

HEMBY PLACE

SECRET SHORTCUT
VENTURES, LLC

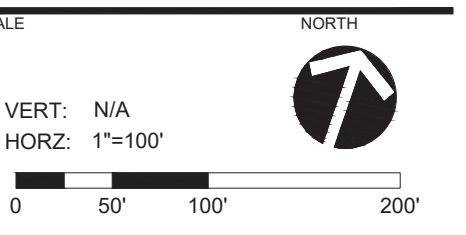
SECRET SHORTCUT ROAD
INDIAN TRAIL, NC

LANDDESIGN PROJ.# 1018416

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: KWR



LAYOUT PLAN

DEVELOPMENT SUMMARY

PID #: 6147009; 6147011; 6147010
COMBINED PARCEL SIZE: 43.16 ACRES
EXISTING ZONING: R-CD

LAND OWNER: 6147009
DONALD PATTERSON
13301 PROVIDENCE RD,
MATHEWS, NC 28104

6147011
MARY MOORE
PO BOX 6839
OCEAN ISLE BEACH, NC 28469

6147010
DELANEY PECAN GROVE, LLC
1649 TOM JACKSON RD
BOONE, NC 28607

DEVELOPER: CLASSICA HOMES
2215 AYRSLEY TOWN BLVD., SUITE G
CHARLOTTE, NC 28273
704.297.9075

PROPOSED USE: CONSERVATION SUBDIVISION

SUPPLEMENTAL REGULATIONS:
MINIMUM LOT SIZE: 12,000 SF
MAXIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH: 80' AT BUILDING LINE
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 5' (30' AGGREGATE)
CORNER YARD SETBACK: 15'
REAR YARD SETBACK: 30'
BUILDING HEIGHT: 35' MAX

MINIMUM REQUIRED CONSERVATION LAND:
SITE SQUARE FOOTAGE: 3,879,890 SF
50% GROSS ACREAGE: 939,945 SF (50.00%)
PROPOSED CONSERVATION LANDS:
1,024,458 SF
23.51 AC (54.49%)

MAXIMUM LOT YIELD:
CONVENTIONAL SUBDIVISION: 35 LOTS
PROPOSED LOTS: 35 LOTS

BUFFERING ALONG THOROUGHFARES:
WHERE SIDE AND REAR LOT LINES ABUT ALONG A MAJOR OR MINOR AS DESIGNATED ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION (MUMPO) THOROUGHFARE PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE THOROUGHFARE AND THE THOROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THOROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING, ANY WALLS, FENCES, OR OTHER CONSTRUCTED DEVICES SHALL BE ALLOWED WITHIN THE BUFFER AREA AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.

BUFFER WIDTH REQUIREMENTS:
CONSERVATION DISTRICT = 100 FOOT BUFFER WIDTH
9 TREES AND 20 SHRUBS PER 100 LINEAR FEET

UTILITIES:
CONNECTIONS TO UNION COUNTY PUBLIC WATER AND SEWER TO BE PROVIDED.

NOTES:

- THOUGH IT MAY NOT BE ILLUSTRATED, SHOWN, LISTED, DENOTED, OR EXPRESSED THIS PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE UNION COUNTY LAND DEVELOPMENT ORDINANCE IN EFFECT AT TIME OF REVIEW AND APPROVAL.

LINETYPE LEGEND

EXIST. BOUNDARY LINE	
EXIST. MAJOR CONTOUR	
EXIST. MINOR CONTOUR	
EXIST. STORM DRAINAGE	
EXIST. R/W	
EXIST. TREELINE	
EXIST. PROPERTY LINE	
EXIST. STORM DRAIN MANHOLE	
EXIST. CATCH BASIN	

