

SITE DATA

LOCATION: INT. REAMES RD. (SR# 2110) & LAKEVIEW RD. (SR# 2112)
MECKLENBURG COUNTY, NC

EXISTING ZONING: R-3, RESIDENTIAL
PROPOSED ZONING: MX-2, INNOVATIVE

USE: RESIDENTIAL, SINGLE-FAMILY DETACHED

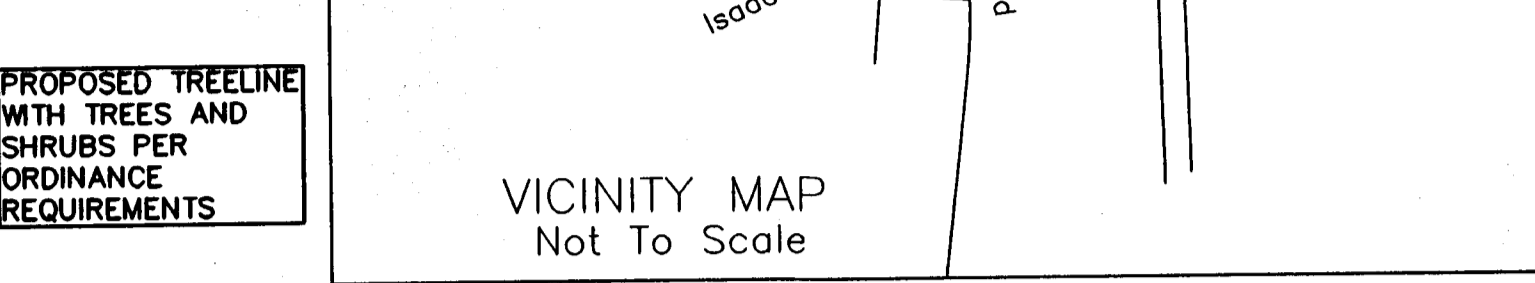
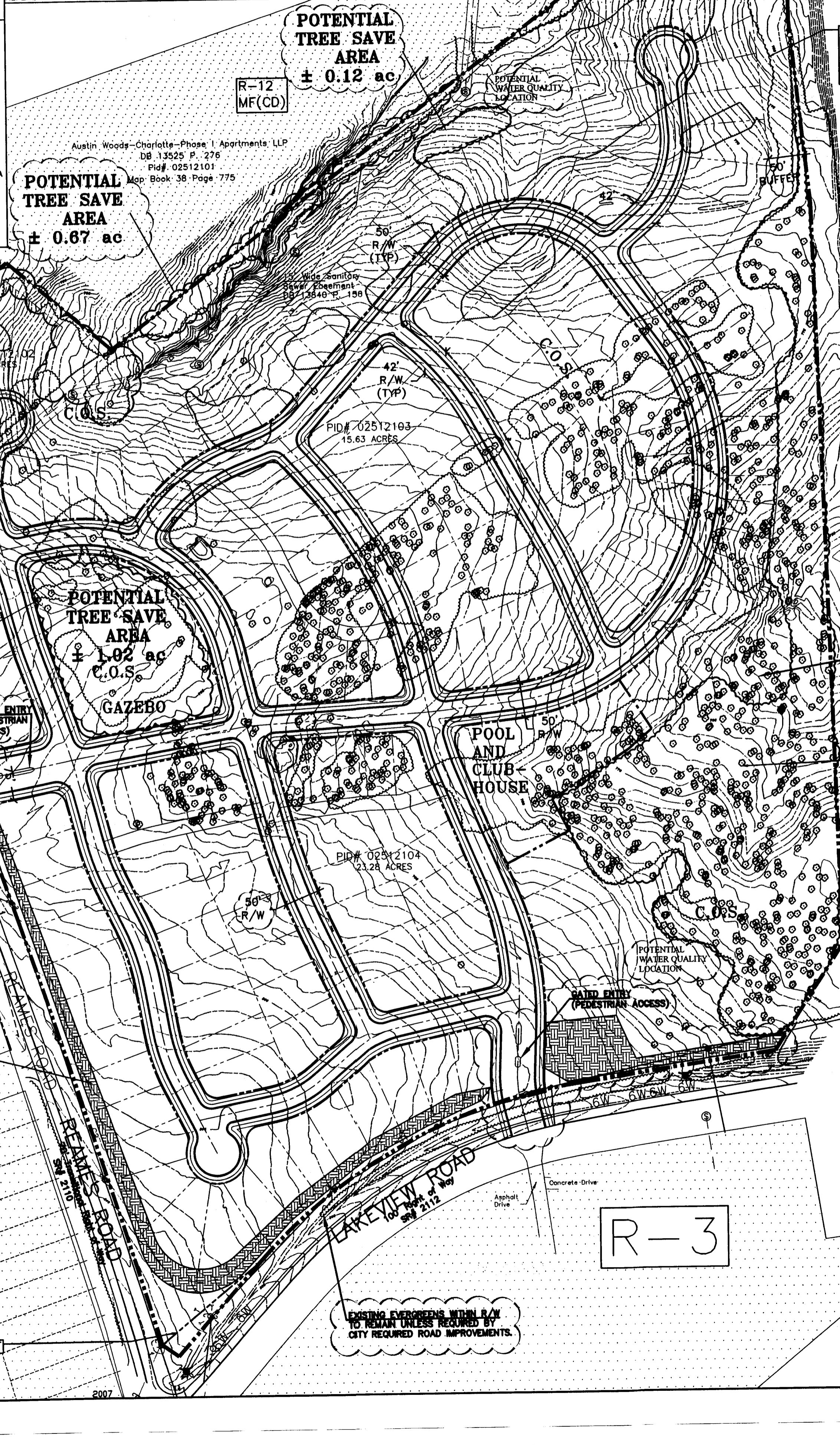
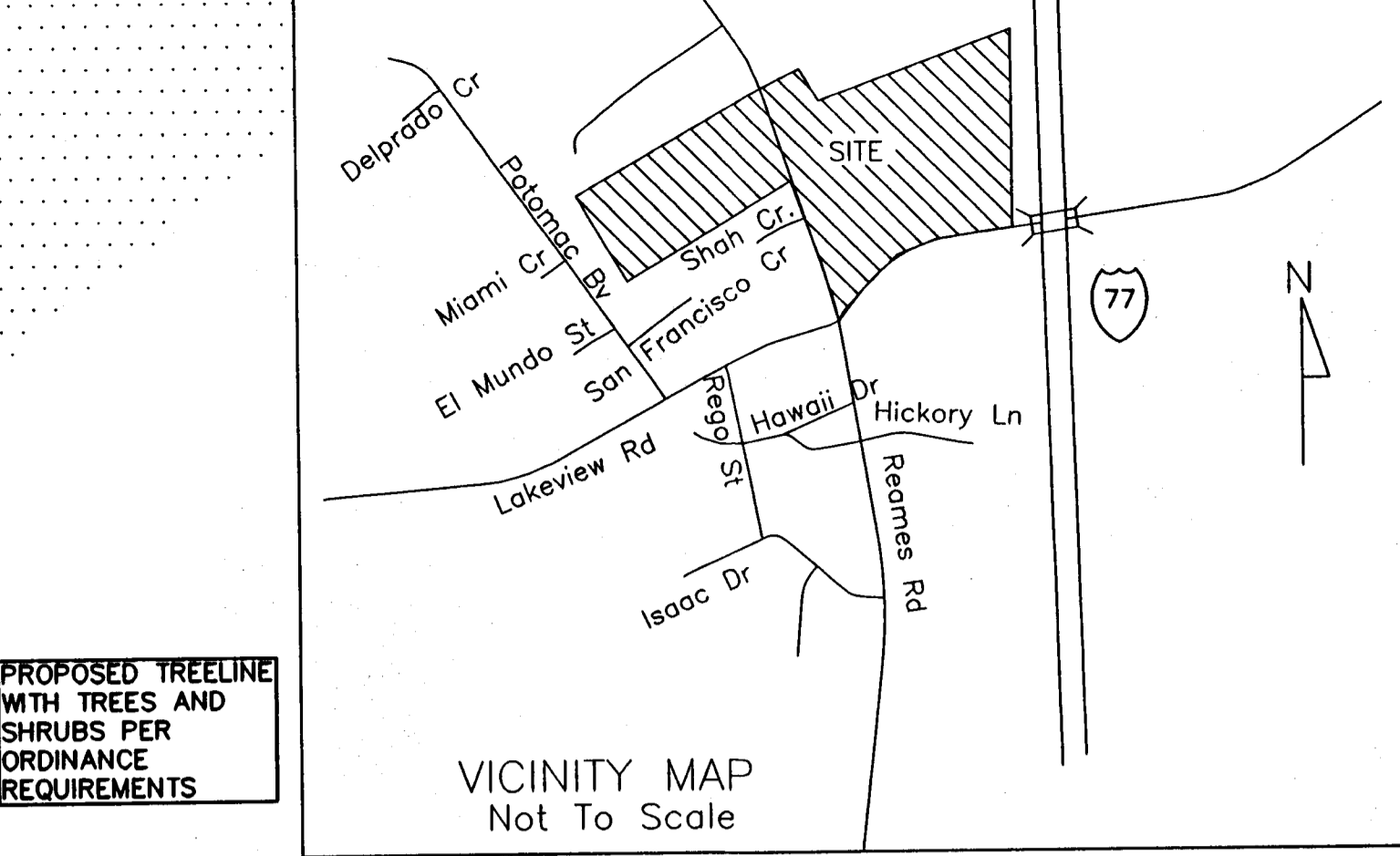
ITEM	PROVIDED
SITE AREA	54.72 ACRES
MINIMUM FRONT SETBACK	10 FT TO BLDG/20 FT TO GARAGE
MINIMUM SIDE SETBACK	3 FT
MINIMUM REAR SETBACK	20 FT

PROJECT IS NOT WITHIN THE 100-YEAR FLOODPLAIN
REFERENCE IS MADE TO THE CITY OF CHARLOTTE ZONING ORDINANCE

SITE TABULATION

	287
TOTAL NUMBER OF LOTS	287
ACREAGE	54.72 AC
STREET RIGHT OF WAY	10.77 AC
SITE NET AREA	43.95 AC
OPEN SPACE	9 AC
TREE SAVE AREA	6.23 AC
TREE SAVE GROSS AREA	11.4%
TREE SAVE NET AREA PERCENTAGE (GROSS LESS RW)	14.2%

POTENTIAL TREE SAVE AREA
± 0.16 ac



environmental design

landscape architecture
civil engineering
land planning
land surveying

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PROFESSIONAL SEAL

SEAL 10051

THIS PLAN IS A FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED BY ENGINEER.

INITIAL DATE

Graphic Scale 1" = 100 ft

Reames Road Tract

Reames Road
Charlotte, N.C.

PRELIMINARY GRADING PLAN

Project Location Sheet Title

DEVELOPER/OWNER
CLARION HOMES, LLC
Dan Bartok

8939 ROSALYN GLEN DR
CORNELIUS, NC 28031
(704) 222-0077

Designed By EDPA
Drawn By JDL

Date 01/12/06

Revisions

Date	Description
2/12/06	Revising Comments
3/2/06	Revising Comments
3/13/06	Revising Comments
3/23/06	Revising Comments
3/27/06	Revising Comments

MAR 29 2006

Sheet 1 of 1
Project Number 05023