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CRESCENT COMMUNITIES

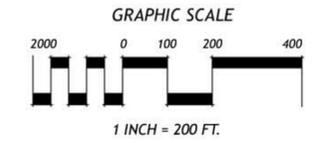
12605 Elkhorn Drive
 Charlotte, NC 28278

**Chapel Cove
 "Parcel B"
 Petition # 2011-065**

RECEIVED
 By Michael Cataldo at 4:13 pm, Mar 22, 2012

**Preliminary
 Site Plan**

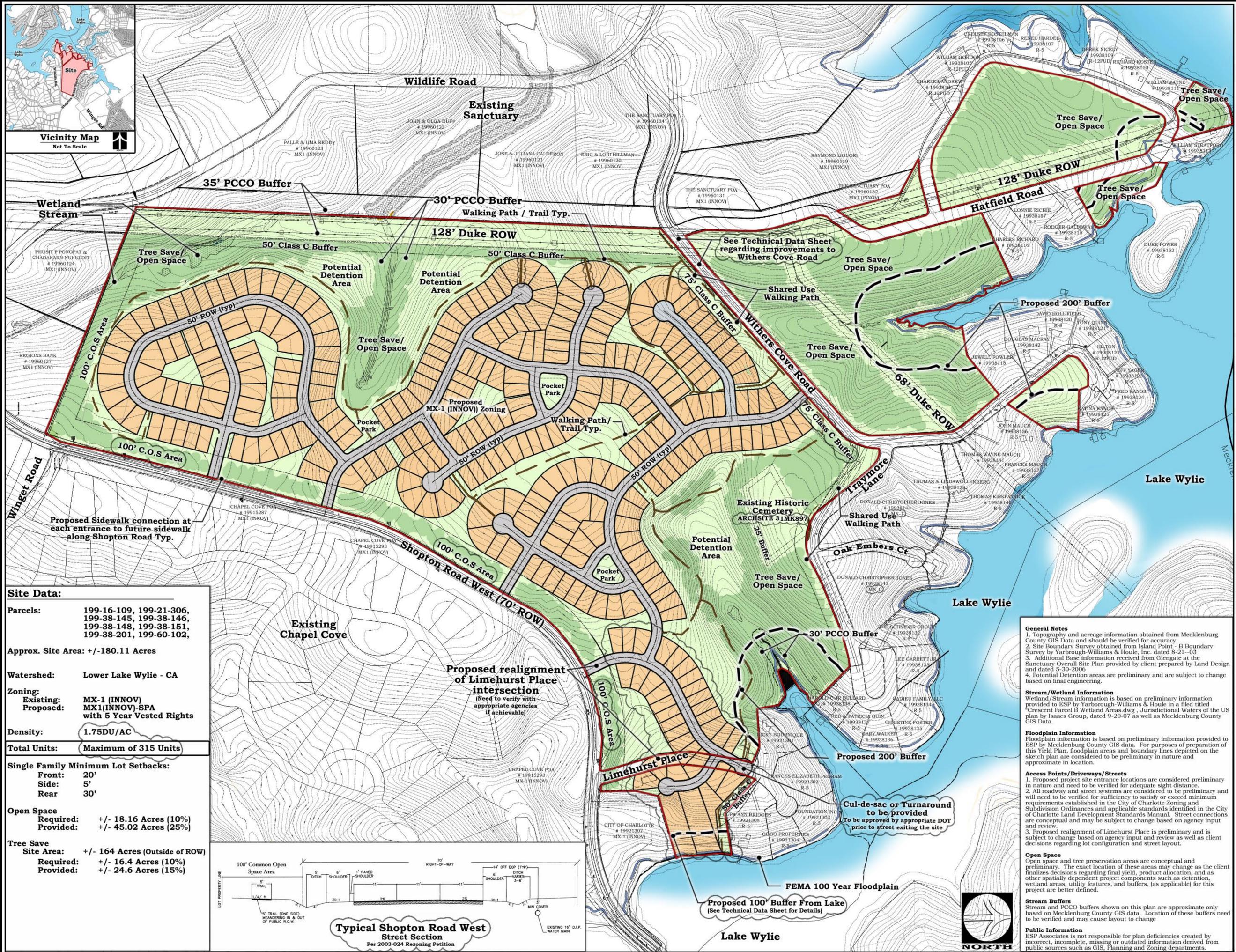
PROJECT LOCATION Mecklenburg County, NC



PROJECT NUMBER	ZD08.100
DRAWING NAME	XZD08-Parcel B Rezoning.psd
DATE	July 21, 2011
DRAWN BY	ML
CHECKED BY	PT

ESP / CLIENT REVISION				
NO.	DATE	BY	REVISION	

AGENCY / SUBMITTAL REVISION				
NO.	DATE	BY	REVISION	
1	9-28-11	ML	Revised per staff comments	
2	1-19-12	MM	Revised and Resubmitted	
3	2-24-12	ML	Revised and Resubmitted	



Vicinity Map
 Not To Scale

Site Data:

Parcels: 199-16-109, 199-21-306, 199-38-145, 199-38-146, 199-38-148, 199-38-151, 199-38-201, 199-60-102,

Approx. Site Area: +/-180.11 Acres

Watershed: Lower Lake Wylie - CA

Zoning:
 Existing: MX-1 (INNOV)
 Proposed: MX1(INNOV)-SPA with 5 Year Vested Rights

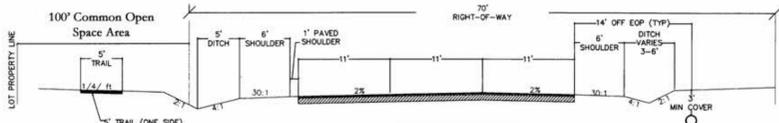
Density: 1.75DU/AC

Total Units: Maximum of 315 Units

Single Family Minimum Lot Setbacks:
 Front: 20'
 Side: 5'
 Rear: 30'

Open Space
 Required: +/- 18.16 Acres (10%)
 Provided: +/- 45.02 Acres (25%)

Tree Save
 Site Area: +/- 164 Acres (Outside of ROW)
 Required: +/- 16.4 Acres (10%)
 Provided: +/- 24.6 Acres (15%)



**Typical Shopton Road West
 Street Section**
 Per 2003-024 Rezoning Petition

General Notes
 1. Topography and acreage information obtained from Mecklenburg County GIS Data and should be verified for accuracy.
 2. Site Boundary Survey obtained from Island Point - B Boundary Survey by Yarbrough-Williams & Houle, Inc. dated 8-21-03
 3. Additional Easement information received from Glengate at the Sanctuary Overall Site Plan provided by client prepared by Land Design and dated 5-30-2006
 4. Potential Detention areas are preliminary and are subject to change based on final engineering.

Stream/Wetland Information
 Wetland/Stream information is based on preliminary information provided to ESP by Yarbrough-Williams & Houle in a filed titled "Crescent Parcel B Wetland Areas" and Jurisdictional Waters of the US plan by Isaacs Group, dated 9-20-07 as well as Mecklenburg County GIS Data.

Floodplain Information
 Floodplain information is based on preliminary information provided to ESP by Mecklenburg County GIS data. For purposes of preparation of this Yield Plan, floodplain areas and boundary lines depicted on the sketch plan are considered to be preliminary in nature and approximate in location.

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 City of Charlotte Zoning and Subdivision Ordinances and applicable standards identified in the City of Charlotte Land Development Standards Manual. Street connections are conceptual and may be subject to change based on agency input and review.
 3. Proposed realignment of Limehurst Place is preliminary and is subject to change based on agency input and review as well as client decisions regarding lot configuration and street layout.

Open Space
 Stream and PCCO buffers shown on this plan are approximate only based on Mecklenburg County GIS data. Location of these buffers need to be verified and may cause layout to change.

Stream Buffers
 Stream and PCCO buffers shown on this plan are approximate only based on Mecklenburg County GIS data. Location of these buffers need to be verified and may cause layout to change.

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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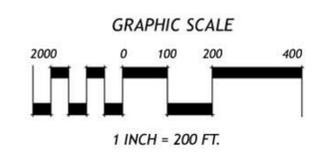
CRESCENT COMMUNITIES

12605 Elkhorn Drive
 Charlotte, NC 28278

**Chapel Cove
 "Phase 3"
 Petition # 2011-065**

**Preliminary
 Site Plan**

PROJECT LOCATION Mecklenburg County, NC



PROJECT NUMBER	ZD08.100
DRAWING NAME	XZD08-Phase 3 Rezoning.psd
DATE	July 21, 2011
DRAWN BY	ML
CHECKED BY	PT

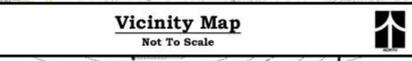
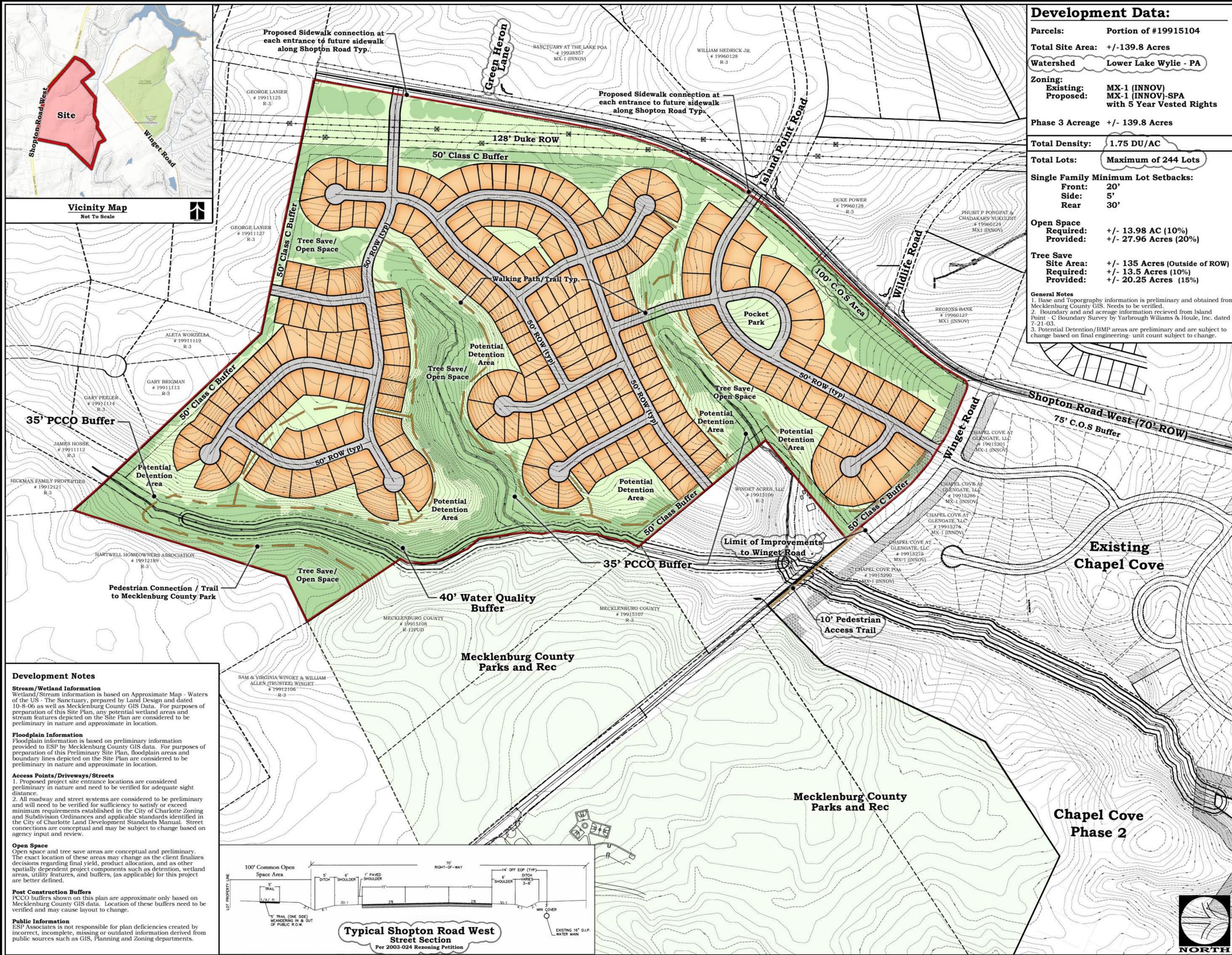
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	9-28-11	ML	Revised per staff comments
2	1-19-12	MM	Revised and Resubmitted
3	2-24-12	ML	Revised and Resubmitted

Development Data:

Parcels:	Portion of #19915104
Total Site Area:	+/- 139.8 Acres
Watershed:	Lower Lake Wylie - PA
Zoning:	Existing: MX-1 (INNOV) Proposed: MX-1 (INNOV)-SPA with 5 Year Vested Rights
Phase 3 Acreage:	+/- 139.8 Acres
Total Density:	1.75 DU/AC
Total Lots:	Maximum of 244 Lots
Single Family Minimum Lot Setbacks:	Front: 20' Side: 5' Rear: 30'
Open Space Required:	+/- 13.98 AC (10%)
Open Space Provided:	+/- 27.96 Acres (20%)
Tree Save Site Area:	+/- 135 Acres (Outside of ROW)
Tree Save Required:	+/- 13.5 Acres (10%)
Tree Save Provided:	+/- 20.25 Acres (15%)

General Notes
 1. Base and Topography information is preliminary and obtained from Mecklenburg County GIS. Needs to be verified.
 2. Boundary and acreage information received from Island Point - C Boundary Survey by Yarbrough Williams & Houle, Inc. dated 7-21-03.
 3. Potential Detention/BMP areas are preliminary and are subject to change based on final engineering. Unit count subject to change.



Development Notes

Stream/Wetland Information
 Wetland/Stream information is based on Approximate Map - Waters of the US - The Sanctuary, prepared by Land Design and dated 10-8-06 as well as Mecklenburg County GIS Data. For purposes of preparation of this Site Plan, any potential wetland areas and stream features depicted on the Site Plan are considered to be preliminary in nature and approximate in location.

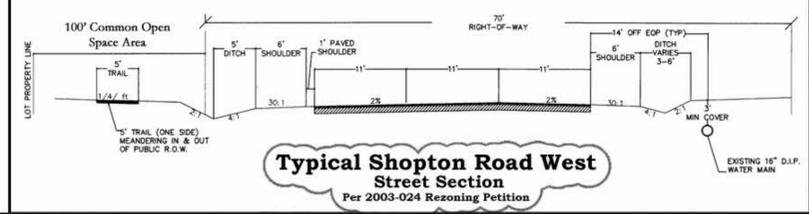
Floodplain Information
 Floodplain information is based on preliminary information provided to ESP by Mecklenburg County GIS data. For purposes of preparation of this Preliminary Site Plan, floodplain areas and boundary lines depicted on the Site Plan are considered to be preliminary in nature and approximate in location.

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 City of Charlotte Zoning and Subdivision Ordinances and applicable standards identified in the City of Charlotte Land Development Standards Manual. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space
 Open space and tree save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final yield, product allocation, and as other spatially dependent project components such as detention, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Post Construction Buffers
 PCCO buffers shown on this plan are approximate only based on Mecklenburg County GIS data. Location of these buffers need to be verified and may cause layout to change.

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Typical Shopton Road West Street Section
 Per 2003-024 Rezoning Petition



