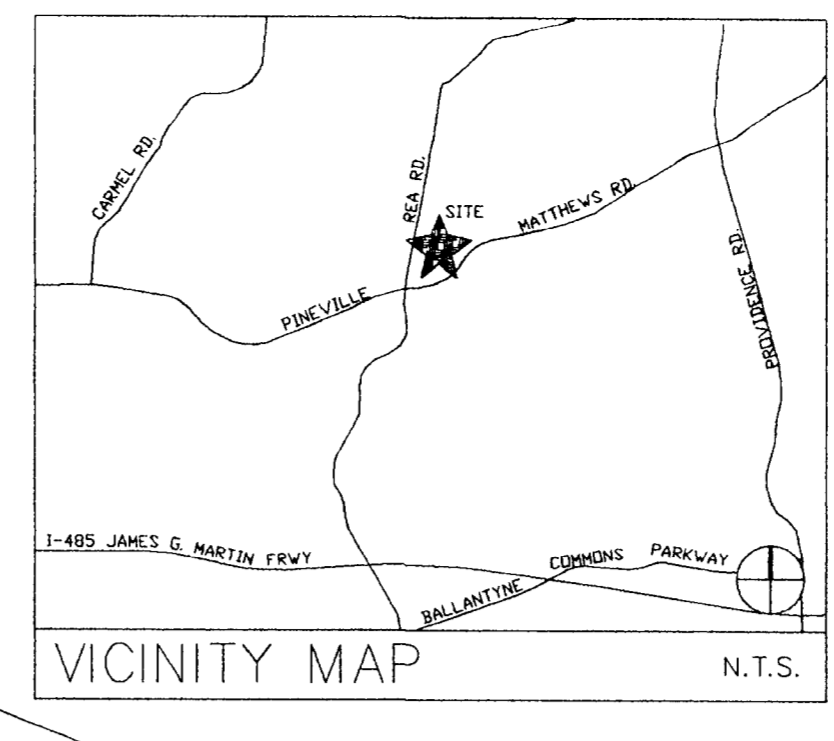
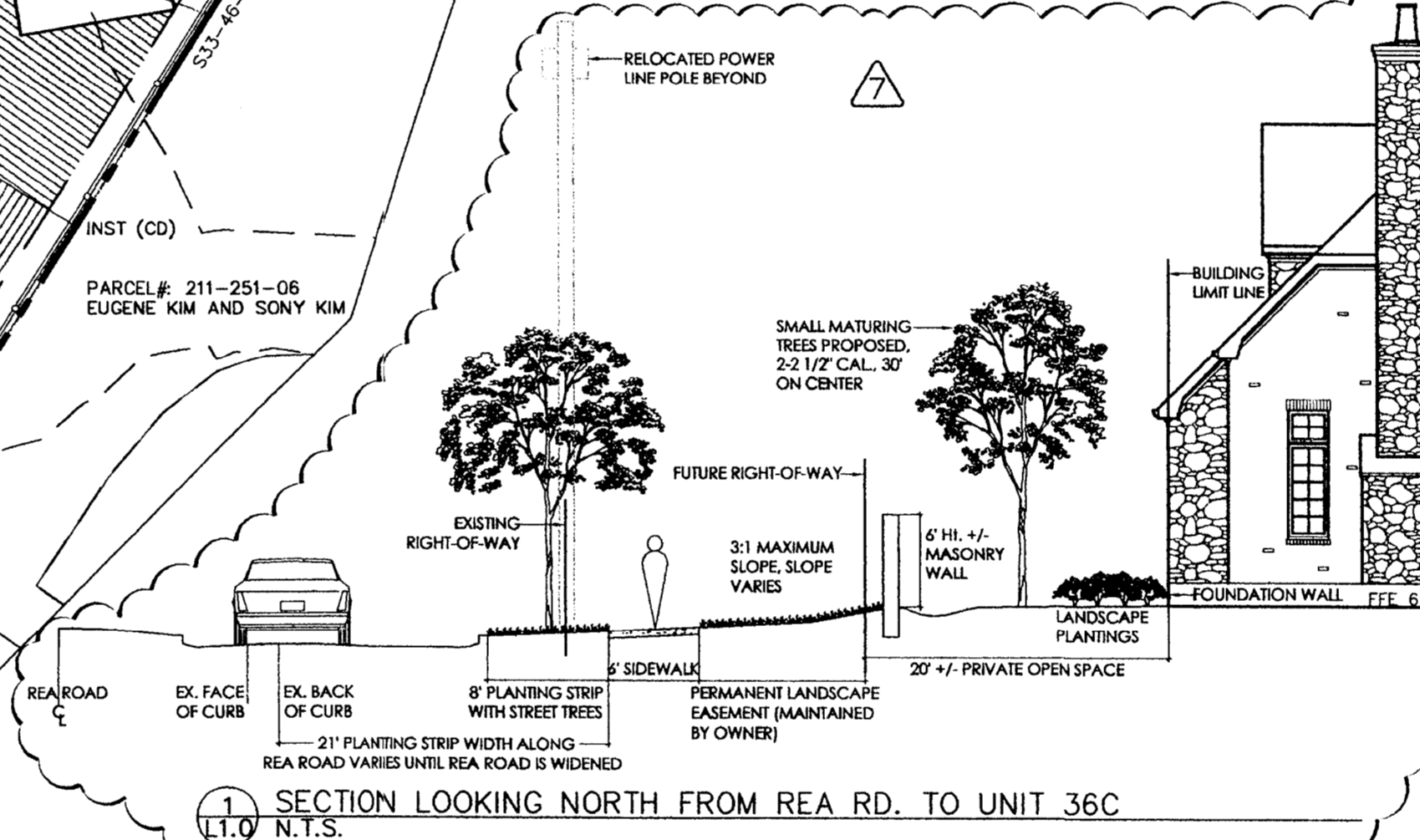
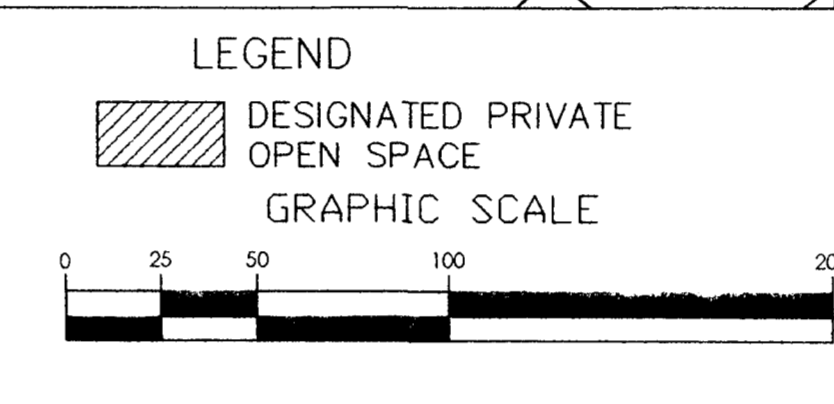


OWNER/DEVELOPER:  
 RENAISSANCE ON REA ROAD, LLC.  
 2012 EUCLID AVENUE  
 CHARLOTTE, NC 28203  
 (704) 334-8850



SITE DATA	
OWNER/DEVELOPER: RENAISSANCE ON REA ROAD, LLC.	
PROPOSED UNITS: 68 TOWNHOMES FOR SALE	
TOTAL AREA	10.83 ACRES
EXISTING ZONING	RBM(CD); R-3
PROPOSED ZONING	UR-2(CD)
PROPOSED UNITS	68
DENSITY	6.28 DU/ACRE
MINIMUM LOT AREA:	3,000 S.F.
SIDE YARD:	5'
SETBACK:	14' FROM BACK OF PROPOSED CURB
REAR YARD:	10'; 50' (37.5' WITH FENCE)
FLOOR AREA RATIO:	1
BUILDING HEIGHT:	40' MAXIMUM
MINIMUM LOT WIDTH:	20'
SANITATION:	PRIVATE ROLL OUT SERVICE
PARKING REQUIRED:	68+2(CLUBHOUSE)
PARKING PROPOSED:	100+6(CLUBHOUSE)

**RA**  
 REGENBOGEN ASSOCIATES  
 Land Planning Landscape Architecture  
 Urban Design  
 1318 Central Ave., Suite E-7  
 Charlotte, NC 28205  
 Phone: (704) 377-8595  
 Fax: (704) 377-9598  
 Email: jrr@ra.com



NOTE: FOR CLARIFICATION PURPOSES ELEVATIONS DO NOT INDICATE PROPOSED BERMS, WALLS, EXISTING SHRUBS AND TREES, AND OTHER LANDSCAPE ELEMENTS.

- Rea 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 units 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 during the design development and construction phases within the building envelope as shown on the plan per Section 6.2 of the Zoning Ordinance.
  - Any detached lighting on the site will be limited to 20 feet in height.
  - 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.
  - The use of the site will be for a multi-family housing development.
  - All multi-family buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
  - Access will be provided by two driveway connections to Rea Rd. The exact location of the access to Rea Rd. will be subject to approval by the appropriate transportation authority.
  - The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street.
  - No storm water detention will be placed in any setbacks or buffers.
  - The site will comply with Chapter 21 of the City Code. Proposed planting will be subject to change on actual site conditions and Urban Forestry Staff approval.
  - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, 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. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
  - 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.
  - Trash handling on the site will be by way of individual "roll out" type containers that will be stored in screened corrals or garages on the site for either public or private collection. The Petitioner acknowledges that since this development is proposed to have over 30 units, present City policy will not provide individual roll-out service and that if private roll out service is not provided, then one or more dumpsters may have to be provided on the site. In that circumstance, the dumpster(s) will be located generally in the areas presently planned for roll-out corrals or elsewhere on the site with minor adjustments of residential or garage buildings and in such a fashion that they will be screened with a solid enclosure with gates.
  - The setback area along Rea Rd. will be landscaped with a combination of berms, walls, lawns, existing shrubs and trees, and other landscape elements. Additional right-of-way along the Rea Rd. frontage of the site up to 50' from the centerline will be conveyed and dedicated to the City as part of record map recordation.
  - The Petitioner will install a 6' sidewalk along Rea Rd. that may vary in its distance from the street depending on slopes, trees, or other features. A minimum planting strip of 6' will be maintained between the curb and the sidewalk.
  - Building elevations submitted with this Petition represent the style, shape, and mass of the buildings to be located on the site. The materials will include combinations of brick, stone, or other masonry products, shake siding, and either metal or architectural shingle roof material. The buildings will be designed to appear as shown, but the Petitioner reserves the right to make minor adjustments to detail elements not inconsistent with the illustrations and the style represented in the illustrations.
  - The Petitioner acknowledges that CDOT may require that the specific design of the driveway to the site may involve meeting standards for the site distance and other CDOT standards that may result in grading or tree removal beyond that shown on the site plan. These changes will only occur if required by CDOT.
  - The Petitioner will maintain a 15' buffer along the property line with Amherst Green, recognizing that no buffer is otherwise required. An aluminum "wrought iron" fence will be installed along the property line.
  - Units are townhomes for sale in a gated development.
  - Lighting will be shielded with full cut-off and no "wall pak" type lighting will be allowed.
  - Small maturing trees, 2-2 1/2" cal., 30' on center, shall be located between the front of the driveway and the two buildings which back up to Rea Road.
  - The northern most access point should be right-in/right-out only.
  - The Petitioner agrees to identify and maintain a 10% tree save.
  - The Petitioner will install or fund the installation of seventy (70) eight foot (8') Leyland Cypress trees on the Amherst Green side and generally adjacent to the fence, and the maintenance of those trees will be the responsibility of Amherst Green.
  - The Petitioner agrees to construct a waiting pad as per CATS Development Standard 60.01A on Rea Road.
  - The Petitioner shall tie-in to the existing storm water system(s). The Petitioner shall have the receiving drainage system(s) analyzed, including Rea Road, to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring.
  - The Petitioner shall control and treat entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6 hour storm.
  - The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environmental and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available).
  - Wet detention will not be allowed in the setback along Rea Road.
  - The Petitioner shall abide by the City of Charlotte S.W.I.M. Stream Buffer regulations, where applicable.

**Rea Road Townhomes**  
 Charlotte, NC

DATE: 02 SEPTEMBER 2005  
 JOB NUMBER:  
 SCALE: 1"=40'  
 DESIGNED BY: JZR  
 DRAWN BY: KRT  
 APPROVED BY: JZR

FOR PUBLIC HEARING PETITION #2005-161

NO.	DATE	DESCRIPTION
1	11-07-05	PER REVIEW COMMENTS
2	11-18-05	PER REVIEW COMMENTS
3	12-21-05	PER REVIEW COMMENTS
4	1-17-06	PER REVIEW COMMENTS
5	1-25-06	PER MULTIFAMILY REVIEW COMMENTS
6	8-02-06	PER REVIEW COMMENTS
7	8-03-06	PER REVIEW COMMENTS

SHEET TITLE: Site Plan

L1.0

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

DATE: August 9, 2006  
 TO: Gary Huss, Zoning Coordinator  
 FROM: Debra Campbell, Planning Director  
 SUBJECT: Administrative Approval for Petition No. 2005-161 Terry Birch.

Attached is a revised plan for the above petition. The plan has been revised to allow clearing in the 20-foot building line along Rea Road. The developer will mitigate the trees in this area with additional plantings. Since this change is minor, I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.  
 All other ordinance requirements still apply.