



NC LA FIRM # C-66  
NC ENGINEERING FIRM # C-0587

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# Crescent Communities

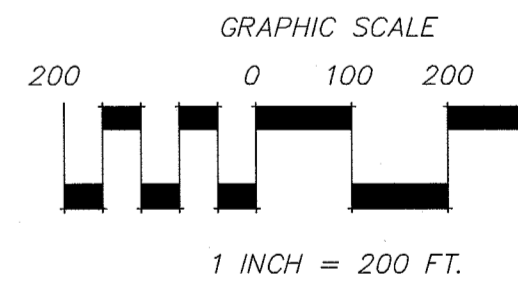
227 West Trade Street  
Charlotte, NC 28276



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

# Major Subdivision Sketch Plan - Overall (1 of 6)

PROJECT LOCATION HUNTERSVILLE, NC



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
6	1/9/17	DG	PER STAFF COMMENTS 12/22/16

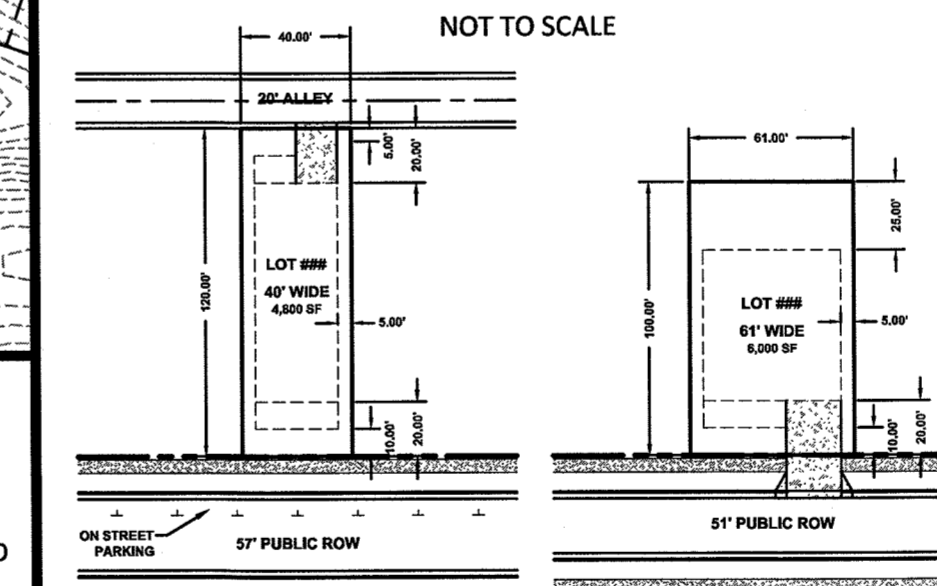
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### GENERAL NOTES:

- BOUNDARY INFORMATION**  
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED "TALMADGE 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**  
1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.  
2. 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 HUNTERSVILLE 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**  
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

ROAD	ROAD FROM	ROAD TO	LENGTH
ROAD A	ERVIN COOK ROAD	ROAD B	210.22 FT
ROAD A	ROAD B	ROAD B	37.07 FT
ROAD A	ROAD B	ROAD I	242.76 FT
ROAD B	ROAD C	ROAD D	317.95 FT
ROAD B	ROAD D	ROAD E	369.21 FT
ROAD B	ROAD E	ROAD E	903.35 FT
ROAD B	ROAD E	ROAD D	321.06 FT
ROAD B	ROAD D	ROAD C	281.27 FT
ROAD B	ROAD C	ROAD A	440.44 FT
ROAD C	ROAD B	ROAD B	452.55 FT
ROAD D	ROAD B	ROAD B	429.74 FT
ROAD E	ROAD B	ROAD B	462.50 FT
ROAD F	ROAD B	ROAD I	506.50 FT
ROAD G	ROAD B	ROAD I	611.67 FT
ROAD H	ERVIN COOK RD	ROAD J	191.34 FT
ROAD H	ROAD J	ROAD B	254.36 FT
ROAD H	ROAD B	ROAD I	506.03 FT
ROAD H	ROAD I	ROAD R	341.02 FT
ROAD H	ROAD R	ROAD J	183.40 FT
ROAD H	ROAD J	ROAD O	265.20 FT
ROAD I	ROAD H	ROAD G	323.93 FT
ROAD I	ROAD G	ROAD F	304.37 FT
ROAD I	ROAD F	ROAD A	177.65 FT
ROAD I	ROAD A	END	968.25 FT
ROAD J	ROAD H	ROAD K	237.05 FT
ROAD J	ROAD K	ROAD K	303.76 FT
ROAD J	ROAD K	ROAD L	1476.49 FT
ROAD J	ROAD L	ROAD O	853.92 FT
ROAD J	ROAD O	ROAD H	237.05 FT
ROAD K	ROAD J	ROAD J	477.90 FT
ROAD L	ROAD J	ROAD M	412.21 FT
ROAD L	ROAD M	ROAD O	699.05 FT
ROAD L	ROAD O	END	734.75 FT
ROAD M	ROAD L	ROAD N	409.20 FT
ROAD M	ROAD N	ROAD O	401.52 FT
ROAD N	ROAD M	ROAD O	51.29 FT
ROAD O	ROAD L	ROAD N	396.62 FT
ROAD O	ROAD N	ROAD P	358.97 FT
ROAD O	ROAD P	ROAD M	199.32 FT
ROAD O	ROAD M	ROAD H	120.00 FT
ROAD O	ROAD H	ROAD J	250.22 FT
ROAD P	ROAD O	ROAD Q	374.52 FT
ROAD P	ROAD Q	ROAD R	298.45 FT
ROAD Q	ROAD P	ROAD Q	495.50 FT
ROAD R	ROAD H	ROAD Q	311.00 FT
ROAD R	ROAD Q	ROAD P	743.18 FT
ROAD R	ROAD P	END	230.68 FT

### TYPICAL NR (CD) LOT DETAILS:



### WAIVER REQUESTS:

- BLOCK LENGTH  
ROAD B- FROM INTERSECTION OF B & T TO INTERSECTION OF E & B (903.35')
- ROAD J- FROM INTERSECTION OF K & J TO INTERSECTION OF J & L (1,476.49')
- ROAD J- FROM INTERSECTION OF J & L TO INTERSECTION OF J & O (853.92')

