

VICINITY MAP (NOT TO SCALE)

- VILLAGE COTTAGES - 130 UNITS
- REAR LOAD DETACHED SINGLE FAMILY - 48 UNITS
- FRONT LOAD SINGLE FAMILY - 26 UNITS
- NEIGHBORHOOD COMMERCIAL - 21,200 SQUARE FEET

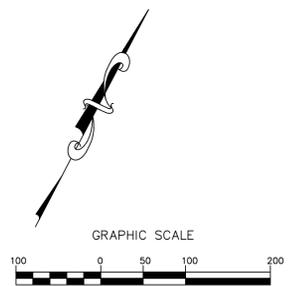
- STREET A (75' R/W) = 1,634 +/- LF
- STREET B (60' R/W) = 992 +/- LF
- STREET C (50'/60' R/W) = 1,408 +/- LF
- STREET D (50' R/W) = 729 +/- LF
- ALLEY E (30' R/W) = 1,350 +/- LF
- ALLEY F (30' R/W) = 572 +/- LF
- ALLEY G (30' R/W) = 297 +/- LF
- ALLEY H (30' R/W) = 1,270 +/- LF

| SITE PLAN DATA TABLE | |
|---|-------------------------------------|
| Original Parcel ID Number(s):A | 07024044, 07045001 |
| Total Acreage To Be Zoned | 42.74 |
| Total Square Feet | 1,861,569.66 |
| Principal Use(s) | Single-Family Residential/Mixed Use |
| Existing Zoning District | RB (Union) |
| Overlay District, if Applicable | N/A |
| Proposed Re-Zoning | MXD |
| FEMA Flood Map Number | 3710541800J 10/16/2008 |
| Percentage of Impervious Shown | +/- 43.78% |
| Total open space provided | 7.68 acres (17.98% site area) |
| Proposed Density | 4.80 units/acre |
| Lot Count As Shown | 204 |
| Total Number of Dwellings (Detached) | 204 |
| Dimensional Requirements | Varies - See Sheet RZ-3 |
| Lot Size Range | 2,480 SF - 7,231 SF |
| Maximum Allowable Commercial Space in Mixed Use | 20,000 SF |

| IMPERVIOUS AREA CHART | | | | | | |
|-----------------------|-------------------|--------------|-------------------|-----------------|-------------------------|--------------------|
| ROADS (SQ FT) | SIDEWALKS (SQ FT) | LOTS (SQ FT) | DRIVEWAYS (SQ FT) | AMENITY (SQ FT) | MIXED USE (MAX) (SQ FT) | PERCENT IMPERVIOUS |
| 214,500 | 88,538 | 267,005 | 132,602 | 36,650 | 87,982* | 44.44% |

80% Max Impervious for Commercial Area

| Lot or Parking Area | Total # of Parking Spaces | | # of Accessible Spaces Provided | | Total = Accessible Provided | Bike Parking (1 bike parking space per 25 vehicle spaces) | |
|---------------------|---------------------------|---|---------------------------------|------------------------------|-----------------------------|---|-----------------------------|
| | Required | Provided | Regular with 5' Access Aisle | Regular with 9' Access Aisle | | Required | Provided |
| | Retail Store, General | 4 spaces per 1,000 S.F. of Floor Area (21,200 S.F. = 85 Spaces) | 109 | 2 | | 2 | 4 (3% total parking spaces) |



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OAKWOOD
SARDIS CHURCH AT OAKWOOD LANE
INDIAN TRAIL NORTH CAROLINA
UNION COUNTY

Project Number: 17.21.005
Date: 05.25.2021
Drawn By: NRP
Checked By: NRP

| Revisions: | REVISIONS - 1ST |
|------------|--------------------------|
| 03/01/21 | Per Town of Indian Trail |
| 05/25/21 | |

Sheet Title:

Proposed Site Plan

Sheet No:

RZ-2

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