

SITE DEVELOPMENT NOTES:

- PROPOSED REZONING FROM RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICTS "MOORE FARM PHASE III" & "MOORE FARM PH IV".
- ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH TOWN OF INDIAN TRAIL STANDARDS.
- SIGN REGULATIONS FOR THIS PROPERTY WILL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR TOWN COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT WILL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL WILL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR DESIGNEE.
- DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
- SETBACK MEASUREMENTS WILL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION, ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOODS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAT PROJECT INTO SETBACKS.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
- WATER QUALITY FEATURES WILL BE PROTECTED BY DECORATIVE FENCING.

SINGLE FAMILY HOMES:

- MINIMUM LOT SIZE IS 6,000 SF.
- THE BUILDING MATERIALS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDI-PLANK), OR WOOD, VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS, AND TRIM FEATURES.
- ALL DRIVEWAYS WILL BE PAVED WITH CONCRETE FROM THE ROAD TO THE GARAGE.
- ALL HOUSES WILL HAVE A STANDARD TWO CAR ATTACHED GARAGE (MINIMUM).
- THE FRONT WALL OF ALL HOUSES WILL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS WILL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.

- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE WILL HAVE A MINIMUM $\frac{1}{2}$ PITCH ROOF.
- ALL EXPOSED CHIMNEYS WILL BE STUCCO OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
- FRONT LAWNS OF ALL SINGLE FAMILY HOMES WILL BE SODDED.
- ALL FRONT LOADED GARAGES WILL HAVE CARRIAGE STYLE TRIM AND/OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- ROOF OVERHANG WILL EXTEND 8" (MINIMUM) BEYOND THE EXTERIOR WALL OF THE HOUSE.

ATTACHED SINGLE FAMILY HOMES (TOWNHOMES)

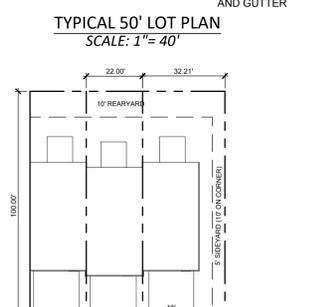
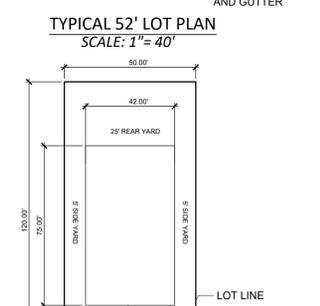
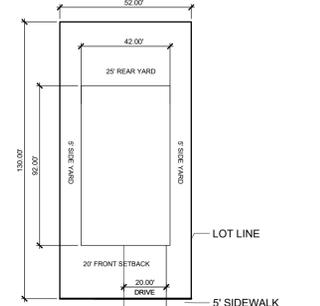
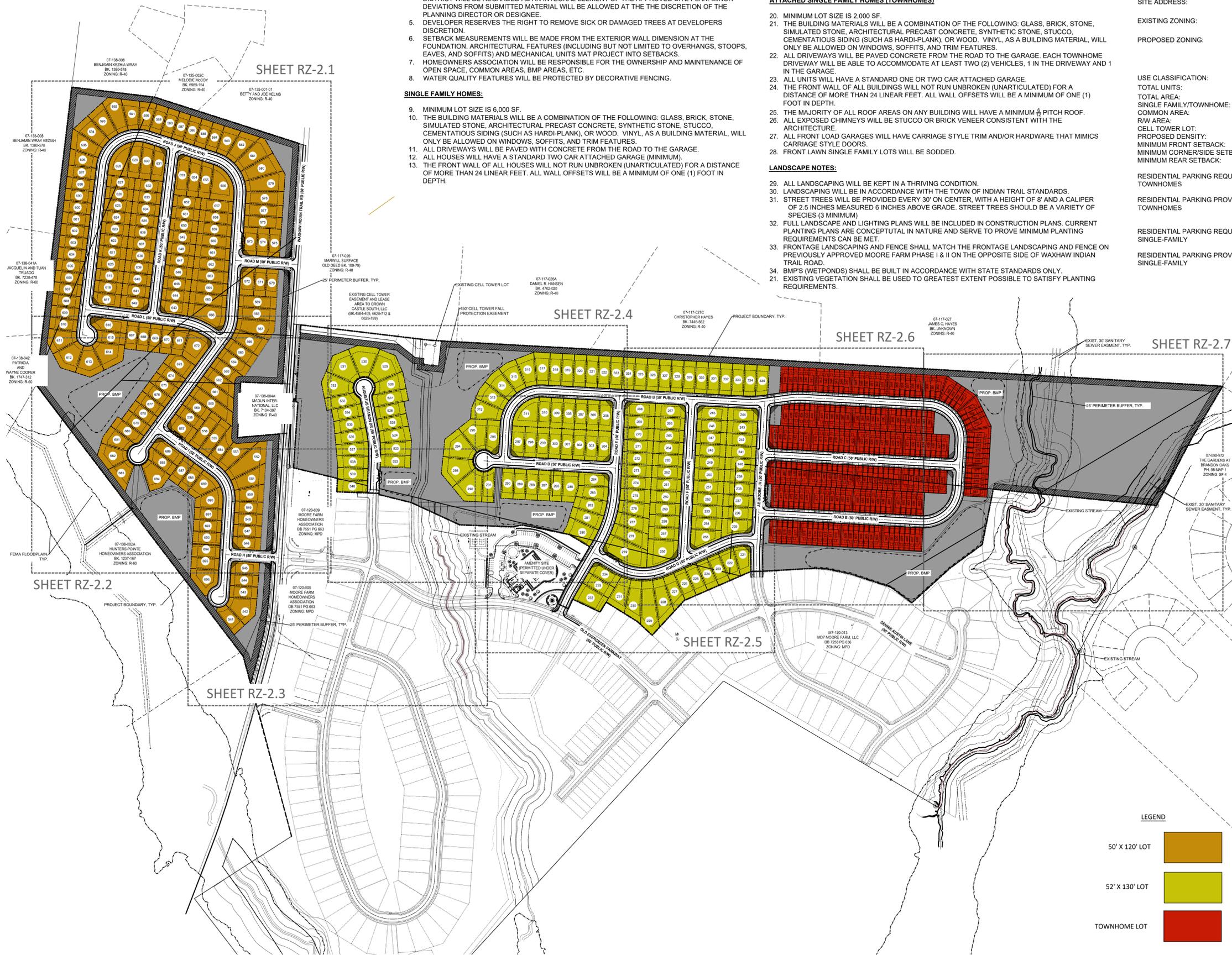
- MINIMUM LOT SIZE IS 2,000 SF.
- THE BUILDING MATERIALS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDI-PLANK), OR WOOD, VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS, AND TRIM FEATURES.
- ALL DRIVEWAYS WILL BE PAVED CONCRETE FROM THE ROAD TO THE GARAGE. EACH TOWNHOME DRIVEWAY WILL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES, 1 IN THE DRIVEWAY AND 1 IN THE GARAGE.
- ALL UNITS WILL HAVE A STANDARD ONE OR TWO CAR ATTACHED GARAGE.
- THE FRONT WALL OF ALL BUILDINGS WILL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS WILL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- THE MAJORITY OF ALL ROOF AREAS ON ANY BUILDING WILL HAVE A MINIMUM $\frac{1}{2}$ PITCH ROOF.
- ALL EXPOSED CHIMNEYS WILL BE STUCCO OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
- ALL FRONT LOAD GARAGES WILL HAVE CARRIAGE STYLE TRIM AND/OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- FRONT LAWN SINGLE FAMILY LOTS WILL BE SODDED.

LANDSCAPE NOTES:

- ALL LANDSCAPING WILL BE KEPT IN A THRIVING CONDITION.
- LANDSCAPING WILL BE IN ACCORDANCE WITH THE TOWN OF INDIAN TRAIL STANDARDS.
- STREET TREES WILL BE PROVIDED EVERY 30' ON CENTER, WITH A HEIGHT OF 8' AND A CALIPER OF 2.5 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES (3 MINIMUM).
- FULL LANDSCAPE AND LIGHTING PLANS WILL BE INCLUDED IN CONSTRUCTION PLANS. CURRENT PLANTING PLANS ARE CONCEPTUAL IN NATURE AND SERVE TO PROVE MINIMUM PLANTING REQUIREMENTS CAN BE MET.
- FRONTAGE LANDSCAPING AND FENCE SHALL MATCH THE FRONTAGE LANDSCAPING AND FENCE ON PREVIOUSLY APPROVED MOORE FARM PHASE I & II ON THE OPPOSITE SIDE OF WAXHAW INDIAN TRAIL ROAD.
- BMP'S (WETPONDS) SHALL BE BUILT IN ACCORDANCE WITH STATE STANDARDS ONLY.
- EXISTING VEGETATION SHALL BE USED TO GREATEST EXTENT POSSIBLE TO SATISFY PLANTING REQUIREMENTS.

DEVELOPMENT SUMMARY

JURISDICTION:	UNION COUNTY
PROPOSED JURISDICTION:	TOWN OF INDIAN TRAIL
TAX PARCELS:	07138008, 07138007, 07138006, 07138005, 07138004, 07120809, M7120001, M7120013, 07121017, M7120013, M7120012, N7120012, N7120001, 07120810
SITE ADDRESS:	3311 WAXHAW-INDIAN TRAIL ROAD
EXISTING ZONING:	R-40 & MPD (UNION COUNTY)
PROPOSED ZONING:	CONDITIONAL REZONING TO SF-5 (CD) CLUSTER "MOORE FARMS PH III" & "PHASE IV"
USE CLASSIFICATION:	RESIDENTIAL
TOTAL UNITS:	475 (289 SF LOTS, 186 TH LOTS)
TOTAL AREA:	111.92 ACRES
SINGLE FAMILY/TOWNHOME:	46.37 ACRES SF LOTS/11.45 ACRES TH LOTS
COMMON AREA:	33.10 ACRES
R/W AREA:	15.86 ACRES
CELL TOWER LOT:	0.67 ACRES
PROPOSED DENSITY:	4.24 UNITS/ACRE
MINIMUM FRONT SETBACK:	20' (SF) 10' (TH)
MINIMUM CORNER/SIDE SETBACK:	10' (SF) 5' (TH END UNITS)
MINIMUM REAR SETBACK:	25' (SF) 10' (TH)
RESIDENTIAL PARKING REQUIRED TOWNHOMES	2 SPACES/UNIT (2X186 UNITS = 372 SPACES)
RESIDENTIAL PARKING PROVIDED TOWNHOMES	4 SPACES/UNIT = 744 SPACES (2 DRIVEWAY SPACES & 2 GARAGE SPACES)
RESIDENTIAL PARKING REQUIRED SINGLE-FAMILY	2 SPACES/UNIT (2 X 289 UNITS = 578 SPACES)
RESIDENTIAL PARKING PROVIDED SINGLE-FAMILY	4 SPACES/UNIT = 1,156 SPACES (2 DRIVEWAY SPACES & 2 GARAGE SPACES)



LEGEND

50' X 120' LOT	[Orange Box]
52' X 130' LOT	[Yellow Box]
TOWNHOME LOT	[Red Box]

NOTE: EACH UNIT WILL MEET UDD PARKING REQUIREMENTS.

KEY MAP
SCALE
PRELIMINARY - FOR REVIEW ONLY -
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF, XXXXX XXXXXXXX
ENGINEER REG. # 9/16/21 DATE

NOT FOR CONSTRUCTION

MOORE FARM PHASE III & IV

NATIONAL LAND INVESTMENTS, LLC
P.O. BOX 78926
CHARLOTTE, NC 28271

LANDDESIGN PROJ.# 1020285

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	07.27.2021
2	REZONING SUBMITTAL	09.16.2021

DESIGNED BY: MEK
DRAWN BY: LDI
CHECKED BY: LDI
SCALE: NORTH
VERT: N/A
HORZ: 1"=200'
0 100 200 400'

SHEET TITLE: LOT TYPE EXHIBIT
SHEET NUMBER: RZ-2.0A