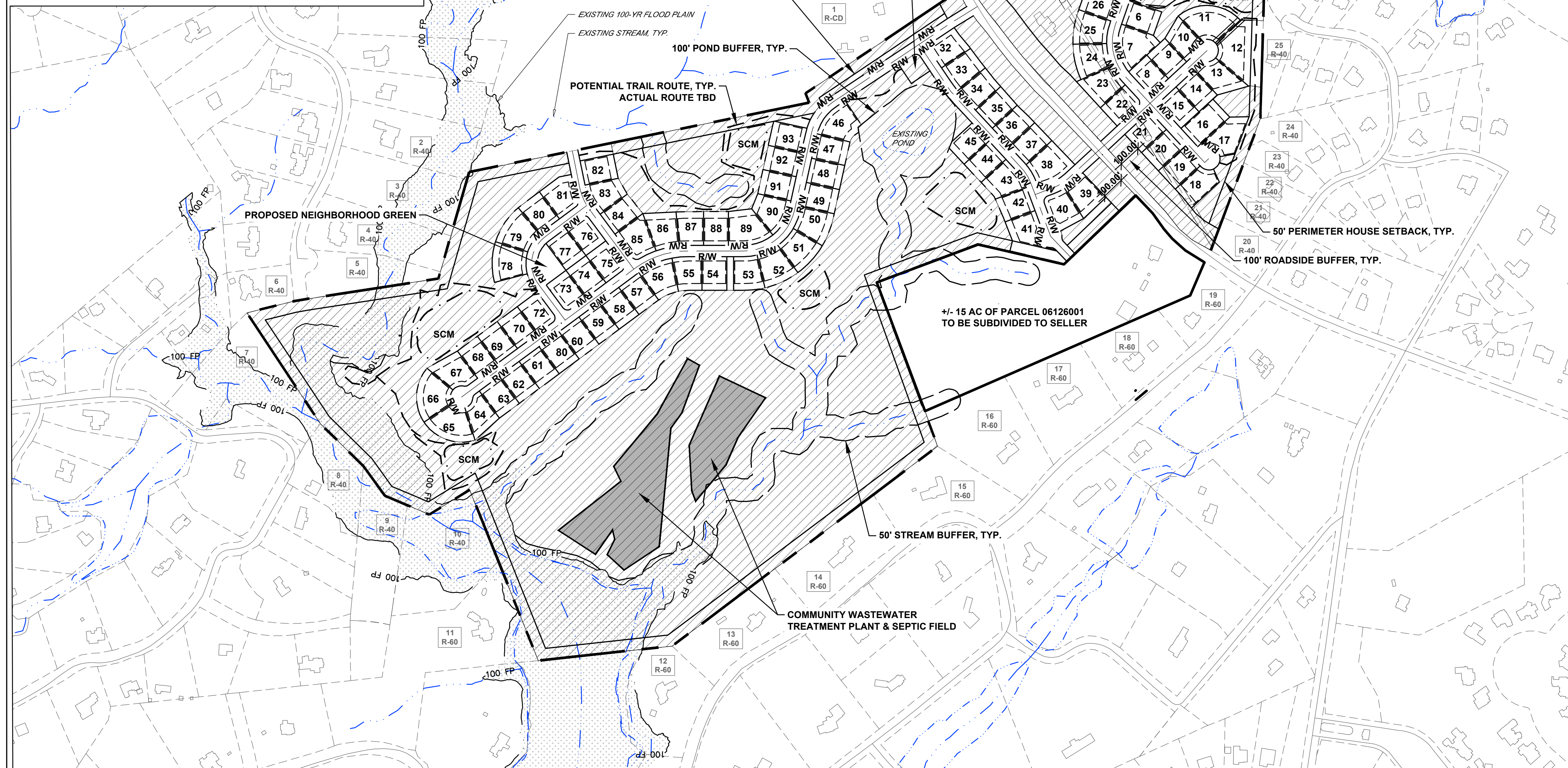
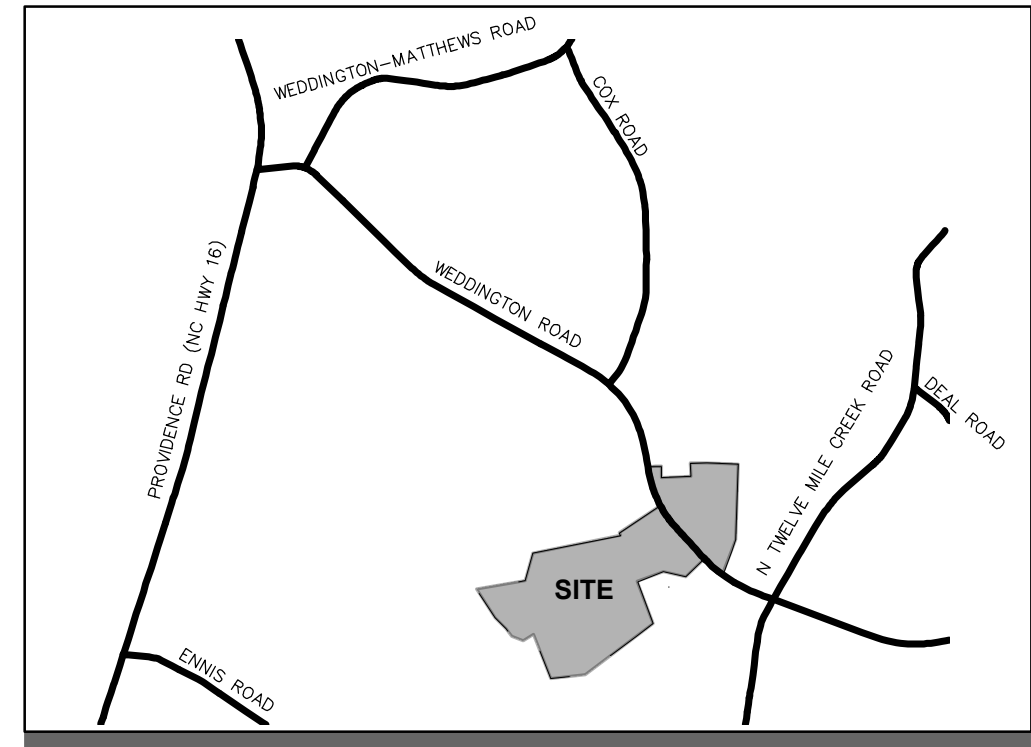


VICINITY MAP

N.T.S.



SITE DATA:

PROJECT NAME: DEAL LAKE
 PROJECT ADDRESS: 610 WEDDINGTON ROAD & OTHER PARCELS, WEDDINGTON, NC 06129109, 06126001, 06126017, 06126017B, 06126017C
 PID'S: WEDDINGTON
 JURISDICTION: WEDDINGTON
 ACREAGE: EAST SIDE: +/- 167.48 AC TOTAL / 132.96 DEVELOPABLE
 WEST SIDE: +/- 35.8 AC DEVELOPABLE
 41.1 AC - 5.3 AC IN STREAM BUFFER
 +/- 97.16 AC DEVELOPABLE
 +/- 126.38 AC - 15.62 AC IN STREAM BUFFER
 - 13.6 AC FLOOD PLAIN
 OPEN SPACE / CONSERVATION AREA: 50% MINIMUM OF GROSS ACREAGE
 EAST SIDE: +/- 41.10 AC x 50% = 20.55 AC REQUIRED / 23.62 AC PROVIDED (57.5%)
 WEST SIDE: +/- 126.38 AC x 50% = 70.73 AC REQUIRED / 89.26 AC PROVIDED (70.6%)
 ZONING: EXISTING: R-CD
 PROPOSED: R-CD
 FLOOD PLAIN: +/- 13.6 AC (12.5% OF CONSERVATION AREA)
 STREAM BUFFERS: EAST SIDE: +/- 5.3 AC (22.4% OF CONSERVATION AREA)
 WEST SIDE: +/- 15.62 AC (117.8% OF CONSERVATION AREA)
 LOTS: TOTAL NUMBER ALLOWED: 122 (132.96 AC DEV / .918 AC MIN LOT SIZE, .9 DUA)
 TOTAL NUMBER PROPOSED: 93 (.7 DUA)
 MINIMUM LOT SIZE: 12,000 SF REQUIRED / +/- 15,000 SF PROVIDED
 MINIMUM LOT WIDTH: 80' REQUIRED / 110' (AVERAGE) PROPOSED
 LOT SETBACKS: 20' FRONT
 30' REAR
 5' SIDE (WITH 30' MIN. BTW STRUCTURES)

ADJACENT PROPERTY OWNERS

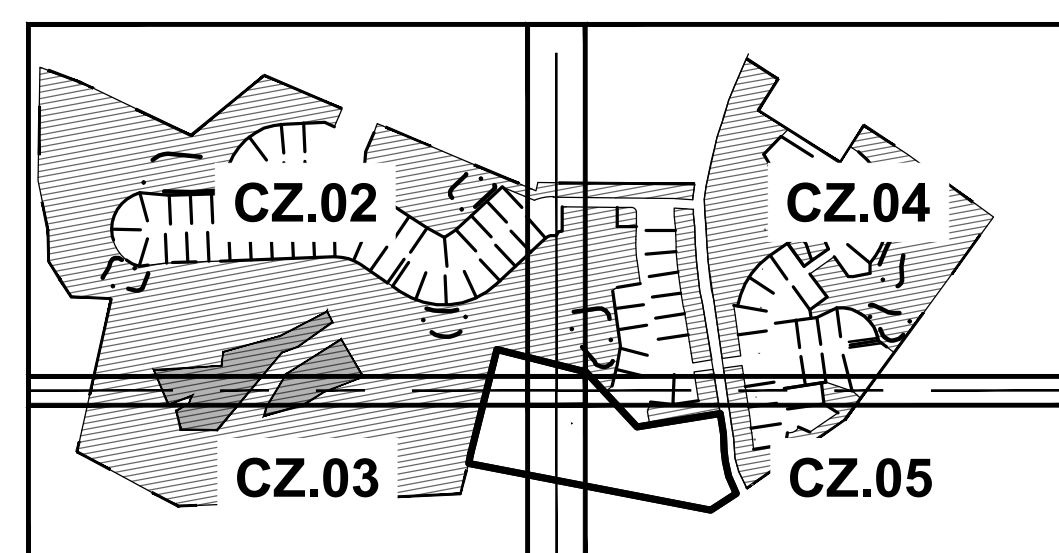
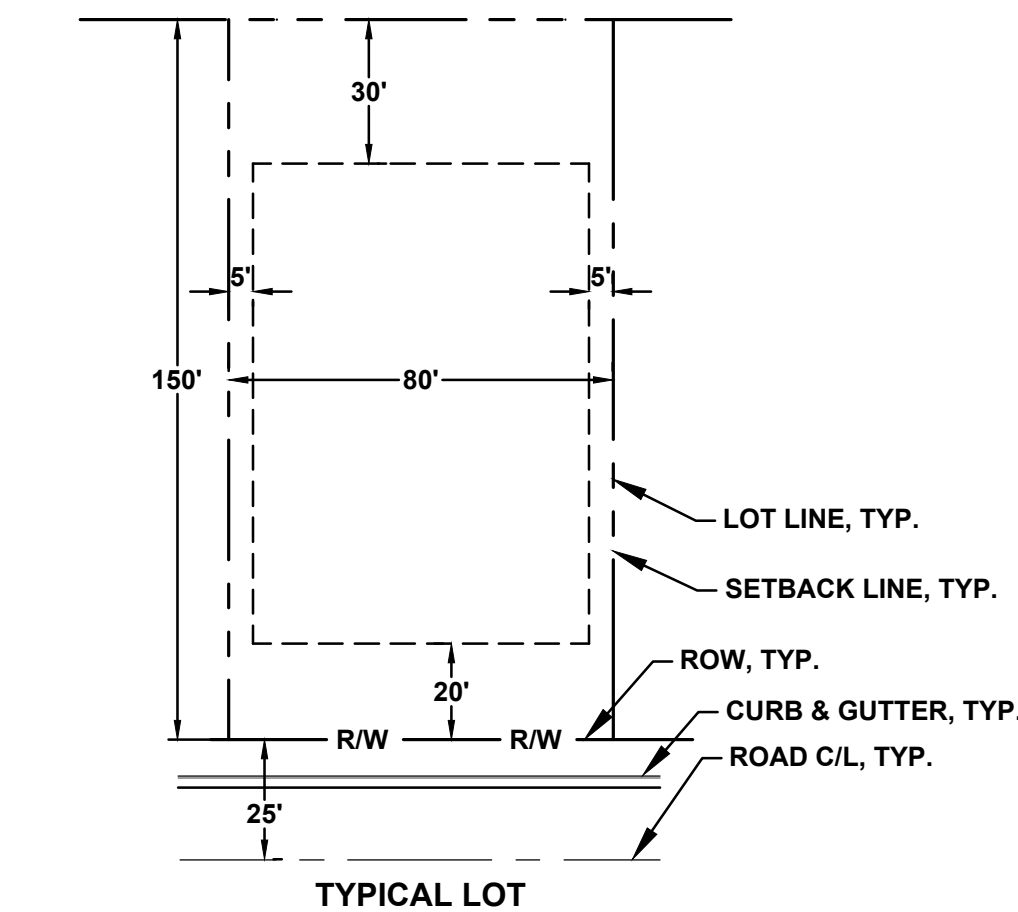
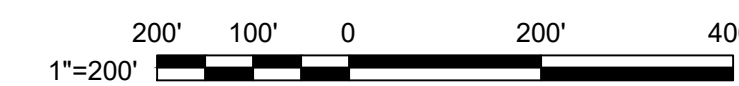
NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 278 LLC	06126002	2627 BREKONROSE CENTRE DR	8633788
2	HAMILTON GARY R	06126186	6607 OXFORDSHIRE RD	8817441
3	FRENETTE GARY P	06126196	6989 OXFORDSHIRE RD	3568842
4	FRENETTE GARY P	06126197	6988 OXFORDSHIRE RD	3520389
5	FRENETTE GARY P	06126198	6986 OXFORDSHIRE RD	3520389
6	BADAKAS CHRISTOPHER M	06126199	6972 OXFORDSHIRE RD	3601821
7	HEUSTESS LAUREN	06126246	5 LOCHAVEN RD	8520910
8	HORNSTEIN LAWRENCE	06126111	417 LOCHAVEN ROAD	6561651
9	LEE JONATHAN STEPHEN TRUSTEE	0612615A	629 LOCHAVEN RD	26100979
10	MOFFAT DEBORAH	06126116	5 LOCHAVEN RD	7226224
11	MOFFAT JAMES DONALDSON V	06126089	636 BARON RD	76270829
12	QUEEN DAN H JR	06126219	660 BRANDY COURT	68070900
13	BONDURANT CHARLES W	06126216	646 BRANDY COURT	8886767
14	PERRY SCOTT M	06126077	630 BRANDY COURT	6167471
15	SNIDER MARK WAYNE	06126216	610 BRANDY CT	6462460
16	NYBY BRIAN M	06126216	646 BARON RD	81410089
17	TASE ALBERT G II	06126214	634 BARON RD	73369195
18	BALLETTA PETER J	06126213	630 BARON RD	0978979
19	WISE MANAGEMENT & REALTY LLC	06126212	600 BARON RD	6946474
20	DEPARTMENT OF TRANSPORTATION	06099114	1201 WEDDINGTON HILLS DR	6903523
21	SCHMIDT ROBERT	06099115	1209 WEDDINGTON HILLS DR	6487975
22	ZHANG JI	06099116	1217 WEDDINGTON HILLS DR	62230310
23	FOX CHARLES IVAN	06099117	1221 WEDDINGTON HILLS DR	6681001
24	HOFFP RICHARD R	06099118	1227 WEDDINGTON HILLS DR	1632772
25	CURSIANO DAVID PASQUALE	06099142	1431 WEDDINGTON HILLS DR	81336488
26	WILLIAMS ROBERT DEAN TRUSTEE	06099141	1440 WEDDINGTON HILLS DR	83635842
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC	06099084A	1094 LAKE FOREST DR	6261682
28	PROFIT JANICE G	06126077A	631 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



Sheet Number	Sheet Title
CZ-01	OVERALL PLAN
CZ-02	ENLARGED PLAN
CZ-03	ENLARGED PLAN
CZ-04	ENLARGED PLAN
CZ-05	ENLARGED PLAN
CZ-06	STORMWATER CONCEPT

REV. NO.	DATE	DESCRIPTIONS

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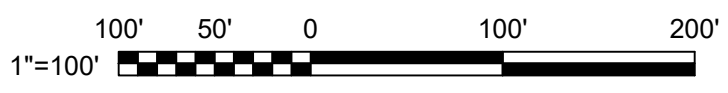
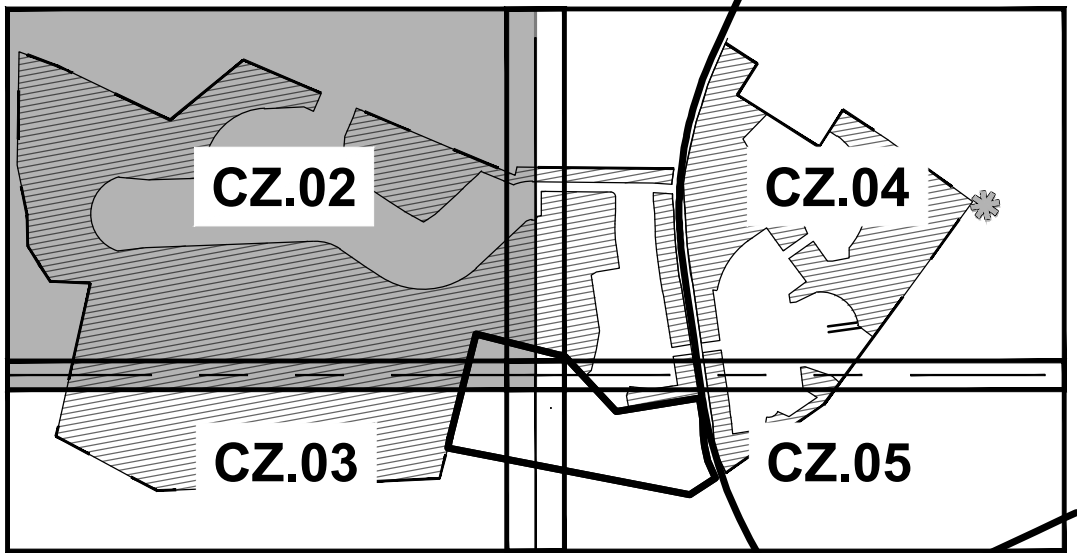
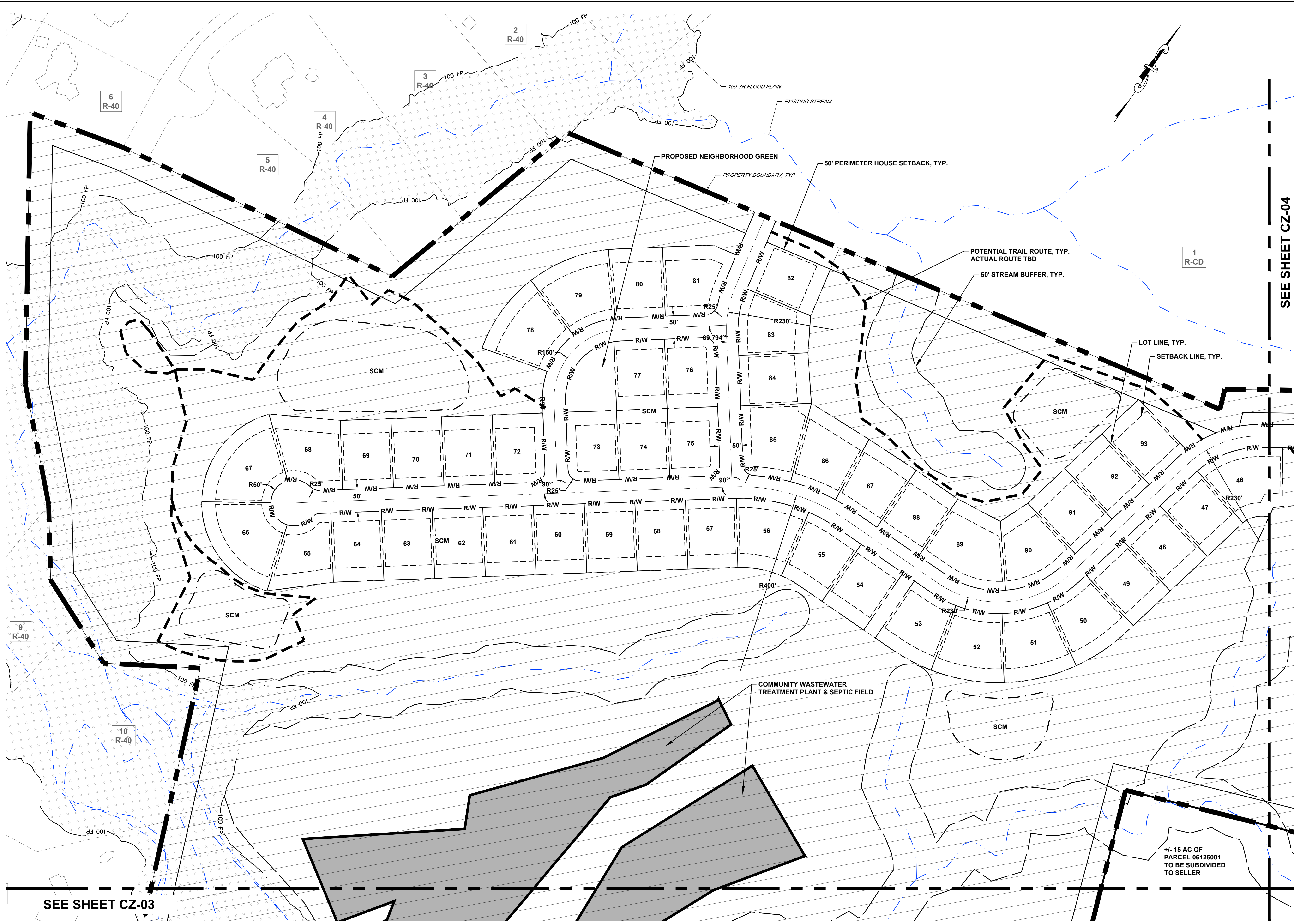
Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®

DEAL LAKE WEDDINGTON
 UNION COUNTY, NORTH CAROLINA
 CONDITIONAL ZONING PLAN
 OVERALL PLAN

DATE: NOVEMBER 2023
 MCE PROJ. #: 02741-0011
 DRAWN: BBJ
 DESIGNED: BBJ
 CHECKED: BBJ
 PROJ. MGR.: BBJ

SCALE: 1" = 200'
 HORIZONTAL: N/A
 VERTICAL: N/A
CZ-01
 DRAWING NUMBER
 REVISION

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION



CONSERVATION AREA

REV. NO.	DESCRIPTIONS	DATE

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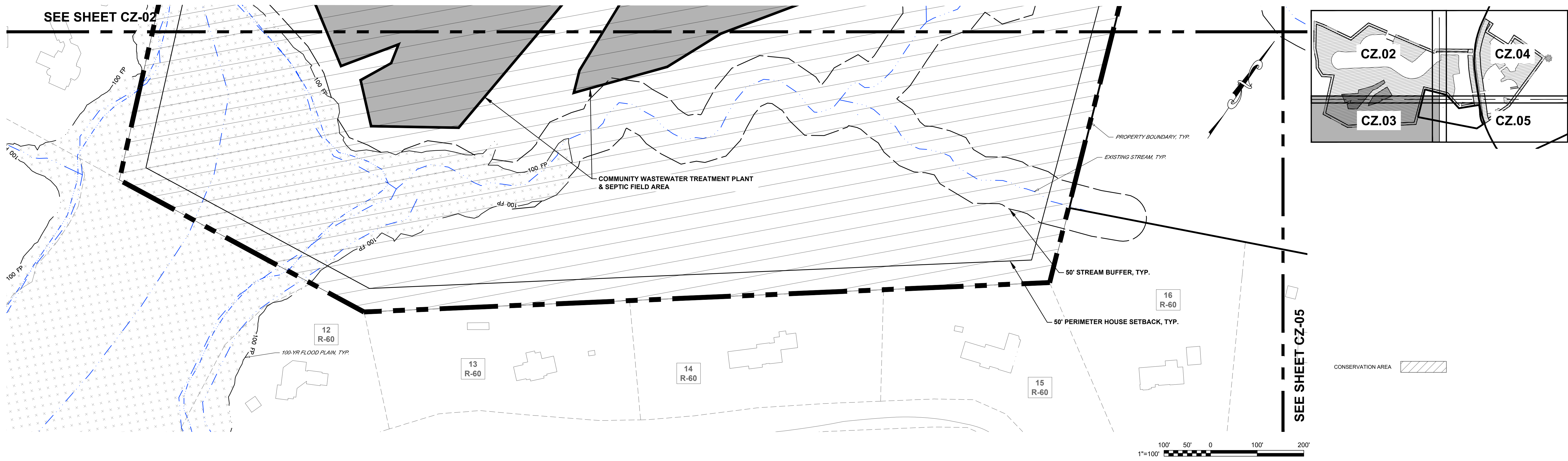
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DEAL LAKE WEDDINGTON
UNION COUNTY, NORTH CAROLINA
CONDITIONAL ZONING PLAN ENLARGED PLAN

DATE:	NOVEMBER 2023
MCE PROJ. #	02741-0011
DRAWN	BBJ
DESIGNED	BBJ
CHECKED	BBJ
PROJ. MGR.	BBJ

SCALE	1" = 300'
HORIZONTAL:	1" = 300'
VERTICAL:	1" = 300'
DRAWING NUMBER	CZ-02
REVISION	##

STATUS: **PRELIMINARY DRAWING NOT FOR CONSTRUCTION**



SEE SHEET CZ-02

SEE SHEET CZ-05

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DEAL LAKE WEDDINGTON
 UNION COUNTY, NORTH CAROLINA

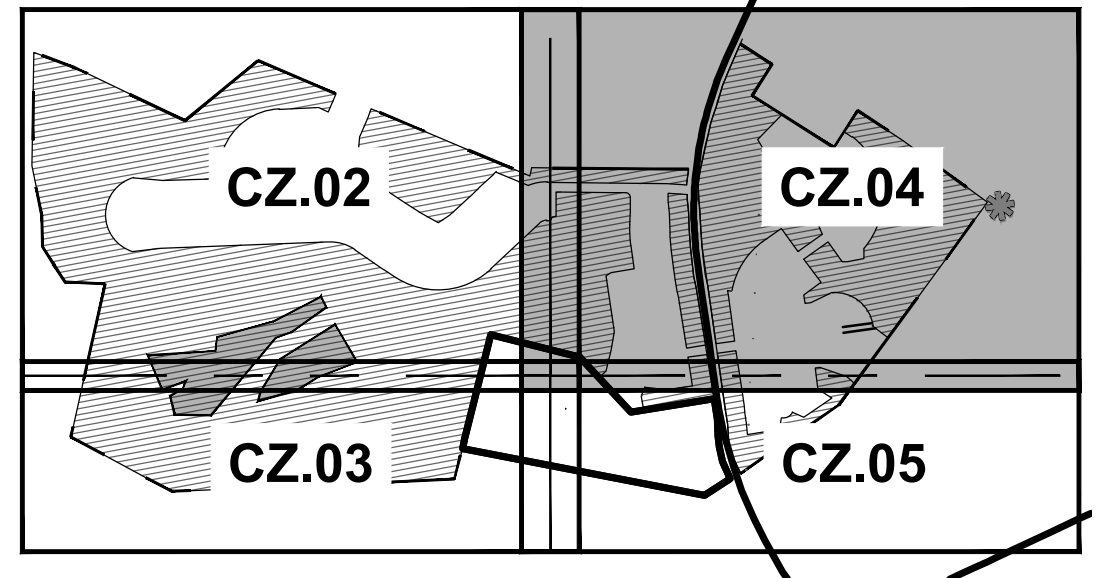
CONDITIONAL ZONING PLAN
 ENLARGED PLAN

DATE:	NOVEMBER 2023
MCE PROJ. #	02741-0011
DRAWN	BBJ
DESIGNED	BBJ
CHECKED	
PROJ. MGR.	BBJ

SCALE
 HORIZONTAL:
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 VERTICAL:
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CZ-03
 DRAWING NUMBER
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 REVISION

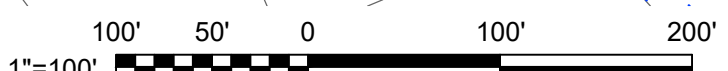
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CONSERVATION AREA 

SEE SHEET CZ-02

SEE SHEET CZ-05



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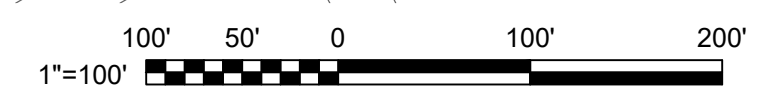
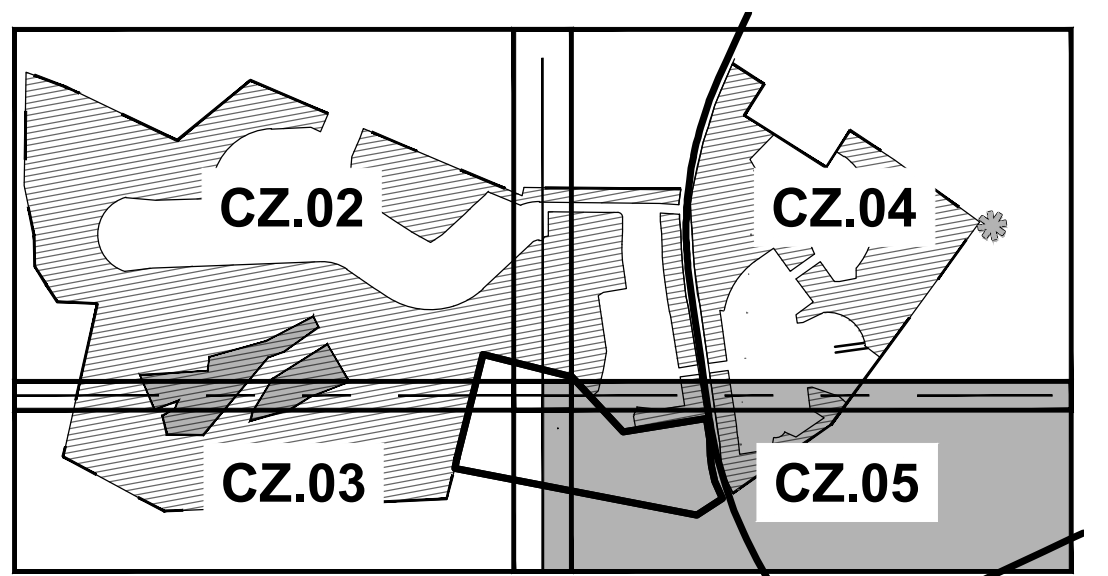
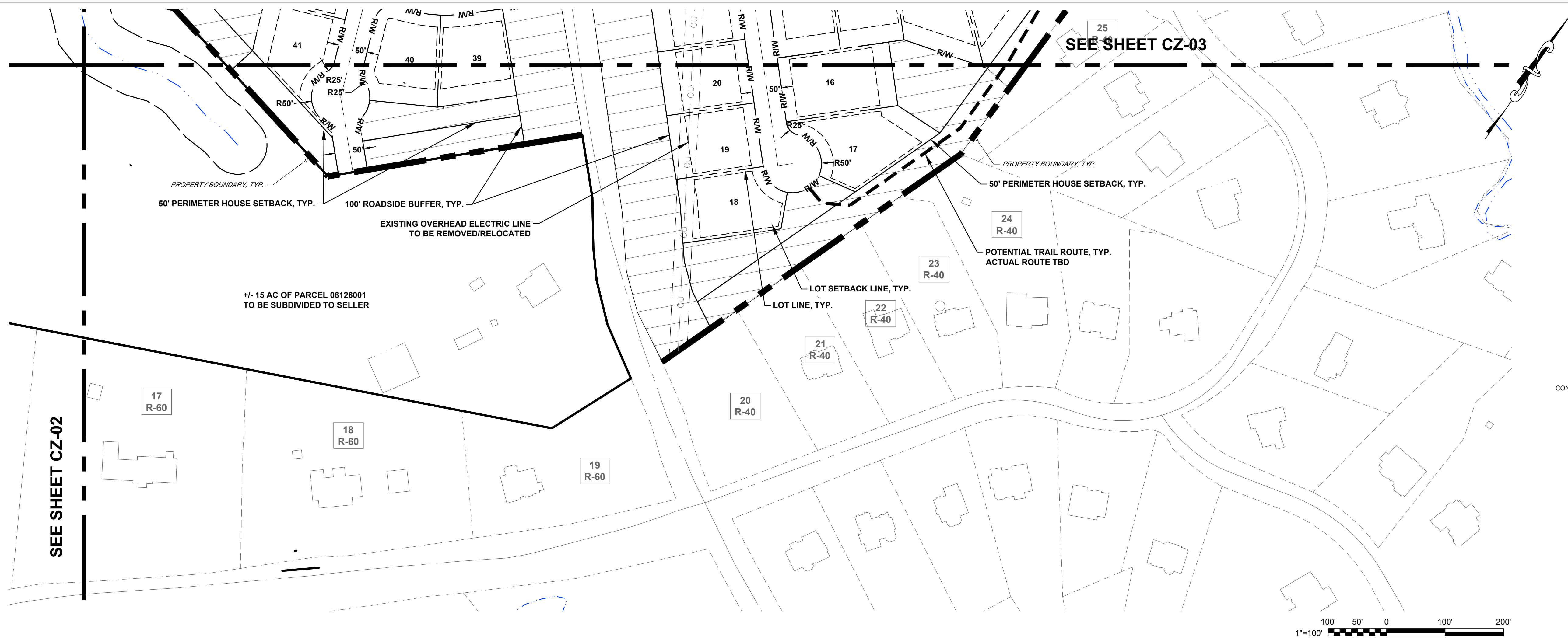
DEAL LAKE WEDDINGTON
UNION COUNTY, NORTH CAROLINA
CONDITIONAL ZONING PLAN
ENLARGED PLAN

DATE: NOVEMBER 2023
MCE PROJ. #: 02741-0011
DRAWN: BBJ
DESIGNED: BBJ
CHECKED: BBJ
PROJ. MGR.: BBJ

SCALE
HORIZONTAL: 1" = 300'
VERTICAL: #####

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CZ-04
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**DEAL LAKE
 WEDDINGTON**
 UNION COUNTY, NORTH CAROLINA
**CONDITIONAL ZONING PLAN
 ENLARGED PLAN**

DATE:	NOVEMBER 2023
MCE PROJ. #	02741-0011
DRAWN	BBJ
DESIGNED	BBJ
CHECKED	
PROJ. MGR.	BBJ

SCALE
 HORIZONTAL:
 1" = 300'
 VERTICAL:
 #####

CZ-05
 DRAWING NUMBER
 ##
 REVISION

STATUS: **PRELIMINARY DRAWING
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DEAL LAKE SUBDIVISION
STORMWATER RUNOFF MANAGEMENT PLAN

DEAL LAKE IS A PROPOSED 93 LOT SINGLE FAMILY CONSERVATION SUBDIVISION LOCATED ON APPROXIMATELY 167.48 ACRES IN THE TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA. THE EXISTING SITE CONDITIONS INCLUDE A MIX OF GRASS AND TREES, AN EXISTING POND, AND A PORTION OF THE EXISTING AERO PLANTATION LAKE NUMBER ONE. THE PREDOMINANT SOIL TYPE ACCORDING TO THE USDA SOIL SURVEY IS TARRUS, WITH A HYDROLOGIC SOIL GROUP RATING OF "B". THE PROPOSED AREA OF DISTURBANCE FOR THE PROJECT IS APPROXIMATELY 75.0 ACRES. THE SITE IS LOCATED IN THE TWELVEMILE CREEK WATERSHED, WITHIN THE CATAWBA RIVER BASIN. THE DEVELOPMENT WILL BE LOCATED ON BOTH SIDES OF WEDDINGTON ROAD (NC-84), APPROXIMATELY 1.8 MILES SOUTHEAST OF PROVIDENCE ROAD.

STORMWATER MANAGEMENT FOR THE PROJECT WILL BE DESIGNED IN ACCORDANCE WITH THE CHARLOTTE MECKLENBURG STORMWATER DESIGN MANUAL, WITH EXCEPTIONS WHERE WEDDINGTON'S ORDINANCES LIST A STRICTER REGULATION. BECAUSE OF THE SITE'S PROPOSED LOW DENSITY, THE STREET SECTION WILL INCLUDE GRASSED DITCHES AND DRIVEWAY CULVERTS, RATHER THAN CURB AND GUTTER, TO DIVERT RUNOFF TO THE SITE'S STORMWATER CONTROL MEASURES (SCM). THE DITCHES AND CULVERTS WILL BE DESIGNED TO SAFELY CONVEY RUNOFF FROM THE 10 YEAR STORM. OVER 20,000 SQUARE FEET OF NEW IMPERVIOUS WILL BE CREATED AS PART OF THE LUNA DEVELOPMENT, THEREFORE STORMWATER DETENTION WILL BE PROVIDED TO CONTROL RUNOFF TO PRE DEVELOPED RATES FOR THE 2, 10, 25, 50 AND 100 YEAR, 24 HOUR STORM EVENTS. VOLUME CONTROL FOR THE 1 YEAR, 24 HOUR STORM WILL ALSO BE PROVIDED. THE PROPOSED DEVELOPMENT WILL BE CONSIDERED LOW DENSITY (< 24% BUILT UPON AREA), THEREFORE POST CONSTRUCTION WATER QUALITY REQUIREMENTS DO NOT APPLY. EIGHT (8) STORMWATER CONTROL MEASURES (SCMS) ARE PROPOSED AS PART OF THE PROJECT.



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DEAL LAKE
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STORMWATER RUNOFF
MANAGEMENT PLAN

DATE:	NOVEMBER 2023
MCE PROJ. #	02741-0011
DRAWN	BBJ
DESIGNED	CB
CHECKED	
PROJ. MGR.	BBJ

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

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