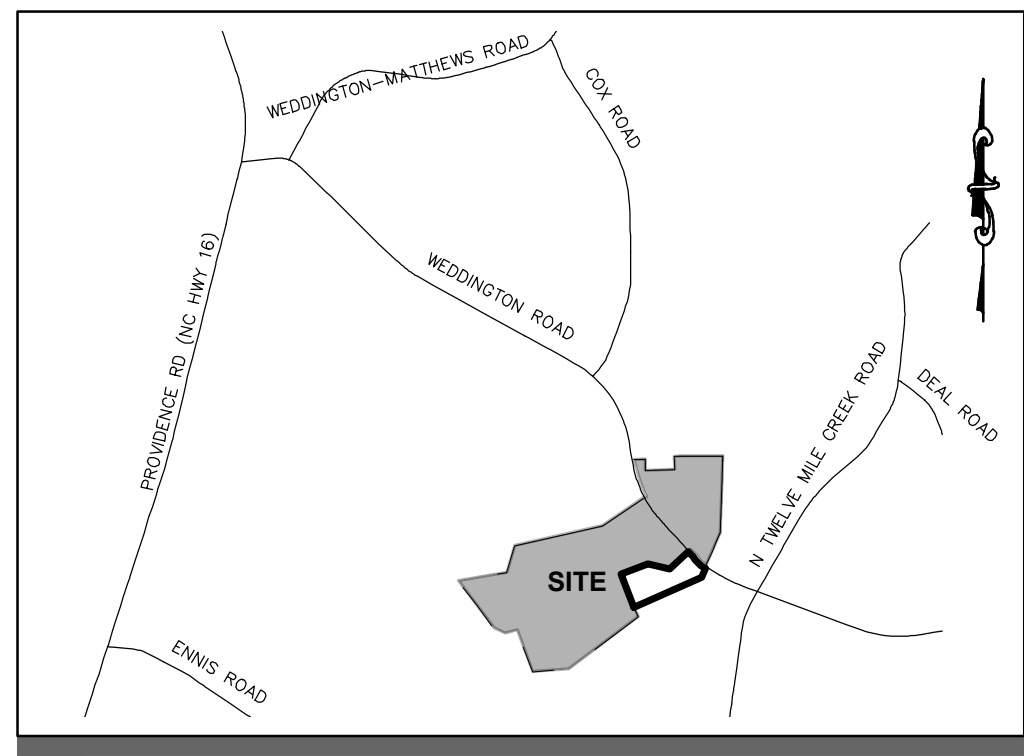


VICINITY MAP

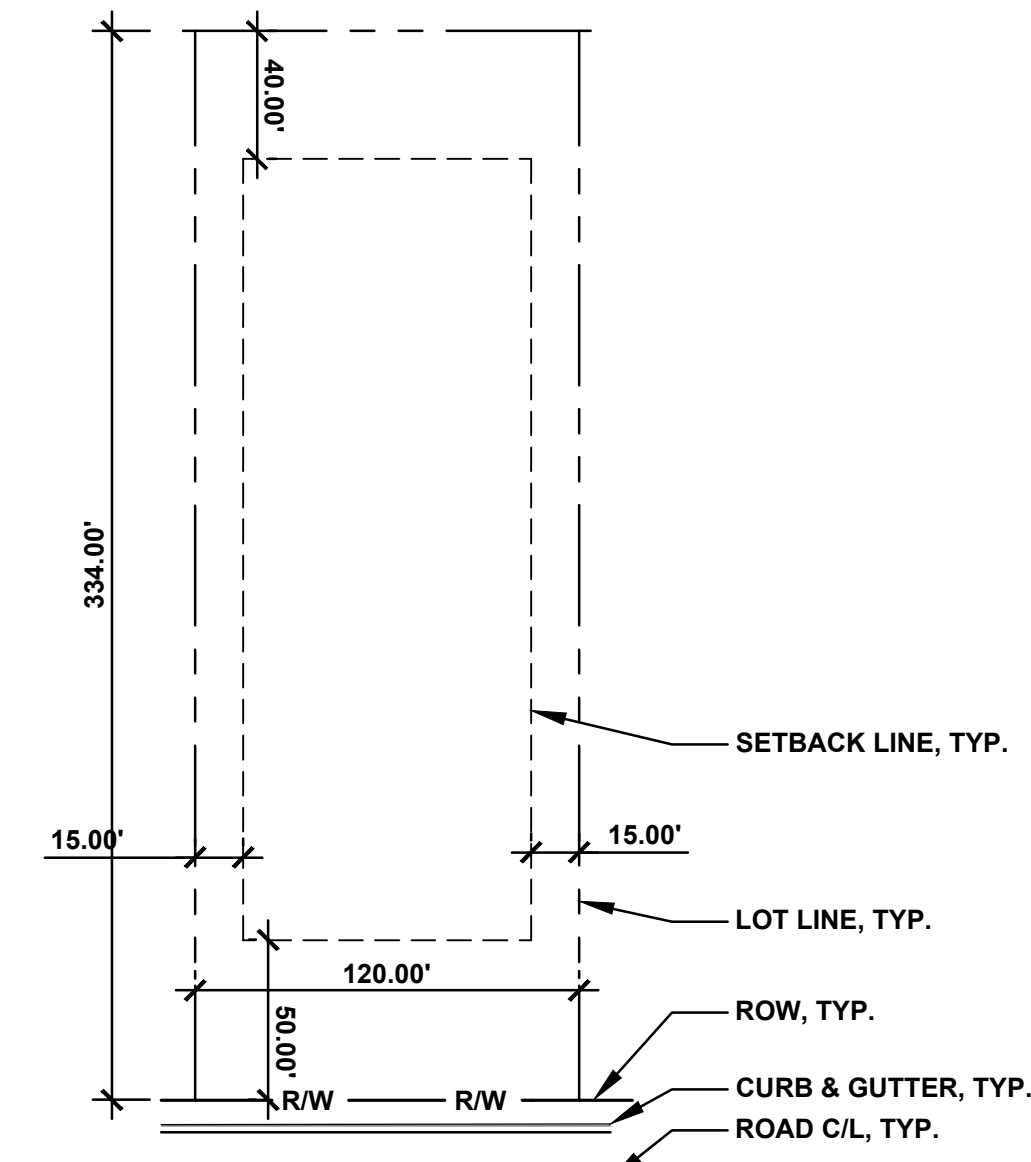
N.T.S.



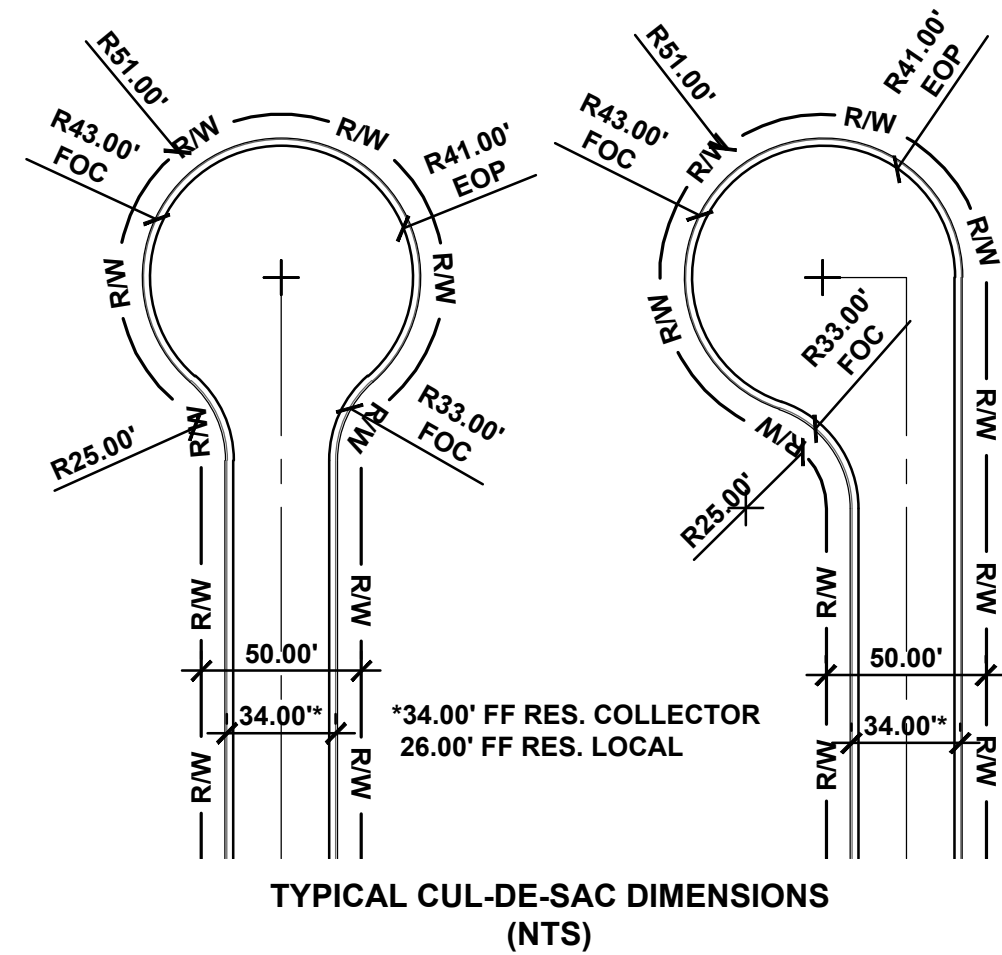
DEAL LAKE

WEDDINGTON, NORTH CAROLINA

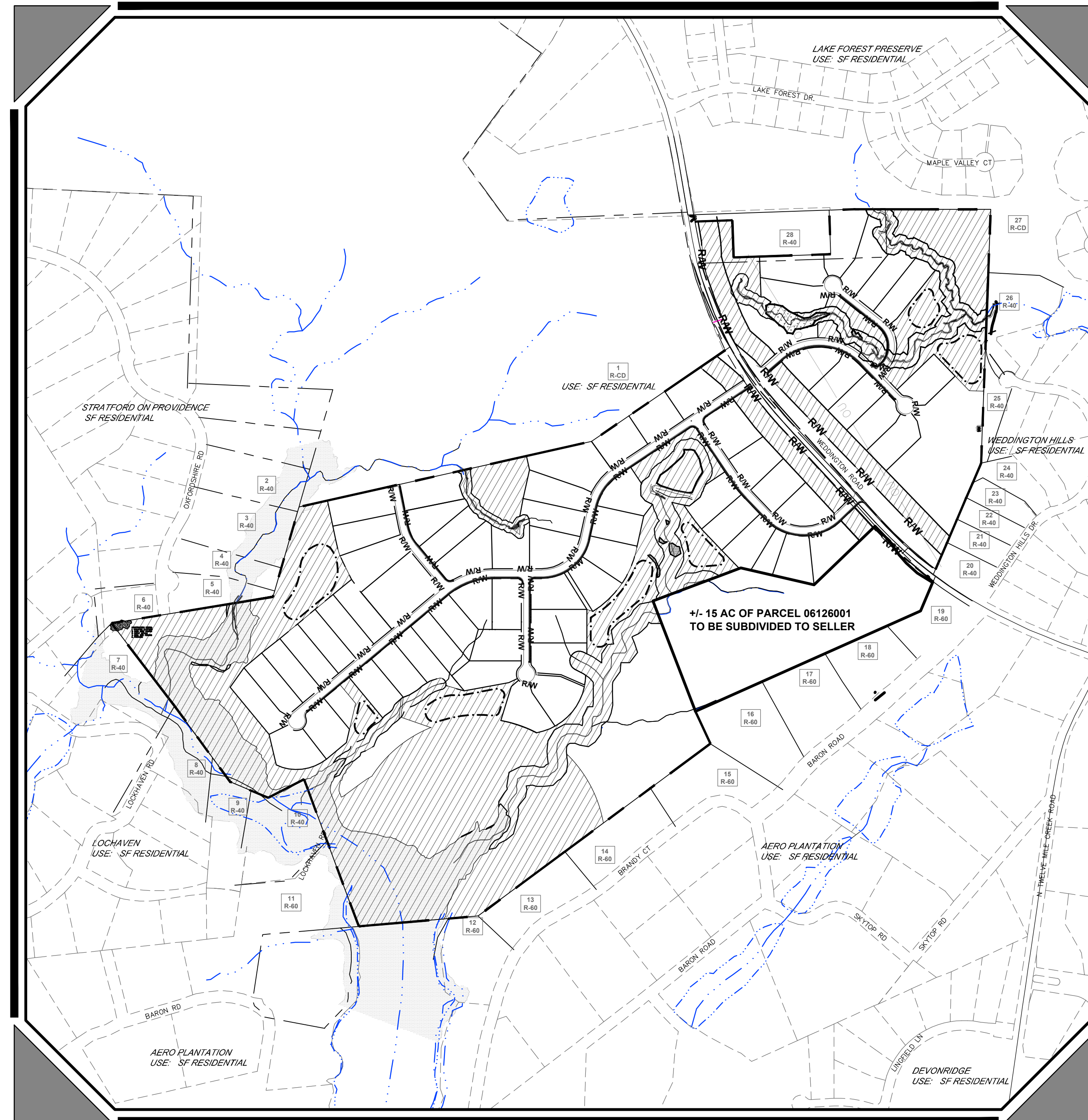
Sheet Number	Sheet Title	ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER
1	COVER	12/11/2023	11/22/2024	A
2	SITE PLAN	12/11/2023	11/22/2024	A
3	EXISTING CONDITIONS	12/11/2023	11/22/2024	A



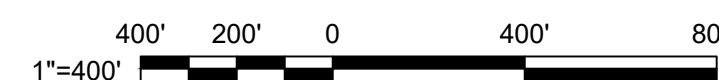
TYPICAL LOT 1" = 60'



TYPICAL CUL-DE-SAC DIMENSIONS (NTS)



OVERALL SITE



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
EAST SIDE:	+/- 41.1 AC
WEST SIDE:	+/- 126.38 AC
ZONING:	R-CD
EXISTING:	R-CD
PROPOSED:	R-CD
FLOOD PLAIN:	+/- 13.6 AC
WETLANDS:	+/- .52 AC
STREAM BUFFERS:	+/- 3.0 AC
EAST SIDE:	+/- 14.3 AC
WEST SIDE:	+/- 14.3 AC
OPEN SPACE:	16.75 AC (10% OF GROSS ACREAGE)
REQUIRED MINIMUM:	+/- 78.1 AC (+/- 47% OF GROSS ACREAGE)
PROVIDED:	EAST SIDE: +/- 17.6 AC WEST SIDE: +/- 60.5 AC
LOTS:	1 DU / 40,000 SF
MAXIMUM DENSITY:	62 (.37 DUA / 1 LOT PER 2.7 AC)
TOTAL LOTS SHOWN:	
MINIMUM LOT SIZE:	40,000 SF REQUIRED / 40,000+ SF PROVIDED
MINIMUM LOT WIDTH:	120' REQUIRED / 120' MINIMUM PROPOSED
SETBACKS:	50' FRONT 40' REAR 15' SIDE 25' SIDE CORNER
STREETS:	7,118 LF PROPOSED

SITE ASSUMPTIONS:

- CONCEPT ASSUMES CONVENTIONAL SEPTIC. SOIL TESTING AND FEASIBILITY STUDY REQUIRED & PROVIDED SEPARATELY.
- CONCEPT ASSUMES 100' BUFFER WITH LANDSCAPING ALONG BOTH SIDES OF NC ROUTE 84 WEDDINGTON MATTHEWS ROAD.
- SITE PLAN REFLECTS ROW, CENTERLINE, AND SIDEWALK FROM NCDOT PROPOSED IMPROVEMENTS TO NC ROUTE 84 / WEDDINGTON ROAD (NCDOT PROJECT #U-3467).

ADJACENT PROPERTY OWNERS

NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 278 LLC	06126002	3827 BREKINRIDGE CENTRE DR	0633786
2	HAMILTON GARY R	06126196	6667 OXFORDSHIRE RD	0607741
3	FRENETTE GARY P	06126196	6665 OXFORDSHIRE RD	3068842
4	FRENETTE GARY P	06126197	6665 OXFORDSHIRE RD	3020388
5	FRENETTE GARY P	06126198	6668 OXFORDSHIRE RD	3020388
6	BARAJAS CHRISTOPHER M	06126199	6973 OXFORDSHIRE RD	0601931
7	HEUSTERS LAUREN	06126246	8 LOCHAVEN RD	0620090
8	HORENSTEN LAWRENCE	06126111	617 LOCHAVEN ROAD	0661861
9	LEE JONATHAN STEPHEN TRUSTEE	06126154	428 LOCHAVEN RD	06169178
10	MOFFAT DEBORAH	06126116	8 LOCHAVEN RD	7628024
11	MOFFAT JAMES DONALDSON V	06126089	308 BARON RD	76270229
12	QUEEN DAN H JR	06126019	606 BRANDY COURT	06079800
13	SOMRANT CHARLES W	06126010	646 BRANDY COURT	0606767
14	PERRY SCOTT W	06126017	628 BRANDY COURT	5107471
15	INVOER MARK WAYNE	06126016	616 BRANDY CT	0453460
16	WYBY BRIAN W	06126015	646 BARON RD	01410069
17	TASE ALBERT G II	06126014	634 BARON RD	77360105
18	BALLETTA PETER J	06126013	626 BARON RD	06780579
19	WISE MANAGEMENT & REALTY LLC	06126012	606 BARON RD	0646074
20	DEPARTMENT OF TRANSPORTATION	06099114	1291 WEDDINGTON HILLS DR	0603323
21	SCHMIDT ROBERT	06099115	1208 WEDDINGTON HILLS DR	0487376
22	ZHANG JI	06099116	1217 WEDDINGTON HILLS DR	0228010
23	FOX CHARLES IVAN	06099117	1221 WEDDINGTON HILLS DR	0601001
24	HUTAFF RICHARD R	06099118	1227 WEDDINGTON HILLS DR	1030772
25	CHUMAND DAVID PASQUALE	06099142	1431 WEDDINGTON HILLS DR	01350409
26	WILLIAMS ROBERT DEAN TRUSTEE	06099141	1440 WEDDINGTON HILLS DR	06039642
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC	06099064	1004 LAKE FOREST DR	0261892
28	PROPST JANICE G	06126017A	231 WEDDINGTON RD	1448007

OWNERS

PIN 06126001	NAME: THE DEAL FARM, LLC
ADDRESS:	3610 ETHAN CT. CHARLOTTE, NC 28226
PIN 06129109	NAME: DEAL LAKE PROPERTY, LLC
ADDRESS:	601 WEDDINGTON RD 3610 ETHAN CT. CHARLOTTE, NC 28226
PIN 06126017	NAME: RICHARD G & ELIZABETH D PROPST
ADDRESS:	601 WEDDINGTON RD MATTHEWS, NC 28104
PIN 06126017B	NAME: ELIZABETH & RICHARD PROPST FLP
ADDRESS:	601 WEDDINGTON RD MATTHEWS, NC 28104
PIN 06126017C	NAME: ELIZABETH & RICHARD PROPST FLP
ADDRESS:	601 WEDDINGTON RD MATTHEWS, NC 28104

DEVELOPER

NAME: TOLL BROTHERS
ADDRESS: 9130 KINGS PARADE BLVD.
CHARLOTTE, NC
CONTACT: ROBERT PRICE
PHONE #: (704) 849-2625
EMAIL: rprice1@tollbrothers.com

ENGINEER

NAME: MCKIM & CREED
ADDRESS: 8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227
CONTACT: BETH B. JOHNSTON, PLA
PHONE #: (704) 841-2588
EMAIL: bbailey@mckimcreed.com

BASE DATA:

- PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DURING FINAL CIVIL DESIGN.
- BOUNDARY FROM SURVEY PROVIDED BY CLIENT DATED 03/07/2024.
- APPROVED WETLANDS/STREAM PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) PROVIDED BY WETLANDS & WATERS DATED 11/05/2024. VERIFICATION OF CONCURRENCE BY USCOE 11/07/2024.
- EAGLE'S NEST LOCATION GPS COORDINATES PROVIDED BY WETLANDS & WATERS, DATED 02/27/2024.
- FUTURE NCDOT ROW FOR PROJECT REF. NO. U-3467 NC ROUTE 84 FROM "U3467_Rdy_RPC_psh_10-12," SHEETS 10 & 11, BY NV5 ENGINEERS & CONSULTANTS, INC, DATED 10/30/2023.
- BASE DATA (TOPOGRAPHY, EXISTING BUILDINGS, ETC.) FROM UNION COUNTY GIS, NC ONEMAP, NCDOT, AND OTHER PUBLICLY AVAILABLE SOURCES. BASE DATA IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND FIELD SURVEY. SITE PLAN MAY CHANGE PENDING FINAL FIELD SURVEY AND CIVIL DESIGN.

REV NO.	DESCRIPTIONS	DATE
A	REVISED PER SEPTIC	11/22/2024

This electronic document is the property of McKim & Creed, Inc. and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document. DO NOT REMOVE FROM ELECTRONIC FILE

DEAL LAKE WEDDINGTON UNION COUNTY, NORTH CAROLINA
COVER

DATE: JUNE 2024
MCE PROJ. #: 02741-0011
DRAWN: BBJ
DESIGNED: BBJ
CHECKED: TMM
PROJ. MGR: BBJ

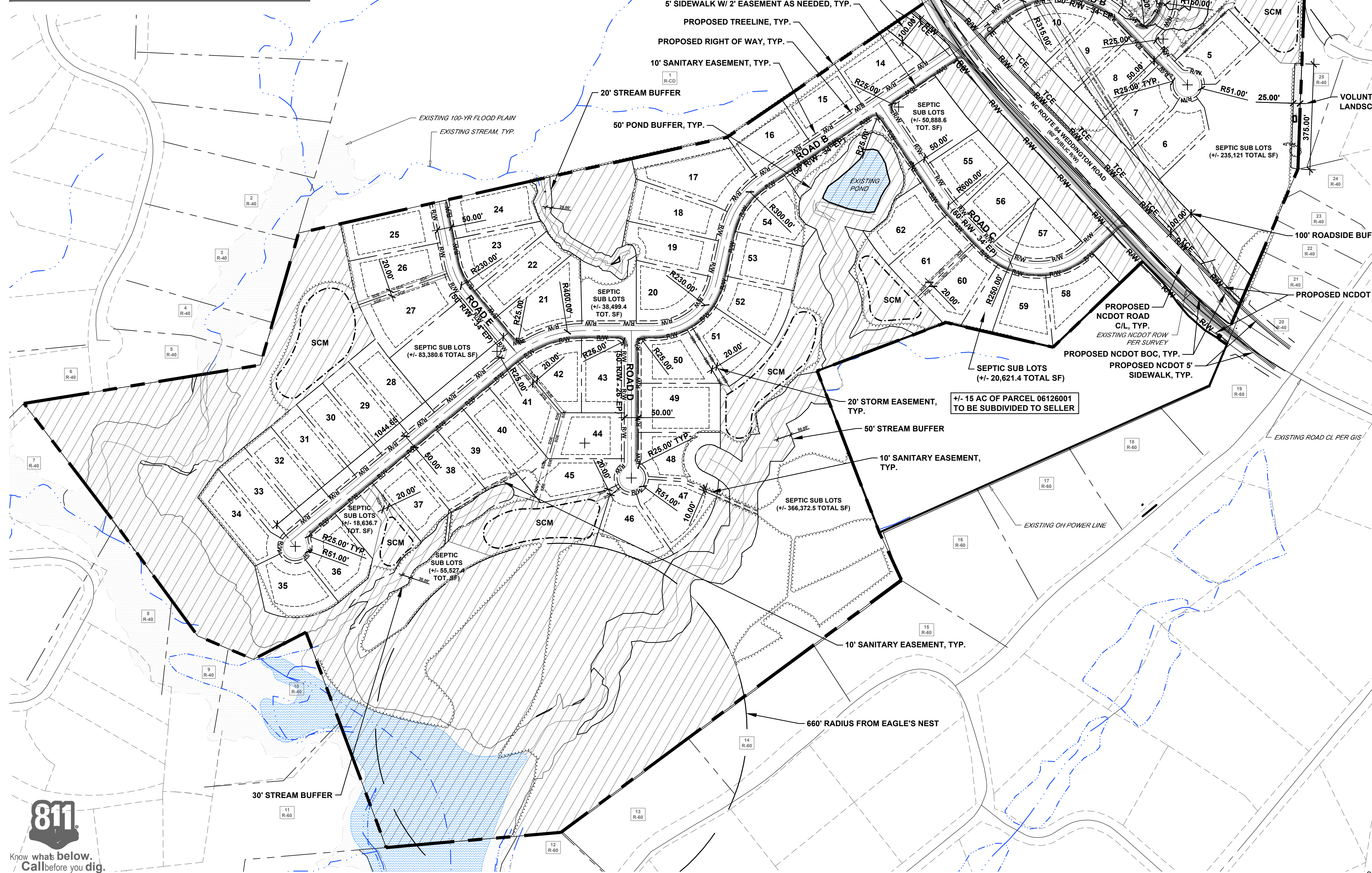
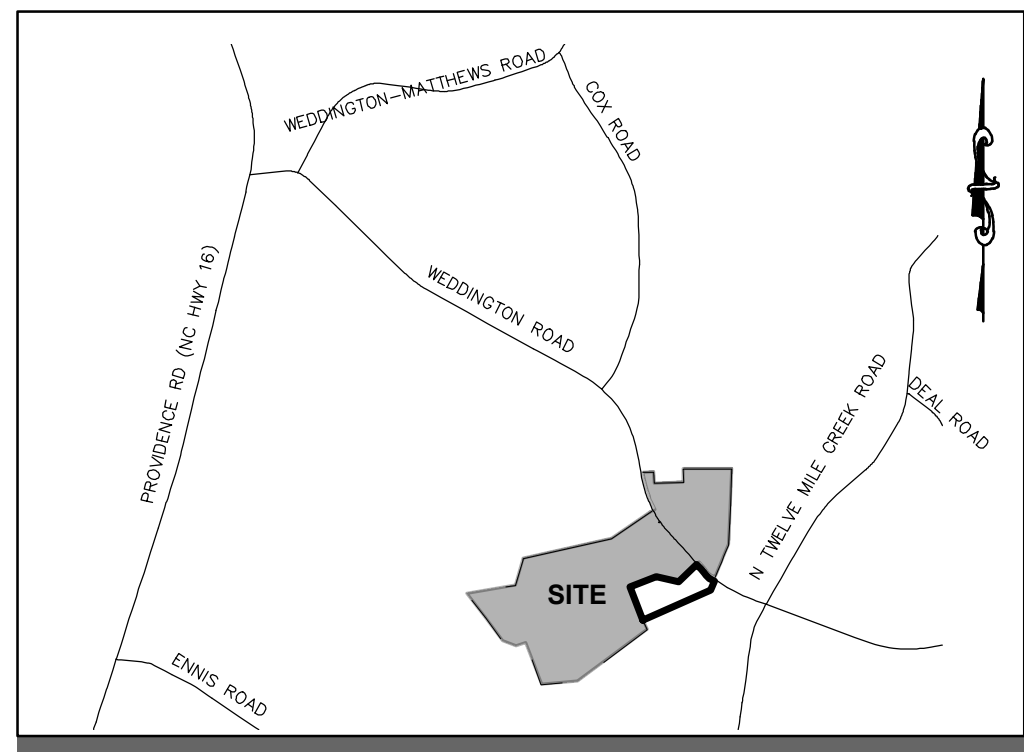
SCALE: HORIZONTAL: 1" = 400' VERTICAL: N/A

1 DRAWING NUMBER
A REVISION

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

VICINITY MAP

N.T.S.



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
EAST SIDE:	+/- 41.1 AC
WEST SIDE:	+/- 126.38 AC
ZONING:	
EXISTING:	R-CD
PROPOSED:	R-CD
FLOOD PLAIN:	+/- 13.3 AC
WETLANDS:	+/- .52 AC
STREAM BUFFERS:	
EAST SIDE:	+/- 5.3 AC
WEST SIDE:	+/- 4.12 AC
OPEN SPACE:	
REQUIRED MINIMUM:	16.75 AC (10% OF GROSS ACREAGE)
PROVIDED:	+/- 78.1 AC (+/- 47% OF GROSS ACREAGE) EAST SIDE: +/- 17.6 AC (+/- 10.5% OF GROSS AC, +/- 43% OF EAST SIDE AC) WEST SIDE: +/- 60.5 AC (+/- 38.1% OF GROSS AC, +/- 48% OF WEST SIDE AC)
LOTS:	
MAXIMUM DENSITY:	1 DU / 40,000 SF
TOTAL LOTS SHOWN:	62 (4 DUA)
MINIMUM LOT SIZE:	40,000 SF
MINIMUM LOT WIDTH:	120'
SETBACKS:	50' FRONT 40' REAR 15' SIDE 25' SIDE CORNER
STREET LENGTHS:	STREET A = +/- 633 LF STREET B = +/- 959 LF EAST SIDE / +/- 3,143 LF WEST SIDE STREET C = +/- 1,237 LF STREET D = +/- 524 LF STREET E = +/- 622 LF

- SITE ASSUMPTIONS:**
- CONCEPT ASSUMES CONVENTIONAL SEPTIC. SOIL TESTING AND FEASIBILITY STUDY REQUIRED & PROVIDED SEPARATELY.
 - CONCEPT ASSUMES 100' BUFFER WITH LANDSCAPING ALONG BOTH SIDES OF WEDDINGTON ROAD.
 - SITE PLAN REFLECTS ROW, CENTERLINE, AND SIDEWALK FROM NCDOT PROPOSED IMPROVEMENTS TO NC ROUTE 84 / WEDDINGTON ROAD (NCDOT PROJECT #U-3467).

LOT AREA TABLE					
LOT NUMBER	AREA (SF)				
1	54841.5	19	40629.8	41	40019.9
2	44027.5	20	43270.1	42	40021.0
3	40415.2	21	51302.0	43	40505.0
4	43886.2	22	40638.2	44	40406.2
5	40018.5	23	40154.5	45	40446.4
6	41903.3	24	45083.1	46	42321.0
7	40255.7	25	46611.4	47	46184.6
8	40049.4	26	45444.0	48	41692.2
9	40734.0	27	53521.5	49	51016.0
10	40748.2	28	40182.5	50	40280.1
11	44973.1	29	40028.2	51	40077.1
12	47653.4	30	40028.3	52	40733.6
13	40793.4	31	40028.2	53	40245.8
14	44646.0	32	40208.3	54	40181.7
15	40154.4	33	40094.0	55	40032.1
16	40901.0	34	42026.2	56	40107.9
17	67285.2	35	45568.8	57	40309.3
18	44666.3	36	44253.0	58	44264.2
		37	40170.8	59	40052.4
		38	40122.8	60	40856.3
		39	40503.6	61	40245.1
		40	40200.0	62	40149.0

SMALLEST LOT: +/- 40,019.9 SF
LARGEST LOT: +/- 67,285.2 SF
AVE. LOT SIZE: +/- 42,712 SF

DEVELOPER
 NAME: TOLL BROTHERS
 ADDRESS: 9130 KINGS PARADE BLVD. CHARLOTTE, NC
 CONTACT: ROBERT PRICE
 PHONE #: (704) 849-2625
 EMAIL: rprice1@tollbrothers.com

ENGINEER
 NAME: MCKIM & CREED
 ADDRESS: 8020 TOWER POINT DRIVE CHARLOTTE, NC 28227
 CONTACT: BETH B. JOHNSTON, PLA
 PHONE #: (704) 841-2588
 EMAIL: bbailey@mckimcreed.com

- BASE DATA:**
- PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DURING FINAL CIVIL DESIGN.
 - BOUNDARY FROM SURVEY PROVIDED BY CLIENT DATED 03/07/2024.
 - APPROVED WETLANDS/STREAM PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) PROVIDED BY WETLANDS & WATERS DATED 11/05/2024. VERIFICATION OF CONCURRENCE BY USCOE 11/07/2024.
 - EAGLE'S NEST LOCATION GPS COORDINATES PROVIDED BY WETLANDS & WATERS, DATED 02/27/2024.
 - FUTURE NCDOT ROW FOR PROJECT REF. NO. U-3467 NC ROUTE 84 FROM "U3467_Rdy_RPC_psh_10-12", SHEETS 10 & 11, BY NV5 ENGINEERS & CONSULTANTS, INC. DATED 10/30/2023.
 - BASE DATA (TOPOGRAPHY, EXISTING BUILDINGS, ETC.) FROM UNION COUNTY GIS, NC ONEMAP, NCDOT, AND OTHER PUBLICLY AVAILABLE SOURCES. BASE DATA IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND FIELD SURVEY. SITE PLAN MAY CHANGE PENDING FINAL FIELD SURVEY AND CIVIL DESIGN.



REV. NO.	DESCRIPTIONS	DATE
A	REVISED PER SEPTIC	11/22/2024

This electronic document is the property of McKim & Creed, Inc. and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.

DO NOT REMOVE FROM ELECTRONIC FILE

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

AMERICA'S LUXURY HOME BUILDER®

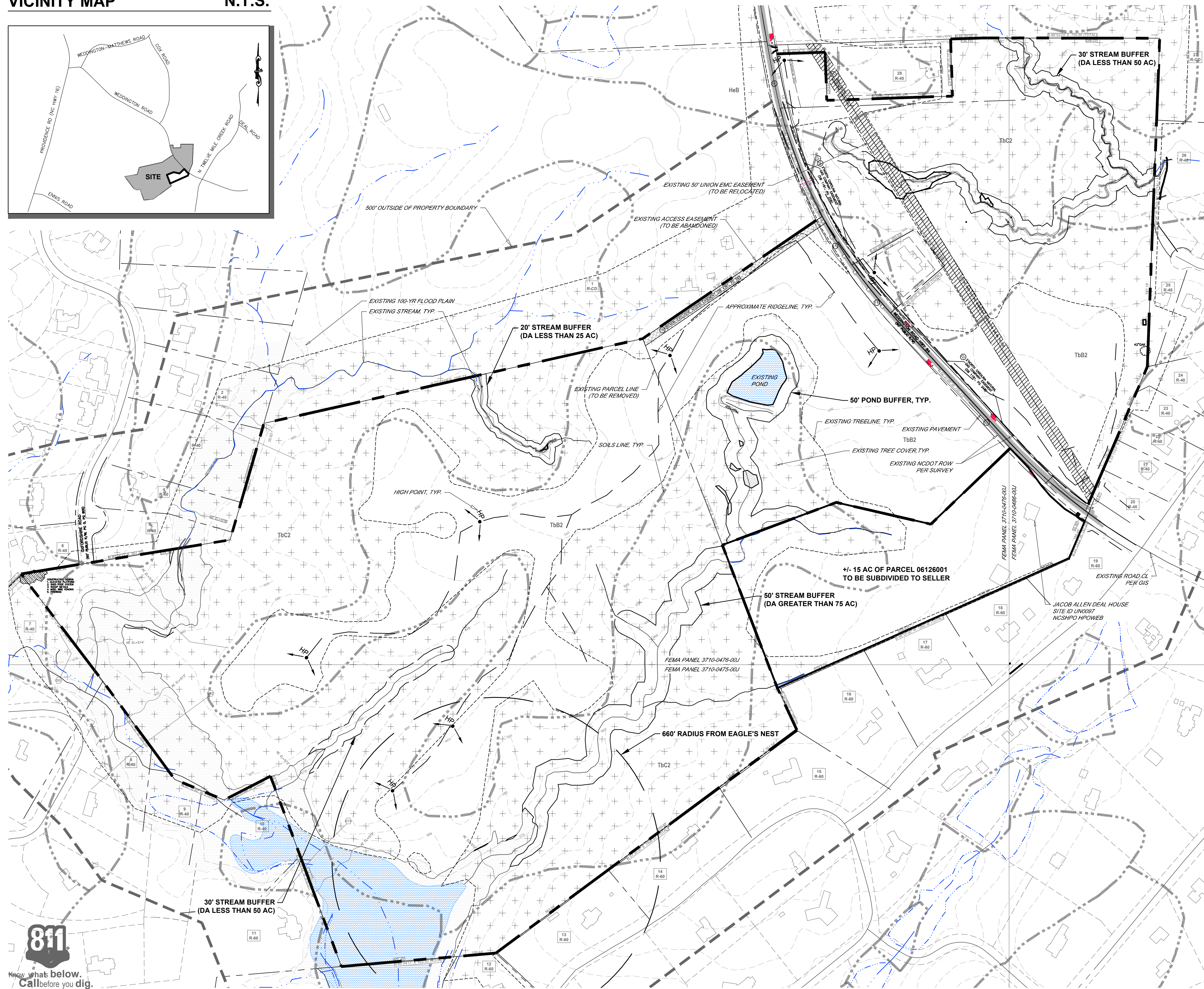
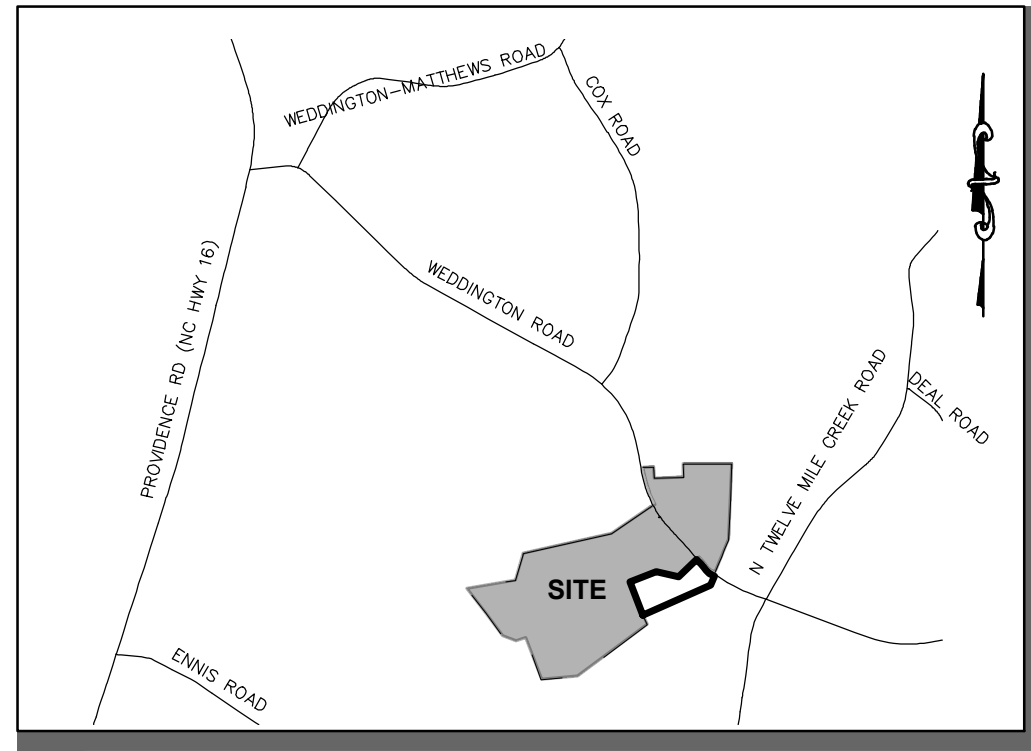
DEAL LAKE
WEDDINGTON
 UNION COUNTY, NORTH CAROLINA

SKETCH PLAN

DATE: JUNE 2024	SCALE: 1" = 200'	DRAWING NUMBER: 2
MCE PROJ. # 02741-0011	HORIZONTAL: BBJ	
DRAWN: BBJ	VERTICAL: N/A	REVISION: A
DESIGNED: BBJ		
CHECKED: TMM		
PROJ. MGR: BBJ		
STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION		

VICINITY MAP

N.T.S.



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
EAST SIDE:	+/- 41.1 AC
WEST SIDE:	+/- 126.38 AC
ZONING:	
EXISTING:	R-CD
PROPOSED:	R-CD
FLOOD PLAIN:	+/- 13.3 AC
WETLANDS:	+/- .52 AC
STREAM BUFFERS:	
EAST SIDE:	+/- 5.3 AC
WEST SIDE:	+/- 4.12 AC

ADJACENT PROPERTY OWNERS

NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 270 LLC	06129022	2827 BREKONRIDGE CENTRE DR	8533768
2	HAMILTON GARY R	06103190	6467 OXFORDSHIRE RD	8897741
3	FRENETTE GARY P	06103196	6465 OXFORDSHIRE RD	3568942
4	FRENETTE GARY P	06103197	6465 OXFORDSHIRE RD	3020389
5	FRENETTE GARY P	06103198	6465 OXFORDSHIRE RD	3020389
6	BAKALAS CHRISTOPHER W	06103199	6472 OXFORDSHIRE RD	8801831
7	HEUSTESS LAUREN	06103346	6 LOCHAVEN RD	8520190
8	HORENSTEN LAWRENCE	06103111	611 LOCHAVEN ROAD	0461861
9	LEE JONATHAN STEPHEN TRUSTEE	06103156A	628 LOCHAVEN RD	8616976
10	MOFFAT DEBORAH	06129118	6 LOCHAVEN RD	7628024
11	MOFFAT JAMES DONALDSON V	06103988	636 BARON RD	7627889
12	QUEEN DAN W JR	06103919	648 BRANDY COURT	8807896
13	BONDURANT CHARLES W	06129018	646 BRANDY COURT	8806767
14	FERRY SCOTT M	06103917	628 BRANDY COURT	6197411
15	SNYDER MARK WAYNE	06103916	618 BRANDY CT	6402480
16	NYBY BRIAN M	06129015	646 BARON RD	8141069
17	TABE ALBERT G III	06103914	634 BARON RD	7389158
18	BALLETTA PETER J	06103913	630 BARON RD	9976979
19	WISE MANAGEMENT & REALTY LLC	06129012	630 BARON RD	8946474
20	DEPARTMENT OF TRANSPORTATION	06099114	1201 WEDDINGTON HILLS DR	6903323
21	SCHMIDT ROBERT	06099115	1209 WEDDINGTON HILLS DR	6487575
22	ZHANG JI	06099116	1217 WEDDINGTON HILLS DR	8233910
23	FOX CHARLES IVAN	06099117	1221 WEDDINGTON HILLS DR	6691061
24	NETTAF RICHARD R	06099118	1227 WEDDINGTON HILLS DR	1932772
25	CUSUMANO DAVID PASQUALE	06099142	1431 WEDDINGTON HILLS DR	8133948
26	WILLIAMS ROBERT DEAN TRUSTEE	06099141	1440 WEDDINGTON HILLS DR	8563952
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC	06099004A	1704 LAKE FOREST DR	6261892
28	PROBST JANICE G	06126017A	631 WEDDINGTON RD	1484987

- BASE DATA:**
- PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DURING FINAL CIVIL DESIGN.
 - BOUNDARY FROM SURVEY PROVIDED BY CLIENT DATED 03/07/2024.
 - APPROVED WETLANDS/STREAM PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) PROVIDED BY WETLANDS & WATERS DATED 11/05/2024. VERIFICATION OF CONCURRENCE BY USCOE 11/07/2024.
 - EAGLE'S NEST LOCATION GPS COORDINATES PROVIDED BY WETLANDS & WATERS, DATED 02/27/2024.
 - FUTURE NCDOT ROW FOR PROJECT REF. NO. U-3467 NC ROUTE 84 FROM "U3467_Rdy_RPC_pos1_10-12" SHEETS 10 & 11, BY NV5 ENGINEERS & CONSULTANTS, INC, DATED 10/30/2023.
 - BASE DATA (TOPOGRAPHY, EXISTING BUILDINGS, ETC.) FROM UNION COUNTY GIS, NC ONMAP, NCDOT, AND OTHER PUBLICLY AVAILABLE SOURCES. BASE DATA IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND FIELD SURVEY. SITE PLAN MAY CHANGE PENDING FINAL FIELD SURVEY AND CIVIL DESIGN.
- DEVELOPER**
- NAME: TOLL BROTHERS
 ADDRESS: 9130 KINGS PARADE BLVD, CHARLOTTE, NC
 CONTACT: ROBERT PRICE
 PHONE #: (704) 849-2625
 EMAIL: rprice1@tollbrothers.com
- ENGINEER**
- NAME: MCKIM & CREED
 ADDRESS: 8020 TOWER POINT DRIVE, CHARLOTTE, NC 28227
 CONTACT: BETH B. JOHNSTON, PLA
 PHONE #: (704) 841-2588
 EMAIL: bbailey@mckimcreed.com

REV NO.	DESCRIPTIONS	DATE
A	11/22/2024	

This electronic document is the property of McKim & Creed, Inc. and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.

DO NOT REMOVE FROM ELECTRONIC FILE

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

AMERICA'S LUXURY HOME BUILDER®

DEAL LAKE
WEDDINGTON
 UNION COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

DATE: JUNE 2024
 MCE PROJ. #: 02741-0011
 DRAWN: BBJ
 DESIGNED: BBJ
 CHECKED: TMM
 PROJ. MGR.: BBJ

SCALE: 1" = 200'
 VERTICAL: N/A

3 REVISIONS
 A

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION