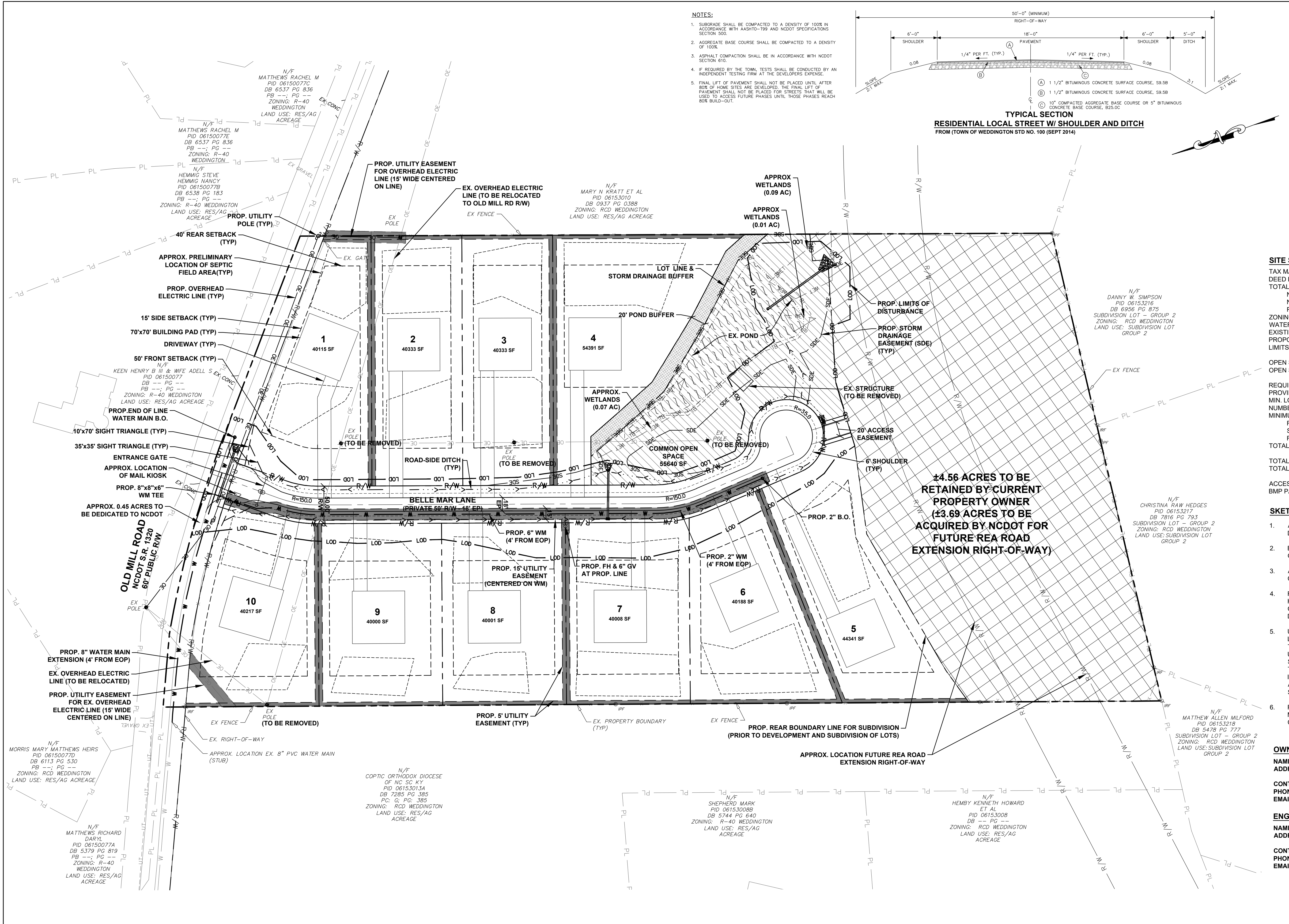
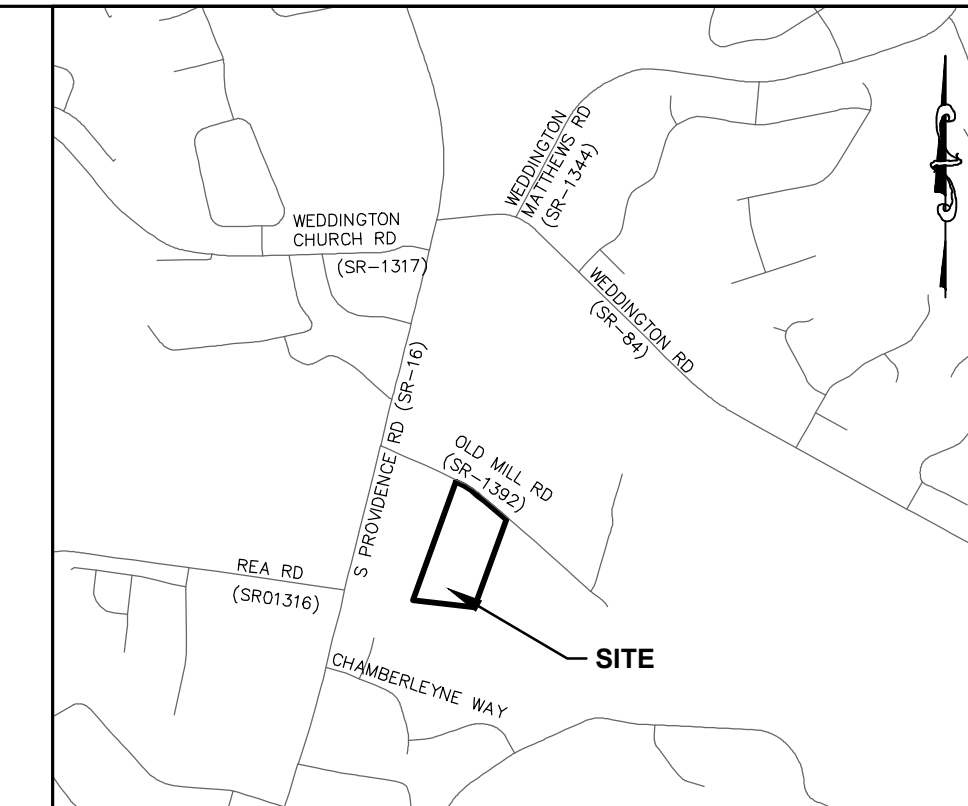
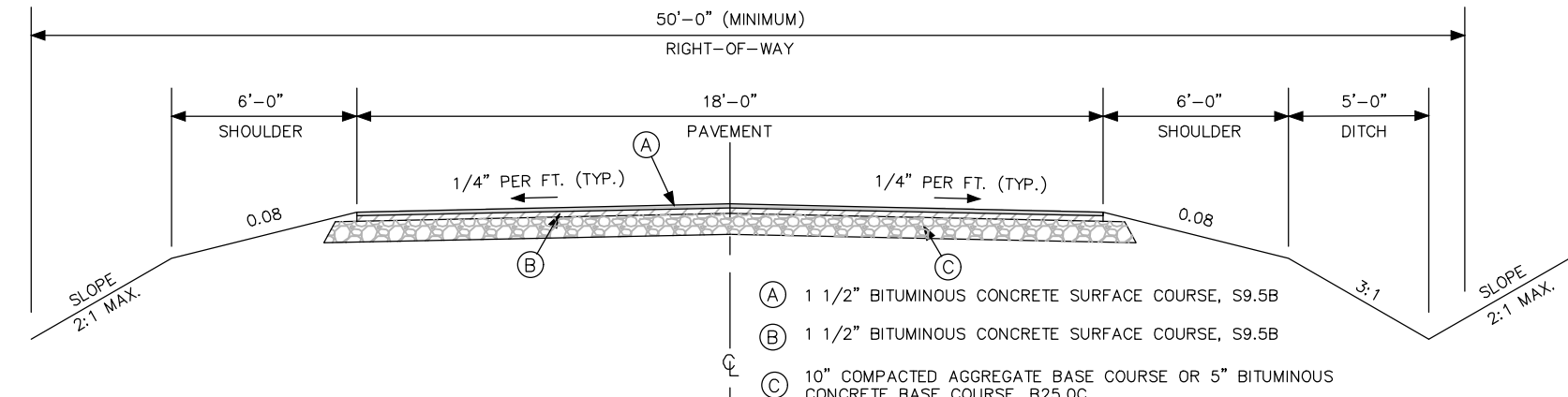


- NOTES:**
- SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-199 AND NCDOT SPECIFICATIONS SECTION 500.
 - AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%.
 - ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NCDOT SECTION 610.
 - IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPER'S EXPENSE.
 - FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED UNTIL AFTER 80% OF HOME SITES ARE DEVELOPED. THE FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED FOR STREETS THAT WILL BE USED TO ACCESS FUTURE PHASES UNTIL THOSE PHASES REACH 80% BUILD-OUT.



SITE STATISTICS:

TAX MAP & PARCEL #:	06153009
DEED BOOK/PAGE:	3498/775
TOTAL SITE AREA:	16.996 ACRES
NCDOT RAW (REA RD EXT):	±4.56 ACRES
NCDOT R/W (OLD MILL RD R/W):	0.45 ACRES
RESIDENTIAL SITE:	±11.99 ACRES
ZONING:	R-CD
WATERSHED:	WEST FORK TWELVE MILE CREEK
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
LIMITS OF DISTURBANCE:	2.65 AC
OPEN SPACE REQUIRED:	52,222.40 SF (10% OF RES. SITE AREA)
OPEN SPACE PROVIDED:	55,633.38 SF
REQUIRED MIN. LOT SIZE:	40,000 SF
PROVIDED MINIMUM LOT SIZE:	40,000 SF
MIN. LOT WIDTH:	120'
NUMBER OF LOTS:	10
MINIMUM SETBACKS:	
FRONT:	50'
SIDE:	15'
REAR:	40'
TOTAL LENGTH OF ROADS:	822.84 LF (INCL. C/L OFFSET CUL-DE-SAC)
TOTAL PRIVATE R/W AREA:	1.018 ACRES
TOTAL LOT AREA:	9.692 ACRES
ACCESS EASEMENT AREA:	0.025 ACRE
BMP PARCEL AREA/OPEN SPACE:	1.277 ACRE

- SKETCH PLAN NOTES:**
- ALTA / ACSM & TOPOGRAPHIC SURVEY PERFORMED BY MCKIM & CREED. DATE OF SURVEY: 11/05/2020.
 - BEARINGS ARE RELATIVE TO NC GRID NORTH NAD83 (2011) BASED ON A GPS SURVEY.
 - A PRELIMINARY WETLAND DETERMINATION HAS BEEN PROVIDED BY CAROLINA WETLAND SERVICES, DATED 08/06/2020.
 - FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA FIRM COMMUNITY NO. 370518, PANEL NO'S 4476J (FEMA MAP NO. 3710447600J) DATED 10/16/2008.
 - UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - FUTURE NCDOT REA ROAD EXTENSION TRACED FROM DESIGN PUBLIC MEETING MAP (PROJECT 39019.1.1 (U-3467) - PREFERRED ALTERNATIVE CA2, DATED JUNE 2017.

OWNER / DEVELOPER
NAME: DEVELOPMENT SOLUTIONS GROUP, LLC
ADDRESS: 11121 CARMEL COMMONS BLVD., STE 360 CHARLOTTE, NC 28226
CONTACT: KENT OLSON
PHONE NUMBER: 704-543-0760
EMAIL: KENT@OLSONDEVELOPMENT.COM

ENGINEER:
NAME: MCKIM & CREED
ADDRESS: 8020 TOWER POINT DRIVE CHARLOTTE, NC 28227
CONTACT: PATRICK NEEDHAM
PHONE NUMBER: 704-841-2558
EMAIL: PNEEDHAM@MCKIMCREED.COM



REV. NO.	DESCRIPTIONS	DATE

MCKIM & CREED
 8020 Tower Point Drive
 Charlotte, North Carolina 28227
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 NC License# F-1222
 www.mckimcreed.com

BELLE MAR
SINGLE FAMILY RESIDENTIAL SUBDIVISION
TOWN OF WEDDINGTON, UNION CO., NC

SKETCH PLAN

DATE: NOVEMBER 2020	SCALE: 1" = 60'
MCE PROJ. #: 07780-0013	HORIZONTAL: 1" = 60'
DRAWN: JPM	VERTICAL: N/A
DESIGNED: JPM	REVISION: 1
CHECKED: KJC	
PROJ. MGR.: PMN	
STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION	