

# DEVELOPMENT PLAN

## REA ROAD PROPERTY

BY  
**PROVIDENT HOMES, INC.**

**SITE DATA**  
TOTAL AREA:  
10.671 ACRES TOTAL  
0.371 ACRES (EXISTING R.O.W.)  
10.30 ACRES NET

EXISTING ZONING:  
R-3

PROPOSED ZONING:  
R-8 MF(CD)

PROPOSED UNITS:  
63 MAX. TOWNHOME STYLE CONDOMINIUMS

DENSITY:  
6.12 D.U.A.

OPEN SPACE:  
REQUIRED: 50%  
PROVIDED: 52% 5.4 ACRES

PARKING REQUIRED:  
95

PARKING PROVIDED:  
95 MINIMUM

BUILDING HEIGHT:  
40' MAXIMUM

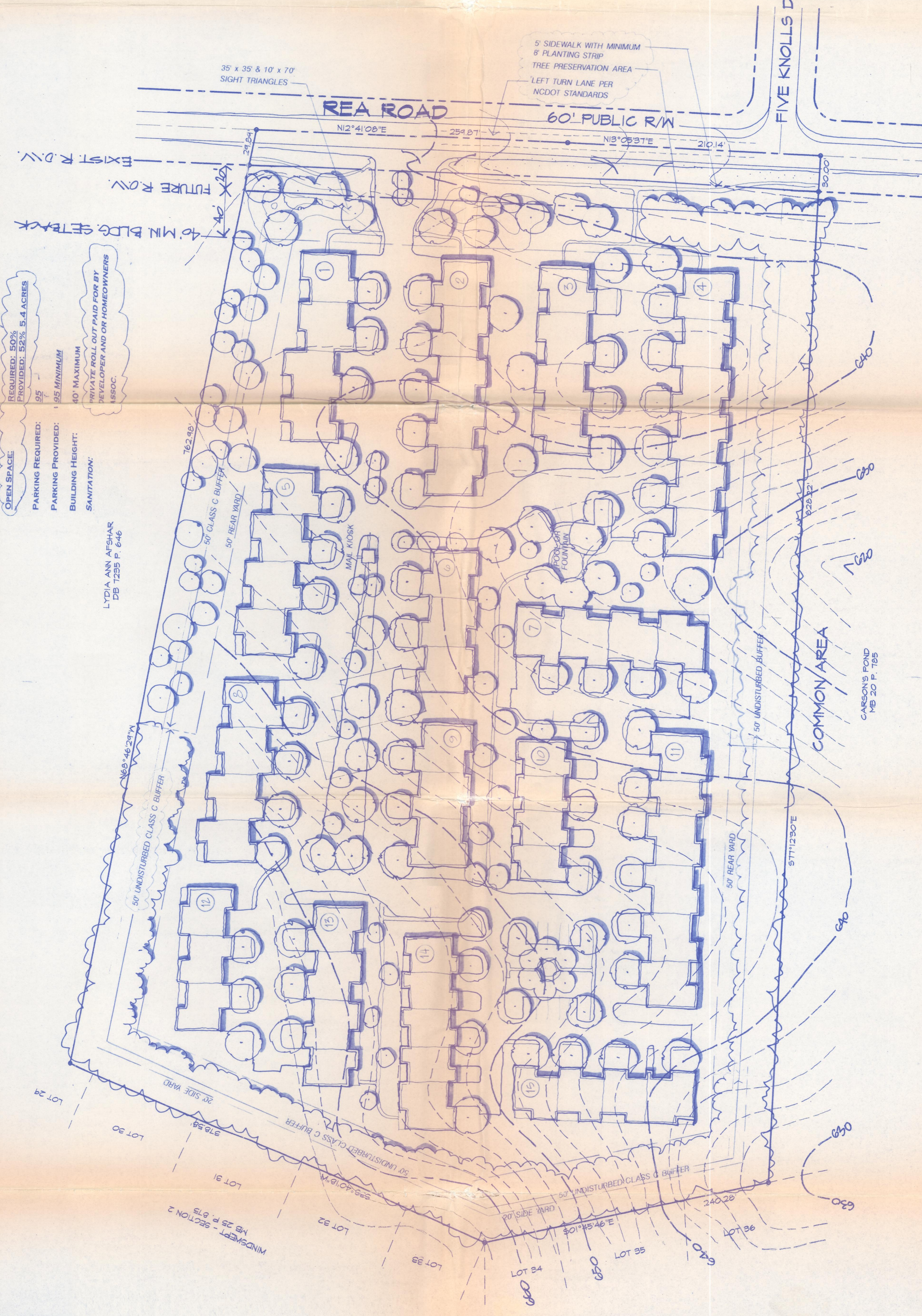
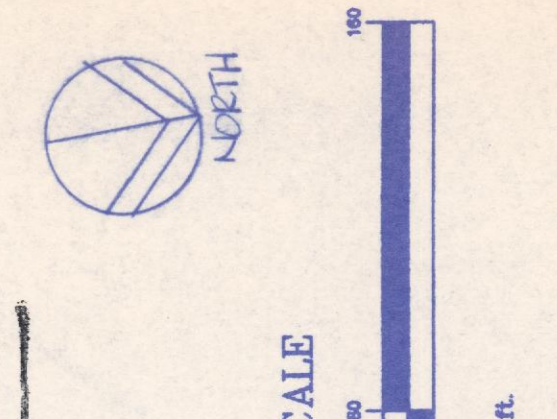
SANITATION:  
PRIVATE ROLL OUT PAID FOR BY DEVELOPER AND OR HOMEOWNERS ASSOC.

LYDIA ANN AFSHAR  
DB 1235 P. 646

- DEVELOPMENT NOTES**
- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS SUBJECT TO THE CITY OF CHARLOTTE'S REVIEW AND APPROVAL OF ALL USES ON THE SITE. FINAL PLANS MAY CHANGE SLIGHTLY WITH THE DEVELOPMENT OF FINAL SITE CONSTRUCTION DRAWINGS, HOWEVER ALL CONDITIONS FROM THE CONDITIONAL DEVELOPMENT NOTES AND THE SITE INCLUDING SETBACKS, BUFFERS AND BUILDING HEIGHTS, WILL NOT CHANGE.
  - STORMWATER DETENTION FACILITIES WILL BE DESIGNED SO THAT THE 25, 50 AND 100 YEAR STORM EVENTS SHALL BE DETAINED ON SITE TO RELEASE AND PREVENT FLOODING OF ADJACENT AREAS. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE CHARLOTTE STORMWATER ORDINANCE. NO STORM WATER DETENTION WILL OCCUR WITHIN ANY REQUIRED BUFFER AREA OR SETBACK. PETITIONER AGREES TO PROVIDE AND MAINTAIN A DETENTION FACILITY WITH PRECONSTRUCTION DATA ON ANY POSSIBLE SEDIMENTATION FROM THE NEW CONSTRUCTION. PETITIONER FURTHER AGREES TO TAKE A SUBSEQUENT CONSTRUCTION INSPECTION TO VERIFY THE DETENTION FACILITY WITH THE ENGINEER AND SEDIMENTATION CONTROL STATUS OF THE CITY OF CHARLOTTE. DEVELOPER WILL REMOVE ANY SILL FROM THE PONDS CREATED FROM THE CONSTRUCTION OF THIS PROJECT.
  - ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT AND WILL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES.
  - SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
  - PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
  - SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF THE ZONING ORDINANCE. PERMANENT GARAGE/TRASH DISPOSAL FACILITIES (I.E. DIMENSIONERS OR COMPACTORS) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
  - BUILDINGS WILL NOT EXCEED 40 FEET IN HEIGHT OR 2 STORIES.
  - SIDE UNITS FACING REA ROAD WILL BE DESIGNED WITH WINDOWS AND DOOR 50 AS TO APPEAR TO FRONT REA ROAD.
  - R.O.W. WILL BE DEDICATED 50' FROM THE CENTERLINE OF REA ROAD FRONT TO THE ESSENCE OF BUILDING PERMITS.
  - ACCESS TO THE SITE WILL BE LIMITED TO ONE DRIVEWAY AS SHOWN ON THE PLAN.
  - BUFFERS WILL BE INSTALLED PER SECTION 12.303 OF THE CITY ZONING REGULATIONS AND NOT BE REDUCED FROM THE WIDTHS INDICATED ON THE PLAN. THE SPACING BETWEEN BUILDINGS SHALL BE MAINTAINED TO THE EXTENT POSSIBLE TO SHOW THE SPACING BETWEEN BUILDINGS WILL BE MAINTAINED TO THE EXTENT POSSIBLE.
  - SCREENING WILL BE PROVIDED AS PER SECTION 12.302 OF THE CITY ZONING REGULATIONS.
  - A FOUR FOOT SIDEWALK WILL BE PROVIDED ALONG ONE SIDE OF ALL PRIVATE STREETS THAT TIES INTO THE WALK ALONG REA ROAD.
  - FIRE HYDRANTS WILL BE PROVIDED SO THAT ALL PARTS OF THE BUILDINGS WILL BE WITHIN 750 FEET OF A HYDRANT AS THE FIRE TRUCK TRAVELS.
  - A LEFT TURN LANE WILL BE CONSTRUCTED TO THE CENTER OF REA ROAD TO ALLOW A LEFT TURN LANE BETWEEN THE EXISTING DRIVEWAY AND EXISTING DRIVE.
  - EXISTING TREES WITHIN THE 40' SETBACK ALONG REA ROAD SHALL BE PRESERVED.
  - ARCHITECTURAL ELEMENTS OF THE PROJECT WILL BE VERY SIMILAR TO THE ATTACHED ILLUSTRATIVE DRAWINGS.
    - BRICK STUCCO AND STONE WILL CONSTITUTE THE PRIMARY EXTERIOR FINISHES OF THE ARCHITECTURAL ELEVATIONS.
    - LANDSCAPE LIGHT FIXTURES WILL HAVE A MINIMUM OF 1600 SE OF LIGHTING.
    - VEGETATION WILL BE PLANTED AT THE ENDS OF THE STREET DRIVEWAYS SO AS TO PREVENT ALLOMBABLE HEADLIGHTS FROM IMPACTING DIRECTLY INTO ADJACENT NEIGHBORS.
    - BUILDINGS SHALL BE CONSTRUCTED TO HAVE WINDOWS AND OTHER ARCHITECTURAL ELEMENTS.
  - CONCRETE FOUNDATION WALLS WILL BE REMOVED FROM THE SITE TO ENHANCE THE WATER PERMEABILITY.
  - THE DEVELOPER WILL FILL IN THE 50' UNDISTURBED BUFFER WITH ADDITIONAL PLANTINGS WHERE EXISTING PLANT MATERIAL DOES NOT MEET THE REQUIREMENTS OF THE ZONING ORDINANCE. PLANTINGS SHALL INCLUDE WAX MYRTLES, LAUREL CYPRESS AND OTHER PLANTINGS.
  - THE ENTIRE 50' SETBACK ALONG CARSON'S POND WILL BE A 50' FOOT BUFFER TO ENSURE ITS PROTECTION DURING CONSTRUCTION.

REVISED JUNE 15, 1995 REVISIONS TO TEXT HAVE BEEN UNDERLINED AND CLOUDED  
REVISED JUNE 30, 1996 REVISIONS TO TEXT HAVE BEEN UNDERLINED AND CLOUDED  
REVISED JULY 7, 1998 REVISIONS TO TEXT HAVE BEEN UNDERLINED AND CLOUDED  
REVISED SEPT. 30, 1998 REVISIONS TO TEXT HAVE BEEN UNDERLINED, SHOWN IN BOLD, ITALICIZED AND CLOUDED.

**APPROVED BY CITY COUNCIL**  
DATE **9-23-98**

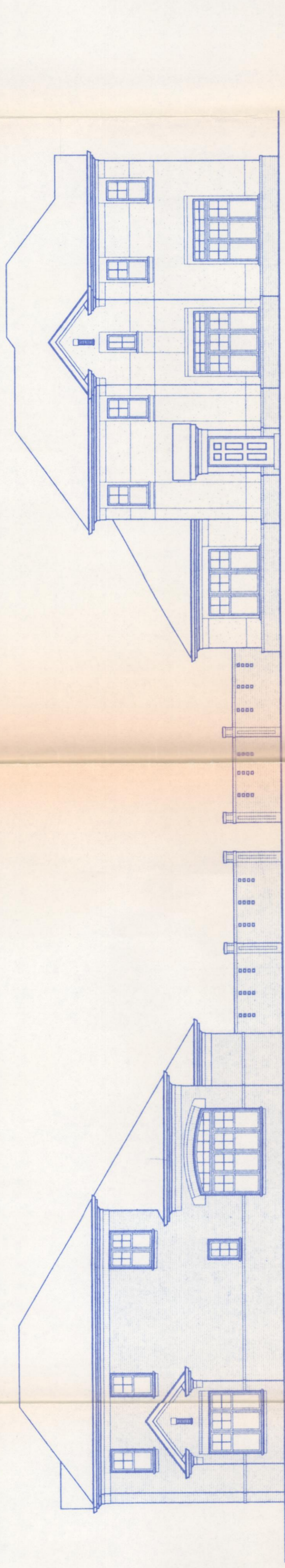


FOR PUBLIC HEARING  
PETITION NO. 98-75

DEVELOPMENT ELEVATIONS

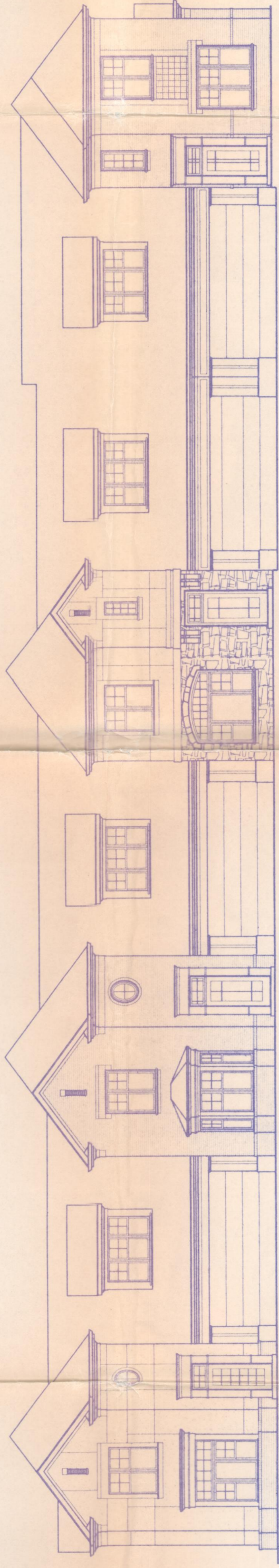
# REA ROAD PROPERTY

BY  
PROVIDENT HOMES, INC.

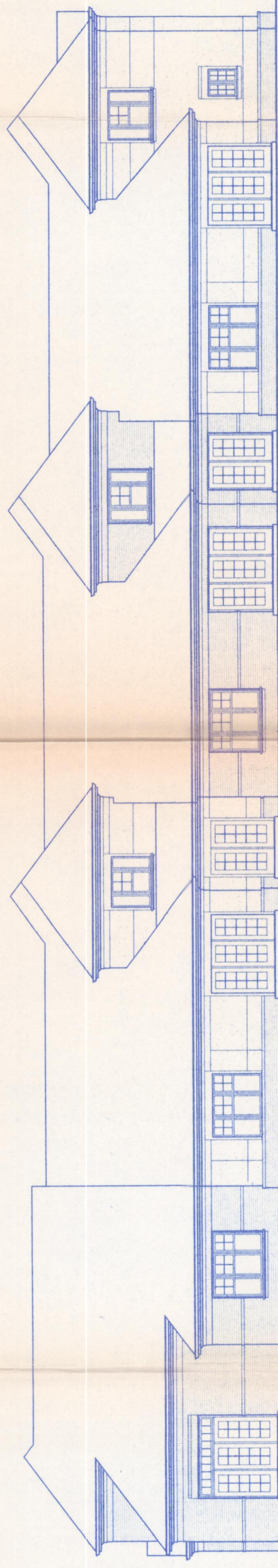


○ TYPICAL SIDE ELEVATIONS  
1/8"=1'-0"

NOTE: ALL SIDE ELEVATIONS  
ALONG REA ROAD TO INCLUDE  
SIDE ENTRY DOOR.



○ BUILDING FRONT ELEVATION  
1/8"=1'-0"



○ BUILDING REAR ELEVATION  
1/8"=1'-0"