

PROVIDENCE ESTATES

Morrisville, North Carolina

FOR SALE



Four Custom Estate Lots Nestled within the Providence Place Subdivision
with Access to City Water & Sewer

Rehab Hamad

919.971.4286 • rhamad@trilandproperty.com

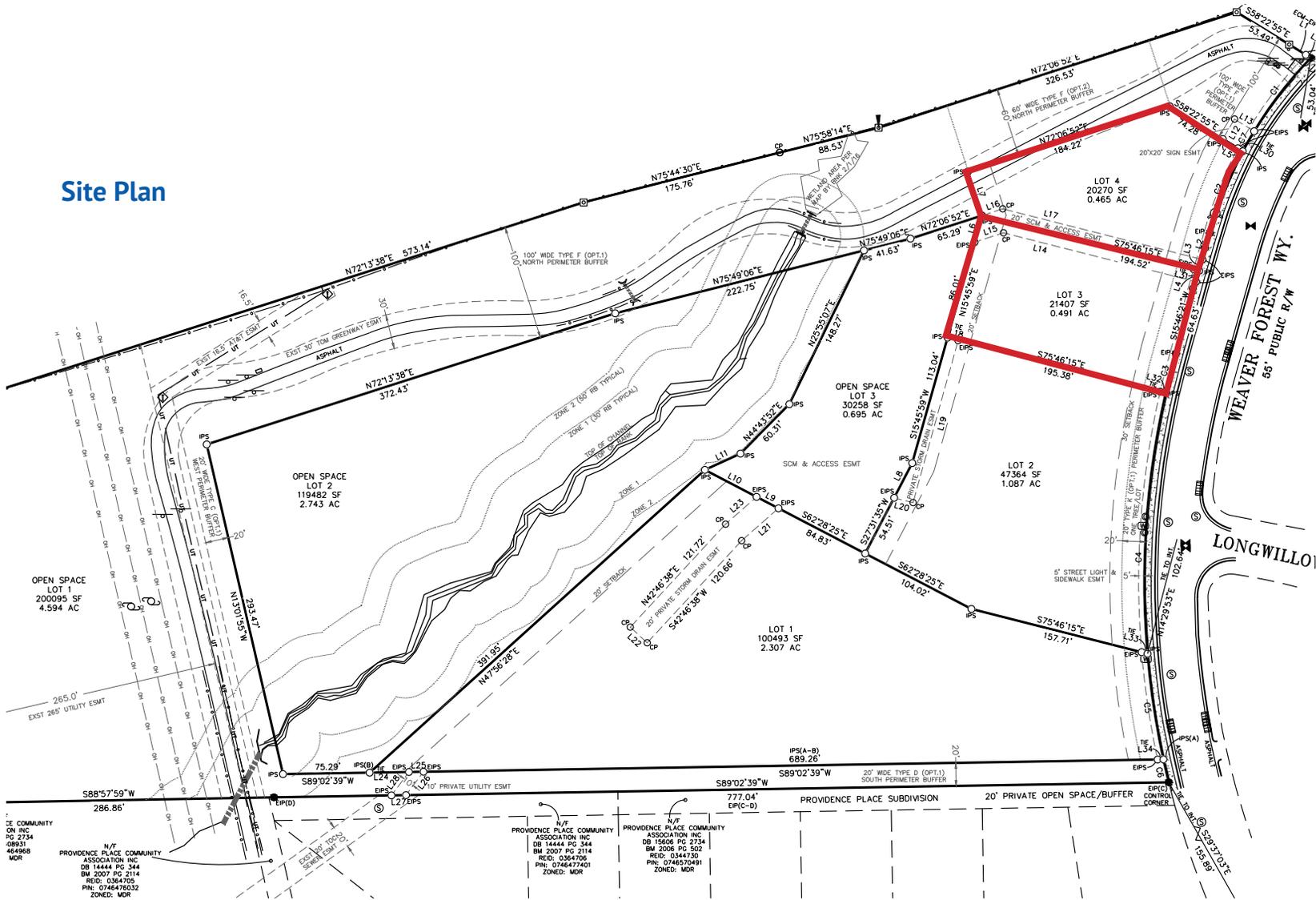


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Site Plan



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Architectural Notes

Compliance of the development as a type 2 subdivision. House types will be adjusted on each lot according to owner customization, with compliance to the type 2 subdivision selections (Morrisville Code Sec 5.9.7) as listed below:

- 3.1. Side and rear facades shall not be blank walls devoid of architectural detailing
- 3.2. Building walls adjacent to a street may not be blank or void of architectural detailing
- 3.3. Poured concrete foundations, concrete block foundations or smooth-faced concrete masonry unit foundations shall be covered by decks, porches, or clad in face brick, stone or some other masonry material accurately imitating these materials. In no instance shall poured concrete, concrete block or smooth-faced concrete masonry unit foundations be visible.
- 3.4. Street facing garage door widths shall not exceed a maximum width of 16 feet
- 3.5. A street-facing garage door may not be more than nine (9) feet closer to the front lot line than the primary entrance to the dwelling.
- 3.6. Street-facing garages shall incorporate at least three (3) of the following design features on the building wall containing the garage doors:
 - 3.6.1. Each garage door shall include transparent or opaque windows
 - 3.6.2. Each garage door shall be comprised of high quality material other than vinyl or aluminum
 - 3.6.3. Garage doors shall incorporate decorative hinges or hardware (either functional or aesthetic)
 - 3.6.4. Garage doors shall include an overhang, eave, trellis, arbor, awning or other similar architectural feature that projects at least 16 inches beyond the facade directly above the garage door(s)
 - 3.6.5. Garage doors shall be flanked on either side by vertical design elements like columns, pilasters, posts or similar vertical feature
 - 3.6.6. The garage door(s) are located at least two or more feet behind the primary entrance to the dwelling
- 3.7. Side loaded garages may be closer to the front lot line than the primary entrance to the dwelling provided the garage facade facing the street includes compatible design features found on other building facades, including but not limited to: windows, eaves, overhangs, decorative trim, material changes, or other architectural features.
- 3.8. Architectural variability for single family detached neighborhoods
 - 3.8.1. A continuous row of identical buildings along a block shall be prohibited. Each building shall include "distinctly different" front facade elevations within any single phase of development such that:
 - 3.8.1.1. No three structures that are side-by-side may have the same front facade elevation
 - 3.8.1.2. No structures directly across the street from one another shall have the same front facade elevation.
 - 3.8.1.3. For purposes of the applicable town of Morrisville code section (5.9.7) the term "distinctly different" shall mean that a dwelling must differ in at least six of the following ways:
 - 3.8.1.3.1. Color variation (not a slight variation of a similar hue, such as beige or pastel)
 - 3.8.1.3.2. Variation in materials
 - 3.8.1.3.3. Use of distinct variations in roof forms (i.e. Gable, hip, shed, mansard, gambrel, flat, etc)
 - 3.8.1.3.4. Variations in the number of building stories by at least one story
 - 3.8.1.3.5. Variation in the amount of habitable space (a minimum distinction of 400 sf or more)
 - 3.8.1.3.6. Change in the depth of the front setback by 15 feet or more
 - 3.8.1.3.7. The type and color of roofing material on structures with pitched roofs
 - 3.8.1.3.8. The orientation of the longest building axis (either parallel, perpendicular, or canted to the street the dwelling faces) or
 - 3.8.1.3.9. The primary roof ridgeline orientation (either parallel, perpendicular, canted to the street the dwelling faces)

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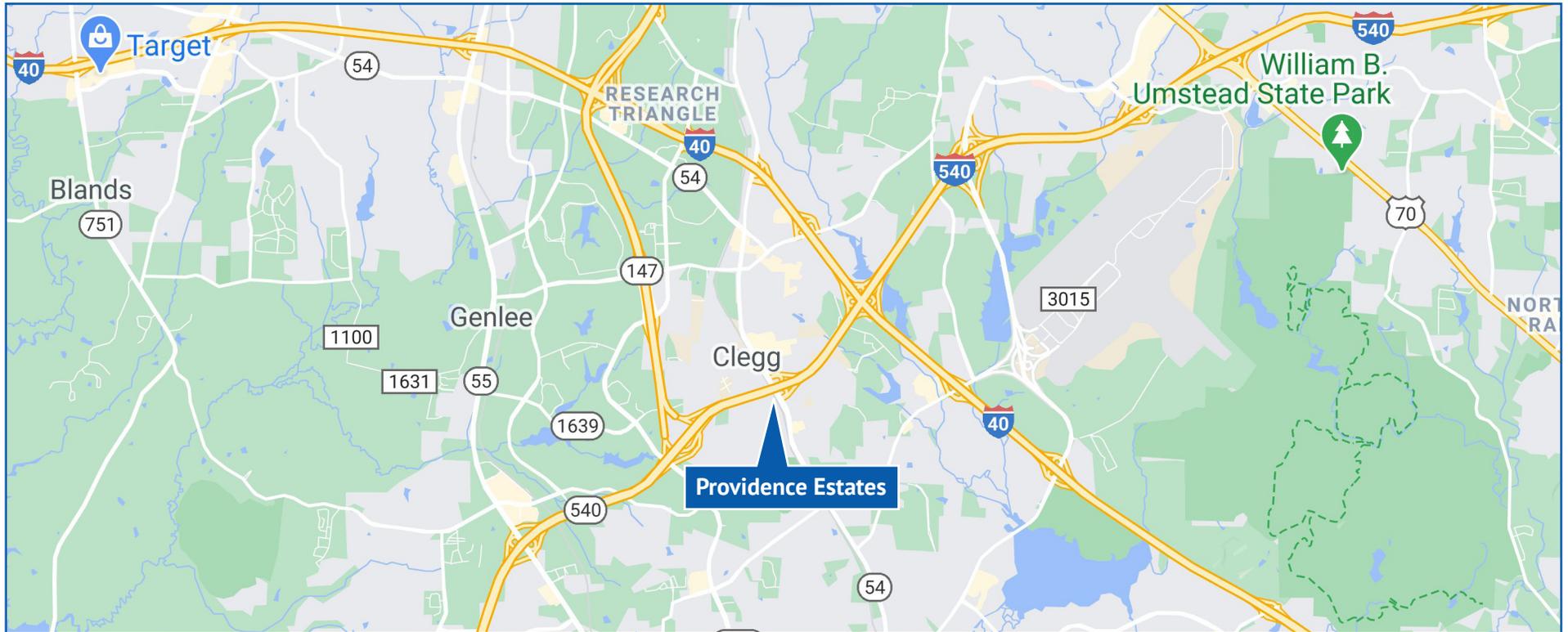
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PROPERTY INFORMATION

Available	.47 - .49 Acres (2 Lots)	Zoned	LDR
Property Type	Land	Sale Price	\$275,000 - \$299,000



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