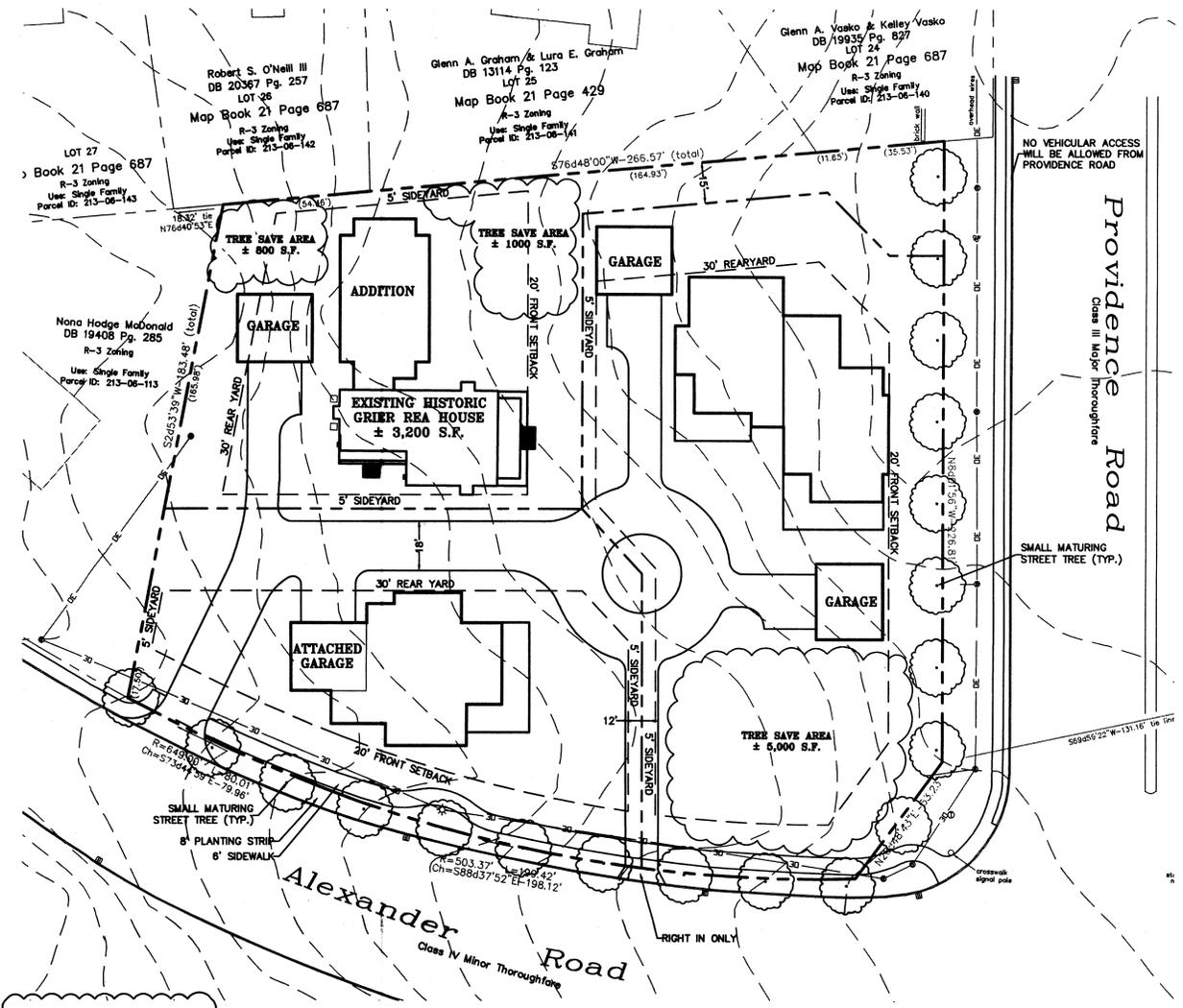


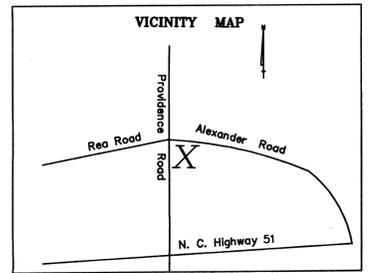
TECHNICAL PLAN



SCHEMATIC PLAN

SITE DATA:
 SITE AREA: 1.55 ACRES
 TAX PARCEL NUMBER: 213-061-14
 EXISTING ZONING: R-3
 EXISTING ALLOWED LOTS: 4 LOTS
 PROPOSED ZONING: R-6 (CD)
 PROPOSED LOTS: 3
 PROPOSED UNITS: 4*
 PROPOSED TREE SAVE: 6,752 S.F. (10%)

* LOT 3 IS A CORNER LOT AND MAY BE DEVELOPED AS A DUPLEX PER CHARLOTTE ZONING ORDINANCE.



DEVELOPMENT CONDITIONS:

Permitted Development Within the Site

1. The site may be developed for up to 3 single family lots, including one duplex lot for a total of 4 units under the R-6 Zoning requirements. Development of the site shall be controlled by the standards depicted on the Technical Plan and the Charlotte Zoning Ordinance (CZO). The development scenario depicted by the Schematic Plan reflects one possible general arrangement of structures (including accessory structures) on the three lots but the details, final configuration of lots and location of structures, (including accessory structures) may vary so long as the requirements of the R-6 Single Family District are met and so long as the general intent of the lotting arrangement and noted open space is preserved.

Access Points

1. Vehicular access from Alexander Road will be limited to two driveways, as depicted on the Technical Data Sheet, and such driveways will be located in the general area depicted thereon and are subject to approval by the Mecklenburg County Engineering Department and the North Carolina Department of Transportation.

No vehicular access shall be allowed to/from Providence Road. Lot One plat shall state this on the Plat.

Architectural Controls

No buildings constructed on the Site may exceed 2 stories. All new construction and any anticipated addition to the Grier-Rea house must be in keeping with the historical character of the Grier-Rea House; Historic Landmarks Commission shall approve all architectural facade designs and final building locations.

The duplex on Lot 3 shall be designed to have one front door facing Providence Road and one front door facing Alexander Road.

The house on Lot 2 shall have a front yard relationship to Alexander Road and a sidewalk from the front door to Alexander Road.

Stormwater

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, 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 Mecklenburg County BMP Design Manual, July 2007 or North Carolina Division of Water Quality Stormwater Best Management Practices Manual, July 2007. (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, 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, 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, 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.

Additional Notes:

The following agencies must be contacted prior to construction regarding wetland and water quality permits:

- Section 401 Permit NCDENR - Raleigh Office (919) 733-1786
- Section 404 Permit US Army Corps of Engineers (704) 271-4854

Public Sidewalks

Petitioner shall remove the existing sidewalk along Alexander Road and construct a 6' sidewalk with an 8' planting strip. Petitioner shall be allowed to meander sidewalk to avoid existing utility poles, similar to layout shown on Site Plan.

Petitioner shall be allowed to keep the existing sidewalk along Providence Road as is.

Amendments to this Rezoning Application

Future amendments the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners involved in accordance with Chapter 6 of the Ordinance.

Additional Standards

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, 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, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

2. Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DENR. For 404 permits contact the Army Corps of Engineers.

3. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water, post construction controls, and site development, etc.) will apply to the development site. 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, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.

GRIER-REA HOUSE
 6701 PROVIDENCE ROAD
 CHARLOTTE, NC

HISTORIC LANDMARKS COMMISSION
 2100 RANDOLPH ROAD
 CHARLOTTE, NC 28207

Design Resource Group

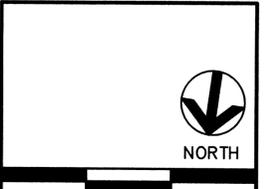
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REZONING PLAN
FOR PUBLIC
HEARING
PETITION NO:
2008-39

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Scale:	1" = 30'
Date:	7 NOV 2007
Project No.:	263-001
Revisions:	1. 2-18-08 PER CMPC COMMENTS
Sheet	L-1