

Vicinity Map
Not To Scale

Site Data:

Tax Parcels: 4665051858, 4655769373, 4655967304, 4655972016, 4665054818, 4665052618, 4655956346, portion of 4655071843, & portion of 4665160732

Total Acreage: +/- 229.0 Acres

Location:
Existing: Irredell County, North Carolina
Proposed: Town of Mooresville, North Carolina

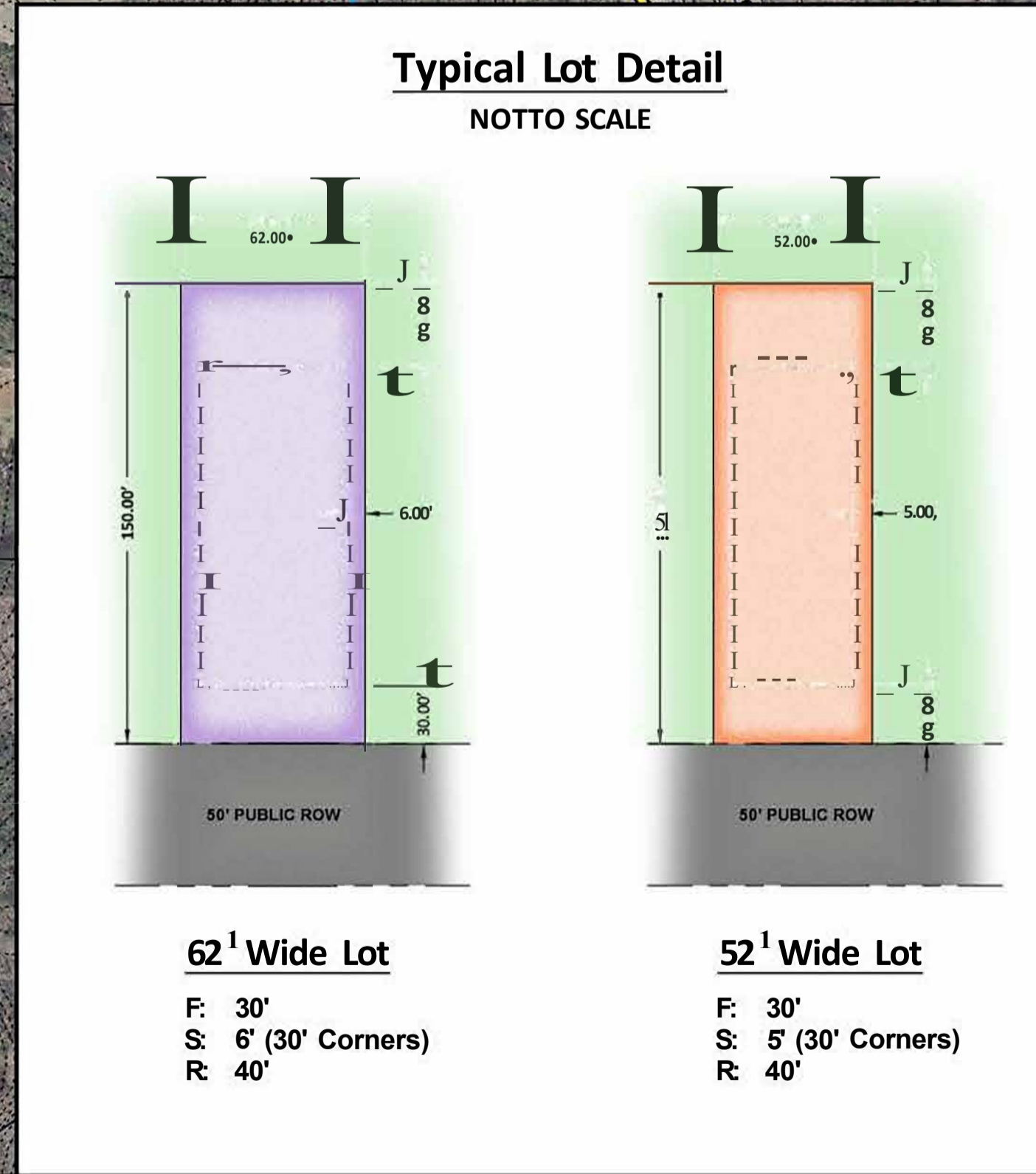
Zoning:
Existing: RA (Irredell County)
Proposed: R-2 (Town of Mooresville)

Total Lots:	+/- 298 Lots
62' x 150' Lots:	+/- 109 Lots
52' x 150' Lots:	+/- 189 Lots

Density: +/- 1.3 DU/AC

Open Space:
Required: +/- 45.8 Acres (20%)
Provided: +/- 45.8 Acres (20%) Minimum

Tree Save:
Required: +/- 2.29 Acres (10% of Existing Canopy)
Provided: +/- 2.29 Acres (10%) Minimum



General Notes
1. Base information provided by Irredell County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
Floodplain information obtained from FEMA FIRM Panels 3710465500J & 3710466500J effective date of studies 3/18/2008.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Irredell County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy. Unit loss may occur.

Access Points/Driveways/Streets:
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Mooresville Land Development Standards and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space/Tree Save:
Open Space/Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas:
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

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DO NOT RELY ON THIS DOCUMENT

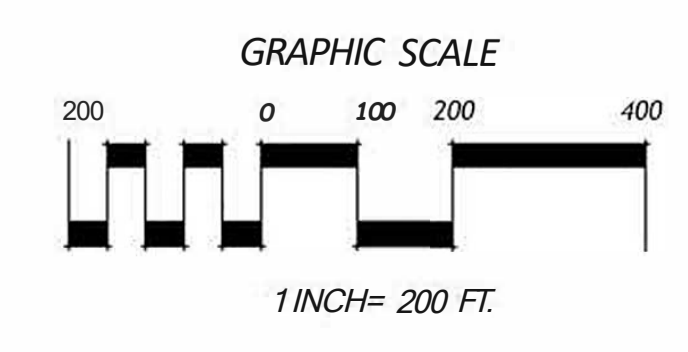


ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 2824 J Fort Mill, SC 29708
NC - 704.583.4949 SC - 803.802.2440
www.cspnsoctas.com



Brentwood Site
Preliminary Concept Plan B

ESP Job #FM54.100 April 12, 2017



15105-D Suite 341 John J. Delaney Drive
Charlotte, NC 28277