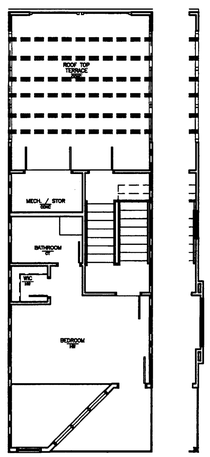
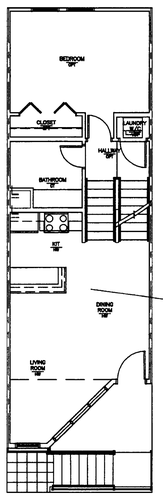
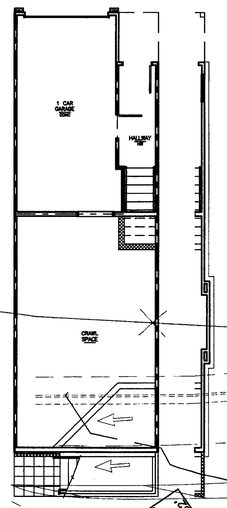


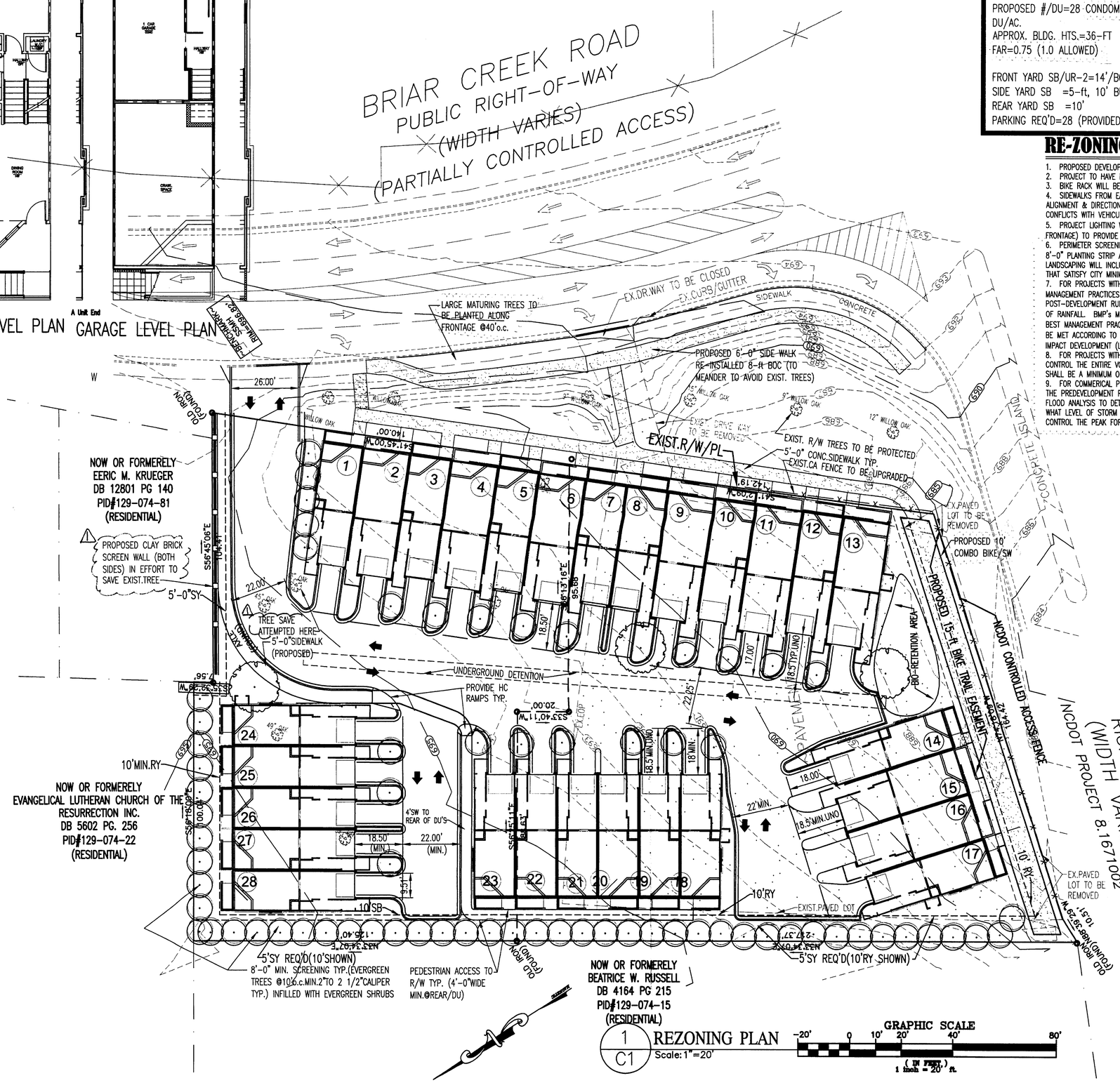
SECOND LEVEL PLAN



FIRST LEVEL PLAN



GARAGE LEVEL PLAN



1 / C1 REZONING PLAN
Scale: 1"=20'

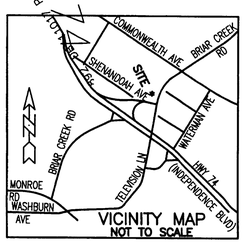
DEVELOPMENT DATA

TAX PARCEL ID# 129-07-416
SITE AREA = 1.3Ac OWNER: J.R.POORE BLDR./CARLTON DEVEL., LLC
ZONING = MUDD-O PROPOSED ZONING=UR-2(CD)
PROPOSED #/DU=28 CONDOMINIUMS(No land w/ Unit)=> DENSITY OF 21.5 DU/AC.
APPROX. BLDG. HTS.=36-FT
FAR=0.75 (1.0 ALLOWED)

FRONT YARD SB/UR-2=14'/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 THROUOUT 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 REQUIRMENTS 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 1INCH 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 DRAWDOWN TIME SHALL BE A MINIMUM OF 24HRS, BUT NOT MORE THAN 120HRS.
9. FOR COMMERICAL 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.



REZONING PETITION NO: 2007-059

BROWDER ENG.,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 TOWNHOMES REZONING PETITION

Briar Creek Rd., Charlotte, N.C

SEAL 2/16/07

NORTH CAROLINA PROFESSIONAL SEAL 12922 ENGINEER TANCY O. BROWDER 2-16-07

REVISIONS:
1 4/13/07- Per City Review Comments
2
3
4
5
6
7
8

SHEET DESCRIPTION:
REZONING PLAN

SHEET NO.: RZ1 OF 1

UNIT B UNIT A UNIT B

REAR ELEVATION

REVISED APRIL 2