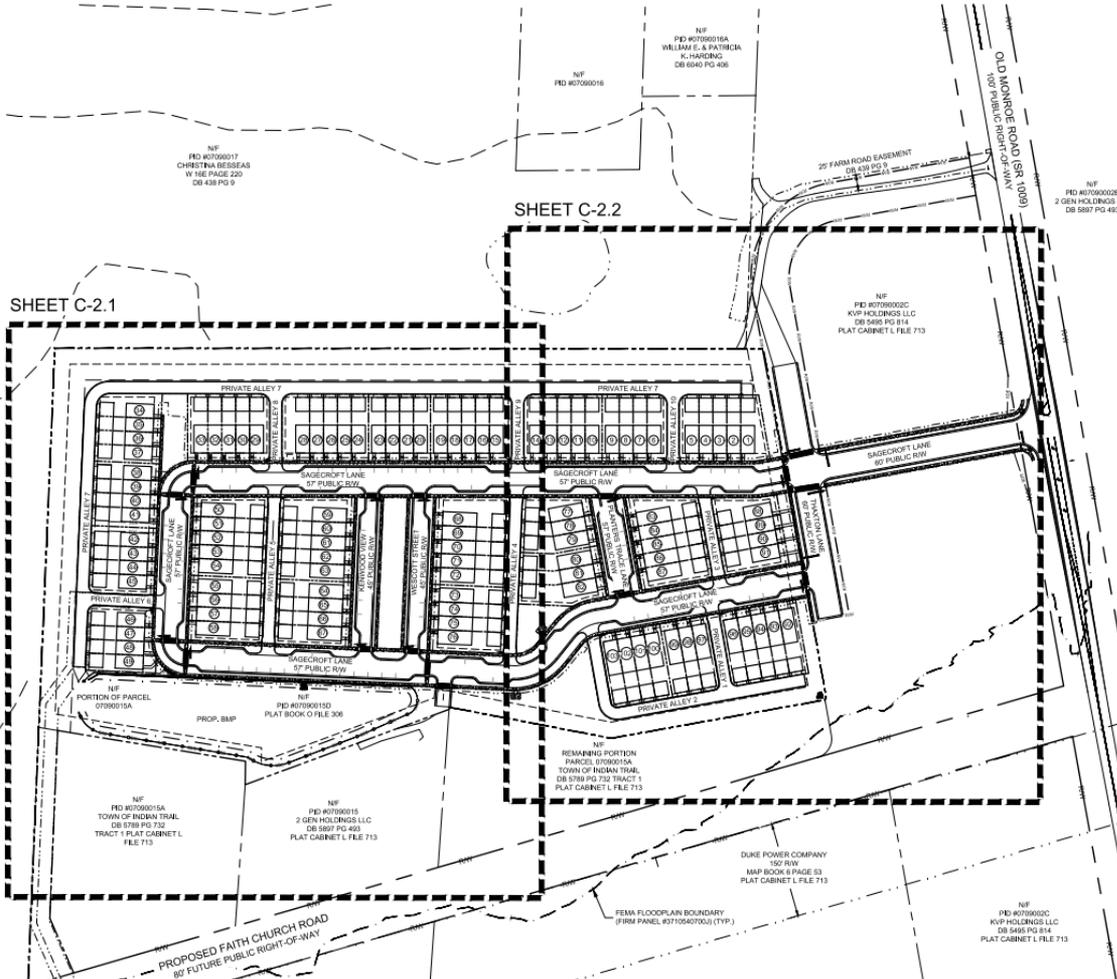


SHEET C-2.1

SHEET C-2.2



N/P
PID #0700017
CHRISTINA DESSEAS
W/HE PAGE 220
DB 438 PG 9

N/P
PID #0700016
N/P
PID #0700015A
WALLACE L. & PATRICIA
K. HASENG
DB 6640 PG 406

N/P
PID #0700020C
KVP HOLDINGS LLC
DB 5867 PG 484
PLAT CABINET L FILE 713

N/P
PID #0700020B
2 GEN HOLDINGS LLC
DB 5867 PG 483

N/P
PORTION OF PARCEL
0700015A
PROP. BMP

N/P
PID #0700015D
PLAT BOOK O FILE 306

N/P
PID #0700015A
TOWN OF INDIAN TRAIL
DB 5789 PG 732
TRACT 7 PLAT CABINET L
FILE 713

N/P
PID #0700015C
2 GEN HOLDINGS LLC
DB 5867 PG 483
PLAT CABINET L FILE 713

N/P
REMAINING PORTION
PARCEL 0700015A
TOWN OF INDIAN TRAIL
DB 5789 PG 732 TRACT 1
PLAT CABINET L FILE 713

DUKE POWER COMPANY
150' ROW
N/P BOOK 8 PAGE 53
PLAT CABINET L FILE 713

N/P
PID #0700020C
KVP HOLDINGS LLC
DB 5867 PG 84
PLAT CABINET L FILE 713

DEVELOPMENT SUMMARY

FIG #: 0700020 (PORTION), 0700015 A (PORTION), 0700015 D
PROJECT PARCELS AREA: 18.82 AC
DEVELOPMENT AREA: 17.38 AC
JURISDICTION: TOWN OF INDIAN TRAIL
EXISTING ZONING: R-6
NUMBER OF LOTS PROPOSED: 103 LOTS
MAX # OF LOTS ALLOWED: 103 LOTS
PROPOSED DENSITY: 5.53 UNITS/AC (GROSS)
CONSTRUCTION SCHEDULE:
APPROVALS: APRIL 2019
BEGIN CONSTRUCTION: JUNE 2019
COMPLETED INFRASTRUCTURE: JULY 2020
FULL BUILD-OUT: JULY 2021

NOTE:

ANY WELLS OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE CONSTRUCTION PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES AFTER CONTACTING UNION COUNTY ENVIRONMENTAL HEALTH TO OBTAIN NECESSARY PERMITS.

DEVELOPMENT SUMMARY CONT.

SUPPLEMENTAL REGULATIONS:
MINIMUM LOT SIZE: 2,289 SF
MAXIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH REQUIRED: 22 FEET
MINIMUM LOT WIDTH PROPOSED: 22 FEET
TYPICAL LOT WIDTH PROPOSED: 42.5 FEET
FRONT SETBACK: 12 FEET
SIDE YARD: 5 FEET
REAR YARD: 5 FEET
BUILDING HEIGHT: 40 FEET MAXIMUM
AVERAGE LOT SIZE: 42,898 SF
MINIMUM STREET EXITS: 2 REQUIRED/2 PROVIDED

OWNER INFORMATION

FIG # 0700020, 0700015A, 0700015D
LANDOWNERS: QUEEN CITY LAND LLC
1155 CAMEL COMMONS BLVD SUITE 101
CHARLOTTE, NC 28226
DEVELOPER: CENTURY COMMUNITIES SOUTHEAST, LLC
7900 CAMEL EXECUTIVE PARK DRIVE
SUITE 205
CHARLOTTE, NC 28226

STORM WATER MANAGEMENT:

PROPOSED BMP'S TO TREAT THE FIRST 1" OF RAINFALL AND 2, 10, 25, 50, AND 100 YEAR DETENTION.

IMPERVIOUS SURFACE:

BMP'S HAVE BEEN DESIGNED TO A MAXIMUM OF 70% IMPERVIOUS.

STREETS:

CONCRETE CURB AND GUTTER FOR LOCAL ROADS; ALL ROADS TO BE MAINTAINED BY THE TOWN OF INDIAN TRAIL.

SIDEWALKS REQUIRED:

A MINIMUM OF 4.5 FOOT WIDE SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF THE STREET AND SHALL BE ADA ACCESSIBLE.



12/05/2019



SAGECROFT TOWNHOMES

CENTURY COMMUNITIES
SOUTHEAST, LLC
OLD MONROE ROAD
INDIAN TRAIL, NC 28110

1018284

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INDIAN TRAIL REVIEW COMMENTS	11.12.2019
2	INDIAN TRAIL REVIEW COMMENTS	11.27.2019