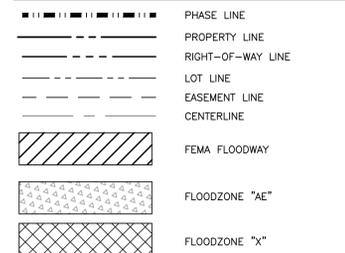


**VICINITY MAP
NTS**

PARCEL	DEED	OWNER
1	07120006A 1807-111	RUTH MANUS TRUSTEE
2	07120006B 437-417	CHARLES MAX SASSER & SHEILA SASSER
3	07120015 611-259	LARRY W. HELMS & PATRICIA A. HELMS
4	07120010 372-926	GEORGE NEAL MEDLIN & KATHY M. MEDLIN
5	07123213 5271-844	ANNISTON GROVE SUBDIVISION

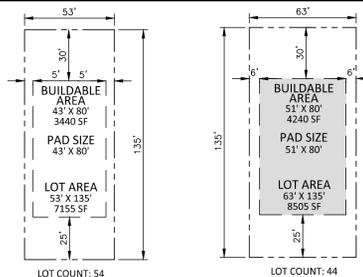
NOTE: PROPERTY INFORMATION BASED ON UNION COUNTY GIS

SITE LEGEND

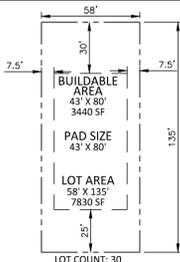


DEVELOPER:	KOLTER LAND PARTNERS 701 SOUTH OLIVE AVENUE, SUITE 111 WEST PALM BEACH, FLORIDA 33401
PREPARED BY:	MCADAMS COMPANY 3430 TORRINGTON WAY, SUITE 110 CHARLOTTE, NORTH CAROLINA 28277 ATTN: MARC VAN DINE 704.527.0800 VANDINE@MCADAMSCO.COM
JURISDICTION:	TOWN OF INDIAN TRAIL & VILLAGE OF WESLEY CHAPEL
COUNTY:	UNION COUNTY
STATE:	NORTH CAROLINA
PARCEL NUMBERS	ACREAGE
712005A - INDIAN TRAIL	39.26 AC
712005E - WESLEY CHAPEL	47.58 AC
TOTAL SITE ACREAGE:	86.84 AC
EXISTING ZONING:	SF-4 CZ - INDIAN TRAIL R-40 CZ - WESLEY CHAPEL
PROPOSED NUMBER OF LOTS:	128
INDIAN TRAIL LOT SETBACKS	
MIN. SIDE SETBACK:	5'
MIN. FRONT SETBACK:	25'
MIN. REAR SETBACK:	30'
MIN. CORNER SETBACK:	10'
WESLEY CHAPEL LOT SETBACKS	
MIN. SIDE SETBACK:	7.5'
MIN. FRONT SETBACK:	25'
MIN. REAR SETBACK:	30'
MIN. CORNER SETBACK:	12'

INDIAN TRAIL TYPICAL LOTS



WESLEY CHAPEL TYPICAL LOTS

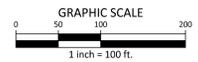


**Know what's below.
Call before you dig.**

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



SEE VICINITY MAP FOR INFORMATION REGARDING ADJACENT PROPERTIES ALONG THE SOUTHWEST PROPERTY LINE



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CLIENT
MR. MIKE KISSEL
KOLTER LAND PARTNERS, LLC
701 SOUTH OLIVE AVENUE, SUITE 111
WEST PALM BEACH, FLORIDA 33401



**HERITAGE SUBDIVISION
PHASES 11-14
OLD EVERGREEN PARKWAY
TOWN OF INDIAN TRAIL & VILLAGE OF WESLEY CHAPEL
NORTH CAROLINA, 28079**

REVISIONS

NO.	DATE	REVISION
1	06.15.2020	REVS PER 1ST REVIEW BY ALL AGENCIES
2	04.20.2021	REVS PER 2ND REVIEW BY ALL AGENCIES

PLAN INFORMATION

PROJECT NO. KLP-19000
FILENAME KLP19000-OAS1
CHECKED BY MVD
DRAWN BY AJB
SCALE 1"=100'
DATE 01.17.2020
SHEET

**OVERALL
SITE PLAN
C2.00**