N/F
Wesley Chapel
Weddington Athletic
Association
DB 1648 - PG 084
#06-069-242
Weddington

N/F
Southside Christian
Assembly
DB 419 - PG 012
#06-069-021
Zoned R-40
Weddington

150' DUKE POWER R/W

N/F
Weddington Optimist
Club of Waxhaw
DB 419 - PG 016
#06-059-021
Zoned R-CD
Weddington

N/F
Southbrook Community
Church
DB 3264 - PG 187
#06-069-022A
Zoned R-40
Union County

N/F
Richard A. Perry
DB 6135 - PG 668
#06-072-015
Zoned R-40
Wesley Chapel

N/F
PARCEL #06072033
BECKY BEDARD
DB 5206, PG 472

N/F
PARCEL #06072330
CHRISTIAN & EVANGELINA
HEISER
DB 6787, PG 205

N/F
IVY HILL SUBDIVISION
PC B, F 112-B

AREA WITHIN RIGHT OF WAY
DEDICATED TO NCDOT
54,739 sq ft
1.26 ac

OPEN SPACE : 15
53,581 sq ft
1.34 ac

GRASSED SWALE DESIGNED
PER NCDEQ SW DESIGN MANUAL STD C-11

57.47' of 18" RCP @ 1.00%

48.33' of 18" RCP @ 1.00%

ACCESS EASEMENT

GRASSED SWALE

PROPOSED
LEVEL SPREADER

C.O.S.
74,237 sq ft
1.70 ac

LOT : 9
52,660 sq ft
1.21 ac

LOT : 8
106,190 sq ft
2.44 ac

LOT : 7
45,386 sq ft
1.04 ac

LOT : 6
43,971 sq ft
1.01 ac

LOT : 5
42,704 sq ft
0.98 ac

LOT : 4
40,573 sq ft
0.93 ac

LOT : 3
40,006 sq ft
0.92 ac

LOT : 2
42,777 sq ft
0.98 ac

LOT : 1
52,708 sq ft
1.21 ac

ESMH

Branch

PROPOSED DRAINAGE
EASEMENT

100 YEAR STREAM
WATER ELEVATION

Existing
Branch

20' SSE (DB 4974 PG 316)

OHE

EOP

ASPHALT

FNL

LOT 1

LOT 2

LOT 3

LOT 4

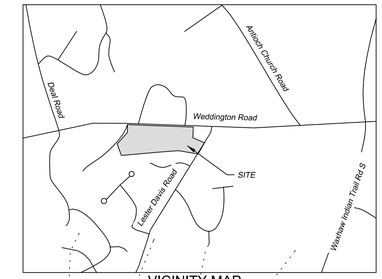
LOT 5

LOT 6

LOT 7

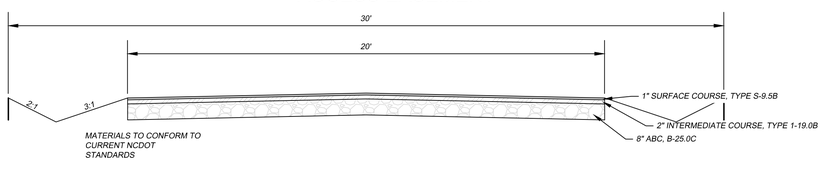
LOT 8

VICINITY MAP
NTS



LOT 8 FUTURE STREAM CROSSING

30' PRIVATE ACCESS EASEMENT



I, john H. Ross, PE, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100-year storm runoff within the easement limits as shown.
P.E. #_14959_ Date_10.13.17

_____ _____
(Signature and Seal)

NORTH CAROLINA PROFESSIONAL SEAL 14959 ENGINEER JOHNNY HOUSTON ROSS

GRAPHIC SCALE
0 50' 100'
(IN FEET)
1 inch = 50 ft.

SITE DATA:

Tax Parcel:	06072004
Total Acreage:	+/-13.91 Acres
Location:	Weddington, NC
Existing Zoning:	R-40
Total Lots:	9 Lots
Common Open Space:	+/- 1.705 Acres (12.25%)

Residential Unit Size/Setbacks:
Single Family Detached Units:

Front Yard:	50' Min.
Side Yard:	15' Min.
Rear Yard:	40' Min.
Lot Area:	40,000 s.f. Min.
Lot Width:	120' Min. (at front s/b)

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
P.O. BOX 551
Alpharetta, GA 30009
(704) 882-4222
(678) 339-0640
www.eagleonline.net

NO.	DATE	BY	ISSUE

WOODFORD CHASE
TOWN OF WEDDINGTON
SANDY RIDGE TWSP., UNION CO., NC
WESLEY HINSON
309 POST OFFICE DRIVE
INDIAN TRAIL, NC

PRELIMINARY PLAT

DESIGNED BY	KEL	CHECKED BY	JHR
DRAWN BY	KEL	JOB NUMBER	5851
DATE	11/22/2016		
Scale	AS SHOWN		

NORTH CAROLINA PROFESSIONAL SEAL 14959 ENGINEER JOHNNY HOUSTON ROSS
10/13/17

Sheet
P-1

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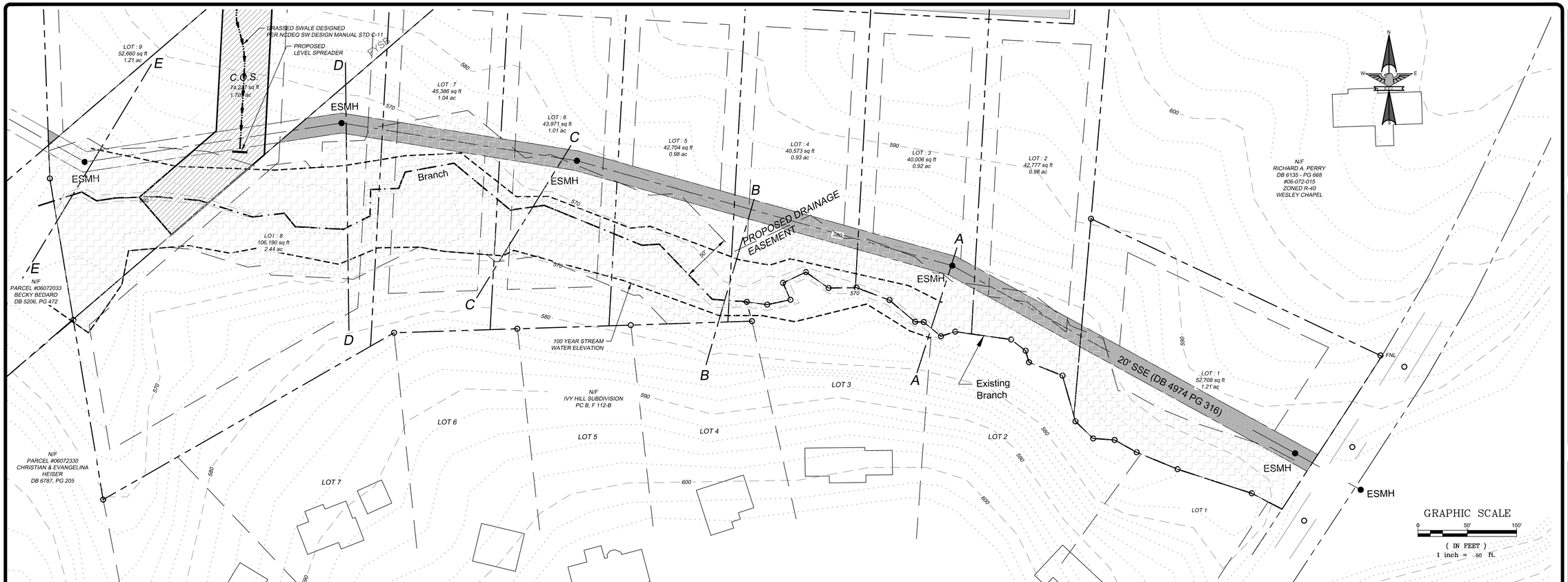
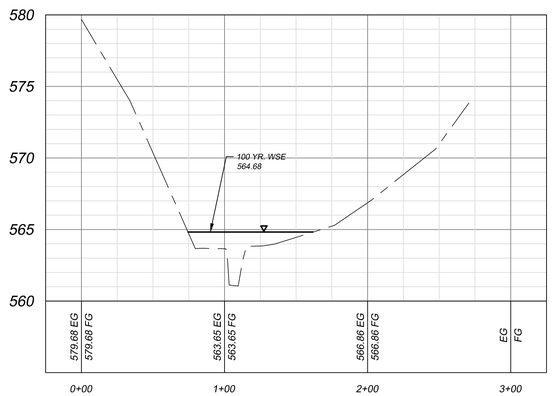


X-SECTION DD PROFILE



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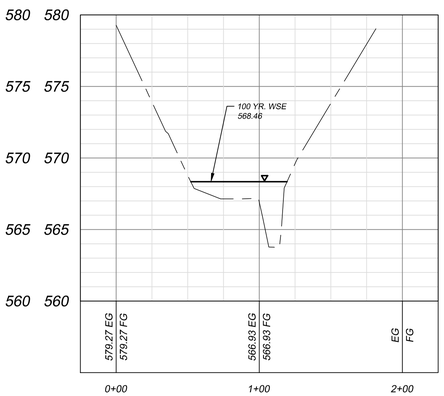
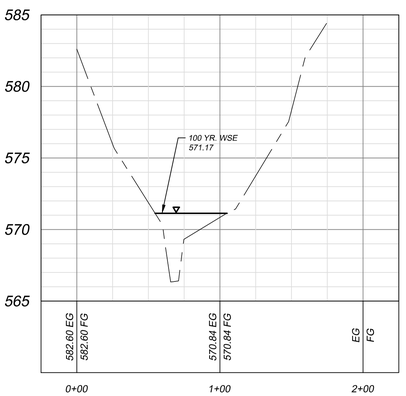


X-SECTION BB PROFILE



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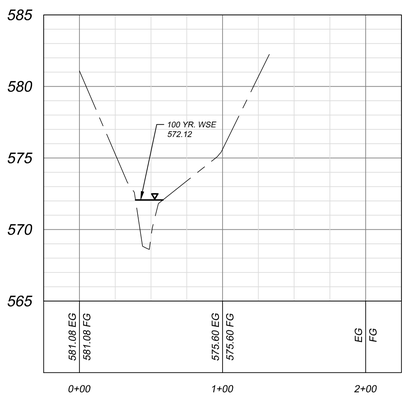

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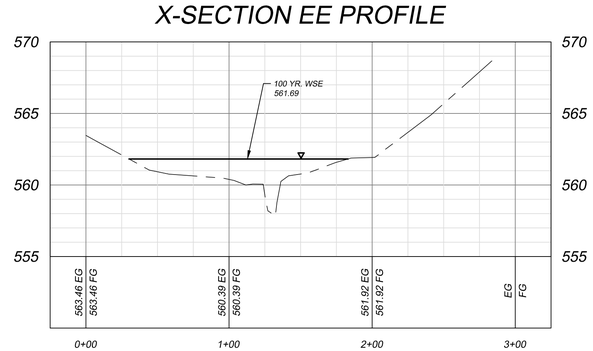

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NO.	DATE	BY	ISSUE

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TOWN OF WEDDINGTON
SANDY RIDGE TWSP., UNION CO., NC
WESLEY HINSON
309 POST OFFICE DRIVE
INDIAN TRAIL, NC

CROSS SECTION PLAN

DESIGNED BY	SAP	DRAWN BY	SAP	CHECKED BY	JHR
Scale	AS SHOWN	DATE	10-12-2017	JOB NUMBER	5851

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036963 JAMES HOUSTON ROSE
10/13/17

Sheet
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