

SITE AND DEVELOPMENT DATA PHASE 1	
JURISDICTION	INDIAN TRAIL, NC
TAX PARCEL(S)	070900008 070907008
SITE ADDRESS	INDIAN TRAIL, NC
DEVELOPMENT APPROVAL	SDP 2004-015 (DB 4098, PG 391)
ZONING	SF-4 PLD
USE CLASSIFICATION	RESIDENTIAL
TOTAL PHASE 1 AREA	19.70 ACRES
AREA IN LOTS	10.79 ACRES
COMMON AREA	4.30 ACRES
RIGHT-OF-WAY	3.38 ACRES
OUTPARCEL AREA	1.33 ACRES
PROPOSED IMPERVIOUS	8.98 ACRES
TOTAL DISTURBANCE	19.24 ACRES
MINIMUM FRONT SETBACK	20'
MINIMUM CORNER/SIDE SETBACK	6'11"
MINIMUM REAR SETBACK	20'
MINIMUM LOT SIZE	8,000 SQ. FT.
MINIMUM LOT WIDTH	60'
DISTURBED AREA	19.52 ACRES

THE VILLAGE AT SAGE CROFT

PHASE 1 CONSTRUCTION PLANS INDIAN TRAIL, NC



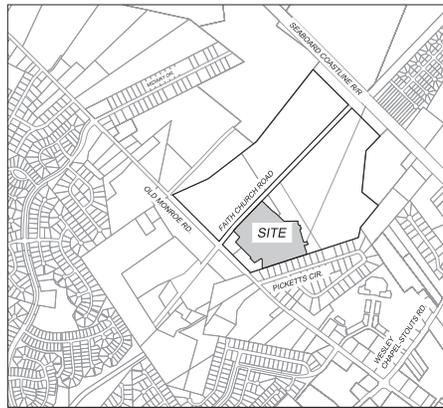
FIRM LICENSE # C-0873
 2013A Van Buren Avenue P.O. BOX 551
 Indian Trail, NC 28079 Alpharetta, GA 30009
 (704) 882-4222 (678) 339-0640
 www.eagleonline.net



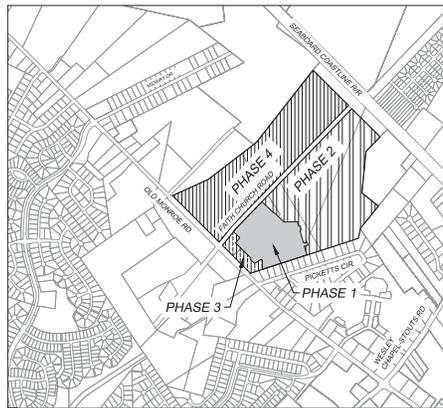
PROJECT ENGINEER: MATTHEW C. KIRCHNER, P.E.
 STREET ADDRESS: 2013A VAN BUREN AVENUE
 CITY, STATE, ZIP: INDIAN TRAIL, NC 28079
 PHONE: 704.882.4222



PREPARED FOR: 2 GEN HOLDINGS, LLC.
 STREET ADDRESS: 1207 ROSENEATH RD.
 CITY, STATE, ZIP: RICHMOND, VA 23230
 PHONE: 804-291-8481
 EMAIL: EARL@WESTBRIDGEBUILDERS.COM
 CONTACT: V. EARL DICKINSON III



VICINITY MAP
1"=2,000'



PHASING MAP
1"=2,000'

NO.	DATE	BY	ISSUE
1	12-03-2010	SAP	ADDRESSED UCRP, INDIAN TRAIL, AND NCDOT COMMENTS
2	04-20-2010	SAP	ADDRESSED UCRP AND INDIAN TRAIL COMMENTS - ADDED FAITH CHURCH ROAD INFO DESIGN DRAWINGS
3	07-20-2010	JPC	ADDRESSED UCRP COMMENTS
4	06-10-2010	SAP	ADDRESSED INDIAN TRAIL COMMENTS



Know what's below.
 Call before you dig.
 CALL 1-800-632-4849 OR 811
 WWW.NC811.ORG
 NC ONE-CALL CENTER
 IT'S THE LAW!

SHEET LIST TABLE	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	SITE PLAN - OVERALL
C-2.1	SITE PLAN - 1 OF 2
C-2.2	SITE PLAN - 2 OF 2
C-3.0	EROSION CONTROL PLAN PHASE 1 - OVERALL
C-3.1	SEDIMENT BASIN DETAILS
C-3.2	EROSION CONTROL PLAN PHASE 2 OVERALL
C-3.3	EROSION CONTROL PLAN PHASE 2 (1 OF 2)
C-3.4	EROSION CONTROL PLAN PHASE 2 (2 OF 2)
C-4.0	GRADING PLAN - OVERALL
C-4.1	GRADING PLAN - 1 OF 2
C-4.2	GRADING PLAN - 2 OF 2
C-4.3	STORM DRAINAGE TABLE
C-4.4	BMP DETAIL PLAN
C-4.5	STORM DRAIN PROFILES 1 OF 4
C-4.6	STORM DRAIN PROFILES 2 OF 4
C-4.7	STORM DRAIN PROFILES 3 OF 4
C-4.8	STORM DRAIN PROFILES 4 OF 4
C-5.0	ROAD PLAN & PROFILE FAITH CHURCH ROAD
C-5.1	ROAD PLAN & PROFILE ROAD A
C-5.2	ROAD PLAN & PROFILE ROAD B (STA 0+00 - 10+50)
C-5.3	ROAD PLAN & PROFILE ROAD B (STA 10+50 - 15+50)
C-5.4	ROAD PLAN & PROFILE ROAD C
C-6.0	OVERALL UTILITIES
C-6.1	LINE 100 PLAN & PROFILE
C-6.2	LINE 100 PLAN & PROFILE
C-6.3	LINE 300 PLAN & PROFILE
C-6.4	LINE 400 AND 200 PLAN & PROFILE
C-6.5	FAITH CHURCH ROAD PLAN
C-7.0	LANDSCAPE PLAN - OVERALL
C-7.1	LANDSCAPE PLAN - 1 OF 2
C-7.2	LANDSCAPE PLAN - 2 OF 2
C-8.0	EROSION DETAILS
C-8.1	EROSION DETAILS
C-8.2	EROSION DETAILS
C-8.3	SITE DETAILS
C-8.4	SITE DETAILS
C-8.5	SITE DETAILS
C-8.6	UTILITY DETAILS
C-8.7	UTILITY DETAILS
C-8.8	UTILITY DETAILS
C-8.9	CONSTRUCTION NOTES

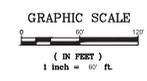
EI PROJECT NUMBER: 6586

- SITE NOTES:**
- TOWN REPRESENTATIVE MUST BE PRESENT FOR ALL ROADWAY INSPECTION AND TESTING. A 48 HOUR NOTICE MUST BE GIVEN PRIOR TO INSPECTION.
 - ALL ADA ACCESS RAMPS SHALL HAVE TRUNCATED DOME MATS, COLOR BLACK, INSTALLED.
 - DEVELOPMENT SHALL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION).
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY MFP 2.1.6.M. MAP NUMBER 3710600700, EFFECTIVE DATE: OCTOBER 16, 2006, AND BY MFP 2.1.6.M. MAP NUMBER 3710600700, EFFECTIVE DATE: OCTOBER 16, 2006.

TAX PID: 07000002
OWNER: KVP HOLDINGS, LLC
DEED REFERENCE: 5468914
(NOW OR FORMERLY)

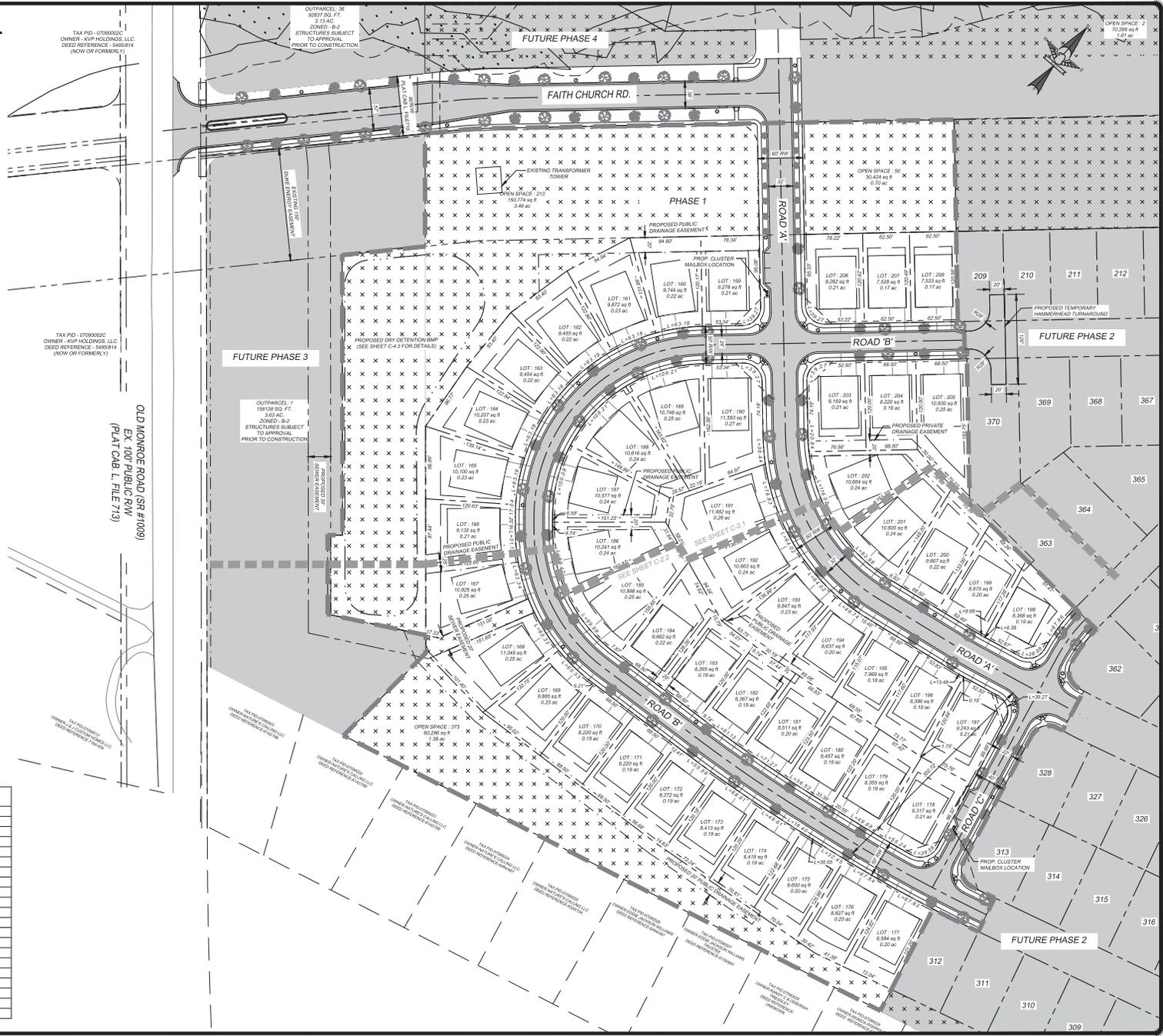
TAX PID: 07000002
OWNER: KVP HOLDINGS, LLC
DEED REFERENCE: 5468914
(NOW OR FORMERLY)

OLD MONROE ROAD (SR #1009)
EX. 1000 PUBLIC R/W
(PLAT CMB, L, FILE 713)



NOTE: FOR TYPICAL STREET SECTION DETAILS, PLEASE SEE SHEET C-7.4

SITE AND DEVELOPMENT DATA PHASE 1A	
JURISDICTION	INDIAN TRAIL, NC
TAX PARCEL(S)	079900208, M0267008
SITE ADDRESS	INDIAN TRAIL, NC
DEVELOPMENT APPROVAL	SUP 2004-015 (DE 4599, PG 3B1)
ZONING	SP-RPUD
USE CLASSIFICATION	RESIDENTIAL
TOTAL PHASE 1A AREA	19.70 ACRES
AREA IN LOTS	10.79 ACRES
COMMON AREA	4.20 ACRES
RIGHT-OF-WAY	3.38 ACRES
OUTPARCEL AREA	1.33 ACRES
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MINIMUM LOT SIZE	8,000 SQ. FT.
MINIMUM LOT WIDTH	60'
DISTURBED AREA	19.52 ACRES



ENGINERLINE

PROFESSIONAL ENGINEER
NO. 10000
STATE OF NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2025
P.O. BOX 457
RICHMOND, VA 23220
TEL: (757) 852-4222
FAX: (757) 338-0440
www.engineline.net

DATE	BY	REVISION
08/15/2019	SM	ISSUE FOR PERMITTING
08/15/2019	SM	ADDRESS CORRECTIONS AND REVISIONS TO PERMITTING
08/15/2019	SM	CHANGES TO PERMITTING
08/15/2019	SM	CHANGES TO PERMITTING

THE VILLAGE AT SAGE CROFT
PHASE 1
INDIAN TRAIL, NC
2 GEN HOLDINGS, LLC
1207 ROSENETH RD.
RICHMOND, CA 23220

SITE PLAN - OVERALL

REVISION	DATE	BY	DESCRIPTION
1	08/15/2019	SM	ISSUE FOR PERMITTING
2	08/15/2019	SM	ADDRESS CORRECTIONS AND REVISIONS TO PERMITTING
3	08/15/2019	SM	CHANGES TO PERMITTING
4	08/15/2019	SM	CHANGES TO PERMITTING



C-2.0