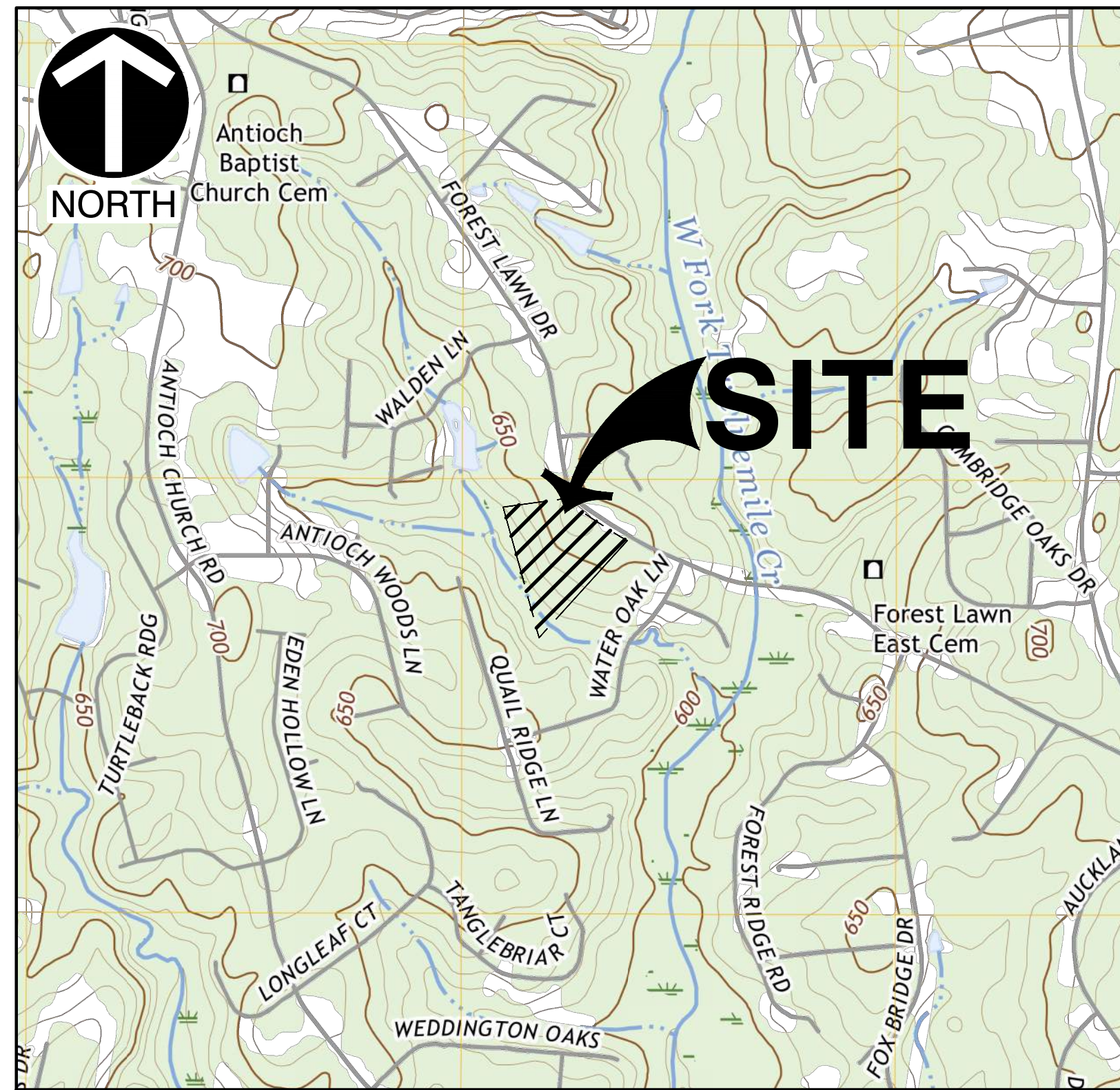
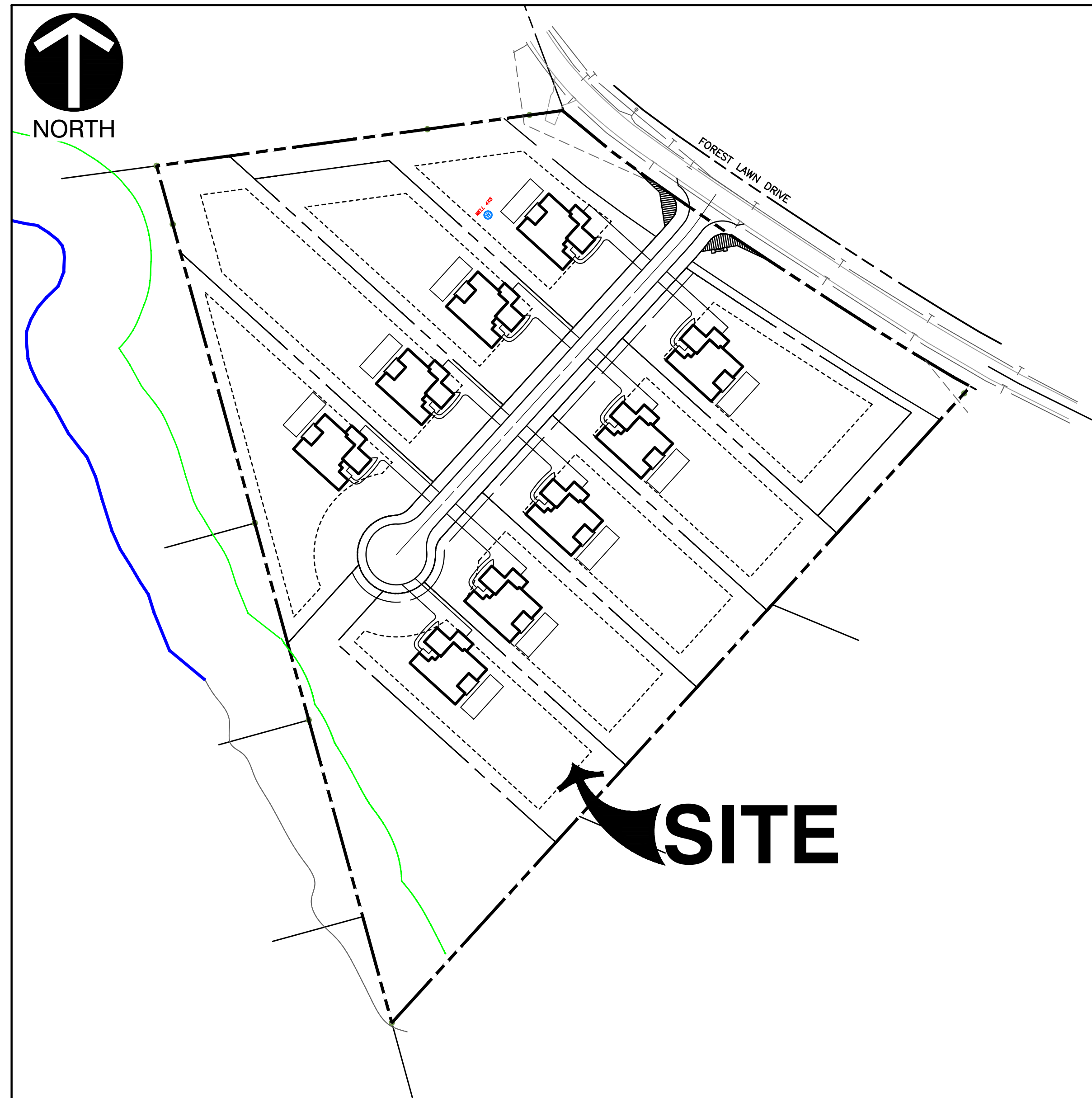


WEDDINGTON GROVE CONDITIONAL ZONING SUBMITTAL CLASSICA HOMES, LLC WEDDINGTON, NC JUNE 18, 2024



USGS MAP
U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP,
HERITAGE AT MARVIN, NC QUADRANGLE, DATED: 2020

SCALE IN FEET
0 2000 4000



SITE MAP
SCALE IN FEET
0 200 400

| SHEET INDEX | |
|--------------|--------------------------------------|
| SHEET NUMBER | SHEET TITLE |
| CZ-0.0 | COVER |
| | SURVEY |
| CZ-1.0 | SKETCH PLAN |
| CZ-2.0 | LANDSCAPE PLAN |
| CZ-3.0 - 3.5 | TYPICAL ELEVATIONS |
| SP01 | UTILITY SKETCH PLAN |
| | SOILS & ONSITE WASTEWATER EVALUATION |

OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (980) 237-0373
FX: (980) 237-0372
CONTACT: MASON GREESON, P.E.
EMAIL: MGREESON@CECINC.COM

DEVELOPER

CLASSICA HOMES, LLC
2215 AYRSLEY TOWN BLVD
CHARLOTTE NC 28273
PH: (704) 297-9075
CONTACT: LARRY BURTON
EMAIL: LBURTON@CLASSICAHOMES.COM

LANDSCAPE ARCHITECT

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (704) 293-5289
CONTACT: MARK KIME, PLA
EMAIL: MKIME@CECINC.COM

SURVEYOR

CAROLINA SURVEYORS, INC
P.O. BOX 267
PINEVILLE, NC, 28134-0267
PH: (704) 889-7601
CONTACT: THOMAS WHITE

| NO. | DATE | DESCRIPTION |
|-----|------------|---------------------------------|
| 1 | 06/18/2024 | SUBMITTAL TO TOWN OF WEDDINGTON |

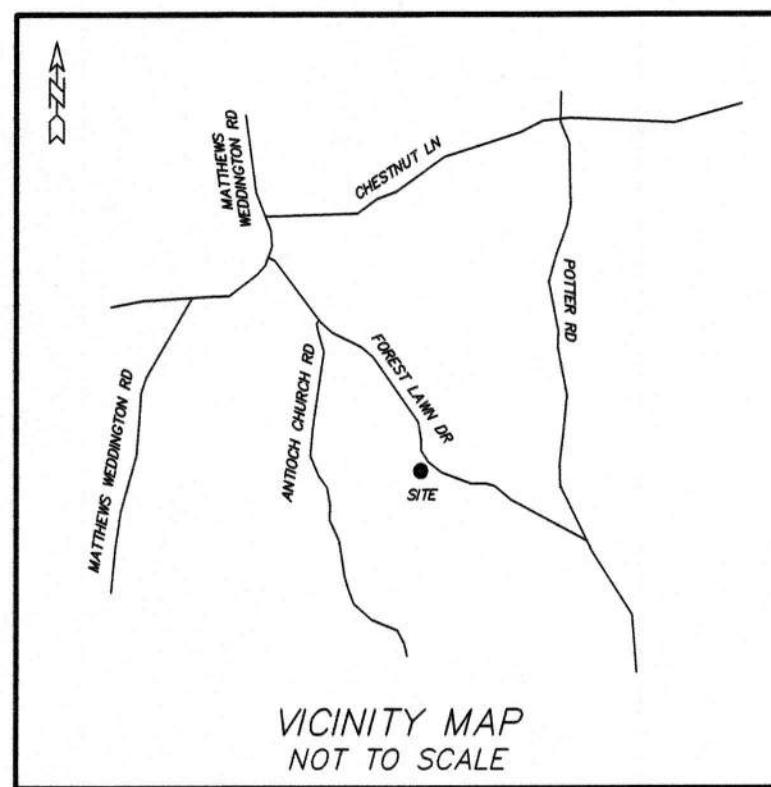
CEC
Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
Ph: 980.237.0373 - Fax: 980.237.0372
www.cecinc.com

**WEDDINGTON GROVE
CLASSICA HOMES, LLC
SINGLE-FAMILY DEVELOPMENT
WEDDINGTON, NORTH CAROLINA**

| | |
|---------------------|-----------------|
| COVER SHEET | |
| DATE: JUNE 18, 2024 | DRAWN BY: STAFF |
| DWG SCALE: AS SHOWN | CHECKED BY: MEK |
| PROJECT NO: 336-682 | MILG |
| APPROVED BY: | |

DRAWING NO:
CZ-0.0

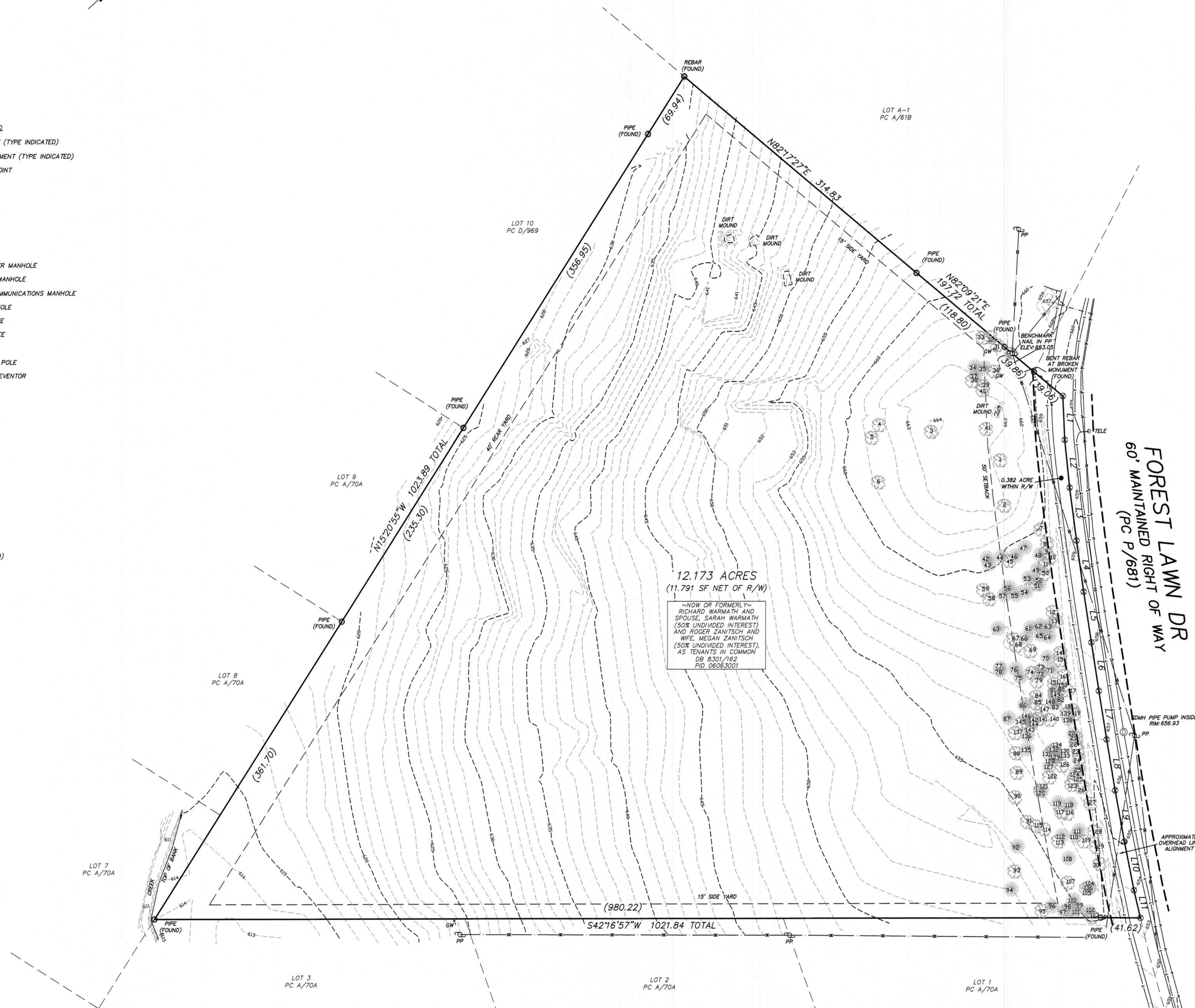
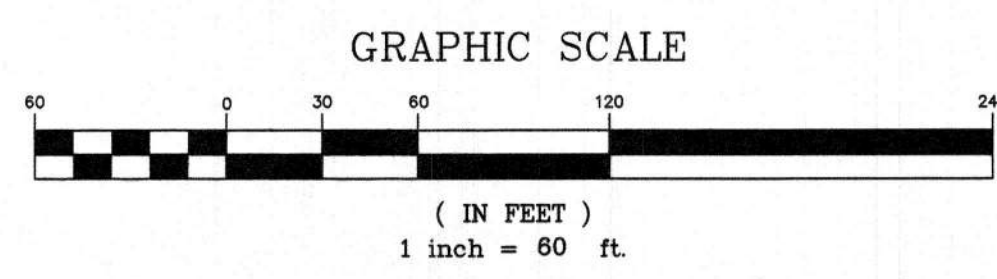
A:\300-0001\336-682-0000\Drawings\Site\336682-001-001-01\1616162024_347.dwg - LP 6/18/2024 3:47 PM



- LEGEND:**
- EIP = EXISTING IRON PIN
 - OP = OLD IRON PIPE
 - SIP = SET IRON PIN
 - R/W = RIGHT OF WAY
 - AC = AIR CONDITIONING UNIT
 - PWR = POWER PAD
 - PM = POWER METER
 - PP = POWER POLE
 - LP = LIGHT POLE
 - GM = GAS METER
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - FOB = FIBER OPTIC BOX
 - TSB = TRAFFIC SIGNAL BOX
 - WM = WATER METER
 - FES = FLARED END SECTION
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - PVC = POLYVINYL CHLORIDE PIPE
 - DU = DESTINATION UNKNOWN
 - SDE = STORM DRAIN EASEMENT
 - SDMH = STORM DRAIN MANHOLE
 - CB = CATCH BASIN
 - YI = YARD INLET
 - DI = DROP INLET
 - SSE = SANITARY SEWER EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - CO = SEWER CLEAN OUT
 - BC = BACK OF CURB
 - (T) = TOTAL DISTANCE
 - P.O.B. = POINT OF BEGINNING
- SYMBOL LEGEND:**
- SET MONUMENT (TYPE INDICATED)
 - EXISTING MONUMENT (TYPE INDICATED)
 - CALCULATED POINT
 - GAS VALVE
 - WATER VALVE
 - MAIL BOX
 - WATER METER
 - WELL
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE/COMMUNICATIONS MANHOLE
 - ELECTRIC MANHOLE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - LIGHT POLE
 - POWER/UTILITY POLE
 - BACK FLOW PREVENTOR
 - GUY WIRE
 - CATCH BASIN
 - DROP INLET
 - YARD INLET
- LINE TYPE LEGEND:**
- BOUNDARY LINE
 - - - TIE LINE
 - - - RIGHT OF WAY
 - - - APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
 - - - ADJOINING LINE (NOT SURVEYED)
 - x - x - x - FENCE
 - - - STORM DRAIN PIPE
 - - - OVERHEAD ELECTRIC
 - - - SANITARY SEWER PIPE
 - - - UNDERGROUND ELECTRIC
 - - - UNDERGROUND GAS
 - - - UNDERGROUND TELECOMMUNICATIONS
 - - - UNDERGROUND WATER
 - - - UNDERGROUND UTILITY (TYPE UNKNOWN)

- NOTES:**
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: R-CD
MINIMUM SETBACK 50'
MINIMUM SIDE YARD 15'
MINIMUM REAR YARD 40'
(SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
 - TAX PARCEL NUMBER 06063001.
 - DEED REFERENCE: DB 8301 PG 162.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 370448700A, WITH A DATE OF IDENTIFICATION OF 10/16/2008.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND BUFFERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO), RIGHTS-OF-WAY, IMPERVIOUS AREAS & BUILT UPON AREA (BUA) RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN, SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATE METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
 - OFFSITE ADJOINING LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, FLUMBERG OR MEASUREMENT OF THE FENCE UNLESS OTHERWISE STATED.
 - DISTANCES SHOWN ARE GROUND U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

| LINK | BRACING | LENGTH |
|------|------------|--------|
| L1 | 35014.12 E | 45.06 |
| L2 | 55138.14 E | 49.30 |
| L3 | 55717.12 E | 54.88 |
| L4 | 55538.00 E | 53.02 |
| L5 | 55626.56 E | 52.71 |
| L6 | 55644.30 E | 50.61 |
| L7 | 55657.08 E | 50.54 |
| L8 | 55719.01 E | 53.06 |
| L9 | 55802.02 E | 53.13 |
| L10 | 55902.22 E | 50.86 |
| L11 | 56178.48 E | 29.08 |



21 NCAC 58 .1604 - MAP CERTIFICATION
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58 .1600).
THIS 25 DAY OF MARCH 2024
J. S. E. W.
PROFESSIONAL LAND SURVEYOR

| # | SPECIES/DBH | # | SPECIES/DBH |
|----|------------------|-----|--------------|
| 1 | OAK 34" | 75 | PINE 10" |
| 2 | OAK 34" | 77 | PINE 5" |
| 3 | OAK 30" | 78 | PINE 5" |
| 4 | OAK 30" | 79 | PINE 5" |
| 5 | OAK 34" | 80 | OAK 5" |
| 6 | OAK 34" | 81 | OAK 8-8-3" |
| 7 | OAK 8" | 82 | OAK 8" |
| 8 | OAK 8" | 83 | PINE 7" |
| 9 | OAK 8" | 84 | OAK 4-8-3-3" |
| 10 | BEECH 4" | 85 | OAK 8" |
| 11 | BEECH 5" | 86 | PINE 6" |
| 12 | OAK 5" | 87 | PINE 5" |
| 13 | OAK 5" | 88 | OAK 6" |
| 14 | OAK 5" | 89 | OAK 5" |
| 15 | OAK 4-10 | 90 | OAK 14" |
| 16 | OAK 8" | 91 | OAK 8" |
| 17 | OAK 4-3 | 92 | PINE 14" |
| 18 | OAK 3" | 93 | OAK 5" |
| 19 | OAK 3" | 94 | PINE 5" |
| 20 | PINE 10-12" | 95 | OAK 14" |
| 21 | OAK 3" | 96 | PINE 6" |
| 22 | OAK 3" | 97 | PINE 5" |
| 23 | OAK 4" | 98 | OAK 6" |
| 24 | OAK 4" | 99 | OAK 5" |
| 25 | PINE 6" | 100 | PINE 5" |
| 26 | OAK 4" | 101 | PINE 5" |
| 27 | OAK 4" | 102 | PINE 14" |
| 28 | OAK 4" | 103 | OAK 3" |
| 29 | OAK 4" | 104 | PINE 5" |
| 30 | OAK 3" | 105 | PINE 5" |
| 31 | OAK 30" | 106 | PINE 14" |
| 32 | OAK 3" | 107 | OAK 4" |
| 33 | OAK 3" | 108 | PINE 8" |
| 34 | PINE 14" | 109 | OAK 8-12" |
| 35 | PINE 12" | 110 | PINE 10" |
| 36 | OAK 10" | 111 | PINE 5" |
| 37 | PINE 10" | 112 | PINE 5" |
| 38 | OAK 8" | 113 | OAK 3" |
| 39 | OAK 8" | 114 | PINE 10" |
| 40 | OAK 8" | 115 | OAK 8-8" |
| 41 | OAK 20" | 116 | OAK 5" |
| 42 | PINE 8" | 117 | OAK 5" |
| 43 | PINE 8" | 118 | PINE 10" |
| 44 | PINE 8" | 119 | PINE 10" |
| 45 | OAK 8" | 120 | PINE 5" |
| 46 | PINE 10" | 121 | OAK 5" |
| 47 | PINE 7" | 122 | OAK 5" |
| 48 | PINE 14" | 123 | OAK 5" |
| 49 | PINE 7" | 124 | OAK 5" |
| 50 | OAK 18-8" | 125 | OAK 5" |
| 51 | PINE 5" | 126 | PINE 10" |
| 52 | PINE 5" | 127 | PINE 10" |
| 53 | PINE 8" | 128 | PINE 3" |
| 54 | PINE 14" | 129 | OAK 3" |
| 55 | PINE 14" | 130 | OAK 5" |
| 56 | PINE 12-8" | 131 | OAK 10-12" |
| 57 | PINE 14" | 132 | OAK 5" |
| 58 | OAK 14" | 133 | OAK 5" |
| 59 | OAK 4" | 134 | OAK 5" |
| 60 | PINE 8-8-8" | 135 | PINE 5" |
| 61 | PINE 10" | 136 | PINE 5" |
| 62 | PINE 5" | 137 | OAK 4" |
| 63 | PINE 12" | 138 | PINE 3" |
| 64 | PINE 10 8 OAK 8" | 139 | OAK 3" |
| 65 | PINE 8" | 140 | OAK 8" |
| 66 | PINE 10" | 141 | OAK 8" |
| 67 | OAK 8 PINE 8" | 142 | OAK 4" |
| 68 | OAK 8 PINE 8" | 143 | PINE 6" |
| 69 | OAK 8 PINE 8" | 144 | OAK 4" |
| 70 | PINE 8" | 145 | OAK 5" |
| 71 | PINE 8" | 146 | PINE 5" |
| 72 | PINE 8" | 147 | OAK 3" |
| 73 | OAK 4" | 148 | PINE 6" |
| 74 | OAK 4" | 149 | OAK 8-10" |
| 75 | PINE 8" | 150 | OAK 8" |
| | | 151 | OAK 10" |

UNDERGROUND UTILITIES MARKED BY:
PROBE UTILITY LOCATING
P.O. BOX 135
HUNTERSVILLE, NC 28070
(704) 594-1346
INFO@PROBEUTILITY.COM

- THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:
- CLASS OF SURVEY: A-URBAN LAND SURVEY
 - POSITIONAL ACCURACY: 0.2"
 - TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
 - DATES OF SURVEY: 3/11/2024
 - DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
 - PUBLISHED/FIXED-CONTROL USE: CORS SITES DC5755, DM3995, AH6714
 - GEOD MODEL: GEOID18; NAVD 88
 - COMBINED GRID FACTORS: 0.99985231
 - UNITS: U.S. SURVEY FEET

| REVISIONS: | DATE | DESCRIPTION |
|------------------------------------|------|-------------|
| SCALE: 1" = 60' | | |
| PROJECT: 24-0031 | | |
| DR/AMN: BY/RD | | |
| FIELD WORK: SH/SLK | | |
| DATE: 3/25/2024 | | |
| DWG: 2024\F\Forest Lawn Dr. #3308 | | |
| CGOC: 2024\F\Forest Lawn Dr. #3308 | | |

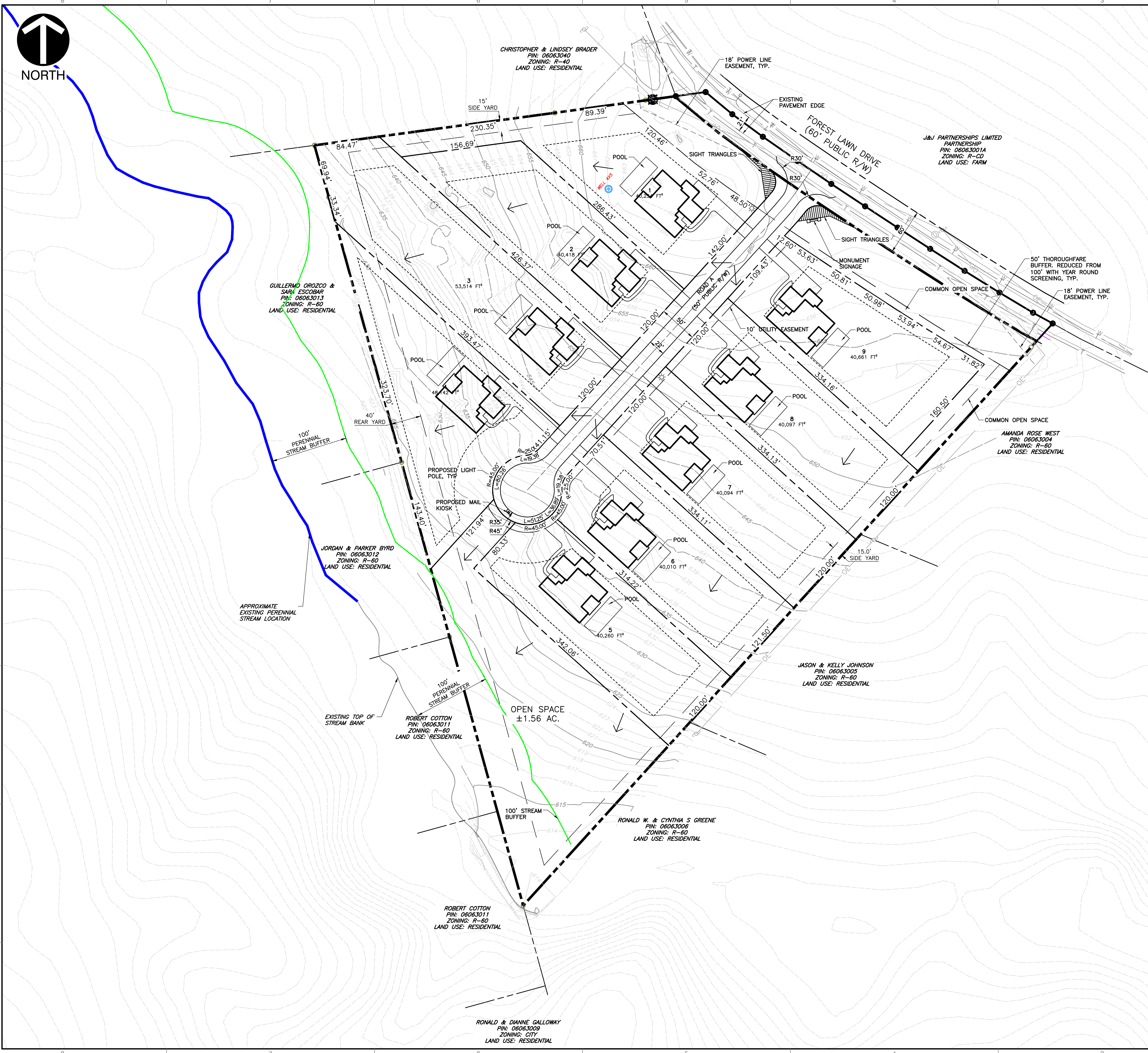


CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, N.C.P.L.S. & S.C.P.L.S. 704-889-7601
TELECAROLINA.COM
CERTIFICATE OF AUTHORIZATION NC-C-1242 SC-886

A TOPOGRAPHICAL SURVEY SHOWING
#3308 FOREST LAWN DRIVE
(NEAR THE INTERSECTION OF FOREST LAWN DR & WATER OAK LN)
SURVEYED FOR: CLASSICA HOMES
TOTAL AREA: 12.173 ACRES
TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA



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DEVELOPMENT SUMMARY:

PARCELS:
 PIN: 06063001 ±12.17 ACRES
 NCDOT RIGHT AWAY: ±.38 ACRES
 RESIDUAL ACREAGE: ±11.79 ACRES

EXISTING USE: VACANT
 EXISTING ZONING: R-CD
 PROPOSED ZONING: R-CD
 PROPOSED USE: CONVENTIONAL SINGLE-FAMILY SUBDIVISION

DEVELOPMENT STANDARDS:

MINIMUM LOT SIZE: 40,000 SF
 MINIMUM LOT WIDTH: 120 FEET
 MINIMUM FRONT SETBACK: 50 FEET
 MINIMUM SIDE SETBACK: 15 FEET
 MINIMUM CORNER SETBACK: 25 FEET
 MINIMUM REAR SETBACK: 40 FEET
 MAXIMUM HEIGHT: 35 FEET

PROPOSED NUMBER OF LOTS: 9
 PROPOSED DENSITY: 0.76 DUA

OPEN SPACE REQUIRED: 1.18 ACRES (10.0%)
 OPEN SPACE PROVIDED: 1.66 ACRES (14.1%)

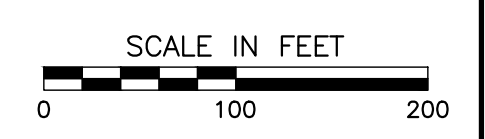
REQUIRED PARKING: 2 SPACES FOR EACH 1 DWELLING UNIT. 2 * 9 = 18
 PROPOSED PARKING: (27) GARAGE PARKING + (27) DRIVEWAY PARKING = 54 SPACES

ROAD ±534LF

DEVELOPMENT CONDITIONS:

1. THE PETITIONER INTENDS TO DEVELOP THE SITE AS A CONVENTIONAL SINGLE-FAMILY SUBDIVISION ON SEPTIC IN A SINGLE PHASE OF DEVELOPMENT.
2. THE PETITIONER INTENDS TO PURSUE A LOW-DENSITY IMPACT DEVELOPMENT PERMIT WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ).
3. PETITIONER WILL UTILIZE NATURAL OVERLAND CONVEYANCE FOR STORMWATER CONTROLS AS A COMPONENT OF THE LOW-IMPACT DEVELOPMENT STRATEGY.
4. AT THE TIME OF THE APPLICATION FOR CONDITIONAL REZONING, THE PETITIONER REQUESTS A VESTED RIGHT OF (5) YEARS TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE SUBJECT PROPERTY AS DELINEATED IN THE SITE-SPECIFIC DEVELOPMENT PLAN, PURSUANT TO NCGS 153A-344.1 AND THE ORDINANCE.

← STORMWATER FLOW DIRECTION



| NO. | DATE | DESCRIPTION |
|-----|------------|---------------------------------|
| 1 | 06/18/2024 | SUBMITTAL TO TOWN OF WEDDINGTON |

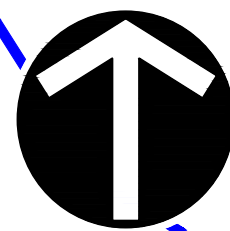
Civil & Environmental Consultants, Inc.
 3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
 Ph: 980.237.0373 - Fax: 980.237.0372
 www.cecincc.com

**WEDDINGTON GROVE
 CLASSICA HOMES, LLC
 SINGLE-FAMILY DEVELOPMENT
 WEDDINGTON, NORTH CAROLINA**

SKETCH PLAN

DATE: JUNE 18, 2024 | DRAWN BY: MEK
 DWG SCALE: AS SHOWN | CHECKED BY: MEK
 PROJECT NO: 336-682
 APPROVED BY: MILG

DRAWING NO: **CZ-1.0**



NORTH

| TREES | |
|-------|---------------------------|
| | STREET TREES, SPECIES TBD |
| | YARD TREES, SPECIES TBD |

CANOPY TREES REQUIREMENTS:

EACH LOT CREATED SHALL CONTAIN ONE EXISTING OR PLANTED CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE OR FRACTION THEREOF. ALTERNATIVELY, THE CANOPY TREES CAN BE PLACED AT 40-FOOT INTERVALS ALONG A STREET FRONT, IRRESPECTIVE OF LOT LINE LOCATIONS. TREES SPECIES TO BE CHOSEN FROM THE TOWN'S APPROVED PLANT LIST.

REQUIRED TREES: 1 TREE PER 40' OF STREET FRONTAGE. $1074/40 = 27$
PROPOSED TREES: 27

CANOPY TREES REQUIREMENTS:

EACH LOT LESS THAN ONE ACRE IN AREA SHALL HAVE A MINIMUM OF (4) FOUR CANOPY TREES. EACH LOT THAT IS ONE ACRE OR MORE IN AREA SHALL HAVE A MINIMUM OF (6) SIX CANOPY TREES. AT LEAST TWO TREES SHALL BE LOCATED WITHIN THE FRONT YARD AND BACK YARD OF EACH LOT. REQUIRED STREET TREES MAY BE COUNTED TOWARDS THE FULFILLMENT OF THIS REQUIREMENT.

TREES SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS TO ENSURE COMPLIANCE WITH THIS REQUIREMENT IS MET. PETITIONER INTENDS TO UTILIZE THE PRESERVATION OF THE EXISTING TREE CANOPY TO MEET THIS REQUIREMENT.

BUFFER REQUIREMENTS:

BUFFER: 12' WIDTH W/ 3 TREES PER 100' & 20 SHRUBS PER 100'

LANDSCAPING BUFFER PLANTS TBD.

TREES TO BE LARGE MATURE EVERGREENS. SHRUBS TO BE EVERGREEN WITH 25% OR LESS BEING DECIDUOUS. TREE AND SHRUB SPECIES TO BE CHOSEN FROM THE TOWN'S APPROVED PLANT LIST.

| NO | DATE | DESCRIPTION |
|----|------------|---------------------------------|
| 1 | 06/18/2024 | SUBMITTAL TO TOWN OF WEDDINGTON |

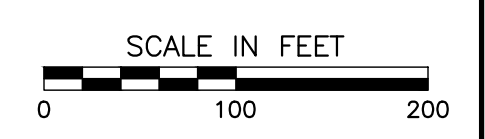
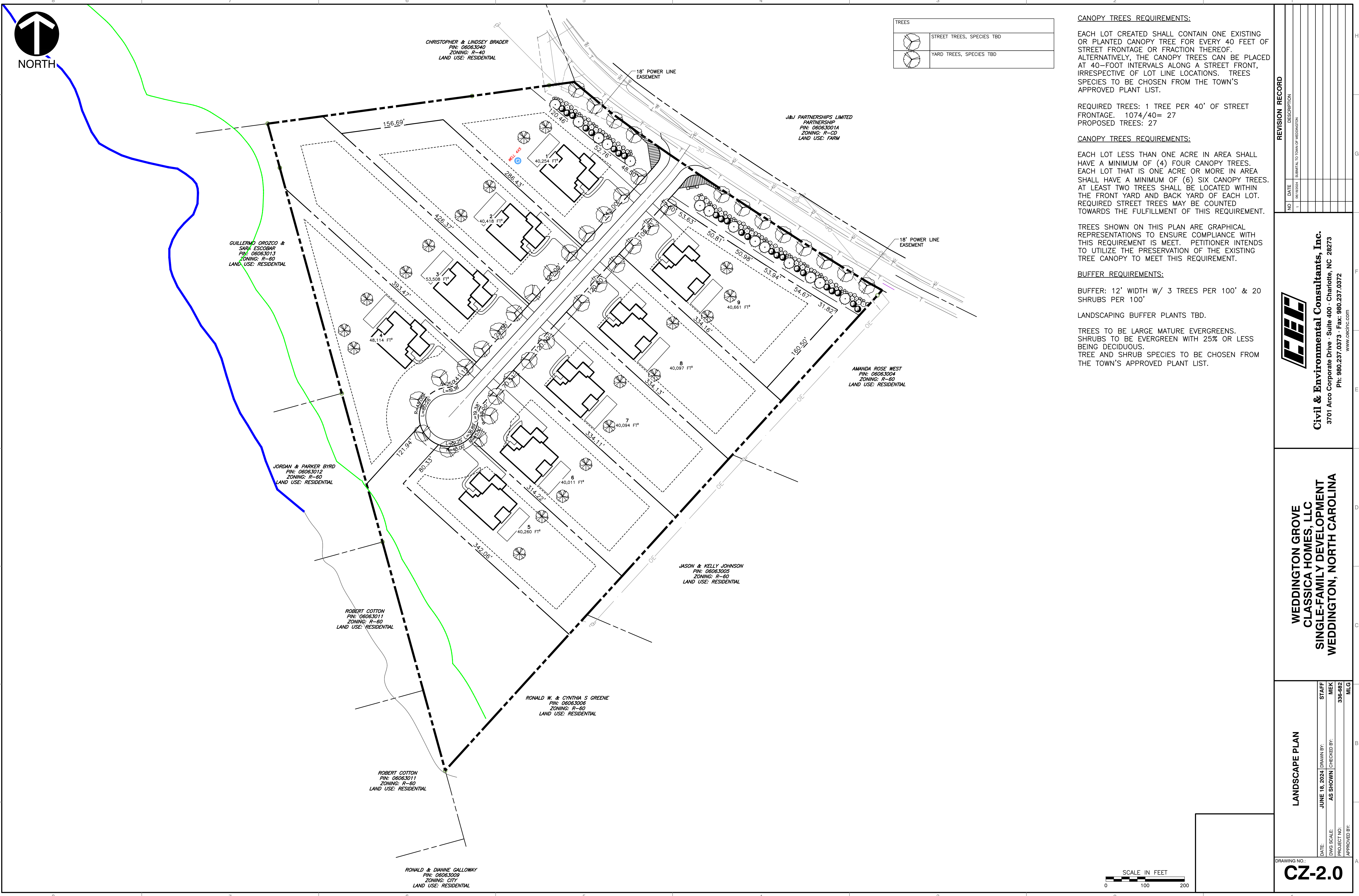
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 Ph: 980.237.0373 - Fax: 980.237.0372
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**WEDDINGTON GROVE
 CLASSICA HOMES, LLC
 SINGLE-FAMILY DEVELOPMENT
 WEDDINGTON, NORTH CAROLINA**

| LANDSCAPE PLAN | |
|----------------|---------------|
| DATE: | JUNE 18, 2024 |
| DRAWN BY: | AS SHOWN |
| CHECKED BY: | MEK |
| PROJECT NO: | 396-682 |
| APPROVED BY: | MILG |

DRAWING NO. **CZ-2.0**

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Balboa Elevations for Palisades



Elevation A



Elevation B



Elevation B – Painted Brick



Elevation C



Elevation E



Elevation H

Brentwood Elevations for Palisades



Elevation B



Elevation C



Elevation D

REVISION RECORD

| NO. | DATE | DESCRIPTION |
|-----|-----------|---------------------------------|
| 1 | 6/16/2024 | SUBMITTAL TO TOWN OF WASHINGTON |

Civil & Environmental Consultants, Inc.
 3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
 Ph: 980.237.0373 - Fax: 980.237.0372
 www.cecincc.com

**WEDDINGTON GROVE
 CLASSICA HOMES, LLC
 SINGLE-FAMILY DEVELOPMENT
 WEDDINGTON, NORTH CAROLINA**

ARCHITECTURAL STANDARDS

DRAWING NO. **CZ-3.0**

| | | | |
|--------------|---------------|--------------|-------|
| DATE: | JUNE 16, 2024 | DRAWN BY: | STAFF |
| DWG SCALE: | AS SHOWN | CHECKED BY: | MEK |
| PROJECT NO.: | 396-682 | APPROVED BY: | MILG |

Coronado Elevations for Palisades



Elevation A



Elevation B – painted brick



Elevation C



Elevation H

Huntley Elevations for Palisades



Elevation A – black windows



Elevation A



Elevation B



Elevation C



Elevation H

| NO | DATE | DESCRIPTION |
|----|-----------|---------------------------------|
| 1 | 6/18/2024 | SUBMITTAL TO TOWN OF WEDDINGTON |

CEC
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WEDDINGTON GROVE
CLASSICA HOMES, LLC
SINGLE-FAMILY DEVELOPMENT
WEDDINGTON, NORTH CAROLINA

| ARCHITECTURAL STANDARDS | |
|-------------------------|---------------|
| DATE: | JUNE 18, 2024 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO.: | 336-682 |
| APPROVED BY: | |
| STAFF: | MEK |
| | MILG |

DRAWING NO.: **CZ-3.1**

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Marin Elevations for Palisades



Elevation A



Elevation B- painted brick



Elevation C



Elevation D



Elevation H

Monterey Elevations for Palisades



Elevation E



Elevation G



Elevation H



Elevation L – painted brick



Elevation M

| NO | DATE | DESCRIPTION |
|----|------------|---------------------------------|
| 1 | 06/18/2024 | SUBMITTAL TO TOWN OF WEDDINGTON |

CEC
Civil & Environmental Consultants, Inc.
 3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
 Ph: 980.237.0373 - Fax: 980.237.0372
 www.cecinc.com

WEDDINGTON GROVE
CLASSICA HOMES, LLC
SINGLE-FAMILY DEVELOPMENT
WEDDINGTON, NORTH CAROLINA

ARCHITECTURAL STANDARDS

| | | | |
|--------------|---------------|--------------|-------|
| DATE: | JUNE 18, 2024 | DRAWN BY: | STAFF |
| DWG SCALE: | AS SHOWN | CHECKED BY: | MEK |
| PROJECT NO.: | 336-682 | APPROVED BY: | MILG |

DRAWING NO. **CZ-3.2**

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Napa Elevations for Palisades



Elevation A



Elevation C



Elevation D



Elevation H

Newport II Elevations for Palisades



Elevation E



Elevation F



Elevation G



Elevation G - Painted Brick



Elevation H

REVISION RECORD

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ARCHITECTURAL STANDARDS

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| PROJECT NO.: | 396-682 | APPROVED BY: | MILG |

DRAWING NO. **CZ-3.3**

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Santa Fe Elevations for Palisades



Elevation A



Elevation B



Elevation B – Painted Brick



Elevation C



Elevation H

Solana Elevations for Palisades



Elevation A



Elevation C



Elevation D



Elevation H

REVISION RECORD

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|----|-----------|---------------------------------|
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| PROJECT NO.: | 336-682 | APPROVED BY: | MILG |

DRAWING NO. **CZ-3.4**

Tiburon Elevations for Palisades



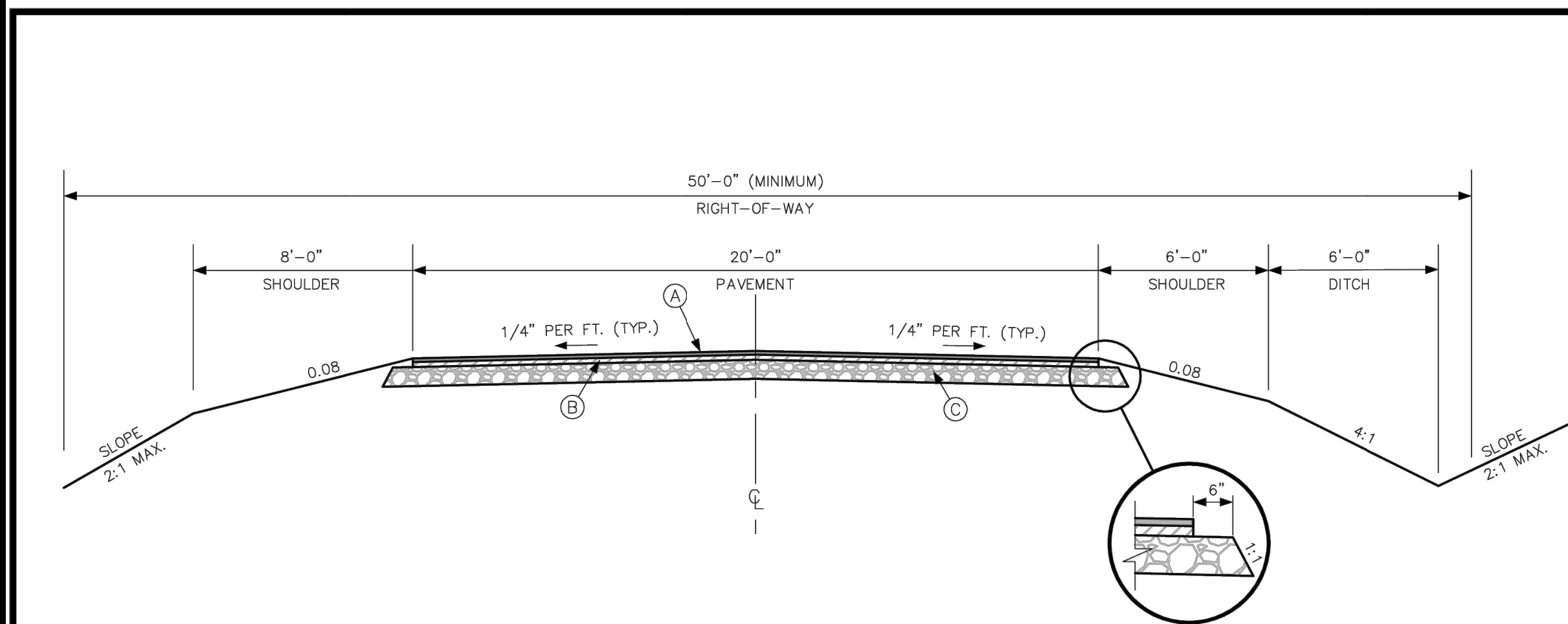
Elevation A



Elevation C



Elevation H



NOTES:

1. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99 AND NCDOT SPECIFICATIONS SECTION 500.
2. AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%.
3. ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NCDOT SECTION 610.
4. IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPER'S EXPENSE.
5. 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.

- (A) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, \$9.5B
- (B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, \$9.5B
- (C) 10" COMPACTED AGGREGATE BASE COURSE OR 5" BITUMINOUS CONCRETE BASE COURSE, \$25.0C

| | |
|----------------------|------------|
| DATE: SEPTEMBER 2014 | SCALE: NTS |
| REVISIONS | |
| | |
| | |
| | |

**TYPICAL SECTION
RESIDENTIAL COLLECTOR STREET
WITH SHOULDER AND DITCH**

TOWN OF WEDDINGTON
STANDARD DETAILS
WEDDINGTON, N.C.
ROADWAY R STD. NO. 101

REVISION RECORD

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**WEDDINGTON GROVE
CLASSICA HOMES, LLC
SINGLE-FAMILY DEVELOPMENT
WEDDINGTON, NORTH CAROLINA**

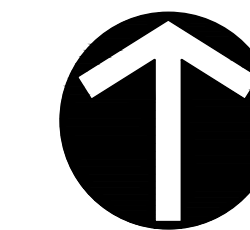
ARCHITECTURAL STANDARDS

| | |
|---------------------|-----------------|
| DATE: JUNE 18, 2024 | DRAWN BY: STAFF |
| DWG SCALE: AS SHOWN | CHECKED BY: MEK |
| PROJECT NO: 336-682 | MILG |
| APPROVED BY: | |

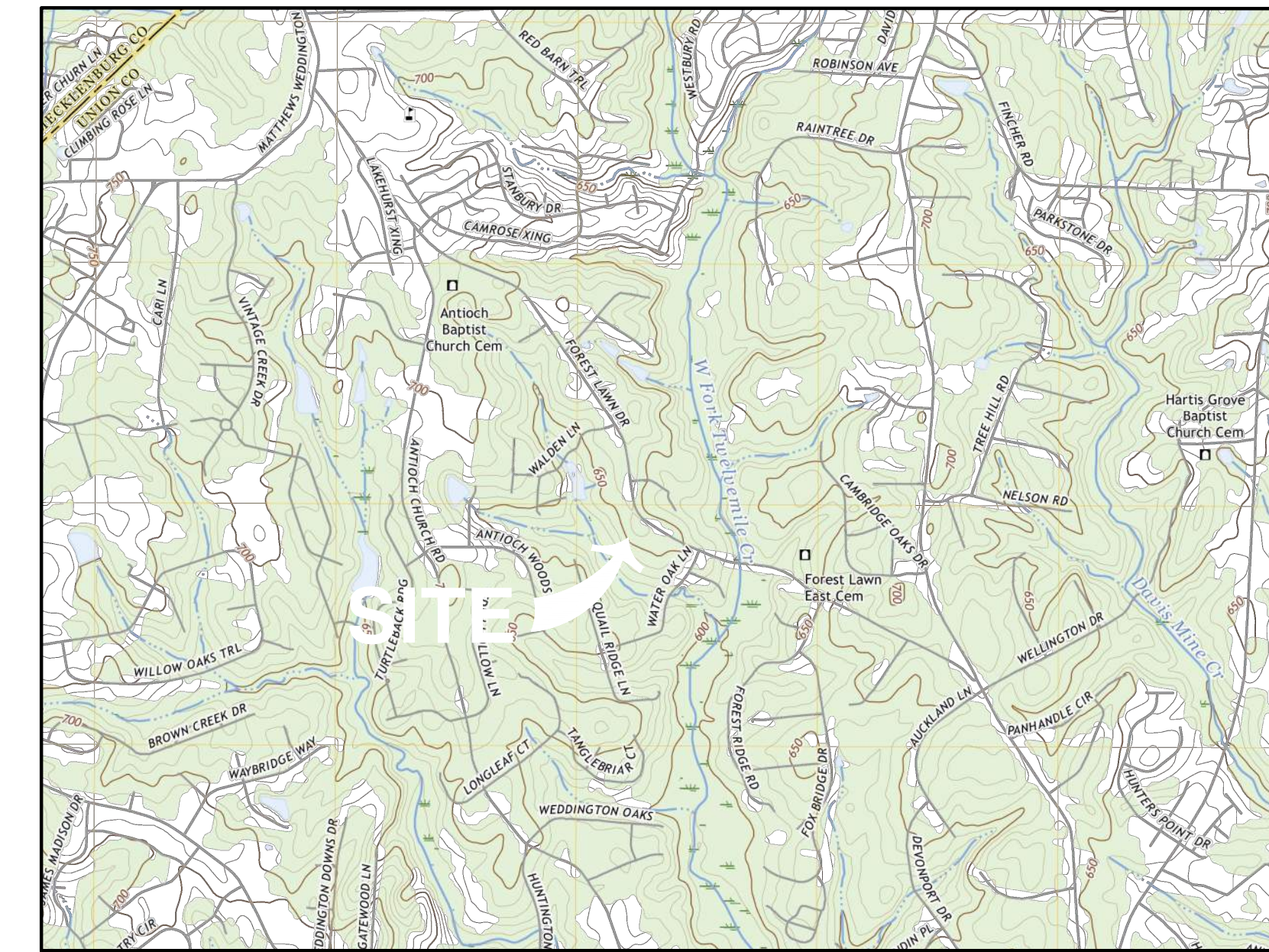
DRAWING NO. **CZ-3.5**



NORTH



NORTH



VICINITY MAP

U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP, MATHEWS, NC QUADRANGLE, DATED: 2022



DEVELOPMENT SUMMARY:

PARCELS: PIN: 06063001 ±12.17 ACRES TOTAL: ±12.17 ACRES

JURISDICTION: WEDDINGTON, NC EXISTING ZONING: R-CD PROPOSED ZONING: R-CD PROPOSED USE: CONVENTIONAL SINGLE-FAMILY CURRENT OWNER: RICHARD & SARAH WARMATH 3308 FOREST LAWN DRIVE WEDDINGTON, NC 28270

DEVELOPMENT STANDARDS PRIMARY BUILDING SETBACKS: 120 FEET MINIMUM LOT WIDTH: 50 FEET MINIMUM FRONT SETBACK: 15 FEET MINIMUM SIDE SETBACK: 40 FEET MINIMUM REAR SETBACK: 25 FEET MAXIMUM BUILDING HEIGHT: 35 FEET

PROPOSED DEVELOPMENT: 3308 FOREST LAWN DRIVE

SINGLE-FAMILY: ±40,000 SF MIN. LOT SIZE: 9 UNITS MAX. UNITS:

OPEN SPACE REQUIRED: 10% OF TOTAL SITE

DEVELOPMENT NOTES:

- 1. CONTRACTOR SHALL VERIFY THAT ALL PROPOSED AND EXISTING CONSTRUCTION WITHIN THE PROJECT LIMITS ADHERES TO ALL UNION COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS. 2. ANY WELLS OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE CONSTRUCTION PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES AFTER CONTACTING UNION COUNTY ENVIRONMENTAL HEALTH TO OBTAIN NECESSARY PERMITS.

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 3701 ARCO CORPORATE DRIVE, SUITE 400 CHARLOTTE, NORTH CAROLINA 28273 PH: (980) 237-0373 FX: (980) 237-0372 CONTACT: MASON GREENSON, P.E. EMAIL: MGREENSON@CECINC.COM

DEVELOPER

CLASSICA HOMES 2215 AYSLEY TOWN BLVD. 3306 NANCY CREEK ROAD CHARLOTTE, NC 28270 (704)-940-0273 CONTACT: LARRY BURTON EMAIL: LBURTON@CLASSICAHOMES.COM

OWNER

RICHARD & SARAH WARMATH 3308 FOREST LAWN DRIVE WEDDINGTON, NC 28270

ESTIMATED SEWER FLOWS:

SINGLE FAMILY 9 HOMES - EACH LOT WILL HAVE ITS OWN SEPTIC TANK / FIELD SYSTEM. NO EXISTING ON-SITE SEPTIC SYSTEM FOUND

ESTIMATED WATER FLOWS:

SINGLE FAMILY 9 HOMES @ 400GPD = 3,600 GPD IRRIGATION HOME METERS 9 HOMES @ 200 GPD = 1,800 GPD COMMON AREA 1,000 SF @ 1" PER WEEK/7 DAYS = 90 GPD

TOTAL ESTIMATED DEMAND = 5,490 GPD

FIRE FLOW - 1,000 GPM FOR 2 HOUR DURATION = 120,000 GALLONS

ESTIMATED WATER METERS:

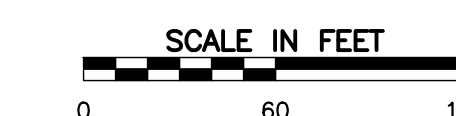
9 - 3/4" WATER METERS 9 - 3/4" IRRIGATION METERS (LOTS) 1 - 3/4" IRRIGATION METERS (C.O.S.)

UTILITY QUANTITIES

PVC WATER LINE - 700 LF FIRE HYDRANTS - 1 EA

CONSTRUCTION SCHEDULE:

APPROVALS: MARCH 2025 BEGIN CONSTRUCTION: APRIL 2025 COMPLETED CONSTRUCTION: AUGUST 2026



REVISION RECORD

Table with columns for NO., DATE, and DESCRIPTION.

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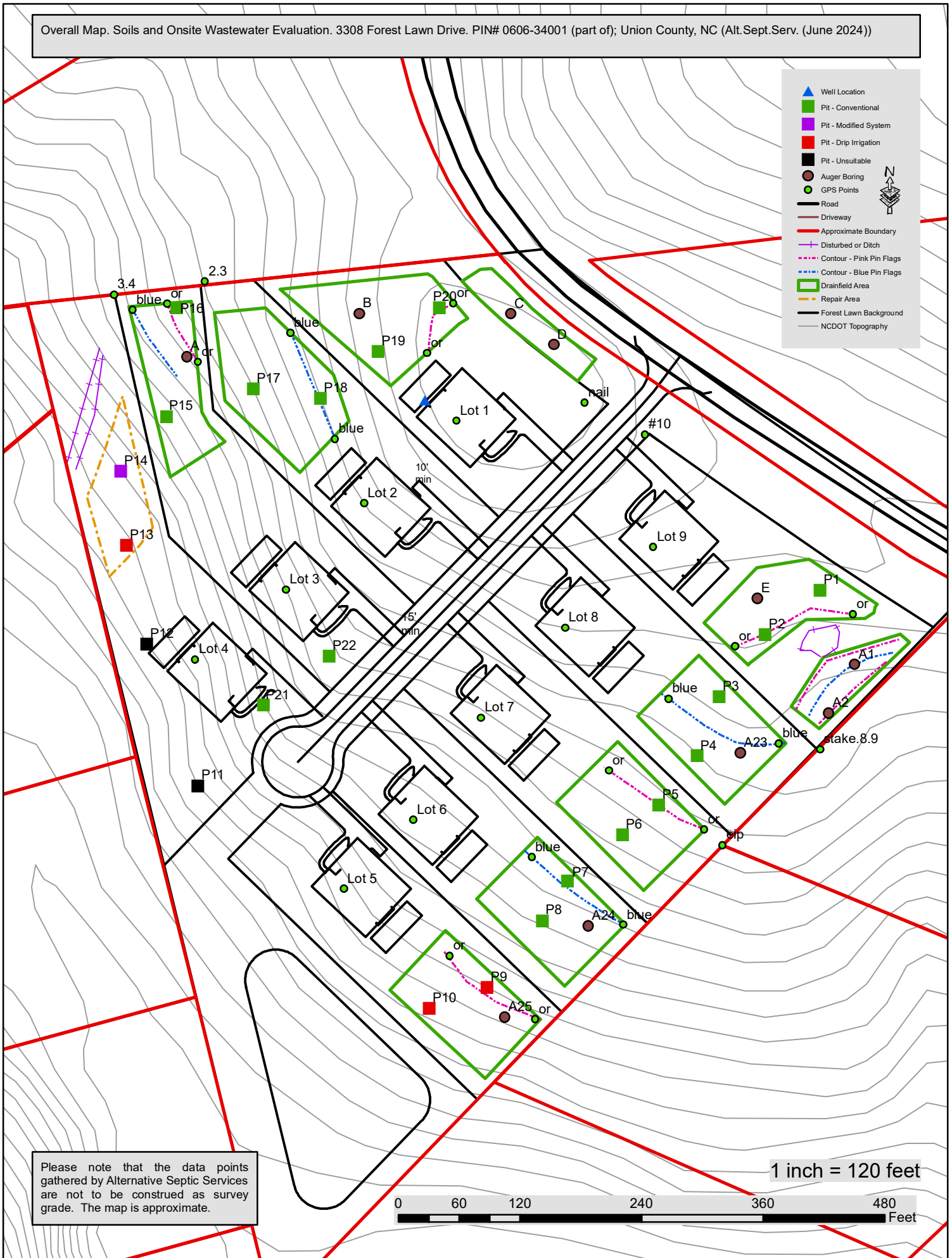
WEDDINGTON GROVE SINGLE-FAMILY DEVELOPMENT CLASSICA HOMES WEDDINGTON, NORTH CAROLINA

UTILITY SKETCH PLAN DATE: MAY 2024 DRAWN BY: AS SHOWN PROJECT NO: 338-682 APPROVED BY:

DRAWING NO. SP01

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- ▲ Well Location
- Pit - Conventional
- Pit - Modified System
- Pit - Drip Irrigation
- Pit - Unsuitable
- Auger Boring
- GPS Points
- Road
- Driveway
- Approximate Boundary
- Disturbed or Ditch
- - - Contour - Pink Pin Flags
- - - Contour - Blue Pin Flags
- Drainfield Area
- - - Repair Area
- Forest Lawn Background
- NCDOT Topography



Please note that the data points gathered by Alternative Septic Services are not to be construed as survey grade. The map is approximate.

1 inch = 120 feet

