

**DEVELOPMENT DATA**

ZONING:	R-CD "CONVENTIONAL"
COUNTY:	TOWN OF WEDDINGTON
TAX PARCEL:	06150001
TOTAL PROJECT AREA:	76.99 ACRES
PROJECTED REA RD R/W DEDICATION:	0.82 ACRES
AREA TO DEVELOP:	76.17 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:	54 LOTS (CONSTRUCTED IN ONE PHASE)
C.O.S. REQUIRED:	10% = 7.70 ACRES
C.O.S. PROVIDED:	GREATER THAN 7.70 ACRES/10.0%
UTILITIES:	PUBLIC WATER AND SEWER
ESTIMATED SEWER/WATER FLOW:	54 LOTS * 190 GPD/LOT = 10,260 GPD DOMESTIC FLOW TO BE TREATED AT 6 MILE WWTP
IRRIGATION:	200 GPD/LOT * 54 LOTS = 10,800 GPD
NOTE:	DEVELOPMENT WILL PROVIDE AN 8" WATER MAIN TO SERVE THE 54 LOTS. THE DEVELOPMENT WILL HAVE 54 DOMESTIC METERS AND 54 IRRIGATION METERS.

**LEGEND**

	100' UNDISTURBED SIX-MILE CREEK BUFFER
	COMMON OPEN SPACE

**OWNER:** PROVIDENCE ROAD MARVIN-WEDD RD JOINT VENTURE  
 ADDRESS: 3901 BERESFORD ROAD CHARLOTTE, NC 28211  
 PHONE: 704-582-3989  
 EMAIL: BKARDOS@BEECHWOODHOMES.COM

**DEVELOPER:** BEECHWOOD HOMES  
 CONTACT: BOB KARDOS  
 ADDRESS: 7621 LITTLE AVENUE SUITE 111 CHARLOTTE, NC 28226  
 PHONE: 704-582-3989  
 EMAIL: BKARDOS@BEECHWOODHOMES.COM

**CIVIL ENGINEER/SURVEYOR:** THE ISAACS GROUP, P.C.  
 CONTACT: BENJ 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 THE 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 54 SINGLE FAMILY RESIDENTIAL LOTS.

INTERNAL ROADS WILL BE PUBLIC MAINTAINED BY NCDOT.

THERE WILL BE NO ON STREET PARKING ALLOWED WITHIN THE SUBDIVISION.

THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THIS SITE.

**STORMWATER NOTES:**

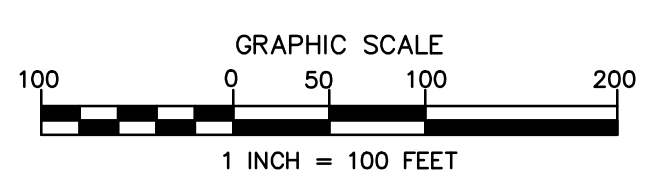
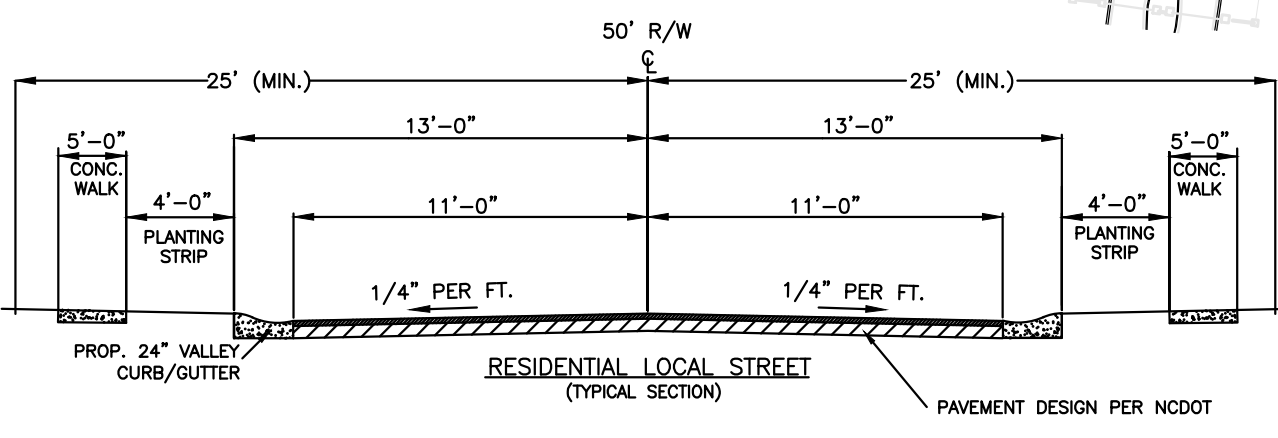
THE SITE IS A VACANT PROPERTY LOCATED AT THE NORTHWEST CORNER OF PROVIDENCE ROAD AND REA ROAD. THE PROPERTY SLOPES GENERALLY FROM 2%-10% FROM THE INTERSECTION SLOPING NORTH WHERE THERE IS A PERENNIAL STREAM. THE PERENNIAL STREAM EVENTUALLY FEEDS INTO SIX MILE CREEK. THERE ARE SEVERAL OTHER INTERMITTENT STREAMS THAT HAVE BEEN LOCATED ON THE PROPERTY AS WELL. THE SITE IS MOSTLY WOODED AT THIS TIME. SOILS ON SITE CONSIST OF A MIXTURE OF APLING, CECIL, HELENA, AND COLFAX.

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BMP MAINTENANCE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

**BOUNDARY SURVEY:**  
 BOUNDARY SHOWN BASED ON SURVEY COMPLETED BY THE ISAACS GROUP



**PRELIMINARY FOR REVIEW PURPOSES ONLY**

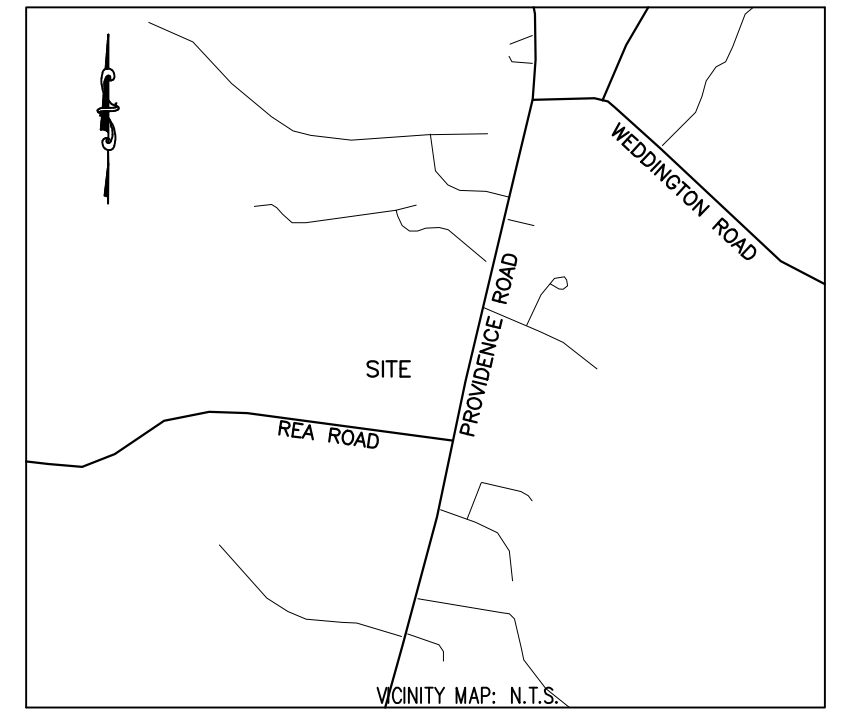
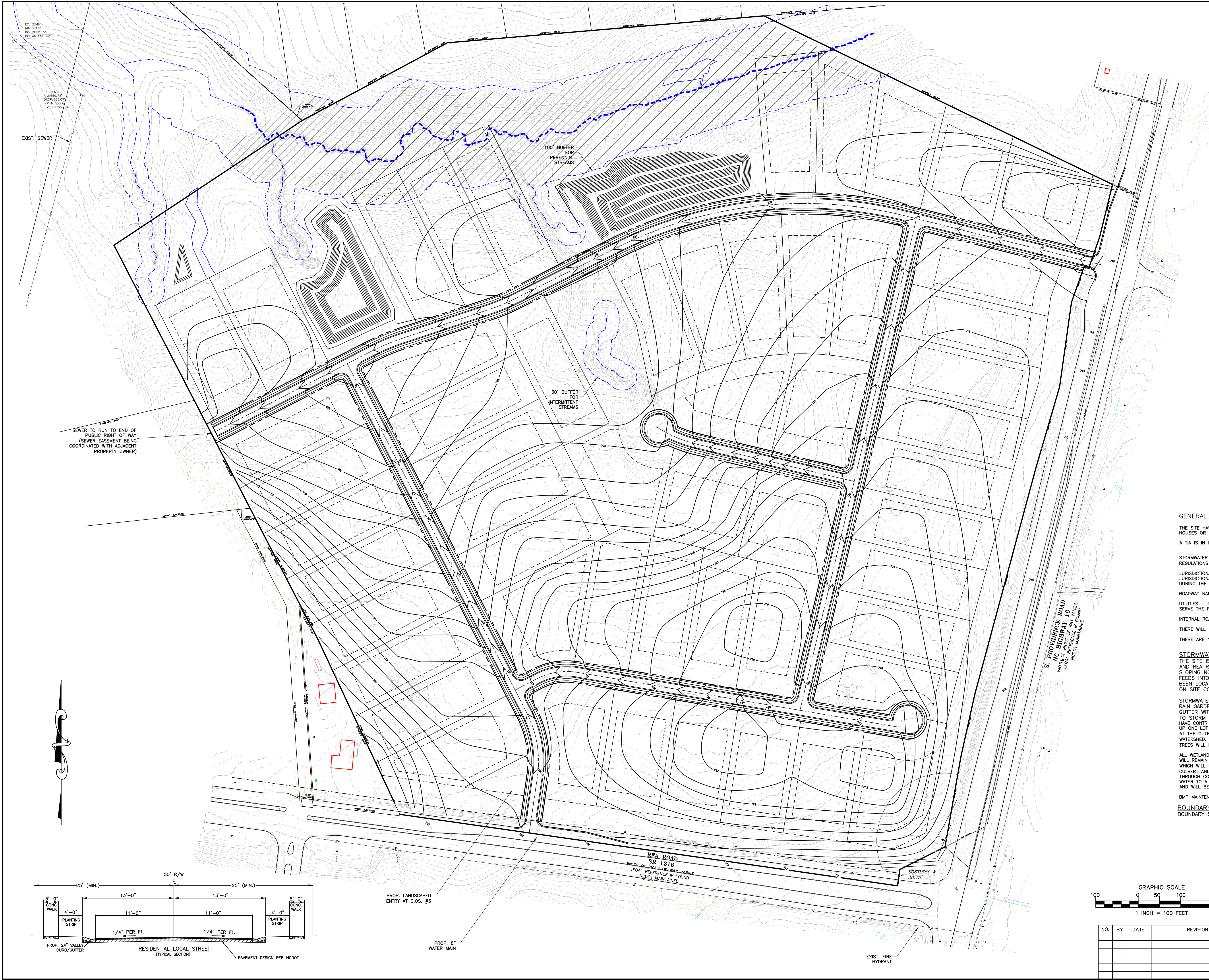
**REA ROAD SUBDIVISION**  
 TOWN OF WEDDINGTON, NORTH CAROLINA

**SITE PLAN**

Project: #23993-9L-REAR2020 Date: 5/1/24 Project Egn: FBL  
 Title: Design By: FBL  
 Drawn By: FBL  
 Scale: 1" = 100'

**ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND SURVEYING  
 8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8355

**SK-1**



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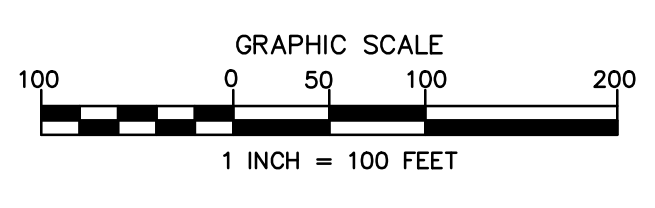
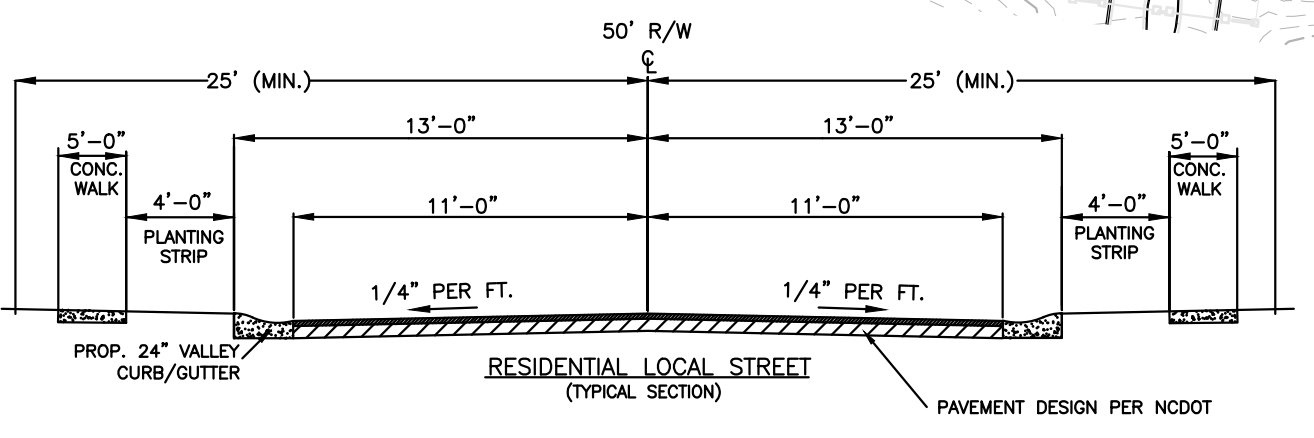
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**PRELIMINARY FOR REVIEW PURPOSES ONLY**

<b>REA ROAD SUBDIVISION</b>		TOWN OF WEDDINGTON, NORTH CAROLINA	
<b>PRELIMINARY GRADING PLAN</b>			
Project:	REA ROAD SUBDIVISION	Date:	5/1/24
File #:	23993-96-REC02R200	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			
<b>SK-1</b>			

NO.	BY	DATE	REVISION