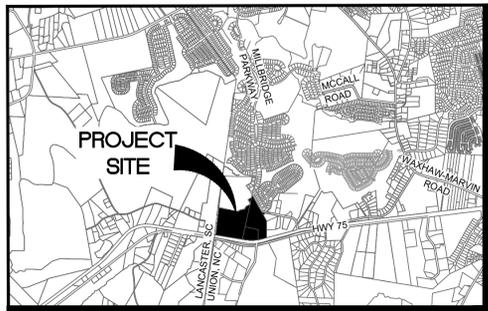


MILLBRIDGE PHASE 7F

CONDITIONAL DISTRICT REZONING

LOCATED IN WAXHAW, UNION COUNTY, NORTH CAROLINA



VICINITY MAP N.T.S.

LEGEND:

- PROJECT BOUNDARY/PHASELINE
- ADJOINING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED OPEN SPACE
- 25' PERIMETER BUFFER
- TREE PRESERVATION AREA

SITE PLAN DATA TABLE:

PARCEL NUMBERS:	05168016 05168018 05168018B
TOTAL ACREAGE:	+/- 21.81 AC
TOTAL AREA IN RW:	+/- 103.190 SQ. FT.
TOTAL AREA IN LOTS:	+/- 525,830 SQ. FT.
TOTAL AREA IN TREE SAVE:	+/- 178,596 SQ. FT.
TOTAL AREA IN PERIMETER BUFFER:	+/- 48,563 SQ. FT.
TOTAL AREA IN C.O.S.:	+/- 321,023 SQ. FT.
TOTAL SITE AREA:	+/- 21.81 AC
MINUS PERIMETER BUFFER:	+/- 1.11 AC
MINUS UTILITY EASEMENT:	+/- 0.20 AC
TOTAL INTERNAL SITE AREA:	+/- 20.50 AC
INTERNAL TREE SAVE AREA	
TOTAL TREE SAVE REQUIRED (20%):	4.10 AC
TOTAL TREE SAVE PROVIDED (20%):	4.10 AC
PRINCIPAL USES:	SINGLE FAMILY RESIDENTIAL
BUILDING TYPE:	DETACHED SINGLE FAMILY HOMES
ZONING DISTRICT:	
EXISTING:	CU-R4-PRD AND CU R3 (TOWN OF WAXHAW)
PROPOSED:	CU-R4-PRD AND CU R3 (TOWN OF WAXHAW) CD-R4-PRD (TOWN OF WAXHAW)
INTERNAL STREET NETWORK:	
TOTAL LINEAR FOOT DEEP RIVER WAY	594 LF
TOTAL LINEAR FOOT ROAD C	1,165 LF
TOTAL LINEAR FOOT ROAD D	143 LF
BUILDING SETBACKS (MIN.)	
FRONT:	20'
SIDE:	5'
CORNER:	10'
REAR:	20'
*MAXIMUM STRUCTURE HEIGHT TO BE 45'	
LOT SIZE:	
MINIMUM LOT SIZE REQUIRED:	6,000 SQ. FT. (R4-PRD)
MINIMUM LOT SIZE PROVIDED:	6,319 SQ. FT. (LOT #34)
AVERAGE LOT SIZE PROVIDED:	8,439 SQ. FT.
MAXIMUM LOT SIZE PROVIDED:	15,037 SQ. FT. (LOT #62)
LOT COUNT:	
MAXIMUM ALLOWED BY CURRENT ZONING:	52 UNITS (2.42 UNITS/ACRE)
MAXIMUM ALLOWED IN NEW ZONING:	158 UNITS (7.26 UNITS/ACRE)
PROPOSED IN NEW ZONING:	63 UNITS (2.89 UNITS/ACRE)
TOTAL NUMBER OF DWELLINGS:	63
BOUNDARY INFORMATION:	
52' SINGLE FAMILY (DETACHED)	56 LOTS (89%) (52' X 130' TYP.)
70' SINGLE FAMILY (DETACHED)	7 LOTS (11%) (70' X 130' TYP.)

GENERAL NOTES

BOUNDARY INFORMATION
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY MAKIN & CREED SIGNED JUNE 24TH, 2008 AND A SUPPLEMENT SURVEY COMPLETED BY SUMMIT OF THE CAROLINAS, P.C. ON NOVEMBER 18TH, 2016

TOPOGRAPHIC INFORMATION
TOPOGRAPHY FOR THIS SECTION OF MILLBRIDGE IS A COMPILATION OF AERIAL SURVEY OBTAINED FROM LAND DESIGN, INC. ON OCTOBER 30, 2013

HORIZONTAL REFERENCE: NAD83
VERTICAL REFERENCE: NAVD88

ACCESS POINTS/DRIVEWAYS/STREET

- PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. PROPOSED ENTRANCES NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
- 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 ZONING 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.

OWNER: WSLD MILLBRIDGE VI, LLC.
CONTACT: BRAD HEAVNER
EMAIL: HEAVNER@LANDEAVOR.COM
ADDRESS: 9101 SOUTHERN PINE BOULEVARD SUITE 210 CHARLOTTE, NC 28273 (704) 525-5998

PHONE: (704) 525-5998

DEVELOPER: LANDEAVOR
CONTACT: BRAD HEAVNER
EMAIL: HEAVNER@LANDEAVOR.COM
ADDRESS: 9101 SOUTHERN PINE BOULEVARD SUITE 210 CHARLOTTE, NC 28273 (704) 525-5998

PHONE: (704) 525-5998

CIVIL ENGINEER: WK DICKSON & CO., INC.
CONTACT: WESTON BOLES, PE
EMAIL: WBOLES@WKDICKSON.COM
ADDRESS: 616 COLONNADE DR. CHARLOTTE NC 28205 (704) 334-5348

PHONE: (704) 334-5348

UTILITY PROVIDERS:

WATER AND SEWER: UNION COUNTY PUBLIC WORKS
500 N. MAIN STREET
MONROE, NC 28112

CABLE & INTERNET: SPECTRUM CABLE
7910 CRESCENT EXECUTIVE DRIVE
CHARLOTTE, NC 28217

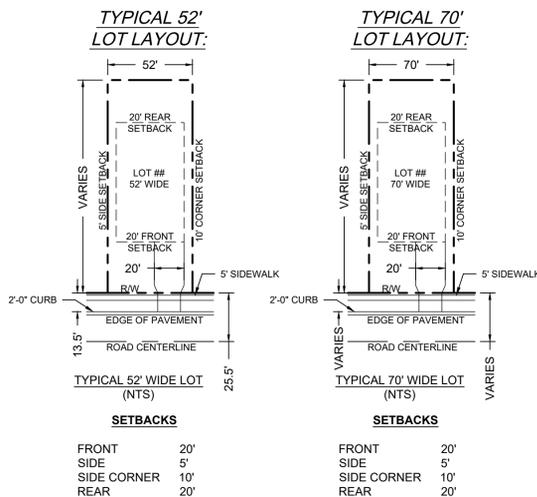
NATURAL GAS: PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DR.
CHARLOTTE, NC 28210

ELECTRIC: DUKE ENERGY
P.O. BOX 1090
CHARLOTTE, NC 28201

PETITIONER WAIVER REQUESTS

- PETITIONER IS REQUESTING A VARIANCE TO THE SETBACKS ALLOWED IN SECTION 11.3.77. SETBACKS PROPOSED MATCH OTHER PHASES OF MILLBRIDGE SUBDIVISION TO KEEP CONTINUITY IN STREET/CURB APPEAL.
- PETITIONER IS REQUESTING A BLOCK LENGTH VARIANCE TO THE 600' BLOCK LENGTH MAXIMUM.

NOTE:
AS OF AUGUST 20TH, 2019 FUTURE DEVELOPMENT PHASES OF MILLBRIDGE 7E AND 7F ARE OWNED BY WSLD MILLBRIDGE VI, LLC. 9101 SOUTHERN PINE BLVD. SUITE 210 CHARLOTTE, NC 28273
PARCELS: 05165019, 05168018, 05168018B



DEVELOPMENT NOTES:

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF WAXHAW, UNION COUNTY PUBLIC WORKS, AND NCDOT, AS APPLICABLE.
- AS A CONDITION OF APPROVAL, THE MILLBRIDGE PHASE 7F DEVELOPMENT WILL COMPLY WITH THE PLAN REVIEW GUIDELINES FOR MILLBRIDGE AMENDED FEBRUARY 12, 2013.
- THIS PHASE OF MILLBRIDGE WILL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED MILLBRIDGE TIA IN ADDITION TO ANY TOWN OF WAXHAW AND NCDOT REQUIREMENTS.
- COMMON OPEN SPACE SHALL BE RECORDED AND DEEDED TO THE HOMEOWNERS ASSOCIATION FOR MILLBRIDGE SUBDIVISION.
- ALL PROPOSED ENTRY SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH BY DUKE ENERGY AND THE TOWN OF WAXHAW UDO. STREET LIGHTS SHALL BE INSTALLED AT INTERVALS NOT EXCEEDING 250' PER SECTION 18.10.6 OF THE UDO.
- SIDEWALKS TO MEET A.D.A. REQUIREMENTS AND INCLUDE CURB RAMP, LANDING, FLARES, AND TRUNCATED DOMES. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE. SIDEWALKS SHALL NOT BE PLACED OVER WATER MAINS.
- NO FLOODPLAIN LOCATED ON SITE. PER INFORMATION OBTAINED FROM FEMA FIRM PANELS 3710446300I AND 3710447300J EFFECTIVE ON 10/16/2008.
- LOCATION AND SIZE OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY IN NATURE. THIS PROJECT IS REQUIRED TO MEET PHASE TWO STORMWATER REQUIREMENTS. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTATION PHASE.
- STREET TREES SHALL BE SMALL MATURING TREES PLANTED WITHIN THE PLANTING STRIP ALONG ALL NEW PUBLIC STREETS AT SPACING NO LESS THAN FORTY (40) ON CENTER AND NO MORE THAN SIXTY-FIVE (65) FEET ON CENTER AS TO AVOID CONFLICT WITH PROPOSED OR EXISTING UTILITIES.
- NEW TREES SHALL BE TWO (2) INCHES MINIMUM CALIPER AT PLANTING AND SHALL BE SELECTED FROM THE APPROVED TOWN OF WAXHAW TREE SPECIES LIST (SECTION 9.21.15) OF THE TOWN OF WAXHAW UDO. ADDITIONAL SPECIES MAY BE USED SUBJECT TO SPECIFIC APPROVAL BY THE TOWN ADMINISTRATOR.
- ACCESS TO STORM DRAINAGE EASEMENTS MUST BE MAINTAINED AT ALL TIMES.
- PER CONSTRUCTION DOCUMENTS APPROVED BY THE TOWN OF WAXHAW, HOMES WITH ACCESS FROM TORY PATH ROAD SHALL HAVE A 5' RW (OR 60' WHEN FRONT NCDOT RW) WHILE ALL NEW ROADS WILL ADHERE TO NEW 51' RW BASED UPON NEW TOWN OF WAXHAW U.D.O. REQUIREMENTS.
- THE EXISTING CONDITIONS OF THE SITE CONSIST OF WOODED AREAS.
- 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 UDO AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.
- WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH UNION COUNTY PUBLIC WORKS.
- UTILITY SIZE AND MATERIAL TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
- PHASING AND CONSTRUCTION SCHEDULE IS PRELIMINARY AND SUBJECT TO CHANGE AS NECESSARY DURING THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL COMMUNITY, AS WELL AS SWITCHING THE ORDER OF THE PHASES BEING DEVELOPED.
- ALL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STREETS, GRADING, STORM DRAINAGE, WATER MAINS, SANITARY SEWER MAIN, ETC.) SHOWN IN THIS PLAN SET ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BY ENGINEER AND DEVELOPER DURING THE CONSTRUCTION DOCUMENT PHASE OF DESIGN.
- PHASE 7F WILL BE INCORPORATED INTO THE MILLBRIDGE SUBDIVISION.
- ROAD NAMES AND ADDRESSES SHALL BE APPROVED BY THE TOWN OF WAXHAW AND UNION COUNTY E-911 PRIOR TO FINAL PLAT APPROVAL.

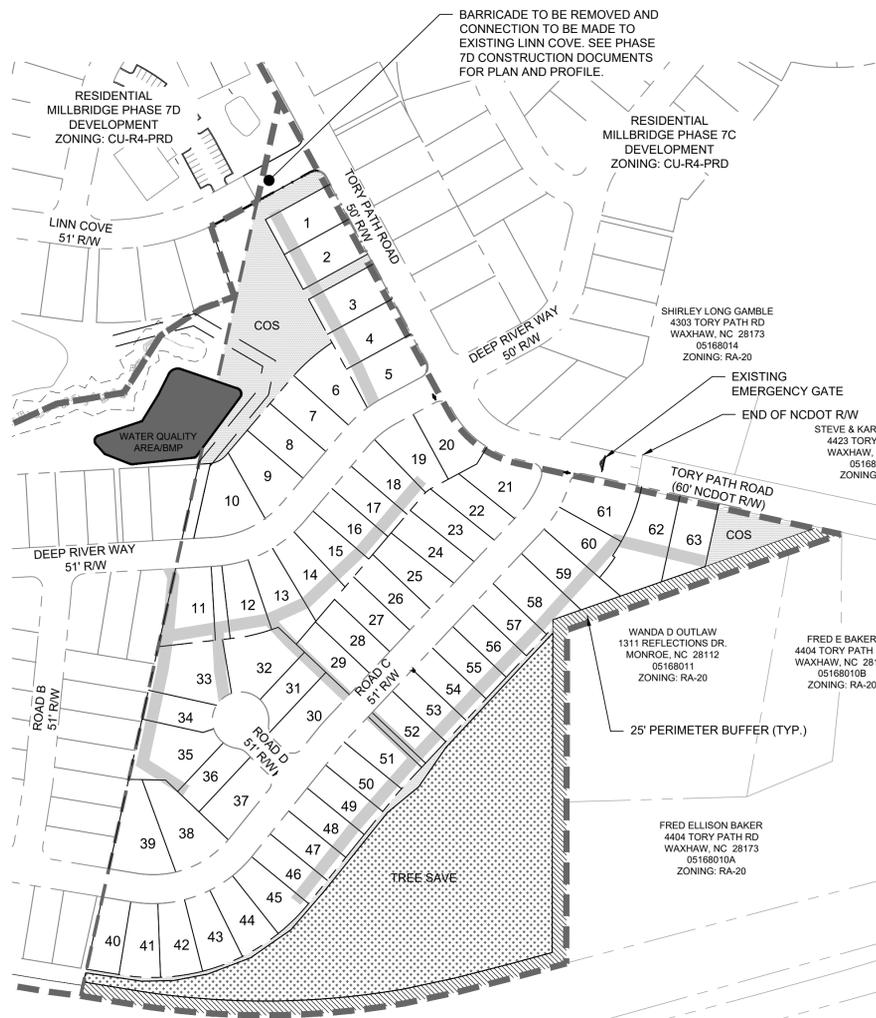
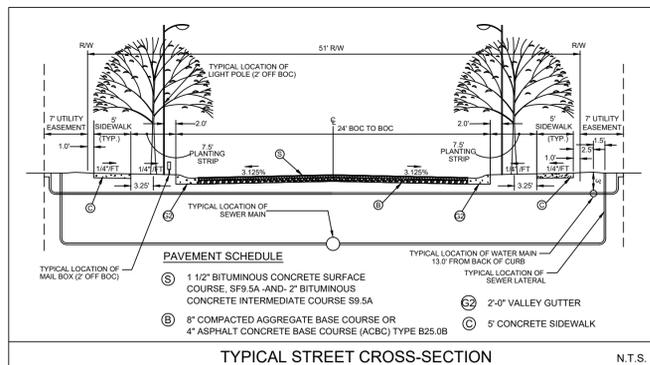


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3.0	GRADING & STORMWATER PLAN
4.0	UTILITY PLAN
5.0	PRE-DEVELOPMENT STORM DRAINAGE AREA MAP
5.1	POST-DEVELOPMENT STORM DRAINAGE AREA MAP
A	MILLBRIDGE ALTA SURVEY
B	TREE SURVEY
C	HOUSE ELEVATIONS

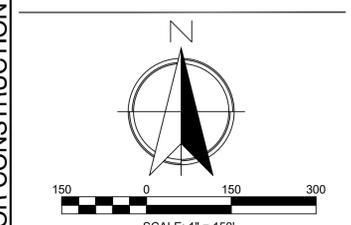


STREET TREES: STREET TREES ARE TO BE SMALL MATURING TREE EVERY 50' REQUIRED TO BE WITHIN THE PLANTING STRIP. NEW TREES SHALL BE SELECTED FROM THE APPROVED WAXHAW TREE SPECIES LIST (SECTION 9.21.15). STREET SECTION MAY BE SLIGHTLY MODIFIED AT THE DISCRETION OF THE TOWN ENGINEER TO ACCOMMODATE UTILITY PLACEMENT.

MILLBRIDGE PHASE 7F CONDITIONAL DISTRICT REZONING

PROJECT TITLE: SHEET TITLE: SEAL:

COVER



PROJ. MGR.:	WGB
DESIGN BY:	WGB
DRAWN BY:	CJH
PROJ. DATE:	AUG. 2019
DRAWING NUMBER:	

WKD PROJ. NO.: 20170278.00.CL

1.0

DATE:	COMMENT:

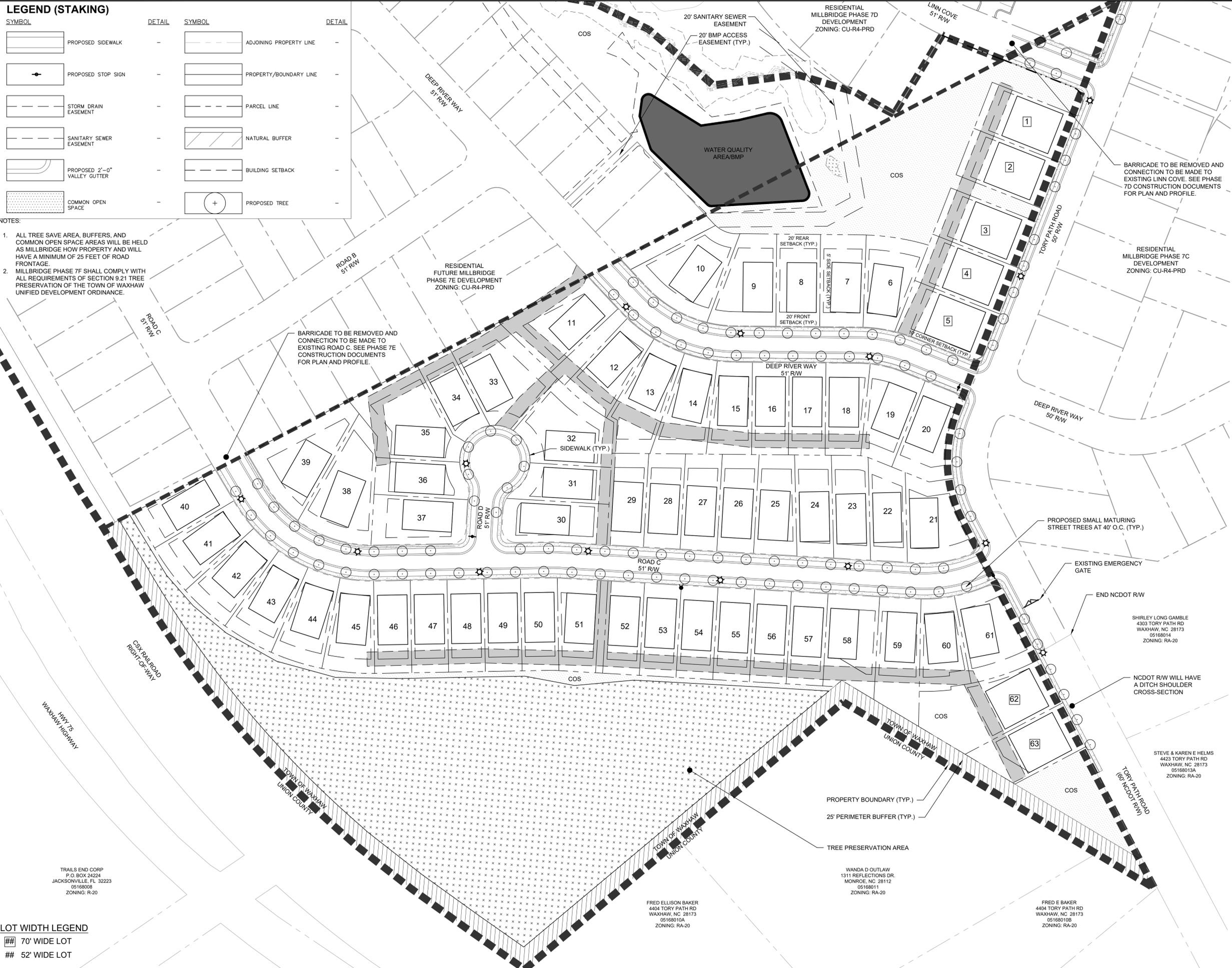
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LEGEND (STAKING)

SYMBOL	DETAIL	SYMBOL	DETAIL
	PROPOSED SIDEWALK		ADJOINING PROPERTY LINE
	PROPOSED STOP SIGN		PROPERTY/BOUNDARY LINE
	STORM DRAIN EASEMENT		PARCEL LINE
	SANITARY SEWER EASEMENT		NATURAL BUFFER
	PROPOSED 2'-0" VALLEY GUTTER		BUILDING SETBACK
	COMMON OPEN SPACE		PROPOSED TREE

- NOTES:
1. ALL TREE SAVE AREA, BUFFERS, AND COMMON OPEN SPACE AREAS WILL BE HELD AS MILLBRIDGE HOW PROPERTY AND WILL HAVE A MINIMUM OF 25 FEET OF ROAD FRONTAGE.
 2. MILLBRIDGE PHASE 7F SHALL COMPLY WITH ALL REQUIREMENTS OF SECTION 9.21 TREE PRESERVATION OF THE TOWN OF WAXHAW UNIFIED DEVELOPMENT ORDINANCE.



WK DICKSON
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(704) 334-0078
(704) 334-5348

WWW.WKDICKSON.COM
NC LICENSE NO. F-0374

LANDEAVOR

**MILLBRIDGE PHASE 7F
CONDITIONAL DISTRICT
REZONING**

**SITE &
LANDSCAPE
PLAN**

PROJ. MGR.: WGB
DESIGN BY: WGB
DRAWN BY: CJH
PROJ. DATE: AUG. 2019
DRAWING NUMBER: **2.0**

WKD PROJ. NO.: 20170278.00.CL

DATE: COMMENT:

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TRAILS END CORP
P.O. BOX 24224
JACKSONVILLE, FL 32223
05168008
ZONING: R-20

LOT WIDTH LEGEND
70' WIDE LOT
52' WIDE LOT

FRED ELLISON BAKER
4404 TORY PATH RD
WAXHAW, NC 28173
05168010A
ZONING: RA-20

WANDA D OUTLAW
1311 REFLECTIONS DR
MONROE, NC 28112
05168011
ZONING: RA-20

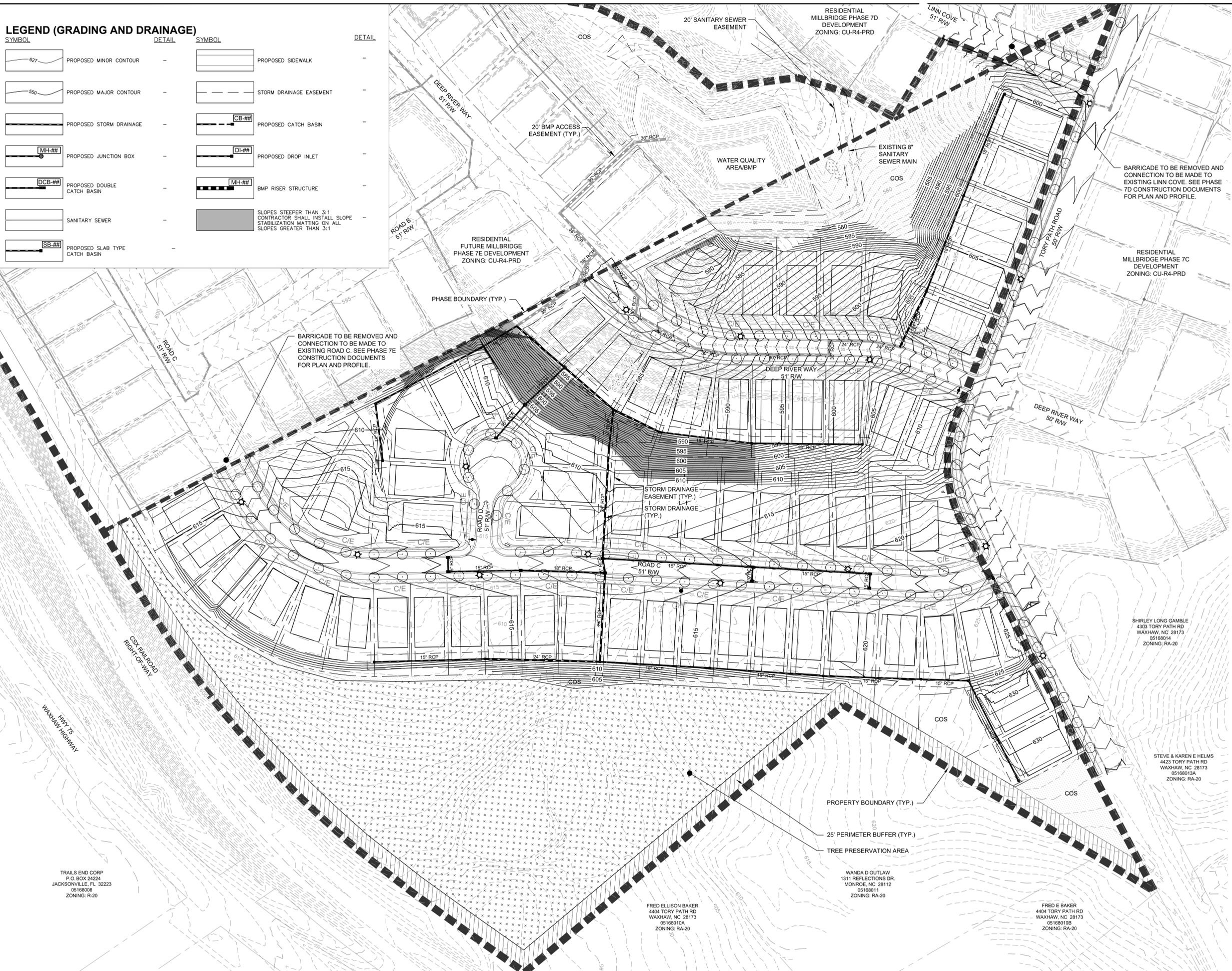
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WAXHAW, NC 28173
05168010B
ZONING: RA-20

STEVE & KAREN E HELMS
4423 TORY PATH RD
WAXHAW, NC 28173
05168013A
ZONING: RA-20

SHIRLEY LONG GAMBLE
4303 TORY PATH RD
WAXHAW, NC 28173
05168014
ZONING: RA-20

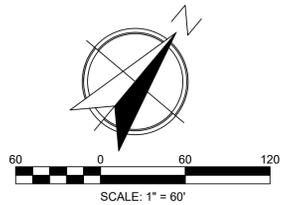
LEGEND (GRADING AND DRAINAGE)

SYMBOL	DETAIL	SYMBOL	DETAIL
	PROPOSED MINOR CONTOUR		PROPOSED SIDEWALK
	PROPOSED MAJOR CONTOUR		STORM DRAINAGE EASEMENT
	PROPOSED STORM DRAINAGE		PROPOSED CATCH BASIN
	PROPOSED JUNCTION BOX		PROPOSED DROP INLET
	PROPOSED DOUBLE CATCH BASIN		BMP RISER STRUCTURE
	SANITARY SEWER		SLOPES STEEPER THAN 3:1 CONTRACTOR SHALL INSTALL SLOPE STABILIZATION MATTING ON ALL SLOPES GREATER THAN 3:1
	PROPOSED SLAB TYPE CATCH BASIN		



**MILLBRIDGE
PHASE 7F
CONDITIONAL
DISTRICT
REZONING**

**GRADING
PLAN**



PROJ. MGR.:	WGB
DESIGN BY:	WGB
DRAWN BY:	CJH
PROJ. DATE:	AUG. 2019
DRAWING NUMBER:	

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WANDA D OUTLAW
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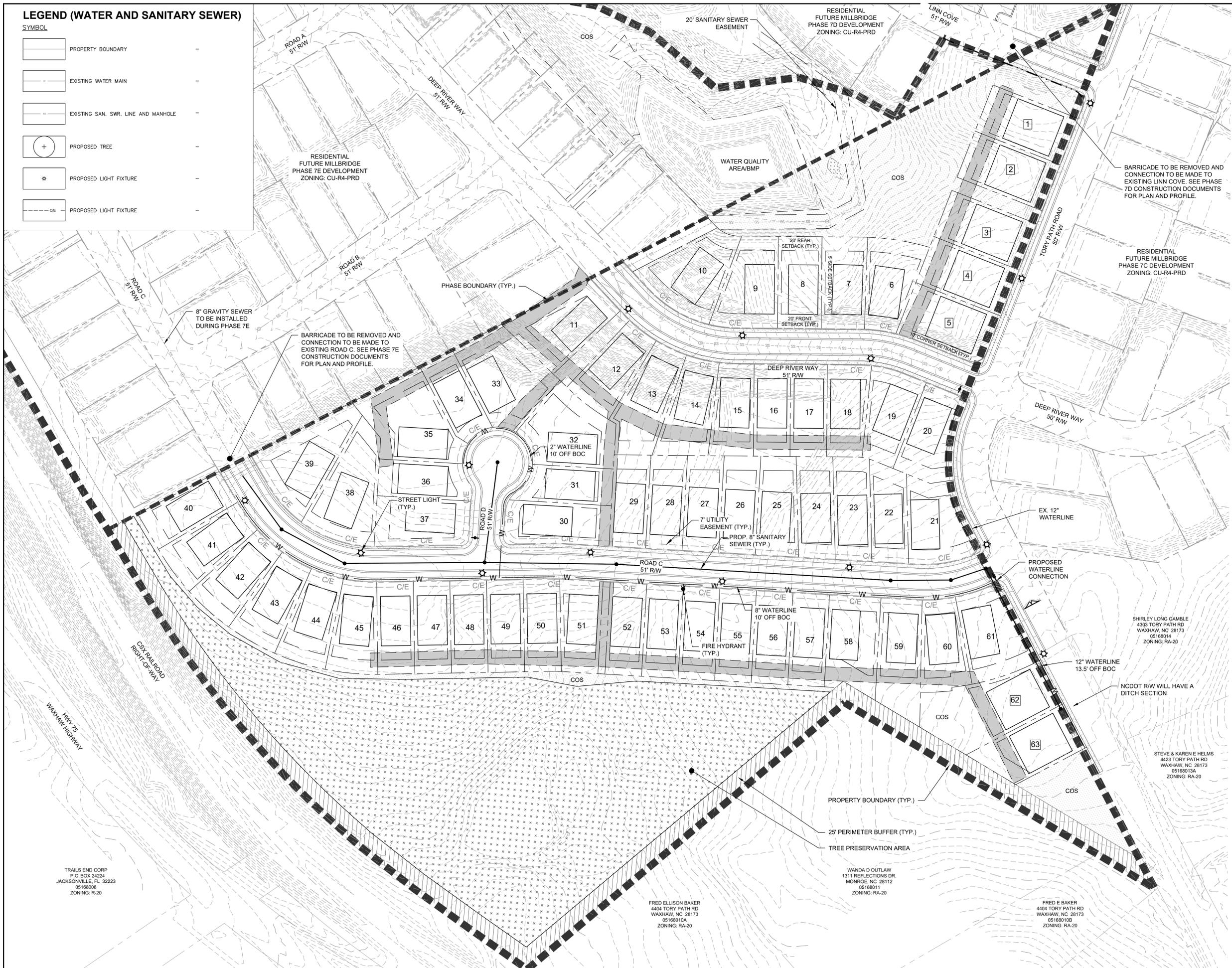
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ZONING: RA-20

LEGEND (WATER AND SANITARY SEWER)

- SYMBOL
-  PROPERTY BOUNDARY
 -  EXISTING WATER MAIN
 -  EXISTING SAN. SWR. LINE AND MANHOLE
 -  PROPOSED TREE
 -  PROPOSED LIGHT FIXTURE
 -  PROPOSED LIGHT FIXTURE



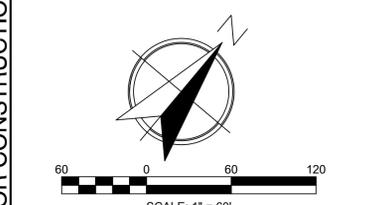
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**MILLBRIDGE
 PHASE 7F
 CONDITIONAL
 DISTRICT
 REZONING**

UTILITY PLAN

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DRAWN BY:	CJH
PROJ. DATE:	AUG. 2019
DRAWING NUMBER:	

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 WKD PROJ. NO.: 20170278.00.CL

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