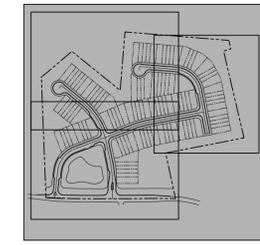


SHEET  
C-202

SHEET  
C-203

C-200 OVERALL SHEET FOR  
INDEXING ONLY.

SEE SHEETS C-201 THROUGH  
C-203 FOR ENLARGED PLANS.



ZONING CODE SUMMARY:

OWNER: V THREE COMPANY LLC  
PO BOX 208  
INDIAN TRAIL, NC 28079

TOTAL SITE ACREAGE: 18.583± ACRES

TAX PARCEL #: 07132040A, 07132040, AND PORTION OF 07132041A

PARCEL ADDRESS: 308 CHESTNUT LANE  
INDIAN TRAIL, NC 28079

ZONING: MFR-CZ  
(MULTI-FAMILY RESIDENTIAL-CONDITIONAL ZONING)

PROPOSED USE: SINGLE - FAMILY ATTACHED

UNITS PROVIDED: 108

DENSITY PROVIDED: 108 LOTS / 18.583 AC = 5.81 DU/AC

FRONT SETBACK PER LOT: 25' (MIN.)

REAR SETBACK PER LOT: 30' (MIN.)

SIDE SETBACK PER LOT: 10' (MIN.)

CORNER SETBACK PER LOT: 15' (MIN.)

LOT AREA PER UNIT: 2,289 SF (MIN.)

BUILDING HEIGHT: 40 FT (MAX.)

PARKING REQUIRED: 2 SPACES FOR EACH UNIT, PLUS 1 VISITOR PARKING FOR EVERY 4 PARKING SPACES = 273 SPACES

PARKING PROVIDED: 306 GARAGE AND DRIVEWAY SPACES (4 PER END UNIT & 2 PER INTERIOR UNIT) ADDITIONAL 33 (MIN.) ON-STREET SPACES (INCL. 1 ADA SPACE) LOCATION OF SPACES MAY BE ALTERED DURING FINAL ENGINEERING DESIGN

OPEN SPACE AREA REQUIRED: 1/35 ACRE FOR EACH DWELLING UNIT = 3.11 ACRES

OPEN SPACE AREA PROVIDED: 3.11± ACRES

AREA TO BE DEDICATED AS ROW: 3.85± ACRES

NET SITE AREA (LESS ROW): 14.73± ACRES

TREE SAVE CANOPY REQUIRED: 2.21± ACRES (15.0%)

TREE SAVE PROVIDED: SEE SHEET L-100

SITE PLAN NOTES

- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY TIMMONS GROUP IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO BACK OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF INDIAN TRAIL AND UNION COUNTY SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- ALL SIDEWALKS SHALL BE 5' - 0" UNLESS OTHERWISE NOTED
- NO OBSTRUCTION OF PUBLIC RW OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. STRUCTURES OR ANY OTHER OBJECT WHICH MAY IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE PROHIBITED. MAINTENANCE OF THE SIDE SHALL BE THE RESPONSIBILITY OF THE HOME OWNER.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- HANDRAILS MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY, IF WARRANTED BY FIELD CONDITIONS.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST:
  - BE APPROVED BY PUBLIC WORKS REPRESENTATIVE FROM THE TOWN PRIOR TO GETTING PLAN APPROVAL.
  - BE APPROVED BY THE COUNTY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
  - BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
  - IF TOWN PUBLIC WORKS AGREE TO HAVE THE PIPE INSTALLED, THERE SHALL BE AN APPROVED BEDDING DETAIL AND A THIRD PARTY INSPECTOR SHALL VERIFY COMPACTION AND SUPPLY WRITTEN EVIDENCE OF COMPACTION RESULTS.
- ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100-1 FLOOD ANALYSIS).
- NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH UNION COUNTY AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.



SCALE 1"=60'



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

THIS DRAWING PREPARED AT THE  
CHARLOTTE OFFICE  
610 E. WILKINS  
TEL: 704.603.8800 FAX: 704.376.1076  
North Carolina License No. C-1652

M/I HOMES  
M/I HOMES OF CHARLOTTE, LLC  
5350 SEVENTY-SEVEN DRIVE, SUITE 100  
CHARLOTTE, NC 28217

DATE: 12/04/2019  
REVISED PER TOWN, COUNTY, AND NCDOT COMMENTS: 02/26/2020

DATE: 10/03/2019

DRAWN BY: K. BRADLEY

DESIGNED BY: C. TODD

CHECKED BY: C. TODD

SCALE: 1" = 60'

HARPER'S RUN  
INDIAN TRAIL, NORTH CAROLINA  
OVERALL SITE PLAN

NORTH CAROLINA LICENSE NO. C-1652

JOB NO. 42708

SHEET NO. C-200

YOUR VISION ACHIEVED THROUGH OURS.

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