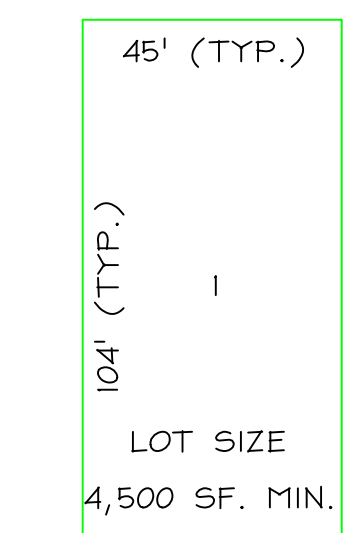
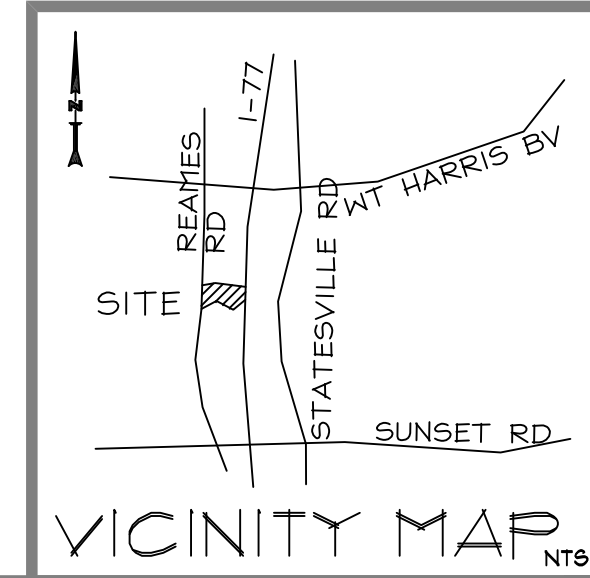


DEVELOPMENT DATA	
TOTAL SITE AREA:	14.22 AC.
TAX PARCEL:	037-176-17 & 037-176-16
EXISTING ZONING:	UR-1 (CD)
PROPOSED ZONING:	R-5 (CD)
(DEVELOPED AS R-5 CLUSTER UTILIZING TREESAVE INCENTIVE)	
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL DETACHED DWELLINGS
PROPOSED DENSITY:	5 UNITS PER AC
MIN. BUILDING SETBACK:	24' FROM 42' ROW
MIN. SIDETARYD:	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%)



PRELIMINARY PLAN
NOT FOR CONSTRUCTION

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

Control Point, Inc.
6150 Harris Technology Blvd.
Charlotte, NC 28265
Phone: (704) 593-1000
Fax: (704) 593-1120
NC: C-2725
SC: COA 3459

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) 593-1000
Fax: (704) 593-1120

DRAWN BY: JAP	APPROVED BY: JAP	DATE: 6/15/2015	JOB NAME: REAMES ROAD REZONING	SCALE: 1"=50'	(H) (V)
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SHEET NO.
1 OF 2

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-(G/D) 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 6.207) OF THE ORDINANCE.

1. 71 FOR SALE DWELLING UNIT 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.

2. ALL TREE SAVE AREAS AND BUFFERS ARE TO REMAIN UNDISTURBED EXCEPT FOR UTILITY CROSSING.
3. 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 12.308 OF THE ORDINANCE.
5. LANDSCAPING WILL BE INSTALLED IN STAGES IN ACCORDANCE WITH THE ORDINANCE AS THE SITE IS DEVELOPED.
6. A 6' FOOT TO 5 FOOT TALL LANDSCAPED BERM SHALL BE INSTALLED ALONG THAT PORTION OF THE SITE'S FRONTAGE ON REAMES ROAD. THE LOCATION 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 AND THE DATE OF THE APPROVAL OF THIS REZONING PETITION.
8. PETITIONER AGREES A 6 FOOT HIGH WOODEN PRIVACY FENCE WITH BRICK COLUMNS EVERY 50 FEET ALONG THE REAR OF LOTS 27-43 AND ALONG THE SOUTH OF THE UNDISTURBED BUFFER FOR PARCEL 037-176-02 AND ALONG THE SIDE OF LOT 26.
9. PETITIONER AGREES TO ESTABLISH RIGHT-OF-WAY TO THE PROPERTY OF PARCEL 037-176-02.
10. THE SUBMITTER OF THIS PETITION AGREES TO MAINTAIN THE 50' WIDE SIDEWALK 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 SUBMITTER SHALL PROVIDE AN 8' AND A 7' FOOT' PEDESTRIAN 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 CERTIFICATION OF OCCUPANCY.
13. DRIVEWAYS SHALL BE A MINIMUM OF 30' WIDE TO THE SIDEWALK FOR PARKING PURPOSES.
14. LOTS 44 AND 71 HAVE A MINIMUM OF 10 BRUSHY AND 1 TREE AND SODDED FRONT YARD.
15. THE FRONTAGE ALONG REAMES ROAD WILL COMPLY WITH SECTION 12.308 OF THE ZONING ORDINANCE REGARDLESS OF THE ORIENTATION OF THE HOMES.

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.
3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE.

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

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.
3. DRIVEWAYS SHALL EXTEND A MINIMUM OF 20' BEYOND THE SIDEWALK TO THE FRONT OF THE GARAGE.

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.



1. 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 THE REZONING. THE PETITIONER MAY NEED REVIEW IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. AS PART OF THE FULL DEVELOPMENT PLAN REVIEW, ALL DELINEATION OF WETLANDS, STREAMS, TREE SURVEYS, AND COMPLIANCE WITH CLEAN WATER ACT WILL BE ADDRESSED.

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 DRIVEWAY SHALL BE 20 FEET WIDE, 10 FEET CLEAR OF ALL CURBS, AND 10 FEET CLEAR OF ALL ADJACENT DRIVEWAYS. ALL BERMIS AND ENTRANCE MONUMENTS MUST BE OUTSIDE OF THE SIGHT TRIANGLES AND SHOULD BE MARKED ON THE CONSTRUCTION SITE PLAN.
3. EXCAVATION 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.
5. ANY RIGHT-OF-WAY 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.
6. AS OF THE DATE OF SUBMISSION, THE MINIMUM RIGHT-OF-WAY FOR THE PUBLIC STREETS WITHIN THE SITE SHALL BE 42 FEET AND 26 FEET BACK OF CURB TO BACK OF CURB.

1. NO VINYL SIDING IS PERMITTED ON THE FRONT OF THE HOMES MATERIALS SHALL BE HARDBOARD, STONE, BRICK OR COMPARABLE PRODUCTS.
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 AND HAVE A MINIMUM OF TWO DIFFERENT TYPES BUILDING MATERIALS.
4. LIKE BUILDING ELEVATIONS SHALL NOT BE ON ADJACENT PROPERTIES AND DIRECTLY ACROSS THE STREET.

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.

1. 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.
2. NCDO PROVIDES WITH THE NOISE ABATEMENT WALL PER THE JUNE 2015 PLAN, PETITIONER IS NOT RESPONSIBLE FOR FENCE AND CLASS 'B' BUFFER ON LOTS 22-26 AS STATED IN NOTE 1.
3. IF THE HOMES ARE CONSTRUCTED PRIOR TO THE NCDO 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.

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

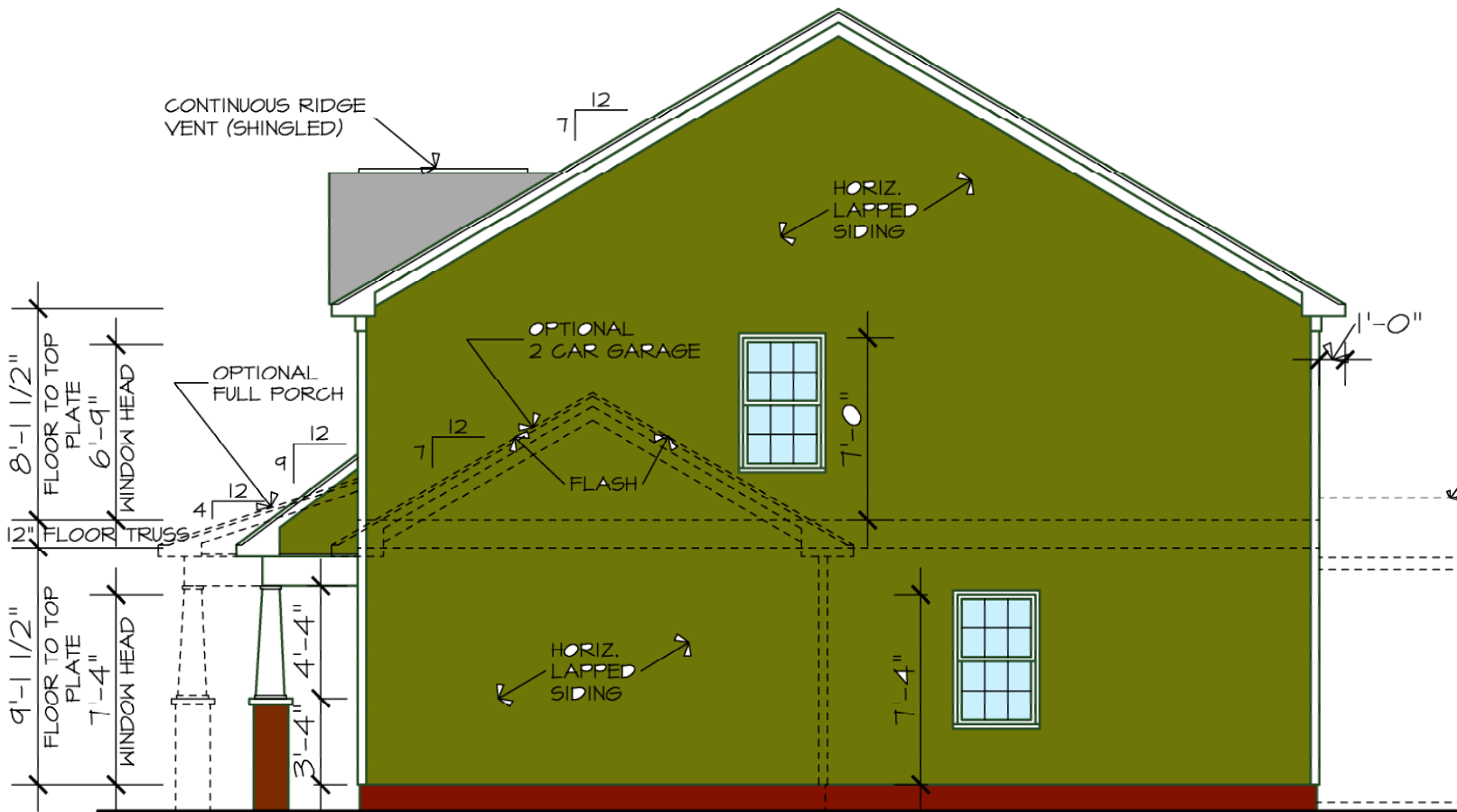


PRELIMINARY PLAN
NOT FOR CONSTRUCTION

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

DRAWN BY:	JRP
APPROVED BY:	JRP
DATE:	6/15/05
JOB NAME:	REARIES NO REZONING
SCALE:	1"=1'



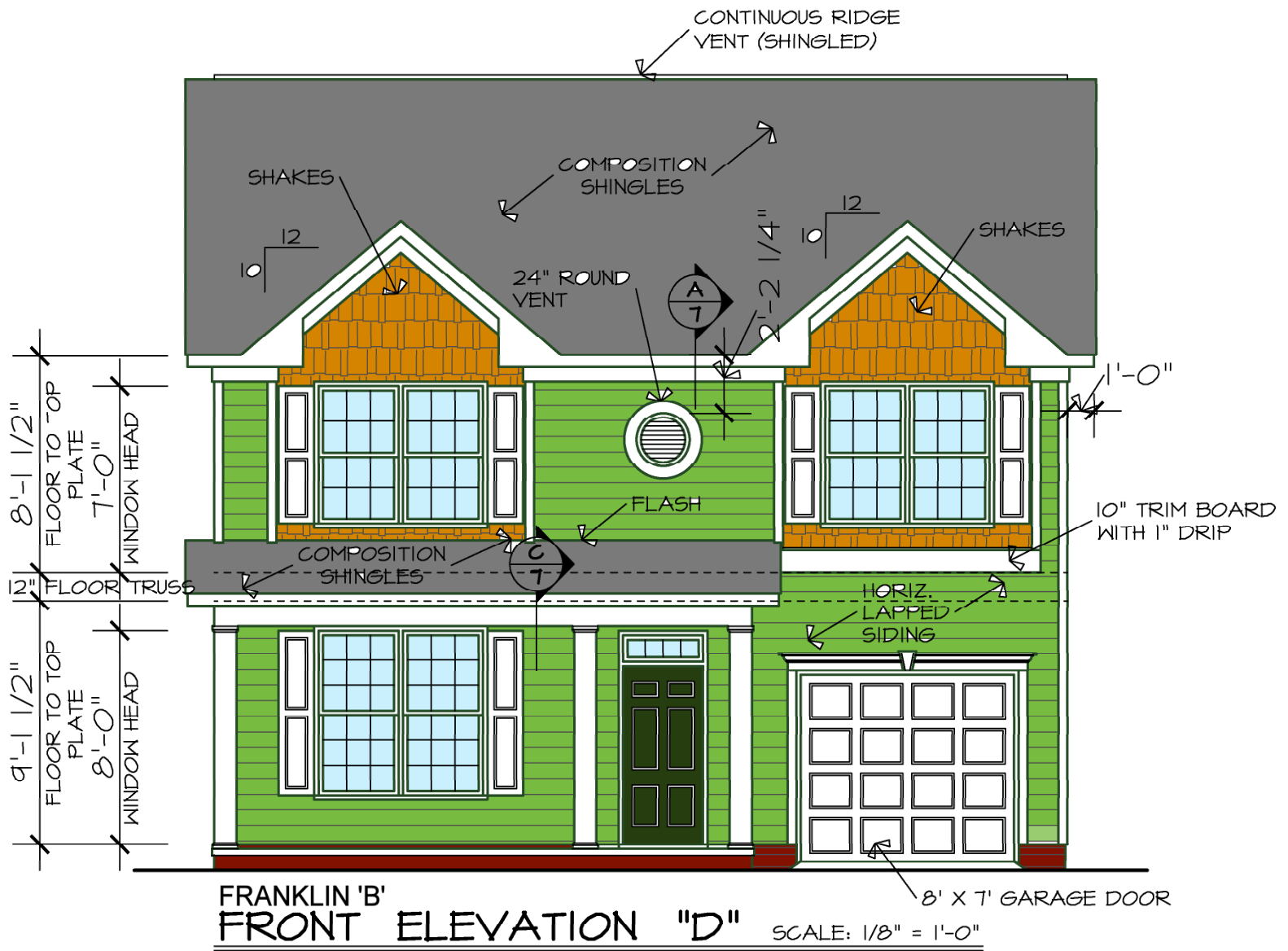


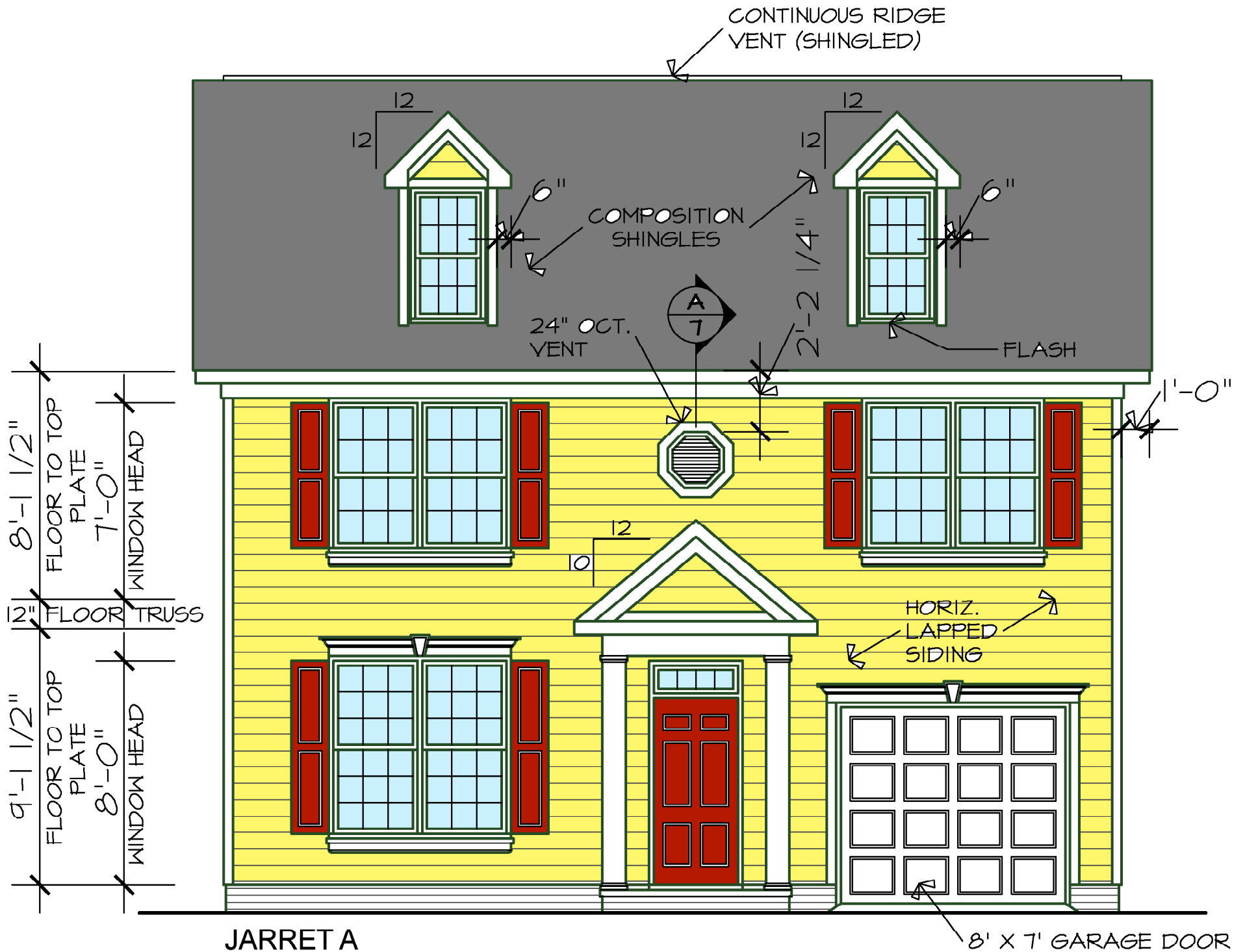
STONEWALL 'A'

RIGHT ELEVATION "A"

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







JARRET A
FRONT

ELEVATION "A"

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

