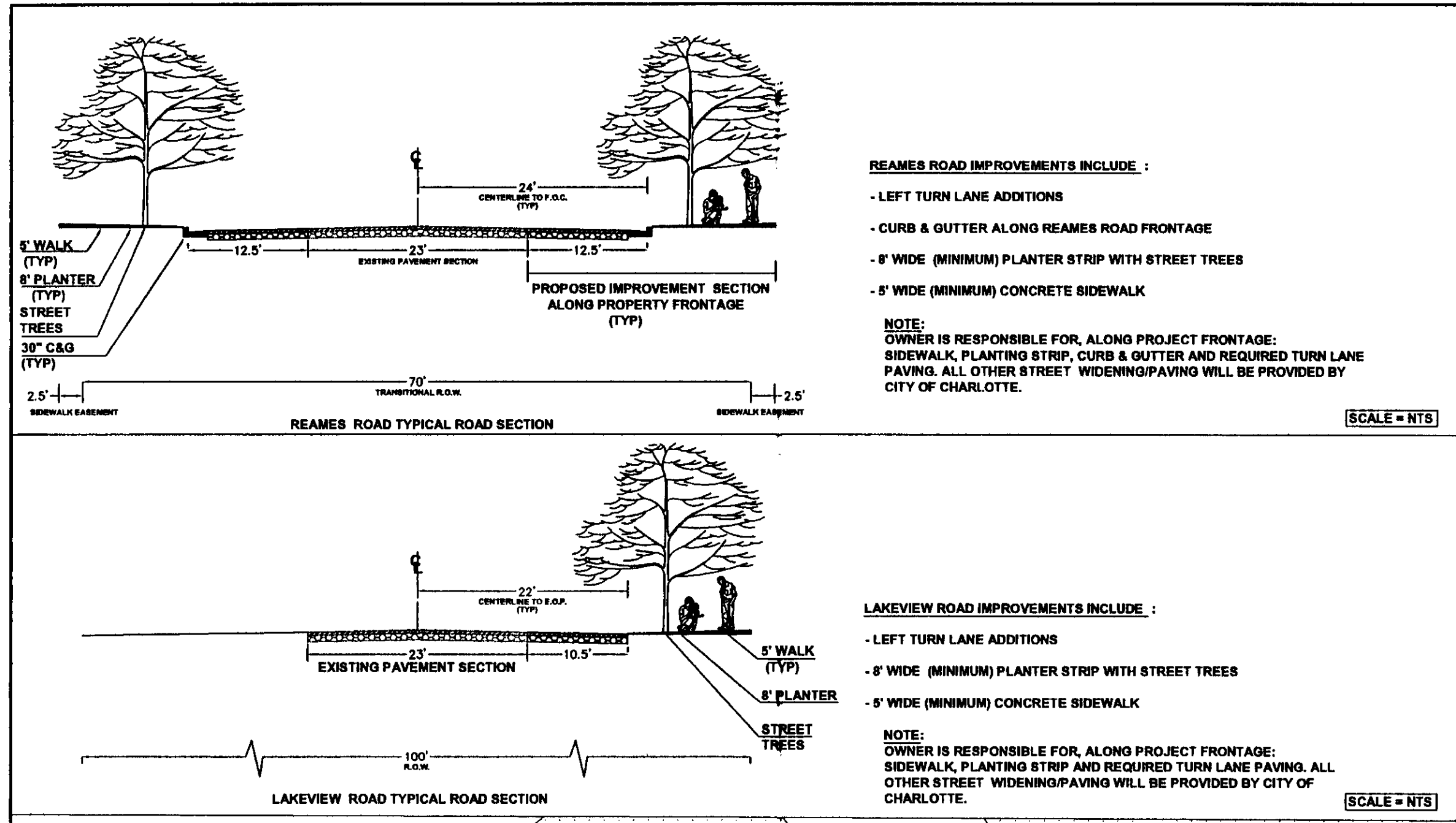


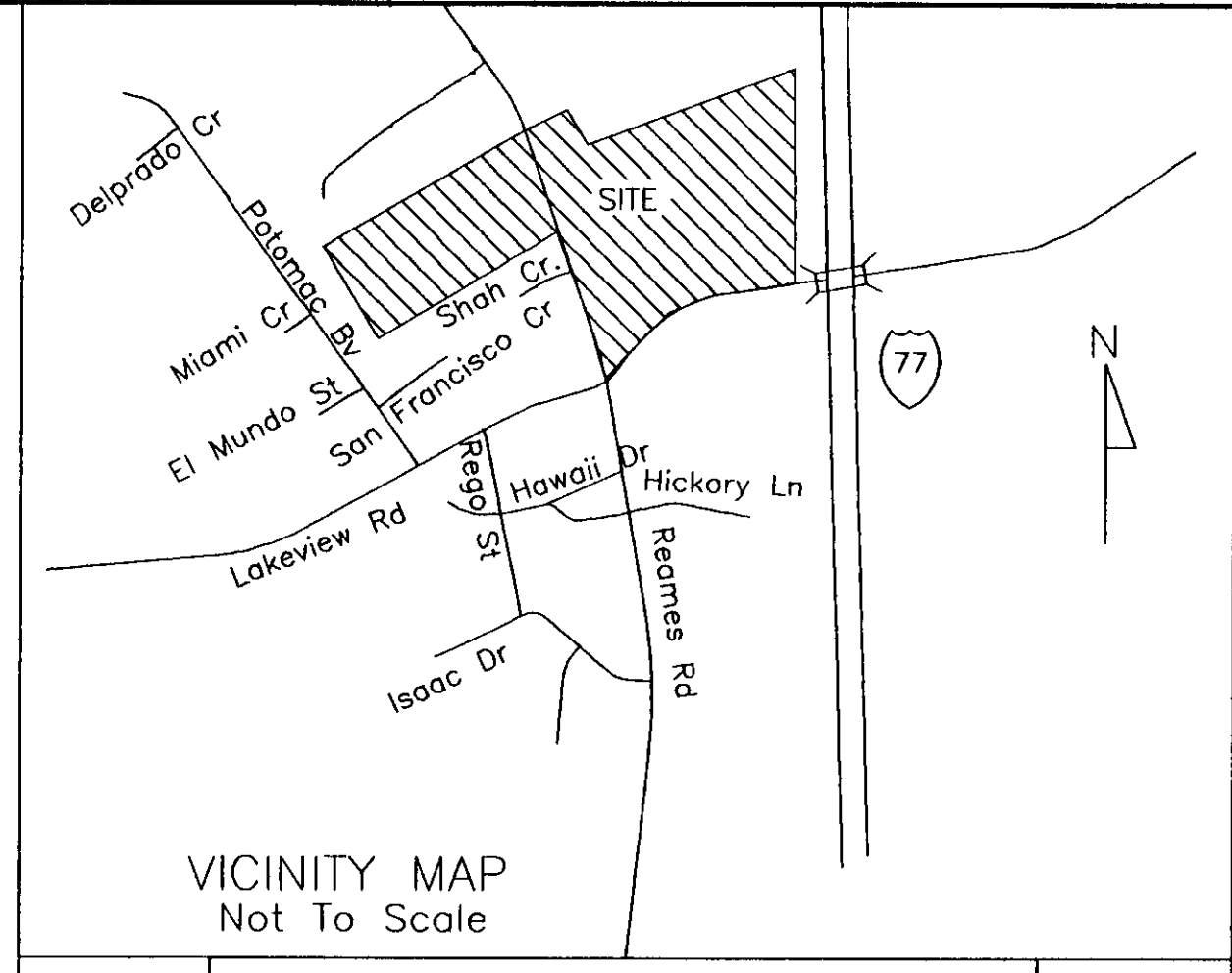
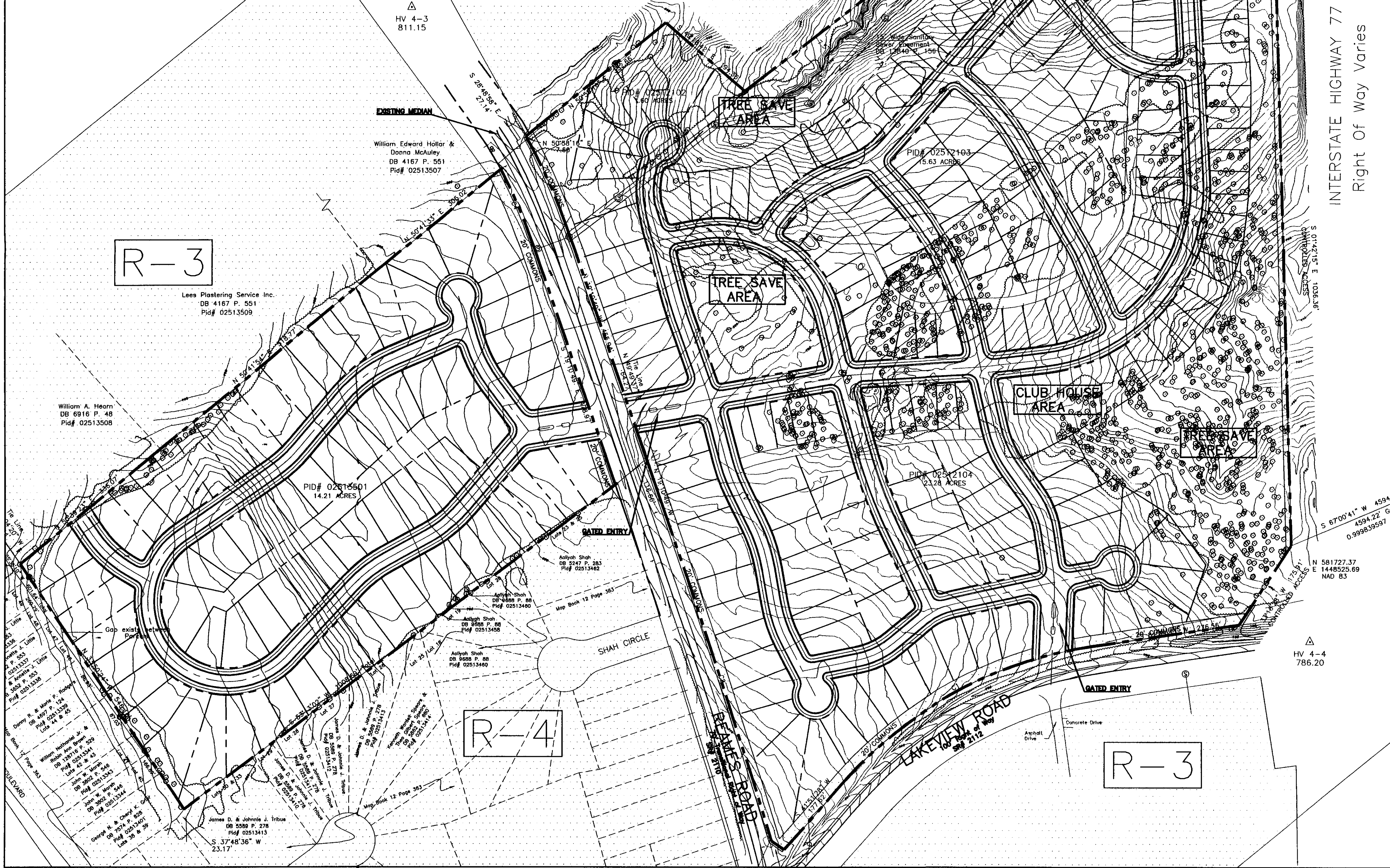


- REAMES ROAD IMPROVEMENTS INCLUDE:**
- LEFT TURN LANE ADDITIONS
 - CURB & GUTTER ALONG REAMES ROAD FRONTAGE
 - 8' WIDE (MINIMUM) PLANTER STRIP WITH STREET TREES
 - 8' WIDE (MINIMUM) CONCRETE SIDEWALK
- NOTE:** OWNER IS RESPONSIBLE FOR, ALONG PROJECT FRONTAGE: SIDEWALK, PLANTING STRIP, CURB & GUTTER AND REQUIRED TURN LANE PAVING. ALL OTHER STREET WIDENING/PAVING WILL BE PROVIDED BY CITY OF CHARLOTTE.

- LAKEVIEW ROAD IMPROVEMENTS INCLUDE:**
- LEFT TURN LANE ADDITIONS
 - 8' WIDE (MINIMUM) PLANTER STRIP WITH STREET TREES
 - 8' WIDE (MINIMUM) CONCRETE SIDEWALK
- NOTE:** OWNER IS RESPONSIBLE FOR, ALONG PROJECT FRONTAGE: SIDEWALK, PLANTING STRIP AND REQUIRED TURN LANE PAVING. ALL OTHER STREET WIDENING/PAVING WILL BE PROVIDED BY CITY OF CHARLOTTE.

R-12
MF(CD)

Austin Woods-Charlotte-Phase 1 Apartments LLP
DB 13525 P. 276
Pid# 02512101
Map Book 3B Page 775



SITE DATA

LOCATION:	INT. REAMES RD. (SR# 2110) & LAKEVIEW RD. (SR# 2112), MECKLENBURG COUNTY, NC
EXISTING ZONING:	R-3, RESIDENTIAL
PROPOSED ZONING:	MX-1, INNOVATIVE
USE:	RESIDENTIAL, SINGLE-FAMILY DETACHED, MULTIFAMILY ATTACHED
ITEM	PROVIDED
SITE AREA	54.72 ACRES
MINIMUM FRONT SETBACK	10 FT
MINIMUM SIDE SETBACK	3 FT
MINIMUM REAR SETBACK	20 FT

PROJECT IS NOT WITHIN THE 100-YEAR FLOODPLAIN. REFERENCE IS MADE TO THE CITY OF CHARLOTTE ZONING ORDINANCE.

SITE TABULATION

TOTAL NUMBER OF LOTS	267
ACREAGE	54.72
OPEN SPACE	9 AC.
TREE SAVE AREA	5.5 AC.

- Reames Road Site 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 line as shown on the plan per Section 5.2 of the Zoning Ordinance.
 - 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-1 district standards. A portion of the site on the western side of Reames Road will be used for residential duplex units along with related accessory uses under the MX-1 district standards.
 - Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher.
 - 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.
 - Access will be provided by street connections to Reames Road and Lakeview Road and by future connections to other properties.
 - The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
 - Street right-of-way widths,
 - Street type, dimensions, and construction standards,
 - Minimum lot size,
 - Setbacks, side and rear yards, and
 - Lot width.
 - 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.
 - 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.
 - Streets in portion of the project east of Reames Road will be gated and are to be privately maintained. Subdivision streets west of Reames Road are to be publicly maintained.
- Initial submission, December 21, 2005

environmental DESIGN

landscape architecture
civil engineering
land planning
land surveying

20816 n. main street suite 204
cornelius, nc 28031
t: 704.896.8020
f: 704.896.8021
e: info@edesign.net

Seal

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

INITIAL DATE

North Arrow

Graphic Scale 1" = 100 ft.

Reames Road Tract
Reames Road
Charlotte, N.C.

REZONING PLAN

Project Location Sheet Title

DEVELOPER/OWNER
CLARION HOMES, LLC
Dan Bartok
18751 CLOVERSTONE CIR.
CORNELIUS, NC 28031
(704) 222-0077

Designed By EDPA
Drawn By SLC / WJW
Date 12/21/05
Revisions

Sheet 1 of 1
Project Number 05023

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.