

# ARCHITECTURAL DATA

- Proposed buildings will be located as shown hereon. Design and building architecture is not yet complete, however, elevation of the buildings will be similar in design and appearance to attached exhibits.
- Windows and doorways adjacent or exposed to public streets and common areas shall have header and trim details the same as the fronts of the units.
- Units shall have two parking spaces. Each unit shall have a one-car garage, plus a paved parking pad 10' wide, and a minimum of 20' deep (from back of sidewalk).
- The primary building material shall be vinyl siding, or equal.
- The foundations fronting streets or exposed to public streets, or common areas shall be brick.
- A minimum of 30' common open space will be provided with reverse frontage screening along Rumble Road.

# LANDSCAPING, TREES, SIDEWALKS AND COMMON AREAS

- Site must comply with Chapter 21 Section 45 of Charlotte City Code
- Street trees shall be generally located as depicted on Site Plan
- Interior Sidewalks shall be 5' (except Muse) and Planting Strips shall be 6'. Along Rumble road sidewalks shall be 6' wide and planting strips shall be 8' Road.
- Tree save areas along Rumble road, where reverse frontage is planned, shall contain a minimum of six trees (25% evergreen) and 20 shrubs

# VEHICULAR ACCESS AND ROADWAYS AND SIDEWALKS

- Developer shall realign curve along Rumble road with at least a 150' radius at location A
- Developer/petitioner shall convey right-of-way in fee simple title along the southern boundary measuring 50' from the centerline of the roadway.
- Developer/petitioner shall install an 8' planting strip, and 6' sidewalk along Rumble road within the right-of-way.
- Interior streets to have 5' sidewalks and 6' min. planting strip.
- Adequate site triangles shall be preserved at street entrances. These site triangle shall be 35' x 35'
- The proposed street connections (B, C) will require a permit to be submitted to Charlotte Department of Transportation for review and approval.
- Private streets shall have varying rights-of-way (see DETAILS).
- Individual driveways shall have a minimum width of 10' and a minimum depth of 20' from the front property line.
- Individual units shall have two parking spaces, one in the garage, and one surface parking space
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

# STORMWATER MANAGEMENT

## 1. 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.

## 2. Storm Water Quality Treatment

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 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.

## 3. Volume and Peak Control

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.

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.

6501  
RUMBLE ROAD  
LAURALWOOD TOWNS  
CHARLOTTE  
NORTH CAROLINA

PREPARED FOR

PC&C

PO BOX 260294  
MATAPAN, MA 02126

## DEVELOPMENT DATA

TAX PARCEL ID No.	CURRENT ZONING	PROPOSED ZONING	TOTAL PARCEL AREA
047-361-11	R3	R-8MF (CD)	5.64 ACRES
047-361-10	R3	R-8MF (CD)	

TOTAL PROJECT AREA	= 5.64 ACRES
Less dedicated R/W	= 4.85 ACRES
TOTAL PROPOSED TOWNHOMES	= 43
PROPOSED DENSITY	= 7.62 UNITS PER ACRE
REQUIRED COMMON OPEN SPACE	= .484 ACRES (10%)
PROPOSED COMMON OPEN SPACE	= .348 ACRES (17.5%)
REQUIRED TREE SAVE	= .484 ACRES (10.0%)
PROPOSED TREE SAVE AREA	= .848 ACRES (17.5%)

## DEVELOPMENT STANDARDS

ZONING	R-8MF (CD)
MINIMUM LOT WIDTH	55 FT
MINIMUM FRONT YARD	20 FT
MINIMUM SIDE YARD	5 FT
MINIMUM REAR YARD	20 FT
MINIMUM OPEN SPACE	50 %
MAXIMUM BLDG HEIGHT	40 FT

RECEIVED  
JUN 21 2006  
BY:

## LEGEND

- STREET TREES
- DECORATIVE STREET LIGHTS
- ▲ ENTRY MONUMENT LOCATION
- GRADING LIMITS

## SITE PLAN

"FOR PUBLIC HEARING"

REZONING NUMBER

2006-72

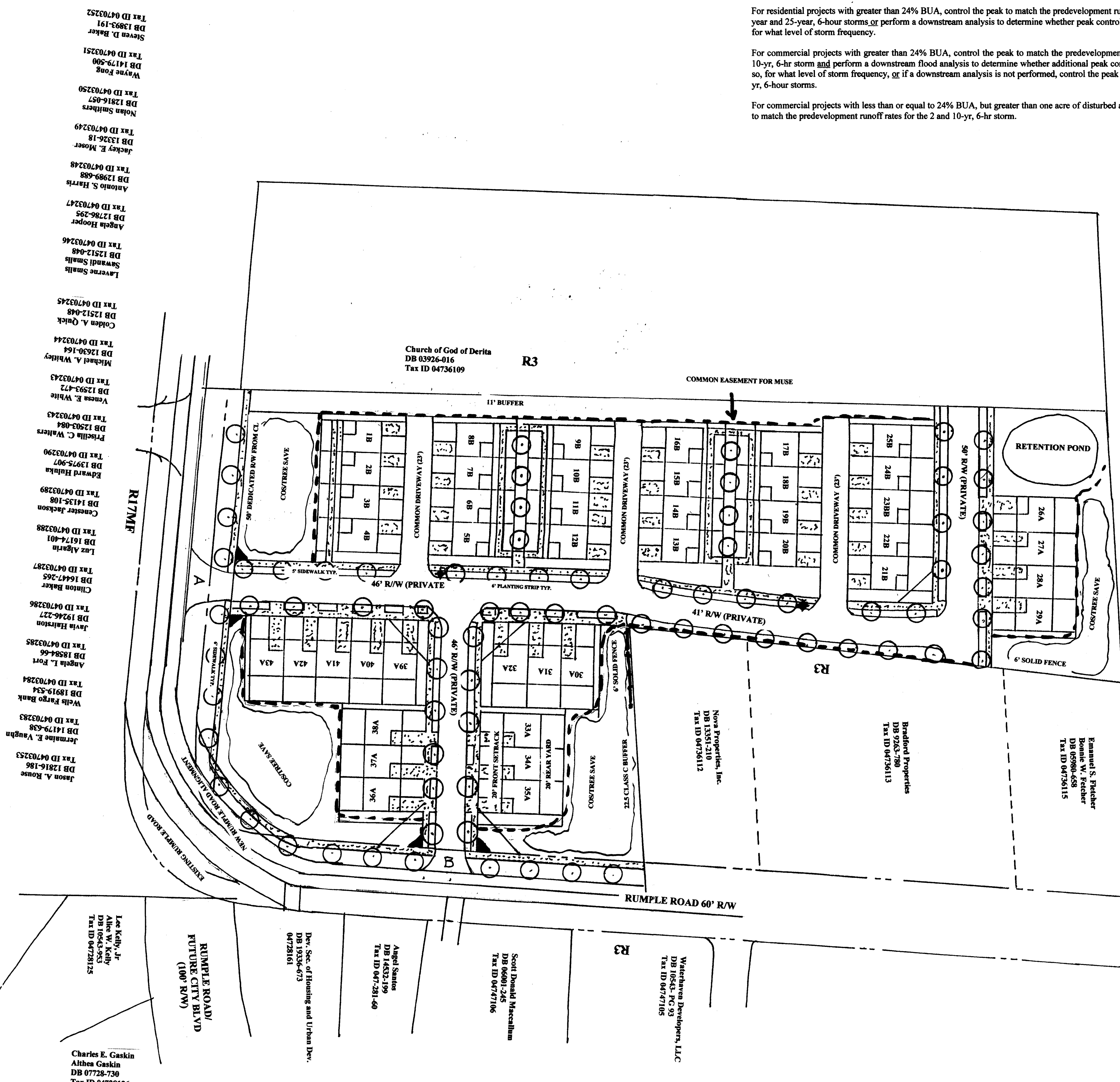
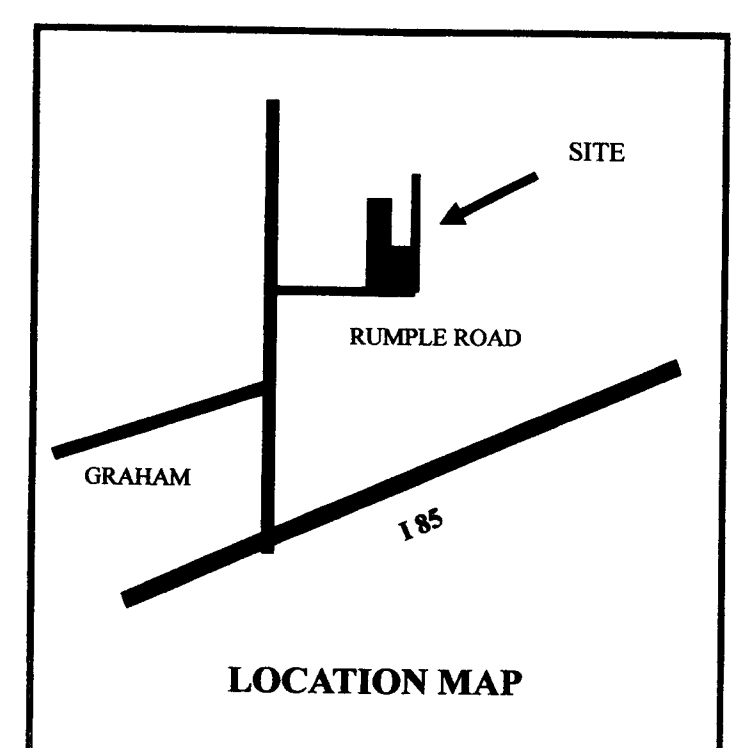
1" = 50'

50 100

## PREPARED BY

DWIGHT (SONNY) CRATER  
13723 BATEMANS ROAD  
HUNTERSVILLE, NC 28078  
704-737-5509

JUNE 19, 2006

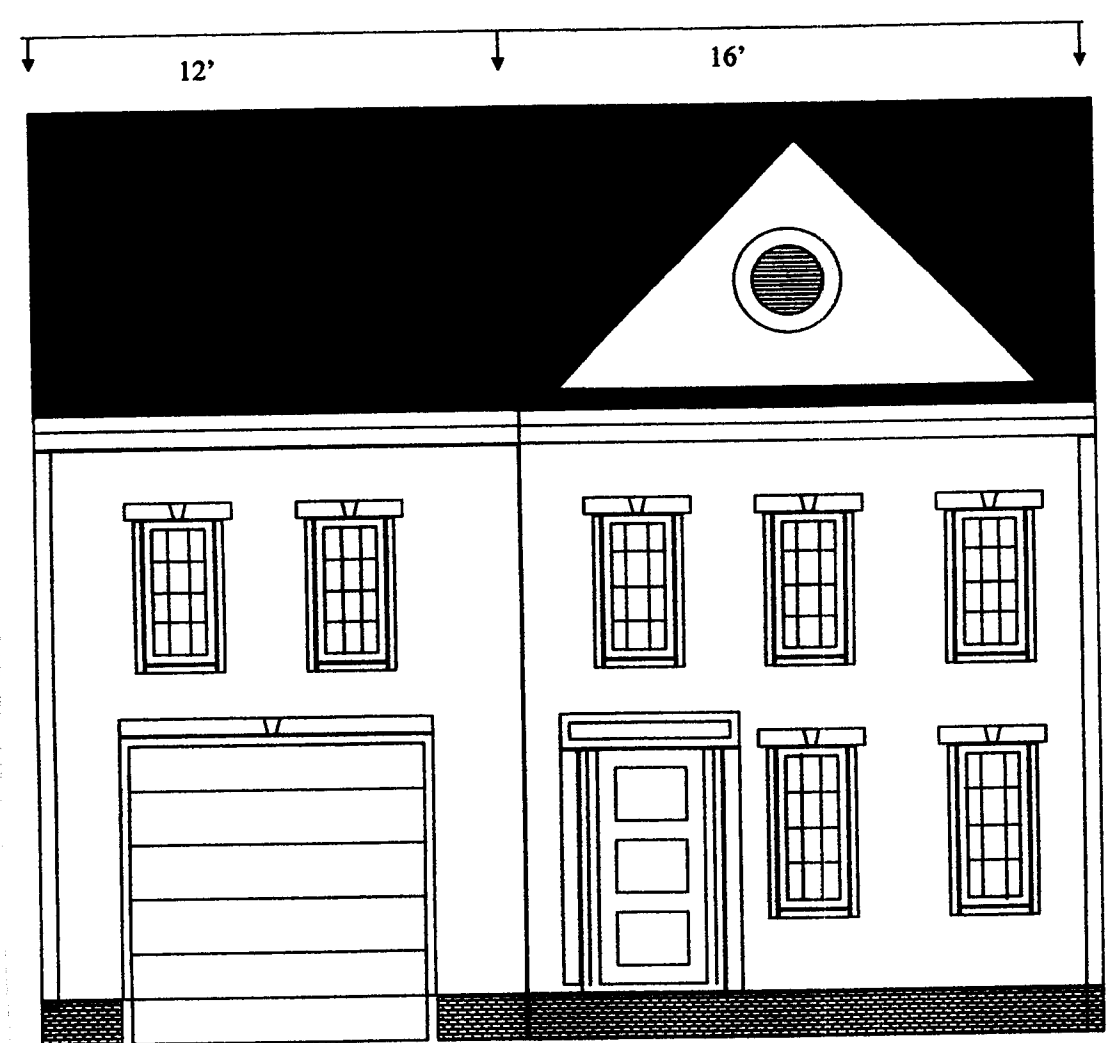


Steven D. Baker  
Tax ID 04703252  
DB 13893-191  
Wayne Rung  
Tax ID 04703251  
DB 14179-500  
Nolan Smithers  
Tax ID 04703250  
DB 12816-057  
Jockey E. Moore  
Tax ID 04703249  
DB 13326-18  
Antonio S. Harris  
Tax ID 04703248  
DB 12989-688  
Angela Hooper  
Tax ID 04703247  
DB 12786-295  
Laverne Smalls  
Tax ID 04703246  
DB 12512-048  
Cohen A. Quirk  
Tax ID 04703245  
DB 12630-164  
Michael A. White  
Tax ID 04703244  
DB 12593-472  
Venessa E. White  
Tax ID 04703243  
DB 12503-084  
Priscilla C. Walters  
Tax ID 04703242  
DB 12975-907  
Edward Hinkins  
Tax ID 04703239  
DB 14135-108  
Candace Jackson  
Tax ID 04703238  
DB 16174-401  
Luz Albarrin  
Tax ID 04703237  
DB 16447-265  
Clinton Baker  
Tax ID 04703236  
DB 19246-227  
Javlin Halston  
Tax ID 04703235  
DB 18584-66  
Angela L. Fort  
Tax ID 04703234  
DB 18919-534  
Willy Rungo Bank  
Tax ID 04703233  
DB 14179-638  
Jermaine E. Vaughn  
Tax ID 04703232  
DB 12816-186  
Jason A. House

Lee Kelly, Jr.  
DB 10643-563  
Tax ID 04728125  
Nancy Lytle  
DB 8362-269  
Tax ID 04728124  
Charles E. Gaskin  
Althen Gaskin  
DB 07728-730  
Tax ID 04728126

Angie Sams  
DB 4832-199  
Tax ID 04728140  
Scott Donald Macallan  
DB 6000-245  
Tax ID 0477106  
Watkinson Development, LLC  
DB 10543-PC 53  
Tax ID 0477105  
Dev. Sec. of Housing and Urban Dev.  
DB 13336-673  
04728161

RUMBLE ROAD/  
FUTURE CITY BLVD  
(100' R/W)



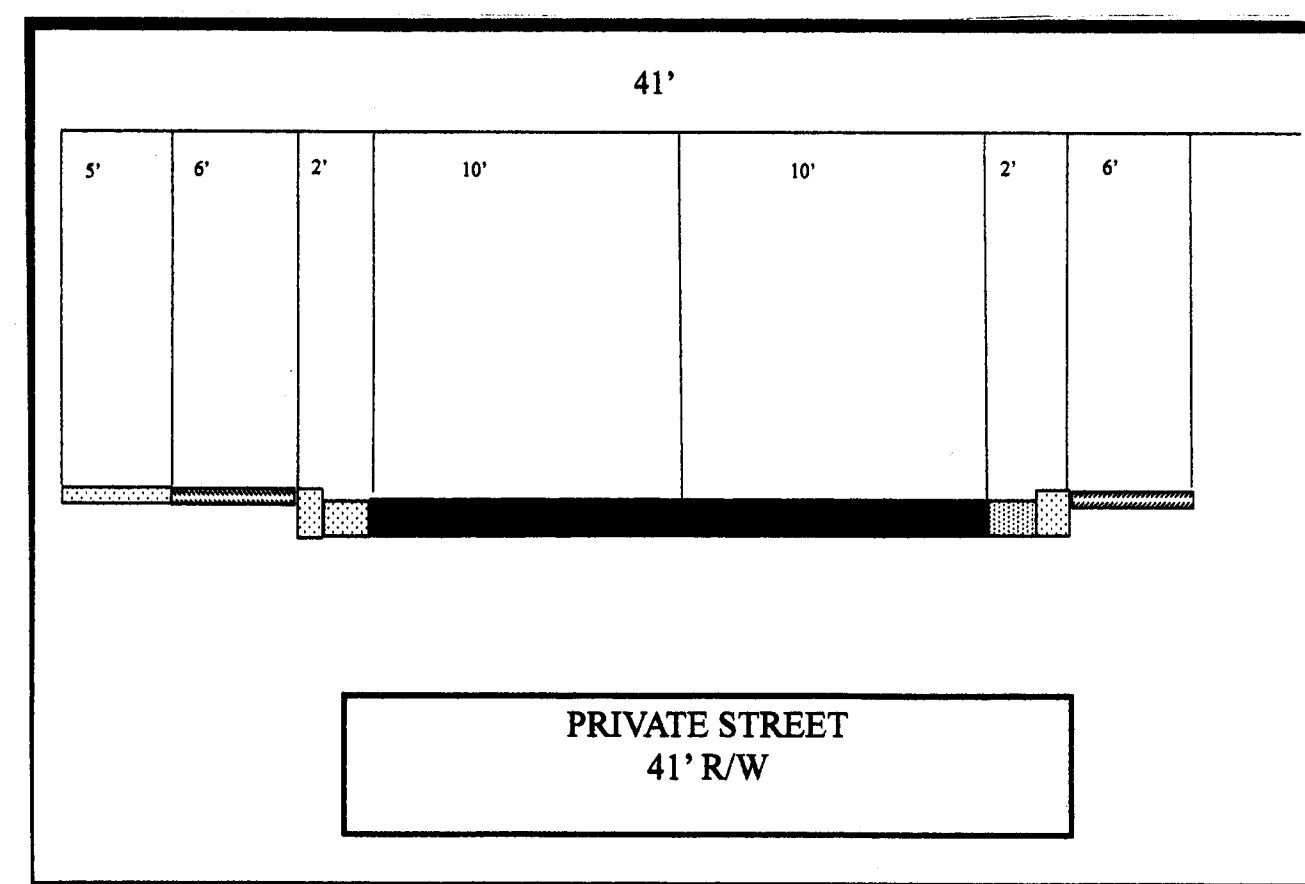
Typical A Unit  
Not to scale



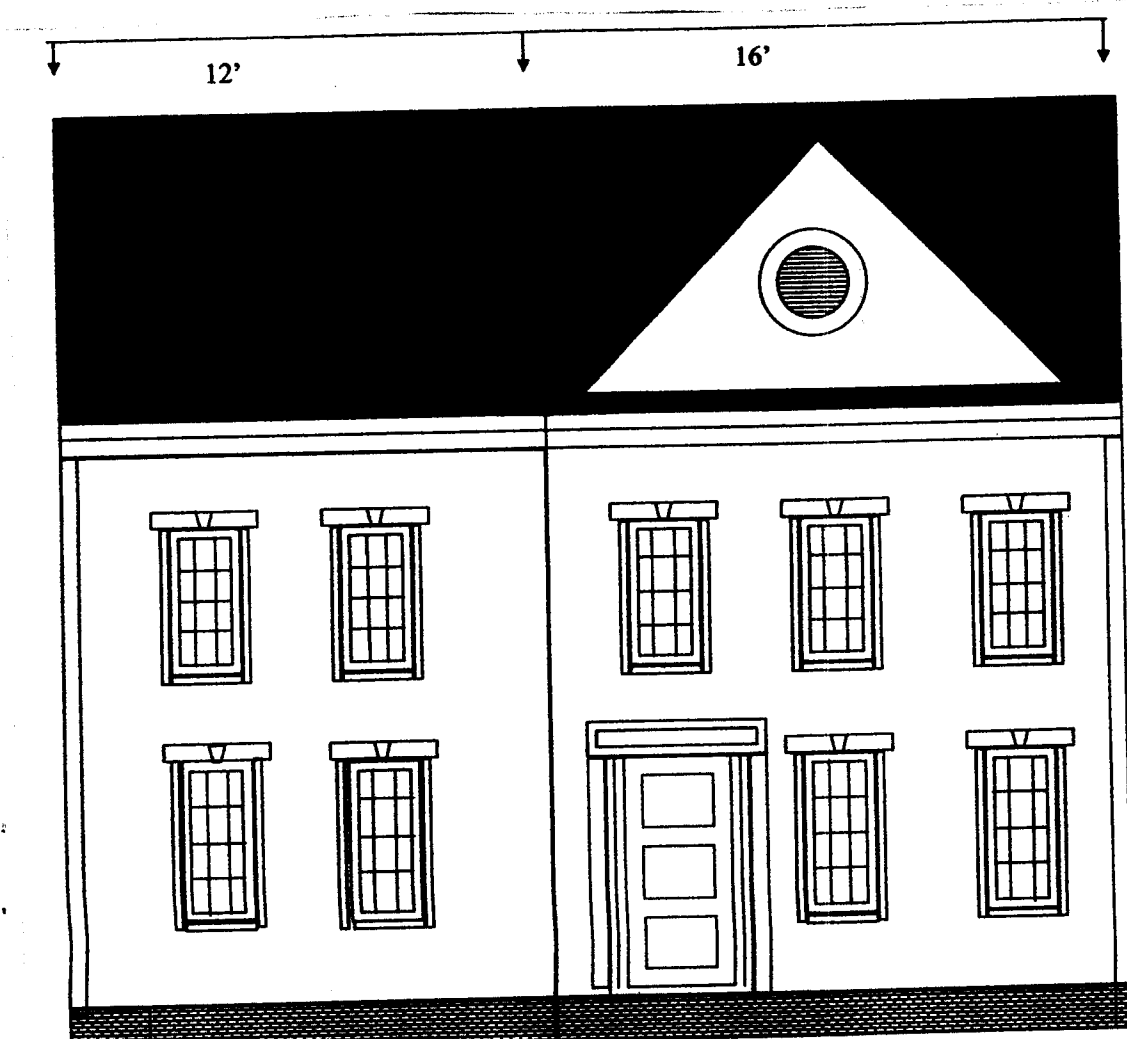
Typical A Unit-Alternative  
Not to Scale



A UNITS  
STREETSCAPE



PRIVATE STREET  
41' R/W



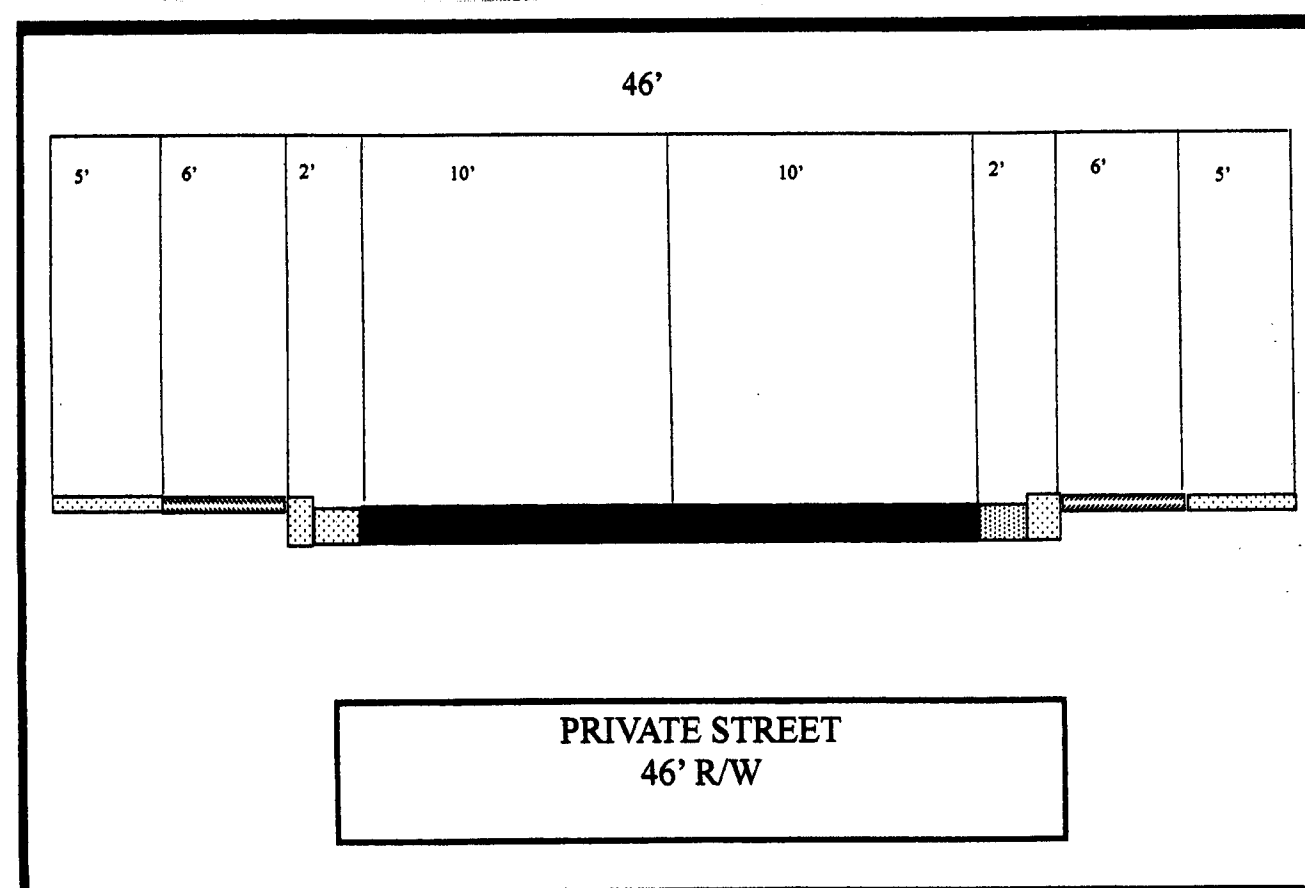
Typical B Unit  
Not to scale



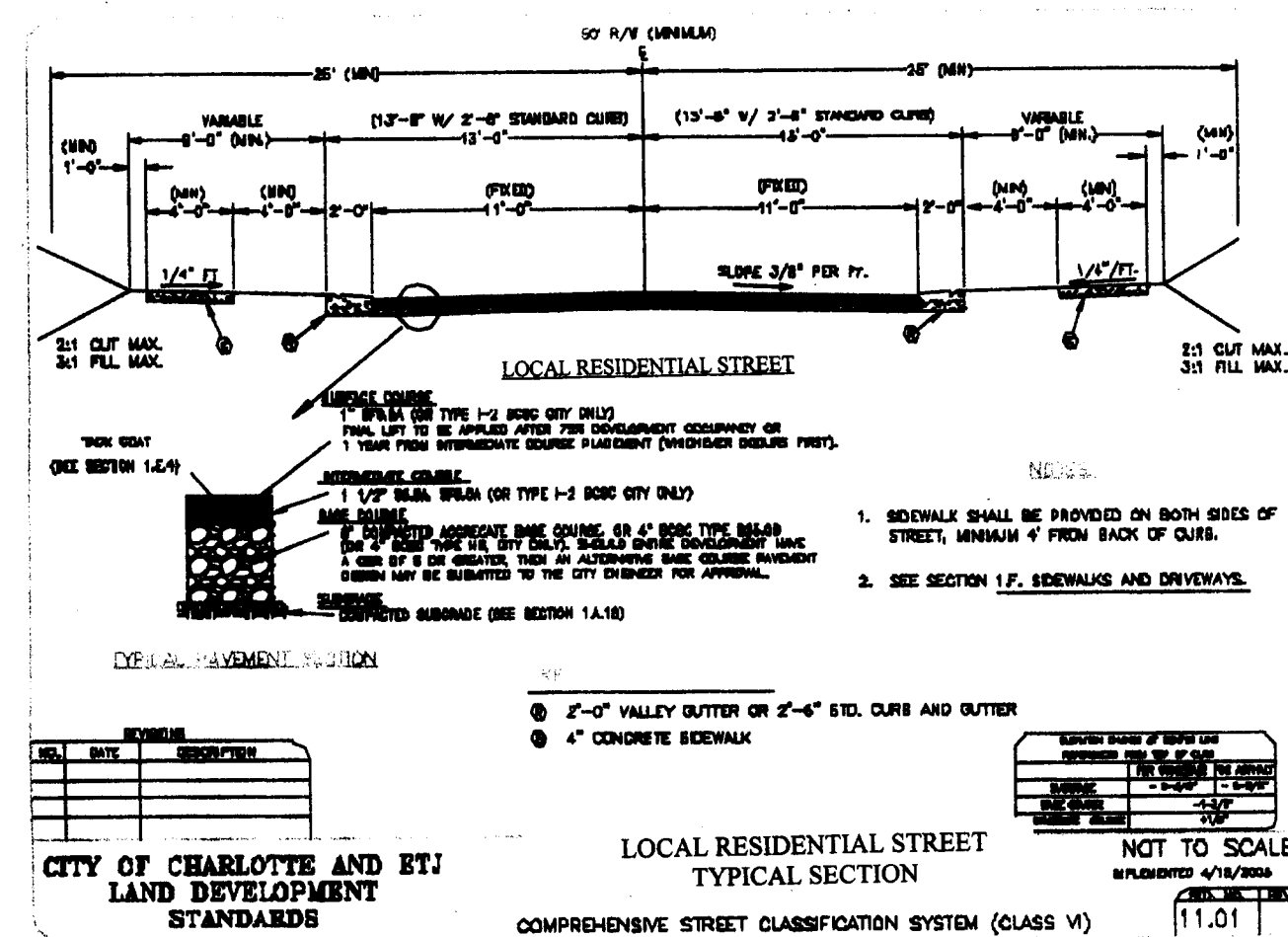
Typical B Unit-Alternative  
Not to Scale



UNITS DEMONSTRATING OFF-SETS



PRIVATE STREET  
46' R/W



LOCAL RESIDENTIAL STREET  
TYPICAL SECTION

COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS M)

6501

RUMPLE ROAD  
LAURALWOOD TOWNS  
CHARLOTTE  
NORTH CAROLINA

PREPARED FOR

PC&C

PO BOX 260294  
MATAPAN, MA 02126

#### UNIT/LOT DATA

- Proposed buildings will be located as shown hereon. Design and building architecture is not yet complete, however, elevation of the buildings will be similar in design and appearance to attached exhibits.
- Windows and doorways adjacent or exposed to public streets and common areas shall have header and trim details the same as the fronts of the units.
- Units shall have two parking spaces. Each unit shall have a one-car garage, plus a paved parking pad 10' wide, and a minimum of 20' deep (from back of sidewalk).
- The primary building material shall be vinyl siding, or equal.
- The foundations fronting streets or exposed to public streets, or common areas shall be brick.
- A minimum of 30' common open space will be provided with reverse frontage screening along Rumble Road.
- Units 8-20 shall dedicate and easement for the use of muse/courtyard.

#### DETAILS

"FOR PUBLIC HEARING"

REZONING NUMBER

2006-72

1" = 50'

50 100

PREPARED BY

DWIGHT (SONNY) CRATER  
13723 BATEMANS ROAD  
HUNTERVILLE, NC 28078  
704-737-5509

JUNE 19, 2006

