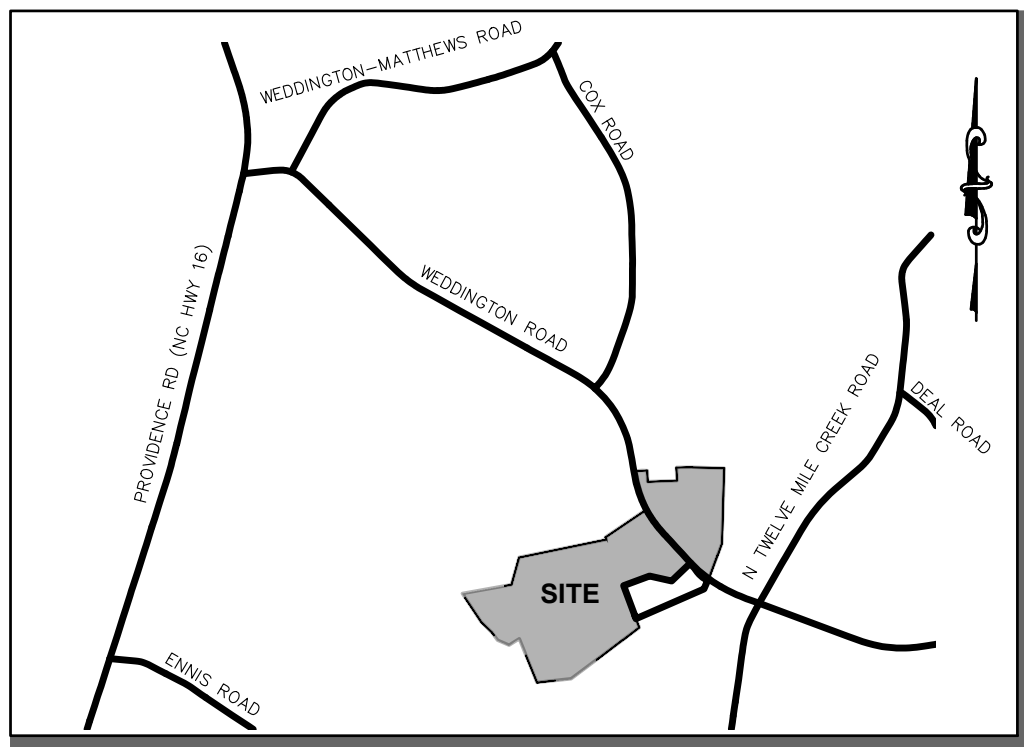


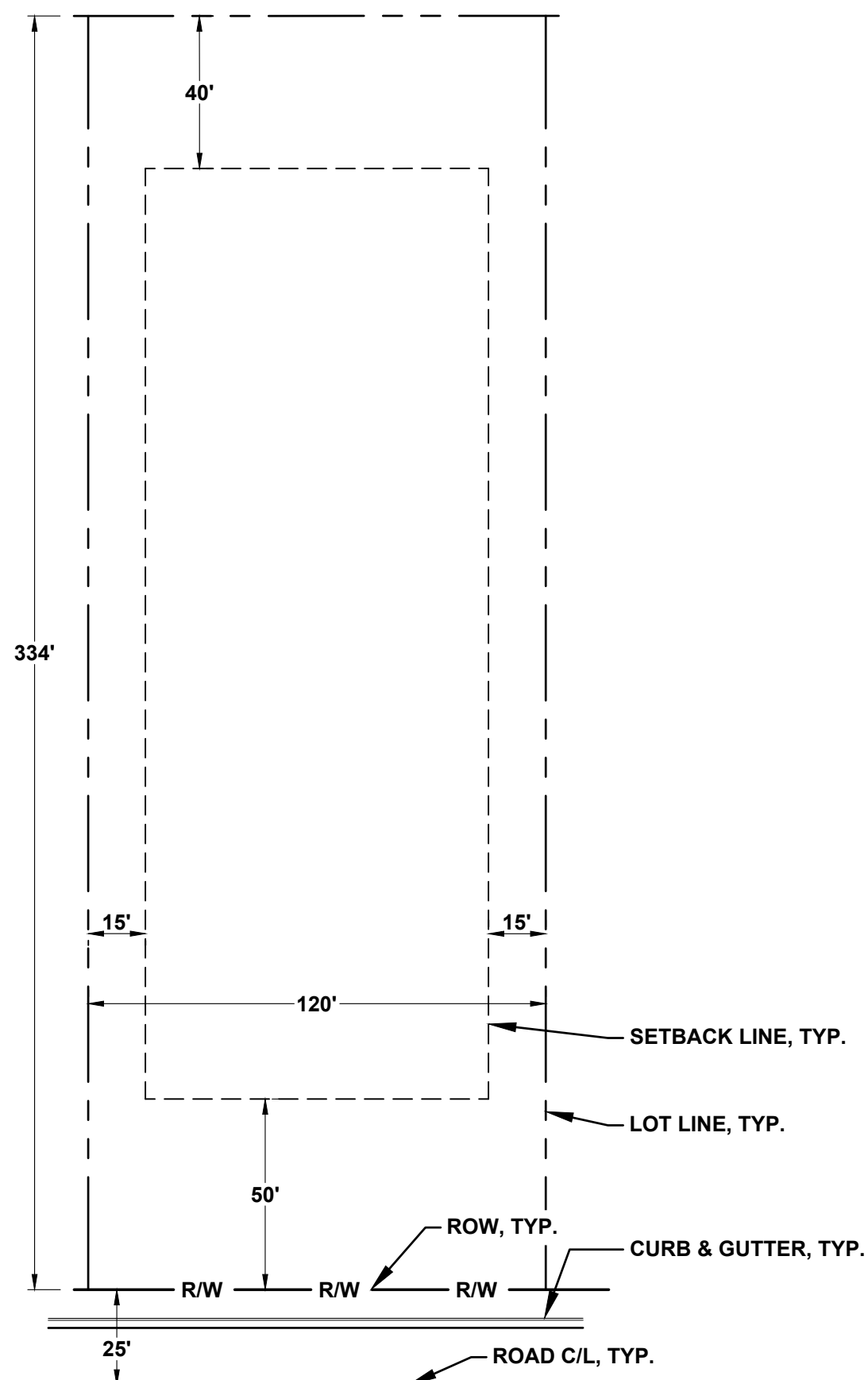
VICINITY MAP

N.T.S.

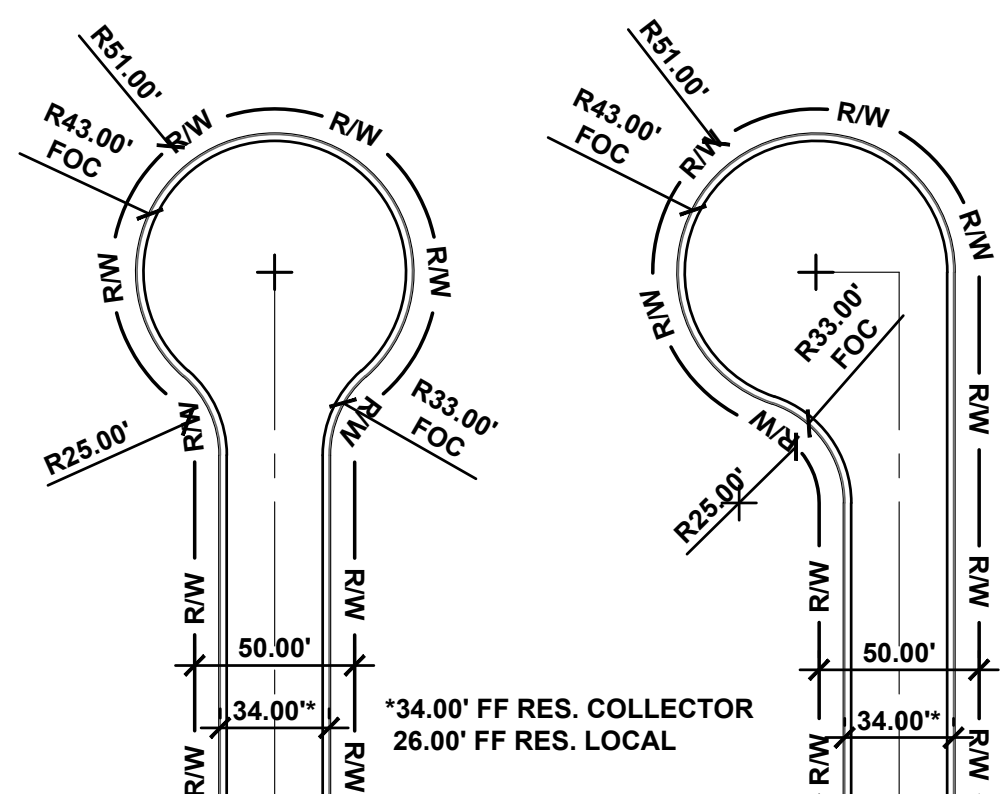


DEAL LAKE

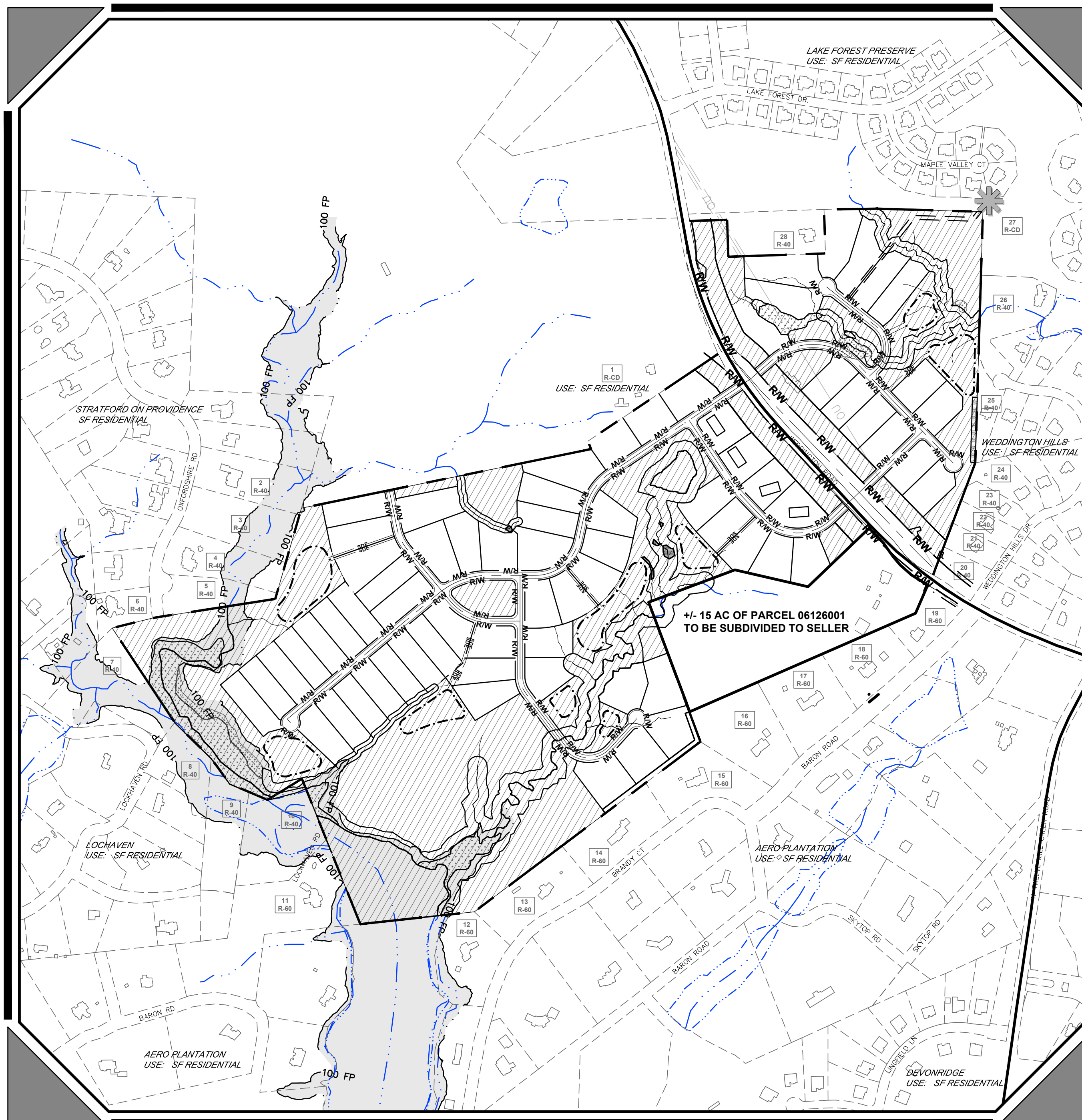
WEDDINGTON, NORTH CAROLINA



TYPICAL LOT



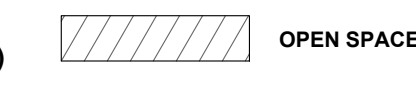
TYPICAL CUL-DE-SAC DIMENSIONS



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: 16.75 AC (10% OF GROSS ACREAGE)
REQUIRED MINIMUM: 67.82 AC (+/- 40% OF GROSS ACREAGE)
PROVIDED: 67.82 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
STREETS: 12,485 LF PROPOSED

SITE ASSUMPTIONS:

- CONCEPT ASSUMES ON-LOT SEPTIC ON WEST SIDE OF WEDDINGTON ROAD. SOIL TESTING AND FEASIBILITY STUDY REQUIRED & TO BE PROVIDED SEPARATELY.
- WETLANDS SHOWN ARE PRELIMINARY AND MAY CHANGE WHEN SURVEYED.
- NO MORE THAN 15 LOTS MAY SHARE SEPTIC FIELDS. IN NO INSTANCE SHALL MORE THAN THREE (3) LOTS SHARE ONE (1) COMMON SEPTIC FIELD.

ADJACENT PROPERTY OWNERS

NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 270 LLC	06126002	2627 BREKONBRIDGE CENTRE DR	8635738
2	HAMILTON GARY R	06133195	6037 OXFORDSHIRE RD	8987741
3	FREMETTE GARY P	06133196	6036 OXFORDSHIRE RD	2566642
4	FREMETTE GARY P	06133197	6035 OXFORDSHIRE RD	2025289
5	FREMETTE GARY P	06133198	6034 OXFORDSHIRE RD	3020389
6	BANAJAS CHRISTOPHER W	06133199	6072 OXFORDSHIRE RD	9814831
7	HEUSTERS LAUREN	06153046	8 LOCHAVEN DR	83294190
8	HORNSTEIN LAWRENCE	06128111	617 LOCHAVEN ROAD	6061661
9	LEE JONATHAN STEPHEN TRUSTEE	06128116A	629 LOCHAVEN DR	86100179
10	MOFFAT DEBORAH	06129119	8 LOCHAVEN DR	76298284
11	MOFFAT JAMES DONALDSON V	06128089	838 BARON RD	78278829
12	QUEEN DAN H JR	06128019	669 BRANDY COURT	69876960
13	SONOURANT CHARLES W	06128018	646 BRANDY COURT	6886767
14	PERRY SCOTT M	06128017	628 BRANDY COURT	6187471
15	BYNDEY MARK WAYNE	06128016	616 BRANDY CT	6462480
16	WYBY BRIAN W	06128015	646 BARON RD	61414568
17	TASE ALBERT G II	06128014	634 BARON RD	73369155
18	BALLETTA PETER J	06128013	630 BARON RD	9976879
19	WISE MANAGEMENT & REALTY LLC	06128012	609 BARON RD	6596474
20	DEPARTMENT OF TRANSPORTATION	06099114	1261 WEDDINGTON HILLS DR	6985323
21	SCHMIDT ROBERT	06099115	1258 WEDDINGTON HILLS DR	6487476
22	ZHANG JI	06099116	1217 WEDDINGTON HILLS DR	62224010
23	FOX CHARLES IVAN	06099117	1221 WEDDINGTON HILLS DR	6681601
24	HUTAFF RICHARD R	06099118	1227 WEDDINGTON HILLS DR	1032772
25	CULSHAND DAVID PASQUALE	06099142	1421 WEDDINGTON HILLS DR	61236466
26	WILLIAMS ROBERT DEAN TRUSTEE	06099141	1446 WEDDINGTON HILLS DR	69639642
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC	06099044A	104 LAKE FOREST DR	6261682
28	PROPT JANICE G	06126017A	571 WEDDINGTON RD	1484687

DEVELOPER

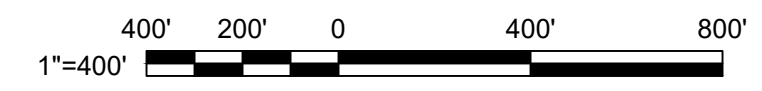
NAME: TOLL BROTHERS
ADDRESS: 9130 KINGS PARADE BLVD. CHARLOTTE, NC
CONTACT: ROBERT PRICE
PHONE #: (704) 849-2625
EMAIL: rprice1@tollbrothers.com

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:

- PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
- BOUNDARY FROM SURVEY PROVIDED BY CLIENT, RECEIVED 02/20/2024.
- PRELIMINARY WETLANDS/STREAM DELINEATION PROVIDED BY WETLANDS & WATERS. DATA HAS NOT BEEN SURVEYED OR VERIFIED.
- EAGLE'S NEST APPROXIMATE LOCATION PROVIDED BY WETLANDS & WATERS. LOCATION HAS NOT BEEN SURVEYED.
- 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.



REV NO.	DESCRIPTIONS	DATE

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 8020 Tower Point Drive
 Charlotte, North Carolina 28227
 Phone: (704) 841-2588, Fax: (704) 841-2567
 NC License# F-1222
 www.mckimcreed.com

Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®

**DEAL LAKE
 WEDDINGTON
 UNION COUNTY, NORTH CAROLINA**

COVER

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

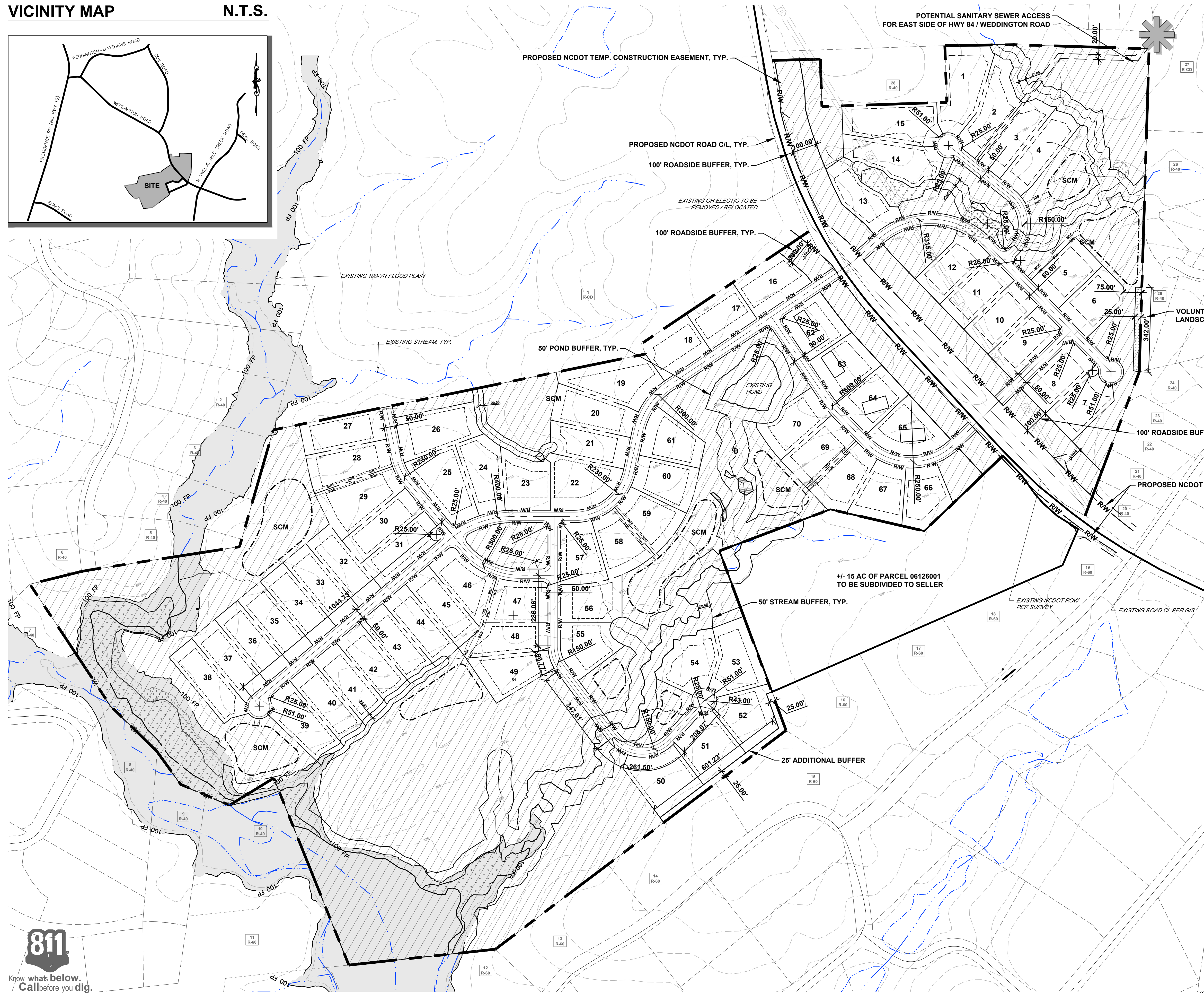
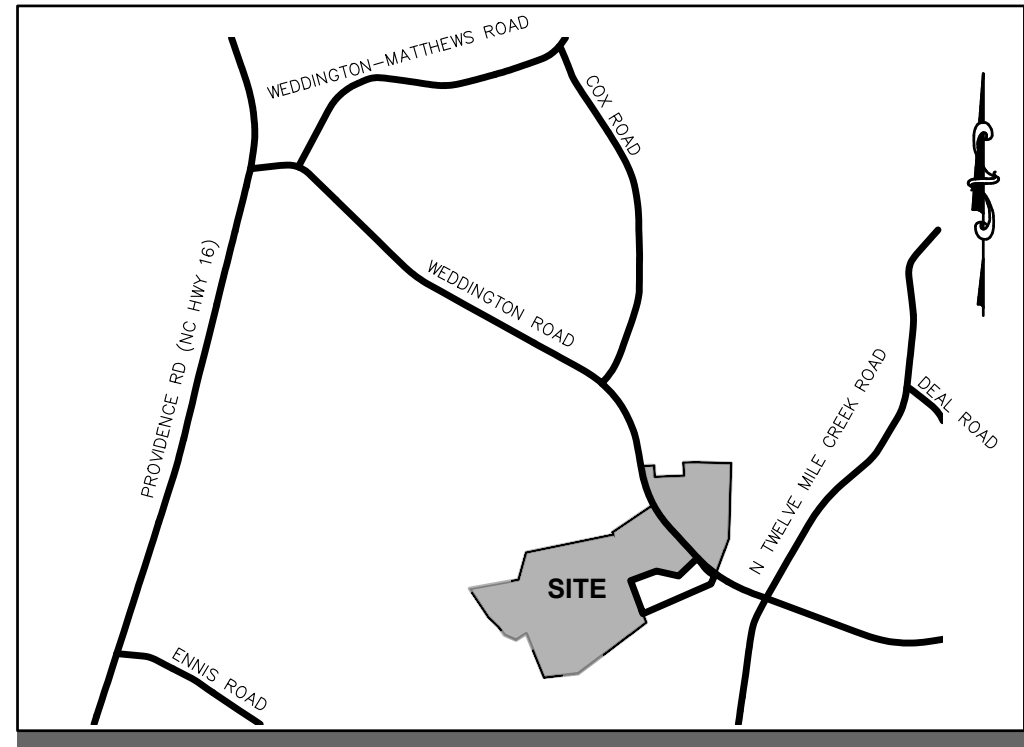
SCALE:
HORIZONTAL: 1" = 400'
VERTICAL: N/A

1
 DRAWING NUMBER

STATUS: PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

VICINITY MAP

N.T.S.



SITE DATA:

PROJECT NAME:	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:	R-CD
EXISTING:	R-CD
PROPOSED:	R-CD
FLOOD PLAIN:	+/- 13.6 AC
STREAM BUFFERS:	
EAST SIDE:	+/- 5.3 AC
WEST SIDE:	+/- 15.62 AC
OPEN SPACE:	
REQUIRED MINIMUM:	16.75 AC (10% OF GROSS ACREAGE)
PROVIDED:	+/- 83.75 AC (+/- 50% OF GROSS ACREAGE)
	EAST SIDE: +/- 20.10 AC (+/- 12% OF GROSS AC, +/- 49% OF EAST SIDE AC)
	WEST SIDE: +/- 63.65 AC (+/- 38% OF GROSS AC, +/- 50% OF WEST SIDE AC)
LOTS:	
MAXIMUM DENSITY:	1 DU / 40,000 SF
TOTAL LOTS SHOWN:	70 (4 DUA)
MINIMUM LOT SIZE:	40,000 SF
MINIMUM LOT WIDTH:	100'
SETBACKS:	50' FRONT 40' REAR 15' SIDE 25' SIDE CORNER

- SITE ASSUMPTIONS:**
- CONCEPT ASSUMES ON-LOT SEPTIC ON WEST SIDE OF WEDDINGTON ROAD. SOIL TESTING AND FEASIBILITY STUDY REQUIRED & TO BE PROVIDED SEPARATELY.
 - WETLANDS SHOWN ARE PRELIMINARY AND MAY CHANGE WHEN SURVEYED.
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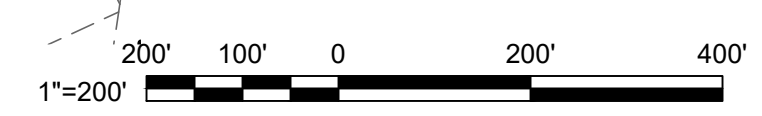
LOT NUMBER	AREA (SF)	20	44648.1	42	40487.8	64	40496.4
1	56797.6	21	40401.3	43	40042.7	65	47135.4
2	49303.9	22	50998.7	44	40461.1	66	40173.6
3	41335.8	23	41493.3	45	40200.0	67	41088.4
4	44455.7	24	44126.3	46	41465.9	68	41242.9
5	40000.0	25	52938.9	47	40057.6	69	41438.1
6	40197.2	26	52924.7	48	40185.3	70	41020.2
7	41213.6	27	42733.6	49	42235.0		
8	40174.3	28	45444.0	50	51230.1		
9	40208.3	29	53253.2	51	46826.1		
10	40049.4	30	40080.0	52	44615.1		
11	40049.3	31	43285.9	53	50259.8		
12	40622.9	32	40238.9	54	44829.4		
13	40110.2	33	40800.0	55	40213.6		
14	51592.2	34	40800.0	56	40188.7		
15	58136.8	35	40800.0	57	40391.6		
16	44168.3	36	40800.0	58	40056.2		
17	40079.7	37	40185.0	59	40189.5		
18	47880.1	38	43216.4	60	43279.6		
19	48817.1	39	46056.6	61	40030.8		
		40	41015.7	62	41898.1		
		41	40813.8	63	41901.1		

SMALLEST LOT: +/- 40,043 SF
AVE. LOT SIZE: +/- 43,327 SF

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:**
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 - BOUNDARY FROM SURVEY PROVIDED BY CLIENT, RECEIVED 02/20/2024.
 - PRELIMINARY WETLANDS/STREAM DELINEATION PROVIDED BY WETLANDS & WATERS. DATA HAS NOT BEEN SURVEYED OR VERIFIED. EAGLE'S NEST APPROXIMATE LOCATION PROVIDED BY WETLANDS & WATERS. LOCATION HAS NOT BEEN SURVEYED.
 - FUTURE NCDOT ROW FROM "U3467_Rdy_RPC_psh_10-12" SHEETS 10 & 11, BY NV5 ENGINEERS & CONSULTANTS, INC, DATED 10/30/2023.
 - 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.



REV NO.	DESCRIPTIONS	DATE

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Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®

DEAL LAKE WEDDINGTON
 UNION COUNTY, NORTH CAROLINA

SKETCH PLAN

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

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

DRAWING NUMBER: **2**

REVISION

STATUS: **PRELIMINARY DRAWING NOT FOR CONSTRUCTION**