

SITE DATA:

PROJECT NAME: DEAL LAKE
PROJECT ADDRESS: 610 WEDDINGTON ROAD, WEDDINGTON, NC
PID: 06129109, 06126001, 06126017, 06126017B, 06126017C
JURISDICTION: WEDDINGTON
ACREAGE: +/- 167.48 AC TOTAL / 132.96 AC DEVELOPABLE
ZONING EXISTING: R-CD
ZONING PROPOSED: R-CD
FLOOD PLAIN: +/- 13.6 AC
STREAM BUFFER: +/- 19.46 AC

NOTES:

1. BASE INFORMATION FROM UNION COUNT GIS, NC ONEMAP, NATIONAL WETLAND INVENTORY, AND OTHER PUBLICLY AVAILABLE SOURCES. THEREFORE ALL INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

ADJACENT PROPERTY OWNERS

NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 270 LLC	6120802	2027 BIREKNRIDGE CENTRE DR	8632788
2	HAMILTON GARY R	6123195	6087 OXFORDSHIRE RD	3937741
3	FRENETTE GARY P	6123196	6086 OXFORDSHIRE RD	3668842
4	FRENETTE GARY P	6123197	6085 OXFORDSHIRE RD	3020289
5	FRENETTE GARY P	6123198	6084 OXFORDSHIRE RD	3020339
6	BARAJAS CHRISTOPHER M	6123199	6072 OXFORDSHIRE RD	8801831
7	HEUSTESS LAUREN	6123246	8 LOCHAVEN RD	6526198
8	HORNSTEIN LAWRENCE	6128111	617 LOCHAVEN ROAD	6061661
9	LEE JONATHAN STEPHEN TRUSTEE	6128119	628 LOCHAVEN RD	86109179
10	MOFFAT DEBORAH	6128118	8 LOCHAVEN RD	7628024
11	MOFFAT JAMES DONALDSON V	6128689	836 BARON RD	7627829
12	QUEEN DAN W JR	6128619	646 BRANDY COURT	9887069
13	BONDURANT CHARLES W	6128616	646 BRANDY COURT	6806767
14	FERRY SCOTT M	6128617	628 BRANDY COURT	6107471
15	ENYDER MARK WAYNE	6128616	616 BRANDY CT	6452040
16	NYBY BRIAN M	6128615	646 BARON RD	8141008
17	TASE ALBERT G III	6128614	634 BARON RD	7336155
18	BALLETTA PETER J	6128613	636 BARON RD	9793379
19	WISE MANAGEMENT & REALTY LLC	6128612	606 BARON RD	8946474
20	DEPARTMENT OF TRANSPORTATION	6099114	1201 WEDDINGTON HILLS DR	6903323
21	SCHMIDT ROBERT	6099115	1208 WEDDINGTON HILLS DR	6467376
22	ZHANG JI	6099116	1217 WEDDINGTON HILLS DR	8223930
23	FOX CHARLES IVAN	6099117	1221 WEDDINGTON HILLS DR	6661801
24	HEFFAFF RICHARD R	6099118	1227 WEDDINGTON HILLS DR	1032772
25	CUSUMANO DAVID PASQUALE	6099142	1421 WEDDINGTON HILLS DR	8133488
26	WILLIAMS ROBERT DEAN TRUSTEE	6099141	1448 WEDDINGTON HILLS DR	8663642
27	LANS FOREST PRESERVE HOMEOWNERS ASSOCIATION INC		1004 LANS FOREST DR	0281892
28	PROFFST JANICE G		631 WEDDINGTON RD	1464987

1"=300' 300' 150' 0 300' 600'

DEAL LAKE
WEDDINGTON
UNION COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

DATE: NOVEMBER 2023
 MCE PROJ. # 02741-0111
 DRAWN: JM
 DESIGNED: TBD
 CHECKED:
 PROJ. MGR. BBJ

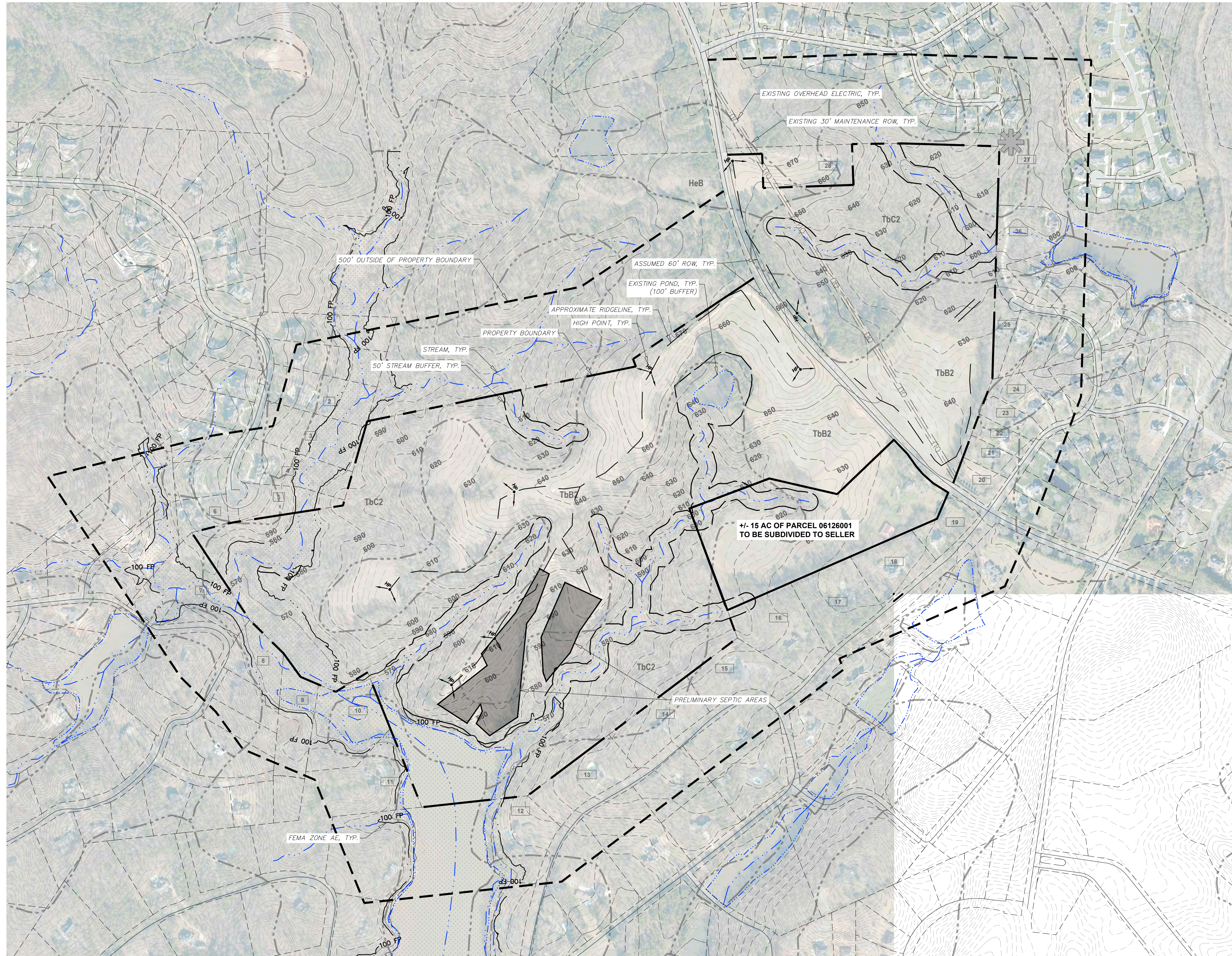
SCALE
 HORIZONTAL: 1" = 300'
 VERTICAL: N/A
01
 DRAWING NUMBER
 REVISION

STATUS: **PRELIMINARY DRAWING**
NOT FOR CONSTRUCTION

REV. NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL TO HARRNETT COUNTY	2023.02.03
	REVISIONS	

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McKIM & CREED
 8020 Tower Point Drive
 Charlotte, North Carolina 28227
 Phone: (704) 841-2588, Fax: (704) 841-2567
 NC License# F-1222
 www.mckimcreed.com



SITE DATA:

PROJECT NAME: DEAL LAKE
PROJECT ADDRESS: 610 WEDDINGTON ROAD & OTHER PARCELS, WEDDINGTON, NC
PID: 06129109, 06126001, 06126017, 06126017B, 06126017C
JURISDICTION: WEDDINGTON
ACREAGE: +/- 167.48 AC TOTAL / 132.96 AC DEVELOPABLE

ZONING:
EXISTING: R-CD
PROPOSED: R-CD

FLOOD PLAIN: +/- 13.6 AC
STREAM BUFFER: +/- 19.46 AC

ADJACENT PROPERTY OWNERS

NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 270 LLC	6128802	2627 BREKKNRIDGE CENTRE DR	8633788
2	HAMILTON GARY R	6152395	6087 OXFORDSHIRE RD	3897741
3	FRENETTE GARY P	6152196	6086 OXFORDSHIRE RD	3668842
4	FRENETTE GARY P	6152197	6085 OXFORDSHIRE RD	3050389
5	FRENETTE GARY P	6152198	6084 OXFORDSHIRE RD	3050389
6	BARAJAS CHRISTOPHER M	6152199	6072 OXFORDSHIRE RD	8891831
7	HEUSTESS LAUREN	6152846	8 LOCHAVEN RD	6526198
8	HORNSTEIN LAWRENCE	6128111	617 LOCHAVEN ROAD	6061861
9	LEE JONATHAN STEPHEN TRUSTEE		628 LOCHAVEN RD	86109179
10	MOFFAT DEBORAH	6128118	8 LOCHAVEN RD	7628024
11	MOFFAT JAMES DONALDSON V	6128689	836 BARON RD	7627829
12	QUEEN DAN W JR	6128619	666 BRANDY COURT	6887689
13	BONDURANT CHARLES W	6128619	646 BRANDY COURT	6884767
14	FERRY SCOTT M	6128617	628 BRANDY COURT	6107471
15	ENYDER MARK WAYNE	6128616	616 BRANDY CT	6462640
16	NYBY BRIAN M	6128615	646 BARON RD	6141008
17	TASE ALBERT G III	6128614	634 BARON RD	7338155
18	BALLETTA PETER J	6128613	636 BARON RD	6787879
19	WISE MANAGEMENT & REALTY LLC	6128612	608 BARON RD	6946474
20	DEPARTMENT OF TRANSPORTATION	6099114	1201 WEDDINGTON HILLS DR	6903323
21	SCHMIDT ROBERT	6099115	1208 WEDDINGTON HILLS DR	6487876
22	ZHANG JI	6099116	1217 WEDDINGTON HILLS DR	62236316
23	FOX CHARLES IVAN	6099117	1221 WEDDINGTON HILLS DR	6661801
24	HEAFF RICHARD R	6099118	1227 WEDDINGTON HILLS DR	1032772
25	CUSUMANO DAVID PASQUALE	6099142	1421 WEDDINGTON HILLS DR	6133488
26	WILLIAMS ROBERT DEAN TRUSTEE	6099141	1448 WEDDINGTON HILLS DR	6963642
27	LANS FOREST PRESERVE HOMEOWNERS ASSOCIATION INC		1004 LANS FOREST DR	6281882
28	PROBST JANICE G		631 WEDDINGTON RD	1464987

REV. NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL TO HARNETT COUNTY	2023.02.03

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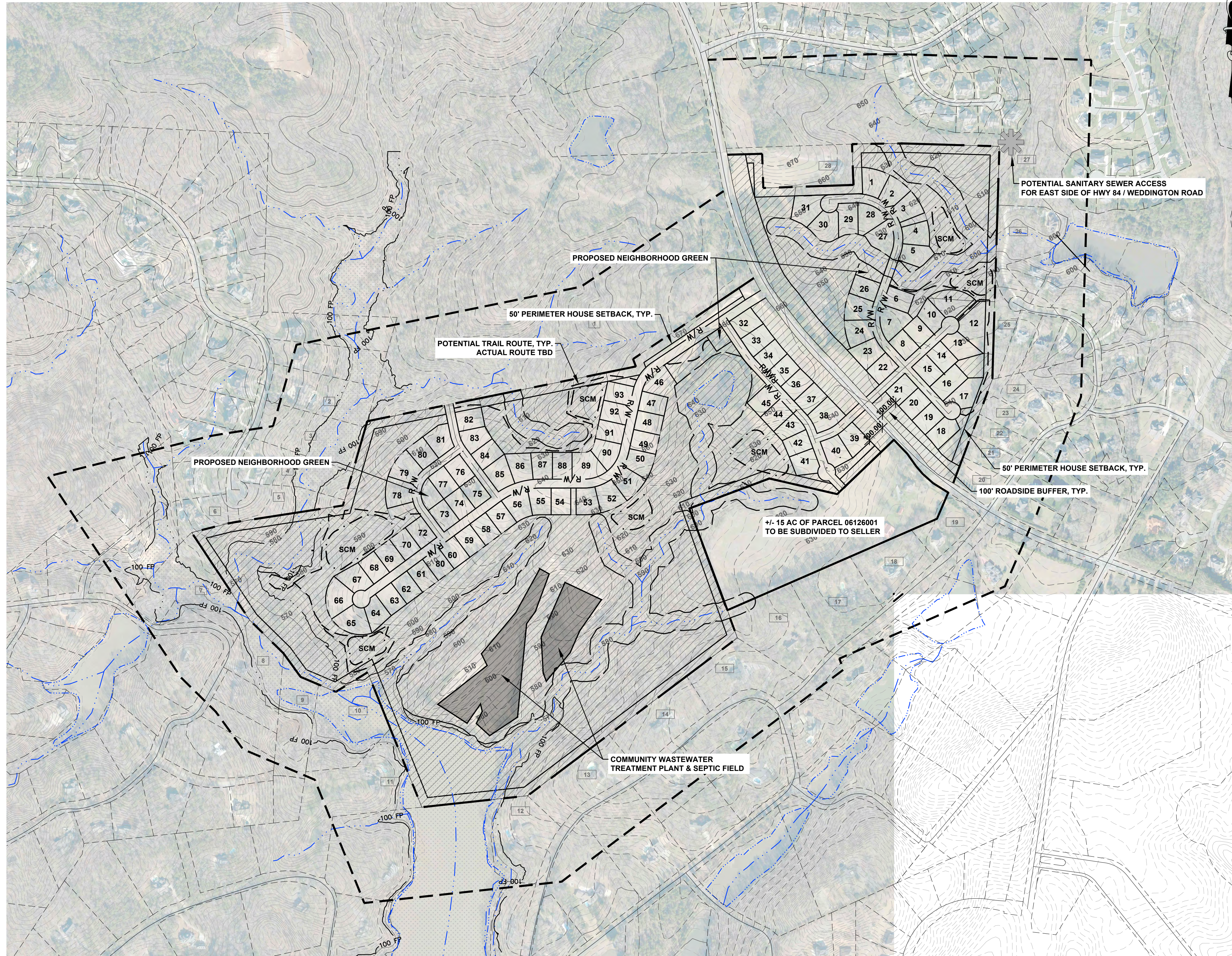
8020 Tower Point Drive
 Charlotte, North Carolina 28227
 Phone: (704) 841-2588, Fax: (704) 841-2567
 NC License# F-1222
 www.mckimcreed.com

DATE: NOVEMBER 2023
 MCE PROJ. #: 02741-0011
 DRAWN: JM
 DESIGNED: TBD
 CHECKED:
 PROJ. MGR.: BBJ

1"=300'
 300' 150' 0 300' 600'
DEAL LAKE
WEDDINGTON
UNION COUNTY, NORTH CAROLINA
EXISTING CONDITIONS WITH
PRELIMINARY SEPTIC AREAS

SCALE
 HORIZONTAL: 1" = 300'
 VERTICAL: N/A
02
 DRAWING NUMBER
 REVISION

STATUS: **PRELIMINARY DRAWING**
NOT FOR CONSTRUCTION



SITE DATA:

PROJECT NAME:	DEAL LAKE
PROJECT ADDRESS:	610 WEDDINGTON ROAD & OTHER PARCELS, WEDDINGTON, NC
PID'S:	06129109, 06126001, 06126017, 06126017B, 06126017C
JURISDICTION:	WEDDINGTON
ACREAGE:	+/- 167.48 AC TOTAL / 132.96 DEVELOPABLE
EAST SIDE:	+/- 35.8 AC DEVELOPABLE 41.1 AC - 5.3 AC IN STREAM BUFFER
WEST SIDE:	+/- 97.16 AC DEVELOPABLE +/- 126.38 AC - 15.62 AC IN STREAM BUFFER - 13.6 AC FLOOD PLAIN
OPEN SPACE / CONSERVATION AREA:	50% MINIMUM OF GROSS ACREAGE
EAST SIDE:	= 20.55 AC REQUIRED / 23.62 AC PROVIDED (57.5%)
WEST SIDE:	= 70.73 AC REQUIRED / 89.26 AC PROVIDED (70.6%)
ZONING EXISTING:	R-CD
PROPOSED:	R-CD
FLOOD PLAIN:	+/- 13.6 AC (12.5% OF CONSERVATION AREA)
STREAM BUFFERS:	
EAST SIDE:	+/- 5.3 AC (22.4% OF CONSERVATION AREA)
WEST SIDE:	+/- 15.62 AC (117.5% OF CONSERVATION AREA)
LOTS:	
TOTAL NUMBER ALLOWED:	122 (132.96 AC DEV / .918 AC MIN LOT SIZE, .9 DUA)
TOTAL NUMBER PROPOSED:	93 (.7 DUA)
MINIMUM LOT SIZE:	12,000 SF REQUIRED / +/- 15,000 SF PROVIDED
MINIMUM LOT WIDTH:	80' REQUIRED / 110' (AVERAGE) PROPOSED
LOT SETBACKS:	20' FRONT 30' REAR 5' SIDE (WITH 30' MIN. BTW STRUCTURES)

CONSERVATION AREA

ADJACENT PROPERTY OWNERS

NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 278 LLC	6128002	2627 BREKONRODGE CENTRE DR	8533788
2	HAMILTON GARY R	6123105	687 OXFORDSHIRE RD	3927141
3	FRENETTE GARY P	6123106	686 OXFORDSHIRE RD	3568842
4	FRENETTE GARY P	6123107	686 OXFORDSHIRE RD	3520388
5	FRENETTE GARY P	6123108	686 OXFORDSHIRE RD	3520388
6	BARAJAS CHRISTOPHER M	6123109	672 OXFORDSHIRE RD	6861631
7	HEUSTESS LAUREN	6123368	0 LOCHAVEN RD	85209190
8	HORENSTEIN LAWRENCE	6123111	677 LOCHAVEN ROAD	6081861
9	LEE JONATHAN STEPHEN TRUSTEE	6123118	629 LOCHAVEN RD	86109179
10	MOFFAT DEBORAH	6123118	0 LOCHAVEN RD	76280204
11	MOFFAT JAMES DONALDSON V	6123989	316 BARON RD	76278829
12	QUEEN DAN H JR	6123919	646 BRANDY COURT	68670880
13	BONDURANT CHARLES W	6123918	646 BRANDY COURT	6856767
14	PERRY SCOTT M	6123917	628 BRANDY COURT	6157471
15	SHYDER MARK WAYNE	6123916	610 BRANDY CT	6462495
16	NYBY BRIAN M	6123915	646 BARON RD	61410069
17	TASE ALBERT G III	6123914	634 BARON RD	73289155
18	BALLETTA PETER J	6123913	630 BARON RD	6779279
19	WISE MANAGEMENT & REALTY LLC	6123912	606 BARON RD	6946674
20	DEPARTMENT OF TRANSPORTATION	6089114	1281 WEDDINGTON HILLS DR	8903323
21	SCHMITT ROBERT	6089115	1289 WEDDINGTON HILLS DR	6467676
22	ZHANG JI	6089116	1217 WEDDINGTON HILLS DR	8229310
23	FOX CHARLES IVAN	6089117	1221 WEDDINGTON HILLS DR	6661001
24	HUTAFF RICHARD R	6089118	1227 WEDDINGTON HILLS DR	1030772
25	CULUMANO DAVID PASQUALE	6089142	1421 WEDDINGTON HILLS DR	8130486
26	WILLIAMS ROBERT DEAN TRUSTEE	6089141	1440 WEDDINGTON HILLS DR	8963542
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC		1054 LAKE FOREST DR	2351892
28	PROBST JANICE G		531 WEDDINGTON RD	1484067

1"=300' 300' 150' 0 300' 600'

DEAL LAKE WEDDINGTON
UNION COUNTY, NORTH CAROLINA

YIELD PLAN

DATE:	NOVEMBER 2023
MCE PROJ. #	02741-0011
DRAWN:	JM
DESIGNED:	TBD
CHECKED:	
PROJ. MGR.	BBJ

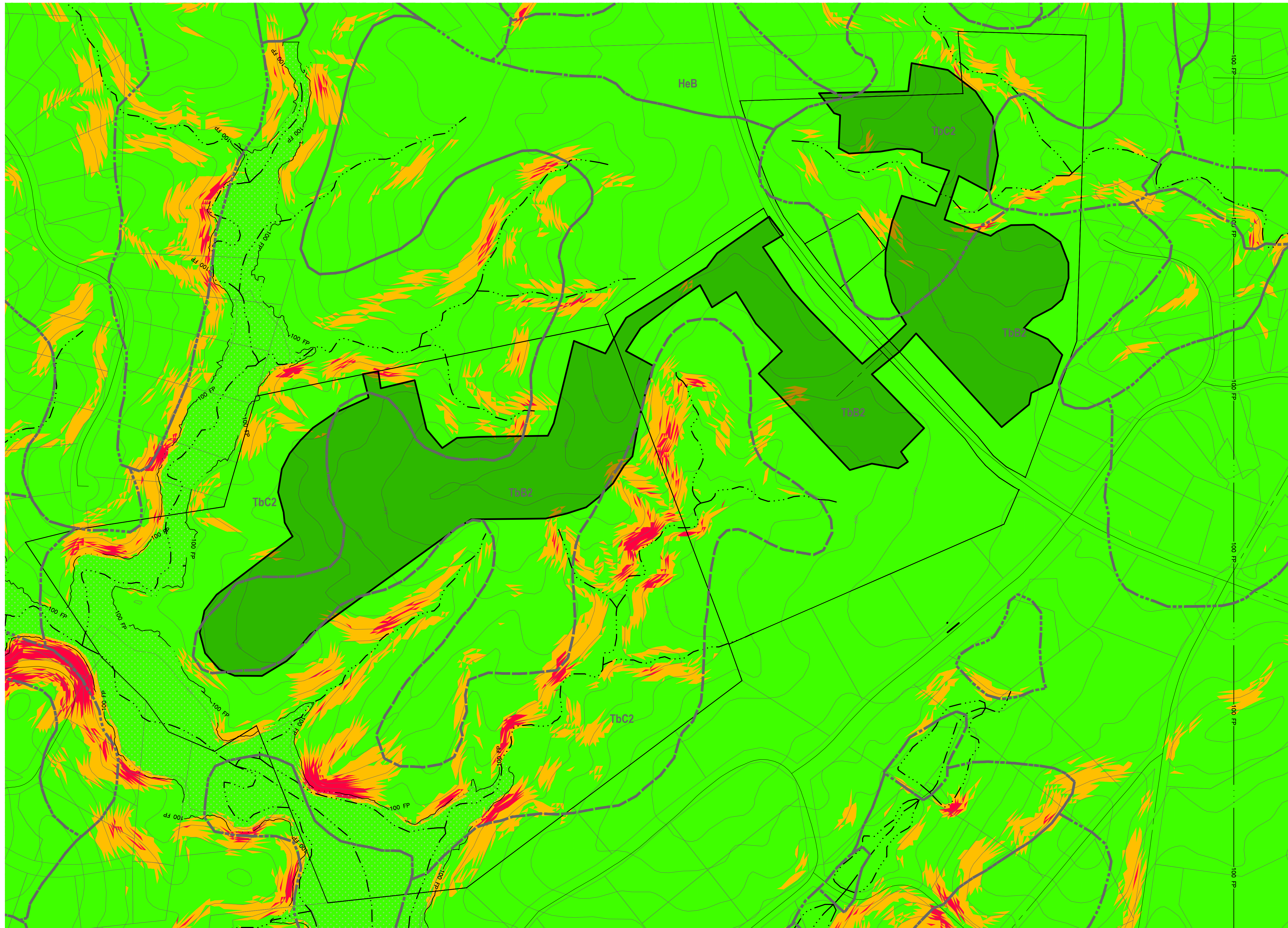
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VERTICAL: N/A		
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REV. NO.	DESCRIPTIONS	DATE
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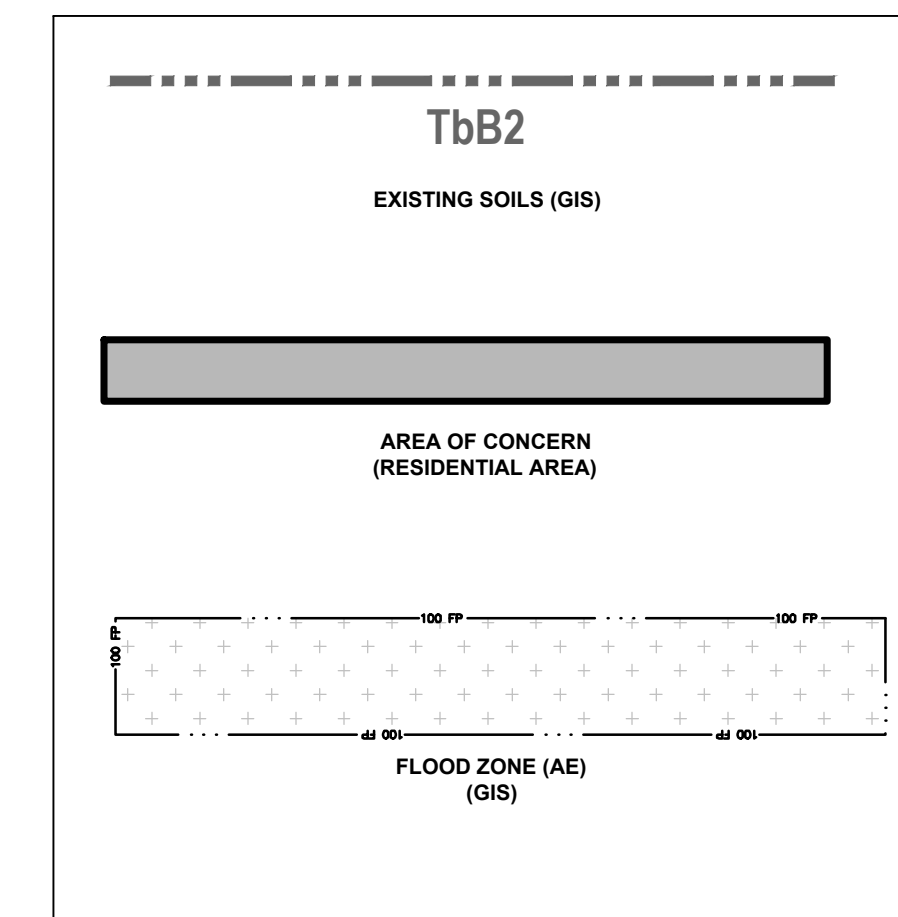
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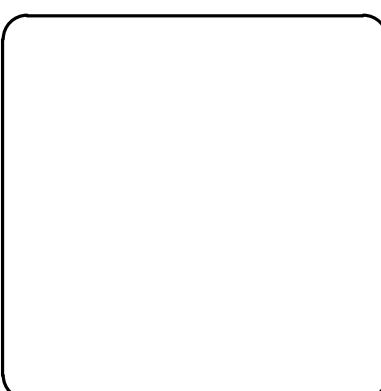
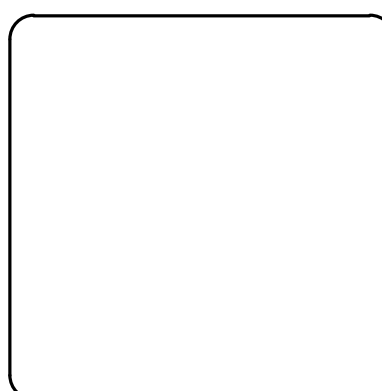


SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.000%	15.000%	Green
2	15.000%	25.000%	Orange
3	25.000%	100.000%	Red

LEGEND



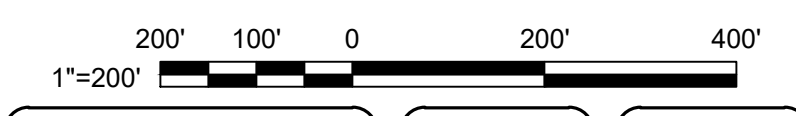
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**DEAL LAKE
 WEDDINGTON, NORTH CAROLINA**



DATE: OCTOBER 2023	SCALE HORIZONTAL: 1" = 200' VERTICAL: N/A	DRAWING NUMBER --- REVISION
MCE PROJ. #		
DRAWN		
DESIGNED		
CHECKED		
PROJ. MGR.	STATUS: PRELIMINARY REVIEW NOT FOR CONSTRUCTION	