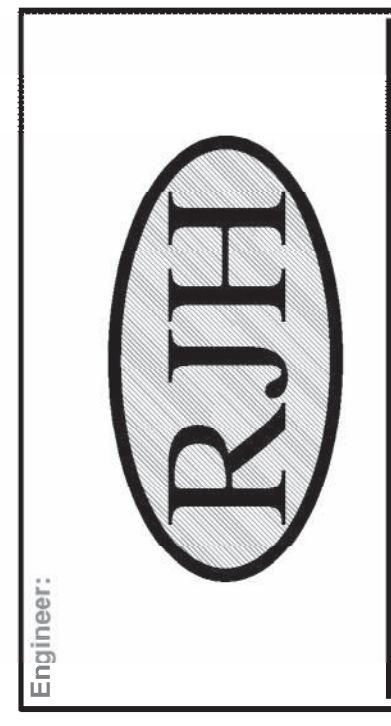


DATE	ISSUED FOR	REV



Engineer:
R. Joe Harris & Associates, Inc.
 Engineering • Land Surveying • Planning
 Management
127 The Cove Drive, Suite 100, Fort Mill, S.C. 29506 P: (803) 542-5729

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registered professional 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.

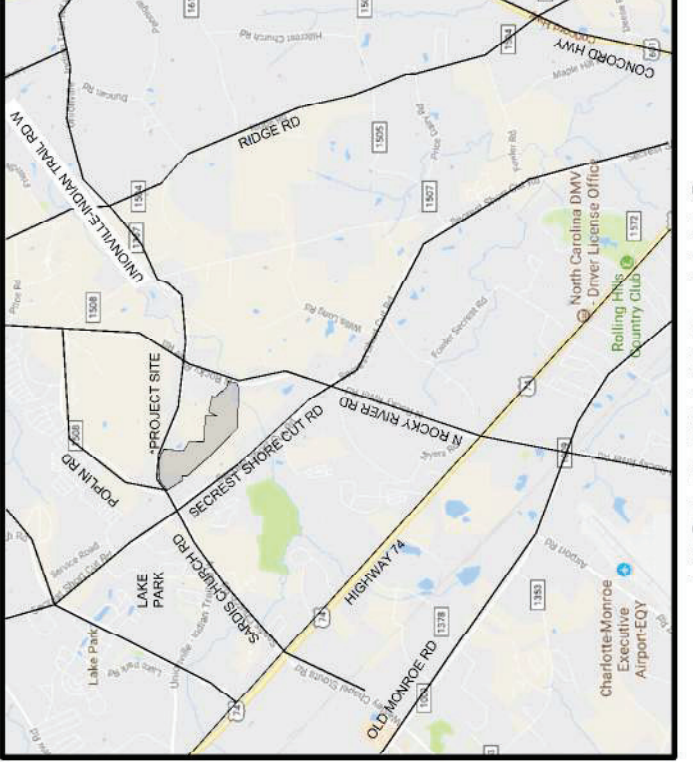
Project Manager	Drawn
R. Trejo	R. Trejo
Department Manager	Checked
P. Murphy	P. Murphy
Sheet Plot Date	February 2, 2018
Client	

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

Project:
Poplin Road Feasibility

Drawing Title:
Aerial w/ Site Project

Project No.	Drawing No.
2687	CP-1
DWG File Name: 2687 - Preliminary Layout Base	



VICINITY MAP - N.T.S.

DEVELOPMENT INFORMATION:

DEVELOPER: MT LAND
 141 Providence Road
 Charlotte, NC 28207
 Phone: (704) 200-4237

PARCEL NOS: 07024039D, 070240388D, 070240389D, K7024042, N7024042, 07009001E, 07009000H

EXISTING ZONING: RSF

PROPOSED ZONING: PUD

ACREAGE: ±141.13 Acres

LOT STDS. ACTIVE ADJUT.:
 Min. Lot Area - 6,260 Sq.Ft.
 Min. Lot Width - 50 Ft.
 Front Setback - 25 Ft.
 Side Yards - 5 Ft. / 12.5 Ft. Corners
 Rear Yard - 25 Ft.

LOT STDS. SINGLE FAMILY:
 Min. Lot Area - 7,500 Sq.Ft.
 Min. Lot Width - 60 Ft.
 Front Setback - 25 Ft. / 12.5 Ft. Corners
 Side Yards - 5 Ft. / 12.5 Ft.
 Rear Yard - 25 Ft.

LOT STDS. TOWNHOMES:
 Min. Lot Area - 990 Sq.Ft.
 Min. Lot Width - 10 Ft.
 Front Setback - 10 Ft.
 Rear Yard - 12 Ft.

DEVELOPMENT STANDARDS

- Density (D.U./A)
 Project Density Requirements as based upon the limits listed in the Town of Indian Trail Unified Development Code.
- Lot Standards
 Minimum lot width has been listed above in development information for each lot type.
- Setbacks
 Setbacks have been listed above in development information for each lot type.
- Building Height
 Maximum building height is 35 feet.
- Open Space
 A minimum of 25% of the gross land area shall be reserved for common recreation area and/or usable open space.
- Perimeter Setback
 A minimum 25-foot setback along the entire development perimeter is required, except where single family residential lots are standard required square footage of the district. The setback from any street bordering the PC tract is 35 feet unless a greater setback is required by the Town of Indian Trail UDO.
- Streets/Roads
 Public streets shall have a minimum 50 Feet ROW and 24 feet pavement width. All roadways shall be constructed and paved to specifications and standards as set forth by the Town of Indian Trail and NCDOT.
- Cul de sacs
 All permanent dead end streets shall end with a Cul de sac and should be no shorter than 150 feet in length.
- Tree Save
 Where the existing tree canopy if at least 15% of the property area, a tree save area equal to at least 15% of the property must be protected.
- Trees
 Street trees shall be required within a PRD at (1) canopy or ornamental tree every 30' L.R. of frontage with a planting spacing of 10' to 12' and (2) canopy tree every 15' planting spacing. All planting shall have 1 canopy tree per 15 spaces or 35% canopy coverage, whichever results in more trees.
- Architectural Std.
 See Sheet SP-2 for more information.
- Signage
 Signs must comply with Town of Indian Trail Unified Development Ordinances.
- Portions of these fire lots are within the City of Monroe and must be de-annexed.

GRAPHIC SCALE

