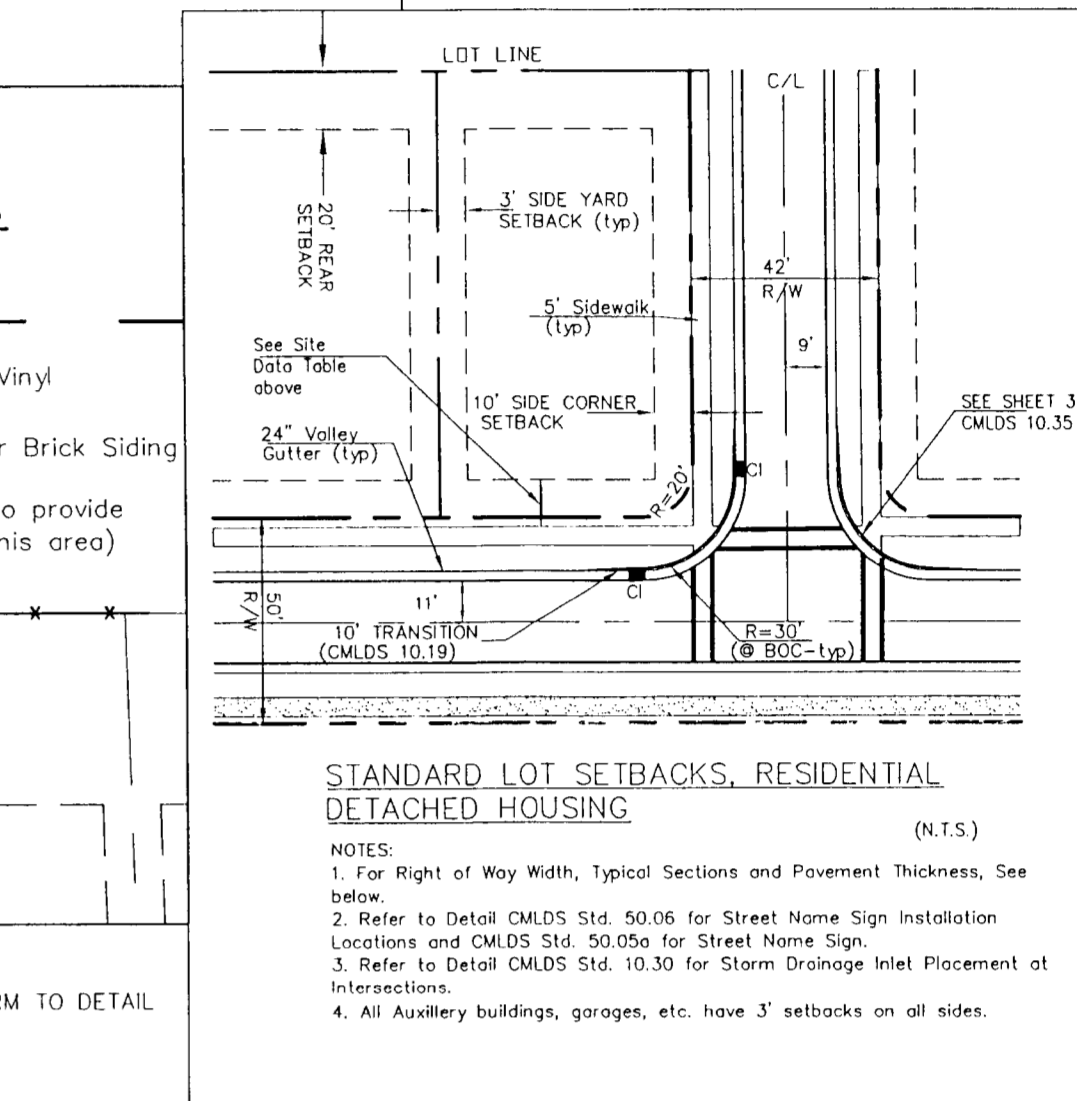
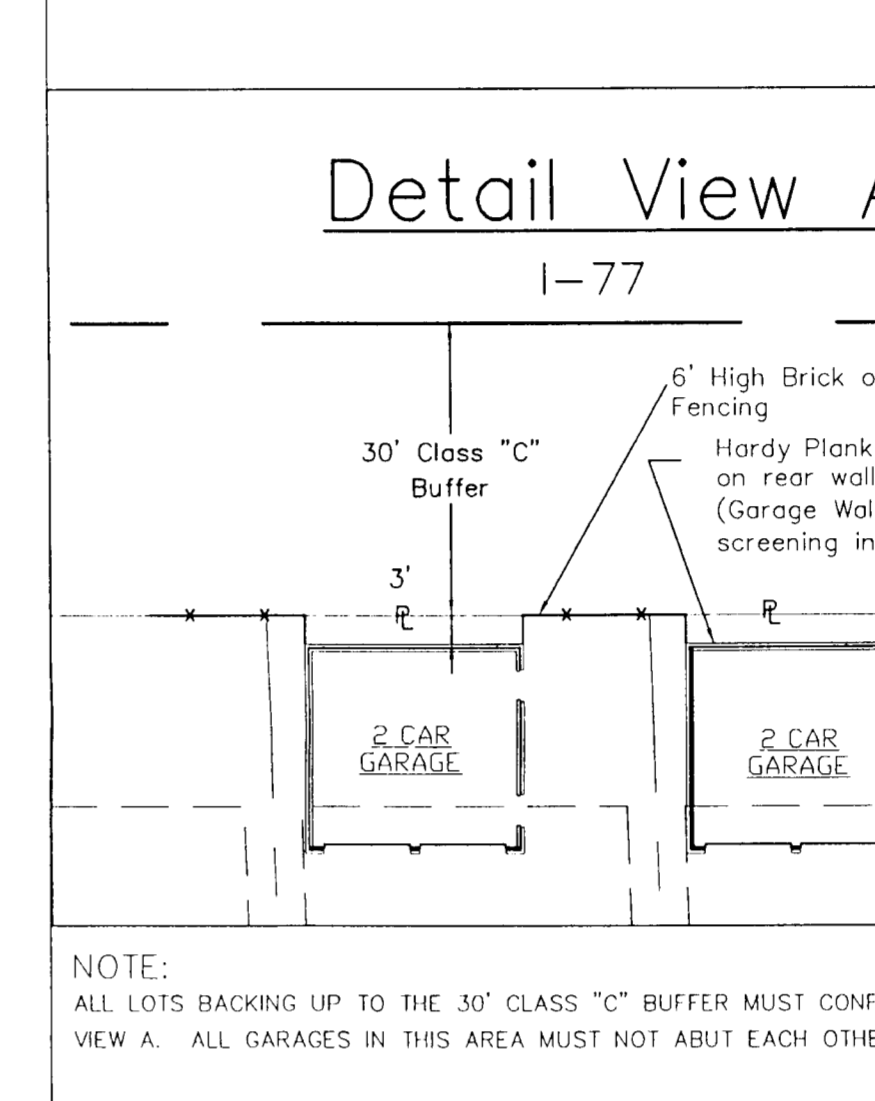


SITE DATA	
LOCATION:	INT. REAMES RD. (SR# 2110) & LAKEVIEW RD. (SR# 2112) MECKLENBURG COUNTY, NC
EXISTING ZONING:	MX-2, INNOVATIVE
USE:	RESIDENTIAL, SINGLE-FAMILY DETACHED
SITE TABULATION	
TOTAL NUMBER OF LOTS	257
ACREAGE	54.72 AC
STREET RIGHT OF WAY	10.77 AC
SITE NET AREA	43.95 AC
COMMON OPEN SPACE (REQUIRED)	5.47 AC
COMMON OPEN SPACE (PROVIDED)	9 AC
TREE SAVE AREA (REQUIRED)	5.47 AC
TREE SAVE AREA (PROVIDED)	6.23 AC
TREE SAVE GROSS AREA	11.4%
TREE SAVE NET AREA PERCENTAGE (GROSS LESS RW)	14.2%

SITE LEGEND	
PROPOSED CURB & GUTTER	---
REVERSED PITCH CURB & GUTTER	---
PROPERTY LINE	---
LOT LINES	---
CHAIN LINK FENCING	---
TRAFFIC FLOW	→
NCDOT STD. MINSKIP	---
NCDOT STD. QUADRANT	---
STD. PAVEMENT SECTION	---
HEAVY DUTY PAVEMENT SECTION	---
CONCRETE	---
BENCHMARK	---
EXISTING FEATURES SCREENED	---



**environmental DESIGN**

landscape architecture  
civil engineering  
land planning  
land surveying

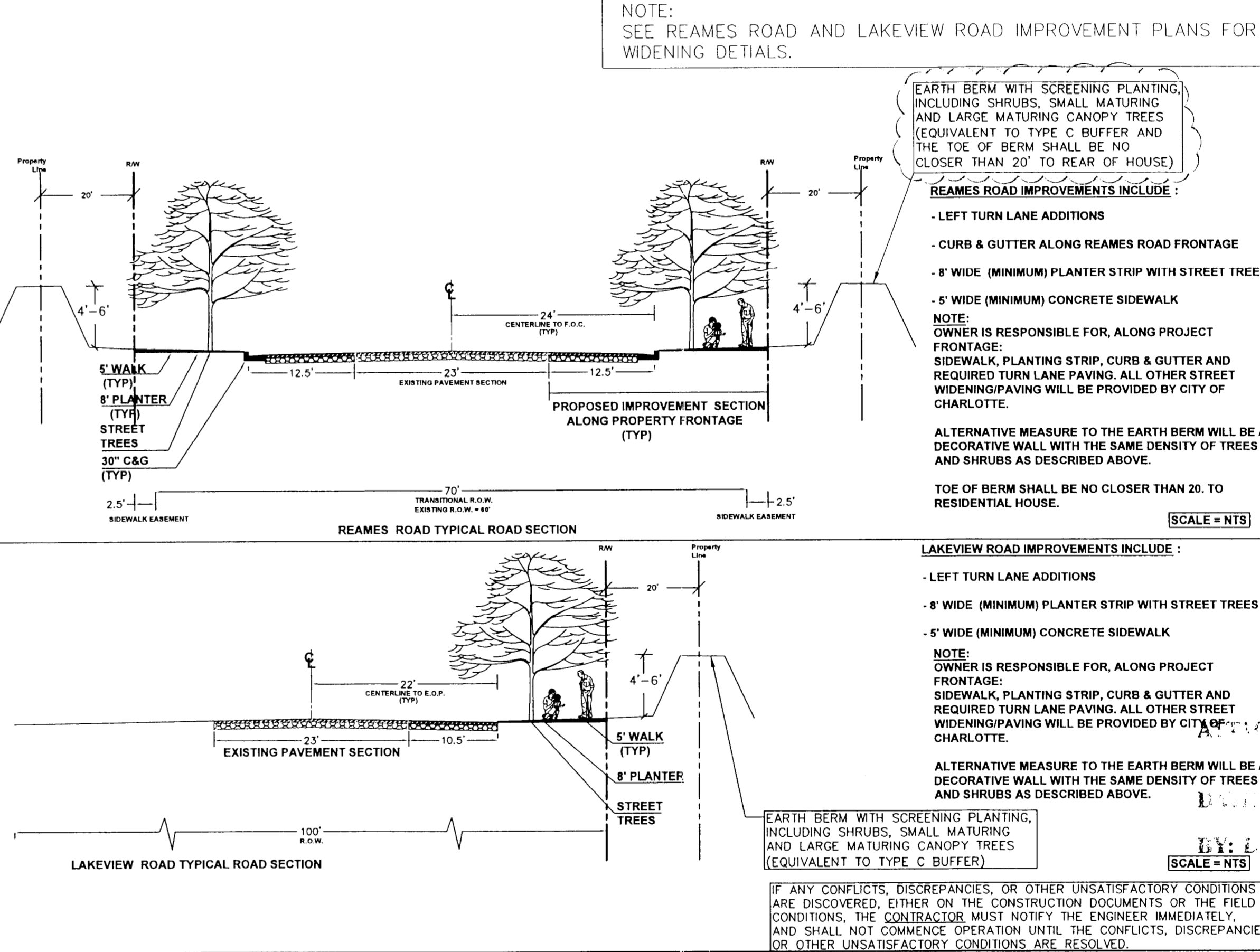
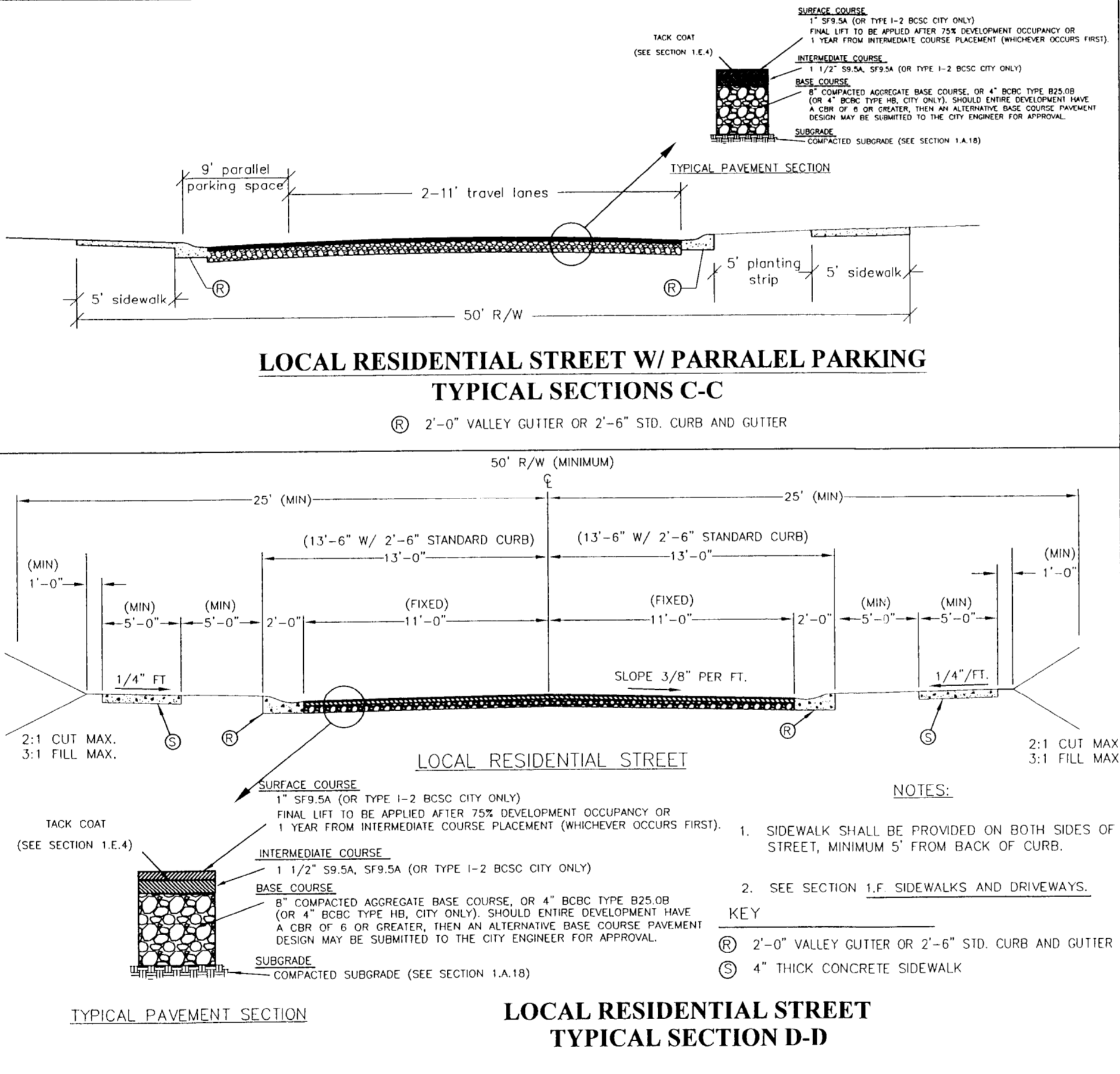
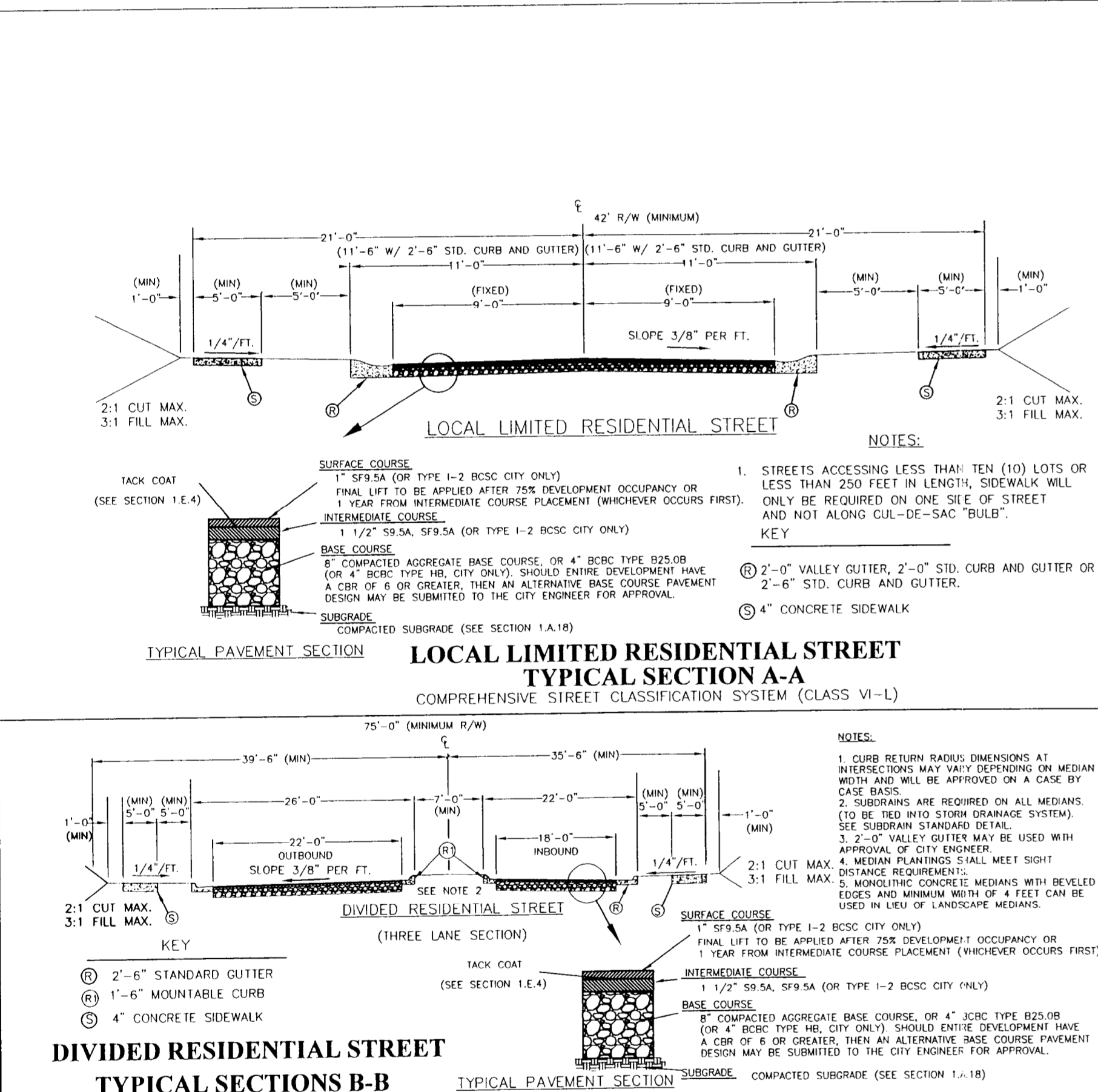
28816 E. main street suite 204  
charlotte, nc 28203  
t: 704.886.8020  
f: 704.886.8020  
e: edesign@edesign.net

**NORTH CAROLINA PROFESSIONAL SEAL**  
028396  
Debra Campbell  
2/24/07

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

INITIAL DATE

Graphic Scale 1" = 150 FT.



**BROOKLINE SUBDIVISION**  
Reames Road  
Charlotte, N.C.

**INNOVATIVE STANDARD PLAN**

Project Location: Reames Road, Charlotte, N.C.  
Sheet Title: Innovative Standard Plan

DEVELOPER/OWNER  
**CLARION HOMES, LLC**  
Dan Bartok  
8628 Reames Road  
Charlotte, NC 28216  
(704) 202-0077

Designed By: EDPA  
Date: 01/12/06  
Revisions: [Signature]  
J. CAMPBELL

Sheet 1 of 1  
Project Number: 05023

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
INTER-OFFICE COMMUNICATION

DATE: January 24, 2007  
FROM: Debra Campbell, Planning Director  
TO: Gary Huss, Zoning Supervisor

SUBJECT: Innovative approval for petition 2006-38 by Clarion Homes

Attached is an innovative approval for the above rezoning. The Zoning Committee approved this plan on January 24, 2007. The innovative approval for Brookline subdivision allows private streets built to public street standards and modifications to the R-6 lot standards. On the eastern side of the site the innovative request includes private streets built to public street standards, 10-foot front yard setbacks, 3-foot side yards and 10-foot minimum rear yards on the interior and 20-foot rear yards on the exterior, when the lot backs up to common open space the open space and rear yard combined will equal a minimum of 40-feet. The 50-foot buffer along Interstate 77 is reduced to 30-foot planted to class C standards and includes a vinyl or brick fence. This will provide noise protection from the interstate. The lot size is reduced to a minimum of 3,500 square feet.

2006-038