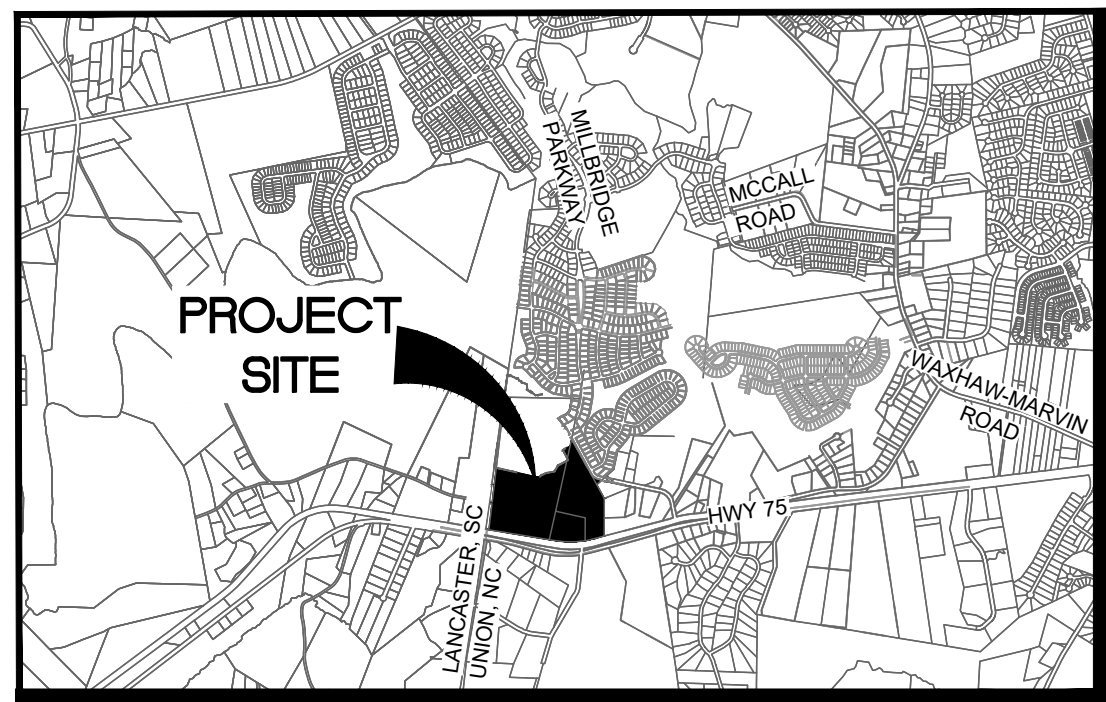


# MILLBRIDGE PHASE 7F

## CONDITIONAL DISTRICT REZONING

### LOCATED IN WAXHAW, UNION COUNTY, NORTH CAROLINA



VICINITY MAP N.T.S.

**LEGEND:**

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

**SITE PLAN DATA TABLE:**

PARCEL NUMBERS:	05168016 05168018 05168018B
TOTAL ACREAGE:	+/- 21.81 AC
TOTAL AREA IN RW:	+/- 103.190 SQ. FT.
TOTAL AREA IN LOTS:	+/- 525,830 SQ. FT.
TOTAL AREA IN TREE SAVE:	+/- 178,596 SQ. FT.
TOTAL AREA IN PERIMETER BUFFER:	+/- 48,563 SQ. FT.
TOTAL AREA IN C.O.S.:	+/- 321,023 SQ. FT.
TOTAL SITE AREA:	+/- 21.81 AC
MINUS PERIMETER BUFFER:	+/- 1.11 AC
MINUS UTILITY EASEMENT:	+/- 0.20 AC
TOTAL INTERNAL SITE AREA:	+/- 20.50 AC
INTERNAL TREE SAVE AREA	
TOTAL TREE SAVE REQUIRED (20%):	4.10 AC
TOTAL TREE SAVE PROVIDED (20%):	4.10 AC
PRINCIPAL USES:	SINGLE FAMILY RESIDENTIAL DETACHED SINGLE FAMILY HOMES
BUILDING TYPE:	
ZONING DISTRICT:	
EXISTING:	CU-R4-PRD AND CU R3 (TOWN OF WAXHAW)
PROPOSED:	CU-R4-PRD (TOWN OF WAXHAW) CD-R4-PRD (TOWN OF WAXHAW)
INTERNAL STREET NETWORK:	
TOTAL LINEAR FOOT DEEP RIVER WAY	594 LF
TOTAL LINEAR FOOT ROAD C	1,165 LF
TOTAL LINEAR FOOT ROAD D	143 LF
BUILDING SETBACKS (MIN.)	
FRONT:	20'
SIDE:	5'
CORNER:	10'
REAR:	20'
*MAXIMUM STRUCTURE HEIGHT TO BE 45'	
LOT SIZE:	
MINIMUM LOT SIZE REQUIRED:	6,000 SQ. FT. (R4-PRD)
MINIMUM LOT SIZE PROVIDED:	6,319 SQ. FT. (LOT #34)
AVERAGE LOT SIZE PROVIDED:	8,439 SQ. FT.
MAXIMUM LOT SIZE PROVIDED:	15,037 SQ. FT. (LOT #62)
LOT COUNT:	
MAXIMUM ALLOWED BY CURRENT ZONING:	47 UNITS (2.15 UNITS/ACRE)
MAXIMUM ALLOWED IN NEW ZONING:	79 UNITS (3.62 UNITS/ACRE)
PROPOSED IN NEW ZONING:	63 UNITS (2.89 UNITS/ACRE)
TOTAL NUMBER OF DWELLINGS	63
52' SINGLE FAMILY (DETACHED)	56 LOTS (89%) (52' X 130' TYP.)
70' SINGLE FAMILY (DETACHED)	7 LOTS (11%) (70' X 130' TYP.)

**GENERAL NOTES**

- BOUNDARY INFORMATION**  
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY MAKIM & CREED SIGNED JUNE 24TH, 2008 AND A SUPPLEMENT SURVEY COMPLETED BY SUMMIT OF THE CAROLINAS, P.C. ON NOVEMBER 18TH, 2016
- TOPOGRAPHIC INFORMATION**  
TOPOGRAPHY FOR THIS SECTION OF MILLBRIDGE IS A COMPILATION OF AERIAL SURVEY OBTAINED FROM LAND DESIGN, INC. ON OCTOBER 30, 2013
- HORIZONTAL REFERENCE: NAD83  
VERTICAL REFERENCE: NAVD88
- ACCESS POINTS/DRIVEWAYS/STREET**
- PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. PROPOSED ENTRANCES NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
  - ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF WAXHAW ZONING AND SUBDIVISION ORDINANCES, AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

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

**PHONE:** (704) 525-5998

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

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

**PHONE:** (704) 334-5348

**UTILITY PROVIDERS:**

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

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

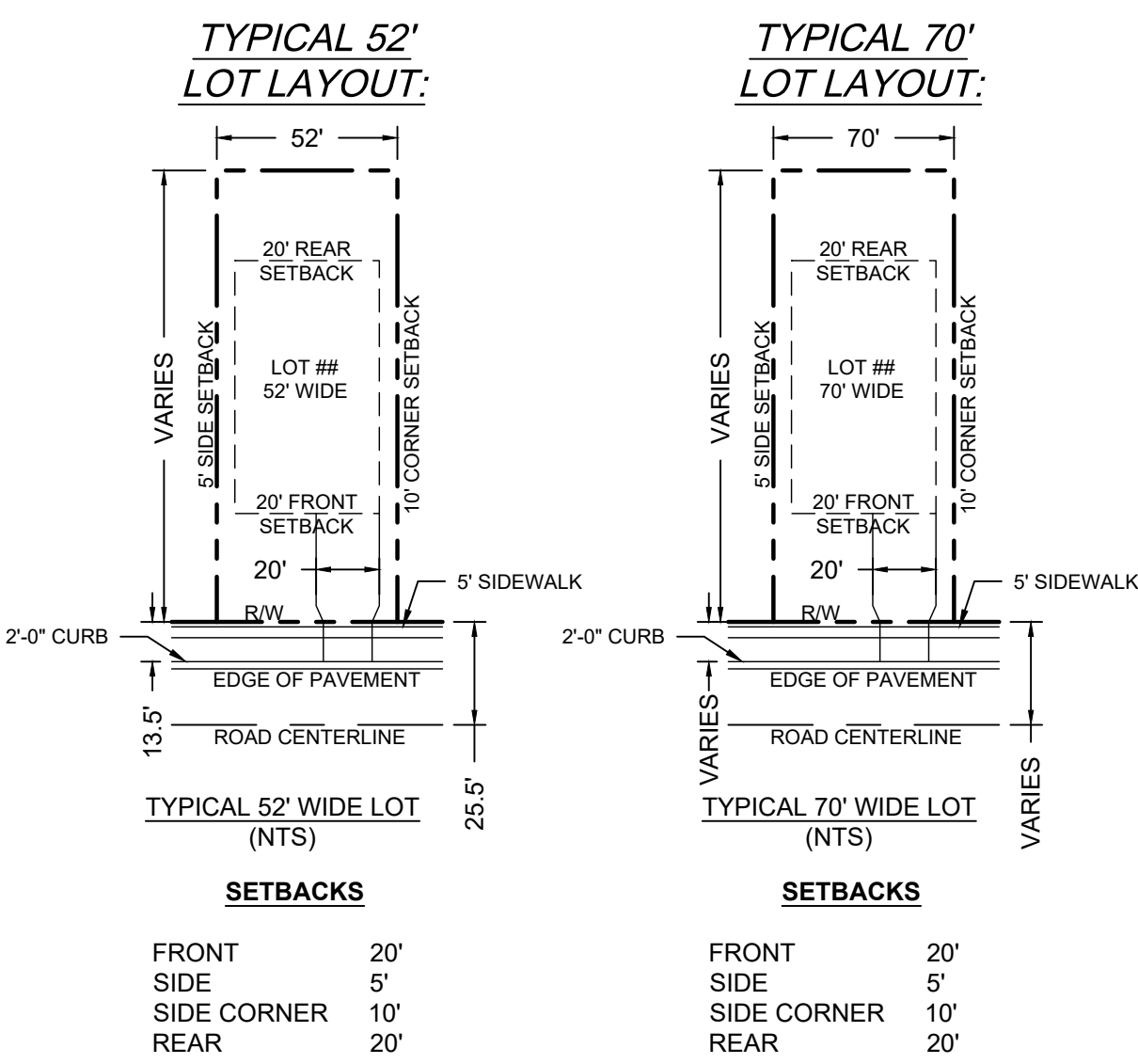
**NATURAL GAS:** PIEDMONT NATURAL GAS  
4720 PIEDMONT ROW DR.  
CHARLOTTE, NC 28210

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

**PETITIONER WAIVER REQUESTS**

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

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



**DEVELOPMENT NOTES:**

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

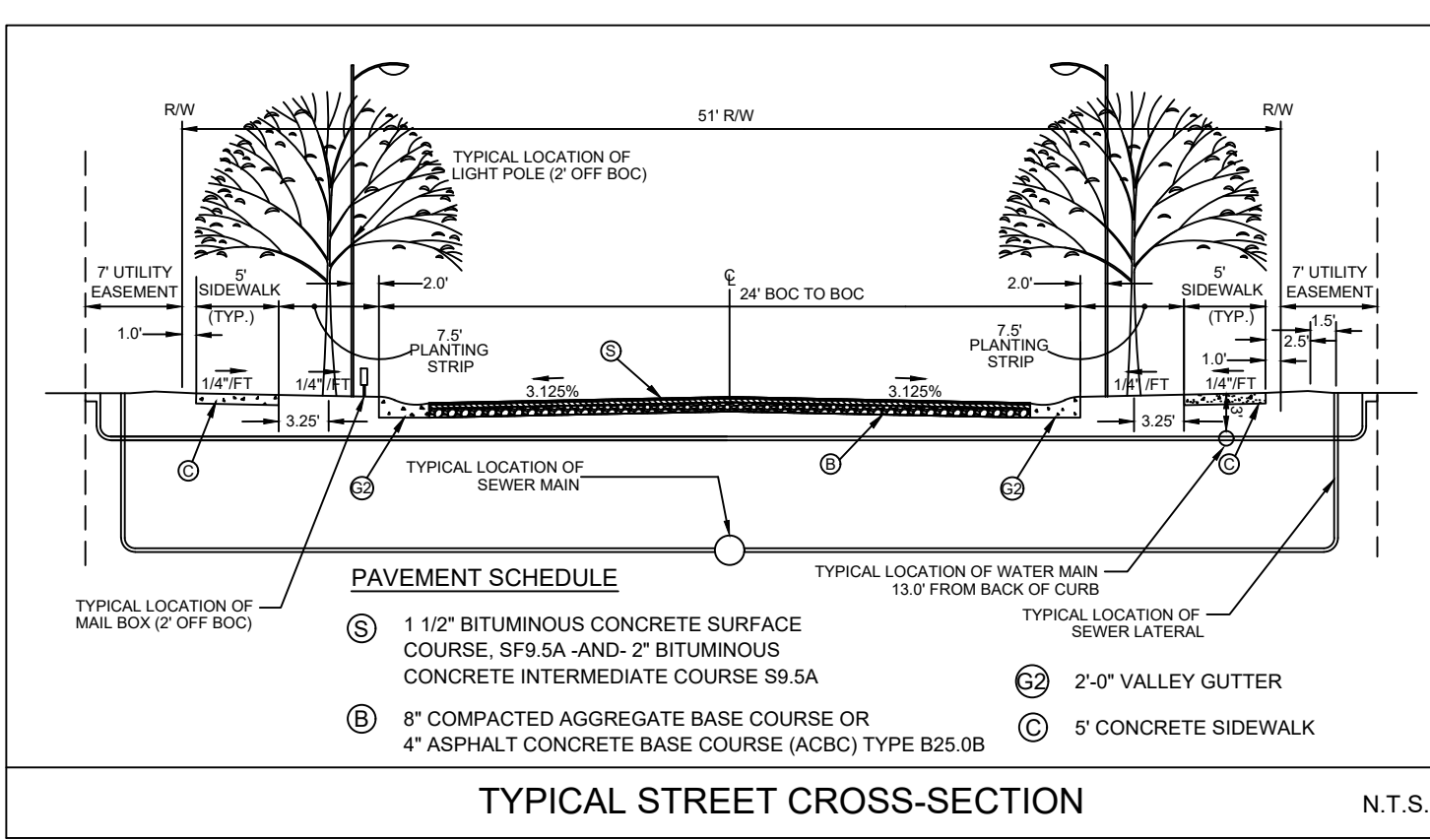
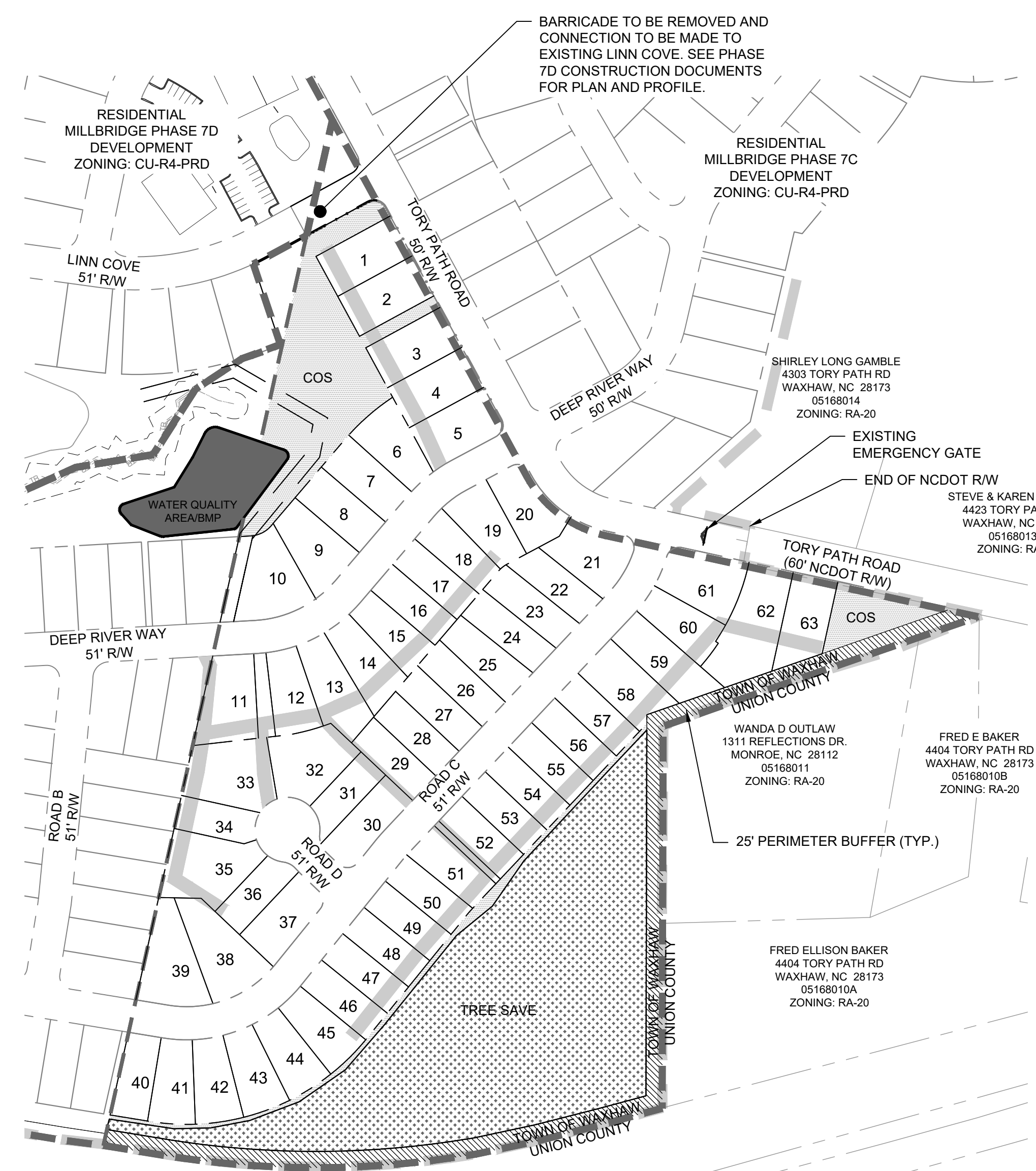
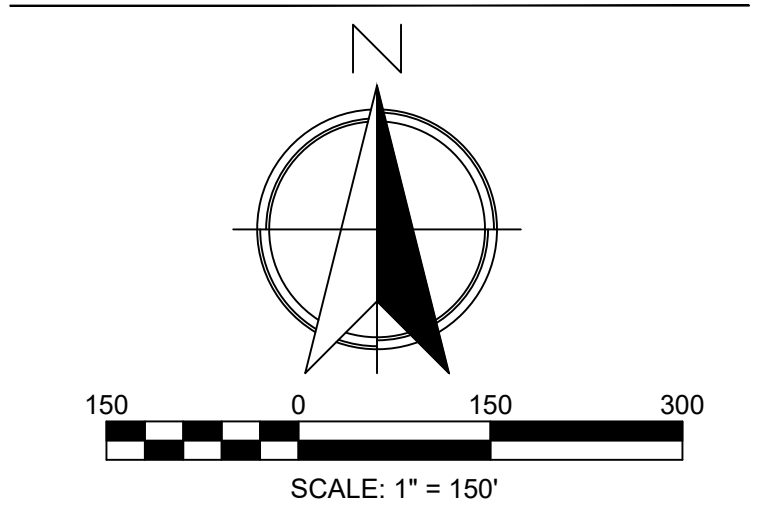


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3.0	GRADING & STORMWATER PLAN
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5.0	PRE-DEVELOPMENT STORM DRAINAGE AREA MAP
5.1	POST-DEVELOPMENT STORM DRAINAGE AREA MAP
A	MILLBRIDGE ALTA SURVEY
B	TREE SURVEY
C	HOUSE ELEVATIONS

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



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

WKD PROJ. NO.: 20170278.00.CL

DATE:	COMMENT:

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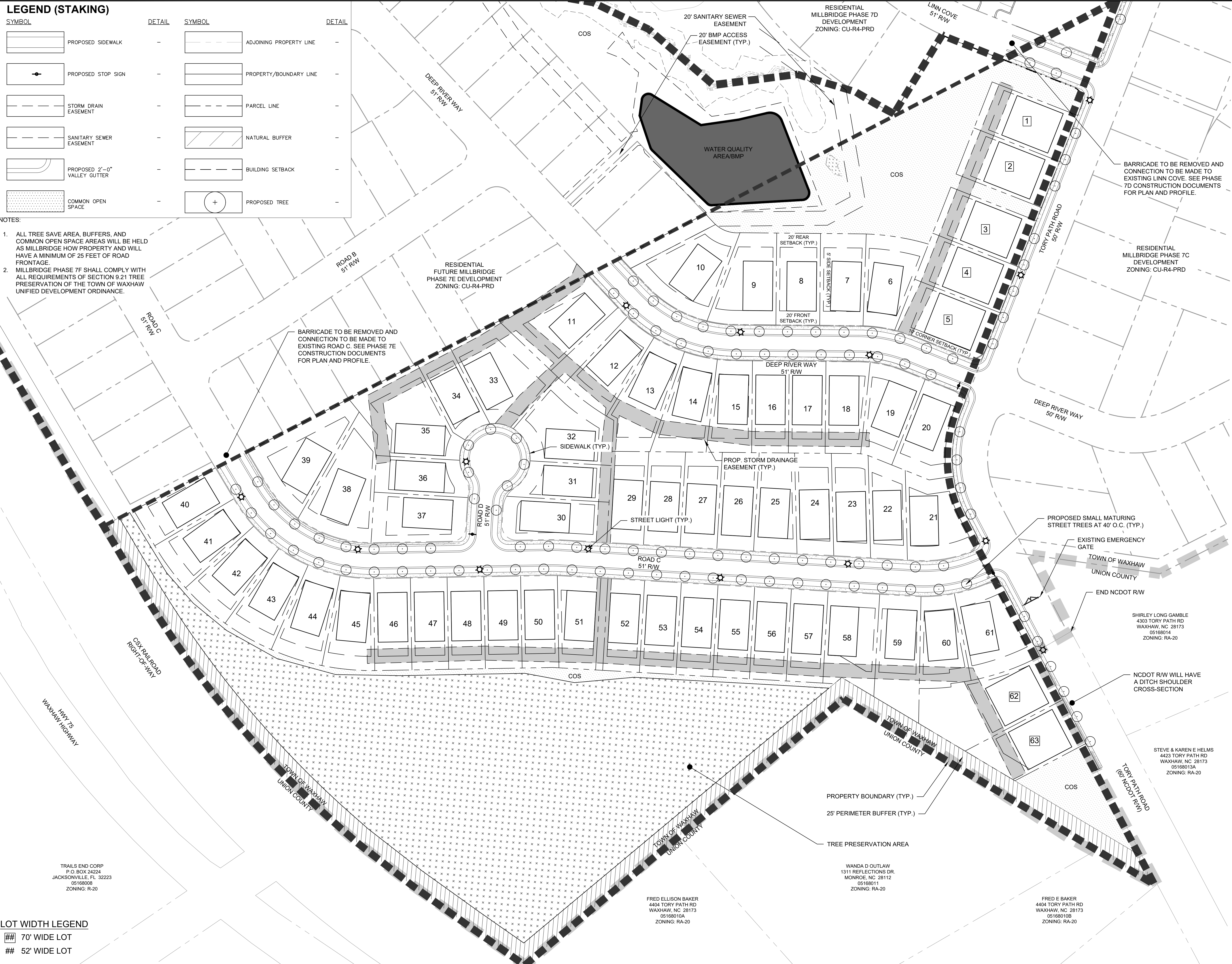
\*STREET TREES: STREET TREES ARE TO BE SMALL MATURING TREE EVERY 50' REQUIRED TO BE WITHIN THE PLANTING STRIP. NEW TREES SHALL BE SELECTED FROM THE APPROVED WAXHAW TREE SPECIES LIST (SECTION 9.21.15). STREET SECTION MAY BE SLIGHTLY MODIFIED AT THE DISCRETION OF THE TOWN ENGINEER TO ACCOMMODATE UTILITY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



**LEGEND (STAKING)**

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

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



**LOT WIDTH LEGEND**

###	70' WIDE LOT
##	52' WIDE LOT

**WK DICKSON**  
community infrastructure consultants

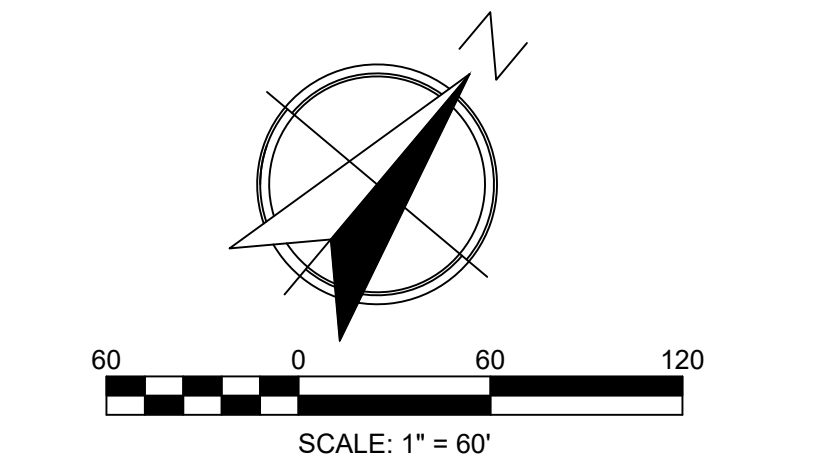
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**LANDEAVOR**

**MILLBRIDGE PHASE 7F  
CONDITIONAL DISTRICT  
REZONING**

**SITE &  
LANDSCAPE  
PLAN**



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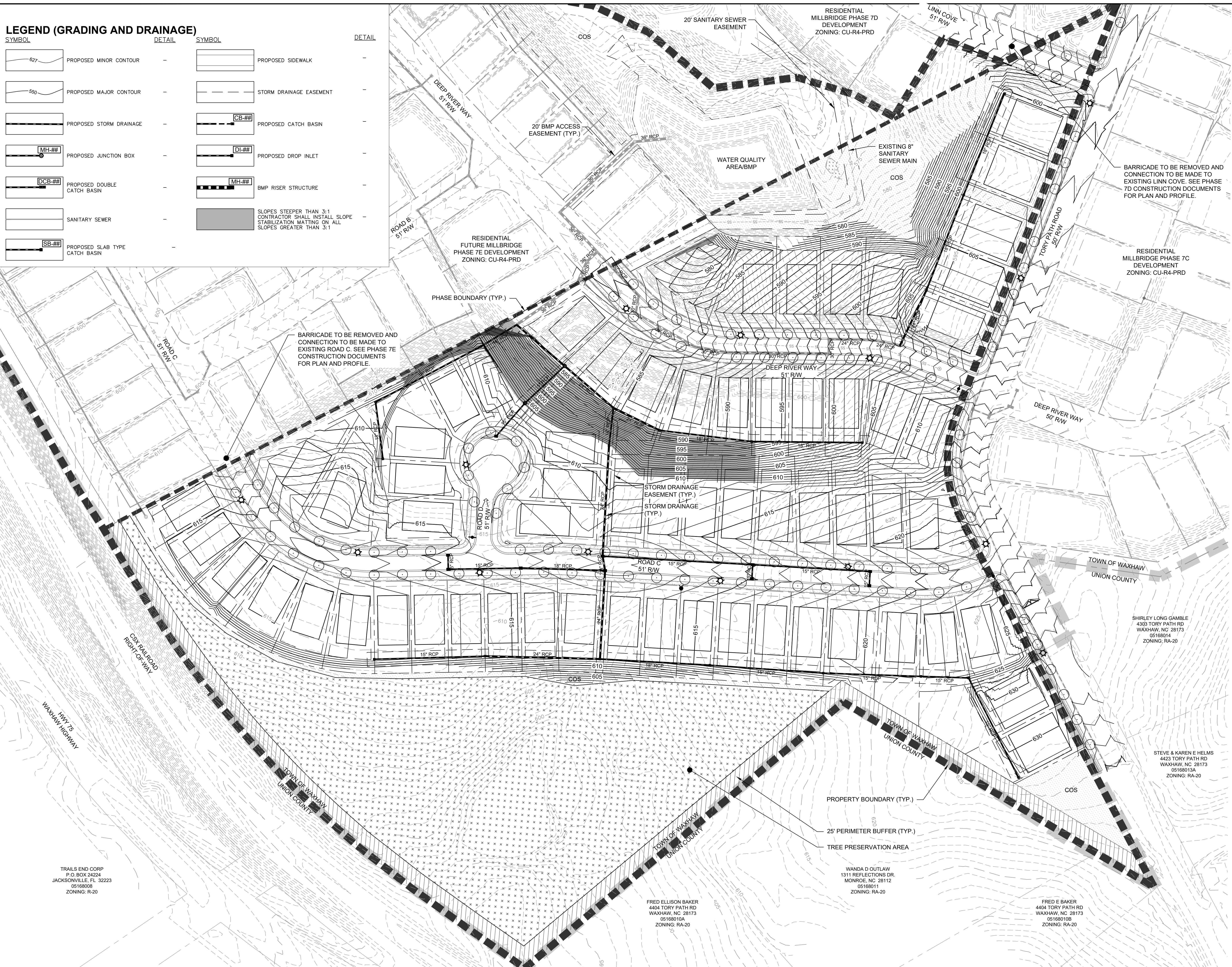
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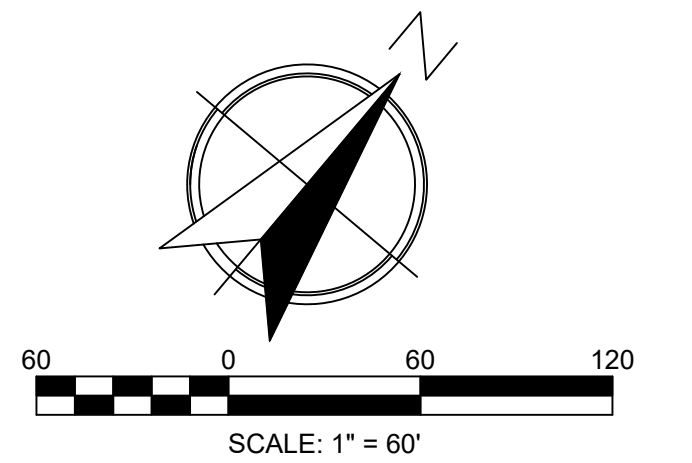
**LEGEND (GRADING AND DRAINAGE)**

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



**MILLBRIDGE  
PHASE 7F  
CONDITIONAL  
DISTRICT  
REZONING**

**GRADING  
PLAN**



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

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

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

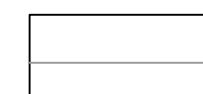


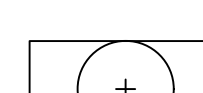
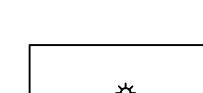
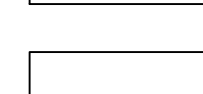
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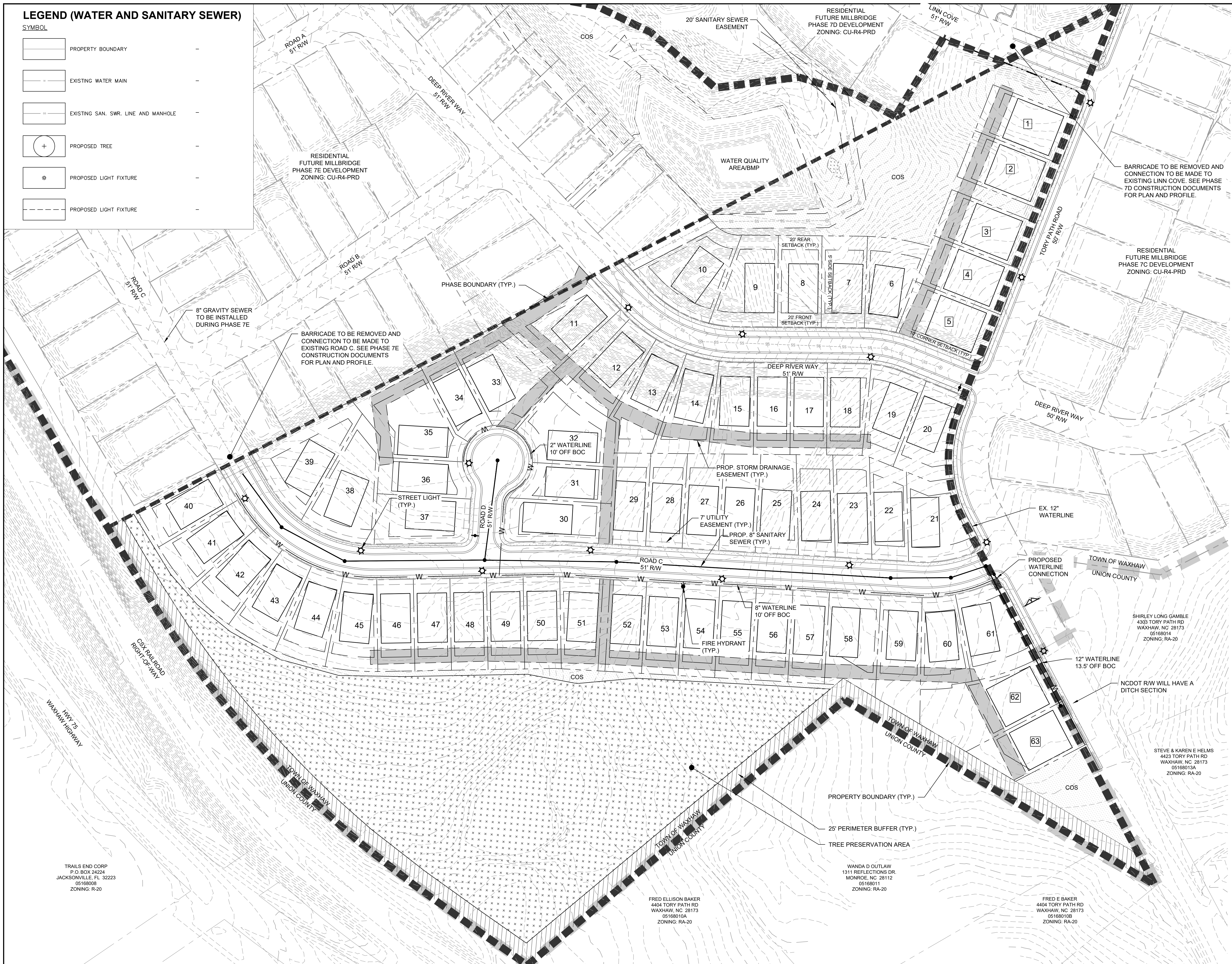
STEVE & KAREN E HELMS  
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WAXHAW, NC 28173  
05168013A  
ZONING: RA-20

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



**LEGEND (WATER AND SANITARY SEWER)**

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

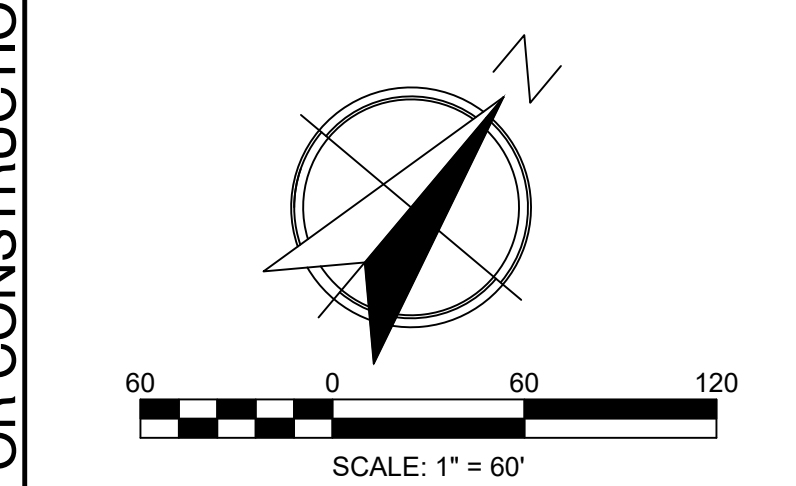


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 NC LICENSE NO. F-0374

**LANDEAVOR**

**MILLBRIDGE  
 PHASE 7F  
 CONDITIONAL  
 DISTRICT  
 REZONING**

**UTILITY PLAN**



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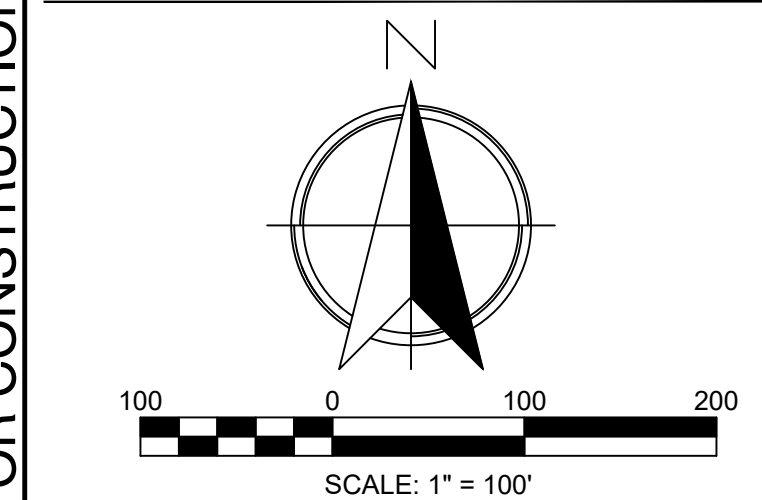
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SHIRLEY LONG GAMBLE  
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 05168014  
 ZONING: RA-20



**MILLBRIDGE  
PHASE 7F  
CONDITIONAL  
DISTRICT  
REZONING**

**PRE -  
DEVELOPEMENT  
DRAINAGE AREA  
PLAN**



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

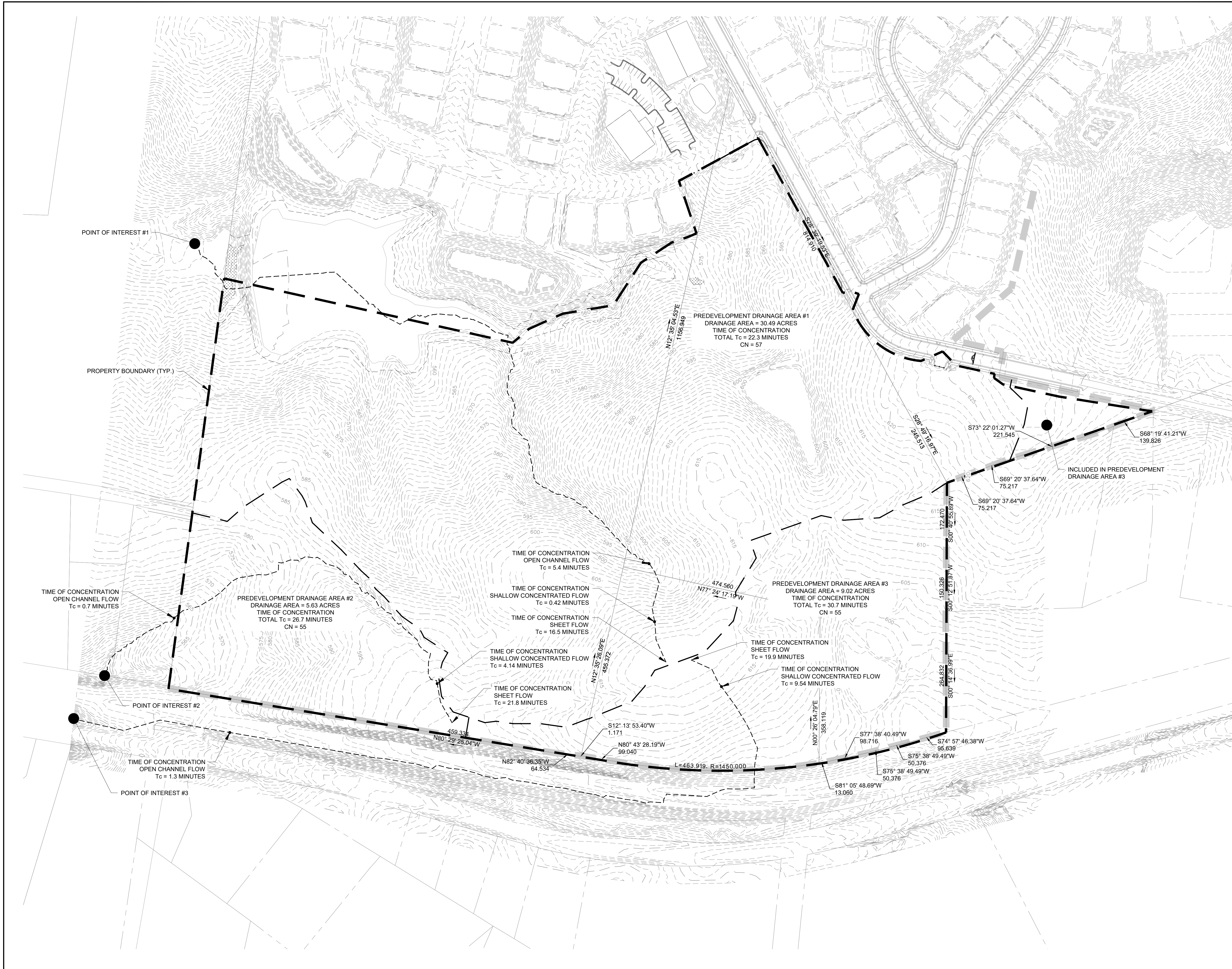
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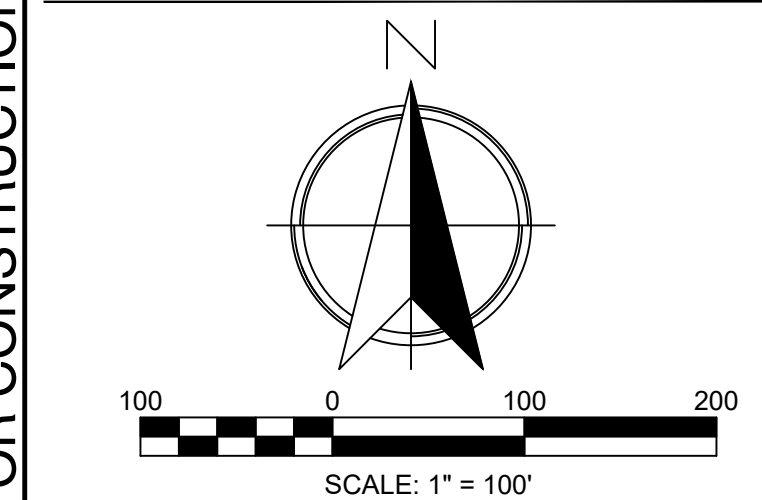
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**MILLBRIDGE  
PHASE 7F  
CONDITIONAL  
DISTRICT  
REZONING**

**POST -  
DEVELOPEMENT  
DRAINAGE AREA  
PLAN**



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

WKD PROJ. NO.:	20170278.00.CL
REVISION:	
DATE:	COMMENT:

**LEGEND (GRADING AND DRAINAGE)**

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

**BMP 1**

Drainage Area	14.71 acres
Impervious Areas	
Right of Way (paving, curb, sidewalk)=	88910 sf
Lots (building, sidewalk, concrete patios, driveways, etc.)=	228900 sf
Total Impervious=	297810 sf
Percent Impervious=	46.49%

# Lots	sf/lot
56	3500 52'
7	4700 70'

**BMP 2**

Drainage Area	10.33 acres
Impervious Areas	
Right of Way (paving, curb, sidewalk)=	53082 sf
Lots (building, sidewalk, concrete patios, driveways, etc.)=	159250 sf
Total Impervious=	212332 sf
Percent Impervious=	47.21%

# Lots	sf/lot
45.5	3500

**BMP 3**

Drainage Area	7.43 acres
Impervious Areas	
Right of Way (paving, curb, sidewalk)=	53564 sf
Lots (building, sidewalk, concrete patios, driveways, etc.)=	103250 sf
Total Impervious=	156814 sf
Percent Impervious=	48.48%

# Lots	sf/lot
29.5	3500

NOTE:  
PHASE 7F STORMWATER SHALL BE TREATED BY A COMBINATION OF PHASE 7E BMP STORMWATER PONDS #1, #2 & #3



PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION