

<u>SITE TABULATION</u>	
TOTAL NUMBER OF LOTS	267
ACREAGE	54.72
OPEN SPACE	9 AC
TREE SAVE AREA	5.5 AC

Reames Road Site  
Development Standards

1. Development of the site will be controlled by the standards depicted on this plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this site is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and location of the uses and structures will be modified within the standards 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.
2. The use of the principal portion of the site on the eastern side of Reames Road will be for the construction of single-family detached homes on individual lots along with related accessory uses under the MX-2 district standards. A portion of the site on the western side of Reames Road will be for residential duplex units along with related accessory uses under the MX-2 district standards.
3. Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher.
4. Signage will be permitted in accordance with applicable Zoning standards.
5. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
6. Access will be provided by street connections to Reames Road and Lakeview Road and by future connections to other properties. Streets will be constructed to public street standards except as may be modified in number 8 below. Turning lanes and required turnpikes will be reviewed as part of the development review process.
7. Open space on the site will consist of passive and active recreation facilities including a clubhouse and pool complex as well as landscaped and undisturbed spaces as generally depicted on the site plan. The site will contain tree save areas as generally depicted on the site plan.
8. The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards," may propose modifications to the following standards:
  - a. Street right-of-way widths,
  - b. Minimum lot size,
  - c. Setbacks, side, rear, and side,
  - d. Lot width.
9. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
10. "Throughout this Rezoning Petition, the terms "Owner", "owners", "Petitioner" or "Petitioners," shall with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
11. A storm water management plan shall be developed for the site that includes analysis of soil types, topography, wetlands, streams, and other critical areas of the project as well as sub-basin delineations, and tree save areas. The plan shall identify Best Management Practices (BMP) contained within, but not limited to, the NC DENR Design Manual, Charlotte Storm Water Services shall approve the storm water management plan prior to the submission of subdivision or site plans. The Storm Water Management Plan shall include: existing conditions survey, sub-basin delineation, topography/slope analysis, tree save (open space/buffer plan, drainage sub-basins/imperious area, BMP combinations approved to meet water quality goals, and minimum widths for buffers to be used as BMPs for water quality. Final design is subject to the storm water site review process. The Storm water Management Plan shall identify the level of treatment required for each sub-basin prior to emptying into the storm water system. 95% of total suspended solids. Stormwater from water quality BMPs shall be released to maintain non-erosive velocities and to sheet flow through vegetated or natural buffers where possible.
12. The Petitioner will coordinate with CATS on the location of waiting pads. CATS will provide and install benches after the construction of the waiting pads. Please contact Mitchell Davis (CATS Operations) at 704-432-2553 to coordinate.
13. All proposed streets to be designed per City of Charlotte Standards.
14. C.O.S. stands for Common Open Space.
15. A wall with trees and shrubery may be used in lieu of a berm along Reames & Lakeview Roads.

Initial submission, December 19, 2005  
Revised per staff comments February 16, 2006

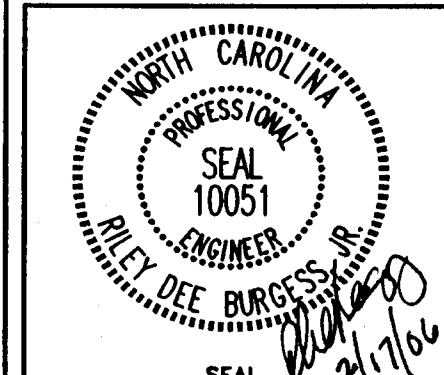
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IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

**environmental**  
**DESIGN**

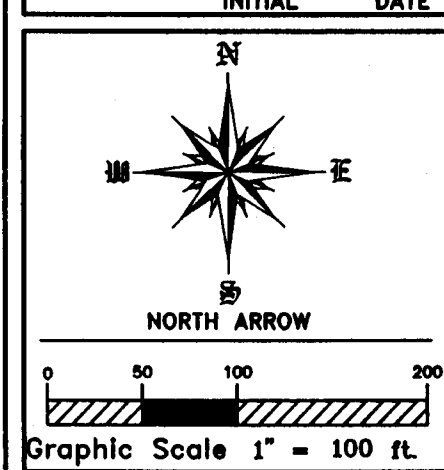
landscape architecture  
civil engineering  
land planning  
land surveying

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

INITIAL / DATE



Reames Road Tract  
Reames Road  
Charlotte, N.C.

Project	Location	Sheet Title
<p><b>DEVELOPER/OWNER</b></p> <p><b>CLARION HOMES, LLC</b></p> <p><b>Dan Bartok</b></p> <p><b>18751 CLOVERSTONE CIR.</b></p> <p><b>CORNELIUS, NC 28031</b></p> <p><b>(704) 222-0077</b></p>		

Designed By EDPA

Drawn By SLC / WJW  
Date

Revisions 01/12/06

2/17/06: Rezoning Comments

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Sheet 1 of 1

Project Number	05023
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