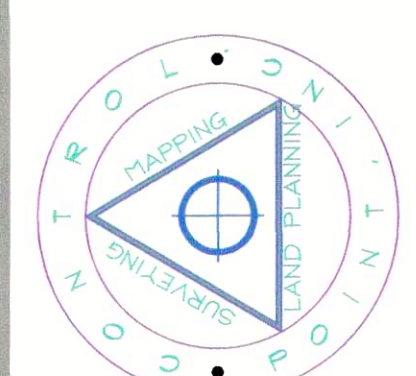


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SC COA 3469



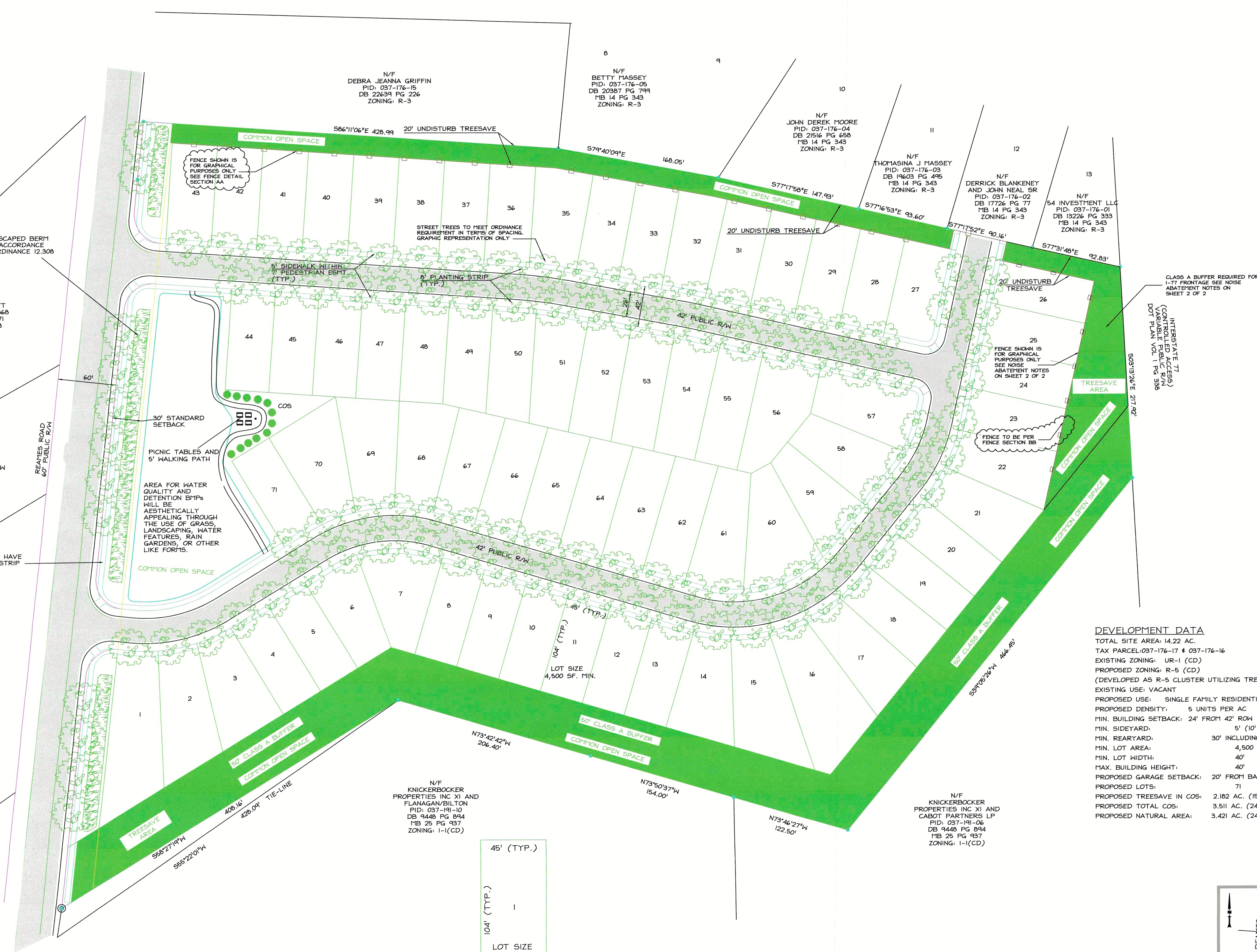
REZONING PETITION 2014-101
OF
REAMES ROAD SUBDIVISION
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

LIBERTY OAK, INC.
6150 Harris Technology Blvd.
Charlotte, NC 28269
Phone: (704) 593-1010
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PETITIONER:
LIBERTY OAK, INC.
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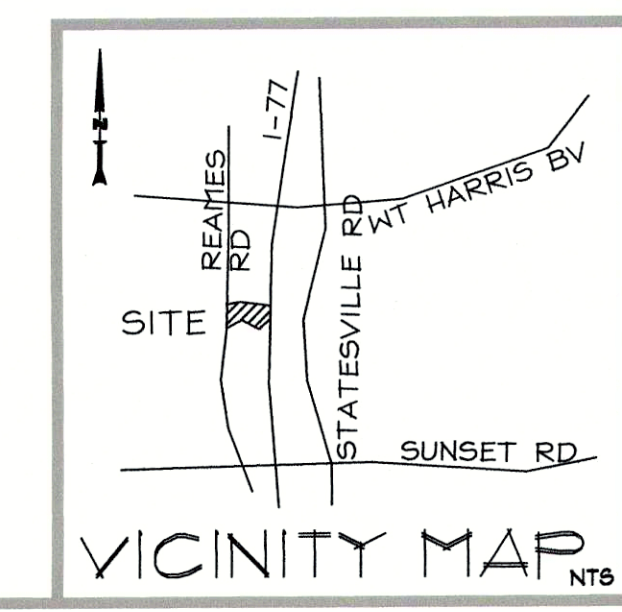
DRAWN BY: JRP
APPROVED BY: JRP
DATE: 6/19/15
JOB NAME: REAMES RD REZONING
SCALE: 1"=50' (14)

SHEET NO. 1 OF 2



DEVELOPMENT DATA

TOTAL SITE AREA:	14.22 AC.
TAX PARCEL:	037-176-17 & 037-176-16
EXISTING ZONING:	UR-1 (CD)
PROPOSED ZONING:	R-5 (CD)
(DEVELOPED AS R-5 CLUSTER UTILIZING TREESAVE INCENTIVE)	
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL DETACHED DWELLINGS
PROPOSED DENSITY:	5 UNITS PER AC
MIN. BUILDING SETBACK:	24' FROM 42' ROW
MIN. SIDEYARD:	5' (10' CORNER)
MIN. REARYARD:	30' INCLUDING INTERIOR LOTS
MIN. LOT AREA:	4,500 SF
MIN. LOT WIDTH:	40'
MAX. BUILDING HEIGHT:	40'
PROPOSED GARAGE SETBACK:	20' FROM BACK OF SIDEWALK
PROPOSED LOTS:	71
PROPOSED TREESAVE IN COS:	2,182 AC. (15.34%)
PROPOSED TOTAL COS:	3,511 AC. (24.69%)
PROPOSED NATURAL AREA:	3,421 AC. (24.05%)



BOUNDARY INFORMATION TAKEN BY:
R. JOE HARRIS & ASSOCIATES, P.L.L.C.
DATED 8-27-07

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



GENERAL PROVISIONS:

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LIBERTY OAK, INC TO ACCOMMODATE THE DEVELOPMENT OF 14.22 ACRE PARCEL OF LAND LOCATED BETWEEN I-77 AND REAMES ROAD NEAR BELLA VISTA COURT, WHICH PARCEL OF LAND IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN HEREINAFTER REFERRED TO AS THE (SITE).
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (ORDINANCE) FOR THE R-5(CD) ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THIS REZONING PLAN.
- THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE LOTS AND BUILDINGS SHOWN ON THE REZONING PLAN ARE SCHEMATIC AND CONCEPTUAL IN NATURE AND MAY BE ALTERED AND/OR MODIFIED BASED UPON FINAL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS, AND SITE AND TOPOGRAPHICAL CONSTRAINTS. ANY SUCH CHANGES SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET OUT BELOW AND SHALL BE IN ACCORDANCE WITH SECTION 6.207) OF THE ORDINANCE.
- IT IS INTENDED THAT EACH RESIDENTIAL BUILDING BE LOCATED ON AN INDIVIDUAL LOT WHICH WILL BE RECORDED PRIOR TO OBTAINING BUILDING PERMITS. EACH DWELLING UNIT SHALL BE SOLD WITH A FEE-SIMPLE-LOT. THE HOA WILL MAINTAIN THE COMMON AREAS, WATER QUALITY MEASURES, ENTRY MONUMENT SIGNS AND THE AMENITIES AND WILL CARRY OUT ANY OTHER FUNCTIONS AS MAY BE ESTABLISHED IN THE HOA DOCUMENTS.

PERMITTED USES:

- 71 FOR SALE DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THERE WITH WHICH ARE PERMITTED UNDER THE ORDINANCE IN THE R-5 (CD) ZONING DISTRICT.
- THE FOR SALE DWELLING UNITS SHALL BE COMPRISED OF FOR SALE SINGLE FAMILY DETACHED DWELLING UNITS.

STREETSCAPE AND LANDSCAPING:

- ALL TREE SAVE AREAS AND BUFFERS ARE TO REMAIN UNDISTURBED EXCEPT FOR UTILITY CROSSING.
- ALL TREE SAVE AREAS AND BUFFERS ARE TO BE DEDICATED AND MAINTAINED BY THE HOA.
- ALL TREE SAVE AREAS AND BUFFER NOT MEETING MINIMUM REQUIREMENTS SHALL BE PLANTED WITH ADDITIONAL VEGETATION IN ACCORDANCE WITH SECTION 12.302 OF THE ORDINANCE.
- LANDSCAPING AND SCREENING SHALL MEET OR EXCEED THE MINIMUM TO SATISFY THE REQUIREMENTS OF SECTION 12.308 OF THE ORDINANCE.
- LANDSCAPING WILL BE INSTALLED IN STAGES IN ACCORDANCE WITH THE ORDINANCE AS THE SITE IS DEVELOPED.
- A 3 FOOT TO 5 FOOT TALL LANDSCAPED BERM SHALL BE INSTALLED ALONG THAT PORTION OF THE SITE'S FRONTAGE ON REAMES ROAD. THE AREAS OF THE LANDSCAPE BERM WILL BE DETERMINED BY THE URBAN FORESTER BASED ON EXISTING VEGETATION. A TYPICAL BERM DETAIL DEPICTED ON THE REZONING PLAN IN ACCORDANCE WITH THE CROSS SECTION AND DETAIL SET OUT ON THE REZONING PLAN.
- THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE TREE ORDINANCE AS OF THE DATE OF THE APPROVAL OF THIS REZONING PETITION.
- PETITIONER AGREES TO A WOODEN SLATTED FENCE WITH BRICK COLUMNS EVERY 50 FEET PER SECTION AA ALONG THE REAR OF LOTS 27-43 AND ALONG THE SOUTH OF THE UNDISTURBED BUFFER FOR PARCEL 037-176-02 AND FENCE SECTION BB ALONG THE SIDE OF LOT 26.
- PETITIONER AGREES TO ESTABLISH RIGHT-OF-WAY TO THE PROPERTY OF PARCEL 037-176-02.
- PETITIONER SHALL INSTALL A 6 FOOT SIDEWALK WITH A MINIMUM 8 FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON REAMES ROAD. PETITIONER RESERVES THE RIGHT TO SEEK A VARIANCE FROM THE PLANTING STRIP WIDTH REQUIREMENT IN ORDER TO PRESERVE EXISTING TREES. THE SIDEWALK AND THE PLANTING STRIP (OR PORTIONS THEREOF) MAY BE PLACED IN AN EASEMENT OUTSIDE OF THE RIGHT OF WAY IF NECESSARY.
- PETITIONER SHALL INSTALL A 5 FOOT SIDEWALK WITHIN A 7 FOOT' PEDISTRIAN EASEMENT AND AN 8 FOOT PLANTING STRIP ALONG BOTH SIDES OF THE SITE'S INTERNAL PUBLIC STREETS.
- PETITIONER AGREES TO INSTALL SCREENING THE STORM WATER FACILITY ON THE HOUSE SIDE OF LOTS 44 AND 71 PRIOR TO CERTIFICATED OF OCCUPANCY.
- DRIVEWAYS SHALL BE A MINIMUM OF 20' BEYOND THE SIDEWALK FOR PARKING PURPOSES.
- ALL HOMES TO HAVE A MINIMUM OF 10 BRUSHES, 1 TREE AND SODDED FRONT YARDS.
- THE FRONTAGE ALONG REAMES ROAD WILL COMPLY WITH SECTION 12.308 OF THE ZONING ORDINANCE REGARDLESS OF THE ORIENTATION OF THE HOMES.

MONUMENTS AND SIGNS:

- PETITIONER SHALL CONSTRUCT A PERMANENT ENTRANCE MONUMENT SIGN AT EACH OF THE PROPOSED ENTRANCES.
- AT LEAST ONE PERMANENT MONUMENT SIGN IS TO BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE.

COMMON AREA AND AMENITIES:

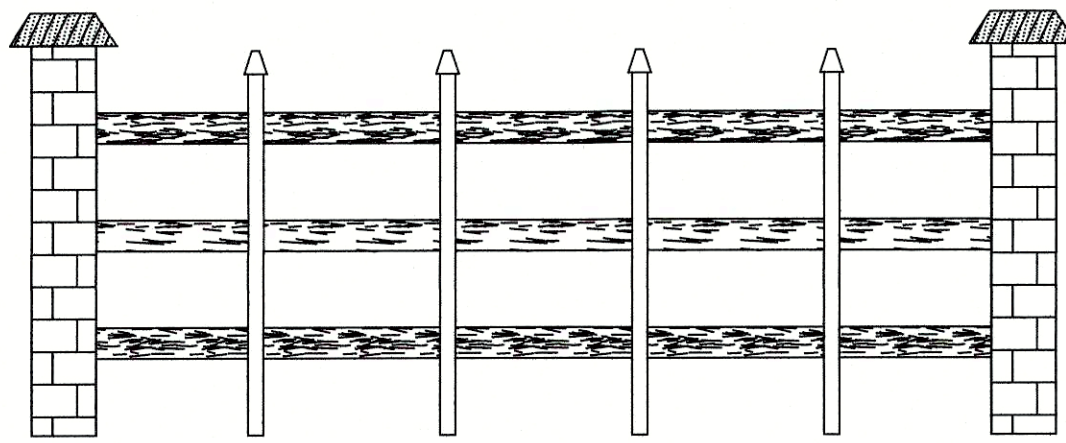
- ALL COMMON OPEN SPACE IS TO BE DEDICATED TO AND MAINTAINED BY THE HOA WHICH INCLUDES STORMWATER FACILITY, TREE SAVE AND BUFFERS.
- PICNIC TABLES AND WALKING TRAIL WILL BE PROVIDE IN COMMON AREA NEAR LOTS 44 AND 71.
- ADDITIONAL AMENITIES ARE POSSIBLE WITHIN THE PROVIDED AREA AFTER SITE ENGINEERING DETERMINES THE SIZE OF THE STORMWATER BMPs.

OFF-STREET PARKING:

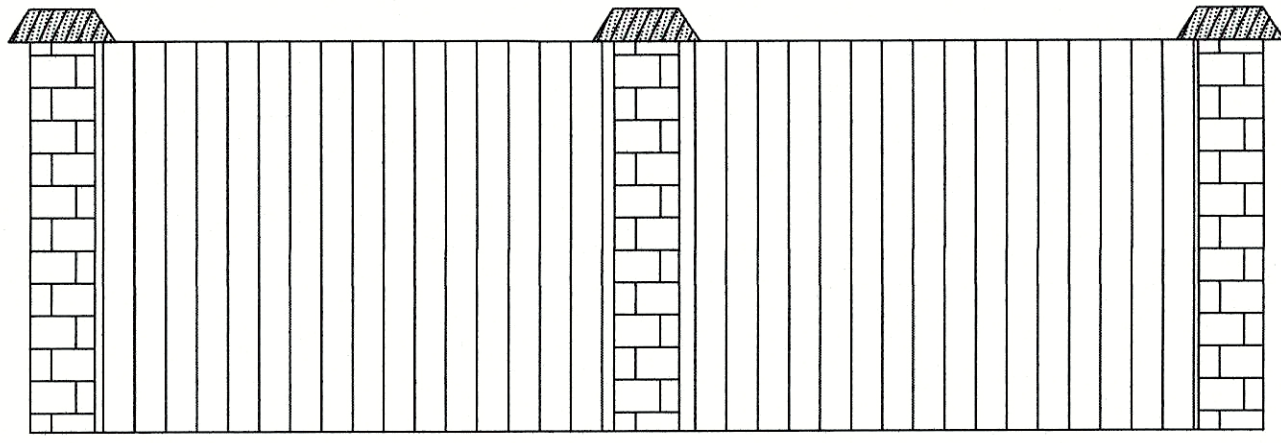
- A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT SHALL BE PROVIDED ON THE SITE. THIS INCLUDES THE SPACE WITHIN THE GARAGES LOCATED ON SITE.
- THE SITE SHALL COMPLY WITH THE BICYCLE PARKING REQUIREMENTS OF THE ORDINANCE.
- DRIVEWAYS SHALL EXEND A MINIMUM OF 20' BEYOND THE SIDEWALK TO THE FRONT OF THE GARAGE.

LIGHTING:

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE SHALL BE UNIFORM IN DESIGN WITH CITY OF CHARLOTTE STREET LIGHTING GUIDELINES.
- ALL EXTERIOR LIGHT FIXTURES (EXCEPT STREETLIGHTS) SHALL BE CAPPED AND FULLY SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE ON THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTENING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCE OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.



TYPICAL FENCE SECTION AA



TYPICAL FENCE SECTION BB

ENVIRONMENTAL FEATURES:

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AN APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAYBE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- AS PART OF THE FULL DEVELOPMENT PLAN REVIEW, ALL DELINIATION OF WETLANDS, STREAMS, TREE SURVEYS, AND COMPLIANCE WITH CLEAN WATER ACT WILL BE ADDRESSED.

SITE TRANSPORTATION:

- THE PROPERTY PRIOR TO DEVELOPMENT SHALL SUBMIT FOR A DRIVEWAY PERMIT FOR ACCESS TO REAMES ROAD FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- THE PROPERTY ACCESS POINTS SHALL HAVE CLEAR LINES OF SITES WITH TWO 35'X35' AND TWO 70'X70' SIGHT TRIANGLES. ALL BERMS AND ENTRANCE MONUMENTS MUST BE OUTSIDE OF THE SIGHT TRIANGLES AND SHOULD BE MARKED ON THE CONSTRUCTION SITE PLAN.
- EXACT LOCATION TYPE/WIDTH OF THE DRIVEWAY ENTRANCES WILL BE DETERMINED BASED ON REVIEW BY NCDOT AND CDOT. ALIGNMENT IS SUBJECT TO CHANGE TO BE IN COMPLIANCE WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE.
- AS DEPICTED ON THE REZONING PLAN, THE MINIMUM WIDTH OF THE RIGHT-OF-WAY FOR THE PUBLIC STREETS WITHIN THE SITE SHALL BE 42 FEET AND 26 FEET BACK OF CURB TO BACK OF CURB.

ARCHITECTURAL STANDARDS:

- NO VINYL SIDING IS PERMITTED ON THE FRONT OF THE HOMES MATERIALS SHALL BE HARDIBOARD, STONE, BRICK OR COMPARIABLE PRODUCTS..
- NO EXPANSE OF SOLID WALL WILL EXCEED 20 IN LENGTH.
- LOTS 1, 43, 44 AND 71 MUST HAVE AT LEAST ONE FUNCTIONAL WINDOW ON THE WEST ELEVATION OF THE HOME AND HAVE A MINIMUM OF TWO DIFFERENT TYPES BUILDING MATERIALS.
- LIKE BUILDING ELEVATIONS SHALL NOT BE ON ADJACENT PROPERTIES AND DIRECTLY ACROSS THE STREET.

AMENDMENTS TO THE REZONING PLAN:

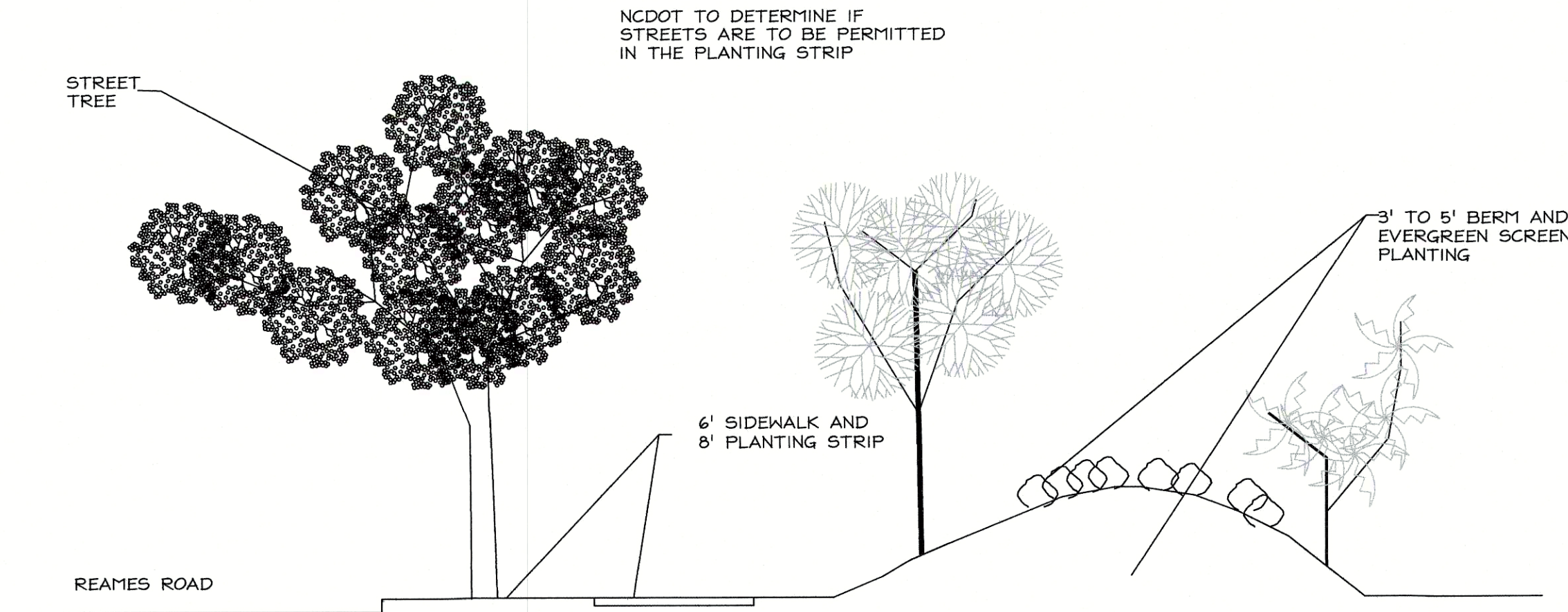
FURTHER AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

NOISE ABATEMENT:

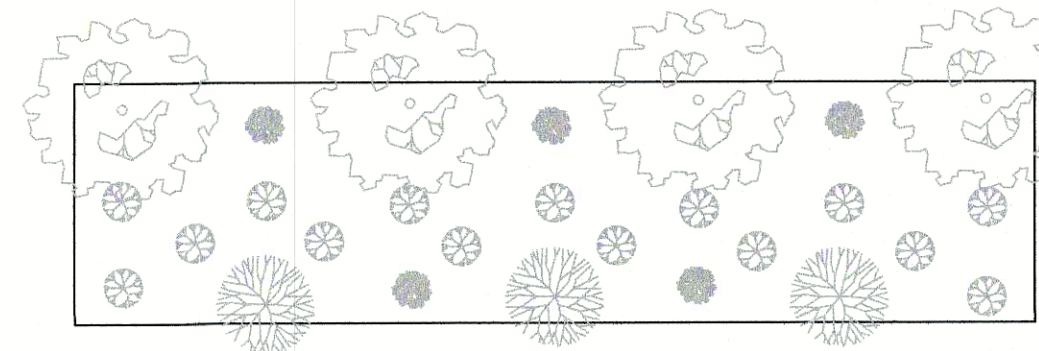
- A MINIMUM OF A CLASS "A" VEGETATIVE BUFFER IS REQUIRED BEHIND LOTS 22-26 WITH A 6' HIGH WOODEN FENCE. FENCE TO EXTEND ALONG THE NORTH PROPERTY LINE OF LOT 26. THE EXISTING VEGETATION SHALL BE USED IN DETERMINING THE VEGETATIVE DENSITY.
- IF NCDOT PROCEEDS WITH THE NOISE ABATEMENT WALL PER THE JUNE 2015 PLAN, PETITIONER IS NOT RESPONSIBLE FOR FENCE AND CLASS A BUFFER ON LOTS 22-26 AS STATED IN NOTE 1.
- IF THE HOMES ARE CONSTRUCTED PRIOR TO THE NCDOT INSTALLATION OF THE NOISE ABATEMENT WALL AS STATED IN NOTE 1, THE HOME BUILDER AND/OR THE DEVELOPER IS TO PROVIDE NOISE ABATEMENT AS STATED IN NOTE 1.

BINDING EFFECT OF THE REZONING PETITION:

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, PETITIONER



BERM AND EVERGREEN SCREEN AT REAMES ROAD

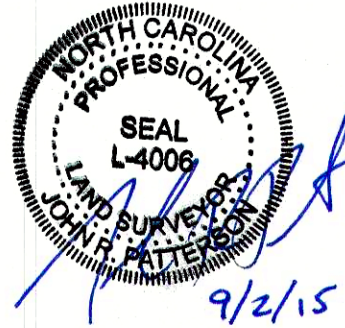
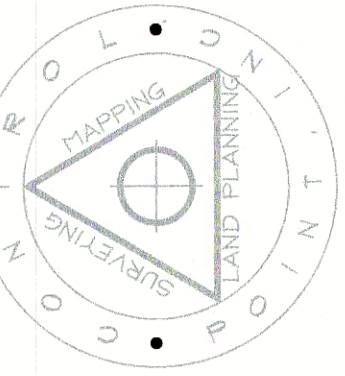


- 2" CALIPER DECIDUOUS TREE
- 2" CALIPER EVERGREEN TREE
- 2' HIGH SHRUB
- 2' HIGH EVERGREEN SHRUB

BERM AND EVERGREEN SCREEN
100 LF TYPICAL SECTION

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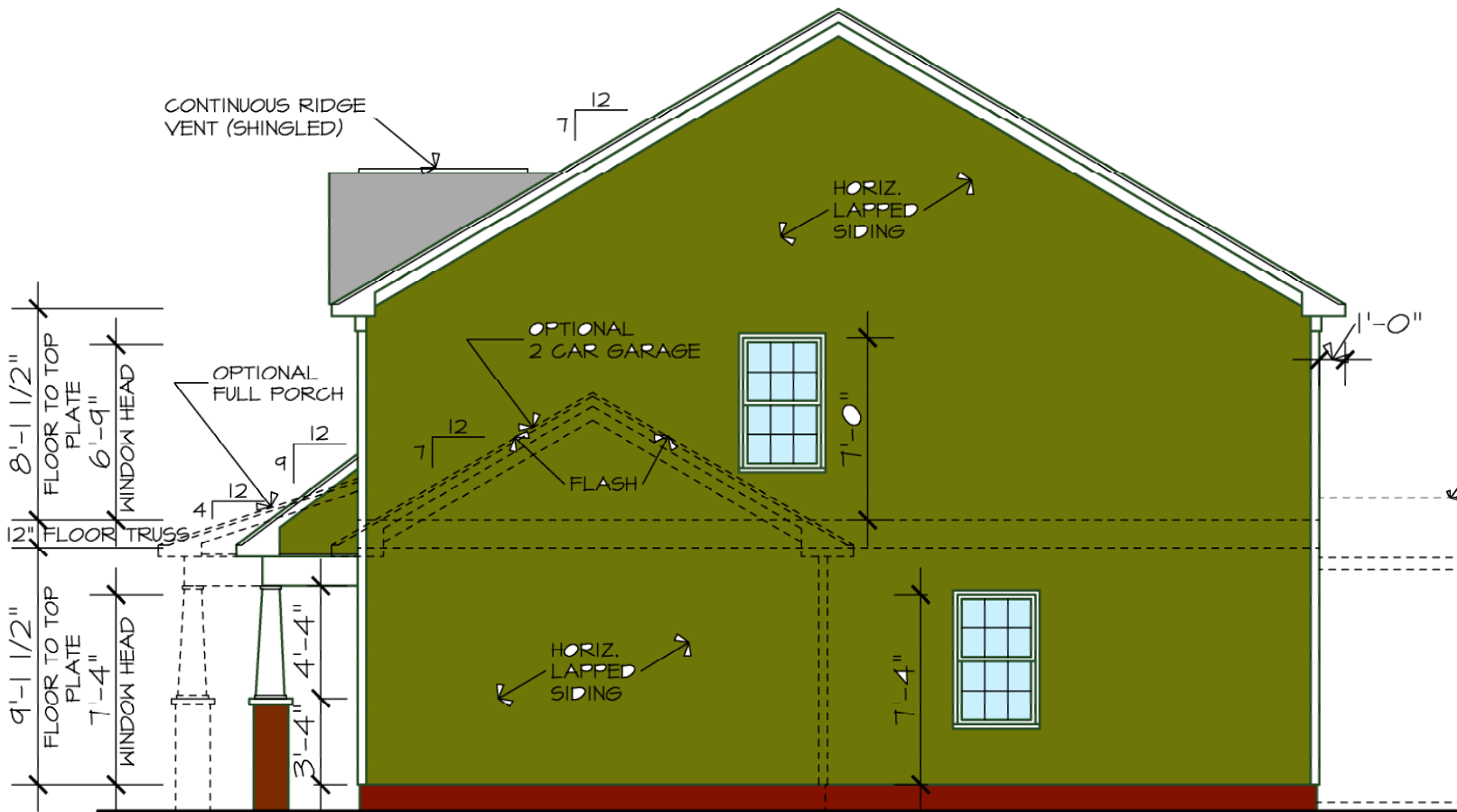
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DRAWN BY:
JRP
APPROVED BY:
JRP
DATE:
6/15/2015
JOB NAME:
REAMES RD REZONING
SCALE:
NTS

SHEET NO.
2 OF 2

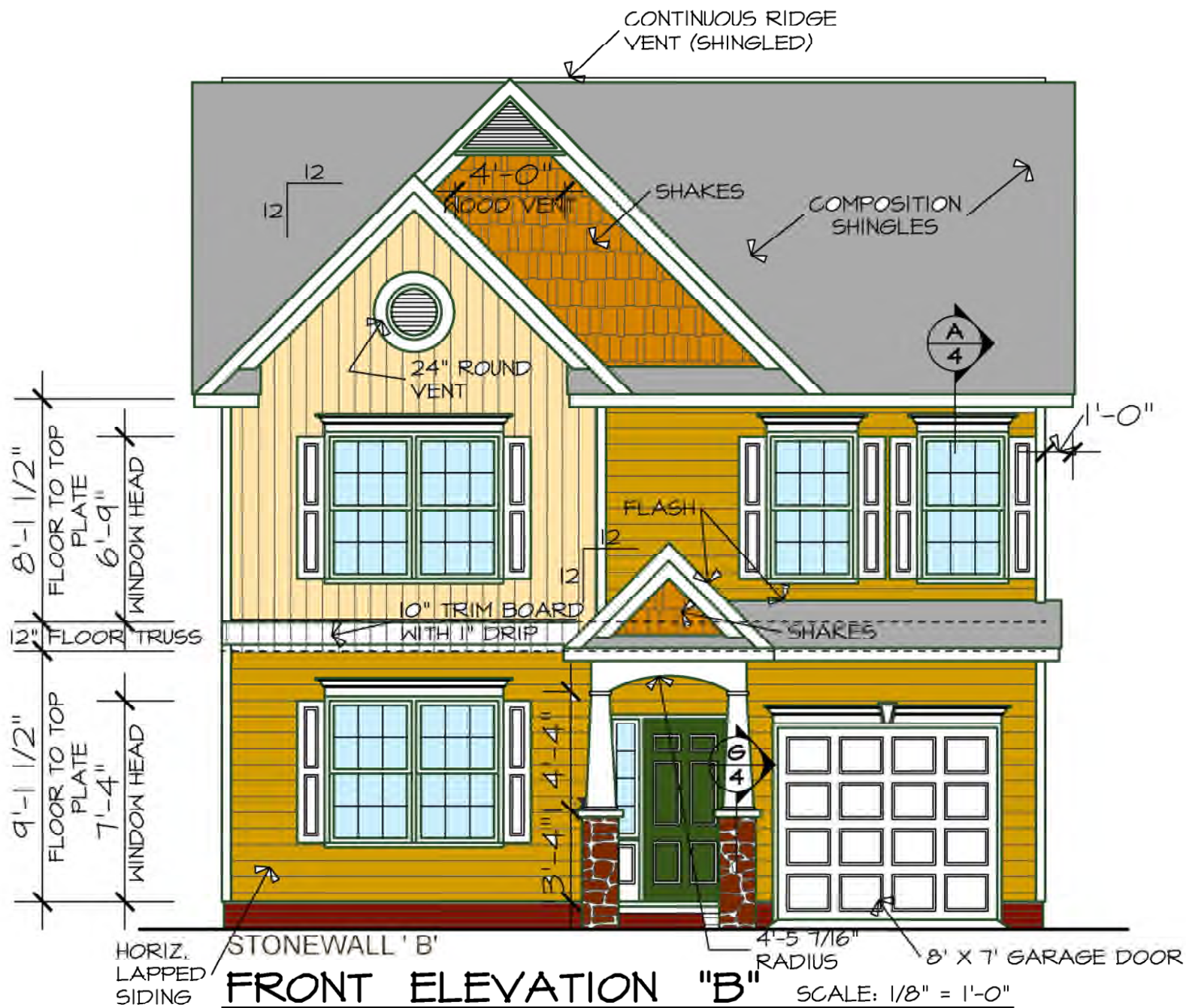


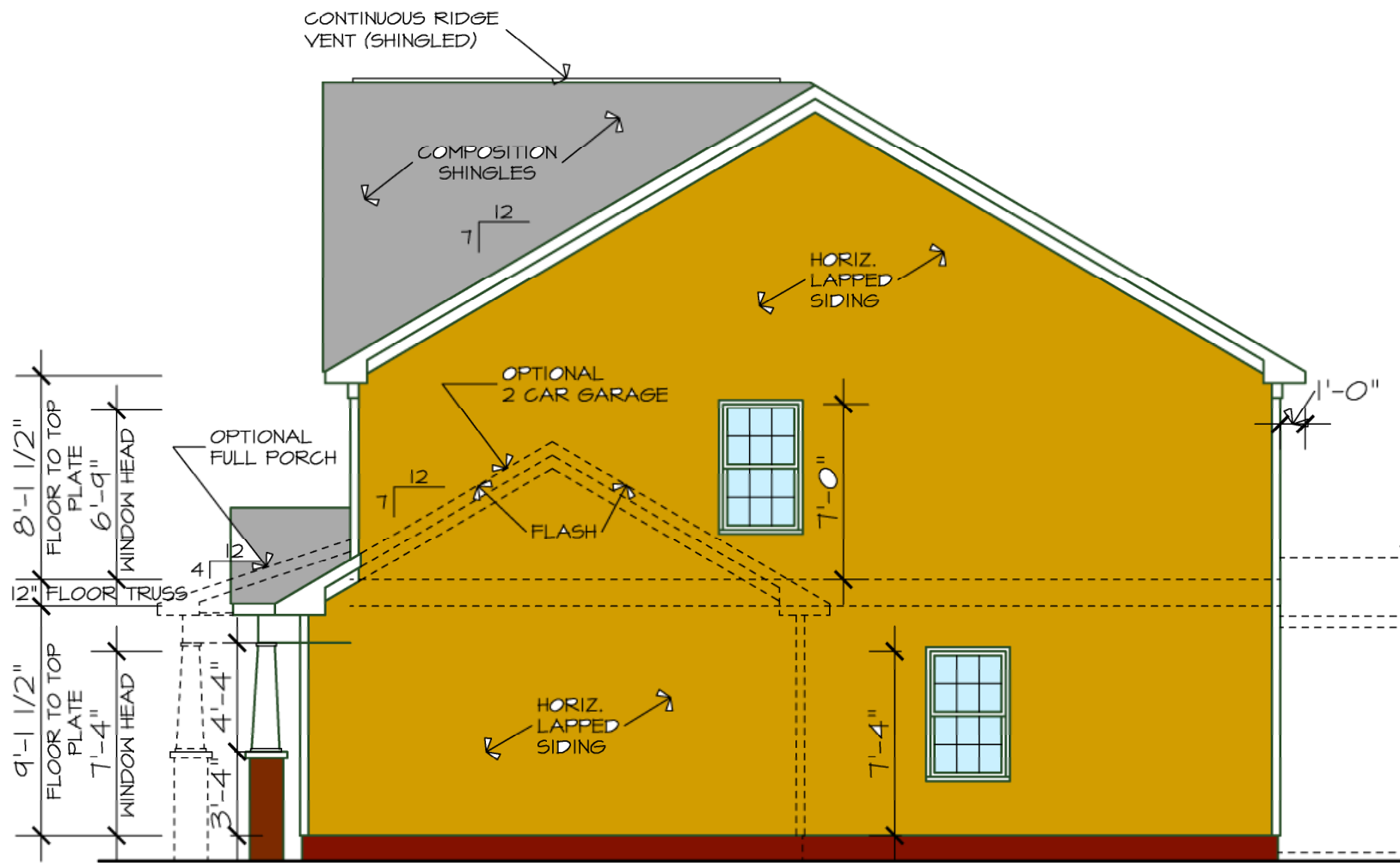


STONEWALL 'A'

RIGHT ELEVATION "A"

SCALE: 1/8" = 1'-0"





STONEWALL 'B'
RIGHT ELEVATION "B" SCALE: 1/8" = 1'-0"

