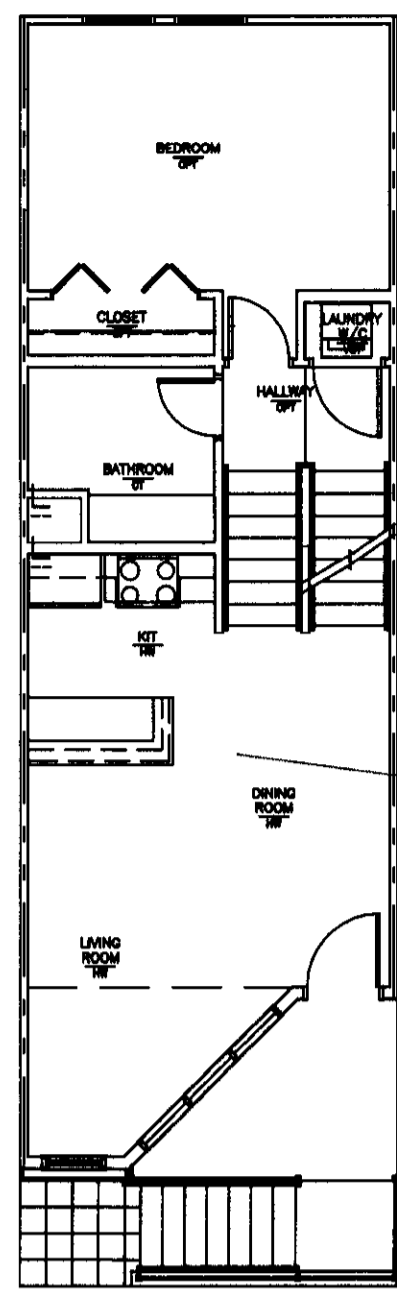
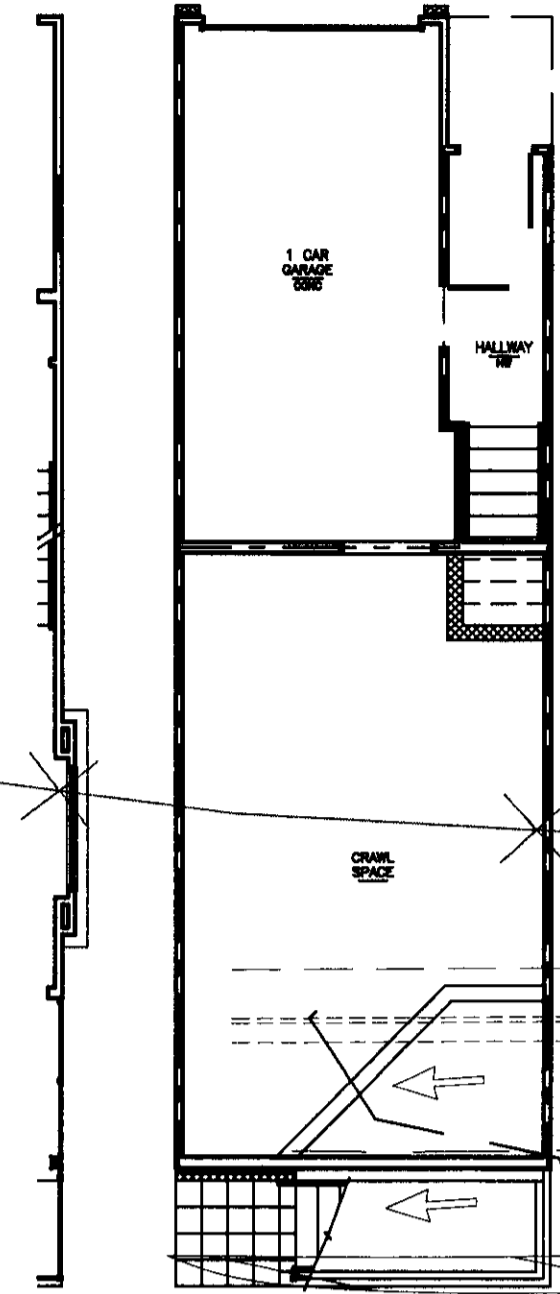


SECOND LEVEL PLAN



FIRST LEVEL PLAN



GARAGE LEVEL PLAN

BRIAR CREEK ROAD
PUBLIC RIGHT-OF-WAY
(WIDTH VARIES)
(PARTIALLY CONTROLLED ACCESS)

DEVELOPMENT DATA

TAX PARCEL ID# 129-07-416
SITE AREA = 1.3Ac OWNER: J.R. POORE BLDG./CARLTON DEVL., LLC
ZONING = MUDD-0 PROPOSED ZONING=UR-2(CD)
PROPOSED #/DU=28 EONDOMINIUMS(No land w/ Unit)=> DENSITY OF 21.5 DU/AC.
APPROX. BLDG. HTS=36'-4"
FAR=0.75 (1.0 ALLOWED)
FRONT YARD SB/UR-2=14'-0" BOC OR R/W WHICHEVER IS LARGER
SIDE YARD SB =5'-ft, 10' BUILDING SEPARATION
REAR YARD SB =10'
PARKING REQ'D=28 (PROVIDED IN GARAGES FOR EACH UNIT)

RE-ZONING NOTES

1. PROPOSED DEVELOPMENT IS FOR 28-CONDOMINIUMS FOR SALE (w/OUT LAND), w/ HOA.
2. PROJECT TO HAVE ROLL OUT GARBAGE COLLECTION.
3. BIKE RACK WILL BE PROVIDED.
4. SIDEWALKS FROM EACH UNIT WILL BE PROVIDED TO BRIAR CREEK RELOCATED SIDEWALK. ALIGNMENT & DIRECTION MAY VARY BASED ON NCDOT APPROVALS, BUT LAYOUT WILL AVOID CONFLICTS WITH VEHICULAR TRAFFIC.
5. PROJECT LIGHTING WILL BE PROVIDED THROUGHTOUT PROJECT (BOTH INTERIOR & STREET FRONTAGE) TO PROVIDE FOR SAFE PEDESTRIAN MOVEMENT ALONG ACCESS ROUTES.
6. PERIMETER SCREENING WILL BE PROVIDED VIA SHRUBS & EVERGREEN TREES WITHIN MIN. 8'-0" PLANTING STRIP AS SHOWN TO PROVIDE EFFECTIVE VISUAL SCREEN. INTERIOR LANDSCAPING WILL INCLUDE SMALL MATURING TREE PLANTING AS INDICATED IN ALL ISLANDS THAT SATISFY CITY MINIMUM SQ. FOOTAGE REQUIREMENTS FOR TREE ISLANDS.
7. FOR PROJECTS WITH GREATER THAN 24% BUILT UPON AREA, CONSTRUCT WATER QUALITY MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TSS REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF FOR PARKING AREAS, FROM RUNOFF GENERATED FROM 1ST 1/4" OF RAINFALL. BMP'S MUST BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE NCDENR BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHAR. BMP'S MANUAL WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
8. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HR. STORM. RUNOFF DRAW DOWN TIME SHALL BE A MINIMUM OF 24HRS, BUT NOT MORE THAN 120HRS.
9. FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR STORM & PERFORM DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITION PEAK CONTROL IS NEEDED & IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10YR & 25 YR STORMS.
10. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA(e.g., those that 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, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
11. MECKLENBURG COUNTY SOLID WASTE REQUESTS THE PETITIONER SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. THE PLAN SHALL SPECIFY THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS. MECKLENBURG COUNTY IS COMMITTED TO REDUCTION OF CONSTRUCTION/DEMOLITION WASTE. TECHNICAL ASSISTANCE IS AVAILABLE AT NO CHARGE TO THOSE COMPANIES WILLING TO PARTNER WITH THE COUNTY IN THIS EFFORT. PLEASE CONTACT DIANE DAVIS AT (704) 432-0399 FOR MORE INFORMATION REGARDING THE COUNTY'S TECHNICAL ASSISTANCE SERVICES AND FOR SUBMISSION OF YOUR SOLID WASTE MANAGEMENT PLAN.

NOW OR FORMERLY
ERIC M. KRUEGER
DB 12801 PG 140
PID#129-074-81
(RESIDENTIAL)

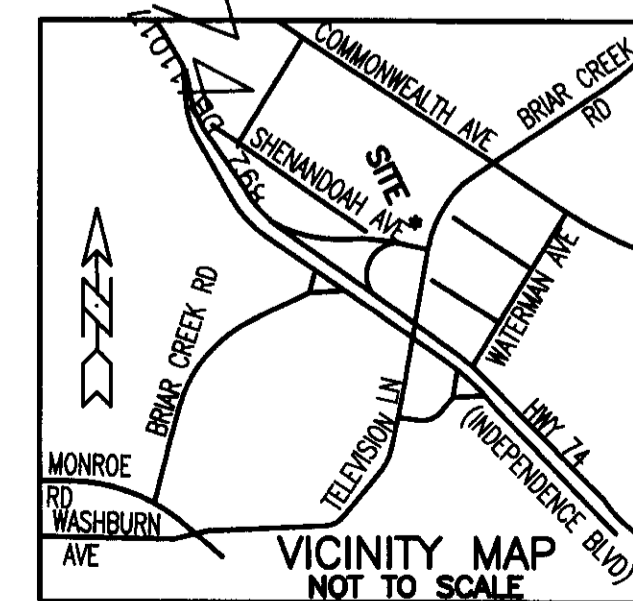
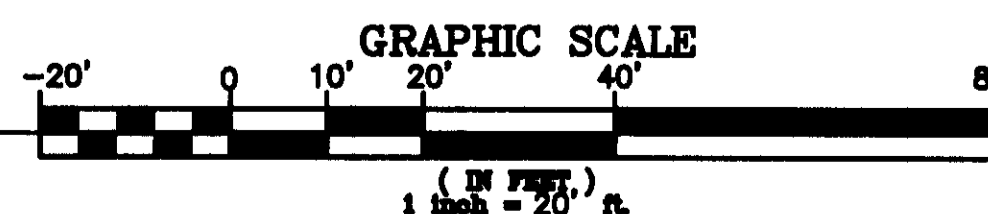
PROPOSED CLAY BRICK
SCREEN WALL (BOTH
SIDES) IN EFFORT TO
SAVE EXIST.TREE

NOW OR FORMERLY
EVANGELICAL LUTHERAN CHURCH OF THE
RESURRECTION INC.
DB 5602 PG. 256
PID#129-074-22
(RESIDENTIAL)

NOW OR FORMERLY
BEATRICE W. RUSSELL
DB 4164 PG 215
PID#129-074-15
(RESIDENTIAL)

REZONING PLAN

Scale: 1"=20'



BROWDER
BENG.,P.A.

CIVIL &
STRUCTURAL
ENGINEERING

10801 Monroe Rd., Ste. C
Matthews, N.C. 28105-8398
Ph/Facs. 704/708-9597

Email:browdereng@alltel.net

Cient: Carlton Development, LLC
BRIAR CREEK CONDOMINIUMS
REZONING PETITION #2007-059
Briar Creek Rd., Charlotte, N.C.

SEAL 2/16/07



REVISIONS:
4/13/07- Per City Review Comments
5/23/07 Per commitments/City/Pub.Hring

SHEET DESCRIPTION:
REZONING PLAN

SHEET NO. **RZ1** OF 1

REZONING PETITION NO: 2007-059