

PROJECT CONSULTANTS

ENGINEER:
COLLIERS ENGINEERING & DESIGN, INC.
5275 PARKWAY PLAZA BOULEVARD, SUITE 100
CHARLOTTE, NC 28217
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(877) 627-3772 MAIN

SURVEYOR:
DEKTA LAND SERVICES
CONTACT: MICHAEL GREEN, JR
EMAIL: CHANDLER@DEKTA.LANDSERVICES.NET
(704) 847-4700

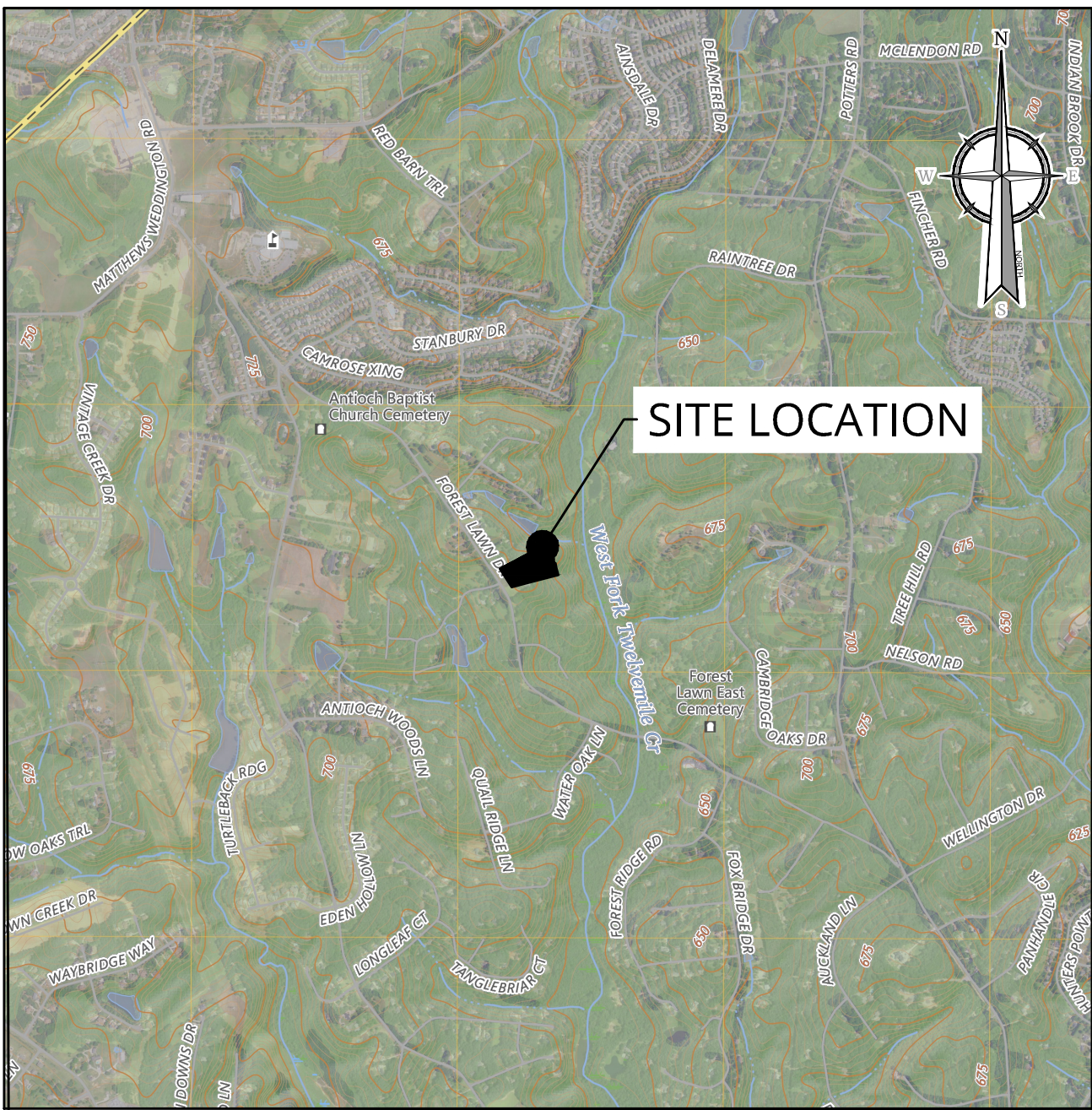
DEVELOPER:
KEYSTONE HOMES
CONTACT: KEITH FENN, PE
EMAIL: KFENN@KEYSTONECUSTOMHOME.COM
(980) 269-6609
2030 AIRPORT FLEX DRIVE, SUITE R
CHARLOTTE, NC 28208

UTILITY COMPANIES

WATER AND SEWER:
UNION COUNTY WATER
(704) 296-4210

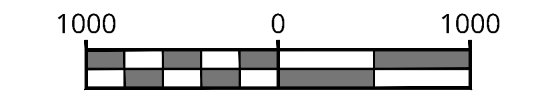
GAS SERVICE:
PIEDMONT NATURAL GAS
(800) 752-7504

ELECTRIC SERVICE:
UNION POWER
(704) 289-3145



USGS MAP

U.S.G.S 7.5 MIN. TOPOGRAPHIC QUADRANGLE,
NORTH CAROLINA

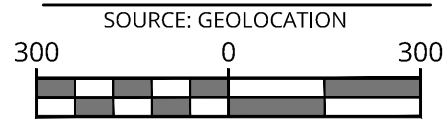


SCALE : 1" = 1000'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



SITE MAP



SCALE : 1" = 300'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

INDEX OF SHEETS

SHT. No.	DESCRIPTION
C-000	COVER SHEET
C-100	AERIAL PLAN
C-101	EXISTING CONDITIONS
C-200	SITE LAYOUT PLAN
C-201	CONSERVATION SITE PLAN

CONDITIONAL ZONING
FOR
KEYSTONE HOMES
3009 FOREST LAWN DRIVE
TOWN OF WEDDINGTON
UNION COUNTY, NORTH CAROLINA

Colliers

Engineering
& Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.
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SURFACE ANYWHERE IN ANY STATE



FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV. DATE. DRAWN BY. DESCRIPTION.

PRELIMINARY FOR REVIEW

Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING
PLAN
FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

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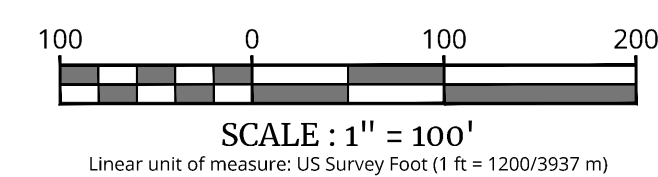
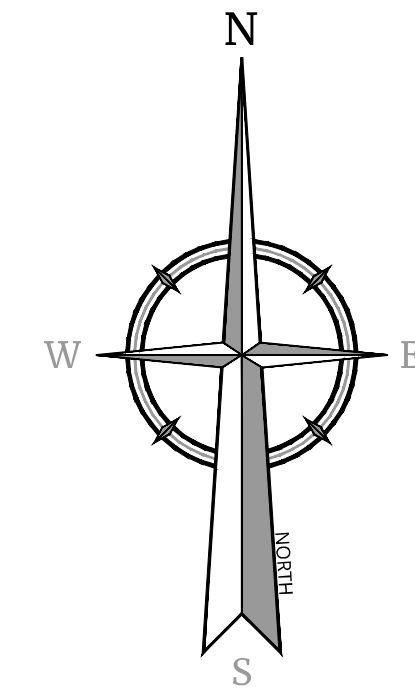
CHARLOTTE
5275 Parkway Plaza Boulevard,
Suite 100
Charlotte, NC 28217
Phone: 980.245.3161

SCALE: AS SHOWN
DATE: 04/04/25
PROJECT NUMBER: 25003536A
DRAWN BY: NWB
CHECKED BY: CW
DRAWING NAME: C-COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-000

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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MINIARY FOR REVIEW

Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING
PLAN
FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

Colliers

**Engineering
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Architecture, Landscape
Architecture, Surveying, CT P.C.

SCALE: AS SHOWN	DATE: 04/04/25	DRAWN BY: NWB	CHECKED BY: CW
PROJECT NUMBER: 25003536A		DRAWING NAME: C-DEMO	

SHEET TITLE:

EXISTING
CONDITIONS PLAN

SHEET NUMBER: C-101

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



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KEYSTONE CUSTOM HOMES, WEDDINGTON		
SITE DATA		
	REQUIRED /EXISTING	PROPOSED
SITE ADDRESS	3009 FOREST LAWN DR, MATTHEWS, NC. 28104	
PARCEL (PIN)	07150015	
ZONING	RESIDENTIAL CONSERVATION DISTRICT (R-CD)	
PROPOSED USE	SINGLE FAMILY CONSERVATION DEVELOPMENT	
GROSS SITE AREA	16.54 AC	
TOTAL # OF LOTS	12	
MIN LOT SIZE	18,000 SF	
AVERAGE LOT SIZE	20,402 SF	
MIN LOT WIDTH	100 FT	
MAXIMUM BUILDING HEIGHT	35 FT	
CUL DE SAC ROAD A	156 FT	
CONSERVATION SPACE	MIN. 8.27 AC (50 %)	8.53 AC (51.6%)
MINIMUM FRONT SETBACK	40 FT	40 FT
REAR SETBACK	40 FT	40 FT
MINIMUM SIDE YARD	15 FT	15 FT

REV	DATE	DRAWN BY	DESCRIPTION
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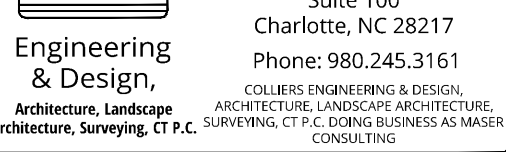
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COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING
PLAN
FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA



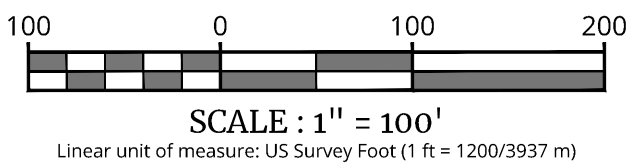
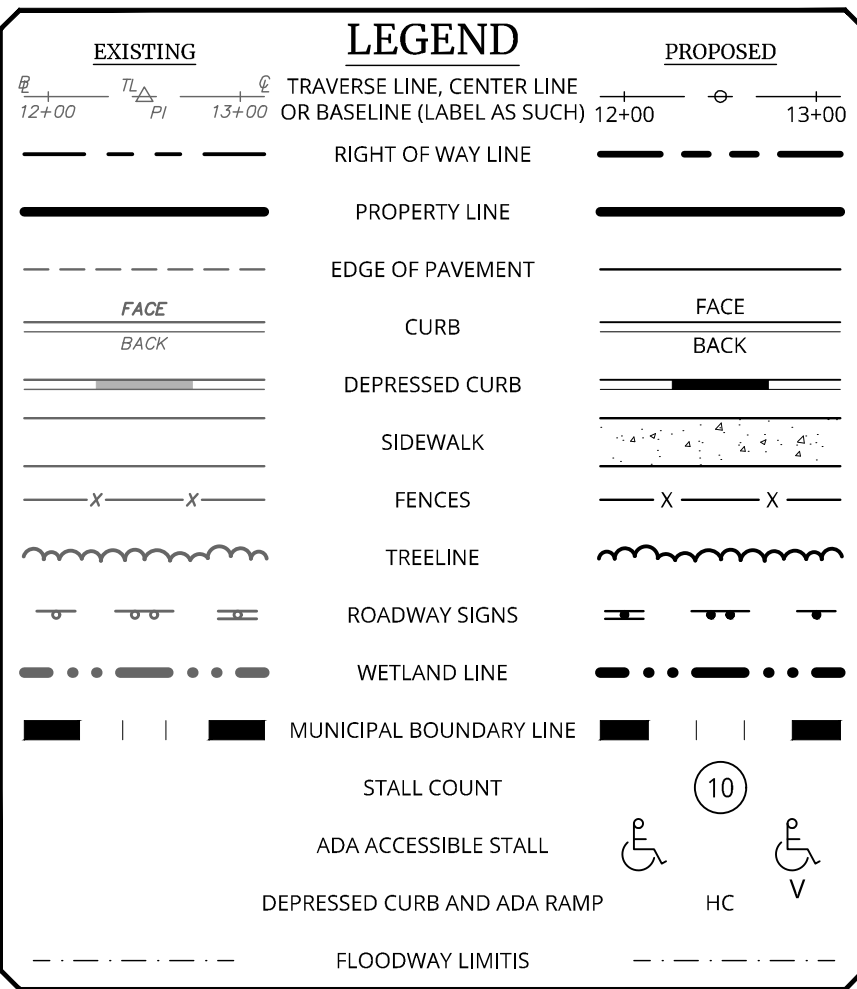
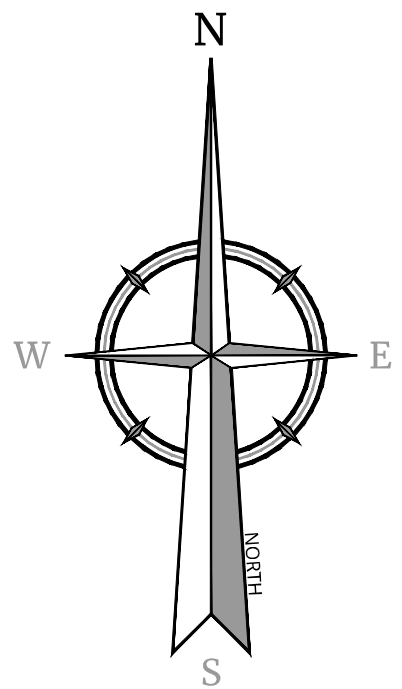
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SHEET TITLE:

LAYOUT PLAN

SHEET NUMBER:

C-200

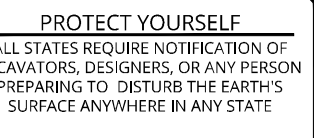


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N.C. #: C-4746

CONDITIONAL ZONING PLAN

FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA



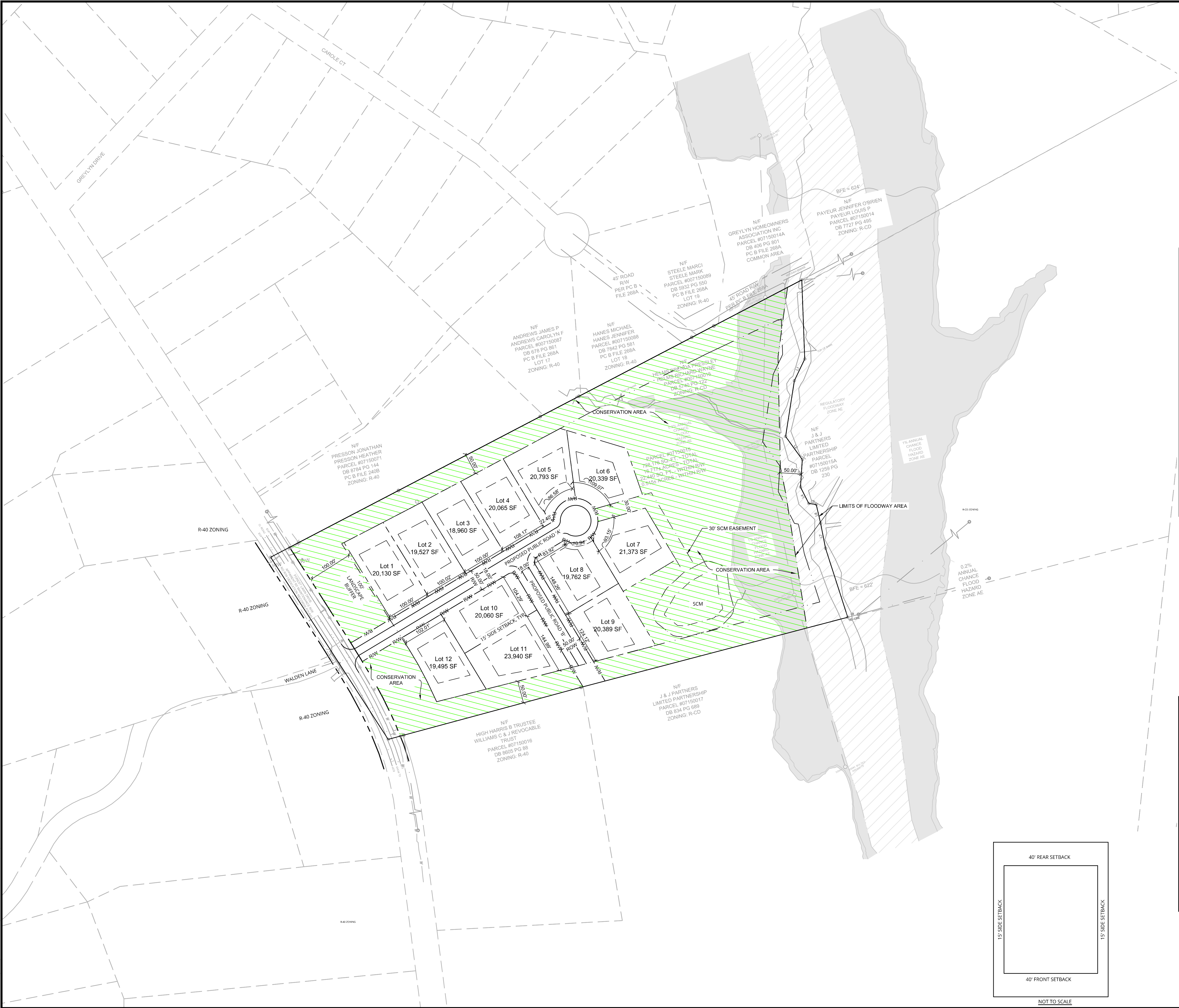
CHARLOTTE
5275 Parkway Plaza Boulevard,
Suite 100
Charlotte, NC 28217
Phone: 980.245.3161
COLLIERS ENGINEERING & DESIGN,
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, CT P.C. DOING BUSINESS AS MASER
CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/04/25	NWB	CW
PROJECT NUMBER:		DRAWING NAME:	
25003536A		C-LAYT	





















SHEET TITLE:

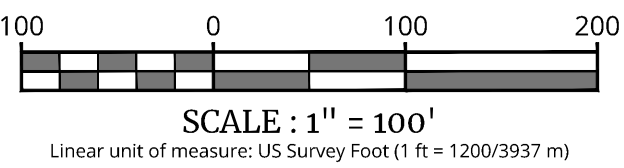
CONSERVATION SITE PLAN

SHEET NUMBER: C-201



KEYSTONE CUSTOM HOMES, WEDDINGTON		
SITE DATA		
	REQUIRED /EXISTING	PROPOSED
SITE ADDRESS	3009 FOREST LAWN DR, MATTHEWS, NC, 28104	
PARCEL (PIN)	07150015	
ZONING	RESIDENTIAL CONSERVATION DISTRICT (R-CD)	
PROPOSED USE	SINGLE FAMILY CONSERVATION DEVELOPMENT	
GROSS SITE AREA	16.54 AC	
TOTAL # OF LOTS	12	
MIN LOT SIZE	18,000 SF	
AVERAGE LOT SIZE	20,402 SF	
MIN LOT WIDTH	100 FT	
MAXIMUM BUILDING HEIGHT	35 FT	
CUL DE SAC ROAD A	156 FT	
CONSERVATION SPACE	MIN. 8.27 AC (50 %)	8.46 AC (\$1.1%)
MINIMUM FRONT SETBACK	40 FT	40 FT
REAR SETBACK	40 FT	40 FT
MINIMUM SIDE YARD	15 FT	15 FT

EXISTING		LEGEND		PROPOSED			
	12+00		13+00		12+00		13+00
TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)							
RIGHT OF WAY LINE							
PROPERTY LINE							
EDGE OF PAVEMENT							
FACE							
CURB							
DEPRESSED CURB							
SIDEWALK							
FENCES							
TREE LINE							
ROADWAY SIGNS							
WETLAND LINE							
MUNICIPAL BOUNDARY LINE							
STALL COUNT							
ADA ACCESSIBLE STALL							
DEPRESSED CURB AND ADA RAMP							
FLOODWAY LIMITS							



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.