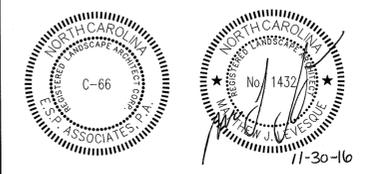


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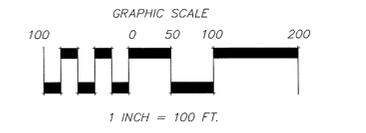
**Crescent Communities**  
 227 West Trade Street  
 Charlotte, NC 28276



**Brown Property Sketch Plan & CD Rezoning Plan**  
 #2016 - 05

**Major Subdivision Sketch Plan**  
**-100 Scale (4 of 6)**

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO. BM21.100  
 DRAWING BM21-Major Subdivision Sketch Plan.dwg  
 DATE 05/02/2016  
 DRAWN BY AB  
 CHECKED BY MM

NO.	DATE	BY	REVISION
1	5/2/16	AB	PER STAFF COMMENTS 4/26/16
2	7/11/16	DG	PER STAFF COMMENTS 5/24/16
3	8/26/16	DG	PER STAFF COMMENTS 8/03/16
4	10/10/16	DG	PER STAFF COMMENTS 9/29/16
5	11/30/16	DG	PER STAFF COMMENTS 10/31/16



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## Crescent Communities

227 West Trade Street  
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SEALS



11-30-16

PROJECT

## Brown Property Sketch Plan & CD Rezoning Plan #2016 - 05

SHEET TITLE

## Major Subdivision Sketch Plan Details (Sheet 5 of 6)

PROJECT LOCATION

HUNTERVILLE, NC

PROJECT NO BM21.100

DRAWING BM21-Major Subdivision Sketch Plan.dwg

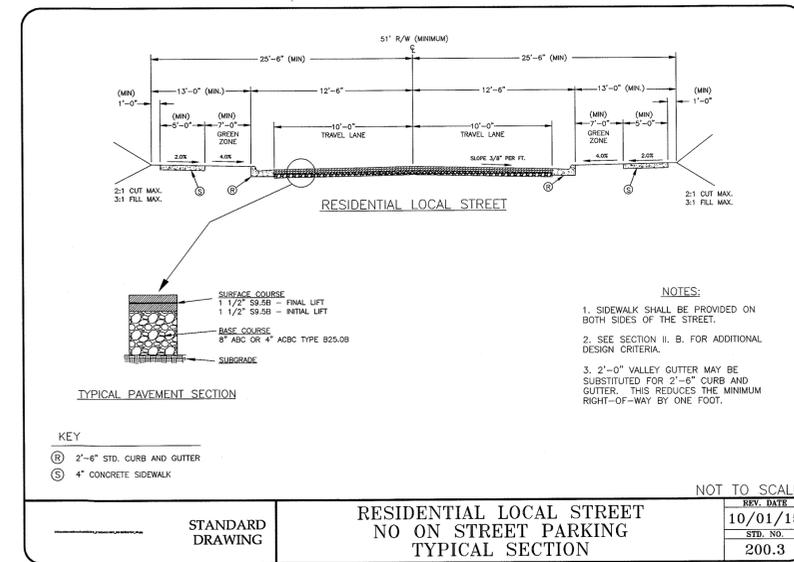
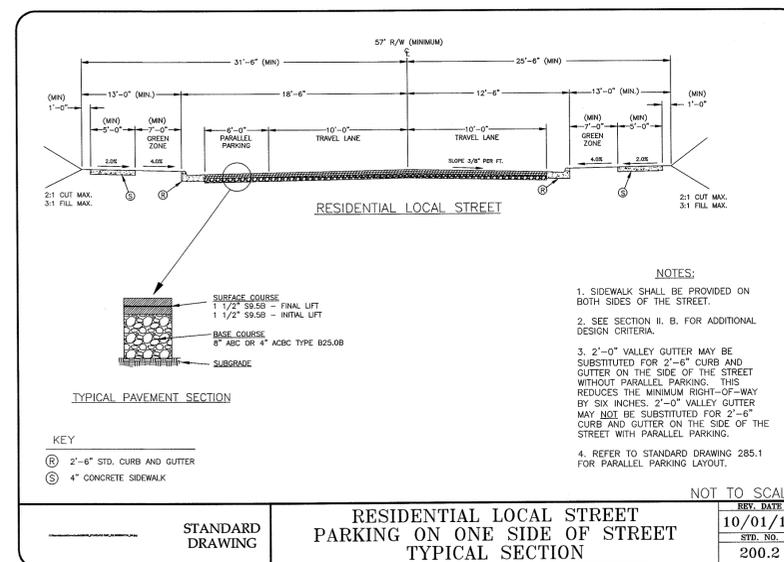
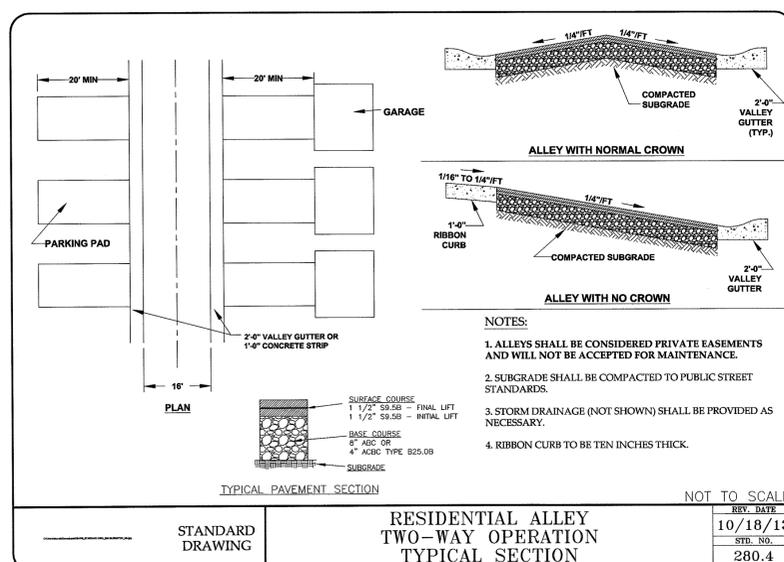
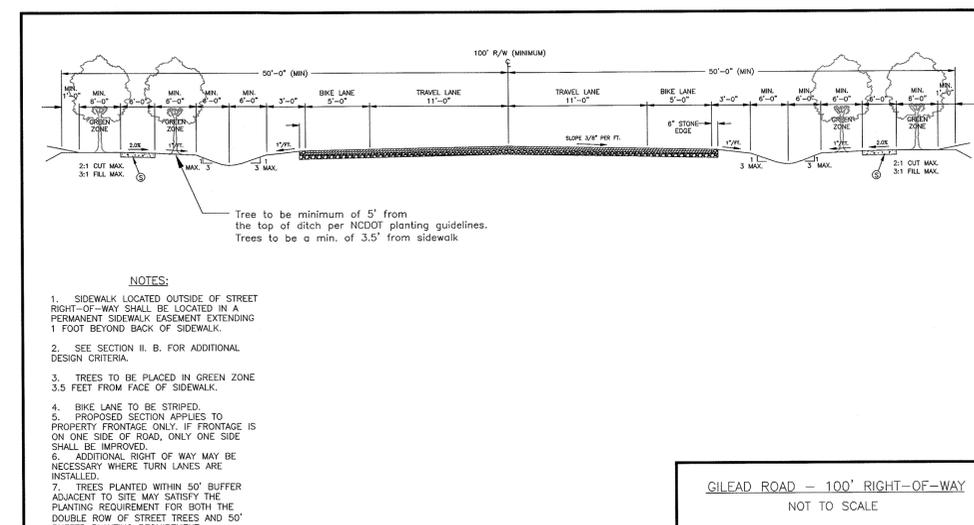
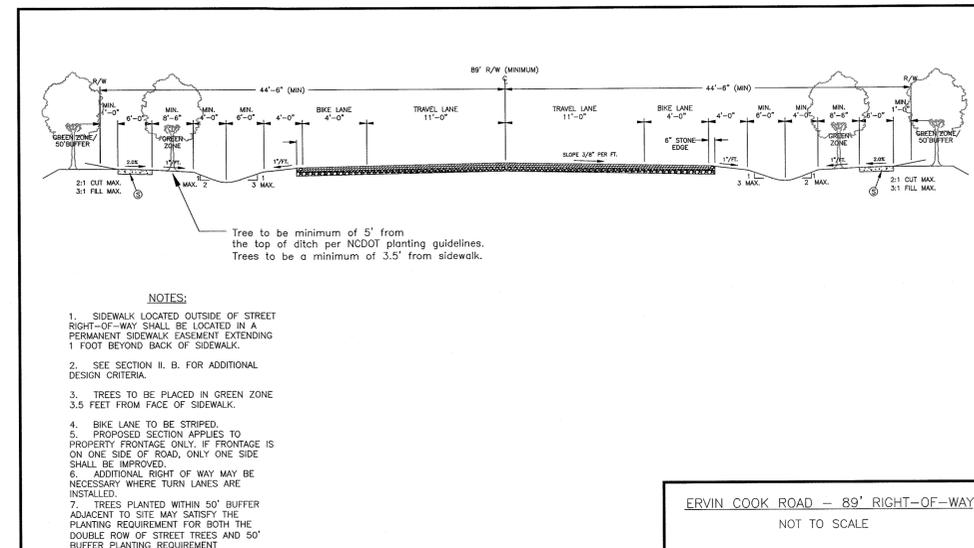
DATE 05/02/2016

DRAWN BY AB

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	5/2/16	AB	PER STAFF COMMENTS 4/26/16
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4	10/10/16	DG	PER STAFF COMMENTS 9/29/16
5	11/30/16	DG	PER STAFF COMMENTS 10/31/16





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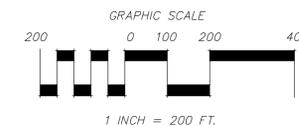
SCALE

### Brown Property Sketch Plan & CD Rezoning Plan #2016 - 05

SHEET TITLE

### Preliminary Phasing Plan

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO. BM21.100

DRAWING BM21-Major Subdivision Sketch Plan.dwg

DATE 05/02/2016

DRAWN BY AB

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	5/2/16	AB	PER STAFF COMMENTS 4/26/16
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4	10/10/16	DG	PER STAFF COMMENTS 9/29/16
5	11/30/16	DG	PER STAFF COMMENTS 10/31/16

#### Phasing Table:

<b>Phase 1:</b>	<b>118 Lots</b>
<b>Phase 2:</b>	<b>69 Lots</b>
<b>Phase 3:</b>	<b>112 Lots</b>
<b>Phase 4:</b>	<b>83 Lots</b>

**Overall Total:** **382 Lots**

Note: Phasing is preliminary and subject to change during design and construction document phase.





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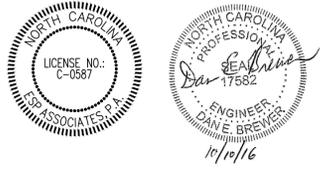
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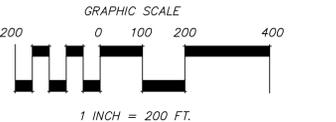
PROJECT

**Brown Property Sketch Plan & CD Rezoning Plan**  
#2016 - 05

SHEET TITLE

**Conceptual Grading Plan**

PROJECT LOCATION HUNTERVILLE, NC



PROJECT NO	BM21.100		
DRAWING	BM21-Storm Drainage Plan.dwg		
DATE	07/11/2016		
DRAWN BY	DS		
CHECKED BY	DB		
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	5/2/16	AB	PER STAFF COMMENTS 4/26/16
2	7/11/16	DS	PER STAFF COMMENTS 5/24/16
3	8/26/16	DS	PER STAFF COMMENTS 8/3/16
4	10/11/16	DS	PER STAFF COMMENTS 9/29/16

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**GENERAL NOTES:**

- BOUNDARY INFORMATION**  
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED 'ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX TOTALING 233,783 ACRES' DATED FEBRUARY 2, 2016.
- TOPOGRAPHIC INFORMATION**  
TOPOGRAPHIC INFORMATION BASED ON GIS INFORMATION OBTAINED FROM MECKLENBURG COUNTY, NC.
- FLOODPLAIN, STREAM, AND WETLAND INFORMATION**  
FLOODPLAIN, STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED 'WETLANDS SURVEY OF TRACTS I-XIX TOTALING 233,783 ACRES' DATED MARCH 18, 2016.
- ACCESS POINTS/DRIVEWAYS/STREETS**
  - PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND 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 HUNTERVILLE 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.
- PUBLIC INFORMATION**  
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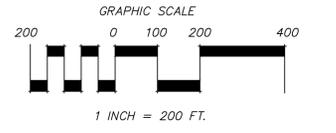
### Brown Property Sketch Plan & CD Rezoning Plan

#2016 - 05

SHEET TITLE

### Conceptual Storm Drainage Plan

PROJECT LOCATION HUNTERVILLE, NC



PROJECT NO BM21.100

DRAWING BM21-Storm Drainage Plan.dwg

DATE 07/11/2016

DRAWN BY DS

CHECKED BY DB

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	5/2/16	AB	PER STAFF COMMENTS 4/26/16
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TEN (10) BMP BASINS ARE DESIGNATED FOR THE PROPOSED PROJECT SITE. THE ASSOCIATED CHART SHOWS THE CATCHMENT AREAS FOR EACH BASIN. WATER QUANTITY WILL BE OBTAINED BY TREATING THE "FIRST FLUSH" 1" OF THE 24 HOUR STORM. WATER QUALITY WILL BE OBTAINED BY RETAINING THE REQUIRED TREATMENT/STORAGE VOLUME AND GRADUALLY RELEASING OVER A 48 HOUR PERIOD WITH A DISCHARGE RATE LESS THAN THE PRE-EXISTING CONDITION FOR EACH AREA.

#### GENERAL NOTES:

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