

DEVELOPMENT SUMMARY

PARCEL ID#: 07105004, 07105550D (PORTION)
MUNICIPALITY: TOWN OF INDIAN TRAIL, NC
ZONING: CZ RBD MXD
TOTAL SITE ACREAGE: 12.117 AC
IMPERVIOUS AREA: 8.56 AC
PROPOSED USE: APARTMENTS
PROPOSED UNITS: 350

MINIMUM SETBACK:
- EAST INDEPENDENCE BLVD: 0 FT
- N INDIAN TRAIL RD: 0 FT
- NELSON LEMMOND DR: 14 FT FROM BOC
- CHESTNUT PKWY: 14 FT FROM BOC

MAXIMUM HEIGHT: 70 FEET

PARKING SUMMARY
REQUIRED PARKING: DWELLINGS, MULTI-FAMILY
1.5 SPACES/UNIT
350 UNITS= 525 SPACES

PROVIDED PARKING: 499 SPACES ON-SITE
INCLUDING 20 ADA SPACES,
19 GARAGE SPACES, 1 ADA GARAGE
SPACE,
AND 27 ON-STREET PARKING SPACES
526 TOTAL SPACES

SITE ACCESSIBLE PARKING REQUIRED: 11 (2% OF TOTAL PARKING SPACES)

SITE ACCESSIBLE PARKING PROVIDED: 21 TOTAL
SITE VAN ACCESSIBLE SPACES REQUIRED: 4 (1 IN 4 TOTAL ACCESSIBLE
SPACES AND 1 SIDE LOADED
VAN SPACE FOR EVERY 3 VAN
SPACES)

SITE VAN ACCESSIBLE SPACES PROVIDED: 21

BICYCLE PARKING REQUIRED: 25 (1 BIKE PARKING SPACE PER 15
PARKING SPACES, NO USE IS
REQUIRED TO PROVIDE MORE THAN
25 BICYCLE PARKING SPACES)

BICYCLE PARKING PROVIDED: 25

OPEN SPACE SUMMARY:
OPEN SPACE REQUIRED: 0.61 ACRES (5% OF TOTAL SITE
ACREAGE)

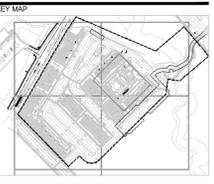
OPEN SPACE PROVIDED: 64,161.21 SF (1.47 ACRES)

TREE SAVE REQUIRED: 1.21 ACRES (10% OF TOTAL SITE)

TREE SAVE PROVIDED: 2.01 ACRES (16.59% OF TOTAL SITE)

NOTES:

1. A CROSS-ACCESS EASEMENT SHALL BE MAINTAINED UNOBSTRUCTED IN PERPETUITY THROUGH THE PHASE ONE MULTI-FAMILY DEVELOPMENT CONNECTING NELSON LEMMOND DRIVE TO HIGHWAY 74 AND THE FUTURE HOTEL SITE ACCESS DRIVE. THE CROSS-ACCESS EASEMENT SHALL BE LOCATED ALONG THE HIGHLIGHTED DRIVE AISLE OF THE PROPOSED DEVELOPMENT.
2. DEVELOPMENT WILL COMPLY TO ALL TOWN OF INDIAN TRAIL ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION).



PROJECT: ELAN AT INDIAN TRAIL

ELAN AT INDIAN TRAIL

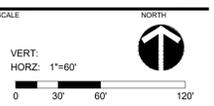
GREYSTAR GP II, LLC
US 74 & CHESTNUT PARKWAY
INDIAN TRAIL, NC

LANDDESIGN PROJ.# 1019204

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|------------------------------|------------|
| 1 | INITIAL LD SUBMITTAL | 03/19/2020 |
| 2 | REVISED LD SUBMITTAL | 04/20/2020 |
| 3 | REVISED EC SUBMITTAL | 05/04/2020 |
| 4 | REVISED EC SUBMITTAL | 05/21/2020 |
| 5 | REVISED PW SUBMITTAL | 06/19/2020 |
| 6 | BUILDING STANDARDS SUBMITTAL | 06/30/2020 |
| 7 | REVISED LD SUBMITTAL | 07/10/2020 |
| 8 | REVISED PW SUBMITTAL | 07/23/2020 |

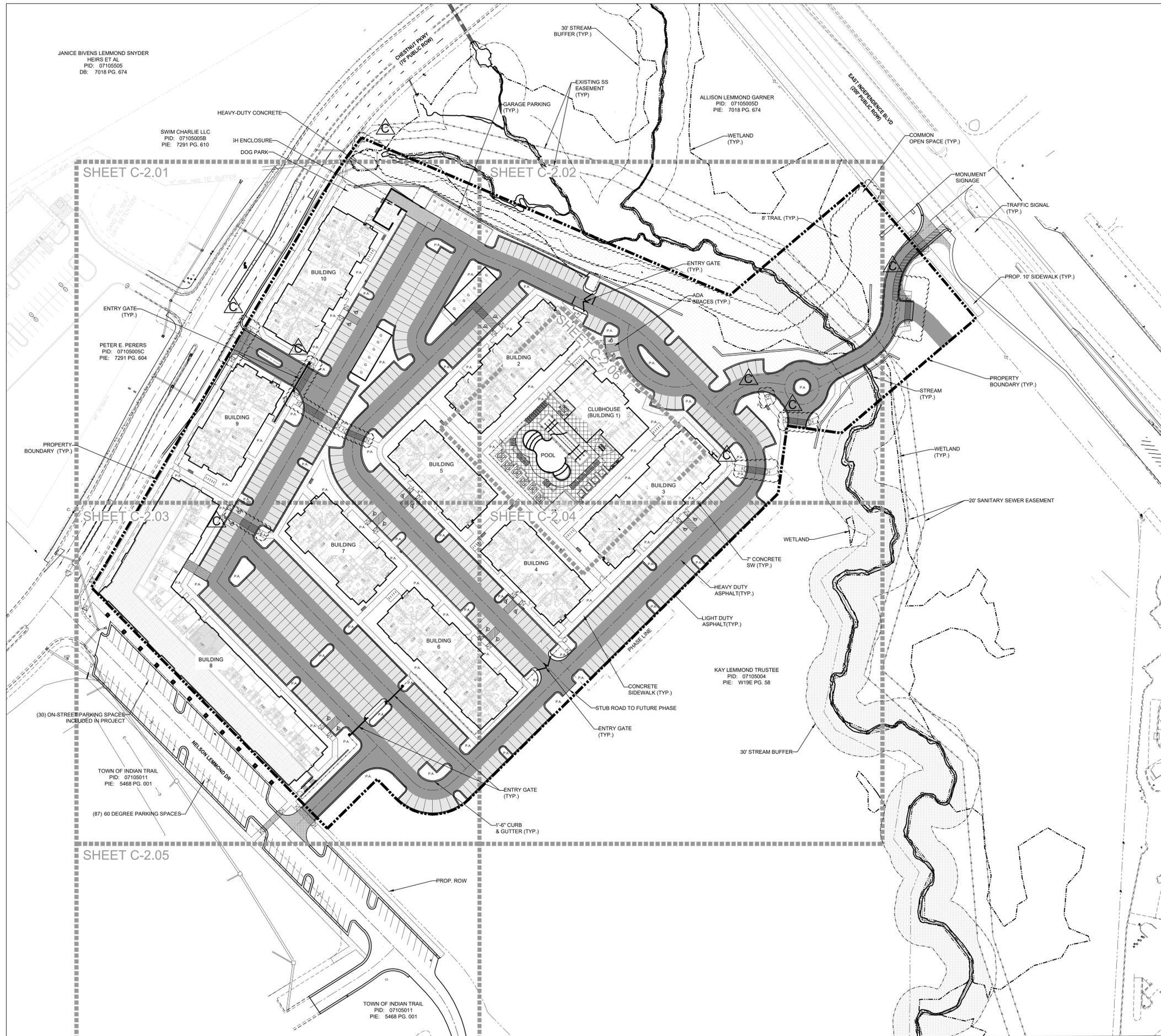
DESIGNED BY: MEK
DRAWN BY: JEM
CHECKED BY: LDI



SHEET TITLE: OVERALL LAYOUT PLAN

SHEET NUMBER: C-2.00

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

- COMMON OPEN SPACE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- TREE SAVE
- PLANTING AREA P.A.