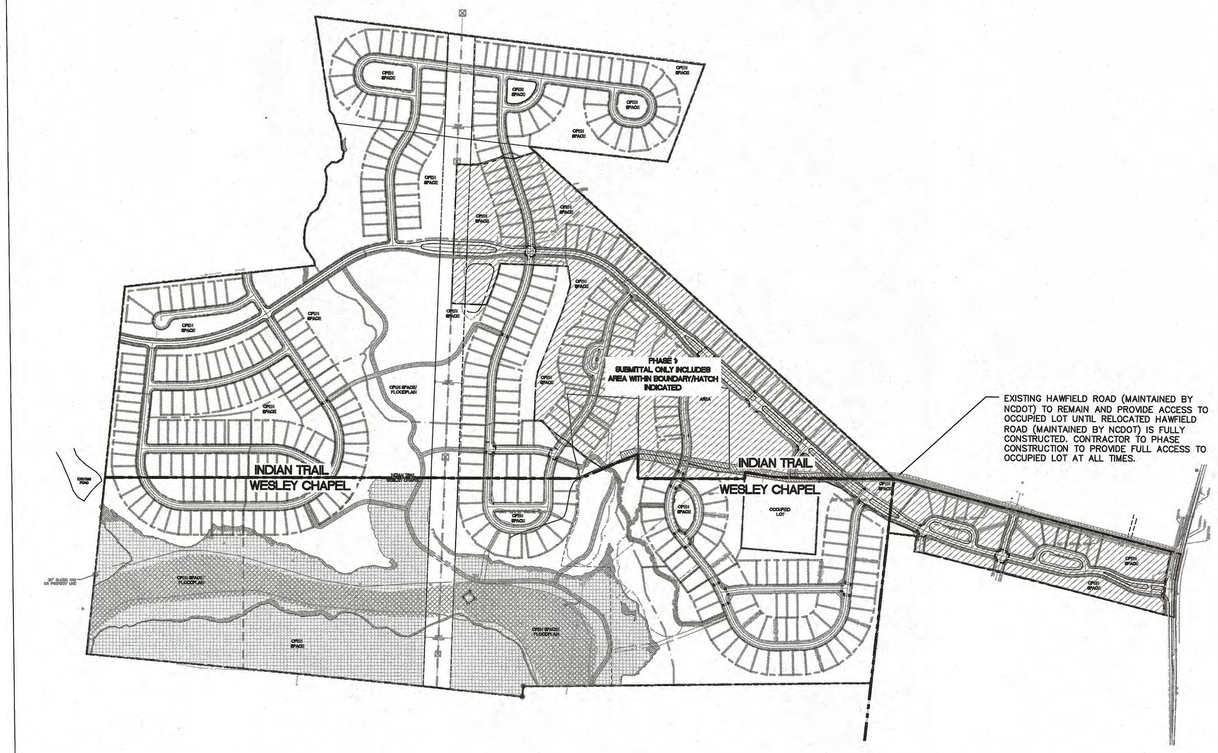
HERITAGE

PRELIMINARY PLAT SUBMITTAL | INDIAN TRAIL, NC



INDIAN TRAIL SITE SUMMARY

OWNER:	REO FUNDING SOLUTIONS III, LLC C/O TURNSTONE GROUP LLC & QUEEN CITY LAND LLC 3424 PEACHTREE ROAD NE SUITE 1775 ATLANTA, GA 30326
TOTAL SITE AREA:	162.982 ACRES ± (INCLUDES AREAS WITHIN FLOODPLAIN & DUKE R/W)
TOTAL SITE AREA W/IN PHASE 1 SHOWN:	58.68 ACRES ±
FLOODPLAIN AREA:	12.50 ACRES ±
DUKE R/W AREA:	8.00 ACRES ±
TOTAL DEVELOPABLE AREA:	142.482 ACRES ±
TAX PARCEL #S:	07120003 07120005A 07123001J 07120005 90 07120008
EXISTING ZONING:	SF-4, RSF, & R-40
PROPOSED ZONING:	SF-4 CZ
EXISTING USES:	SINGLE FAMILY, VACANT
ROAD LENGTH (TOTAL):	16,939 LINEAR FEET
ROAD LENGTHS (PHASE 1 ONLY:	10,872 LINEAR FEET
SMALLEST LOT SIZE:	LOTS #326-320 (7,102 SF)
PROPOSED USES:	316 SINGLE FAMILY LOTS ± (53', 61' & 63' LOTS)
PROPOSED DENSITY:	1.94 DUA
REQUIRED OPEN SPACE:	9.50 ACRES ±
TOTAL OPEN SPACE PROVIDED:	61.00 ACRES ± TOTAL (DOES NOT INCLUDE WATER QUALITY BMP AREAS)
TOTAL PARK/AMENITY OPEN SPACE PROVIDED:	20.87 ACRES TOTAL (6.07 ACRES W/IN PHASE 1)
TREE SAVE:	PER UDO REQUIREMENTS, SEE SHEET C801

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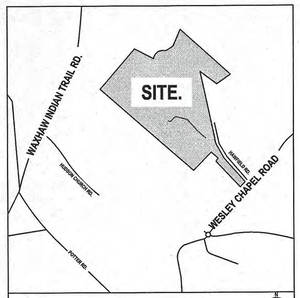
DA-410	84" CULVERT DRAINAGE AREA MAP



VICINITY MAP N.T.S.

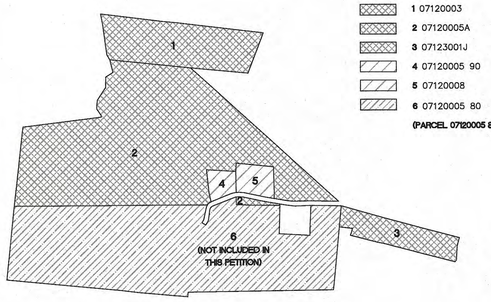
SURVEY DISCLAIMER

TOPOGRAPHIC OR "ALTA/ASCM LAND TITLE SURVEY" SURVEY ISSUE DATE APRIL 26, 2016. REVISED JUNE 28, 2016. PROVIDED BY METROLINA ENGINEERING & SURVEYING ASSOCIATES, 4400 STUART ANDREW BLVD, STE. N, CHARLOTTE, NC 28217, (704) 334-1325

PROPERTY OWNER(S):
DB PG: 5801 703/717
NAME: REO FUNDING SOLUTIONS III, LLC.
ADDRESS: 110 PEACHTREE ST NE, SUITE 1150
ATLANTA, GA 30308
PHONE: 404-477-6806

APPLICANT:
CONTACT: KOLTER ACQUISITIONS, LLC
ATTN: DAVID GORACKE
3737 GLENWOOD AVENUE, SUITE 100
RALEIGH, NC 27612
PHONE: 919-868-6567
EMAIL: dgoracke@kolter.com

CONSULTANT:
CONTACT: COLEJENEST & STONE
ATTN: JOEL SMITH, P.E.
119 EAST HARGETT ST,SUITE 300
RALEIGH, NC 27601
PHONE: 919-719-1800
EMAIL: jsmith@colejeneststone.com



	PARCEL #	JURISDICTION	ACREAGE	EXISTING ZONING	PROPOSED ZONING
1	07120003	INDIAN TRAIL	26.623 AC	SF-4	SF-4 CZ
2	07120005A	INDIAN TRAIL	115.036 AC	RSF	SF-4 CZ
3	07123001J	INDIAN TRAIL	13.06 AC	SF-4	SF-4 CZ
4	07120005 90	UNION COUNTY	3.263 AC	R-40	SF-4 CZ
5	07120008	UNION COUNTY	5.00 AC	R-40	SF-4 CZ
6	07120005 80	WESLEY CHAPEL	109.89 AC	R-40	CZ R-40

(PARCEL 07120005 80 IS NOT INCLUDED IN THIS PETITION)

PROPOSED SF-4(CZ) ZONING REQUIREMENTS:

MINIMUM LOT AREA:	7,155 SQ. FT.
MINIMUM LOT FRONTAGE:	53 FEET
MINIMUM FRONT SETBACK:	20.00 FEET / 25.00 FEET (GARAGES)
MINIMUM REAR SETBACK:	30.00 FEET
MINIMUM SIDE SETBACK: (53' LOTS)	5.00 FEET / 10.00 FEET (CORNER LOTS)
MINIMUM SIDE SETBACK: (61' AND 63' LOTS)	6.00 FEET / 10.00 FEET (CORNER LOTS)

ZONING EXHIBIT NOT TO SCALE

INDIAN TRAIL DEVELOPMENT STANDARDS (FROM APPROVED REZONING PLAN)

1. STREET TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS BETWEEN THE CURB AND THE SIDE WALK. TREES SHALL BE INSTALLED AT THE RATE OF 1 TREE EVERY 30 LINEAL FEET. THERE SHALL A MIX OF 3 SPECIES MINIMUM, PLANTED AT 2.5" CALIPER MINIMUM WITH A MINIMUM HEIGHT OF 8 FEET.
2. ALL HOMES SHALL HAVE AN ARTICULATED FRONT ELEVATION CONSISTING OF, BUT NOT LIMITED TO OPENINGS INCLUDING DOORS AND/OR WINDOWS, WALL SETBACKS OR PROJECTIONS.
3. VINYL SIDING SHALL BE PROHIBITED WITHIN HERITAGE. ALL FRONT FACADES TO BE MADE OF HARDIEPLANK WITH STONE, MASONRY, OR SHINGLE ACCENTS.
4. VARIATION IN FRONT FAÇADE ARTICULATION SHALL BE INCORPORATED INTO THE COMMUNITY. ANY GIVEN HOUSE SHALL BE DIFFERENT FROM THOSE ADJACENT ON EITHER SIDE OF THE HOME AND THE HOME DIRECTLY ACROSS THE STREET.
5. ALL RESIDENTIAL BUILDINGS ON INDIVIDUAL LOTS MUST INCLUDE AT LEAST 5 OF THE FOLLOWING DESIGN FEATURES:
   A. BAY OR BOW WINDOWS ON THE FRONT FACADE (NOTE: THE PROVISION OF ONE SUCH WINDOW IS SUFFICIENT);
   B. DORMERS (NOTE: THE PROVISION OF A ROOF FEATURE IS SUFFICIENT);
   C. A ROOF PITCH GREATER THAN OR EQUAL TO A 6 TO 12 (6:12) FOR PRIMARY ROOF;
   D. EAVES WITH A MINIMUM 10-INCH PROJECTION ON ALL SIDES OF THE BUILDING;
   E. FRONT PORCH AND ENTRY FACING THE FRONT LOT LINE (NOTE: ENTRYWAY CAN BE LOCATED ON THE LONG OR SHORT AXIS OF THE DWELLING);
   F. OFF-SETS ON BUILDING FACE WITH A MINIMUM DEPTH OF 12 INCHES;
   G. DECORATIVE PILLARS OR POSTS. SQUARE POST OR COLUMNS SHALL NOT BE LESS THAN SIX (6) NOMINAL INCHES ON ANY SIDE AND ROUND COLUMNS SHALL NOT BE SMALLER THAN EIGHT (8) NOMINAL INCHES IN DIAMETER FROM THE BOTTOM OF THE COLUMN UNLESS CONSISTENT WITH A DISTINCT ARCHITECTURAL STYLE;
   H. DISTINCT ARCHITECTURAL STYLE (TWO POINT VALUE). THE USE OF A DISTINCT ARCHITECTURAL STYLE SHALL BE DETERMINED BY A QUALIFIED PROFESSIONAL;
   I. CARRIAGE GARAGE DOORS WITH COACH LIGHTS;
   J. USE OF (3) THREE ARCHITECTURAL FACADE MATERIALS ON FRONT ELEVATION;
   K. GLASS IN FRONT DOORS;
   L. ARCHITECTURAL AND/OR DIMENSIONAL SHINGLES.
6. LIGHTING FIXTURES ARE TO BE USED TO ACCENTUATE ARCHITECTURAL FEATURES, MATERIALS, COLORS, OR LANDSCAPING. THESE FIXTURES SHALL BE PROVIDED ALONG ENTRY MONUMENTATION AND COMMON AREAS SUCH AS THE AMENITY STRUCTURE AND MAIL STRUCTURE.
7. ACCENT LIGHTING SHALL NOT GENERATE EXCESSIVE LIGHT LEVELS, CAUSE GLARE, OR DIRECT LIGHT BEYOND THE FACADE ONTO NEIGHBORING PROPERTIES, STREETS OR NIGHT SKY.
8. STREET LIGHTING FIXTURES SHALL BE INSTALLED ON BLACK METAL OR FIBERGLASS POLES. NO WOOD POLES SHALL BE ALLOWED. ALL LIGHTING WILL BE IN ACCORDANCE WITH THE TOWN OF INDIAN TRAIL'S LIGHTING STANDARDS.
9. PARCEL 07120005 80 WITHIN THE JURISDICTION OF WESLEY CHAPEL IS TO BE REZONED CONCURRENTLY WITH THE INDIAN TRAIL REZONING PROCESS.
10. PARCELS 071200050 90 AND 07120008 WITHIN THE JURISDICTION OF UNION COUNTY ARE TO BE ANNEXED INTO INDIAN TRAIL CONCURRENTLY WITH THE INDIAN TRAIL REZONING PROCESS.
11. THE FAITH CHURCH ROAD MPO CORRIDOR, AS SHOWN ON THE CURRENT MPO TRANSPORTATION PLANNING MAP, SHALL BE ABANDONED OR REALIGNED.
12. TRAFFIC IMPROVEMENTS TO BE MADE PER APPROVED TRAFFIC IMPACT ANALYSIS.
13. STORMWATER QUALITY TO BE HANDLED WITH BMP'S PER APPROVAL BY THE TOWN OF INDIAN TRAIL AND THE NC DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES.
14. ALL COMMON OPEN SPACES AND STORMWATER QUALITY AREAS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
15. PARKING SPACES WILL BE PROVIDED AT EACH CLUSTER MAILBOX UNIT.
16. AN 8 FOOT SIDEWALK WILL BE PLACED ALONG THE SOUTH SIDE OF THE PROPOSED EAST-WEST CONNECTOR ROAD. THE SIDEWALK WILL BE CONCRETE AND WILL BE MAINTAINED BY THE TOWN OF INDIAN TRAIL.
17. A BUFFER WILL BE INSTALLED AROUND PARCEL 07120007 WITHIN COMMON OPEN SPACE PER EXHIBITS AND NOTES ON SHEET RZ1.2. A BERM WILL BE INSTALLED ALONG THE SOUTH SIDE OF THE EAST-WEST CONNECTOR ROAD WITHIN COMMON OPEN SPACE PER EXHIBITS AND NOTES ON SHEET RZ1.2. THE BUFFER AND BERM WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
18. TRAFFIC CALMING DEVICES WILL BE PLACED ALONG THE EAST-WEST CONNECTOR ROAD AS APPROVED BY THE TOWN OF INDIAN TRAIL AS PART OF THE SITE PLAN REVIEW. THESE DEVICES WILL BE MAINTAINED BY THE TOWN OF INDIAN TRAIL.
19. A CENSUS SHOWING THE AGE OF RESIDENTS ABOVE 62 YEARS OF AGE AND BELOW 62 YEARS OF AGE RESIDING IN THE DEVELOPMENT, WITH BREAKDOWNS FOR LOTS BOTH WITHIN THE VILLAGE OF WESLEY CHAPEL AND THE TOWN OF INDIAN TRAIL WILL BE PROVIDED TO THE TOWN EACH YEAR.
20. A PUBLIC ROAD WILL PROVIDE ACCESS TO LOT 07120007. THIS ROAD, LOCATED ENTIRELY WITHIN THE TOWN OF INDIAN TRAIL WILL NOT CONTAIN SIDEWALKS, AND WILL BE MAINTAINED BY THE TOWN OF INDIAN TRAIL. A FIFTY FEET RIGHT-OF-WAY WILL BE DEDICATED FOR FUTURE CONNECTIVITY AND IMPROVEMENTS.
21. THE CAROLINA THREAD TRAIL GREENWAY AND ADDITIONAL WALKING PATHS HAVE BEEN CONCEPTUALLY SHOWN ON THE PLAN. THE CAROLINA THREAD TRAIL IS TO BE ASPHALT AND MAINTAINED BY THE TOWN OF INDIAN TRAIL. ALL ASSOCIATED EASEMENTS ARE TO BE DEDICATED BY THE APPLICANT. THE FINAL LOCATION AND MATERIAL OF THE WALKING PATHS ARE TO BE DETERMINED IN COORDINATION WITH ALL APPLICABLE ENTITIES.
22. THE PROPOSED AMENITY CENTER LOCATED WITHIN THE TOWN OF INDIAN TRAIL WILL BE AVAILABLE FOR USE ONLY BY RESIDENTS OF THE AGE-RESTRICTED PORTIONS OF THE DEVELOPMENT. THE AMENITY WILL BE UNDER CONSTRUCTION BY THE COMPLETION OF THE 99TH HOME.
23. ALL LANDSCAPED ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA ONCE STREETS HAVE BEEN TAKEN OVER BY A GOVERNMENT AGENCY.
24. ALL DESIGNATED ON-STREET PARKING STALLS WILL BE THE RESPONSIBILITY OF THE HOA ONCE STREETS HAVE BEEN TAKEN OVER BY A GOVERNMENT AGENCY.

North Carolina 811 www.nc811.org

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
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Civil Engineering
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Urban Design

119 East Hargett Street, Suite 300
Raleigh, North Carolina 27601

p+ 919 719 1800 f+ 919 719 1819
url+ www.colejeneststone.com

KOLTER LAND PARTNERS

8875 HIDDEN RIVER PARKWAY
TAMPA, FL 33637

HERITAGE

HAWFIELD ROAD
INDIAN TRAIL, NORTH CAROLINA

OVERALL PROJECT PLAN

Project No.
04276.02

Issued
3/22/17

10/13/17 - RELEASED FOR CONSTRUCTION

Revised

1. 04/24/17 PER TOWN OF INDIAN TRAIL COMMENTS
2. 07/19/17 PER TOWN OF INDIAN TRAIL COMMENTS
3. 09/07/17 PER TOWN OF INDIAN TRAIL & LABELLA ASSOCIATES COMMENTS
4. 10/04/17 PER TOWN OF INDIAN TRAIL & LABELLA ASSOCIATES COMMENTS
5. RFC PLAN SET

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1301 C-103 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 028822 ENGINEER JOEL D. SMITH

10/13/17

SCALE: 1"=400'
0 200' 400' 800'

C-000

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