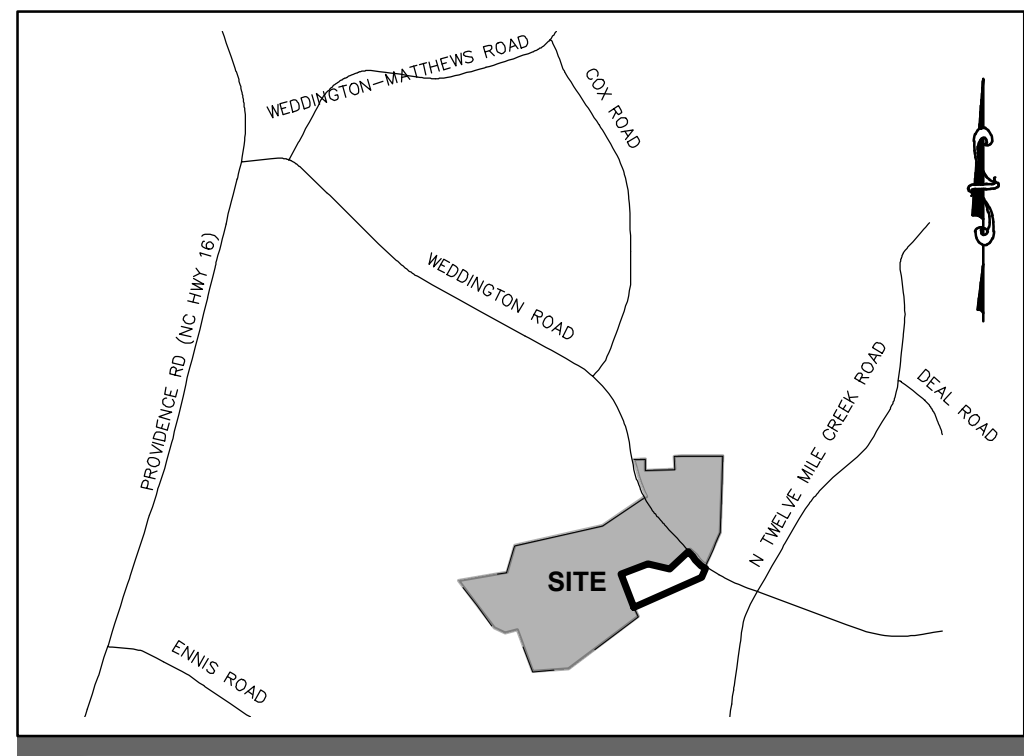


VICINITY MAP

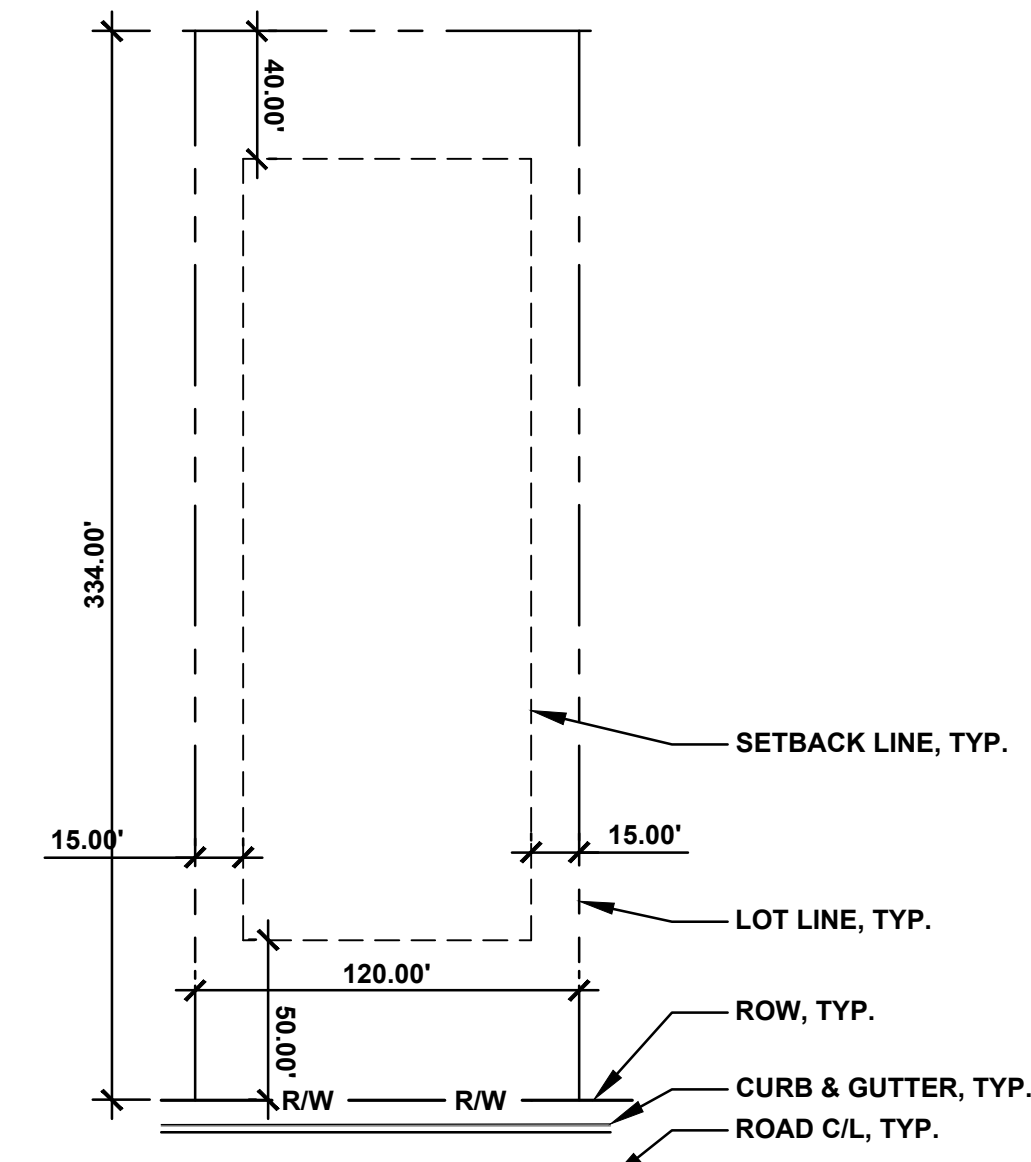
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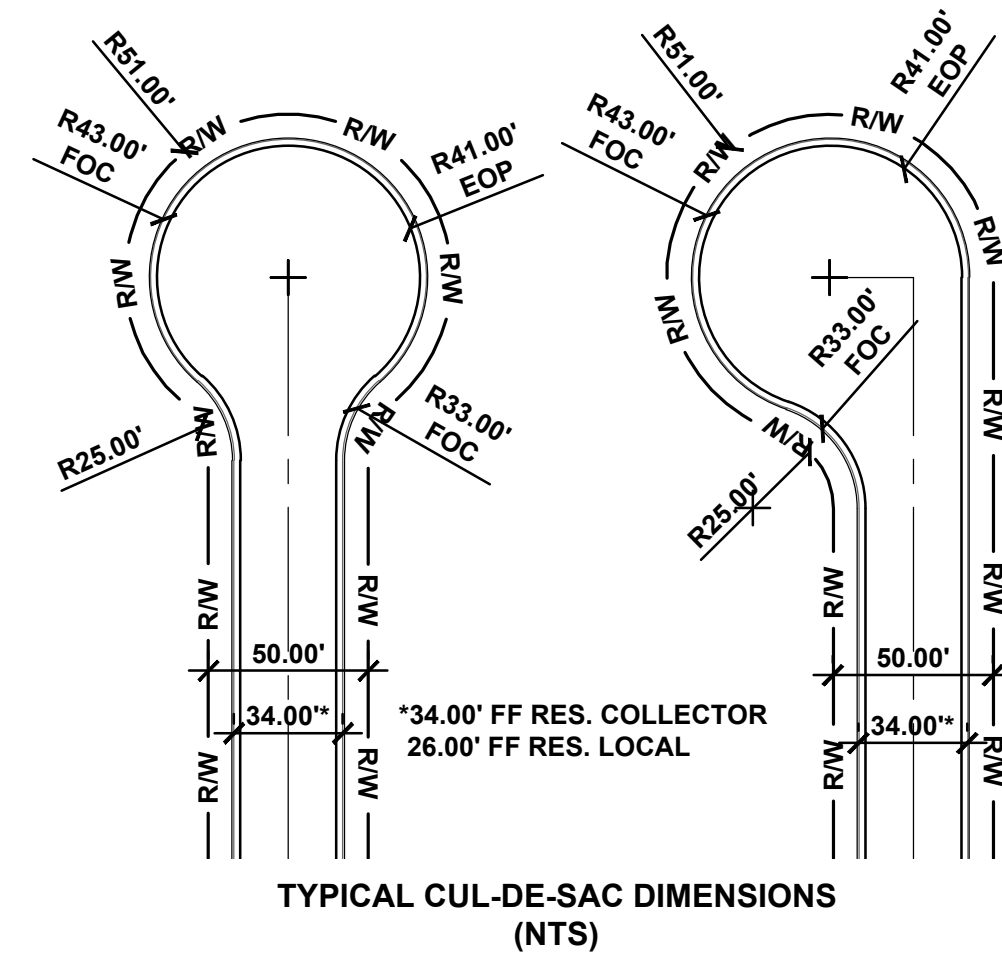
DEAL LAKE

WEDDINGTON, NORTH CAROLINA

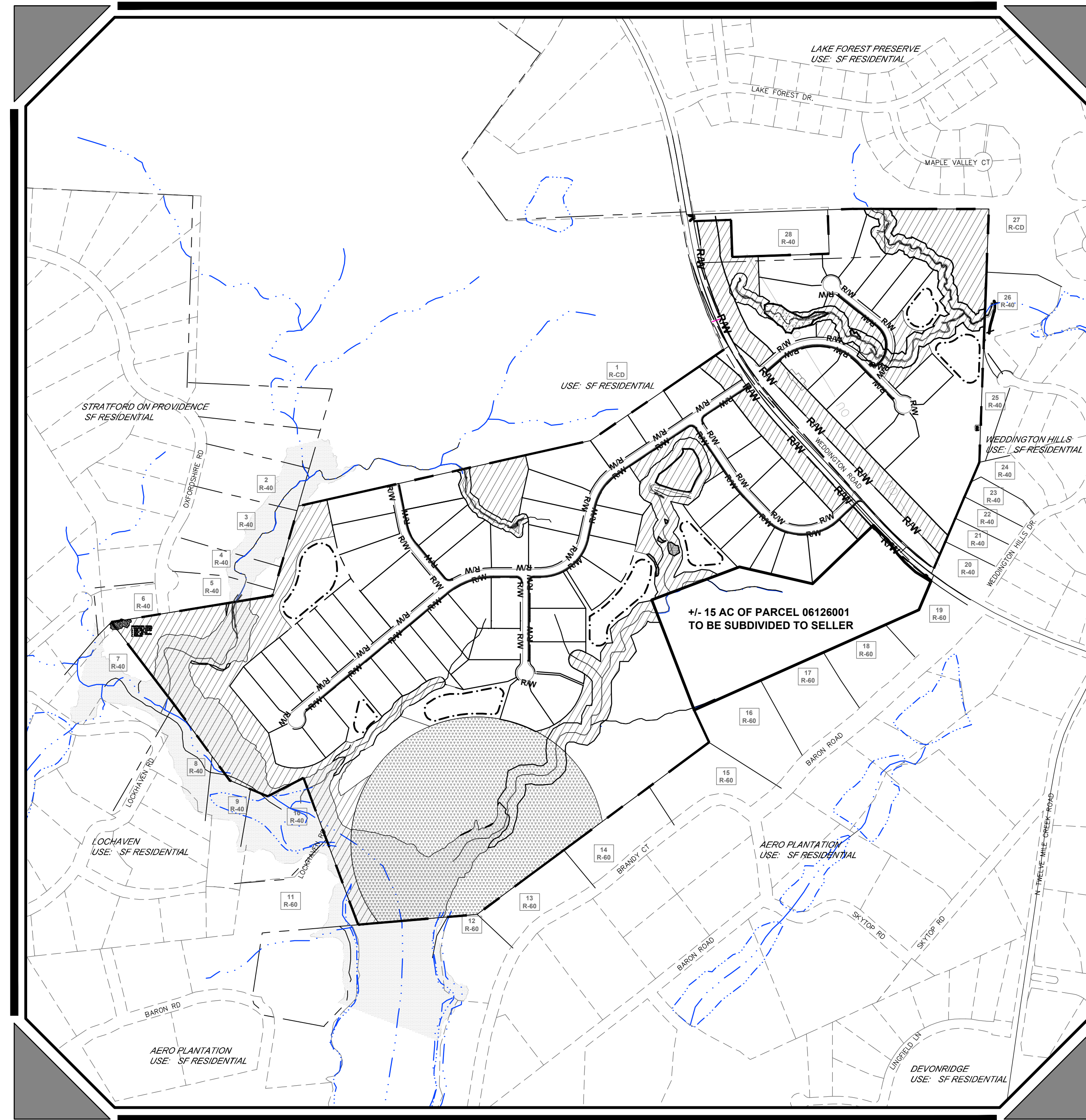
Sheet Number	Sheet Title	ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER
1	COVER	12/11/2023	11/22/2024	A
2	SITE PLAN	12/11/2023	11/22/2024	A
3	EXISTING CONDITIONS	12/11/2023	11/22/2024	A



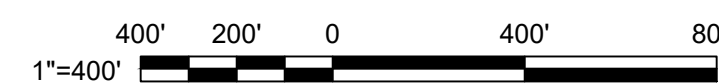
TYPICAL LOT 1" = 60'



TYPICAL CUL-DE-SAC DIMENSIONS (NTS)

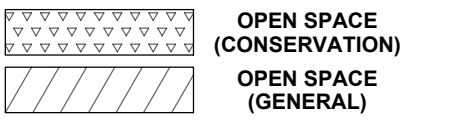


OVERALL SITE



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:	+/- 50.25 AC (MIN. 30% + OF GROSS ACREAGE)
PROVIDED:	
LOTS:	
MAXIMUM DENSITY:	1 DU / 40,000 SF
TOTAL LOTS SHOWN:	62 (.37 DUA / 1 LOT PER 2.7 AC)
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:

- SOIL TESTING AND FEASIBILITY STUDY FOR SEPTIC AREAS 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	3627 BREKINRIDGE CENTRE DR	0633778
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	6673 OXFORDSHIRE RD	0601831
7	HEUSTERS LAUREN	06126246	8 LOCHAVEN DR	0620090
8	HORENSTEN LAWRENCE	06126111	617 LOCHAVEN ROAD	0601661
9	LEE JONATHAN STEPHEN TRUSTEE	06126154	428 LOCHAVEN DR	06169179
10	MOFFAT DEBORAH	06126116	8 LOCHAVEN DR	7628024
11	MOFFAT JAMES DONALDSON V	06126089	308 BARON RD	7627029
12	QUEEN DAN H JR	06126019	606 BRANDY COURT	0607060
13	SOMRANT CHARLES W	06126010	646 BRANDY COURT	0606767
14	PERRY SCOTT W II	06126017	628 BRANDY COURT	5107471
15	INVOER MARK WAYNE	06126016	616 BRANDY CT	0453460
16	WYBY BRIAN W	06126015	646 BARON RD	01410609
17	TASE ALBERT G II	06126014	634 BARON RD	7236105
18	BALLETTA PETER J	06126013	630 BARON RD	0607679
19	WISE MANAGEMENT & REALTY LLC	06126012	606 BARON RD	0646074
20	DEPARTMENT OF TRANSPORTATION	06099114	1291 WEDDINGTON HILLS DR	0603323
21	SCHMIDT ROBERT	06099115	1298 WEDDINGTON HILLS DR	0487376
22	ZHANG JI	06099116	1217 WEDDINGTON HILLS DR	0228019
23	FOX CHARLES IVAN	06099117	1221 WEDDINGTON HILLS DR	0601001
24	HUTAFF RICHARD R	06099118	1227 WEDDINGTON HILLS DR	1032772
25	CHUMAND DAVID PASQUALE	06099142	1431 WEDDINGTON HILLS DR	0135049
26	WILLIAMS ROBERT DEAN TRUSTEE	06099141	1440 WEDDINGTON HILLS DR	0603042
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC	06099064	1004 LAKE FOREST DR	0261892
28	PROPT JANICE G	06126017A	231 WEDDINGTON RD	1448097

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
B	ADDED CONSERVATION AREA PER AGENCY CONDITIONS	04/07/2024
A	REVISED PER SEPTIC	11/22/2024

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DEAL LAKE WEDDINGTON UNION COUNTY, NORTH CAROLINA

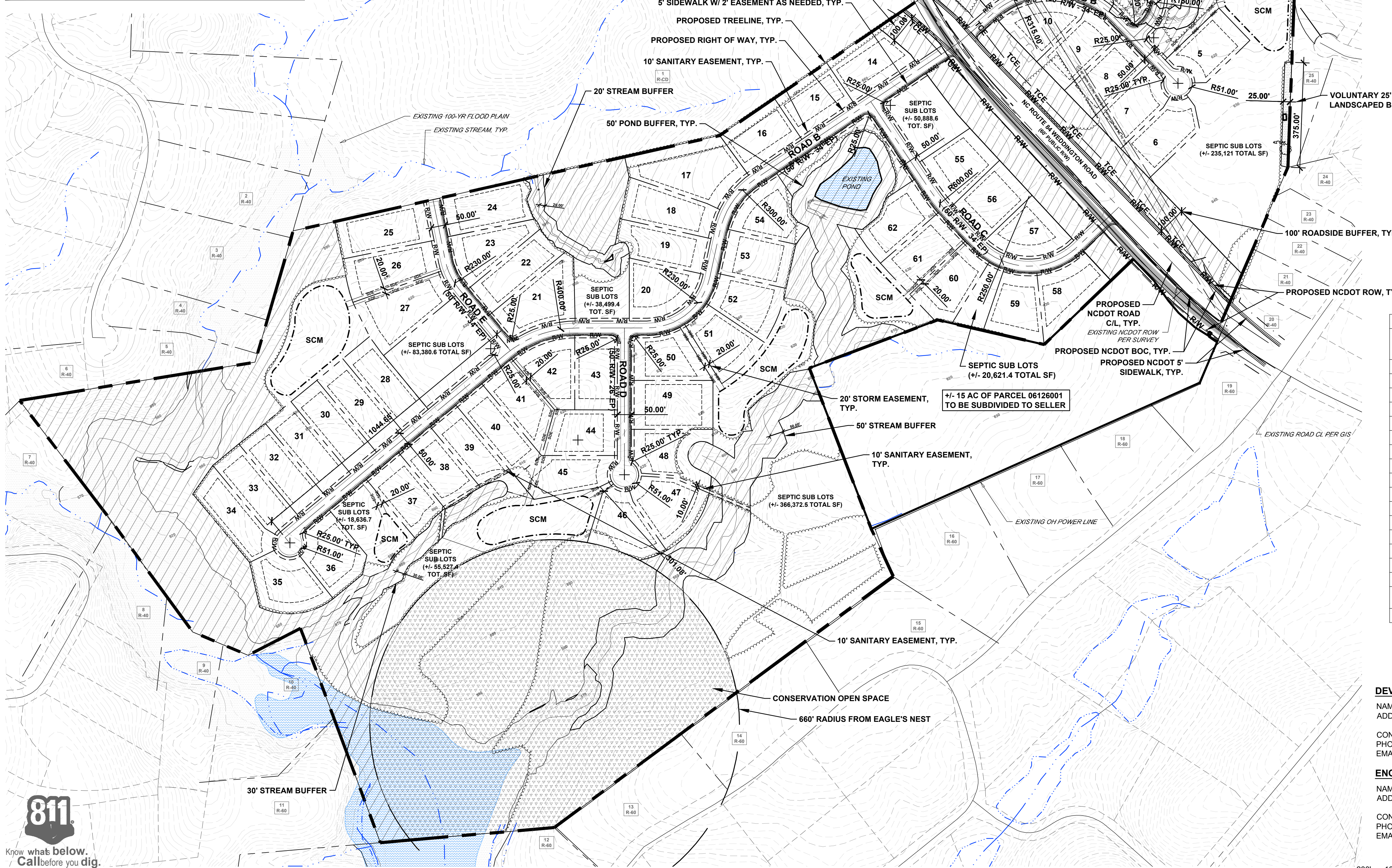
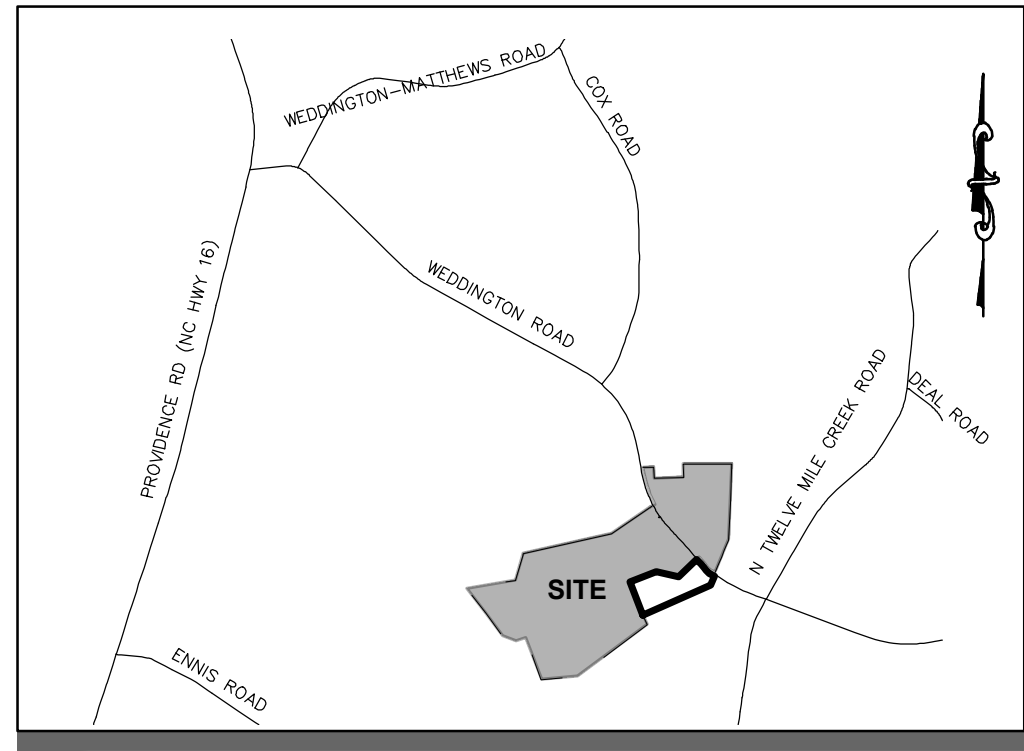
COVER

DATE: JUNE 2024	SCALE: 1" = 400'
MCE PROJ. # 02741-0011	HORIZONTAL: 1
DRAWN: BBJ	VERTICAL: B
DESIGNED: BBJ	REVISION: B
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
OPEN SPACE:	
REQUIRED MINIMUM:	16.75 AC (10% OF GROSS ACREAGE)
PROVIDED:	+/- 50.25 AC (MIN. 30% + OF GROSS ACREAGE)
LOTS:	
MAXIMUM DENSITY:	1 DU / 40,000 SF
TOTAL LOTS SHOWN:	62 (37 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:**
- SOIL TESTING AND FEASIBILITY STUDY FOR SEPTIC AREAS 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)	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62
1	54841.5	40629.8	43270.1	51302.0	40638.2	40154.5	45083.1	46611.4	45444.0	53521.5	40285.7	40028.2	40028.3	40028.2	40028.3	40094.0	42026.2	45568.8	44253.0	40170.8	40122.8	40503.6	40200.0	40019.9	40021.0	40505.0	40406.2	40446.4	42321.0	46184.6	41692.2	51016.0	40280.1	40077.1	40733.6	40245.8	40181.7	40032.1	40107.9	40309.3	44264.2	40052.4	40856.3	40245.1	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:**
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 - BOUNDARY FROM SURVEY PROVIDED BY CLIENT DATED 03/07/2024.
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REV NO.	DESCRIPTIONS	DATE
B	ADDED CONSERVATION AREA PER AGENCY CONITION	04/07/2025
A	REVISED PER SEPTIC	11/22/2024

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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

Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®

DEAL LAKE WEDDINGTON UNION COUNTY, NORTH CAROLINA

SKETCH PLAN

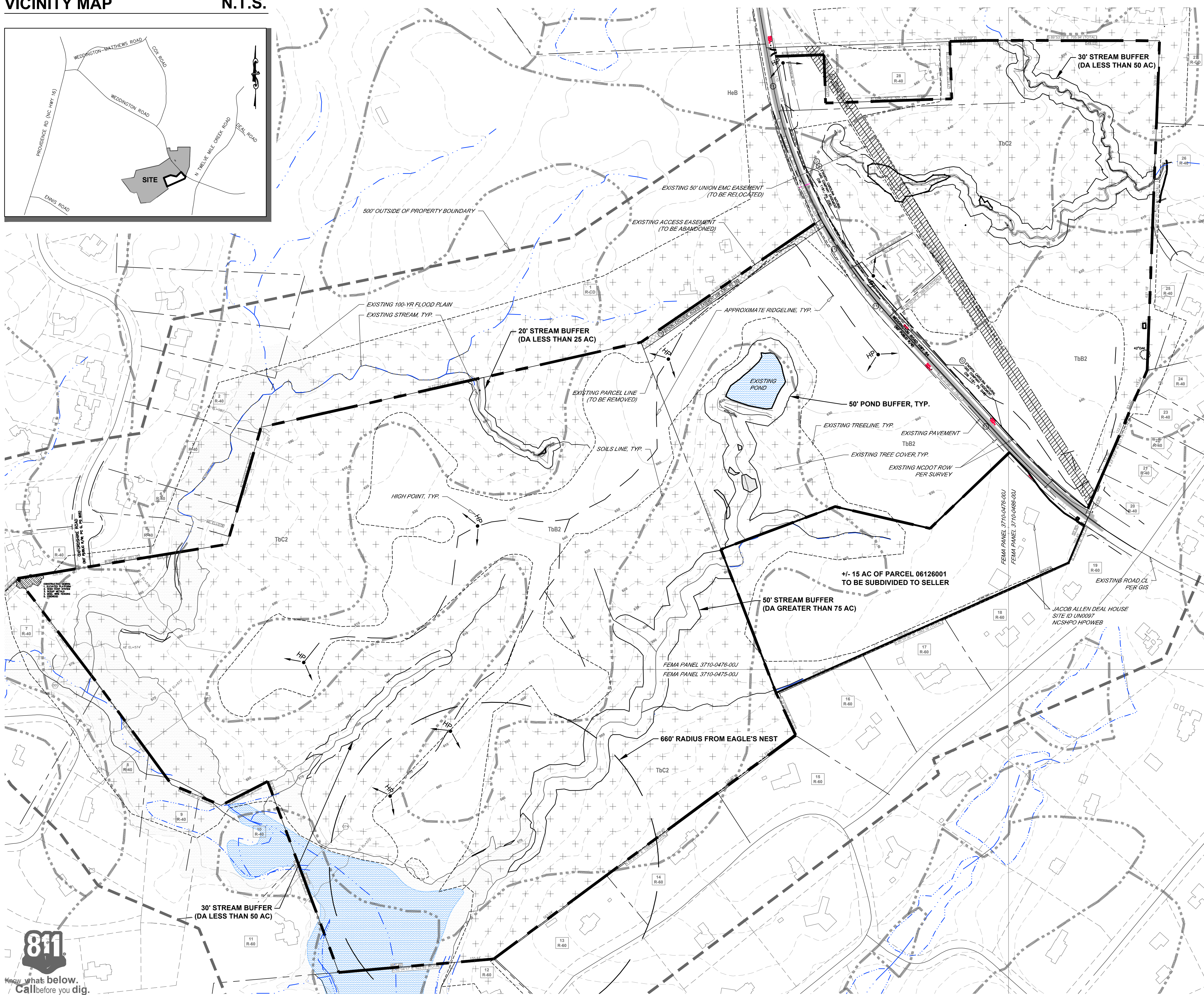
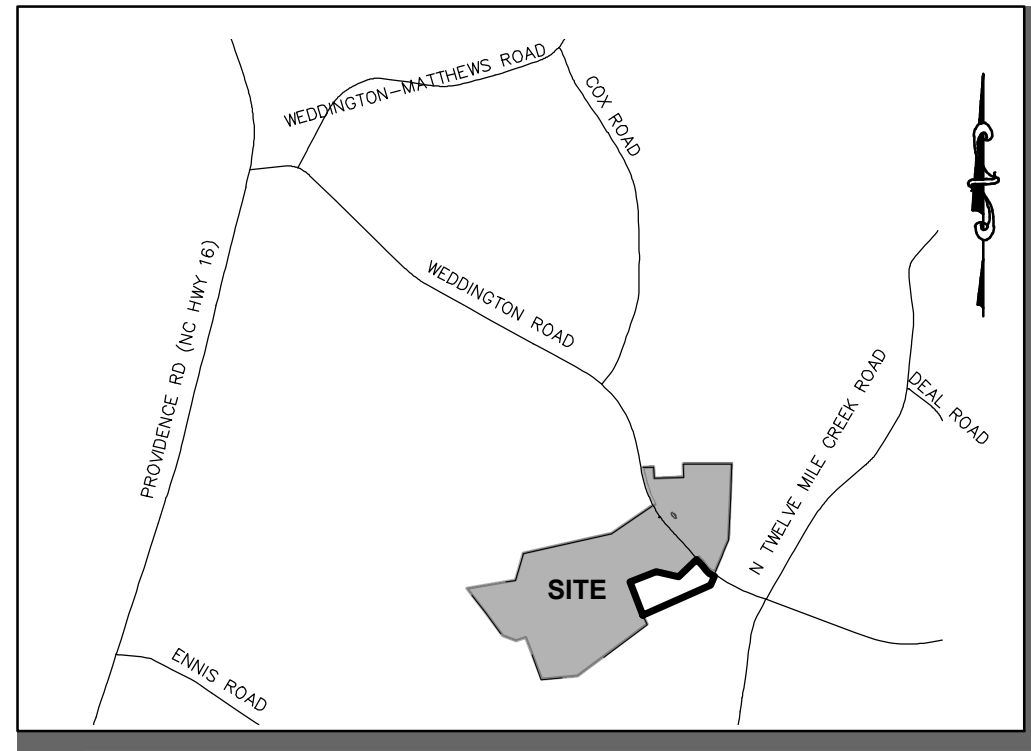
DATE: JUNE 2024
 MCE PROJ. #: 02741-0011
 DRAWN: BBJ
 DESIGNED: BBJ
 CHECKED: TMM
 PROJ. MGR.: BBJ

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

DRAWING NUMBER: 2 REVISION: B

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

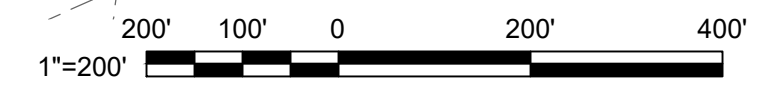
NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 276 LLC	06126002	2827 BREKEMIDGE CENTRE DR	4633/768
2	HAMILTON GARY R	06129109	6467 OXFORDSHIRE RD	6897/741
3	FRENETTE GARY P	06129106	6465 OXFORDSHIRE RD	3585/842
4	FRENETTE GARY P	06129107	6466 OXFORDSHIRE RD	3028/389
5	FRENETTE GARY P	06129108	6468 OXFORDSHIRE RD	3029/389
6	BAKLAS CHRISTOPHER W	06129109	6472 OXFORDSHIRE RD	6891/831
7	HEUSTESS LAUREN	06126346	6 LOCHAVEN RD	8528/910
8	HORENSTEN LAWRENCE	06129111	817 LOCHAVEN ROAD	6261/861
9	LEE JONATHAN STEPHEN TRUSTEE	06129116A	628 LOCHAVEN RD	8619/978
10	MOFFAT DEBORAH	06129118	6 LOCHAVEN RD	7628/024
11	MOFFAT JAMES DONALDSON V	06129898	636 BARON RD	7627/809
12	QUEEN DAN H JR	06129619	646 BRANDY COURT	6807/896
13	BONDURANT CHARLES W	06129618	646 BRANDY COURT	6808/767
14	FERRY SCOTT M	06129617	628 BRANDY COURT	6197/41
15	SNYDER MARK WAYNE	06129616	616 BRANDY CT	6423/480
16	NVEY BRIAN M	06129615	646 BARON RD	8141/069
17	TABE ALBERT G III	06129614	634 BARON RD	7339/916
18	BALLETTA PETER J	06129613	630 BARON RD	9976/979
19	WISE MANAGEMENT & REALTY LLC	06129612	630 BARON RD	6946/474
20	DEPARTMENT OF TRANSPORTATION	06089114	1261 WEDDINGTON HILLS DR	6933/323
21	SCHWYD ROBERT	06089113	1269 WEDDINGTON HILLS DR	6487/975
22	ZHANG JI	06089116	1217 WEDDINGTON HILLS DR	8223/910
23	FOX CHARLES IVAN	06089117	1221 WEDDINGTON HILLS DR	6681/061
24	HETAFF RICHARD H	06089118	1227 WEDDINGTON HILLS DR	1932/772
25	CUSUMANO DAVID PASQUALE	06089142	1431 WEDDINGTON HILLS DR	8133/948
26	WILLIAMS ROBERT DEAN TRUSTEE	06089141	1440 WEDDINGTON HILLS DR	6683/642
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC	06089004A	1064 LAKE FOREST DR	6261/882
28	PROBST JANICE G	06126017A	531 WEDDINGTON RD	1484/897

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

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 CONTACT: BETH B. JOHNSTON, PLA
 PHONE #: (704) 841-2588
 EMAIL: bbailey@mckimcreed.com



REV NO.	DESCRIPTIONS	DATE
A	11/22/2024	

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MCKIM & CREED

8020 Tower Point Drive
 Charlotte, North Carolina 28227
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 NC License# F-1222
 www.mckimcreed.com

Toll Brothers
 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:
 HORIZONTAL: 1" = 200'
 VERTICAL: N/A

3 REVISIONS
 A

STATUS: PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

\\02741\0011\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\1_PRELIMINARY_DWGS\02741-0011_R-CD SKETCH PLAN\02741-0011_R-CD SKETCH PLAN.DWG ----- 04/14/2025 09:20:17