

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 BLANKENEY  
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

45' (TYP.)  
LOT SIZE  
4,500 SF. MIN.

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

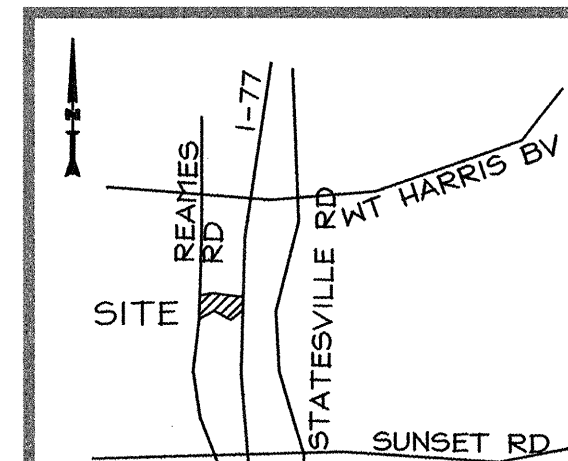
NO VINYL SIDING IS PERMITTED ON THE FRONT OF HOMES

#### 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%



VICINITY MAP

SKETCH PLAN  
OF

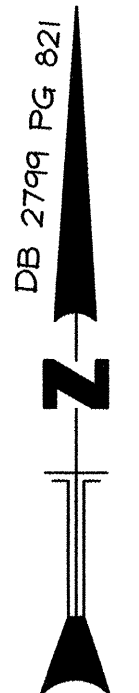
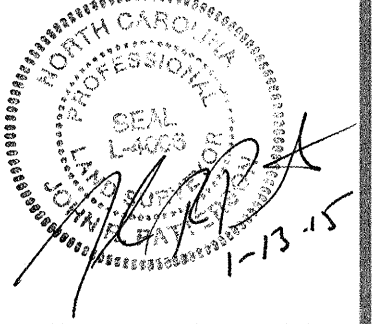
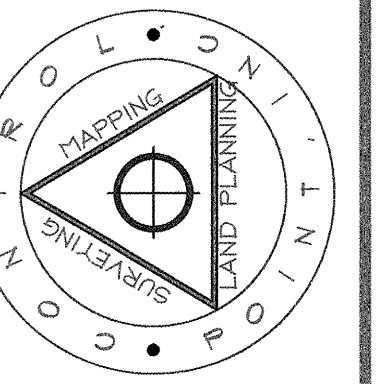
REAMES ROAD SUBDIVISION  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA

REVISED:

DRAWN BY: JRP  
APPROVED BY: JRP  
DATE: 1/12/05  
JOB NAME: REAMES RD SUBDIVISION  
SCALE: 1"=50' (1/4"=1')

SHEET NO.  
1 OF 1

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



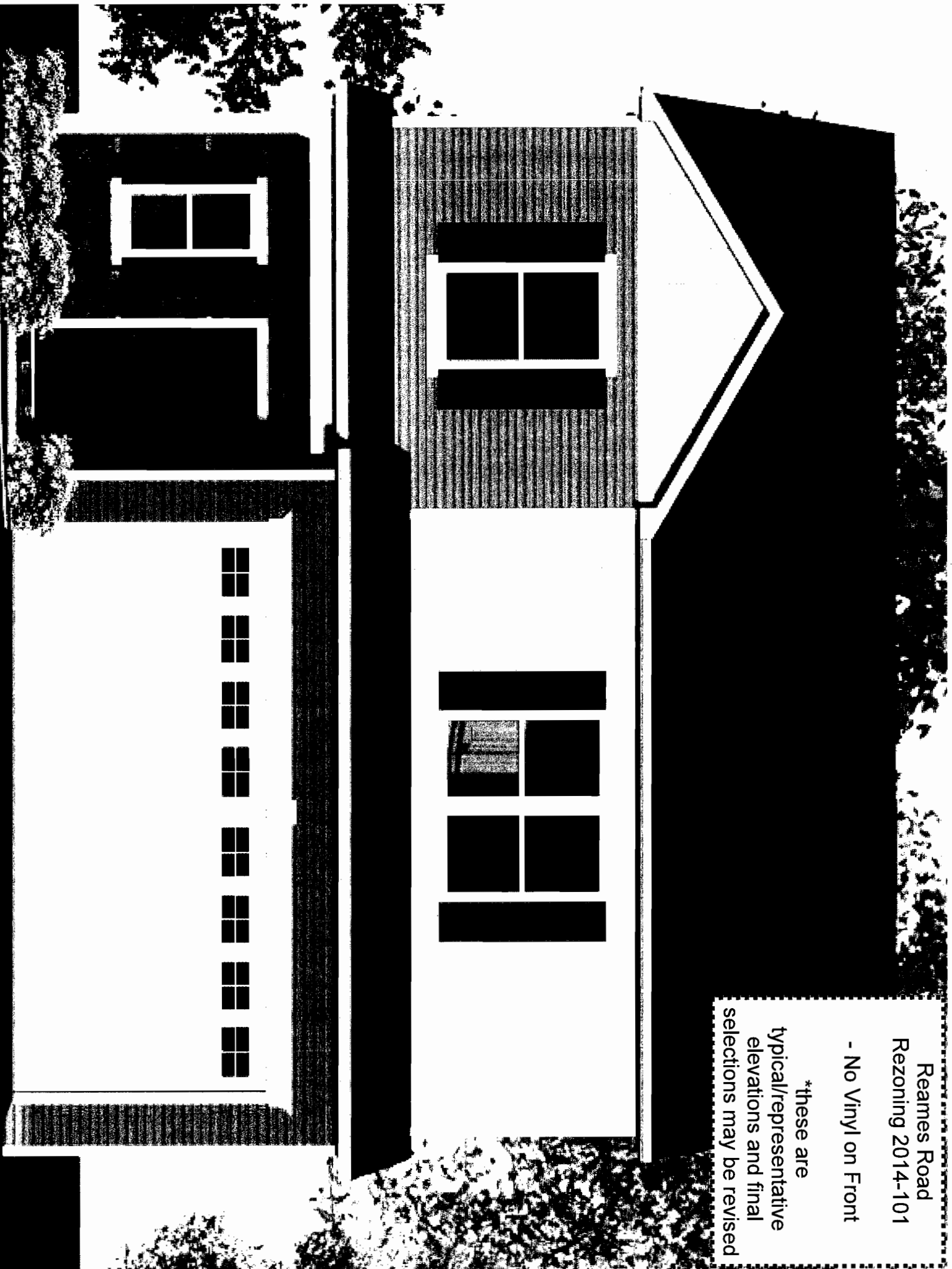
DB 2799 PG 821



Reames Road  
Rezoning 2014-101

- No Vinyl on Front

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



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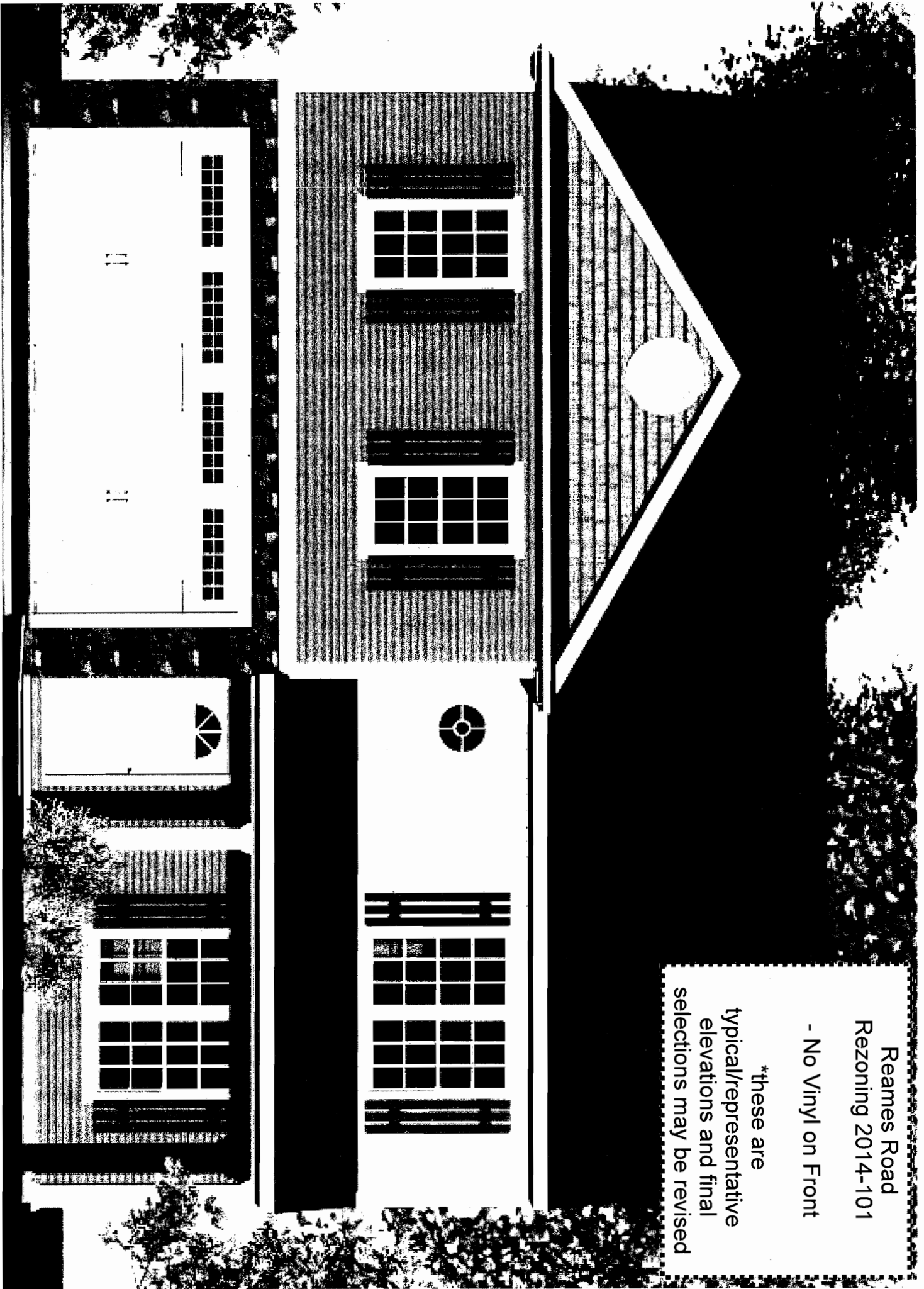
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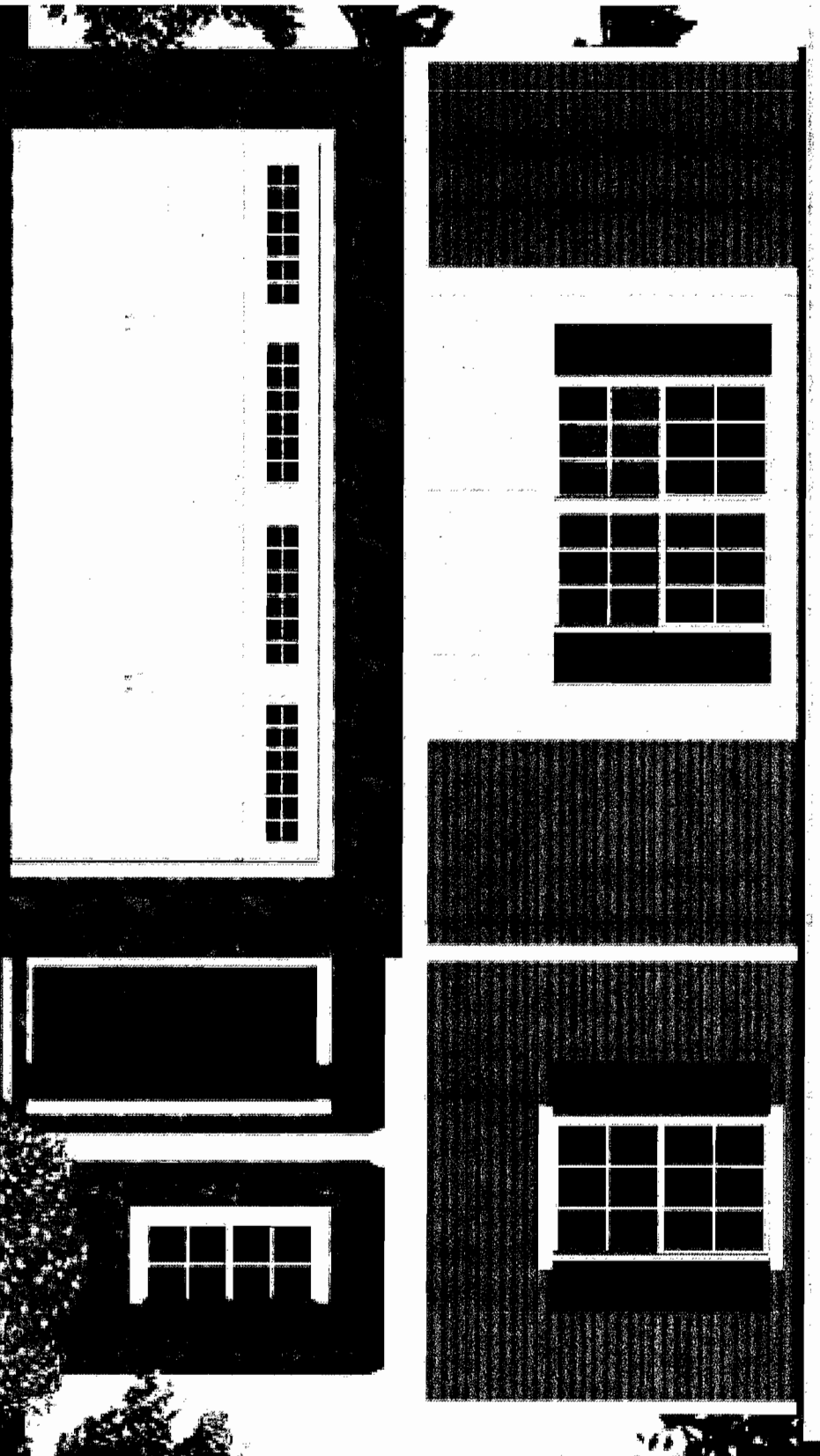
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