

- GENERAL NOTES:**
- EXISTING ZONING OF TAX PARCEL 21159314 IS B1CD.
 - MOST RECENT USE IS A GARDEN CENTER.
 - EXISTING ADJOINING USES ARE SINGLE FAMILY RESIDENTIAL TO THE WEST AND SOUTH AND AN EXISTING GARDEN CENTER AND NURSERY TO THE EAST. COMMERCIAL/RETAIL AND SINGLE FAMILY USES OCCUR TO THE NORTH ACROSS REA ROAD.
 - PROPOSED NEW ZONING IS R8MF. CITY OF CHARLOTTE ZONING CODE.
 - PROPOSED DENSITY: 10 UNITS CALCULATIONS: 1.214 ACRES X 8 UNITS/ACRE = 10 UNITS
 - CONCEPTUAL SITE PLAN COMPLIES WITH R8MF SETBACKS LOCATED NEXT TO RESIDENTIAL USE.
 - MINIMUM LOT WIDTH: 55 FT. PROPOSED LOT WIDTH: 285(±) FT.
 - MINIMUM FRONT YARD: 30 FT. PROPOSED FRONT YARD: 30 FT.
 - MINIMUM SIDE YARD: 5 FT. PROPOSED SIDE YARD: 5 FT.
 - MINIMUM REAR YARD: 50 FT. PROPOSED REAR YARD: 50 FT.
 - BUILDING HEIGHT OF PROPOSED BUILDINGS IS 40 FT. (MAXIMUM ALLOWED: 40 FT)
 - PROPOSED BUILDING DESIGN (SEE ATTACHED RENDERING) IS 10 ATTACHED UNITS, CONDOMINIUM.
 - DESIGN COMMITS TO DEDICATE AND CONVEY A 35' ROW FROM THE CENTERLINE OF REA ROAD PER CITY OF CHARLOTTE MB 23-24
 - A SIX-FOOT HGT. SHADOW BOX PRIVACY FENCE IS SHOWN ON THE SITE PLAN. BRICK COLUMNS SPACED NOT MORE THAN 40 FEET APART.
 - A FIVE-FOOT SIDEWALK WILL EXTEND FROM THE DEVELOPMENT TO THE PUBLIC SIDEWALK ALONG REA ROAD.
 - THE PLANTING STRIP ALONG REA ROAD IS EIGHT-FOOT MINIMUM WIDTH AS SHOWN ON THE PLAN. TREES OVER EIGHT INCHES IN DIAMETER ARE SHOWN ON THE SITE PLAN, UNLESS NOTED, MOST TREES WILL BE REMOVED.
 - THE PETITIONER TO WORK WITH OWNER ACROSS REA ROAD TO ALIGN DRIVEWAYS.
 - TWO 35' X 35' AND TWO 10' X 70' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS AND ARE SHOWN.
 - DRIVEWAY IS A TYPE II-RAMP DRIVEWAY.

STORM WATER CONTROL
 THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

STORM WATER QUALITY TREATMENT - SOURCE: BMP RECOMMENDATIONS TAKEN FROM "POST-CONSTRUCTION ORDINANCE STAKEHOLDERS' GROUP FINAL REPORT"

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NC DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 OR LATEST REVISION (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

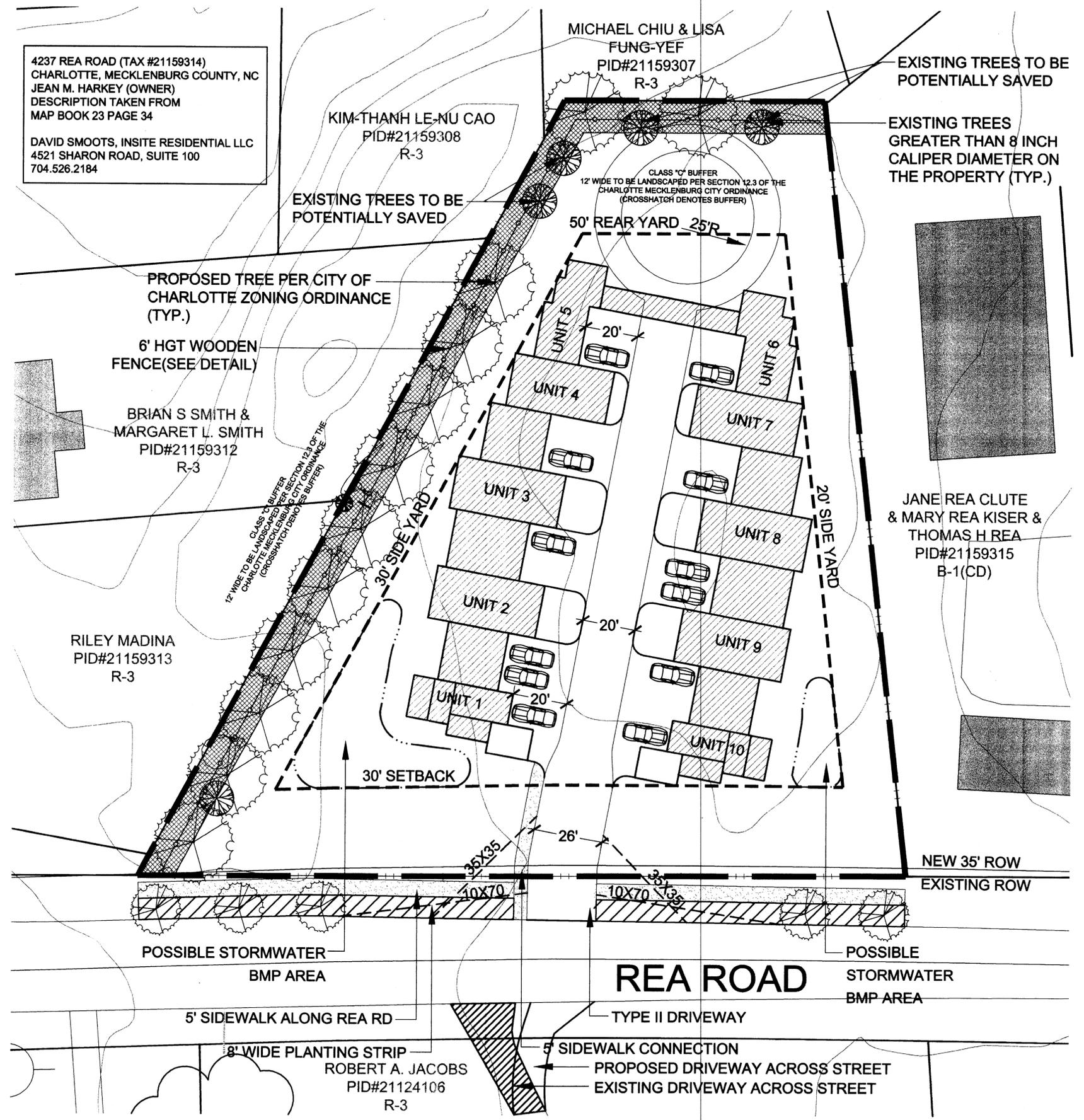
VOLUME AND PEAK CONTROL - SOURCE: VOLUME CONTROL AND PEAK CONTROL DOWNSTREAM ANALYSIS TAKEN FROM "POST-CONSTRUCTION ORDINANCE STAKEHOLDERS' GROUP FINAL REPORT".

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A" DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT.

FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PRE-DEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6 - HR STORMS.

FOR COMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YR, 6-HR STORM.



PREPARED BY:
HadenStanziale
 planning
 landscape architecture

INSITE
 RESIDENTIAL, LLC

421 Patton Street
 Suite 202
 Charlotte, NC 28205

704-672-0284
 704-640-0251
 www.hadenstanziale.com

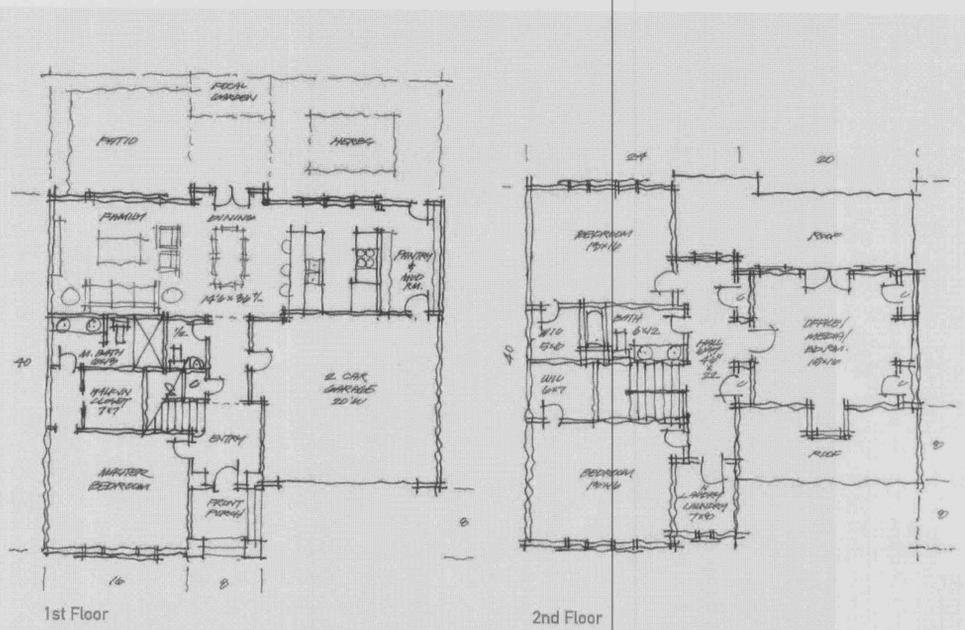
REA GARDENS

PRELIMINARY SITE PLAN FOR REZONING APPLICATION FROM B1CD TO R-8MF

REZONING PETITION 2007-108

12.17.07

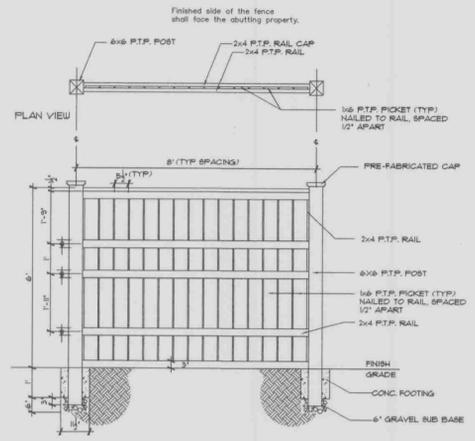
SCALE: 1" = 20'



1st Floor

2nd Floor

UNIT PLAN SKETCH



6' HGT. WOODEN FENCE DETAIL - NTS



UNIT ELEVATION SKETCH



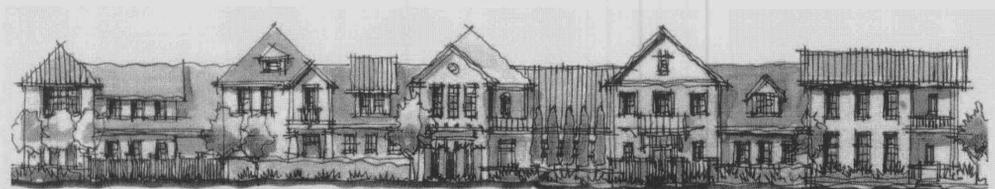
UNIT ELEVATION SKETCH



UNIT ELEVATION SKETCH



COURTYARD ELEVATION SKETCH



REAR ELEVATION SKETCH

PREPARED BY:
HadenStanziale
 planning
 landscape architecture
 421 Perimeter Street
 Suite 300
 Charlotte, NC 28209
 704-375-0504
 704-342-0511
 www.hadenstanziale.com

cluck
 CONSULTING LANDSCAPE ARCHITECTS
 1001 S. Tryon St., Suite 200
 Charlotte, NC 28203
 704-435-5300
 www.cluck.com

INSITE
 RESIDENTIAL, LLC
 1001 S. Tryon St., Suite 200
 Charlotte, NC 28203
 704-435-5300
 www.insite.com

REA GARDENS

PRELIMINARY SITE ELEVATIONS FOR REZONING APPLICATION FROM B1CD TO R-8MF
 REZONING PETITION 2007-108