

VICINITY MAP

DEVELOPMENT NOTES

- 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.
- All internal streets must be designed to NCDOT standards. Certified inspectors must be used to confirm road conditions during construction.
- Internal roads will be required to provide curb and gutter, sidewalks, street trees, and street lights per Union County requirements.
- Sidewalk will be provided along the NC 218 project frontage.
- Water service to the project will be public, sewer will be provided by decentralized waste water treatment system with drip fields.
- 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.
- Site amenities will include a pool, clubhouse and sport courts.
- 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

Acres 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:

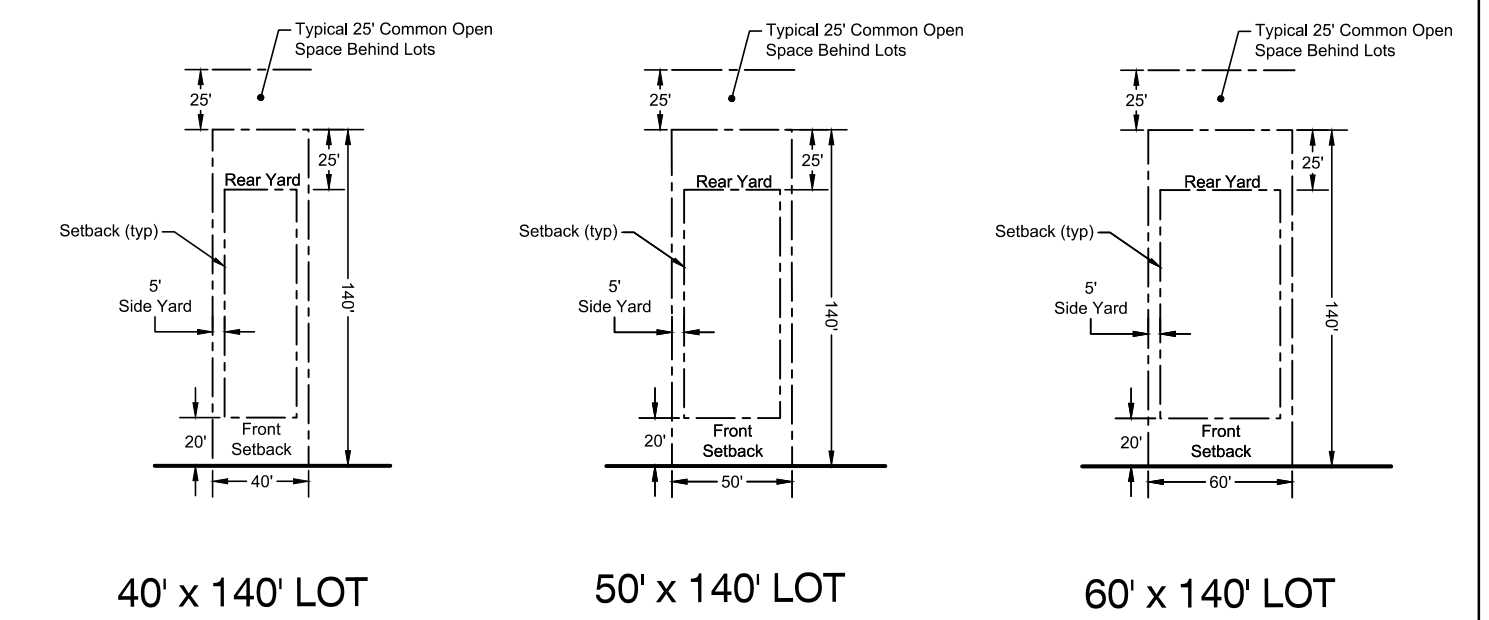
| | |
|---------------|-------------|
| - 40' Lots: | 116 (16.0%) |
| - 50' Lots: | 352 (48.4%) |
| - 60' Lots: | 257 (35.4%) |
| - 70' Lots: | 2 |
| Total: | 727 |

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 - 727/267.77
 = 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
 301 S. MCDOWELL STREET
 SUITE 300
 CHARLOTTE, NC 28204
 NC ENGINEERING FIRM F-0908
 PHONE: (704) 529-6500

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PREPARED FOR:
Kolter Signature Homes
 4807 PGA Blvd
 Palm Beach Gardens

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

CHANGED BY: _____
 DATE: _____

REVISION DESCRIPTION: _____

SEAL(S)

Cresswind at Gold Branch
 Union County, NC
Rezoning Site Plan

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

0 150 300 450 600

| DESIGN BY: | DATE: |
|--------------|----------|
| JC | 09/13/24 |
| DRAWN BY: | DATE: |
| ZK | 09/13/24 |
| CHECKED BY: | DATE: |
| JC | 09/13/24 |
| APPROVED BY: | DATE: |
| - MDD/YY | |

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

SHEET **1 of 2**