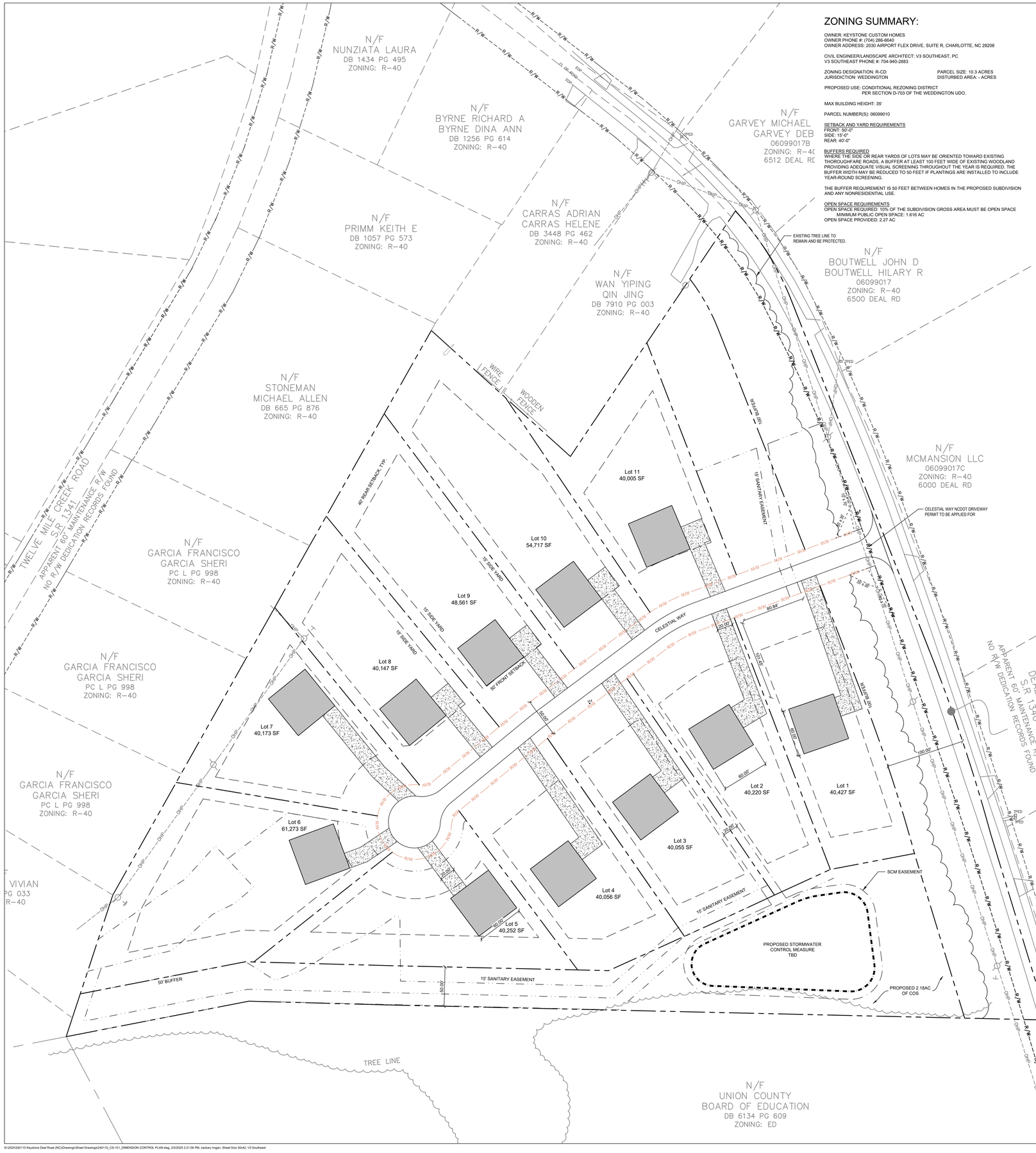


ZONING SUMMARY:

OWNER: KEYSTONE CUSTOM HOMES
OWNER PHONE #: (704) 286-8640
OWNER ADDRESS: 2030 AIRPORT FLEX DRIVE, SUITE R, CHARLOTTE, NC 28208

CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
V3 SOUTHEAST PHONE #: 704-940-2883

ZONING DESIGNATION: R-CD
JURISDICTION: WEDDINGTON

PARCEL SIZE: 10.3 ACRES
DISTURBED AREA: - ACRES

PROPOSED USE: CONDITIONAL REZONING DISTRICT
PER SECTION D-703 OF THE WEDDINGTON UDO.

MAX BUILDING HEIGHT: 35'

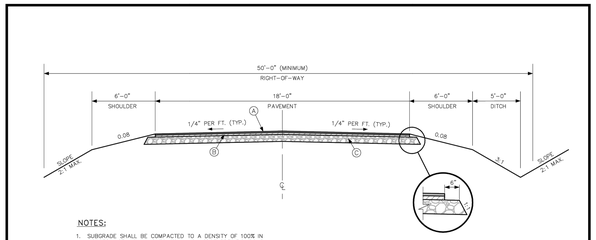
PARCEL NUMBER(S): 06099010

SETBACK AND YARD REQUIREMENTS
FRONT: 50'-0"
SIDE: 15'-0"
REAR: 40'-0"

BUFFERS REQUIRED
WHERE THE SIDE OR REAR YARDS OF LOTS MAY BE ORIENTED TOWARD EXISTING THOROUGHFARE ROADS, A BUFFER AT LEAST 100 FEET WIDE OF EXISTING WOODLAND PROVIDING ADEQUATE VISUAL SCREENING THROUGHOUT THE YEAR IS REQUIRED. THE BUFFER WIDTH MAY BE REDUCED TO 50 FEET IF PLANTINGS ARE INSTALLED TO INCLUDE YEAR-ROUND SCREENING.

THE BUFFER REQUIREMENT IS 50 FEET BETWEEN HOMES IN THE PROPOSED SUBDIVISION AND ANY NONRESIDENTIAL USE.

OPEN SPACE REQUIREMENTS
OPEN SPACE REQUIRED: 10% OF THE SUBDIVISION GROSS AREA MUST BE OPEN SPACE
MINIMUM PUBLIC OPEN SPACE: 1.616 AC
OPEN SPACE PROVIDED: 2.27 AC



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 DEVELOPERS 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, S9.5B
(B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, S9.5B
(C) 10" COMPACTED AGGREGATE BASE COURSE OR 5" BITUMINOUS CONCRETE BASE COURSE, B25.0C

DATE: SEPTEMBER 2014 | SCALE: NTS
REVISIONS

TYPICAL SECTION
RESIDENTIAL LOCAL STREET WITH SHOULDER AND DITCH

TOWN OF WEDDINGTON STANDARD DETAILS
WEDDINGTON, N.C.
ROADWAY: R | STD. NO.: 100

TOWN OF WEDDINGTON LOCAL STREET DETAIL — SCALE: N.T.S.

GENERAL COMMENTS:

1. DEVELOPER INFORMATION:
   1.1. NAME: KEITH FENN
   1.2. ADDRESS: 2030 AIRPORT FLEX DRIVE, STE R, CHARLOTTE, NC 28202
   1.3. PHONE: 980-269-6609
   1.4. EMAIL: KFENN@KEYSTONECUSTOMHOME.COM
2. OWNER:
   2.1. NAME: KEYSTONE CUSTOM HOMES
   2.2. ADDRESS: 2030 AIRPORT FLEX DRIVE, STE R, CHARLOTTE, NC 28208
   2.3. PHONE #: 877-521-2469
   2.4. EMAIL: UNKNOWN
3. ENGINEER:
   3.1. NAME: V3 SOUTHEAST, PC: DAVID S. KLAUSMAN P.E.
   3.2. ADDRESS: 3700 SOUTH BLVD, STE 200, CHARLOTTE, NC 28209
   3.3. PHONE #: 803-513-4734
   3.4. EMAIL: DKLAUSMAN@V3CO.COM
4. DEVELOPMENT INFORMATION
   4.1. NATURE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT
   4.2. PROPOSED LOTS: 11
   4.3. AVG BLDG SQ. FTG: 3600
   4.4. PROPOSED CONSTRUCTION: SITE DEVELOPMENT
5. PLANNING JURISDICTION:
   5.1. NAME: WEDDINGTON
   5.2. ADDRESS: 1942 WEDDINGTON ROAD, WEDDINGTON, NC 28104
   5.3. PHONE #: 704-846-2709
   5.4. EMAIL: GGGORDOS@TOWNOFWEDDINGTONNC.COM
6. ESTIMATED CONSUMPTION OF FLOW
   6.1. DOMESTIC WATER: 400 GPD/CONNECTION = 400 X 11 = 4400 GPD
   6.2. IRRIGATION: 200 GPD/CONNECTION = 200 X 11 = 2200 GPD
   6.3. FIRE FLOW: (0)
   6.4. SEWER: (0)
7. PROPOSED METERS
   7.1. DOMESTIC: 3/4" METER (11)
   7.2. IRRIGATION: 3/4" METER (11)
   7.3. FIRE: (0)

Parcel Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	40426.87	933.381	120.950 51.781 63.241 61.462 57.454 126.881 109.029 342.583	N69° 41' 22.39"E S19° 18' 19.71"E S19° 05' 57.10"E S18° 58' 26.75"E S18° 33' 19.27"E S18° 20' 45.72"E S79° 15' 11.89"W N20° 55' 14.60"W
2	40220.12	911.851	342.583 78.131 333.149 62.894 50.485 44.609	S20° 55' 14.60"E S65° 23' 28.12"W N34° 16' 51.12"W N53° 09' 37.65"E N61° 25' 30.02"E N69° 41' 22.39"E
3	40055.46	891.627	333.149 54.229 71.760 306.066 6.453 119.970	S34° 16' 51.12"E S65° 03' 06.22"W S65° 38' 51.51"W N34° 40' 14.30"W N50° 40' 42.23"E N53° 09' 37.65"E
4	40055.69	849.172	39.288 252.385 145.572 306.066 105.881	N88° 41' 24.25"W N36° 44' 55.59"W N50° 40' 42.23"E S34° 40' 14.30"E S65° 38' 51.51"W
5	40251.91	1011.021	252.385 412.053 224.759 101.866 19.957	S36° 44' 55.59"E N88° 35' 16.17"W N51° 37' 04.13"E N64° 46' 27.44"E N28° 37' 44.81"E
6	61272.70	1057.707	10.324 214.200 132.307 164.224 259.482 52.411 224.759	N88° 26' 32.89"W S79° 00' 22.36"W N18° 14' 03.85"E N29° 23' 38.85"E S80° 34' 11.03"E S22° 10' 45.37"E S51° 37' 04.13"W
7	40172.85	879.499	259.482 255.440 291.255 73.322	N80° 34' 11.03"W N29° 23' 39.88"E S39° 10' 13.46"E S53° 39' 06.19"W
8	40147.25	898.049	291.255 90.099 42.933 0.024 346.513 108.664 18.562	N39° 10' 13.46"W N29° 24' 34.28"E N29° 28' 34.04"E S39° 23' 40.99"E S39° 23' 40.99"E S50° 36' 19.01"W S74° 14' 21.21"W
9	48560.55	1021.530	346.513 149.779 404.416 74.751 46.070	N39° 23' 40.99"W N29° 30' 19.73"E S36° 42' 10.98"E S53° 09' 37.65"W S50° 51' 36.02"W
10	54717.19	1102.277	404.416 121.596 127.246 328.976 11.017 109.026	N36° 42' 10.98"W N29° 30' 19.73"E S47° 49' 36.91"E S33° 57' 17.20"E S54° 33' 47.52"W S53° 09' 37.65"W
11	40004.57	1051.098	66.154 53.892 328.976 111.314 174.305 316.456	S69° 41' 22.39"W S62° 49' 39.90"W N33° 57' 17.20"W S47° 49' 36.91"E N33° 55' 20.75"E S21° 05' 06.01"E

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

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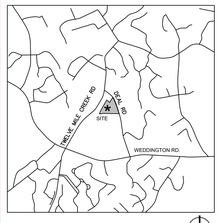
Charlote, NC 28208
877-699-7859
KeystoneCustomHome.com

Elysian at Weddington

Deal Road
Weddington, NC 28104



VICINITY MAP N.T.S.

TOPOGRAPHIC SURVEY DATED JULY 28, 2024 PROVIDED BY DELTA LAND SERVICES, INC., 608 MATTHEWS MINT HILL RD., MATTHEWS, NC 28105. (704) 847-4700.

PRELIMINARY PLAT
NOT FOR RECORDATION
NOT FOR CONSTRUCTION
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SCALE: 1"= 50'
0 25' 50' 100'

DATE: 02.04.25	PM: CCB
DRAWN BY: ZJH	REVIEWED BY: DSK

PROJECT NUMBER: 240110.01

DIMENSION CONTROL PLAN

REVISIONS:

SK-101

Sketch Plan

N/F
NUNZIATA LAURA
DB 1434 PG 495
ZONING: R-40

N/F
BYRNE RICHARD A
BYRNE DINA ANN
DB 1256 PG 614
ZONING: R-40

N/F
GARVEY MICHAEL JOSEPH
GARVEY DEBRA
06099017B
ZONING: R-40
6512 DEAL RD

N/F
PRIMM KEITH E
DB 1057 PG 573
ZONING: R-40

N/F
CARRAS ADRIAN
CARRAS HELENE
DB 3448 PG 462
ZONING: R-40

N/F
WAN YIPING
QIN JING
DB 7910 PG 003
ZONING: R-40

N/F
BOUTWELL JOHN D
BOUTWELL HILARY R
06099017
ZONING: R-40
6500 DEAL RD

N/F
STONEMAN
MICHAEL ALLEN
DB 665 PG 876
ZONING: R-40

N/F
MCMANSION LLC
06099017C
ZONING: R-40
6000 DEAL RD

TWELVE MILE CREEK ROAD
S.R. 1341
APPARENT 60' MAINTENANCE R/W
NO R/W DEDICATION RECORDS FOUND

N/F
GARCIA FRANCISCO
GARCIA SHERI
PC L PG 998
ZONING: R-40

DEAL ROAD
S.R. 1340
APPARENT 60' MAINTENANCE R/W
NO R/W DEDICATION RECORDS FOUND

N/F
PORTARO R(
PORTARO ALLIS(
06099(
ZONING:
5932 DE

N/F
NICHOLS WESLEY
NICHOLS MICHELE
06099018
ZONING: R-40
5924 DEAL RD

N/F
VIVIAN
PG 033
R-40

N/F
UNION COUNTY
BOARD OF EDUCATION
DB 6134 PG 609
ZONING: ED

WIRE FENCE
WOODEN FENCE
40' REAR SETBACK, TYP.
15' SIDE YARD
15' SIDE YARD
50' FRONT SETBACK
15' SANITARY EASEMENT
15' SANITARY EASEMENT
50' BUFFER
100' BUFFER
SCM EASEMENT
TREE LINE

PROPOSED FH
PROPOSED ±57 LF OF 8" DOM. WATER LINE FROM TEE TO FH.
PROPOSED 8"x6" TEE
PROPOSED ±924 LF OF 8" DOM. WATER LINE FROM TEE TO TEE
CELESTIAL WAY
PROPOSED ±13 LF OF 6" DOM. WATER LINE FROM TEE TO FH.
PROPOSED FH
PROPOSED ±8 LF OF 6" DOM. WATER LINE FROM TEE TO REDUCER
PROPOSED ±346 LF OF 2" DOM. WATER LINE FROM REDUCER TO BLOWOFF VALVE
PROPOSED STORMWATER CONTROL MEASURE TBD
PROPOSED 2.18AC OF COS
PROPOSED ±1298 LF OF 8" WATERMAIN EXTENSION FROM TEE TO TAP.

WATERMAIN EXTENSION INSET

SK-101
PROPOSED 8" WATERMAIN EXTENSION
WEDDINGTON MIDDLE SCHOOL ENTRANCE
PROPOSED CONNECTION TO EXISTING MAIN
WATER VAULTS

WATERMAIN EXTENSION INSET SCALE: 1"=50'

LEGEND

SYMBOL		DETAIL
W	EXISTING WATER MAIN	-/-
W	PROPOSED WATER SERVICE	-/-
WV	PROPOSED WATER GATE VALVE (GV)	-/-
	PROPOSED WATER METER	-/-

WATER DISTRIBUTION NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE UTILITY CONNECTION POINT(S) AT BUILDING(S) BASED ON PLUMBING PLANS. NOTIFY V3 SOUTHEAST IMMEDIATELY OF ANY DISCREPANCIES.
2. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS UNION COUNTY WATER REQUIRED BACKFLOW PREVENTER.
3. ALL WATER LINES, VALVES, FITTINGS, ETC., SHALL BE INSPECTED BY THE CIVIL ENGINEER. INSPECTION SHALL INCLUDE VISUAL OBSERVATION AND WILL INCLUDE TESTING IF APPLICABLE. TESTING SHALL BE PER FEDERAL, STATE, LOCAL REQUIREMENTS, OR PROJECT SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE OR HAS ULTIMATE JURISDICTIONAL AUTHORITY.
4. CONTRACTOR SHALL CONTACT THE COUNTY ASSIGNED PLUMBING INSPECTOR FOR REVIEW OF WATER SYSTEM INSTALLATION, FROM THE BUILDING CONNECTION POINT TO THE MAIN LINE ONLY, PRIOR TO BACKFILLING TRENCHES.
5. WATER LINES SHALL BE INSTALLED WITH A MINIMUM 36" COVER.
6. WATER LATERAL(S) ARE LEFT (5) FIVE FEET FROM BUILDING FACE. REFER TO PLUMBING PLANS FOR CONNECTION POINTS. ALL CONNECTION MATERIAL BY BUILDING CONTRACTOR.
7. ALL WATER VALVES MUST BE LOCATED IN GRASS / LANDSCAPE AREA OR ASPHALT PARKING / DRIVES. **VALVES ARE NOT ALLOWED IN CONCRETE SIDEWALK, PLAZAS, ETC.**
8. EACH UNION COUNTY WATER BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A UNION COUNTY WATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

ADDITIONAL PLAN NOTES

1. WATER AND SEWER TAPS, MATERIALS, AND INSTALLATION TO BE BY THE DEVELOPER.
2. THE CONTRACTOR SHALL CONTACT UNION COUNTY WATER PERSONNEL AFTER THE MATERIALS HAVE BEEN APPROVED BY UNION COUNTY WATER AND AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. PLEASE REACH OUT TO LEE DILLON AT LEE.DILLON@UNIONCOUNTYNC.GOV TO SCHEDULE THE MEETING.
3. ANY WORK OR TEST PERFORMED WITHOUT NOTIFICATION AND CONTACT WITH FIELD INSPECTORS SHALL BE INSTALLED AT THE CONTRACTORS RISK AND SUBJECT TO REMOVAL
4. IF ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS ARE DISCOVERED DURING THE SITE DEVELOPMENT PROCESS THEY WILL NEED TO BE ABANDONED IN ACCORDANCE WITH APPLICAPLE NORTH CAROLINA LAWS AND RULES.

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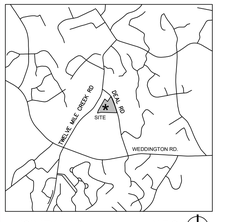

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PRELIMINARY PLAN
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0 25' 50' 100'
N

DATE: 02.04.25	PM: CCB
DRAWN BY: ZJH	REVIEWED BY: DSK
PROJECT NUMBER: 240110.01	

UCPW SKETCH PLAN

REVISIONS:

SK-102

Sketch Plan