

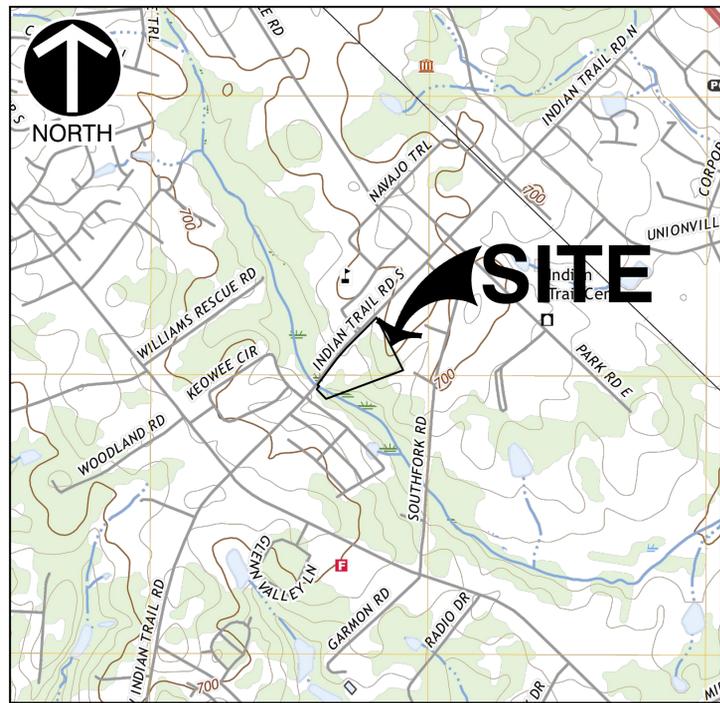
BEXLEY

CONSTRUCTION DOCUMENTS

CH CONSULTING, LLC

TOWN OF INDIAN TRAIL, NORTH CAROLINA

DECEMBER 1, 2025



USGS MAP
 U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP,
 CATAWBA, NE QUADRANGLE, DATED: 2020
SCALE IN FEET 1"=1000'
 0 1000 2000



SITE MAP
SCALE IN FEET 1"=100'
 0 100 200

OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 3701 ARCO CORPORATE DRIVE, SUITE 400
 CHARLOTTE, NORTH CAROLINA 28273
 PH: (980) 237-0373
 CONTACT: MASON GREESON, P.E.
 EMAIL: MGREESON@CECINC.COM

DEVELOPER

BROADSTREET HOMES
 1041 RED VENTURES DRIVE, SUITE 110
 FORT MILL, SOUTH CAROLINA 29707
 PH: (704) 776-1079
 CONTACT: BRIAN IAGNEMMA
 EMAIL: BRIAN@BROADSTREETHOMES.COM

SURVEYOR

DELTA LAND SERVICES, INC.
 808 MATTHEWS-MINT HILL RD, SUITE G
 MATTHEWS, NORTH CAROLINA 28105
 PH: (704) 847-4700
 CONTACT: T. MICHAEL GREEN, JR., PLS
 EMAIL: MIKE@DELTA LANDSERVICES.NET

UTILITY COMPANIES

SANITARY SEWER/WATER

UNION COUNTY WATER
 500 N. MAIN STREET
 MONROE, NORTH CAROLINA 28112
 PH: (704) 296-4210

SITE DATA

DEVELOPMENT SUMMARY OVERALL SITE:

JURISDICTION: INDIAN TRAIL, NC
 EXISTING ZONING: DTD, DTD-R
 EXISTING USE: SINGLE-FAMILY HOMES,
 UNIMPROVED WOODLANDS

PROPOSED USE: MULTI-FAMILY ATTACHED AND SINGLE
 FAMILY RESIDENTIAL

PARCEL:
 PIN: 07114070 ±6.855 ACRES (DTD)
 PIN: 07114070A ±2.92 ACRES (DTD-R)
 PIN: 07114070B ±1.54 ACRES (DTD-R)
 TOTAL SITE ACREAGE: ±11.32 ACRES (493,099.20 SF)

DTD DEVELOPMENT SUMMARY:

PARCEL:
 PIN: 07114070 ±6.855 ACRES (298,604 SF)

TOWNHOMES: 69
 PROPOSED DENSITY: 10.07 DUA

MINIMUM LOT AREA: N/A
 MINIMUM LOT WIDTH: N/A
 MINIMUM FRONT SETBACK: 10 FT
 MINIMUM SIDE SETBACK: 5 FT
 MINIMUM REAR SETBACK: 30 FT
 MAXIMUM HEIGHT: 50 FT

PARKING REQUIREMENTS:

TOWNHOUSE: 2 SPACES/UNIT PLUS
 1 GUEST SPACE/8 UNITS

REQUIRED: TOWNHOMES
 -138 DRIVEWAY SPACES
 -9 GUEST SPACES
 147 TOTAL SPACES

PROVIDED:

TOWNHOMES
 -138 DRIVEWAY SPACES
 -9 GUEST SPACES
 147 TOTAL SPACES

DTD-R DEVELOPMENT SUMMARY:

PARCEL:
 PIN: 07114070A ±2.92 ACRES (DTD-R)
 PIN: 07114070B ±1.54 ACRES (DTD-R)
 TOTAL ACREAGE: ±4.46 ACRES (194,278 SF)

HOMES: 5
 PROPOSED DENSITY: 1.12 DUA

MINIMUM LOT AREA: 8,000 SF
 MINIMUM LOT WIDTH: 50
 MINIMUM FRONT SETBACK: 25 FT
 MINIMUM SIDE SETBACK: 5 FT
 MINIMUM REAR SETBACK: 30 FT
 MAXIMUM HEIGHT: 50 FT

OPEN SPACE REQUIREMENTS:

DTD ZONING REQUIRED: ±29,861 SF (10.00%)
 DTD-R ZONING REQUIRED: ±9,714 SF (5.00%)
 TOTAL REQUIRED: ±39,575 SF

TOTAL PROVIDED: ±95,068 SF

NO.	DATE	DESCRIPTION

3701 Arco Corporate Drive
 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
 www.cecinc.com

CEC Surveying and Landscape Architects of NC, PLLC

BEXLEY
CH CONSULTING, LLC
 INDIAN TRAIL, NORTH CAROLINA
 UNION COUNTY

COVER SHEET

DATE: DECEMBER 1, 2025 | DRAWN BY: MEK
 DWG SCALE: AS SHOWN | CHECKED BY: MEK
 PROJECT NO: 344-307
 APPROVED BY: MLG

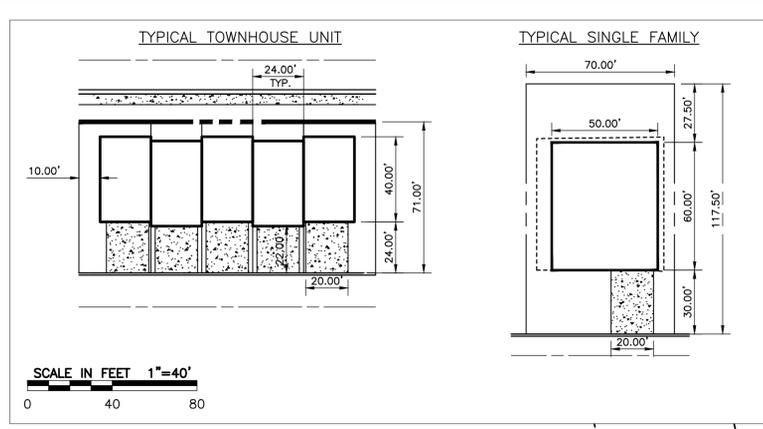
DRAWING NO: **C000**



A:\140-2021\140-2021-0000\Drawings\140-2021-0000-Cover_Sheet.dwg (2025) LS (12/02/2025 4:19 PM) - LP: 12/02/2025 4:19 PM

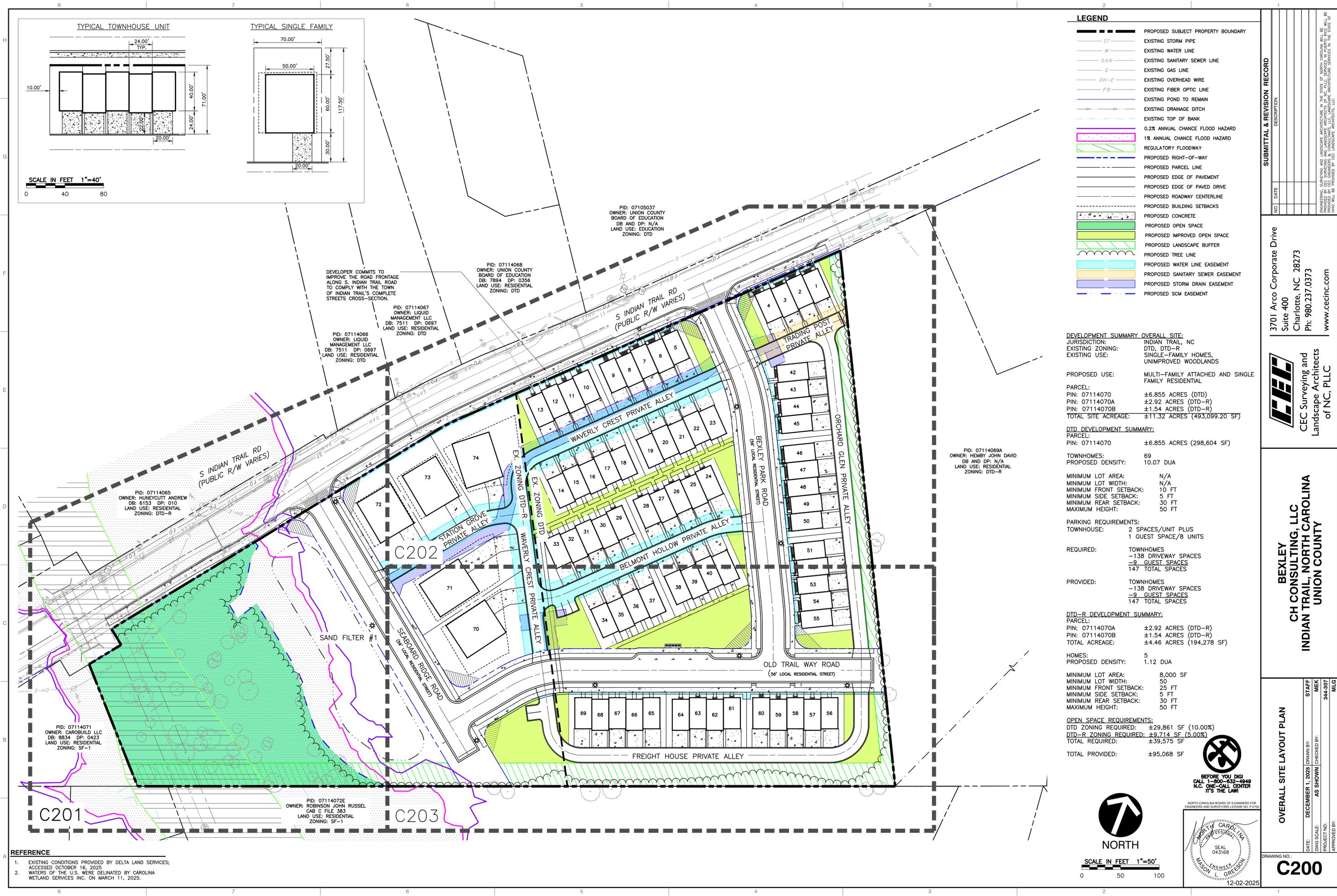
NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

12-02-2025



LEGEND

	PROPOSED SUBJECT PROPERTY BOUNDARY
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING FIBER OPTIC LINE
	EXISTING POND TO REMAIN
	EXISTING DRAINAGE DITCH
	EXISTING TOP OF BANK
	0.2% ANNUAL CHANCE FLOOD HAZARD
	1% ANNUAL CHANCE FLOOD HAZARD
	REGULATORY FLOODWAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED PARCEL LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED BUILDING SETBACKS
	PROPOSED CONCRETE
	PROPOSED OPEN SPACE
	PROPOSED IMPROVED OPEN SPACE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED TREE LINE
	PROPOSED WATER LINE EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PROPOSED STORM DRAIN EASEMENT
	PROPOSED SCM EASEMENT



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BEFORE YOU DIG!
 CALL 1-800-632-4949
 N.C. ONE-CALL CENTER
 IT'S THE LAW!



REFERENCE
 1. EXISTING CONDITIONS PROVIDED BY DELTA LAND SERVICES; ACCESSED OCTOBER 16, 2025
 2. WATERS OF THE U.S. WERE DELINEATED BY CAROLINA WETLAND SERVICES INC. ON MARCH 11, 2025.

LEGEND

NO. DATE DESCRIPTION

3701 Arco Corporate Drive
 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
 www.cecinc.com

BEXLEY CH CONSULTING, LLC
 INDIAN TRAIL, NORTH CAROLINA
 UNION COUNTY

OVERALL SITE LAYOUT PLAN

DRAWING NO. C200

DATE: DECEMBER 1, 2025 **DRAWN BY:** MEK
DWG SCALE: AS SHOWN **CHECKED BY:** MEK
PROJECT NO.: 344-307
APPROVED BY: MLG

STAFF

SEAL
 WILSON L. GREEN
 ENGINEER
 LICENSE NO. 043168
 NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. P-2725
 12-02-2025

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