



DEVELOPMENT DATA

ZONING:	R-CD "CONVENTIONAL"
COUNTY:	TOWN OF WEDDINGTON
TAX PARCEL:	06150001
TOTAL PROJECT AREA:	78.0 ACRES
MIN. LOT WIDTH SHOWN:	120 FT.
SETBACK:	50'
REAR YARD:	40'
SIDE YARD:	15'
SIDE STREET YARD:	25'
MIN. LOT AREA:	40,000 S.F.
NUMBER OF LOTS SHOWN:	56 LOTS
C.O.S. REQUIRED:	10% = 7.80 ACRES
C.O.S. PROVIDED:	635,000 S.F. (18%)
UTILITIES:	PUBLIC WATER AND SEWER
ESTIMATED SEWER/WATER FLOW:	56 LOTS * 560 GPD/LOT = 20,160 GPD

LEGEND

- 100' UNDISTURBED SIX-MILE CREEK BUFFER
- COMMON OPEN SPACE
- PROPOSED BMP

OWNER: PROVIDENCE ROAD MARVIN-WEDD RD JOINT VENTURE
 ADDRESS: 3901 BERESFORD ROAD CHARLOTTE, NC 28211
 PHONE: (704) 527-3440

DEVELOPER: BEECHWOOD HOMES
 CONTACT: BOB KARDOS
 ADDRESS: 7621 LITTLE AVENUE SUITE 111 CHARLOTTE, NC 28226
 PHONE: 704-582-3989

CIVIL ENGINEER/SURVEYOR: THE ISAACS GROUP, P.C.
 CONTACT: BENJI LAYMAN (blayman@isaacsgroup.com)
 ADDRESS: 8720 RED OAK BLVD; SUITE 420, CHARLOTTE, N.C. 28217
 PHONE: (704) 527-3440 ext. 157

TRAFFIC CONSULTANT: DESIGN RESOURCE GROUP
 CONTACT: RANDY GODDARD
 ADDRESS: 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208
 PHONE: (704) 343-0608

GENERAL NOTES:

THE SITE HAS NO BUILDINGS LISTED ON THE U.S. DEPARTMENT OF INTERIORS NATIONAL REGISTRY OF HISTORIC HOUSES OR DESIGNATION AS A HISTORIC PROPERTY BY THE COUNTY.

A TIA IS IN PROGRESS BY THE TRAFFIC CONSULTANT: DESIGN RESOURCE GROUP

STORMWATER MANAGEMENT - WILL BE PROVIDED IN ACCORDANCE WITH THE SIX MILE CREEK WATERSHED REGULATIONS AND TOWN'S ORDINANCE.

JURISDICTIONAL SURFACE WATERS - AN ON-SITE DETERMINATION AND DELINEATION FOR THE PRESENCE OF JURISDICTIONAL SURFACE WATERS HAS BEEN PERFORMED AND WILL BE PROVIDED TO THE TOWN FOR REVIEW DURING THE CONSTRUCTION PERMITTING PHASE.

ROADWAY NAMES - PROPOSED ROADWAY NAMES WILL REQUIRE WRITTEN APPROVAL FROM UNION COUNTY.

UTILITIES - THE DEVELOPER INTENDS TO CONSTRUCT PUBLIC SANITARY SEWER AND PUBLIC WATER LINES TO SERVE THE PROPOSED 56 SINGLE FAMILY RESIDENTIAL LOTS.

PRELIMINARY FOR REVIEW PURPOSES ONLY

REA ROAD SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

SKETCH PLAN

Project: REA ROAD SUBDIVISION
 File #2399-9096 Date: 10/21/23 Project Egr: FBL
 Design By: FBL
 Drawn By: FBL
 Scale: 1" = 100'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

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