

VICINITY MAP

LOT PHASING:

Phase 1: 29 Lots  
 Phase 2: 54 Lots  
 Phase 3: 53 Lots  
 Phase 4: 48 Lots  
 Phase 5: 69 Lots

Total Proposed Lots: 253

PHASE 5 DATA:

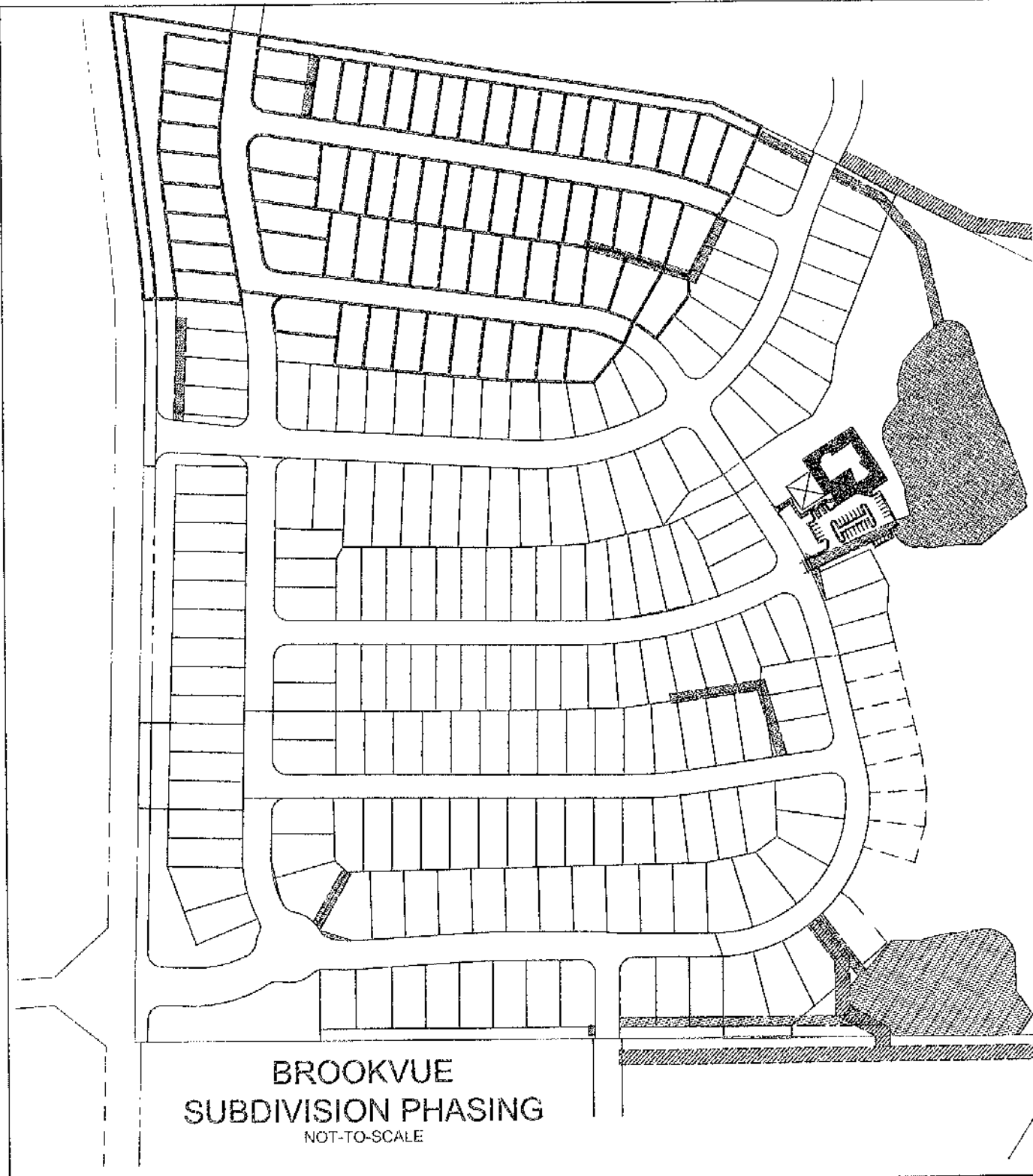
Pin: 46711750703  
 DEED BOOK: 10639-198

ACREAGE:  
 16.544 Acres 720,860 SF

SITE STREET DATA  
 Sandy Bottom Drive NW..... 556± LF  
 Skipping Rock Lane NW..... 825± LF  
 Sky Chase Avenue NW..... 1040± LF  
 Total LF Of Street..... 2421± LF

SITE RIGHT-OF-WAY DEDICATION TABLE  
 Internal Street Right-Of-Way Dedication to City of Concord..... 2.833 Ac  
 Right-of-Way Dedication to NCDOT along Poplar Tent Road..... 0.343 Ac

OPEN SPACE:  
 Total Open Space..... 1.386 Ac



BROOKVUE SUBDIVISION PHASING NOT-TO-SCALE

CERTIFICATE OF STREETS, WATER, AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS:

I hereby certify that all streets, public and/or private stormwater drainage systems, water and sewer systems and other improvements have been designed and installed, or their installation guaranteed, in an acceptable manner and according to specification and standards of the City of Concord and the State of North Carolina.

M. Sw. Hyde  
 Director Of Engineering  
 Date 5/20/16

CERTIFICATE OF FEE PAYMENT

I hereby certify that all fees for the Brookvue Subdivision have been paid, or that the fees are not applicable.

Jessica Lane  
 Finance Director  
 Date 5/20/16

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS CITY OF CONCORD

NAME: BROOKVUE SUBDIVISION

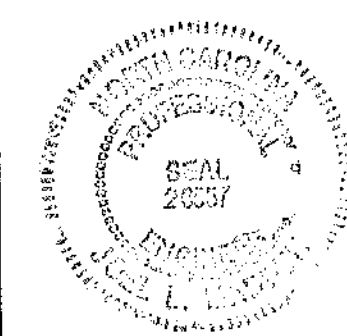
NAME OF STREETS IN SUBDIVISION:  
 Sandy Bottom Drive NW  
 Skipping Rock Lane NW  
 Sky Chase Avenue NW

SUBDIVIDER: MI HOMES OF CHARLOTTE, LLC

I hereby, to the best of my knowledge, and belief, that all street, storm drainage, water and sewer work to be performed on this subdivision has been checked by me and my authorized representative and conforms with lines, grades, cross-sections, dimensions, and material requirements which are shown on and indicated in the plans which have been reviewed and approved by the Concord Subdivision Administrator or the North Carolina Department of Transportation.

I also acknowledge that falsification of the above certifications may subject me to civil suit and/or criminal prosecution under the General Statutes, including but not limited to, G.S. 14-100 AND G.S. 136-102.6 and the Code of Ordinances of the City of Concord.

M. Sw. Hyde 26957 4-26-16  
 Registered Professional Engineer Registration # Date



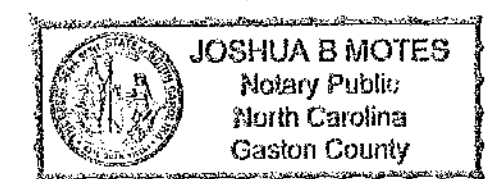
NORTH CAROLINA, MECKLENBURG COUNTY

I, JOSHUA B. MOTES, a notary public for said county and state, do hereby certify that JOE L. MADDEN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 26 day of April, 2016

My commission expires: 5-31-2016

Joe Madden  
 Notary Public



IMPERVIOUS AREA CALCULATIONS TOTAL SITE

Road Cross-Section Impervious Area (Acreage).....	6.90 Ac
Lot Impervious Area (Acreage).....	23.53 Ac
Sidewalks Impervious Area (Acreage).....	2.76 Ac
Clubhouse Impervious Area (Acreage).....	0.90 Ac
Total Impervious Area (Acreage).....	34.09 Ac
Percentage Impervious Area of total area.....	19.33%

ALLOWED IMPERVIOUS AREA PER LOT

70 Ft. Lot Widths.....	4788 SF
60 Ft. Lot Widths.....	4375 SF
52 Ft. Lot Widths.....	3708 SF

TOTAL SITE DENSITY & OPEN SPACE REQUIREMENTS

Total Site Acreage.....	175.918 Ac
7,662,999 SF	
Max allowed Density.....	4.0 DU/Ac
Single Family Lots Proposed.....	253 DU
(1.44 DU/Ac)	
Gross Total Site.....	1.44 Lots/Ac
Net (Net Floodway).....	1.85 Lots/Ac
Gross Open Space Required.....	17.59 Ac
(10% of Total Acreage)	
Gross Open Space Provided.....	115.16 Ac
(66% of Overall Area)	
Percent Gross Open Space.....	65.89%
Active Open Space.....	44.20%
Passive Open Space.....	113.71 Ac
Tree Save Area.....	104.79 Ac
Tree Save percentage of Total Ac.....	59.60%

FLOOD PLAIN INFORMATION:  
 DFIRM Panel: 3710467100K  
 Dated: March 2, 2009  
 Property Flood Zone: Zone X  
 \*Lots in Phase 1 are not located in a FEMA/Community regulated Flood Zone.

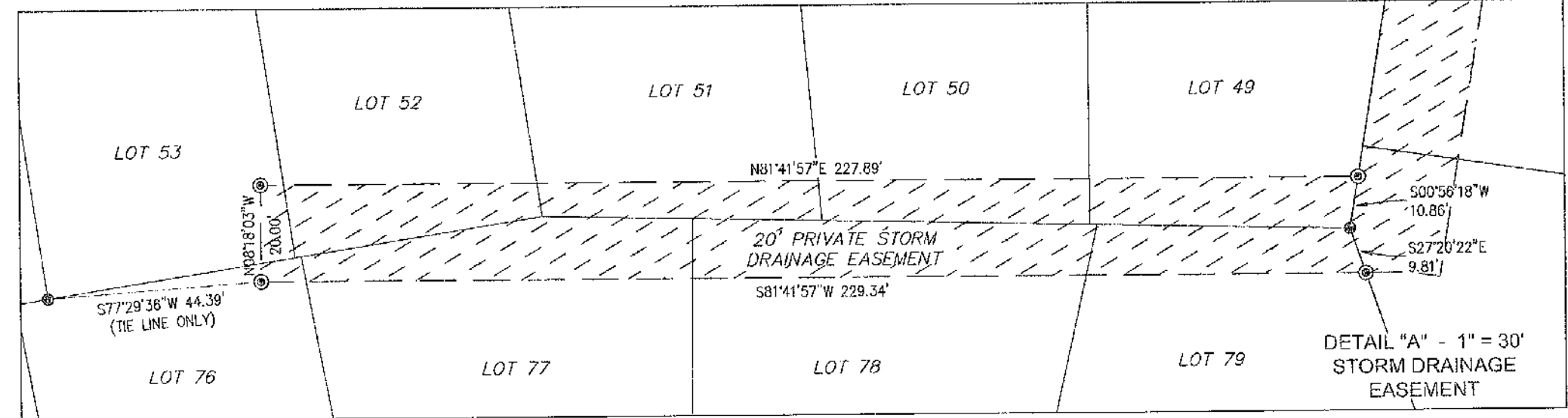
WATER QUALITY BUFFERS:  
 Buffers exist on Parent Tract but do not effect Lots as shown in Phase 5.

WATERSHED INFORMATION:  
 District: Yackin River  
 Classification: C

ZONING INFO AT DATE OF SURVEY:  
 Zoned: RM-2, CD-RM2, LDR  
 Proposed: CD-RM2 Single Family Lots  
 \*See City of Concord Zoning Ordinance for additional minimum lot sizes, for other uses, and restrictions.

SETBACK INFORMATION:  
 Min. Lot Width..... 52'  
 Typical Lot Width..... Varies (Min. 52'-Max. 70')  
 Max. Building Height..... 35'  
 Min. Front Setback..... 20'  
 Side Yard Setback..... 5'  
 Min. Corner Setback..... 10'  
 Min. Rear Setback..... 25'

SUBDIVISION DATA:  
 Owner: MI Homes of Charlotte, LLC  
 5353 Seventy-Seven Center Dr.  
 Suite 100  
 Charlotte, NC 28217  
 Developer: MI Homes of Charlotte, LLC  
 5353 Seventy-Seven Center Dr.  
 Suite 100  
 Charlotte, NC 28217  
 704-597-4571  
 Designer: Merrick & Company  
 1001 Morehead Sq. Dr.  
 Suite 530  
 Charlotte, NC 28203  
 704-529-6500  
 Parcel #'s: 4671755121 (RM-2/CURM-2)  
 4671740457 (CD-RM-2)  
 4671741167 (CD-RM-2)  
 Site Address: Poplar Tent Road  
 Concord, NC  
 Gross Site Acreage: 175.918 Ac  
 7,662,999 SF  
 Total Number of Proposed Lots: 253  
 Gross Open Space Proposed: 115.160 Ac  
 Net acreage for development: 60.758 Ac



PLAT REVIEW OFFICER CERTIFICATE  
 State of North Carolina  
 County of Cabarrus  
 I, Craig Bell, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
Craig Bell  
 Review Officer  
 Date 5/20/16

I, James E. Davis, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (from deed descriptions recorded in DB: 10639 Pg: 208); that the boundaries not surveyed are clearly indicated as drawn from information shown hereon; that the ratio of precision as calculated is 1:91103 before Least Squares Adjustment; that this plat was prepared in accordance with G.S. 47-30 as amended; that this survey and notes create a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land (NCGS: 47-30(f)(1)(a)).

Witness my original signature, registration number, and seal this 22nd day of April, A.D., 2016.  
James E. Davis  
 James E. Davis, NC PLS No. 3747  
 Date: 04/22/2016  
 Job No. 65317832-04  
 For and on behalf of Merrick and Company, Inc.

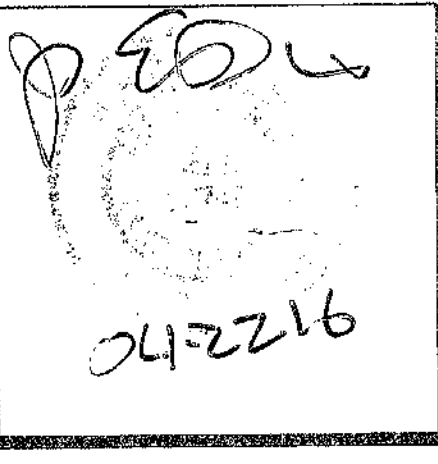
REV	REVISION DESCRIPTION	DATE	CHANGED BY	APPROVED BY

**MERRICK & COMPANY**  
 1001 MOREHEAD SQ. DR., SUITE 530, CHARLOTTE, NC 28203 / PHN 80099

THIS AND ANY OTHER ELECTRONIC MEDIA CONTAINED IN AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT, IS NOT INTENDED OR REPRESENTED TO BE A SUBSTITUTE FOR RECORDS WHICH ARE IN PART OR EXCLUSIVE OF THE PROJECT OR ON ANY OTHER PROJECT. THESE OR ANY OTHER ELECTRONIC MEDIA SHALL BE USED IN CONNECTION WITH ANY INSTRUMENT OF SERVICE OR INSTRUMENT OF RECORDATION. WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY, THESE SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

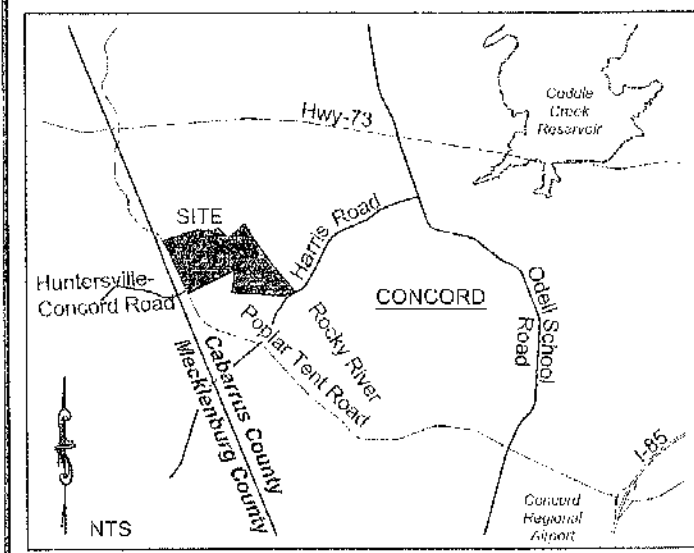
MERRICK	SIGNATURE	DATE
DRAWN	DEC	11/2014
DESIGNED	Merrick	2013
QC REVIEW	DEC	01/25/2015
APPROVED	JED	04/22/2016
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	7832-Brookvue-PH5 Map1	

OWNER:  
 MI Homes of Charlotte LLC  
 5353 Seventy-Seven Center Dr., Suite 100  
 Charlotte, NC 28217  
 CLIENT PROJECT NO.  
 MERRICK PROJECT NO. 65317832-04  
 SCALE: AS SHOWN



TITLE:  
 BROOKVUE SUBDIVISION  
 PHASE 5 MAP 1  
 CITY OF CONCORD  
 No. 3 TOWNSHIP  
 CABARRUS COUNTY, NORTH CAROLINA

REVISION:      DRAWING NO.      SHEET NO.  
 1 of 2



**Street Blades:**  
 [1] 1200 Sandy Bottom Dr NW & 10720 Sky Chase Ave NW  
 [2] 1180 Sandy Bottom Dr NW & 10700 Skipping Rock Ln NW

**Street Keys:**  
 Sandy Bottom Dr NW - 2818  
 Sky Chase Ave NW - 3089  
 Skipping Rock Ln NW - 3045

**CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION**

I hereby certify that the City Council accepted the offers of dedication shown on this plat by resolution at a meeting of the City Council held on 5/10/2016 at 2:16.

*Mary Ann*  
 City Clerk  
 Date: 5/10/2016

**CONCRETE CONTROL MONUMENTS**

MON #	NORTHING	EASTING
CMS #1	615751.33	1476778.80
CMS #2	615936.12	1477383.10
CMF #3	615546.58	1477505.04
CMF #4	615344.67	1477002.58

- NOTES:**
- BASIS OF BEARINGS:** Bearings are NC Grid NAD83(2011) as established by GPS observations. The project was localized from Grid to Ground at NAD83(2011) with a Grid to Ground Scale Factor of 1.001499694.
  - GEODETIC CONTROL MONUMENT:** No Geodetic Control Monument found within 2000' of project area.
  - UNIT OF MEASUREMENT:** The unit of measurement used in this survey is U.S. Survey Feet and all measurements shown hereon are horizontal unless otherwise noted.
  - AREA COMPUTATION:** The areas shown hereon were calculated by coordinate geometry.
  - All lots are subject to a five (5') foot Utility Easement along all public rights-of-way.

- NOTES:**
- RIGHT-OF-WAYS, EASEMENTS, AND ENCUMBRANCES:** Property is subject to right-of-ways, easements, and other legal encumbrances recorded and unrecorded as prescribed by law.
  - WETLAND BOUNDARY:** Wetland Boundary and information shown hereon has been field surveyed by Merrick & Company from delineation by Wetland and Natural Resource Consultants of Hickory, NC.
  - RIGHT-OF-WAY POPLAR TENT ROAD:** See DB:300 Pg:209, DB:300 Pg:214, DB:317 Pg:200, DB:317 Pg:208, DB:317 Pg:210, PB:15 Pg:61 for references to the 60 foot right-of-way of Poplar Tent Road.
  - 100 YEAR FLOOD LINE:** The 100 year Flood Line is based on a field survey by Merrick and Company and determined based on Base Flood Elevations from a FEMA Flood Study from DFIRM Panel 3710467100K Dated: March 2, 2009

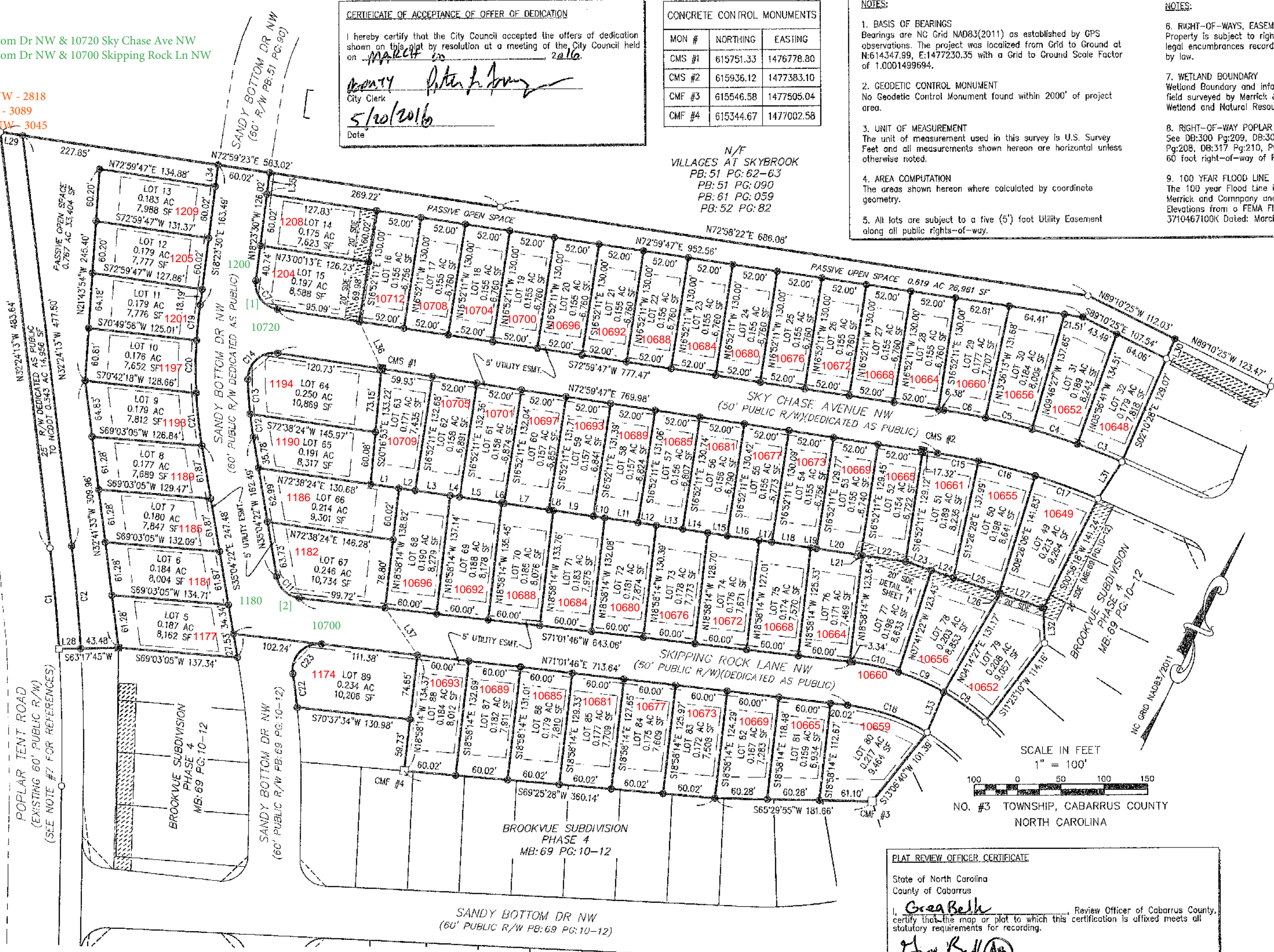
**CERTIFICATE OF FINAL PLAT APPROVAL**

I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for the Brookvue Subdivision was approved by the Concord Planning & Zoning Commission/Administrator on 5-20-16.

*Margaret Peann*  
 Development Services Director  
 Date: 5-20-16

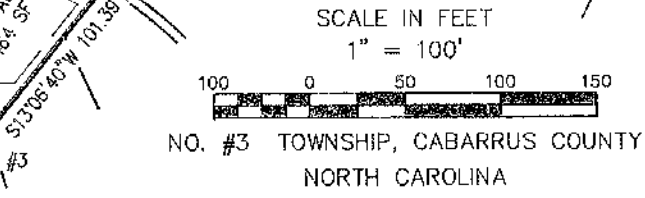
**CURVE TABLE**

CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	3° 26' 57"	116.79'	1940.06'	N30° 40' 44"W	116.78'
C2	3° 27' 23"	118.54'	1965.08'	N30° 39' 14"W	118.52'
C3	3° 49' 51"	55.16'	825.00'	S85° 58' 15"W	55.15'
C4	3° 49' 46"	55.14'	825.00'	S82° 08' 26"W	55.13'
C5	3° 49' 46"	55.14'	825.00'	S78° 18' 40"W	55.13'
C6	3° 24' 00"	48.95'	825.00'	S74° 41' 47"W	48.95'
C7	88° 36' 59"	46.40'	30.00'	N62° 41' 54"W	41.91'
C8	12° 16' 45"	58.94'	275.00'	N79° 37' 10"W	58.82'
C9	11° 55' 49"	57.26'	275.00'	S88° 16' 33"W	57.16'
C10	11° 16' 51"	54.14'	275.00'	S78° 40' 13"W	54.06'
C11	73° 53' 51"	38.69'	30.00'	N72° 01' 18"W	36.07'
C12	3° 17' 19"	26.98'	470.00'	N33° 25' 45"W	26.97'
C13	4° 50' 16"	39.68'	470.00'	N29° 21' 55"W	39.87'
C14	99° 56' 25"	52.33'	30.00'	N23° 01' 29"E	45.94'
C15	3° 33' 45"	48.19'	775.00'	N74° 46' 40"E	48.18'
C16	5° 00' 21"	67.71'	775.00'	N79° 03' 43"E	67.69'
C17	5° 42' 18"	77.17'	775.00'	N84° 25' 03"E	77.14'
C18	24° 52' 27"	97.88'	225.00'	N83° 28' 00"E	96.92'
C19	4° 27' 07"	41.12'	529.17'	S19° 39' 53"E	41.11'
C20	6° 35' 10"	60.83'	529.17'	S25° 11' 02"E	60.79'
C21	6° 35' 28"	60.88'	529.20'	S31° 46' 21"E	60.84'
C22	2° 40' 45"	38.81'	830.00'	N32° 54' 16"W	38.81'
C23	105° 16' 25"	55.12'	30.00'	N18° 23' 34"E	47.69'



**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N72° 38' 24"E	33.07'
L2	N72° 38' 24"E	18.93'
L3	N72° 38' 24"E	41.09'
L4	N72° 38' 24"E	10.91'
L5	N72° 38' 24"E	49.12'
L6	N72° 38' 24"E	2.89'
L7	N72° 38' 24"E	52.00'
L8	N72° 38' 24"E	5.14'
L9	N72° 38' 24"E	46.87'
L10	N72° 38' 24"E	13.16'
L11	N72° 38' 24"E	38.84'
L12	N72° 38' 24"E	21.18'
L13	N72° 38' 24"E	30.82'
L14	N72° 38' 24"E	29.20'
L15	N72° 38' 24"E	22.80'
L16	N72° 38' 24"E	37.22'
L17	N72° 38' 24"E	14.78'
L18	N72° 38' 24"E	45.24'
L19	N72° 38' 24"E	6.76'
L20	N72° 38' 24"E	52.00'
L21	N72° 38' 24"E	1.26'
L22	N72° 38' 24"E	50.74'
L23	N83° 00' 44"E	31.25'
L24	N83° 00' 44"E	26.84'
L25	N83° 00' 44"E	55.60'
L26	N83° 00' 44"E	1.52'
L27	N83° 00' 44"E	52.53'
L28	S63° 17' 45"W	25.02'
L29	N72° 59' 23"E	25.93'
L30	S2° 10' 28"E	25.03'
L31	S7° 20' 40"W	50.73'
L32	S27° 20' 22"E	40.40'
L33	S3° 11' 05"E	50.52'
L34	S18° 23' 30"E	25.26'
L35	N18° 23' 30"W	25.26'
L36	S50° 31' 55"E	59.98'
L37	S59° 52' 39"E	86.16'



**PLAT REVIEW OFFICER CERTIFICATE**

State of North Carolina  
 County of Cabarrus

I, *Grea Bell*, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

*Grea Bell*  
 Review Officer  
 Date: 5/20/16

**CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION**

I hereby certify that I am owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, sidewalks, greenways, rights-of-way, easements, open space and/or parks except those specifically indicated as private, and that I will maintain all such areas until accepted by the City of Concord, and further that I hereby guarantee that I will correct defects or failure of improvements in such areas for a period of one year commencing after final acceptance of required improvements.

*W. Milton Davis*  
 Owner  
 Date: 5-3-16

**WITNESS** my hand and official seal, this 20 day of May, 2016.

My commission expires: 11-12-14

*W. Milton Davis*  
 Notary Public

- LEGEND**
- 1" IRON PIPE FOUND OR AS DESCRIBED
  - #5 REBAR FOUND OR AS DESCRIBED
  - UNMARKED POINT
  - #5 REBAR SET
  - CONC. MONUMENT SET
  - CONC. MONUMENT FND
- LINE LEGEND**
- PROPERTY/LOT LINE
  - EXISTING RIGHT OF WAY
  - PROPOSED RIGHT OF WAY
  - SETBACK LINE
  - EXISTING 100 YEAR FLOOD LINE
  - EXISTING WETLAND BOUNDARY
  - EXISTING PLATTED LOTS
  - UTILITY EASEMENT AS DESCRIBED
  - EASEMENT AS DESCRIBED

I, James E. Davis, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (from deed descriptions recorded in DB: 10639 Pg: 208); that the boundaries not surveyed are clearly indicated as drawn from information shown hereon; that the ratio of precision as calculated is 1:9103 before Least Squares Adjustment; that this plat was prepared in accordance with G.S. 47-30 as amended; that this survey and notes create a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land (NCCS: 47-30(f)(1)(a)).

Witness my original signature, registration number, and seal this 22nd day of April, A.D., 2016.

*James E. Davis*  
 James E. Davis, NC PLS No. 3747  
 Date: 04/22/2016  
 Job No. 65317832-04  
 For and on behalf of Merrick and Company, Inc.

REV	REVISION DESCRIPTION	DATE	CHANGED BY	APPROVED BY

**MERRICK & COMPANY**

1001 MOREHEAD SQUARE DRIVE, SUITE 530, CHARLOTTE, NC 28203 / NC 80809

THIS AND ANY OTHER ELECTRONIC MEDIA EQUIVALENT IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY FOR A DECISION SUBJECT. IT IS NOT INTENDED TO BE A SUBSTITUTE FOR BEING PRESENT IN WHOLE OR IN PART ON EXTENDING THE PROJECT OR ON ANY OTHER PROJECT. BEUSE OF MODIFICATION OF ANY INSTRUMENT FOR A FINISHED INSTRUMENT, WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY, SHALL BE AT THE USER'S RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

MERRICK	SIGNATURE	DATE
DRAWN	<i>JED</i>	11/2014
DESIGNED	<i>Merrick</i>	2013
QC REVIEW	<i>JED</i>	01/25/2016
APPROVED	<i>JED</i>	04/27/2016
CLIENT REVIEW	<i>JED</i>	
APPROVED	<i>JED</i>	
CAD FILE NAME	7832-Brookvue-Pr-5-Mas	

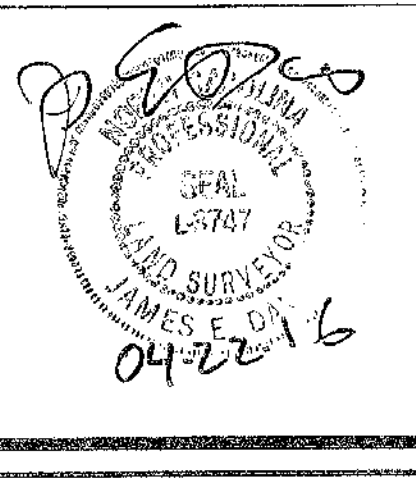
**OWNER:**

Ml Homes of Charlotte LLC  
 5353 Seventy-Seven Center Dr., Suite 100  
 Charlotte, NC 28217

**CLIENT PROJECT NO.**

MERRICK PROJECT NO. 65317832-04

**SCALE:** 1" = 100'



**TITLE:** BROOKVUE SUBDIVISION PHASE 5 MAP 1 CITY OF CONCORD No. 3 TOWNSHIP CABARRUS COUNTY, NORTH CAROLINA

**REVISION:** **DRAWING NO.:** **SHEET NO.:**

2 of 2