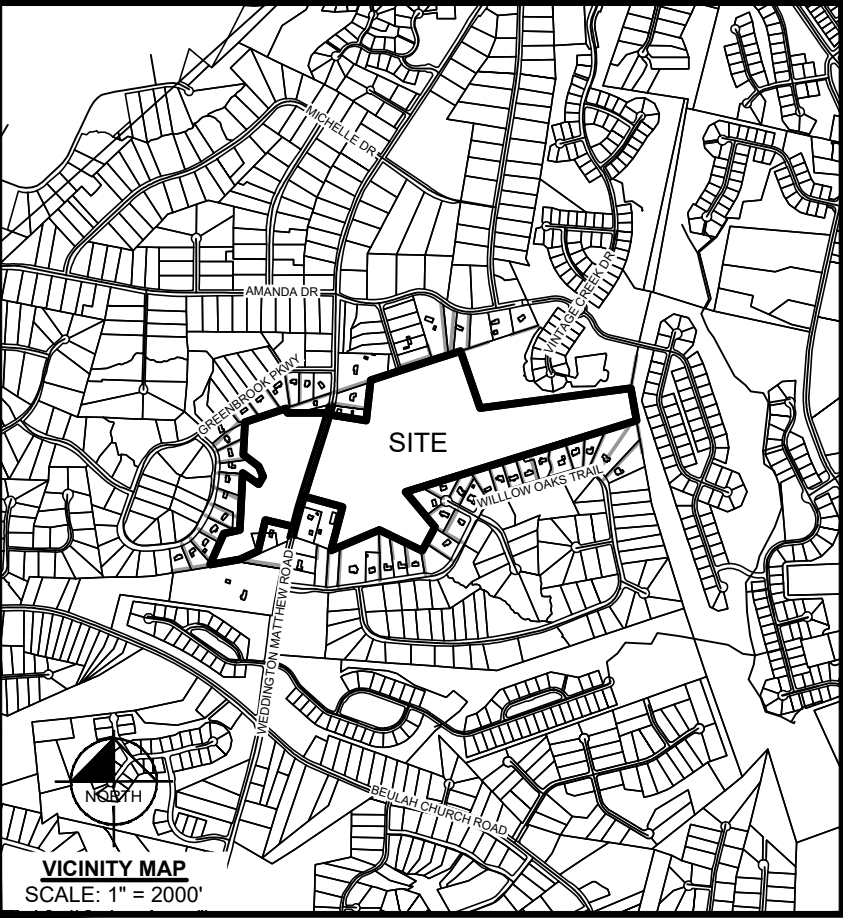


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Plotted By: Loftin, Andrew Layout: CSPT-01 Brdr June 04, 2025 07:54:30am



SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	06120011
EXISTING LAND USE:	FARM
PROPOSED LAND USE:	RESIDENTIAL
LAND USE OF ADJOINING PROPERTIES:	RESIDENTIAL
TOTAL SITE AREA:	94.03± ACRES
ZONING DISTRICT:	R-CD (Town of Weddington)
FLOOD DATA:	
FEMA FLOOD PANEL:	3710447700L, 3710448700L ZONE X
LOT INFORMATION	
SINGLE FAMILY LOTS:	46
PROPOSED DENSITY:	0.49 DUA
TYPICAL LOT SIZE:	40,000 SF (120' Min. Width)
REQUIRED HOUSE SETBACKS:	
	FRONT: 50' SIDE: 15' REAR: 40'
COMMON OPEN SPACE:	
REQUIRED:	9.4 ± ACRES (10%)
PROVIDED:	33.2 ± ACRES (35%)
BUFFER YARDS	
50' PERIMETER BUFFER	
100' THOROUGHFARE BUFFER (CAN BE REDUCED TO 50' WITH PLANTED EVERGREEN MATERIAL)	
ESTIMATED IMPERVIOUS CALCULATIONS	
HOMES (70' x 70'):	±5.51 ACRES
DRIVEWAYS (20' x 60'):	±1.35 ACRES
ROW:	±7.94 ACRES
TOTAL:	14.8 ACRES (16% OF SITE)

SUBDIVIDER:
ROBERT PRICE
980-722-6715
TOLL BROTHERS, INC.
9130 KINGS PARADE BLVD
CHARLOTTE, NC 28273

PROFESSIONAL ENGINEER:
ANDREW LOFTIN, PE
704-954-8293
KIMLEY-HORN AND ASSOCIATES, INC.
200 S TRYON ST
SUITE 200
CHARLOTTE, NC 28202

PROPERTY OWNER:
MORRIS R S FAMILY LIMITED PARTNERSHIP
5017 MATTHEWS WEDDINGTON RD
MATTHEWS, NC 28104

PROFESSIONAL LAND SURVEYOR
JOHN W. STEVENS, PLS
980-223-3873
ESE OF NORTH CAROLINA, PC
9130 KINGS PARADE BLVD
CHARLOTTE, NC 28273