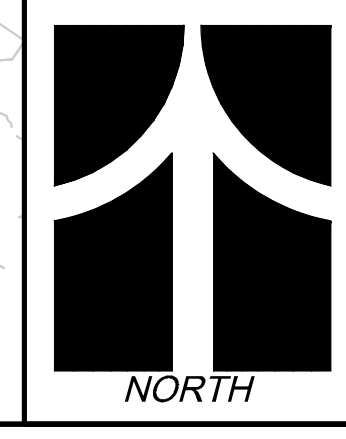




**Retaining Walls**

- All retaining walls requiring special inspections (>5' in height) shall meet the requirements of the MCSBC chapter 17 - special inspections as detailed per the Mecklenburg County Code Enforcement Special Inspections Process. Additionally, copies of the retaining wall plans shall be submitted to the Huntersville Engineering Department for review and approval. The Town of Huntersville shall be copied on all statements of special inspections, special inspections final reports, and design principal in responsible charge (DPRIC) letters.
- The Town of Huntersville requires that all streets proposed to be taken over by the Town for maintenance be reviewed, inspected, and certified by a licensed professional engineer registered in the state of North Carolina for adequate construction. Review of street construction by the certifying Engineer is required throughout the construction process. Refer to the Town of Huntersville Engineering Standards and Procedures Manual for additional information including the required certification form.



### Conditional Zoning & Sketch Plan Notes

- ARCHITECTURAL STANDARDS:**
- VINYL SIDING, VINYL SHIFTS, AND VINYL FASCIA MATERIAL SHALL NOT BE PERMITTED EXTERIOR BUILDING MATERIALS. NOT WITHSTANDING THE FOREGOING, VINYL AGENTS, SUCH AS TRIM COMPONENTS, SHALL BE PERMITTED, AND VINYL WINDOWS MAY BE INSTALLED.
  - EAVES ON EACH SINGLE FAMILY DWELLING SHALL OVERHANG A MINIMUM OF EIGHT (8) INCHES.
  - THE FRONT DOOR OF EACH SINGLE FAMILY DWELLING SHALL BE 8'0" TALL OR 8'6" TALL WITH A WINDOW TRANCOM ABOVE THE DOOR.
  - WHEN PRESENT, PORCHES WILL SPAN A MINIMUM OF 40% OF THE WIDTH OF A HOUSE EXCLUDING THE WIDTH OF THE GARAGE AREA.
  - EACH SINGLE FAMILY DWELLING SHALL HAVE A MINIMUM OF THREE (3) EXPOSED FOUNDATION OF SISTERED DIMENSIONS.
  - WINDOWS SHALL BE LOCATED ON THE FRONT, REAR, AND EACH SIDE OF EACH SINGLE FAMILY DWELLING. A MINIMUM OF ONE WINDOW SHALL BE LOCATED ON EACH SIDE OF EACH SINGLE FAMILY DWELLING.
  - THE EXTERIOR ROOFING MATERIAL FOR EACH SINGLE FAMILY DWELLING SHALL BE A MINIMUM 30 YEAR ARCHITECTURAL SHINGLE.
  - THE GARAGE DOOR ASSOCIATED WITH EACH SINGLE FAMILY DWELLING SHALL HAVE AN ARCHITECTURAL STYLE GARAGE DOOR AND/OR HARDWARE.
  - A MINIMUM OF SEVEN (7) GALLONS OF PAINT SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE HOUSE.
  - A MINIMUM OF SEVEN (7) GALLONS OF PAINT SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE HOUSE. IN ADDITION TO THE SEVEN (7) GALLONS OF PAINT, THERE SHALL BE SEVEN (7) GALLONS OF PAINT APPLIED TO THE EXTERIOR SURFACES OF THE HOUSE. IN ADDITION TO THE SEVEN (7) GALLONS OF PAINT, THERE SHALL BE SEVEN (7) GALLONS OF PAINT APPLIED TO THE EXTERIOR SURFACES OF THE HOUSE.
  - FRONT LOADED GARAGES ARE TO BE RECESSED BEHIND THE PRIMARY PLANE OF THE HOME.
  - LOT 605, 66, 67, 68, & 69 THAT ARE ORIENTED TOWARD GILEAD ROAD ON THE MAJOR SUBDIVISION SKETCH PLAN SHALL:
    - INCLUDE FRONT PORCHES THAT ARE A MINIMUM OF SIX (6) FEET IN DEPTH.
    - HAVE VARYING FRONT SETBACKS THAT ARE OFFSET TO THEIR NEIGHBORING LOT IN TWO (2)- FIVE (5) FOOT INTERVALS.
    - INCLUDE FRONT PORCH COLUMNS THAT ARE A MINIMUM OF EIGHT (8) INCHES WIDE.

- GREENWAY EASEMENT DEDICATION:**
- APPLICANT AGREES TO DEDICATE AN EASEMENT TO MECKLENBURG COUNTY WITHIN A PORTION OF THE 100 YEAR FLOODPLAIN ADJACENT TO MCDOWELL CREEK AS GENERALLY DEPICTED ON THE MAJOR SUBDIVISION SKETCH PLAN LOCATED ALONG THE EASTERN BOUNDARY OF TAX PARCEL #S 009-05-109, 009-05-110, 009-05-111, 009-05-112, 009-05-113, 009-05-114, 009-05-115, & 009-05-116 FOR THE DEVELOPMENT OF THE MCDOWELL CREEK GREENWAY. EASEMENT TO BE DRAFTED AND RECORDED SEPARATELY VIA APPROPRIATE PROCESS.
  - APPLICANT AGREES TO DEDICATE A THIRTY (30) FOOT EASEMENT TO MECKLENBURG COUNTY ALONG THE WESTERN BOUNDARY OF MECKLENBURG COUNTY TAX PARCEL #009-03-208 ADJACENT TO THE EXISTING STREAM FOR THE DEVELOPMENT OF A FUTURE GREENWAY. EASEMENT TO BE DRAFTED AND RECORDED SEPARATELY VIA APPROPRIATE PROCESS.

- BUFFERS:**
- APPLICANT TO PROVIDE A FIFTY (50) FOOT WIDE BUFFER ALONG THE PROPERTY FRONTAGE ADJACENT TO ERVIN COOK ROAD AND GILEAD ROAD. FIFTY (50) FOOT WIDE BUFFER TO BE PROVIDED FROM THE FUTURE RIGHT OF WAY AS GENERALLY DEPICTED ON THE MAJOR SUBDIVISION SKETCH PLAN. THESE BUFFERS ARE TO BE PLANTED WITH THREE AND A HALF (3 1/2) CALADY TREES PER 1,000 SQUARE FEET OF BUFFER AREA AND SEVEN (7) SHRUBS PER 1,000 SQUARE FEET OF BUFFER AREA. SHRUBS ARE TO BE EVERGREEN AND 24" TALL AT TIME OF PLANTING. DETAILED PLANTING PLANS TO BE PROVIDED DURING THE RESPECTIVE PHASE'S CONSTRUCTION DOCUMENT REVIEW/ APPROVAL.
  - IN AREAS WHERE THE BUFFER IS ADJACENT TO A ROAD INTERNAL TO THE SITE AND THE PRIMARY PLANE OF A RESIDENTIAL LOT IS FACING THE BUFFER, THE REQUIRED PLANTING MAY BE REALLOCATED TO OTHER AREAS OF THE BUFFER IN ORDER TO CREATE VIEWS INTO THE SITE.
  - INSTALLATION OF BUFFERS AND ASSOCIATED PLANT MATERIAL MAY BE PHASED TO FOLLOW THE CONSTRUCTION PHASING/SCHEDULE OF THE PROJECT.

- WAIVER REQUESTS:**
- THE APPLICANT REQUESTS THE FOLLOWING WAIVERS FOR BLOCK LENGTH:
- ROAD B: FROM INTERSECTION OF ROAD B & ROAD E TO THE INTERSECTION OF ROAD E & ROAD B (903.35')
  - ROAD J: FROM INTERSECTION OF ROAD K & ROAD J TO INTERSECTION OF ROAD J & ROAD L (1,476.49')
  - ROAD I: FROM INTERSECTION OF ROAD I & ROAD J TO INTERSECTION OF ROAD I & ROAD O (853.92')

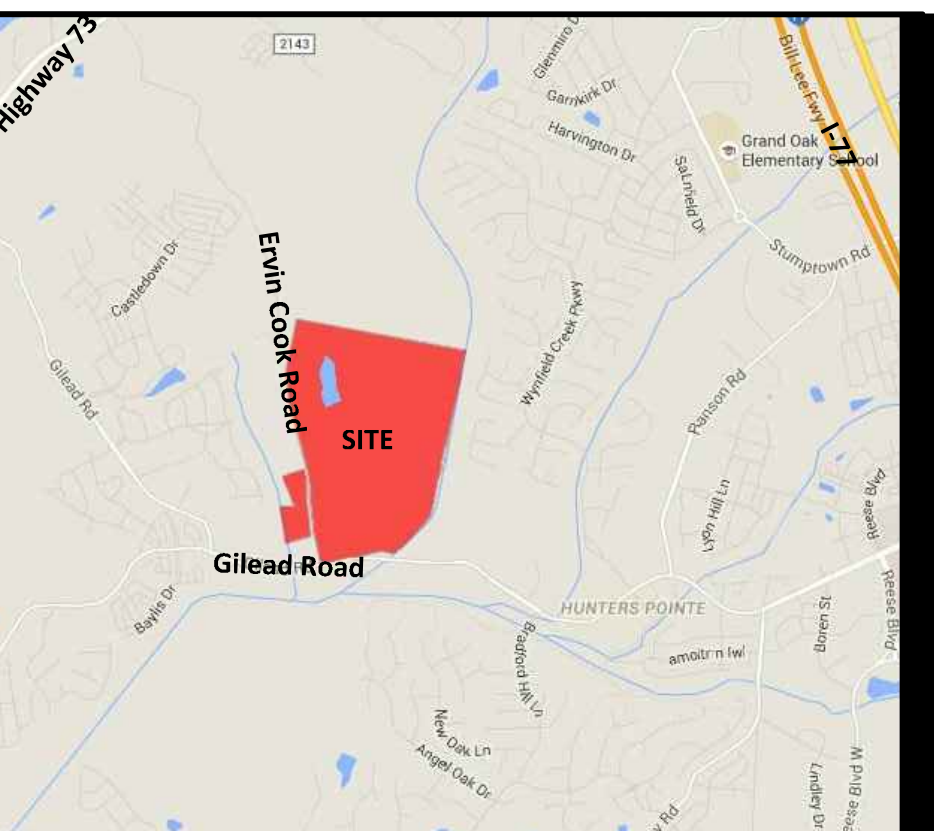
### Transportation Improvements:

transportation improvements referenced from "Traffic Impact Analysis - Ervin Cook Road Site" dated October 7, 2016 prepared by WSP/Parsons Brinkerhoff.

- Gilead Road and Ervin Cook Road (Phase I Improvements)**
- Construct westbound right turn lane on Gilead Road with at least 100 feet of storage and appropriate taper.
  - Construct eastbound left turn lane on Gilead Road with at least 100 feet of storage and appropriate taper.
  - Construct southbound right turn lane on Ervin Cook Road with at least 100 feet of storage and appropriate taper.
- Gilead Road and Bradford Hill Lane (Phase II Improvements)**
- Construct an eastbound right turn lane on Gilead Road at Bradford Hill Lane with at least 100 feet of storage and appropriate taper.
- Note:** Due to the close proximity of an existing box culvert and stream crossing on Gilead Road, the available space to construct an eastbound through lane and receiving lane with an appropriate merge taper is limited. Therefore, an eastbound right turn lane is recommended.
- Gilead Road and Wynfield Creek Parkway (Phase II Improvements)**
- Construct an eastbound shared through and right turn lane on Gilead Road at Wynfield Creek Parkway with at least 400 feet of storage and appropriate taper to create an additional through lane at the intersection. Continue this eastbound through lane to Ransom Road to create an eastbound exclusive left turn lane and an exclusive eastbound through lane at the intersection of Gilead Road and Ransom Road.
  - Construct and extend the westbound right turn lane on Gilead Road at Wynfield Creek Parkway to create a full right turn only lane between Wynfield Creek Parkway and Ransom Road.
  - Roadway improvements will require appropriate signal upgrades at this location.
- Gilead Road and Ransom Road (Phase II Improvements)**
- Extend the westbound right turn lane on Gilead Road (approximately 400') with appropriate storage and taper to create a shared through and right turn lane to create an additional through lane at the intersection. Continue this eastbound through lane to Ransom Road to create an eastbound exclusive left turn lane and an exclusive eastbound through lane at the intersection of Gilead Road and Ransom Road.
  - Roadway improvements will require appropriate signal upgrades at this location.
- Note:** Due to the close proximity of an existing box culvert and headwalls on Gilead Road associated with Turney/Lower McDowell Creek Greenway, the available space to construct the shared through and right turn lane with the appropriate taper is limited. Therefore, it is recommended that the length of the shared through and right turn lane be maximized in the available space.
- Gilead Road and McCoy Drive (Phase II Improvements)**
- Reconfigure the westbound approach with a pocket left turn lane with a minimum 400' storage along with two continuous through lanes (one through and one shared through/right). Widen appropriately.
  - Construct a full westbound through lane on Gilead Road between McCoy Drive and Binaway Drive that drops with a right turn only movement at the unsignalized intersection of Gilead Road and Binaway Drive.
  - Roadway improvements will require appropriate signal upgrades at this location.
- Ervin Cook Road and Site Drive #1 (Phase II Improvements)**
- Construct a northbound right turn lane on Ervin Cook Road at Site Drive #1 with a minimum 100 feet storage and appropriate taper.

### List of Adjacent Property Owners:

	PID:	Owner:	Mailing Address:	Zoning:
1	00903214	Thomas & Janice Roberts	7825 Gilead Road, Huntersville, NC 28078	TR
2	00903234	Janice Brown Roberts	7825 Gilead Road, Huntersville, NC 28078	TR
3	00903208	Janice Brown Roberts	7825 Gilead Road, Huntersville, NC 28078	TR
4	00940377	Beckett Homeowners' Association of Mecklenburg INC. & C/O Hawthorne Management Corp.	PO Box 11906 Charlotte, NC 28220	TR
5	00903211	Alfred J. Reed	6244 Stephens Grove Lane, Huntersville, NC 28078	TR
6	00903202	Shawn McElfee	14301 Ervin Cook Road, Huntersville, NC 28078	TR
7	00903203	James Tracy & Pamela Moore Bennett	14325 Ervin Cook Road, Huntersville, NC 28078	TR
8	00903218	Alfred J. Reed	6244 Stephens Grove Lane, Huntersville, NC 28078	TR
9	0094101	Henry L. & Susan R. Cook	14425 Ervin Cook Road, Huntersville, NC 28078	TR
10	00940103	Cook Investments LP U/A, Trust Cook Charitable Remainder, & Donald G. Coulter	14701 Ervin Cook Road, Huntersville, NC 28078	TR
11	00940102	Cook Investments LP U/A, Trust Cook Charitable Remainder, & Donald G. Coulter	14425 Ervin Cook Road, Huntersville, NC 28078	TR
12	00940108	Cook Investments Limited Partnership	14425 Ervin Cook Road, Huntersville, NC 28078	TR
13	00940102	Cook Investments LP U/A, Trust Cook Charitable Remainder, & Donald G. Coulter	14701 Ervin Cook Road, Huntersville, NC 28078	TR
14	00904105A	Mecklenburg County	600 East 4th Street, Charlotte, NC 28202	GR
15	00918396	Mecklenburg County & C/O Real Estate/ Finance Dept.	600 East 4th Street, Charlotte, NC 28202	GR
16	00918166	Mecklenburg County & C/O Real Estate/ Finance Dept.	600 East 4th Street, Charlotte, NC 28202	GR
17	00918311	James F. & Linda H. Fitzharris	15100 Sharrow Bay Court, Huntersville, NC 28078	GR
18	00918138	Berry L. & Kay I. Shelton	15133 Chilgrove Lane, Huntersville, NC 28078	GR
19	00918137	Rodger D. & Kay E. Roebuck	15129 Chilgrove Lane, Huntersville, NC 28078	GR
20	00918136	Randall S. & Sandra S. Hargett	15125 Chilgrove Lane, Huntersville, NC 28078	GR
21	00918135	Kwang K. & Young A. Kim	15117 Chilgrove Lane, Huntersville, NC 28078	GR
22	00918134	Lee Suzanne Nagelski & HSB Keith Charles	15109 Chilgrove Lane, Huntersville, NC 28078	GR
23	00918133	Richard K. Jill, Christopher R., & Cerine R. Rider	15101 Chilgrove Lane, Huntersville, NC 28078	GR
24	00918132	Karen L. Brown	15041 Chilgrove Lane, Huntersville, NC 28078	GR
25	00918131	Edward & Larysa Lazartic	15033 Chilgrove Lane, Huntersville, NC 28078	GR
26	00918130	Richard Bennett & Tracy Ann Onze	15025 Chilgrove Lane, Huntersville, NC 28078	GR
27	00918129	Susan Anderson	15019 Chilgrove Lane, Huntersville, NC 28078	GR
28	00918128	Wade H. & Elena L. Phillips	15015 Chilgrove Lane, Huntersville, NC 28078	GR
29	00918127	Joan & Robert Campbell	15011 Chilgrove Lane, Huntersville, NC 28078	GR
30	00918456	Mecklenburg County	600 East 4th Street, Charlotte, NC 28202	GR
31	00918435	Jeffrey P. McKeelvey & Pamela A. Stein	15115 Oxford Hollow, Huntersville, NC 28078	GR
32	00918434	Benjamin C. & Julie A. Kramer	15111 Oxford Hollow, Huntersville, NC 28078	GR
33	00918433	Jeffery M. & Linda H. Petty	15105 Oxford Hollow, Huntersville, NC 28078	GR
34	00918432	Wayne C. & Jill S. Smith	15101 Oxford Hollow, Huntersville, NC 28078	GR
35	00918431	Russell Edward III & Kimberly Anne Hansen	15025 Oxford Hollow, Huntersville, NC 28078	GR
36	00918430	Roxanne Karp	15019 Oxford Hollow, Huntersville, NC 28078	GR
37	00918429	Joseph A. Cwali & Melissa A. Yates	15013 Oxford Hollow, Huntersville, NC 28078	GR
38	00918428	Willi A. Barnes	15007 Oxford Hollow, Huntersville, NC 28078	GR
39	00918427	Douglas Richard Martin & Judith Mary	15001 Oxford Hollow, Huntersville, NC 28078	GR
40	00906119	Mecklenburg County	600 E 4th Street, Charlotte, NC 28202	TR
41	00906118	State of North Carolina	1321 Mail Service Center, Raleigh NC 27699	TR
42	01509104	Mecklenburg County	600 E 4th Street, Charlotte, NC 28202	TR
43	00905104	Mecklenburg County	700 N Tryon Street, Charlotte, NC 28202	TR
44	01509115	Groves Russell	850 East Street, Myersville, NC 28766	TR
45	01509114	Mecklenburg County	700 N Tryon Street, Charlotte, NC 28202	TR
46	01509113	Mecklenburg County	700 N Tryon Street, Charlotte, NC 28202	TR
47	01509112	Nancy Kay Sinderman & Heinz Paul II	7914 Gilead Road, Huntersville NC 28078	TR
48	01509111	Robert C. & Peggy H. Sheard	7900 Gilead Road, Huntersville, NC 28078	TR
49	01509105	Paul & Elsie D. Becker	7828 Gilead Road, Huntersville NC 28078	TR
50	01509106	William Vernon Brown & Dorothy H. Brown	7633 Gilead Road, Huntersville, NC 28078	TR
51	01509107	Mecklenburg County & C/O Real Estate/ Finance Dept.	600 E 4th Street, Charlotte, NC 28202	TR
52	01504101	Assc Inc Gilead Village Homeowners	13777 Ballantyne Corporate Place, Suite 320, Charlotte NC 28227	TR
53	00903213	John Donald Campbell & Linda L. Campbell	7515 Gilead Road, Huntersville, NC 28078	TR
54	00903212	John Donald Campbell & Linda L. Campbell	7417 Gilead Road, Huntersville, NC 28078	TR
55	00903221	Charles E. Martin & Sarah R. Martin	4321 Wanamassa Drive, Charlotte, NC 28269	TR
56	00903220	Fred L. Hunter	5207 Ingleburn Lane, Huntersville, NC 28078	TR
57	00940321	Owen E. Jr. Matte	11525 Carmel Commons Blvd, Suite 301, Charlotte, NC 28226	TR
58	00940320	LLC Standard Pacific of the Carolinas Attn: Elliot Mann	11525 Carmel Commons Blvd, Suite 301, Charlotte, NC 28226	TR
59	00940319	LLC Standard Pacific of the Carolinas Attn: Elliot Mann	11525 Carmel Commons Blvd, Suite 301, Charlotte, NC 28226	TR
60	00940318	LLC Standard Pacific of the Carolinas Attn: Elliot Mann	11525 Carmel Commons Blvd, Suite 301, Charlotte, NC 28226	TR
61	00940317	Christopher O'Brien & Andrea E. O'Brien	5111 Ingleburn Lane, Huntersville, NC 28078	TR
62	00940316	John David Goodwin & Lee-Anna Kim Goodwin	5103 Ingleburn Lane, Huntersville, NC 28078	TR
63	00940315	LLC Standard Pacific of the Carolinas Attn: Elliot Mann	11525 Carmel Commons Blvd, Suite 301, Charlotte, NC 28226	TR



**Vicinity Map**  
Not to Scale

### Index of Sheets:

Sheet Name:	Sheet No.
Cover Sheet	COVER
ALTA Survey	Attachment
Zoning - NR & TR	1.0
Existing Features Plan	2.0
Slope & Soils Plan	3.0
Preliminary Tree Preservation Plan (Sheet 1 of 4)	4.0
Preliminary Tree Preservation Plan (Sheet 2 of 4)	4.1
Preliminary Tree Preservation Table (Sheet 3 of 4)	4.2
Preliminary Tree Preservation Table (Sheet 4 of 4)	4.3
Major Subdivision Sketch Plan - Overall (Sheet 1 of 6)	5.0
Major Subdivision Sketch Plan - 100 Scale (Sheet 2 of 6)	5.1
Major Subdivision Sketch Plan - 100 Scale (Sheet 3 of 6)	5.2
Major Subdivision Sketch Plan - 100 Scale (Sheet 4 of 6)	5.3
Major Subdivision Sketch Plan - Details (Sheet 5 of 6)	5.4
Major Subdivision Sketch Plan - Phasing Plan (Sheet 6 of 6)	5.5
Conceptual Grading Plan	6.0
Conceptual Storm Drainage Plan	7.0

**ESP Associates, P.A.**

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## Crescent Communities

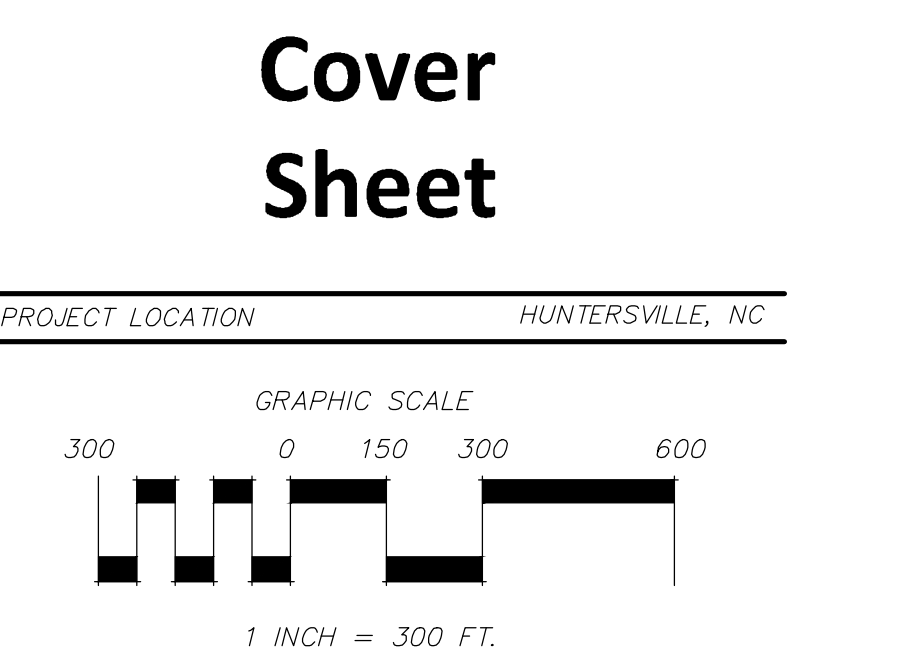
227 West Trade Street  
Charlotte, NC 28276

**Brown Property Sketch Plan & CD Rezoning Plan**  
#2016 - 05 EPM# 365463

**Cover Sheet**

## Brown Property Sketch Plan & CD Rezoning Plan

#2016 - 05 EPM# 365463



PROJECT NO: BM21.100

DRAWING: BM21-Cover.dwg

DATE: 08/25/2016

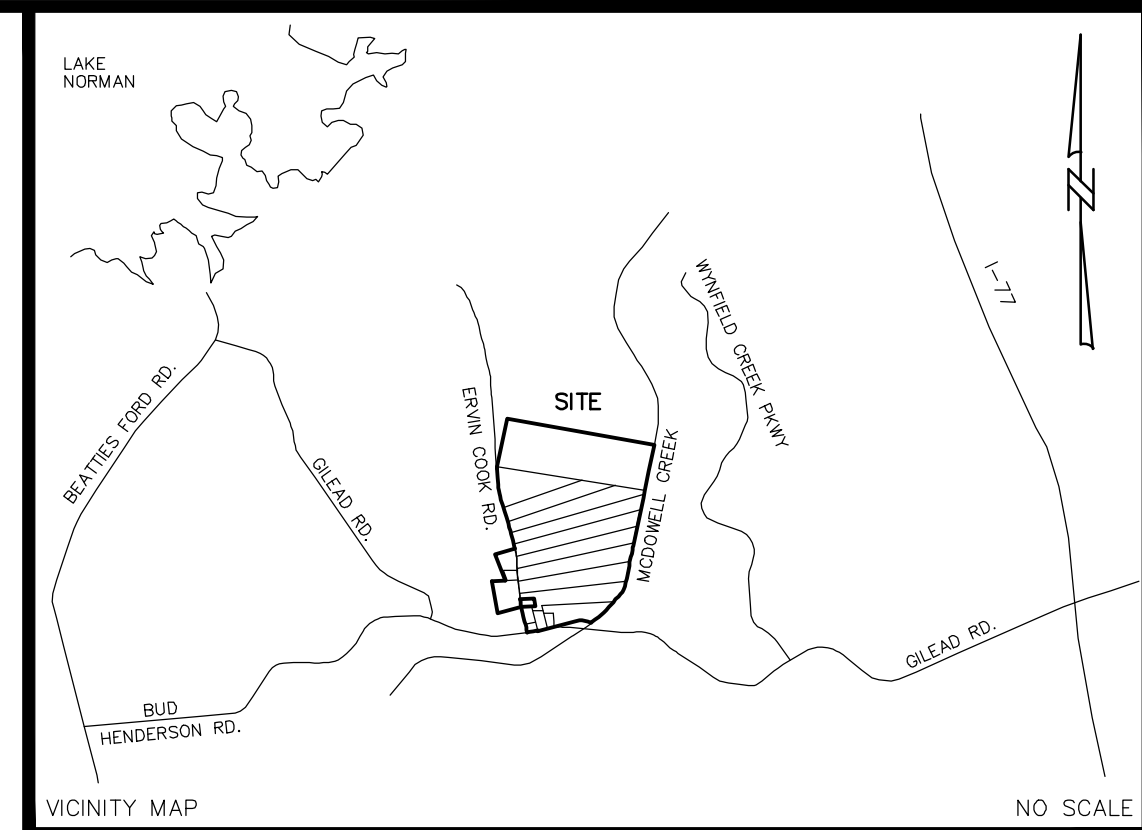
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CHECKED BY: MM

NO.	DATE	BY	REVISION
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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

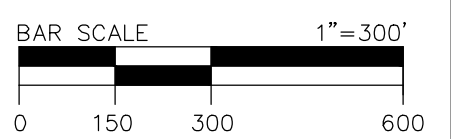
## COVER





AREA SUMMARY		
TRACT I	694,374 SF	15.941 ACRES
TRACT II	2,860,290 SF	65.663 ACRES
TRACT III	254,127 SF	5.834 ACRES
TRACT IV	156,416 SF	3.591 ACRES
TRACT V	36,791 SF	0.845 ACRES
TRACT VI	77,679 SF	1.783 ACRES
TRACT VII	72,843 SF	1.672 ACRES
TRACT VIII	19,769 SF	0.454 ACRES
TRACT IX	414,289 SF	9.511 ACRES
TRACT X	48,928 SF	1.123 ACRES
TRACT XI	701,788 SF	16.111 ACRES
TRACT XII	50,574 SF	1.161 ACRES
TRACT XIII	739,576 SF	16.987 ACRES
TRACT XIV	827,701 SF	14.410 ACRES
TRACT XV	692,676 SF	15.902 ACRES
TRACT XVI	680,319 SF	15.618 ACRES
TRACT XVII	699,077 SF	16.048 ACRES
TRACT XVIII	706,751 SF	16.225 ACRES
TRACT XIX	605,709 SF	13.905 ACRES
TOTAL		232.784 ACRES

* TRUSTEES FOR THE WILL OF DOROTHY HONEYCUTT BROWN		
JANICE B. ROBERTS AND THOMAS C. ROBERTS AS CO-TRUSTEES OF THE TESTAMENTARY TRUST FOR WILLIAM BRAXTON POE UNDER THE WILL OF DOROTHY HONEYCUTT BROWN	RECEIVING A 4.5756% INTEREST AS TENANT IN COMMON	
JANICE B. ROBERTS AND THOMAS C. ROBERTS AS CO-TRUSTEES OF THE TESTAMENTARY TRUST FOR EMILY GRACE ROBERTS UNDER THE WILL OF DOROTHY HONEYCUTT BROWN	RECEIVING A 4.5756% INTEREST AS TENANT IN COMMON	
JANICE B. ROBERTS	RECEIVING A 43.38% INTEREST AS TENANT IN COMMON	
KERRY R. POE	RECEIVING A 16.871% INTEREST AS TENANT IN COMMON	
TODD J. ROBERTS	RECEIVING A 16.871% INTEREST AS TENANT IN COMMON	
JANICE B. ROBERTS AND THOMAS C. ROBERTS AS CO-TRUSTEES OF THE TESTAMENTARY TRUST FOR BLAKE THOMAS POE UNDER THE WILL OF DOROTHY HONEYCUTT BROWN	RECEIVING A 4.5756% INTEREST AS TENANT IN COMMON	
JANICE B. ROBERTS AND THOMAS C. ROBERTS AS CO-TRUSTEES OF THE TESTAMENTARY TRUST FOR WILLIAM GRAYSON ROBERTS UNDER THE WILL OF DOROTHY HONEYCUTT BROWN	RECEIVING A 4.5756% INTEREST AS TENANT IN COMMON	
JANICE B. ROBERTS AND THOMAS C. ROBERTS AS CO-TRUSTEES OF THE TESTAMENTARY TRUST FOR EVE ELAINE ROBERTS UNDER THE WILL OF DOROTHY HONEYCUTT BROWN	RECEIVING A 4.5756% INTEREST AS TENANT IN COMMON	



I, WILLIAM P. FINKE CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AND SHOWN ON PLAT HEREON THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:48,208 AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_.

WILLIAM P. FINKE, PLS L-#4161

TO: CRESCENT ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; AND LENDER. (TO BE DETERMINED). THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7A, 8, 9, 10, 11(A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 9, 2016.

WILLIAM P. FINKE, PLS L-#4161 DATE \_\_\_\_\_



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Charlotte, NC 28241 Fort Mill, SC 29708  
704-583-4949 (NC)  
803-802-2440 (SC)  
www.espassociates.com

NO.	DATE	REVISION	BY

**ALTA/ACSM LAND TITLE SURVEY**  
OF TRACTS I-XIX  
TOTALING 232.784 ACRES

LOCATED IN: TOWN OF HUNTERSVILLE  
MECKLENBURG COUNTY  
NORTH CAROLINA

CLIENT: **CRESCENT COMMUNITIES**  
277 WEST TRADE STREET  
CHARLOTTE, NORTH CAROLINA, 28202  
(980) 321-6283

PROJECT NO: BM21.800.000  
SCALE: 1"=300'  
DATE: 2/12/16  
DRAWN BY: RLS  
CHECKED BY: WPF  
DATE SURVEYED: JANUARY, 2016  
DRAWING NO: BM21.800-ALTA DRAFT 2-17-16  
COVER SHEET SHEET 1 OF 20





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

SEALS

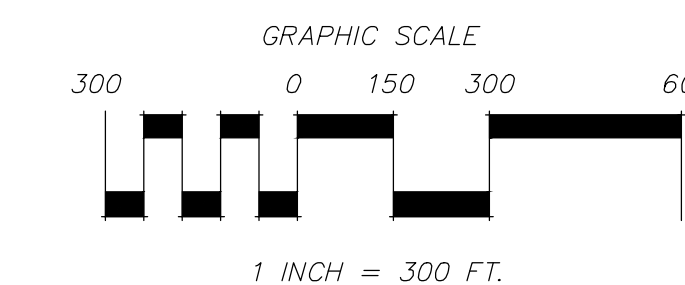
PROJECT

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

SHEET TITLE

**Zoning**

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO BM21.100

DRAWING BM21 - Ervin Cook - Zoning.dwg

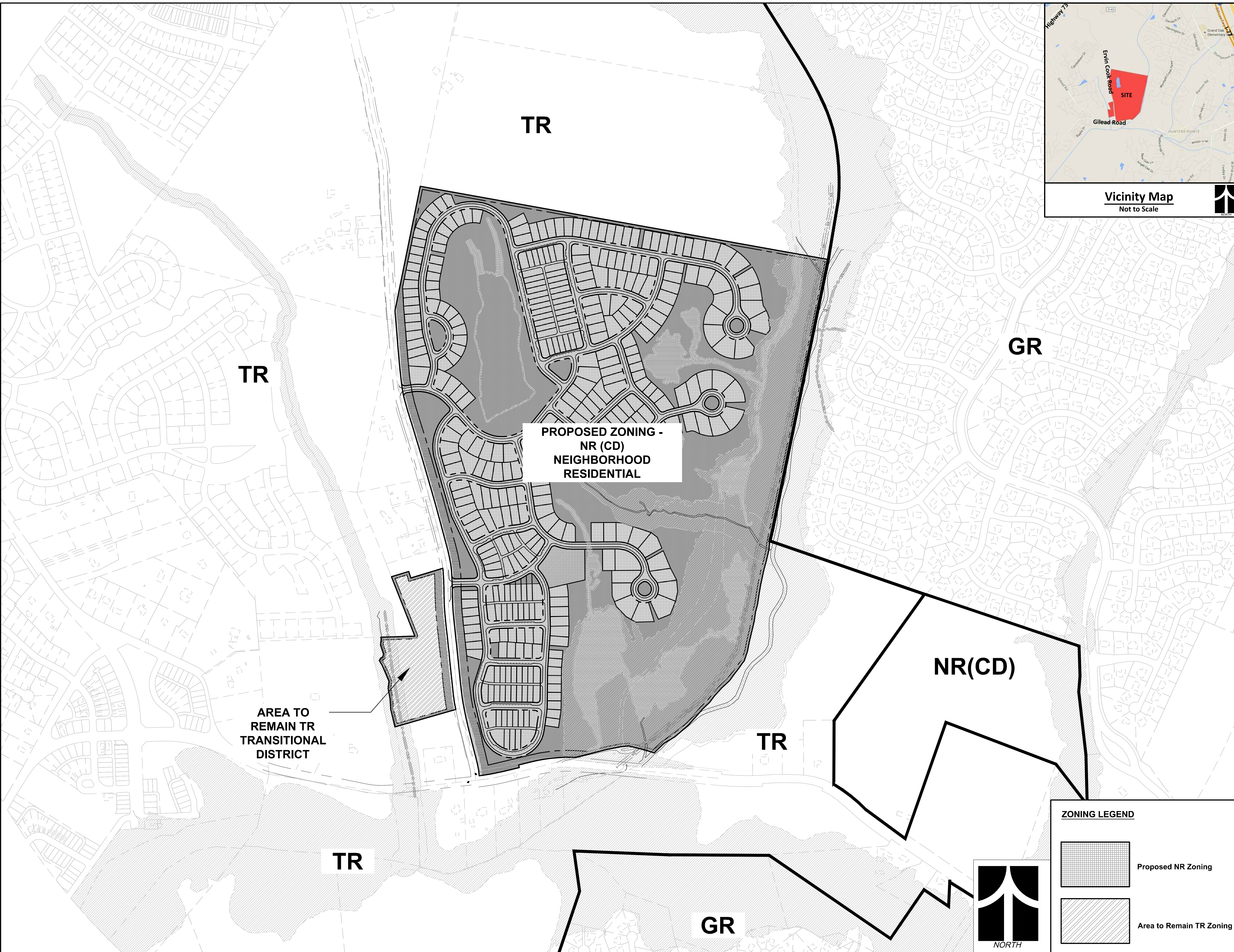
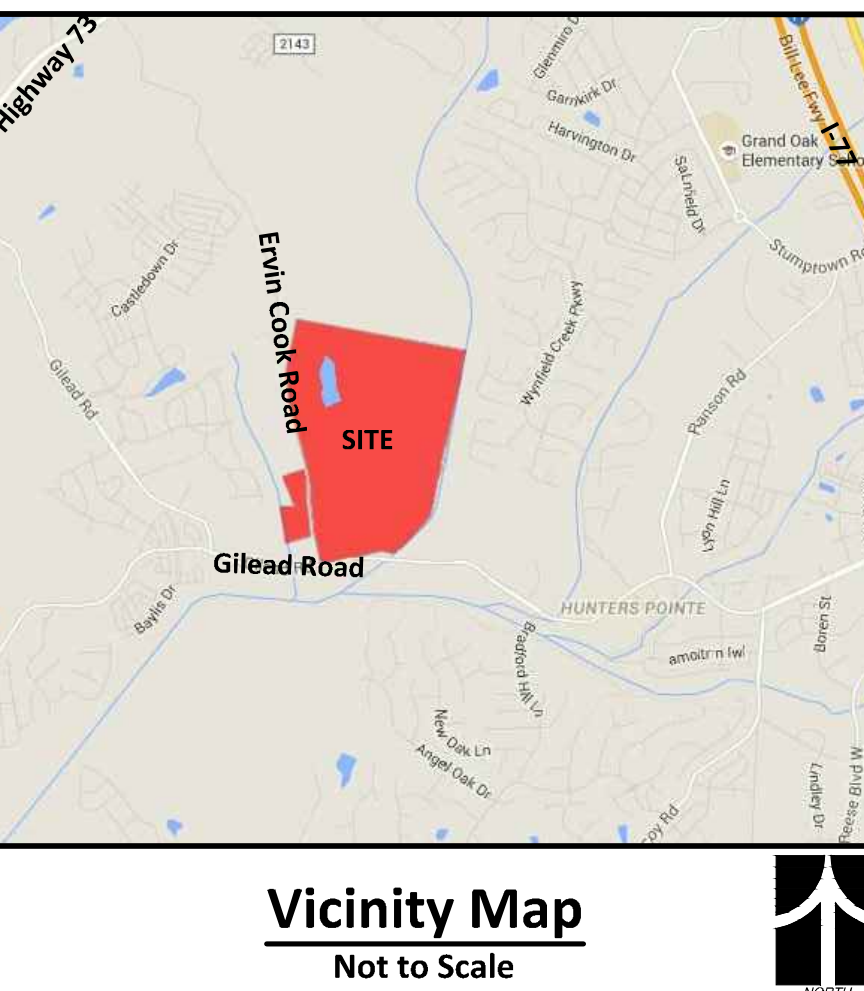
DATE 8/25/2016

DRAWN BY AB

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

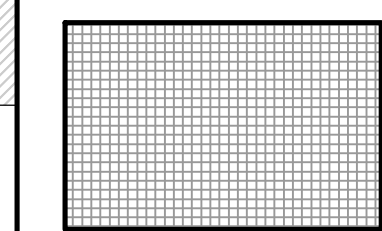
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5	11/30/16	DG	PER STAFF COMMENTS 10/31/16



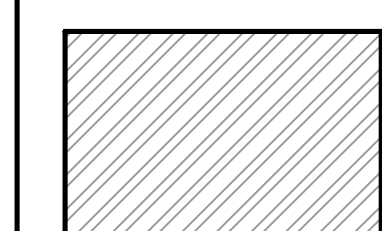
**PROPOSED ZONING -  
NR (CD)  
NEIGHBORHOOD  
RESIDENTIAL**

**AREA TO  
REMAIN TR  
TRANSITIONAL  
DISTRICT**

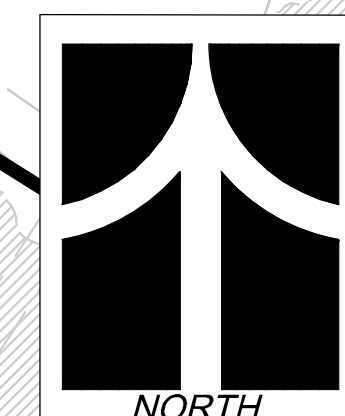
**ZONING LEGEND**



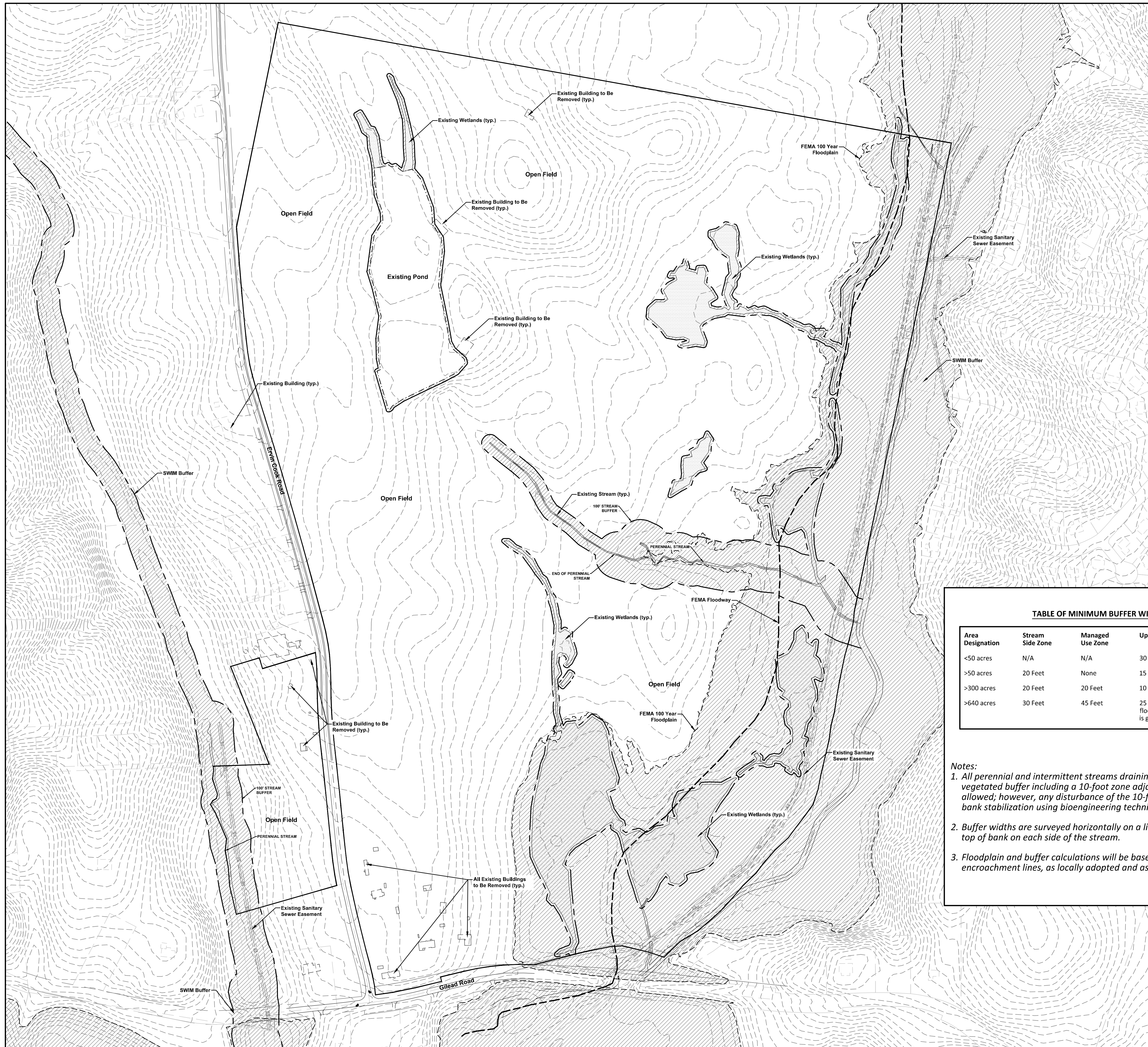
Proposed NR Zoning





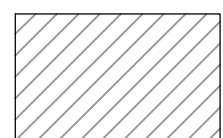
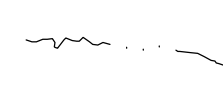
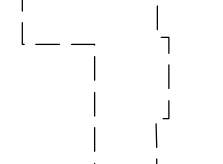
Area to Remain TR Zoning







**LEGEND:**

-  **EXISTING WETLANDS (PER SURVEY)**
-  **FEMA 100 YEAR FLOODPLAIN**
-  **PCCO & SWIM BUFFERS**
-  **EXISTING STREAMS**
-  **EXISTING BUILDINGS/STRUCTURES**

- NOTES:**
- BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY TITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX" PREPARED BY ESP ASSOCIATES P.A. DATED FEBRUARY 12TH, 2016.
  - WETLAND INFORMATION OBTAINED FROM SURVEY TITLED "WETLANDS SURVEY OF TRACTS I-XIX" PREPARED BY ESP ASSOCIATES P.A. DATED MARCH 18TH, 2016.
  - ADDITIONAL BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS DATA AND SHOULD BE VERIFIED FOR ACCURACY.
  - THE TOPOGRAPHY PROVIDED BY THE PE CAN ONLY BE IN SUPPORT OF THE PE'S PROJECT AND CANNOT BE ISSUED TO BE RELIED UPON BY OTHERS. THE PE WILL BE TAKING RESPONSIBILITY FOR THE TOPOGRAPHY AS IT IMPACTS THE PROJECT UNDER THE PE LICENSE.



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## Crescent Communities

227 West Trade Street  
Charlotte, NC 28276

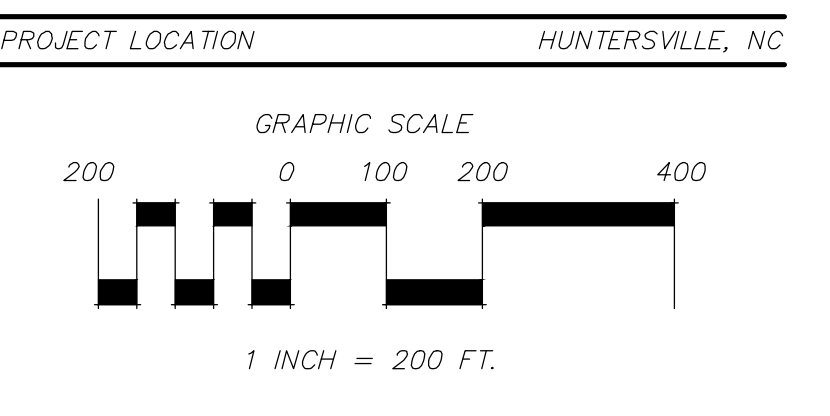
## Brown Property Sketch Plan & CD Rezoning Plan #2016 - 05

### Existing Features Plan

**TABLE OF MINIMUM BUFFER WIDTHS BY BASIN SIZE AND BUFFER ZONE**

Area Designation	Stream Side Zone	Managed Use Zone	Upland Zone	Total Buffer Width Each Side of Stream	Notes
<50 acres	N/A	N/A	30 Feet	30 Feet	[1, 2]
>50 acres	20 Feet	None	15 Feet	35 Feet	[2]
>300 acres	20 Feet	20 Feet	10 Feet	50 Feet	[2]
>640 acres	30 Feet	45 Feet	25 feet or balance of floodplain, whichever is greater	100 Feet or entire floodplain, whichever is greater	[2, 3]

- Notes:**
- All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual.
  - Buffer widths are surveyed horizontally on a line parallel to the surface water, landward from the top of bank on each side of the stream.
  - Floodplain and buffer calculations will be based upon the FEMA flood fringe and floodway encroachment lines, as locally adopted and as may be amended from time to time.



PROJECT NO BM21.100

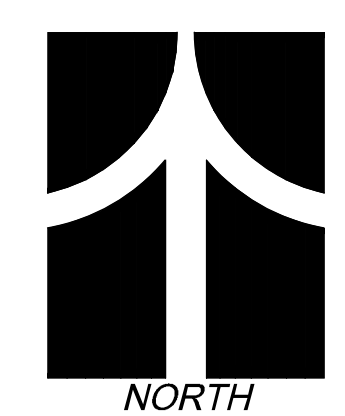
DRAWING BM21-Existing Conditions.dwg

DATE 08/25/2016

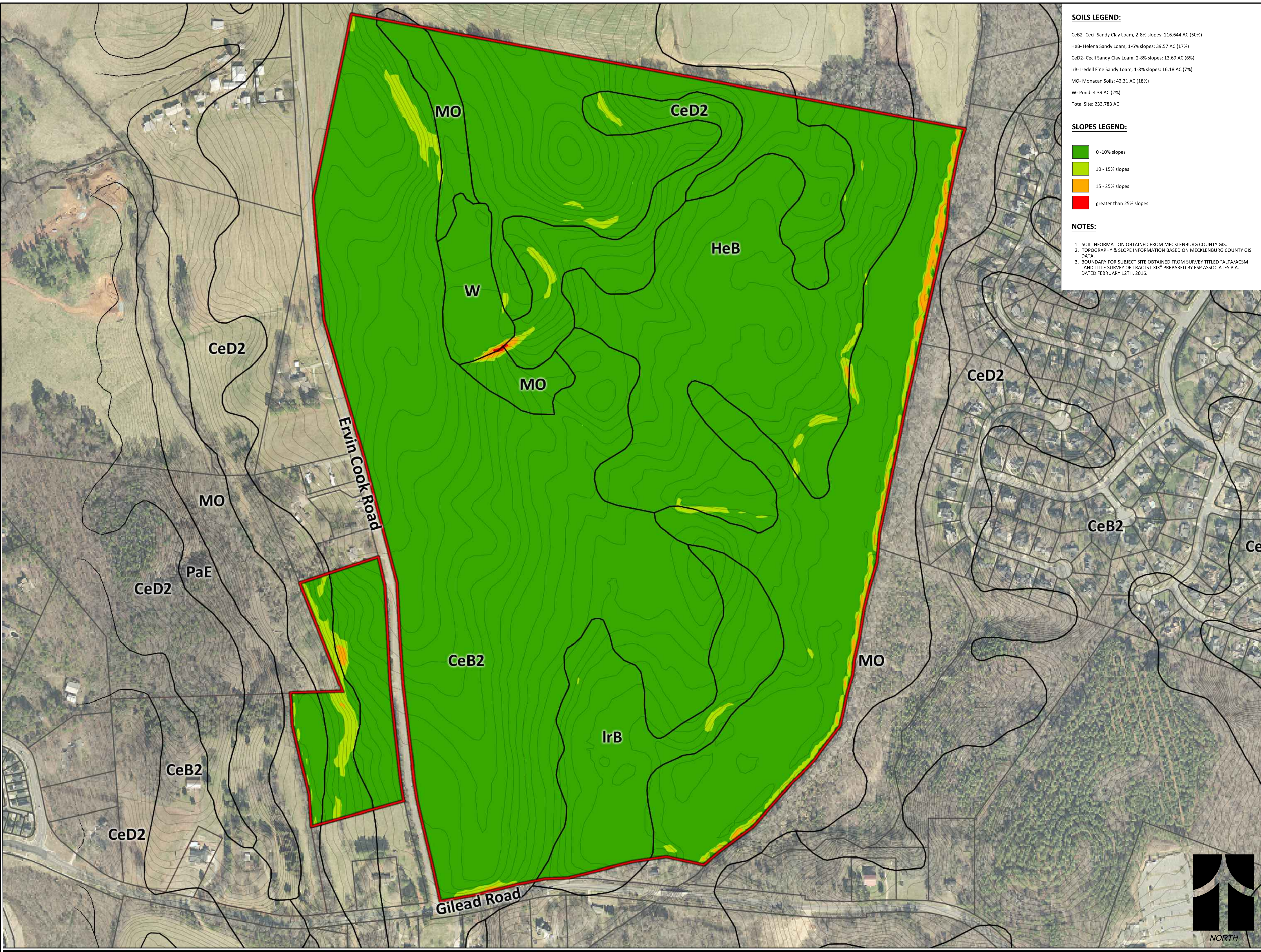
DRAWN BY DG

CHECKED BY MM

NO.	DATE	BY	REVISION
1	5/2/16	AB	PER STAFF COMMENTS 4/26/16
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**SOILS LEGEND:**

CeB2- Cecil Sandy Clay Loam, 2-8% slopes: 116.644 AC (50%)  
 HeB- Helena Sandy Loam, 1-6% slopes: 39.57 AC (17%)  
 CeD2- Cecil Sandy Clay Loam, 2-8% slopes: 13.69 AC (6%)  
 IrB- Iredell Fine Sandy Loam, 1-8% slopes: 16.18 AC (7%)  
 MO- Monacan Soils: 42.31 AC (18%)  
 W- Pond: 4.39 AC (2%)  
 Total Site: 233.783 AC

**SLOPES LEGEND:**

0 - 10% slopes  
 10 - 15% slopes  
 15 - 25% slopes  
 greater than 25% slopes

**NOTES:**

- SOIL INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
- TOPOGRAPHY & SLOPE INFORMATION BASED ON MECKLENBURG COUNTY GIS DATA.
- BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY TITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS 'XIX' PREPARED BY ESP ASSOCIATES P.A. DATED FEBRUARY 12TH, 2016.



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

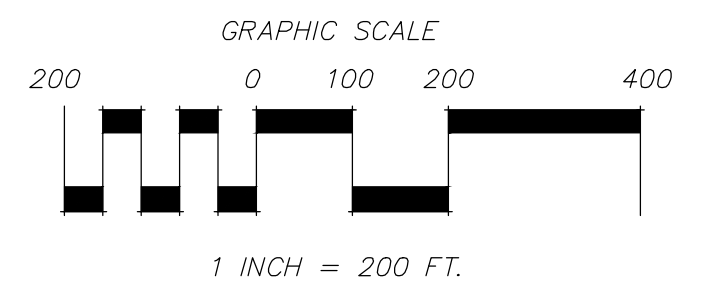
SEALS

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

SHEET TITLE

**Slope and Soils Plan**

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO BM21.100  
 DRAWING BM21-Slope and Soils.dwg  
 DATE 8/25/2016  
 DRAWN BY DG  
 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
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**EXISTING TREE SUMMARY:**

Total Existing Canopy: +/- 54.5 Acres  
 Canopy To Be Removed: +/- 17.2 Acres (+/- 32%)  
 Canopy To Remain: +/- 37.3 Acres (+/- 68%)

Total Existing Heritage Trees: +/- 0  
 Total Existing Specimen Trees: +/- 1,906  
 Specimen Trees To Be Removed: +/- 612 (+/- 32%)  
 Specimen Trees To Remain: +/- 1,294 (+/- 68%)

**NOTES:**

- TREE INFORMATION OBTAINED FROM SURVEY TITLED "TREE SURVEY OF TRACTS I-XIX" PREPARED BY ESP ASSOCIATES P.A. DATED MARCH 24TH, 2016.
- BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY TITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX" PREPARED BY ESP ASSOCIATES P.A. DATED FEBRUARY 12TH, 2016.

**LEGEND:**

⊗ Specimen Tree to Be Removed  
 ○ Specimen Tree to Remain  
 --- Existing Tree Line

**NOTES:**

- TREE INFORMATION OBTAINED FROM SURVEY TITLED "TREE SURVEY OF TRACTS I-XIX" PREPARED BY ESP ASSOCIATES P.A. DATED MARCH 24TH, 2016.
- BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY TITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX" PREPARED BY ESP ASSOCIATES P.A. DATED FEBRUARY 12TH, 2016.



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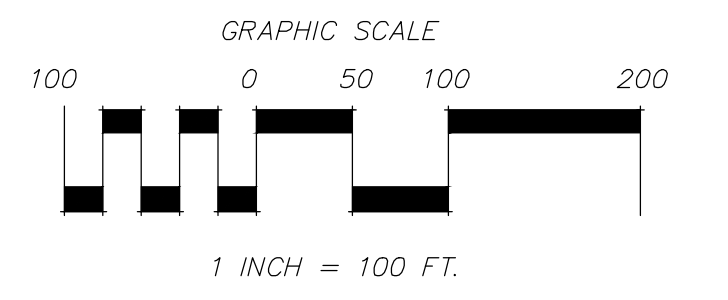
**Crescent Communities**  
 227 West Trade Street  
 Charlotte, NC 28276

SEALS

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

**Tree Preservation Plan (Sheet 1 of 4)**

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO BM21.100  
 DRAWING BM21-Tree Mitigation.dwg  
 DATE 8/25/2016  
 DRAWN BY DG  
 CHECKED BY MM

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