

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 1 MAP 1 DATA: ACREAGE: Phase 1 11.301 Ac, 492,278 SF. SITE STREET DATA: Sandy Bottom Drive NW 325± LF, Skipping Rock Lane NW 906± LF, Duncan Drive NW 374± LF, Samuel's Way Drive 222± LF. ESTIMATED FINAL PLAT DATE: May 2014

ALLOWED IMPERVIOUS AREA PER LOT: 70 Ft. Lot Widths 4788 SF, 60 Ft. Lot Widths 4375 SF, 52 Ft. Lot Widths 3708 SF. 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. SITE STREET DATA: Sandy Bottom Drive NW 325± LF, Skipping Rock Lane NW 906± LF, Duncan Drive NW 374± LF, Samuel's Way Drive 222± LF. ESTIMATED FINAL PLAT DATE: May 2014



FLOOD PLAIN INFORMATION: DFIRM Panel: 3710467100K, Dated: March 2, 2009, Property Flood Zone: Zone X. WATERSHED INFORMATION: District: Yadkin River, Classification: C. ZONING INFO AT DATE OF SURVEY: Zoned: RM-2, CD-RM2, LDR, Proposed Use: CD RM2 Single Family Lots. 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'

PARCEL DATA: Owner: MI Homes of Charlotte, LLC, Suite 100, 5353 Seventy-Seven Center Dr., Charlotte, NC 28217. Developer: MI Homes of Charlotte, LLC, Suite 100, 5353 Seventy-Seven Center Dr., Charlotte, NC 28217. Designer: Merrick & Company, 1001 Morehead Sq. Dr., Suite 530, Charlotte, NC 28203. Parcel #'s: 4671755121 (CD-RM-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. Gross Open Space Proposed: 115.160 Ac. Net acreage for development: 60.758 Ac.

DENSITY AND 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%, Percent NET Open Space 44.20%. Active Open Space 1.34 Ac, Passive Open Space 113.82 Ac, Tree Save Area 104.79 Ac, Tree Save percentage of Total Ac. 59.60%

LINE TABLE with columns for LINE #, BEARING, and LENGTH. Lines L1 through L36 are listed with their respective bearings and lengths.

LINE TABLE with columns for LINE #, BEARING, and LENGTH. Lines L37 through L74 are listed with their respective bearings and lengths.

CURVE TABLE with columns for CURVE #, DELTA, LENGTH, RADIUS, CHORD BEARING, and CHORD LENGTH. Curves C1 through C40 are listed with their respective parameters.

PLAT REVIEW OFFICER CERTIFICATE: I, Douglas P. Cruse III, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording. Signature: Douglas P. Cruse III, Date: 6/13/14

I, Douglas P. Cruse III, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description 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; 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. Witness my original signature, registration number, and seal this 22nd day of May, A.D., 2014. Signature: Douglas P. Cruse III, Date: 05/22/2014, Job No. 65317832-04

REVISIONS table with columns for REV, REVISION DESCRIPTION, DATE, CHANGED BY, and APPROVED BY. Revisions include Planning Comments (05/19/14) and City Comments (04/11/14).

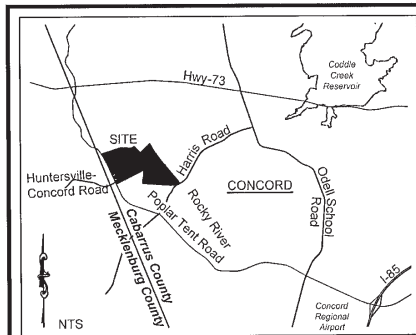
MERRICK & COMPANY logo and address: 3575 KOCER BLVD, SUITE 235, DULUTH GA, 30096/404-739-5100/NC #809. Includes disclaimer text: THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT...

MERRICK SIGNATURE and DATE table: DRAWN (DEC 02/24/2014), DESIGNED (Merrick 2013), QC REVIEW (DEC 05/19/2014), APPROVED (DPC 05/22/2014). CLIENT SIGNATURE and DATE table: REVIEW, APPROVED. CAD FILE NAME: 7832-Brookvue-PH1-2-V1

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 1 MAP 1 CITY OF CONCORD No. 3 TOWNSHIP CABARRUS COUNTY, NORTH CAROLINA. REVISION: 2, DRAWING NO. 2, SHEET NO. 1 of 3



VICINITY MAP

NOTES:

- BASIS OF BEARINGS**  
Bearings based on NC Grid NAD83(2011) as established by GPS observations.
- 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 method.
- 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 Resources 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:81 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 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 plan 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.

Owner  
MI Homes of Charlotte LLC

Owner  
5-30-14

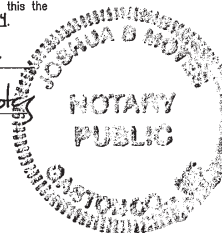
Date  
NORTH CAROLINA Mechum COUNTY

JOSHUA B. MOLES a notary public for said county and state, do hereby certify that Robert Wiggins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 30 day of May, 2014

My commission expires: 5.31.16

Notary Public  
Joshua B. Moles



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.

Director of Engineering  
M. Sue Hyde  
Date 6/12/14

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 4/13/14.

Development Services Director  
Margaret Pennington (MKA)  
Date 6/13/14

PLAT REVIEW OFFICER CERTIFICATE

State of North Carolina  
County of Cabarrus

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

Review Officer  
Greg Balle  
Date 6/13/14

NAME: BROOKVUE SUBDIVISION

- NAMES OF STREETS IN SUBDIVISION:  
Duncan Drive NW  
Skipping Rock Lane NW  
Sandy Bottom Drive NW  
Samuels Way Drive NW  
Reflection Avenue NW  
Tranquility Point Avenue 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 or 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.

REGISTERED PROFESSIONAL ENGINEER 17619 DATE 5/27/14

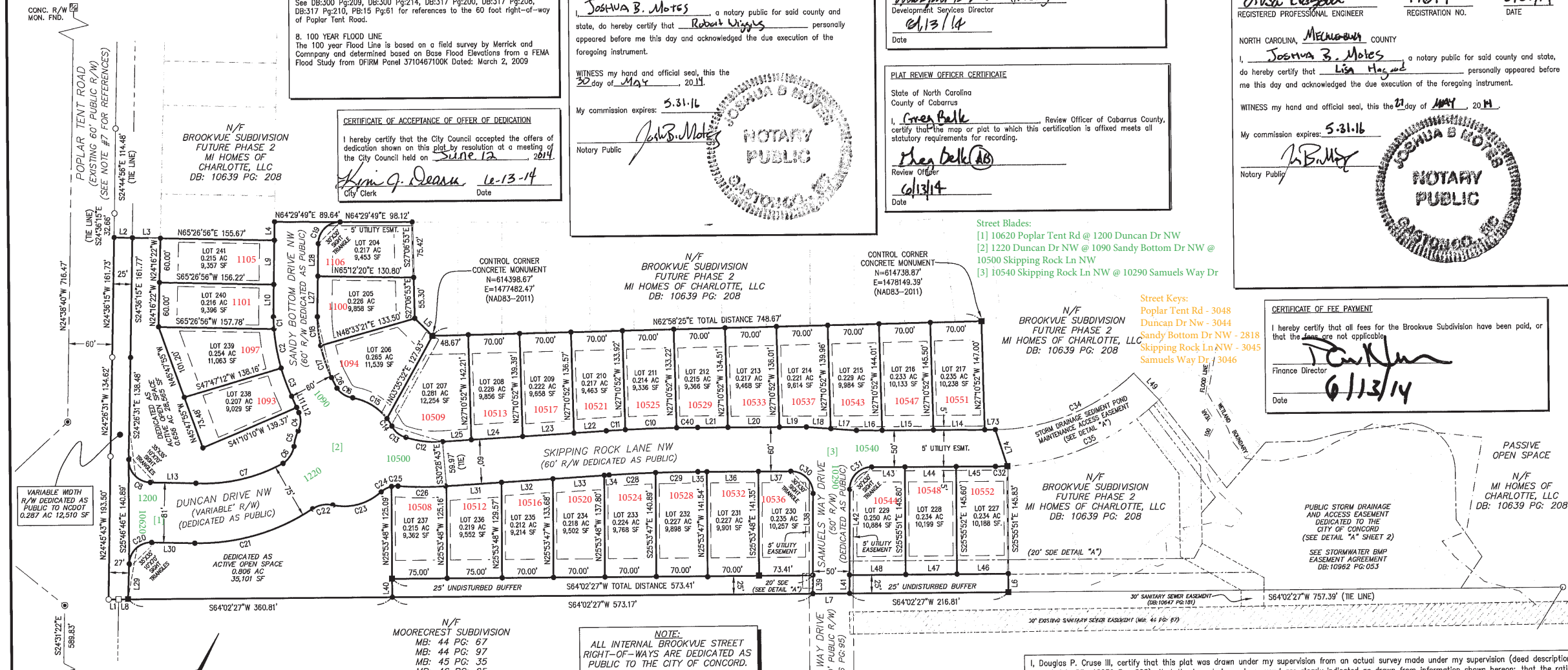
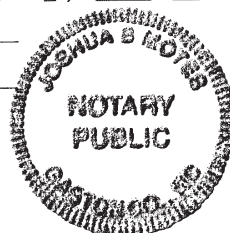
NORTH CAROLINA, Mechum COUNTY

I, Joshua B. Moles a notary public for said county and state, do hereby certify that Lisa Hagood personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 21 day of May, 2014

My commission expires: 5.31.16

Notary Public  
Joshua B. Moles



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 June 12, 2014.

City Clerk  
Kim J. Deane 6-13-14

- Street Blades:  
[1] 10620 Poplar Tent Rd @ 1200 Duncan Dr NW  
[2] 1220 Duncan Dr NW @ 1090 Sandy Bottom Dr NW @ 10500 Skipping Rock Ln NW  
[3] 10540 Skipping Rock Ln NW @ 10290 Samuels Way Dr

- Street Keys:  
Poplar Tent Rd - 3048  
Duncan Dr NW - 3044  
Sandy Bottom Dr NW - 2818  
Skipping Rock Ln NW - 3045  
Samuels Way Dr - 3046

CERTIFICATE OF FEE PAYMENT

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

Finance Director  
[Signature]  
Date 6/13/14

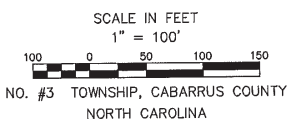
NOTE:  
ALL INTERNAL BROOKVUE STREET RIGHT-OF-WAYS ARE DEDICATED AS PUBLIC TO THE CITY OF CONCORD.

I, Douglas P. Cruse III, certify that this plat was drawn under my supervision from an actual survey made under my supervision (as described 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; 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.

Witness my original signature, registration number, and seal this 22 day of May, A.D., 2014

Douglas P. Cruse III  
Douglas P. Cruse III, NC PLS No. 4385  
Date: 05/22/2014  
Job No. 65317832-04  
For and on behalf of Merrick and Company, Inc.

LEGEND		LINE LEGEND	
○	1" IRON PIPE FOUND OR AS DESCRIBED	---	PROPERTY/LOT LINE
○	#5 REBAR FOUND OR AS DESCRIBED	---	EXISTING RIGHT OF WAY
○	UNMARKED POINT	---	PROPOSED RIGHT OF WAY
○	#5 REBAR SET	---	SETBACK LINE
■	CONC. MONUMENT SET	---	EXISTING 100 YEAR FLOOD LINE
■	CONC. MONUMENT FND	---	EXISTING WETLAND BOUNDARY
■	NOW OR FORMERLY	---	FUTURE LOTS
		---	STORM DRAINAGE EASEMENT
		---	SANITARY SEWER EASEMENT



REV	REVISION DESCRIPTION	DATE	CHANGED BY	APPROVED BY
2	Planning Comments	05/19/14	DEC	DPC
1	City Comments	04/11/14	DEC	DPC

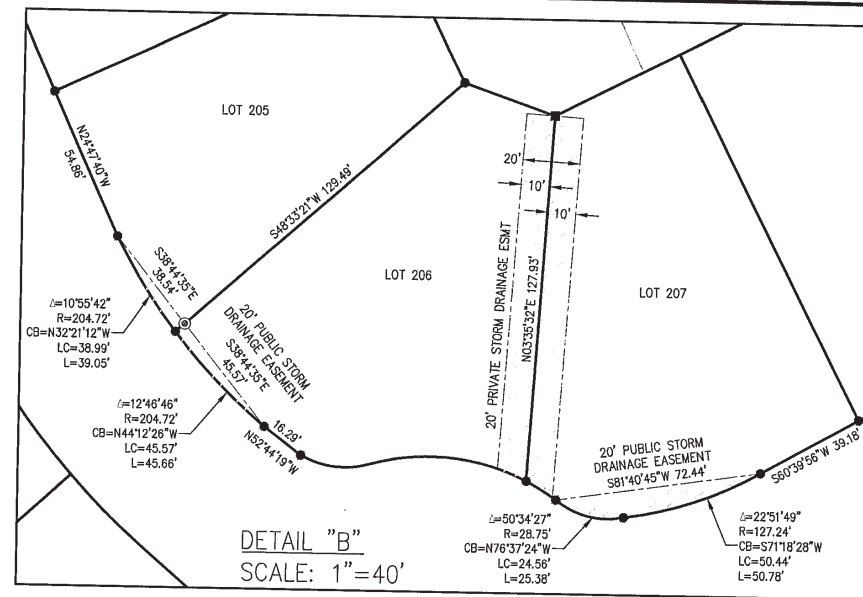
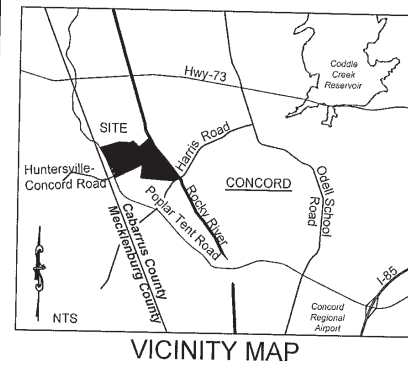
**MERRICK & COMPANY**  
3575 KOEGER BLVD, SUITE 235, DULUTH GA, 30096/404-739-5100/NC #0809  
THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY UTILIZATION IF NOT A FINISHED INSTRUMENT, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

MERRICK	SIGNATURE	DATE
DRAWN	DEC	02/24/2014
DESIGNED	Merrick	2013
QC REVIEW	DEC	05/19/2014
APPROVED	DPC	05/22/2014
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	7832-Brookvue-PH1-2-V1	

MI 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 1 MAP 1  
CITY OF CONCORD  
No. 3 TOWNSHIP  
CABARRUS COUNTY, NORTH CAROLINA  
REVISION: 2 DRAWING NO. SHEET NO. 2 of 3



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Witness my original signature, registration number, and seal this 22<sup>nd</sup> day of May, A.D., 2014

*Douglas P. Cruse III*  
 Douglas P. Cruse III, NC PLS No. 4385  
 Date: 05/22/2014  
 Job No. 65317832-04  
 For and on behalf of Merrick and Company, Inc.

PLAT REVIEW OFFICER CERTIFICATE

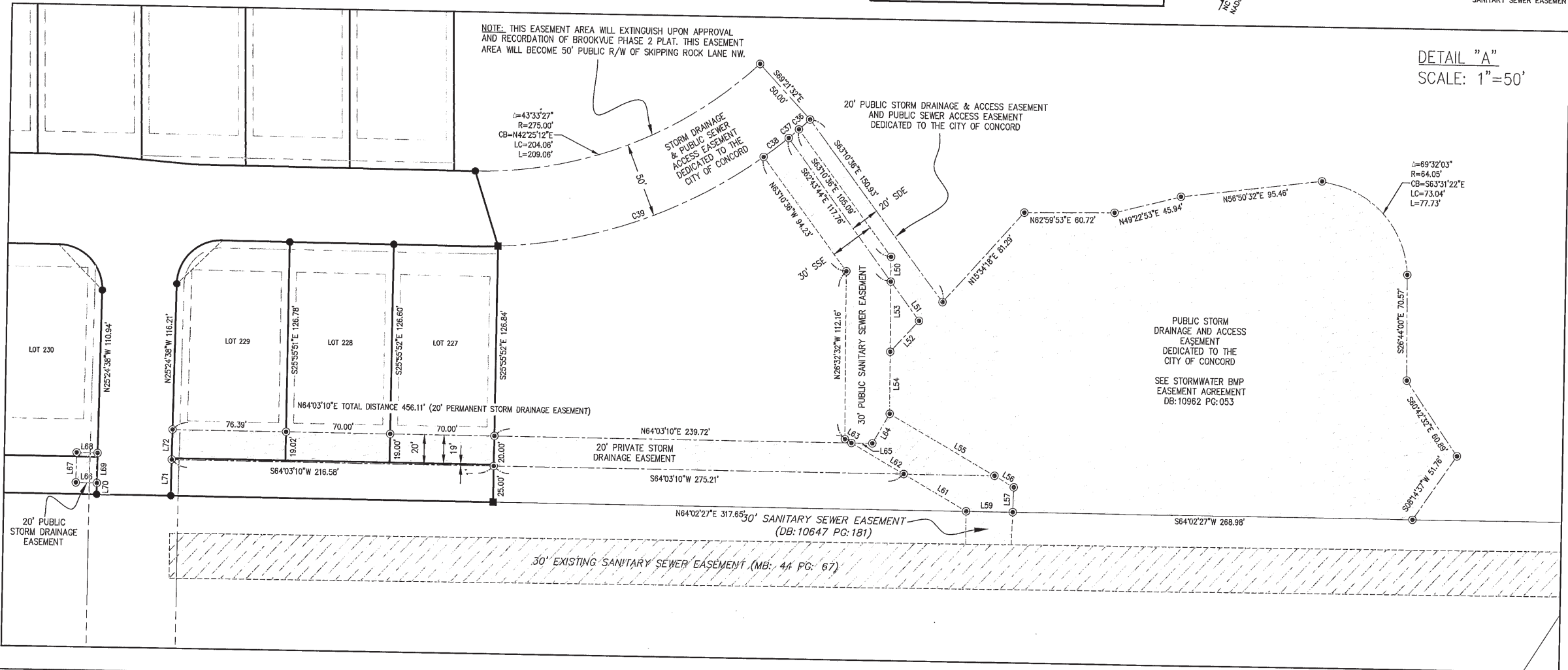
State of North Carolina  
 County of Cabarrus

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

*Craig Belk (AS)*  
 Review Officer  
 6/13/14  
 Date

- LEGEND
- 1" IRON PIPE FOUND OR AS DESCRIBED
  - #5 REBAR FOUND OR AS DESCRIBED
  - UNMARKED POINT
  - #5 REBAR SET
  - CONC. MONUMENT SET
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- LINE LEGEND
- PROPERTY/LOT LINE
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REV	REVISION DESCRIPTION	DATE	CHANGED BY	APPROVED BY
2	Planning Comments	05/19/14	DEC	DPC
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**MERRICK & COMPANY**

3575 KOGER BLVD, SUITE 235, DULUTH GA, 30096/404-739-5100/NC #0809

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APPROVED	DPC	05/22/2014
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		

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 1 MAP 1 CITY OF CONCORD No. 3 TOWNSHIP CABARRUS COUNTY, NORTH CAROLINA

REVISION: 2 DRAWING NO. SHEET NO. 3 of 3