

PRESCOT VILLAGE

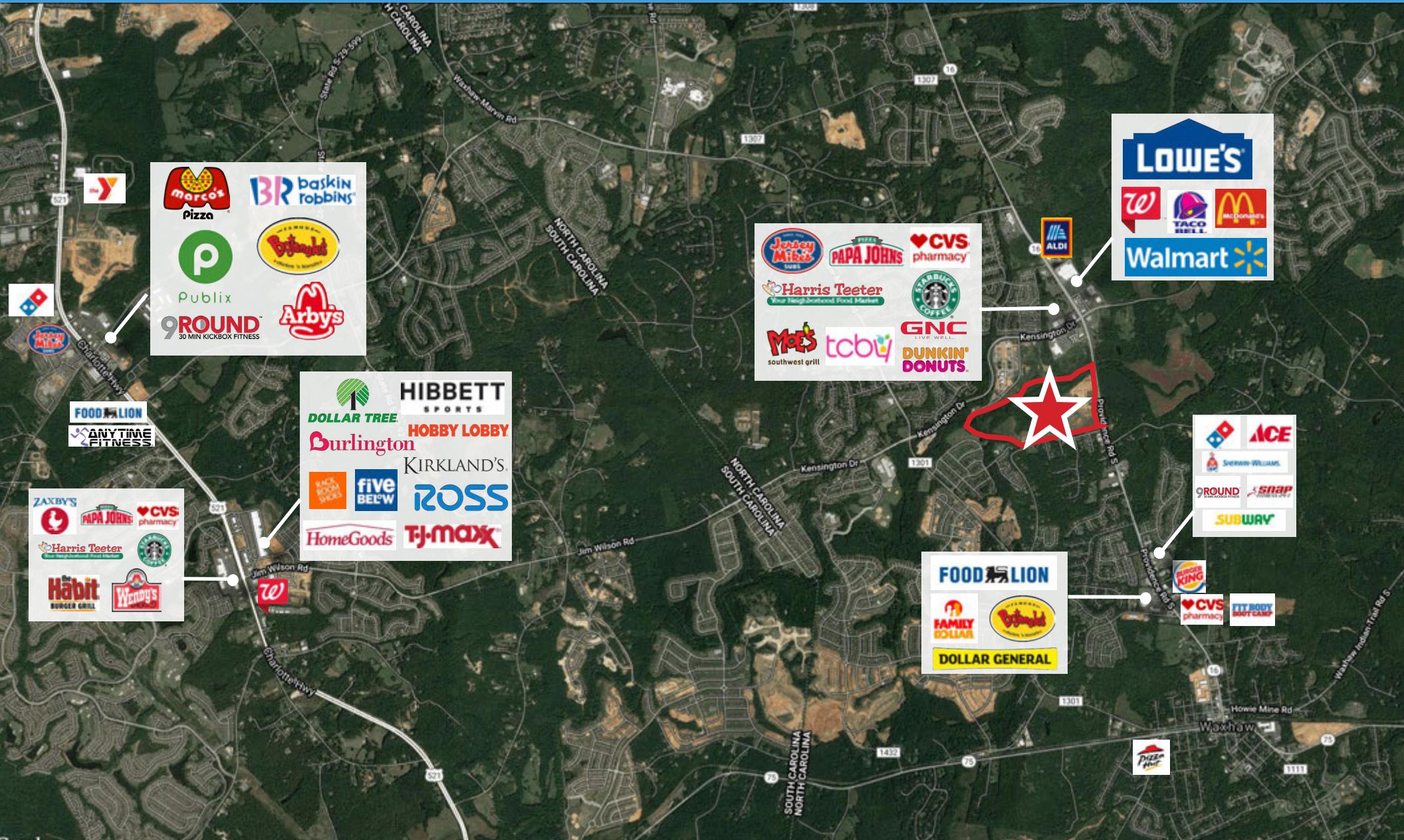
PROVIDENCE ROAD & PINE OAK ROAD, WAXHAW, NC

AERIAL

NS New South Properties

NEWSOUTHPROP.COM

+/- 100 ACRE MIXED-USE DEVELOPMENT



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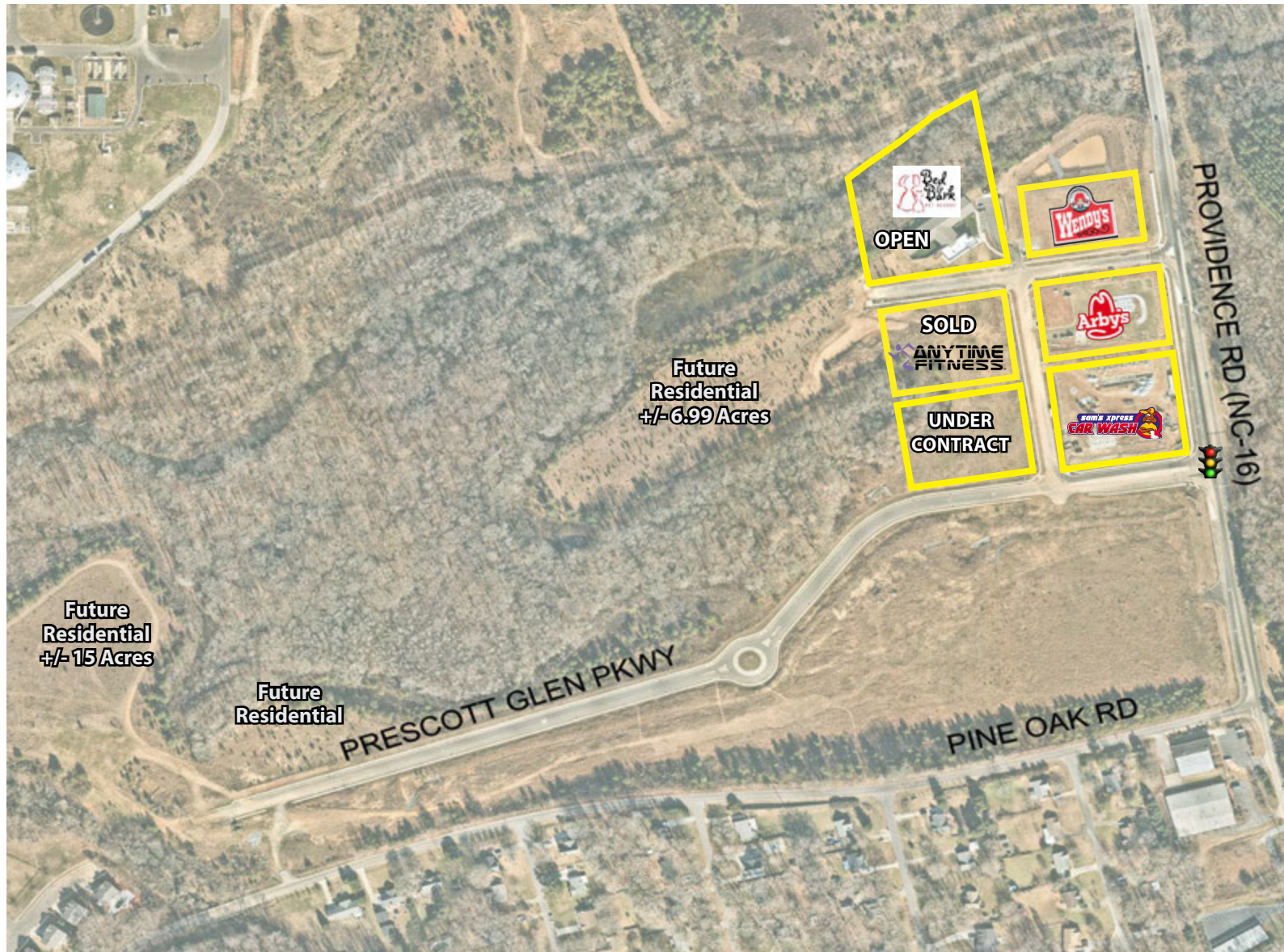
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SITE AERIAL

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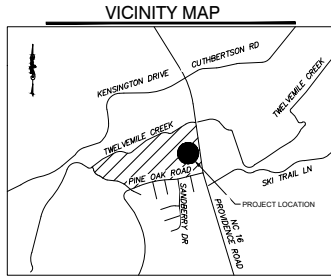


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ZONING REQUIREMENTS

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%

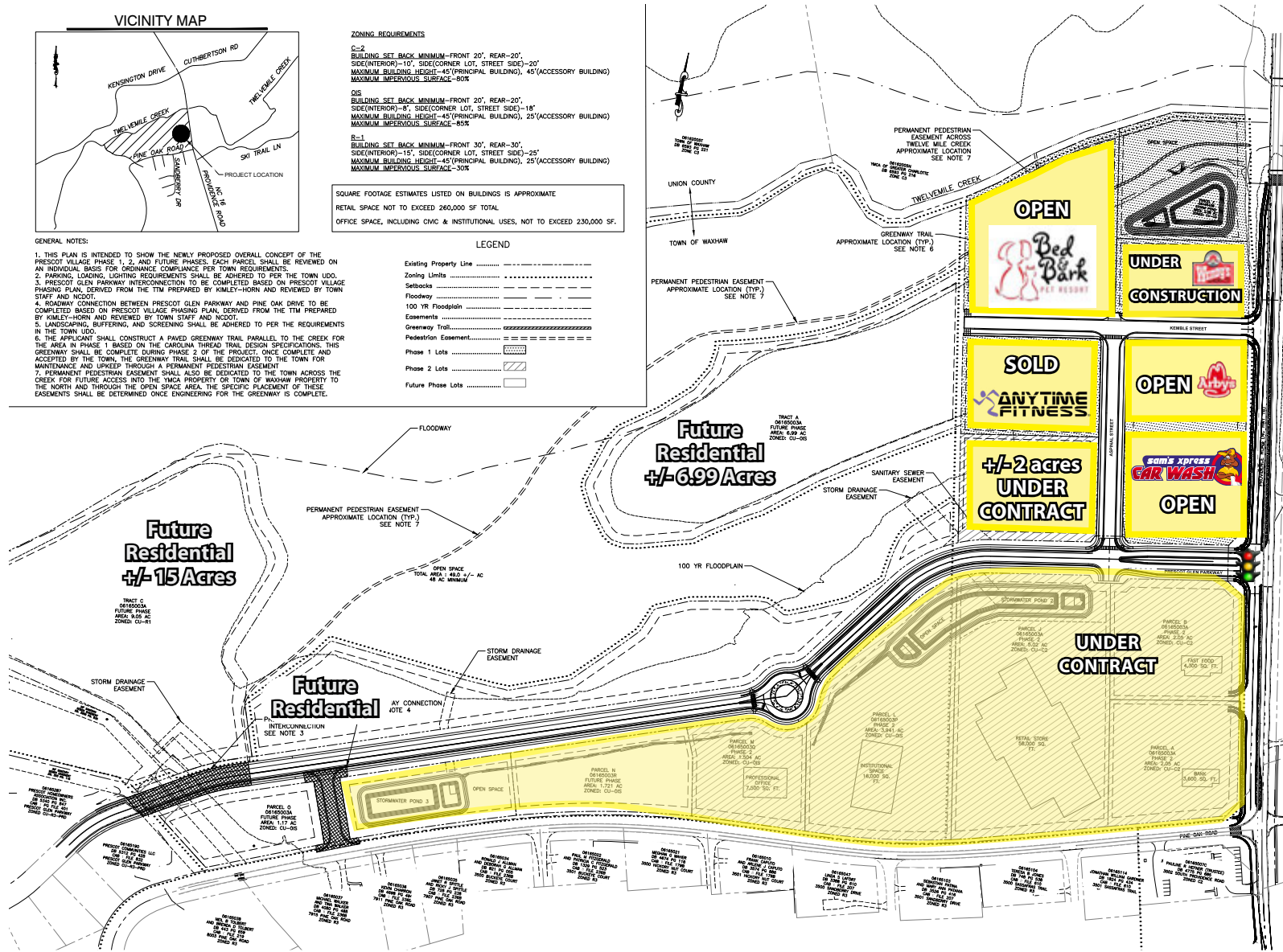
SQUARE FOOTAGE ESTIMATES LISTED ON BUILDINGS IS APPROXIMATE
 RETAIL SPACE NOT TO EXCEED 260,000 SF TOTAL
 OFFICE SPACE, INCLUDING CIVIC & INSTITUTIONAL USES, NOT TO EXCEED 230,000 SF.

GENERAL NOTES:

1. THIS PLAN IS INTENDED TO SHOW THE NEWLY PROPOSED OVERALL CONCEPT OF THE PRESCOT VILLAGE PHASE 1, 2, AND FUTURE PHASES. EACH PARCEL SHALL BE REVIEWED ON AN INDIVIDUAL BASIS FOR ORDINANCE COMPLIANCE PER TOWN REQUIREMENTS.
2. PARKING, LOADING, LIGHTING REQUIREMENTS SHALL BE ADHERED TO PER THE TOWN UDD.
3. PRESCOT GLEN PARKWAY INTERCONNECTION TO BE COMPLETED BASED ON PRESCOT VILLAGE PHASING PLAN, DERIVED FROM THE TM PREPARED BY KIMLEY-HORN AND REVIEWED BY TOWN STAFF AND NC DOT.
4. ROADWAY CONNECTION BETWEEN PRESCOT GLEN PARKWAY AND PINE OAK DRIVE TO BE COMPLETED BASED ON PRESCOT VILLAGE PHASING PLAN, DERIVED FROM THE TM PREPARED BY KIMLEY-HORN AND REVIEWED BY TOWN STAFF AND NC DOT.
5. LANDSCAPING, BUFFERING, AND SCREENING SHALL BE ADHERED TO PER THE REQUIREMENTS IN THE TOWN UDD.
6. THE APPLICANT SHALL CONSTRUCT A PAVED GREENWAY TRAIL PARALLEL TO THE CREEK FOR THE AREA IN PHASE 1 BASED ON THE CAROLINA THREAD TRAIL DESIGN SPECIFICATIONS. THIS GREENWAY SHALL BE COMPLETE DURING PHASE 2 OF THE PROJECT, ONCE COMPLETE AND ACCEPTED BY THE TOWN, THE GREENWAY TRAIL SHALL BE DEDICATED TO THE TOWN FOR MAINTENANCE AND LIKED TO THROUGH A PERMANENT PEDESTRIAN EASEMENT.
7. PERMANENT PEDESTRIAN EASEMENT SHALL ALSO BE DEDICATED TO THE TOWN ACROSS THE CREEK FOR FUTURE ACCESS INTO THE WACA PROPERTY OR TOWN OF WAXHAW PROPERTY TO THE NORTH AND THROUGH THE OPEN SPACE AREA. THE SPECIFIC PLACEMENT OF THESE EASEMENTS SHALL BE DETERMINED ONCE ENGINEERING FOR THE GREENWAY IS COMPLETE.

LEGEND

- Existing Property Line
- Zoning Limits
- Setbacks
- Floodway
- 100 YR Floodplain
- Easements
- Greenway Trail
- Pedestrian Easement
- Phase 1 Lots
- Phase 2 Lots
- Future Phase Lots



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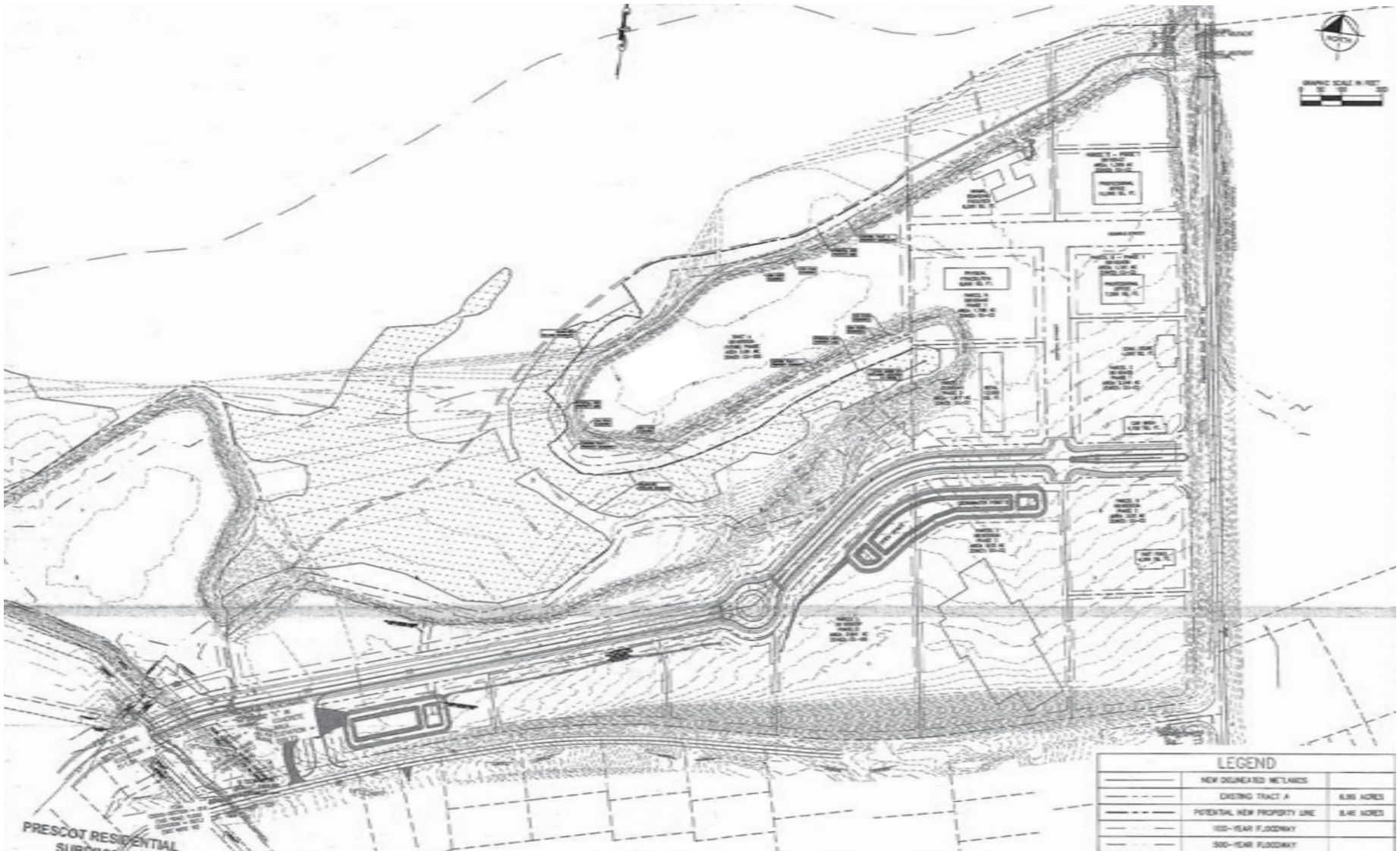
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