

DEVELOPMENT DATA

EXISTING ZONING: R-15MF(cd)
 PROPOSED ZONING: R-20MF (INNOVATIVE)
 TOTAL ACREAGE: 7.4±
 TOTAL LOTS PROPOSED: 26
 DENSITY: 3.5 D.U./AC
 TOTAL OPEN SPACE: ±3 AC

Hideaway Bay Patio Homes

REZONING FOR PROVINCE DEVELOPMENT LTD.

5-2-88

DIMENSIONAL REQUIREMENTS

1. STREET - PRIVATE
2. STREET RIGHT-OF-WAY - 30' CLEAR OF OBSTRUCTIONS
3. MINIMUM LOT SIZE - 4,000 S.F.
4. MINIMUM LOT WIDTH - 40' (MEASURED AT ESTABLISHED SETBACK)
5. MINIMUM LOT DEPTH - 65'
6. MINIMUM BUILDING SEPARATION - 10'
7. MINIMUM FRONT YARD SETBACK - 20' FROM BACK OF CURB
8. MINIMUM REAR YARD SETBACK - 15' (EXCEPT FOR 40' @ EXTERIOR PROPERTY LINES)
9. CORNER LOT MINIMUM SIDE YARD - 10 FT.

GENERAL NOTES

1. BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY BOBBY J. RAYE, N.C.R.S., DATED APRIL 22, 1988.
2. THIS PLAN INDICATES GENERAL CHARACTER OF PROPOSED DEVELOPMENT. IT IS NOT INTENDED TO DEPICT PRECISE LOCATION OR CONFIGURATION OF PROPOSED BUILDINGS, DRIVES, OR TREES. LAYOUT DOES DEPICT THEME OF BUILDING ARRANGEMENT AND RELATIONSHIPS.
3. ALL OPEN SPACE IN THE HIDEAWAY BAY TOWNHOMES & PATIO HOMES AREAS WILL BE MAINTAINED BY A COMMON HOMEOWNERS ASSOCIATION.
4. PRIVATE STREETS WILL BE BUILT TO PRIVATE STREET STANDARDS EXCEPT THAT CUL-DE-SACS MAY HAVE INVERTED CROWNS TO PROVIDE FOR STORMWATER DETENTION STORAGE.
5. STORMWATER DETENTION TO BE PROVIDED IF REQUIRED BY THE CHARLOTTE STORMWATER DETENTION ORDINANCE.

103-096-99 Bay Village Associates, Inc.
 c/o Stephen Pace
 P. O. Box 1624
 Matthews, NC 28105

103-091-07 Betty M. Yandle
 6015 Verndale Road
 Charlotte, NC 28212

103-091-05 Gloria W. Caldwell
 6097 Verndale Road
 Charlotte, NC 28212

103-091-01 William H. Yongue and Wife
 6101 Verndale Road
 Charlotte, NC 28212

103-091-31 Robert J. Stern, Jr.
 4827 Cricklewood Lane
 Charlotte, NC 29212

103-091-32 Thomas E. Foddrell and Wife
 4901 Cricklewood Lane
 Charlotte, NC 28212

103-091-33 Stig Jallow
 4905 Cricklewood Lane
 Charlotte, NC 28212

103-091-53 Marshall R. McMurray and Donald R. Bolick
 6032 Bayswater Lane
 Charlotte, NC 28212

103-095-01 Claude R. Ingolia, Jr. and Wife
 4801 Carnbrook Place
 Charlotte, NC 28212

103-095-02 James R. Smith and Wife
 4309 Carnbrook Place
 Charlotte, NC 28212

103-095-03 Randy L. Merritt and Wife
 4821 Carnbrook Place
 Charlotte, NC 28212

103-095-04 Key Homes, Inc.
 P. O. Box 20207
 Greensboro, NC 27420

103-154-04 Gene H. Maye and Wife
 5408 Biederbeck Drive
 Charlotte, NC 28212

103-154-03 Neil R. Barker and Wife
 5400 Biederbeck Drive
 Charlotte, NC 28212

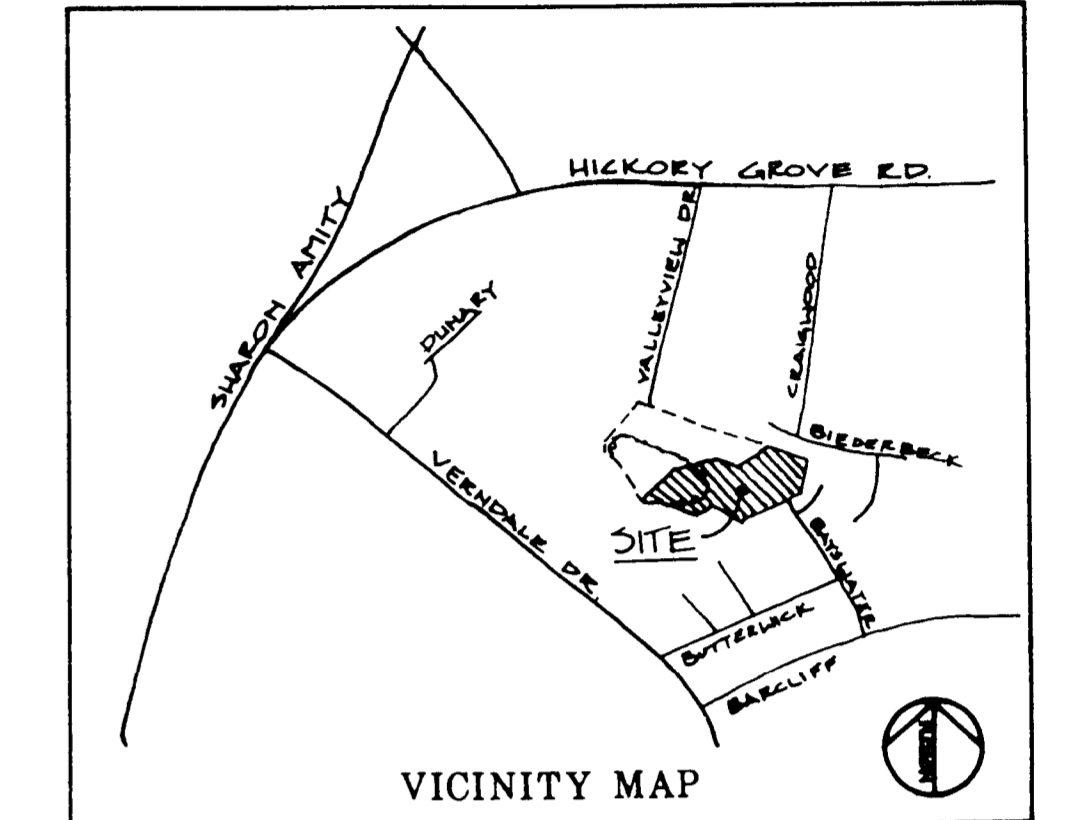
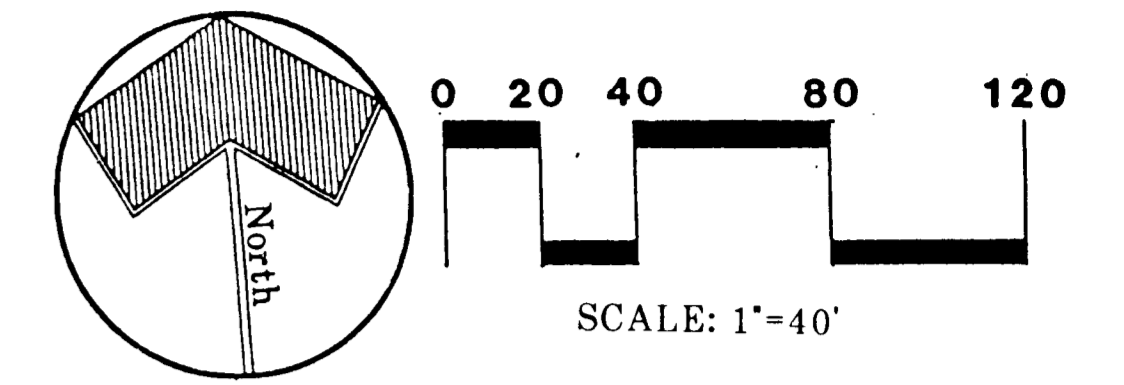
103-154-02 John C. McKeon and Wife
 5334 Biederbeck Drive
 Charlotte, NC 28212

103-154-01 Bobby D. Willis and Wife
 5326 Biederbeck Drive
 Charlotte, NC 28212

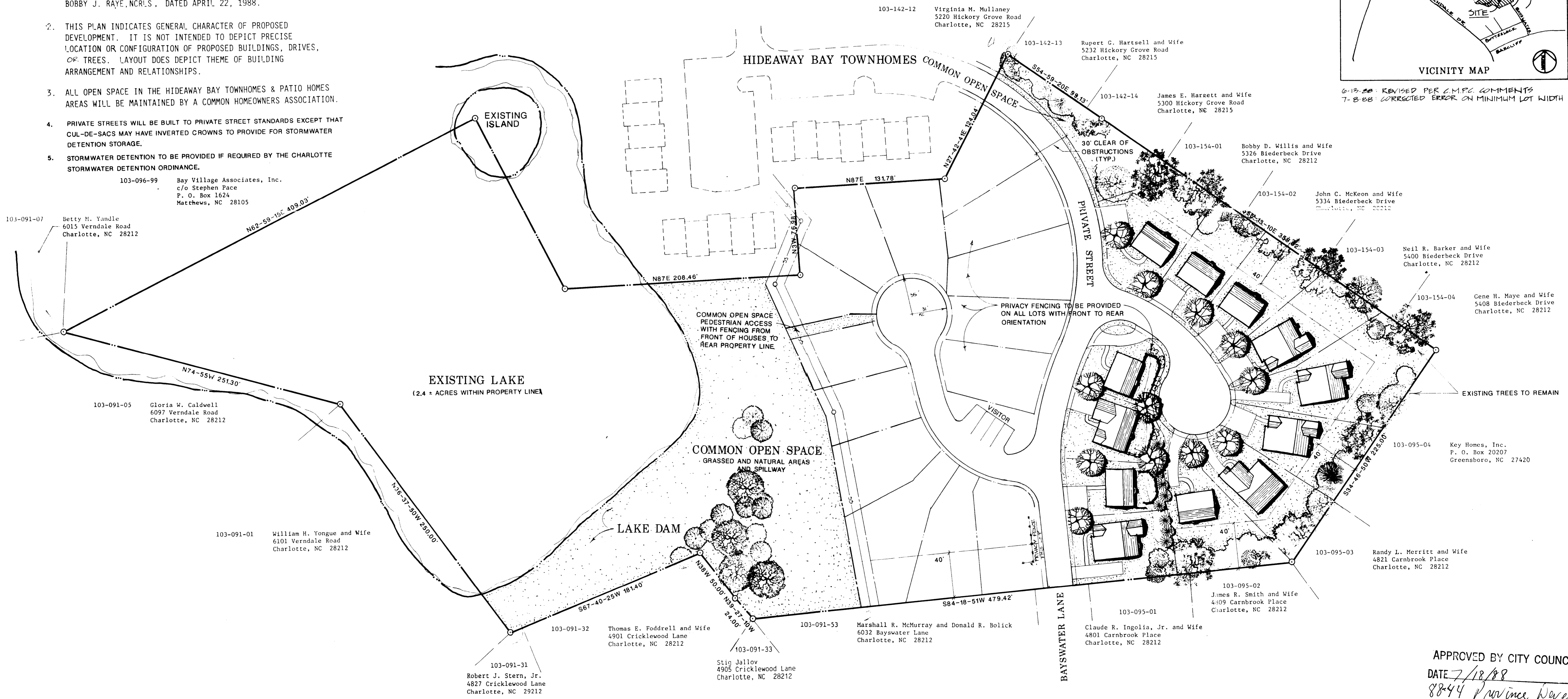
103-142-14 James E. Hargett and Wife
 5300 Hickory Grove Road
 Charlotte, NC 28215

103-142-13 Rupert G. Hartsell and Wife
 5232 Hickory Grove Road
 Charlotte, NC 28215

103-142-12 Virginia M. Mullaney
 5220 Hickory Grove Road
 Charlotte, NC 28215



6-19-88: REVISED PER C.M.P.C. COMMENTS
 7-8-88: CORRECTED ERROR ON MINIMUM LOT WIDTH



APPROVED BY CITY COUNCIL

DATE 7/18/88

88-44 Province Development