

SITE DATA SUMMARY

LOCATION:
TOWN OF WEDDINGTON, UNION COUNTY NORTH CAROLINA

PARCELS ID NUMBERS: 06-123-002 (UNION COUNTY)

SITE SUMMARY:
TOTAL SITE AREA: +/- 26.89 AC

LOT SUMMARY:
PROPOSED RESIDENTIAL LOTS: 18 LOTS
(40,000 SF MIN PER LOT)

USE SUMMARY:
EXISTING ZONING: RCD (CONVENTIONAL)
PROPOSE ZONING: RCD (CONVENTIONAL)
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
REQUIRED COMMON OPEN SPACE: MIN. 10% OF SITE (10% 27.4 = 2.74 AC)
PROPOSED COMMON OPEN SPACE: 45.70 AC

LOT STANDARDS

MIN. LOT AREA: 40,000 S.F.
MIN LOT WIDTH: 120 L.F. (MEASURED AT SETBACK)
MIN. SETBACK: 50 L.F.
MIN. SIDEYARD: 15 L.F.
MIN. CORNER LOT: 25 L.F.
MIN. REARYARD: 40 L.F.

STREET LENGTH SUMMARY

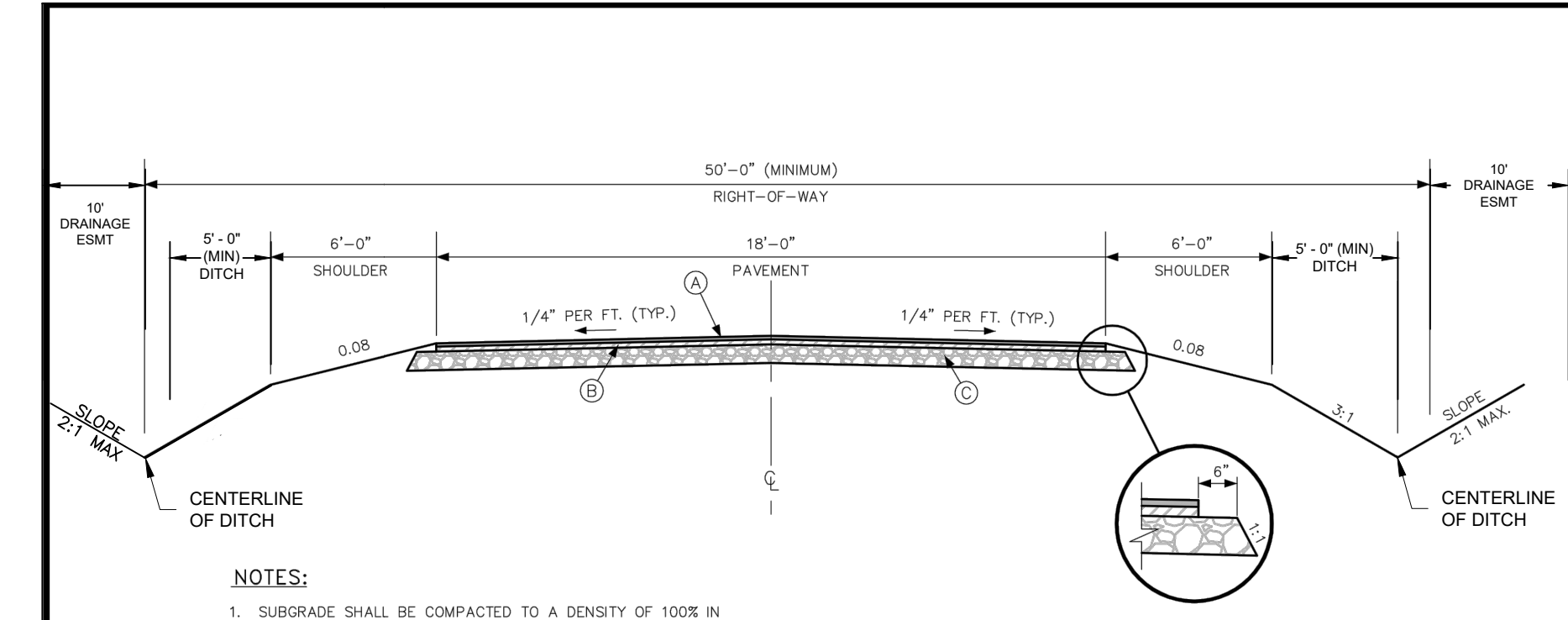
PROPOSED PUBLIC ROAD A: 615 L.F.
PROPOSED SUMMER HARVEST RD: 655 L.F.

NOTES

1. THE DEVELOPMENT WILL BE SERVED BY PUBLIC WATER FROM UCPW.
2. PARTIALLY PUBLIC GRAVITY SEWER TO BE TIED-IN TO PHASE ONE PUMP STATION, AND OTHERS WILL BE SERVED THROUGH SEPTIC TANKS.
3. PRIVATE SHARED DRIVEWAY IS CONCEPTUAL. FINAL ALIGNMENT WILL BE DETERMINED AT THE DESIGN PHASE.

ADJACENT PROPERTY OWNERS

REF NO.	PID #	DEED BOOK	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP	ZONING
1	6123004	N/A	VINSON THOMAS J VINSON PATRICA	549 HUNTSMOOR DR	CHARLOTTE	NC	28210	RCD
2	6123095	DB 6105 PG 259	MALNEY CHRISTOPHER SCHRAEDER RHONDA K	836 EVANS MANOR DR	MATTHEWS	NC	28104	R-40
3	6123096	DB 7152 PG 364	ERAZO SAANDRO S	805 EVANS MANOR DR	MATTHEWS	NC	28104	R-40
4	6123097	DB 1257 PG 315	TOBER TIMOTHY TOBER LEZAA	763 EVANS MANOR DR	MATTHEWS	NC	28104	R-40
5	6123098	DB 6383 PG 706	BOHLING KYLE BOHLING LAURA	725 EVANS MANOR DR	MATTHEWS	NC	28104	R-40
6	6123099	DB 1208 PG 349	CULLEN MARCEL CULLEN ELLEN S	717 EVANS MANOR DR	MATTHEWS	NC	28104	R-40
7	6123056	DB 1241 PG 232	DAVIDSON WALKER F DAVIDSON SARAH S	713 EVANS MANOR DR	MATTHEWS	NC	28104	R-40
8	6123055	DB 6445 PG 167	PIPER WILLIAM PIPER TRACY	709 EVANS MANOR DR	WEDDINGTON	NC	28104	R-40
9	6123052	DB 1129 PG 333	KO RAYMOND W KO DONNA D	9710 SHADOWMERE LN	WEDDINGTON	NC	28173	R-40
10	6123060	DB 7198 PG 278	KARAPETIAN EMMA KHASHMANIAN ONIK	9722 SHADOWMERE LN	WEDDINGTON	NC	28104	R-40
11	6123049	DB 1168 PG 079	BENNETT LOUIS G BENNETT ANGELA S	9721 SHADOWMERE LN	MATTHEWS	NC	28104	R-40
12	6123337	N/A	SHEA ATHERTON LLC DR SUITE 300	8008 CORPORATE CENTER	CHARLOTTE	NC	28226	RCD
13	6123338	N/A	SHEA ATHERTON LLC DR SUITE 300	8008 CORPORATE CENTER	CHARLOTTE	NC	28226	RCD
14	6123348	N/A	SHEA ATHERTON LLC DR SUITE 300	8008 CORPORATE CENTER	CHARLOTTE	NC	28226	RCD
15	6123271	N/A	SHEA ATHERTON LLC DR SUITE 300	8008 CORPORATE CENTER	CHARLOTTE	NC	28226	RCD
16	6123292	DB 7079 PG 080	ATHERTON ESTATES OWNERS ASSOCIATION	8008 CORPORATE CENTER	CHARLOTTE	NC	28226	RCD



- NOTES:**
1. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-199 AND NCDOT SPECIFICATIONS SECTION 300.
 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 BOX 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, 59.5B
(B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, 59.5B
(C) 10" COMPACTED AGGREGATE BASE COURSE OR 5" BITUMINOUS CONCRETE BASE COURSE, B25.0C

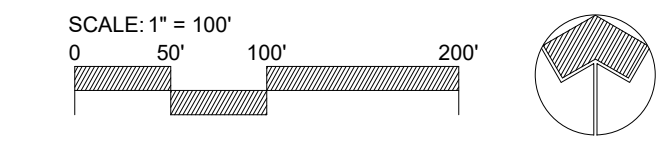
DATE: SEPTEMBER 2014	SCALE: NTS	TYPICAL SECTION RESIDENTIAL LOCAL STREET WITH SHOULDER AND DITCH	TOWN OF WEDDINGTON STANDARD DETAILS
REVISIONS			
3:1 DITCH ON BOTH SIDES		ROADWAY	R
10' DRAINAGE EASEMENT		STD. NO.	100

ATHERTON ESTATES PHASE 5 | SKETCH PLAN

WEDDINGTON, UNION COUNTY, NC

DATE: 07.14.2020
CLIENT: SHEA HOMES
PROJ #: 13031
DRAWN BY: MT, TW, JM

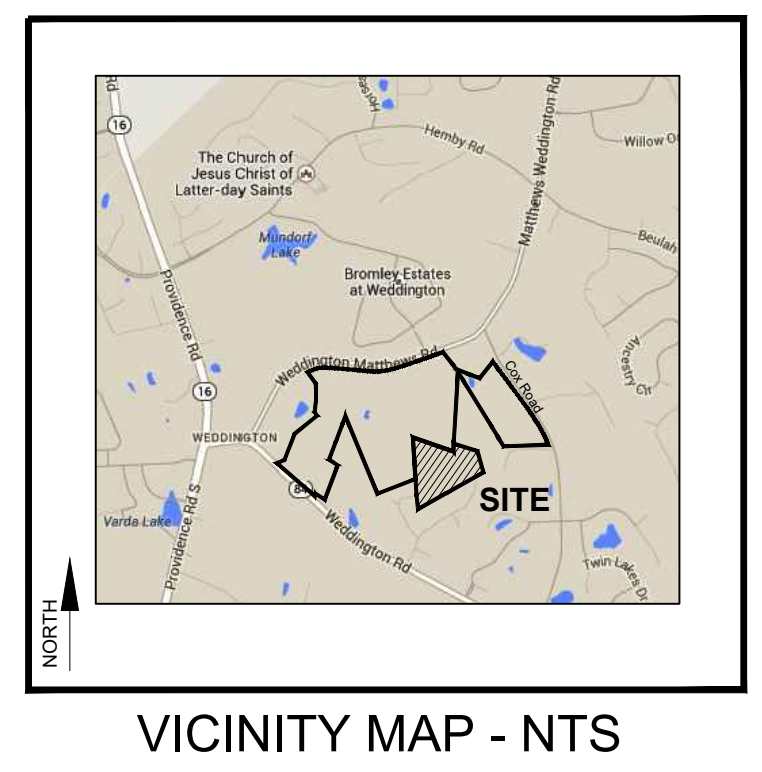
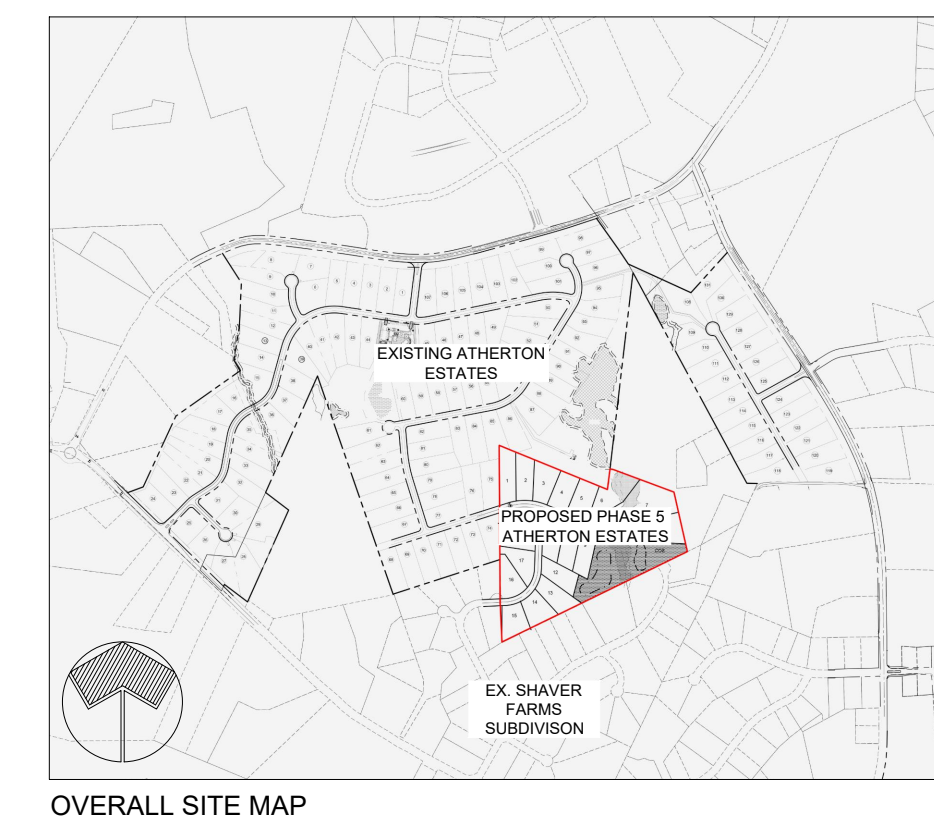
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DEVELOPER:
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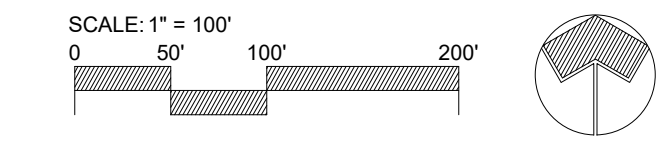


ATHERTON ESTATES PHASE 5 | SEPTIC LOCATION PLAN

WEDDINGTON, UNION COUNTY, NC

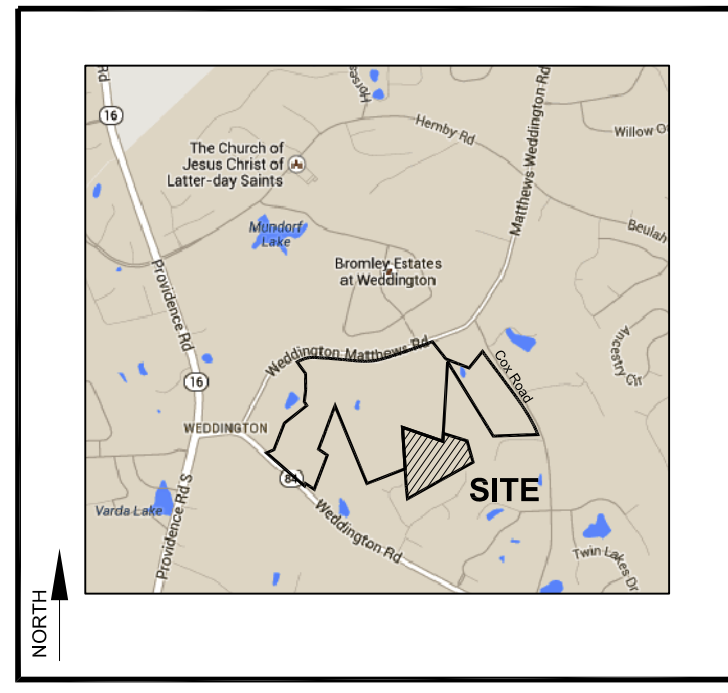
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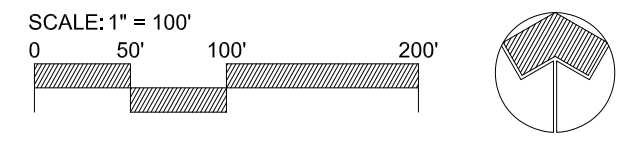
VICINITY MAP - NTS

ATHERTON ESTATES PHASE 5 | GRADING PLAN STUDY

WEDDINGTON, UNION COUNTY, NC

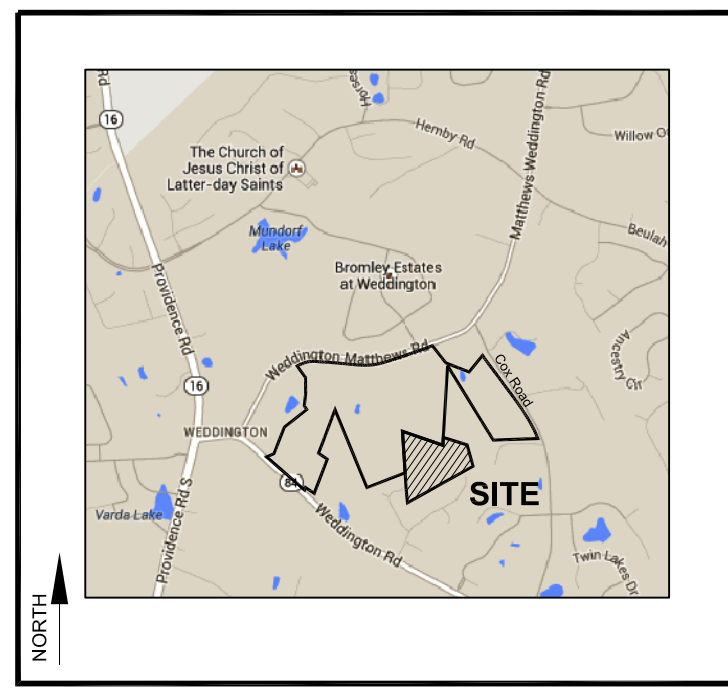
DATE: 06-02-2020
 CLIENT: SHEA HOMES
 PROJ #: 13031
 DRAWN BY: MT, JM, HN

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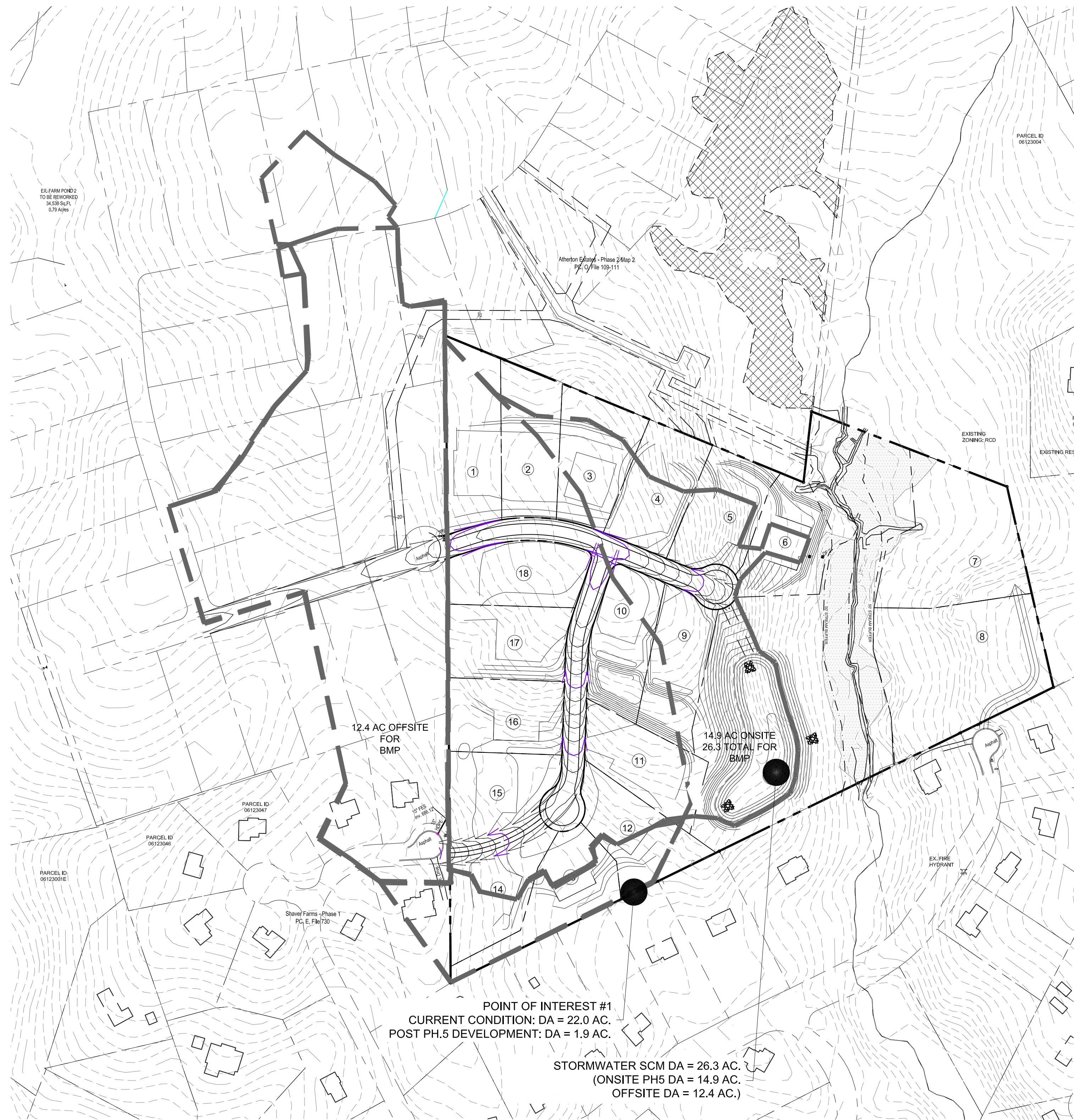


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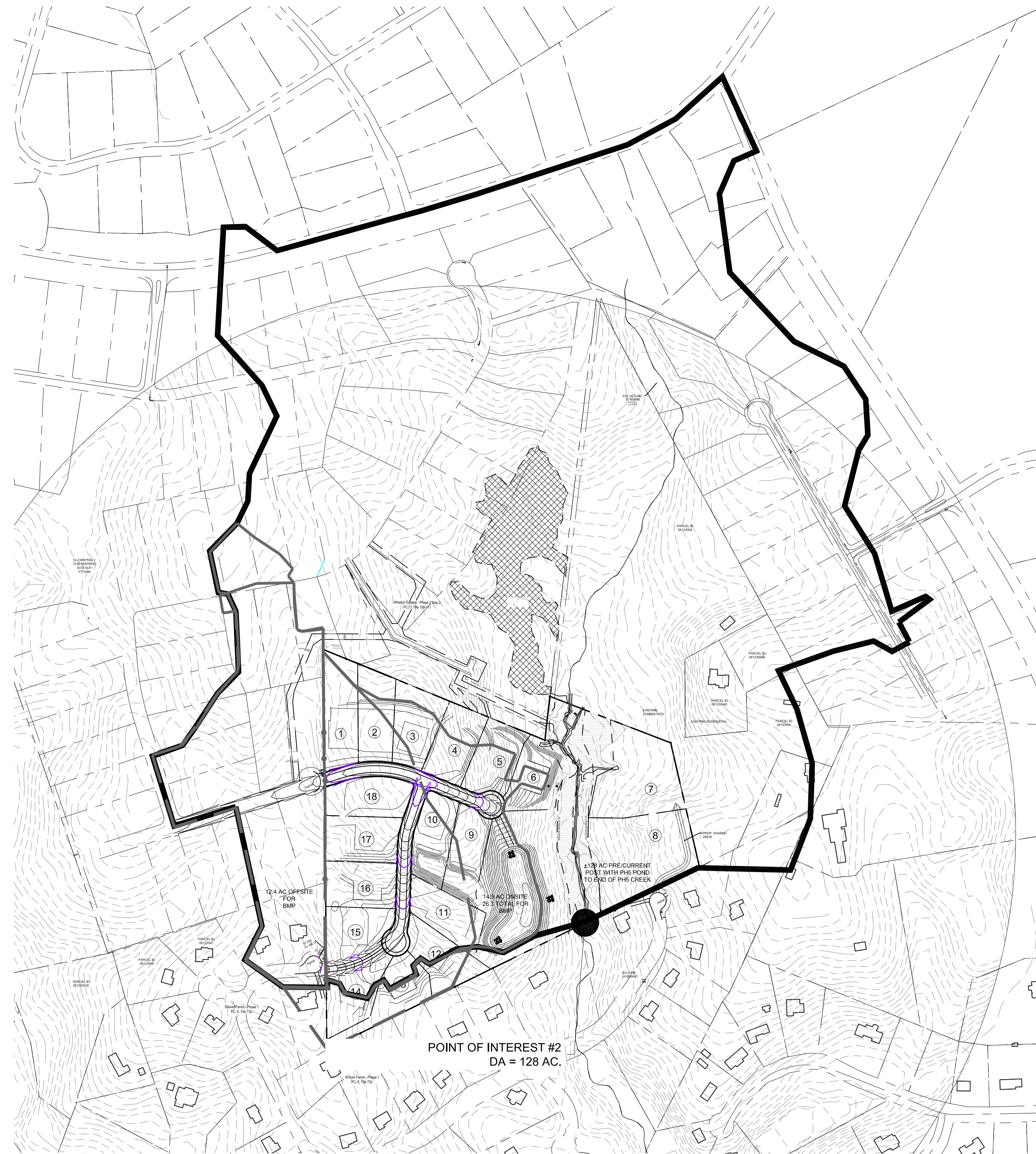
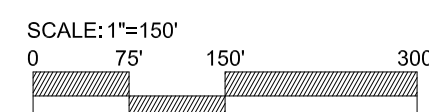




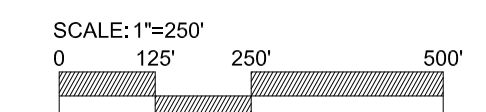
VICINITY MAP - NTS



DRAINAGE AREA 1: FOR STORMWATER SCM POND



DRAINAGE AREA 2: OVERALL TO EXISTING STREAM

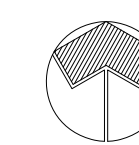


ATHERTON ESTATES PHASE 5 | DRAINAGE AREA EXHIBIT

WEDDINGTON, UNION COUNTY, NC

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