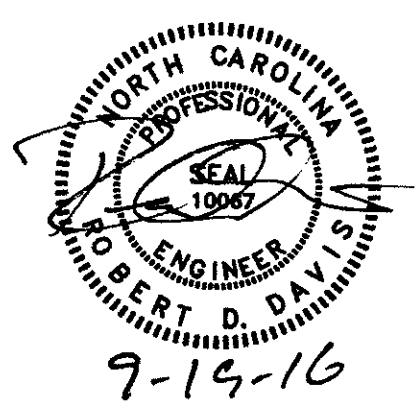


RICHARD PAGE & ANNE MCLAUGHLIN
 NOW OR FORMERLY
 DB 4063 PG 473
 PARCEL ID # 05-141-001Q
 ZONED: R-20
 CURRENT USE: VACANT

1. General Provisions
 - 1.1 These conditions apply to the parcels included in the CD plan (to be referred herein as the Plan)
 - 1.2 Unless more stringent standards are established by the Plan or these development standards, all development standards established under the Town of Waxhaw Unified Development Ordinance (UDO) for the R4CD-PRD zoning classification shall be followed.
 - 1.3 The proposed density will not exceed 3.5 units per acre
 - 1.4 The development proposes a minimum of a 5-foot side yard setback on each side but commits to an average side setback throughout the neighborhood greater than 7.5 feet.
 - 1.5 Pedestrian sidewalks will be provided along one side of all roads longer than 500 feet as a minimum.
 - 1.6 Decorative street signs will be provided
 - 1.7 Decorative street lights will be provided at all intersections and at least every 500 feet.
2. Representations of the Plan
 - 2.1 The layout shown on the Plan is a representation of the intended road and lot arrangement to convey scale and general design approach. However, the layout is subject to change based on technical engineering requirements, Town review comments or other factors that may arise during detailed design and review.
 - 2.2 The architectural renderings provided are a representation of the intended style and materials intended for the project. Those plans are not intended to be a complete and limited number of plans for the project. Other plans may be employed on that are not included but are substantially in keeping with the style depicted in those elevations provided.
3. Alterations to the Plan
 - 3.1 As permitted by the ordinance, minor alterations in the plan that do not significantly affect the character of the proposed community or alter the proposed relationship to surrounding properties may be made with approval of the Towns review staff.

Sketch Notes:

1. Designer: RDDavis Engineering, PLLC
 P.O. Box 470085
 Charlotte, NC 28247
 Phone: 704-651-5752
 Email: rddavis@att.net
2. Property Owner and Developer:
 WAXHAW DEVELOPERS, LLC
 4501 PRAIRIE PARKWAY
 CEDAR FALLS, IA 50613
 CONTACT PERSON: JOE CHILDRESS
 PHONE: 704-467-0147
3. Existing Data:
 Parcel Numbers: 05-141-001,
 05-141-003, 05-141-001P
 Total Area: 53.145 ac.
 Zoning: R-20 (Union County)
 Existing Use: Vacant
4. No portion of the proposed development lies within any FEMA regulated floodplain.
5. Proposed Use: Cluster Planned Residential Development
 Lots Proposed: 129
 Area in Existing Right of Way: 3.20 ac. (6.03% of total)
 Area in Proposed Common Open Space: 18.54 ac. (34.88% of total)
 Area in Proposed Lots: 25.69 ac. (48.33% of total)
 Area in Proposed Right of Way: 5.72 ac. (10.76% of total)
6. Utilities to be provided by Union County Public Works
7. Landscape Buffer to comply with Waxhaw UDO section 9.8. Existing vegetation to be used to the maximum extent possible.
8. An entry monument to be provided at Hwy. 75 entrance and will comply with applicable regulations and restrictions.



RDDAVIS
 ENGINEERING, PLLC
 P.O. Box 470085
 Charlotte, NC 28247
 (704) 651-5752

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LOCKHARD REED GROUP

Project: RONE CREEK STATION PROPOSED CLUSTER SUBDIVISION TOWN OF WAXHAW, UNION COUNTY, NC
Sheet Title: CONDITIONAL USE RE-ZONING PLAN

RDD Project Engineer	
RDD Drawn By	
9/18/16 Date Drawn	
229.001 Sht. Set / Subset	
Waxhaw - 53 ACRES-PRD Dwg. Name	
PRD PLAN Layout:	
Horiz. Scale: 1" = 100'	
0 100' 200'	
Vert. Scale: 1" = N/A	
0	
Revisions	
No.	Date
Issue Date 9/19/16	