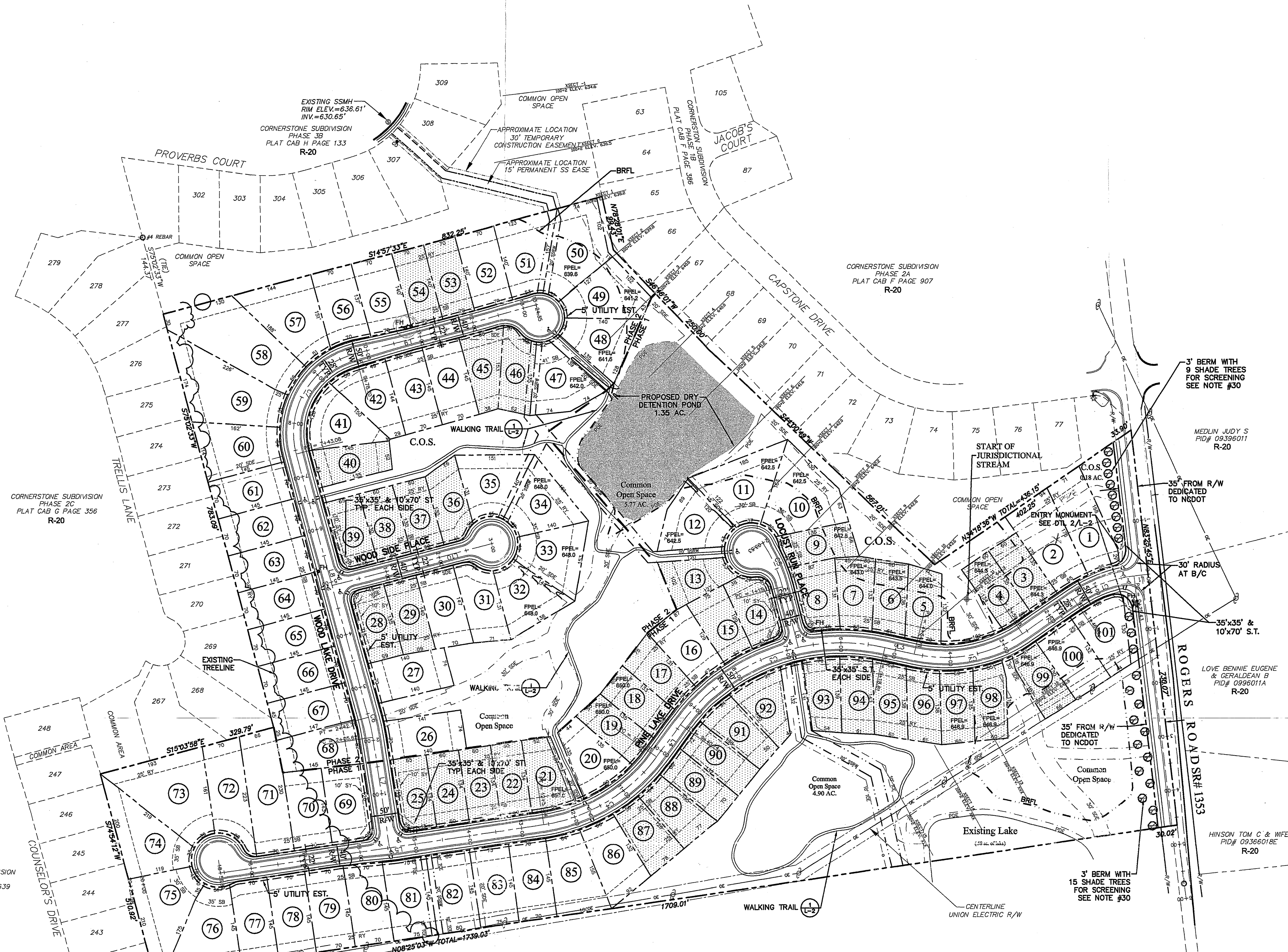


**DEVELOPMENT DATA**

|                        |                                |
|------------------------|--------------------------------|
| TOTAL SITE AREA:       | 40.33 AC                       |
| PARCEL NUMBERS:        | 09398012 / 09398012C           |
| EXISTING ZONING:       | PUD/R-20/R-8/R-6 CLUSTER       |
| REZONING PETITION NO.: | SPU 2003-005                   |
| EXISTING LAND USE:     | AGRICULTURE                    |
| PROPOSED LAND USE:     | RESIDENTIAL SUBDIVISION        |
| TOTAL LOTS:            | 101                            |
| 90' LOTS (R-8):        | 42                             |
| 70' LOTS (R-20):       | 59                             |
| MIN. LOT AREA:         | 8,000 SF                       |
| R-8 LOTS:              | 10,000 SF                      |
| R-20 LOTS:             | 10,84 AC                       |
| OPEN SPACE:            | 10.84 AC                       |
| REQUIRED:              | 10.84 AC                       |
| PROVIDED:              | 10.85 AC                       |
| LOT CRITERIA:          |                                |
| MIN. SETBACK:          | 25 FT.                         |
| REAR YARD:             | 25 FT.                         |
| MIN. SIDEYARD:         | 5 FT. (10 FT. AT INTERSECTION) |

- GENERAL NOTES:**
- BOUNDARY INFORMATION AND EXISTING CONDITIONS TAKEN FROM BOUNDARY SURVEY BY CAROLINA SURVEYORS, INC., DATED JULY 1, 2004.
  - THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF INDIAN TRAIL LAND DEVELOPMENT STANDARDS AND NCDOT STANDARDS.
  - ALL STORM DRAINAGE EASEMENTS SHOWN ON PLAN ARE (PDE) PERMANENT EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION. ALL STORM DRAINAGE PIPE WITHIN R/W TO BE NCDOT APPROVED CLASS III OR GREATER.
  - ALL CURB RADI AT INTERSECTIONS TO BE 25' AT EDGE OF PAVEMENT AND 35' AT CUL-DE-SAC BULBS UNLESS OTHERWISE NOTED. ALL R/W RADII AT INTERSECTIONS TO BE 20' AND 25' AT CUL-DE-SAC BULBS UNLESS OTHERWISE NOTED.
  - STREET NAME SIGNS: DEVELOPER TO INSTALL STREET NAME SIGNS AT EACH STREET INTERSECTION AS APPROPRIATE TO IDENTIFY ALL STREET NAMES, PER STD. #3.05A, 3.05B & 3.06. ALL SIGNS, POLES & BRACKETS SHALL BE OF A TYPE APPROVED BY TOWN OF INDIAN TRAIL.
  - CONTRACTOR TO PROVIDE TRAFFIC CONTROL DEVICES TO BE IN CONFORMANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
  - SIGHT TRIANGLES TO BE 35'x35' AND 10'x70' AT ALL STREET INTERSECTIONS.
  - THE EXISTING POND AND DAM WILL BE LEFT AS IS WITH NO CONSTRUCTION WORK-TAKING PLACE IN THE IMMEDIATE AREA. A DRAINAGE EASEMENT WILL BE RECORDED AROUND THE POND WITH THE FINAL PLAT AND WILL BE BASED ON WATER ELEVATION.
  - SCHREINER DEVELOPMENT HAS EMPLOYED A WETLAND SCIENTIST TO STUDY THIS PROPERTY FOR WETLAND IMPACTS. THERE ARE NO WETLANDS ON SITE AND ONE JURISDICTIONAL STREAM AS NOTED ON THIS PLAN. THIS STREAM IS NOT TO BE IMPACTED BY INSTALLATION OF PROPOSED INFRASTRUCTURE.
  - ALL COMMON OPEN SPACE TO BE MAINTAINED BY POND SIDE HOMEOWNERS ASSOCIATION.
  - LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
  - PUBLIC WATER AND SEWER WILL BE PROVIDED BY UNION COUNTY DEPARTMENT OF PUBLIC WORKS. CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR THE LATEST STANDARD PIPING SPECIFICATIONS (AS APPLICABLE) PRIOR TO INSTALLING ANY R/W AND/OR SIDEWALK.
  - ANY NON-STANDARD ITEMS, IE: PAVERS, ORNAMENTAL VEGETATION, TREES, AND ASSOCIATED IRRIGATION SYSTEM(S) WITHIN PUBLIC ROAD/STREET RIGHTS-OF-WAY SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS OR THE HOME OWNERS ASSOCIATION AND SHALL BE ALLOWED ONLY BY ENCROACHMENT AGREEMENT WITH THE TOWN OF INDIAN TRAIL.
  - IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS BY THE INSPECTOR.
  - SUB-SURFACE DRAINAGE MAY BE REQUIRED IN THE STREET R/W AS DEEMED NECESSARY BY THE INSPECTOR AND AS APPROVED BY THE TOWN OF INDIAN TRAIL.
  - A 35' R/W SHALL BE DEDICATED TO NCDOT ALONG ROGERS ROAD WITH THE PLATTING OF THE SUBDIVISION.
  - ALL ROAD IMPROVEMENTS TO ROGERS ROAD TO BE COORDINATED WITH THE NCDOT PRIOR TO CONSTRUCTION.
  - THIS PROPERTY IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD PER COMMUNITY PANEL 37179C0080C, DATED JULY 5, 1994.
  - ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
  - PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
  - THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
  - GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
  - DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN ALL OF STREAMS, CREEKS, AND CHANNELS IN AN UNOBSERVED STATE, AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS BANKS, DEBRIS, LOGS OR OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
  - CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
  - LOTS 2-7, 9-12, 18-21, 32-34, 47-50 & 97-100 ARE SUBJECT TO FLOODING DURING A RAINFALL EVENT. CONSTRUCTION OF THE FINISHED FLOOR ELEVATION BELOW THE FLOOD PROTECTION ELEVATION (FPEL) SHOWN ON THE PLAN IS PROHIBITED.
  - NO PLANTING WILL BE ALLOWED WITHIN ROAD RIGHTS-OF-WAY UNLESS APPROVED BY NCDOT.
  - THE FRONT YARD OF EACH LOT SHALL CONTAIN AT LEAST TWO TREES WITH A MINIMUM CALIPER OF 2" MEASURED AT A HEIGHT SIX INCHES ABOVE THE GROUND. TWO ADDITIONAL STREET TREES SHALL BE REQUIRED ON ALL CORNER LOTS.
  - ALL DWELLINGS SHALL HAVE DOUBLE CAR GARAGES AND CORNER LOTS WILL BE REQUIRED TO BE SIDE LOADED.
  - AT LEAST 30 OF THE R-20 LOTS SHALL HAVE HOMES OF AT LEAST 2000 SF OF HEATED FLOOR AREA AND ALL HOMES IN THE DEVELOPMENT SHALL BE AT LEAST 1500 SQUARE FEET OR GREATER.
  - DEVELOPER TO BUILD 3' HT. BERM ALONG ROGERS ROAD WITH SHADE TREES PLANTED 20-30' OC. PER SPECIAL USE PERMIT. SEE TOWN OF INDIAN TRAIL ZONING ORDINANCE APPENDIX C-10 FOR APPROVED PLANT LIST.
  - FINAL PLAT APPROVAL WILL NOT BE GIVEN BY THE TOWN OF INDIAN TRAIL UNTIL THE DEVELOPER ACQUIRES RIGHT-OF-WAY FOR LEFT TURN LANE INSTALLATION ALONG ROGERS ROAD, SEE SHEETS L-4 & L-7.
  - LOTS 1, 3, 5, 7, 9, 11, 13, 15, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 72, 74, 76, 78, 80, 82, 84, 85, 87, 89, 91, 93, 95, 97, 99, 101 SHALL BE CONSTRUCTED WITH FULL FRONT BRICK FACADES.
  - DEVELOPER TO PROVIDE DECORATIVE STREET LIGHTS AND WILL CONTACT HOPE BERGAMINI WITH THE TOWN OF INDIAN TRAIL COORDINATE DESIGN AND LAYOUT.



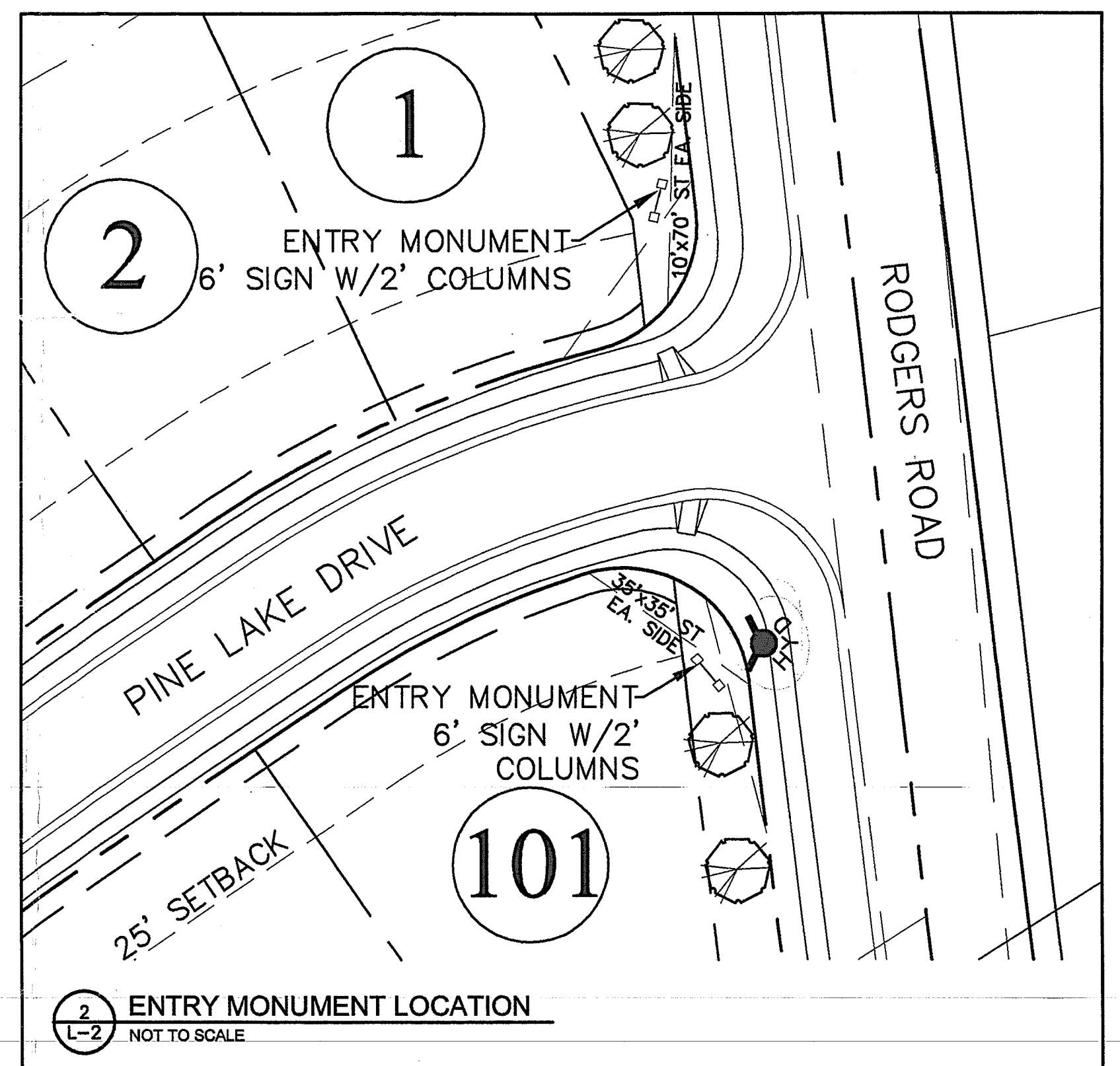
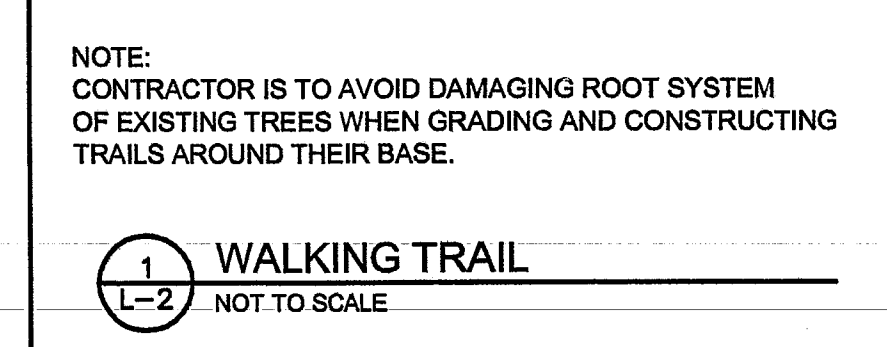
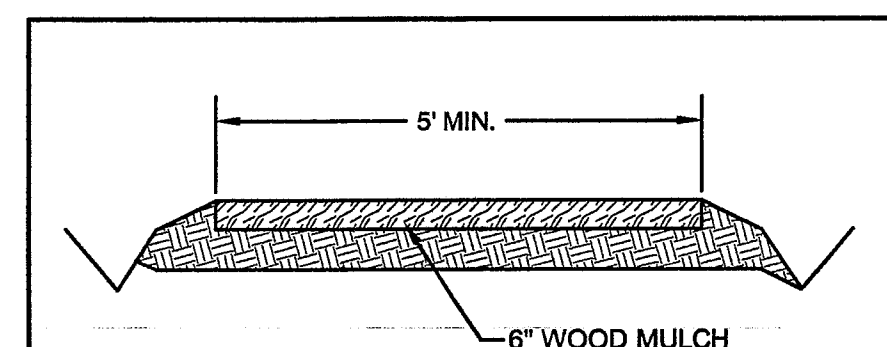
**LEGEND**

- P.P. EXISTING POWER POLE
- SDE STORM DRAINAGE EASEMENT
- SSRW SANITARY SEWER R/W
- PROPOSED R/W
- EXISTING PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FIRE HYDRANT
- HANDICAP RAMP
- LOT NUMBER - SINGLE FAMILY
- DETENTION POND
- R-8 & R-6 LOTS

**LOT SIZING CHART:**

| LOT# | LOT SIZE | ZONE | MIN. SF | REQ'D OPEN SPACE S.F. |
|------|----------|------|---------|-----------------------|
| 1    | 12834    | R-20 | 20000   | 7168                  |
| 2    | 13857    | R-20 | 20000   | 6343                  |
| 3    | 8100     | R-8  | 8000    | 0                     |
| 4    | 8088     | R-8  | 8000    | 0                     |
| 5    | 8367     | R-8  | 8000    | 0                     |
| 6    | 8059     | R-8  | 8000    | 0                     |
| 7    | 8843     | R-8  | 8000    | 0                     |
| 8    | 8283     | R-8  | 8000    | 0                     |
| 9    | 9176     | R-8  | 8000    | 0                     |
| 10   | 16156    | R-20 | 20000   | 3844                  |
| 11   | 14278    | R-20 | 20000   | 5724                  |
| 12   | 11140    | R-20 | 20000   | 8880                  |
| 13   | 8202     | R-8  | 8000    | 0                     |
| 14   | 8962     | R-8  | 8000    | 0                     |
| 15   | 8497     | R-8  | 8000    | 0                     |
| 16   | 10098    | R-20 | 20000   | 9934                  |
| 17   | 8305     | R-8  | 8000    | 0                     |
| 18   | 8081     | R-8  | 8000    | 0                     |
| 19   | 8000     | R-8  | 8000    | 0                     |
| 20   | 10108    | R-20 | 20000   | 9832                  |
| 21   | 9090     | R-8  | 8000    | 0                     |
| 22   | 8040     | R-8  | 8000    | 0                     |
| 23   | 8040     | R-8  | 8000    | 0                     |
| 24   | 8040     | R-8  | 8000    | 0                     |
| 25   | 8624     | R-8  | 8000    | 0                     |
| 26   | 10229    | R-20 | 20000   | 9771                  |
| 27   | 10501    | R-20 | 20000   | 9499                  |
| 28   | 8689     | R-8  | 8000    | 0                     |
| 29   | 8271     | R-8  | 8000    | 0                     |
| 30   | 10025    | R-20 | 20000   | 9975                  |
| 31   | 10082    | R-20 | 20000   | 9918                  |
| 32   | 11174    | R-20 | 20000   | 8828                  |
| 33   | 11616    | R-20 | 20000   | 8384                  |
| 34   | 11789    | R-20 | 20000   | 8211                  |
| 35   | 12249    | R-20 | 20000   | 7755                  |
| 36   | 8455     | R-8  | 8000    | 0                     |
| 37   | 8080     | R-8  | 8000    | 0                     |
| 38   | 8080     | R-8  | 8000    | 0                     |
| 39   | 8264     | R-8  | 8000    | 0                     |
| 40   | 8537     | R-8  | 8000    | 0                     |
| 41   | 10399    | R-20 | 20000   | 9601                  |
| 42   | 10000    | R-20 | 20000   | 10000                 |
| 43   | 10169    | R-20 | 20000   | 9511                  |
| 44   | 10178    | R-20 | 20000   | 9822                  |
| 45   | 9086     | R-8  | 8000    | 0                     |
| 46   | 9112     | R-8  | 8000    | 0                     |
| 47   | 11187    | R-20 | 20000   | 8813                  |
| 48   | 10190    | R-20 | 20000   | 9810                  |
| 49   | 11714    | R-20 | 20000   | 8286                  |
| 50   | 14498    | R-20 | 20000   | 5524                  |
| 51   | 12742    | R-20 | 20000   | 7258                  |
| 52   | 10500    | R-20 | 20000   | 9500                  |
| 53   | 8400     | R-8  | 8000    | 0                     |
| 54   | 8400     | R-8  | 8000    | 0                     |
| 55   | 10395    | R-20 | 20000   | 9605                  |
| 56   | 10217    | R-20 | 20000   | 9783                  |
| 57   | 15910    | R-20 | 20000   | 4390                  |
| 58   | 21580    | R-20 | 20000   | 0                     |
| 59   | 20409    | R-20 | 20000   | 0                     |
| 60   | 13230    | R-20 | 20000   | 6770                  |
| 61   | 10151    | R-20 | 20000   | 9849                  |
| 62   | 10374    | R-20 | 20000   | 9849                  |
| 63   | 10151    | R-20 | 20000   | 9849                  |
| 64   | 10151    | R-20 | 20000   | 9849                  |
| 65   | 10151    | R-20 | 20000   | 9849                  |
| 66   | 10152    | R-20 | 20000   | 9848                  |
| 67   | 10172    | R-20 | 20000   | 9828                  |
| 68   | 10488    | R-20 | 20000   | 9515                  |
| 69   | 10512    | R-20 | 20000   | 9488                  |
| 70   | 10067    | R-20 | 20000   | 9933                  |
| 71   | 15996    | R-20 | 20000   | 4304                  |
| 72   | 13063    | R-20 | 20000   | 6937                  |
| 73   | 20000    | R-20 | 20000   | 0                     |
| 74   | 15179    | R-20 | 20000   | 4821                  |
| 75   | 15301    | R-20 | 20000   | 4699                  |
| 76   | 23527    | R-20 | 20000   | 0                     |
| 77   | 10473    | R-20 | 20000   | 9527                  |
| 78   | 10500    | R-20 | 20000   | 9500                  |
| 79   | 10499    | R-20 | 20000   | 9501                  |
| 80   | 10590    | R-20 | 20000   | 9540                  |
| 81   | 11616    | R-20 | 20000   | 8384                  |
| 82   | 11601    | R-20 | 20000   | 8399                  |
| 83   | 10876    | R-20 | 20000   | 9124                  |
| 84   | 10150    | R-20 | 20000   | 9850                  |
| 85   | 12116    | R-20 | 20000   | 7884                  |
| 86   | 11037    | R-20 | 20000   | 8963                  |
| 87   | 8415     | R-8  | 8000    | 0                     |
| 88   | 8063     | R-8  | 8000    | 0                     |
| 89   | 8013     | R-8  | 8000    | 0                     |
| 90   | 8582     | R-8  | 8000    | 0                     |
| 91   | 8956     | R-8  | 8000    | 0                     |
| 92   | 8516     | R-8  | 8000    | 0                     |
| 93   | 8469     | R-8  | 8000    | 0                     |
| 94   | 8398     | R-8  | 8000    | 0                     |
| 95   | 8193     | R-8  | 8000    | 0                     |
| 96   | 8041     | R-8  | 8000    | 0                     |
| 97   | 8023     | R-8  | 8000    | 0                     |
| 98   | 8209     | R-8  | 8000    | 0                     |
| 99   | 8019     | R-8  | 8000    | 0                     |
| 100  | 10087    | R-20 | 20000   | 9903                  |
| 101  | 10075    | R-20 | 20000   | 9925                  |

TOTAL OPEN SPACE REQUIRED = 47233 SF  
= 10.84 AC



**CENTERLINE LINE TABLE:**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 25.43  | N06°34'21"W |
| L2   | 113.10 | N34°18'42"W |
| L3   | 54.03  | S12°43'20"W |
| L4   | 72.87  | N54°25'09"W |
| L5   | 598.34 | S08°25'09"E |
| L6   | 115.10 | S75°25'04"W |
| L7   | 205.62 | N61°34'51"E |
| L8   | 500.36 | S75°02'27"W |
| L9   | 345.66 | N14°57'33"W |
| L10  | 300.00 | N14°57'33"W |

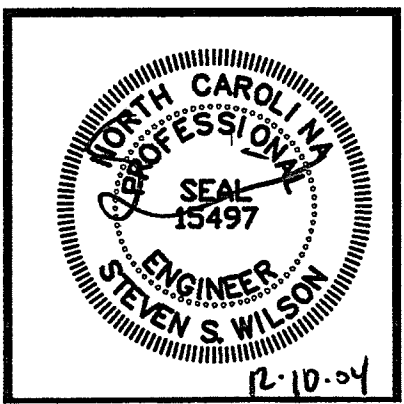
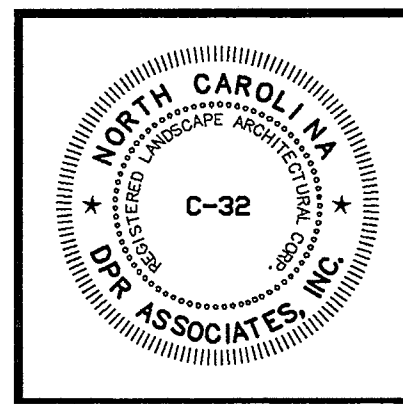
**CENTERLINE CURVE TABLE:**

| CURVE | LENGTH | RADIUS |
|-------|--------|--------|
| C1    | 121.03 | 250.00 |
| C2    | 205.22 | 250.00 |
| C3    | 421.93 | 350.00 |
| C4    | 244.93 | 305.00 |
| C5    | 88.43  | 280.00 |
| C6    | 37.10  | 325.00 |
| C7    | 235.82 | 150.00 |

**REVISIONS:**

| No. | Date     | By  | Description                      |
|-----|----------|-----|----------------------------------|
| 1   | 9/1/04   | SMW | PER NCDOT COMMENTS               |
| 2   | 10/25/04 | SMW | PER INDIAN TRAIL REVIEW COMMENTS |
| 3   | 11/15/04 | SMW | PER INDIAN TRAIL REVIEW COMMENTS |
| 4   | 12/3/04  | SMW | PER INDIAN TRAIL REVIEW COMMENTS |

Date: 8/23/04  
Project Number: 04057.6



DPR ASSOCIATES, INC.  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

**PRELIMINARY PLAT**

**PondSide**  
INDIAN TRAIL, NORTH CAROLINA

Scale: 1" = 100'  
Sheet Number: **L-2**  
SHEET 2 OF 8 TOTAL

SCHREINER DEVELOPMENT  
9605 CALDWELL COMMONS  
CIRCLE, SUITE A  
CORNELIUS, NC 28031