

**GENERAL NOTES:**

- SHARED UTILITY EASEMENT DEDICATED TO TOWN OF INDIAN TRAIL & UNION COUNTY PUBLIC WORKS LOCATED ON EVERY LOT OFFSET FROM RIGHT-OF-WAY.
- ALL LOTS SHALL BE SERVED BY UNION COUNTY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- NO PRINCIPAL BUILDING SHALL BE CONSTRUCTED INSIDE ANY DESIGNATED EASEMENT AS SHOWN ON THIS PLAN (I.E. DRAINAGE EASEMENT, SANITARY SEWER, RIGHT-OF-WAY, SIGHT TRIANGLE, ETC.).
- THIS PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, UTILITIES, AND COVENANTS WHICH ARE OF RECORD.
- WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE TOWN OF INDIAN TRAIL CODE OF ORDINANCES AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE, AT CONTRACTOR'S EXPENSE, FOR ENSURING AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THESE PERMITS MAY INCLUDE, BUT NOT LIMITED TO, GRADING, DEMOLITION, BLASTING, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION SPECIAL USE, WATER AND SEWER PERMITS AND APPROVALS.
- PIPE SYSTEMS, CHANNELS, AND RETAINING WALLS LOCATED IN COMMON OPEN SPACE ARE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THIS DEVELOPMENT.
- PIPE SYSTEMS, CHANNELS, AND RETAINING WALLS LOCATED WITHIN RESIDENTIAL LOTS ARE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE APPROPRIATE UTILITY SERVICE PROVIDER PRIOR TO ANY INTERRUPTION OF AN EXISTING UTILITY.
- DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCES (EMBAKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION).

**DEVELOPMENT DATA FOR VELARA:**

**DEVELOPER:** MATTAMY HOMES  
2127 AYRSLEY TOWN BLVD, SUITE 202  
CHARLOTTE, NC 28273  
(704) 507-7547  
BRIAN JOHNSON  
BA.JOHNSON@MATTAMYCORP.COM

**ENGINEERING FIRM:** ESP ASSOCIATES, INC.  
3475 LAKEMONT BLVD.  
FORT MILL, SC 29708  
(803) 802-2440  
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MICHAEL R. COSTELLO  
MCOSTELLO@ESPASSOCIATES.COM

**TAX PARCEL:** 07-105-038A  
**EXISTING USE:** DTD  
**PROPOSED USE:** DTD  
**PROPOSED NUMBER OF LOTS:** 126  
**MINIMUM LOT WIDTH (AT FRONT SETBACK):** 22'  
**MINIMUM LOT SIZE:** 1,012 SQ. FT.  
**BUILDING HEIGHT (MAX.):** 3 STORIES / 45'  
(OR PER ORDINANCE REQUIREMENTS)

**FRONT LOADED TOWNHOME SETBACKS:**  
- FRONT YARD SETBACK: 10'  
- SIDE YARD SETBACK: 10'  
- REAR YARD SETBACK: 15'  
- BUILDING SEPARATION: 20'  
- GARAGE SETBACK: 22'

**BUILT UPON AREA DATA FOR VELARA DEVELOPMENT:**

**SITE AREA:** 18.07 AC.  
**NUMBER OF LOTS:** 126 LOTS

**INFRASTRUCTURE BUILT UPON AREA**  
A. STREET CURB & PAVEMENT: 132,918 SF (3.05 AC.)  
B. SIDEWALKS & RAMPS: 43,282 SF (0.99 AC.)

**ESTIMATED LOT BUILT UPON AREA:**  
C. HOUSE: 139,469 SF (3.20 AC.)  
D. DRIVEWAY & WALKWAY: 62,691 SF (1.44 AC.)

**THE EXCHANGE TOTAL ESTIMATED BUILT UPON AREA**  
A. STREET CURB & PAVEMENT: 3.05 AC.  
B. SIDEWALKS AND RAMPS: 0.99 AC.  
C. HOUSES: 3.20 AC.  
D. DRIVEWAYS & WALKWAYS: 1.44 AC.  
F. TOTAL ESTIMATED BUILT UPON AREA: 8.68 AC. (48.03%)

HOUSE, DRIVEWAY AND LOT BUILT UPON AREAS HAVE BEEN ESTIMATED BASED ON ANTICIPATED DEVELOPMENT. ANY SIGNIFICANT CHANGES TO APPROVED CIVIL PLANS WOULD REQUIRE AN RTAP SUBMITTAL TO UNION COUNTY/TOWN OF INDIAN TRAIL.

**STREET DATA FOR VELARA DEVELOPMENT:**

**SILVELLA STREET:** 1,066 LF  
**VELARA DRIVE:** 922 LF  
**BRENNIX WAY:** 742 LF  
**MIRANTH RUN:** 458 LF  
**DUSKORA WAY:** 359 LF  
**PERLEWYN LANE:** 359 LF  
**TAURESSA TRAIL:** 359 LF  
**EMBRITH LANE:** 359 LF

**TOTAL LENGTH OF PROPOSED ROADS:** 4,224 LF

\*ALL PUBLIC STREETS SHALL BE OWNED AND MAINTAINED BY TOWN OF INDIAN TRAIL  
\*ALL ALLEY STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED.  
\*PROPOSED 20 MPH SPEED LIMIT FOR RESIDENTIAL STREETS.

**STREET CENTERLINE LINE TABLE**

| LINE | LENGTH  | BEARING        |
|------|---------|----------------|
| L1   | 1066.42 | N57° 46' 52" E |
| L2   | 457.83  | S32° 13' 08" E |
| L3   | 358.83  | N32° 13' 08" W |
| L4   | 358.83  | N32° 13' 08" W |
| L5   | 358.83  | N32° 13' 08" W |
| L6   | 358.83  | N32° 13' 08" W |
| L7   | 741.83  | N57° 46' 52" E |
| L8   | 419.04  | N32° 13' 08" W |
| L9   | 32.60   | N50° 02' 08" W |

**STREET CENTERLINE CURVE TABLE**

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING        | DELTA       |
|-------|--------|--------|---------|-------|----------------|-------------|
| C1    | 69.97  | 225.00 | 35.27   | 69.68 | N41° 07' 38" W | 17° 49' 00" |

**OPEN SPACE:**

REQUIRED MINIMUM COMMON OPEN SPACE: 10%  
OVERALL SITE AREA = 18.07 AC.  
RIGHT OF WAY DEDICATION = 4.51 AC.  
GROSS SITE AREA = 13.56 AC.  
OVERALL COMMON OPEN SPACE REQUIRED = 13.56 X 10% = 1.36 AC.  
OVERALL COMMON OPEN SPACE PROVIDED = 5.94 AC. (43.80%)

**TREE SAVE:**

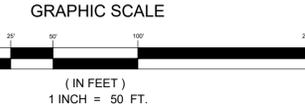
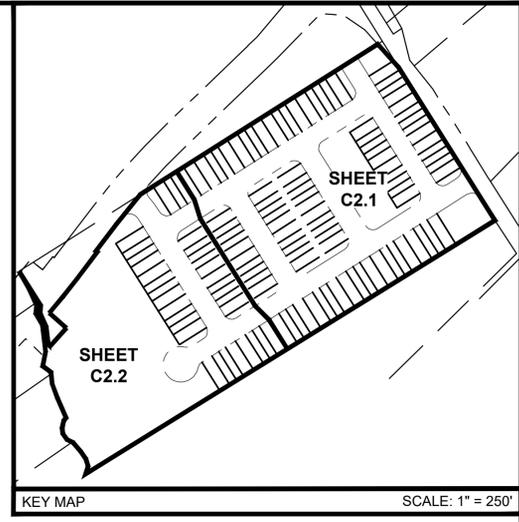
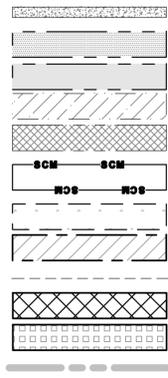
REQUIRED MINIMUM OVERALL TREE SAVE AREA: 5%  
OVERALL SITE AREA = 18.07 AC.  
RIGHT OF WAY DEDICATION = 4.51 AC.  
GROSS SITE AREA = 13.56 AC.  
OVERALL TREE SAVE REQUIRED = 13.56 X 5% = 0.68 AC.  
OVERALL TREE SAVE PROVIDED = 1.08 AC. (7.96%)

**DEVELOPMENT DATA FOR VELARA:**

**SITE AREA:** 18.07 AC  
**PROP. LOT AREA:** 7.27 AC  
**PUBLIC RW AREA:** 4.51 AC  
**PRIVATE RW AREA:** 0.31 AC

**LEGEND**

- PROP. CONCRETE SIDEWALK
- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. SANITARY SEWER EASEMENT
- PROP. UTILITY EASEMENT
- PROP. SIGHT TRIANGLE
- PROP. STORM WATER CONTROL (SCM) ESMT.
- EXIST. WETLANDS
- EXIST. WETLANDS/STREAM BUFFER
- EXIST. STREAM TOP OF BANK
- PROP. DEDICATED PROPERTY TO TOIT
- PROP. TREE SAVE AREA
- PROP. PHASE LINE



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**ESP**

NORTH CAROLINA  
LICENSE NO. F-1407  
ESP ASSOCIATES, INC.

NORTH CAROLINA  
PROFESSIONAL SEAL  
051369  
MICHAEL R. COSTELLO  
ENGINEER

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

NO. \_\_\_\_\_

**OVERALL SITE PLAN**

**VELARA**

TOWN OF INDIAN TRAIL, NORTH CAROLINA  
MATTAMY HOMES

**PROJECT INFORMATION**

PROJECT MANAGER: MRC  
DESIGNED BY: RHJ/TC  
DRAWN BY: RHJ/TC  
PROJECT NUMBER: 24-01118  
ORIGINAL DATE: 08/18/2025  
SHEET: **C2.0**

V:\2401118 - gmb\2401118-SITE OVERALL.dwg, C2.0 OVERALL SITE PLAN.dgn



