

DEVELOPMENT SUMMARY:

PARCELS:
 PIN: 06126004 ±34.962 ACRES (R-CD)
 PIN: 06126004C ± 1.16 ACRES (R-40)
 TOTAL: ±36.122 ACRES

EXISTING ZONING: R-CD & R-40
 PROPOSED ZONING: R-CD CONSERVATION
 PROPOSED USE: SINGLE-FAMILY

CONSERVATION SUBDIVISION STANDARDS:
 MINIMUM LOT SIZE: 12,000 SF
 MINIMUM LOT WIDTH: 80 FEET
 FRONT SETBACK: 20 FEET
 SIDE SETBACK: 15 FEET*
 CORNER SETBACK: 25 FEET
 REAR SETBACK: 30 FEET
 MAXIMUM HEIGHT: 35 FEET
 *A SEPARATION OF 30 FEET MUST BE MAINTAINED BETWEEN THE SIDES OF EACH DWELLING

PROPOSED DEVELOPMENT:
 TOTAL: ±27 LOTS
 PROPOSED DENSITY: ±0.75 DUA

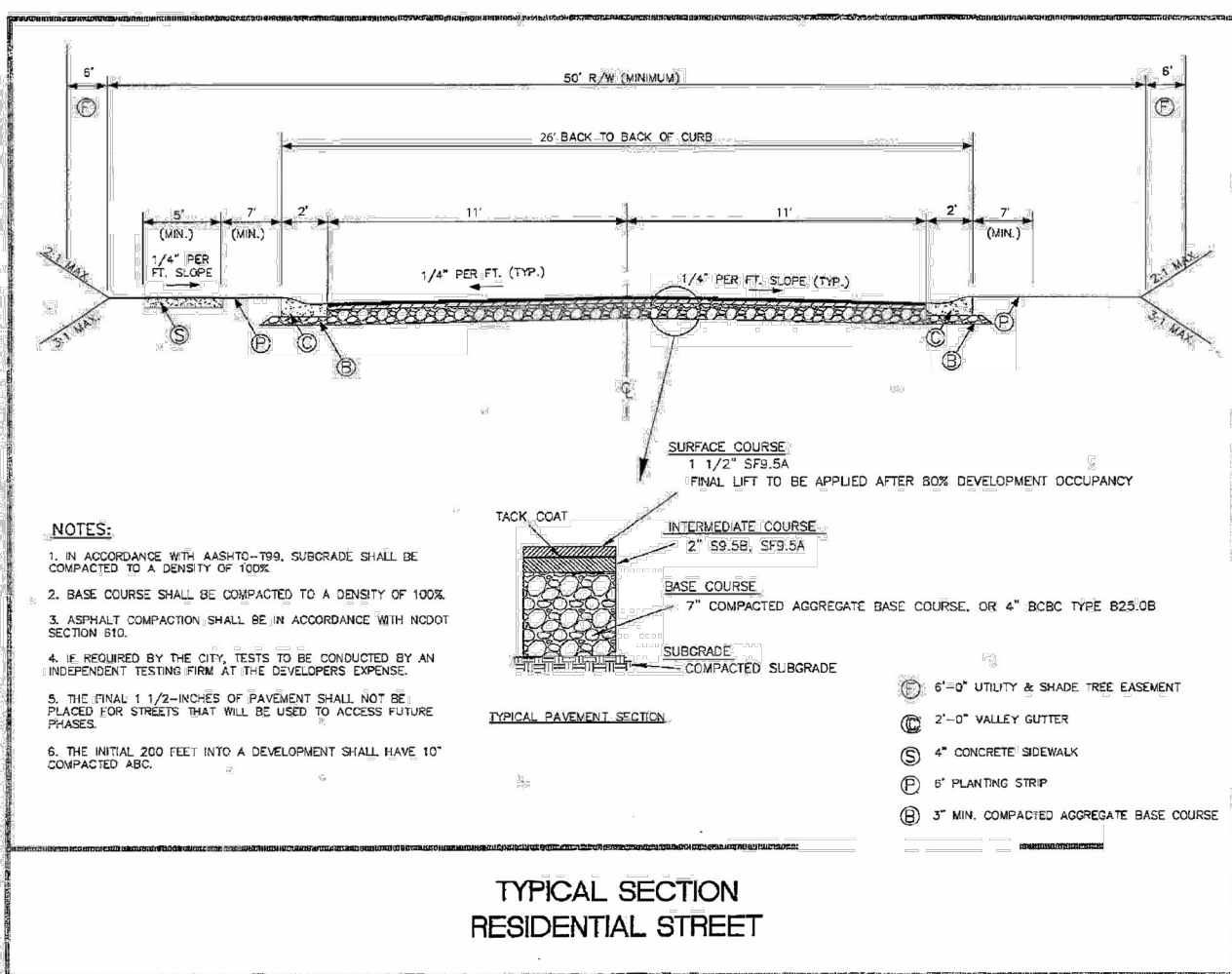
CONSERVATION OPEN SPACE REQUIRED: ±18.06 ACRES (50.00%)
 CONSERVATION OPEN SPACE PROVIDED: ±18.31 ACRES (50.67%)

WINDSOR FARMS LANE: ±2,151 LF
 PADDOCK LOOP LANE: ±354 LF
 CANTER LANE: ±406 LF
 DORNOCH DRIVE EXTENSION: ±211 LF
 CUL-DE-SAC ROAD A: ±164.39 LF
 CUL-DE-SAC ROAD C: ±406.08 LF

AVERAGE LOT SIZE: ±21,541 SF
 LARGEST LOT SIZE: ±25,452 SF
 SMALLEST LOT SIZE: ±20,019 SF

LEGEND:

- CONSERVATION OPEN SPACE
- STREAM BUFFER



REVISION RECORD

NO.	DATE	DESCRIPTION
1	8/8/2024	INITIAL CONDITIONAL ZONING SUBMITTAL PACKAGE

3701 Arco Corporate Drive
 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
 www.cecinc.com

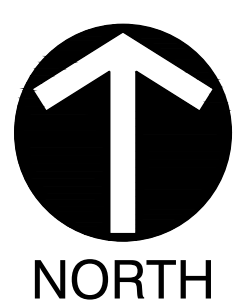
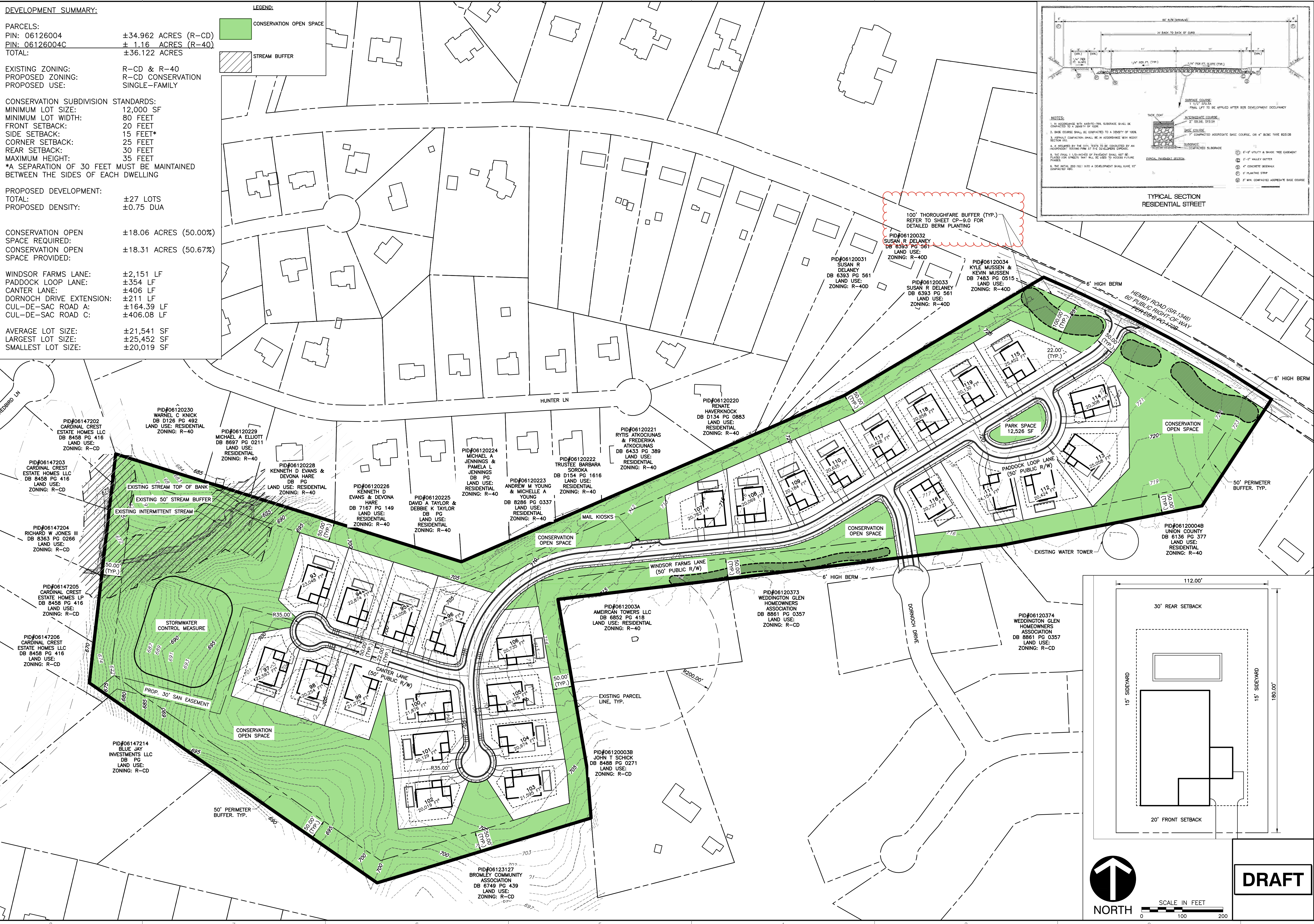
CEC
 Civil & Environmental
 Consultants, Inc.

**WINDSOR FARM
 CLASSICA HOMES, LLC
 WEDDINGTON, NORTH CAROLINA
 UNION COUNTY**

CONSERVATION SITE PLAN

DATE: FEBRUARY 2025 | DRAWN BY: STAFF
 DWG SCALE: AS SHOWN | CHECKED BY: MLG
 PROJECT NO: 343-066
 APPROVED BY: MEK

DRAWING NO.: **CP-4.0**



SCALE IN FEET
 0 100 200

DRAFT

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