



VICINITY MAP  
N.T.S.

SITE DATA:	
PARCEL NUMBERS:	07090018 & 07090018B
JURISDICTION:	TOWN OF INDIAN TRAIL
CURRENT ZONING:	R-20 (UNION COUNTY)
PROPOSED ZONING:	MFR (INDIAN TRAIL)
PARCEL AREA:	+/- 16.97 ACRES
DUA:	5.07
SETBACKS:	
FRONT	25'
SIDE	10'
SIDE CORNER	15'
REAR	25'
TREESAVE REQUIRED:	2.55 ACRES (15%)
TREESAVE PROVIDED:	2.56 ACRES
OPEN SPACE REQUIRED:	1/35TH AC. PER UNIT (+/- 2.46 AC)
2/3 'ACTIVE' REQ:	1.64 AC
OPEN SPACE PROVIDED:	2.75 AC
'ACTIVE' PROV:	1.64 AC
PARKING REQUIRED:	215 (2 SPACES/UNIT + 1 SPACE / 4 SPACES)
PARKING PROVIDED:	215 (2 SPACES/UNIT + 43 SPACES)
6-UNIT TOWN HOMES:	11 BUILDINGS (66 UNITS)
5-UNIT TOWN HOMES:	4 BUILDINGS (20 UNITS)
TOTAL UNITS:	86 UNITS (24' x 55')
MIN. TOWNHOME LOT SIZE:	2,520 SF (24' x 105')
LF OF ROAD:	2,073

REV.	DESCRIPTION	DATE
C	REVISED PER CLIENT DIRECTION	11-10-2022
B	REVISED PER CLIENT DIRECTION	10-19-2022
A	REVISED LOT SIZE PER CLIENT DIRECTION	09-26-2022

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**INDIAN TRAIL RESIDENTIAL PROPERTY**  
5800 OLD MONROE ROAD  
INDIAN TRAIL, NC

PRELIMINARY SKETCH PLAN

DATE:	SEPTEMBER 2022	SCALE:	1"
MCE PROJ. #:	08833-0001	HORIZONTAL:	1" = 50'
DRAWN:	BBB	VERTICAL:	N/A
DESIGNED:	BBB	DRAWING NUMBER:	1
CHECKED:		REVISION:	C
PROJ. MGR.	KD		

STATUS: **PRELIMINARY DRAWING NOT FOR CONSTRUCTION**