



SITE DATA:

TAX PARCELS: 06153016 & 06153054A

TOTAL ACREAGE: APPROX. +/- 62.45 ACRES
ROW DEDICATION ACREAGE: APPROX. +/- 0.41 ACRES
REMAINING ACREAGE: APPROX. +/- 62.04 ACRES

LOCATION: TOWN OF WEDDINGTON, NC

ZONING:
EXISTING: R-CD & R-40
PROPOSED: R-CD (C2)

LAND USE:
EXISTING: VACANT
PROPOSED: SINGLE FAMILY

TOTAL POTENTIAL LOTS: +/- 45 LOTS (120' x 334')
PROPOSED DENSITY: +/- 0.73 DU/AC*
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM LOT WIDTH: 120'

OPEN SPACE:
REQUIRED: +/- 6.20 ACRES (10% MINIMUM*)
PROVIDED: +/- 6.20 ACRES (10%)

*NOTE: DENSITY AND OPEN SPACE CALCULATIONS BASED ON REMAINING ACREAGE (APPROX. +/- 62.04 ACRES).

General Notes

1. Base information provided by DRAFT "ALTANSPPS Land Title Survey" provided by ESP Associates, Inc. dated 07/27/2021 and Union County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Public water to be extended to the site.
4. Draft - Do not rely on this document.

Floodplain Information
Floodplain information obtained from FEMA FIRM Panel 371047600J effective date of study 10/16/2008.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by "Approximate Depiction of Aquatic Resources" provided by Wetlands & Waters, Inc. dated 06/01/2021 and Union County GIS data. For purposes of preparation of this Preliminary Conditional Zoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Conditional Zoning Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy-unit loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Weddington UDO and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

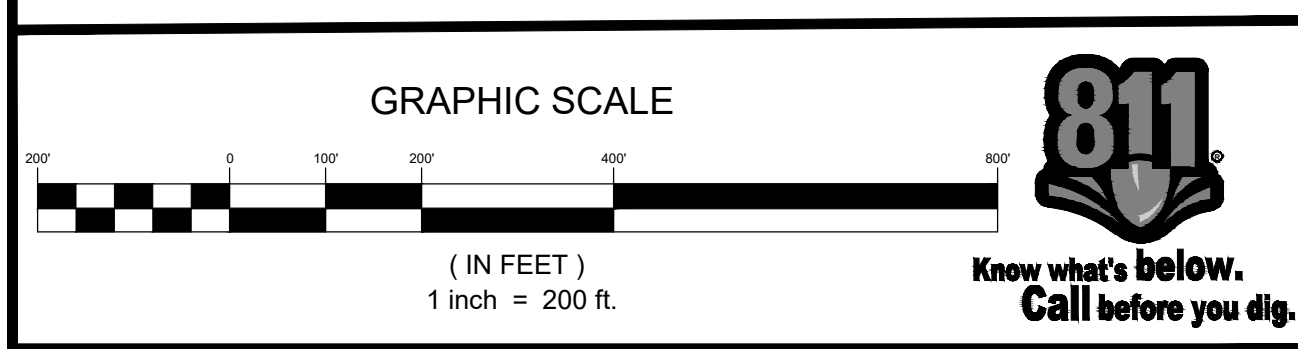
Open Space / Tree Save
Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

List of Adjacent Property Owners:						
Ref. Number	Parcel Number	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	06153152	YEVGENY ZHOLBOVOY & IRINA ALYAMINA	5820 MARKET WAY DR., APT 2112	CHARLOTTE	NC	28277
2	06153153	JOHN W. GALICH JR. & LAUREL GALICH	5028 OXFORDSHIRE RD.	WACHAW	NC	28173
3	06153154	ZACHARY D. JACKSON & JENNIFER P. JACKSON	5032 OXFORDSHIRE RD.	WACHAW	NC	28173
4	06153155	DANIEL L. & SUSAN P. KASPER	5036 OXFORDSHIRE RD.	WACHAW	NC	28173
5	06153156	DANA M. ELLIS & HENRIK H. ELLIS	5040 OXFORDSHIRE RD.	WACHAW	NC	28173
6	06153169	FIDEUS URSULUS EDOSSOMAN & MARGARET EDOSSOMAN	1005 SHIPPON LN.	WACHAW	NC	28173
7	06153171	GARY R. PALMER & PAMELA A. PALMER	1008 SHIPPON LN.	WACHAW	NC	28173
8	06153172	CHRISTOPHER M. GRANELLI & YOHANNE HANCOCK GRANELLI	1012 SHIPPON LN.	WACHAW	NC	28173
9	06153173	DANIEL JACK GEORGE & LINDA GAIL GEORGE	1016 SHIPPON LN.	WACHAW	NC	28173
10	06153175	HRB DEVELOPERS, INC.	301 S. McDOWELL ST., STE 300	CHARLOTTE	NC	28204
11	06153197	HRB DEVELOPERS, INC.	301 S. McDOWELL ST., STE 300	CHARLOTTE	NC	28204
12	06153208	PARTHA SEN GUPTA & MENAKASH SENGUPTA	1022 SHIPPON LN.	WACHAW	NC	28173
13	06153188	DONNA M. WILLIAMS & PHILIP R. WILLIAMS	6036 OXFORDSHIRE RD.	WACHAW	NC	28173
14	06153187	GREGORY KEACH & SYBIL KEACH	6040 OXFORDSHIRE RD.	WACHAW	NC	28173
15	06153206	JONATHAN JOSEPH & DELIANA JOSEPH	11902 HERITAGE LN.	HOLISTON	TX	77024
16	06153209	AMY COLEMAN & TODD COLEMAN	6040 OXFORDSHIRE RD.	WACHAW	NC	28173
17	06153205	THOMAS DAVIS & KELLY DAVIS	6044 OXFORDSHIRE RD.	WACHAW	NC	28173
18	06153949	DAVID S. STRUBBE & OLGA B. STRUBBE	225 HIDDEN HAVEN TRAIL	WACHAW	NC	28173
19	06153955	PHYLLIS MCDONNELL & ROBERT MCDONNELL	205 HIDDEN HAVEN TRAIL	WACHAW	NC	28173
20	06153952	PHYLLIS MCDONNELL & ROBERT MCDONNELL	205 HIDDEN HAVEN TRAIL	WACHAW	NC	28173
21	06153953	RECHA P. PURCHOT & MOHIT PURCHOT	215 WESTLACE DR.	WACHAW	NC	28173
22	06153954	SERGEY DRUGHA & OXIANA PAROSH	517 LOCHAVEN RD.	WACHAW	NC	28173
23	06153955	MARIA STEVEN SCHWARTZ & NANCY ANN SCHWARTZ	543 LOCHAVEN RD.	WACHAW	NC	28173
24	06153955	PAUL W. MEAD & SUSAN N. MEAD	534 LOCHAVEN RD.	WACHAW	NC	28173
25	06153121A	PAUL W. MEAD & SUSAN N. MEAD	534 LOCHAVEN RD.	WACHAW	NC	28173
26	06153121	JAMES MICHAEL BROWN JR. & MARY BETH BROWN	508 LOCHAVEN RD.	WACHAW	NC	28173
27	06153110	BONNIE SHERRIE & JEFF SHERRIE	507 LOCHAVEN RD.	WACHAW	NC	28173
28	06153104	KEVIN A. MACADAM & SUSANNA L. MACADAM	504 BEELEY CT.	WACHAW	NC	28173
29	06153103	LYRA L. OWENS & THOMAS SANDY HUSTON	510 BEELEY CT.	WACHAW	NC	28173
30	06153015A	JOSEPH R. HUDSON JR. & SANDRA F. HUDSON	637 LOCHAVEN RD.	WEDDINGTON	NC	28173
31	06153015	JUMPER DRIVE REVOCABLE TRUST	13663 PROVIDENCE RD. #319	MATTHEWS	NC	28104

List of Property Owners:						
Ref. Number	Parcel Number	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	06153016	SCOTT F. HEDRICK & CATHERINE D. HEDRICK	130 MARTINGALE LN.	WEDDINGTON	NC	28409
2	06153054A	SCOTT F. HEDRICK & EDWARD W. HEDRICK	130 MARTINGALE LN.	WEDDINGTON	NC	28409



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HAVEN ESTATES SITE

LOCATED IN

TOWN OF WEDDINGTON, NORTH CAROLINA

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 5	COVER SHEET	09/01/2021	10/15/2021
2 of 5	DETAILS SHEET	10/15/2021	
3 of 5	PRELIMINARY SEPTIC LOCATION PLAN	10/15/2021	
4 of 5	PRELIMINARY GRADING PLAN	10/15/2021	
5 of 5	PRELIMINARY DRAINAGE AREA PLAN	10/15/2021	



ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 835-0906
CONTACT: MATT MANDLE, PLA
MMANDLE@ESPASSOCIATES.COM

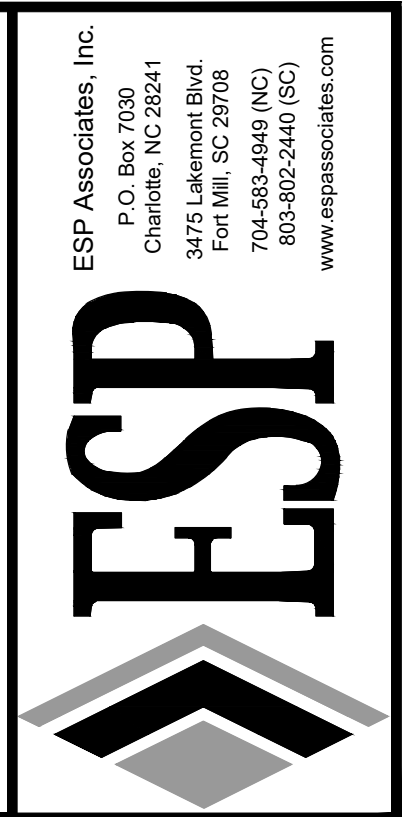
DEVELOPER: PULTE GROUP
ADDRESS: 11121 CARMEL COMMONS BLVD., SUITE 450
CHARLOTTE, NC 28226
(704) 972-7389
CONTACT: MR. MATT KEARNS

REVIEW AGENCY: TOWN OF WEDDINGTON
ADDRESS: 1924 WEDDINGTON ROAD
WEDDINGTON, NC 28120
(704) 846-2709

BY	EL	REVISION	DATE	NO.	1	10/15/2021	REVIEWED PER STAFF COMMENTS

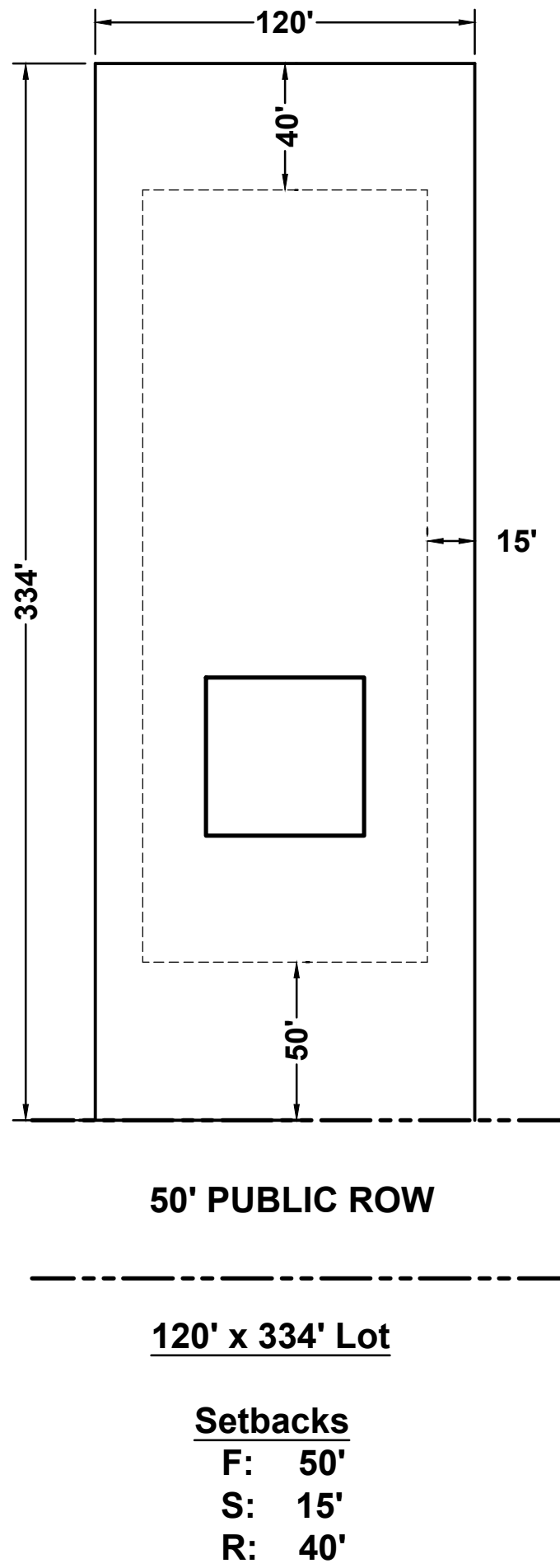
CONDITIONAL ZONING PLAN						
COVER SHEET (1 OF 5)						
HAVEN ESTATES SITE						
PULTE GROUP						
TOWN OF WEDDINGTON, NC						

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JP43
ORIGINAL DATE:	09/01/2021
SHEET:	1 OF 5

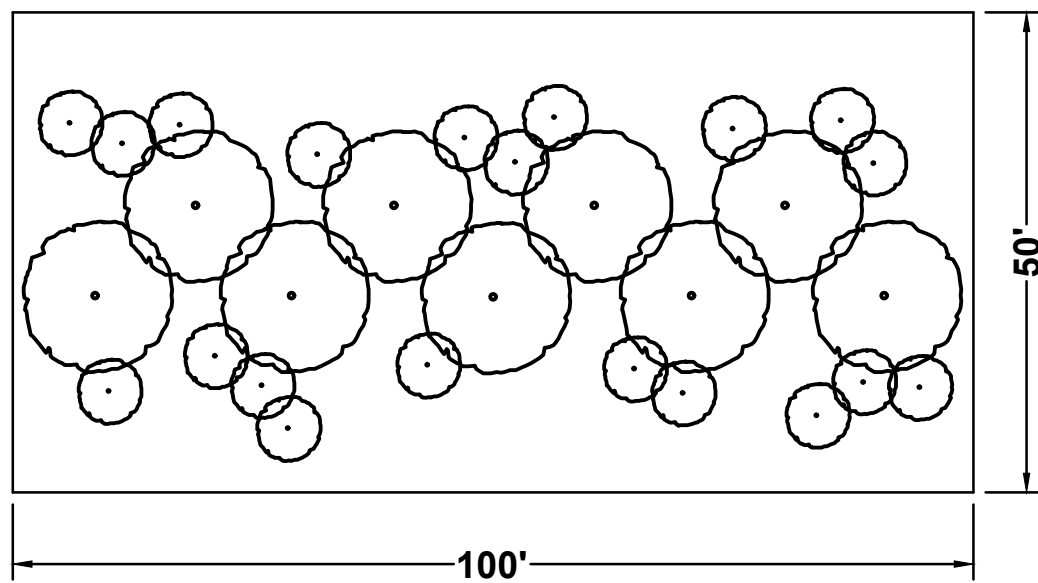


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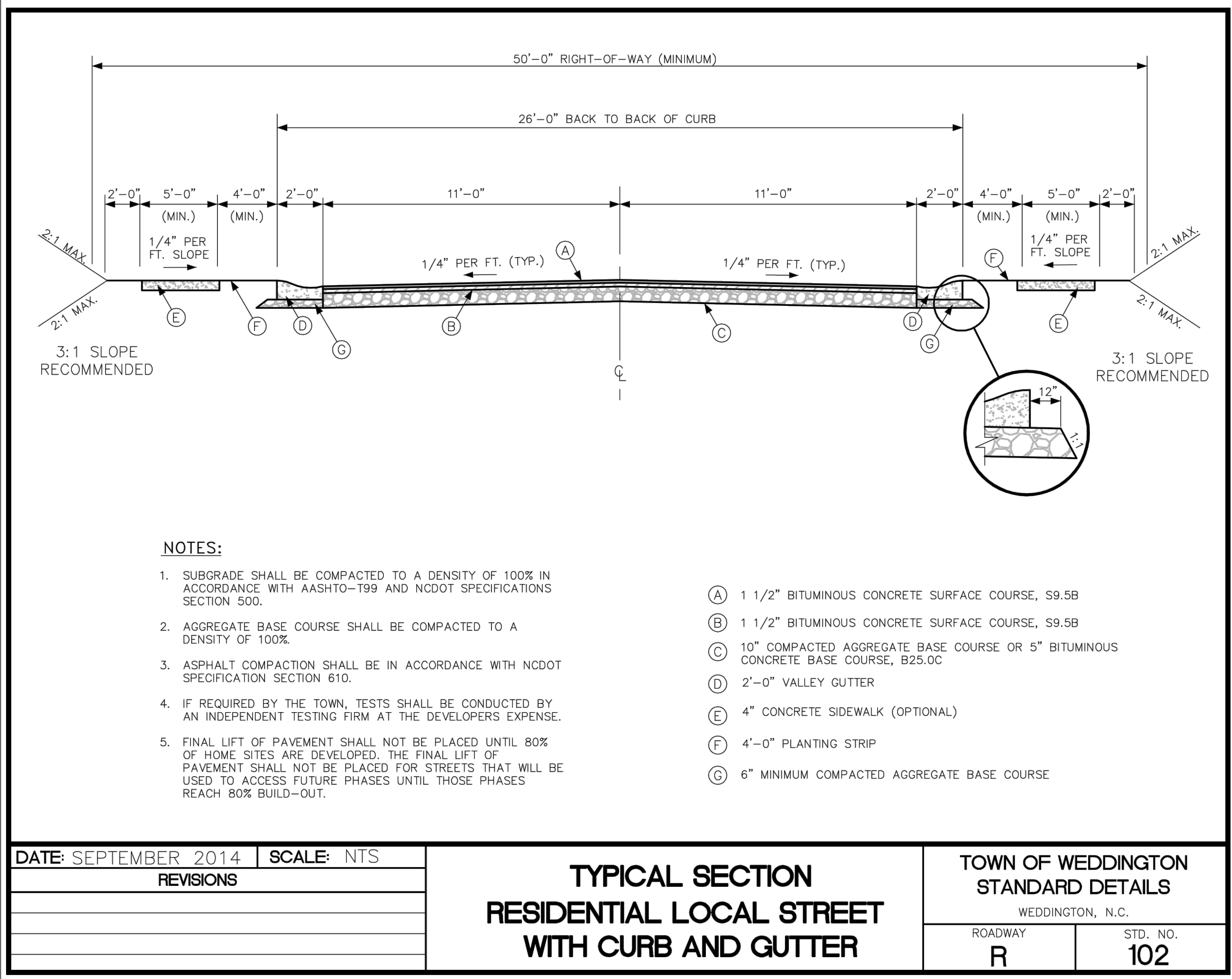
Typical Lot Detail:
NOT TO SCALE



50' Buffer Yard:
NOT TO SCALE



*NOTE: Buffer to be designed in Construction Document Phase



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-802-2440 (SC)
www.espassociates.com

CONDITIONAL ZONING PLAN
DETAILS SHEET (2 OF 5)

HAVEN ESTATES SITE

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JP43
ORIGINAL DATE:	09/01/2021

SHEET:
2 OF 5

BY
EL

REVISION
REVISED PER STAFF COMMENTS

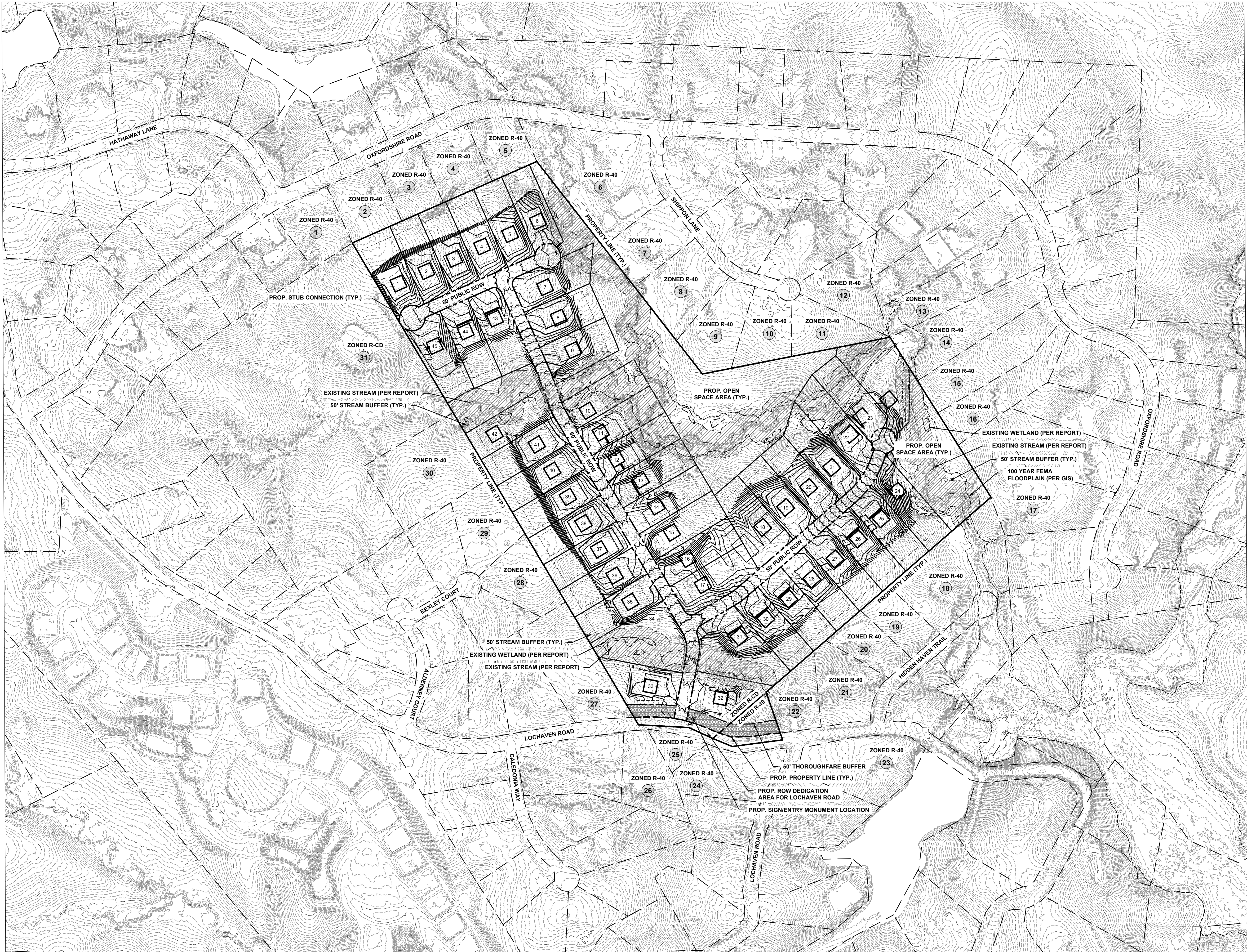
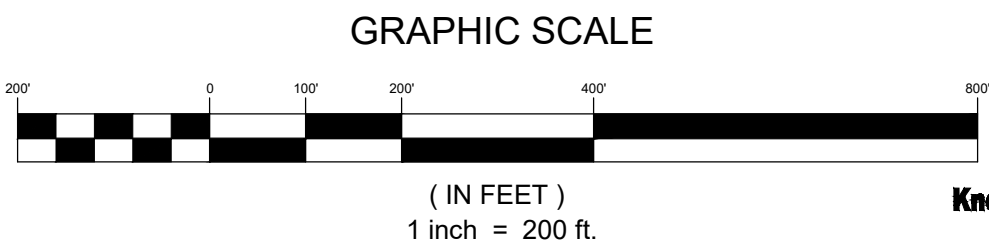
DATE
10/15/2021

NO.
1

TOWN OF WEDDINGTON, NC

PULTE GROUP

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PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JP43
ORIGINAL DATE:	09/01/2021
SHEET:	4 OF 5

CONDITIONAL ZONING PLAN
PRELIMINARY GRADING PLAN (4 OF 5)

HAVEN ESTATES SITE

PULTE GROUP TOWN OF WEDDINGTON, NC

NO.	DATE	REVISION	BY
1	10/15/2021	REVISED PER STAFF COMMENTS	EL

