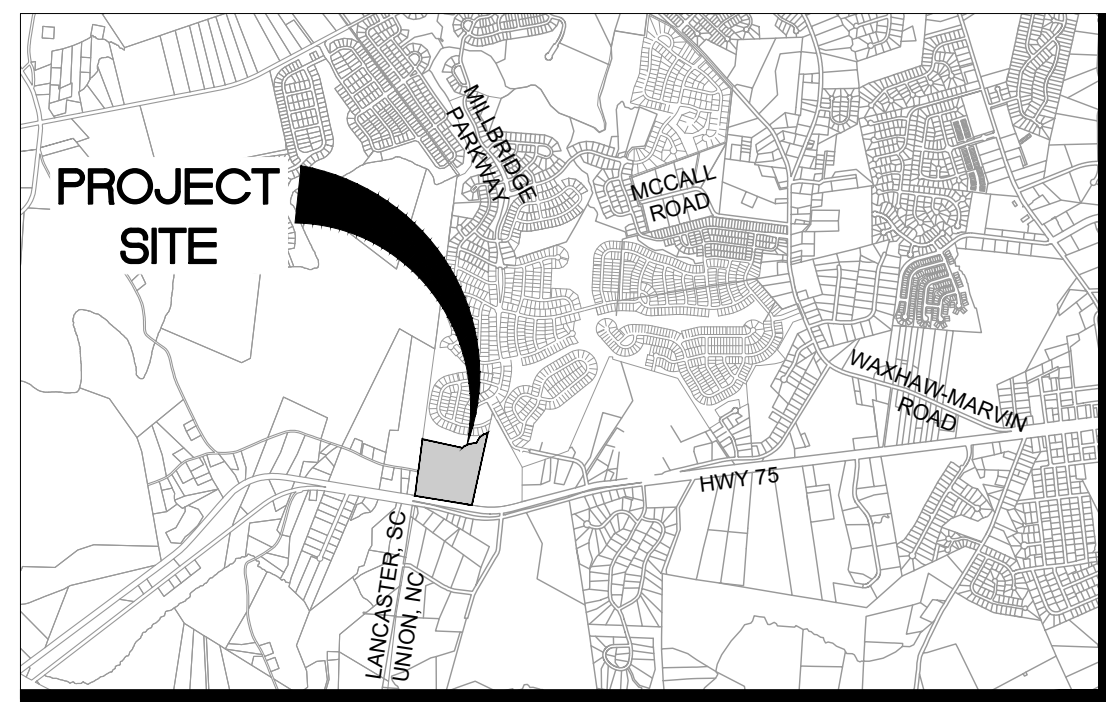


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VICINITY MAP N.T.S.
DEVELOPMENT DATA FOR MILLBRIDGE PHASE 7E

TAX PARCEL ID: 05188019
05188018
05188018B

CONDITIONAL USE ZONING NO. CU-001545-2013

TOTAL ACREAGE: +/- 45.14 ACRES

TOTAL AREA IN RW: +/- 4.37 A.C.
TOTAL AREA IN LOTS: +/- 12.39 AC.
TOTAL AREA IN COS: +/- 7.47 A.C.
PERIMETER BUFFER: +/- 0.85 A.C. (+/- 11.4%)
EXISTING POND: +/- 1.01 A.C. (+/- 13.5%)
REMAINING: +/- 5.61 A.C. (+/- 75.1%)
TOTAL AREA IN FUTURE 7F: +/- 20.91 A.C.

ZONING: CU R4-PRD & CU R-3 (TOWN OF WAXHAW)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROP. DENSITY: 3.10 UNITS/AC.
BUILDING TYPE: DETACHED SINGLE FAMILY HOMES
WATERSHED: LOWER CATAWBA
FIRST WATERCOURSE: 12-MILE CREEK

LOT SIZE:
MIN LOT SIZE REQUIRED: 6,000 S.F. (0.138 AC.)
MIN LOT SIZE PROVIDED: 6,032 S.F. (0.138 AC.) - LOT #621-625
AVG. LOT SIZE PROVIDED: 7,135 S.F. (0.164 AC.)
MAX LOT SIZE PROVIDED: 10,471 S.F. (0.24 AC.) - LOT #678

LOT COUNT:
TOTAL NUMBER OF DWELLINGS: 75 LOTS
52' SINGLE FAMILY (DETACHED) 75 LOTS (100%) (52' X 130' TYP.)

BUILDING SETBACKS (MIN.)
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 5' (10' CORNER LOTS)
REAR LOT SETBACK: 20'

*MAXIMUM STRUCTURE HEIGHT TO BE 45'
MILLBRIDGE PHASE 7E SHALL COMPLY WITH PLAN REVIEW GUIDELINES FOR MILLBRIDGE SUBDIVISION

INTERNAL STREET NETWORK:
TOTAL LINEAR FOOT DEEP RIVER WAY: 1,773 LF
TOTAL LINEAR FOOT GABARDINE LANE: 481 LF
TOTAL LINEAR FOOT BATISTE AVENUE: 548 LF
TOTAL LINEAR FOOT WHIPCORD DRIVE: 795 LF
TOTAL LINEAR FOOT HANCOCK ROAD: 210 LF

INTERNAL STORMWATER RESTRICTIONS:
BMP #1 IMPERVIOUS RESTRICTION - 3,500 SQ. FT. PER LOT
BMP #2 IMPERVIOUS RESTRICTION - 3,500 SQ. FT. PER LOT
BMP #3 IMPERVIOUS RESTRICTION - 3,500 SQ. FT. PER LOT

GENERAL NOTES:

BOUNDARY INFORMATION
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY McKIM & CREED SIGNED JUNE 24TH, 2008 AND A SUPPLEMENTAL 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. ROADWAY CONNECTIONS WERE OBTAINED FROM PHASE 7ABC CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ELEVATIONS PRIOR TO CONSTRUCTION.

WETLAND & FEMA FLOOD INFORMATION
WETLAND INFORMATION OBTAINED FROM SURVEY COMPLETED BY SUMMIT OF THE CAROLINAS, P.C. ON NOVEMBER 18TH, 2016. NO WETLANDS EXIST WITHIN MILLBRIDGE PHASE 7E BUT DO EXIST IN MILLBRIDGE PHASE 7F. THIS SITE IS LOCATED WITHIN FEMA FLOOD HAZARD ZONE 'X' PER PLANL 3710446300J.

HORIZONTAL REFERENCE: NAD83
VERTICAL REFERENCE: NAVD88

SUBMITTED BY: LANDEAVOR, LLC
9101 SOUTHERN PINE BLVD STE 210
CHARLOTTE, NC 28273
PHONE NUMBER: (704) 525-5998
EMAIL: COOK@LANDEAVOR.COM

DEVELOPER: LANDEAVOR, LLC
9101 SOUTHERN PINE BLVD STE 210
CHARLOTTE, NC 28273
PHONE NUMBER: (704) 525-5998
EMAIL: COOK@LANDEAVOR.COM

DESIGN ENGINEER: W.K. DICKSON - WESTON BOLES, PE
1213 W. MOREHEAD STREET, SUITE 300
CHARLOTTE, NC 28208
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WBOLES@WKDICKSON.COM

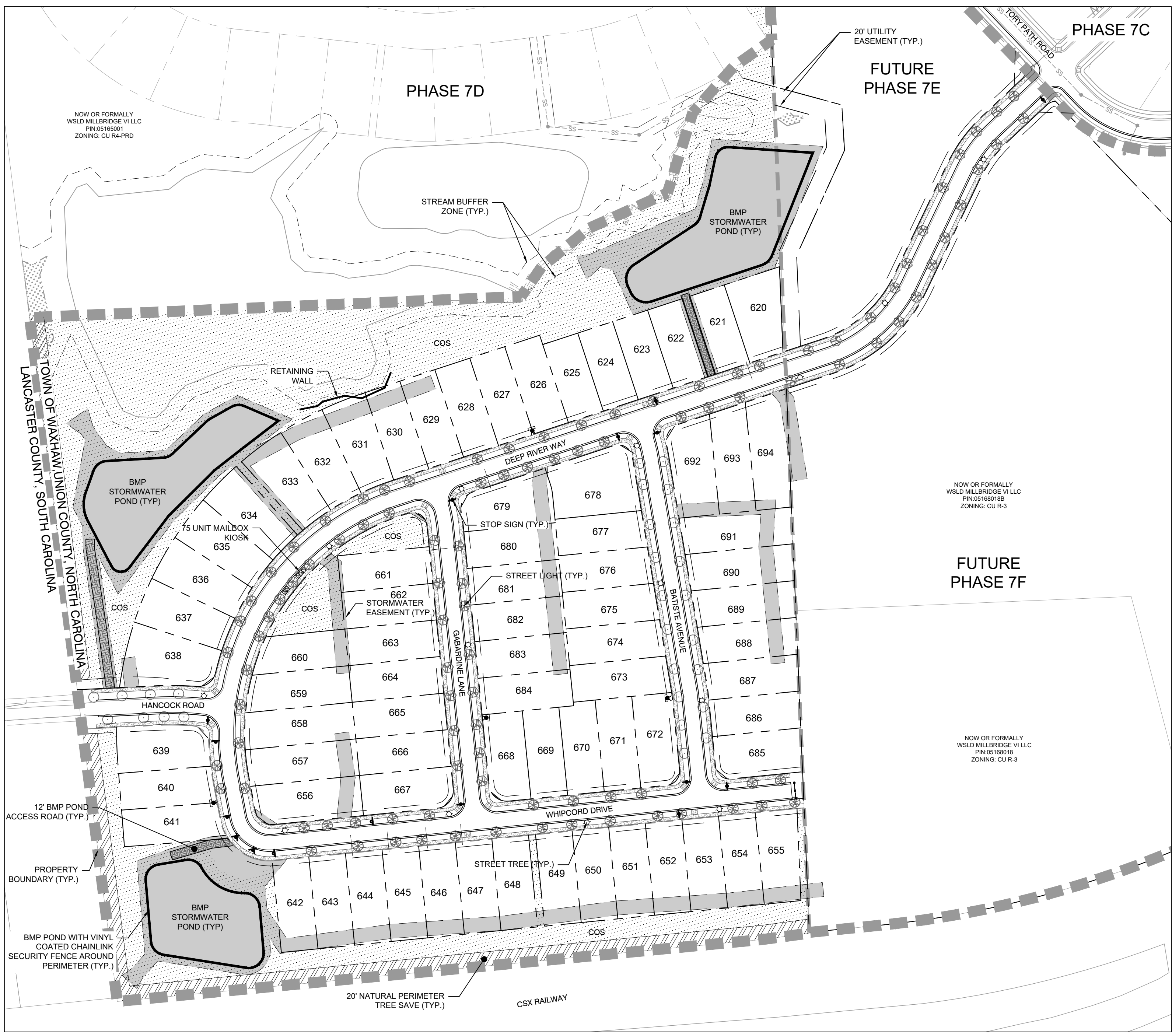
MILLBRIDGE PHASE 7E

TOWN OF WAXHAW, UNION COUNTY, NORTH CAROLINA

FOR
LANDEAVOR LLC.

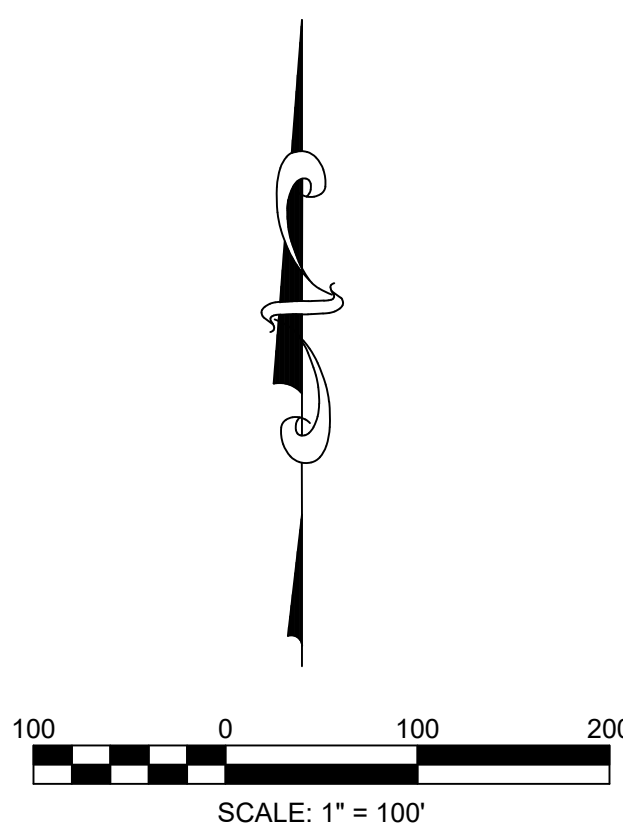
9101 SOUTHERN PINE BLVD, CHARLOTTE, NC 28273

DEC. 2019



PLAN VIEW
SCALE: 1" = 100'

Sheet List Table			
SHEET NUMBER	SHEET TITLE	DRAWING REVISION NUMBER	REVISION DATE
C1.0	COVER SHEET	B	12/18/2019
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN	B	12/18/2019
C3.0	OVERALL SITE PLAN	B	12/18/2019
C3.1	SITE PLAN - SHEET 1	B	12/18/2019
C3.2	SITE PLAN - SHEET 2	B	12/18/2019
C4.0	OVERALL GRADING PLAN	B	12/18/2019
C4.1	GRADING PLAN - SHEET 1	B	12/18/2019
C4.2	GRADING PLAN - SHEET 2	B	12/18/2019
C4.3	GRADING PLAN - INSET	B	12/18/2019
C5.0	PLAN & PROFILE	B	12/18/2019
C5.1	PLAN & PROFILE	B	12/18/2019
C5.2	PLAN & PROFILE	B	12/18/2019
C5.3	PLAN & PROFILE	B	12/18/2019
C5.4	PLAN & PROFILE	B	12/18/2019
C5.5	PLAN & PROFILE	B	12/18/2019
C6.0	OVERALL EROSION CONTROL - PHASE I	B	12/18/2019
C6.1	EROSION CONTROL - PHASE I	B	12/18/2019
C6.2	EROSION CONTROL - PHASE I	B	12/18/2019
C6.3	OVERALL EROSION CONTROL - PHASE II	B	12/18/2019
C6.4	EROSION CONTROL - PHASE II	B	12/18/2019
C6.5	EROSION CONTROL - PHASE II	B	12/18/2019
C7.0	LANDSCAPE PLAN - SHEET 1	B	12/18/2019
C7.1	LANDSCAPE PLAN - SHEET 2	B	12/18/2019
C8.0	GENERAL NOTES	B	12/18/2019
C8.1	GENERAL NOTES	B	12/18/2019
C8.2	GENERAL NOTES	B	12/18/2019
C9.0	DETAILS - SHEET 1	B	12/18/2019
C9.1	DETAILS - SHEET 2	B	12/18/2019
C9.2	DETAILS - SHEET 3	B	12/18/2019
C9.3	DETAILS - SHEET 4	B	12/18/2019
C9.4	DETAILS - SHEET 5	B	12/18/2019
C9.5	DETAILS - SHEET 6	B	12/18/2019
C9.6	DETAILS - SHEET 7	B	12/18/2019
C9.7	DETAILS - BMP #1	B	12/18/2019
C9.8	DETAILS - BMP #2	B	12/18/2019
C9.9	DETAILS - BMP #3	B	12/18/2019
APP-A	ALTA SURVEY		



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NC LICENSE NO. F-0374



NO.	DATE	REVISIONS PER TOWN OF WAXHAW COMMENTS	DESCRIPTION
B	12/18/2019		
A	11/12/2019		

PROJECT NAME: MILLBRIDGE PHASE 7E FOR LANDEAVOR, LLC.
9101 SOUTHERN PINE BLVD SUITE 210, CHARLOTTE, NC 28273

DRAWING TITLE: COVER SHEET

PROJ. MGR.: WGB
DESIGN BY: CJH
DRAWN BY: CJH
PROJ. DATE: DEC. 2019
DRAWING NUMBER: **C1.0**
WKD PROJ. NO.: 20170279.00.CL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 12/18/2019



DESIGNER:
CONNOR HORN, EI
(704) 334-5348
CHORN@WKDICKSON.COM

