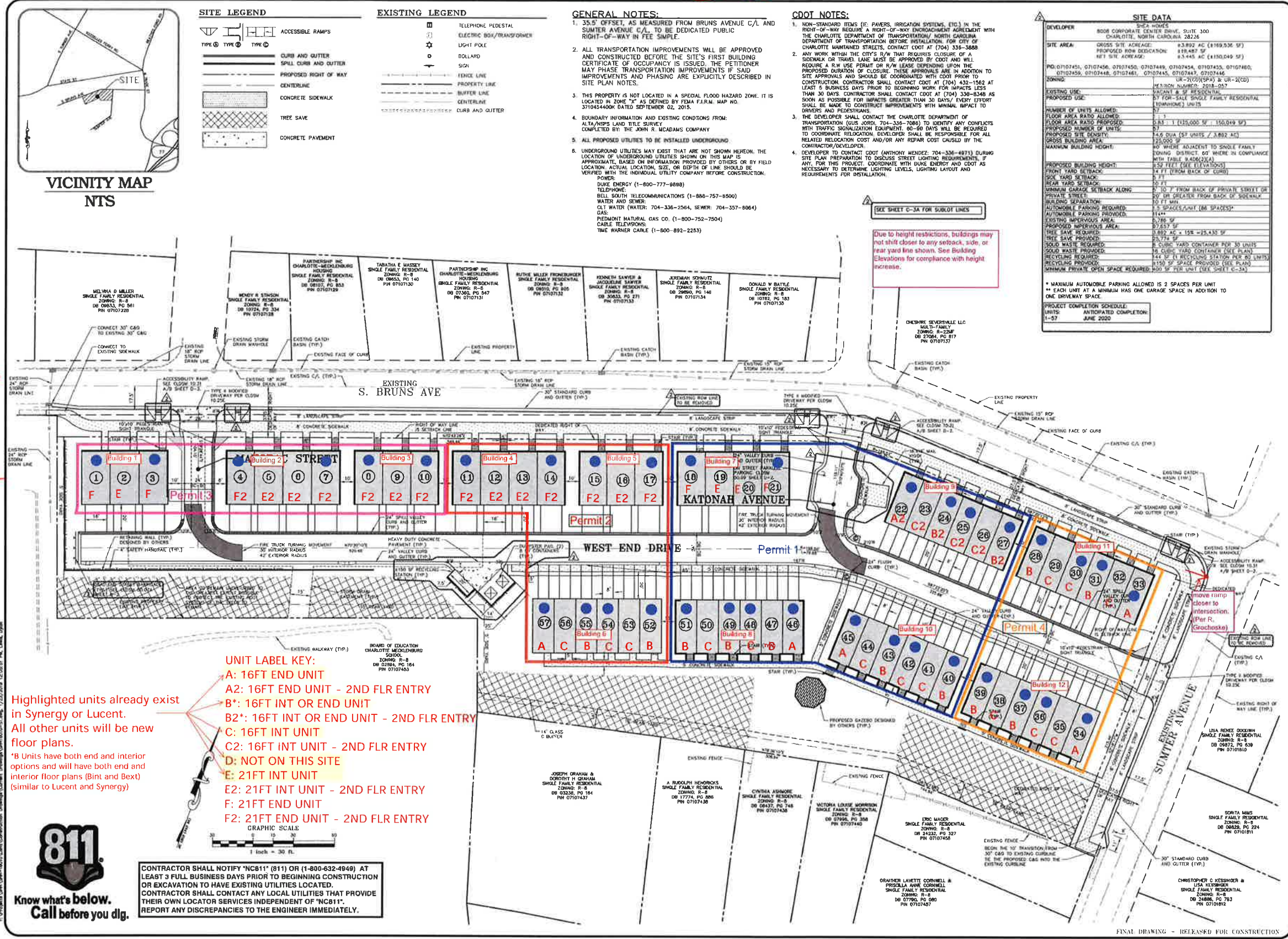


West End



Plans
 A-16'-550- Soranto
 B/C-16'-551- Cambria
 E/F-21'-570- Solstice

Mid Level Entry Plans
 A2-16'-Gibson
 B2/C2-16'-Westley
 E2/F2-21'-Melrose

Highlighted units already exist in Synergy or Lucent. All other units will be new floor plans.
 *B Units have both end and interior options and will have both end and interior floor plans (Bint and Bext) (similar to Lucent and Synergy)



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.

THE JOSEPH R. MCADAMS COMPANY, INC.
 3430 Tanglewood Way
 Charlotte, North Carolina 28277
 License No.: C-0258
 704.527.0800 • McAdamsCo.com

MCADAMS

WEST END TOWNS
 CONSTRUCTION DRAWINGS
 SOUTH-WEST CORNER OF THE INTERSECTION OF
 S BRUNS AVENUE AND SUMTER AVENUE
 CHARLOTTE, NORTH CAROLINA

SITE PLAN

PROJECT NO: SH11-18010
 DRAWING NO: SH18010-S1
 CHECKED BY: RWR
 DRAWN BY: JDL
 SCALE: 1"=30'
 DATE: 10-09-18
 SHEET NO: C-3

MCADAMS

SITE DATA

DEVELOPER	SHEA HOMES
8008 CORPORATE CENTER DRIVE, SUITE 300	
CHARLOTTE, NORTH CAROLINA 28226	
SITE AREA	GROSS SITE ACRES: 4.3802 AC (189,936 SF)
PROPOSED ROW DEDICATION	119,487 SF
NET SITE ACRES	3.2853 AC (143,449 SF)
PROJ: 07107453, 07107456, 07107450, 07107449, 07107454, 07107455, 07107460, 07107459, 07107448, 07107461, 07107445, 07107447, 07107446	
ZONING	UR-2100(SFP) & UR-2(CD)
EXISTING USE	VACANT & RESIDENTIAL
PROPOSED USE	57 FOR-SALE SINGLE FAMILY RESIDENTIAL (1600) UNITS
PERMIT NUMBER	2018-057
NUMBER OF UNITS ALLOWED	57
FLOOR AREA RATIO ALLOWED	1.3
FLOOR AREA RATIO PROPOSED	0.88 : 1 (125,000 SF / 150,019 SF)
PROPOSED NUMBER OF UNITS	57
PROPOSED SITE DENSITY	4.6 DUA (57 UNITS / 1,239 AC)
GROSS BUILDING AREA	75,000 SF
MAXIMUM BUILDING HEIGHT	60' WHERE ADJACENT TO SINGLE FAMILY ZONING DISTRICT, 60' WHERE IN COMPLIANCE WITH TABLE 4.2.0.0(2)(4)
PROPOSED BUILDING HEIGHT	52' FEET (SEE ELEVATIONS)
FRONT YARD SETBACK	5' FT
REAR YARD SETBACK	5' FT
NEAR YARD SETBACK	5' FT
HUMAN GARAGE SETBACK ALONG PRIVATE STREET	5' TO 7' FROM BACK OF PRIVATE STREET OR 20' FROM GARAGE FROM BACK OF SIDEWALK
BUILDING SEPARATION	10' FT MIN.
AUTOMOBILE PARKING PROVIDED	3144*
EXISTING IMPERVIOUS AREA	5,786 SF
PROPOSED IMPERVIOUS AREA	37,557 SF
TREE SAVES PROVIDED	3,892 AC x 15% = 583.80 SF
TREE SAVES REQUIRED	15,774 SF
HOLD WASTE PROVIDED	18 CURB YARD CONTAINERS PER 50 UNITS
RECYCLING PROVIDED	18 CURB YARD CONTAINERS PER 50 UNITS
RECYCLING REQUIRED	18 CURB YARD CONTAINERS PER 50 UNITS
RECYCLING PROVIDED	18 CURB YARD CONTAINERS PER 50 UNITS
RECYCLING REQUIRED	18 CURB YARD CONTAINERS PER 50 UNITS
RECYCLING PROVIDED	18 CURB YARD CONTAINERS PER 50 UNITS
RECYCLING REQUIRED	18 CURB YARD CONTAINERS PER 50 UNITS

* MAXIMUM AUTOMOBILE PARKING ALLOWED IS 2 SPACES PER UNIT IN EACH UNIT AT A MINIMUM HAS ONE GARAGE SPACE IN ADDITION TO ONE DRIVEWAY SPACE.

PROJECT COMPLETION SCHEDULE:
 UNITS: ANTICIPATED COMPLETION:
 1-57 JUNE 2020

Due to height restrictions, buildings may not shift closer to any setback, side, or rear yard line shown. See Building Elevations for compliance with height increase.

SEE SHEET C-3A FOR SUBLOT LINES

- GENERAL NOTES:**
- 35.5' OFFSET, AS MEASURED FROM BRUNS AVENUE C/L AND SUMTER AVENUE C/L, TO BE DEDICATED PUBLIC RIGHT-OF-WAY IN FEE SIMPLE.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.A.R.M. MAP NO. 3710454400K DATED SEPTEMBER 02, 2015.
 - BOUNDARY INFORMATION AND EXISTING CONDITIONS FROM ALTA/ASPS LAND TITLE SURVEY COMPLETED BY THE JOHN R. MCADAMS COMPANY.
 - ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND.
 - UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- POWER:**
 DUKE ENERGY (1-800-777-9888)
 TELEPHONE:
 BELL SOUTH TELECOMMUNICATIONS (1-888-757-8500)
 WATER AND SEWER:
 CMT WATER (WATER: 704-336-2564, SEWER: 704-357-8064)
 GAS:
 PIEDMONT NATURAL GAS CO. (1-800-752-7504)
 CABLE TELEVISIONS:
 TIME WARNER CABLE (1-800-892-2253)

- CDOT NOTES:**
- NON-STANDARD ITEMS (E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3668.
 - ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE. DEPENDING UPON THE PROPOSED DURATION OF CLOSURE, THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS/ EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
 - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS JORDI: 704-336-7084) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
 - DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ: 704-336-4873) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY. FOR THIS PROJECT, COORDINATE WITH DUE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.