

NATURAL VEGETATION IS TO REMAIN IN THE HATCHED AREAS SHOWN ALONG REAMES ROAD OR BE REPLACED WITH A LANDSCAPED BERM ALL IN ACCORDANCE WITH ORDINANCE 12.306

N/F  
MAE F. SCOTT  
DB 5775 PG 868  
PID# 03717271  
ZONING: R-3

N/F  
ELVIA S. CRENSHAW  
DB 3749 PG 247  
PID# 03717270  
ZONING: R-3

REAMES ROAD STREET SCAPE TO HAVE CURB & GUTTER W/ 8' PLANTING STRIP AND 6' SIDEWALK

N/F  
WILLIE W. GARRIS  
& WIFE CELLAR H.  
DB 4092 PG 464  
PID# 03717264  
ZONING: R-3

N/F  
JOHN VICTOR FESPERMAN  
DB 11503 PG 808  
PID# 03717268  
ZONING: R-3

N/F  
DEBRA JEANNA GRIFFIN  
PID: 037-176-15  
DB 22639 PG 226  
ZONING: R-3

N/F  
BETTY MASSEY  
PID: 037-176-05  
DB 20387 PG 799  
MB 14 PG 343  
ZONING: R-3

N/F  
JOHN DEREK MOORE  
PID: 037-176-04  
DB 21516 PG 658  
MB 14 PG 343  
ZONING: R-3

N/F  
THOMASINA J MASSEY  
PID: 037-176-03  
DB 19603 PG 495  
MB 14 PG 343  
ZONING: R-3

N/F  
DERRICK BLANKENEY  
AND JOHN NEAL SR  
PID: 037-176-02  
DB 17726 PG 77  
MB 14 PG 343  
ZONING: R-3

N/F  
54 INVESTMENT LLC  
PID: 037-176-01  
DB 13226 PG 333  
MB 14 PG 343  
ZONING: R-3

N/F  
KNICKERBOCKER  
PROPERTIES INC XI AND  
FLANAGAN/BILTON  
PID: 037-191-10  
DB 9448 PG 894  
MB 25 PG 437  
ZONING: I-1(CD)

N/F  
KNICKERBOCKER  
PROPERTIES INC XI AND  
CABOT PARTNERS LP  
PID: 037-191-06  
DB 9448 PG 894  
MB 25 PG 437  
ZONING: I-1(CD)

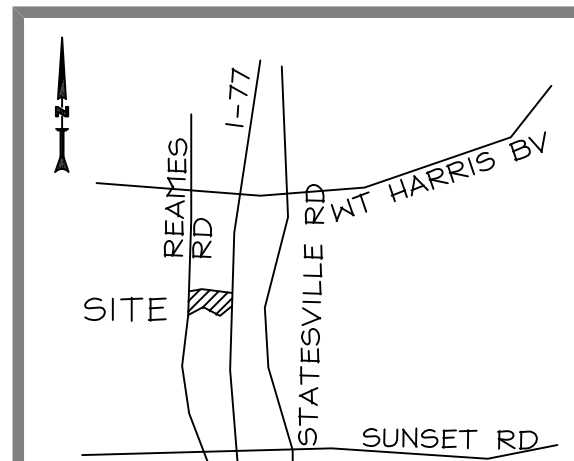
#### DEVELOPMENT DATA

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. (24.67%)  
PROPOSED NATURAL AREA: 3.421 AC. (24.05%)

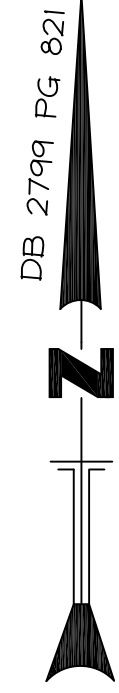
45' (TYP.)  
1  
LOT SIZE  
4,500 SF. MIN.

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

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

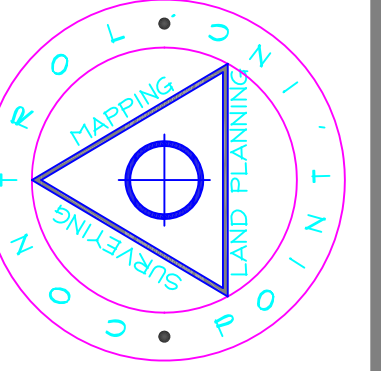


VICINITY MAP  
NTS



DB 2799 PG 821

Control Point, Inc.  
6130 Harris Technology Blvd.  
Charlotte, NC 28265  
Phone: (704) 593-1010  
Fax: (704) 593-1120  
NC: C-2725  
SC: C04 3459



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

PETITIONER  
LIBERTY OAK, INC  
6130 Harris Technology Blvd.  
Charlotte, NC 28265  
Phone: (704) 593-1010  
Fax: (704) 593-1120

DRAWN BY: JRP  
APPROVED BY: JRP  
DATE: 11/2/08  
JOB NAME: REAMES RD REZONING  
SCALE: 1"=50' (H) 1"=100' (V)  
SHEET NO. 1 OF 2



GENERAL PROVISIONS:

1. 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).
2. 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.
3. THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE 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 6.206(2) OF THE ORDINANCE.
4. 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. EACH DWELLING UNIT SHALL BE REQUIRED TO BE A MEMBER OF A HOMEOWNERS ASSOCIATION (HOA). 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:

1. 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
2. THE FOR SALE DWELLING UNITS SHALL BE COMPRISED OF FOR SALE SINGLE FAMILY DETACHED DWELLING UNITS.

STREETSCAPE AND LANDSCAPING:

1. ALL TREE SAVE AREAS AND BUFFERS ARE TO REMAIN UNDISTURBED EXCEPT FOR UTILITY CROSSING.
2. ALL TREE SAVE AREAS AND BUFFERS ARE TO BE DEDICATED AND MAINTAINED BY THE HOA.
3. 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.
4. LANDSCAPING AND SCREENING SHALL MEET OR EXCEED THE MINIMUM TO SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
5. LANDSCAPING WILL BE INSTALLED IN STAGES IN ACCORDANCE WITH THE ORDINANCE AS THE SITE IS DEVELOPED.
6. 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.
7. 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.
8. PETITIONER AGREES A 6 FOOT HIGH WOODEN PRIVACY FENCE ALONG THE REAR OF LOTS 27-43 AND ALONG THE SOUTH OF THE UNDISTURBED BUFFER FOR PARCEL 037-176-02 26 AND ALONG THE SIDE OF LOT 26.
9. PETITIONER AGREES TO ESTABLISH RIGHT-OF-WAY TO THE PROPERTY OF PARCEL 037-176-02 WITHOUT DISTURBING THE VEGETATION WITHIN 20 FEET OF THE PROPERTY LINE.
10. 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.
11. 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.
12. PETITIONER AGREES TO INSTALL SCREENING THE STORM WATER FACILITY ON THE HOUSE SIDE OF LOTS 44 AND 71 PRIOR TO CERTIFICATED OF OCCUPANCY.

MONUMENTS AND SIGNS:

1. PETITIONER SHALL CONSTRUCT A PERMANENT ENTRANCE MONUMENT SIGN AT EACH OF THE PROPOSED ENTRANCES.
2. AT LEAST ONE PERMANENT MONUMENT SIGN IS TO BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

COMMON AREA AND AMENITIES:

1. ALL COMMON OPEN SPACE IS TO BE DEDICATED TO AND MAINTAINED BY THE HOA WHICH INCLUDES STORMWATER FACILITY, TREE SAVE AND BUFFERS.

OFF-STREET PARKING:

1. 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.
2. THE SITE SHALL COMPLY WITH THE BICYCLE PARKING REQUIREMENTS OF THE ORDINANCE.

LIGHTING:

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE SHALL BE UNIFORM IN DESIGN WITH CITY OF CHARLOTTE STREET LIGHTING GUIDELINES.
2. 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.

ENVIRONMENTAL FEATURES:

1. TOTAL IMPERVIOUS AREA OF THE PROJECT WILL BE BETWEEN 17%-50%
2. 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.
3. AS PART OF THE FULL DEVELOPMENT PLAN REVIEW, ALL DELINIATION OF WETLANDS, STREAMS, TREE SURVEYS, AND COMPLIANCE WITH CLEAN WATER ACT WILL BE ADDRESSED.
4. PETITIONER SHALL TIE INTO THE EXCISING PUBLIC STORM WATER SYSTEM(S). PETITIONER SHALL HAVE THE RECEIVING PUBLIC DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF THE STANDARD DUE TO THE PURPOSED DEVELOPMENT. IF IT IS FOUND THAT THE PROPOSED DEVELOPMENT WILL CAUSE THE PUBLIC STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING. IF THE RECEIVING PUBLIC DRAINAGE SYSTEM(S) IS ALREADY OUT OF STANDARD, PETITIONER'S PROPOSED DEVELOPMENT WILL BE DESIGNED SO AS TO NOT PLACE THE DOWNSTREAM PUBLIC SYSTEM(S) FURTHER OUT OF STANDARD.

SITE TRANSPORTATION:

1. 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).
2. 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.
3. 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.
4. 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.
5. 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.

SITE UTILITIES:

1. THE PROPERTY WILL BE SERVICED BY THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT (CMUD)FOR PULIC WATER AND SANITARY SEWER.
2. THE PETITIONER AGREES TO WORK WITH CMUD FOR ALL CONNECTS TO THE EXISTING SERVICE LINES.

SOLID WASTE:

1. THE SITE SHALL BE SERVICED BY THE CITY OF CHARLOTTE FOR WASTE REMOVAL.

ARCHITECTURAL STANDARDS:

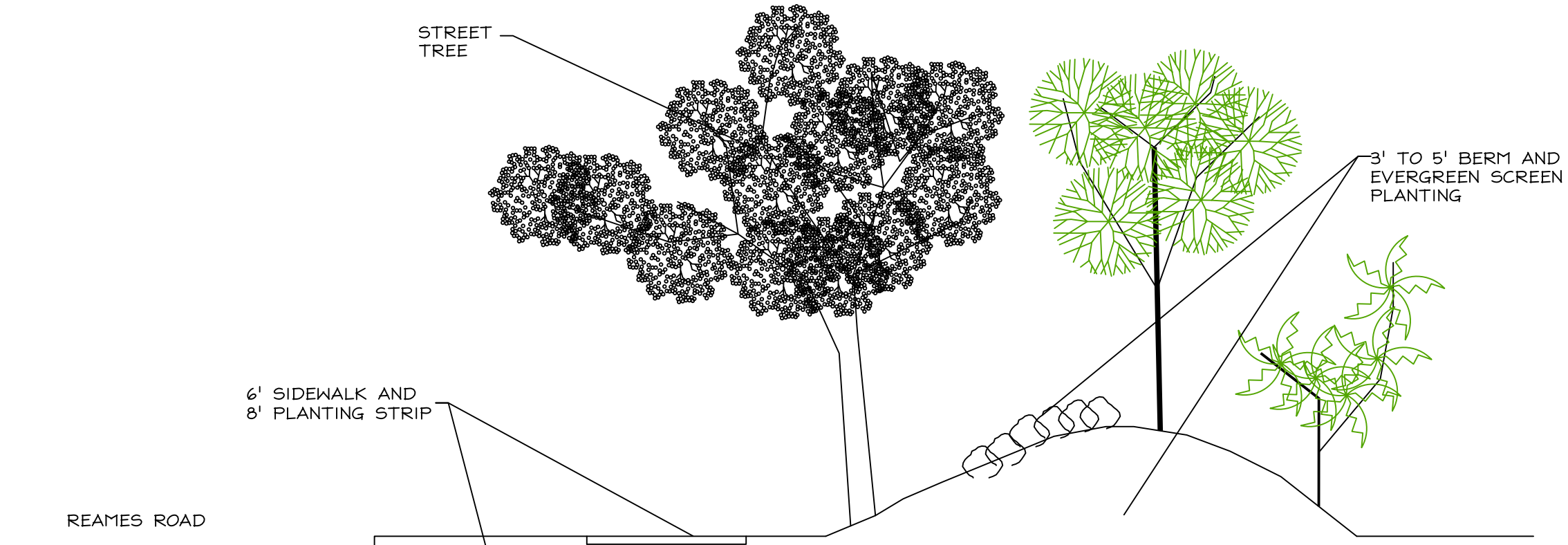
1. NO VINYL SIDING IS PERMITTED ON THE FRONT OF THE HOMES.
2. NO EXPANSE OF SOLID WALL WILL EXCEED 20 IN LENGTH.
3. LOTS 1, 43, 44 AND 71 MUST HAVE AT LEAST ONE FUNCTIONAL WINDOW ON THE WEST ELEVATION OF THE HOME.

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.

BINDING EFFECT OF THE REZONING PETITION:

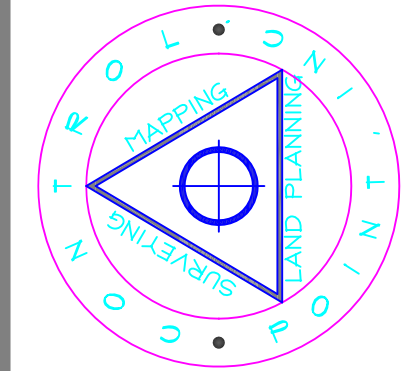
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR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



SECTION A-A: BERM AND EVERGREEN SCREEN AT REAMES ROAD

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

Control Point, Inc.  
6150 Harris Technology Blvd.  
Charlotte, NC 28265  
Phone: (704)593-1010  
Fax: (704)593-1120  
NC: C-2125  
SC: COA 3455



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

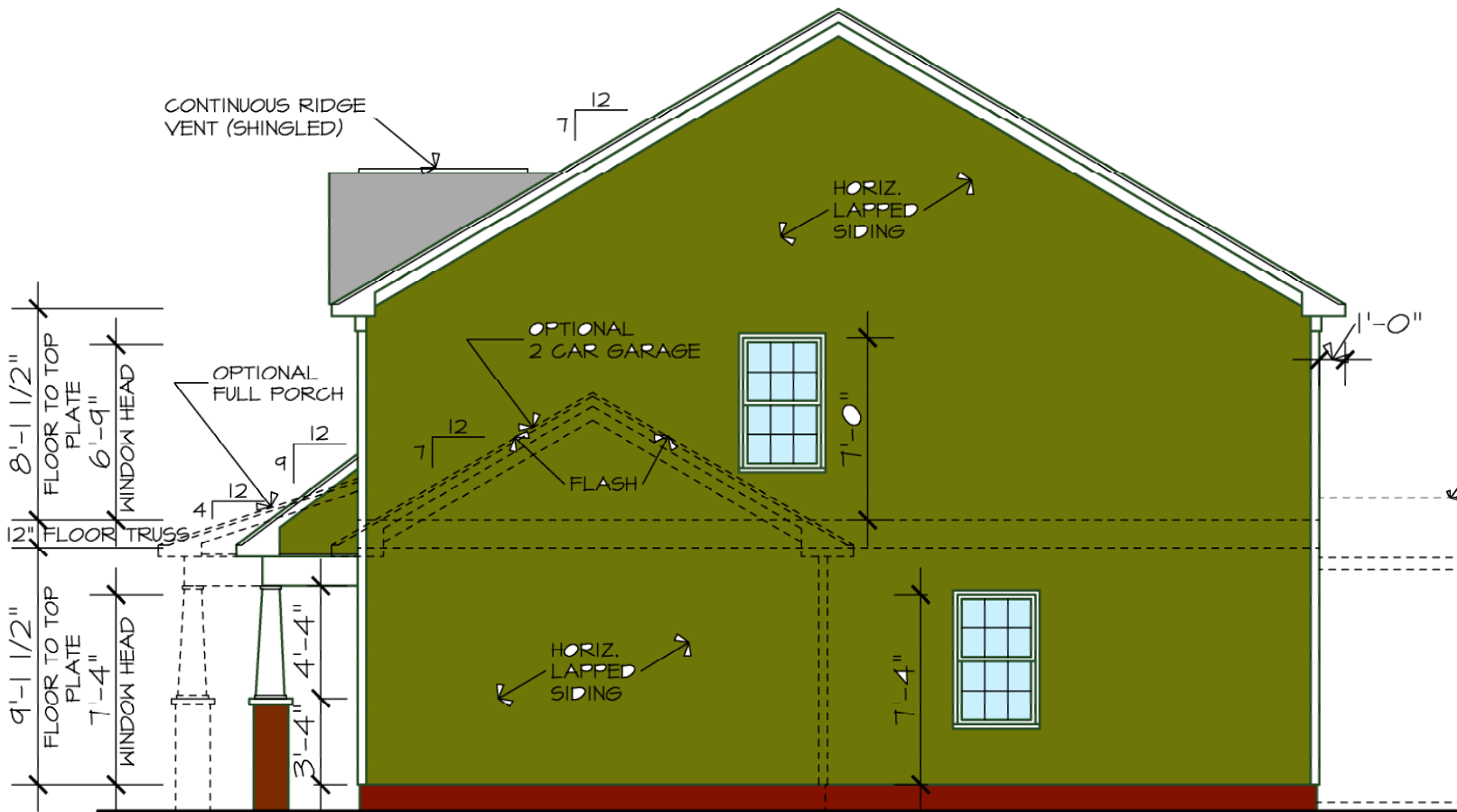
PETITIONER  
LIBERTY OAK, INC  
6150 Harris Technology Blvd.  
Charlotte, NC 28265  
Phone: (704)593-1010  
Fax: (704)593-1120

DRAWN BY: JSP  
APPROVED BY: JSP  
DATE: 1/27/15  
JOB NAME: REAMES RD REZONING  
SCALE: 1"=50'  
(H) (V)

SHEET NO.  
2 OF 2







STONEWALL 'A'

RIGHT ELEVATION "A"

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

