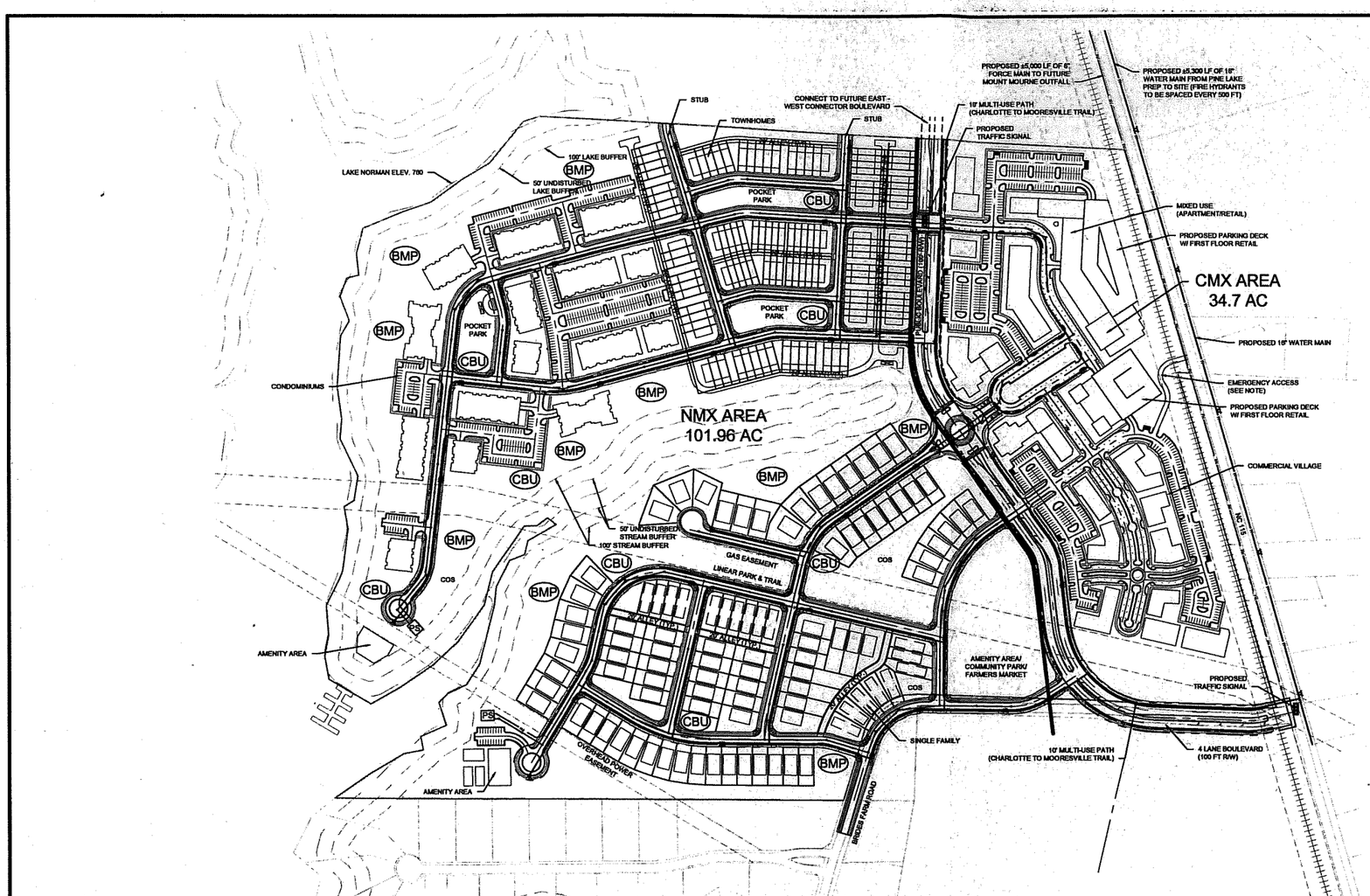
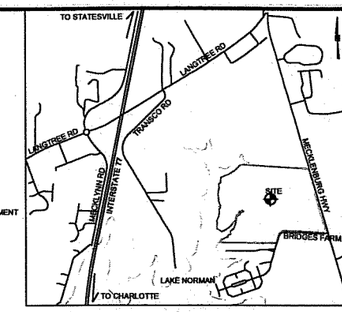



VICINITY MAP
NOT TO SCALE


**OWNER**

HINCKLEY GAUVAIN, LLC
P.O. BOX 3965
MOORESVILLE, NC 28117

CONTACT: ERIC WOOD

**ENGINEER:**

ESP ASSOCIATES, P.A.

DAN E. BREWER, PE
20484 CHARTWELL CENTER DR., SUITE D
CORNELIUS, NC 28031

EMAIL: DBREWER@ESPASSOCIATES.COM


**SITE INFORMATION:**

PROPOSED USE: NEIGHBORHOOD MIXED USE DEVELOPMENT
PARCEL #S: 4645-90-5885, DB-1811/PG-859
4655-01-1284, DB-931/PG-824
4655-10-2752, DB-2192/PG-1811
TOTAL SITE AREA: 136.96 AC
EXISTING ZONING: R3
PROPOSED ZONING: NMX & CMX

**WATERSHED DATA**

WS-IV CRITICAL AREA CATAWBA-LAKE NORMAN
MAXIMUM IMPERVIOUS COVERAGE:
50 PERCENT MAXIMUM USING HIGH DENSITY

IMPERVIOUS CALCULATIONS

TOTAL SITE AREA = 136.64 AC

50% OF HIGH DENSITY TOTAL = 68.32 AC

| | |
|---|---|
| TOTAL LOT IMPERVIOUS: | 9.11 AC |
| TOTAL SIDEWALK IMPERVIOUS: | 6.40 AC |
| TOTAL ROAD IMPERVIOUS: | 24.32 AC |
| TOTAL BUILDING IMPERVIOUS: | 15.42 AC |
| TOTAL DENSITY IMPERVIOUS: | 55.25 AC |

**FLOOD DATA**

SUBJECT PROPERTY IS NOT WITHIN ANY SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FIRM COMMUNITY 370313 AND 370314 PANEL 4848 SUFFIX J.

**SITE DATA NMX**

| | |
|---|---|
| FRONT SETBACK: | 5', 25' FOR FRONT LOADED DRIVES |
| REAR SETBACK: | 25' |
| SIDE SETBACKS: | 5' |
| CORNER SETBACK: | 15' |

**SITE DATA CMX**

| | |
|---|---|
| FRONT SETBACK: | 5' |
| REAR SETBACK: | 25' |
| SIDE SETBACKS: | 5' |
| CORNER SETBACK: | 15' |

**BUILDING INFORMATION NMX AREA**

| | |
|---|---|
| MAXIMUM BUILDING HEIGHT: | 3 STORIES |
| PROPOSED BUILDING HEIGHT: | 3 STORIES |
| MAXIMUM BUILDING SIZE (SINGLE TENANT): | 5,000 S.F. |
| MAXIMUM NONRESIDENTIAL BUILDING SIZE: | 15,000 S.F. |

**BUILDING INFORMATION CMX AREA**

| | |
|---|---|
| MAXIMUM BUILDING HEIGHT: | 3 STORIES |
| PROPOSED BUILDING HEIGHT: | 3 STORIES |
| MAXIMUM BUILDING SIZE: | 15,000 S.F. |

**DENSITY/LAND USE**

| | |
|---|---|
| SINGLE FAMILY UNITS: | UP TO 115 UNITS |
| CONDOMINIUM UNITS: | UP TO 300 UNITS |
| TOWNHOME UNITS: | UP TO 120 UNITS |
| MULTI FAMILY APARTMENT UNITS: | UP TO 300 UNITS |
| COMMERCIAL/RETAIL: | UP TO 65,000 S.F. |
| OFFICE: | UP TO 65,000 S.F. |

| | |
|---|---|
| NMX AREA : | 101.96 AC |
| UNITS PROPOSED: | 535 UNITS |
| PROPOSED DENSITY: | 5.2 UNITS/ACRE |
| ALLOWED DENSITY: | 8 UNITS/ACRE |
| CMX AREA : | 34.7 AC |
| UNITS PROPOSED: | 300 UNITS |
| PROPOSED DENSITY: | 8.6 UNITS/ACRE |
| ALLOWED DENSITY: | 12 UNITS/ACRE |

**OPEN SPACE REQUIREMENTS:**

REQUIRED OPEN SPACE: 20% IN RESIDENTIAL AREAS
10% IN NON-RESIDENTIAL/MIXED USE AREAS

PROVIDED OPEN SPACE: 27.40 AC

REQUIRED ACTIVE OPEN SPACE
(40% OF TOTAL OPEN SPACE): 10.96

PROVIDED ACTIVE OPEN SPACE: 11.65 AC

PASSIVE OPEN SPACE (NATURAL/UNDISTURBED AREAS: 8.74 AC

1. MOORESVILLE ZONING ORDINANCE
   CHAPTER 7 SECTION 7.3.3 - OPEN SPACE STANDARDS
(2) CALCULATION OF OPEN SPACE
(A) ACTIVE RECREATIONAL AREAS
- LAND OCCUPIED BY ACTIVE RECREATIONAL USES SUCH AS POOLS, PLAYGROUNDS, TENNIS COURTS, JOGGING TRAILS, AND CLUBHOUSES USED PRIMARILY FOR RECREATION PURPOSES SHALL BE COUNTED TOWARDS THE MINIMUM OPEN SPACE.
(3) DESIGN STANDARDS FOR OPEN SPACE
(E) CONFIGURATION
(ii) THE ACTIVE RECREATIONAL PORTION OF AN OPEN SPACE SHALL BE CONFIGURED IN ONE OR MORE OF THE FOLLOWING FORMS: ATHLETIC FIELDS OR COURTS, ATTACHED SQUARE, CLOSE, DETACHED SQUARE, FORECOURT, GREEN PLAYGROUND, OR PLAZA AND FOUNTAINS.

**SANITATION COLLECTION**

| | |
|---|---|
| SINGLE FAMILY: | ROLL-OUT CONTAINER - MUNICIPAL COLLECTION |
| COMMERCIAL, MULTI FAMILY, & TOWNHOMES: | DUMPSTERS WITH PRIVATE COLLECTION |

**LANDSCAPING LEGEND:**

- SEPARATE DETAILED LANDSCAPING PLANS TO BE PREPARED FOR EACH SECTION OF DEVELOPMENT WITH CIVIL DRAWING SUBMITTAL.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH TOWN OF MOORESVILLE LANDSCAPING ORDINANCE SECTION 7.2

**EMERGENCY ACCESS:**

- EXISTING RAIL ROAD CROSSING TO BE UPFITTED FOR FIRE TRUCKS ACCESS, PAVING TO BE ABLE TO SUPPORT 10,000 LBS.

**SITE LIGHTING NOTES:**

1. ALL LIGHTING WILL COMPLY WITH THE TOWN OF MOORESVILLE ZONING ORDINANCE CHAPTER 6, SECTION 9.4 EXTERIOR LIGHTING, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: THE MAXIMUM HEIGHT FOR A LIGHT POLE INCLUDING THE FIXTURE (MEASURED FROM THE GRADE) IS 18 FEET FOR PEDESTRIAN LIGHTING AND 25 FEET FOR VEHICULAR LIGHTING. ALL LIGHTING SHOULD BE DIRECTED DOWNWARD. LIGHTING SHALL NOT SHINE INTO RIGHT-OF-WAY OR ADJACENT PROPERTIES. LIGHTING SHALL HAVE SHIELDS OR LOUVERS TO ADJUST/DIRECT THE LIGHT. ALL LIGHTING SHALL BE AT LEAST 10 FEET FROM SIDE LOT LINES, REAR LOT LINES, OR REQUIRED BUFFERS. LIGHT FIXTURES IN EXCESS OF 60 WATTS OR 100 LUMENS SHALL USE FULL CUT-OFF LENSES OR HOODS. ALL OUTDOOR LIGHTING SHALL BE DESIGNED AND LOCATED SUCH THAT THE MAXIMUM ILLUMINATION MEASURED IN FOOT CANDLES AT THE PROPERTY LINE SHALL NOT EXCEED ONE (1.0) FOOT CANDLE. WALL MOUNTED LIGHTS SHALL BE FULLY SHIELDED LUMINARIES TO DIRECT LIGHT DOWNWARD AND BE OF LOW WATTAGE.
2. DETAILED SITE LIGHTING PLANS WITH PHOTOMETRIC PLAN WILL BE REQUIRED FOR EACH SECTION OF DEVELOPMENT.
3. MAXIMUM HEIGHT OF LIGHT POLES SHALL NOT EXCEED 25 FT.

**TIA REQUIREMENTS:** (PER INITIAL NCDOT COMMENTS)

NC 115 & SR 1102 (LANGTREE RD)

1. NB NC 115 - EXTEND LEFT-TURN LANE TO 500'
2. EB LANGTREE RD - EXTEND RIGHT-TURN LANE TO 450'

NC 115 & BOULEVARD MAIN ENTRANCE

1. PROPOSED SIGNALIZED INTERSECTION
2. NB NC115 - NEW 450' LEFT-TURN LANE
3. SB NC 115 - NEW 250' RIGHT-TURN LANE
4. EB BOULEVARD MAIN ENTRANCE - NEW 350' LEFT-TURN LANE

NC 115 & SR 1138 (PRESBYTERIAN RD)

1. NB NC 115 - NEW 250' RIGHT-TURN LANE
2. SB NC 115 - NEW 225' LEFT-TURN LANE
3. WB PRESBYTERIAN RD - NEW 275' LEFT-TURN LANE

SR 1138 (PRESBYTERIAN RD) & FRANKS CROSSING RD

1. NB FRANKS CROSSING RD - NEW 100' RIGHT-TURN LANE

SR 1138 (PRESBYTERIAN RD) & SR 1125 (SHEARERS RD)

1. EB PRESBYTERIAN RD - NEW 100' THROUGH-RIGHT LANE

NC 115 & BEATY ST

1. NB NC 115 - NEW 100' LEFT-TURN LANE
2. SB NC 115 - NEW 100' RIGHT-TURN LANE

SR 2158 (GRIFFITH ST) & BEATY ST/SLOAN ST

1. EB GRIFFITH ST - DEVELOPER RESPONSIBLE FOR 175' OF EXTENSION
2. SB BEATY ST - NEW 350' THROUGH-LEFT LANE
   - DEVELOPER RESPONSIBLE FOR 250' OF NEW LANE

- PAYMENT IN LIEU TO BE APPLIED TO PROPOSED ROUNDABOUT.

BRIDGES FARM RD & BOULEVARD

1. IMPROVEMENTS PENDING UPDATED TIA.

**STREET NETWORK**

1. ALL STREETS IN CMX AREA TO BE PRIVATE.
2. ALL STREETS IN NMX SINGLE FAMILY (ATTACHED & DETACHED) AREAS TO BE PUBLIC EXCEPT ALLEYS WHICH ARE TO BE PRIVATE.
3. ALL STREETS IN NMX CONDOMINIUM AREA TO BE PRIVATE
4. MINIMUM CONNECTIVITY REQUIREMENT IS 1.65
   CONNECTIVITY INDEX CALCULATION IS 1.78
   - 50 LINKS
   - 28 NODES

**LEGEND:**

| | |
|---|---|
| BMP | DETENTION/WATER QUALITY MEASURE |
| PS | SANITARY SEWER PUMP STATION |
| CBU | CLUSTER BOX UNIT (MAIL) |
| COS | COMMON OPEN SPACE |

GRAPHIC SCALE
0 100' 200' 400'
( IN FEET )
HORIZONTAL 1 inch = 200 ft.

**Developer's Statement**

All graphic representations on the approved Concept Plan shall reflect compliance with all Town of Mooresville Land Development Standards.

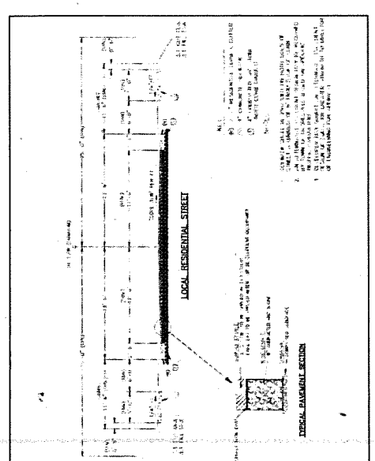
Developer's Signature — Date 01/09/17

Town of Mooresville, North Carolina
Concept Plan Approval

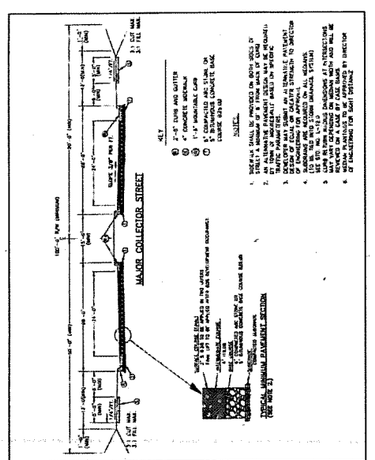
Planning Department — Date

Engineering Department — Date

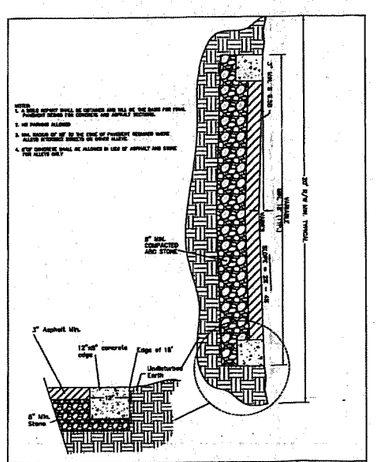
Fire Department — Date




TOWN OF MOORESVILLE — STANDARD DETAIL | ROAD SYSTEMS | LOCAL RESIDENTIAL STREET TYPICAL SECTION | March 2013 Revision 3 | NTS | R - 1.0




TOWN OF MOORESVILLE — STANDARD DETAIL | ROAD SYSTEMS | FOUR-LANE ARTERIAL STREET TYPICAL SECTION | January 2012 Revision 2 | NTS | R - 7.0




TOWN OF MOORESVILLE — STANDARD DETAIL | ROAD SYSTEMS | TYPICAL ALLEY SECTION | January 2009 Revision 1 | NTS | R - 24.0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www.espassociates.com


NORTH CAROLINA LICENSE NO.: C-0587 ESP ASSOCIATES, P.A.

NORTH CAROLINA PROFESSIONAL SEAL 17582 ENGINEER DAN E. BREWER 4/5/17

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

# MASTER CONCEPT PLAN

# LAKE DAVIDSON

MOORESVILLE, NORTH CAROLINA

HINCKLEY GAUVAIN, LLC

| PROJECT INFORMATION | |
|---|---|
| PROJECT MANAGER: | DEB |
| DESIGNED BY: | ESP |
| DRAWN BY: | BSS |
| PROJECT NUMBER: | DS44.400 |
| ORIGINAL DATE: | 4/5/2017 |

SHEET: C-1.0