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ARCHITECT'S PROJECT #02187

Project #  
**REA ROAD TOWNHOUSE  
COMMUNITY PROPOSAL**  
5401 REA ROAD  
CHARLOTTE, NC

Sheet Description #  
**SITE PLAN AND  
LANDSCAPING PLAN**

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Drawn By :  
**D. MYERS**

Checked By :  
**R. WEAVER**

| Revisions : |                                       |
|-------------|---------------------------------------|
| 12/4/02     | 1 PER AMHERST GREEN COMMENTS          |
| 12/11/02    | 2 PER ZONING PROGRAM MANAGER COMMENTS |
| 1/13/03     | 3 PER ZONING PROGRAM MANAGER COMMENTS |
| 2/17/03     | 4 PER ZONING PROGRAM MANAGER COMMENTS |

Seal  
Date :  
**11/14/02**

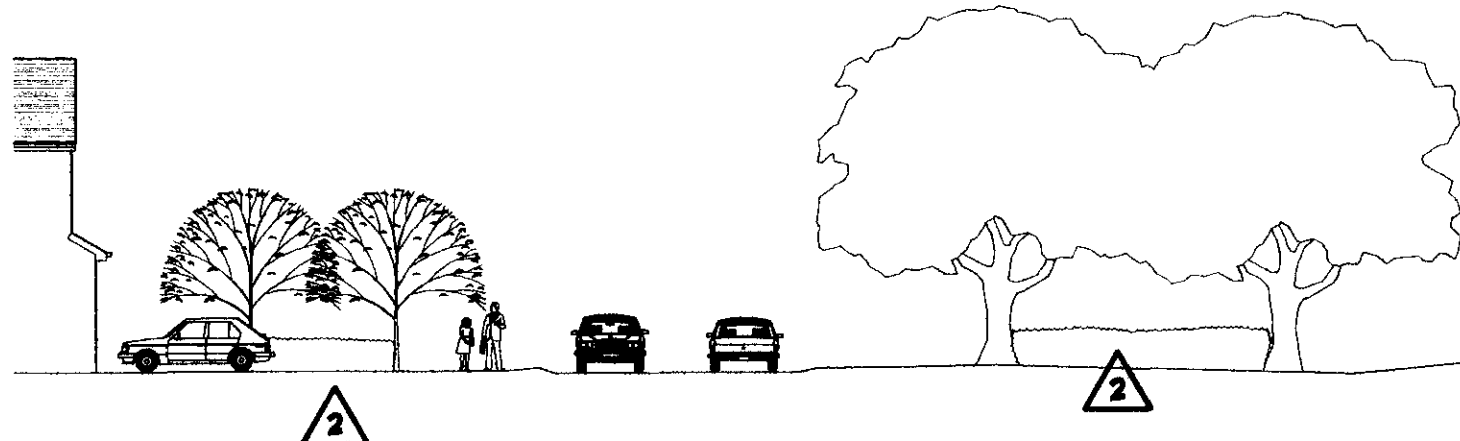
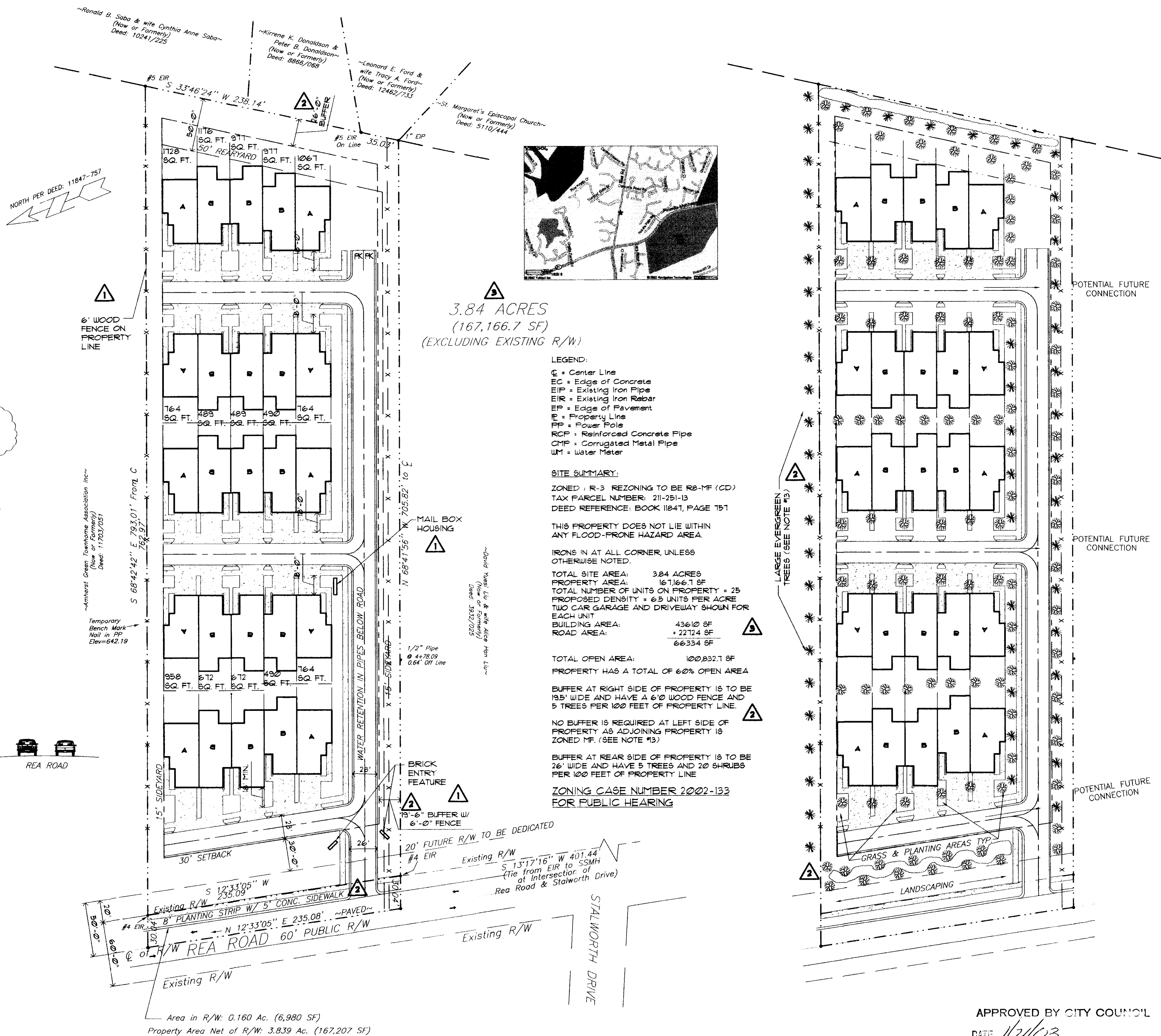
Sheet No.  
**C1**  
of 1

JAN 28 2003

**Development Standards**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- Any detached lighting on the site will be limited to 20 feet in height and building height will be limited to 38 feet.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance with a minimum of 1 space and a maximum of 3 spaces per individual unit. The site will be developed so that there will be less than 5 feet or more than 18 feet from the sidewalk to the garage entrance.
- The use of the site will be for a small, attached housing development.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- Access will be provided by a driveway connection to Rea Rd. The exact location of the access to Rea Rd. will be subject to approval by the appropriate transportation authority.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street.
- No storm water detention will be placed in any setbacks or buffers. It is the Petitioner's intention to locate any required detention underground.
- The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
- Trash service will be by individual rollout container and either City or private collection service. Electric and other utilities service to the units will be underground.
- The Petitioner will convey by fee simple title a right of way equivalent to 50 feet from the centerline of Rea Rd. prior to the issuance of building permits.
- The following conditions relate specifically to the edge relationship between the Petitioner's site and the Amherst Green community.
  - The Petitioner will maintain a 15' buffer along the property line with Amherst Green, recognizing that no buffer is otherwise required.
  - A fence will be installed along the property line, said fence to be of the same design and materials as the existing patio fences on the Amherst Green site.
  - The Petitioner will install or fund the installation of up to 70, 8' Leyland Cypress trees on the Amherst Green site and generally adjacent to the fence and the maintenance of those trees will be the responsibility of Amherst Green. The placement of the trees will be determined at the time of installation recognizing the existing plant materials that exist as part of the buffer already in place on the Amherst Green site and recommended or accepted practice for the spacing of trees of this variety.
- The Petitioner will establish landscaping between the first set of units and Rea Rd. that is designed to provide a significant visual screening of the front of these units. This may also include the installation of a 4' earth berm as part of the enhanced landscaping. The landscaping installed within this area will be in accordance with a class "B" buffer as contained in Section 12.302(b). As an alternative, the applicant may preserve the small trees that are presently located within the setback area. The determination of which form of screening will be used will be determined during the development review process.
- The entry feature noted on the site plan will be placed at the entrance to the site, will be at least 4' high but not taller than 6', and will not be located within any sight distance triangles. The intent is for this feature to be representative of a 'gate' or 'passage' from the public right-of-way into the site.

Initial submission  
Revised per staff and neighborhood comments 11/15/02  
Revised per staff and community comments 12/13/02  
Revised per Zoning Committee approval 01/13/03  
Revised per Zoning Committee approval 01/27/03



**1 SITE PLAN**  
SCALE = 1" = 50'

**2 SCHEMATIC PLAN**  
SCALE = 1" = 50'

