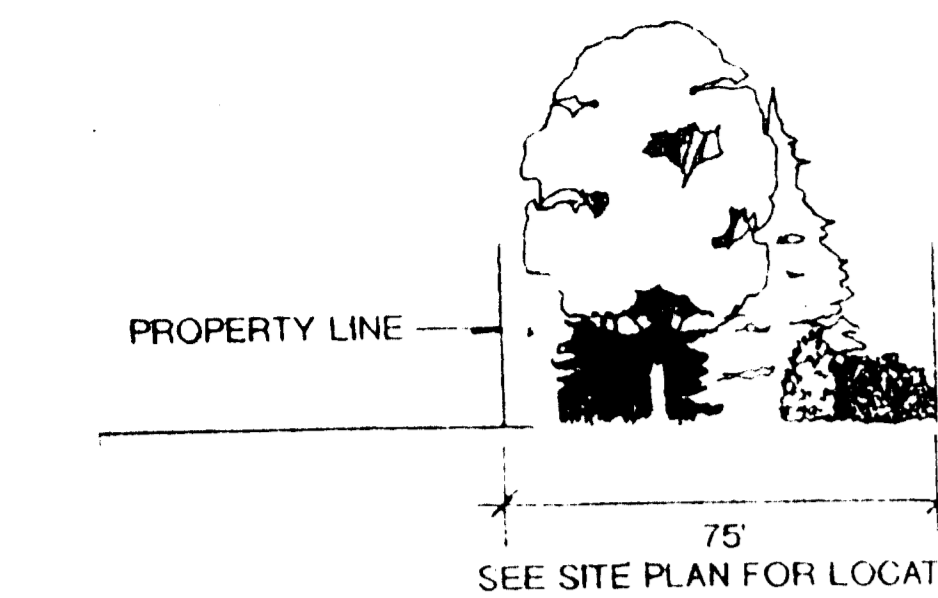
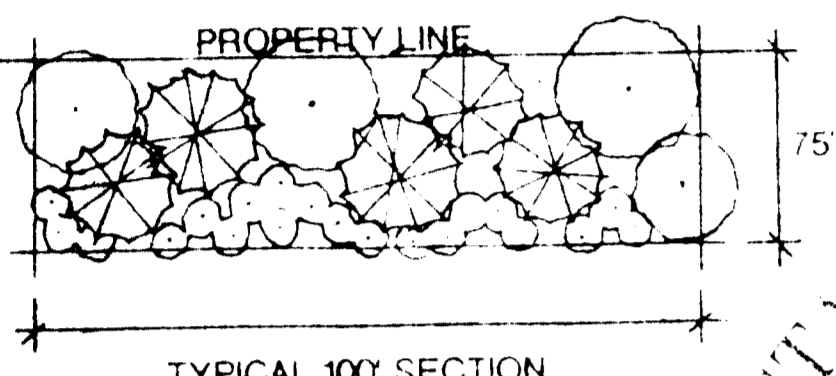


CLASS C BUFFER

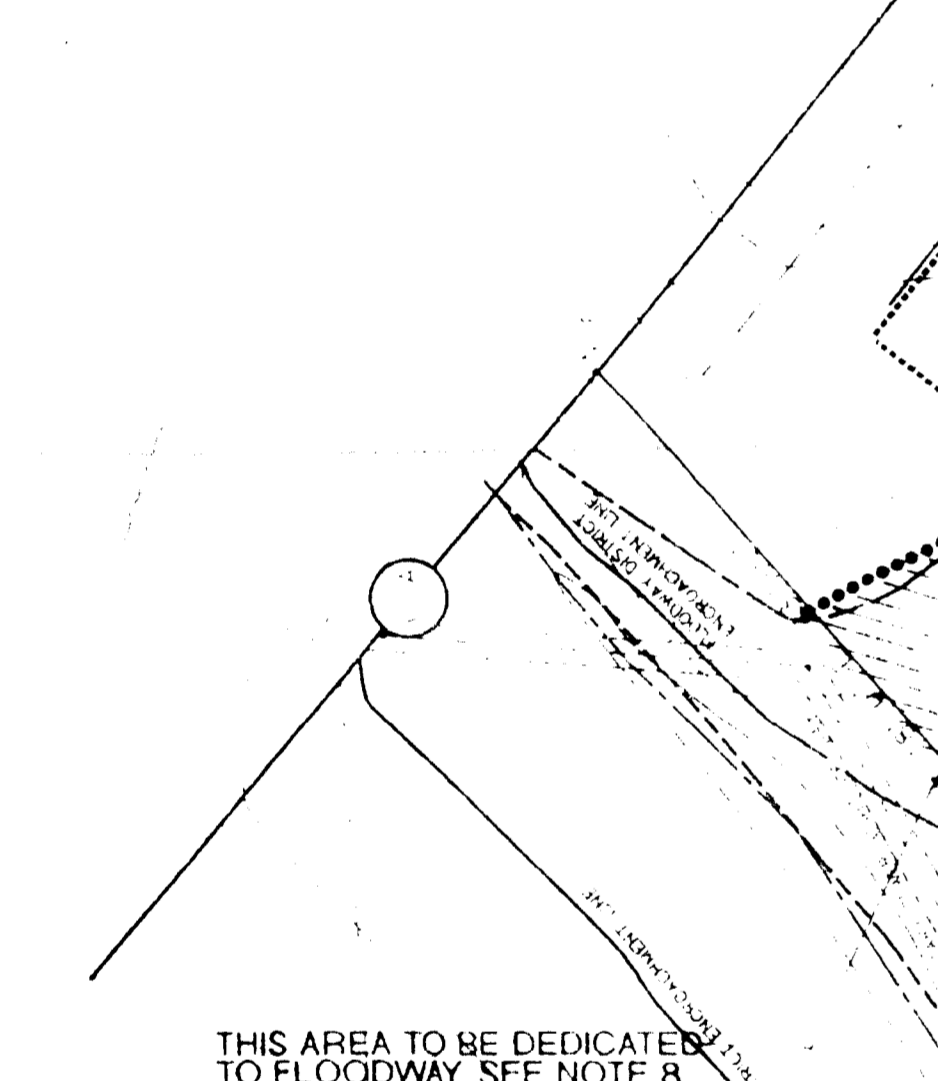


SECTION A-A NTS



25% EVERGREEN TREES  
75% EVERGREEN SHRUBS  
40% LARGE MATURING TREES

PLAN A-A NTS



THIS AREA TO BE DEDICATED TO FLOODWAY SEE NOTE 8

B-P

NOTES:

- THIS CONDITIONAL REZONING PLAN REPRESENTS AN ILLUSTRATIVE CONCEPT OF DEVELOPMENT WITH REGARD TO THE PROPOSED USAGE OF THE SITE. THE SITE PLAN DEPICTS SCHEMATIC BUILDING FOOTPRINTS WHICH MAY BE ALTERED BASED UPON SITE CONSTRAINTS, DRAINAGE, TOPOGRAPHY, VEGETATION, SOIL CONDITIONS, ETC., AND OTHER DEVELOPMENT CONSIDERATIONS. SUCH ALTERATIONS MAY ONLY TAKE PLACE WITHIN THE BUILDING/PARKING ENVELOPE AS SPECIALLY DEFINED ON THE SITE PLAN. THERE MAY ALSO BE ALTERATIONS TO PARKING AND CIRCULATION PATTERNS BASED UPON THE FACTORS INDICATED ABOVE. THERE SHALL BE NO INCREASE, HOWEVER, IN THE TOTAL NUMBER OF DWELLING UNITS INDICATED FOR THE SITE. THE SETBACKS, YARD AND BUFFER DIMENSIONS SHALL NOT BE REDUCED FROM THAT SHOWN ON THE SITE PLAN.
- THE PROJECT SHALL CONSIST OF ONE (1) ENTRANCE ALONG REAMES ROAD AND TWO (2) DISTINCT PHASES. EACH SUCH PHASE SHALL HAVE SEPARATE IDENTITIES, INCLUDING DIFFERENT PROJECT NAMES, SEPARATE INTERIOR ENTRANCES AND SEPARATE SIGNAGE. EACH SUCH PHASE SHALL CONTAIN SOME DIFFERENCES IN ARCHITECTURE. PHASE I OF THE PROJECT SHALL CONSIST OF UP TO 294 DWELLING UNITS. PHASE II OF THE PROJECT SHALL CONSIST OF UP TO 200 DWELLING UNITS PLUS THE REMAINING PHASE I ALLOCATED UNITS NOT CONSTRUCTED AS PART OF PHASE I. THE SITE PLAN DEPICTS AN ILLUSTRATIVE LOCATION OF THE "PHASE LINE" ONLY. THE ACTUAL LOCATION OF THE PHASES MAY BE ALTERED BASED UPON THE ACTUAL NUMBER OF UNITS CONSTRUCTED IN EACH PHASE. SITE CONSTRAINTS, DRAINAGE, TOPOGRAPHY, VEGETATION, SOIL CONDITIONS, ETC., AND OTHER DEVELOPMENT/ECONOMIC CONSIDERATIONS, PROVIDED, HOWEVER, IN NO EVENT SHALL THE TOTAL NUMBER OF DWELLING UNITS FOR THE PROJECT EXCEED 494. THE DENSITY (I.E. DEVELOPMENT UNITS PER ACRE) DIFFERENTIAL BETWEEN PHASE I AND PHASE II SHALL BE AT LEAST 3 D.U.A.

- ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE R-12 MF DISTRICT SHALL CONFORM TO OR EXCEED CHAPTER 9, PART 3, SECTIONS 9.301 THRU 9.305 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- ALL PARKING SHALL CONFORM TO CHAPTER 12, PART 2, SECTIONS 12.201 THRU 12.218 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- THE MAXIMUM BUILDING HEIGHT SHALL COMPLY WITH SECTION 9.305 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- ALL REQUIRED BUFFERS AND SCREENING SHALL CONFORM TO CHAPTER 12, PART 3, SECTION 12.301 THRU 12.306 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- ALL SIGNAGE SHALL CONFORM TO CHAPTER 13, SECTIONS 13.101 THRU 13.114 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- A PORTION OF THE REGULATED FLOODWAY AS SHOWN ON THE SITE PLAN SHALL BE DEDICATED PRIOR TO DEVELOPMENT OF PHASE I TO THE MECKLENBURG PARKS AND RECREATION DEPARTMENT FOR GREENWAY ACCESS AS INDICATED ON PLAN. PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY AND IS SO NOTED ON PLAN.

D.I. DUCKETT

- THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION DEPENDING ON ULTIMATE CONDITIONS AT THE TIME OF CONSTRUCTION.
- THERE SHALL BE A 100' UNDISTURBED BUFFER (EXCLUDING CLEARING AND GRADING FOR UTILITIES OR STORM DRAINAGE CROSSING) ALONG THE LENGTH OF THE PROPERTY THAT IS ADJACENT TO I-77. THERE SHALL ALSO BE A 75' BUILDING SETBACK AND A 50' UNDISTURBED BUFFER (EXCLUDING CLEARING AND GRADING FOR UTILITIES OR STORM DRAINAGE CROSSING) ALONG THE LENGTH OF EACH REARYARD AS SHOWN ABOVE. THERE SHALL BE A 75' UNDISTURBED BUFFER (EXCLUDING CLEARING AND GRADING FOR UTILITIES, ENTRANCEWAY IMPROVEMENTS AND STORM DRAINAGE) ALONG THE LENGTH OF THE FRONT SETBACK.
- REFERENCED SURVEY BY R.B. PHARR & ASSOCIATES DATED MARCH 2, 1995, FOR BOUNDARY AND TOPOGRAPHIC INFORMATION, ALL EXISTING EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY.
- REQUIRED STORM AND WATER CONTROL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE MECKLENBURG COUNTY STORMWATER MANUAL AND LOCATED OUTSIDE OF ANY REQUIRED BUFFER OR SETBACK.
- CROSS-RECIPROCAL EASEMENTS FOR INGRESS AND REGRESS AMONG PHASES AND TO AND FROM REAMES ROAD SHALL BE PROVIDED FOR.
- PETITIONER SHALL DEDICATE SUFFICIENT PROPERTY TO THE APPLICABLE GOVERNMENTAL ENTITY TO ENSURE THAT THERE EXISTS AT LEAST 35 FEET OF THE CENTERLINE OF REAMES ROAD PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR PHASE I.
- PETITIONER SHALL INSTALL A CENTER LEFT TURN LANE FROM REAMES ROAD INTO THE PROPERTY IN COMPLIANCE WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT STANDARDS.

- PETITIONER SHALL PROVIDE FOR OR CAUSE TO BE PROVIDED FOR PRIOR TO COMPLETION OF THE BUILDING IMPROVEMENTS LOCATED WITHIN PHASE I, THE ADDITION OF 15 FEET OF ASPHALT PAVING ON EITHER SIDE OF REAMES ROAD AND WITHIN THE NOW EXISTING RIGHT-OF-WAY FOR A DISTANCE EXTENDING FROM THE NORTHERN INTERSECTION OF REAMES ROAD AND LAKEVIEW DRIVE TO THE INTERSECTION OF SHERFAHAT ROAD AND REAMES ROAD (AN APPROXIMATE DISTANCE OF 7 MILES). SAID ASPHALT PAVING TO BE ADDED IN ACCORDANCE WITH CURRENT ROADWAY REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
- REFERENCES TO "PETITIONER" HEREIN SHALL INCLUDE SUCCESSORS AND ASSIGNS AND REFERENCED TO "COUNTY" ARE INTENDED TO BE, AND ARE, BINDING ON ANY SUCCESSOR GOVERNMENTAL ENTITY.

PROJECT SUMMARY

ACREAGE:	43.377 ACRES (EXCLUSIVE OF REAMES ROAD)
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-12(MF)(20)
PROPOSED USE:	MULTI-FAMILY DWELLINGS
DWELLING UNITS ALLOWED:	520
DWELLING UNITS PROPOSED:	494; UP TO 294 AS PART OF PHASE I, 200 OR BALANCE AS PART OF PHASE II AS DESCRIBED IN AND SUBJECT TO TERMS OF NOTE #2 BELOW
PARKING SPACES REQUIRED AND PROPOSED:	741; UP TO 441 AS PART OF PHASE I, 300 AS PART OF PHASE II
MINIMUM SETBACK:	40
MINIMUM SIDEYARD:	10
MINIMUM REARYARD:	50
DENSITY:	11.39 D.U.A.

APPROVED BY COUNTY COMMISSION

DATE January 9, 1996

CONDITIONAL SITE PLAN PETITION NO. 95-41(C)

858  
6-30-95

Issued

12-12-95  
12-8-95  
8-17-95 "AS FOR PUBLIC HEARING"

Revised

SCALE 1"=100'



Sheet

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DEDICATION 35' FROM CENTERLINE  
SEE NOTE 14

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R-3

R-3



REAMES ROAD REZONING

QUICKAN PANNELL, INC. CHARLOTTE, NC 28202 704.778.3333