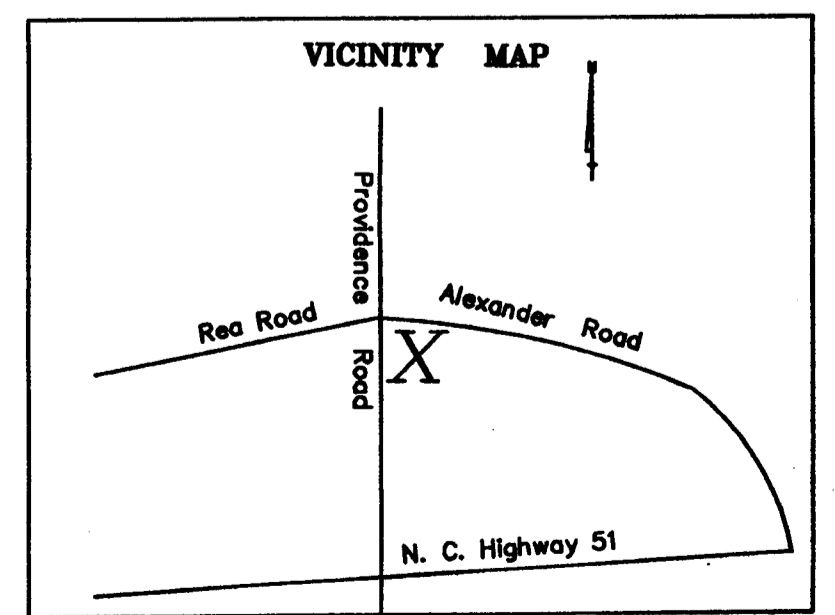


TECHNICAL PLAN

SITE DATA:

SITE AREA: 1.55 ACRES
 TAX PARCEL NUMBER: 213-061-14
 EXISTING ZONING: R-3
 EXISTING ALLOWED LOTS: 4 LOTS
 PROPOSED ZONING: R-6 (CD)
 PROPOSED LOTS: 3
 PROPOSED UNITS: 4*

* LOT 3 IS A CORNER LOT AND MAY BE DEVELOPED AS A DUPLEX PER CHARLOTTE ZONING ORDINANCE.



DEVELOPMENT CONDITIONS:

Permitted Development Within the Site

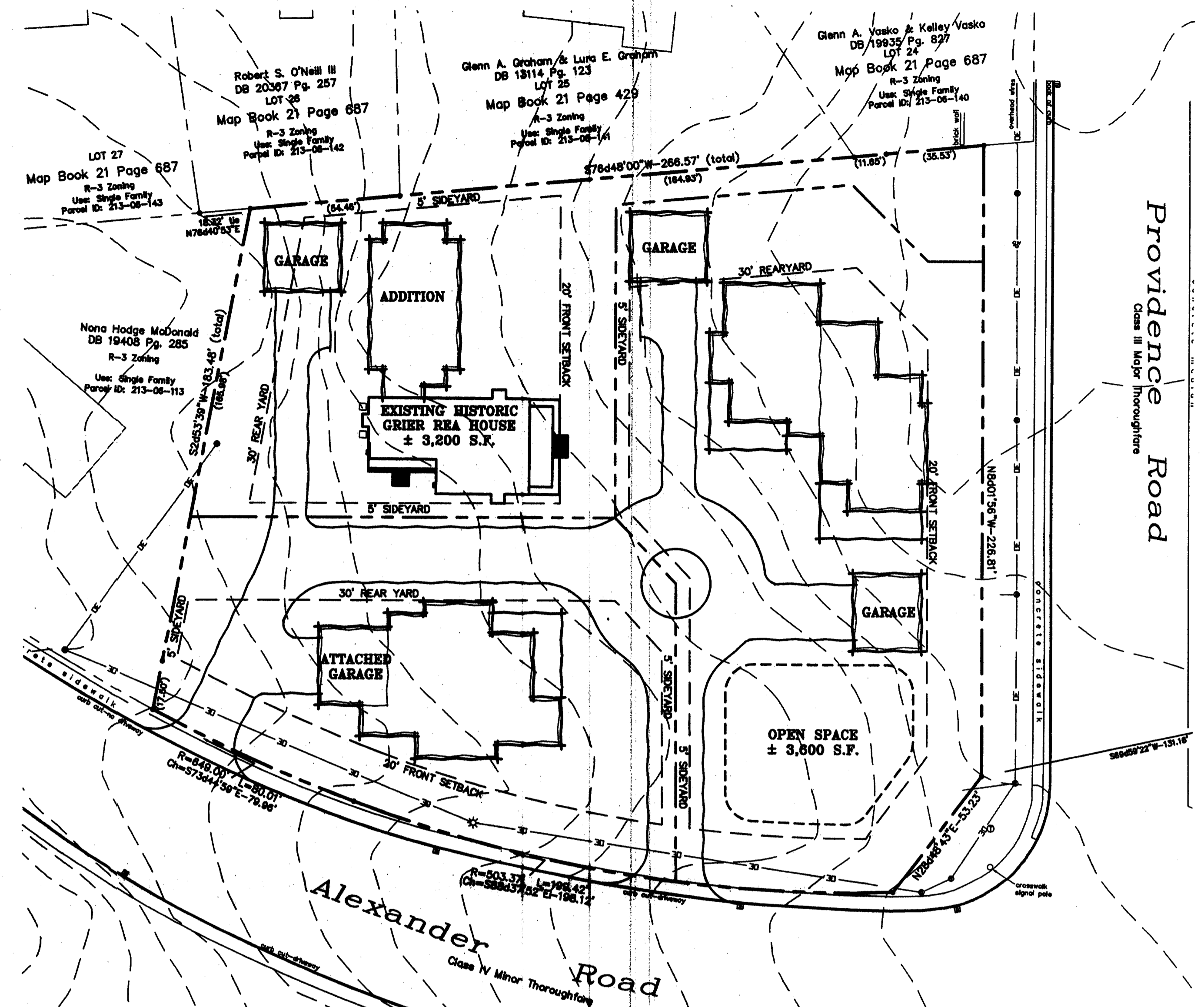
1. The site may be developed for up to 3 single family lots, including one duplex lot for a total of 4 units under the R-6 Zoning requirements. Development of the site shall be controlled by the standards depicted on the Technical Plan and the Charlotte Zoning Ordinance (CZO). The development scenario depicted by the Schematic Plan reflects one possible general arrangement of structures (including accessory structures) on the three lots but the details, final configuration of lots and location of structures, (including accessory structures) may vary so long as the requirements of the R-6 Single Family District are met and so long as the general intent of the lotting arrangement and noted open space is preserved.

Access Points

1. Vehicular access from Alexander Road will be limited to two driveways, as depicted on the Technical Data Sheet, and such driveways will be located in the general area depicted thereon and are subject to approval by the Mecklenburg County Engineering Department and the North Carolina Department of Transportation.

Architectural Controls

No buildings constructed on the Site may exceed 2 stories. All new construction and any anticipated addition to the Grier-Rea house must be in keeping with the historical character of the Grier-Rea House; Historic Landmarks Commission shall approve all architectural façade designs and final building locations.



SCHEMATIC PLAN

Amendments to this Rezoning Application

Future amendmets the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners involved in accordance with Chapter 6 of the Ordinance.

Additional Standards

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals with exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, storm water, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17,18,19,20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

2. Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers.

GRIER-REA HOUSE
 6701 PROVIDENCE ROAD
 CHARLOTTE, NC

HISTORIC LANDMARKS COMMISSION
 2100 RANDOLPH ROAD
 CHARLOTTE, NC 28207

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REZONING PLAN
FOR PUBLIC
HEARING
PETITION NO:
XX-2007

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BY: _____

NORTH

Scale: 1" = 30'
 Date: 7 NOV 2007
 Project No.: 263-001
 Revisions:

Sheet L-1

2009-39