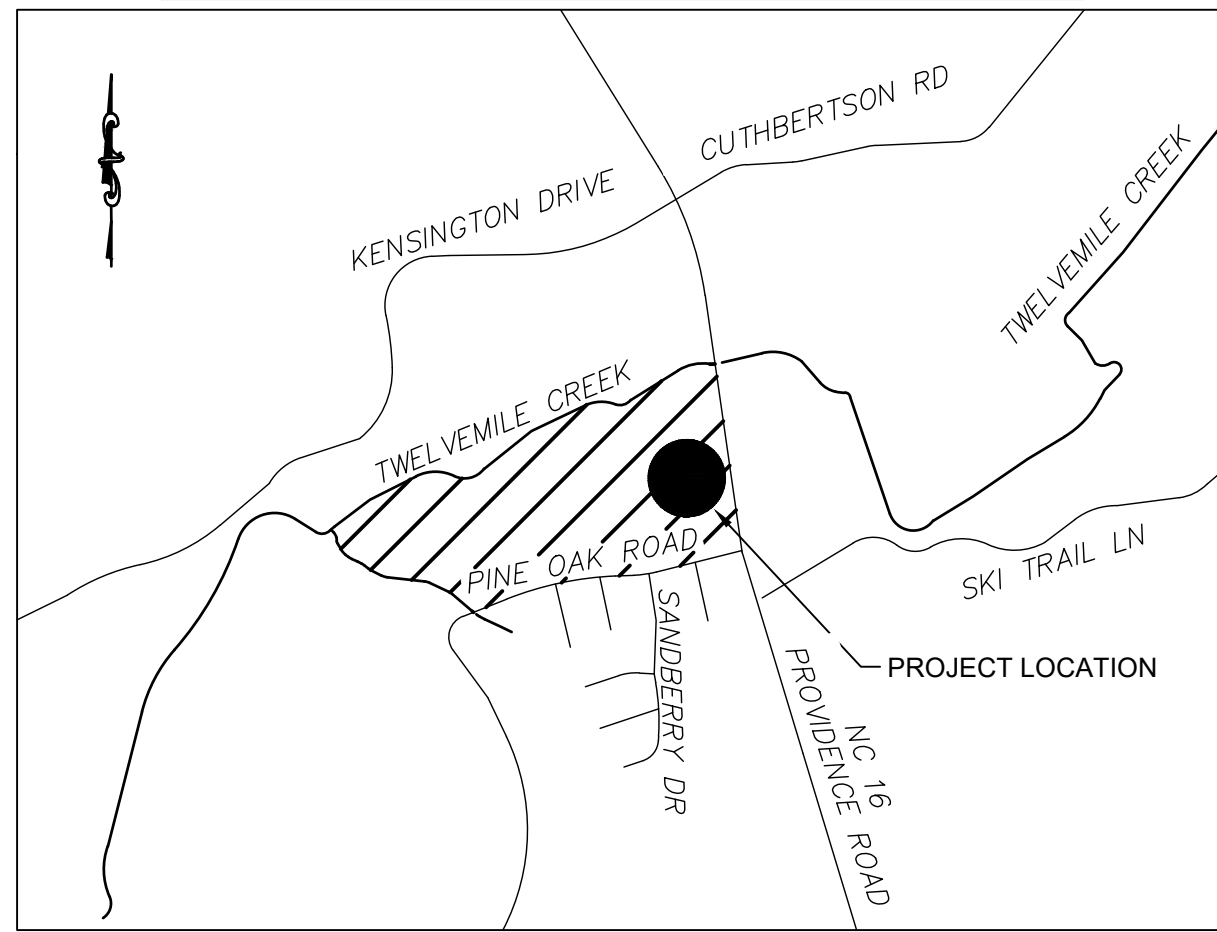


VICINITY MAP



ZONING REQUIREMENTS

C-2  
 BUILDING SET BACK MINIMUM—FRONT 20', REAR—20',  
 SIDE(INTERIOR)—10', SIDE(CORNER LOT, STREET SIDE)—20'  
 MAXIMUM BUILDING HEIGHT—45'(PRINCIPAL BUILDING), 45'(ACCESSORY BUILDING)  
 MAXIMUM IMPERVIOUS SURFACE—80%

OIS  
 BUILDING SET BACK MINIMUM—FRONT 20', REAR—20',  
 SIDE(INTERIOR)—8', SIDE(CORNER LOT, STREET SIDE)—18'  
 MAXIMUM BUILDING HEIGHT—45'(PRINCIPAL BUILDING), 25'(ACCESSORY BUILDING)  
 MAXIMUM IMPERVIOUS SURFACE—85%

R-1  
 BUILDING SET BACK MINIMUM—FRONT 30', REAR—30',  
 SIDE(INTERIOR)—15', SIDE(CORNER LOT, STREET SIDE)—25'  
 MAXIMUM BUILDING HEIGHT—45'(PRINCIPAL BUILDING), 25'(ACCESSORY BUILDING)  
 MAXIMUM IMPERVIOUS SURFACE—30%

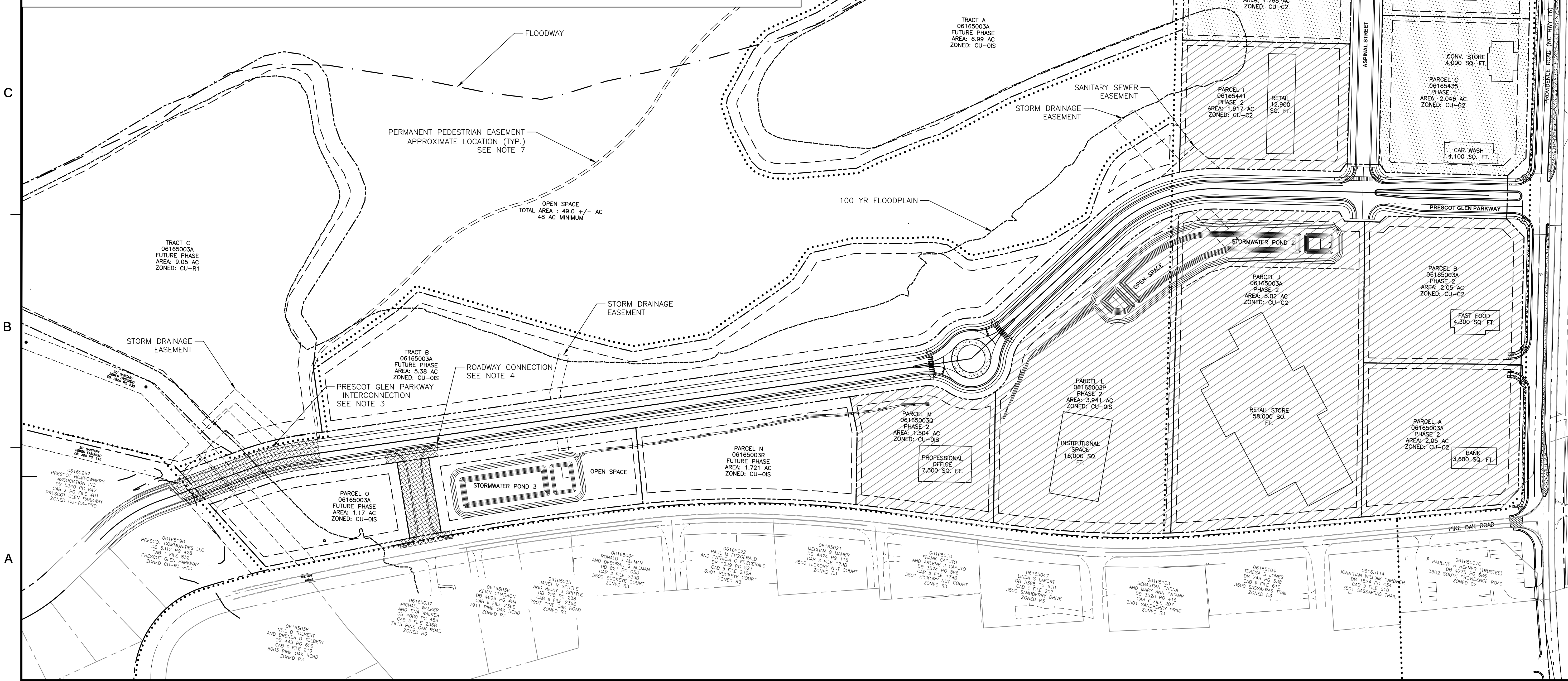
SQUARE FOOTAGE ESTIMATES LISTED ON BUILDINGS IS APPROXIMATE  
 RETAIL SPACE NOT TO EXCEED 260,000 SF TOTAL  
 OFFICE SPACE, INCLUDING CIVIC & INSTITUTIONAL USES, NOT TO EXCEED 230,000 SF.

LEGEND

- Existing Property Line .....
- Zoning Limits .....
- Setbacks .....
- Floodway .....
- 100 YR Floodplain .....
- Easements .....
- Greenway Trail.....
- Pedestrian Easement.....
- Phase 1 Lots .....
- Phase 2 Lots .....
- Future Phase Lots .....

GENERAL NOTES:

1. THIS PLAN IS INTENDED TO SHOW THE NEWLY PROPOSED OVERALL CONCEPT OF THE PRESCOT VILLAGE PHASE 1, 2, AND FUTURE PHASES. EACH PARCEL SHALL BE REVIEWED ON AN INDIVIDUAL BASIS FOR ORDINANCE COMPLIANCE PER TOWN REQUIREMENTS.
2. PARKING, LOADING, LIGHTING REQUIREMENTS SHALL BE ADHERED TO PER THE TOWN UDO.
3. PRESCOT GLEN PARKWAY INTERCONNECTION TO BE COMPLETED BASED ON PRESCOT VILLAGE PHASING PLAN, DERIVED FROM THE TTM PREPARED BY KIMLEY-HORN AND REVIEWED BY TOWN STAFF AND NCDOT.
4. ROADWAY CONNECTION BETWEEN PRESCOT GLEN PARKWAY AND PINE OAK DRIVE TO BE COMPLETED BASED ON PRESCOT VILLAGE PHASING PLAN, DERIVED FROM THE TTM PREPARED BY KIMLEY-HORN AND REVIEWED BY TOWN STAFF AND NCDOT.
5. LANDSCAPING, BUFFERING, AND SCREENING SHALL BE ADHERED TO PER THE REQUIREMENTS IN THE TOWN UDO.
6. THE APPLICANT SHALL CONSTRUCT A PAVED GREENWAY TRAIL PARALLEL TO THE CREEK FOR THE AREA IN PHASE 1 BASED ON THE CAROLINA THREAD TRAIL DESIGN SPECIFICATIONS. THIS GREENWAY SHALL BE COMPLETE DURING PHASE 2 OF THE PROJECT. ONCE COMPLETE AND ACCEPTED BY THE TOWN, THE GREENWAY TRAIL SHALL BE DEDICATED TO THE TOWN FOR MAINTENANCE AND UPKEEP THROUGH A PERMANENT PEDESTRIAN EASEMENT
7. PERMANENT PEDESTRIAN EASEMENT SHALL ALSO BE DEDICATED TO THE TOWN ACROSS THE CREEK FOR FUTURE ACCESS INTO THE YMCA PROPERTY OR TOWN OF WAXHAW PROPERTY TO THE NORTH AND THROUGH THE OPEN SPACE AREA. THE SPECIFIC PLACEMENT OF THESE EASEMENTS SHALL BE DETERMINED ONCE ENGINEERING FOR THE GREENWAY IS COMPLETE.



**Dewberry**  
 DEWBERRY ENGINEERS INC.  
 9300 HARRIS CORNERS PKWY, SUITE 220  
 CHARLOTTE, NC 28269-2618  
 NC Registration # F-0679

**Pinnacle**  
 FINANCIAL PARTNERS

APPLICANT/OWNER  
 DANNY BROACH  
 3980 PREMIER DRIVE  
 HIGH POINT, NC 27265  
 PHONE: 336-905-8916

PRESCOT VILLAGE  
 WAXHAW  
 NORTH CAROLINA

SEAL

FINAL DRAWING -  
 NOT RELEASED FOR  
 CONSTRUCTION

KEY PLAN

SCALE: 1" = 100'

0' 50' 100' 200'

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: PRS  
 APPROVED BY: BML  
 CHECKED BY: BML  
 DATE: JULY 2, 2019  
 TITLE:

CONCEPTUAL  
 DEVELOPMENT PLAN

PROJECT NO. 50093105