

Dewberry Engineers, Inc.
6135 Lakeview Rd., Suite 400
Charlotte, N.C., 28269
Phone: 704-509-9918
Fax: 704-509-9537

Property Owner
Bank of North Carolina,
OF DAVIDSON COUNTY, NORTH CAROLINA
Address
3400 & 3410 S. Providence Rd.
Town of Waxhaw
Union County, N.C., 28173

SCALE 1"=300'

No.	DATE	BY	Description

DRAWN BY: J.B.P.
APPROVED BY: T.A.R.
CHECKED BY: M.D.
DATE: 11/5/2015

TITLE
Project Name
**Final Plat of
Prescot Glen Parkway /
N.C. Hwy 16
Road Right of Way Aquisition
for
Bank of North Carolina
of Davidson County,
North Carolina**

PROJECT NO: 50047457

SHEET NO. 1 OF 2

MAP BOOK PG.

ZONING REQUIREMENTS

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

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

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

NOTES:

1) This property is located within a designated AE flood zone, represented from FEMA firm 37104474001 panel number 4474, dated October 16, 2008.

2) All distances are horizontal ground distances except where otherwise noted.

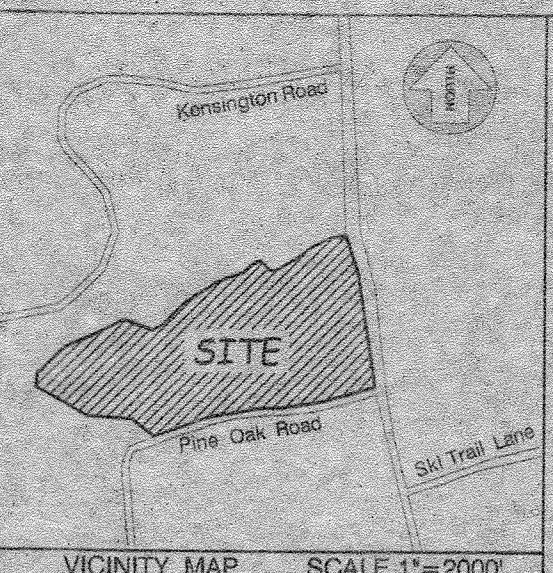
3) Horizontal Project Datum in North Carolina State 3200 (Nad 83 (2001 HARN)).

4) Boundary retracement based on the following deed and plat references:
Db. 5625 Pg. 512
Db. 4316 Pg. 78
Db. 4316 Pg. 83
Db. 3679 Pg. 298 R/W to NCDOT
Db. 209 Pg. 701 R/W Agreement to State of North Carolina
Db. 3806 Pg. 535 San. Sew. Esm't. to Union County.

5) Additional references:
Wetland delineation survey by Dewberry 11-29-2011
Topographic survey by Dewberry 11-29-2011
Sanitary sewer easement plat by Dewberry-11-8-2011
Zoning Map by Dewberry 3-5-2012

6) All Zoning determinations were obtained from Town of Waxhaw and Union County GIS Data.

LINE TABLES SHOWN ON SHEET 2



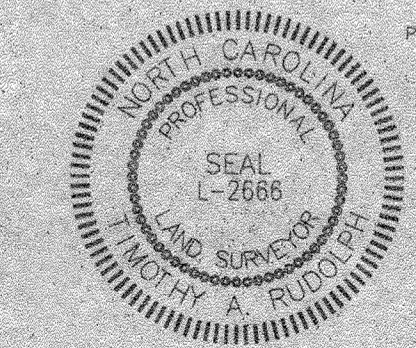
REVIEW OFFICER'S CERTIFICATE

I, Timothy A. Rudolph, REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OF PLAT, TO WHICH THIS CERTIFICATE IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: [Signature]
DATE: 11/2/2015

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER UNION COUNTY FEMA FIRM PANEL 4474J, EFFECTIVE DATE 10/16/2008



NORTH CAROLINA
I, TIMOTHY A. RUDOLPH, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PROPERTY LINES SHOWN ARE BASED UPON AN ACTUAL FIELD SURVEY UNLESS OTHERWISE NOTED HEREON. THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+. THIS PLAT IS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. SOURCE OF TITLE FOR PROPERTY SURVEYED IS DEED BOOK 5625, PAGE 212, UNION COUNTY REGISTER OF DEEDS.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12TH DAY OF NOVEMBER, 2014.

[Signature] L-2666
PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER

(A) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature] L-2666
PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

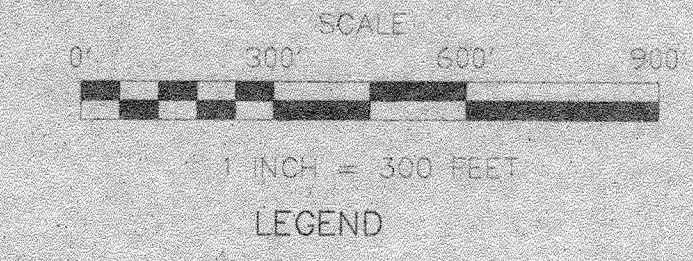
I hereby certify that I am the owner of the property shown and described hereon, which is located in the Corporate Limits of the Town of Waxhaw and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all infrastructure being the whole system of improvements required for the use of the subdivision that allow it to be used for its intended subdivided purpose. This includes but is not limited to public streets, street curb and gutter, sidewalks, public sewer, public water, storm water detention, drainage features, traffic control devices, street lighting, street signs, and landscaping to the appropriate agency.

Date: 11-5-2015
Owner: [Signature]

CERTIFICATION OF APPROVAL

I hereby certify that this Final Plat is in substantial compliance with the Preliminary Plan as approved; that all required improvements have been installed in accordance with the Waxhaw Unified Development Ordinance and that this plat is finally approved provided it is recorded with the Union County Register of Deeds within thirty (30) days of this date.

Date: 11/6/15
Administrator: [Signature]



Existing Property Line
Sanitary Sewer Easement
Right-of-Way
Adjoining property lines
Set #5 rebar
Set mag nail
Computed point
Found corner
United States Survey Foot.....USSF

[Signature] L-2666
PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER

CABM FILE 579

FILED JAN 12 2016 12:35 PM
PLAT SLIDE 000000 0519
INSTRUMENT 00759
REGISTER OF DEEDS
[Signature]

