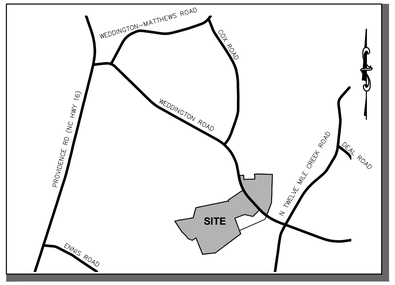
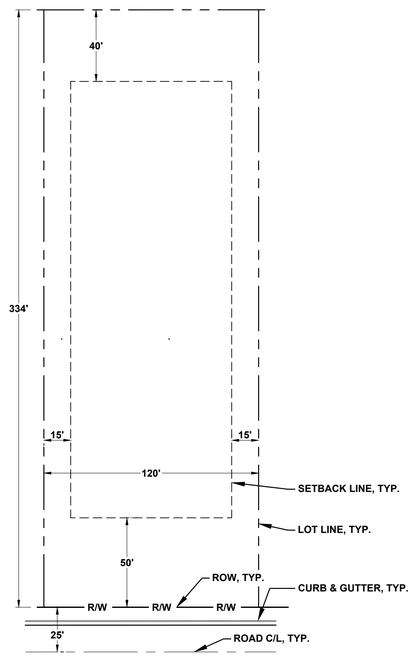
VICINITY MAP N.T.S.

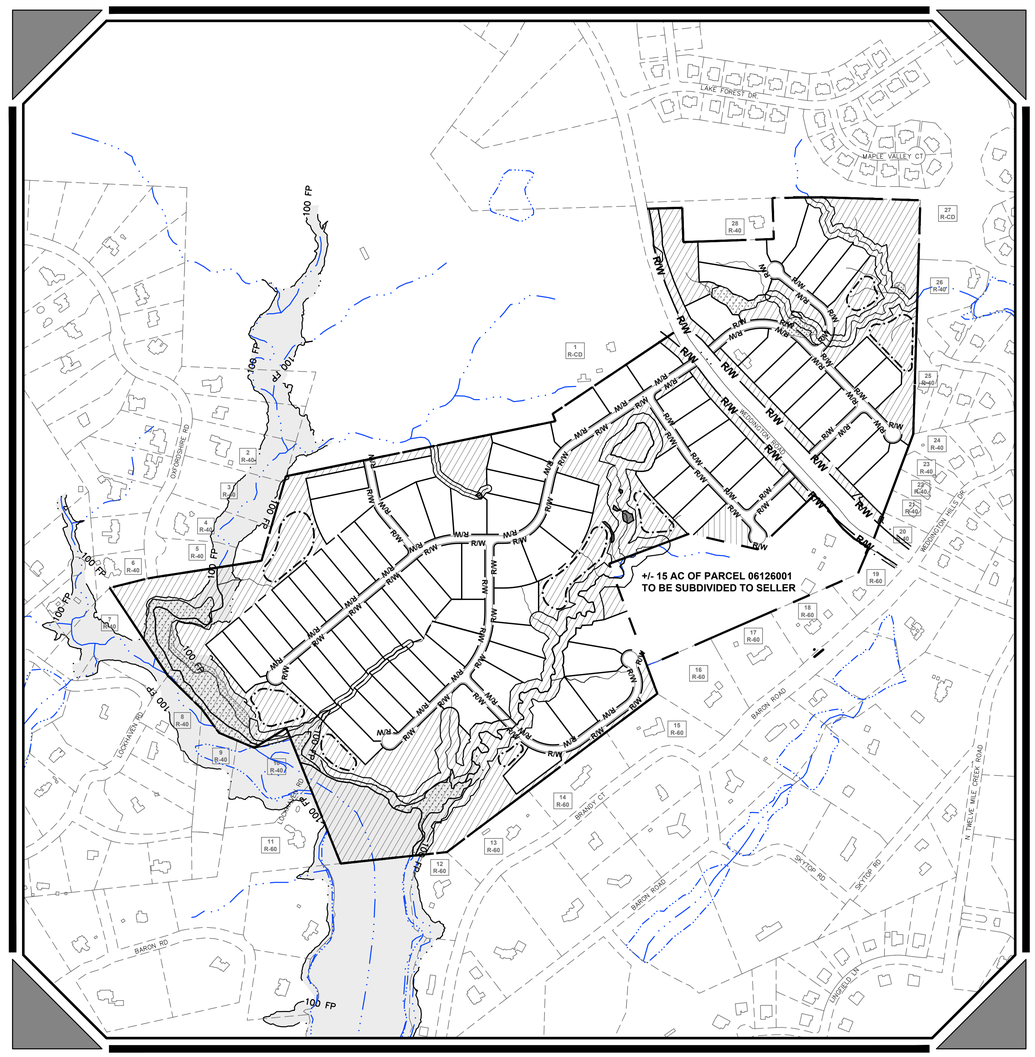


DEAL LAKE

WEDDINGTON, NORTH CAROLINA



TYPICAL LOT



OVERALL SITE

SITE DATA:

PROJECT NAME:	EAGLE CROSSING (FKA DEAL LAKE)
PROJECT ADDRESS:	610 WEDDINGTON ROAD & OTHER PARCELS, WEDDINGTON, NC
PID'S:	06129109, 06126001, 06126017, 06126017B, 06126017C
JURISDICTION:	WEDDINGTON
ACREAGE:	+/- 167.48 AC TOTAL
EAST SIDE:	+/- 41.1 AC
WEST SIDE:	+/- 126.38 AC
ZONING:	
EXISTING:	R-CD
PROPOSED:	R-CD
FLOOD PLAIN:	+/- 13.6 AC
STREAM BUFFERS:	
EAST SIDE:	+/- 3.0 AC
WEST SIDE:	+/- 14.3 AC
OPEN SPACE:	
REQUIRED MINIMUM:	16.75 AC (10% OF GROSS ACREAGE)
PROVIDED:	67.8 AC (+/- 40% OF GROSS ACREAGE) EAST SIDE: 16.9 AC (+/- 10%) WEST SIDE: 50.9 AC (+/- 30%)
LOTS:	
MAXIMUM DENSITY:	1 DU / 40,000 SF
TOTAL LOTS SHOWN:	82 (.5 DUA)
MINIMUM LOT SIZE:	40,000 SF REQUIRED / 40,000+ SF PROVIDED
MINIMUM LOT WIDTH:	120' REQUIRED / 120' MINIMUM PROPOSED
SETBACKS:	50' FRONT 40' REAR 15' SIDE 25' SIDE CORNER

OPEN SPACE

SITE ASSUMPTIONS:

1. CONCEPT ASSUMES ON-LOT SEPTIC ON WEST SIDE OF WEDDINGTON ROAD. SOIL TESTING AND FEASIBILITY STUDY REQUIRED.
2. RELIEF REQUIRED FROM MAXIMUM CUL-DE-SAC LENGTH.
3. WETLANDS SHOWN ARE PRELIMINARY AND MAY CHANGE WHEN SURVEYED.

ADJACENT PROPERTY OWNERS

NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 270 LLC	06126002	2627 BREKONRIDGE CENTRE DR	9633/758
2	HAMILTON GARY R	06153195	6057 OXFORDSHIRE RD	5957/741
3	FRENETTE GARY P	06153196	6065 OXFORDSHIRE RD	3568/842
4	FRENETTE GARY P	06153197	6065 OXFORDSHIRE RD	3020/389
5	FRENETTE GARY P	06153198	6065 OXFORDSHIRE RD	3020/389
6	BARAJAS CHRISTOPHER M	06153199	6072 OXFORDSHIRE RD	5801/831
7	HEUSTESS LAUREN	06153046	0 LOCHAVEN RD	8526/0190
8	HORENSTEIN LAWRENCE	06129111	617 LOCHAVEN ROAD	6061/661
9	LEE JONATHAN STEPHEN TRUSTEE	06129115A	629 LOCHAVEN RD	8610/0179
10	MOFFAT DEBORAH	06129118	0 LOCHAVEN RD	7628/0204
11	MOFFAT JAMES DONALDSON V	06129089	636 BARON RD	7627/0629
12	QUEEN DAN H JR	06129019	660 BRANDY COURT	9987/0690
13	BONDURANT CHARLES W	06129018	646 BRANDY COURT	6806/767
14	PERRY SCOTT M	06129017	628 BRANDY COURT	6107/471
15	SNYDER MARK WAYNE	06129016	610 BRANDY CT	6452/450
16	NYBY BRIAN M	06129015	646 BARON RD	8141/0069
17	TASE ALBERT G III	06129014	634 BARON RD	7339/0155
18	BALLETTA PETER J	06129013	630 BARON RD	0978/579
19	WISE MANAGEMENT & REALTY LLC	06129012	609 BARON RD	6946/474
20	DEPARTMENT OF TRANSPORTATION	06099114	1201 WEDDINGTON HILLS DR	6903/323
21	SCHMIDT ROBERT	06099115	1209 WEDDINGTON HILLS DR	6487/575
22	ZHANG JI	06099116	1217 WEDDINGTON HILLS DR	8223/0310
23	FOX CHARLES IVAN	06099117	1221 WEDDINGTON HILLS DR	6681/001
24	HUTAFF RICHARD R	06099118	1227 WEDDINGTON HILLS DR	1032/772
25	CUSUMANO DAVID PASQUALE	06099142	1431 WEDDINGTON HILLS DR	8133/0488
26	WILLIAMS ROBERT DEAN TRUSTEE	06099141	1440 WEDDINGTON HILLS DR	8563/0542
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC	06099004A	1604 LAKE FOREST DR	5261/692
28	FROPST JANICE G	06129017A	531 WEDDINGTON RD	1454/697

DEVELOPER

NAME: TOLL BROTHERS
ADDRESS: 9130 KINGS PARADE BLVD.
CHARLOTTE, NC
CONTACT: ROBERT PRICE
PHONE #: (704) 849-2625
EMAIL: rprice1@tollbrothers.com

ENGINEER

NAME: McKIM & CREED
ADDRESS: 8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227
CONTACT: BETH B. JOHNSTON, PLA
PHONE #: (704) 841-2588
EMAIL: bbailey@mckimcreed.com

BASE DATA:

1. PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. BOUNDARY FROM SURVEY PROVIDED BY CLIENT, RECEIVED 03/28/2024.
3. PRELIMINARY WETLANDS/STREAM DELINEATION PROVIDED BY WETLANDS & WATERS. DATA HAS NOT BEEN SURVEYED OR VERIFIED.
4. EAGLE'S NEST APPROXIMATE LOCATION PROVIDED BY WETLANDS & WATERS. LOCATION HAS NOT BEEN SURVEYED.
5. BASE DATA FROM UNION COUNTY GIS, NC ONEMAP, NCDOT, AND OTHER PUBLICLY AVAILABLE SOURCES. BASE DATA IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY CHANGE PENDING MORE ACCURATE INFORMATION.

1"=400' 400' 200' 0 400' 800'

811 Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
##	##	##
##	##	##
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REVISIONS

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McKIM&CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
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NC License# F-1222
www.mckimcreed.com

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

DEAL LAKE
WEDDINGTON
UNION COUNTY, NORTH CAROLINA

SITE PLAN - OVERALL

DATE:	JUNE 2024
MCE PROJ. #	02741-0011
DRAWN	BBJ
DESIGNED	BBJ
CHECKED	TMM
PROJ. MGR.	BBJ

SCALE
HORIZONTAL: 1" = 400'
VERTICAL: N/A

1
DRAWING NUMBER
REVISION

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

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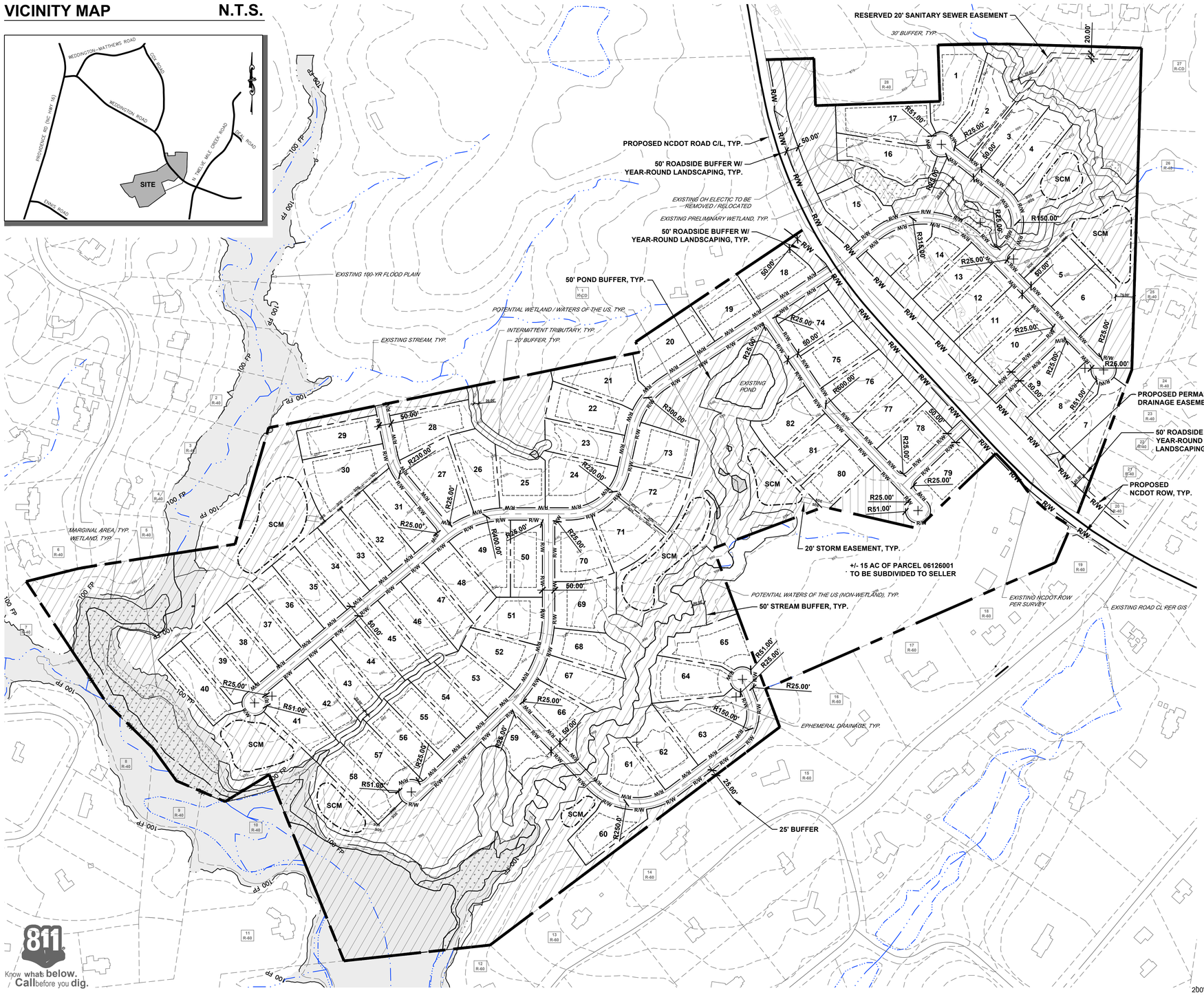
VICINITY MAP N.T.S.



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LOT AREA	
LOT NUMBER	AREA (SF)
1	56797.6
2	49303.9
3	41335.8
4	44455.7
5	40000.0
6	40197.2
7	55915.6
8	40137.9
9	43249.2
10	43302.3
11	40080.0
12	40080.0
13	40073.0
14	42356.5
15	42699.4
16	51879.2
17	58136.8
18	44460.3
19	40070.0
20	56742.8
21	48817.0
22	50998.7
23	41493.3
24	46710.6
25	55929.2
26	47350.1
27	40080.0
28	61948.1
29	43086.4
30	40800.0
31	40800.0
32	40800.0
33	40800.0
34	40800.0
35	40800.0
36	40800.0
37	40800.0
38	40800.0
39	40496.8
40	43460.2
41	46056.6
42	41015.7
43	40813.8
44	40488.0
45	40042.7
46	41746.4
47	41052.7
48	42532.0
49	50053.7
50	40632.9
51	40221.4
52	41674.4
53	41483.5
54	41131.5
55	43121.1
56	41384.2
57	40228.4
58	45748.6
59	40461.2
60	40432.2
61	40034.4
62	46062.4
63	66437.2
64	49065.9
65	57493.9
66	40324.8
67	46398.9
68	41185.9
69	49620.2
70	49407.4
71	49833.5
72	48542.3
73	42502.6
74	40035.8
75	41565.3
76	47789.9
77	40992.3
78	43047.8
79	40273.8
80	40042.4
81	41438.1
82	41020.0

DEVELOPER

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5. FUTURE NCDOT ROW FROM "U3467_Rdy_RPC_psh_10-12," SHEETS 10 & 11, BY NV5 ENGINEERS & CONSULTANTS, INC, DATED 10/30/2023.
6. BASE DATA (TOPOGRAPHY, PARCEL LINES, ROAD CENTERLINES, EXISTING BUILDINGS, ETC.)FROM UNION COUNTY GIS, NC ONEMAP, NCDOT, AND OTHER PUBLICLY AVAILABLE SOURCES. BASE DATA IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY CHANGE PENDING FIELD SURVEY.

200' 100' 0 200' 400'
1"=200'

REV.NO.	DESCRIPTIONS	DATE
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Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

DEAL LAKE
WEDDINGTON
UNION COUNTY, NORTH CAROLINA

SITE PLAN - ENLARGED

DATE:	JUNE 2024
MCE PROJ. #	02741-0011
DRAWN	BBJ
DESIGNED	BBJ
CHECKED	TMM
PROJ. MGR.	BBJ

SCALE
HORIZONTAL: 1" = 200'
VERTICAL: N/A

2
DRAWING NUMBER
REVISION

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

I:\02741\0011\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\1_PRELIMINARY_DWGS\02741-0011_R-CD SKETCH PLAN\02741-0011_R-CD SKETCH PLAN.DWG ---- 07/01/2024 13:07:36