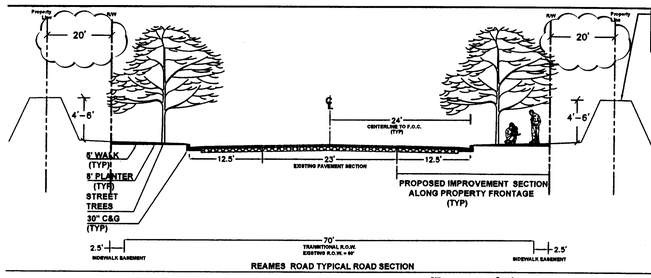


EARTH BERM WITH SCREENING PLANTING, INCLUDING SHRUBS, SMALL MATURING AND LARGE MATURING CANOPY TREES (EQUIVALENT TO TYPE C BUFFER)

REAMES ROAD IMPROVEMENTS INCLUDE :

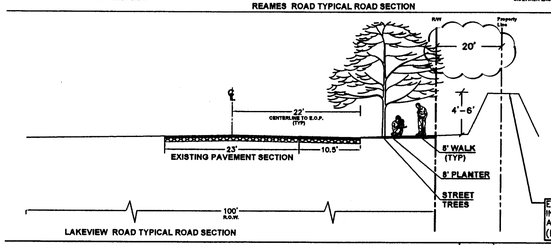
- LEFT TURN LANE ADDITIONS
- CURB & GUTTER ALONG REAMES ROAD FRONTAGE
- 8' WIDE (MINIMUM) PLANTER STRIP WITH STREET TREES
- 5' WIDE (MINIMUM) CONCRETE SIDEWALK

NOTE:
OWNER IS RESPONSIBLE FOR, ALONG PROJECT FRONTAGE:
SIDEWALK, PLANTING STRIP, CURB & GUTTER AND REQUIRED TURN LANE PAVING. ALL OTHER STREET WIDENING/PAVING WILL BE PROVIDED BY CITY OF CHARLOTTE.

ALTERNATIVE MEASURE TO THE EARTH BERM WILL BE A DECORATIVE WALL WITH THE SAME DENSITY OF TREES AND SHRUBS AS DESCRIBED ABOVE.

REAMES ROAD TYPICAL ROAD SECTION

SCALE = NTS



EARTH BERM WITH SCREENING PLANTING, INCLUDING SHRUBS, SMALL MATURING AND LARGE MATURING CANOPY TREES (EQUIVALENT TO TYPE C BUFFER)

LAKEVIEW ROAD IMPROVEMENTS INCLUDE :

- LEFT TURN LANE ADDITIONS
- 8' WIDE (MINIMUM) PLANTER STRIP WITH STREET TREES
- 5' WIDE (MINIMUM) CONCRETE SIDEWALK

NOTE:
OWNER IS RESPONSIBLE FOR, ALONG PROJECT FRONTAGE:
SIDEWALK, PLANTING STRIP, CURB & GUTTER AND REQUIRED TURN LANE PAVING. ALL OTHER STREET WIDENING/PAVING WILL BE PROVIDED BY CITY OF CHARLOTTE.

ALTERNATIVE MEASURE TO THE EARTH BERM WILL BE A DECORATIVE WALL WITH THE SAME DENSITY OF TREES AND SHRUBS AS DESCRIBED ABOVE.

LAKEVIEW ROAD TYPICAL ROAD SECTION

SCALE = NTS

SITE DATA

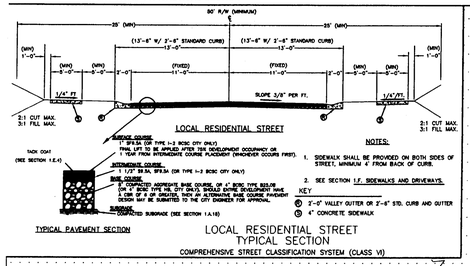
LOCATION:	INT. REAMES RD. (SR# 2110) & LAKEVIEW RD. (SR# 2112) MECKLENBURG COUNTY, NC
EXISTING ZONING:	R-3, RESIDENTIAL
PROPOSED ZONING:	MX-2, INNOVATIVE
USE:	RESIDENTIAL, SINGLE-FAMILY DETACHED

ITEM	PROVIDED
SITE AREA	54.72 ACRES
MINIMUM FRONT SETBACK	10 FT TO BLDG/20 FT TO GARAGE
MINIMUM SIDE SETBACK	3 FT
MINIMUM REAR SETBACK	20 FT

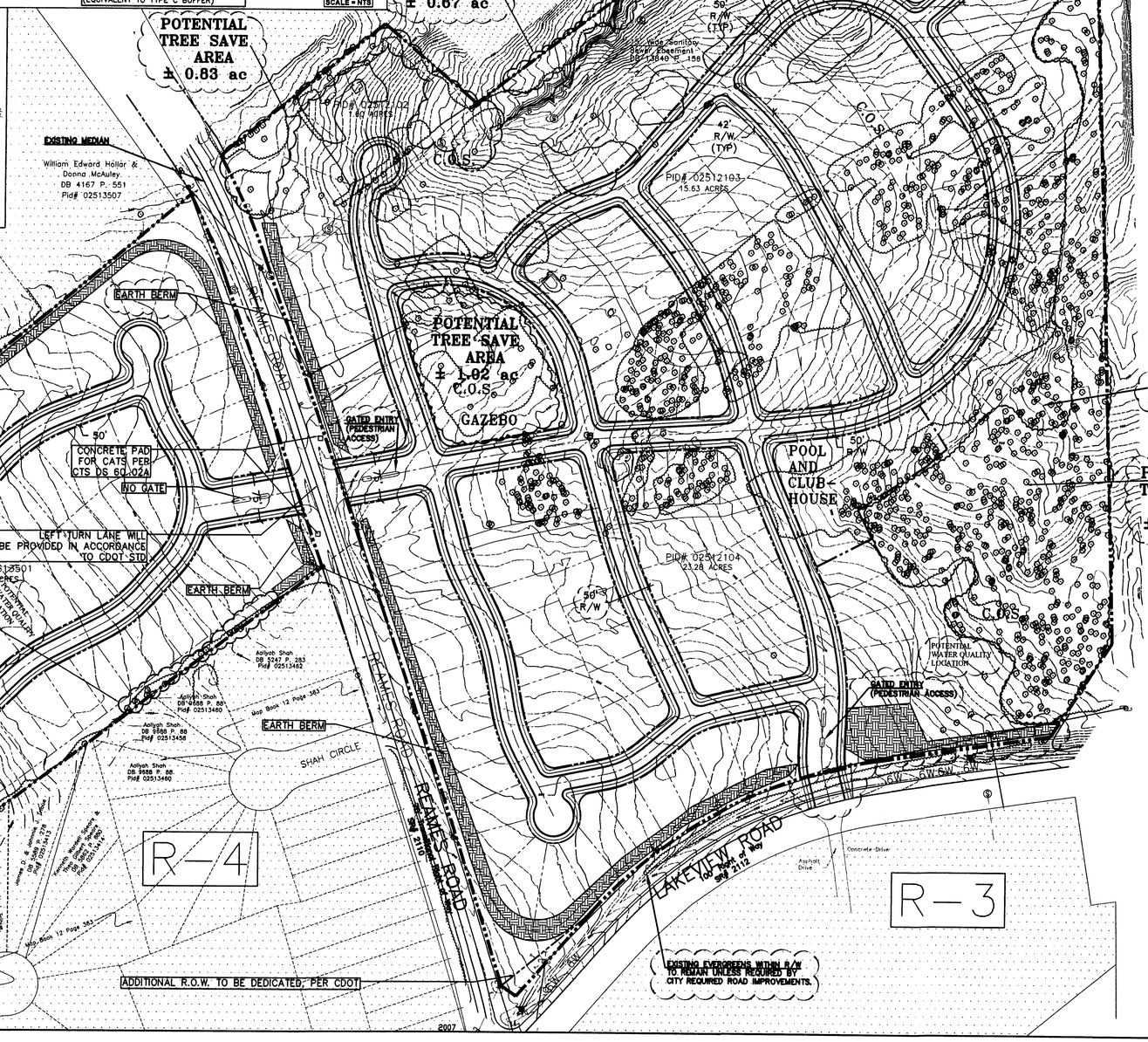
PROJECT IS NOT WITHIN THE 100-YEAR FLOODPLAIN
REFERENCE IS MADE TO THE CITY OF CHARLOTTE ZONING ORDINANCE

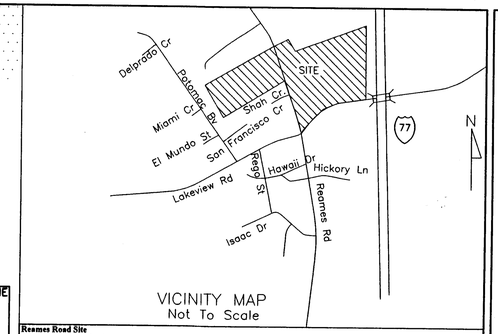
SITE TABULATION

TOTAL NUMBER OF LOTS	257
ACREAGE	54.72 AC
STREET RIGHT OF WAY	10.77 AC
SITE NET AREA	43.95 AC
OPEN SPACE	9 AC.
TREE SAVE AREA	6.23 AC
TREE SAVE GROSS AREA	11.4%
TREE SAVE NET AREA PERCENTAGE (GROSS LESS R/W)	14.2%



LOCAL RESIDENTIAL STREET
TYPICAL SECTION
COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS VI)





VICINITY MAP
Not To Scale

Reames Road Site
Development Standards

1. 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 uses 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 line as shown on the plan per Section 6.2 of the Zoning Ordinance.

2. The use of the site will be for the construction of single-family detached homes on individual lots along with related accessory uses under the MX-2 district standards. The portion of the site located on the east side of Reams Rd. is proposed to be a gated community.

3. Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher. Pedestrian scale lighting will be installed in conjunction with sidewalks.

4. Signage will be permitted in accordance with applicable Zoning standards.

5. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.

6. Access will be provided by street connections to Reames Road and Lakeview Road and by future connections to other properties. Streets will be constructed to public street standards except as may be modified in number 8 below. Turning lanes and required tapers will be reviewed as part of the development review process.

7. Open space on the site will consist of passive and active recreation facilities including a clubhouse and pool complex as well as landscaped and undisturbed spaces as generally depicted on the site plan. The site will contain tree save areas as generally depicted on the site plan. The individual acreages that are shown for the tree save areas are approximate and the Petitioner reserves the right to modify the size and location of the tree save areas so long as the total tree save area for the site is not diminished. This modification would include those areas needed to meet stormwater requirements. Trees along Lakeview Rd. that lie within the right-of-way will not be removed unless City mandated road improvements require their removal. The Petitioner will plant trees as part of the 20' street-side landscaped areas and along Lakeview Rd. and Reames Rd. as generally depicted on the site plan.

8. The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
   - Street right-of-way widths,
   - Minimum lot size,
   - Setbacks, side, and rear yards, and
   - Lot width.

9. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.

10. 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.

11. A stormwater management plan shall be developed for the site that includes analysis of soil types, topography, wetlands, streams, and other critical areas of the project as well as sub-basin delineation, and tree save areas. The plan shall identify Best Management Practices (BMP) contained within, but not limited to, the NC DENR Design Manual. Charlotte Stormwater Services shall approve the stormwater management plan prior to the submission of subdivision or site plans. The Storm Water Management Plan shall include existing conditions survey, site soils analysis, topography/slope analysis, tree save/open space/buffer plan, drainage sub-basins/impervious area, BMP combinations approved to meet water quality goals, and minimum widths for buffers to be used as BMPs for water quality. Final design is subject to the overall site plan review process. The Storm Water Management Plan shall identify the level of treatment required for each sub-basin in order to comply with the intent of removing 85% of total suspended solids. Stormwater from water quality BMP's shall be released to maintain non-erosive velocities and to sheet flow through vegetated or natural buffers where possible. Runoff volume for the 1-year 24-hour storm shall be detained and released within 2-5 days, and runoff peak generated from 2-year and 10-year storm events shall be held to pre-developed rates.

12. The Petitioner will coordinate with CATS on the location and construction of waiting pads as generally depicted on the site plan. CATS will provide and install benches after the construction of the waiting pads.

13. C.O.S. stands for Common Open Space.

14. A wall with trees and shrubbery may be used in lieu of or in addition to a berm along Reames and Lakeview Roads. At a minimum, the berm will be installed to meet Class C buffer standards. If a wall is used, it will not exceed 6 ft. in height and the materials used will compliment the homes in the subdivision.

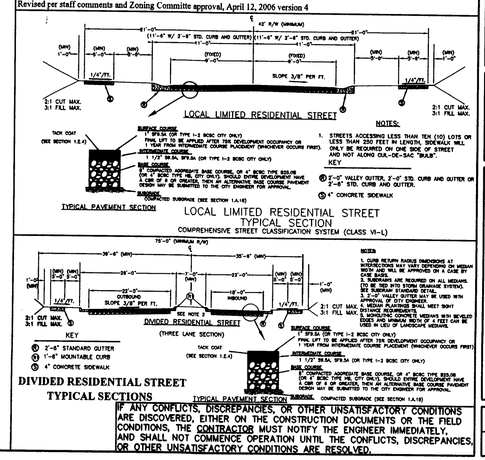
15. Pedestrian access on the east side of Reames Rd. will not be gated. The gated vehicular entrances shown on the east side of Reames Rd. must be reviewed and approved by CDOT during the subdivision review process.

16. The homes to be constructed with the site will include a variety of building materials, but in all cases will use brick, stone, combination of brick and stone, or other similar product on the facades of the homes that front on streets or have a side lot relationship with streets within the development exclusive of doors, windows, trim, and gables. Illustrations of homes are intended to demonstrate the general character and scale of the proposed homes, but the exact design and design details are subject to modification.

17. The Petitioner commits to contributing $20,000 to improvements to the intersection of Reames and Lakeview Roads to be determined by CDOT. The Petitioner will issue this contribution upon specific request from CDOT when the construction of the to be determined road improvement is to be installed. If no such improvements are installed within 5 years from the date of the approval of this petition, the developer will be relieved of this obligation.

18. The Petitioner commits to contributing $20,000 to Charlotte-Mecklenburg Schools on a pro-rated basis to be paid at the time of the subdivision receiving final plat approval.

Initial submission, December 19, 2005
Revised per staff comments February 16, 2006
Revised per staff comments March 23, 2006, version 3
Revised per staff comments and Zoning Committe approval, April 12, 2006 version 4



IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

environmental design group
landscape architecture
civil engineering
land planning
land surveying
20816 n. main street suite 204
cornelius, nc 28031
t: 704.896.8020
f: 704.892.5479
e: edg@carolina.net

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.
SEAL

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

NORTH ARROW
0 50 100 200
Graphic Scale 1" = 100 ft.

Project: Reames Road Tract
Location: Reames Road, Charlotte, N.C.
Sheet Title: PRELIMINARY GRADING PLAN

DEVELOPER/OWNER
CLARION HOMES, LLC
Dan Bartok
8939 ROSALYN GLEN DR
CORNELIUS, NC 28031
(704) 222-0077

Designed By	EDPA
Drawn By	JDL
Date	01/12/06

Revisions
2/17/06: Rezoning Comments
3/2/06: Rezoning Comments
3/13/06: Rezoning Comments
3/23/06: Rezoning Comments
3/27/06: Rezoning Comments
4/12/06: Rezoning Comments

RECEIVED
CITY COUNCIL
APR 17 2006

Sheet 1 Of 1
Project Number 05023