

VICINITY MAP

**DEVELOPMENT NOTES**

1. The proposed development must meet the post-construction runoff reduction requirements for the 2, 10 and 50-yr storm events for areas not draining directly to FEMA regulated floodplain. Peak runoff flows must be reduced to pre development runoff rates for downstream receiving areas for the aforementioned storm events.
2. All internal streets must be designed to NCDOT standards. Certified inspectors must be used to confirm road conditions during construction.
3. Internal roads will be required to provide curb and gutter, sidewalks, street trees, and street lights per Union County requirements.
4. Sidewalk will be provided along the NC 218 project frontage.
5. Water service to the project will be public, sewer will be provided by decentralized waste water treatment system with drip fields.
6. Access to NC218 will be a right in - right out access only. Left turn lane will be provided at the Milgrove Road access per Traffic Impact Analysis.
7. Site amenities will include a pool, clubhouse and sport courts.
8. Private Option Permit submittals will be provided for each lot as necessary.

**DEVELOPMENT DATA**

**Site Information:**  
 Total Gross Acreage: 389.25 Ac.  
 Tax Parcel Numbers:  
 08309016  
 08282009A  
 08312014  
 Zoning Jurisdiction: Union County, NC  
 Proposed Annexation: TBD  
 Zoning Classification: RA-40 - Residential/Agricultural District  
 Proposed Zoning: R-4

**Acreege Information:**  
 Max. Coverage for Bldgs. and Structures: 40%  
 Total Open Space Provided: 209.64 Ac.

**Building Setbacks:**  
 Primary: 20'  
 Side Yard: 5'  
 Side Yard (Corner Lot): 10'  
 Rear Yard: 25'

Common Open Space Between Backs of Lots to be 25' min.

**Lot Information:**

**Proposed Lot Sizes:**  
 - 40' x 140'  
 - 50' x 140'  
 - 60' x 140'

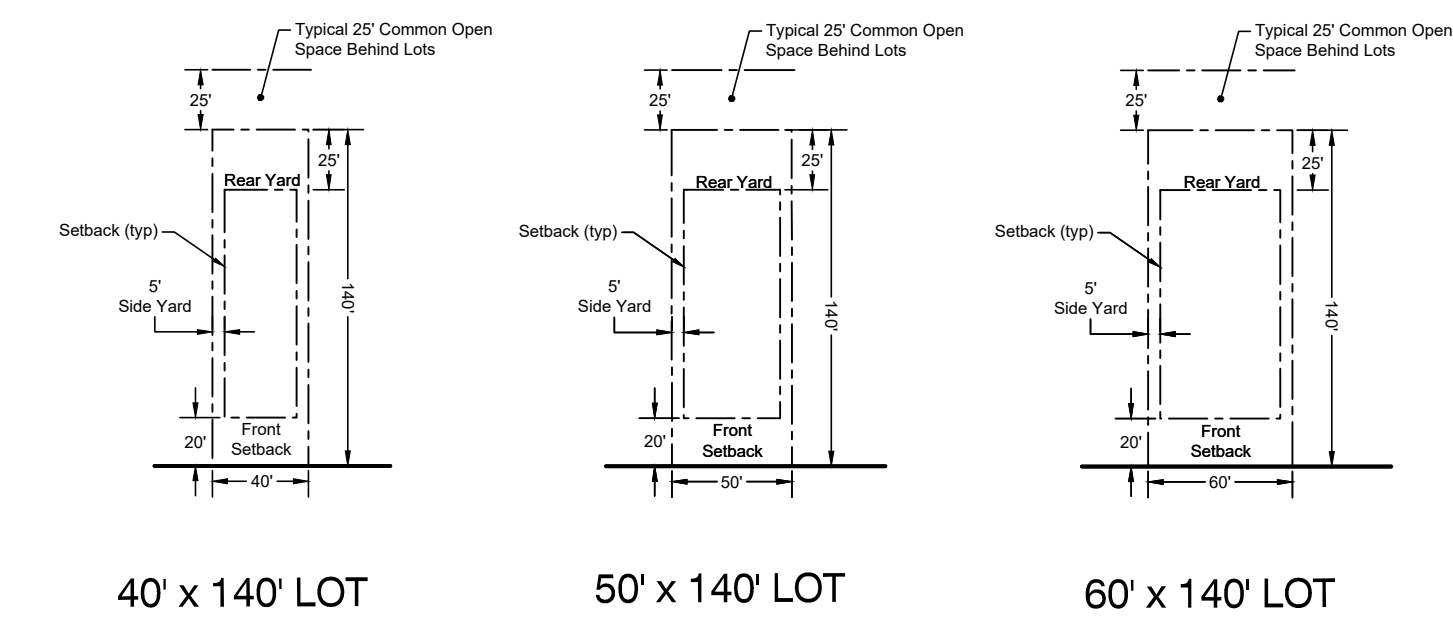
Total Dwelling Unit Proposed:		
- 40' Lots:	116	(16.0%)
- 50' Lots:	352	(48.4%)
- 60' Lots:	257	(35.4%)
- 70' Lots:	2	
<b>Total:</b>	<b>727</b>	

**Gross Density Calculation:**  
 Total Dwelling Units (727 lots) ÷ Total Gross Acreage (389.25 Ac.)  
 = 1.77 Dwelling Unit per acre

**Net Density Calculation:**  
 Total Dwelling Units - 727 lots  
 Site Area minus Right of Way(46.11 Ac.) and Riparian Buffer(73.37 Ac.): 269.77 Ac.  
 Maximum Density - 727/269.77  
 = 2.69 Dwelling Units per Acre

**LEGEND**

- PROPERTY LINE
- SURVEY WETLAND TYP.
- LOT BOUNDARY
- STREAM BUFFER
- PERENNIAL STREAM
- INTERMITTENT STREAM
- 100 YR. FEMA FLOODPLAIN
- POTENTIAL BMP LOCATION
- OPEN SPACE



TYPICAL LOT DIMENSIONS  
 NOT TO SCALE



THIS PORTION OF PARCEL 08312014 (20.93 acres) IS TO BE SPLITOFF TO REMAIN WITH ITS EXISTING RA-40 ZONING.

AMENITY/POTENTIAL MAIL KIOSK LOCATION +/- 6.4 ACRES

MAIL KIOSK WILL BE PROVIDED IN THE AMENITY AREA. EXACT LOCATION WILL BE DETERMINED DURING REZONING PROCESS.

LEFT TURN LANE WILL BE CONSTRUCTED AT THE MILGROVE ROAD ACCESS

**MERRICK**  
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 SUITE 300  
 CHARLOTTE, NC 28204  
 NC ENGINEERING FIRM F-0908  
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PREPARED FOR:  
**Kolter Signature Homes**  
 4807 PGA Blvd  
 Palm Beach Gardens

REVISED BY:	DATE:	DESCRIPTION:

**Cresswind at Gold Branch**  
 Union County, NC  
**Rezoning Site Plan**

SCALE  
 VERT: N/A  
 HORZ: 1" = 300'

DESIGN BY:	DATE:
JC	09/13/24
DRAWN BY:	DATE:
ZK	09/13/24
CHECKED BY:	DATE:
JC	09/13/24
APPROVED BY:	DATE:
- MIDDY	

PROJECT/TRACKING #  
 INTERNAL: 100783.00  
 MUNICIPAL: 2024-CZ-007  
 ORIGINAL DATE: 08/16/24

SHEET **1 of 2**