

THE PRESERVE AT FOREST CREEK

CONDITIONAL REZONING PETITION

TOWN OF WAXHAW, UNION COUNTY, NORTH CAROLINA

DATE: OCTOBER 17, 2019

SHEET INDEX

SHEET NUMBER	SHEET TITLE
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RZ-0.1	BOUNDARY SURVEY 1
RZ-0.2	BOUNDARY SURVEY 2
RZ-1.0	TECHNICAL DATA SHEET
RZ-2.0	DEVELOPMENT NOTES
RZ-3.0	OVERALL SCHEMATIC SITE PLAN
RZ-3.1	DETAILED SCHEMATIC SITE PLAN
RZ-3.2	DETAILED SCHEMATIC SITE PLAN
RZ-3.3	DETAILED SCHEMATIC SITE PLAN
RZ-3.4	DETAILED SCHEMATIC SITE PLAN
RZ-3.5	DETAILED SCHEMATIC SITE PLAN
RZ-3.6	OVERALL PHASING PLAN
RZ-4.0	STREET SECTIONS & DETAILS
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RZ-5.5	DETAILED GRADING PLAN
RZ-6.0	UTILITY SKETCH PLAN

LOCATION MAP



PROJECT TEAM

OWNER

WAXHAW VENTURES, LLC
P.O. BOX 748
MONROE, NC 28111
704.634.7847
CONTACT: MARCUS F. ARROYO

LANDSCAPE ARCHITECT

LANDESIGN, INC.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT: MARK KIME

CIVIL ENGINEER

LANDESIGN, INC.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT: DALE STEWART

SURVEYOR

MCKIM & CREED
8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227
704.841.2588

R. JOE HARRIS & ASSOCIATES, P.L.L.C.

1698 W. HWY 160, SUITE 130
FORT MILL, SC 29708
803.802.1799
CONTACT: ROY P. FOWLER

KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

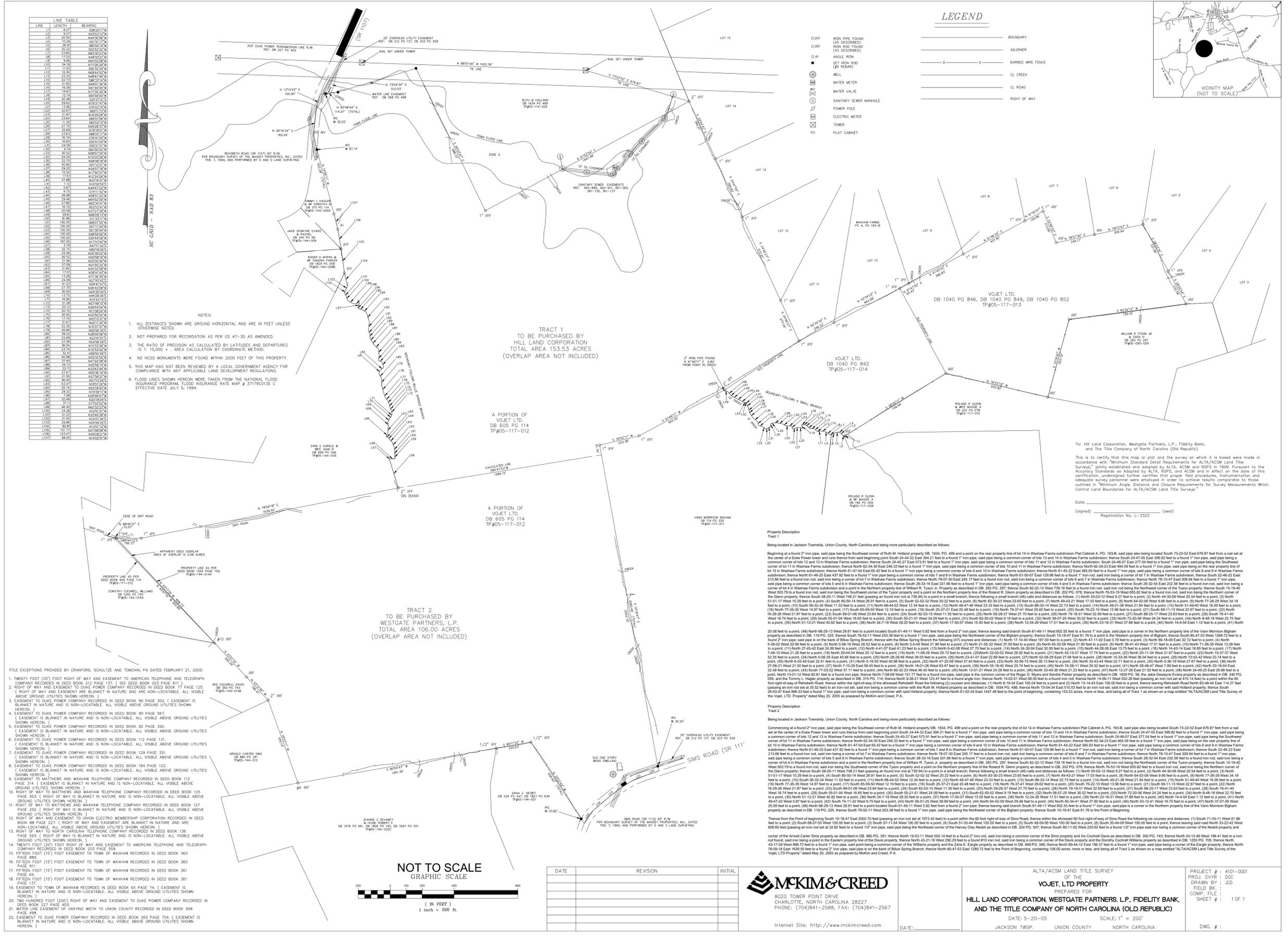
DESIGNED BY: JMK
DRAWN BY: JDD
CHECKED BY: MEK

SCALE: NORTH

BOUNDARY SURVEY 1

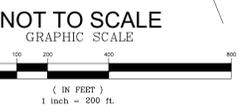
SHEET NUMBER

RZ-0.1



LINE	LENGTH	BEARING
L1	8.37	S087°01'11"W
L2	10.54	N45°00'00"E
L3	10.54	N45°00'00"E
L4	20.37	S80°20'00"E
L5	20.37	S80°20'00"E
L6	17.03	N44°31'21"E
L7	34.18	N17°25'28"E
L8	12.34	N68°44'26"E
L9	12.34	N68°44'26"E
L10	22.31	S85°23'12"E
L11	22.31	S85°23'12"E
L12	14.29	N0°00'00"E
L13	14.29	N0°00'00"E
L14	14.29	N0°00'00"E
L15	14.29	N0°00'00"E
L16	14.29	N0°00'00"E
L17	14.29	N0°00'00"E
L18	14.29	N0°00'00"E
L19	14.29	N0°00'00"E
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L96	14.29	N0°00'00"E
L97	14.29	N0°00'00"E
L98	14.29	N0°00'00"E
L99	14.29	N0°00'00"E
L100	14.29	N0°00'00"E

- NOTES:
1. ALL DISTANCES SHOWN ARE GROUND HORIZONTAL AND ARE IN FEET UNLESS OTHERWISE NOTED.
 2. NOT PREPARED FOR RECORDATION AS PER GS 47-30 AS AMENDED.
 3. THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:15,000 ± AREA CALCULATION BY COORDINATE METHOD.
 4. NO NGCS MONUMENTS WERE FOUND WITHIN 2000 FEET OF THIS PROPERTY.
 5. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 6. FLOOD LINES SHOWN HEREON WERE TAKEN FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP # 37793D03C EFFECTIVE DATE JULY 5, 1994.



DATE	REVISION	INITIAL

8020 TOWER POINT DRIVE
CHARLOTTE, NORTH CAROLINA 28227
PHONE: (704)941-2585, FAX: (704)941-2567

Internet Site: <http://www.mkmcreed.com>

ALTA/ACSM LAND TITLE SURVEY
OF THE
VOJET, LTD. PROPERTY
PREPARED FOR:
HILL LAND CORPORATION WESTGATE PARTNERS, L.P., FIDELITY BANK,
AND THE TITLE COMPANY OF NORTH CAROLINA (OLD REPUBLIC)

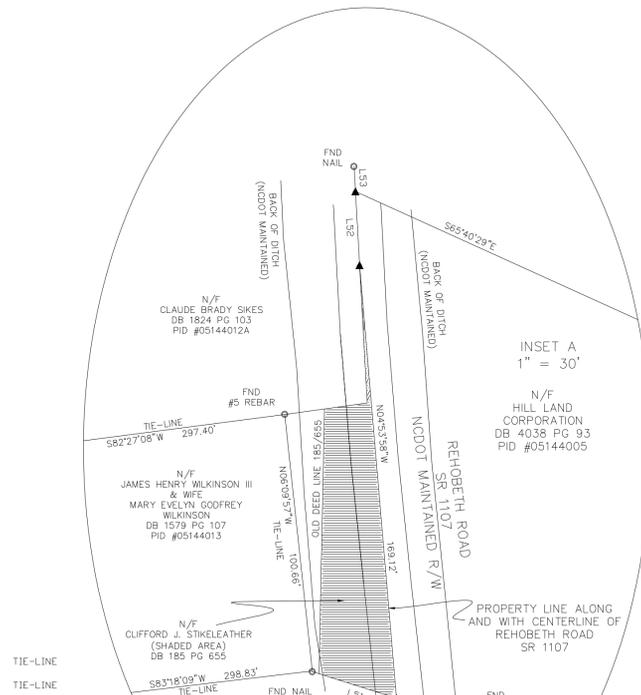
DATE: 5-20-05 SCALE: 1" = 200'

JACKSON TWP. UNION COUNTY NORTH CAROLINA DWG. #:

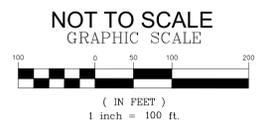
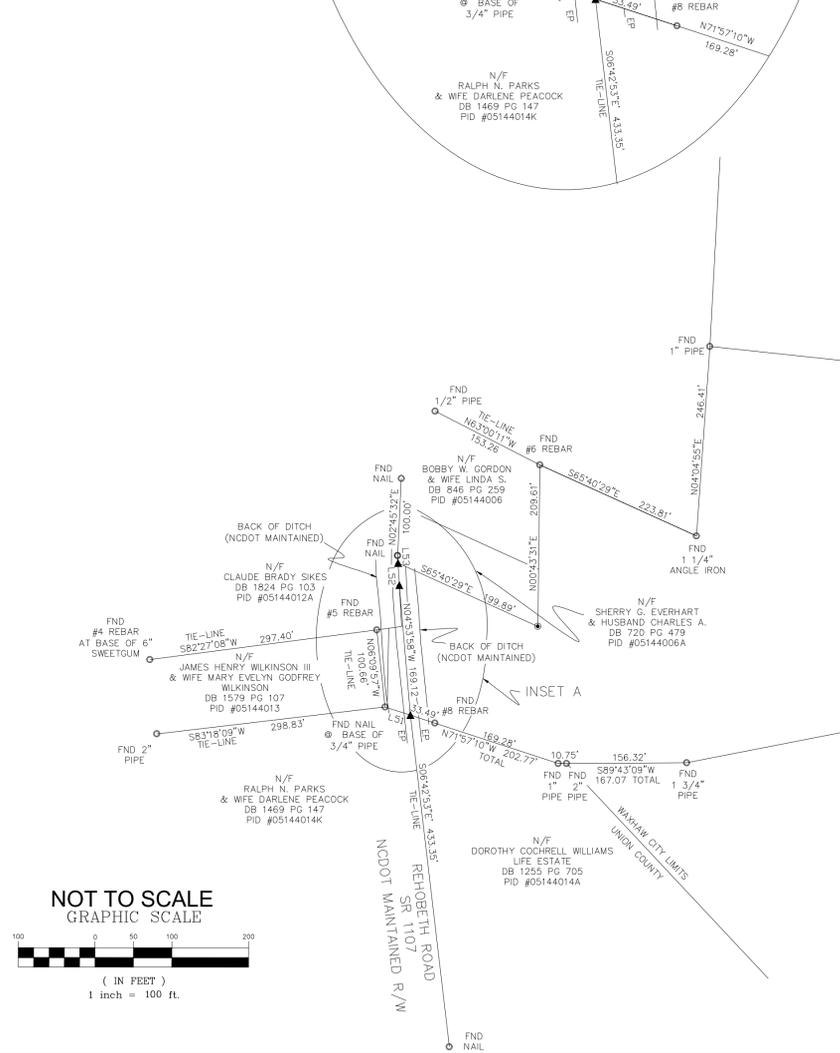
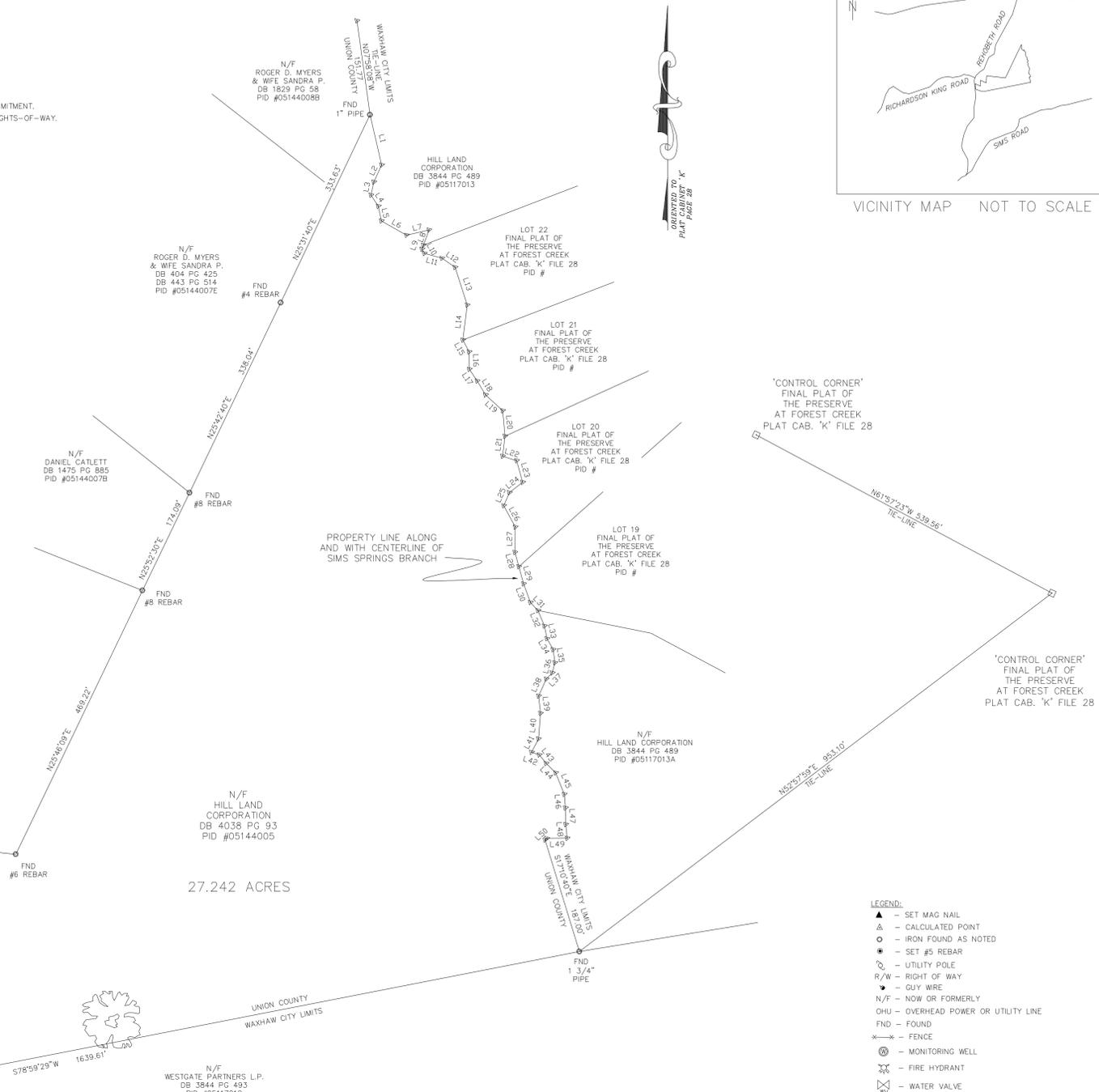
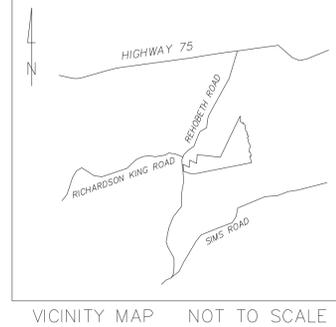
PROJECT # : 4101-0001
PROJ. SVR# : 000
DRAWN BY : JDD
FIELD BK. :
COMP. FILE. :
SHEET # : 1 OF 1

VERT: NA
HORIZ: NA

LINE	LENGTH	BEARING
L1	82.81	S13°01'12"E
L2	29.86	S24°49'25"W
L3	21.50	S12°27'26"W
L4	21.23	S33°49'38"E
L5	24.28	S12°01'21"E
L6	46.40	S60°32'23"E
L7	37.11	N77°03'22"E
L8	25.84	S20°18'04"W
L9	5.64	S20°18'04"W
L10	7.99	S28°48'47"E
L11	29.32	S74°39'11"E
L12	25.74	S35°16'55"E
L13	63.47	S38°01'36"E
L14	56.45	S07°10'29"W
L15	21.50	S27°56'21"E
L16	27.67	S00°36'19"E
L17	22.71	S33°43'44"E
L18	26.13	S30°56'15"E
L19	37.40	S47°22'08"E
L20	40.98	S05°16'55"E
L21	32.41	S06°55'49"W
L22	23.74	S72°53'42"E
L23	36.04	S15°33'36"E
L24	27.06	S52°06'29"W
L25	22.69	S23°41'01"W
L26	39.03	S08°29'56"E
L27	40.66	S00°56'35"W
L28	23.71	S15°37'37"E
L29	28.64	S15°37'37"E
L30	31.67	S20°11'34"E
L31	17.74	S43°13'31"E
L32	26.92	S22°50'52"E
L33	20.72	S11°08'26"E
L34	20.12	S29°44'04"E
L35	21.28	S07°48'10"E
L36	16.85	S14°43'14"W
L37	13.75	S44°28'36"W
L38	30.00	S24°30'04"W
L39	27.70	S05°48'08"E
L40	41.23	S04°41'07"W
L41	24.09	S27°45'42"W
L42	13.28	S71°36'35"E
L43	17.51	S38°41'43"E
L44	21.60	S45°33'58"E
L45	37.09	S21°55'32"E
L46	21.96	S05°00'49"E
L47	26.52	S00°58'16"E
L48	22.06	S05°59'02"E
L49	32.72	S89°18'09"W
L50	3.79	S47°11'02"W
L51	35.10	N72°38'34"W
L52	28.71	N03°13'58"W
L53	9.72	N03°13'58"W



- NOTES:
1. THIS IS AN EXISTING PARCEL OF LAND.
 2. CURRENT ZONING IS RA-40.
 3. DASHED LINES INDICATE LINES NOT SURVEYED.
 4. NO NCGS OR NGS MONUMENTATION FOUND WITHIN 2000'.
 5. TOTAL ACREAGE IS 27.243 ACRES.
 6. BOUNDARY SURVEY COMPLETED JANUARY 29, 2008 BY R. JOE HARRIS & ASSOCIATES, PLLC.
 7. RAW RATIO OF PRECISION = 1:48,761
 8. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 9. AREAS COMPUTED BY COORDINATE METHOD.
 10. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 11. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY.
 12. PLAT ORIENTED TO PC 'K' PG 28.



I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBER 37179 C 0135 C, DATED JULY 5, 1994, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, ROY P. FOWLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4038, PAGE 93); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2008.

ROY P. FOWLER, PLS L-4232

- I, ROY P. FOWLER, PLS CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED
- a. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - b. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - c. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND;
 - d. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 - e. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS IN (a) THROUGH (d) ABOVE.

ROY P. FOWLER, PLS L-4232

BOUNDARY SURVEY OF 27.243 ACRES
OWNED BY: HILL LAND CORPORATION

TAX PARCEL IDENTIFICATION #05144005
JACKSON TOWNSHIP
UNION COUNTY, NORTH CAROLINA

SURVEYED AND MAPPED FOR CLIENT:
HILL LAND CORPORATION
2401 LAKE PARK DRIVE, SUITE 355
SMYRNA, GEORGIA 30080

RJH R. Joe Harris & Associates, P.L.L.C.
Engineering & Land Surveying
1698 W. HWY 160, SUITE 130, FORT MILL, SC
Phone: (803) 802-1799

- LEGEND:
- ▲ - SET MAG NAIL
 - △ - CALCULATED POINT
 - - IRON FOUND AS NOTED
 - - SET #5 REBAR
 - - UTILITY POLE
 - R/W - RIGHT OF WAY
 - - GUY WIRE
 - N/F - NOW OR FORMERLY
 - CHU - OVERHEAD POWER OR UTILITY LINE
 - FND - FOUND
 - ✂ - FENCE
 - ⊗ - MONITORING WELL
 - ⊕ - FIRE HYDRANT
 - ⊕ - WATER VALVE

KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ# 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE NORTH

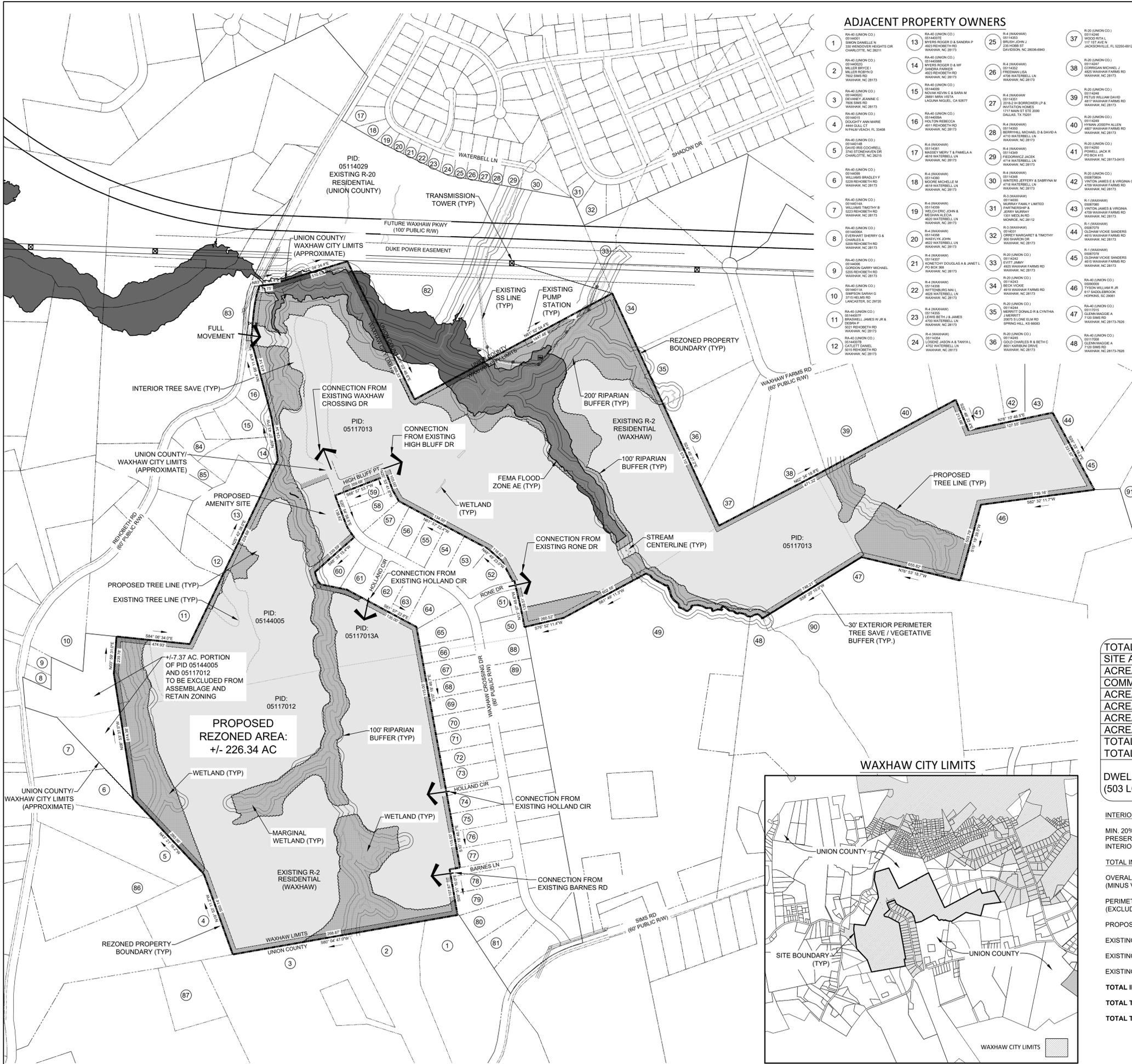
VERT: NA
HORZ: NA

SHEET TITLE

BOUNDARY SURVEY 2

SHEET NUMBER

RZ-0.2



ADJACENT PROPERTY OWNERS

- 1. RA-40 (UNION CO.) 0514029
SANDRA DANIELLE N
330 HENRIEVILLE RD
CHARLOTTE, NC 28211
- 2. RA-40 (UNION CO.) 0514029
MILLER BOYCE T
MILLER BOYCE D
700 SIMS RD
WAXHAW, NC 28173
- 3. RA-40 (UNION CO.) 0514029
DEWEY, JENNIFER C
700 SIMS RD
WAXHAW, NC 28173
- 4. RA-40 (UNION CO.) 0514029
DOUGHTY ANN MARIE
444 GOLF CT
WAXHAW, NC 28173
- 5. RA-40 (UNION CO.) 0514029
DAVID REE COCHRAN
3746 STONEHURST DR
CHARLOTTE, NC 28215
- 6. RA-40 (UNION CO.) 0514029
WILLIAMS BRADLEY F
3228 REHOBETH RD
WAXHAW, NC 28173
- 7. RA-40 (UNION CO.) 0514029
WILLIAMS TIMOTHY B
3228 REHOBETH RD
WAXHAW, NC 28173
- 8. RA-40 (UNION CO.) 0514029
EVERHART SHERRY G &
CHARLES R
3228 REHOBETH RD
WAXHAW, NC 28173
- 9. RA-40 (UNION CO.) 0514029
GIBSON JERRY MICHAEL
5008 REHOBETH RD
WAXHAW, NC 28173
- 10. RA-40 (UNION CO.) 0514029
WAXHAW VENTURES LLC
3115 HILLS RD
LINDSEY, NC 28120
- 11. RA-40 (UNION CO.) 0514029
SPANGLER JAMES W JR &
DEBRA P
5021 REHOBETH RD
WAXHAW, NC 28173
- 12. RA-40 (UNION CO.) 0514029
WAXHAW VENTURES LLC
3115 HILLS RD
LINDSEY, NC 28120
- 13. RA-40 (UNION CO.) 0514029
MYERS ROBERT D & SANDRA P
WAXHAW, NC 28173
- 14. RA-40 (UNION CO.) 0514029
WAXHAW VENTURES LLC
3115 HILLS RD
LINDSEY, NC 28120
- 15. RA-40 (UNION CO.) 0514029
WAXHAW VENTURES LLC
3115 HILLS RD
LINDSEY, NC 28120
- 16. RA-40 (UNION CO.) 0514029
HOLTON REBECCA
4011 REHOBETH RD
WAXHAW, NC 28173
- 17. RA-40 (UNION CO.) 0514029
WAXHAW VENTURES LLC
3115 HILLS RD
LINDSEY, NC 28120
- 18. RA-40 (UNION CO.) 0514029
MOORE NICHELLE M
4011 REHOBETH RD
WAXHAW, NC 28173
- 19. RA-40 (UNION CO.) 0514029
WAXHAW VENTURES LLC
3115 HILLS RD
LINDSEY, NC 28120
- 20. RA-40 (UNION CO.) 0514029
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- 22. RA-40 (UNION CO.) 0514029
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- 23. RA-40 (UNION CO.) 0514029
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- 24. RA-40 (UNION CO.) 0514029
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- 27. RA-40 (UNION CO.) 0514029
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- 28. RA-40 (UNION CO.) 0514029
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- 40. RA-40 (UNION CO.) 0514029
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- 41. RA-40 (UNION CO.) 0514029
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- 42. RA-40 (UNION CO.) 0514029
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- 44. RA-40 (UNION CO.) 0514029
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- 46. RA-40 (UNION CO.) 0514029
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- 47. RA-40 (UNION CO.) 0514029
WAXHAW VENTURES LLC
3115 HILLS RD
LINDSEY, NC 28120
- 48. RA-40 (UNION CO.) 0514029
WAXHAW VENTURES LLC
3115 HILLS RD
LINDSEY, NC 28120
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WAXHAW VENTURES LLC
3115 HILLS RD
LINDSEY, NC 28120

DEVELOPMENT SUMMARY -
PRELIMINARY SUBDIVISION PLAN

Name of Subdivision:
The Preserve at Forest Creek
Name of Owner / Subdivider:
Waxhaw Ventures LLC,
Contact: Marcus F. Arroyo

Location:
Town of Waxhaw, NC
(Union County) Along
Rehobeth Road & Sims Rd

Registered Surveyor:
LDSI, Inc.
Contact: David Boyles
201 W 29th St
Charlotte, NC 28206
704.337.8329

Plans Prepared By:
LandDesign, Inc.
Contact: Mark Kime, PLA
223 North Graham Street
Charlotte, NC 28202
704.333.0325

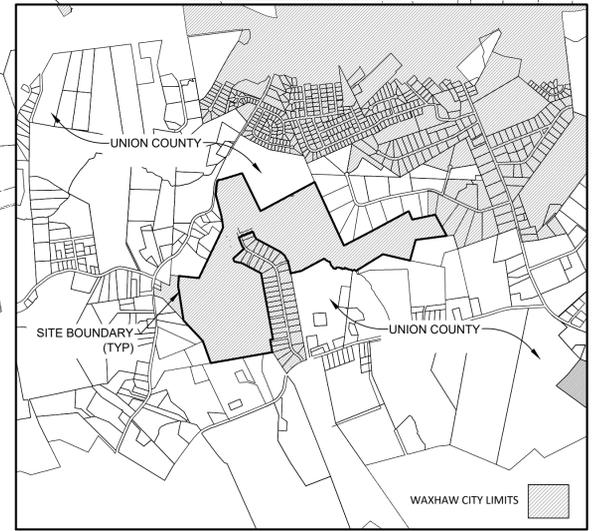
Scale of Drawing:
1"=300'-0"
(One Inch Equals Three
Hundred Feet - Zero Inches)

Subject Properties:
PID #: 05144005 (portion),
05117013, 05117013A,
05117012 (portion)
Existing Zoning: R-2 (Waxhaw)
Proposed Zoning: CD-R4-PRD

TOTAL SITE ACREAGE:	±226.34
SITE ACREAGE IN LOTS:	± 107.95 ACRES
ACREAGE IN PROPOSED RIGHT OF WAY:	± 28.39 ACRES
COMMON OPEN SPACE PROVIDED:	± 74.32 ACRES
ACREAGE IN INTERIOR TREE SAVE:	± 51.41 ACRES
ACREAGE IN EXTERIOR TREE SAVE:	± 16.07 ACRES
ACREAGE IN DEVELOPABLE LAND:	± 188.43 ACRES
ACREAGE IN UN-DEVELOPABLE LAND:	± 37.91 ACRES
TOTAL NUMBER OF LOTS ALLOWED:	684 LOTS
TOTAL NUMBER OF LOTS PROPOSED:	503 LOTS

DWELLINGS PER ACRE:
(503 LOTS / 226.34 ACRES = 2.22 UNITS PER ACRE)

INTERIOR TREE SAVE CALCULATION		LEGEND	
MIN. 20% OF INTERNAL PROPERTY AREA SHALL BE PRESERVED WITH EXISTING TREES WITHIN THE SITE INTERIOR		[REZONED PROPERTY]	REZONED PROPERTY
TOTAL INTERNAL PROPERTY AREA =	+/-226.34 AC.	[REQUIRED INTERIOR TREE SAVE - UNDISTURBED]	REQUIRED INTERIOR TREE SAVE - UNDISTURBED
OVERALL SITE ACREAGE: (MINUS VARIABLES BELOW)	+/-226.34 AC.	[EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER]	EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
PERIMETER/EXTERIOR TREE SAVE: (EXCLUDED FROM TOTAL TREE SAVE)	+/-16.07 AC.	[EXISTING WETLAND]	EXISTING WETLAND
PROPOSED RIGHT-OF-WAY:	+/-28.39 AC.		
EXISTING UTILITY RIGHT-OF-WAY:	+/-0.0 AC.		
EXISTING STREET SETBACKS:	+/-0.0 AC.		
EXISTING PONDS/LAKES:	+/-0.0 AC. =		
TOTAL INTERNAL PROPERTY AREA =	+/-181.88 AC.		
TOTAL TREE SAVE REQUIRED =	+/-36.37 AC. (20%)		
TOTAL TREE SAVE PROVIDED =	+/-51.41 AC. (28.26%)		



THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

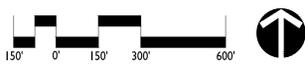
DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: 1" = 300'

SHEET TITLE: TECHNICAL DATA SHEET

SHEET NUMBER: RZ-1.0



Proposed rezoned properties:
PID #: 05144005 (portion), 05117013, 05117013A, 05117012 (portion)
Rezoned acreage: TOTAL ±226.34 acres
Existing Zoning: R-2 RESIDENTIAL (WAXHAW)
Proposed Zoning: CD-R4-PRD
Proposed Use: Detached Single-Family Dwellings
Developable Land: ±188.43 acres
*Developable land acreage excludes floodway, ponds and wetlands.
Undevelopable Land: ±37.91 acres
Density Calculation:
Maximum number of lots allowed: 684 lots
(Calculation: 8,208,010 / 12,000 = 684)
Maximum allowed density: ±3.0 units per acre
(Calculation: 684 / 226.34 = 3.0)
Lots proposed on plan: ±503 lots
Proposed density: ±2.22 units per acre
(Calculation 503 / 226.34 = 2.22)
Single family lot development standards for interior lots:
Front Setback: 20'
Side Yard Setback: 5' (10' aggregate)
Side Yard Setback (Corner Lot): 10'
Rear Yard Setback: 30'
Rear Yard Setback (Exterior Lot): 30'
Minimum Lot Width: 52'
Minimum Lot Depth: 120'

Minimum Lot Size: 6,000 sf (per UDO Section 11.77.A.2)
Lot Coverage: 75% max.
Building Height: 45 feet max. (Principal Building)
Proposed lot widths:
52' (178) = 35.39%
60' (313) = 62.22%
Estate lots (12) = 2.39%
Smallest lot proposed 52'. Largest lot proposed +/-1 acre.
See sheet RZ-3.0 for typical lot configuration, pad, drive and setbacks.
Proposed Phases and completion dates:
Phase 1 - 2020
Phase 2 - 2021
Phase 3 - 2021
Phase 4 - 2022
Phase 5 - 2023
Phase 6 - 2024

Lots to be served by streets -
see details showing streets, sheet RZ-4.1 "TYPICAL STREET SECTION - 51' R/W"
& "TYPICAL STREET SECTION - 60' R/W"
Common Open Space (COS) Required: 20% - Per Section 11 UDO
20% of 226.34 AC = 45.26 AC required
Common Open Space (COS) Provided: ±74.32 AC (32.83%)
Usable Common Open Space Provided: ±53.70
*Unusable Common Open Space = Wetlands, Ponds, Streams
All common open space (COS) shall be recorded and deeded to the HOA.

Internal Tree Save Required: ±36.37 Acres
9,859,370 sf total property boundary
1,888,761 sf excluded (perimeter tree save area, exist. utility esmts, ponds, exist. r.o.w., prop. street r.o.w. & prop. utility easements)
9,859,370 - 1,888,761 = 7,970,609 sf internal property area.
7,970,609 sf x 20% = 1,594,121 sf required internal tree save.
Proposed Internal Tree Save Provided: ±51.41 Acres (28.26%)
Proposed Internal Tree Mitigation: ±0.00 AC
-Proposed trees to be replanted at a minimum of one(1) tree per 2,500 sf.
New trees shall be a minimum of two (2) inch caliper at planting.

-Proposed linear feet of street: ±24,545 LF
-No historical properties present on site.

Additional Development Notes

- The development of the site will be governed by the Technical Data Sheet and Schematic Site Plan, the Development Notes and the applicable provisions of the Town of Waxhaw Unified Development Ordinance ("UDO"). Subject to the deviations from the minimum lot width and minimum front yard, rear yard and side yard setbacks on lots authorized by the Town Board pursuant to Section 11.3.77.A.7 of the UDO, the regulations established under the UDO for the CD-R4-PRD zoning district shall govern the development of the site.
- The estimated completion dates for the various phases of the proposed residential community to be developed on the site set out on the Schematic Site Plan are good faith estimates and shall not be interpreted as mandating the development pace initially forecast or preventing a faster pace of development should market conditions support a faster pace. Accordingly, failure to meet an estimated completion date for a development phase or periodic adjustments to the estimated completion date for a development phase shall not be considered to be a violation of the conditional rezoning or the UDO. Moreover, phase lines may be adjusted by the developer as necessary during the development of the proposed residential community.
- Interior tree protection areas shall contain no less than one (1) tree per 2500 sf of tree protection area. Where existing trees are insufficient to meet these standards, new trees shall be planted to meet this minimum standard. New trees shall be a min. of two (2) inch caliper at time of planting.
- In accordance with the Town of Waxhaw regulations a temporary turn-around shall be provided at the end of each phase of construction as needed.
- The proposed pedestrian trails located within the site adjacent to Twelve Mile Creek shall be part of the Carolina Thread Trail system. All trails will be field located and subject to actual field conditions.
- Street lighting to meet requirements set forth in Town of Waxhaw UDO.

Required Landscape Notes 9.21.10.G

"Landscape Requirements per Section 9 Town of Waxhaw UDO -
G. New Tree Planting for Single-Family Subdivisions: The following tree planting will be required for new single-family subdivisions approved for construction after the adoption of this Ordinance:
1. Street Trees: Street trees shall be planted along all new public streets. Tree planting shall follow the following criteria:
a. New trees are required wherever existing trees are not saved within 30 feet of the back of curb.
b. New trees shall be spaced between 40 feet and 65 feet on center.
c. New medium and large maturing trees shall be located within twenty five (25) feet of the back of curb, and shall be located outside of public street right-of-ways, and no closer than four (4) feet from sidewalks.
d. New small maturing trees shall be located inside rights-of-way. When available, small maturing trees shall be located inside planting strips.
e. New trees shall be canopy species, except where overhead utility lines exist within twenty five (25) feet of the street right-ofway, small maturing species shall be used.
f. New trees shall be 2-inch minimum caliper at planting.
g. New trees shall be selected from the approved Waxhaw tree species list (Section 9.21.15), provided that additional species may be used subject to specific approval of the Administrator.
h. Street trees may be installed prior to, during, or after construction on any lot, but in any case, street trees shall be installed prior to issuance of occupancy permits for each lot."

Design Guidelines:

- Statement of Overall Design Intent: It is intended that the plan for the Site provide single-family home sites a minimum of 52' feet in width with coordinated streetscape elements, landscaping, open spaces and quality building materials. The site plan for the Site will seek to emphasize pedestrian connections through the implementation of a well-connected sidewalk and HOA maintained trail system in and around the Site. Trail heads will be developed throughout the site in proximity to the BMPs with public access points connecting the trail system to the public right of way.
- General Design Guidelines:
 - The principal buildings constructed on the Site will use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, pre-cast stone, precast concrete, cementitious siding (such as hardi-plank), or wood. Vinyl as a building material will not be allowed except on windows and soffits. Masonry will be a predominant aspect of the home elevations.
 - The Site will include an amenity space as identified within the rezoning package This amenity space may include a combination of landscaping, a clubhouse, outdoor pool, parking, outdoor recreation, play surfaces, seating areas and/or art work features.
 - Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and when provided site furnishings throughout the Site.
 - Specialty pavers, stained and patterned concrete/paving or other similar means may be used to call attention to amenity areas, gathering spaces, and plazas as a method of way finding.
 - Petitioner agrees to provide the Town of Waxhaw an "as-built" survey for all streets, sidewalks, easements, water, sewer, and storm utilities within the development at the time of completion of the project.
 - The Petitioner agrees to coordinate with the United States Postal Service and the Town of Waxhaw on the location of CBU Postal Boxes within the development.
- Pedestrian Access and Circulation Design Guidelines:
 - Along the Site's internal public streets, the Petitioner will provide a sidewalk network that links the units, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public streets and/or other pedestrian features. The minimum width for these internal sidewalks will be five (5) feet.
 - Trail system is to be maintained by the HOA.
 - Public access easements will be provided for trailheads.
 - Wayfinding signage for the trail system will be provided.
 - Removable bollards are to be provided at the trail entrances.
 - Fences are to be provided around BMP's.
 - Trails crossing over floodway will be wood crossing and are to be designed per crossing standards.
 - Pedestrian circulation will be further enhanced throughout the site by connecting these sidewalks to a series of trails that will link portions of the site as well as provide future connections to adjacent parcels.
 - Wood structures to be provided at all trail crossings within the floodway.
- Common Open Space Areas:
 - Areas exclusive of platted lots and public rights of way shall be included as Common Open Space. Common Open Space Areas shall emphasize the preservation of natural areas including wetlands. Petitioner reserves the right to provide unheated outdoor community structures within the communal open space areas such as gazebos, arbors, pergolas, etc.
 - The open space areas surrounding the water quality/storm water detention ponds will be improved as amenity areas with seating areas, a naturalized path and landscaping as the adjacent portions of the Site are developed.
 - All Common Open Space shall be deeded to the HOA upon completion of the project and will be the maintenance responsibility of the HOA.
- Residential Design Guidelines:
 - Orient units towards right-of-way to reinforce the streetscape, as shown on the provided Plans.
 - Orient units in a way to enclose and define public space, open space and green space.
 - Driveway depth shall be a minimum of 20 feet from the back of ROW to the garage door.
 - Street trees shall be single-leader and limbed up as needed in order to provide adequate clearance for fire apparatus.

G. Architectural Guidelines

- There may be selected homes with basement designs on appropriate lots.
- Some select units are a master-down style plan.
- Dormers and other architectural features will be accented using hardy board or better grade siding.
- The roof material will be an upgraded architectural shingle.
- Front porches may be a design feature of all unit types.
- The community will have manicured lawns and landscaping beds.
- Individual residential trash cans will be kept in the garage or an outside area screened from view.

3. Environmental Features:

- All drainage structures are to be located outside of the floodplain. Any runoff should be diverted to designated BMP.
- All building pad finished floor elevations' shall be a minimum of one foot above the base flood elevations.
- The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while meeting applicable storm water controls regulations as applicable. Pre-developed release rates shall be set for BMP discharge based on pre-developed natural drainage patterns.

7. Amendments to the Rezoning Plan:

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the Ordinance.

8. Binding Effect of the Rezoning Application:

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Standards & Requirements for PRD's per Town of Waxhaw UDO Section 11.3.77

As part of the P.R.D. the developer shall propose to the Town standards and designs that shall become part of the Conditional Use (CU) Permit and/or Conditional Zoning application. These standards and designs shall address architectural standards, streetscape, and landscaping and common area treatments. The standards and requirements shall incorporate the following as a minimum.

- Curb and gutter on all interior streets shall be provided.
- Each single-family dwelling unit must comply with the parking regulations in Section 12 of the Unified Development Ordinance.
- Usable common open space or recreational areas shall be provided within the P.R.D. Common open space area shall consist of a minimum area of at least twenty (20) percent of the total acreage within the entire project. All common open space areas shall be accessible by sidewalk from the residential developed portions of the P.R.D.
- All of the common open space required under this Section shall be either conveyed to the Town of Waxhaw, if the Town agrees to accept ownership of and maintenance responsibilities, or conveyed to one or more homeowner associations created for the development, or with respect to outdoor recreation facilities to the owner or operator thereof; and
Any conveyance to a homeowners association shall be subject to restrictive covenants recorded in the Register of Deeds Office. The covenants shall provide for the establishment of a homeowner's association before recording of the Final Plat, where membership is mandatory for each homebuyer and any successive buyer. The association shall be responsible for liability insurance and local taxes on common open space and recreational facilities owned by it, and any fees levied by the association that remain unpaid will become a lien on the individual property in accordance with procedures established under the dedication or organization document. The covenants and easements shall also prohibit future development of any common open space, for other than open space or recreational purposes, and shall provide for continued maintenance of any common open space and recreational facilities. Such covenants shall also provide that any change of use in the open space may only occur upon consent of the homeowners association and the Town of Waxhaw.
- The Board of Commissioners can attach fair and reasonable conditions to the Conditional Use Permit and/or Conditional Zoning application which may address, as a minimum any of the following items:
 - Minimum heated floor areas
 - Foundation treatments
 - Exterior treatments
 - Architectural treatments
 - Roof pitch
 - Garage standards
 - Driveway construction
 - Landscaping
 - Mailboxes, street name signs and streetlights
 - On-site Amenities

7. Yard and setback requirements for a P.R.D. shall be as follows:
Exterior lot setbacks shall apply to those property lines that are contiguous with the exterior boundary of the development. All other setbacks shall meet the interior lot setback requirements. The typical exterior setbacks are as follows:
Front Yard - Twenty-five (25) feet
Side Yard - Twenty-five (25) feet
Rear Yard - Forty (40) feet
For purposes of this subsection, an exterior lot shall be defined as "any lot within the P.R.D. that has one or more lot lines that abut the exterior boundaries of the development."
Notwithstanding the above, a vegetative buffer of 25 feet shall be placed along the external side and rear periphery yards of the P.R.D. when such side and/or rear yards do not abut another P.R.D. Such buffer may be on private or commonly-owned lands but shall be undisturbed (i.e. contain no principal or accessory structures.) Furthermore, the Waxhaw Town Board reserves the right to waive or modify these standards on a case-by-case basis at the time of approval of the P.R.D.
Typical interior lot setbacks are as follows:
Detached Dwellings:
Front Yard- Twenty (20) feet
Rear Yard- Thirty (30) feet
Side Yard - An aggregate side yard width on each lot of 10 (10) feet. The minimum side yard width shall be five (5) feet.
Notwithstanding the above, the minimum lot width and the minimum front yard, rear yard and side yard setbacks on lots in a Planned Residential Development district may vary and shall be subject to the approval by the Town Board (in association with the approval of a Conditional Use Permit or a Conditional zoning) on a case-by-case basis.
Townhomes:
Front Yard- Ten (10) feet
Rear Yard- Twenty (20) feet
Side Yard- Zero (0) feet
Side Yard (End of Building)- Five (5) feet
Notwithstanding the above, the minimum lot width and the minimum front yard, rear yard and side yard setbacks on lots in a Planned Residential Development district may vary and shall be subject to approval by the Town Board (in association with the approval of a Conditional Use Permit or a Conditional zoning) on a case-by-case basis

KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

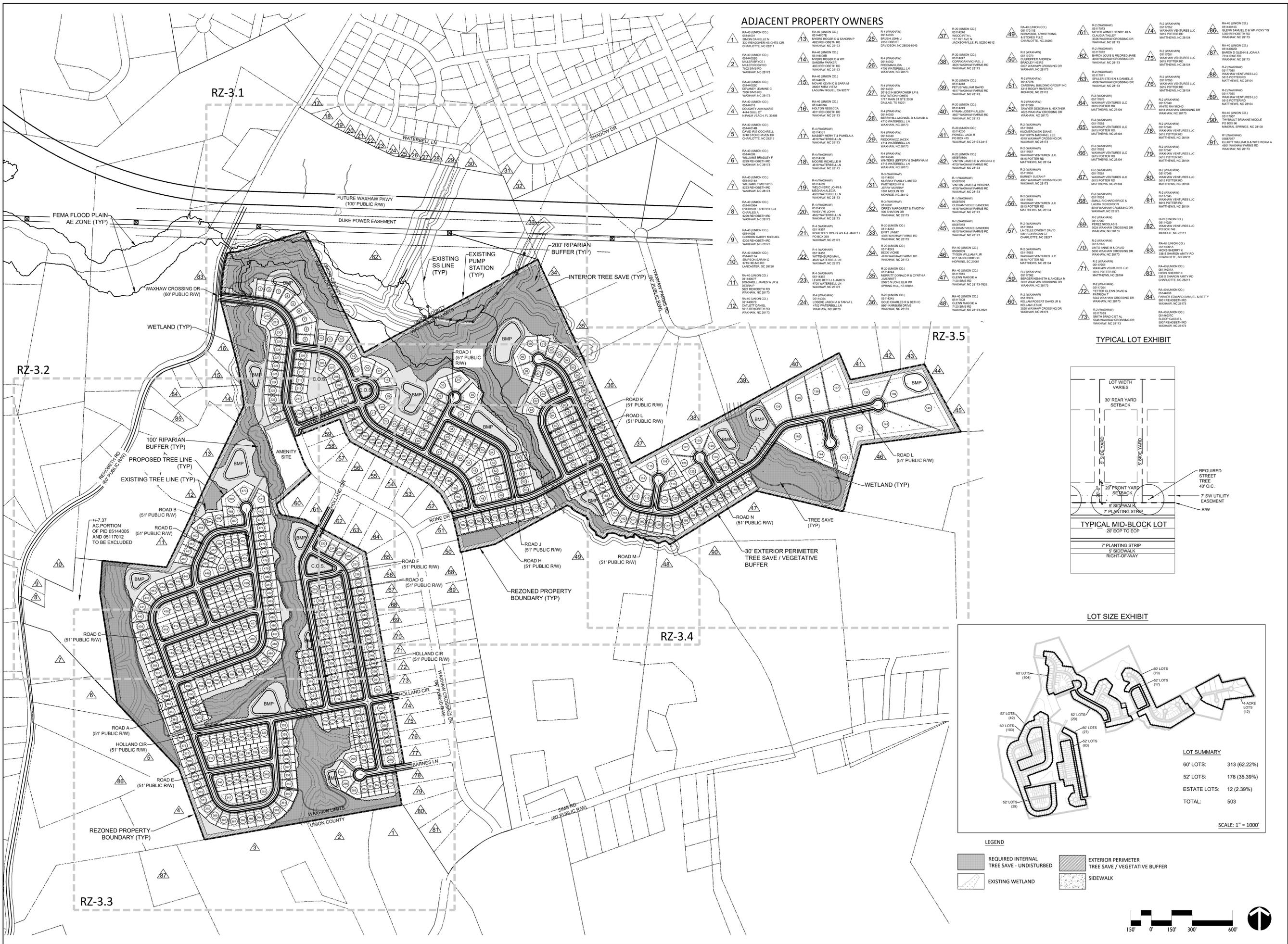
VERT: NA
HORZ: NA

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

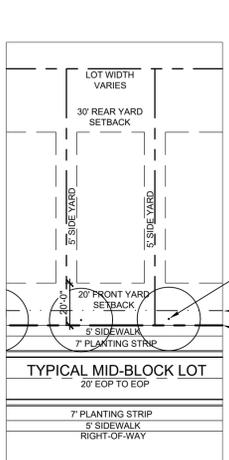
RZ-2.0



ADJACENT PROPERTY OWNERS

- 1. RA-40 (UNION CO.) 0514200
SANDRA DANIELLE N
300 HENCOCK HEIGHTS DR
CHARLOTTE, NC 28211
- 2. RA-40 (UNION CO.) 0514200
MILLER BOYCE I
MILLER BOYCE D
702 SIMS RD
WAXHAW, NC 28173
- 3. RA-40 (UNION CO.) 0514200
DEWANEY JEANNE C
706 SIMS RD
WAXHAW, NC 28173
- 4. RA-40 (UNION CO.) 0514200
DOUGHTY ANN MARIE
444 GULL CT
WAXHAW, NC 28173
- 5. RA-40 (UNION CO.) 0514200
DAVID REE COCHRILL
3745 STONEWATER DR
CHARLOTTE, NC 28215
- 6. RA-40 (UNION CO.) 0514200
WILLIAMS BRADLEY F
5228 REHOBETH RD
WAXHAW, NC 28173
- 7. RA-40 (UNION CO.) 0514200
WILLIAMS TIMOTHY B
5228 REHOBETH RD
WAXHAW, NC 28173
- 8. RA-40 (UNION CO.) 0514200
EVERHART SHERRY G &
CHARLES R
3200 REHOBETH RD
WAXHAW, NC 28173
- 9. RA-40 (UNION CO.) 0514200
GIBSON JAMES MICHAEL
5000 REHOBETH RD
WAXHAW, NC 28173
- 10. RA-40 (UNION CO.) 0514200
WITTENBERG M L
3713 HELMS RD
LANCASTER, NC 28129
- 11. RA-40 (UNION CO.) 0514200
SPANGLER JAMES W JR &
DEBRA P
5021 REHOBETH RD
WAXHAW, NC 28173
- 12. RA-40 (UNION CO.) 0514200
CRISSETT DANIEL
5015 REHOBETH RD
WAXHAW, NC 28173
- 13. RA-40 (UNION CO.) 0514200
MYERS ROBERT D & SANDRA P
4021 REHOBETH RD
WAXHAW, NC 28173
- 14. RA-40 (UNION CO.) 0514200
MAYERS D & WIFE
SANDRA PANCER
PRESHAW LISA
702 SIMS RD
WAXHAW, NC 28173
- 15. RA-40 (UNION CO.) 0514200
MAYERS J & SARA M
2881 MIKA VISTA
LAGUNA HIGHL, CA 92677
- 16. RA-40 (UNION CO.) 0514200
POSTON REBECCA
4011 REHOBETH RD
WAXHAW, NC 28173
- 17. RA-40 (UNION CO.) 0514200
MAYERS JERRY J & PAMELA A
4011 WATERBELL LN
WAXHAW, NC 28173
- 18. RA-40 (UNION CO.) 0514200
MOORE MICHELLE M
4011 WATERBELL LN
WAXHAW, NC 28173
- 19. RA-40 (UNION CO.) 0514200
MELCHER ERIC JOHN &
REBECCA MELCHER
4011 WATERBELL LN
WAXHAW, NC 28173
- 20. RA-40 (UNION CO.) 0514200
ORSEY MARGARET & TIMOTHY
ORSEY
4011 WATERBELL LN
WAXHAW, NC 28173
- 21. RA-40 (UNION CO.) 0514200
KORSEY DOUGLAS A & JANET L
4011 WATERBELL LN
WAXHAW, NC 28173
- 22. RA-40 (UNION CO.) 0514200
WITTENBERG M L
3713 HELMS RD
LANCASTER, NC 28129
- 23. RA-40 (UNION CO.) 0514200
REYNOLDS BETH J & JAMES
REYNOLDS
4011 WATERBELL LN
WAXHAW, NC 28173
- 24. RA-40 (UNION CO.) 0514200
LOPKE ARSON A & TANNA L
4011 WATERBELL LN
WAXHAW, NC 28173
- 25. RA-40 (UNION CO.) 0514200
BRUSH JOHN J
230 WOOD ST
DAVIDSON, NC 28046-9445
- 26. RA-40 (UNION CO.) 0514200
PRESAW LISA
4706 WATERBELL LN
WAXHAW, NC 28173
- 27. RA-40 (UNION CO.) 0514200
20162 24 HORNLOWER LP &
BENTLEY HOMES
1717 MAIN ST STE 200
DALLAS, TX 75201
- 28. RA-40 (UNION CO.) 0514200
BETHUNE MICHAEL D & DAVID A
4011 WATERBELL LN
WAXHAW, NC 28173
- 29. RA-40 (UNION CO.) 0514200
WINTERS JEFFERY W & BARRYN M
4716 WATERBELL LN
WAXHAW, NC 28173
- 30. RA-40 (UNION CO.) 0514200
MURRAY FAMILY LIMITED
PARTNERSHIP &
MURRAY MURRAY
4706 WATERBELL LN
MONROE, LA 70122
- 31. RA-40 (UNION CO.) 0514200
MURRAY FAMILY LIMITED
PARTNERSHIP &
MURRAY MURRAY
4706 WATERBELL LN
MONROE, LA 70122
- 32. RA-40 (UNION CO.) 0514200
ORSEY MARGARET & TIMOTHY
ORSEY
4011 WATERBELL LN
WAXHAW, NC 28173
- 33. RA-40 (UNION CO.) 0514200
EVITT JIMMY
4011 WATERBELL LN
WAXHAW, NC 28173
- 34. RA-40 (UNION CO.) 0514200
REYNOLDS BETH J & JAMES
REYNOLDS
4011 WATERBELL LN
WAXHAW, NC 28173
- 35. RA-40 (UNION CO.) 0514200
REYNOLDS BETH J & JAMES
REYNOLDS
4011 WATERBELL LN
WAXHAW, NC 28173
- 36. RA-40 (UNION CO.) 0514200
GOLD CHARLES R & BETH C
4011 WATERBELL LN
WAXHAW, NC 28173
- 37. R-20 (UNION CO.) 0517020
WOOD TAYLOR
117 1ST AVE
JACKSONVILLE, FL 32209-6912
- 38. R-20 (UNION CO.) 0517020
CORRIAN MICHAEL J
4025 WAXHAW FARMS RD
WAXHAW, NC 28173
- 39. R-20 (UNION CO.) 0517020
PETUS WILLIAM DAVID
4716 WATERBELL LN
WAXHAW, NC 28173
- 40. R-20 (UNION CO.) 0517020
MYRAN KOSPER ALLEN
4001 WAXHAW FARMS RD
WAXHAW, NC 28173
- 41. R-20 (UNION CO.) 0517020
POSSIBLE JACK R
PO BOX 415
WAXHAW, NC 28173-5415
- 42. R-20 (UNION CO.) 0517020
VINTON JAMES E & VIRGINIA C
4706 WATERBELL LN
WAXHAW, NC 28173
- 43. R-1 (UNION CO.) 020700A
VINTON JAMES & VIRGINIA
4706 WATERBELL LN
WAXHAW, NC 28173
- 44. R-1 (UNION CO.) 020700A
CLEMMICK SARGERS
4011 WATERBELL LN
WAXHAW, NC 28173
- 45. R-1 (UNION CO.) 020700A
CLEMMICK SARGERS
4011 WATERBELL LN
WAXHAW, NC 28173
- 46. RA-40 (UNION CO.) 0514200
TYSON WILLIAM R JR
4115 SAGEBROOK
HORNKNS, SC 29061
- 47. R-1 (UNION CO.) 0517020
GLEN MAGGIE A
4706 WATERBELL LN
WAXHAW, NC 28173
- 48. RA-40 (UNION CO.) 0517020
GLEN MAGGIE A
4706 WATERBELL LN
WAXHAW, NC 28173
- 49. RA-40 (UNION CO.) 0517020
MEYER ANNET HENRY JR &
CLAUDY TALLEY
3003 WAXHAW CROSSING DR
WAXHAW, NC 28173
- 50. RA-40 (UNION CO.) 0517020
BARCIA LOUIE & MICHAEL JANE
4025 WAXHAW FARMS RD
WAXHAW, NC 28173
- 51. RA-40 (UNION CO.) 0517020
CARDINAL BUILDING GROUP INC
5315 ROCKY FIVER RD
MONROE, NC 28112
- 52. RA-40 (UNION CO.) 0517020
SARKYER CECILIA A & HEATHER
4025 WAXHAW FARMS RD
WAXHAW, NC 28173
- 53. RA-40 (UNION CO.) 0517020
KUCMEROWSKI DANE
MATTHEW MICHAEL LEE
4011 WAXHAW CROSSING DR
WAXHAW, NC 28173
- 54. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 55. RA-40 (UNION CO.) 0517020
BURNETT SUSAN P
5015 POTTER RD
MATTHEWS, NC 28104
- 56. RA-40 (UNION CO.) 0517020
SMALL RICHARD BRUCE &
LARA CRICKSON
5015 WAXHAW CROSSING DR
WAXHAW, NC 28173
- 57. RA-40 (UNION CO.) 0517020
LA CELLE DWIGHT DAVID
5015 WAXHAW CROSSING DR
CHARLOTTE, NC 28277
- 58. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 59. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 60. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 61. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 62. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 63. RA-40 (UNION CO.) 0517020
SPALER STEVEN & DANIELLE
4025 WAXHAW FARMS RD
WAXHAW, NC 28173
- 64. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 65. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 66. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 67. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 68. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 69. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 70. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 71. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 72. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 73. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 74. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 75. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 76. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 77. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 78. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 79. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 80. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 81. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 82. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 83. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 84. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 85. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 86. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 87. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 88. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 89. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 90. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104
- 91. RA-40 (UNION CO.) 0517020
WAXHAW VENTURES LLC
5015 POTTER RD
MATTHEWS, NC 28104

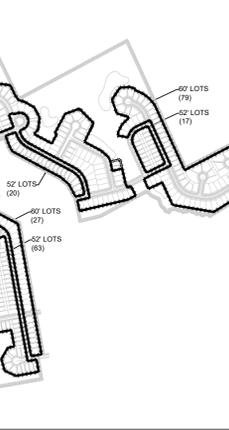
TYPICAL LOT EXHIBIT



TYPICAL MID-BLOCK LOT



LOT SIZE EXHIBIT



LOT SUMMARY

60' LOTS:	313 (62.22%)
52' LOTS:	178 (35.39%)
ESTATE LOTS:	12 (2.39%)
TOTAL:	503

SCALE: 1" = 100'

- LEGEND
- REQUIRED INTERNAL TREE SAVE - UNDISTURBED
 - EXISTING WETLAND
 - EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
 - SIDEWALK



KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

VERT: NA
HORZ: 1" = 300'

OVERALL SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-3.0



KEY MAP

SEAL



PROJECT

**THE PRESERVE
 AT FOREST
 CREEK**

WAXHAW VENTURES LLC
 WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
 DRAWN BY: JM
 CHECKED BY: MEK

SCALE: NORTH

VERT: NA
 HORZ: 1" = 100'

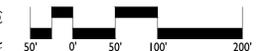
SHEET TITLE

**DETAILED SCHEMATIC SITE
 PLAN**

SHEET NUMBER

RZ-3.1

- LEGEND
- COMMON OPEN SPACE
 - REQUIRED INTERNAL TREE SAVE - UNDISTURBED
 - EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
 - EXISTING WETLAND
 - SIDEWALK





KEY MAP

SEAL



PROJECT

**THE PRESERVE
AT FOREST
CREEK**

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: 1" = 100'

SHEET TITLE

DETAILED SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-3.2



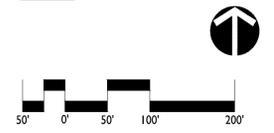
PERENNIAL STREAM (TYP)
 30' STREAMSIDE ZONE (TYP)
 20' MANAGED USE ZONE (TYP)
 TREE SAVE AREA (TYP)

PERENNIAL STREAM (TYP)
 30' STREAMSIDE ZONE (TYP)
 20' MANAGED USE ZONE (TYP)

TREE SAVE AREA (TYP)
 5' WIDE NATURAL
 SURFACE TRAIL
 PROPOSED TREE LINE (TYP)

30' EXTERIOR PERIMETER
 TREE SAVE/VEGETATIVE
 BUFFER (TYP)

- LEGEND
- COMMON OPEN SPACE
 - REQUIRED INTERNAL TREE SAVE - UNDISTURBED
 - EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
 - EXISTING WETLAND
 - SIDEWALK



KEY MAP

SEAL



PROJECT

**THE PRESERVE
 AT FOREST
 CREEK**

WAXHAW VENTURES LLC
 WAXHAW, NC

LANDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

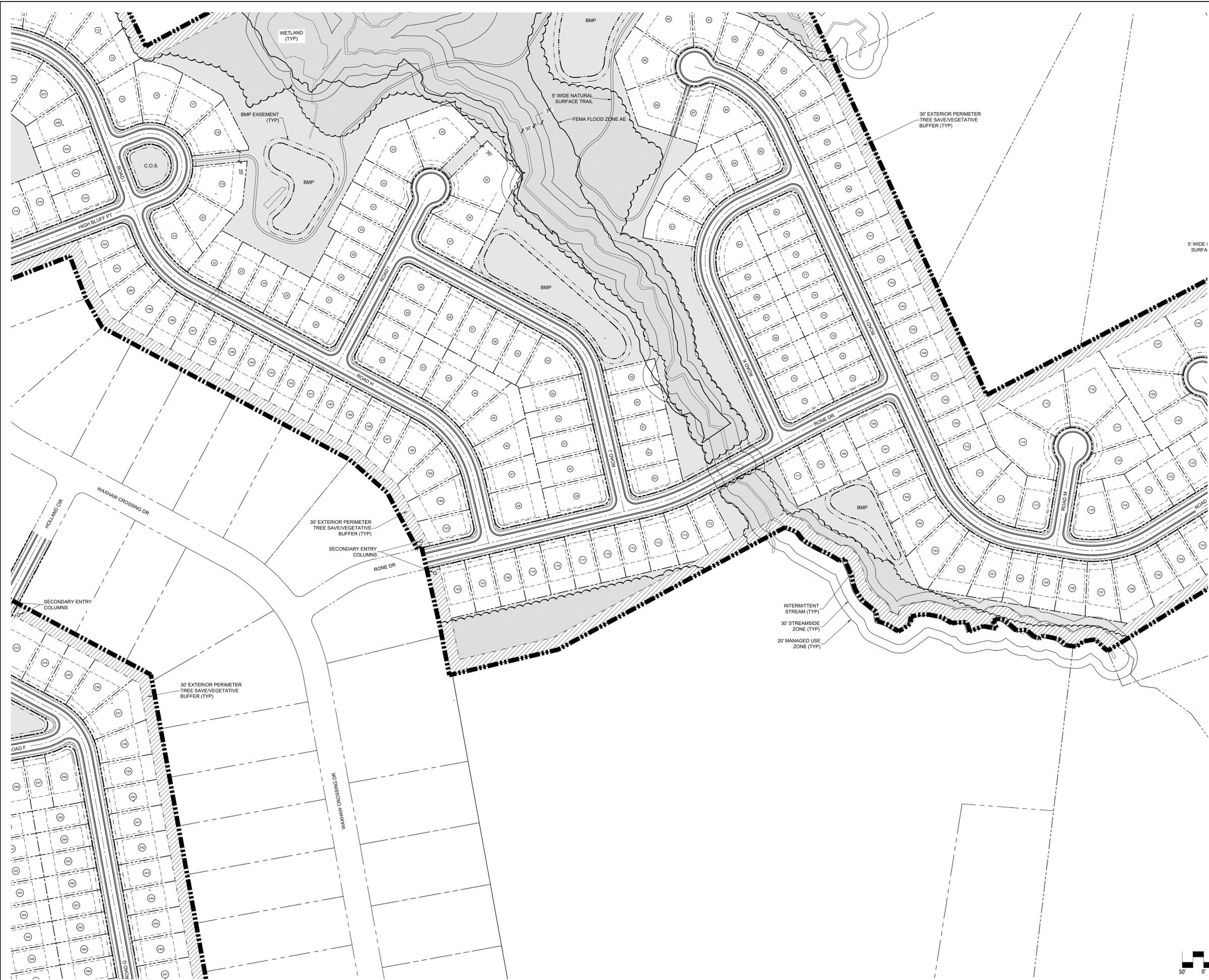
DESIGNED BY: MEK
 DRAWN BY: JM
 CHECKED BY: MEK

SCALE: NORTH

VERT: NA
 HORZ: 1" = 100'

SHEET TITLE
DETAILED SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-3.3



KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: 1" = 100'

SHEET TITLE

DETAILED SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-3.4

LEGEND

- COMMON OPEN SPACE
- REQUIRED INTERNAL TREE SAVE - UNDISTURBED
- EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
- EXISTING WETLAND
- SIDEWALK





KEY MAP

SEAL



PROJECT

**THE PRESERVE
 AT FOREST
 CREEK**

WAXHAW VENTURES LLC
 WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
 DRAWN BY: JM
 CHECKED BY: MEK

SCALE: NORTH

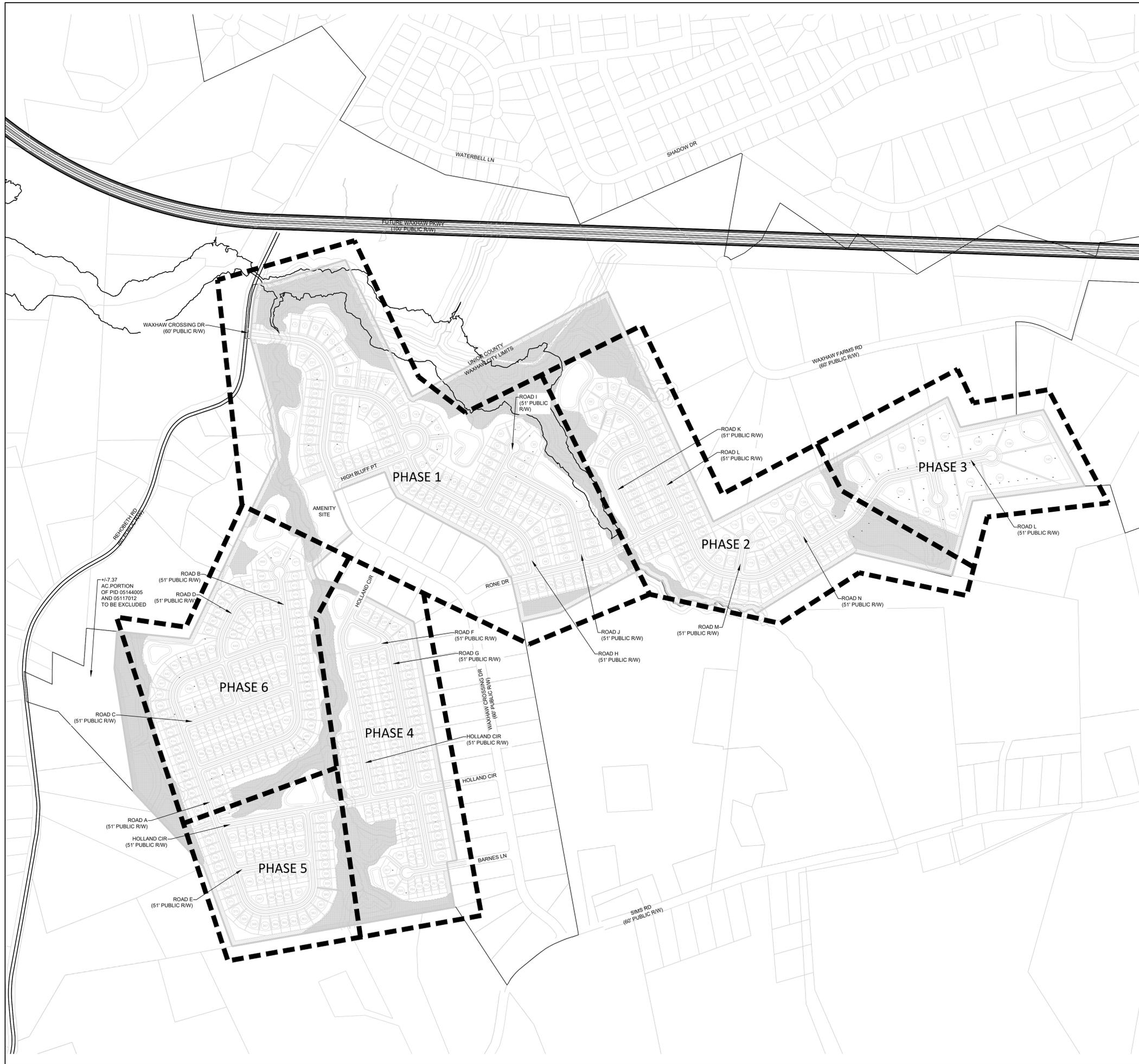
VERT: NA
 HORZ: 1" = 100'

SHEET TITLE

DETAILED SCHEMATIC SITE
 PLAN

SHEET NUMBER

RZ-3.5

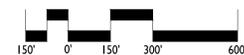


PHASING SUMMARY

PHASE 1:	
60' LOTS:	104 (83.87%)
52' LOTS:	20 (16.13%)
TOTAL:	124
PHASE 2:	
60' LOTS:	79 (82.29%)
52' LOTS:	17 (17.70%)
TOTAL:	96
PHASE 3:	
ESTATE LOTS:	12 (100%)
PHASE 4:	
60' LOTS:	27 (30.00%)
52' LOTS:	63 (70.00%)
TOTAL:	90
PHASE 5:	
60' LOTS:	30 (50.84%)
52' LOTS:	29 (49.15%)
TOTAL:	59
PHASE 6:	
60' LOTS:	73 (59.83%)
52' LOTS:	49 (40.16%)
TOTAL:	122
OVERALL TOTAL:	503

LEGEND

- REQUIRED INTERNAL TREE SAVE - UNDISTURBED
- EXISTING WETLAND
- EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER



KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

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1	REZONING SUB.	07/22/19
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DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: 1" = 300'

SHEET TITLE

OVERALL PHASING PLAN

SHEET NUMBER

RZ-3.6



STREETLIGHT AND POLE IS REPRESENTATIVE OF INTENDED DESIGN CHARACTER FOR THE PRESERVE AT FOREST CREEK. PROPOSED FUTURE ROAD LIGHT POLE AND FIXTURE WILL BE SIMILAR AND ADHERE TO SECTION 18.10 OF WAXHAW UDO 6. STREET LIGHTING REGARDING RATING, SPACING, LOCATION, ETC.,

1 STREET LIGHT AND POLE

RZ-4.0

NOT TO SCALE



CLUSTER MAILBOX UNITS SHOWN ARE REPRESENTATIVE OF INTENDED DESIGN CHARACTER FOR THE PRESERVE AT FOREST CREEK. PROPOSED FUTURE MAILBOXES WILL BE SIMILAR AND ADHERE TO SECTION 18.10 OF WAXHAW UDO 3. STREET NAME SIGNS AND MAILBOXES.

4 TYPICAL CLUSTER MAILBOX UNIT

RZ-4.0

NOT TO SCALE

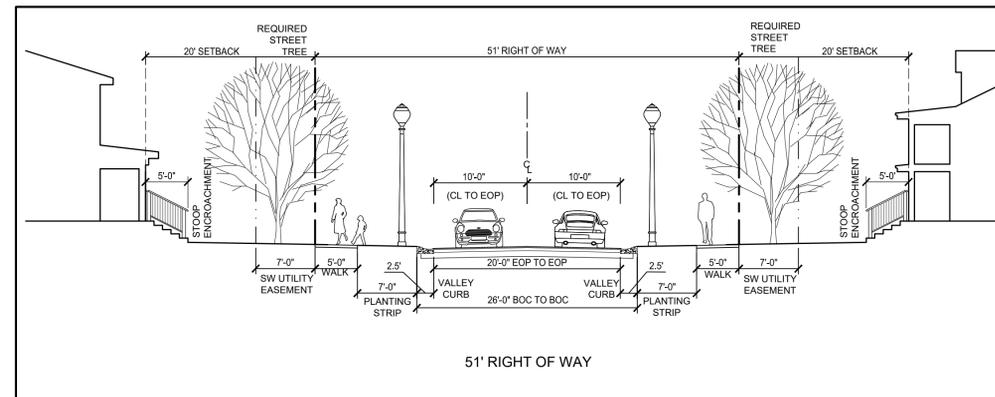


STOP SIGN IS REPRESENTATIVE OF INTENDED DESIGN CHARACTER FOR THE PRESERVE AT FOREST CREEK. PROPOSED FUTURE STOP SIGNS WILL BE SIMILAR AND ADHERE TO SECTION 18.10 OF WAXHAW UDO 4. TRAFFIC CONTROL DEVICES.

2 STOP SIGN

RZ-4.0

NOT TO SCALE



5 TYPICAL STREET SECTION - 51' R/W

RZ-4.0 SECTION

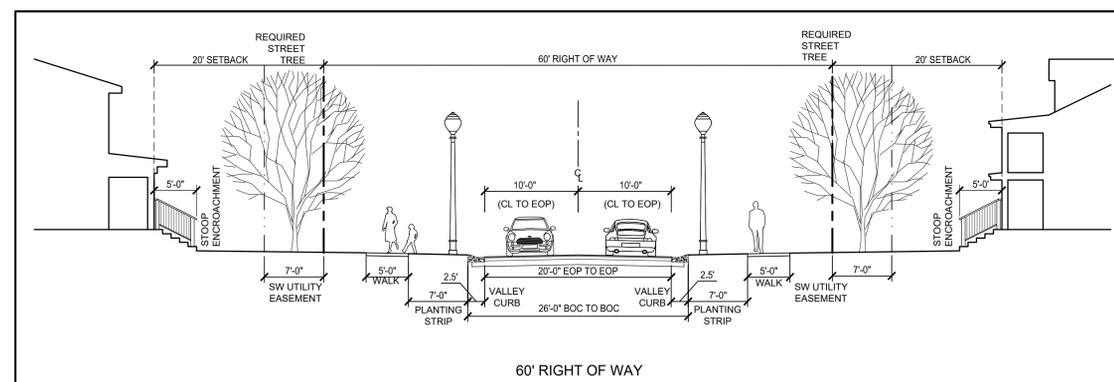
1" = 10'



3 ROAD NAME SIGNAGE

RZ-4.0

NOT TO SCALE



6 TYPICAL STREET SECTION - 60' R/W

RZ-4.0 SECTION

1" = 10'

KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: NA

SHEET TITLE

STREET SECTIONS & DETAILS

SHEET NUMBER

RZ-4.0

KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

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1	REZONING SUB.	07/22/19
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DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

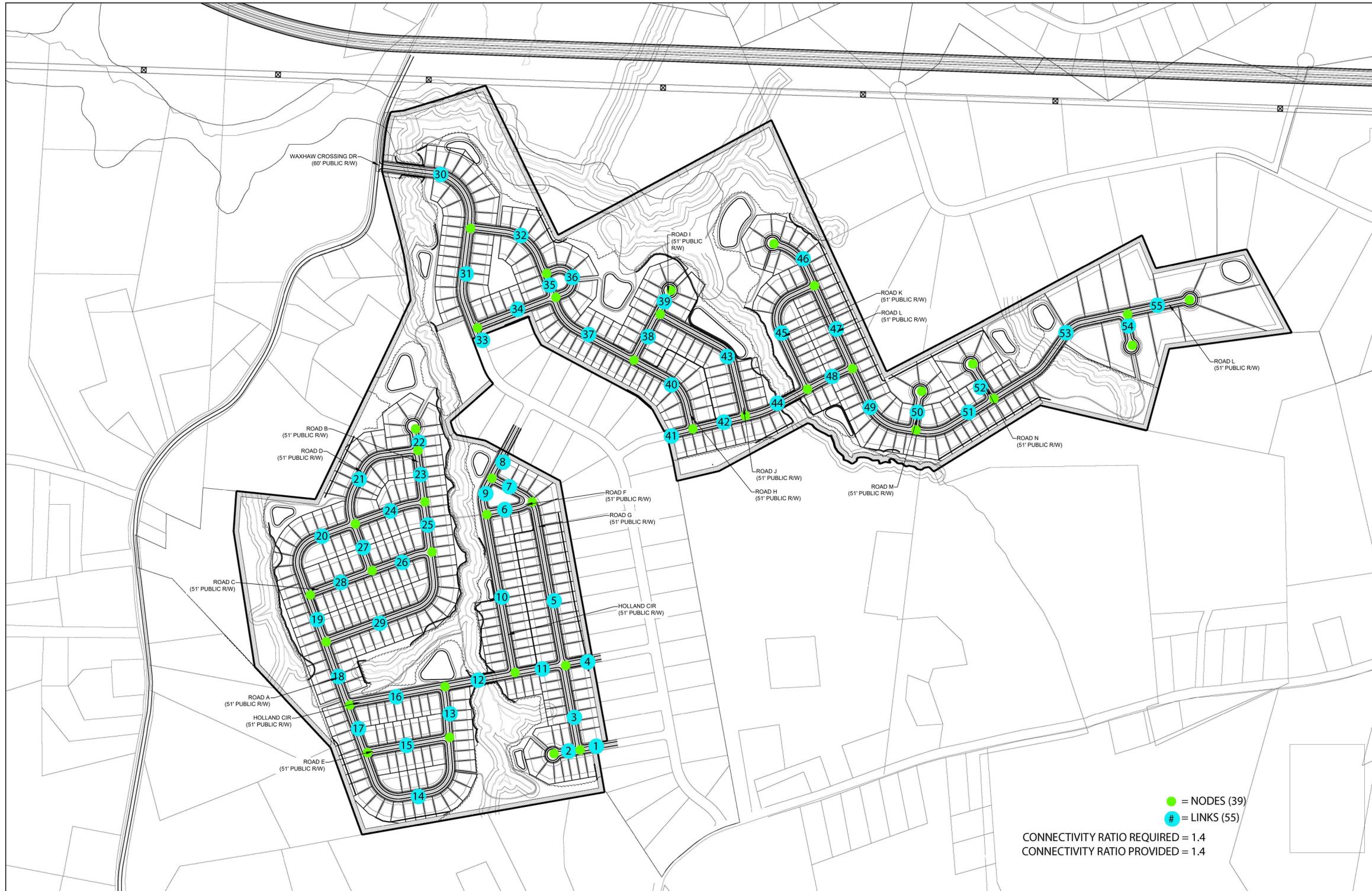
VERT: NA
HORZ: 1" = 300'

SHEET TITLE

CONNECTIVITY EXHIBIT

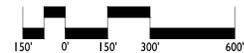
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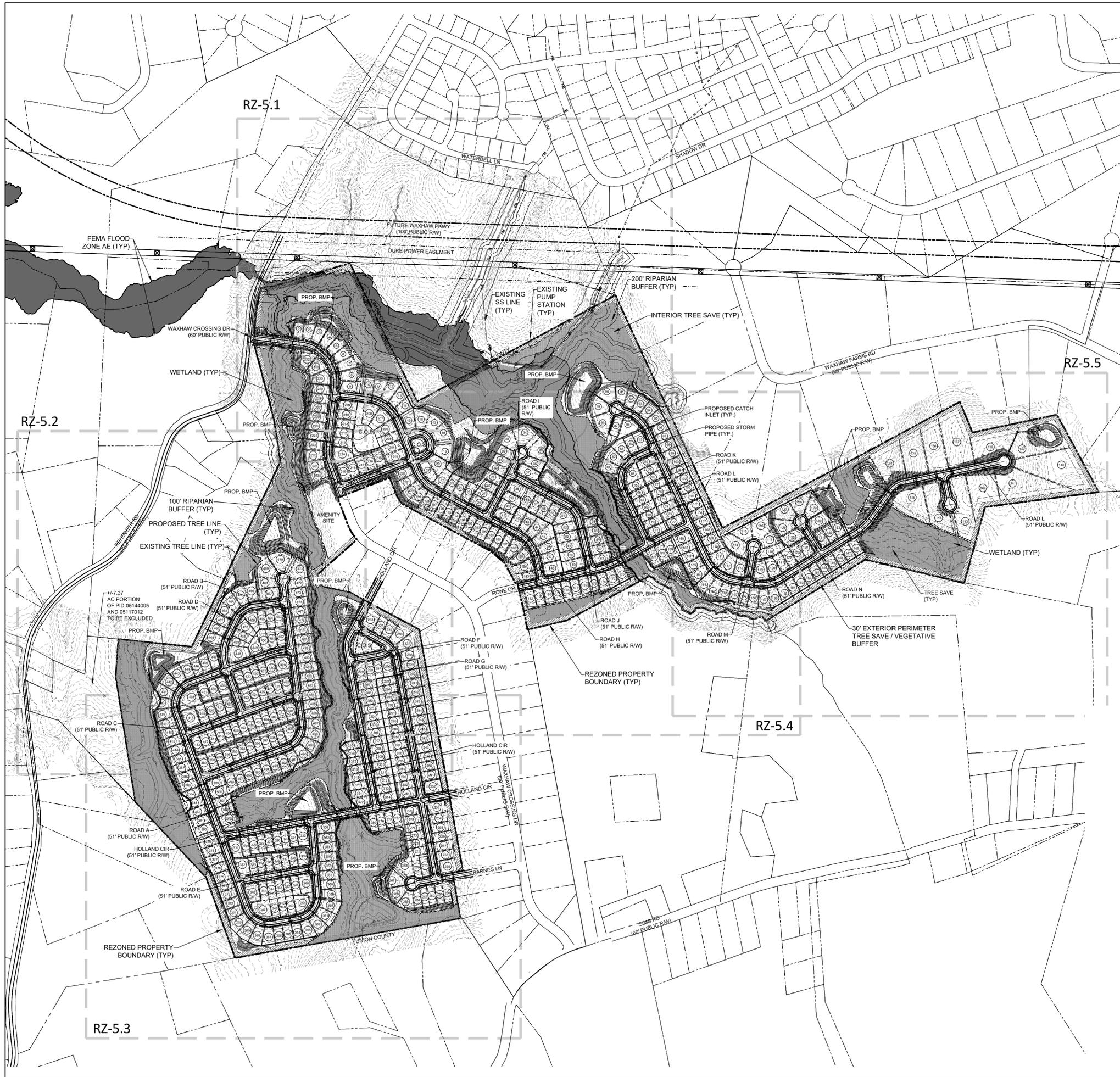
RZ-4.1



THE PRESERVE AT FOREST CREEK • UNION COUNTY, NC • CONCEPT PLAN
PN1017372 | 9.19.2019 | WAXHAW VENTURES, LLC

LandDesign.





KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
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DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: 1" = 300'

SHEET TITLE

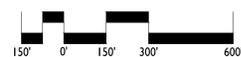
GRADING PLAN

SHEET NUMBER

RZ-5.0

LEGEND

- REQUIRED INTERNAL TREE SAVE - UNDISTURBED
- EXISTING WETLAND
- EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
- SIDEWALK
- PROPOSED CONTOUR
- EXISTING CONTOUR
- STORM PIPE
- CATCH INLET





KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

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1	REZONING SUB	07/22/19
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DESIGNED BY: MEK
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CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: 1" = 100'

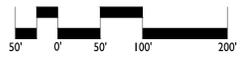
SHEET TITLE

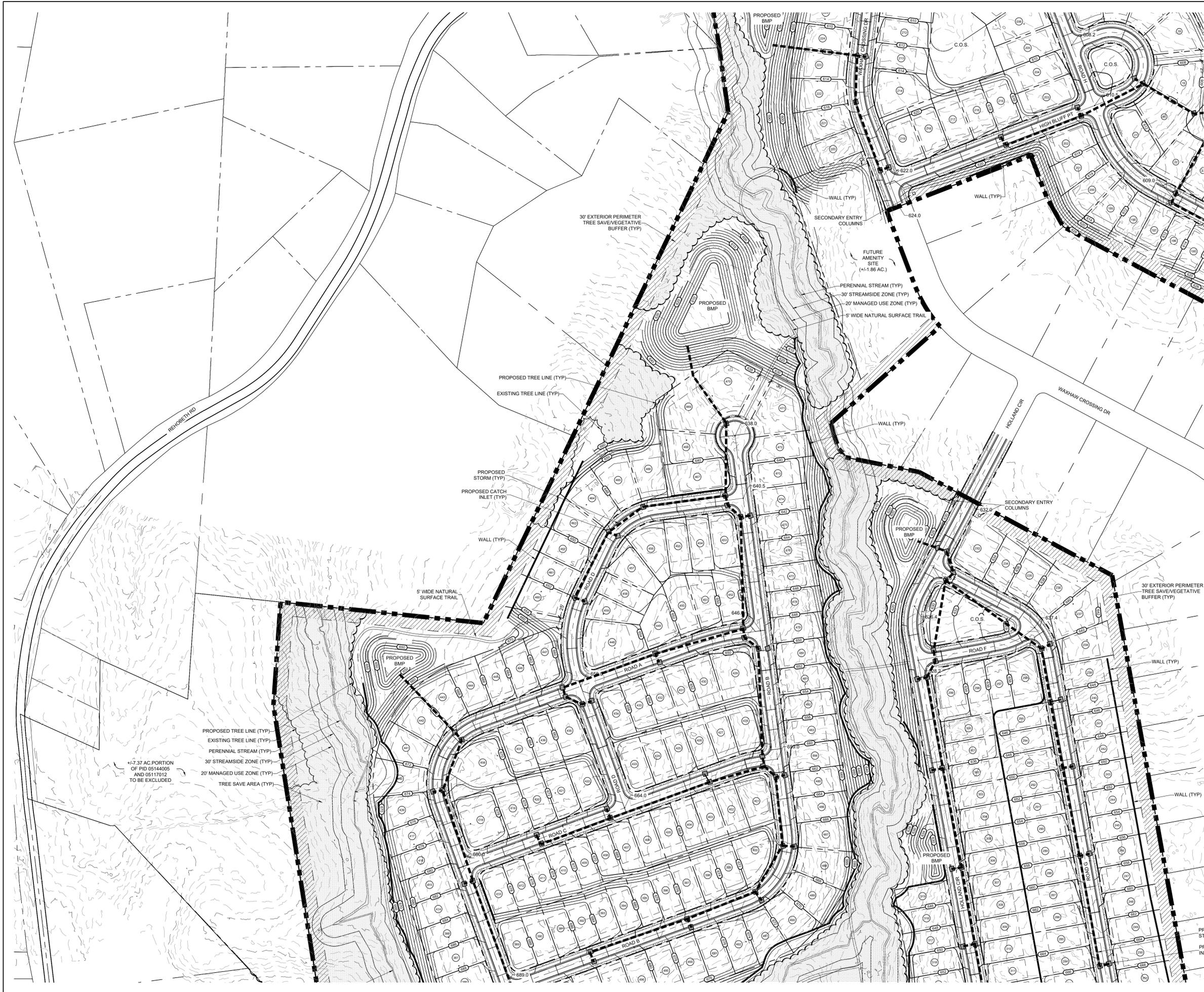
DETAILED GRADING PLAN

SHEET NUMBER

RZ-5.1

- LEGEND
- REQUIRED INTERNAL TREE SAVE - UNDISTURBED
 - EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
 - EXISTING WETLAND
 - SIDEWALK
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - STORM PIPE
 - CATCH INLET

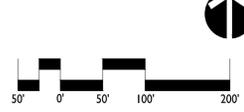




+7.37 AC. PORTION
OF PID 05144005
AND 0517012
TO BE EXCLUDED

PROPOSED TREE LINE (TYP)
EXISTING TREE LINE (TYP)
PERENNIAL STREAM (TYP)
30' STREAMSIDE ZONE (TYP)
20' MANAGED USE ZONE (TYP)
TREE SAVE AREA (TYP)

- LEGEND
- REQUIRED INTERNAL TREE SAVE - UNDISTURBED
 - EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
 - EXISTING WETLAND
 - SIDEWALK
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - STORM PIPE
 - CATCH INLET



KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: 1" = 100'

SHEET TITLE

DETAILED GRADING PLAN

SHEET NUMBER

RZ-5.2



KEY MAP

SEAL



PROJECT

THE PRESERVE AT FOREST CREEK

WAXHAW VENTURES LLC
WAXHAW, NC

LANDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
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DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: 1" = 100'

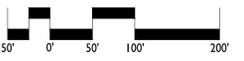
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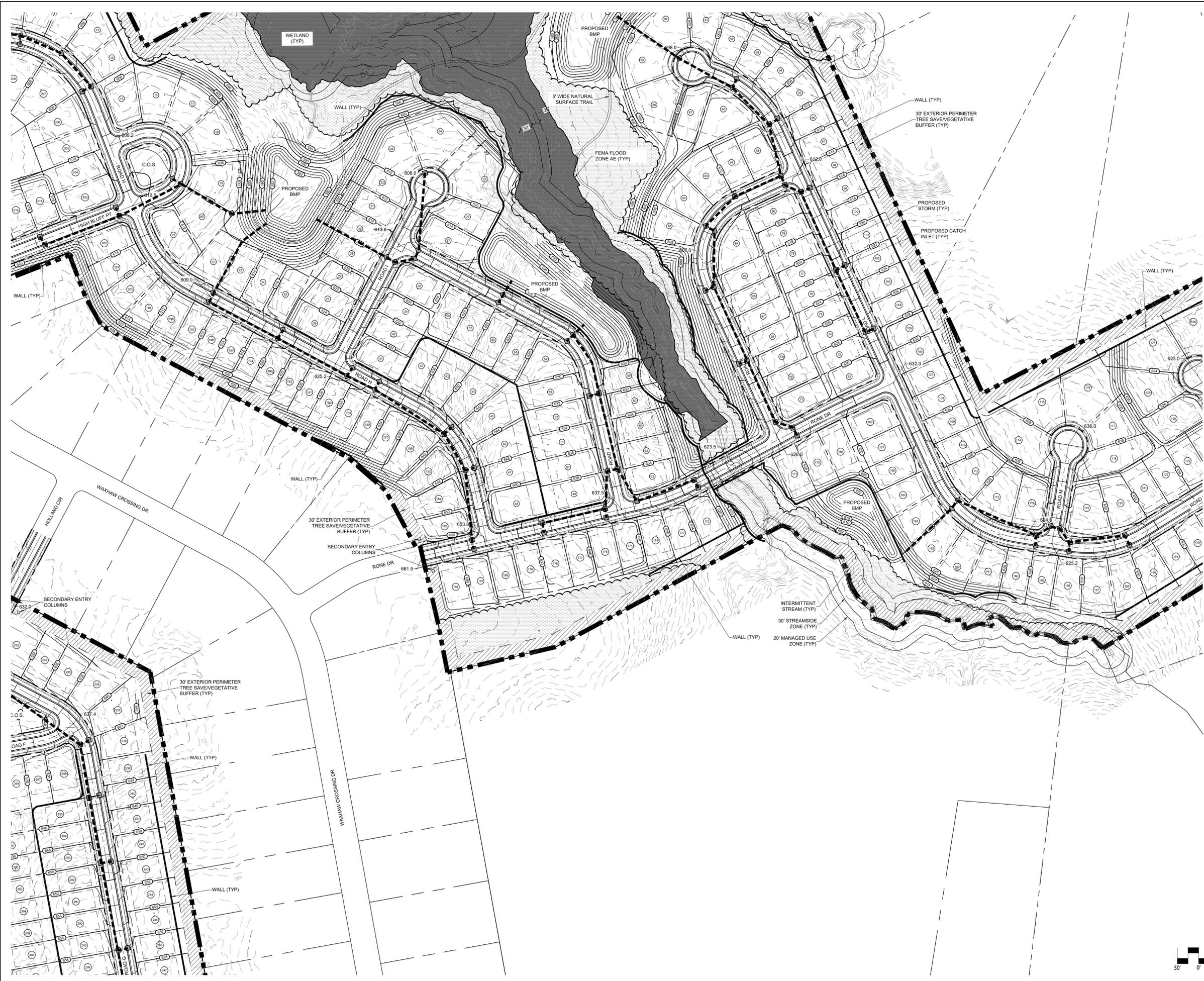
DETAILED GRADING PLAN

SHEET NUMBER

RZ-5.3

- LEGEND
- REQUIRED INTERNAL TREE SAVE - UNDISTURBED
 - EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
 - EXISTING WETLAND
 - SIDEWALK
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - STORM PIPE
 - CATCH INLET





KEY MAP

SEAL



PROJECT

**THE PRESERVE
AT FOREST
CREEK**

WAXHAW VENTURES LLC
WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
DRAWN BY: JM
CHECKED BY: MEK

SCALE: NORTH

VERT: NA
HORZ: 1" = 100'

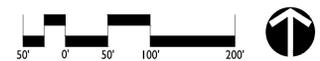
SHEET TITLE

DETAILED GRADING PLAN

SHEET NUMBER

RZ-5.4

- LEGEND
- REQUIRED INTERNAL TREE SAVE - UNDISTURBED
 - EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
 - EXISTING WETLAND
 - SIDEWALK
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - STORM PIPE
 - CATCH INLET





KEY MAP

SEAL



PROJECT

**THE PRESERVE
 AT FOREST
 CREEK**

WAXHAW VENTURES LLC
 WAXHAW, NC

LANDDESIGN PROJ # 1017372

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: MEK
 DRAWN BY: JM
 CHECKED BY: MEK

SCALE: NORTH

VERT: NA
 HORZ: 1" = 100'

SHEET TITLE

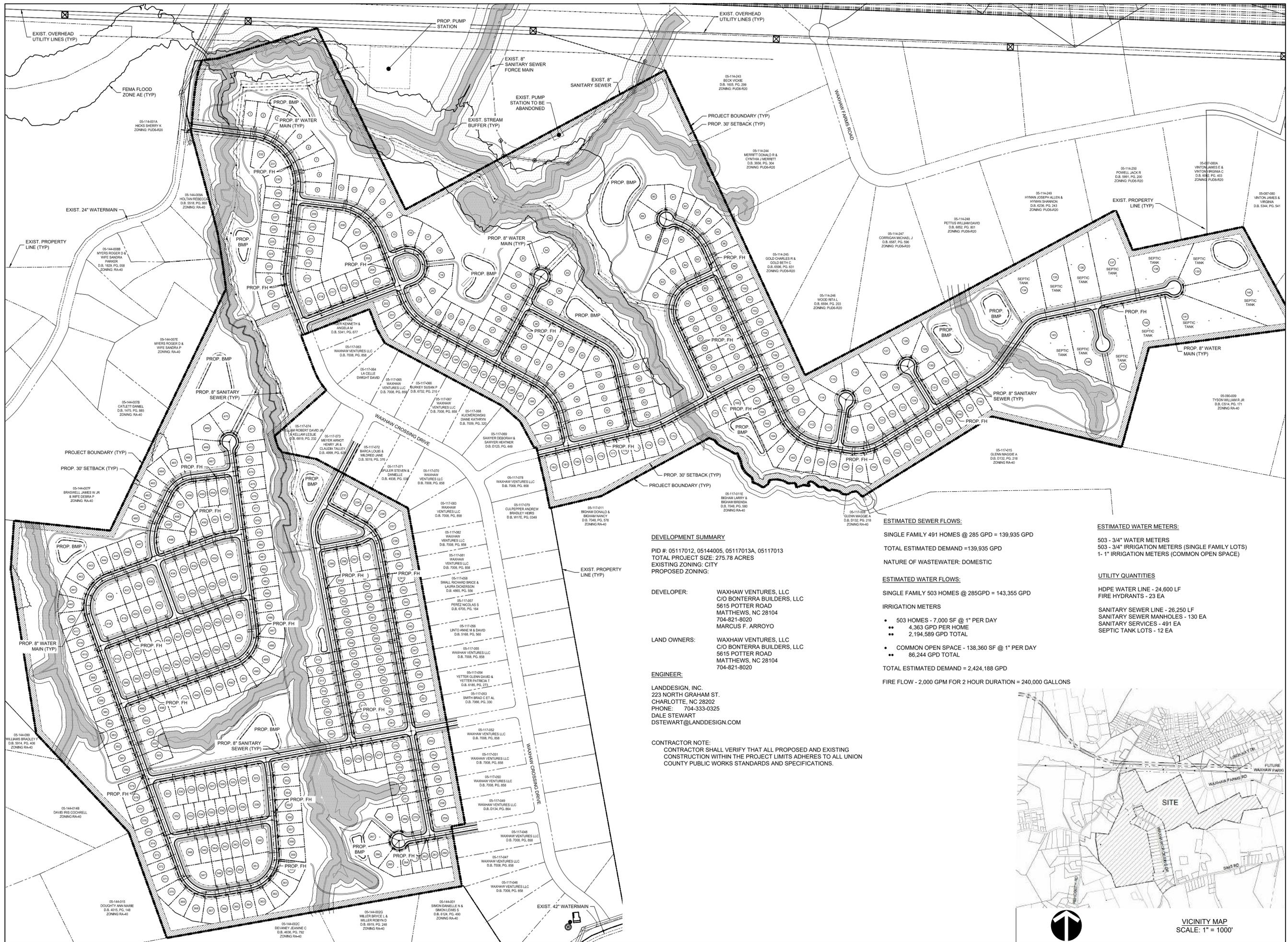
DETAILED GRADING PLAN

SHEET NUMBER

RZ-5.5

- LEGEND
- REQUIRED INTERNAL TREE SAVE - UNDISTURBED
 - EXTERIOR PERIMETER TREE SAVE / VEGETATIVE BUFFER
 - EXISTING WETLAND
 - SIDEWALK
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - STORM PIPE
 - CATCH INLET





DEVELOPMENT SUMMARY

PID #: 05117012, 05144005, 05117013A, 05117013
TOTAL PROJECT SIZE: 275.78 ACRES
EXISTING ZONING: CITY
PROPOSED ZONING:

DEVELOPER: WAXHAW VENTURES, LLC
C/O BONTERRA BUILDERS, LLC
5615 POTTER ROAD
MATTHEWS, NC 28104
704-821-8020
MARCUS F. ARROYO

LAND OWNERS: WAXHAW VENTURES, LLC
C/O BONTERRA BUILDERS, LLC
5615 POTTER ROAD
MATTHEWS, NC 28104
704-821-8020

ENGINEER: LANDESIGN, INC.
223 NORTH GRAHAM ST.
CHARLOTTE, NC 28202
PHONE: 704-333-0325
DALE STEWART
DSTEWART@LANDESIGN.COM

CONTRACTOR NOTE: CONTRACTOR SHALL VERIFY THAT ALL PROPOSED AND EXISTING CONSTRUCTION WITHIN THE PROJECT LIMITS ADHERES TO ALL UNION COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

ESTIMATED SEWER FLOWS:

SINGLE FAMILY 491 HOMES @ 285 GPD = 139,935 GPD
TOTAL ESTIMATED DEMAND = 139,935 GPD
NATURE OF WASTEWATER: DOMESTIC

ESTIMATED WATER FLOWS:

SINGLE FAMILY 503 HOMES @ 285GPD = 143,355 GPD
IRRIGATION METERS
• 503 HOMES - 7,000 SF @ 1" PER DAY
• 4,363 GPD PER HOME
• 2,194,589 GPD TOTAL
• COMMON OPEN SPACE - 138,360 SF @ 1" PER DAY
• 86,244 GPD TOTAL

TOTAL ESTIMATED DEMAND = 2,424,188 GPD
FIRE FLOW - 2,000 GPM FOR 2 HOUR DURATION = 240,000 GALLONS

ESTIMATED WATER METERS:

503 - 3/4" WATER METERS
503 - 3/4" IRRIGATION METERS (SINGLE FAMILY LOTS)
1 - 1" IRRIGATION METERS (COMMON OPEN SPACE)

UTILITY QUANTITIES

HDPE WATER LINE - 24,600 LF
FIRE HYDRANTS - 23 EA
SANITARY SEWER LINE - 26,250 LF
SANITARY SEWER MANHOLES - 130 EA
SANITARY SERVICES - 491 EA
SEPTIC TANK LOTS - 12 EA

THE PRESERVE AT FOREST CREEK

PROJECT: WAXHAW VENTURES, LLC
C/O BONTERRA BUILDERS, LLC

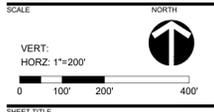
1017372

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	07/22/19
2	REVISED PER STAFF COMMENTS	10/17/19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: DCS



UTILITY SKETCH PLAN

SHEET NUMBER

RZ-6.0