

SITE DATA SUMMARY

LOCATION:
TOWN OF WEDDINGTON, UNION COUNTY NORTH CAROLINA

PARCELS ID NUMBERS: 061-23-002 (UNION COUNTY)

SITE SUMMARY:
TOTAL SITE AREA: +/- 27.4 AC

LOT SUMMARY:
PROPOSED RESIDENTIAL LOTS: 19 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% X 27.4 = 2.74 AC)
PROPOSED COMMON OPEN SPACE: 4.86 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

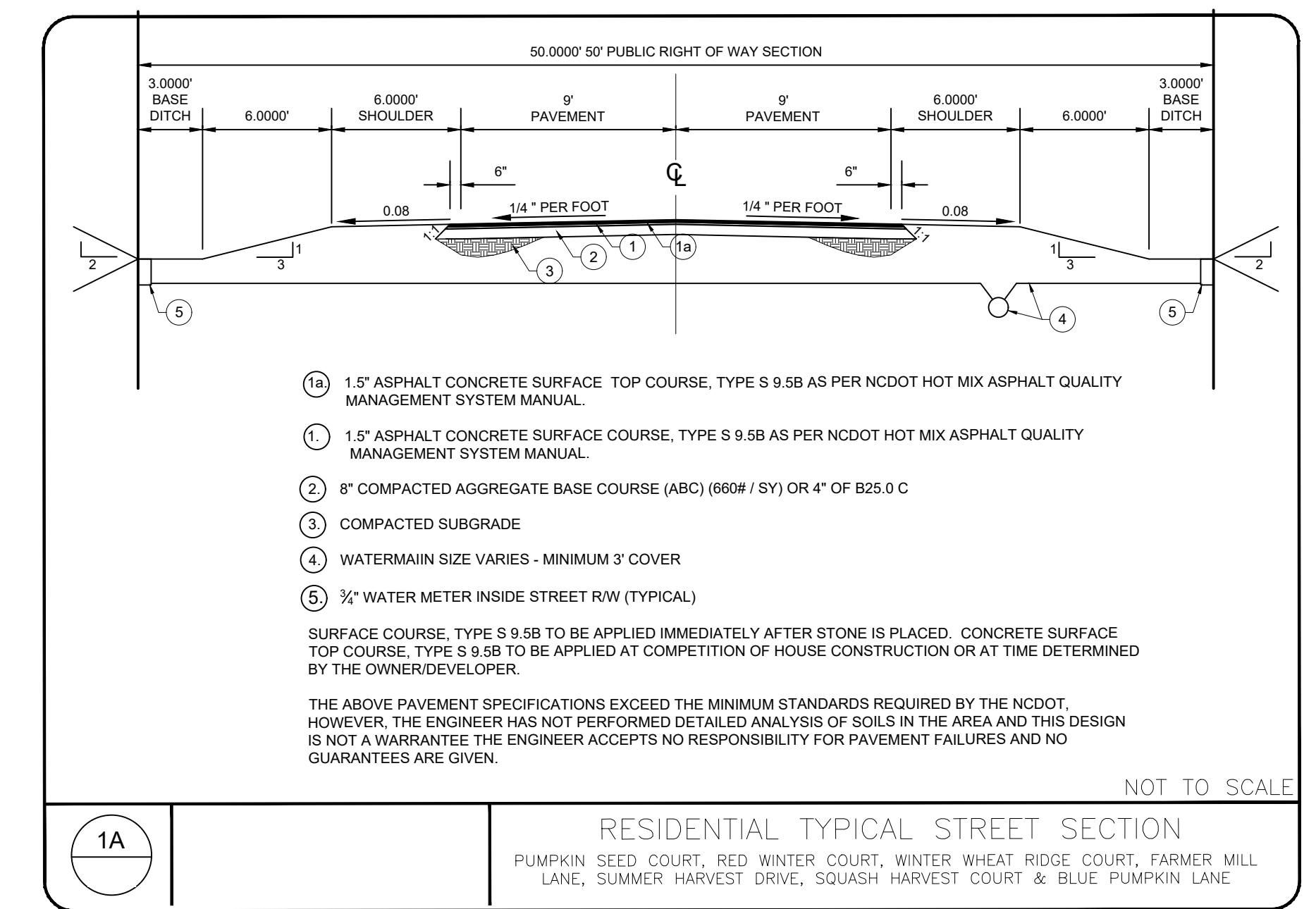
PROPOSED SHADOWER LN EXTENSION: 906 L.F.
PROPOSED SUMMER HARVEST RD: 639 L.F.

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	CUYLEN MARCEL CUYLEN 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	8008 CORPORATE CENTER DR SUITE 300	CHARLOTTE	NC	28226	RCD
13	6123338	N/A	SHEA ATHERTON LLC	8008 CORPORATE CENTER DR SUITE 300	CHARLOTTE	NC	28226	RCD
14	6123348	N/A	SHEA ATHERTON LLC	8008 CORPORATE CENTER DR SUITE 300	CHARLOTTE	NC	28226	RCD
15	6123271	N/A	SHEA ATHERTON LLC	8008 CORPORATE CENTER DR SUITE 300	CHARLOTTE	NC	28226	RCD
16	6123292	DB 7079 PG 080	ATHERTON ESTATES OWNERS ASSOCIATION	8008 CORPORATE CENTER DR SUITE 300	CHARLOTTE	NC	28226	RCD

NOTES

1. THE DEVELOPMENT WILL BE SERVED BY PUBLIC WATER FROM UCPW.
2. PARTIAL 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.



ATHERTON ESTATES PHASE 5 | SKETCH PLAN

WEDDINGTON, UNION COUNTY, NC

DATE: 03.17.2020
CLIENT: SHEA HOMES
PROJ #: 13031
DRAWN BY: MT, TW

PLOTTED: T:\PROJECTS\2013 PROJECTS\13031 Atherton Ph5-Shea-Weddington\CAD\BASE FILES\SITE\13031-PH5 BASE.dwg / 3/17/2020 3:07 PM

DEVELOPER:
SHEA ATHERTON, LLC
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