

Vicinity Map
Not To Scale

Site Data:

Tax Parcels:	06111002 & 06111003
Total Acreage:	+/- 181.85 Acres
Location:	Waxhaw, NC
Zoning:	R-3 Conditional Use (CU)
Existing:	R-4 PRD

Potential Total Lots (50'x120'): +/- 445 Units
 Note: 6,000 SF minimum lot size. Typical lot is 50'x120'

Potential Density: +/- 2.4 DU/AC

Tree Save Calculation:

Total Acreage:	+/- 181.85 Acres
Perimeter Tree Save Buffers:	+/- 11.11 Acres
Stream/Wetland Buffers:	+/- 8.37 Acres
Proposed ROW Area:	+/- 21.15 Acres
Remaining Acreage:	+/- 141.2 Acres

Tree Save Area:

Perimeter Tree Save Buffers:	+/- 11.11 Acres
Stream/Wetland Buffers:	+/- 8.37 Acres
Interior Tree Save Area:	+/- 28.24 Acres (20%)
Required:	+/- 28.24 Acres (20%)
Proposed:	+/- 21.15 Acres (15%)
Total Tree Save Area:	+/- 47.72 Acres (26%)

Note: Required interior tree save area is 20% of the remaining acreage of the site as calculated under site data total acreage. Open space requirement is 20% of the overall site and includes tree save areas as part of requirement.

General Notes
 1. Base information provided by "Rezoning Boundary Survey" from Yarbrough-Williams & Houle, Inc. dated 05/01/2016 & Union County GIS Data and should be verified for accuracy.
 2. All site zoning and wetland information utilized in the preparation of this Conceptual Site Plan is considered to be preliminary in nature and subject to change and final verification.
 3. Draft - Do not rely on this document.

Topographic Information
 Topography depicted on Conceptual Site Plan obtained from Union County GIS Data and is shown at 2' contour intervals.

Floodplain Information
 No floodplain located on site, per information obtained from FEMA FIRM Panels 4484J and 4483J, effective date of study October 16, 2008.

Stream/Wetland Information
 Stream/Wetland information is based on preliminary information provided to ESP by Carolina Wetland Services (CWS) through a site investigation as further reflected in the Preliminary Wetlands Investigation report dated May 22, 2015. For purposes of preparation of this Conceptual Site Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. Information to be further verified by the wetlands consultant during site consultation with ACOE representatives.

Open Space
 Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Tree Save Area
 Tree Save areas are conceptual and preliminary within this plan. For purposes of the preparation of this Conceptual Site Plan, Tree Save areas have been identified utilizing GIS aerial photography. The exact location of these areas may change as the client authorizes the preparation of a tree survey and as decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined. Tree Save Areas consist of the 30 feet exterior perimeter buffer, 20 feet street right-of-way buffer and 20 percent of interior property areas.

Potential Stormwater Quality Areas
 Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Access Points/Driveways/Streets
 1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
 2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Waxhaw and/or Union County Development and Subdivision Ordinances, and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

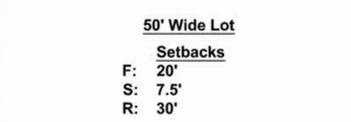
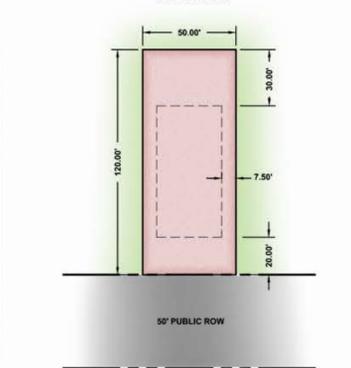
Public Information
 ESP Associates is not responsible for deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Engineering Firm: ESP Associates, P.A.
 Address: 3475 Lakemont Blvd, Fort Mill, SC 29708
 Phone: (803)802-2440
 Fax: (803)802-2515
 Contact: Matt Lesquesne

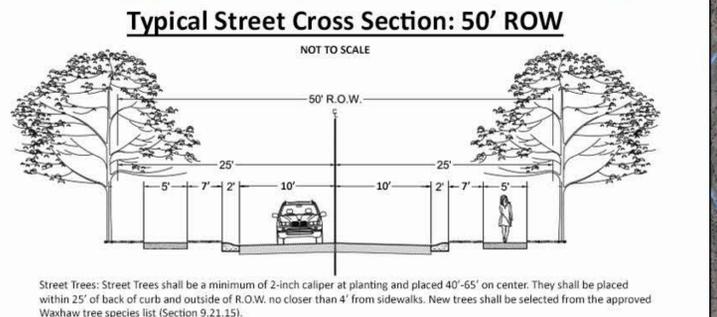
Developer: US Developments, LLC
 Address: 4064 Colony Road, STE 410 Charlotte, NC 28211
 Phone: (704)937-9038
 Contact: Stephen Rosenburgh

Review Agency: Town of Waxhaw, NC-Planning Board
 Address: PO Box 617 Waxhaw, NC 28173
 Phone: (704)243-2195
 Fax: (704)243-3276

50' x 120' Lot Detail
NOT TO SCALE



Side Yard: An aggregate side yard width on each lot of fifteen feet (15'). The minimum side yard shall be five feet (5').
 Lot Trees: Each single family lot shall have a minimum cumulative tree DBH of 8" with a minimum of 3 trees required within each lot.



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