

N:\2024\240110 Keystone Deal Road (NC)\Drawings\Sheet Drawings\240110-SKETCH PLAN.dwg, 8/9/2024 8:19:36 AM, kevin wilke-nadler, Sheet Size 30x42, V3 Southeast

ZONING SUMMARY:

## OWNER: KEYSTONE CUSTOM HOMES OWNER PHONE #: (704) 286-8640

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

TOTAL PARCELS CREATED: 12

PARCEL NUMBER(S): 06099010

MINIMUM LOT SIZE: 40,000 SF

SETBACK AND YARD REQUIREMENTS FRONT: 50'-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.

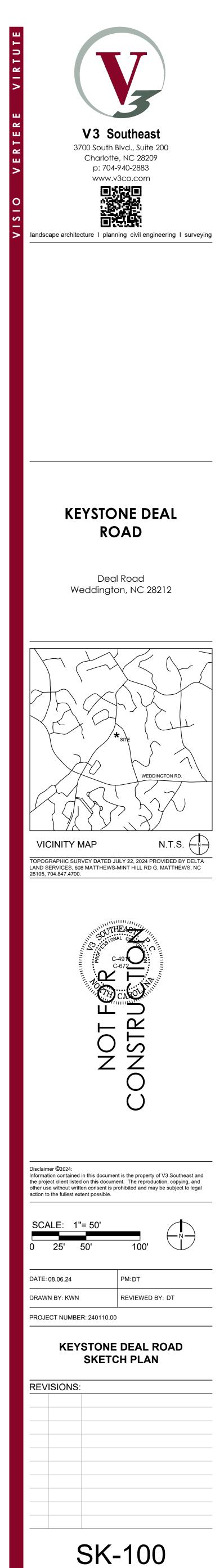
OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED: 10% OF THE SUBDIVISION GROSS AREA MUST BE OPEN SPACE MINIMUM PUBLIC OPEN SPACE: 1.616 AC

OPEN SPACE PROVIDED: 2.27 AC



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.



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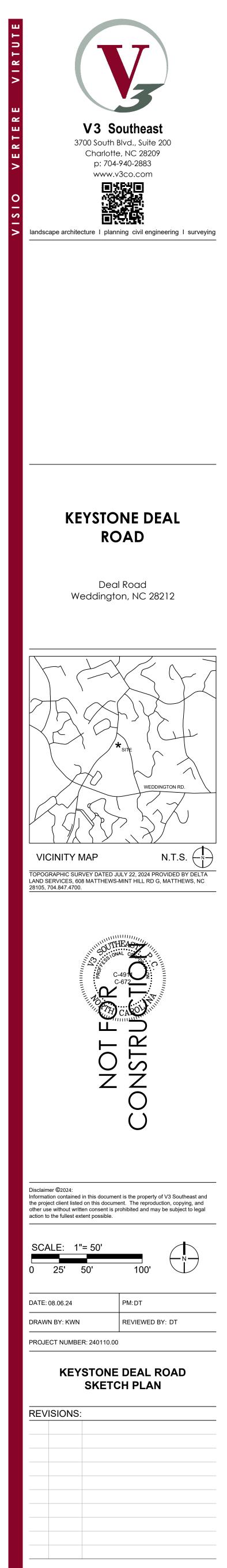




50' VIEW FROM RIGHT OF WAY (NORTHEAST PORTION OF SITE ALONG DEAL ROAD



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## SK-100

SKETCH PLAN





