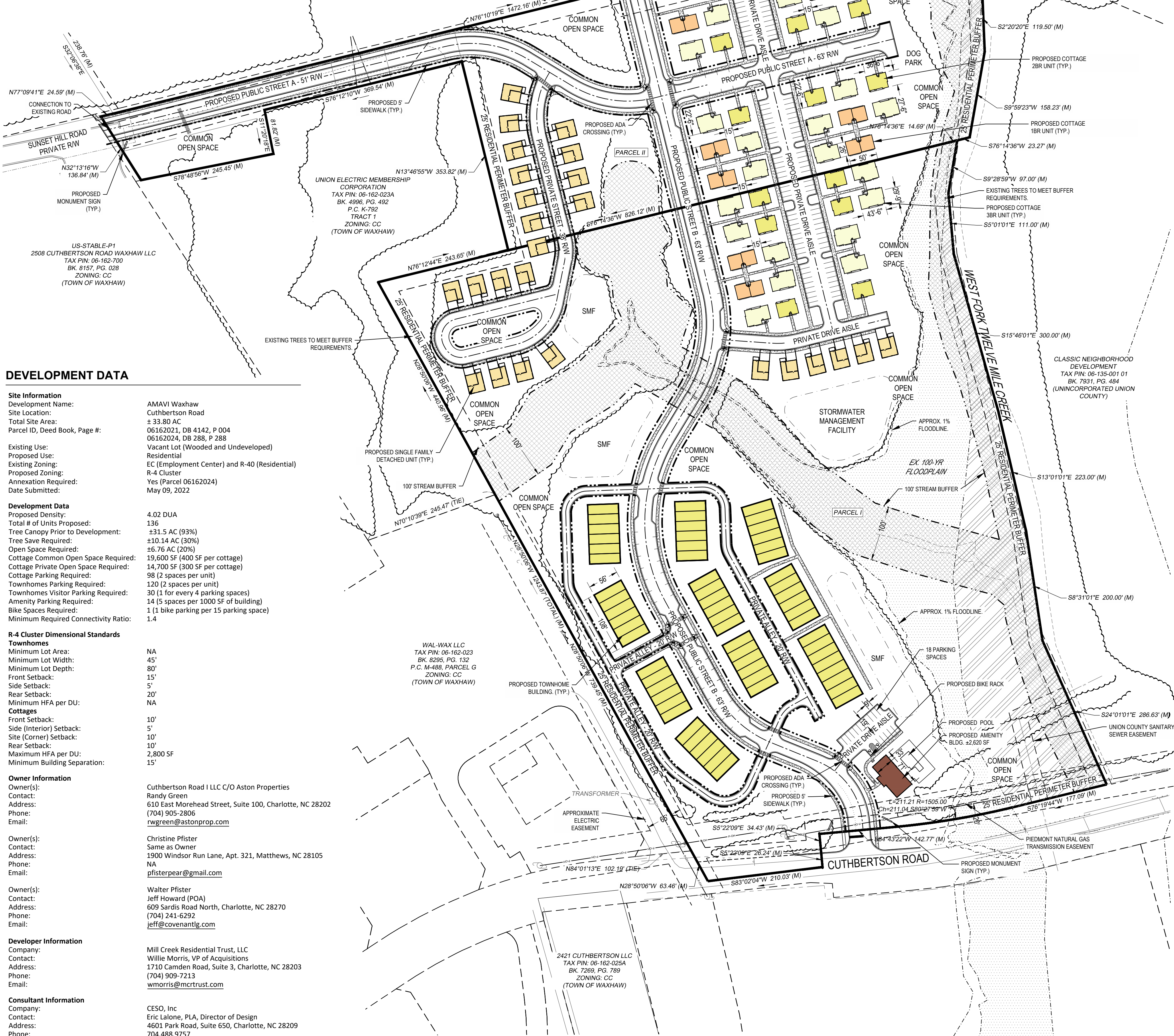


VICINITY MAP  
NO SCALE



**LEGEND**

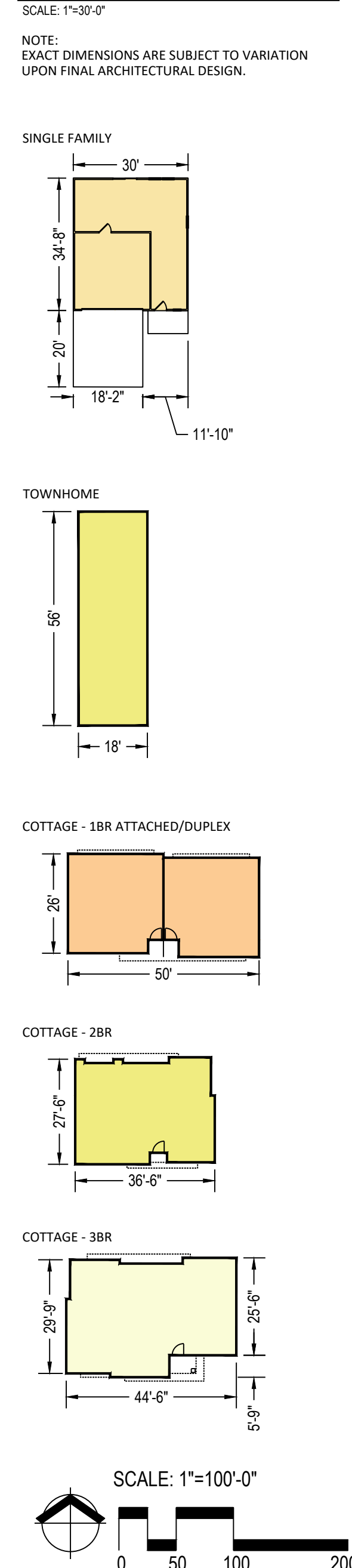
- COTTAGES - 49 UNITS  
16 (1 BDRM)
- 12 (2 BDRM)
- 21 (3 BDRM)
- TOWNHOMES - 62 UNITS (2 STORIES)
- SF DETACHED - 25 UNITS (2 STORIES)
- TOTAL UNITS: 136 UNITS  
LOT COUNT CONTINGENT UPON FINAL ENGINEERING AND GRADING STUDY.
- 100' STREAM BUFFER
- 100-YR FLOODPLAIN
- ZONE AE REGULATORY FLOODPLAIN

**PARCEL DATA**

**PARCEL I**  
WALTER & CHRISTINE PFISTER  
TAX PIN: 06-162-024  
BK. 288, PG. 288  
(UNINCORPORATED UNION COUNTY)

**PARCEL II**  
CUTHBERTSON RD I LLC  
TAX PIN: 06-162-021  
BK. 4142, PG. 004  
ZONING: EC  
(TOWN OF WAXHAW)

**TYPICAL UNITS**



**DEVELOPMENT DATA**

**Site Information**  
Development Name: AMAVI Waxhaw  
Site Location: Cuthbertson Road  
Total Site Area: ± 33.80 AC  
Parcel ID, Deed Book, Page #: 06162021, DB 4142, P 004  
06162024, DB 288, P 288

Existing Use: Vacant Lot (Wooded and Undeveloped)  
Proposed Use: Residential  
Existing Zoning: EC (Employment Center) and R-40 (Residential)  
Proposed Zoning: R-4 Cluster  
Annexation Required: Yes (Parcel 06162024)  
Date Submitted: May 09, 2022

**Development Data**  
Proposed Density: 4.02 DUA  
Total # of Units Proposed: 136  
Tree Canopy Prior to Development: ±31.5 AC (93%)  
Tree Save Required: ±10.14 AC (30%)  
Open Space Required: ±6.76 AC (20%)  
Cottage Common Open Space Required: 19,600 SF (400 SF per cottage)  
Cottage Private Open Space Required: 14,700 SF (300 SF per cottage)  
Cottage Parking Required: 98 (2 spaces per unit)  
Townhomes Parking Required: 120 (2 spaces per unit)  
Townhomes Visitor Parking Required: 30 (1 for every 4 parking spaces)  
Amenity Parking Required: 14 (5 spaces per 1000 SF of building)  
Bike Spaces Required: 1 (1 bike parking per 15 parking space)  
Minimum Required Connectivity Ratio: 1.4

**R-4 Cluster Dimensional Standards**  
**Townhomes**  
Minimum Lot Area: NA  
Minimum Lot Width: 45'  
Minimum Lot Depth: 80'  
Front Setback: 15'  
Side Setback: 5'  
Rear Setback: 20'  
Minimum HFA per DU: NA

**Cottages**  
Front Setback: 10'  
Side (Interior) Setback: 5'  
Site (Corner) Setback: 10'  
Rear Setback: 10'  
Maximum HFA per DU: 2,800 SF  
Minimum Building Separation: 15'

**Owner Information**  
Owner(s): Cuthbertson Road I LLC C/O Aston Properties  
Contact: Randy Green  
Address: 610 East Morehead Street, Suite 100, Charlotte, NC 28202  
Phone: (704) 905-2806  
Email: rwgreen@astonprop.com

Owner(s): Christine Pfister  
Contact: Same as Owner  
Address: 1900 Windsor Run Lane, Apt. 321, Matthews, NC 28105  
Phone: NA  
Email: pfisterpear@gmail.com

Owner(s): Walter Pfister  
Contact: Jeff Howard (POA)  
Address: 609 Sardis Road North, Charlotte, NC 28270  
Phone: (704) 241-6292  
Email: jeff@covenantlig.com

**Developer Information**  
Company: Mill Creek Residential Trust, LLC  
Contact: Willie Morris, VP of Acquisitions  
Address: 1710 Camden Road, Suite 3, Charlotte, NC 28203  
Phone: (704) 909-7213  
Email: wmorris@mcrrtrust.com

**Consultant Information**  
Company: CESO, Inc.  
Contact: Eric Lalone, PLA, Director of Design  
Address: 4601 Park Road, Suite 650, Charlotte, NC 28209  
Phone: 704.488.9757  
Email: eric.lalone@cesoinc.com

**DEVELOPMENT STANDARDS**

**PURPOSE STATEMENT**

The proposed project named AMAVI Waxhaw community has two parcels located in the jurisdictions of Waxhaw and Union County. The project is requesting an annexation of one of the parcels into the Town of Waxhaw and a rezoning of both parcels to R-4 Cluster zoning to accommodate development of a residential community on the approximately 33.80 acre site located on Cuthbertson Road (the "Site").

**1. General Provisions:**

a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Mill Creek Residential, (the "Petitioner") to accommodate development of a residential community on the approximately 33.80 acre site located on Cuthbertson Road (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Waxhaw Land Development Code (the "Ordinance"). Unless the Rezoning Plan modifies the standards or establishes more stringent standards as part of the conditional site plan, the regulations established under the Ordinance for the R-4 Cluster zoning classifications shall govern all development taking place on the Site, subject to the provisions provided below.

**2. Permitted Uses and Development Area Limitations:**

a. The Site may be developed with up to one hundred thirty six (136) for sale or rent, single family detached homes, single family attached homes, and duplexes including any incidental or accessory use permitted in the R-4 cluster zoning district under the Ordinance.

**3. Transportation Improvements:**

a. **Waxhaw and NCDOT Standards.** All public roadway improvements will be subject to the standards and criteria of Waxhaw and NCDOT, as applicable, to the roadway improvements within their respective road system authority. Public streets within the site shall follow Town of Waxhaw typical local street sections as set forth on the Rezoning Plan.

b. **Right-of-way Conveyance.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.

**4. Access and Parking.**

a. Access to the Site will be from Cuthbertson Road as generally depicted on the Rezoning Plan.

b. The number and location of access points to the internal public/private street and drives will be determined during the building permit process and thereafter additional or fewer driveways and/or additional streets may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.

c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Waxhaw in accordance with published standards.

d. Off-Street Parking requirements shall follow section 7.5.3. Single Family Detached requires 2 spaces per unit, plus 1 space per room (bathrooms, two family dwellings requires 2 spaces for each unit, but one-bedroom units require only 1 space; townhomes requires 2 spaces for each unit plus 1 visitor parking for every 4 parking spaces).

**5. Streetscape, Landscaping and Buffer:**

a. The site shall comply with the street-yard requirements per Section 8.4.

b. Between the right of way and the face of the garage there shall be a minimum distance of twenty feet (20') or the listed setback depth, whichever is greater.

c. A twenty-five (25) foot wide residential perimeter tree buffer shall be provided in accordance with section 8.6 of the Ordinance and as generally depicted on the Rezoning Plan.

d. Screening and landscaping shall conform with the standards and treatments specified in the Ordinance.

e. Along the Site's internal public streets, the Petitioner will provide a sidewalk and a cross-walk network that links all of the principal buildings on the Site with one another by way of links to sidewalks along the abutting public or private streets and/or other pedestrian features. The minimum width for these internal sidewalks will be a minimum of six (6) feet.

**6. Environmental Features**

a. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved from and engineering perspective with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. This project will use sand filter type SCM stormwater management devices to provide stormwater quality and attenuation.

**7. Open Space:**

a. A minimum of 6.76 acres of the Site shall be set aside as publicly accessible recreation space, which represents 20% of the Site.

b. Open space shall comply with the standards of the Ordinance.

c. Publicly accessible recreation space may take the form of trails, parks, plazas, playgrounds, or community gardens. Such recreation space should be a focal point of the development and be centrally located so as to serve residents in the area of the development and the general public.

d. The shape and dimensions of the land used for recreation space shall be deemed usable, with moderate topography and shall not be located in environmentally sensitive areas such as FEMA flood areas or wetlands or within utility rights-of-way or easements.

e. Amenities shall be provided for active and passive recreation space such as seating, trash receptacles, water fountains, playgrounds, sports fields/courts, etc. in order to be deemed publicly accessible recreation space.

f. All open space shall conform to the ownership and maintenance requirements of Section 8.12.

**8. Signage:**

a. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. The street signs shall be purchased by the developer and delivered to the Public Works Office. The public works staff will install the street signs in the locations shown on the construction documents.

**9. Amendments to the Rezoning Plan:**

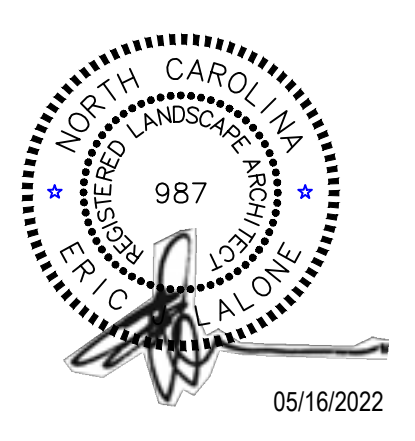
a. Future amendments to the Rezoning Plan (which includes these Development Standards) will be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**10. Binding Effect of the Rezoning Application:**

a. 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 and their respective heirs, devisees, personal representatives, successors in interest or assigns.



NO.	DATE	REVISION DESCRIPTION



MILL CREEK  
AMAVI WAXHAW  
WAXHAW, NORTH CAROLINA

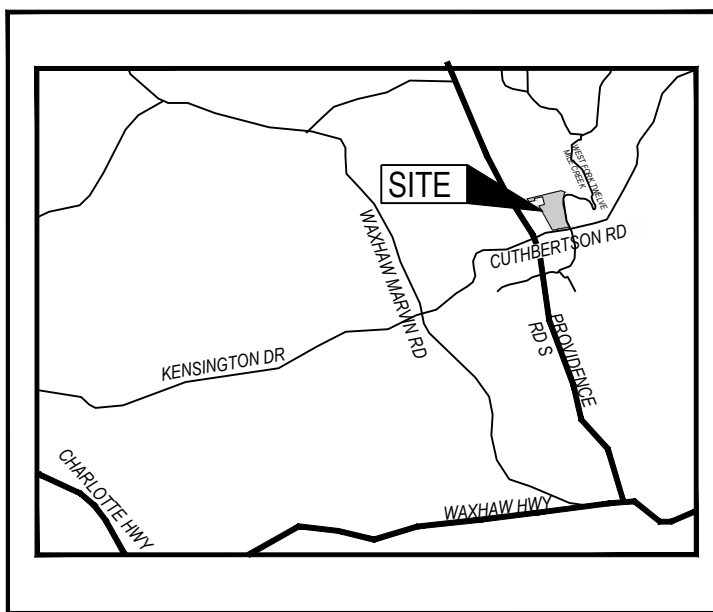
**SITE PLAN**

ISSUE:  
**REZONING SITE PLAN**  
DATE:  
05/16/2022

JOB NO.:  
DESIGN: EJL  
DRAWN: MS  
CHECKED: EJL

SHEET NO.  
**L1.0**

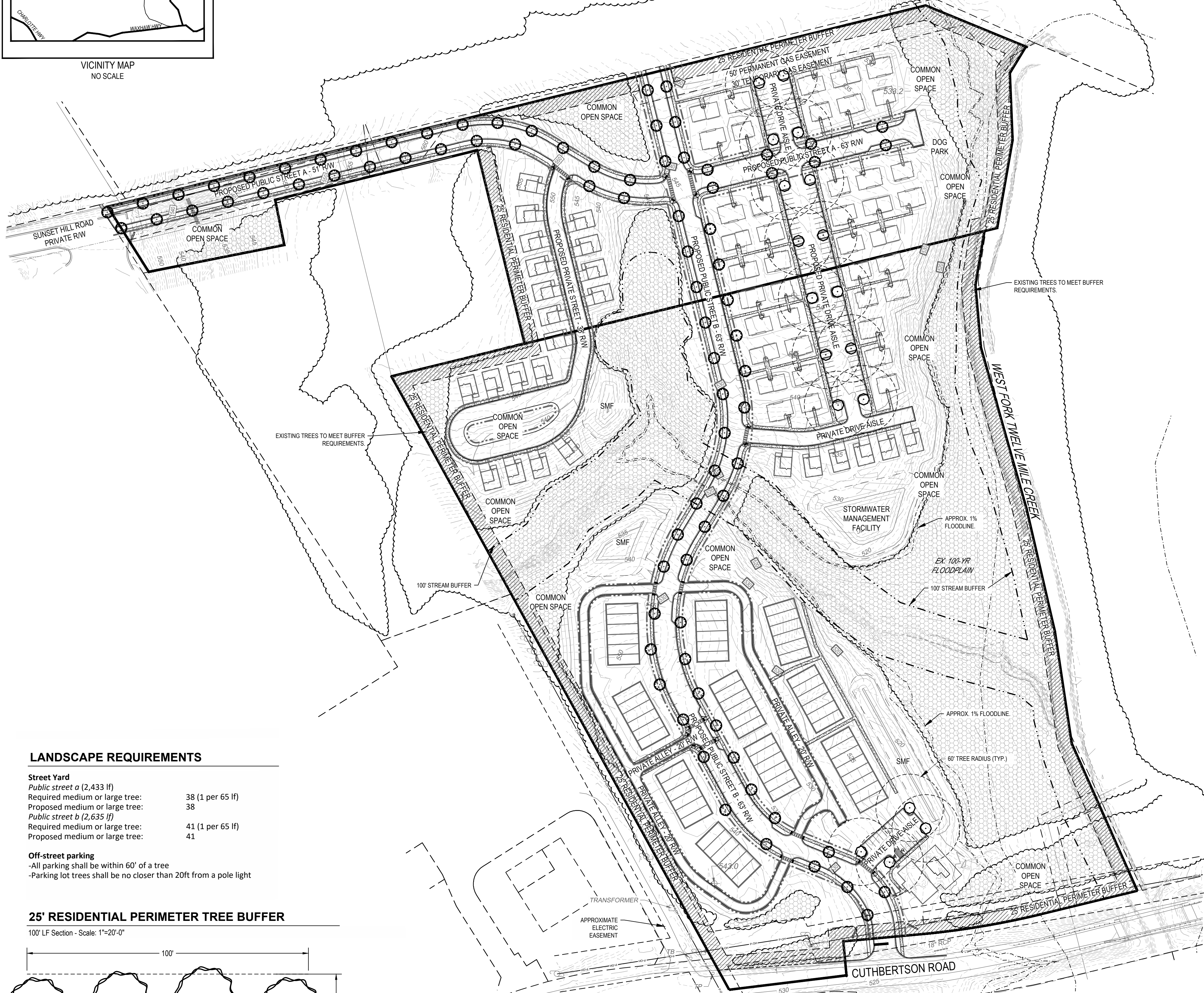




VICINITY MAP  
NO SCALE

**LEGEND**

- TREE SAVE AREA
- 25' RESIDENTIAL PERIMETER BUFFER

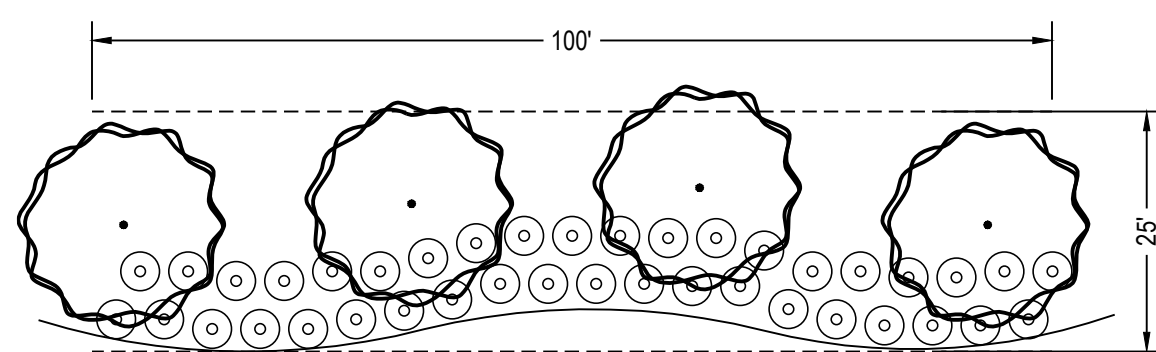


**LANDSCAPE REQUIREMENTS**

- Street Yard**  
*Public street a* (2,433 lf) Required medium or large tree: 38 (1 per 65 lf)  
 Proposed medium or large tree: 38  
*Public street b* (2,635 lf) Required medium or large tree: 41 (1 per 65 lf)  
 Proposed medium or large tree: 41
- Off-street parking**  
 -All parking shall be within 60' of a tree  
 -Parking lot trees shall be no closer than 20ft from a pole light

**25' RESIDENTIAL PERIMETER TREE BUFFER**

100' LF Section - Scale: 1"=20'-0"



Required trees: 1 tree per 30 lf  
 Required shrubs: 10 shrubs per tree

SCALE: 1"=100'-0"

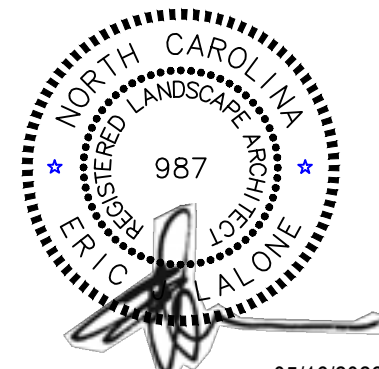


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REVISION DESCRIPTION

NO. DATE



MILL CREEK

AMAVI WAXHAW

WAXHAW, NORTH CAROLINA

**PLANTING PLAN**

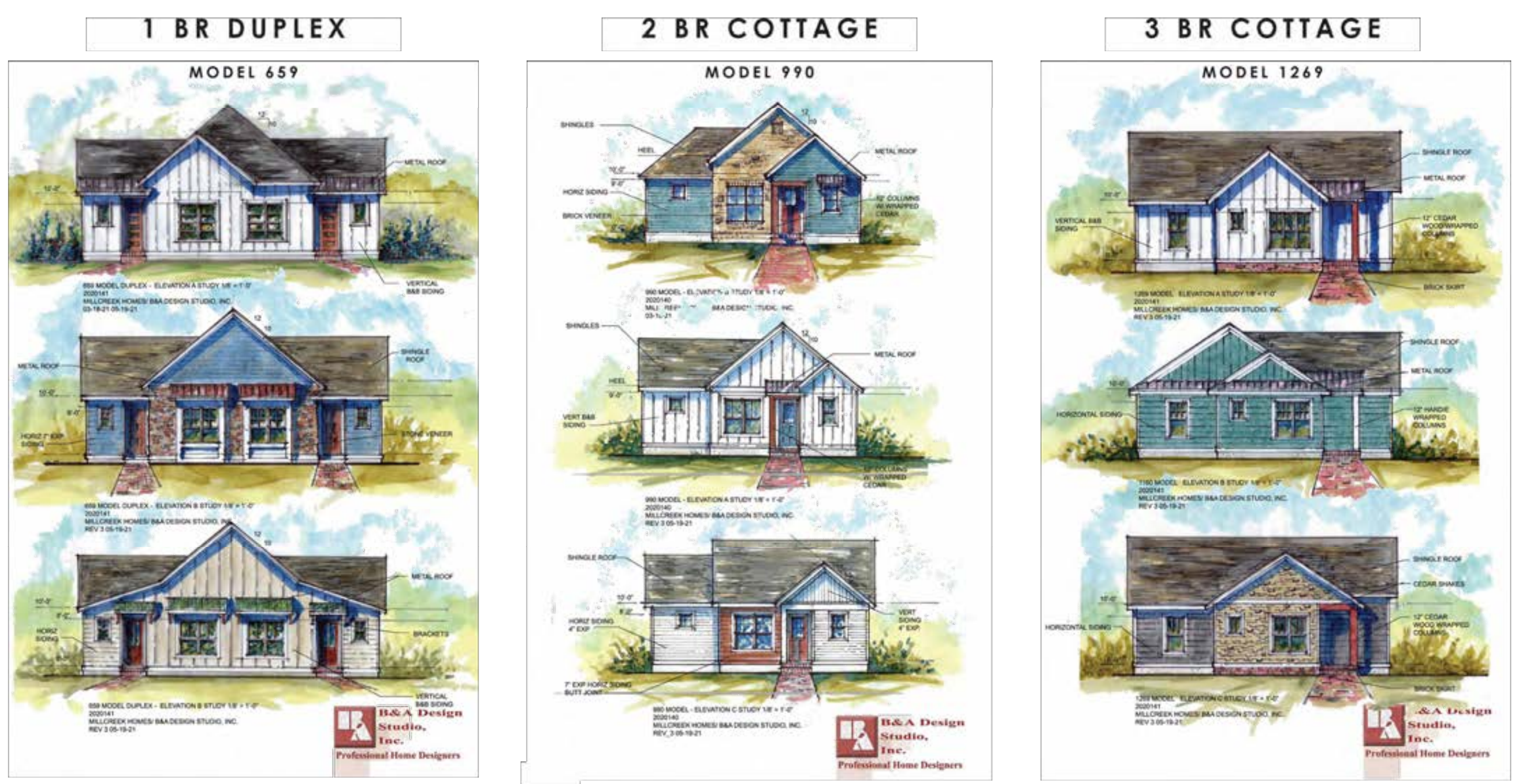
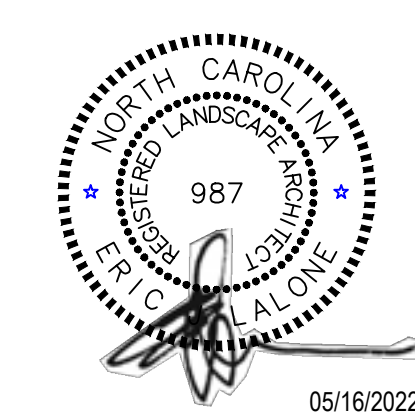
ISSUE: REZONING SITE PLAN  
 DATE: 05/16/2022

JOB NO.:  
 DESIGN: E.J.L.  
 DRAWN: M.S.  
 CHECKED: E.J.L.

SHEET NO.  
**L2.0**



NO.	DATE	REVISION DESCRIPTION
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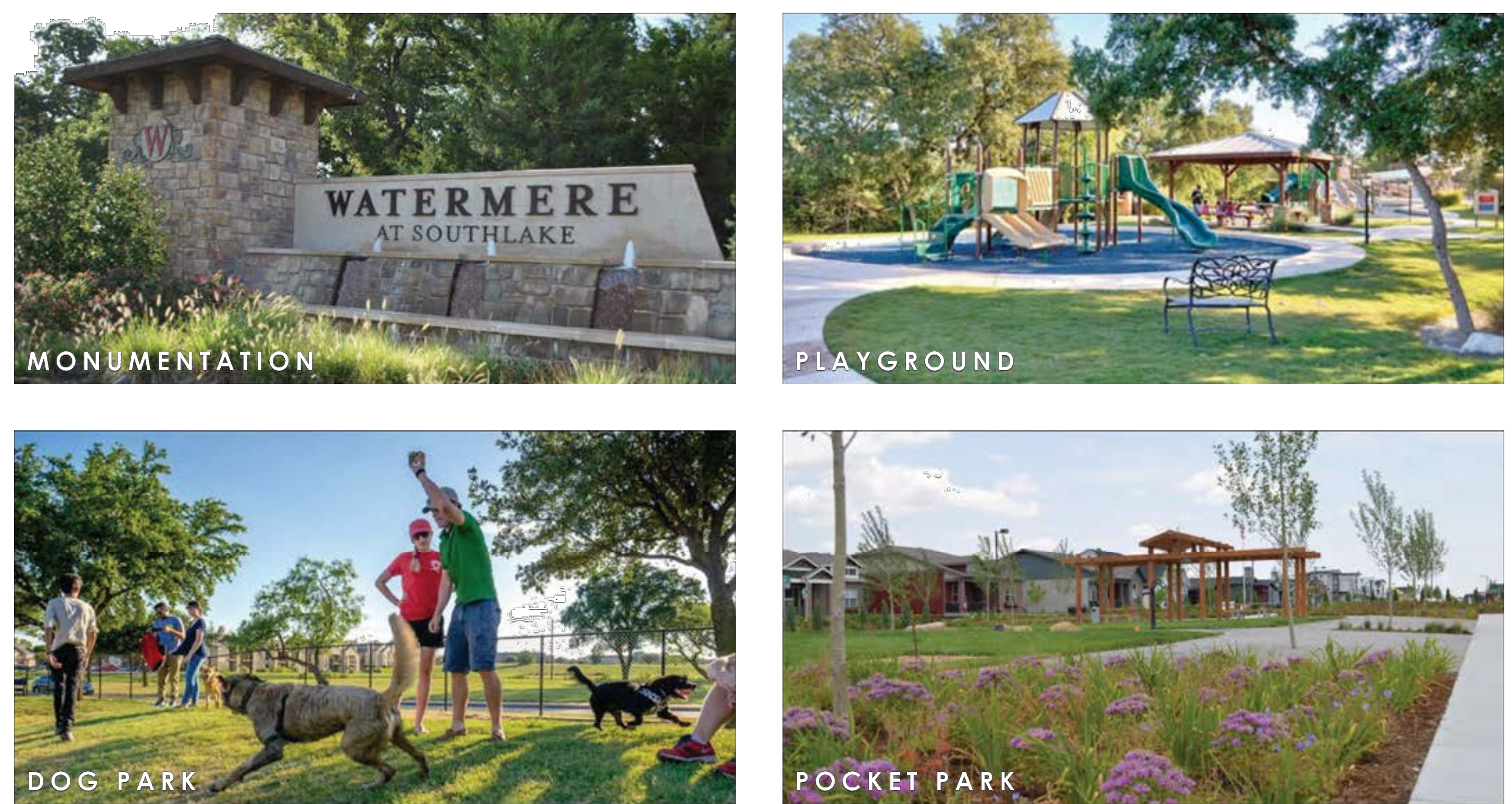


**AMAVI WAXHAW**  
Neighborhood Identity | Cottages  
Waxhaw, North Carolina

These images are conceptual in nature and representative of design intent. Final design and materiality to be determined.

**AMAVI WAXHAW**  
Neighborhood Identity | Cottages  
Waxhaw, North Carolina

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**AMAVI WAXHAW**  
Neighborhood Identity | Form  
Waxhaw, North Carolina

These images are conceptual in nature and representative of design intent. Final design and materiality to be determined.

**AMAVI WAXHAW**  
Neighborhood Identity | Amenity Spaces  
Waxhaw, North Carolina

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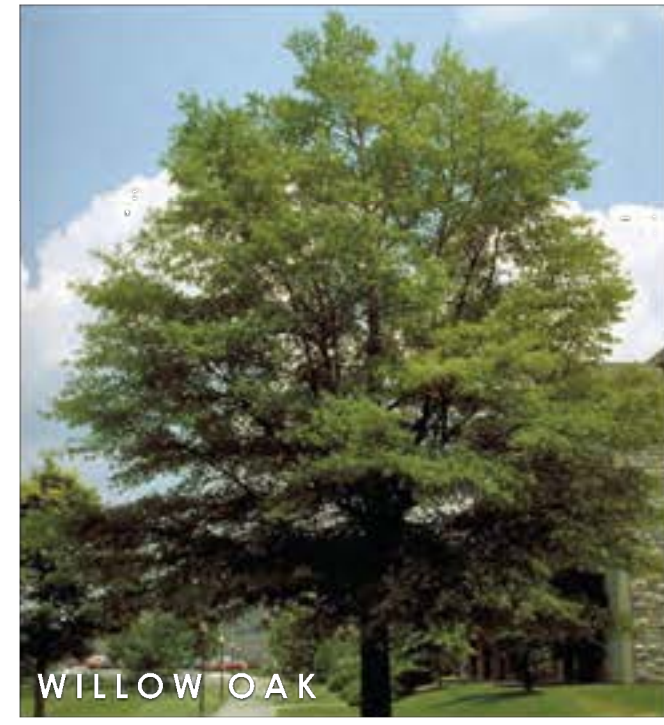
MILL CREEK  
**AMAVI WAXHAW**  
WAXHAW, NORTH CAROLINA

PRECEDENT IMAGERY

ISSUE:	REZONING SITE PLAN
DATE:	05/16/2022
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DRAWN:	EJL
CHECKED:	EJL
SHEET NO.	L3.0

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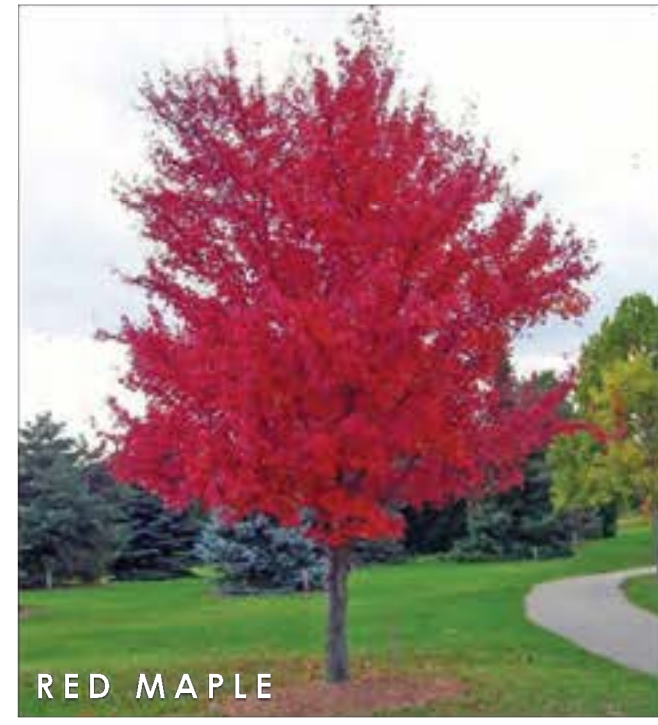




WILLOW OAK



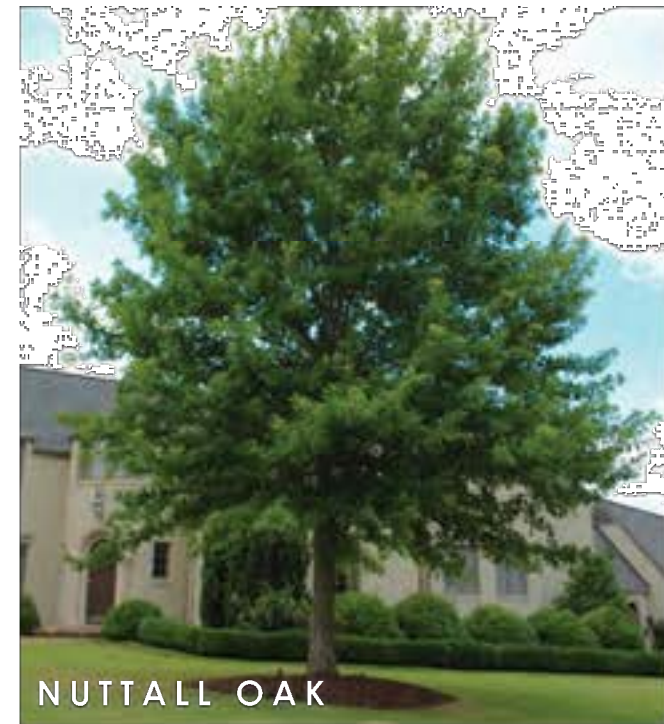
TRIDENT MAPLE



RED MAPLE



GINKGO



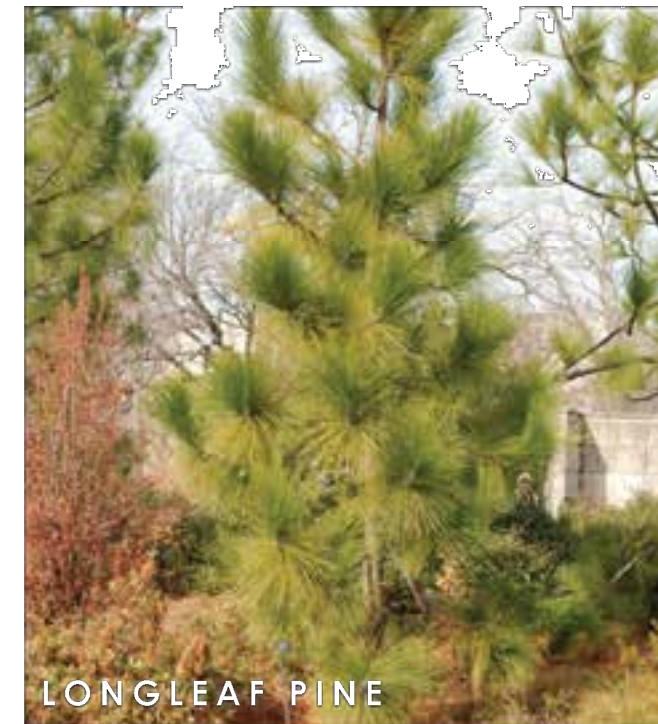
NUTTALL OAK



LIVE OAK



SUGAR MAPLE



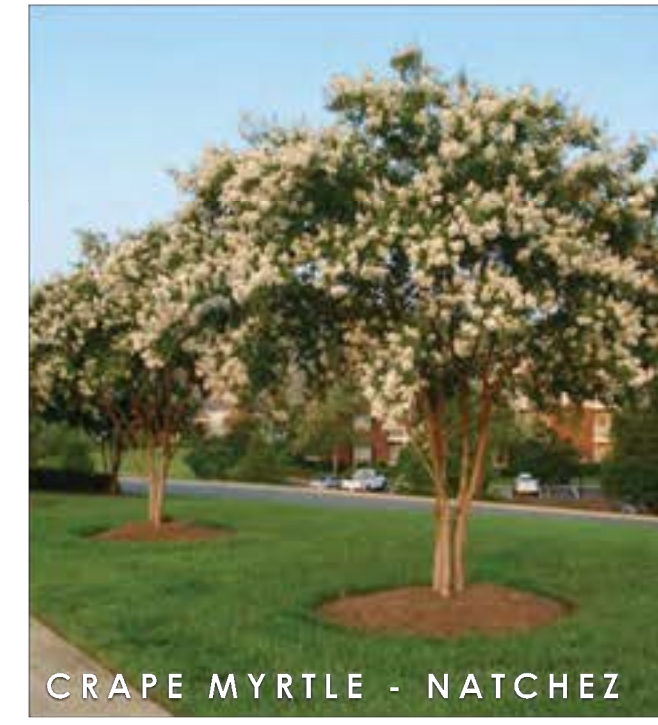
LONGLEAF PINE

### AMAVI WAXHAW

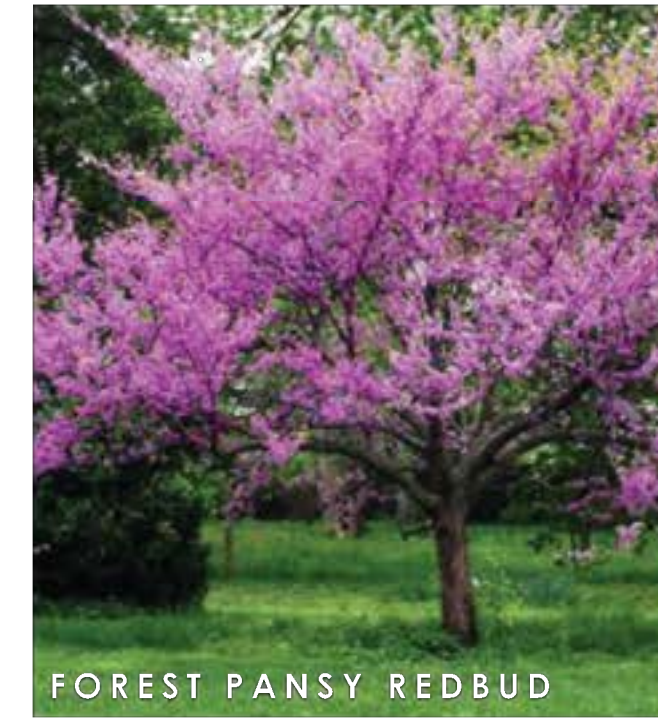
Plant Palette | Shade Trees  
Waxhaw, North Carolina



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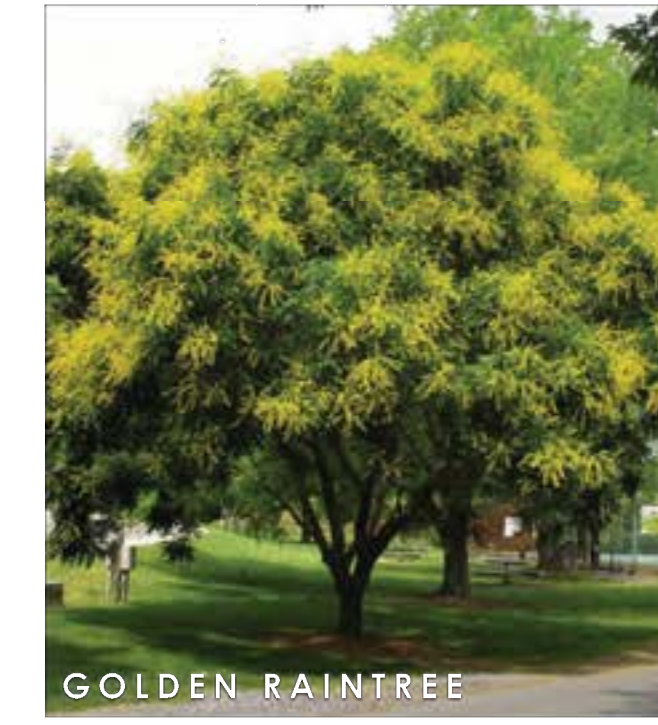
CRAPE MYRTLE - NATCHEZ



FOREST PANSY REDBUD



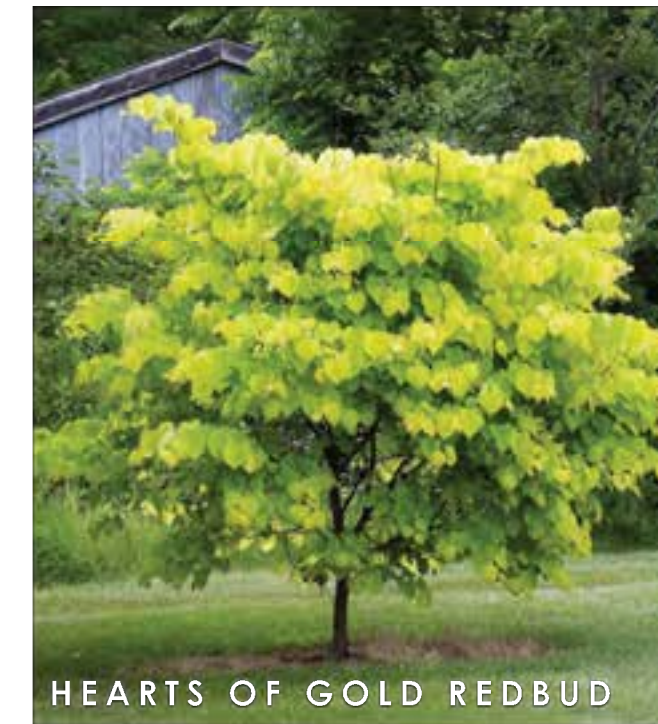
ROYAL STAR MAGNOLIA



GOLDEN RAIN TREE



CHASTE TREE



HEARTS OF GOLD REDBUD



LITTLE GEM MAGNOLIA



DOGWOOD

### AMAVI WAXHAW

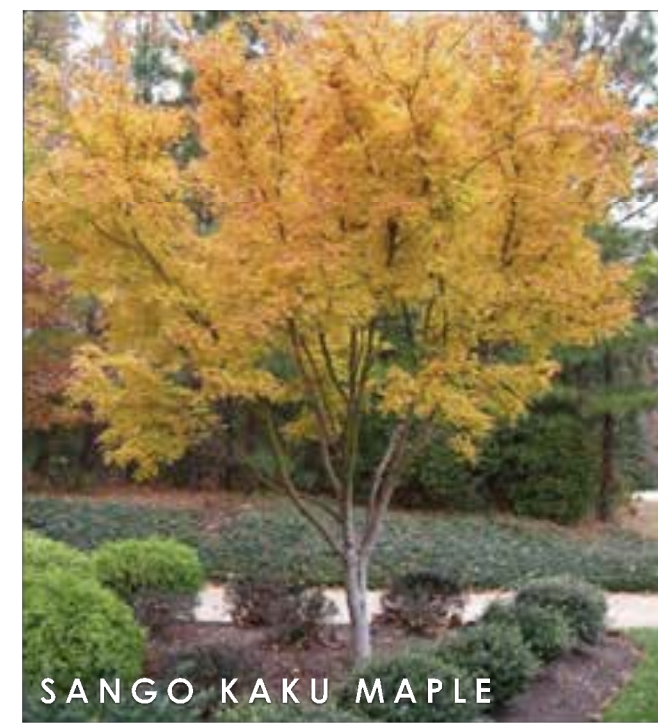
Plant Palette | Specimen Trees  
Waxhaw, North Carolina



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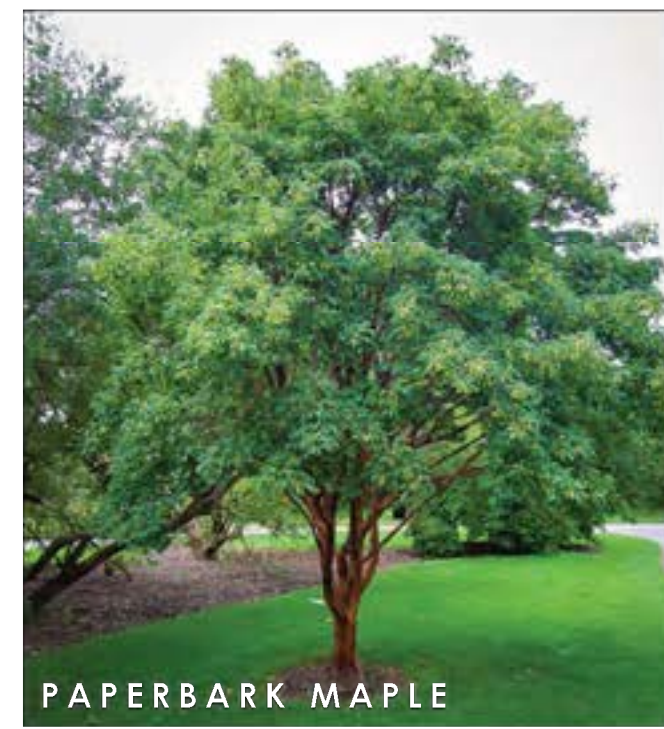
DOGWOOD



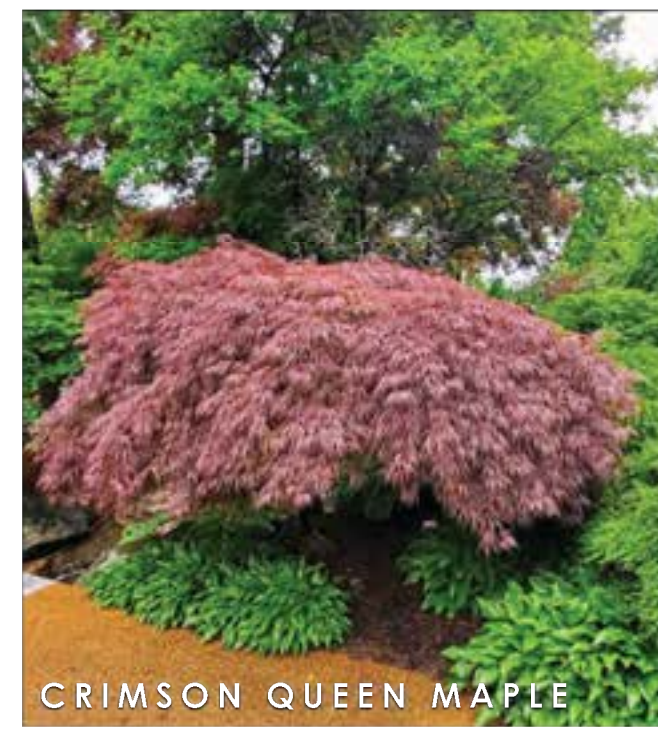
SANGO KAKU MAPLE



FRINGE TREE



PAPERBARK MAPLE



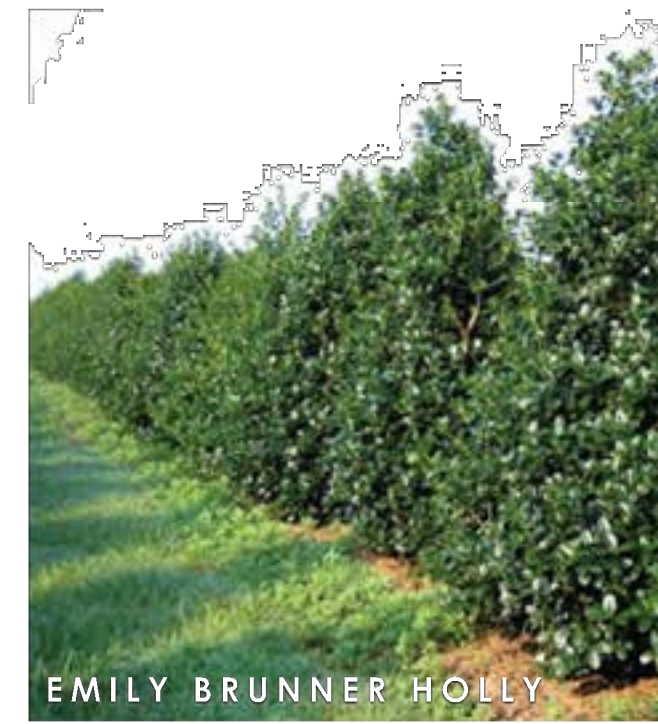
CRIMSON QUEEN MAPLE

### AMAVI WAXHAW

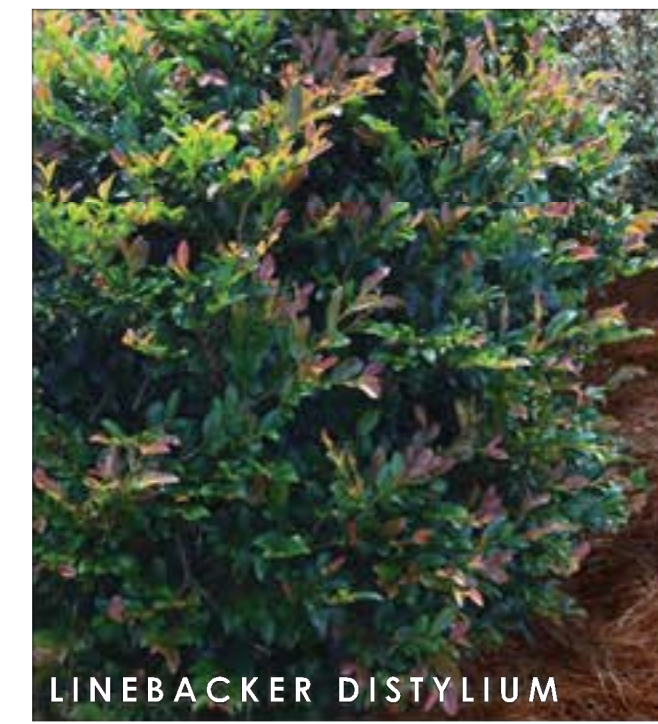
Plant Palette | Specimen Trees  
Waxhaw, North Carolina



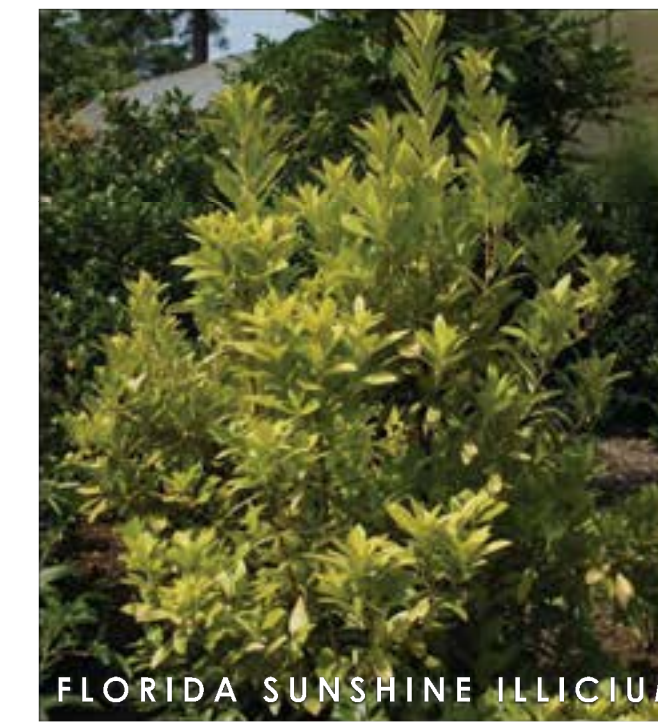
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EMILY BRUNNER HOLLY



LINEBACKER DISTYLIUM



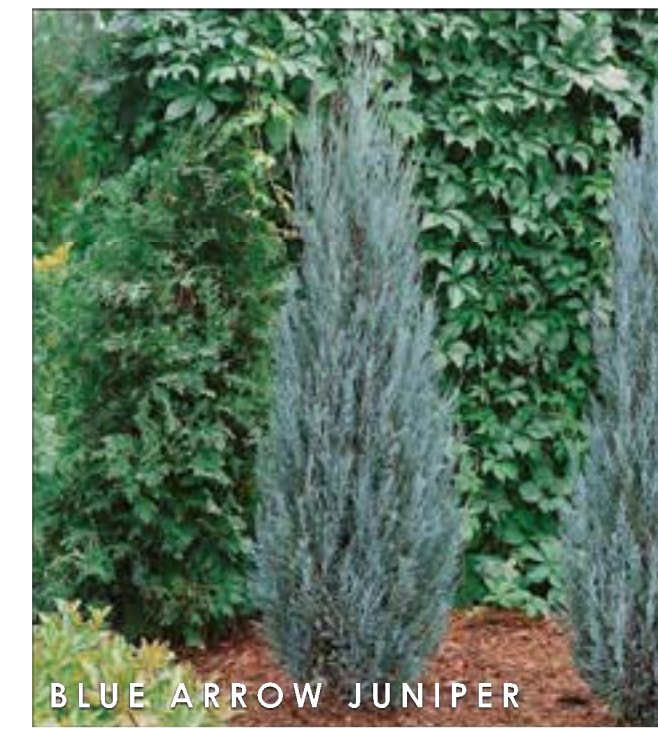
FLORIDA SUNSHINE ILLICIUM



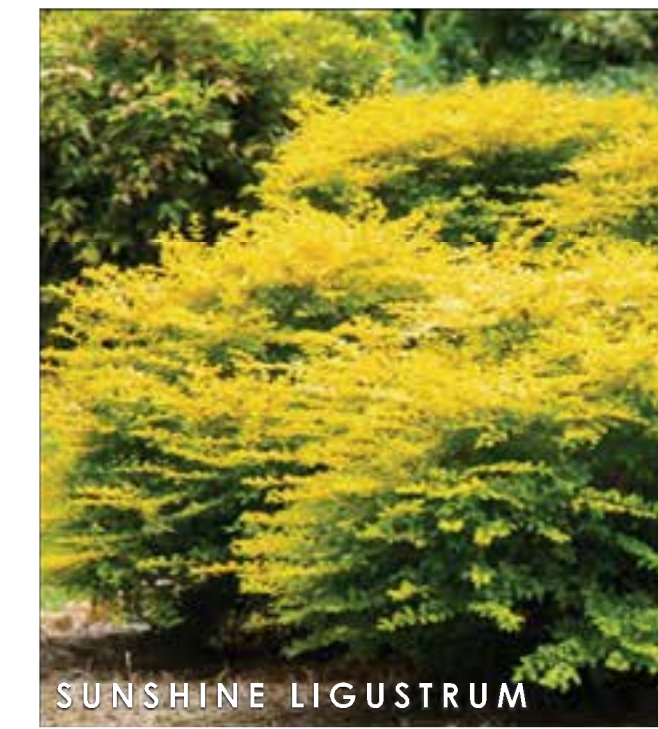
BLUE CASCADE DISTYLIUM



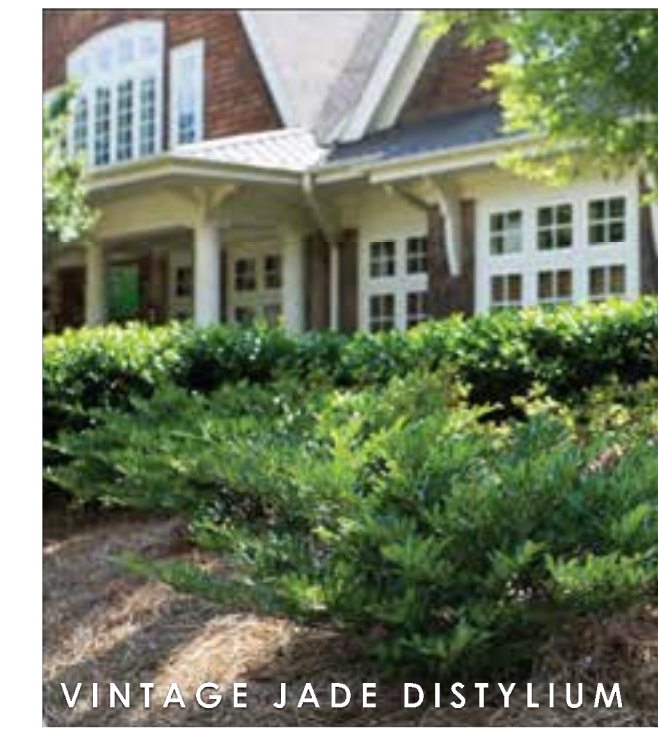
NELLIE STEVENS HOLLY



BLUE ARROW JUNIPER



SUNSHINE LIGUSTRUM



VINTAGE JADE DISTYLIUM

### AMAVI WAXHAW

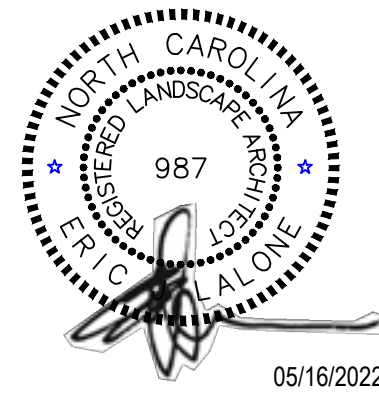
Plant Palette | Shrubs  
Waxhaw, North Carolina



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NO.	DATE	REVISION DESCRIPTION
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MILL CREEK  
AMAVI WAXHAW  
WAXHAW, NORTH CAROLINA

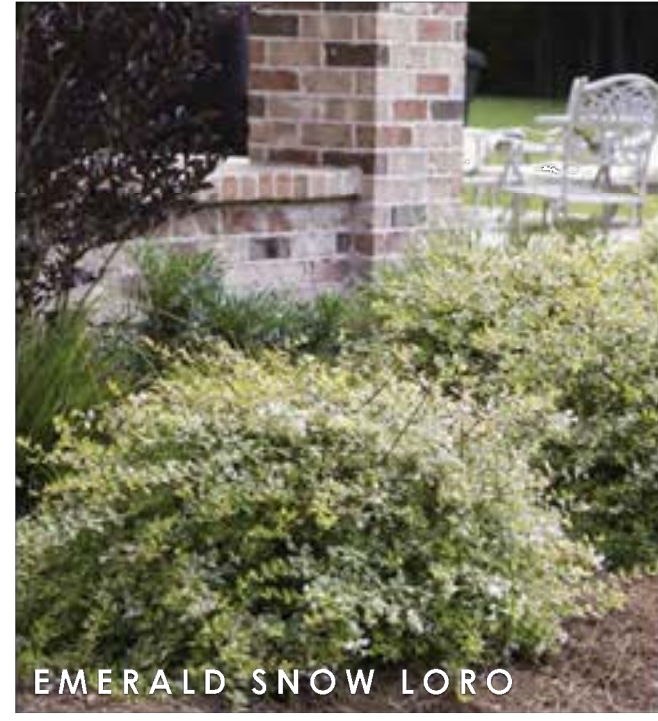
PRECEDENT  
IMAGERY

ISSUE:	REZONING SITE PLAN
DATE:	05/16/2022
JOB NO.:	
DESIGN:	EJL
DRAWN:	MS
CHECKED:	EJL
SHEET NO.	L3.1

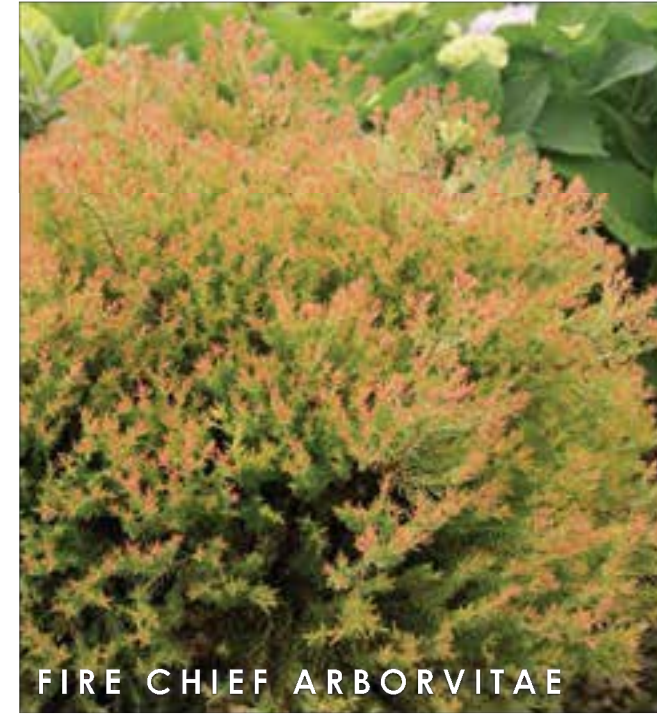




CRIMSON FIRE LORO



EMERALD SNOW LORO



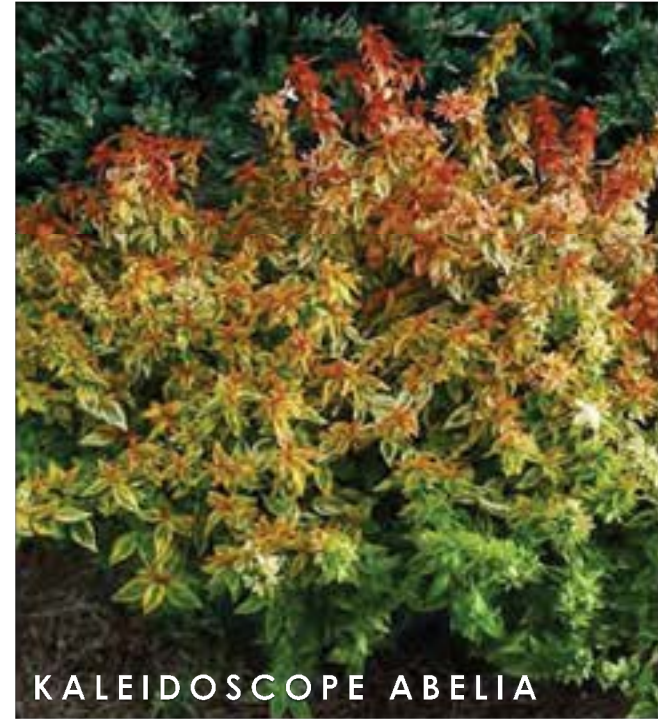
FIRE CHIEF ARBORVITAE



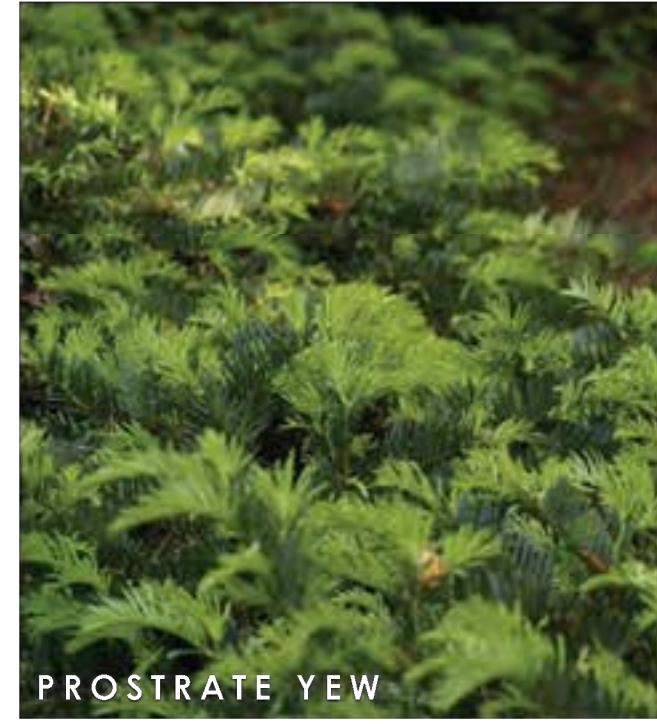
AUTUMN MOON CAMELLIA



JAZZ HANDS LORO



KALEIDOSCOPE ABELIA



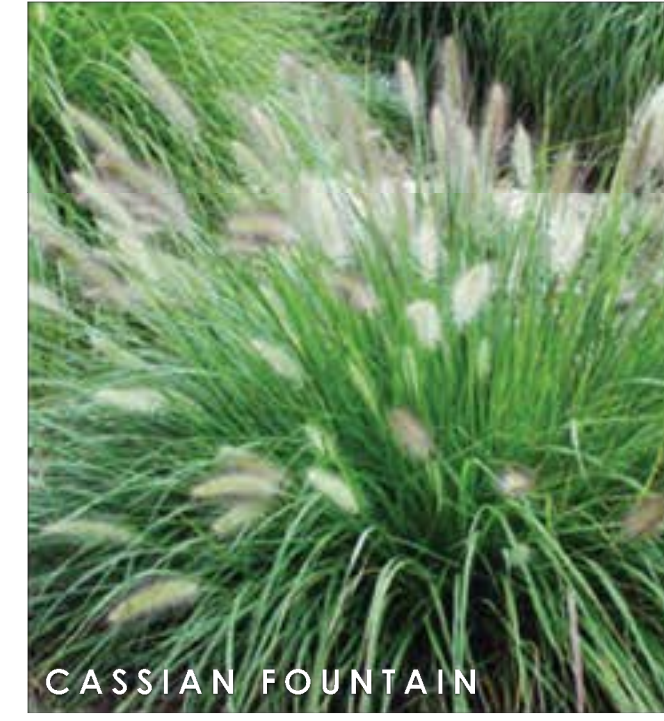
PROSTRATE YEW

### AMAVI WAXHAW

Plant Palette | Shrubs  
Waxhaw, North Carolina



These images are conceptual in nature and representative of design intent. Final design and materiality to be determined.



CASSIAN FOUNTAIN



EVERGOLD CAREX



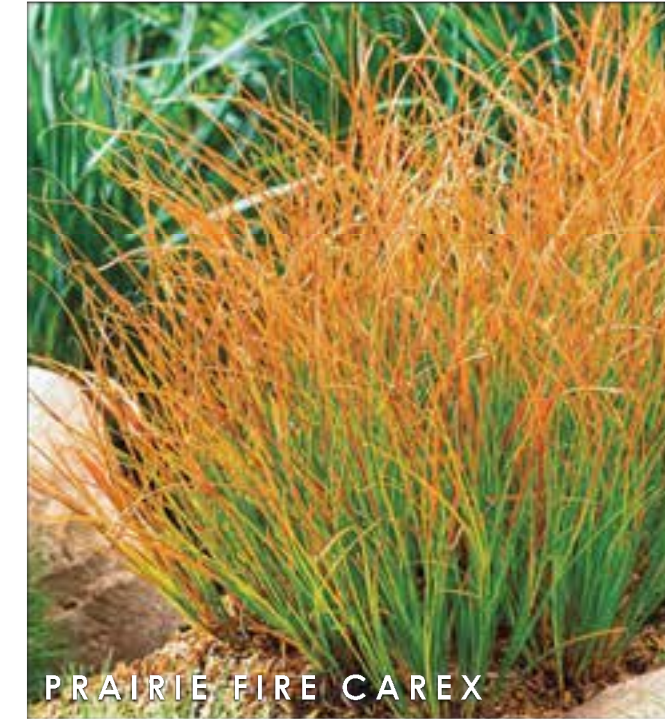
PRAIRIE BLUES



PINK MUHLY



PURPLE FOUNTAIN



PRAIRIE FIRE CAREX



PRAIRIE BLUES



WHITE CLOUD MUHLY

### AMAVI WAXHAW

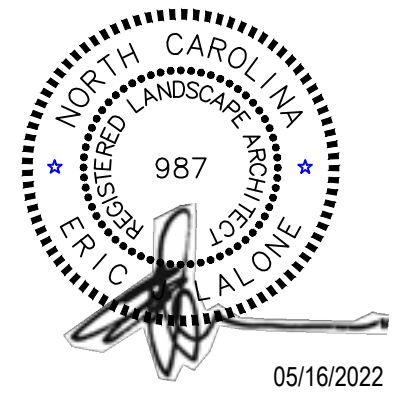
Plant Palette | Ornamental Grasses  
Waxhaw, North Carolina



These images are conceptual in nature and representative of design intent. Final design and materiality to be determined.



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MILL CREEK  
AMAVI WAXHAW  
WAXHAW, NORTH CAROLINA

PRECEDENT  
IMAGERY

ISSUE:  
REZONING SITE PLAN  
DATE:  
05/16/2022

JOB NO.:

DESIGN: E.J.L.

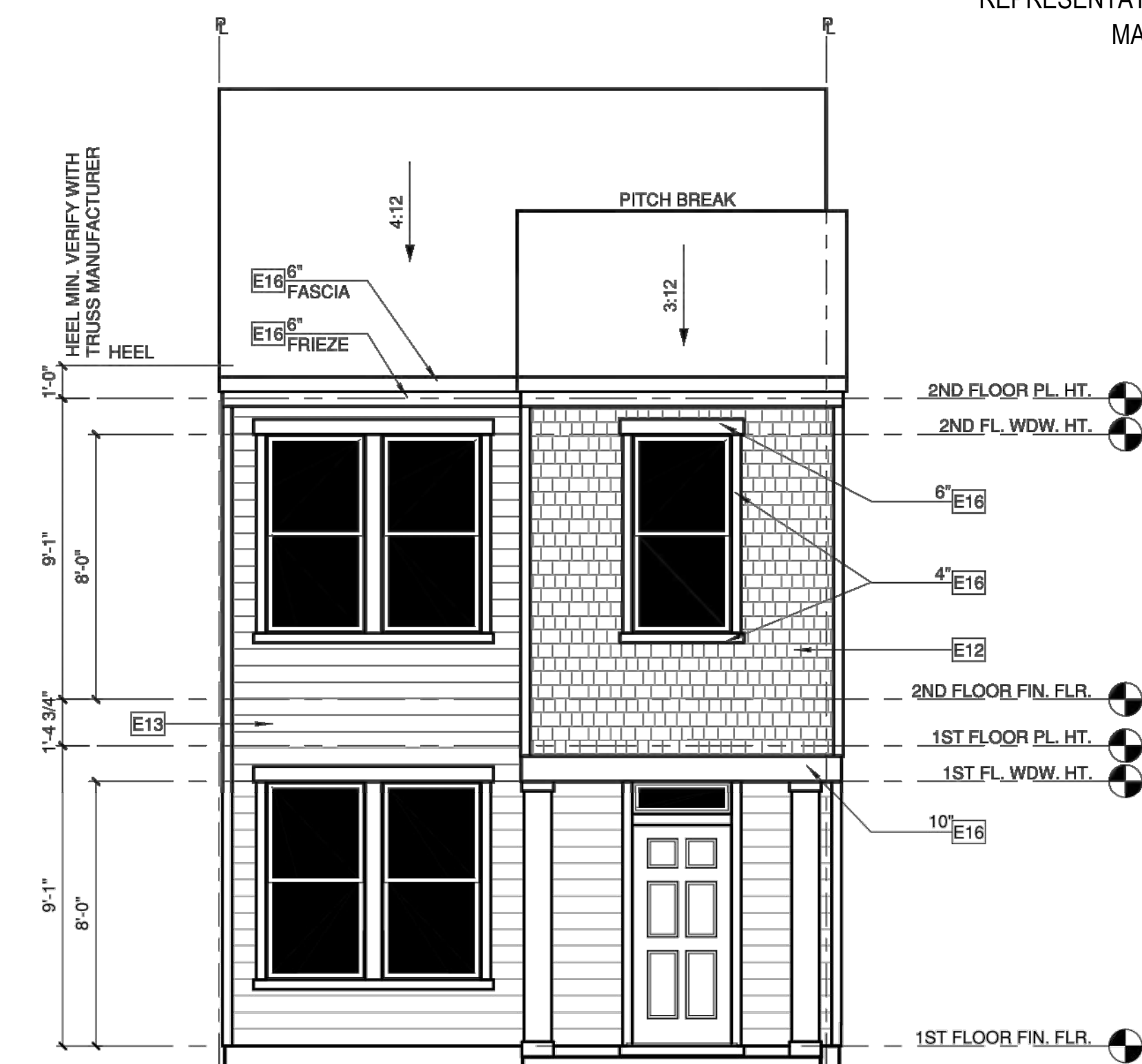
DRAWN: MS

CHECKED: E.J.L.

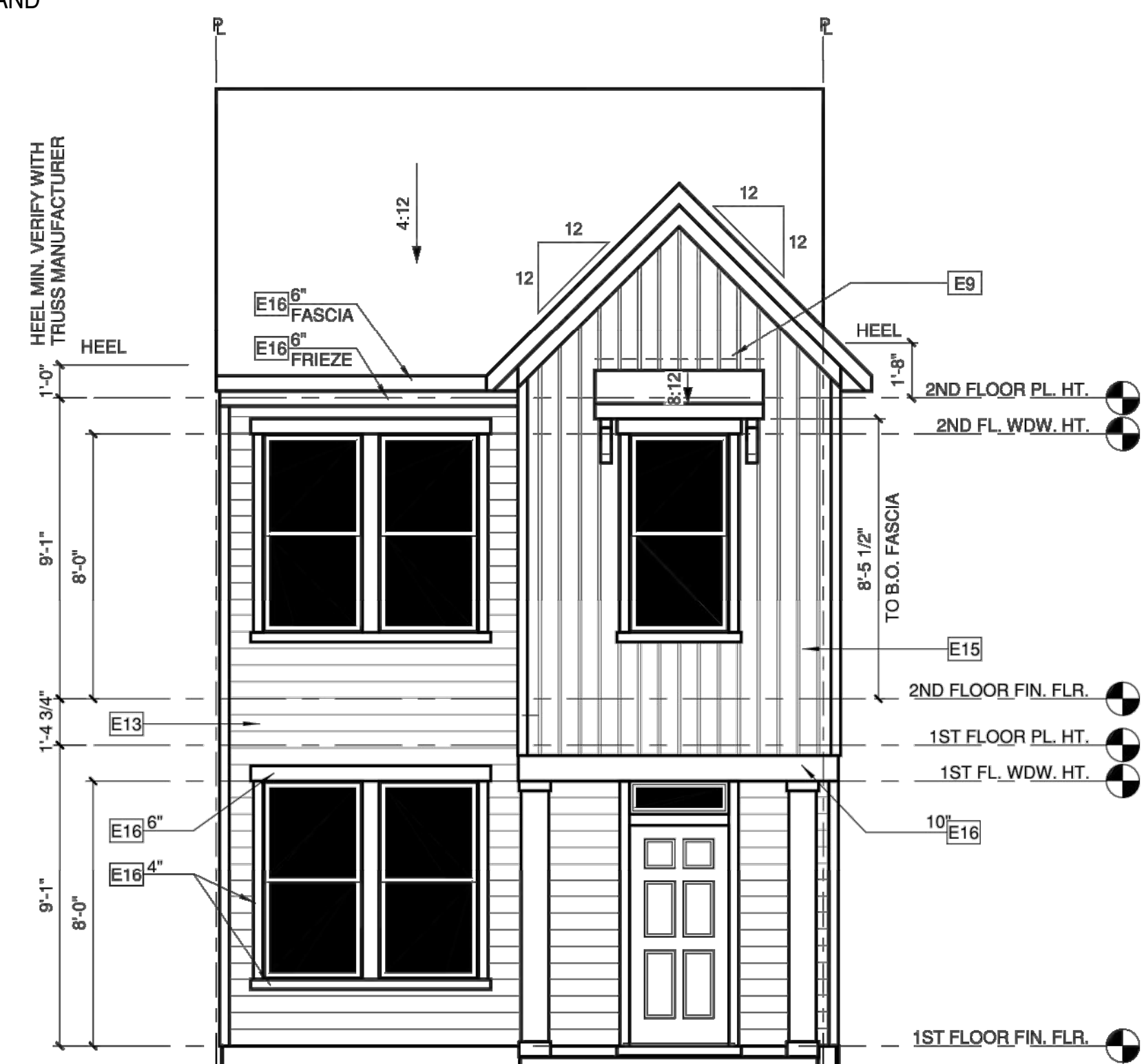
SHEET NO.  
L3.2



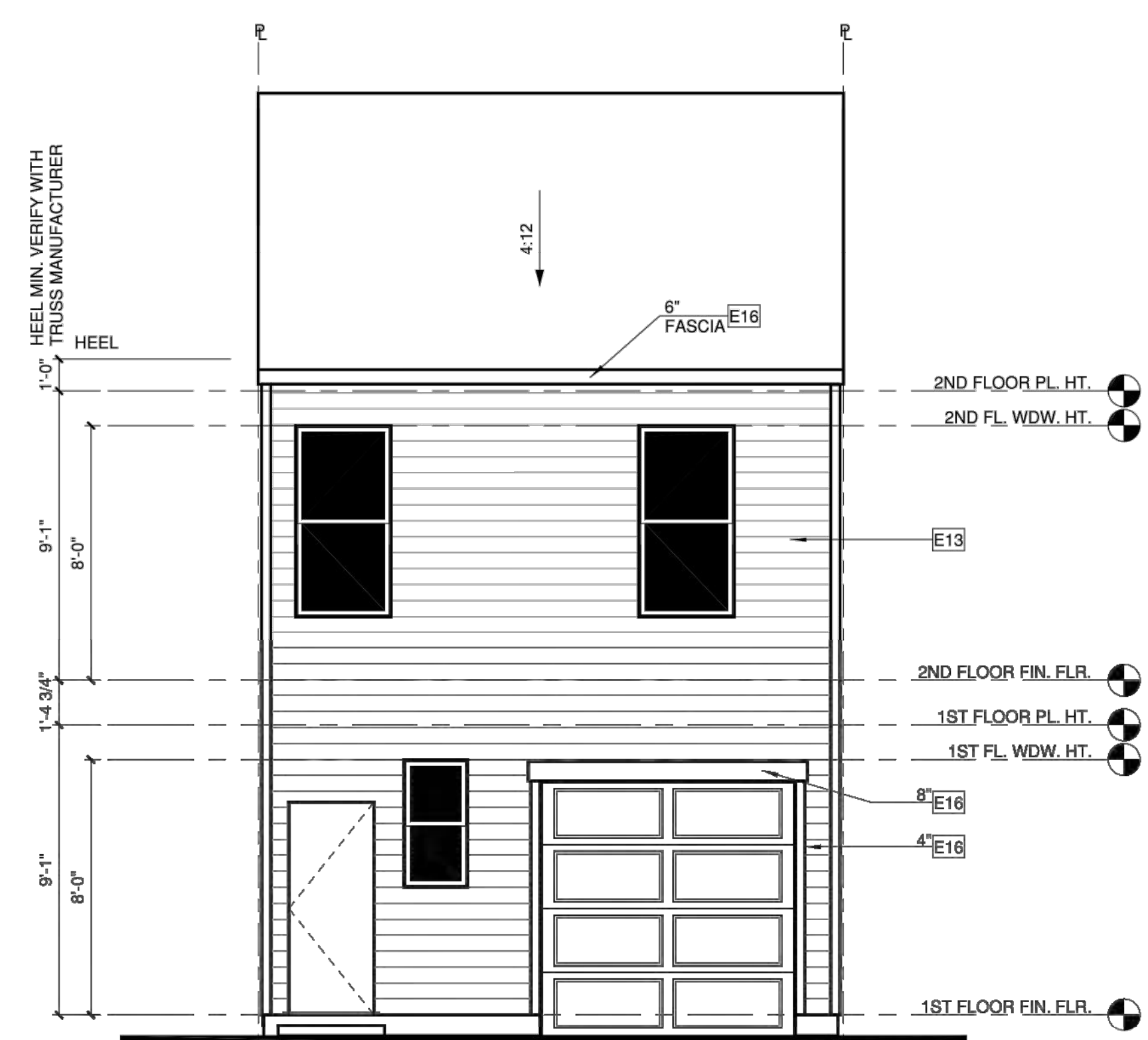
**18' REAR LOAD - TOWNHOMES**  
(THESE IMAGES ARE CONCEPTUAL IN NATURE AND REPRESENTATIVE OF DESIGN INTENT. FINAL DESIGN AND MATERIALITY TO BE DETERMINED.)



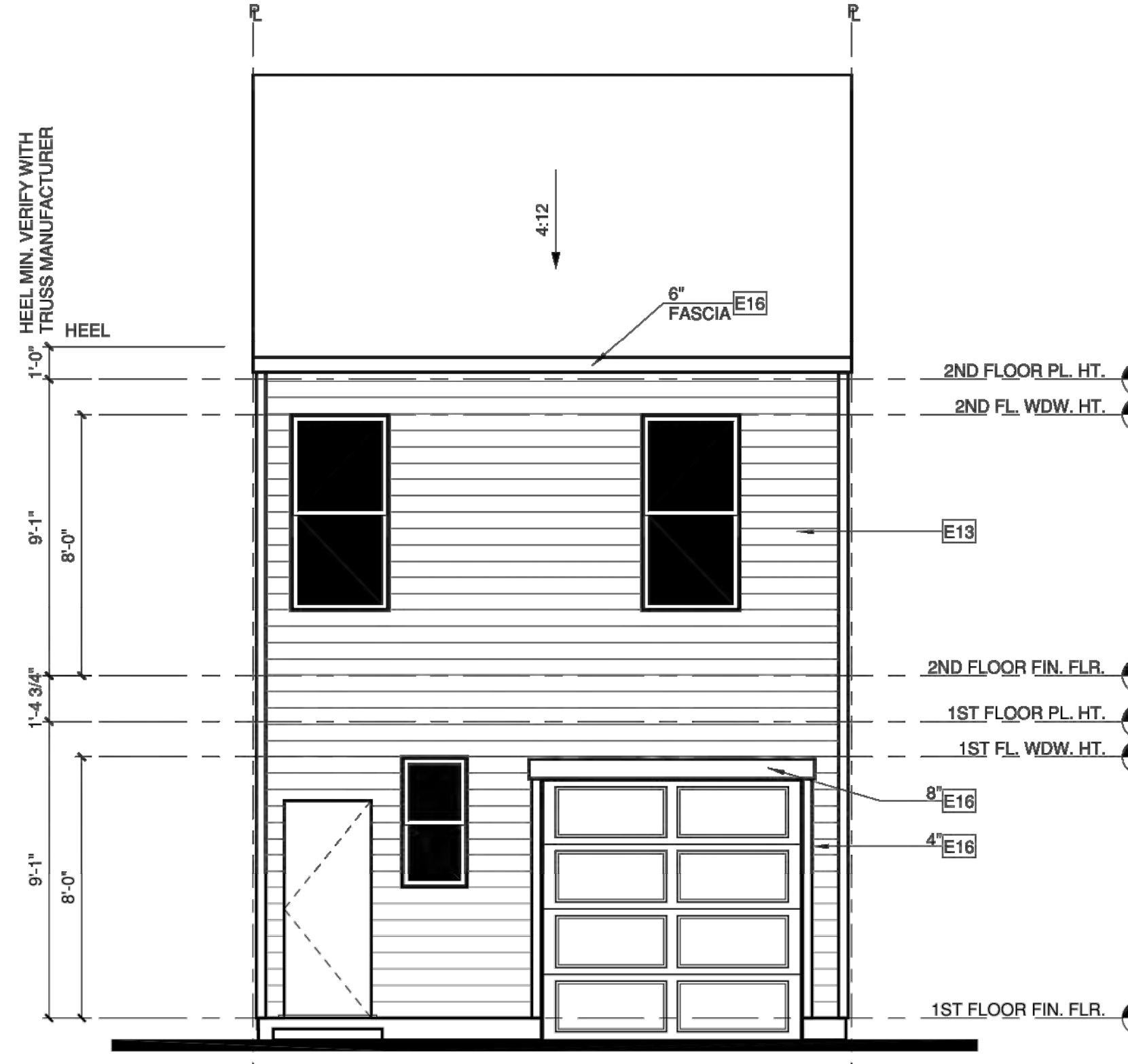
**1 FRONT ELEVATION 'A'**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



**1 FRONT ELEVATION 'B'**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



**2 REAR ELEVATION 'A'**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



**2 REAR ELEVATION 'B'**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT

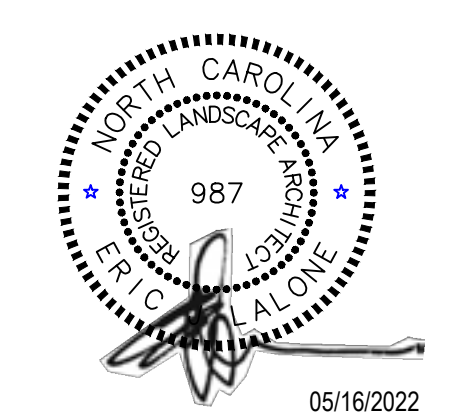
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NCRS SECTION R312.2.

- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
  - WINDOW HEAD HEIGHTS:  
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS
  - ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.
  - WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
  - ENTRY DOOR: AS SELECTED BY BUILDER
  - CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
  - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION KEYNOTE LEGEND**

E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1"X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.

NO.	DATE	REVISION DESCRIPTION



MILL CREEK  
**AMAVI WAXHAW**  
WAXHAW, NORTH CAROLINA

PRECEDENT IMAGERY

ISSUE:  
REZONING SITE PLAN  
DATE:  
05/16/2022

JOB NO.:  
DESIGN: E.J.L.  
DRAWN: MS  
CHECKED: E.J.L.

SHEET NO.  
**L3.3**



**18' REAR LOAD - TOWNHOMES**  
(THESE IMAGES ARE CONCEPTUAL IN NATURE AND REPRESENTATIVE OF DESIGN INTENT. FINAL DESIGN AND MATERIALITY TO BE DETERMINED.)



**RIGHT ELEVATION 'C'**

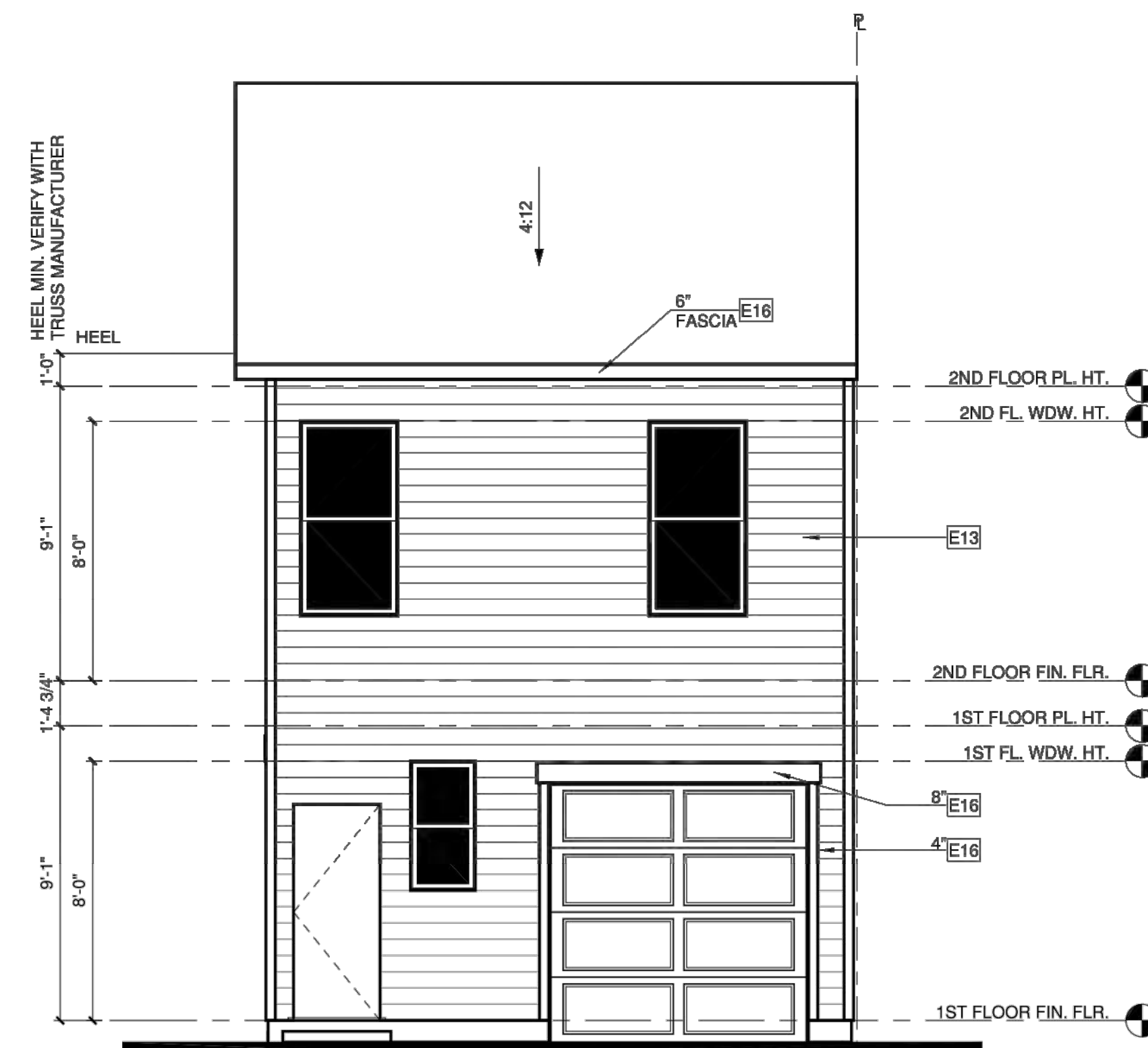
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT

**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS  
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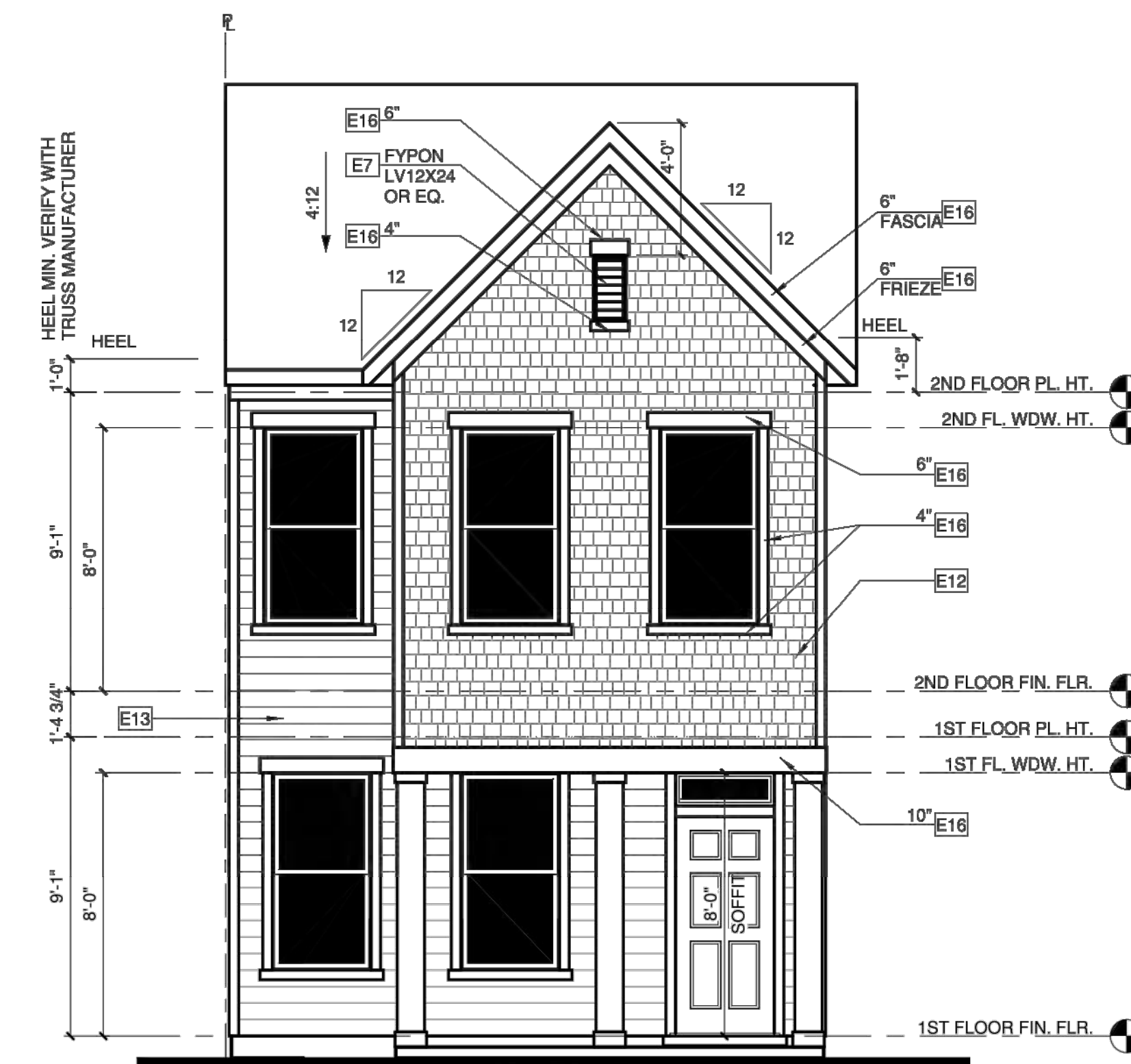
**ELEVATION KEYNOTE LEGEND**

E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
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E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED. PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.



**REAR ELEVATION 'C'**

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



**FRONT ELEVATION 'C'**

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT

NO.	DATE	REVISION DESCRIPTION



MILL CREEK  
**AMAVI WAXHAW**  
WAXHAW, NORTH CAROLINA

PRECEDENT  
IMAGERY

ISSUE:	REZONING SITE PLAN
DATE:	05/16/2022
JOB NO.:	
DESIGN:	EJL
DRAWN:	MS
CHECKED:	EJL
SHEET NO.	L3.4