



ZONING SUMMARY:
 OWNER: KEYSTONE CUSTOM HOMES
 OWNER PHONE #: (704) 298-9640
 OWNER ADDRESS: 2030 AIRPORT FLEX DR SUITE R, CHARLOTTE, NC 28208
 CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
 V3 SOUTHEAST PHONE #: 704-940-2883
 ZONING DESIGNATION: RCD
 JURISDICTION: WEDDINGTON
 PARCEL SIZE: 17.3 ACRES
 MINIMUM LOT SIZE: 40,000 SF
 PARCEL NUMBER(S): 06099010
 TOTAL PARCELS CREATED: 12
SETBACK AND YARD REQUIREMENTS
 FRONT: 30'-0"
 SIDE: 15'-0"
 REAR: 40'-0"
BUFFERS REQUIRED
 WHERE THE SIDE OR REAR YARDS OF LOTS MAY BE ORIENTED TOWARD EXISTING THOROUGHFARE ROADS, A BUFFER AT LEAST 100 FEET WIDE OF EXISTING WOODLAND PROVIDING ADEQUATE VISUAL SCREENING THROUGHOUT THE YEAR IS REQUIRED. THE BUFFER WIDTH MAY BE REDUCED TO 50 FEET IF PLANTINGS ARE INSTALLED TO INCLUDE YEAR-ROUND SCREENING.
 THE BUFFER REQUIREMENT IS 50 FEET BETWEEN HOMES IN THE PROPOSED SUBDIVISION AND ANY NONRESIDENTIAL USE.
OPEN SPACE REQUIREMENTS
 OPEN SPACE REQUIRED: 10% OF THE SUBDIVISION GROSS AREA MUST BE OPEN SPACE
 MINIMUM PUBLIC OPEN SPACE: 1.615 AC
 OPEN SPACE PROVIDED: 1.615 AC



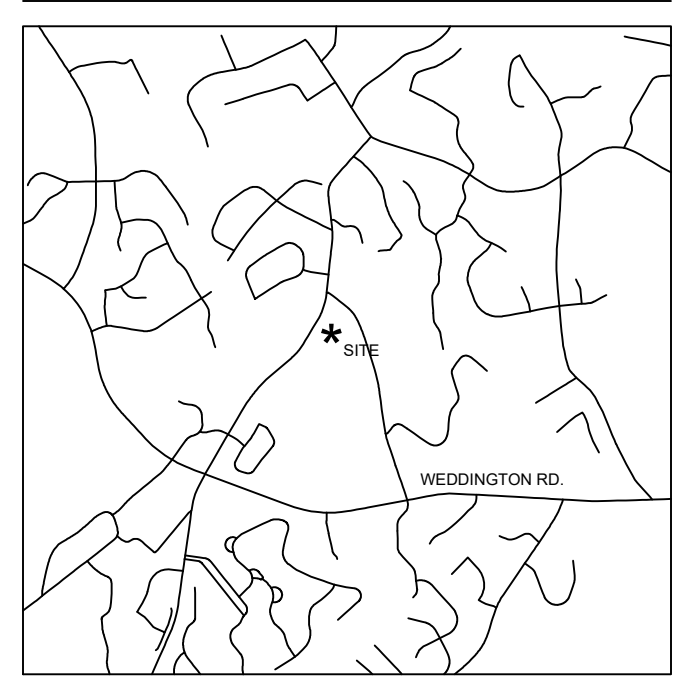
V3 Southeast
 3700 South Blvd., Suite 200
 Charlotte, NC 28209
 p: 704-940-2883
 www.v3co.com



landscape architecture | planning | civil engineering | surveying

KEYSTONE DEAL ROAD

Deal Road
 Weddington, NC 28212

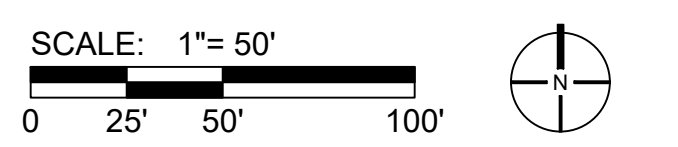


VICINITY MAP N.T.S.

TOPOGRAPHIC SURVEY DATED J.A.Y., 2024 PROVIDED BY GIS.



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DATE: 07.03.24
 DRAWN BY: KVN
 PROJECT NUMBER: 240110.00

PM: DT
 REVIEWED BY: DT

KEYSTONE DEAL ROAD SKETCH PLAN

REVISIONS:

| NO. | DATE | DESCRIPTION |
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SK-100
 SKETCH PLAN

North Carolina
 TRANSPORTATION

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
 2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.