

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

**NUMBER LOTS RECORDED THIS MAP**

Phase 2 Map 2: 7 Lots

8 Lots  
Dec 9-15-14

**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**

July 2014



BROOKVUE SUBDIVISION PHASING NOT-TO-SCALE

**IMPERVIOUS AREA CALCULATIONS TOTAL SITE**

Road Cross-Section Impervious Area (Acreage)..... 6.90 Ac  
Lot Impervious Area (Acreage)..... 23.53 Ac  
Sidewalk 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..... 17.58 Ac  
(10% of Total Acreage)

Gross Open Space Provided..... 115.18 Ac  
(65% of Overall Area)

Percent Gross Open Space..... 65.82%

Percent NET Open Space..... 44.20%

Active Open Space..... 1.45 Ac

Passive Open Space..... 113.71 Ac

Tree Save Area..... 104.79 Ac

Tree Save percentage of Total Ac..... 59.60%

**FLOOD PLAIN INFORMATION:**

DRFM Panel: 3710467100K  
Dated: March 2, 2009  
Property Flood Zone: Zone AE  
Lots 192-198 and Lot 223 are located in a FEMA/Community regulated Flood Zone.

**WATER QUALITY BUFFERS:**

Buffers exist on Parent Tract but do not affect 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 Sarmela Way Drive NW  
Reflection 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.

*Debi Clend* 17619 9/21/14  
Registered Professional Engineer Registration # Date



NORTH CAROLINA, Mecklenburg County

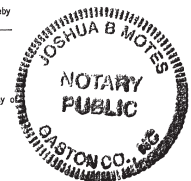
*Joshua B. McGee*  
*Lisa Hysell*

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

WITNESS my hand and official seal, this 9 day of 2014

My commission expires: 5-31-2016

Notary Public: *Joshua B. McGee*



**PLAT REVIEW OFFICER CERTIFICATE**

State of North Carolina  
County of Cabarrus

I, *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* (Signature)  
Review Officer  
9/21/14  
Date

I, Jackie G. Duncan, 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 herein; 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 21 day of September, 2014.

*Jackie G. Duncan* (Signature)  
Jackie G. Duncan, NC PLS No. 3412  
Date: 09/04/2014  
Job No. 65317832-04  
For and on behalf of Merrick and Company, Inc.

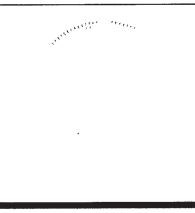
REV	REVISION DESCRIPTION	DATE	CHANGED BY	APPROVED BY
1	Rev. Per City Comments	9/3/14	DEC	JGD



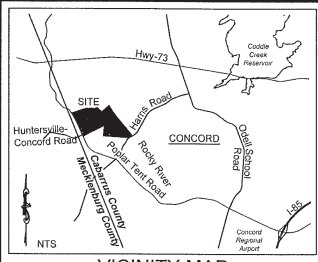
1001 MOREHEAD SQ. DR., SUITE 530, CHARLOTTE NC, 28203 / NC 0809  
THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART OR EXTENSIONS OF THE PROJECT 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
DESIGNED	DEC	06/24/2014
DESIGNED	Merrick	2013
QC REVIEW	DEC	09/03/2014
APPROVED	JGD	09/04/2014
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CD FILE NAME	7832-Brookvue-PH2-Map2	

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 2  
CITY OF CONCORD  
No. 3 TOWNSHIP  
CABARRUS COUNTY, NORTH CAROLINA  
REVISION: 1 DRAWING NO. 1 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.  
 Director of Engineering: *N. S. Hilde*  
 Date: 9/15/14

**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: *R. Williams*  
 Date: 9/18/14

**PLAT REVIEW OFFICER CERTIFICATE**  
 State of North Carolina  
 County of Cabarrus  
 I, *Crea Balk*, Review Officer of Cabarrus County, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.  
 Review Officer: *Crea Balk*  
 Date: 9/22/14

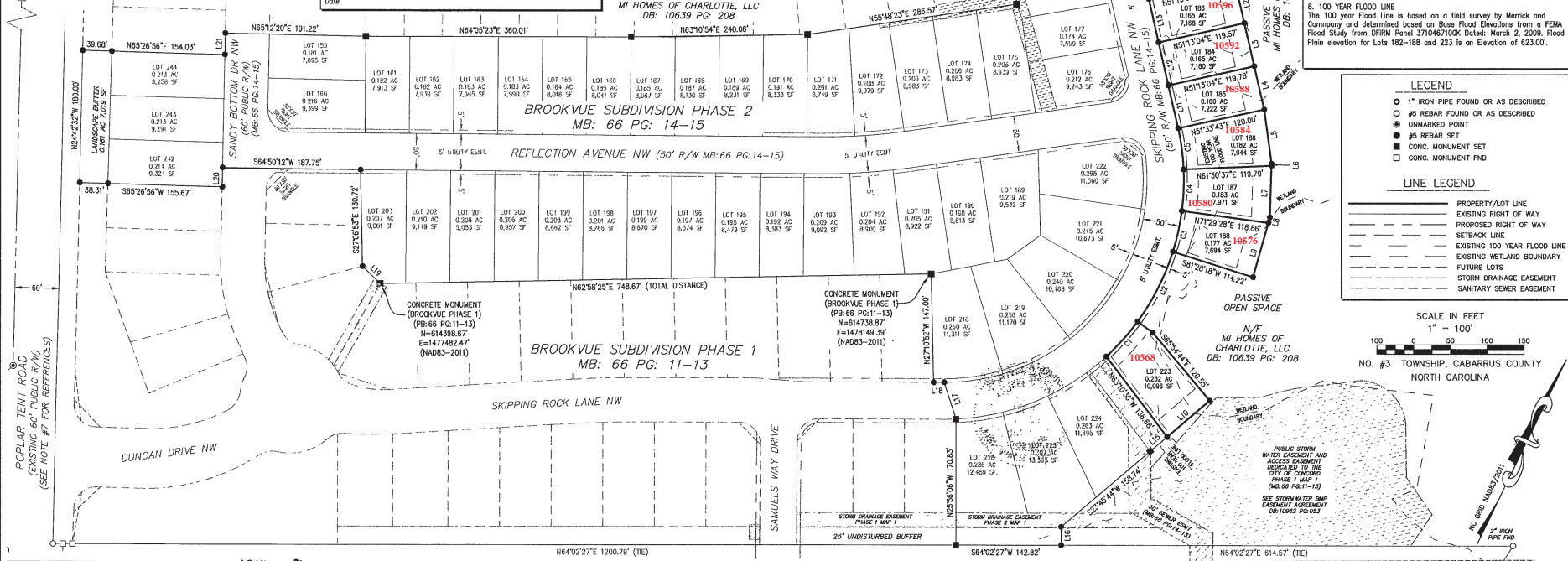
- NOTES:**
1. BASIS OF BEARINGS: Bearings based on NC Grid NAD83(2011). NC Grid NAD83(2011) as established by GPS observations.
  2. GEODETIC CONTROL MONUMENT: No Geodetic Control Monument found within 2000' of project area.
  3. UNIT OF MEASUREMENT: The unit of measurement used in this survey is U.S. 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 definition by Wetland and Natural Resource Consultants of Hickory, NC.
  7. 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.
  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 3710461700K Dated: March 2, 2009. Flood Plain elevation for Lots 182-188 and 223 is an Elevation of 623.00'.

**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 and Zoning Commission/Administrator on 9/11/14.  
 Mayor: *Walter Pearson (VGA)*  
 Development Services Director: *Walter Pearson*  
 Date: 9/18/14

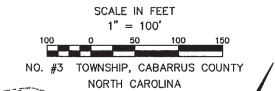
**CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION**  
 I hereby certify that the City Council accepted the offers of dedication shown on this plat by resolution at a meeting of the City Council held on 9/18/14.  
 City Clerk: *N/A*  
 Date: 9/18/14

CORC. R/W MCM FND.

VICINITY MAP



- LEGEND**
- 1" IRON PIPE FOUND OR AS DESCRIBED
  - #5 REBAR FOUND OR AS DESCRIBED
  - UNMARKED POINT OR AS DESCRIBED
  - #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



**CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION**  
 I, *Jackie G. Duncan*, 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, right-of-ways, 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 the acceptance of required improvements.  
 Owner: *Jackie G. Duncan*  
 Date: 9/18/14

**NOTARY PUBLIC**  
 I, *Sasha B. Moten*, a notary public for said county and state, do hereby certify that *Jackie G. Duncan* personally appeared before me this day and acknowledged the foregoing instrument.  
 My commission expires: 5-31-2016  
 Notary Public: *Sasha B. Moten*

NUMBER LOTS RECORDED THIS MAP  
 Phase 2A Map 2: 7-Lots  
 8 Lots Dec 9-15-14

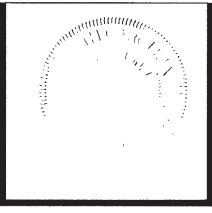
I, *Jackie G. Duncan*, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in DB: 10639 Pg: 208); that boundaries not surveyed are clearly indicated as drawn from information shown hereon; that the ratio of precision as calculated 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 18th day of September, A.D., 2014.  
 Jackie G. Duncan, NC PLS No. 3412  
 Date: 08/05/2014  
 Job No. 65377632-04  
 For and on Behalf of Merrick and Company, Inc.

REV	REVISION DESCRIPTION	DATE	CHANGED BY	APPROVED BY
1	Rev. Per City Comments	9/3/14	DEC	JGD

**MERRICK & COMPANY**  
 1001 MOREHEAD SQ DR., SUITE 530, CHARLOTTE, NC 28203 / NC 80829  
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QC REVIEW	dec	08/05/2014
APPROVED	dpc	08/05/2014
CLIENT	SIGNATURE	DATE
REVIEW		
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