

	REQUIRED	PROPOSED
TOWNHOME (CZ-MFR)	MIN LOT SIZE: 3,350 SF	MIN LOT SIZE: 2,574 SF
	SIDE SETBACKS: 10'	SIDE SETBACKS: 5'
	REAR SETBACKS: 30'	REAR SETBACKS: 20'
	FRONT SETBACKS: 25'	FRONT SETBACKS: 10'
	CORNER SETBACKS: 15'	CORNER SETBACKS: 10'
SINGLE FAMILY HIGH DENSITY (CZ-SF5)	MIN LOT SIZE: 8,000 SF	MIN LOT SIZE: 6,250 SF
	SIDE SETBACKS: 10'	SIDE SETBACKS: 5'
	REAR SETBACKS: 30'	REAR SETBACKS: 25'
	FRONT SETBACKS: 25'	FRONT SETBACKS: 25'
	CORNER SETBACKS: 15'	CORNER SETBACKS: 15'
	LOT FRONTAGE: 60'	LOT FRONTAGE: 50'
NEIGHBORHOOD BUSINESS DISTRICT (CZ-NBD)	MIN LOT SIZE: 6,000 SF	MIN LOT SIZE: 6,000 SF
	SIDE SETBACKS: 15'	SIDE SETBACKS: 15'
	REAR SETBACKS: 15'	REAR SETBACKS: 15'
	FRONT SETBACKS: 25'	FRONT SETBACKS: 25'

STREET TREE REQUIREMENTS:
 -1 CANOPY TREE OR ORNAMENTAL TREE EVERY 30' ON BOTH SIDES OF THE STREET
 TOTAL LF OF STREET: 4,316 LF
 TOTAL TREES REQUIRED (INCLUDING BOTH SIDES): 288 STREET TREES
 TOTAL TREES PROVIDED (INCLUDING BOTH SIDES): 307 STREET TREES

BUFFER REQUIREMENTS:
 REQUIRED: 25' BUFFER YARD ABUTTING ALL PROPERTY LINES
 REQUIRED: 10' BUFFER YARD ABUTTING DOG FENCE LINE
 -1 LARGE OR MEDIUM TREE FOR EVERY 25 LINEAR FEET OF BUFFER
 -1 SMALL DECIDUOUS OR ORNAMENTAL TREE EVERY 20 LINEAR FEET OF BUFFER
 -A SOLID EVERGREEN HEDGE NOT LESS THAN 24 INCHES TALL AND NOT MORE THAN SIX FEET APART TO BE PLACED BETWEEN THE ADJACENT PROPERTY THE EVERGREEN SCREEN
 -AN EVERGREEN SCREEN
 TOTAL LF FT OF BUFFER: 5,684
 TOTAL LARGE TREES REQUIRED: 228
 TOTAL ORNAMENTAL TREES REQUIRED: 285

TREE SAVE AREA:
 -MIXED USE DISTRICTS WHERE THE EXISTING TREE CANOPY IS AT LEAST 10% OF THE PROPERTY AREA, A TREE SAVE AREA EQUAL TO AT LEAST 10% OF THE PROPERTY MUST BE PROTECTED.
 REQUIRED TREE SAVE: 10% 3.02 AC (131,551.2 SF)
 PROVIDED TREE SAVE: 10% 3.02 AC (131,551.2 SF)

HERITAGE TREE REQUIREMENTS:
 HERITAGE TREES IN 1 TYPICAL ACRE: 5
 ASSUMED HERITAGE TREES: 151
 ASSUMED HERITAGE TREES IN TREE SAVE: 15
 REQUIRED HERITAGE TREES TO BE MITIGATED: 136

LANDSCAPING SUMMARY

REQUIRED	PROPOSED
MIN LOT SIZE: 3,350 SF	MIN LOT SIZE: 2,574 SF
SIDE SETBACKS: 10'	SIDE SETBACKS: 5'
REAR SETBACKS: 30'	REAR SETBACKS: 20'
FRONT SETBACKS: 25'	FRONT SETBACKS: 10'
CORNER SETBACKS: 15'	CORNER SETBACKS: 10'

DEVELOPMENT SUMMARY

TOTAL GROSS SITE AREA: 30.20 ACRES (1,314,338 SF)
 TOTAL NET SITE AREA: 28.12 ACRES (1,224,907 SF)
 CALCULATIONS BASED ON NET SITE AREA:
 -LAND WITHIN OLD MONROE ROAD ROW: 0.14 ACRES (6,130 SF)
 -LAND WITHIN FLOOD PLAIN AREA: 1.22 ACRES (52,991 SF)
 -LAND WITHIN OVERHEAD ELECTRIC EASEMENT: 0.24 ACRES (10,671 SF)
 -LAND WITHIN EXISTING POND: 0.19 ACRES (8,247 SF)
 -LAND WITHIN WETLANDS: 0.29 ACRES (12,682 SF)

PARCEL IDS: 07090011C, 07090012, M7090014, M7090014A, N7090014, N7090014A

JURISDICTION: INDIAN TRAIL
 DEED BOOK/PAGE: 7160/855, 7160/834, 7160/852.

CURRENT ZONING: SF-1
 PROPOSED ZONING: CZ-MFR
 -TOWNHOME:
 -SINGLE FAMILY:
 -COMMERCIAL:
 CZ-SF5
 CZ-NBD
 MIXED-USE

PROPOSED USE:
 -SINGLE FAMILY HOMES
 -TOWN HOMES
 -COMMERCIAL AREA

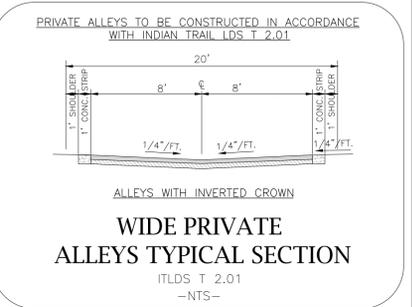
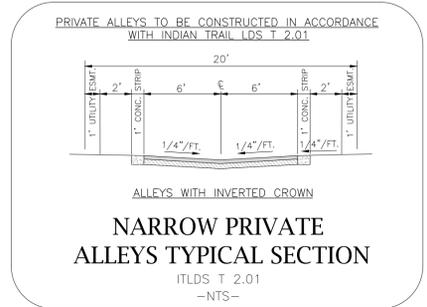
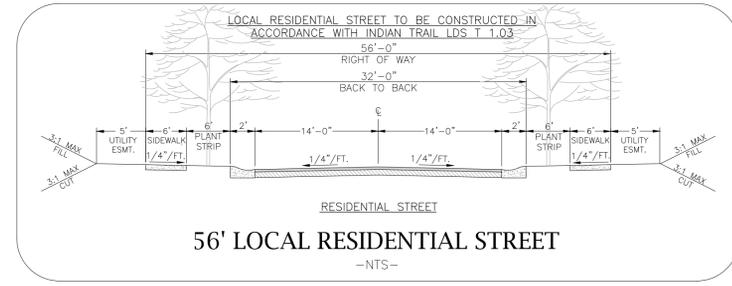
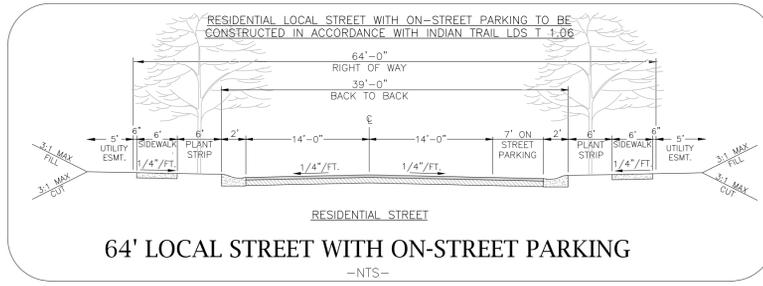
NUMBER OF LOTS: 109
 -SINGLE FAMILY: 42
 -TOWN HOMES: 66
 -COMMERCIAL: 1

OPEN SPACE CALCULATIONS:
 -REQUIRED: 25% 7.55 AC (328,878 SF)
 -PROPOSED: ±36% 10.88 AC (±474,141 SF)

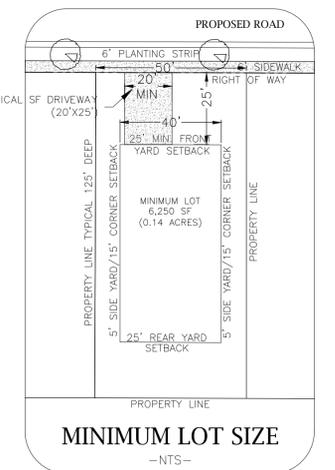
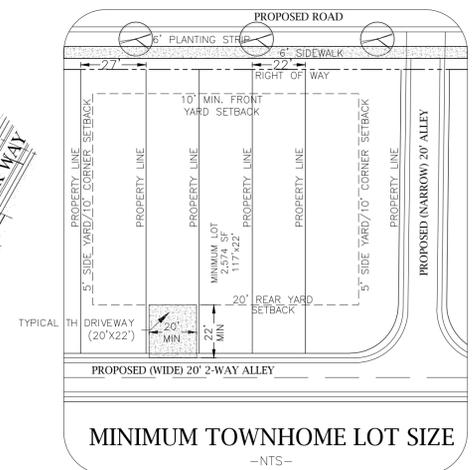
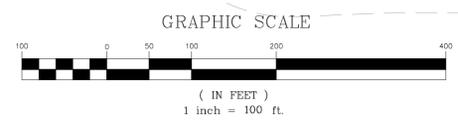


TERRA NOVA OLD MONROE ROAD INDIAN TRAIL, NC

PLANTING NOTES:
 1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
 2. CONTRACTOR SHALL MULCH ALL SHRUB BEDS AND ANNUAL/PERENNIAL BEDS WITH DOUBLE-HAMMERED HARDWOOD MULCH AT 1.5"-2" THICK. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SEED OR MULCH SHALL BE SEED BY THE CONTRACTOR.
 3. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, ROCKS OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF PLANTING AREAS.
 4. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, ROCKS OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF PLANTING AREAS.
 5. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 6" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
 6. CONTRACTOR SHALL RESEED LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
 7. CONTRACTOR SHALL REPAIR ANY PAVERS OR HARDCAPE DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
 8. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
 9. ALL PLANT MATERIAL & INSTALLATION TECHNIQUES SHALL CONFORM TO THE LATEST STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
 10. CONTRACTOR SHALL COORDINATE PLANTING PLAN WITH ALL CIVIL DRAWINGS AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
 11. ALL CHANGES OR FIELD SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
 12. CONTRACTOR SHALL REMOVE TOP 4" OF EXISTING SOIL WITHIN PLANTING BEDS AND REPLACE WITH PRECONDITIONED SOIL WITH APPROPRIATE PERCENTAGE OF ORGANIC CONTENT FOR OPTIMUM DRAINAGE SUCH AS "GARDEN MAX" SOILS FROM BLUE MAX MATERIALS, OR AN APPROVED EQUAL. CONTRACTOR TO TILL IN AMENDED SOIL IN ALL BEDS TO A DEPTH OF 12"-18".
 13. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON PLANS. DRAWINGS SHALL RULE OVER PLANT SCHEDULES.
 14. HEIGHT AND/OR WIDTH OF PLANT MATERIAL SUPERSEDES CONTAINER SIZE.



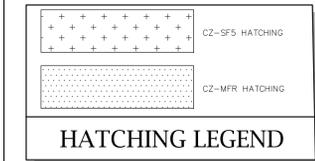
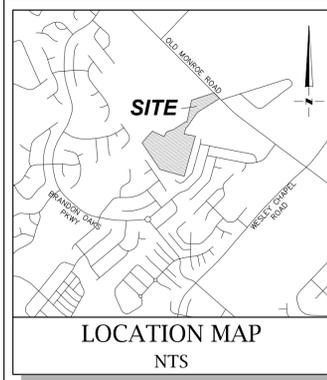
Lot Number	Parcel #	Owner Name	DB/PG	Zoning
1	07090011C	BERNARDINA PRYLA	0564/783	R-20
2	07090011A	DANIEL ANDREI	7401/066	R-20
3	07090012	COPELAND BROOKE	5187/588	R-20
4	07090026	PATEL KIRAN K	5541/542	R-20
5	07090042	PIBAMARICQUE TANIA	6916/098	R-20
6	07090027	GUPTA DEEPTI	5956/483	R-20
7	07090028	PICKETT SUSAN A	8002/893	SF-4
8	07090029	SLUMTER DAN/DI	4684/389	SF-4
9	07090030	FEIGHT PATRICIA	4949/601	SF-4
10	07090031	GROM LAWRENCE ANTHONY	7773/0135	SF-4
11	07090032	LIN NA	7191/060	SF-4
12	07090033	CHAMBERS TINY	1561/136	SF-4
13	07090034	JOHNSON ROSEMARY	6615/886	SF-4
14	07090035	ORR HELEN L	5673/269	SF-4
15	07090011A	MC GIFF FREDERICK SJ	N/A	SF-1
16	07090011B	MC GIFF FREDERICK SJ	6332/620	SF-1
17	07090073	EFIRD STANLEY REID	4770/290	SF-1
18	07090003	NATURE'S CALLING LLC	6142/786	SF-1
19	0709002C	RUF HOLDINGS LLC	N/A	NBD
20	07090015D	TOWN OF INDIAN TRAIL	5789/732	MFR
21	07090013	JAFAY LOUIS KIRT	5375/863	SF-1
22	07090014	AVERY BETSY M	7347/006	SF-1
23	07090014B	MENDEZ AZUCENA SANTI	7844/073	SF-1
24	07090015C	TOWN OF INDIAN TRAIL	5789/732	MFR
25	07090017	CPRESSEAS ENTITIES LLC	7800/067	R-20
26	0709001T	BRANDON OAKS COMMUNITY ASSOCIATION, INC.	3457/039	SF-4
27	0709001398	PACE DEVELOPMENT GROUP INC	7292/442	SF-4
28	07090074	BRANDON OAKS COMMUNITY ASSOCIATION, INC.	4414/532	SF-4
29	07090067	CAPPS KRISTINA	5730/290	SF-4
30	07090068	OH WEN HAI	6149/597	SF-4
31	07090069	AVILES HECTOR M	7510/173	SF-4
32	07090070	VIOLA LAURA A	3975/044	SF-4
33	07090071	MEHARI DAWIT M	7155/119	SF-4
34	07090072	FITZGERALD JAMES MARUICE ET AL	7133/521	SF-4
35	07090073	CLARK ROBERT ALLEN	7198/712	SF-4



CAD FILE: 17-030 SKETCH.DWG
 PROJECT NO.: 17-030
 DESIGNED BY: JDM
 SUBMITTAL DATE: OCTOBER 4, 2021
 SECOND SUBMITTAL: AUGUST 1, 2022
 THIRD SUBMITTAL: OCTOBER 17, 2022
 FOURTH SUBMITTAL: DECEMBER 20, 2022

DEVELOPED BY:
**ALPHA OMEGA
 CONSTRUCTION
 GROUP, INC.**
 1014 WAXHAW INDIAN TRAIL RD
 INDIAN TRAIL, NC 28079

Mc² ENGINEERING
 Mc² ENGINEERING, INC.
 2110 BEN CRAIG DR.
 SUITE 400
 CHARLOTTE, NC 28262
 PHONE 704.510.9797



	GROSS SITE DENSITY UNITS/ACRES	NET SITE DENSITY UNITS/ACRES
TOWNSHIP (CZ-MFR)	TOTAL AREA: 8.06 AC TOTAL LOTS: 66 TOTAL DENSITY: 66/8.06 = 8.19 DU/AC	TOTAL AREA: 8.06 AC TOTAL LOTS: 66 TOTAL FLOODPLAIN AREA: 0 AC TOTAL STREAM BUFFER: 0 AC TOTAL INTERNAL ROW: 2.33 AC TOTAL DENSITY: 66/(8.06-2.33) = 11.52 DU/AC
SINGLE FAMILY HIGH DENSITY (CZ-SF5)	TOTAL AREA: 20.38 AC TOTAL LOTS: 42 TOTAL DENSITY: 42/20.38 = 2.06 DU/AC	TOTAL AREA: 20.38 AC TOTAL LOTS: 42 TOTAL FLOODPLAIN AREA: 1.87 AC TOTAL STREAM BUFFER: 0.13 AC TOTAL INTERNAL ROW: 3.24 AC TOTAL DENSITY: 42/(20.38-1.87-.13-3.24) = 2.77 DU/AC
NEIGHBORHOOD BUSINESS DISTRICT (CZ-NBD)	TOTAL AREA: 1.76 AC TOTAL LOTS: 1	TOTAL AREA: 1.76 AC TOTAL LOTS: 1 TOTAL FLOODPLAIN AREA: 0 AC TOTAL STREAM BUFFER: 0 AC TOTAL INTERNAL ROW: 0.44 AC NET LOT AREA: 1.76-0.44 = 1.33 AC
	DWELLING UNITS/ACRE	

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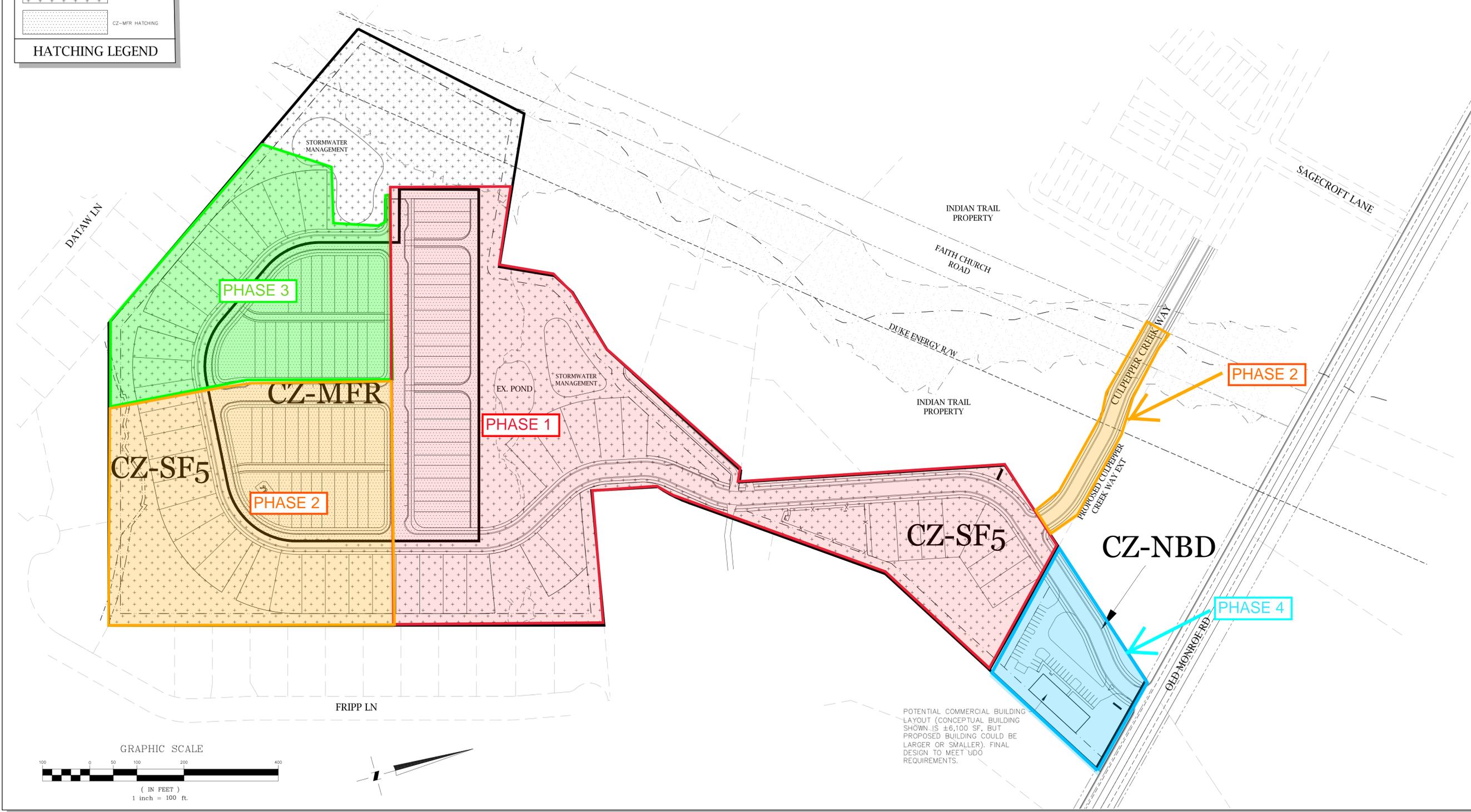
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 1014 WAXHAW INDIAN TRAIL RD
 INDIAN TRAIL, NC 28079

PHASING PLAN

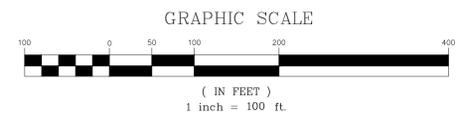
REVISIONS		
1	8/1/22	IT COMMENTS
2	10/17/22	IT COMMENTS
3	12/20/22	IT COMMENTS

CAD FILE: 17-030 BASE.DWG
 PROJECT NO.: 17-030
 DESIGNED BY: JDM
 REVIEWED BY: JDM
 DATE: MARCH 31, 2022

C2.0



POTENTIAL COMMERCIAL BUILDING LAYOUT (CONCEPTUAL BUILDING SHOWN IS ±6,100 SF, BUT PROPOSED BUILDING COULD BE LARGER OR SMALLER). FINAL DESIGN TO MEET UDO REQUIREMENTS.





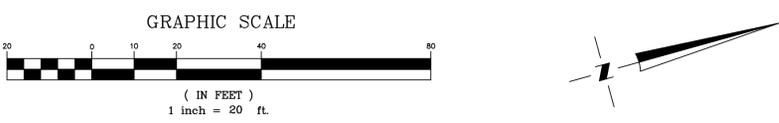
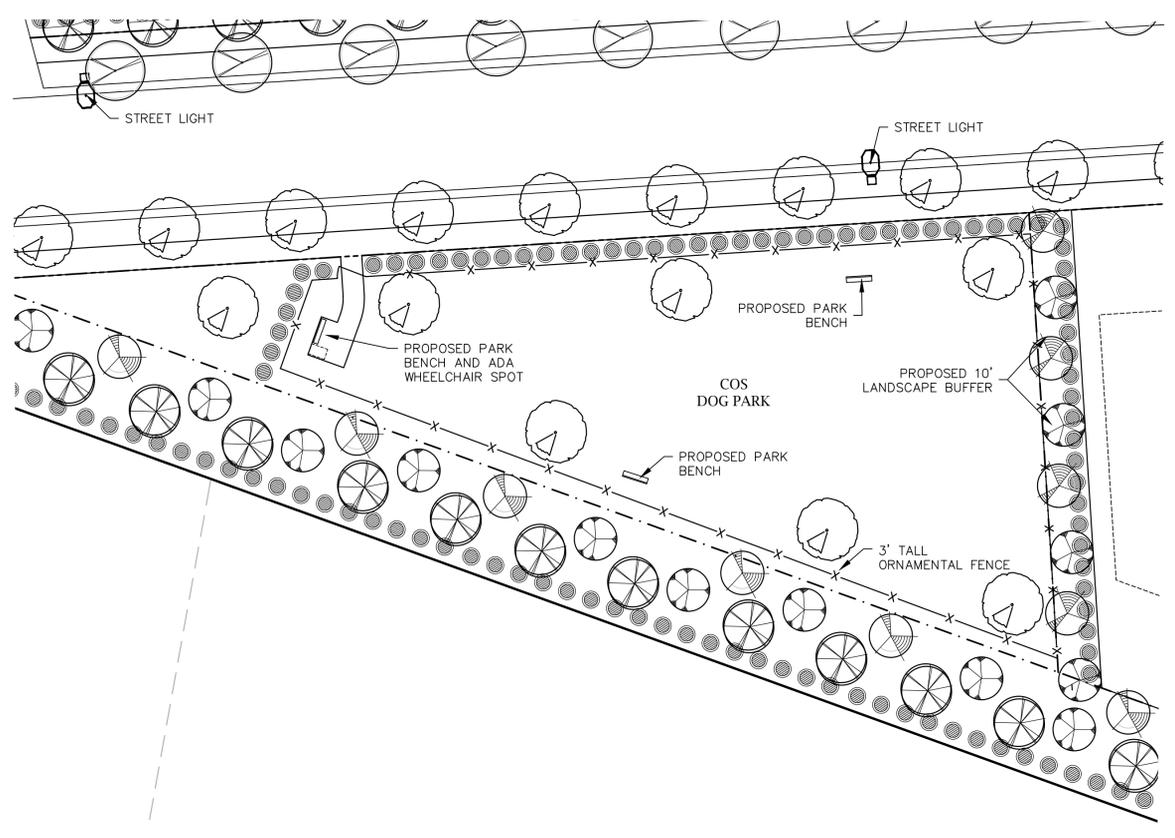
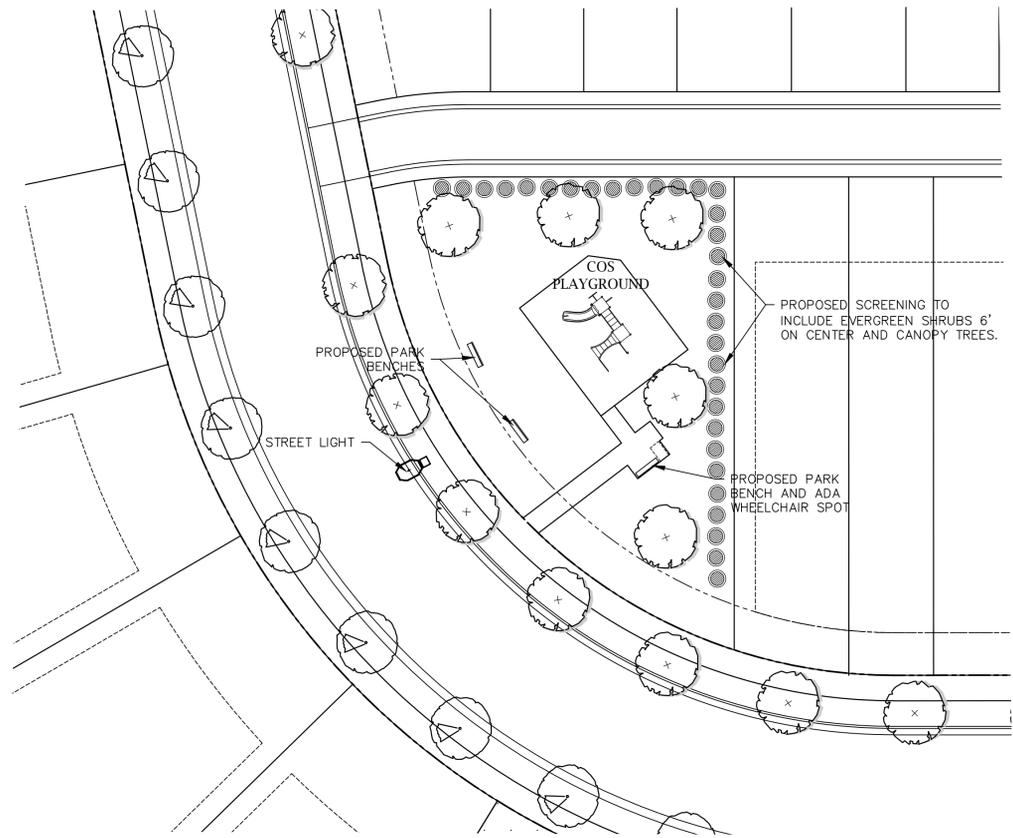
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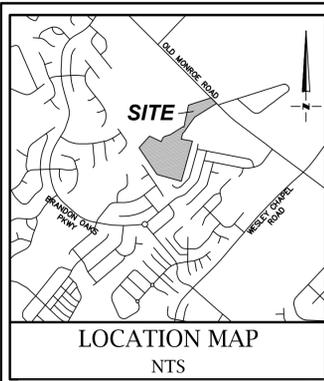
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AMENITIES PLAN

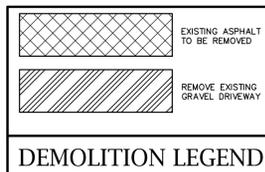
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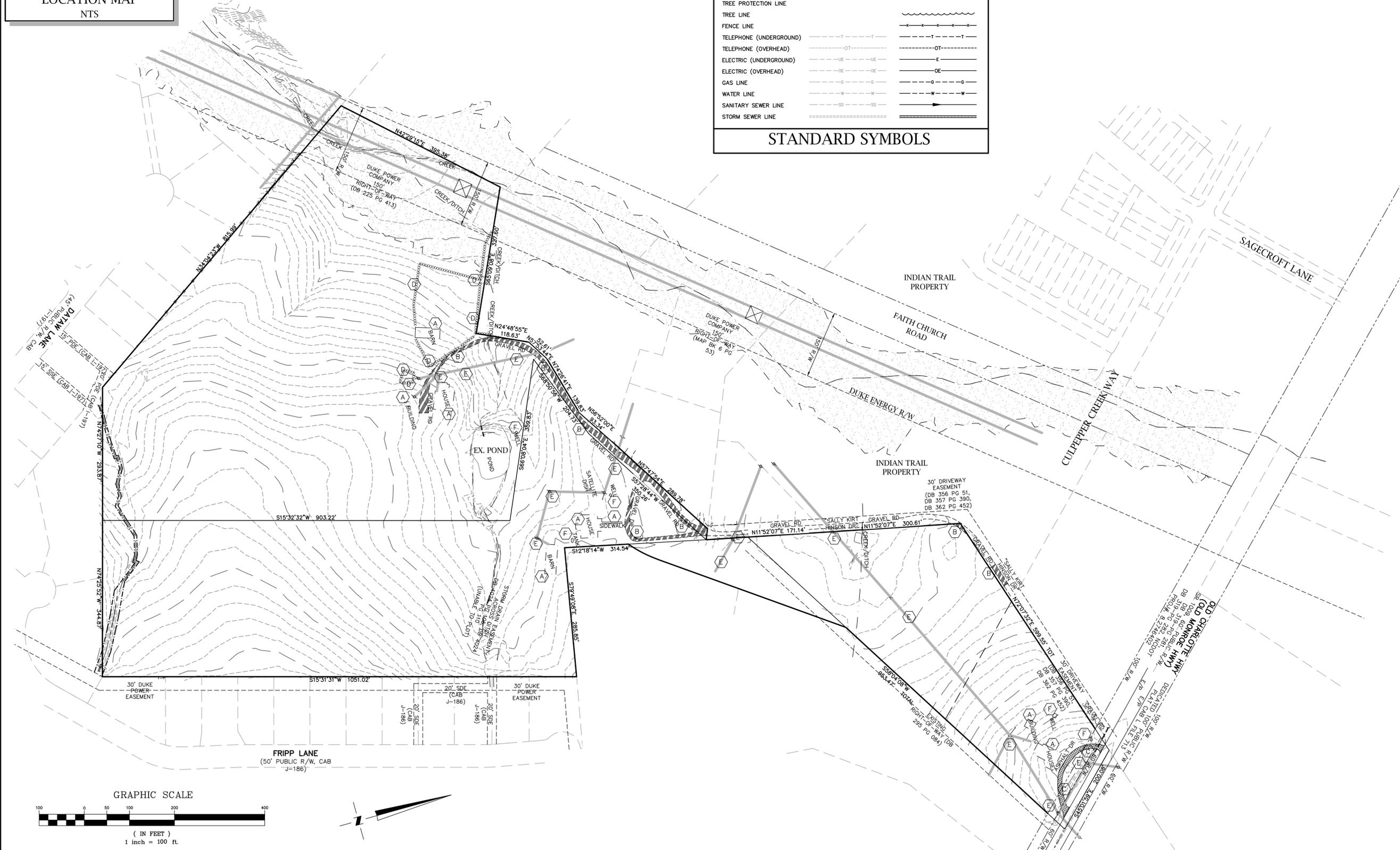


- KEY NOTES:**
- (A) CONTRACTOR SHALL DEMOLISH BUILDINGS AND EXISTING SIDEWALK
 - (B) CONTRACTOR SHALL REMOVE EXISTING GRAVEL DRIVEWAY.
 - (C) CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING ASPHALT.
 - (D) CONTRACTOR SHALL REMOVE EXISTING FENCE.
 - (E) ON SITE OVERHEAD ELECTRIC TO BE REMOVED AND RE-INSTALLED UNDERGROUND.
 - (F) CONTRACTOR SHALL OBTAIN PERMITS TO REMOVE ON SITE WELLS AND WATER CONNECTIONS.



	EXISTING	PROPOSED
RIGHT OF WAY	60' R/W	60' R/W
BUILDING STRUCTURE	[Solid black rectangle]	[Solid black rectangle]
CURB AND GUTTER	[Dashed line]	[Dashed line]
PARKING COUNT	[Dashed line]	[Dashed line]
CONTOURS	-700	
SPOT ELEVATIONS		x 700.00
PERCENT SLOPE		2.0%
BENCHMARK	[Circle with cross]	[Circle with cross]
STREET SIGNS	[Circle with 'S']	[Circle with 'S']
SANITARY SEWER MANHOLE	[Circle with 'S']	[Circle with 'S']
STORM INLET/CATCH BASIN	[Square]	[Square]
TREE PROTECTION LINE	[Dashed line]	[Dashed line]
TREE LINE	[Wavy line]	[Wavy line]
FENCE LINE	[Dashed line]	[Dashed line]
TELEPHONE (UNDERGROUND)	[Dashed line]	[Dashed line]
TELEPHONE (OVERHEAD)	[Dashed line]	[Dashed line]
ELECTRIC (UNDERGROUND)	[Dashed line]	[Dashed line]
ELECTRIC (OVERHEAD)	[Dashed line]	[Dashed line]
GAS LINE	[Dashed line]	[Dashed line]
WATER LINE	[Dashed line]	[Dashed line]
SANITARY SEWER LINE	[Dashed line]	[Dashed line]
STORM SEWER LINE	[Dashed line]	[Dashed line]

STANDARD SYMBOLS



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EXISTING CONDITIONS AND DEMO PLAN

REVISIONS		
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C2.2