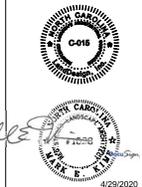
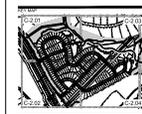
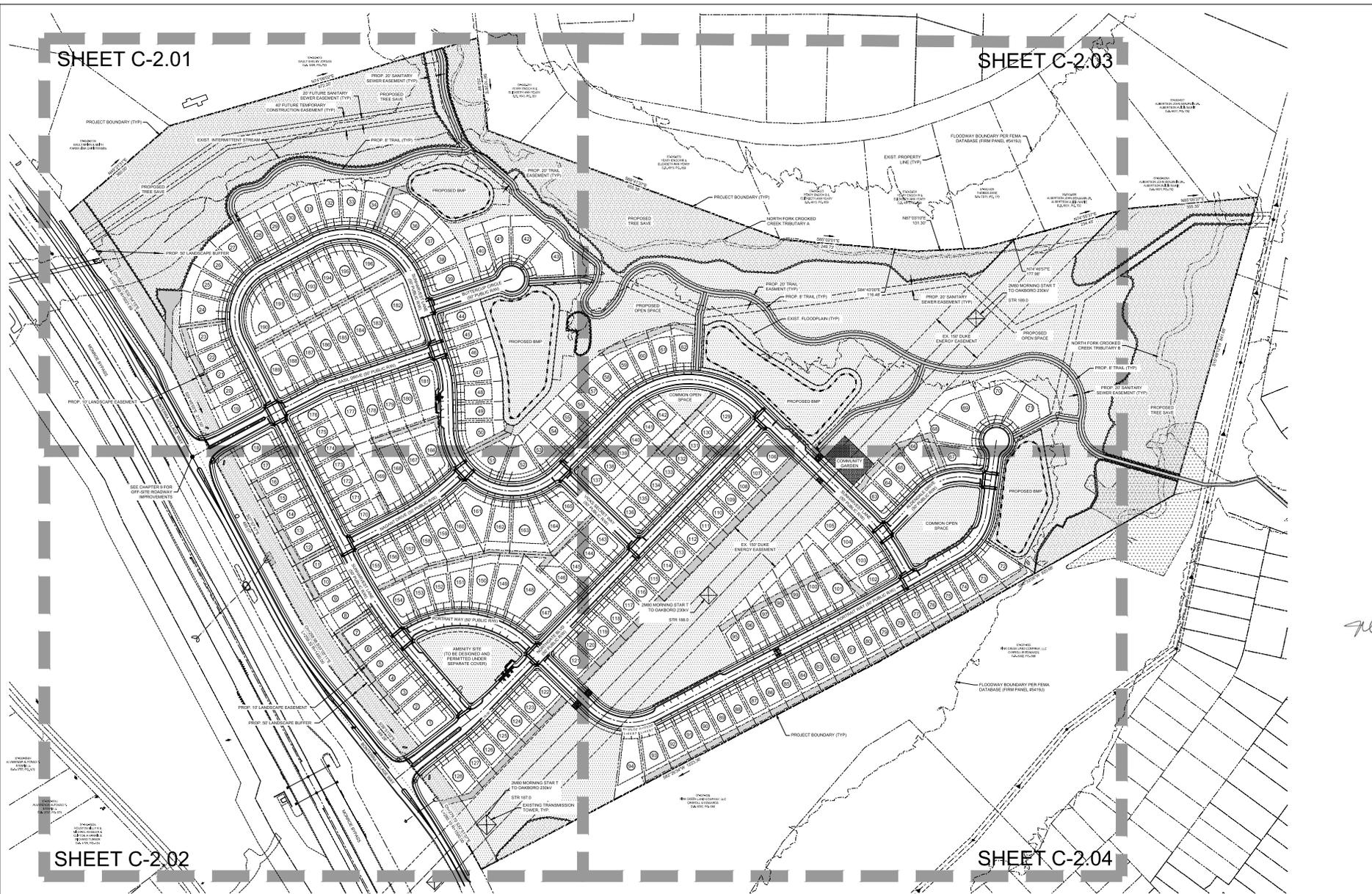


SHEET C-2.01

SHEET C-2.03

SHEET C-2.02

SHEET C-2.04



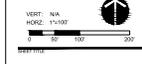
NORTHGATE

SECRET SHORTCUT VENTURES, LLC
 SECRET SHORTCUT ROAD
 INDIAN TRAIL, NC

10/06/20

REVISION /ISSUANCE		
NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT SUBMITTAL	10-14-20
2	LAND DEVELOPMENT SUBMITTAL	10-26-20
3	NOISE SUBMITTAL	10-17-20
4	LAND DEVELOPMENT SUBMITTAL	10-16-20
5	LAND DEVELOPMENT SUBMITTAL	10-11-20
6	LAND DEVELOPMENT SUBMITTAL	11-20-20
7	LAND DEVELOPMENT SUBMITTAL	01-31-2020
8	LAND DEVELOPMENT SUBMITTAL	03-13-2020
9	LAND DEVELOPMENT SUBMITTAL	04-29-2020

DESIGNED BY: LIX
 DRAWN BY: LIX
 CHECKED BY: MEX



OVERALL LAYOUT PLAN

OWNER INFORMATION
 PID #: 07042002C (PORTION)
 07042009 (PORTION)
 07042002E
 07042002D
 07042011A
 07042011C

LANDOWNERS: SECRET SHORTCUT VENTURES LLC
 5615 POTTER ROAD
 MATTHEWS, NC 28054
 TOMMY PRICE
 TRICEGRANUMA-GROUP.COM

DEVELOPER: SECRET SHORTCUT VENTURES LLC
 5615 POTTER ROAD
 MATTHEWS, NC 28054
 TOMMY PRICE
 TRICEGRANUMA-GROUP.COM

DEVELOPMENT SUMMARY
 PID #: 07042002C (PORTION), 07042009 (PORTION), 07042002E, 07042002D, 07042011A, 07042011C
 EXISTING PARCEL SIZE: 9.77 (07042002C)
 4.36 (PORTION OF 07042002E)
 4.36 (PORTION OF 07042002D)
 1.00 (07042002D)
 26.00 (07042002E)
 1.00 (07042002D)
 5.40 (07042011A)
 31.10 (07042011C)
 TOTAL: 89.42 ACRES (ONLY DEVELOPED AREA)

JURISDICTION: TOWN OF INDIAN TRAIL
EXISTING ZONING: SF-A (CONDITIONAL)
 CASE #20170553

NUMBER OF LOTS PROPOSED: 196
MAX # OF LOTS ALLOWED: 196
PROPOSED DENSITY: 2.19 UNITS/AC (GROSS)

CONSTRUCTION SCHEDULE:
 APPROVALS: MAY 2020
 BEGIN CONSTRUCTION: JUNE 2020
 COMPLETED INFRASTRUCTURE: JUNE 2021
 FULL BUILD-OUT: JUNE 2022

SUPPLEMENTAL REGULATIONS:
 MINIMUM LOT SIZE: 6,250 SF
 MINIMUM LOT AREA: NONE
 MINIMUM LOT WIDTH REQUIRED: 50 FEET
 MINIMUM LOT WIDTH PROPOSED: 50 FEET
 TYPICAL LOT WIDTH PROPOSED: 50 FEET
 FRONT YARD SETBACK: 5 FEET
 GARAGE SETBACK: 5 FEET
 SIDE YARD SETBACK: 5 FEET
 CORNER SIDE YARD SETBACK: 10 FEET
 REAR YARD SETBACK: 30 FEET
 BUILDING HEIGHT: 35 FEET

OPEN SPACE REQUIREMENTS:
 REQUIRED: 5.6 ACRES (1/35TH ACRE PER LOT)
 44,57 AC (1,941,791 SQ FT)

MINIMUM STREET EXITS: 2 REQUIRED/
 2 PROVIDED

STORM WATER MANAGEMENT:
 PROPOSED BMP'S TO TREAT THE FIRST 1" OF RAINFALL, 3-YEAR VOLUME ATTENUATION AND 2, 10 AND 25 YEAR DETENTION.

IMPERVIOUS SURFACE:
 BMP'S HAVE BEEN DESIGNED TO A MAXIMUM OF 65% IMPERVIOUS.

STREETS:
 CONCRETE CURB AND GUTTER FOR LOCAL ROADS. ALL ROADS TO BE MAINTAINED BY THE TOWN OF INDIAN TRAIL.

SIDEWALKS REQUIRED:
 BOTH SIDES REQUIRED FOR LOCAL ROADS.

***NOTE:** ALL WALKING TRAILS WILL BE INSTALLED PER EACH SUBSEQUENT PHASE OF DEVELOPMENT PRIOR TO HOME OCCUPANCY IN THAT PHASE.

***NOTE:** ALL WALKING TRAILS LOCATED BELOW A STORMWATER OUTFALL WILL BE INITIALLY REGRADED AS A COMPACTED GRANITE FINES TRAIL. UPON ESTABLISHMENT OF THE PERMANENT STORMWATER FACILITIES, THE TOWN OF INDIAN TRAIL ENGINEERING DEPARTMENT MAY REQUIRE PORTIONS OF THE TRAIL SYSTEM DIRECTLY DOWNSTREAM OF AN OUTFALL BE CONVERTED TO CONCRETE IF WASHOUT PERSISTS ON A CASE BY CASE BASIS.

LINE/TYPE LEGEND

PROJECT BOUNDARY LINE	---
PROJ. ROW	---
EXIST. PROPERTY LINE	---
EXIST. EOP	---
FEMA FLOODZONE	---
PROJ. TRIAL EASEMENT	---
PROJ. SANITARY SEWER EASEMENT	---
PROJ. TREE SAVE	---
EXIST. TREE SAVE	---
OVERHEAD POWER LINE	---
TREE PROTECTION FENCE	---

HATCH LEGEND

OPEN SPACE	---
TREE SAVE	---
50' LANDSCAPE BUFFER	---
PRIVATE STORM EASEMENT	---
PUBLIC STORM EASEMENT	---

SEE SHEETS C-1.02 AND C-2.05 - C-2.06 FOR ADDITIONAL NOTES AND DETAILS.



C-2.00