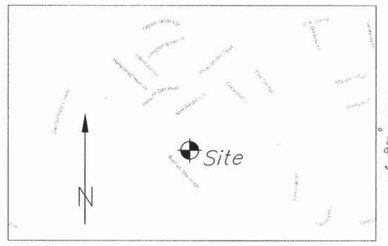
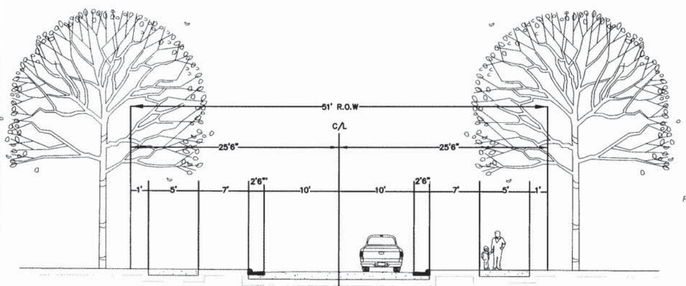


VICINITY MAP
1" = 1,000'



STREET TREES: STREET TREES SHALL BE A MINIMUM OF 2-INCH CALIPER AT PLANTING AND PLACED 40'-65' ON CENTER. THEY SHALL BE PLACED WITHIN 25' OF BACK OF CURB AND OUTSIDE OF R.O.W. NO CLOSER THAN 4' FROM SIDEWALKS. NEW TREES SHALL BE SELECTED FROM THE APPROVED WAXHAW TREE SPECIES LIST (SECTION 9.21.15).

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY "REZONING BOUNDARY SURVEY" FROM METROLINA ENGINEERING AND SURVEYING ASSOCIATES, INC. DATED 07/19/2016 & 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 METROLINA ENGINEERING AND SURVEYING ASSOCIATES 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 AREA 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.

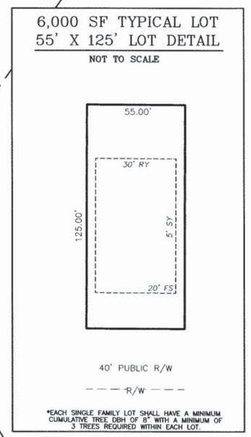
TREE SAVE AREA
TREE SAVE AREAS ARE CONCEPTUAL AND PRELIMINARY WITHIN THIS PLAN. FOR PUPOSES OF THE PREPARATION OF THIS CONCEPTUAL SITE PLAN, TREE SAVE AREAS HAVE BEEN IDENTIFIED UTILIZING GIS AERIAL PHOTOGRAPHY. THE EXACT LOCATION OF THESE AREAS MAY CHANGE AS THE CLIENT AUTHORIZES THE PREPARATION OF 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 INTERNAL 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
METROLINA ENGINEERING AND SURVEYING 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, & PUBLIC WORKS

ESTIMATED COMPLETION DATE
ONCE CD'S ARE APPROVED, IT WILL TAKE 9 MONTHS TO DEVELOP THE SITE.
ONCE THE LOTS ARE DEVELOPED, IT WOULD TAKE 24 MONTHS TO SELL ALL HOMES AND COMPLETE CONSTRUCTION WITHIN 36 MONTHS.



LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
	SURVEYED LINES
	ADJOINER LINES
	SETBACK LINES
	CENTERLINE
	SIDEWALK EASEMENT
	SEWER EASEMENT
	STORM DRAIN EASEMENT
	COMMON OPEN SPACE
	BMP POND "SAND FILTER"
	TO BE DEDICATED TO NCDOT
	30' PERIMETER BUFFER
	CONCRETE SIDEWALK
	20' LANDSCAPE BUFFER

DEVELOPMENT DATA

TAX PARCEL NO.: 06165001 & 06516500IC
ZONING CLASSIFICATION: EXISTING R-4
PROPOSED CD-R4-PRD
ZONING JURISDICTION: TOWN OF WAXHAW
SITE ACREAGE: 15.55 AC
AREA WITHIN NCDOT R/W: 0.66 ACRES / 28,559 SF
AREA WITHIN R/W:4.21 ACRES / 183,583 SF
AREA WITHIN BMP WET POND: 0.29 ACRES / 12,812 SF
AREA WITHIN SEWER EASEMENT: 0.045 ACRES / 1,984 SF
AREA WITHIN PERIMETER TREE SAVE: 1.93 ACRES / 84,078 SF
AREA WITHIN LANDSCAPE BUFFER: 0.35 ACRES / 28,559 SF
SITE NET AREA: 8.01 ACRES
PROPOSED INTERNAL TREE SAVE: 1.71 ACRES / 21% TREE SAVE
PROPOSED RESIDENTIAL DEVELOPMENT
FOR R4 CLUSTER COMMUNITY
NO. OF UNITS PROPOSED: 49
PROPOSED DENSITY: 3.2 UNITS/AC
PROPOSED LOT DATA:
W/ 25' PERIMETER BUFFER
MIN. LOT SIZE = 6,000 SF
MIN. LOT WIDTH = 55'
MIN. SETBACK = 20'
MIN. SIDE YARD = 5' INTERNAL, 10' CORNER
MIN. REAR YARD = 40' EXTERNAL, 30' INTERNAL

OWNER INFO:
DWAYNE & TRACY SLOAN
4519 WAXHAW-MARVIN ROAD
WAXHAW, NC 28173
704-363-8399

CYNTHIA POTTER
720 TAMMY DRIVE
MONROE, NC 28110
704-363-8399

APPLICANT INFO:
QUEEN CITY LAND
1515 VENETIAN WAY
WAXHAW, NC 28173
704-363-1809

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

METROLINA ENGINEERING & SURVEYING ASSOCIATES
4400-N STUART ANDREW BLVD.
CHARLOTTE, NC 28217
P (704) 334-1325
F (704) 334-1330
NC #C-1170 & SC #C00946

CONCEPTUAL SITE PLAN

GROVE MANOR SUBDIVISION

Town of Waxhaw, Union County, North Carolina
Queen City Land, LLC
8204 Sunset Hill Road, Waxhaw, NC 28173

Revisions
9/10/16 REVISIONS MADE per TOWN OF WAXHAW COMMENTS

Job No.	026-16-002
Date	7/1/16
Proj. Mgr.	CDF
Drawn	CDF

NORTH CAROLINA PRELIMINARY PLAT
"PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES"
CERTIFICATION NUMBER
DATE OF PRELIMINARY APPROVAL

Scale: 1" = 60'

Sheet No. 1 Of 2

S:_MESA\026-16 QUEEN CITY LAND\026-16-002 4513 WAXHAW-MARVIN ROAD\DWG\SLOAN-BNDY BASE-7-1-16.dwg