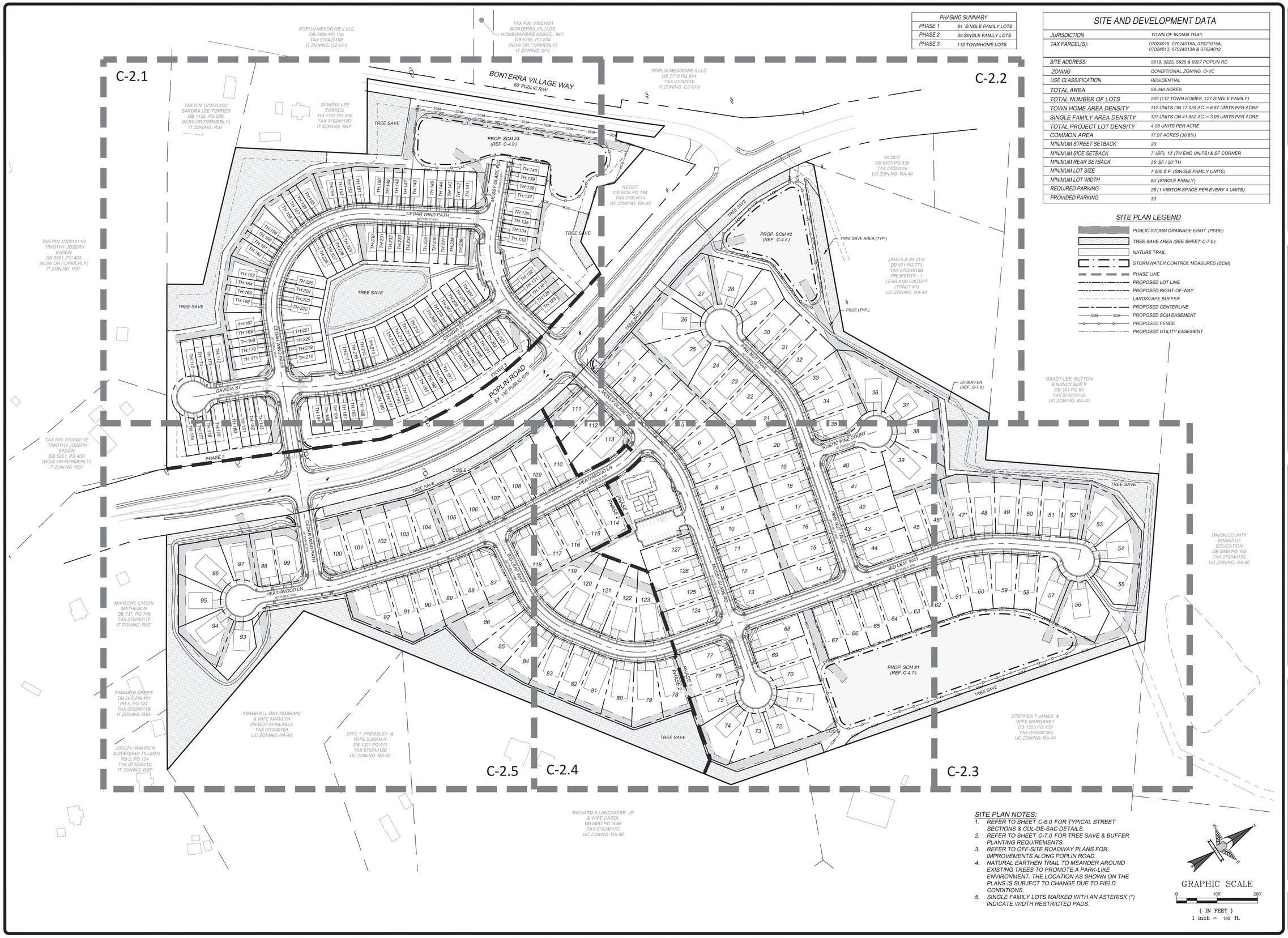

PHASING SUMMARY	
PHASE 1	84 SINGLE FAMILY LOTS
PHASE 2	39 SINGLE FAMILY LOTS
PHASE 3	112 TOWNHOME LOTS

SITE AND DEVELOPMENT DATA

JURISDICTION	TOWN OF INDIAN TRAIL
TAX PARCEL(S):	07024015, 07024015A, 07021015A, 07024013, 07024013A & 07024012
SITE ADDRESS:	5819, 5825, 5925 & 5927 POPLIN RD
ZONING	CONDITIONAL ZONING, O-VC
USE CLASSIFICATION	RESIDENTIAL
TOTAL AREA	58.348 ACRES
TOTAL NUMBER OF LOTS	239 (112 TOWN HOMES, 127 SINGLE FAMILY)
TOWN HOME AREA DENSITY	112 UNITS ON 17.039 AC. = 6.57 UNITS PER ACRE
SINGLE FAMILY AREA DENSITY	127 UNITS ON 41.552 AC. = 3.06 UNITS PER ACRE
TOTAL PROJECT LOT DENSITY	4.08 UNITS PER ACRE
COMMON AREA	17.97 ACRES (30.8%)
MINIMUM STREET SETBACK	20'
MINIMUM SIDE SETBACK	7' (SF), 10' (TH END UNITS) & SF CORNER
MINIMUM REAR SETBACK	25' SF / 20' TH
MINIMUM LOT SIZE	7,000 S.F. (SINGLE FAMILY UNITS)
MINIMUM LOT WIDTH	54' (SINGLE FAMILY)
REQUIRED PARKING	28 (1 VISITOR SPACE PER EVERY 4 UNITS)
PROVIDED PARKING	30

SITE PLAN LEGEND

- PUBLIC STORM DRAINAGE ESMT. (PSDE)
- TREE SAVE AREA (SEE SHEET C-7.0)
- NATURE TRAIL
- STORMWATER CONTROL MEASURES (SCM)
- PHASE LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- LANDSCAPE BUFFER
- PROPOSED CENTERLINE
- SCM — SCM PROPOSED SCM EASEMENT
- PROPOSED FENCE
- PROPOSED UTILITY EASEMENT

SITE PLAN NOTES:

1. REFER TO SHEET C-6.0 FOR TYPICAL STREET SECTIONS & CUL-DE-SAC DETAILS.
2. REFER TO SHEET C-7.0 FOR TREE SAVE & BUFFER PLANTING REQUIREMENTS.
3. REFER TO OFF-SITE ROADWAY PLANS FOR IMPROVEMENTS ALONG POPLIN ROAD.
4. NATURAL EARTHEN TRAIL TO MEANDER AROUND EXISTING TREES TO PROMOTE A PARK-LIKE ENVIRONMENT. THE LOCATION AS SHOWN ON THE PLANS IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
5. SINGLE FAMILY LOTS MARKED WITH AN ASTERISK (*) INDICATE WIDTH RESTRICTED PADS.

GRAPHIC SCALE

0 100' 200'

(IN FEET)
1 inch = 100 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 045509 ENGINEER MATTHEW C KIRCHER
03/18/2022

NO.	DATE	BY	ISSUE

FALLBROOK
INDIAN TRAIL, NC

STANLEY MARTIN HOMES
820 FOREST POINT CIRCLE, SUITE 100
CHARLOTTE, NC 28273

SITE PLAN
(OVERALL)

DESIGNED BY	LBT	DRAWN BY	KEL
CHECKED BY	JLR	Scale	AS SHOWN
DATE	03/18/2022	JOB NUMBER	6964

Sheet
C-2.0

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