

DEVELOPMENT INFORMATION TRACT TWO:

DEVELOPER: MT LAND, LLC
141 PROVIDENCE RD
CHARLOTTE, NC 28207
PHONE: (704) 200-4273

LAND OWNER: SECRET DRUG CO. INC.
P.O. BOX 547
MONROE, NC 28111

TAX PARCEL NO.: 09321004 90

BOOK & PAGE: UNKNOWN

SITE ACREAGE: 124.54± ACRES

CURRENT ZONING: R-20

PROPOSED ZONING: COND. USE DISTRICT - SECRET COMMONS

LAND USE: EXISTING - FARMLAND (VACANT)
PROPOSED - TOWNHOME/MULTIFAMILY

SETBACKS: FRONT 20 FT
CORNER 10 FT
SIDE 5 FT
REAR 25 FT

LOTS/UNITS: TRACT ONE - 280 UNITS (51' X 120')
TRACT TWO - 192 UNITS (20' X 40')
TOTAL - 472 UNITS

LOT WIDTHS (MIN.): 51 FT

LOT AREAS (MIN.): 6,000 SF

COMMON OPEN SPACE: C.O.S. REQUIRED = 15.58 ACRES (12.5%)
C.O.S. PROVIDED = 44.21 ACRES (28.0%)

DENSITY: TRACT ONE - 2.78 UNITS/ACRE
TRACT TWO - 9.33 UNITS/ACRE
OVERALL - 3.79 UNITS/ACRE



VICINITY MAP - N.T.S.

USE SUMMARY - BY TRACT

- TRACT ONE:**
- AGE TARGETED/ACTIVE ADULT AND/OR DETACHED SINGLE FAMILY RESIDENTIAL
- TRACT TWO:**
- TOWNHOME/ATTACHED SINGLE FAMILY RESIDENTIAL (APPROVED USE)
 - ALTERNATIVE USES MAY INCLUDE COMMERCIAL AND/OR USES ALLOWED IN TRACT ONE (SUBJECT TO CONDITIONAL USE PLAN AMENDMENT AND APPROVAL BY CITY COUNCIL) (ALTERNATIVE USE AMENDMENT SHALL BE APPROVED THROUGH REZONING PROCESS)
- COMMERCIAL:**
- TRACT DEVELOPMENT MUST BE PRESENTED TO TRC, PLANNING BOARD AND APPROVED BY CITY COUNCIL (NO VESTED RIGHT OTHER THAN COMMERCIAL USE ESTABLISHED WITH THIS PLAN)



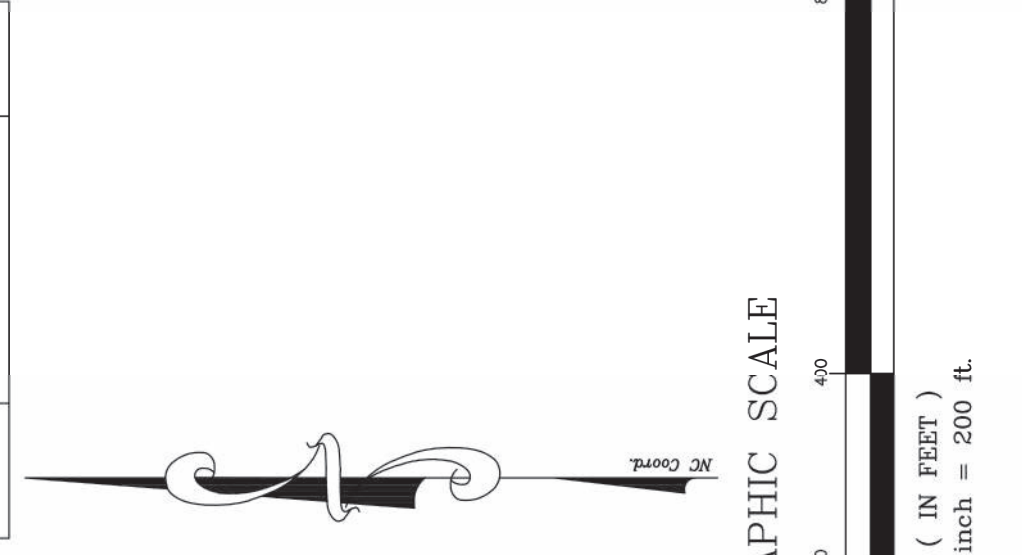
TRACT #1
95.85± AC.
280 Units
51'x120' Unit Size
2.92 Units/Acre

TRACT #2
20.59± AC.
192 Units
20'x40' Unit Size
9.33 Units/Acre

TRACT #2
20.59± AC.
192 Units
20'x40' Unit Size
9.33 Units/Acre

PHASE	UNIT TYPE	LOTS
1	SINGLE FAMILY	±108
1	TOWNHOME	±80
2	SINGLE FAMILY	±90
2	TOWNHOME	±112
3	SINGLE FAMILY	±82
		280

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	6120.00	101	6878.73	191	6120.00	281	6120.00
2	6120.00	102	6512.94	192	6120.00	282	6120.00
3	6120.00	103	6120.00	193	6120.00	283	6120.00
4	6120.00	104	6120.00	194	6120.00	284	6120.00
5	6120.00	105	6120.00	195	6120.00	285	6120.00
6	6120.00	106	6120.00	196	6120.00	286	6120.00
7	6120.00	107	6120.00	197	6120.00	287	6120.00
8	6120.00	108	6120.00	198	6120.00	288	6120.00
9	6120.00	109	6120.00	199	6120.00	289	6120.00
10	6120.00	110	6120.00	200	6120.00	290	6120.00
11	6120.00	111	6120.00	201	6120.00	291	6120.00
12	6120.00	112	6120.00	202	6120.00	292	6120.00
13	6120.00	113	6120.00	203	6120.00	293	6120.00
14	6120.00	114	6120.00	204	6120.00	294	6120.00
15	6120.00	115	6120.00	205	6120.00	295	6120.00
16	6120.00	116	6120.00	206	6120.00	296	6120.00
17	6120.00	117	6120.00	207	6120.00	297	6120.00
18	6120.00	118	6120.00	208	6120.00	298	6120.00
19	6120.00	119	6120.00	209	6120.00	299	6120.00
20	6120.00	120	6120.00	210	6120.00	300	6120.00
21	6120.00	121	6120.00	211	6120.00	301	6120.00
22	6120.00	122	6120.00	212	6120.00	302	6120.00
23	6120.00	123	6120.00	213	6120.00	303	6120.00
24	6120.00	124	6120.00	214	6120.00	304	6120.00
25	6120.00	125	6120.00	215	6120.00	305	6120.00
26	6120.00	126	6120.00	216	6120.00	306	6120.00
27	6120.00	127	6120.00	217	6120.00	307	6120.00
28	6120.00	128	6120.00	218	6120.00	308	6120.00
29	6120.00	129	6120.00	219	6120.00	309	6120.00
30	6120.00	130	6120.00	220	6120.00	310	6120.00
31	6120.00	131	6120.00	221	6120.00	311	6120.00
32	6120.00	132	6120.00	222	6120.00	312	6120.00
33	6120.00	133	6120.00	223	6120.00	313	6120.00
34	6120.00	134	6120.00	224	6120.00	314	6120.00
35	6120.00	135	6120.00	225	6120.00	315	6120.00
36	6120.00	136	6120.00	226	6120.00	316	6120.00
37	6120.00	137	6120.00	227	6120.00	317	6120.00
38	6120.00	138	6120.00	228	6120.00	318	6120.00
39	6120.00	139	6120.00	229	6120.00	319	6120.00
40	6120.00	140	6120.00	230	6120.00	320	6120.00
41	6120.00	141	6120.00	231	6120.00	321	6120.00
42	6120.00	142	6120.00	232	6120.00	322	6120.00
43	6120.00	143	6120.00	233	6120.00	323	6120.00
44	6120.00	144	6120.00	234	6120.00	324	6120.00
45	6120.00	145	6120.00	235	6120.00	325	6120.00
46	6120.00	146	6120.00	236	6120.00	326	6120.00
47	6120.00	147	6120.00	237	6120.00	327	6120.00
48	6120.00	148	6120.00	238	6120.00	328	6120.00
49	6120.00	149	6120.00	239	6120.00	329	6120.00
50	6120.00	150	6120.00	240	6120.00	330	6120.00
				241	6120.00	331	6120.00
				242	6120.00	332	6120.00
				243	6120.00	333	6120.00
				244	6120.00	334	6120.00
				245	6120.00	335	6120.00
				246	6120.00	336	6120.00
				247	6120.00	337	6120.00
				248	6120.00	338	6120.00
				249	6120.00	339	6120.00
				250	6120.00	340	6120.00



ISSUED FOR: _____

DATE: _____

REV: _____

Engineer: **RJH**

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
127 Blue Cloud Drive, Suite 101, P.O. Box 1163, S.C. 29708
P: (803) 882-2799
www.rjeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registered engineer appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal
Professional Engineer
North Carolina
No. 058536
P. Murphy

Professional Engineer
North Carolina
No. 058536
P. Murphy

Project Manager: P. Murphy
Checked: I. Bailey
Department Manager: P. Murphy
P. Murphy
P. Murphy

February 21, 2018
Client: _____

MT LAND
141 PROVIDENCE ROAD
CHARLOTTE, NC 28207
P: (704) 200-4237

Project: **Secret Commons**

Drawing Title: **Conditional Use Plan**

Project No. _____
2516
Drawing No. _____
2516
DWG File Name: _____
2516_PremLayout(12-2917)

CP-1