

TAX PARCEL ID# 129-07-416
SITE AREA = 1.3Ac OWNER: J.P.POORE BLDG./CARLTON DEVEL., LLC
ZONING = MUDD-O PROPOSED ZONING=UR-2(CD)
PROPOSED #/DU=28=> DENSITY OF 21.5 DU/AC.
APPROX. BLDG. HTS.=36-FT

RE-ZONING NOTES

1. PROPOSED DEVELOPMENT IS FOR 28-TOWNHOMES 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. 6'-0" PLANTING STRIP AS REQUIRED TO PROVIDE EFFECTIVE VISUAL SCREEN. INTERIOR LANDSCAPING WILL INCLUDE TREE PLANTING AS INDICATED IN ALL ISLANDS THAT SATISFY CITY MINIMUM SQ. FOOTAGE REQUIREMENTS FOR THREE ISLANDS.
7. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYSED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
8. BEST MANAGEMENT PRACTICES (BMP's) WILL BE PROVIDED ONSITE VIA 2 & 10 YEAR UNDERGROUND STORMWATER DETENTION TO PRE-DEVELOPED RATES FOR NON DRIVE AREAS(WITH MEASURES TO CONTAIN TSS's) & ALSO INCORPORATE A BIO-RETENTION AREA (IN LOCATION SHOWN) TO RECEIVE VEHICLE PAVED AREAS DRAINAGE. TOTAL SUSPENDED SOLIDS (TSS) REMOVAL WILL BE TO EXTENT POSSIBLE BASED ON AREA & AVAILABLE DEPTH TO EXISTING STORM DISCHARGE ELEVATIONS.

10801 Monroe Rd., Ste. C
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Ph/Facs. 704/708-9597

Email: browdereng@alltel.net

2007-059

FEB 20 2007

Cient: Carlton Development, LLC

**BRIAR CREEK TOWNHOMES
REZONING PETITION #**

Briar Creek Rd., Charlotte, N.C

SEAL	2/16/07
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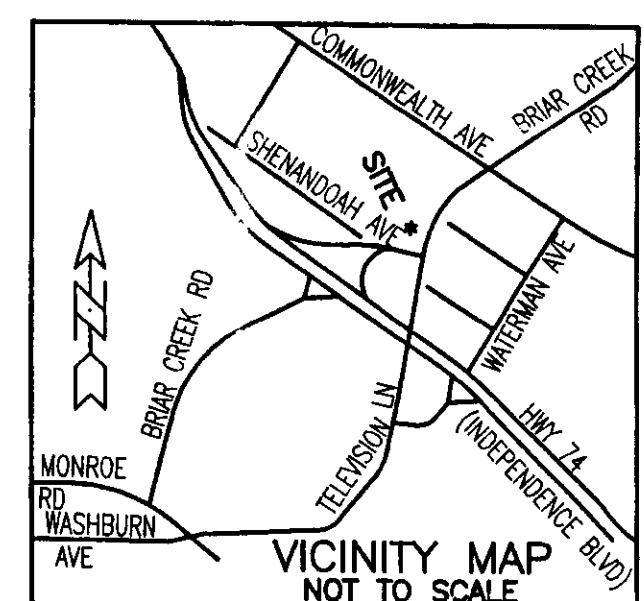
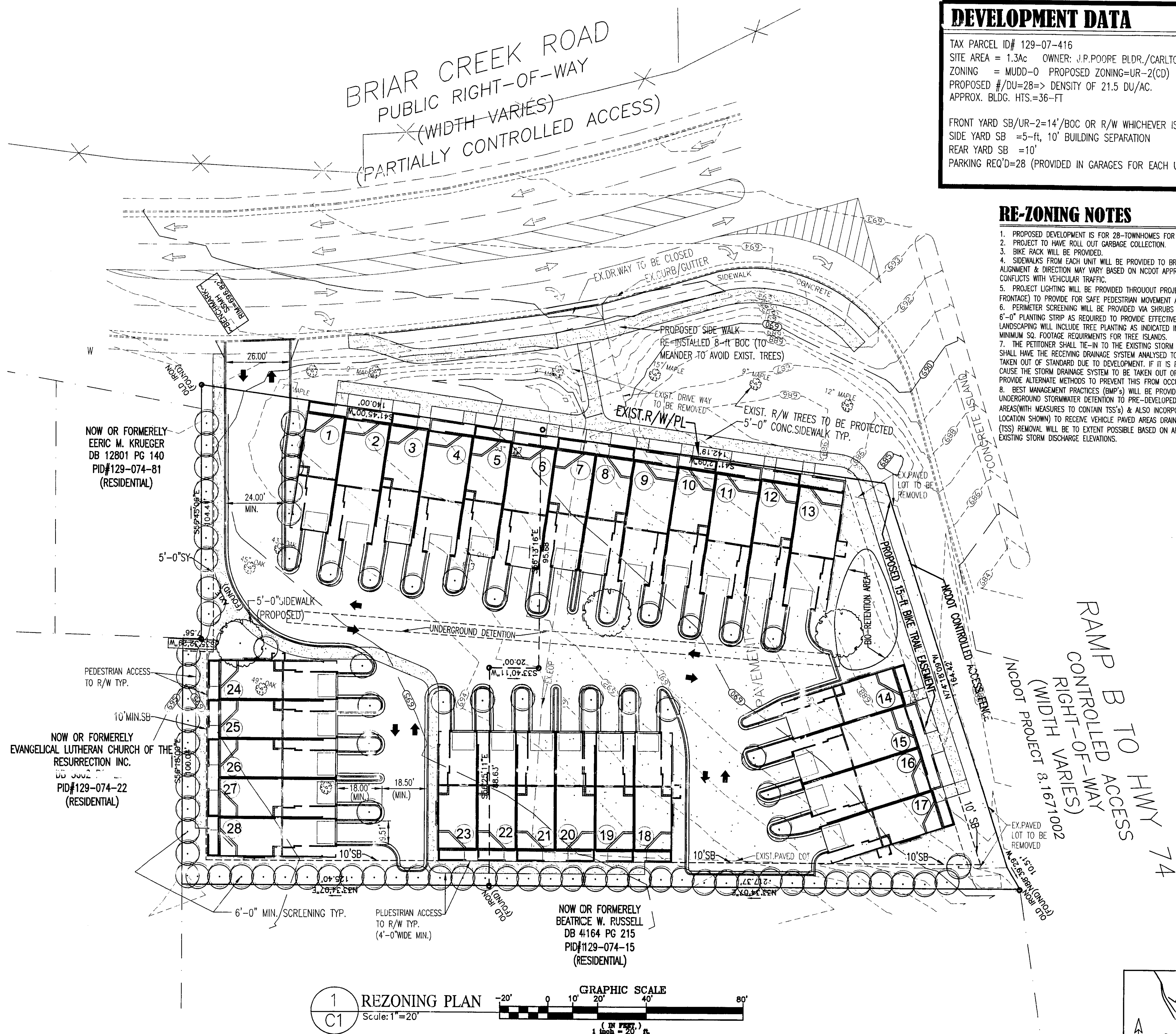


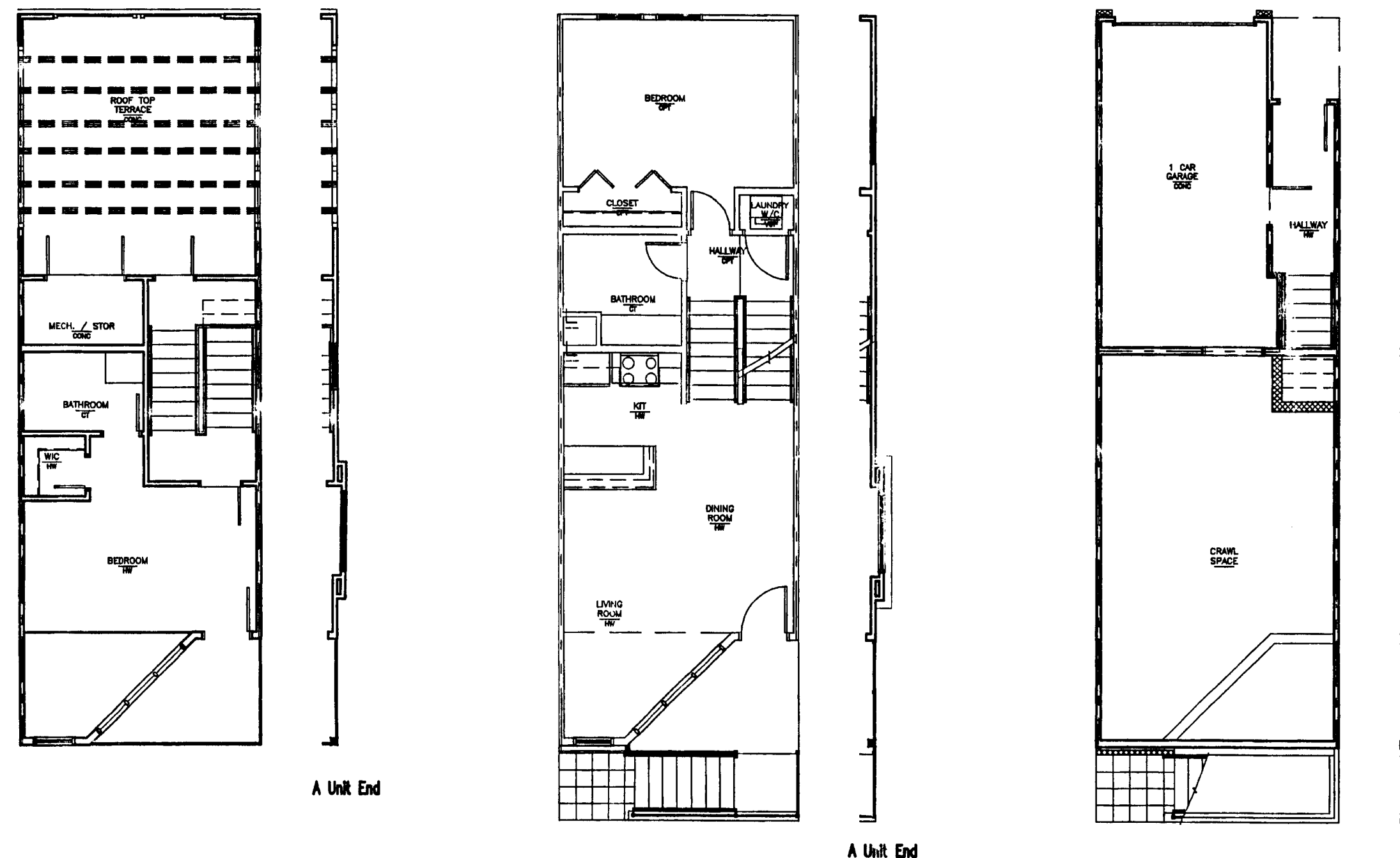
REVISIONS:

- 1
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SHEET DESCRIPTION:
REZONING PLAN

SHEET NO.: RZ1 OF 2





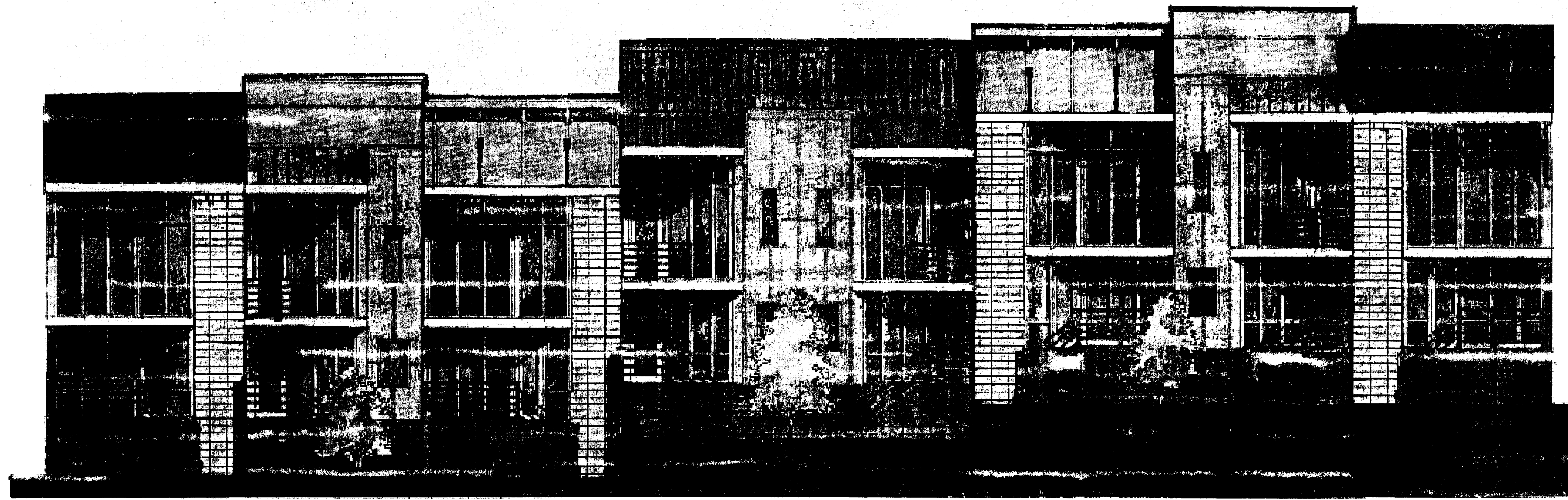
SECOND LEVEL PLAN

FIRST LEVEL PLAN

GARAGE LEVEL PLAN

TYPICAL FLOOR PLAN & RENDERING NOTES

1. COLOR RENDERING & REPRESENTATIVE FLOOR PLAN PREPARED BY NARMOUR WRIGHT CREECH ARCHITECTS.
2. RENDERING & FLOOR PLANS ARE PRELIMINARY, COLORS MAY VARY WHILE MAINTAINING GENERAL INTENT OF ELEVATIONS/FLOOR PLANS.



PARTIAL BLDG ELEVATION, FROM BRIAR CREEK RD.

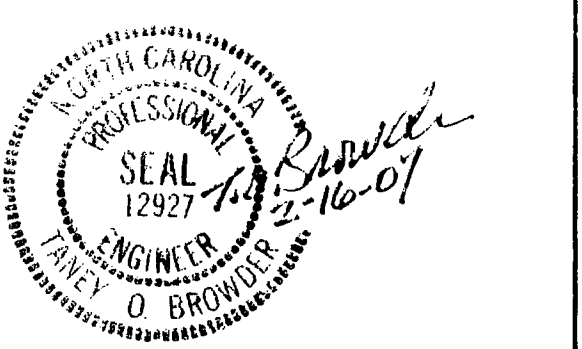
1/8" = 1'-0"

BROWDER
BENG., P.A.
CIVIL &
STRUCTURAL
ENGINEERING

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Client: Carlton Development, LLC
BRIAR CREEK TOWNHOMES
REZONING PETITION #
Briar Creek Rd., Charlotte, N.C.

SEAL 2/16/07



REVISIONS:	
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SHEET DESCRIPTION:
ELEVATION & FLOOR
PLAN

SHEET NO. **RZ2** OF **2**