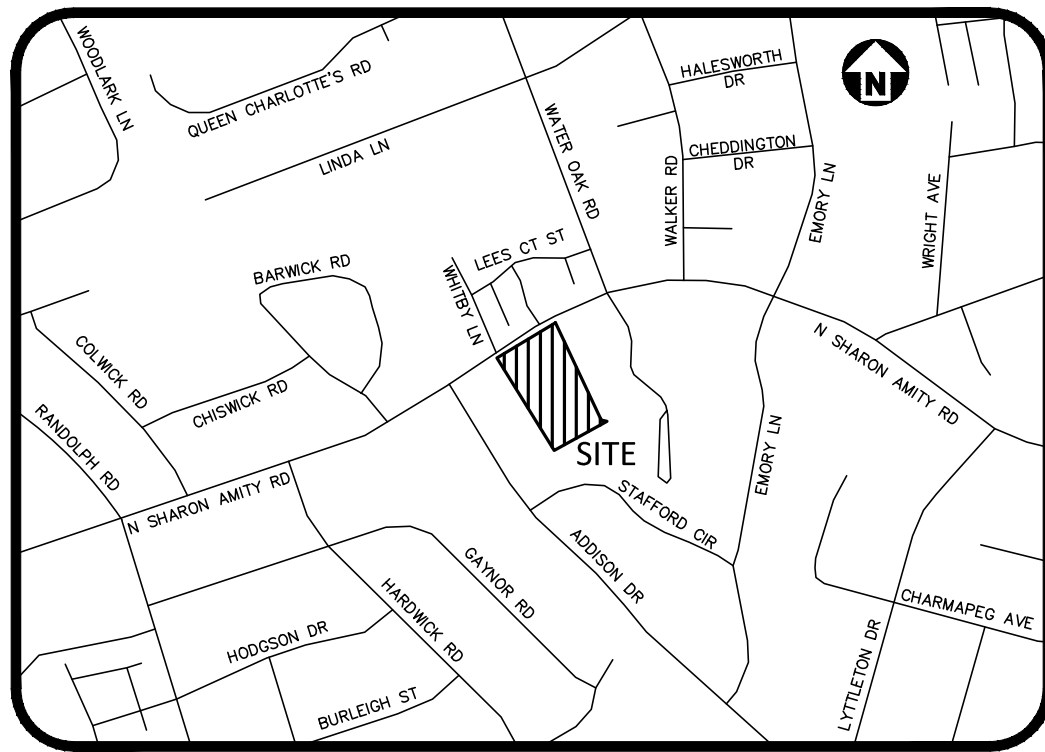




VICINITY MAP

N.T.S.

SITE DATA		
DEVELOPER	SHEA HOMES 8008 CORPORATE CENTER DRIVE, SUITE 300 CHARLOTTE, NORTH CAROLINA 28226	
SITE AREA:	SITE ACREAGE:	±4.97 AC
EXISTING ZONING:	R-3	
PROPOSED ZONING:	UR-2(CD)	
EXISTING USE:	OFFICE	
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES	
PROPOSED DENSITY:	± 7.7 DU/AC	
PROPOSED NUMBER OF UNITS:	38	
PRIVATE OPEN SPACE REQUIRED:	400 SF PER LOT MINIMUM	
BASE MAXIMUM BUILDING HEIGHT ALLOWED:	40'	
FRONT YARD SETBACK:	57.5 FT FROM FUTURE BACK OF CURB	
SIDE YARD:	5 FT	
REAR YARD:	50 FT	
BUILDING SEPARATION:	10 FT MIN	
VISITOR PARKING PROVIDED:	13 SPACES	
TREE SAVE AREA REQUIRED:	0.75 AC (4.97 AC X 15%)	
PROPOSED TREE SAVE AREA PROVIDED:	0.75 AC (15% OF SITE AREA)	

SITE LEGEND

	ACCESSIBLE RAMPS
	CENTERLINE
	PROPERTY LINE
	SETBACK
	SANITARY SEWER EASEMENT
	STORM DRAINAGE EASEMENT
	LOT LINE
	CURB AND GUTTER
	CONCRETE SIDEWALK/PAD
	TREE SAVE

DENSITY CALCULATION:
TOTAL AREA=4.97 AC
NUMBER OF DWELLING UNITS: 38
DWELLING UNITS/AC = 38/4.97 = 7.7 DU/AC

ASSOCIATION INC WHITBY
POND HOMEOWNERS
PIN 15718257
DB 22462, PG 239
ZONING: R-3 (CD)

EXISTING
NIGHT HERON LANE
(50' WIDE PUBLIC R/W)

PATRICK J MACISAAC
& JODI S MACISAAC
PIN 15718258
DB 27885, PG 874
ZONING: R-3

MORGAN BERNARD &
MORGAN RASHIDAH LOPEZ
PIN 15718266
DB 24992, PG 892
ZONING: R-3

EXISTING
WHITBY LANE
(50' WIDE PUBLIC R/W)

BROWN & BUTTER FAMILY
HOLDINGS LLC
PIN 15718218
DB 19335, PG 528
ZONING: R-3

JAMES & LAUREN CHEMPLAVIL
PIN 16308224
DB 32224, PG 80
ZONING: R-3

CONNER W. & MOLLY G. MAYES
PIN 16308203
DB 31695, PG 101
ZONING: R-3

ERIC C. & TONIA S. HEIDAL
PIN 16308204
DB 21052, PG 449
ZONING: R-3

TINA KELLY
PIN 16308205
DB 32640, PG 469
ZONING: R-3

NICHOLAS J. &
CARISSA MUCCI
PIN 16308207
DB 31526, PG 359
ZONING: R-3



GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187

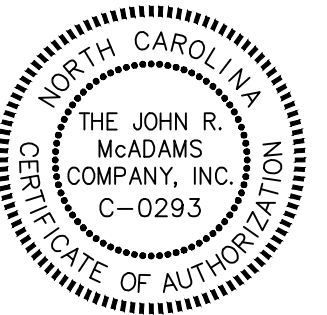
www.mcadamsco.com

CLIENT

MATT KEARNS
SHEA INVESTMENTS FUND 4, LLC
8008 CORPORATE CENTER DRIVE, SUITE 300
CHARLOTTE, NORTH CAROLINA 28226



NORTH SHARON AMITY ROAD
TOWNHOMES
PRELIMINARY DRAWINGS
500 NORTH SHARON AMITY ROAD
CHARLOTTE, NORTH CAROLINA 28211



REZONING PETITION: 2019-096

REVISIONS

NO.	DATE	PER CITY COMMENTS
1	09.16.2019	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	SHH-19000
FILENAME	SHH19000-52
CHECKED BY	RMR
DRAWN BY	CEG
SCALE	1"=30'
DATE	06.10.2019

SHEET

REZONING PLAN

RZ-1



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (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 "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

