

LINE	BEARING	DISTANCE
L1	S 26°44'43" W	28.14'
L2	S 28°52'30" W	52.20'
L3	S 31°01'17" W	51.44'
L4	S 33°09'47" W	87.53'
L5	S 36°28'54" W	62.55'
L6	S 41°14'38" W	35.05'
L7	S 44°01'47" W	42.60'
L8	S 46°40'32" W	31.12'
L9	S 48°53'53" W	43.46'
L10	S 51°07'46" W	42.03'
L11	S 54°42'19" W	52.79'
L12	S 59°40'15" W	53.82'
L13	S 64°18'25" W	52.89'
L14	S 67°22'41" W	57.73'
L15	S 69°19'07" W	56.39'
L16	S 70°26'09" W	81.68'
L17 (TIE)	S 04°43'00" E	36.51'

SURVEY NOTES:

1. TIE TO NCOS MONUMENT SHOWN HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCOS NETWORK RTK SYSTEM WITH A TRIMBLE R8 AND ARE REFERENCED TO THE NAD 83 (NARS 2011) DATUM. COMBINED FACTOR 0.99985569. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED. CLASSIFICATION OF SURVEY: CLASS A.

2. SUBJECT PROPERTIES ARE CURRENTLY ZONED "RCD" PER TOWN OF WEDDINGTON. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS. NO ZONING REPORT SUPPLIED BY THE CLIENT.

RDC ZONING SETBACKS: FRONT=50' / SIDE =15' / REAR=40' / SIDE STREET=25'

3. PARCEL LINES AND OWNERSHIP INFORMATION SHOWN WERE DERIVED FROM THE UNION COUNTY NORTH CAROLINA GEOGRAPHICAL INFORMATION SYSTEM (GIS) AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

4. THE PURPOSE OF THIS MAP IS TO DETERMINE THE CONFIGURATION (RELIEF) OF THE EARTH (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.

5. THIS MAP IS NOT INTENDED FOR RECORDATION, CONVEYANCES OR SALES.

6. THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA FLOOD PLAIN PER FEMA PANEL NO.#3710447700L EFFECTIVE DATE 02/19/2014.

7. AREA BY COORDINATE COMPUTATION. TOTAL SITE AREA IS 1,261,469 SQ. FT. OR 28.959 ACRES.

8. THE UTILITIES SHOWN ARE PER OBSERVED EVIDENCE IN THE FIELD AT THE TIME OF SURVEY AND THE PRIVATE S.U.E. LOCATE REPORT PROVIDED BY CLIENT.

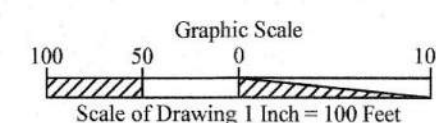
9. SUBJECT PARCEL PID NUMBERS: 06123012 & 06123012C.

I, ROBERT F. AKERS, JR., A PROFESSIONAL LAND SURVEYOR IN NORTH CAROLINA, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL PHOTOGRAMMETRIC SURVEY MADE UNDER MY SUPERVISION THAT THIS PHOTOGRAMMETRIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE (FGDC) STANDARDS FOR A FINAL MAP SCALE OF 1"=100' AND A CONTOUR INTERVAL OF ONE FOOT USING IMAGERY WITH A NOMINAL SCALE OF 0.20' PIXEL RESOLUTION THAT THE IMAGERY WAS OBTAINED ON JUNE 29, 2023 AND THE PHOTOGRAMMETRIC SURVEY WAS COMPLETED ON JULY 19, 2023; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET FGDC STANDARDS DUE TO OBSCURED GROUND AND THAT ALL COORDINATES AND ELEVATIONS SHOWN ARE BASED ON NORTH CAROLINA GRID COORDINATES, AS SUPPLIED BY TIDEMARK LAND SERVICES.

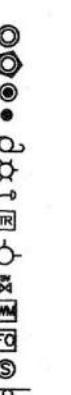
Robert F. Akers, Jr.

ROBERT F. AKERS, JR. PLS L-2965

AVOMAGE MAPPING SERVICES, INC.
4600 LEBANON ROAD - SUITE E
CHARLOTTE, NC 28227
PHONE: (704) 573-7080
bob@avomage.com



LEGEND:
IRON REBAR FOUND AS LABELED
IRON PIPE FOUND AS LABELED
#4 REBAR SET
COMPUTED POINT
UTILITY POLE
LIGHT POLE
GUY WIRE
TRANSFORMER BOX/ ELECTRIC
FIRE HYDRANT
WATER VALVE
WATER METER
CABLE TV/ INTERNET PEDESTAL
SEWER MANHOLE
STREET SIGN
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
OVERHEAD UTILITIES
SANITARY SEWER PIPE
RIGHT OF WAY
SEWER EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
STORM DRAINAGE EASEMENT
UNDERGROUND ELECTRIC
NATURAL GAS LINE
TREE LINE / WOODS LINE
UNDERGROUND PHONE/COMMUNATIONS

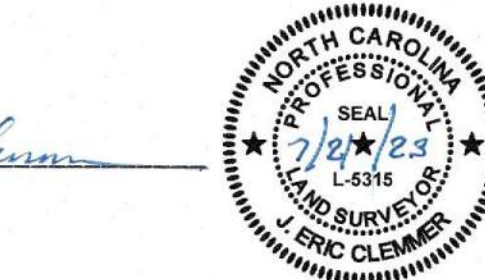


TOPOGRAPHIC SURVEY OF:
THE LANDS OWNED BY JOHN W. & CINDY C. ORR
AND GERALD D. & MARTHA P. ORR
DEED REFERENCE: DEED BOOK 4812, PAGE 879
PIN# 06123012 & PIN# 06123012C
BEING LOCATED IN THE TOWN OF WEDDINGTON
SANDY RIDGE TOWNSHIP, UNION COUNTY NORTH CAROLINA

DATE: 6/29/23 - 07/21/23
PROJECT NO. 5006-0012
DRAWN BY: JEC
PROJECT SURVEYOR: SD/JW
CLIENT: McKim & Creed
SHEET 1 OF 1
SCALE: 1" = 100'
LAST REVISED:



3556 CENTRE CIRCLE DRIVE, SUITE A
FORT MILL, SC 29715
OFFICE: 844.865.5263
WWW.TIDEMARKLAND.COM
NC FIRM C-4291 / SC COA 5554

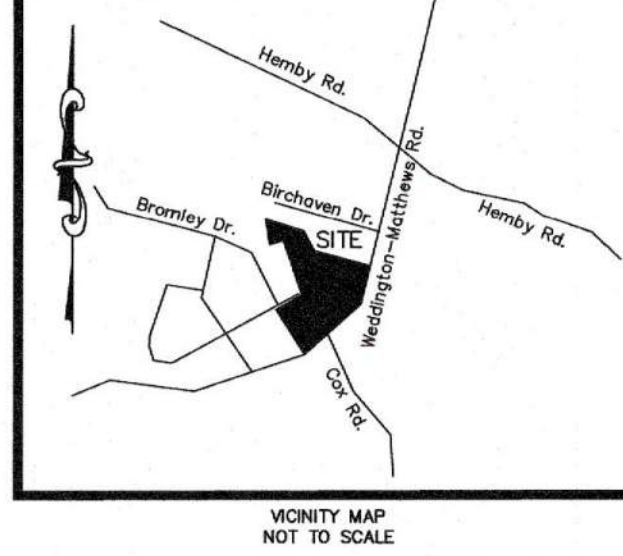


SURVEYOR'S CERTIFICATION

I, J. ERIC CLEMMER, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THIS SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE GROUND SURVEY WAS COMPLETED ON JUNE 26, 2023; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; AND THAT ALL HORIZONTAL COORDINATES ARE BASED ON THE NAD 83/2011 DATUM AND THE VERTICAL COORDINATES ARE BASED ON THE NAVD 88 DATUM.

21st DAY OF JULY, AD 2023

J. ERIC CLEMMER, L-5315



MONITY MAP
NOT TO SCALE



N.T.S.

[illegible]

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**LUNA SUBDIVISION
STORMWATER RUNOFF MANAGEMENT PLAN**

LUNA IS A PROPOSED 18-LOT SINGLE-FAMILY SUBDIVISION LOCATED ON THE +/- 29 ACRES IN WEDDINGTON, UNION COUNTY, NORTH CAROLINA. THE EXISTING SITE CONDITIONS INCLUDE A MIX OF GRASS AND TREES. THE PREDOMINANT SOIL TYPES ACCORDING TO THE USDA SOIL SURVEY ARE CECIL, HELENA & APPLING, BOTH CECIL AND APPLING ARE WITH A HYDROLOGIC SOIL GROUP RATING OF "B" WHILE HELENA IS WITH A HYDROLOGIC SOIL GROUP RATING OF "D". THE PROPOSED AREA OF DISTURBANCE FOR THE PROJECT IS APPROXIMATELY 8.0 ACRES. THE SITE IS LOCATED IN THE SIXMILE CREEK WATERSHED, WITHIN THE CATAWBA RIVER BASIN. THE DEVELOPMENT WILL BE LOCATED OFF WEDDINGTON-MATTHEWS ROAD, APPROXIMATELY 70 FEET NORTH OF COX ROAD.

STORMWATER MANAGEMENT FOR THE SITE WILL BE DESIGNED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG STORMWATER DESIGN MANUAL, WITH EXCEPTIONS WHERE WEDDINGTON'S ORDINANCES LIST A STRICTER REGULATION.

OVER 20,000 SQUARE FEET OF NEW IMPERVIOUS WILL BE CREATED AS PART OF THE LUNA DEVELOPMENT, THEREFORE STORMWATER DETENTION WILL BE PROVIDED TO CONTROL RUNOFF TO PRE-DEVELOPED RATES FOR THE 2-, 10-, 25-, 50-, AND 100-YEAR, 24-HOUR STORM EVENTS. VOLUME CONTROL FOR THE 1-YEAR, 24-HOUR STORM WILL ALSO BE PROVIDED. THE SITE'S PROPOSED IMPERVIOUS PERCENTAGE MEETS THE THRESHOLD FOR A NCDEQ LOW-DENSITY STORMWATER PERMIT (<24%), HOWEVER, THE TOWN OF WEDDINGTON REQUIRES THAT THE STREET SECTIONS INCLUDE CURB AND GUTTER RATHER THAN GRASSED SWALES AND DRIVEWAY CULVERTS, WHICH TRIGGERS A NCDEQ HIGH-DENSITY PERMIT.

THE PROPOSED OUTFALL PIPE FROM BMP #2 WILL CONNECT TO AN EXISTING 36" RCP LOCATED WITHIN A STORM DRAINAGE EASEMENT (SDE) ALONG THE PROPERTY LINE BETWEEN 1316 DELANEY DRIVE AND 1400 DELANEY DRIVE IN THE BROMLEY SUBDIVISION. A DOWNSTREAM DRAINAGE ANALYSIS WILL BE PERFORMED TO ENSURE THE EXISTING SYSTEM CAN HANDLE FLOWS FROM THE PROPOSED DEVELOPMENT. THE POST-DEVELOPMENT PEAK FLOWS FOR THE 2-, 10-, 25-, 50-, AND 100-YEAR, 24-HOUR STORM EVENTS ENTERING THE EXISTING BROMLEY STORM SYSTEM FROM BMP #2 WILL BE NO GREATER THAN THE CURRENT PRE-DEVELOPMENT FLOWS.

STORMWATER MANAGEMENT NOTES:

1. THE DOWNSTREAM STORMWATER MANAGEMENT SYSTEM FROM THE PROPOSED STORMWATER BMP #2 WILL BE ANALYZED DURING THE CONSTRUCTION PLAN PHASE TO ENSURE THAT THE EXISTING SYSTEM CAN HANDLE THE ADDITIONAL FLOW.
2. THE STORM DRAINAGE WILL BE CONVEYED VIA CHANNELS AND A STORM PIPE SYSTEM TO THE PROPOSED BMPS. BOTH THE SWALES AND THE DRAINAGE SYSTEM WILL BE DESIGNED FOR THE 100 YEAR RUNOFF.



REV. NO.	DESCRIPTIONS REVISIONS	DATE

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**LUNA SUBDIVISION
TOWN OF WEDDINGTON, UNION COUNTY
NORTH CAROLINA**

STORMWATER CONCEPT PLAN

DATE:	APRIL 2023
MCE PROJ. #	07780-0033
DRAWN	DJS
DESIGNED	DJS
CHECKED	BBJ
PROJ. MGR.	BBJ

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: N/A

DRAWING NUMBER
REVISION

STATUS: **PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

Ashdale



Dunmore



Halstead



Kendrick



Stoneridge

