

DEVELOPMENT SUMMARY

PARCEL ID: 07150004, 07150001B, 07150006B, 07150006C, 07150006E, 07150006G, 07150005, 07150005A, 07150005B

TOTAL ACREAGE: ±41.75 ACRES
 -DEDICATED ROW: ±0.51 ACRES
 RESIDUAL ACREAGE: ±41.24 ACRES
 JURISDICTION: INDIAN TRAIL, NC
 EXISTING ZONING: SF-4 (INDIAN TRAIL)
 PROPOSED USE: CONVENTIONAL SUBDIVISION
 MINIMUM LOT AREA: 10,000 SF
 LOTS PROPOSED: 90
 DENSITY: 2.18 DUA
 MIN. FRONT YARD SETBACK: 25 FEET
 MIN. SIDE YARD SETBACK: 10 FEET
 REAR YARD SETBACK: 30 FEET
 MIN LOT WIDTH (AT FRONT YARD SETBACK) ALL LOTS: 70 FEET

LOT SIZE:
 SMALLEST 10,010 sf
 AVERAGE 11,555 sf
 LARGEST 23,995 sf

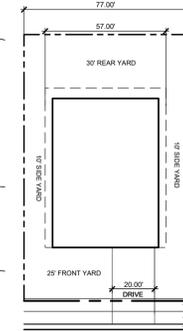
PARKING:
 REQUIRED: 180 SPACES (2 PER UNIT)
 PROVIDED: EACH UNIT WILL MEET UDO PARKING REQUIREMENTS.

OPEN SPACE REQUIRED: 1/35TH ACRE PER LOT
 PROPOSED LOTS: 90
 REQUIRED: 2.57 ACRES
 PROVIDED: 8.69 ACRES

TREE SAVE REQUIRED: 15% OF THE ACREAGE
 REQUIRED: 6.19 ACRES
 PROVIDED: 13.47 ACRES

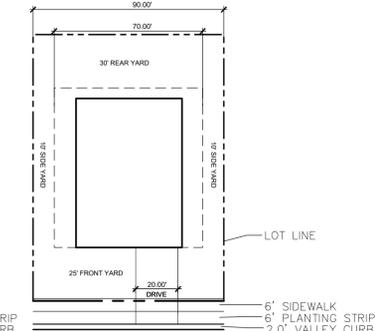
GENERAL NOTES:

1. NCDOT ENCROACHMENT AND DRIVEWAY PERMITS WILL BE REQUIRED FOR LAND DEVELOPMENT SUBMITTAL.
2. PLANS SHALL STATE THE DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION). EMBANKMENT REQUIREMENTS NEED TO BE FULLY STATED ON DETAIL SHEETS.
3. EXISTING GROUNDWATER ELEVATION SHOULD BE VERIFIED BEFORE STORM WATER CONTROL MEASURES ARE CONSTRUCTED. THE GROUND WATER LEVEL SHOULD BE 1.0 FOOT BELOW THE PROPOSED BOTTOM CHAMBER FOR ALL WATER QUALITY FEATURES. WET PONDS WILL HAVE TO SHOW THAT SOILS WILL BE ABLE TO RETAIN STORM WATER.
4. AS-BUILT DRAWINGS NEED TO BE SUBMITTED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED. ADDITIONALLY, ALL AUTOCAD AS-BUILT FILES FOR ANY COMMERCIAL OR MAJOR RESIDENTIAL SITES MUST CONTAIN THE PROPER GEO-SPATIAL REFERENCING INFORMATION BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
5. BMP EASEMENT AND ACCESS EASEMENT ADJACENT TO R/W (MIN. 20' WIDE) IS REQUIRED ON ALL PLAT.
6. SITE PLAN WILL NEED TO INCLUDE A PHOTOMETRIC PLAN SHOWING LIGHT MEASUREMENTS ALL THE WAY UP TO THE PROPERTY LINES.
7. UPON APPROVAL OF THE CONDITIONAL PLANS WITH THE TOWN OF INDIAN TRAIL, PLANS WILL BE SUBMITTED TO UNION COUNTY ENVIRONMENTAL HEALTH, UNION COUNTY PUBLIC WORKS, AND UNION COUNTY FIRE MARSHALL. A COPY OF APPROVAL LETTERS WILL BE SENT TO TOWN OF INDIAN TRAIL PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT PRIOR TO SITE PLAN APPROVAL.
8. THERMOPLASTIC SHALL BE UTILIZED FOR PAVEMENT MARKINGS.



TYPICAL 77' LOT PLAN
SCALE: 1"= 40'

NOTE: EACH UNIT WILL MEET UDO PARKING REQUIREMENTS.



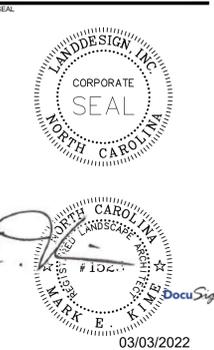
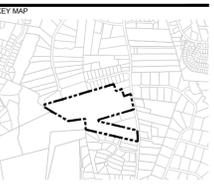
TYPICAL 90' LOT PLAN
SCALE: 1"= 40'

NOTE: EACH UNIT WILL MEET UDO PARKING REQUIREMENTS.

LEGEND

- TREE SAVE: [Symbol]
- 25' LANDSCAPE BUFFER: [Symbol]
- OPEN SPACE: [Symbol]
- STORM/UTILITY EASEMENT: [Symbol]

NOTE: THE 25 FOOT LANDSCAPE BUFFER WILL UTILIZE EXISTING VEGETATION TO THE GREATEST EXTENT POSSIBLE AND WILL BE SUPPLEMENTED AS NEEDED IN ORDER TO COMPLY WITH THE BUFFER REGULATIONS AS OUTLINED IN THE TOWN OF INDIAN TRAIL UNIFIED DEVELOPMENT ORDINANCE.



03/03/2022

GLENHURST

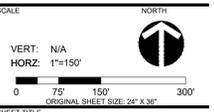
STANLEY MARTIN HOMES
13310 SOUTH RIDGE DRIVE
CHARLOTTE, NC 28273

LANDDESIGN PROJ# 1020036

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT SUBMITTAL	06/23/2021
2	LAND DEVELOPMENT SUBMITTAL	10/05/2021
3	UCPW 2ND SUBMITTAL	10/29/2021
4	LAND DEVELOPMENT SUBMITTAL	11/23/2021
5	INDIAN TRAIL, UCPW, NCDEQ SUBMITTAL	12/08/2021
6	LAND DEVELOPMENT SUBMITTAL	01/10/2022
7	UCPW 3RD SUBMITTAL	02/01/2022
8	UCPW 4TH SUBMITTAL	02/18/2022

DESIGNED BY: MEK
 DRAWN BY: JAL
 CHECKED BY: LDI



OVERALL LAYOUT PLAN

SHEET NUMBER
C-3.00