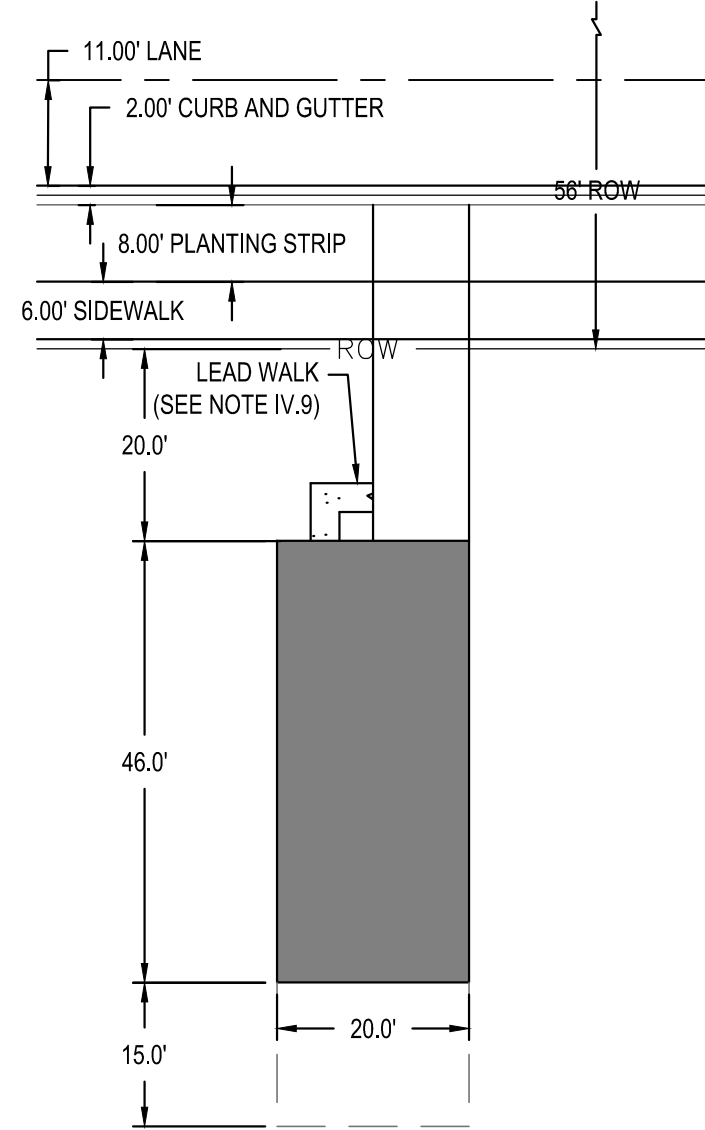
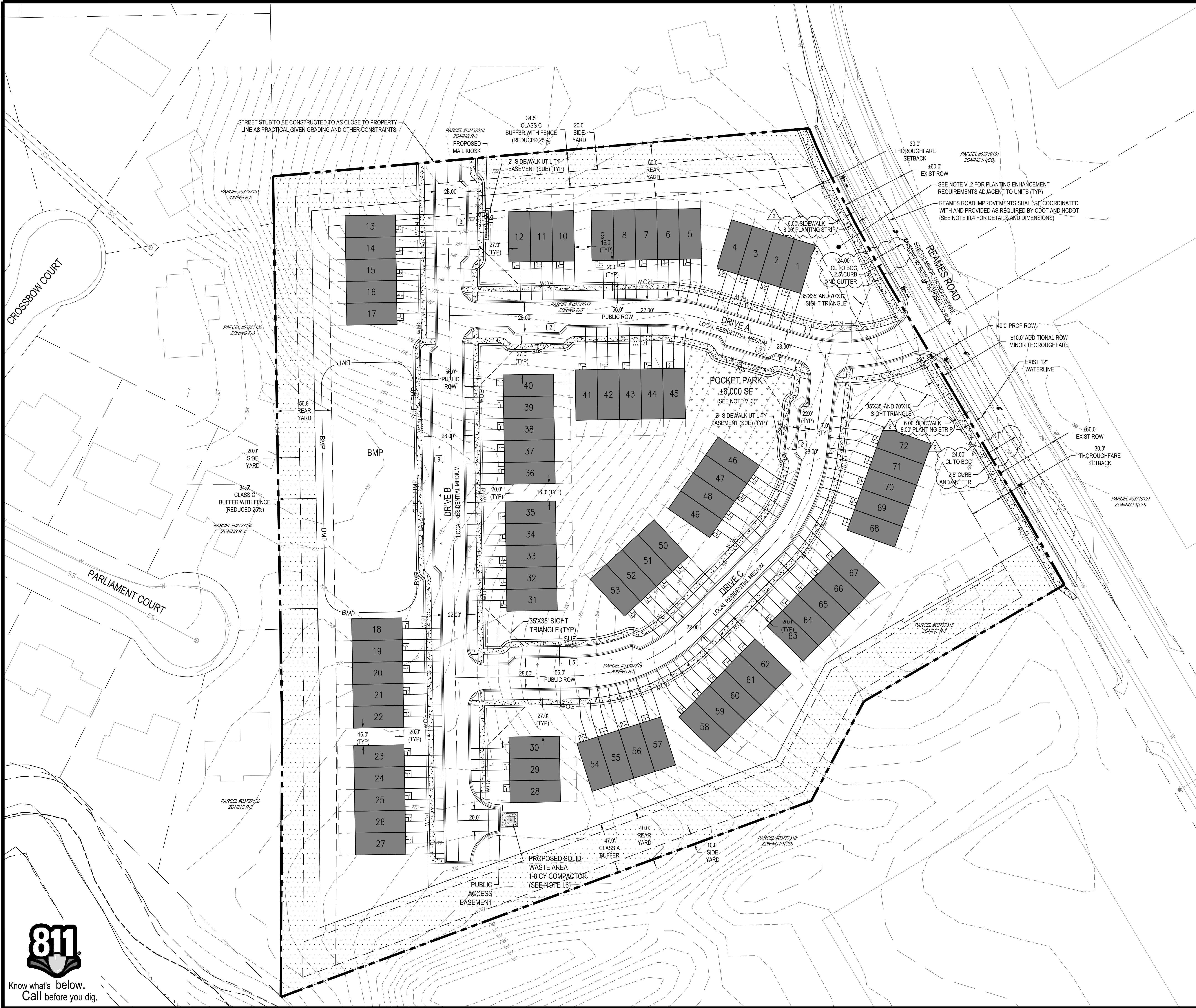


2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DATE: 05/04/2020



Know what's below.
Call before you dig.



SCALE: 1" = 20'

SITE DATA

PARCEL ID: 03737315, 03737316, 03737317
AREA: 9.09 AC
EXISTING ZONING: R-3
PROPOSED ZONING: R-8MF
PROPOSED USE: FOR-SALE TOWNHOMES
PROPOSED YIELD: 72 UNITS
PROPOSED BUILDINGS: 16 BUILDINGS
MAXIMUM DENSITY: 8 DUA
PROPOSED DENSITY: 7.92 DUA
MAX BUILDING HEIGHT: 40' SIDE / 48' FRONT

SETBACKS AND BUFFERS

SIDE YARD: 10' ALONG INDUSTRIAL, 20' ALONG SINGLE FAMILY
REAR YARD: 40' ALONG INDUSTRIAL, 50' ALONG SINGLE FAMILY
LOCAL ROAD SIDE SETBACK: 27'
THOROUGHFARE SETBACK: 30'
REVERSE FRONTAGE COS: 30'
INDUSTRIAL BUFFER: 47' CLASS A
SINGLE FAMILY BUFFER: 34.5' CLASS C WITH FENCE (REDUCED 25%)

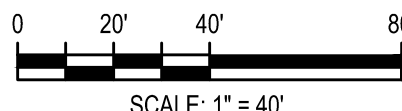
MINIMUM BUILDING SEPARATION: 16'

TREE SAVE

REQUIRED TREE SAVE: 1.36 AC (15%)
PROPOSED TREE SAVE: MIN. 1.36 AC
OPEN SPACE: 4.55 AC (50%)
PROPOSED OPEN SPACE: MIN. 4.55 AC

PARKING

REQUIRED OFF-STREET PARKING: 1.5 SPACES PER UNIT
PROVIDED OFF-STREET PARKING: 2.0 SPACES PER UNIT (1 GARAGE SPACE AND 1 DRIVEWAY SPACE)
PROPOSED ON-STREET PARKING: MIN. 15 SPACES



CITY COMMENTS		09/29/2020	DESIGNED BY: LMK
CITY & COMMUNITY MEETING COMMENTS		08/17/2020	DRAWN BY: LMK
REV	DATE	DESCRIPTION	REVIEWED BY: APG

121 W. TRADE STREET, SUITE 1030
CHARLOTTE, NC 28202
www.bceinc.com
NC LICENSE #C-4397

D.R. HORTON, INC.
8001 APPROXIMIDE BOULEVARD
CHARLOTTE, NC 28273

REAMES ROAD TOWNHOMES
REAMES RD BETWEEN
NORTH PARK BLVD AND WINDMEADOW DR
CHARLOTTE, NC 28216

REZONING PETITION #2020-084
SCHEMATIC SITE PLAN

FILE NUMBER:
7734-00

DATE: 05/04/2020

RZ-2