

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 2 DATA:

ACREAGE:
 14.034 Acres 611,304 SF

SITE STREET DATA
 Sandy Bottom Drive NW..... 183± LF
 Skipping Rock Lane NW..... 772± LF
 Reflection Way NW..... 1081± LF
 Total LF Of Street..... 2036± LF

SITE RIGHT-OF-WAY DEDICATION TABLE
 Internal Street Right-Of-Way Dedication to City of Concord..... 2.516 Ac
 Right-of-Way Dedication to NCDOT along Poplar Tent Road..... 0.103 Ac

OPEN SPACE:
 Active Open Space..... 0.161 Ac

ESTIMATED FINAL PLAT DATE..... May 2014

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

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%



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 1.

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
 *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'

PARCEL 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

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
 CITY OF CONCORD

NAME: BROOKVUE SUBDIVISION

NAME OF STREETS IN SUBDIVISION:
 Duncan Drive NW Sandy Bottom Drive NW
 Skipping Rock Lane NW Samuel 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 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.

Diana Chapman 1/7619 5/27/14
 Registered Professional Engineer Registration # Date

PLAT REVIEW OFFICER CERTIFICATE

State of North Carolina
 County of Cabarrus

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

Greg Belk (RB)
 Review Officer
 6/13/14
 Date

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.

Douglas P. Cruse
 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.

LINE TABLE

LINE #	BEARING	LENGTH
L1	N21° 46' 46"W	41.45'
L2	N58° 24' 04"E	50.40'
L3	S23° 45' 44"W	62.35'
L4	S25° 57' 33"E	25.00'
L5	N25° 57' 33"W	25.00'
L6	N44° 06' 59"W	52.23'
L7	S64° 11' 55"W	14.27'
L8	S62° 58' 25"W	35.92'
L9	S62° 58' 25"W	34.08'
L10	S62° 58' 25"W	34.63'
L11	S62° 58' 25"W	35.37'
L12	S62° 58' 25"W	33.87'
L13	S62° 58' 25"W	36.13'
L14	S62° 58' 25"W	23.89'

LINE TABLE

LINE #	BEARING	LENGTH
L15	S62° 58' 25"W	46.11'
L16	S62° 58' 25"W	13.91'
L17	S62° 58' 25"W	56.09'
L18	S62° 58' 25"W	3.94'
L19	S62° 58' 25"W	60.02'
L20	S62° 58' 25"W	6.04'
L21	S62° 58' 25"W	53.98'
L22	S62° 58' 25"W	16.02'
L23	S62° 58' 25"W	44.00'
L24	S62° 58' 25"W	26.00'
L25	S62° 58' 25"W	34.02'
L26	S62° 58' 25"W	35.98'
L27	S62° 58' 25"W	24.04'
L28	S62° 58' 25"W	45.96'

LINE TABLE

LINE #	BEARING	LENGTH
L29	S62° 58' 25"W	14.06'
L30	S62° 58' 25"W	34.61'
L31	N71° 15' 46"W	33.72'
L32	N27° 06' 53"W	55.30'
L33	N27° 06' 53"W	75.42'
L34	N18° 58' 22"W	50.33'
L35	S38° 46' 56"E	60.09'
L36	S38° 46' 56"E	60.09'
L37	S38° 46' 56"E	41.23'
L38	S64° 29' 49"W	17.33'
L39	N34° 09' 00"W	70.12'
L40	N34° 09' 00"W	60.02'
L41	N47° 38' 16"W	20.20'
L42	N64° 29' 49"E	20.62'

LINE TABLE

LINE #	BEARING	LENGTH
L43	S55° 50' 53"W	20.19'
L44	S55° 49' 59"W	9.42'
L45	N34° 07' 45"W	5.27'
L46	N34° 07' 45"W	14.73'
L49	S42° 31' 53"E	50.54'
L50	S27° 30' 49"E	59.78'
L51	S27° 30' 49"E	56.32'
L52	S28° 04' 12"W	55.52'
L53	S53° 00' 26"W	17.37'
L54	S53° 00' 26"W	33.59'
L55	N53° 00' 26"E	26.49'
L56	N53° 00' 26"E	28.01'

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	94° 37' 49"	49.55'	30.00'	S8° 31' 58"W	44.11'
C2	4° 59' 19"	67.48'	775.00'	S58° 27' 27"W	67.46'
C3	3° 32' 44"	47.96'	775.00'	S62° 43' 28"W	47.95'
C4	2° 53' 32"	41.64'	825.00'	N63° 03' 04"E	41.64'
C5	4° 04' 18"	58.63'	825.00'	N59° 34' 09"E	58.62'
C6	1° 41' 07"	24.27'	825.00'	N56° 41' 28"E	24.26'
C7	91° 47' 42"	48.06'	30.00'	S78° 15' 16"E	43.09'
C8	14° 44' 57"	70.79'	275.00'	S24° 58' 56"E	70.60'
C9	21° 38' 29"	103.87'	275.00'	S6° 47' 13"E	103.26'

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C10	21° 38' 29"	103.87'	275.00'	S14° 51' 16"W	103.26'
C11	21° 38' 29"	103.87'	275.00'	S36° 29' 45"W	103.26'
C12	16° 52' 56"	81.03'	275.00'	S55° 45' 27"W	80.74'
C13	30° 15' 14"	171.61'	325.00'	N23° 39' 19"W	169.62'
C14	18° 46' 05"	106.46'	325.00'	S0° 51' 20"W	105.98'
C15	16° 35' 01"	94.07'	325.00'	S18° 31' 54"W	93.74'
C16	11° 38' 43"	66.06'	325.00'	S32° 38' 46"W	65.94'
C17	11° 32' 56"	65.51'	325.00'	S44° 14' 35"W	65.40'
C18	11° 17' 11"	64.02'	325.00'	S55° 39' 38"W	63.92'

REV	REVISION DESCRIPTION	DATE	CHANGED BY	APPROVED BY
2	City Comments	5/19/14	DEC	DPC
1	City Comments	4/11/14	DEC	DPC

MERRICK & COMPANY

3575 KOGER 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
APPROVED		
CAD FILE NAME	7832-Brookvue-PH1-2-V1	

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

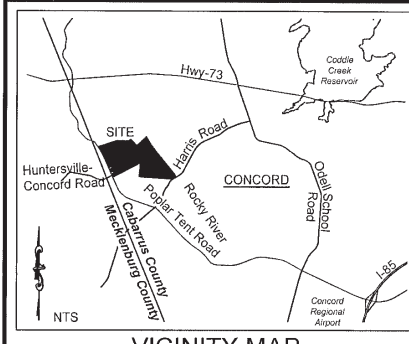
CLIENT PROJECT NO.
 MERRICK PROJECT NO. 65317832-04

SCALE: 1"=100'



TITLE: BROOKVUE SUBDIVISION
 PHASE 2 MAP 1
 CITY OF CONCORD
 No. 3 TOWNSHIP
 CABARRUS COUNTY, NORTH CAROLINA

REVISION: 2 DRAWING NO. SHEET NO. 1 of 2



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. Sechode
 Director of Engineering
 6/12/14

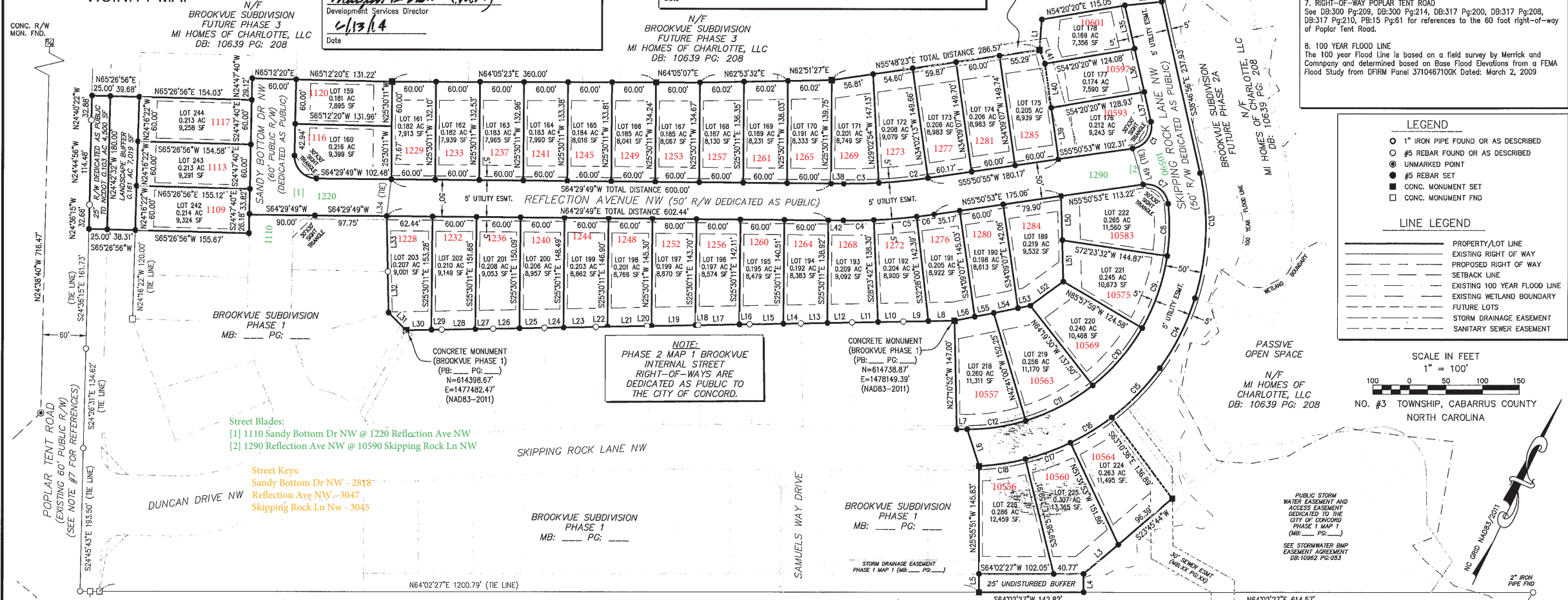
CERTIFICATE OF FEE PAYMENT
 I hereby certify that all fees for the Brookvue Subdivision have been paid, or that the fees do not apply.
Rob Housa
 Finance Director
 Date 6/13/14

PLAT REVIEW OFFICER CERTIFICATE
 State of North Carolina
 County of Cabarrus
Greg Bell
 Review Officer of Cabarrus County,
 certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Greg Bell (AB)
 Review Officer
 Date 6/13/14

- NOTES:**
1. BASIS OF BEARINGS
Bearings based on NC Grid NAD83(2011). NC Grid NAD83(2011) as established by GPS observations.
 2. GEODETIC CONTROL MONUMENT
No Geodetic Control Monument found within 2000' of project area.
 3. 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.
 4. AREA COMPUTATION
The areas shown hereon were calculated by coordinate method.
 5. 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.
 6. 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.
 7. RIGHT-OF-WAY POPLAR TENT ROAD
See DB-300 Pg.208, 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.
 8. 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 June 12, 2014
Margaret Perera (NCA)
 Development Services Director
 Date 6/13/14

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION
 I hereby certify that the City Council accepted the offer of dedication shown on this plat by resolution at a meeting of the City Council held on June 12, 2014
Kim Q. Deacon
 City Clerk
 Date 6-13-14

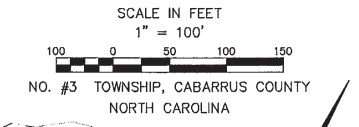


LEGEND

- 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
- FUTURE LOTS
- STORM DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT



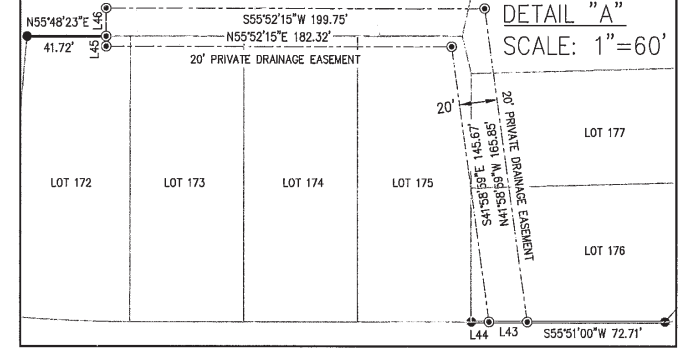
Street Blades:
 (1) 1110 Sandy Bottom Dr NW @ I220 Reflection Ave NW
 (2) 1290 Reflection Ave NW @ 10590 Skipping Rock Ln NW

Street Keys:
 Sandy Bottom Dr NW - 2818'
 Reflection Ave NW - 3047'
 Skipping Rock Ln Nw - 3045'

NOTE:
 PHASE 2 MAP 1 BROOKVUE INTERNAL STREET RIGHT-OF-WAYS ARE DEDICATED AS PUBLIC TO THE CITY OF CONCORD.

CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION.
 I hereby certify that I am owner of the property shown and described herein, 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.
Robert Wiggins
 Owner
 Date 5-30-14

Merrick & Company
 CABARRUS COUNTY, NORTH CAROLINA
Joshua B. Moses 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 30 day of May, 2014
 My commission expires: 5-31-16
Greg Bell
 Notary Public



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 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.

REV	REVISION DESCRIPTION	DATE	CHANGED BY	APPROVED BY
2	City Comments	5/15/14	DEC	DPC
1	City Comments	4/11/14	DEC	DPC

MERRICK & COMPANY
 3575 KOGER BLVD, SUITE 235, DULUTH GA, 30096/404-739-5100/NC #0809
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DRAWN	dec	02/24/2014
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QC REVIEW	dec	05/19/2014
APPROVED	dpc	05/22/2014

MI Homes of Charlotte LLC
 5353 Seventy-Seven Center Dr., Suite 100
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 CLIENT PROJECT NO.
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 SCALE: 1"=100'



BROOKVUE SUBDIVISION
 PHASE 2 MAP 1
 CITY OF CONCORD
 No. 3 TOWNSHIP
 CABARRUS COUNTY, NORTH CAROLINA

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