

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.
- Rear yards shall be fenced with white, vinyl fencing, either solid or picket.
- 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
- Sidewalks shall be 6' w, and Planting Strips shall be 8' w, along public streets. Sidewalks in mused between units 5B and 20B shall be 5' w.
- 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 6' sidewalks and 8' 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.
- Public streets shall have a minimum 50' right-of-way (see DETAILS).
- R/W along STREET A shall extend the common property lines of parcels 047-361-12,13, and 15.
- 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
2006-72

DEVELOPMENT DATA

TAX PARCEL ID No.	CURRENT ZONING	PROPOSED ZONING	TOTAL PARCEL AREA
047-361-11	R3	UR2 (CD)	5.64 ACRES
047-361-10	R3	UR2 (CD)	
TOTAL PROJECT AREA			= 5.64 ACRES
Less dedicated R/W			= 4.85 ACRES
TOTAL PROPOSED TOWNHOMES			= 45
PROPOSED DENSITY			= 7.97 UNITS PER ACRE
REQUIRED COMMON OPEN SPACE			= .484 ACRES (10%)
PROPOSED COMMON OPEN SPACE			= .848 ACRES (17.5%)
REQUIRED TREE SAVE			= .484 ACRES (10.0%)
PROPOSED TREE SAVE AREA			= .848 ACRES (17.5%)

DEVELOPMENT STANDARDS

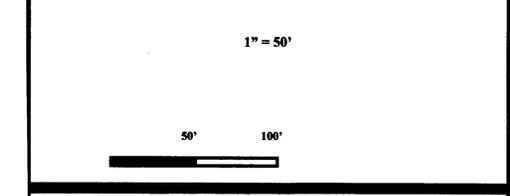
ZONING	UR2 (CD)
MINIMUM LOT WIDTH	20 FT
MINIMUM SETBACK	14 FT BACK OF CURB
MINIMUM SIDE YARD	5 FT
MINIMUM REAR YARD	10 FT
MINIMUM OPEN SPACE	50 %
MAXIMUM BLDG HEIGHT	40 FT
MINIMUM LOTS AREA*	3000 SF

* UNITS ARE TOWNHOMES WITH LAND FOR SALE AND SUBLOTS SHALL BE LESS THAN 3000 SF. EACH LOT SHALL CONTAIN A MINIMUM OF 400 SF OF PRIVATE OPEN SPACE

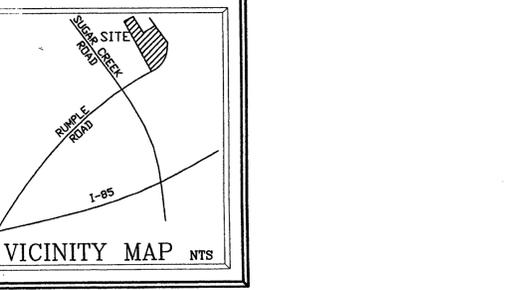
LEGEND

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

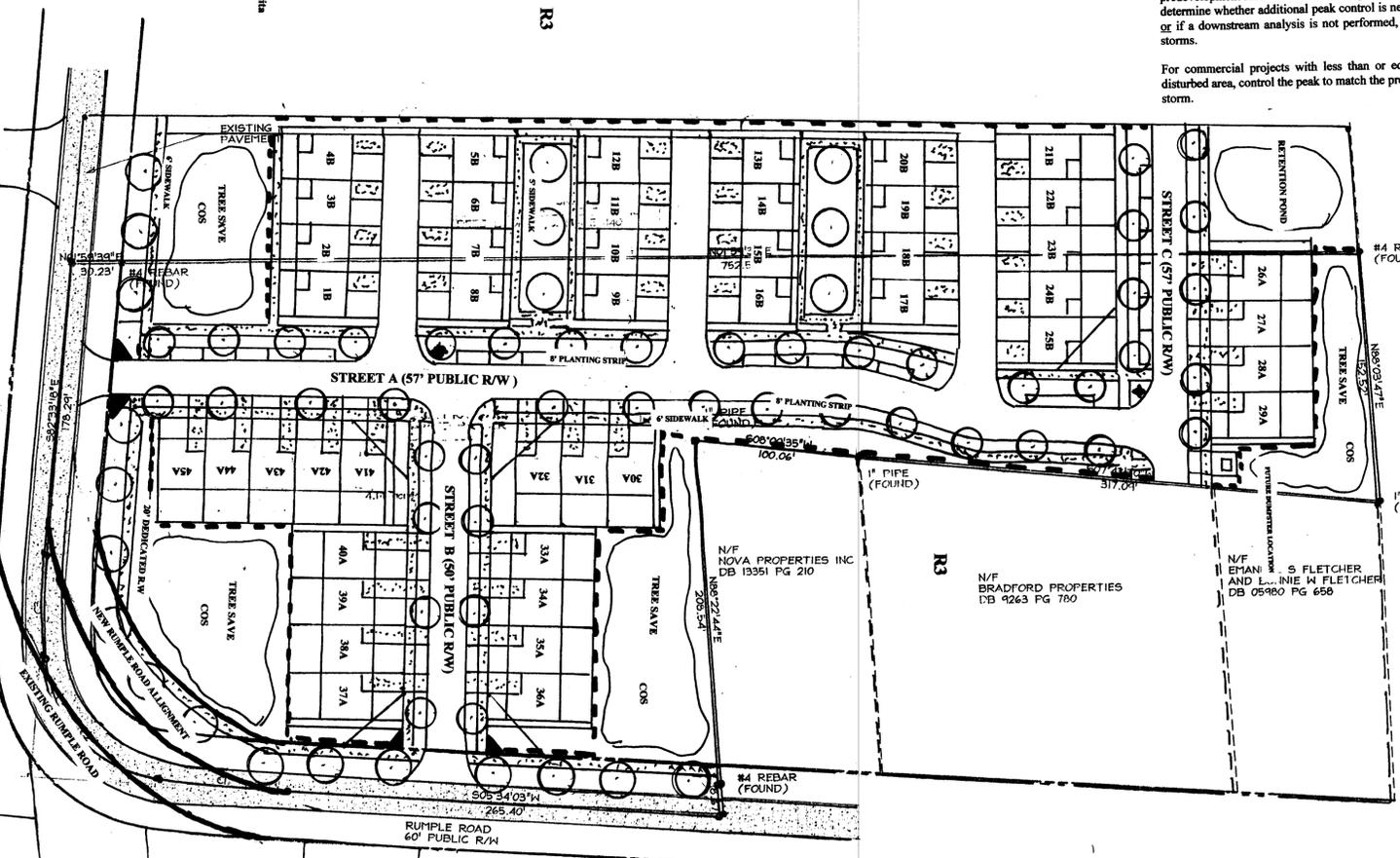
SITE PLAN
"FOR PUBLIC HEARING"
REZONING PETITION 2006-72



PREPARED BY
DWIGHT (SONNY) CRATER
13723 BATEMANS ROAD
HUNTERSVILLE, NC 28078
704-737-5509
AUGUST 15, 2006

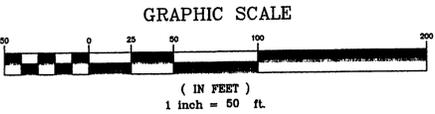


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- 04703300



CURVE TABLE

CURVE LENGTH	RADIUS	CHORD	BEARING
C1	78.21	976.83	78.19 N07°51'40"E
C2	108.24	79.21	100.01 N49°16'55"E
C3	61.34	390.48	61.28 S87°03'20"E



Jason A. Rouse
PROFESSIONAL SURVEYOR

I, Frederick J. Gore, certify that I have supervised the actual field survey and that the precision is greater than that of this plat was prepared in accordance with G.S. 47-50 as amended. My original signature, registration L-3043, and seal this 15th day of August, 2006.

Great Oaks I, LLC
DB 0606-400
Tax ID 04728197

Dev. Sec. of Housing and Urban Dev.
DB 0936-673
04728161

Argent Services
DB 0936-673
Tax ID 04728160

Scott Donald MacCallum
DB 0606-245
Tax ID 04747106

Watershed Developers, LLC
DB 0606-245
Tax ID 04747105

N/F BRADFORD PROPERTIES
DB 9263 PG 780

N/F EMAN S. & FLETCHER AND L. NIE W. FLETCHER
DB 0580 PG 658

N/OVA PROPERTIES INC
DB 1351 PG 210

N/F ROBINSON & WATERS REALTY
DB 0307 PG 263

R17MF

R17MF

THIS SURVEY IS OF EXISTING PARCELS OF LAND.

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.
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- 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

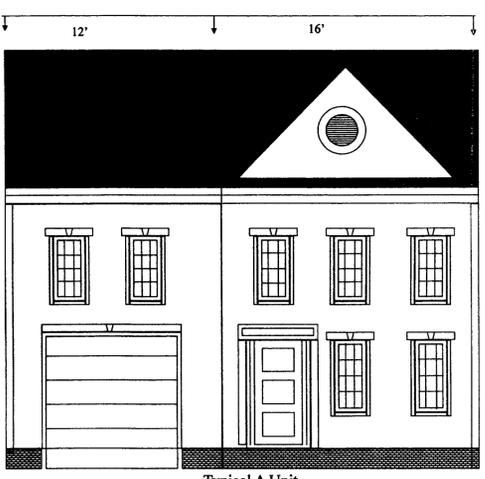
1" = 50'



PREPARED BY

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

AUGUST 15, 2006



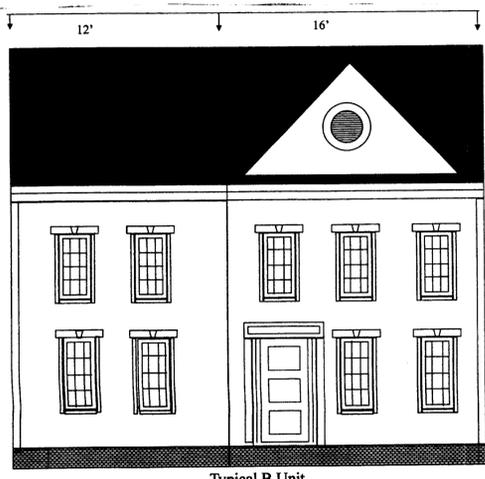
Typical A Unit
 Not to scale



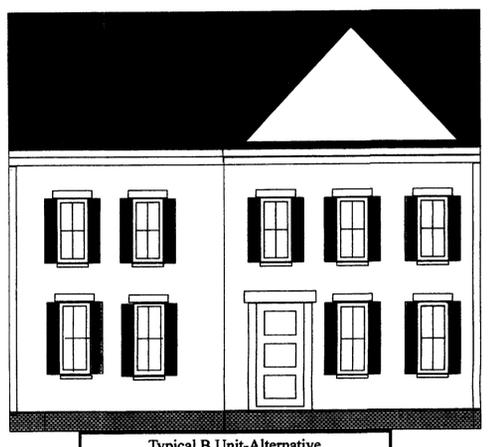
Typical A Unit-Alternative
 Not to Scale



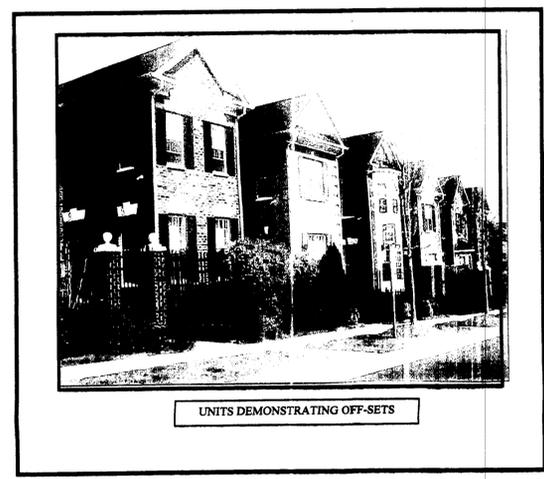
A UNITS
 STREETSCAPE



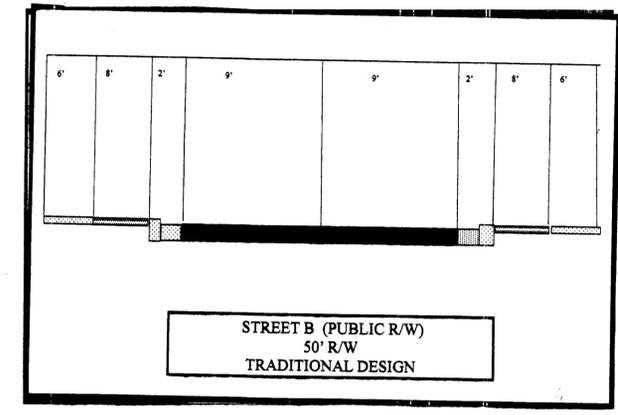
Typical B Unit
 Not to scale



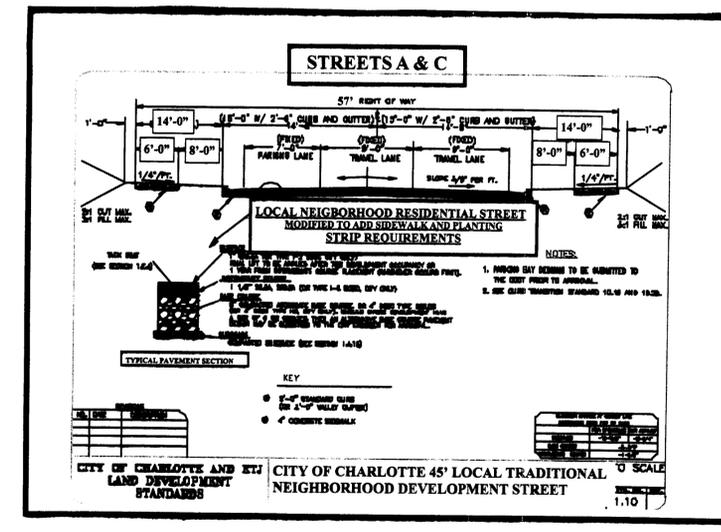
Typical B Unit-Alternative
 Not to Scale



UNITS DEMONSTRATING OFF-SETS



STREET B (PUBLIC R/W)
 50' R/W
 TRADITIONAL DESIGN



STREETS A & C

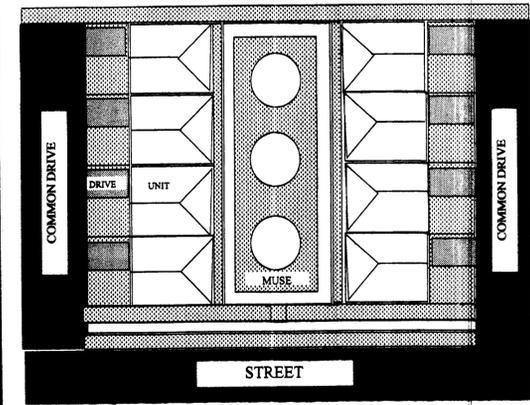
LOCAL NEIGHBORHOOD RESIDENTIAL STREET
 MODIFIED TO ADD SIDEWALK AND PLANTING STRIP REQUIREMENTS

NOTES:
 1. MINIMUM SETBACKS TO BE SUBMITTED TO THE CITY PRIOR TO APPROVAL.
 2. SEE CITY TRANSPORT STANDARDS 10.10 AND 10.11.

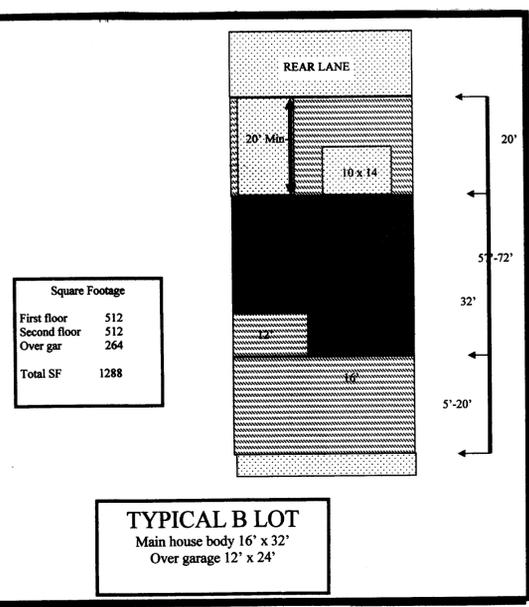
KEY
 6" MINIMUM CURB OR 2" MINIMUM WALKWAY
 4" CONCRETE SIDEWALK

CITY OF CHARLOTTE AND ITS LAND DEVELOPMENT STANDARDS CITY OF CHARLOTTE 45' LOCAL TRADITIONAL NEIGHBORHOOD DEVELOPMENT STREET SCALE 1:10

UNITS 8-20

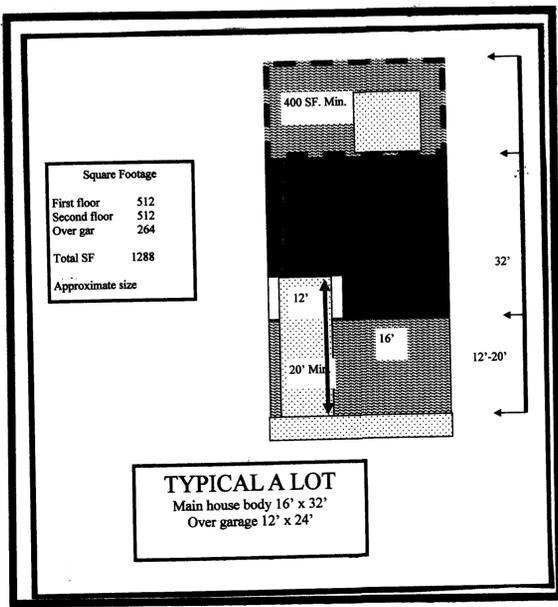


STREET



Square Footage	
First floor	512
Second floor	512
Over gar	264
Total SF	1288

TYPICAL B LOT
 Main house body 16' x 32'
 Over garage 12' x 24'



Square Footage	
First floor	512
Second floor	512
Over gar	264
Total SF	1288

TYPICAL A LOT
 Main house body 16' x 32'
 Over garage 12' x 24'