

The Villages of Waxhaw. Preliminary Plat SUB-004645-2016

Site Data:
 Tax Parcels: 05138027, 05138026
 Total Acreage: +/- 7.43 Acres
 Location: Waxhaw, North Carolina, Jackson Township, Union County, NC.
 Zoning: NMX (Neighborhood Mixed Use)
 Total Units: +/- 33 Units (45' x 110' Lots)
 Typical Lot Size: 4,950 SF
 Minimum Setbacks:
 Front: 0'-18"
 Side: 0'-24"
 Rear: 3'-20"
 Density: +/- 4.4 DU/AC

Proposed Streets:
 Garrett Grove Road (56' Right-Of-Way) 1,126.94 LF
 Prince Garrison Lane (56' Right-Of-Way) 296.33 LF

Required Open Space: +/- 0.15 Acres (2%)

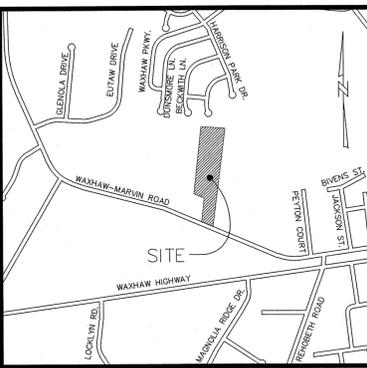
Provided Open Space	Square Feet	Acres	Pct. of Overall Site
Common Open Space A	17,158.24	0.39	5.2%
Common Open Space B	12,928.46	0.30	4.0%
Common Open Space C	9,915.86	0.22	3.0%
Common Open Space D	9,943.74	0.23	3.1%
Common Open Space E	7,609.82	0.17	2.3%
Common Open Space F	20,840.30	0.48	6.5%
TOTALS:	78,396.22	1.79	24.1%

ENGINEERING FIRM: ESP ASSOCIATES, P.A.
 ADDRESS: 3475 LAKEMONT BLVD. FORT MILL, SC 29708
 PHONE: (803) 802-2440
 FAX: (803) 802-2515
 CONTACT: MATT LEVESQUE, R.L.A.
 EMAIL: MLEVESQUE@ESPASSOCIATES.COM

DEVELOPER: CAL ATLANTIC HOMES
 ADDRESS: 6701 CARMEL ROAD, STE. 425 CHARLOTTE, NC 28226
 PHONE: 704-759-6012
 CONTACT: HAMILTON STOLPEN
 EMAIL: HAMILTON.STOLPEN@CALATL.COM

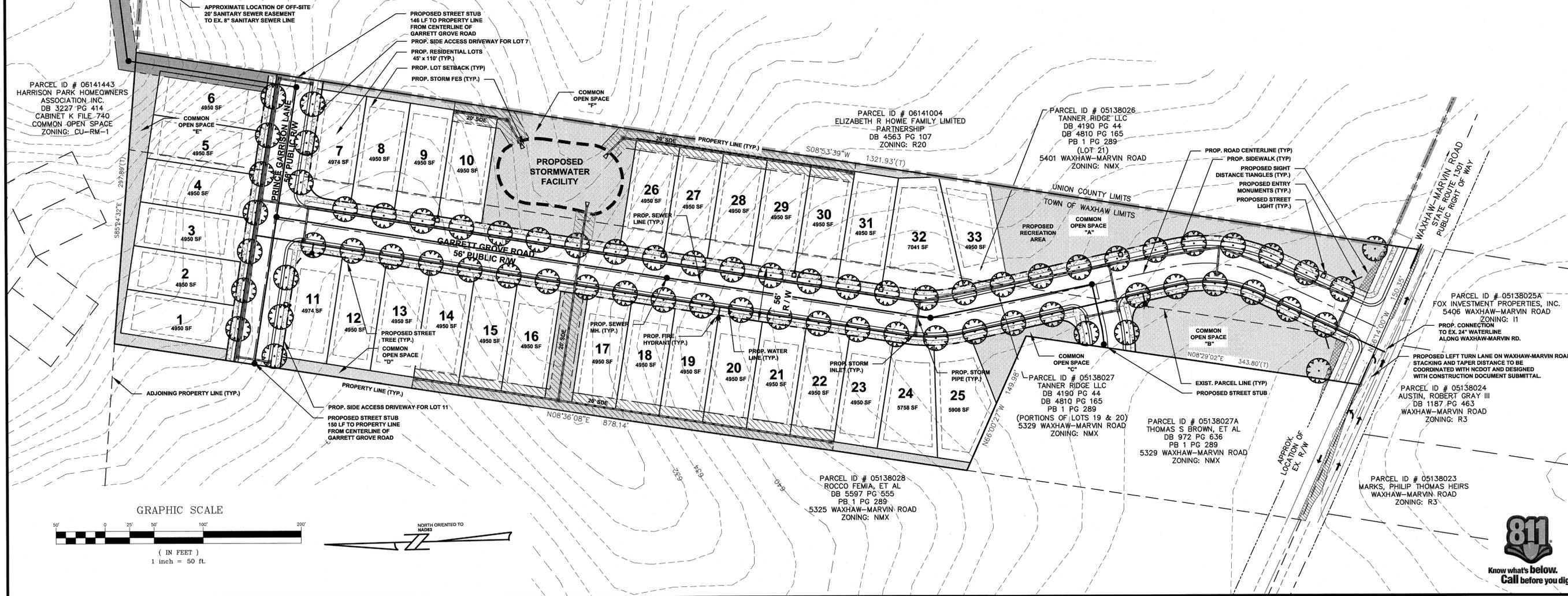
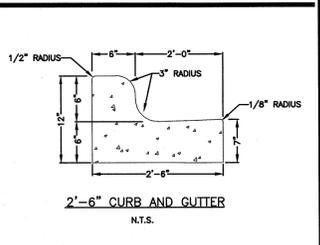
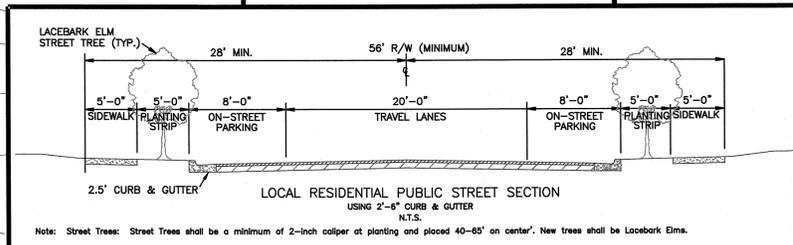
OWNER: TANNER RIDGE, LLC
 ADDRESS: 8500 WATER POINT COURT CHARLOTTE, NC 28277

REVIEW AGENCY: TOWN OF WAXHAW PLANNING DEPT.
 ADDRESS: 51150 N. BROOME STREET, PO BOX 617 WAXHAW, NC 28173
 PHONE: 704-843-2195



VICINITY MAP
NOT TO SCALE

- General Notes**
1. Base information provided by "ALTANSPS Land Title Survey of Tax Parcel ID 05138027 and 05138026" from ESP Associates dated 03-16-16 and Union County GIS Data and should be verified for accuracy. Off-Site Sanitary Sewer information taken from LCPW Utilities GIS and Union County GIS.
 2. This plan includes only residential lots.
 3. Common Open Space shall be recorded and deeded to the Homeowners Association for The Villages of Waxhaw.
 4. All proposed entry signage shall comply with Section 13 of the Town of Waxhaw UDO. Signage monumentation details, including sizing and locations, will be determined upon the submittal of Construction Documents. Monumentation and Signage will be permitted separately.
 5. Street Lighting provided shall comply with all requirements set forth by Duke Power and the Town of Waxhaw UDO. Street lights shall be installed at intervals not exceeding 250 feet per section 15.10.5 of the UDO.
 6. Fire hydrants to meet or exceed minimum standards established by the Town of Waxhaw, NC Fire Department. Fire hydrant design to be provided during construction document phase. Fire hydrants shall be placed a minimum of 6 feet from back of curb and shall have a clear space of 3 feet from any permanent structures. Hydrants to be installed every 1,000 feet maximum (for subdivision all lots must be within 500 feet of fire hydrant to the front setback of the lot).
 7. Sidewalks to meet ADA requirements and include curb ramps, landing, flares, and truncated domes. Details to be provided during construction documentation phase. Do not place sidewalks over water mains.
 8. Street signs to be consistent with NCDOT details or approved equivalent. Decorative street signs may be installed as long as they meet or exceed the minimum specification established by NCDOT. Details to be provided during construction documentation phase.
 9. Proposed locations of water, sewer and storm drainage systems depicted on preliminary plat are preliminary and have not been designed. Design details to be provided during construction document phase. Refer to Union County water and sewer specifications and to Union County water and sewer extension policy. Location and size of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction documentation phase.
 10. No Floodplain located on site, per information obtained from FEMA FIRM Panels 3710447300J effective date of study October 16, 2008.
 11. Stream/Wetland information is based on information provided to ESP through a Preliminary Wetlands Investigative Report prepared by Carolina Wetland Services, dated January 28, 2016, determining that wetlands and streams are not existing on site.
 12. Access to storm drainage easements must be maintained at all times.
 13. The existing conditions of the majority of the site consist of wooded areas.
 14. 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 Unified Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.
 15. ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



ESP Associates, P.A.
 P.O. Box 7030
 Charlotte, NC 28241
 3475 Lakemont Blvd.
 Fort Mill, SC 29708
 704-802-2440 (SC)
 803-802-2440 (NC)
 www.espassociates.com

NO.	DATE	REVISION
1	6/13/2016	Reviewed Per Staff Comments

PRELIMINARY SUBDIVISION PLAN

THE VILLAGES OF WAXHAW

CAL ATLANTIC HOMES WAXHAW, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MK
DESIGNED BY:	MK
DRAWN BY:	KRM
PROJECT NUMBER:	EN21
ORIGINAL DATE:	06/10/2016
SHEET:	