Luna Estates
BY APPOINTMENT ONLY
LUXURY SINGLE-FAMILY HOMES
980-223-3874
Toll Brothers
LUNA ESTATES

Toll Brothers
Toll Brothers
Toll Brothers
SPEED LIMIT 25

TOLL BROTHERS AT
THE BLUFFS
AT WESLEY CHAPEL
SALES HOURS
• Monday - Tuesday: 10:00 am - 6:00 pm
• Wednesday: 1:00 pm - 6:00 pm
• Thursday - Friday: Closed
• Saturday: 10:00 am - 6:00 pm
• Sunday 1:00 pm - 6:00 pm

DATE: SEPTEMBER 2014	SCALE: NTS	TYPICAL SECTION RESIDENTIAL COLLECTOR STREET WITH SHOULDER AND DITCH	TOWN OF WEDDINGTON STANDARD DETAILS WEDDINGTON, N.C.	
REVISIONS			ROADWAY R	STD. NO. 101

DEVELOPER:

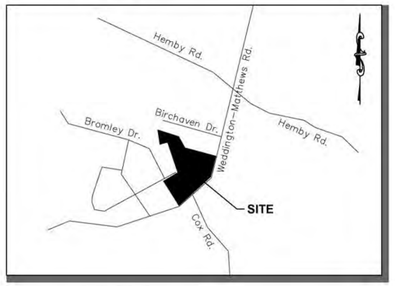
NAME: DEVELOPMENT SOLUTIONS GROUP
CONTACT: KENT OLSON
ADDRESS: 11121 CARMEL COMMONS BLVD.
SUITE 360
CHARLOTTE, NC 28226
PHONE #: (704) 543-0760
EMAIL: kent@olsondevelopment.com

ENGINEER:

NAME: McKIM & CREED
CONTACT: BETH BAILEY JOHNSTON, PLA
ADDRESS: 8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227
PHONE #: (704) 945-3370 x1370
EMAIL: bbailey@mckimcreed.com

OPEN SPACE

VICINITY MAP NTS



SITE STATISTICS

PARCEL (PIDs):	06123012 & 06123012C
ZONING:	R-CD
EXISTING / PROPOSED USE:	SINGLE FAMILY RESIDENTIAL / SINGLE FAMILY RESIDENTIAL
ACREAGE:	28.959 ACRES
STREAM WATERSHED:	SIXMILE CREEK (LOWER CATAWBA)
FEMA (FIRM):	3710447700L
PROPOSED NUMBER OF LOTS:	18
MINIMUM LOT SIZE:	
REQUIRED:	40,000 SF
PROVIDED:	40,000 SF MIN.
MINIMUM LOT WIDTH:	120 LF
MINIMUM LOT DEPTH:	VARIES
SMALLEST LOT / AVERAGE LOT:	40,361.31 SF / 43,311.95 SF
REQUIRED MAXIMUM DENSITY UNITS / ACRE (DUA):	N/A
PROPOSED DENSITY (DUA):	1.6
MINIMUM SETBACKS:	
FRONT:	50'
SIDE:	15'
SIDE CORNER:	25'
REAR:	40'
ROADWAYS:	
50' PUBLIC R/W:	3,053 LF
COMMON OPEN SPACE:	
REQUIRED:	±2.90 AC (10% GROSS AREA)
PROPOSED:	±5.37 AC (+/- 18.5% GROSS AREA)
WETLANDS, PONDS, & STREAMS	TBD - WETLANDS .64 AC - STREAM BUFFER .39 AC - EXISTING PUE 1.14 AC - EXISTING OH ELEC. R/W
TREE SAVE:	
REQUIRED:	ALL TREES OUTSIDE OF BUILDABLE AREA
NEW TREES:	
REQUIRED:	1 EXISTING OR PLANTED TREE / 40 LF OF STREET FRONTAGE LOCATED BTW. 4' AND 12' FROM ROW ON PRIVATE PROPERTY (MINIMUM 4 TREES / LOT)
BLOCK LENGTH:	400' MIN. / 1500' MAX.
CUL-DE-SAC:	1,200 LF MAX.

NOTES:

1. BOUNDARY SURVEY PERFORMED BY TIDEMARK LAND SERVICES. DATE OF SURVEY: JUNE 02-29, 2022.
2. BEARINGS ARE RELATIVE TO NC GRID NORTH NAD83 (2011) BASED ON A GPS SURVEY.
3. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA PANEL NO. 3710447700I EFFECTIVE DATE 02/19/2014.
4. UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE PER OBSERVED EVIDENCE IN THE FIELD AT THE TIME OF SURVEY. NO NC811 OR PRIVATE S.U.E. LOCATE REPORT PROVIDED BY CLIENT.
5. ALL PROPOSED LOTS TO BE SERVED BY CONNECTION TO EXISTING MUNICIPAL WATER LINE IN WEDDINGTON - MATTHEWS ROAD ROW AND/OR DELANEY DRIVE. SEE 'WATER/SEWER MAP' FROM UNION COUNTY.
6. ALL PROPOSED LOTS TO BE SERVED BY CONNECTION TO EXISTING MUNICIPAL SANITARY SEWER LINE IN DELANEY DRIVE. SEE 'WATER/SEWER MAP' FROM UNION COUNTY.

Water/Sewer Map
(NTS)

1"=100' 100' 50' 0 100' 200'

REV.NO.	DESCRIPTIONS	DATE
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
A	REVISED PER CITY COMMENTS	03-21-2023

REVISIONS

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www.mckimcreed.com

DSG Development Solutions Group

LUNA SUBDIVISION
TOWN OF WEDDINGTON, UNION COUNTY
NORTH CAROLINA

SKETCH PLAN

DATE:	APRIL 2023
MCE PROJ. #	07780-0033
DRAWN	BBJ
DESIGNED	BBJ
CHECKED	
PROJ. MGR.	BBJ

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: N/A

1 DRAWING NUMBER
A REVISION

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

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