

MILLBRIDGE PHASE 7D

MAJOR CONDITIONAL USE PERMIT AMENDMENT REVISION

LOCATED IN
WAXHAW, UNION COUNTY, NORTH CAROLINA



VICINITY MAP N.T.S.

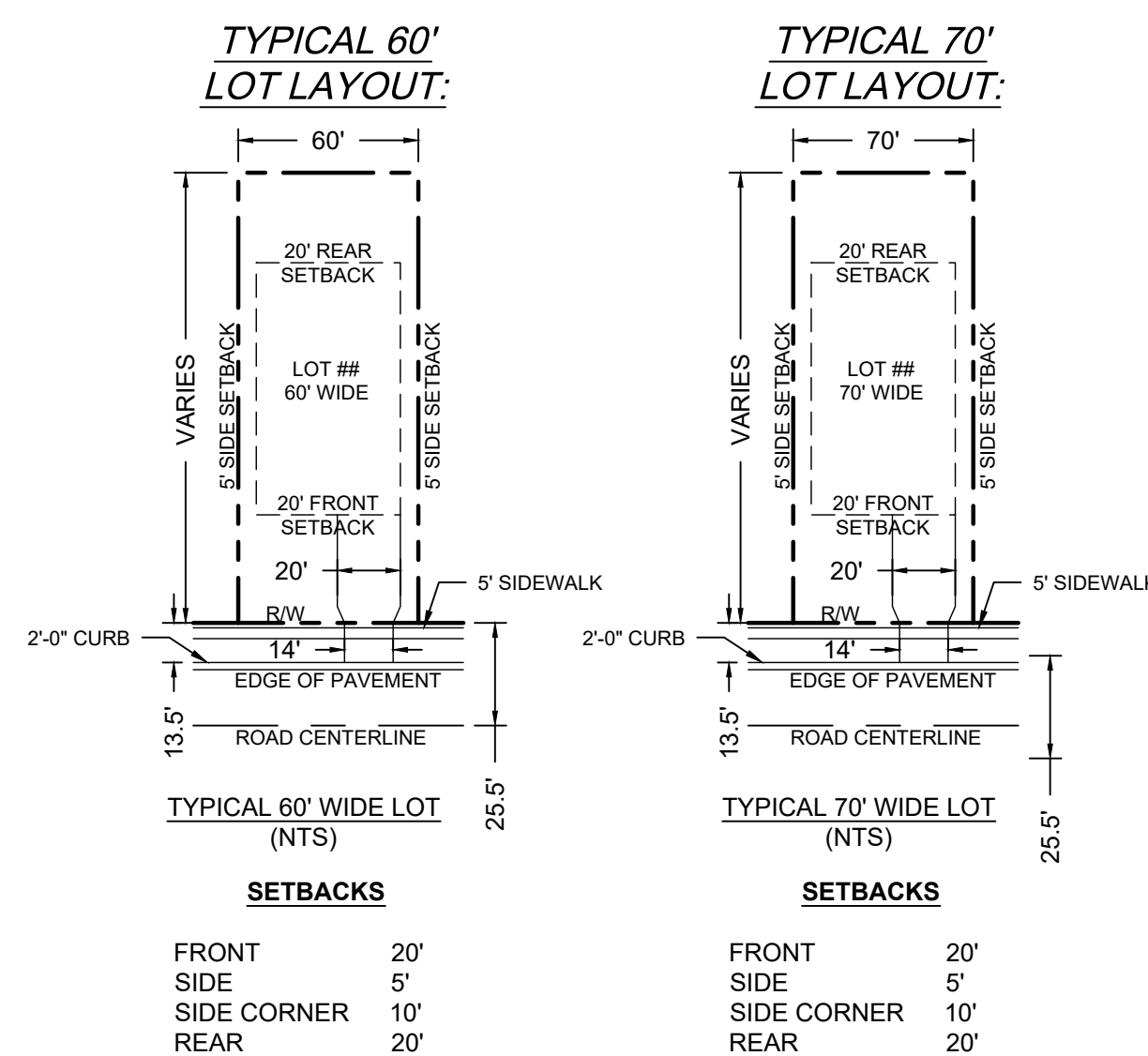
REVISION NOTE:
THIS REVISION WILL REMOVE CONDITION A. "ZONING CONSTRUCTION PERMITS ARE CONTINGENT UPON COMPLETION OF IMPROVEMENTS TO OPEN TORY PATH ROAD TO MEET NCDOT REQUIREMENTS" OUTLINES IN THE JANUARY 23, 2018 TOWN OF WAXHAW BOARD OF COMMISSIONERS APPROVAL OF MILLBRIDGE PHASE 7D CONDITIONAL USE PERMIT AMENDMENT.

NEW CONDITIONAL USE PERMIT:
AN INTERIM EMERGENCY GATE SOLUTION WILL BE INSTALLED AT THE END OF THE NCDOT RIGHT-OF-WAY ON TORY PATH ROAD TO PROVIDE EMERGENCY ACCESS ONLY PRIOR TO THE 1ST LOT IN MILLBRIDGE PHASE 7D BEING PLATTED.

MODIFICATION TO THE MILLBRIDGE TRANSPORTATION IMPROVEMENT REQUIREMENTS:

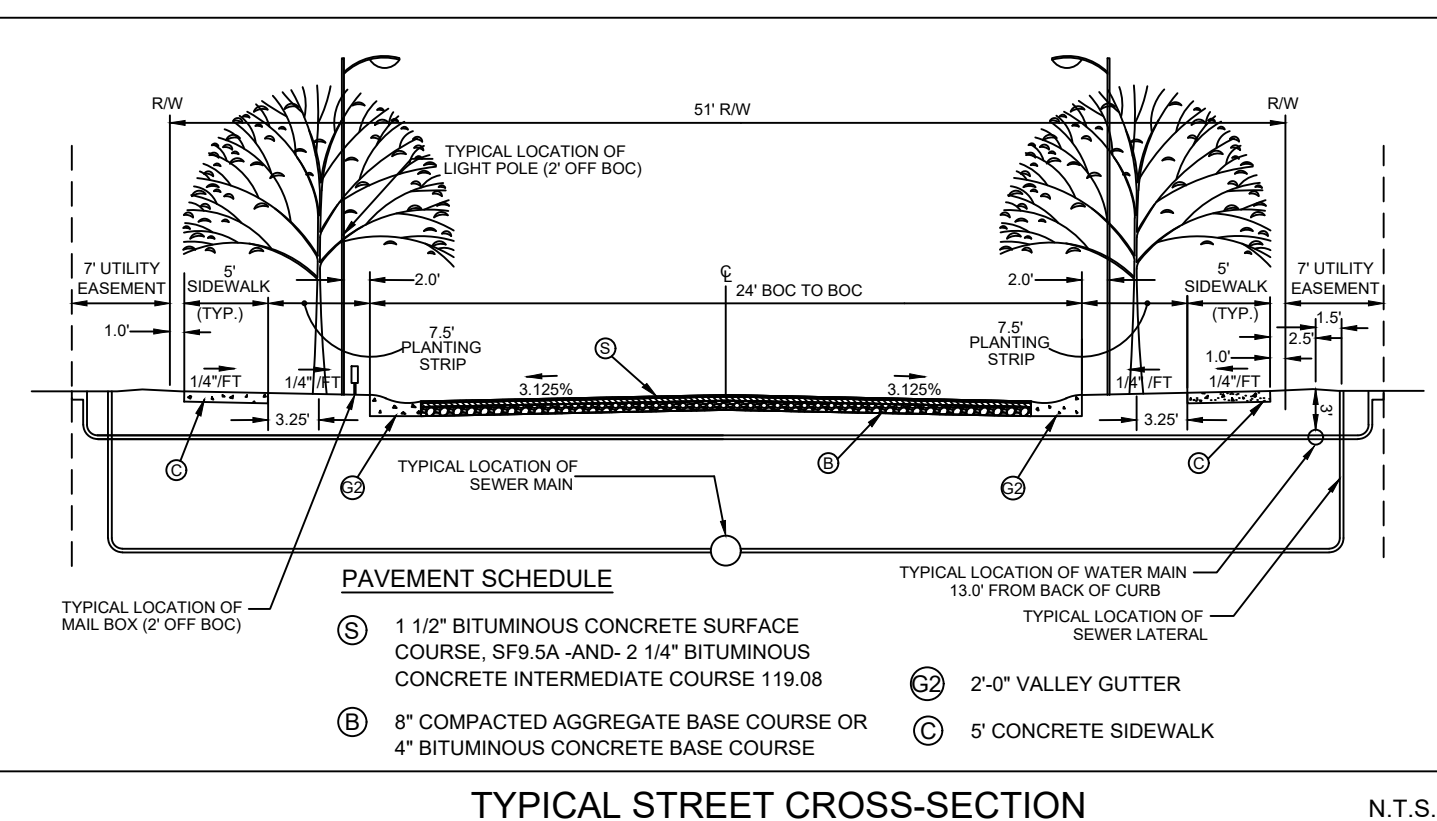
A MEMORANDUM OF UNDERSTANDING BETWEEN NCDOT, CSX, THE TOWN OF WAXHAW AND LANDEAVOR, LLC HAS BEEN EXECUTED TRANSFERRING A PORTION OF THE MILLBRIDGE SUBDIVISION TRANSPORTATION IMPROVEMENTS TO NCDOT RESPONSIBILITY. THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE REMOVED FROM THE MILLBRIDGE TRANSPORTATIONS IMPROVEMENT REQUIREMENTS:

- NC 75 AND HELMS ROAD - EASTBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS
- NC 75 AND PROPOSED ACCESS TO MILLBRIDGE AT TORY PATH ROAD
- EASTBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS
- IMPROVEMENTS TO THE EXISTING TORY PATH ROAD TO MEET NCDOT STANDARDS FOR PROPOSED SUBDIVISION TRAFFIC
- NC 75 AND PROPOSED ACCESS TO MILLBRIDGE AT STATE ROAD S-29-92 (HANCOCK ROAD)
- NEW SUBDIVISION ACCESS POINT AT HANCOCK ROAD.



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.
- 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 18.10.8 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 DOCUMENTATION 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 10/16/2018.
- 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 50' INTERVALS ON CENTER. SPACING MAY BE 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.
- THE EXISTING CONDITIONS OF THE SITE CONSIST OF WOODED AREAS AND AN EXISTING POND.
- 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.
- AMENITY CENTER LAYOUT AND TYPES OF AMENITIES ARE PRELIMINARY AND SUBJECT TO CHANGES BY ENGINEER AND DEVELOPER DURING THE CONSTRUCTION DOCUMENTATION PHASE OF DESIGN.
- 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.



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:

- PROJECT BOUNDARY/PHASELINE
- ADJOINING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED OPEN SPACE
- 20' PERIMETER BUFFER

NOTE:
AS OF SEPTEMBER 12TH, 2017 FUTURE DEVELOPMENT PHASES OF MILLBRIDGE 7A, 7B, 7C ARE OWNED BY WSLD MILLBRIDGE VI, LLC. 9101 SOUTHERN PINE BLVD, SUITE 210 CHARLOTTE, NC 28273 PARCELS: 05165001, 05168015, 05165002, 05165005, 05165003

SITE PLAN DATA TABLE:

| | |
|---------------------------|--|
| PARCEL NUMBERS: | PORTION OF 05168019, PORTION OF 05165001 |
| TOTAL ACREAGE: | +/- 30.84 AC |
| TOTAL AREA IN RW: | +/- 168,947 SQ. FT. |
| TOTAL AREA IN LOTS: | +/- 678,833 SQ. FT. |
| TOTAL AREA IN COS: | +/- 373,049 SQ. FT. |
| TOTAL AREA IN AMENITY: | +/- 88,070 SQ. FT. |
| PRINCIPAL USES: | SINGLE FAMILY RESIDENTIAL |
| BUILDING TYPE: | DETACHED SINGLE FAMILY HOMES |
| ZONING DISTRICT: | EXISTING: CU-R4-PRD (TOWN OF WAXHAW) PROPOSED: CU-R4-PRD (TOWN OF WAXHAW) |
| BUILDING SETBACKS (MIN.) | FRONT: 20' SIDE: 5' CORNER: 10' REAR: 20' |
| LOT COUNT | 72 |
| TOTAL NUMBER OF DWELLINGS | 72 |
| | 60' SINGLE FAMILY (DETACHED) |
| | 32 LOTS (44%) (60' X 130' TYP.) |
| | 70' SINGLE FAMILY (DETACHED) |
| | 32 LOTS (44%) (70' X 125' TYP.) |
| LOT SIZE RANGE: | 7,380 SF - 15,187 SF (9.248 SF AVERAGE) |

GENERAL NOTES:

BOUNDARY INFORMATION
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY MCKIM & 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/STREETS

- 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.

DEVELOPER: LANDEAVOR
CONTACT: BRAD HEAMER
EMAIL: HEAMER@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

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

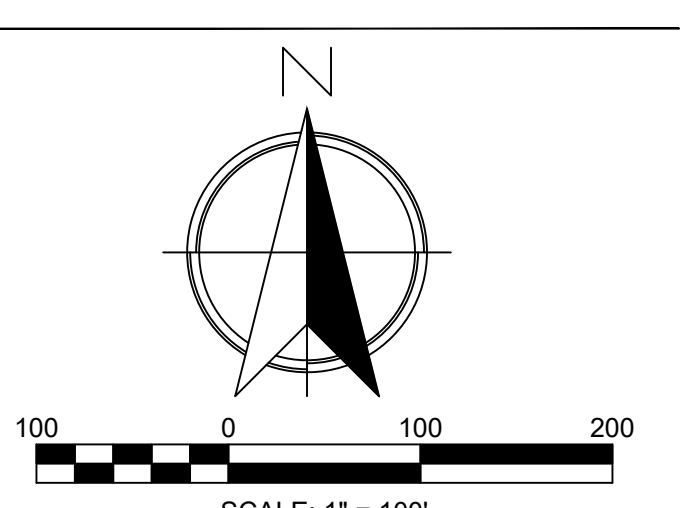
NATURAL GAS: PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DR.
CHARLOTTE, NC 28210

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

PROJECT:

SHEET TITLE:

SCALE:



| | |
|-----------------|-----------|
| PROJ. MGR.: | WGB |
| DESIGN BY: | WGB |
| DRAWN BY: | CJH |
| PROJ. DATE: | OCT. 2017 |
| DRAWING NUMBER: | |

WKD PROJ. NO.: 20170113.00.CL

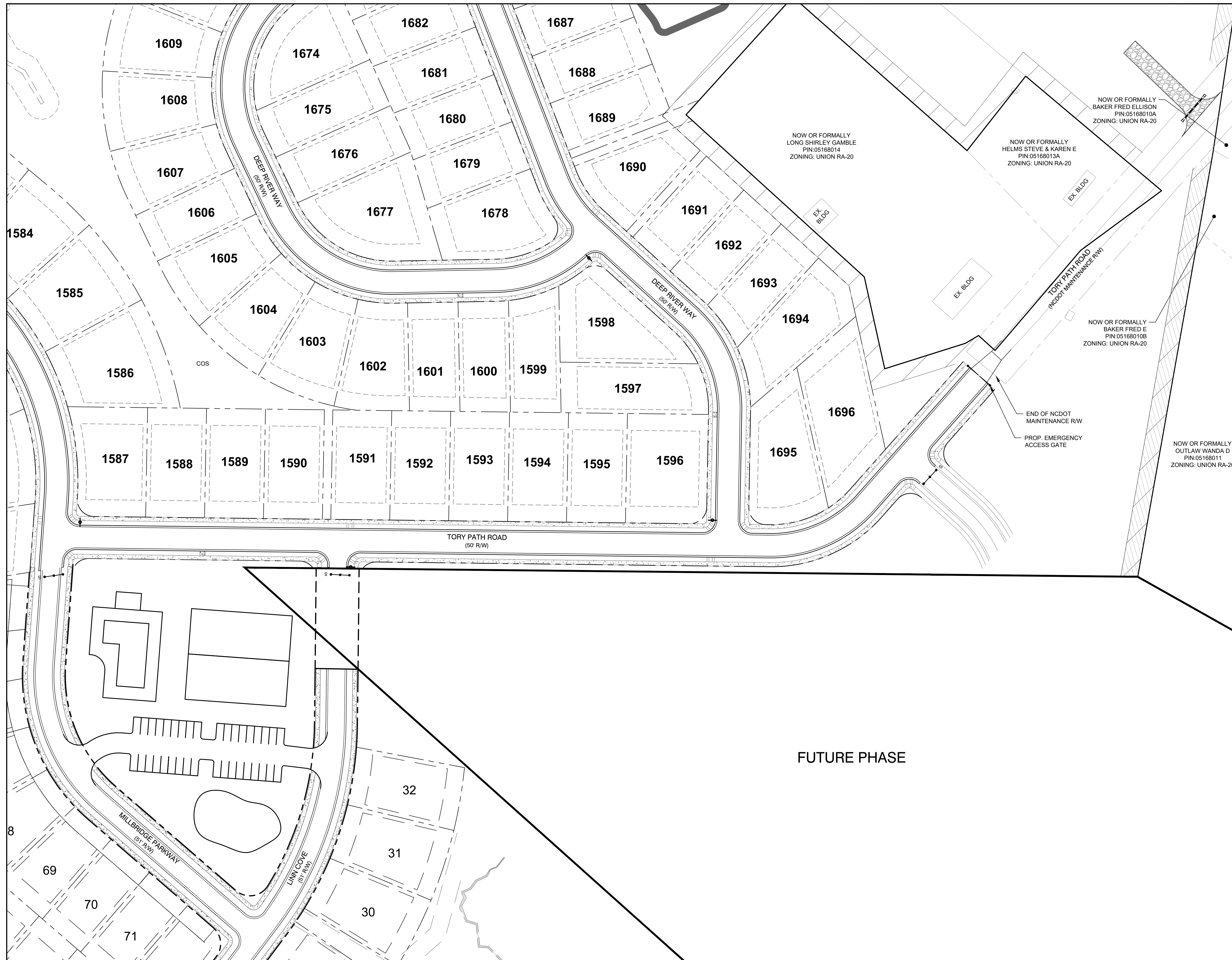
| DATE: | COMMENT: |
|----------|---------------------------------|
| 10/31/18 | INTERIM EMERGENCY GATE SOLUTION |
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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

**MILLBRIDGE PHASE
7D MAJOR
CONDITIONAL USE
PERMIT
AMENDMENT
REVISION**

**EMERGENCY
ACCESS GATE
EXHIBIT**



PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

| | |
|-----------------|------------|
| PROJ. MGR.: | WGB |
| DESIGN BY: | WGB |
| DRAWN BY: | CJH |
| PROJ. DATE: | OCT. 2017 |
| DRAWING NUMBER: | 2.0 |

WKD PROJ. NO.: 20170113.00.CL

| REVISION | DATE | COMMENT |
|----------|----------|---------------------------------|
| | 10/31/18 | INTERIM EMERGENCY GATE SOLUTION |
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