

CLIENT

JASON MCARTHUR
MISSION PROPERTIES
1114 CLEMENT AVENUE, #100
CHARLOTTE, NORTH CAROLINA 28205



**EAST WOODLAWN ROAD
TOWNHOMES**
PRELIMINARY DRAWINGS
620 EAST WOODLAWN ROAD
CHARLOTTE, NORTH CAROLINA 28209

REVISIONS

NO. DATE

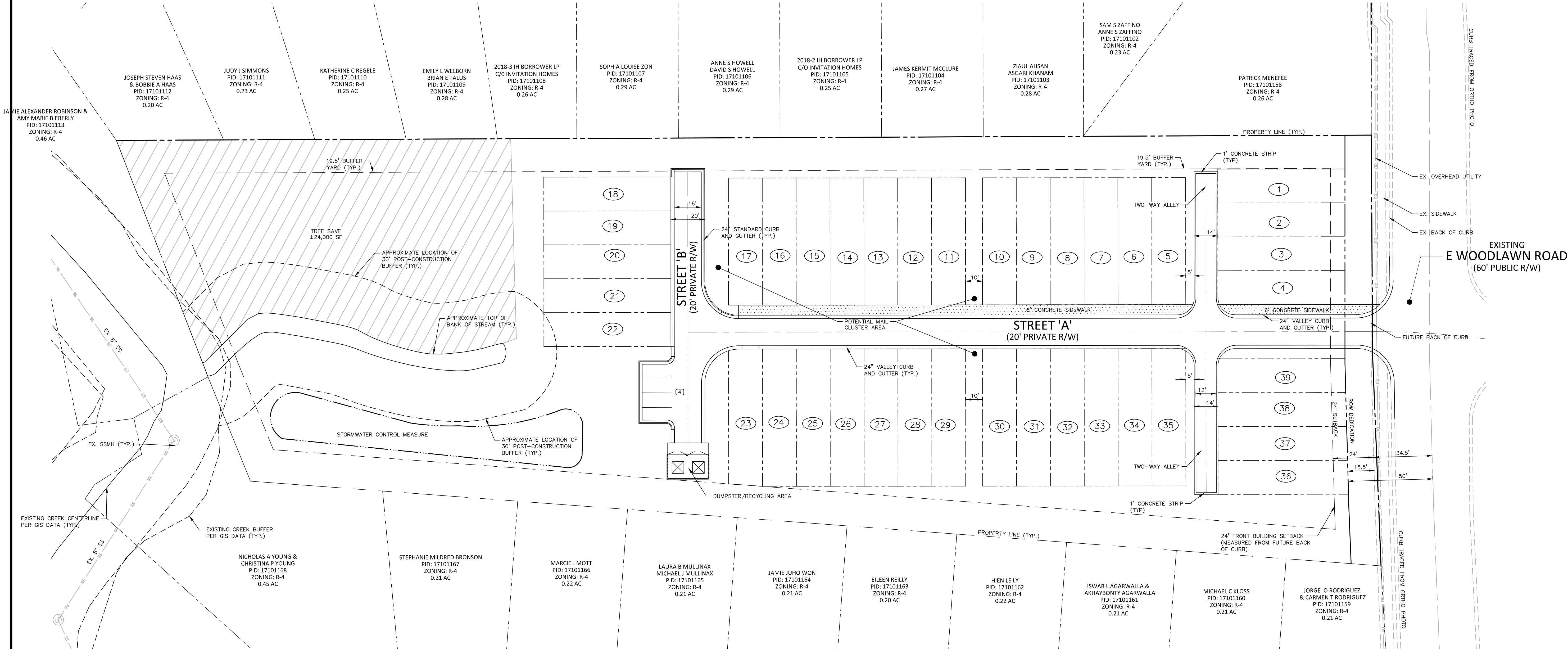
PLAN INFORMATION

PROJECT NO. MSP-19000
FILENAME MSP19000-RZ1 (10-17-2019)
CHECKED BY MDD
DRAWN BY CEG
SCALE 1" = 30'
DATE 10.17.2019

SHEET

REZONING PLAN

RZ.1

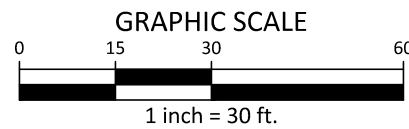


SITE DATA

DEVELOPER	MISSION PROPERTIES 1114 CLEMENT AVENUE, SUITE 100 CHARLOTTE, NORTH CAROLINA 28205
SITE AREA:	SITE ACREAGE: ±3.65 AC
EXISTING ZONING:	R-4 AND UR-2(CD)
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED DENSITY:	± 10.68 DU/AC
PROPOSED NUMBER OF UNITS:	39
MAXIMUM BUILDING HEIGHT:	40 FT (MEASURED AT THE REQUIRED SETBACK, SIDE AND REAR YARD LINES, MAX HEIGHT 45') 24 FT FROM FUTURE BACK OF CURB
FRONT YARD SETBACK:	5 FT
SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	10 FT MIN.
BUILDING SEPARATION:	19.5 FT
BUFFER YARD WIDTH:	82 SPACES (2 PER UNIT AND 4 GUEST SPACES)
AUTOMOBILE PARKING PROVIDED:	PERMITTING TO BE COORDINATED WITH ACCE
PROPOSED STREAM IMPACTS:	0.547 AC (15%)
TREE SAVE REQUIRED:	0.55 AC (15%)
TREE SAVE PROVIDED:	

SITE LEGEND

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



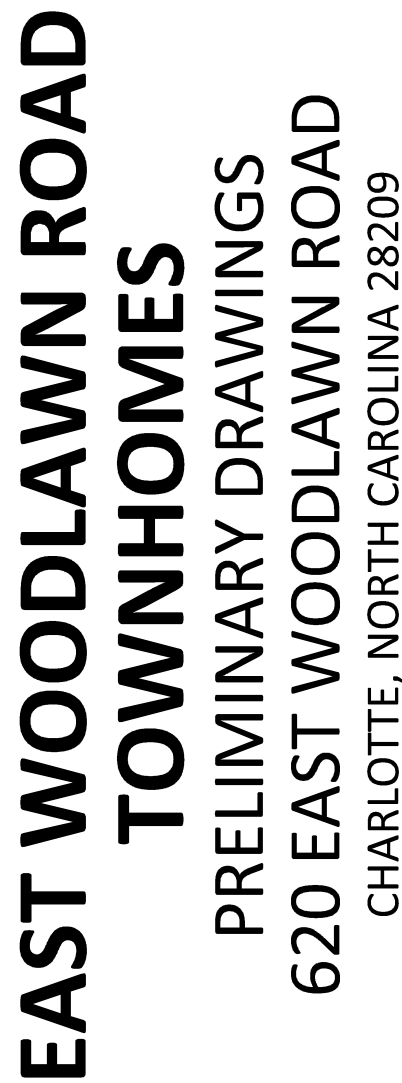
Know what's below.
Call before you dig.

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.



www.mcadamsco.com

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CHARLOTTE, NORTH CAROLINA 28205



NO.	DATE
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DRAWN BY	CEG
SCALE	NTS
DATE	10.17.2019

REZONING NOTES

RZ.2

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.