

**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 doors 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 Rumpel Road.
- Each subplot shall provide a minimum of 400 square feet of private open space for each townhouse unit.
- Maximum Floor Area Ratio (FAR) is 1.0

**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 mases between units 5B and 20B shall be 5' w.
- Tree save areas along Rumpel road, where reverse frontage is planned, shall contain a minimum of six trees (25% evergreen) and 20 shrubs
- Small maturing trees shall be provided within the five-foot area abutting the existing church, located west of the site in R-3 zoning. In this same area, the end of each private drive shall be planted with evergreen shrubs.
- If the storm water detention area is not needed, it will be converted to common open space.
- Future Dumpster and recycling area shall be provided per Section 12.403.

**VEHICULAR ACCESS AND ROADWAYS AND SIDEWALKS**

- Developer shall realign curve along Rumpel 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 Rumpel 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 triangles 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-yr, 6-hr storm and perform a downstream flood 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.



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LAURALWOOD TOWNS  
CHARLOTTE  
NORTH CAROLINA

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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	UR2 (CD)	5.64 ACRES
047-361-10	R3	UR2 (CD)	
<b>TOTAL PROJECT AREA</b>			= 5.64 ACRES
Less dedicated R/W			= 4.85 ACRES
<b>TOTAL PROPOSED TOWNHOMES</b>			= 45
<b>PROPOSED DENSITY</b>			= 7.97 UNITS PER ACRE
<b>REQUIRED COMMON OPEN SPACE</b>			= .484 ACRES (10%)
<b>PROPOSED COMMON OPEN SPACE</b>			= .484 ACRES (10.0%)
<b>REQUIRED TREE SAVE</b>			= .484 ACRES (10.0%)
<b>PROPOSED TREE SAVE AREA</b>			= .484 ACRES (10.0%)

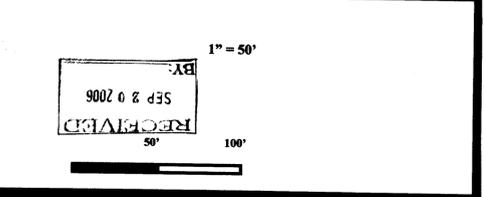
**DEVELOPMENT STANDARDS**

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
FLOOR AREA RATIO	1.0

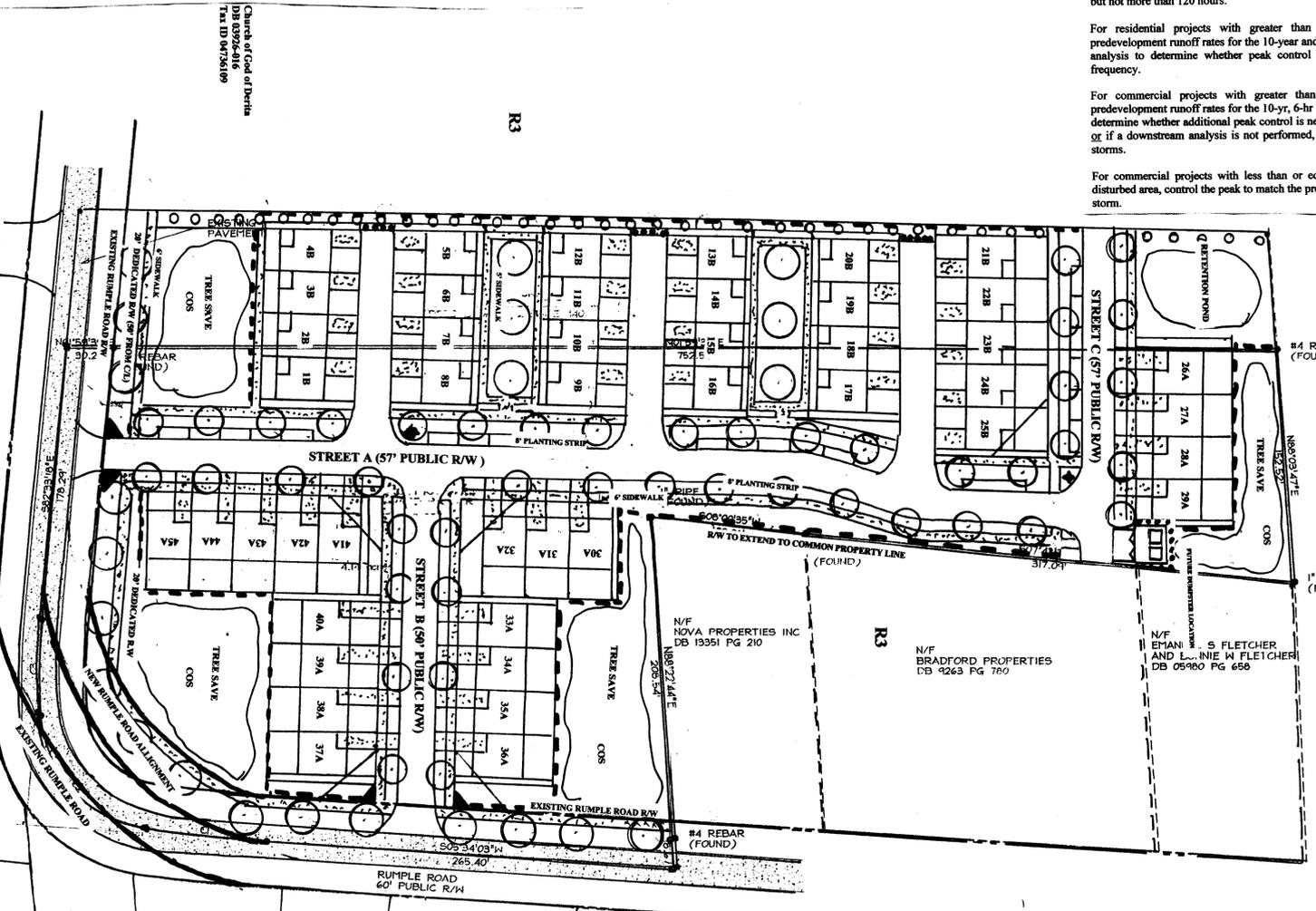
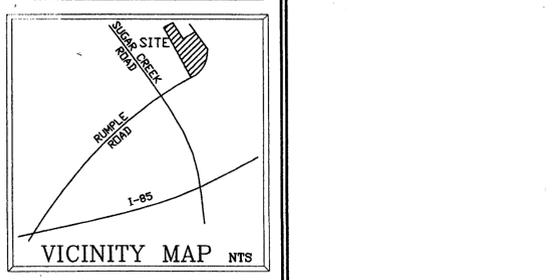
\* UNITS ARE TOWNHOMES WITH LAND FOR SALE AND SUBLOTS SHALL BE LESS THAN 3000 SF. EACH LOT SHALL CONTAIN A MINIMUM OF 400 SF OF PRIVATE OPEN SPACE

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

**SITE PLAN**  
**REZONING PETITION 2006-72**



PREPARED BY  
DWIGHT (SONNY) CRATER  
13723 BATEMANS ROAD  
HUNTERSVILLE, NC 28078  
704-737-5509  
SEPTEMBER 18, 2006



- Church of God of Depts  
DB 0326416  
Tax ID 04726199
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- Jason A. Rouse  
DB 12816-186  
Tax ID 04703253
- Jermine E. Vaughn  
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- Wells Fargo Bank  
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- Angela L. Fort  
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- Alva Harrison  
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 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

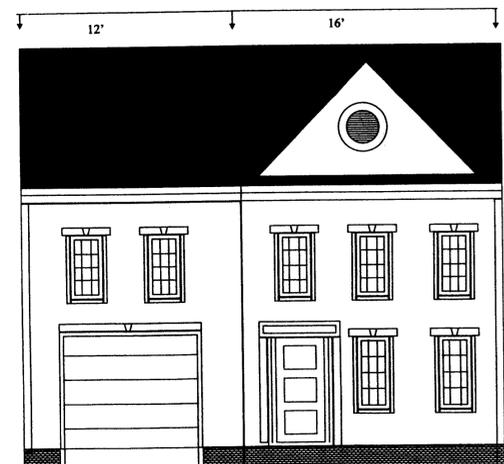
1" = 50'

50 100

PREPARED BY

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

AUGUST 15, 2006



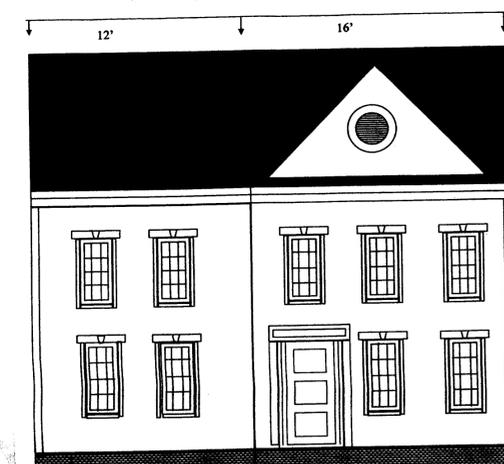
Typical A Unit  
 Not to scale



Typical A Unit-Alternative  
 Not to Scale



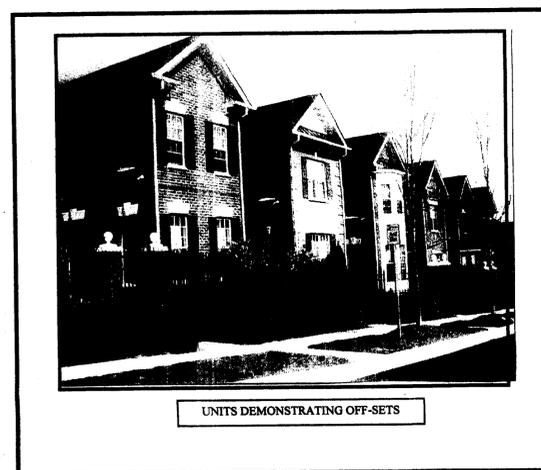
A UNITS  
 STREETSCAPE



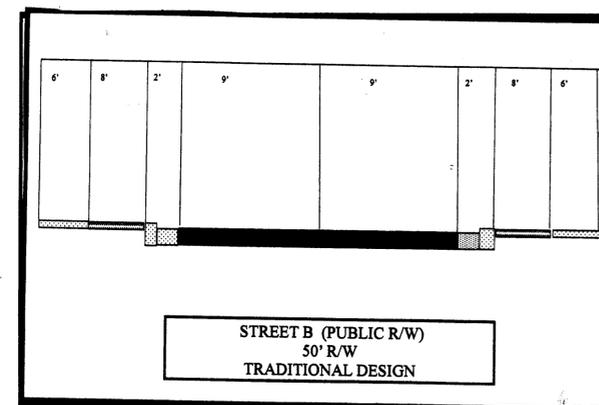
Typical B Unit  
 Not to scale



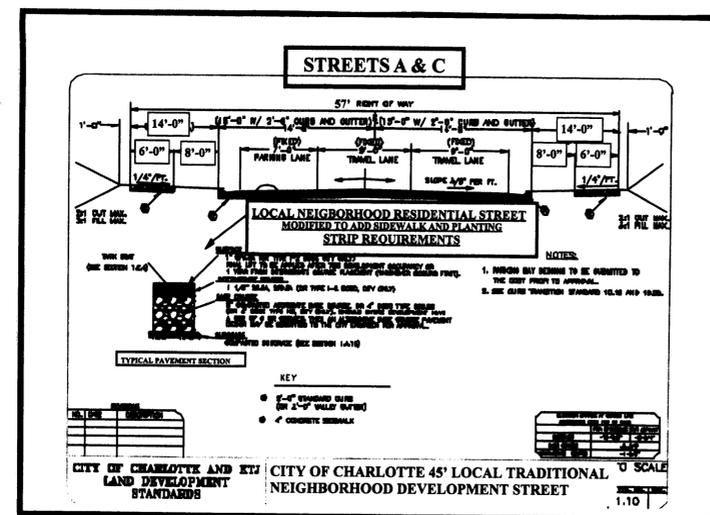
Typical B Unit-Alternative  
 Not to Scale



UNITS DEMONSTRATING OFF-SETS

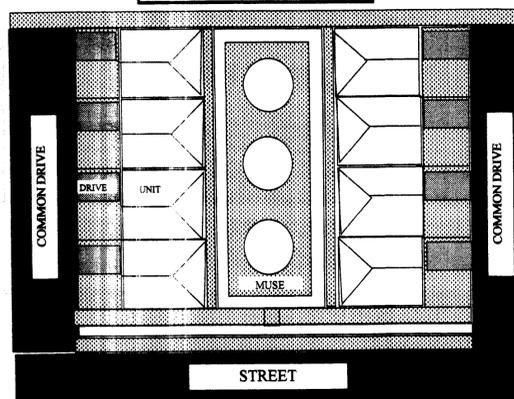


STREET B (PUBLIC R/W)  
 50' R/W  
 TRADITIONAL DESIGN

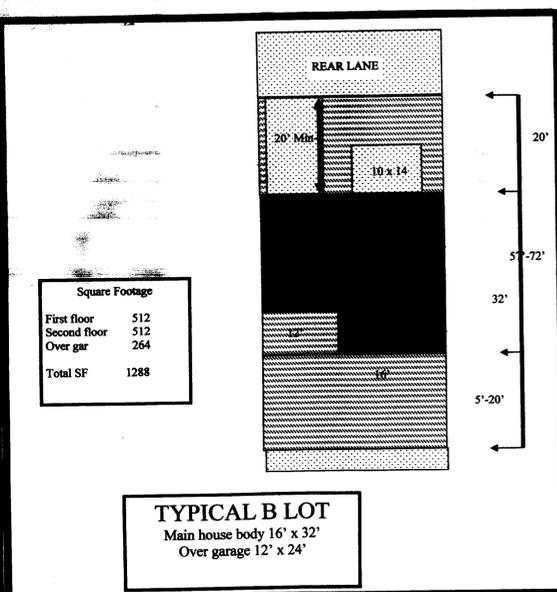


STREETS A & C

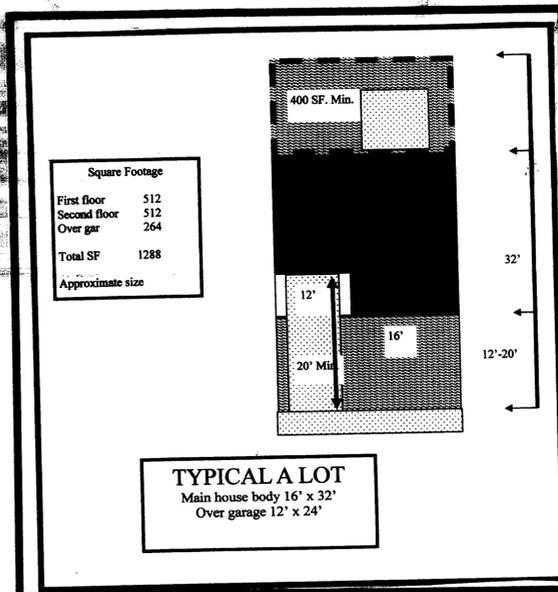
UNITS 8-20



STREET



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



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

