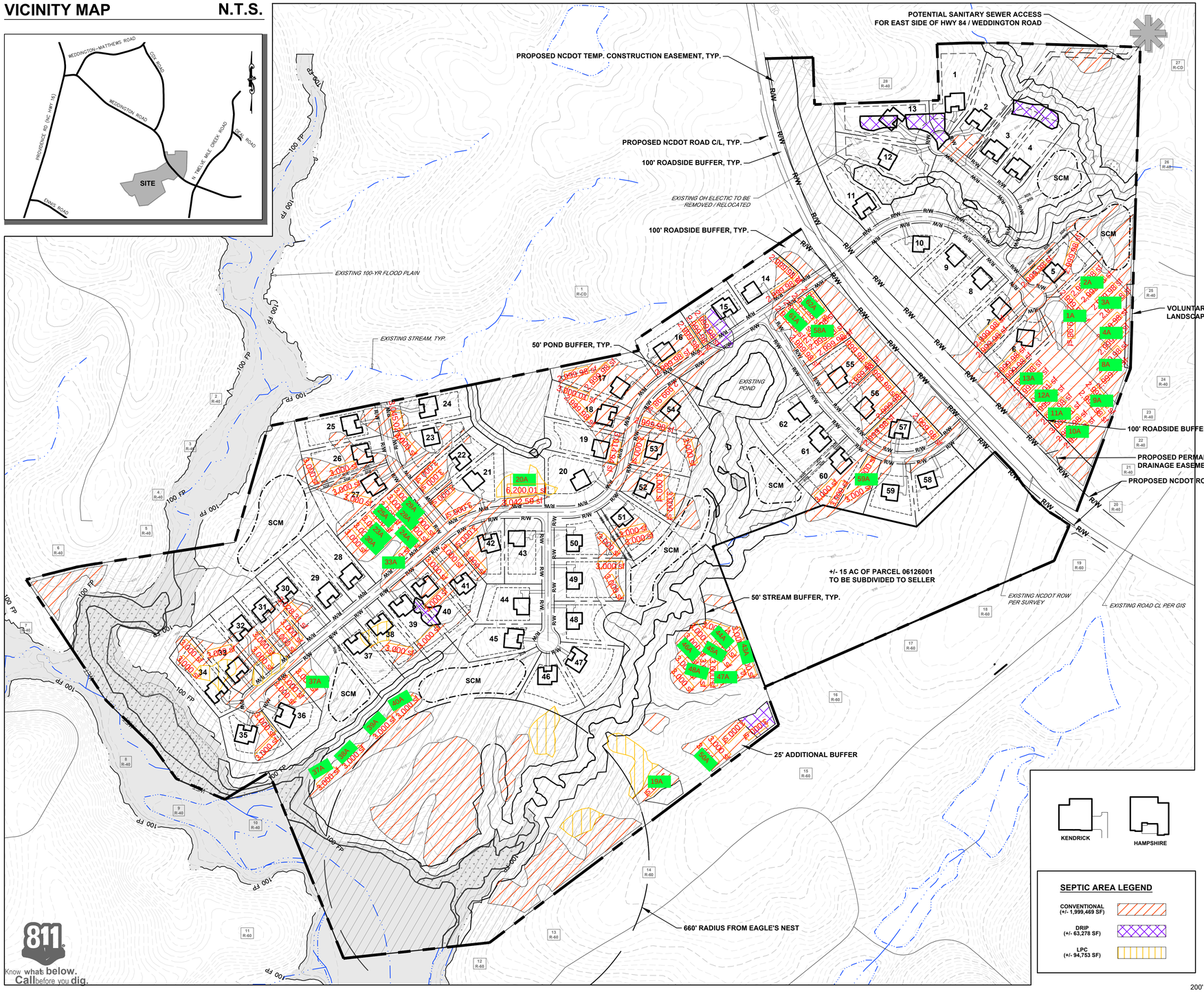
VICINITY MAP N.T.S.



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:	
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:	+/- 78.45 AC (+/- 47% OF GROSS ACREAGE)
	EAST SIDE: +/- 18.77 AC (+/- 11% OF GROSS AC, +/- 46% OF EAST SIDE AC)
	WEST SIDE: +/- 59.68 AC (+/- 36% OF GROSS AC, +/- 47% OF WEST SIDE AC)
LOTS:	
MAXIMUM DENSITY:	1 DU / 40,000 SF
TOTAL LOTS SHOWN:	62 (.4 DUA)
MINIMUM LOT SIZE:	40,000 SF
MINIMUM LOT WIDTH:	100'
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 & TO BE PROVIDED SEPARATELY.
2. WETLANDS SHOWN ARE PRELIMINARY AND MAY CHANGE WHEN SURVEYED.
3. NO MORE THAN 15 LOTS MAY SHARE SEPTIC FIELDS. IN NO INSTANCE SHALL MORE THAN THREE (3) LOTS SHARE ONE (1) COMMON SEPTIC FIELD.

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	41213.6
8	40174.3
9	40208.3
10	40049.4
11	40049.3
12	40622.9
13	40110.2
14	51592.2
15	58136.8
16	44168.3
17	40079.7
18	47880.1
19	48817.1
20	44648.1
21	40401.3
22	50998.7
23	41493.3
24	44126.3
25	52938.9
26	52924.7
27	42733.6
28	45444.0
29	53253.2
30	40080.0
31	43285.9
32	40238.9
33	40800.0
34	40800.0
35	40800.0
36	40800.0
37	40185.0
38	43216.4
39	46056.6
40	41015.7
41	40813.8
42	40487.8
43	40042.7
44	40461.1
45	40200.0
46	41465.9
47	40057.6
48	40185.3
49	42235.0
50	51230.1
51	46826.1
52	44615.1
53	50259.8
54	44829.4
55	40213.6
56	40188.7
57	40391.6
58	40056.2
59	40189.5
60	40279.6
61	40030.8
62	41898.1
63	41901.1
64	40496.4
65	47135.4
66	40173.6
67	41088.4
68	41242.9
69	41438.1
70	41020.2

SMALLEST LOT: +/- 40,000 SF
LARGEST LOT: +/- 67343 SF
AVE. LOT SIZE: +/- 44,345 SF

KENDRICK HAMPSHIRE

SEPTIC AREA LEGEND

CONVENTIONAL (+/- 1,999,469 SF)
DRIP (+/- 63,278 SF)
LPC (+/- 94,753 SF)

DEVELOPER

NAME: TOLL BROTHERS
ADDRESS: 9130 KINGS PARADE BLVD. CHARLOTTE, NC
CONTACT: ROBERT PRICE
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ENGINEER

NAME: McKIM & CREED
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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 02/20/2024.
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. 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.

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

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

REVISIONS

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Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

DEAL LAKE
WEDDINGTON
UNION COUNTY, NORTH CAROLINA

R-CD CONVENTIONAL SKETCH
REVISED FOR EAGLE BOUNDARY & SEPTIC

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

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

DRAWING NUMBER 1
REVISION A

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

I:\02741\0011\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\6_EXHIBIT_NON-PERMIT\2024.11.11 - DEAL SOILS SITE PLAN REV 2 FOR SEPTIC\02741-0011_R-CD LAYOUT REV 2 W_SOILS FOR SEPTIC.DWG ---- 11/11/2024 20:41:20