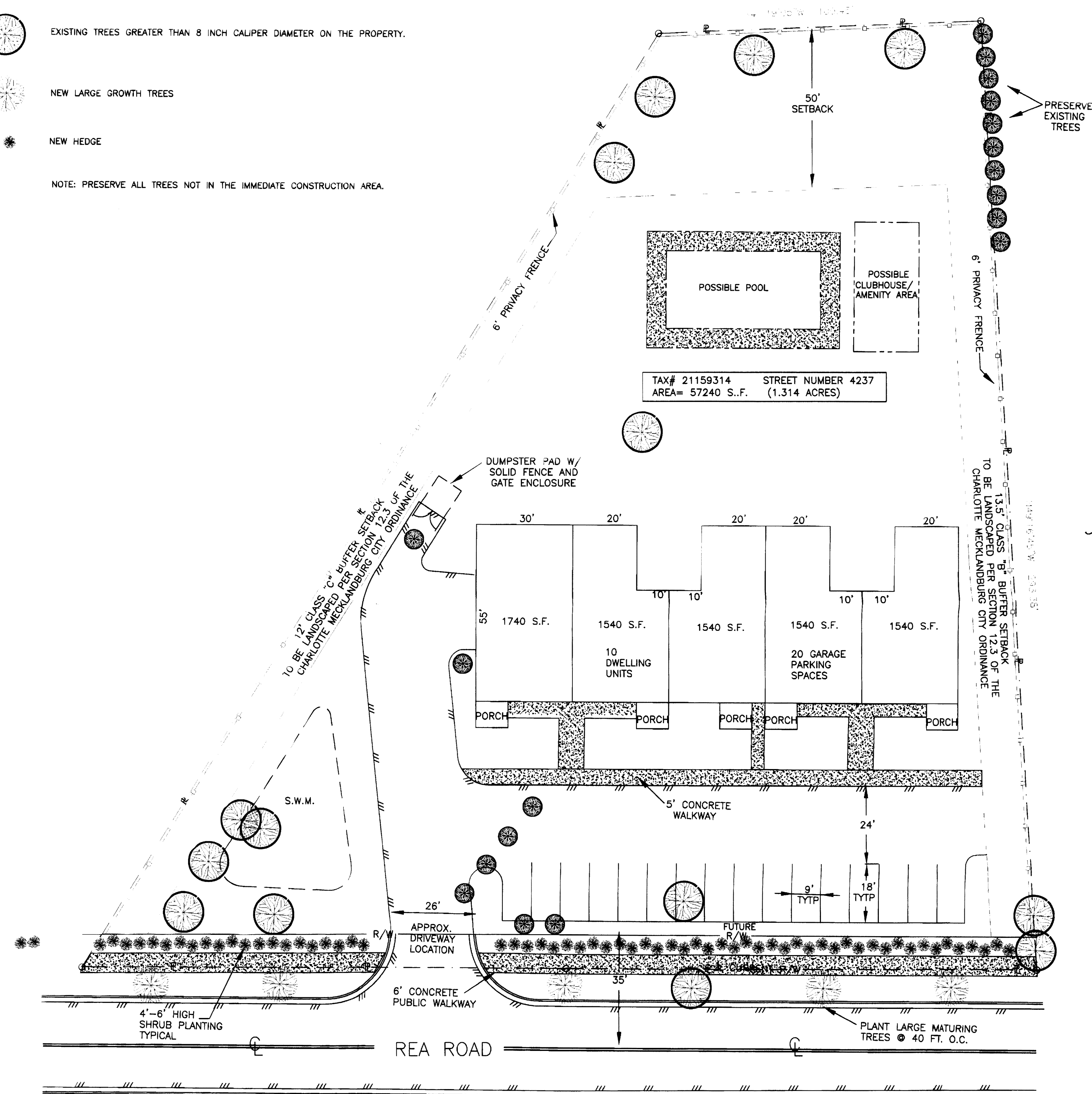


EXISTING TREES GREATER THAN 8 INCH CALIPER DIAMETER ON THE PROPERTY.

NEW LARGE GROWTH TREES

NEW HEDGE

NOTE: PRESERVE ALL TREES NOT IN THE IMMEDIATE CONSTRUCTION AREA.



#### GENERAL NOTES:

- EXISTING ZONING OF TAX PARCEL 21159314 IS B1CD.
- EXISTING USE IS A GARDEN CENTER.
- EXISTING ADJOINING USES ARE SINGLE FAMILY RESIDENTIAL TO THE EAST AND SOUTH AND AN EXISTING GARDEN CENTER AND NURSERY.
- PROPOSED NEW ZONING IS R8MF. CITY OF CHARLOTTE ZONING CODE.
- PROPOSED DENSITY: 10 UNITS CALCULATION: 1.314 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:	55(±) FT.
MINIMUM SIDE YARD:	20 FT.	PROPOSED SIDE YARD:	20(±) FT.
MINIMUM REAR YARD:	40 FT.	PROPOSED REAR YARD:	155(±) FT.
- FLOOR AREA OF PROPOSED BUILDING IS 7,500(±)S.F. (ALLOWED IS 28,619 S.F.)
- LOT AREA OF PROPOSED DEVELOPMENT IS 57,240 S.F. (MINIMUM REQUIRED IS 11,500 S.F.)
- OPEN SPACE OF PROPOSED DEVELOPMENT IS 35,000 (±)S.F. (MINIMUM ALLOWED IS 28,620 S.F.)
- BUILDING HEIGHT OF PROPOSED BUILDING IS 40 FT. (MAXIMUM ALLOWED IS 40 FT)
- PROPOSED BUILDING DESIGN (SEE ATTACHED RENDERING) IS FIVE UNITS OVER FIVE UNITS, CONDOMINIUM.
- DESIGN COMMITS TO DEDICATE AND CONVEY A 35' RIGHT OF WAY FROM THE CENTERLINE OF REA ROAD PER CITY OF CHARLOTTE MB 23-24.
- STORM WATER DETENTION TO MEET CITY OF CHARLOTTE STANDARDS.
- PROPOSED PARKING SPACES ARE 16 (MINIMUM REQUIRED IS 15 (1.5 SPACES/UNITS X 10 UNITS)
- WATER QUALITY BMP DETENTION PONDS WILL BE LOCATED OUTSIDE OF BUFFERS AND SIDE YARDS.

#### STORM WATER QUANTITY 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 RECOMMENDATION 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 35% 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 N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (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.

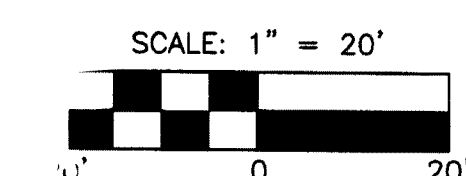
FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL 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 PREDEVELOPMENT 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-HOUR STORMS.

FOR COMMERCIAL 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.

PROPOSED CONCEPTUAL SITE PLAN  
FOR  
REZONING APPLICATION FROM  
B1CD TO R-8MF  
4237 REA ROAD (TAX #21159314)  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
JEAN M. HARKEY (OWNER)  
DESCRIPTION TAKEN FROM MAP BOOK 23 PAGE 34  
  
ROBERT H. PINGRY, RYDER/PINGRY PROPERTIES  
548 TANBARK AFTON, VA 22920  
PHONE: 434-981-5094 bpingry@ntelos.net

IF THIS DRAWING IS A REDUCTION  
GRAPHIC SCALE MUST BE USED



DESIGNED BY	PROJECT	PROPOSED CONCEPTUAL SITE PLAN FOR REZONING APPLICATION FROM B1CD TO R-8MF
DRAWN BY	DATE	
FAW		
REVIEWED BY		
AKS		
FILE NAME	CIVIL	5-8-07

# 4237 REA ROAD CONDOS

PROPOSED

RYDER-PINNEY PROPERTIES

5-1607



CONCEPTUAL ELEVATION - REAR ROAD

$\frac{1}{8}'' = 1'-0''$

JB

BINGO DESIGN 5-07