

**Vicinity Map**  
Not To Scale



**Site Data:**

<b>Tax Parcels:</b>	3693417986, 3693417551, & portion of 3693635420
<b>Total Acreage:</b>	+/- 30.91 Acres (per GIS)
<b>Location:</b>	Lincoln County, North Carolina
<b>Zoning:</b>	
<b>Existing:</b>	R-T
<b>Proposed:</b>	PD-R
<b>Total Potential Lots:</b>	+/- 59 Lots (50'x130')
<b>Potential Density:</b>	+/- 1.68 DU/AC
<b>Open Space:</b>	
<b>Required:</b>	+/- 3.86 Acres (12.5% Min.)
<b>Proposed:</b>	+/- 9.28 Acres (30%)
<b>Connectivity:</b>	
<b>Required:</b>	1.40
<b>Proposed:</b>	1.25 (5 Links/4 Nodes)

**General Notes**

1. Base information provided by Lincoln 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 Panel 3710369300J effective date of study 08/16/2007.

**Stream/Wetland Information**  
Stream/Wetland information is based on preliminary information provided to ESP by Lincoln 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 Lincoln County UDO 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 and 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.

**DRAFT**  
DO NOT RELY ON THIS DOCUMENT

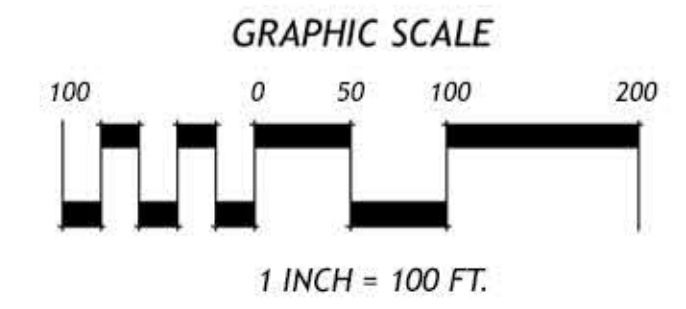
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# Creek Park 2

## Illustrative Concept Plan

ESP Job #JP27 June 2, 2022



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