

NATURAL VEGETATION IS TO REMAIN IN THE HATCHED AREAS SHOWN ALONG REAMES ROAD OR BE REPLACED WITH A LANDSCAPED BERT.

N/F
MAE F. SCOTT
DB 5775 PG 868
PID# 03717271

N/F
ELVIA S. GRENSHAW
DB 3749 PG 247
PID# 03717270

N/F
WILLIE N. GARRIS
& WIFE CELLIA H.
DB 4092 PG 464
PID# 03717269

N/F
JOHN VICTOR FESPERMAN
DB 11503 PG 808
PID# 03717268

N/F
DEBRA JEANNA GRIFFIN
PID: 037-176-15
DB 22639 PG 226

N/F
BETTY MASSEY
PID: 037-176-05
DB 20387 PG 799
MB 14 PG 343

N/F
JOHN DEREK MOORE
PID: 037-176-04
DB 21516 PG 658
MB 14 PG 343

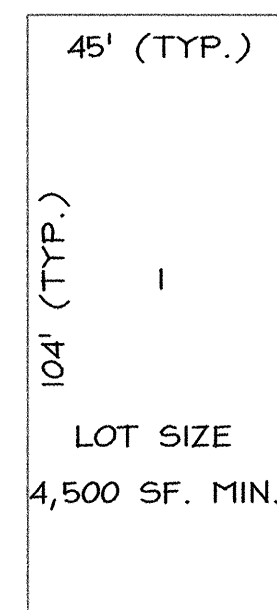
N/F
THOMASINA J. MASSEY
PID: 037-176-03
DB 19603 PG 495
MB 14 PG 343

N/F
DERRICK BLANKENY
AND JOHN NEAL SR
PID: 037-176-02
DB 17726 PG 77
MB 14 PG 343

N/F
INVESTMENT LLC
PID: 037-176-01
DB 13226 PG 333
MB 14 PG 343

N/F
KNICKERBOCKER
PROPERTIES INC XI AND
FLANAGAN/BILTON
PID: 037-191-10
DB 9448 PG 894
MB 25 PG 937

N/F
KNICKERBOCKER
PROPERTIES INC XI AND
CABOT PARTNERS LP
PID: 037-191-06
DB 9448 PG 894
MB 25 PG 937



TYPICAL LOT

DEVELOPMENT DATA

TOTAL SITE AREA: 14.22 AC.
TAX PARCEL: 037-176-17 & 037-176-16
EXISTING ZONING: UR-1 (CD)
PROPOSED ZONING: R-5
(DEVELOPED AS R-5 CLUSTER UTILIZING TREESAVE INCENTIVE)
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY: 5 UNITS PER AC

GENERAL PROVISIONS

MIN. BUILDING SETBACK: 32' FROM BOC
MIN. SIDEYARD: 5' (10' CORNER)
MIN. REARYARD: 30'
MIN. LOT AREA: 4,500 SF
MIN. LOT WIDTH: 40'
MAX. BUILDING HEIGHT: 40'
PROPOSED LOTS: 71
PROPOSED TREESAVE IN COS: 2.182 AC. (15.34%)
PROPOSED TOTAL COS: 3.511 AC. (24.69%)
PROPOSED NATURAL AREA: 3.421 AC. (24.05%)

ARCHITECTURAL STANDARDS

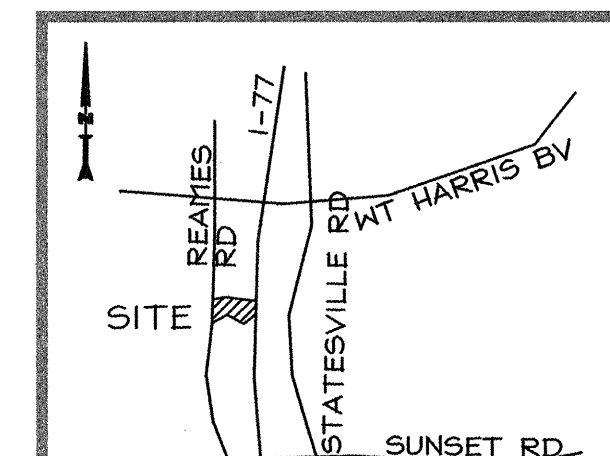
NO VINYL SIDING IS PERMITTED ON THE FRONT OF HOMES

STREETSCAPE AND LANDSCAPING

ALL TREESAVE AREAS AND BUFFERS ARE TO REMAIN UNDISTURBED
EXCEPT FOR UTILITY CROSSINGS
TREESAVE AREAS NOT MEETING MINIMUM REQUIREMENTS
SHALL PLANT ADDITIONAL VEGETATION PER ZONING CODE
ENTRANCE MONUMENT IS TO BE PROVIDED BY DEVELOPER

ENVIRONMENTAL FEATURES

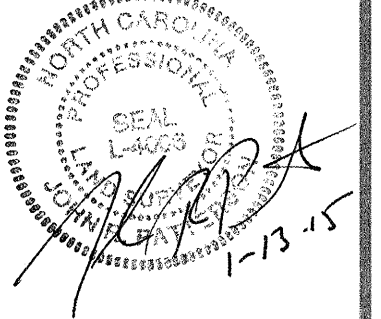
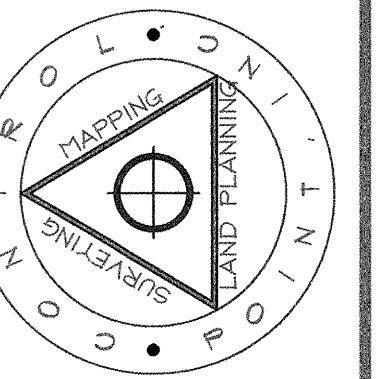
TOTAL IMPERVIOUS AREA OF THE PROJECT WILL BE
BETWEEN 17%-50%



BOUNDARY INFORMATION TAKEN BY
R. JOE HARRIS & ASSOCIATES, P.L.L.C.
DATED 8-27-07



Control Point, Inc.
6130 Harris Technology Blvd.
Charlotte, NC 28269
Phone: (704) 599-1010
Fax: (704) 599-1120
NC: C-2735
SC: COA 3459



SKETCH PLAN
OF
REAMES ROAD SUBDIVISION
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

REVISED:

DRAWN BY:
JRP
APPROVED BY:
JRP
DATE: 1/12/09
JOB NAME:
REAMES RD SUBDIVISION
SCALE: 1"=50' (1/4"=1')

SHEET NO.
1 OF 1

Reames Road
Rezoning 2014-101

- No Vinyl on Front

*these are
typical/representative
elevations and final
selections may be revised



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