH DEEP TREADS. CRITERIA WARRANTS ITS USE.



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CONDITIONAL ZONING
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FOR
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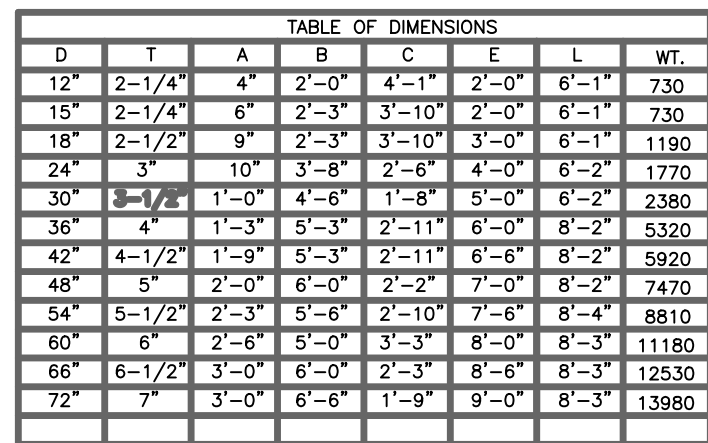
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SHEET TITLE:

SOIL EROSION & SEDIMENT
CONTROL DETAILS

SHEET NUMBER: C-503

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



-
- AS LONG AS STORM DRAINAGE IS NOT IMPEDED.
- SECTION**
- Labels for Section View:
- HOOD
 - GRATE
 - EXPANSION RESTRAINT
- INSTALLATION**
- Labels for Installation View:
- GRATE
 - 1" REBAR FOR BAG REMOVAL FROM INLET
 - DEFLECTOR REQUIRED WHEN USED ON EXISTING MAINTAINED STREETS.
 - FILTER BAG
 - DUMP LOOPS
 - CATCH BASIN
 - OUTLET
- DEFLECTOR SHALL BE PLACED SUCH THAT IT WILL NOT COMPLETELY OBSTRUCT STORM WATER FLOW FROM ENTERING VIA THE CURB OPENING. ENSURE NO MORE THAN 25% OF CURB OPENING IS OBSTRUCTED.

-
- The diagram illustrates a circular stormwater catch basin system. The top view, labeled "PLAN VIEW", shows a large circular area with a central "CATCH BASIN" and two "STORAGE AREA"s. The catch basin is a rectangular structure with internal compartments. The storage areas are shaded regions on either side of the catch basin. The entire system is surrounded by a circular boundary with arrows indicating "FLOW" direction. The material is labeled "#5 WASHED STONE".
- The bottom view, labeled "SECTION A-A", shows a cross-section of the system. It includes a "CATCH BASIN" with a circular opening at the bottom. The storage areas are shown as shaded regions above the catch basin. The material is labeled "#5 WASHED STONE". Dimensions are provided: a depth of 12" MIN. for the catch basin, a width of 3'-4" for the catch basin, and a height of 18" MIN. for the storage area. Arrows indicate "FLOW" direction.

-

SECTION A-A

TOP OF HAND-COMPACTED FILL (ISLAND)

1' MIN.

4' MIN.

6" MIN.

18" MIN.

SECTION B-B

DIVERSION CHANNEL

NATURAL GROUND

PLAN VIEW T-SECTION

DIKE

TEMPORARY FILL OVER TEE

TEE

INLET

SWALE TO INLET

PLAN VIEW T-SECTION

DIKE

TEMPORARY FILL OVER TEE

36" MIN. FROM CENTER OF PIPE TO TOP OF BERM

18" MIN. DEPTH

4' MIN.

TEE

INLET

COMPACTED SOIL FILL

5' MIN.

18" MIN.

CLASS B RIP RAP

OUTLET

ANCHORS AT 10' O.C SPACING

SURFACE PIPE NON-PERFORATED CORRUGATED PLASTIC PIPE(S) EXTEND PIPE TO THE END OF EACH DAYS FILL WORK.



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6. SITE TO BE FULLY PERMANENTLY STABILIZED, WITH NO AREAS LEFT AS BARE SOILS.

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

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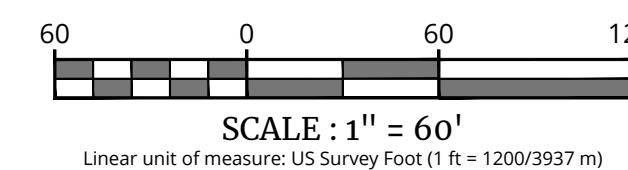
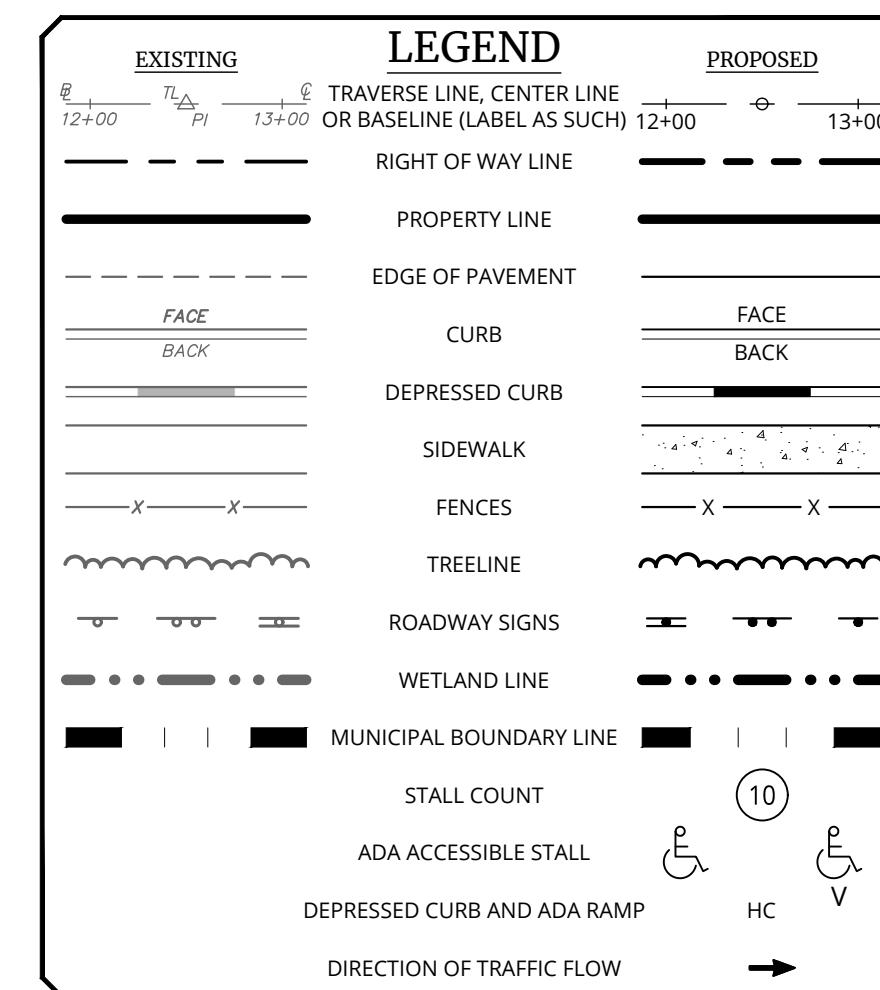
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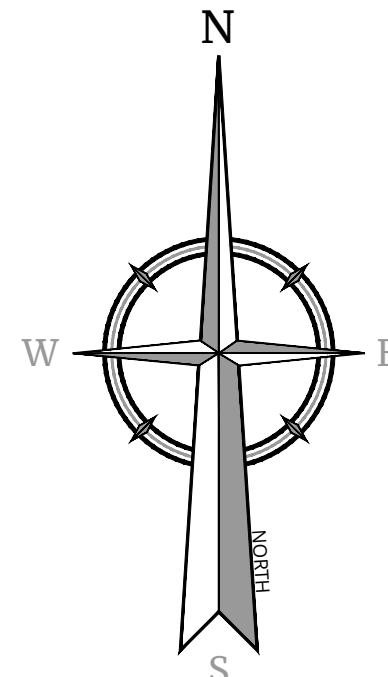
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TREE REMOVAL PLAN

SHEET NUMBER: C-600



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NOTES

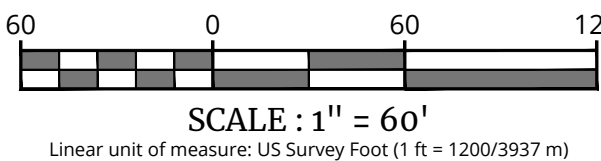
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TREE PLANTING PLAN:

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

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

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



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CONDITIONAL ZONING PLAN
FOR
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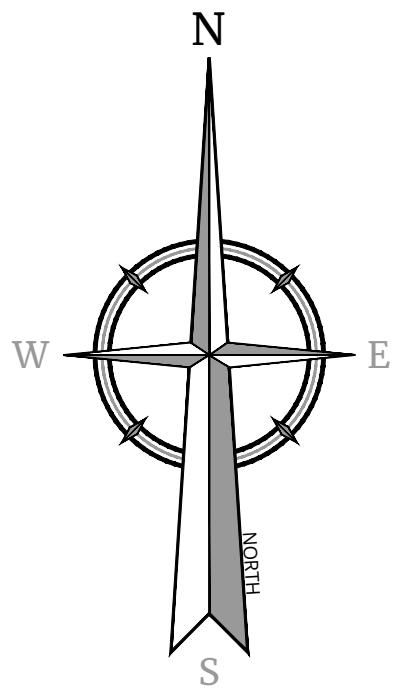
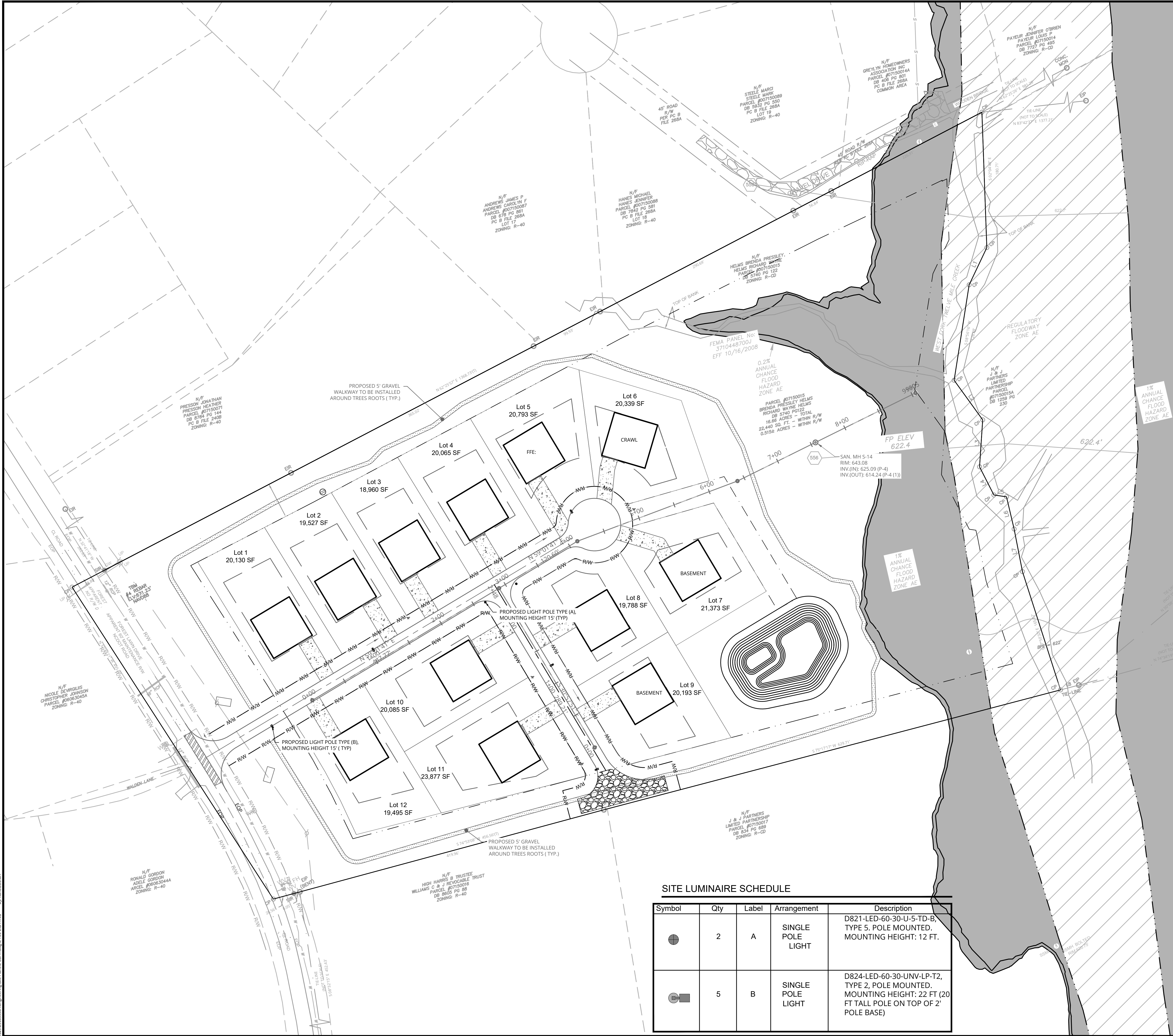
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PLANTING PLAN

C-601

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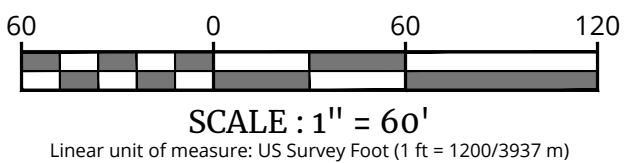




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- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND COMPLY TO THE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.

EXISTING		LEGEND		PROPOSED	
	TRAVERSE LINE, CENTER LINE				
	RIGHT OF WAY LINE				
	PROPERTY LINE				
	EDGE OF PAVEMENT				
	FACE				
	BACK				
	DEPRESSED CURB				
	SIDEWALK				
	FENCES				
	TREELINE				
	ROADWAY SIGNS				
	WETLAND LINE				
	MUNICIPAL BOUNDARY LINE				
	STALL COUNT				
	ADA ACCESSIBLE STALL				
	DEPRESSED CURB AND ADA RAMP				
	FLOODWAY LIMITS				



SITE LUMINAIRE SCHEDULE

Symbol	Qty	Label	Arrangement	Description
	2	A	SINGLE POLE LIGHT	D821-LED-60-30-U-5-TD-B, TYPE 5, POLE MOUNTED. MOUNTING HEIGHT: 12 FT.
	5	B	SINGLE POLE LIGHT	D824-LED-60-30-UNV-LP-T2, TYPE 2, POLE MOUNTED. MOUNTING HEIGHT: 22 FT (20 FT TALL POLE ON TOP OF 2' POLE BASE)

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811

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

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

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

CONDITIONAL ZONING
PLAN

FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

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ARCHITECTURE, SURVEYING, CT P.C. DOING BUSINESS AS MASER
CONSULTANTS

SCALE: AS SHOWN
PROJECT NUMBER: 25003536A

DATE: 09/25/25
DRAWING NAME: C-LIGHT

DRAWN BY: NWB
CHECKED BY: CW

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
C-700

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20250925093634EngineeringSite Plans-C-700 LIGHTING By: ANDRUCOLUBA

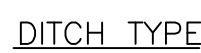


1. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
2. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.
3. REFER TO NCDOT STANDARDS FOR DITCH TYPE STREETS IN ETJ.
4. SIDEWALK MAY BE REQUIRED TO EXTEND AROUND CUL-DE-SAC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

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



1. TO BE USED ON ROADS WITHOUT CURB AND
2. GUTTER AND WHERE CURB AND GUTTER IS NOT
3. BEING INSTALLED. (STRENGTH MUST BE BOTH CRITERIA)
4. ALL CONCRETE TO BE 3600 P.S.I.
5. COMPRESSIVE. (STRENGTH)
6. THIS STANDARD IS TYPICALLY FOR COMMERCIAL
7. APPLICATION IT IS AN OPTION FOR
8. RESIDENTIAL DRIVEWAYS AND SIDEWALKS.
9. "A" BREAKOVER SHALL BE .8% OR LESS.
10. ALL CONCRETE TO BE 3600 P.S.I.
11. PER PERMANENT RECORDS. FIRE
12. APPARATUS ACCESS ROADS SHALL NOT EXCEED
13. TO PERCENT IN GRADE.
14. ALL DRIVEWAYS MUST MEET THE CURRENT CITY
15. DRIVEWAY REGULATION AND NCDOT
16. REQUIREMENTS FOR SPACING, SIGHT DISTANCE,
17. AND OFFSETS FROM PROPERTY LINES AND
18. INTERSECTIONS.
19. PRIOR APPROVAL IS REQUIRED BY CDOT ON
20. GRADES EXCEEDING WHAT ARE SHOWN.
21. JOINT MATERIAL SHOULD BE PLACED FLUSH
22. WITH CONCRETE.



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

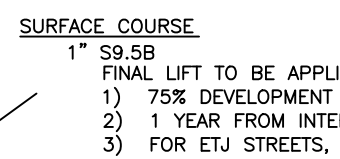
1. INTERNAL STREET ALIGNMENT:
MAXIMUM GRADE: 10%
MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)
MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:
SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES,
SECTION I.B.2.

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



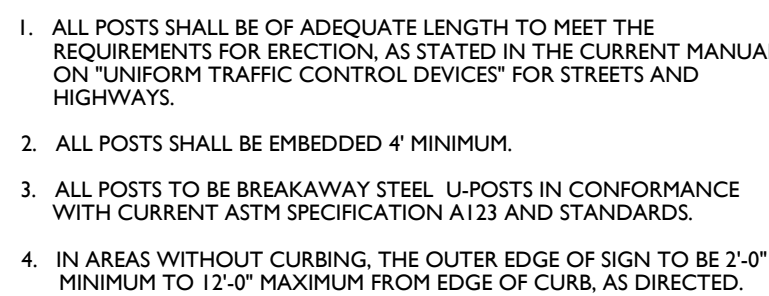
1. APPROVAL BY THE CITY IS
REQUIRED PRIOR TO USING
DITCH TYPE SECTION.

- SURFACE COURSE
- 1" S9.5B
- TACK COAT
- (SEE SECTION 1.E.4) \
- FINAL LIFT TO BE APPLIED UPON MEETING ONE OF THE FOLLOWING CONDITIONS:
- 1) 75% DEVELOPMENT OCCUPANCY,
 - 2) 1 YEAR FROM INTERMEDIATE COURSE PLACEMENT,
 - 3) FOR ETJ STREETS, FINAL 1" MAY BE PLACED WHEN APPROVED BY NCDOT.



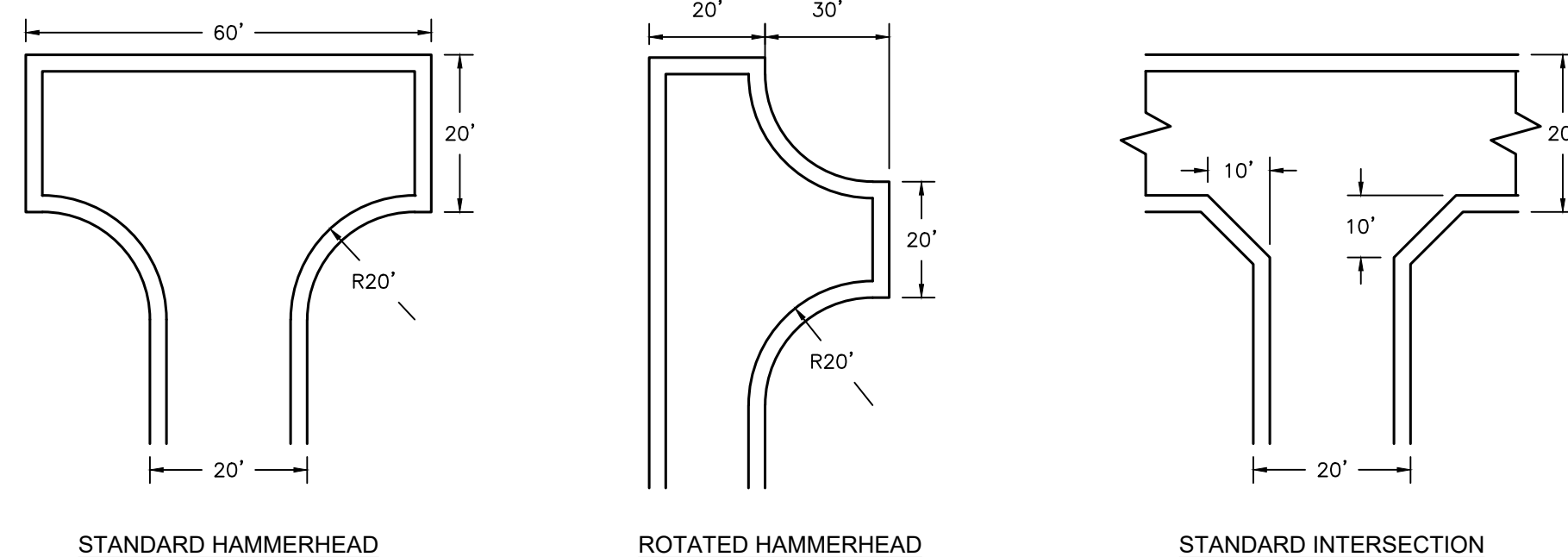
TYPICAL PAVEMENT SECTION

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



SINGLE POST SIGN
MOUNTING DETAIL

NOT TO SCALE

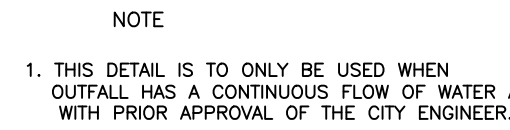


RESIDENTIAL ALLEY HAMMERHEADS AND INTERSECTIONS

REV	DATE	DRAWN BY	DESCRIPTION
1	11/11/11	1	1
2	11/11/11	1	2
3	11/11/11	1	3
4	11/11/11	1	4
5	11/11/11	1	5
6	11/11/11	1	6
7	11/11/11	1	7
8	11/11/11	1	8
9	11/11/11	1	9
10	11/11/11	1	10
11	11/11/11	1	11
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14	11/11/11	1	14
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100	11/11/11	1	100

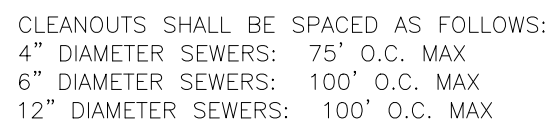
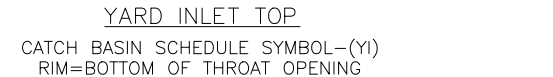
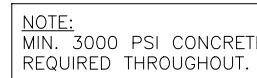
Casey R. Whiteman
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COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

SHEET NUMBER: C-800

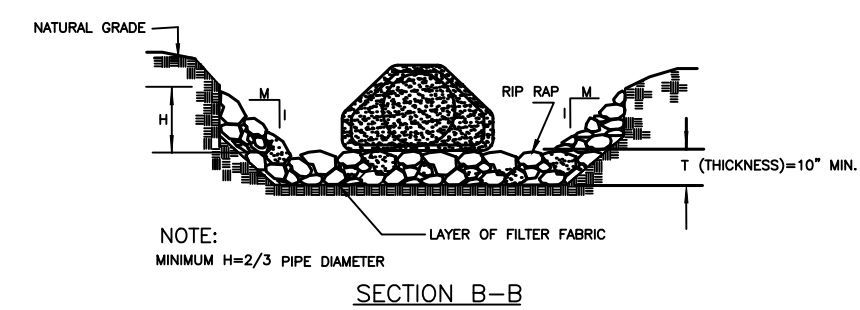
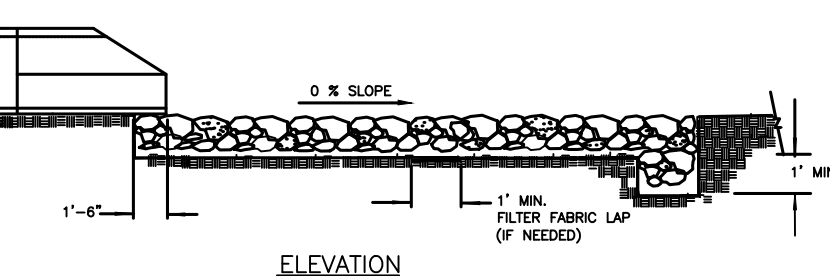


PIPE SIZE	A	B	C	D	E	F	G	WT. RP	RAP IN	TONS
15"	10"	7"	1 1/2"	1"	1"	4 1/2"	3"			6
18"	12"	8"	2"	1"	1"	5"	4"			8
21"	15"	9"	2 1/2"	1 1/2"	1"	7"	4 1/2"			12
24"	17"	10"	2 1/2"	1 1/2"	1"	8"	5 1/2"			15
30"	20"	13"	3"	2"	2"	9"	6"			22
36"	24"	16"	3 1/2"	2"	2"	9 1/2"	7"			33

RIP RAP PLUNGE POOL



CLEANOUT



- NOTES

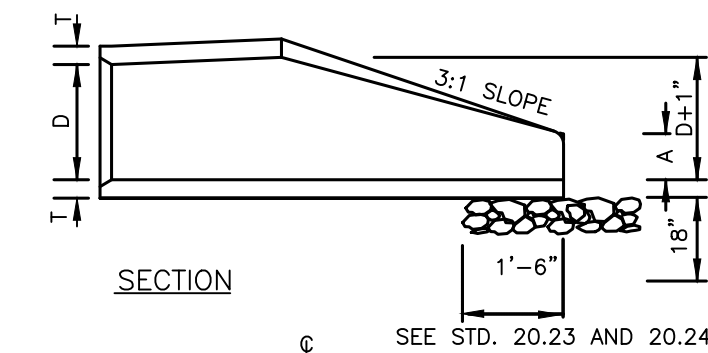
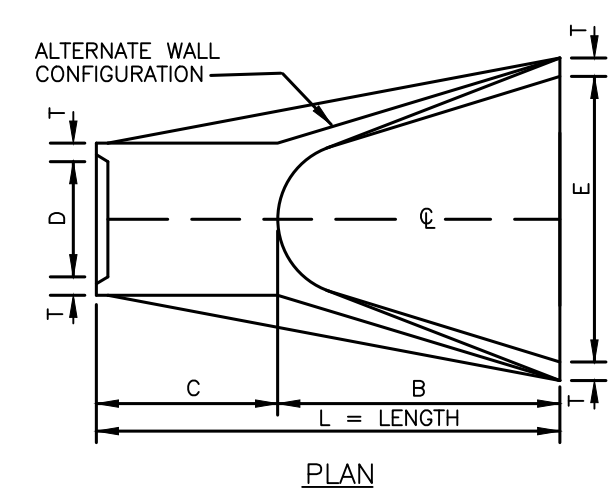
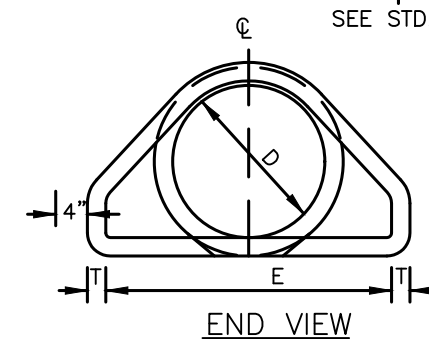
1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
2. REFER TO THE CHARLOTTE MECHANISMS STORM WATER DESIGN MANUAL FOR RIPRAP APRON DESIGN DETAILS.
3. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE CURVE AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CURVE RADIUS.
4. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE APRON TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME ELEVATION WITH THE INVERT OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TIE 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 90% OR GREATER.
7. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL, SHALL NOT ALLOW FOR ANY SETTLEMENT.
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 OF
CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR DESIGN DATA.

[illegible]

- * d50 (see fig 8.06 a&b) NC SEDIMENT AND EROSION CONTROL MANUAL
 $d_{max} = 1.5 \times d_{50}$
 $T = 1.5 \times d_{max}$
 $T(\text{min.}) = 10''$

RIPRAP APRON AT PIPE OUTFALLS
OTHER THAN AT SWIM

SECTION

END VIEW

D	T	A	B	C	E	L	WT.
12"	2-1/4"	4"	2-0"	4-1"	2-0"	6'-1"	730
15"	2-1/4"	6"	2-3"	3-10"	2-0"	6'-1"	730
18"	2-1/2"	9"	2-3"	3-10"	3-0"	6'-1"	1190
24"	3"	10"	3-8"	2-6"	4-0"	6'-2"	1770
30"	3-1/2"	1'-0"	4-6"	1-8"	5-0"	6'-2"	2380
36"	4"	1'-3"	5-3"	2-11"	5-0"	8'-2"	5320
42"	4-1/2"	1'-8"	5-3"	2-11"	6'-6"	8'-2"	5920
48"	5"	2'-0"	6-0"	2-11"	7'-0"	8'-2"	6520
54"	5-1/2"	2-3"	5-6"	2-10"	7'-6"	8'-4"	8840
60"	6"	2-6"	5-0"	3-3"	8'-0"	8'-3"	11180
66"	6-1/2"	3-0"	6-0"	3-3"	8'-6"	8'-3"	12530
72"	7"	3-0"	6'-6"	1'-9"	9'-0"	8'-3"	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 DIAMETER PER AASHTO M170, TABLE 2, WALL B.
3. ALL CONCRETE TO BE 3600 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.

FLARED END SECTION
12" THRU 72" PIPE
NOT TO SCALE

