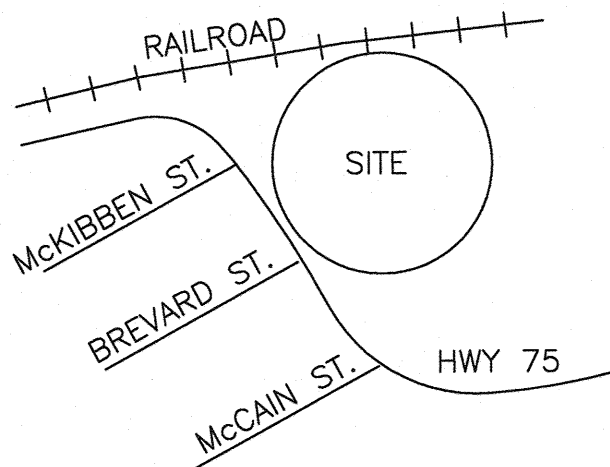


OWNER
WAXHAW MILL VENTURES LLC
6225 CARMEL RD
CHARLOTTE, NC 28226
MATT WARD: 704-507-2039
MWARD@DHDVENTURES.COM

VICINITY MAP
NOT TO SCALE



DEVELOPMENT DATA
TAX PARCEL NO.: 05-110-002, 05-110-006, 05-110-007
ZONING: TC
SITE ADDRESS:
MILL/ANNEX COMPLEX: 403 EAST SOUTH MAIN STREET
HANCE BUILDING: 415 EAST SOUTH MAIN STREET
PROPOSED USE: APARTMENTS, RESTAURANT, OFFICE

MIN. FRONT SETBACK: 20' FROM CLOSEST BUILDING POINT
TO R/W OF HIGHWAY 75 (PER TOWN OF WAXHAW)
MIN. SIDEYARD: 0'
MIN. REARYARD: 0'

TOTAL SITE AREA: 6.816 AC.
AREA DEDICATED AS R/W TO NCDOT: 0.384 AC.
NET SITE AREA: 6.432 AC.

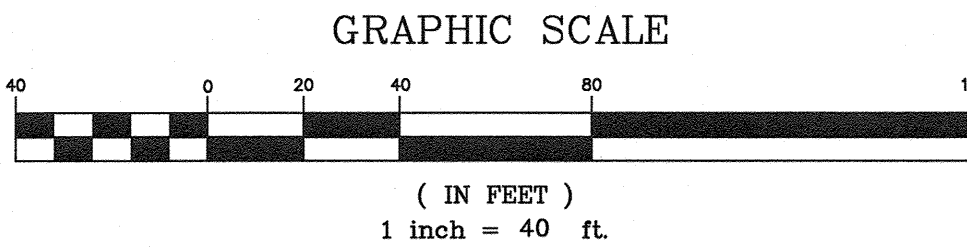
DATUM: NAVD 88- VERTICAL
NAD 83- HORIZONTAL

MAX. PARKING SUMMARY
RESTAURANT:
REQUIRED: 1 SPACE PER 3 SEATS
MAX. ALLOWED: 69 SPACES (FOR 207 SEAT RESTAURANT)
(5,792 S.F. RESTAURANT)

GROCER:
REQUIRED: 4 SPACES PER 1,000 S.F.
MAX. ALLOWED: 9 SPACES (FOR 2,150 S.F. GROCERY)
OFFICE:
REQUIRED: 3 SPACES PER 1,000 S.F.
MAX. ALLOWED: 4 SPACES (FOR 1,221 S.F. OFFICE)
RESIDENTIAL:
REQUIRED: 1.5 SPACES PER BED
MAX. ALLOWED: 153 SPACES (FOR 102 BEDS)
TOTAL MAX. PARKING ALLOWED: 235 SPACES
TOTAL SPACES PROVIDED: 234
INCLUDES 11 HANDICAP SPACES (4 VAN ACCESSIBLE)

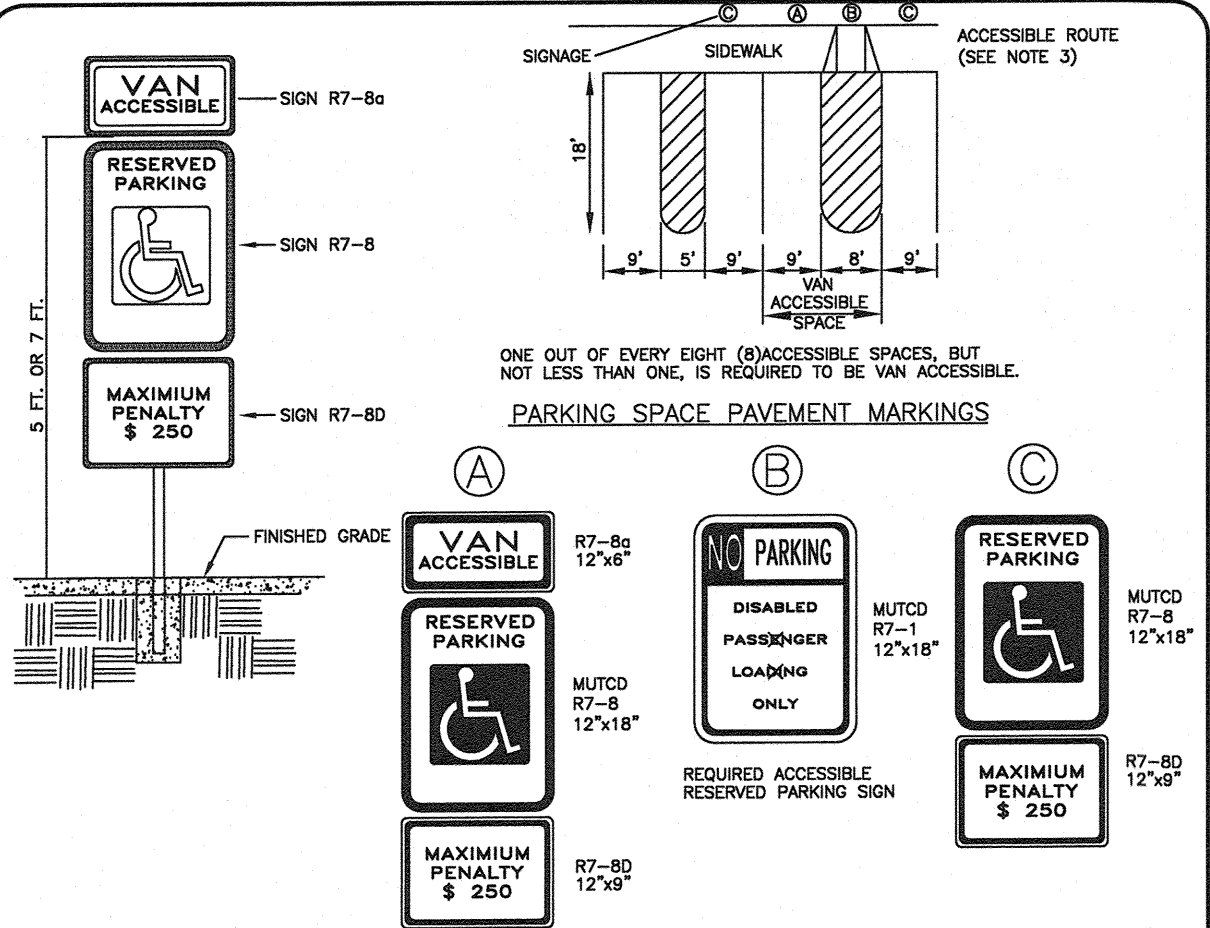
APARTMENT UNIT INFORMATION
MILL APARTMENTS: 1- 1 BEDROOM UNITS
21- 2 BEDROOM UNITS
ANNEX APARTMENTS: 23- 1 BEDROOM UNITS
18- 2 BEDROOM UNITS
TOTAL: 24- 1 BEDROOM UNITS
39- 2 BEDROOM UNITS
63- TOTAL UNITS
102- TOTAL BEDROOMS

HEAVY DUTY PAVEMENT
HEAVY DUTY PAVEMENT AREA = 30,770.64 S.F.



THIS PLAN IS A **FINAL DRAWING-NOT
RELEASED FOR CONSTRUCTION
UNLESS INITIALED/DATED AS APPROVED:**
APPROVED: _____
INITIALS DATE

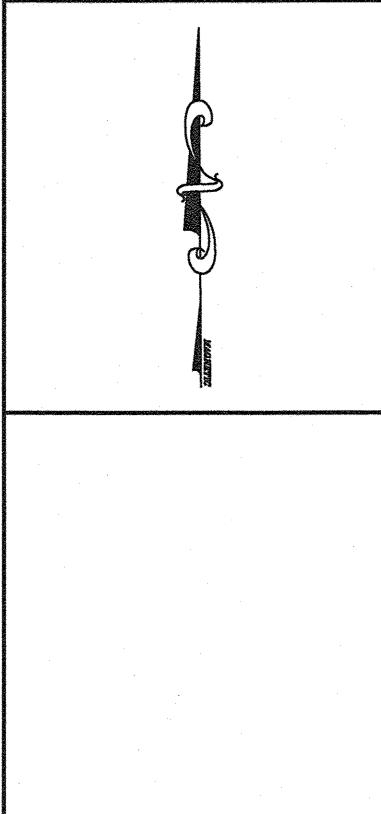
- *NOTES:
- FIRST STREET RIGHT-OF-WAY MUST BE ABANDONED
PRIOR TO THE ISSUANCE OF CERTIFICATES OF
OCCUPANCY FOR THE SITE.
- ANY STORM DRAIN FACILITIES IN TOWN OF WAXHAW
RIGHT-OF-WAY MUST BE INSPECTED BY TOWN OF
WAXHAW PUBLIC SERVICES DIVISION.
- ALL PROPOSED UTILITY POLE LOCATIONS ARE
APPROXIMATE AND LOCATIONS ARE TO BE APPROVED
BY THE OCCUPYING UTILITY COMPANY.



IMPERVIOUS SUMMARY FOR AREAS WITHIN SITE BOUNDARY:

BUILDINGS: 74,928.34 S.F.
COURTYARD AREA: 6,816.53 S.F.
PARKING (BOC TO BOC): 100,151.20 S.F.
SIDEWALK AND OTHER WALKING SURFACES: 13,579.45 S.F.
CONC. PADS, WALLS, AND MISC.: 1,864.40 S.F.
TOTAL IMPERVIOUS AREA: 197,139.92 S.F.

TOTAL SITE AREA: 280,221.50 S.F.
TOTAL SITE PERCENT IMPERVIOUS: 197,139.92 / 280,221.50 = 70.35%



NO.	DATE	REVISION	BY
7	02/28/17	REVISED LAYOUT PER CLIENT	YWH
6	01/21/17	REVISED TO 30" CURB AT HWY 75; REVISED SECOND STREET	YWH
5	01/06/17	REVISED PER CLIENT REQUESTS	YWH
4	12/16/16	REVISED LAYOUT PER CLIENT COMMENTS	YWH
3	11/17/16	REVISED CURBLINE TO MAKE COMPACT PARKING STALL PER VOR SPICES AND CLIENT REQUEST	YWH
2	08/12/16	REVISED NORTH CURBLINE PER CLIENT	YWH
1	06/21/16	REVISED PER COMMENTS	YWH
NO.	DATE	REVISION	BY
SHEET TITLE			
SITE PLAN			
PROJECT			
COTTON FLATS			
TOWN OF WAXHAW, UNION COUNTY, N.C.			
FOR: WAXHAW MILL VENTURES, LLC			
DRAWN BY			
BTG			
CHECKED BY			
MAH			
DRAWING NO.			
249-44			
SHT 8 OF 19 SHTS			



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28270) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)