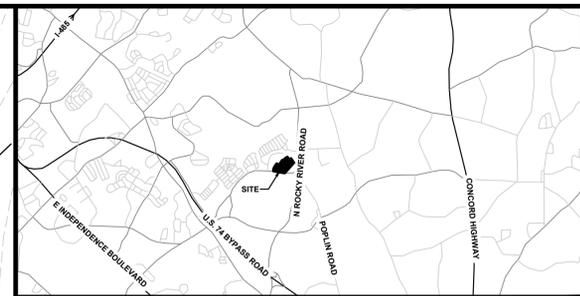
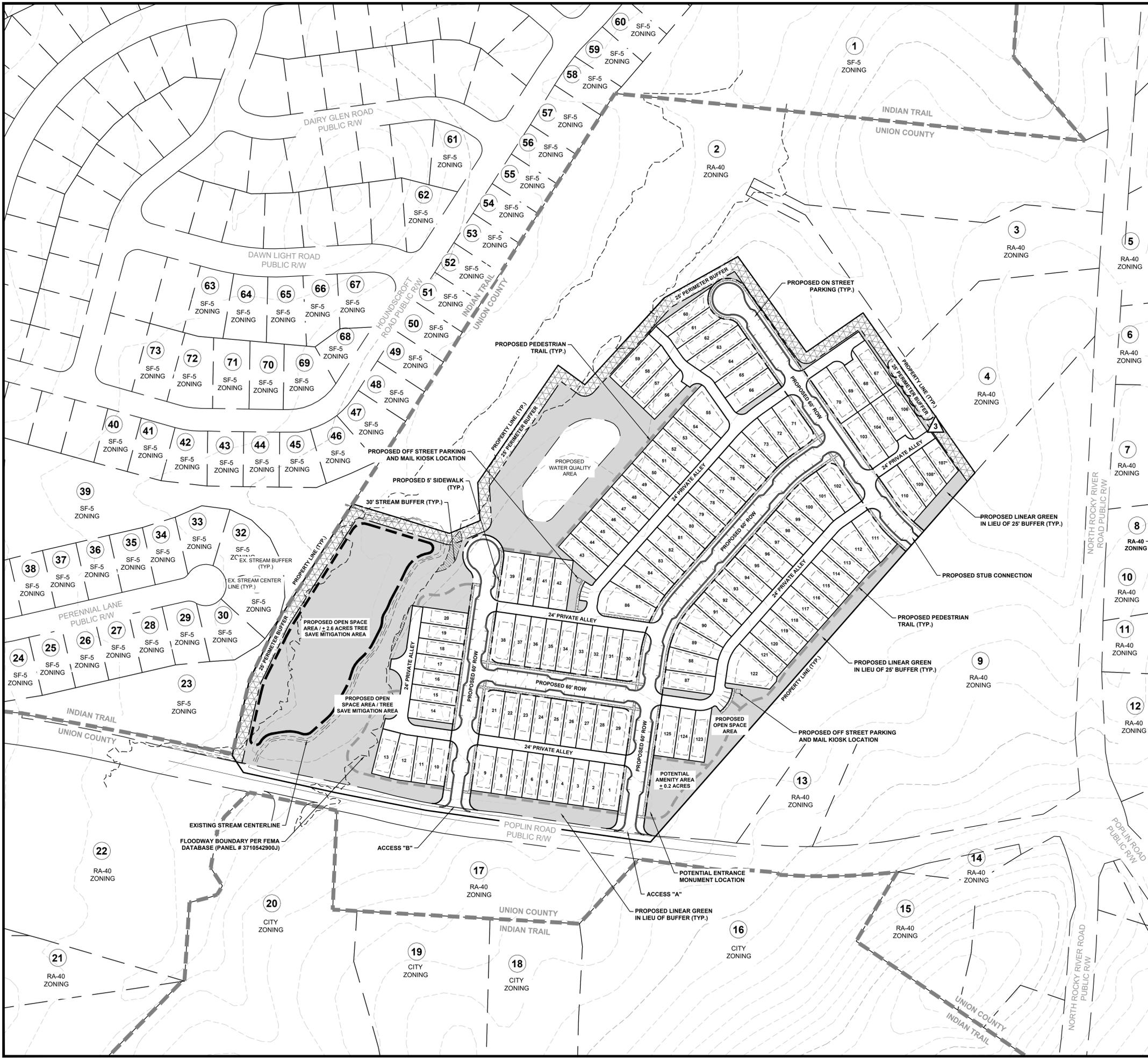


U:\2019 Projects\H147 - Poplin Site (TriPointe)\Submittal Working Drawings\4th Rezoning Submittal\Sheet\H147-SITE.dwg, 2 OF 4, mwhier



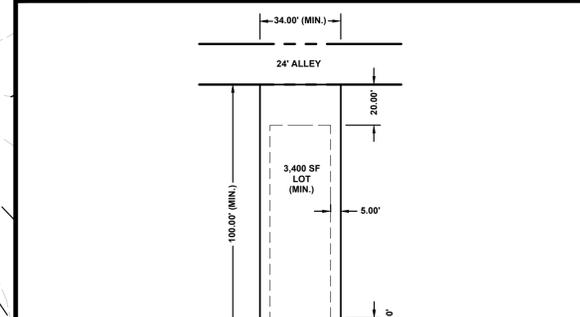
**VICINITY MAP**  
NOT TO SCALE

**SITE DATA:**  
**TAX PARCELS:** PORTION OF 070060048 (7073 199) & PORTION OF 07006004 (4083 831)  
**TOTAL ACREAGE:** +/- 26.26 ACRES (APPROX.)  
**NET ACREAGE:** +/- 22.22 ACRES  
**\*NOTE:** NET ACREAGE DOES NOT INCLUDE FLOODPLAIN ACREAGE (+/- 3.07 ACRES), PROP. WATER QUALITY AREAS (+/- 0.58 ACRES) AND ROW DEDICATION AREA (+/- 0.35 ACRES).  
**EXISTING JURISDICTION:** UNION COUNTY, NC  
**ETJ:** INDIAN TRAIL, NC  
**ZONING:** RA-40 (UNION COUNTY)  
**EXISTING:** PUD CZ  
**PROPOSED:** PUD CZ  
**TOTAL POTENTIAL LOTS:** +/- 125 LOTS  
**MINIMUM SETBACKS:**  
 FRONT: 10'  
 SIDE: 5'  
 CORNER: 10'  
 REAR: 20'  
**MINIMUM LOT SIZE:** 3,400 SF  
**MINIMUM LOT WIDTH:** 34'  
**AVERAGE LOT SIZE:** 3,900 SF  
**PROPOSED BUILDING HEIGHT:** 32' (MAX)  
**DENSITY:** +/- 5.7 DU/AC\*  
**\*\*NOTE:** DENSITY BASED ON NET ACREAGE (+/- 21.88 ACRES)  
**PARKING:**  
**REQUIRED PARKING:** +/- 375 PARKING SPACES  
**PROPOSED PARKING:** +/- 375 PARKING SPACES  
**\*\*\*NOTE:** PARKING REQUIREMENTS BASED ON INDIAN TRAIL UDO; 2 SPACES PER UNIT, PLUS 1 PER ROOM RENTED (SINGLE-FAMILY DETACHED). PROPOSED SPACES TO BE MET WITH PROPOSED UNIT GARAGES, DRIVEWAYS (SEE PARKING DETAIL ON SHEET 4), OFF-STREET AND ON-STREET PARKING SPACES.  
**COMMON OPEN SPACE:**  
**REQUIRED OPEN SPACE:** +/- 6.6 ACRES (25%)  
**PROVIDED OPEN SPACE:** +/- 6.6 ACRES (25%) MIN \*\*\*  
**\*\*\*\* NOTE:** 1/5 OF AN ACRE SHALL BE DEDICATED FOR EACH DWELLING UNIT PLANNED OR PROPOSED. PROPOSED OPEN SPACE SHALL BE A COMBINATION OF INTERNAL SITE OPEN SPACE AREAS AND DEDICATED FEE-IN-LIEU. VERIFICATION NEEDED BY STAFF IF ACHIEVABLE. LAYOUT SUBJECT TO CHANGE. UNIT LOSS MAY OCCUR.  
**PETITIONER SHALL PROVIDE AMENITIZED OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE SITE PLAN. EXACT SIZE AND CONFIGURATION OF THESE AREAS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT. THE AMENITY AREA SHALL INCLUDE A COMBINATION OF ANY OF THE FOLLOWING ELEMENTS; HAMMOCK GREEN, SPECIALITY HARDSCAPE SCULPTURES, ENHANCED LANDSCAPING, GARDEN AREAS, BENCHES, PICNIC TABLES, PATHS/WALKWAYS, AND/OR DECORATIVE LIGHTING.  
 OPEN SPACE DEDICATION OR RESERVATION SHALL BE CONVEYED TO HOA OR SIMILAR ENTITY.  
**TREE SAVE:**  
**REQUIRED TREE SAVE:** +/- 2.6 ACRES (10%)  
**PROVIDED TREE SAVE:** +/- 2.6 ACRES (10%) MIN \*\*\*  
**\*\*\*\*NOTE:** PROPOSED TREE SAVE SHALL BE A COMBINATION OF PRESERVED TREES ON SITE (+/- 0.1 ACRES) AND TREE REPLANTINGS (+/- 2.5 ACRES).**

**TRAFFIC IMPACT ANALYSIS (DRAFT) - FEBRUARY 2020**

NO.	DATE	REVISION	BY	ZW	ZW	MM	MM
1	5/15/2020	REVISED PER STAFF COMMENTS					
2	8/4/2020	REVISED PER STAFF COMMENTS					
3	6/17/2021	REVISED PER STAFF COMMENTS					

**TYPICAL LOT DETAIL**  
NOT TO SCALE



**Setbacks**  
 F: 10'  
 S: 5'  
 R: 20'

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 100 ft.

**PROJECT INFORMATION**  
 PROJECT MANAGER: MM  
 DESIGNED BY: SW  
 DRAWN BY: SH  
 PROJECT NUMBER: H147.100  
 ORIGINAL DATE: 03/28/2020  
 SHEET: **2 OF 4**

**ESP**  
 ESP Associates, Inc.  
 P.O. Box 7030  
 Charlotte, NC 28241  
 3475 Lakemont Blvd  
 Fort Mill, SC 29708  
 704-583-0449 (NC)  
 803-802-2440 (SC)  
 www.espsociates.com

**REZONING PETITION**  
**SITE PLAN**  
**ATLEY SUBDIVISION**  
 TOWN OF INDIAN TRAIL, NC  
 TRI-POINTE HOMES