

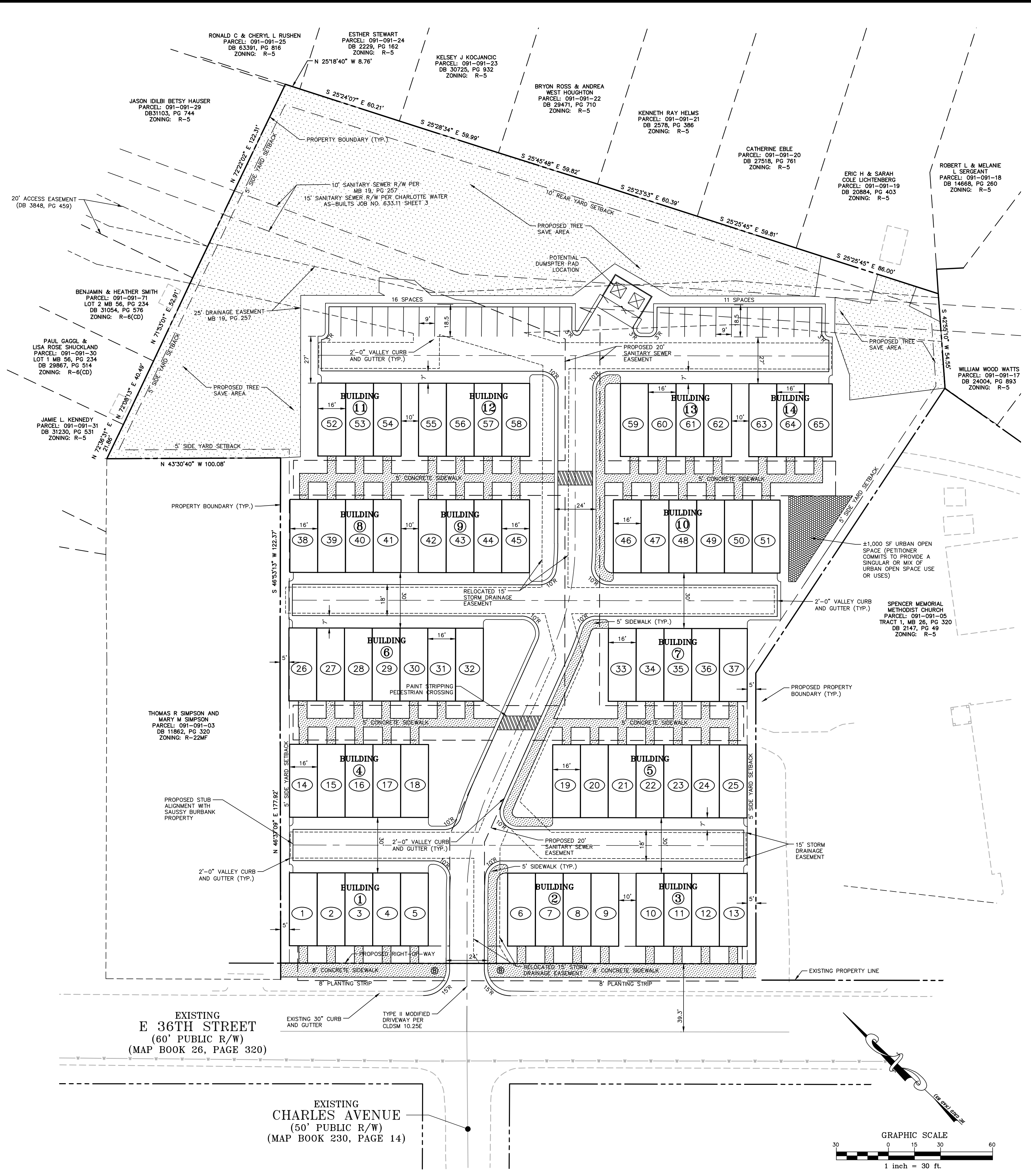
**VICINITY MAP
NTS**

SITE LEGEND

- ACCESSIBLE RAMPS
- CENTERLINE
- PROPERTY LINE
- SETBACK
- SANITARY SEWER EASEMENT
- STORM DRAINAGE EASEMENT
- LOT LINE
- CURB AND GUTTER
- CONCRETE SIDEWALK/PAD
- TREESAVE
- URBAN OPEN SPACE

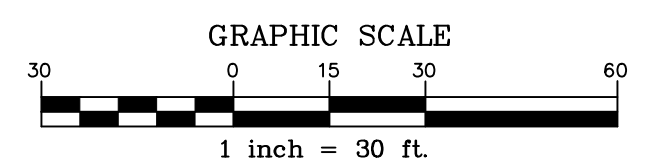
DENSITY CALCULATION:
TOTAL AREA=3.59 AC
NUMBER OF DWELLING UNITS: 65
DWELLING UNITS/AC = 65/3.59 = 18.1 DU/AC

SITE DATA	
DEVELOPER	SHEA HOMES 8008 CORPORATE CENTER DRIVE, SUITE 300 CHARLOTTE, NORTH CAROLINA 28226
SITE AREA:	EXISTING SITE ACREAGE: ±3.59 AC RIGHT-OF-WAY DEDICATION: ±0.03 AC (1176 SF)
	EXISTING SITE ACREAGE TO REMAIN: ±3.59 AC
	PID: 091-091-35, 091-091-34, AND 091-091-04, AND PART OF 091-091-05
EXISTING ZONING:	R-5 & R-8M(CD)
PROPOSED ZONING:	MUDD(CD)
EXISTING USE:	INSTITUTIONAL; VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED (FOR SALE)
PROPOSED DENSITY:	± 18.1 DU/AC
PROPOSED NUMBER OF UNITS:	65
GROSS BUILDING AREA:	87,360 SF
URBAN OPEN SPACE REQUIRED:	873.6 SF (87,360 SF / 100)
URBAN OPEN SPACE PROVIDED:	±1,000 SF
MAXIMUM BUILDING HEIGHT ALLOWED:	60'
FRONT YARD SETBACK:	16' FROM BACK OF CURB
SIDE YARD SETBACK:	5 FT (MUST HAVE 10' BUILDING SEPARATION)
REAR YARD SETBACK:	10 FT
BUILDING SEPARATION:	10 FT MIN.
AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/UNIT (65 SPACES)
AUTOMOBILE PARKING PROVIDED:	120 SPACES
PROPOSED TREE SAVE AREA REQUIRED:	0.54 AC (3.59 AC X 15%)
PROPOSED TREE SAVE AREA PROVIDED:	0.84 AC (23.4% OF SITE AREA)



EXISTING
E 36TH STREET
(60' PUBLIC R/W)
(MAP BOOK 26, PAGE 320)

EXISTING
CHARLES AVENUE
(50' PUBLIC R/W)
(MAP BOOK 230, PAGE 14)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Y:\Projects\SHH\7020\Land\Construction Drawings\Current Drawings\SHH17020-S1.dwg, 8/23/2018, 3:11:52 PM, Lmits, Dyon



**Know what's below.
Call before you dig.**

CONTRACTOR SHALL NOTIFY "811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

THE JOHN R. MCADAMS COMPANY, INC.
3498 Toringdon Way
Suite 110
Charlotte, North Carolina 28277
License No.: C-02893
704.527.0600 • McAdamsCo.com



REVISIONS:

NO.	DESCRIPTION

OWNER:
SHEA HOMES
8008 CORPORATE CENTER DR
SUITE 300
CHARLOTTE, NC 28226

36TH ST II TOWNHOMES
PRELIMINARY DRAWINGS
1025 EAST 36TH STREET
CHARLOTTE, NORTH CAROLINA
REZONING PLAN

PROJECT NO.	SHH-17020
FILENAME:	SHH17020-S1
CHECKED BY:	RMR
DRAWN BY:	CAR
SCALE:	1"=30'
DATE:	08-27-2018
SHEET NO.	RZ-1



