



BEECHWOOD CAROLINAS

WELCOME HOME

The Crossing at Weddington Vision Deck



Proposed R-40 Sketch Plan



DEVELOPMENT DATA

ZONING	R-40 "CONVENTIONAL"
COUNTY	TOWN OF WOODHOLLOW
TOTAL PROJECT AREA	130.00 ACRES
PROPOSED AREA WITH BUFFER	128.00 ACRES
AREA TO DEVELOP	78.17 ACRES
MIN. LOT WIDTH SHOWN	130 FT.
SETBACK	50'
REAR YARD	45'
SIDE YARD	15'
MIN. STREET WIDTH	35'
MIN. LOT AREA	40,000 S.F.
NUMBER OF LOTS SHOWN	54 LOTS
C.O.S. INCLUDED	108 = 7.70 ACRES
C.O.S. PROVIDED	COMMON FROM 7.70 ACRES
UTILITIES	PUBLIC WATER AND SEWER
ESTIMATED SEWER/WATER FLOW	54 LOTS * 180 GPD/LOT = 10,260 GPD
IRRIGATION	30 G GALLONS AT 6 MIL W/EP
	300 GPD/LOT * 54 LOTS = 10,800 GPD

LEGEND

	100' UNDEVELOPED
	50'-WIDE CREEK BUFFER
	COMMON OPEN SPACE

OWNER: PROVIDENCE ROAD MARINA-NEED NO JOINT VENTURE
 ADDRESS: 3911 KENNEDY ROAD CHARLOTTE, NC 28211
 EMAIL: BHARDOS@BEECHWOODHOMES.COM

DEVELOPER: BEECHWOOD HOMES
 ADDRESS: 7511 LITTLE AVENUE SUITE 111 CHARLOTTE, NC 28226
 PHONE: 704-362-3888
 EMAIL: BHARDOS@BEECHWOODHOMES.COM

CIVIL ENGINEER/SURVEYOR: THE ISAACS GROUP, P.C.
 CONTACT: BETH LEWIS (BETH@ISAACSGROUP.COM)
 ADDRESS: 8740 RED OAK BLVD, SUITE 422 CHARLOTTE, N.C. 28217
 PHONE: (704) 527-3440 ext. 157
 LICENSE: 40000, WATER AND SEWER

TRAFFIC CONSULTANT: DESIGN RESOURCE GROUP
 CONTACT: BRADY GORDON
 ADDRESS: 3404 WOODHOLLOW BOULEVARD SUITE 200 CHARLOTTE, NC 28208
 PHONE: (704) 343-0900

GENERAL NOTES:

THE USE HERE OF MATERIALS LISTED ON THE U.S. DEPARTMENT OF INTERIOR NATIONAL HISTORY OF HISTORIC PLACES OR DESIGNATED AS A NATIONAL MONUMENT BY THE COUNTY.

A TRAIL IS IN PROGRESS BY THE TRAFFIC CONSULTANT, DESIGN RESOURCE GROUP.

CONSTRUCTION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE SIX MILE CREEK WATERSHED REGULATIONS AND TOWN ORDINANCES.

ADDITIONAL SURFACE MATERIAL - AN ON-SITE DETERMINATION AND DELINEATION FOR THE PRESENCE OF ADDITIONAL SURFACE MATERIALS WILL BE PROVIDED BY THE TOWN OF WOODHOLLOW DURING THE CONSTRUCTION PERIOD. THESE MATERIALS WILL BE PROVIDED TO THE TOWN OF WOODHOLLOW DURING THE CONSTRUCTION PERIOD.

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

UTILITIES - THE DEVELOPER INTENDS TO CONSTRUCT PUBLIC SANITARY SEWER AND PUBLIC WATER LINES TO SERVE THE PROPOSED 54 SINGLE-FAMILY RESIDENTIAL LOTS.

INTERNAL ROADS WILL BE MAINTAINED BY HOODT.

PRELIMINARY FOR REVIEW PURPOSES ONLY

REAR ROAD SUBDIVISION
 TOWN OF WOODHOLLOW, NORTH CAROLINA

SKETCH PLAN

NO.	BY	DATE	REVISION

PREPARED BY: BETH LEWIS
 CHECKED BY: BETH LEWIS
 DATE: 07/23/2024
 SCALE: AS SHOWN
 SHEET NO.: 1 OF 1
 PROJECT NO.: 24-0001

ISAACS
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 8740 RED OAK BLVD, SUITE 422
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Proposed R-40 Sketch Plan Birdseye Perspective



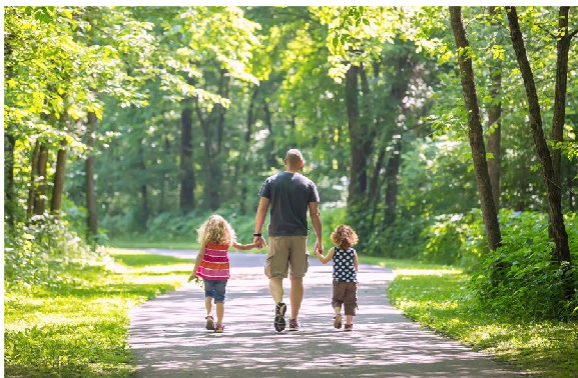
Proposed R-40 Sketch Plan Highlights

- ✓ **Low Density of 0.68 units per acre (54 Lots on 78.99 acres)**
- ✓ **Minimum 40,000 square foot Lots.**
- ✓ **Minimum 120' wide Lots.**
- ✓ **Beechwood to Comply with all required R-40 or RCD Subdivision Ordinance and Design Guideline standards.**
- ✓ **Beechwood DOES NOT intend to clearcut the site.** Instead, we propose to clear for the Roads, Water Quality Ponds and Select Cut the Lots to fit preplaced House pad location (**similar to how Bromley Estates was built out**).
- ✓ **Beechwood intends to maintain heavily wooded Buffers along the Perimeter of the Property.**
- ✓ **Roads are intended to be become Public,** and Beechwood will meet all required NCDOT and Town of Weddington Design Standards.
- ✓ **Project to be served by Public Water & Sewer** based on UCPW water & sewer availability. Sewer Easement to the West is still in negotiation with land-owner.

Proposed R-40 Sketch Plan Aerial View



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Proposed House Plan Highlights

- ✓ Mix of high-end **Luxury and Custom Homes**.
- ✓ Homes Sized from **3,500 to over 5,000 square feet**.
- ✓ Homes Priced from **\$1.5M to over \$2.5M**.
- ✓ **No two exterior Front Elevation to be identical**.
- ✓ **Four-sided Architecture**.
- ✓ **All Exterior Materials to be of High Quality, Low Maintenance materials** (brick, cultured stone, cementitious siding or shake, 30 year architectural shingles, etc.).

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Questions

