

1. 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.
2. 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.
3. 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).
4. The primary building material shall be vinyl siding, or equal.
5. The foundations fronting streets or exposed to public streets, or common areas shall be brick.
6. Rear yards shall be fenced with white, vinyl fencing, either solid or picket.
7. A minimum of 30' common open space will be provided with reverse frontage screening along Rumble Road.

1. Site must comply with Chapter 21 Section 45 of Charlotte City Code
2. Street trees shall be generally located as depicted on Site Plan
3. Sidewalks and Planting Strips along public streets (except along Rumble Road) shall be 4' each.
4. Tree save areas along Rumble road, where reverse frontage is planned, shall contain a minimum of six trees (25% evergreen) and 20 shrubs

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

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.

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.

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.

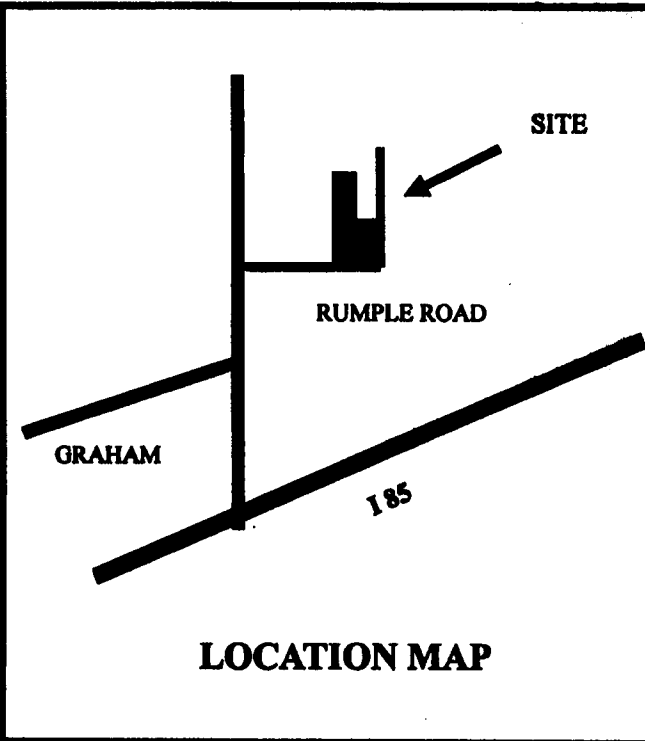
For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

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.

06-72

Robinson & Waters Realty
DB 03079-263
Tax ID 04736115



**PO BOX 260294
MATAPAN, MA 02126**

TAX PARCEL ID No.	CURRENT ZONING	PROPOSED ZONING	TOTAL PARCEL AREA
047-361-11	R3	R8 (CD)	4.14 ACRES
TOTAL PROJECT AREA		= 4.14 ACRES	
Less dedicated R/W		= 3.46 ACRES	
TOTAL PROPOSED LOTS		= 8	
TOTAL PROPOSED SUBLOTS		= 27	
PROPOSED DENSITY		= 6.52 UNITS PER ACRE	
REQUIRED COMMON OPEN SPACE		= .446 ACRES (10%)	
PROPOSED COMMON OPEN SPACE		= .605 ACRES (14.6%)	
REQUIRED TREE SAVE		= .722 ACRES (10%)	
PROPOSED TREE SAVE AREA		= .695 ACRES (17.5%)	

ZONING	R8 (CD)
MAXIMUM DENSITY - 8.0 UNITS PER ACRE	
MINIMUM LOT AREA	
DUPLEX	6,500 SF
TRIPLEX	9,500 SF
QUAD	11,500 SF
MINIMUM LOT WIDTH	40 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

<u>LOT</u>	<u>SUBLOTS</u>	<u>LOT AREA</u>	<u>PARKING PROVIDED</u>
-1	1-4	11,600SF	2 SPACES PER UNIT
2	5-8	11,550 SF	2 SPACES PER UNIT
3	9-12	11,600 SF	2 SPACES PER UNIT
4	13-16	20,800 SF	2 SPACES PER UNIT
5	17-19	9,700 SF	2 SPACES PER UNIT
6	20-22	9,950 SF	2 SPACES PER UNIT
7	23-25	16,000 SF	2 SPACES PER UNIT
8	26,27	14,000 SF	2 SPACES PER UNIT

2006-72

1" = 50'

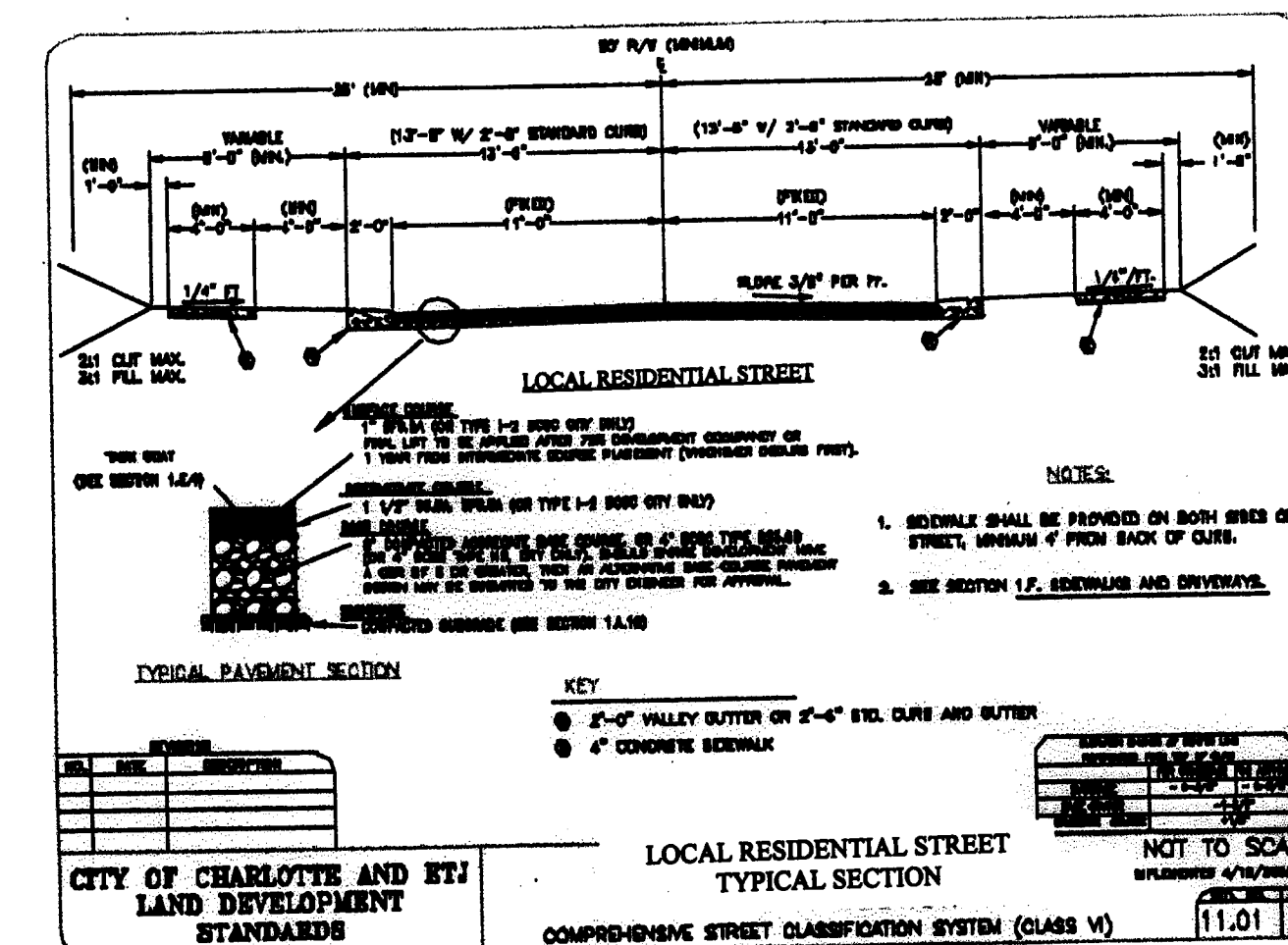
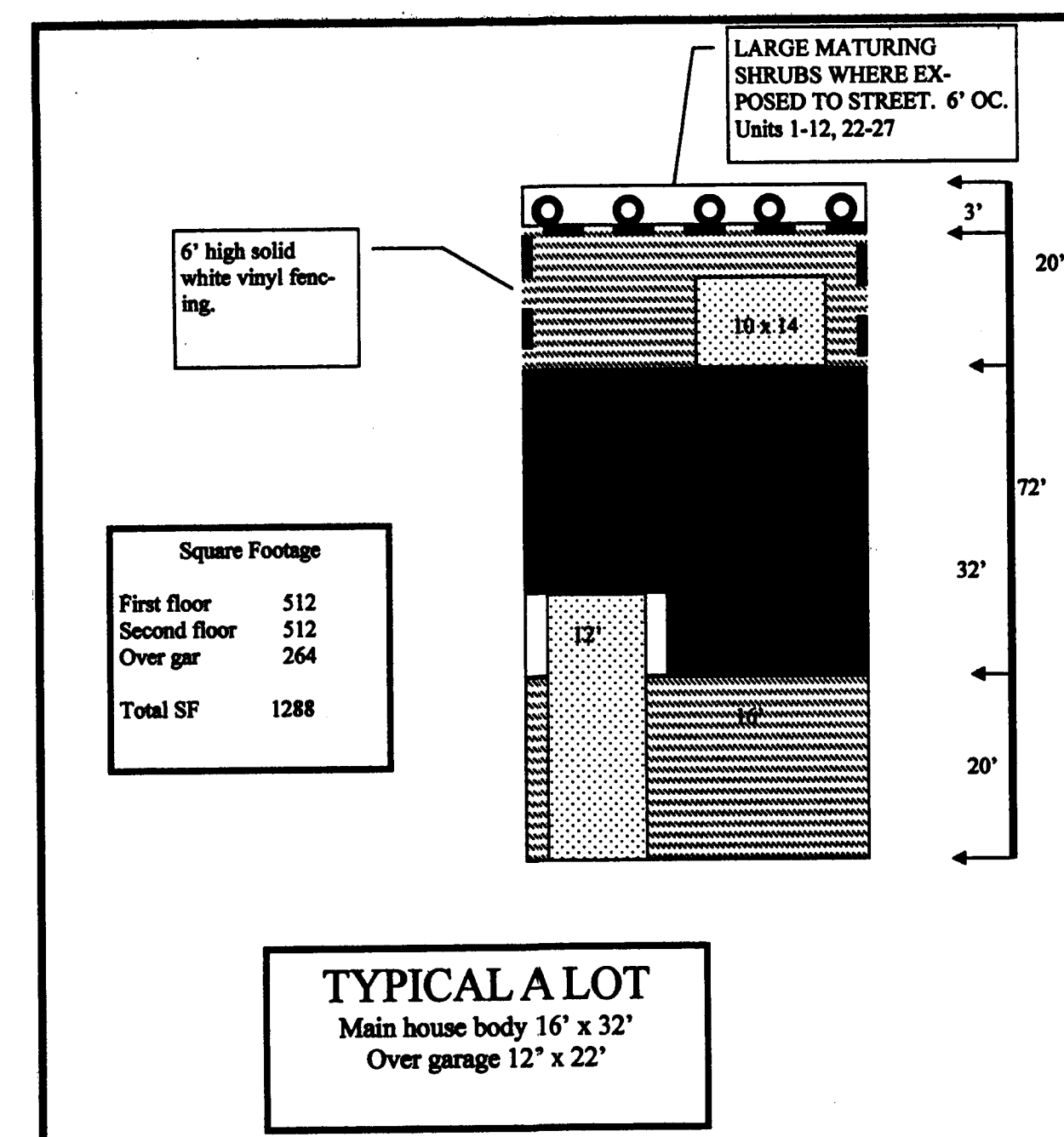
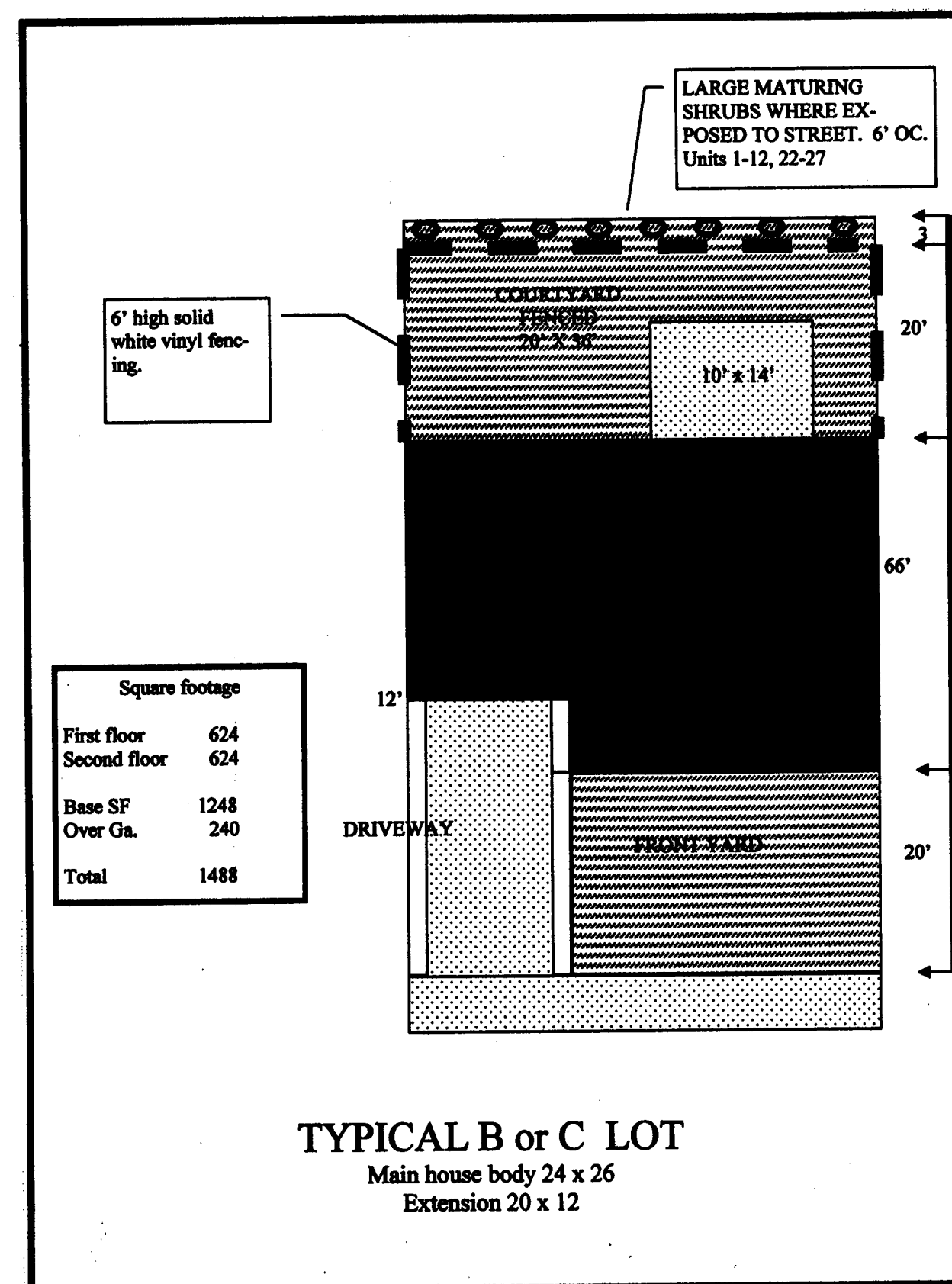
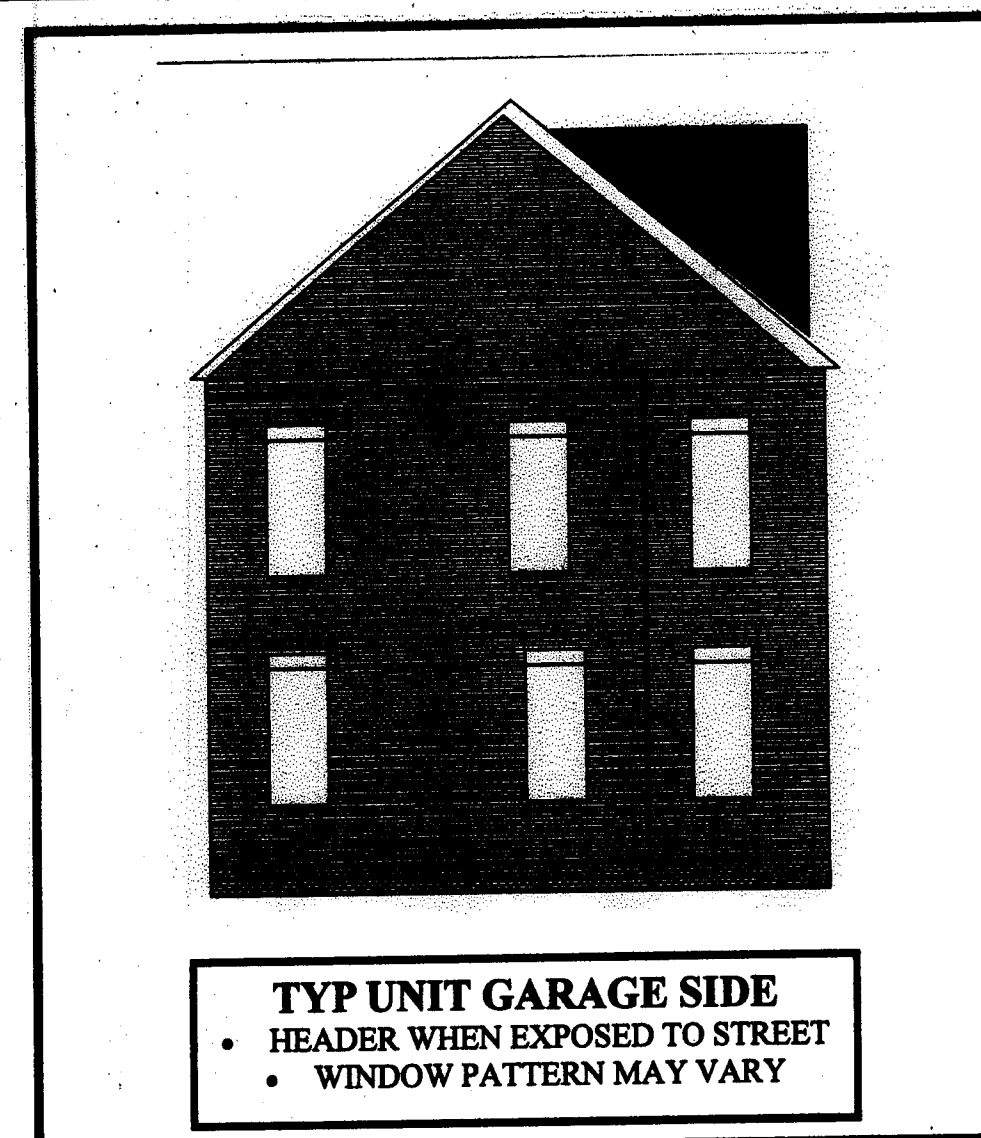
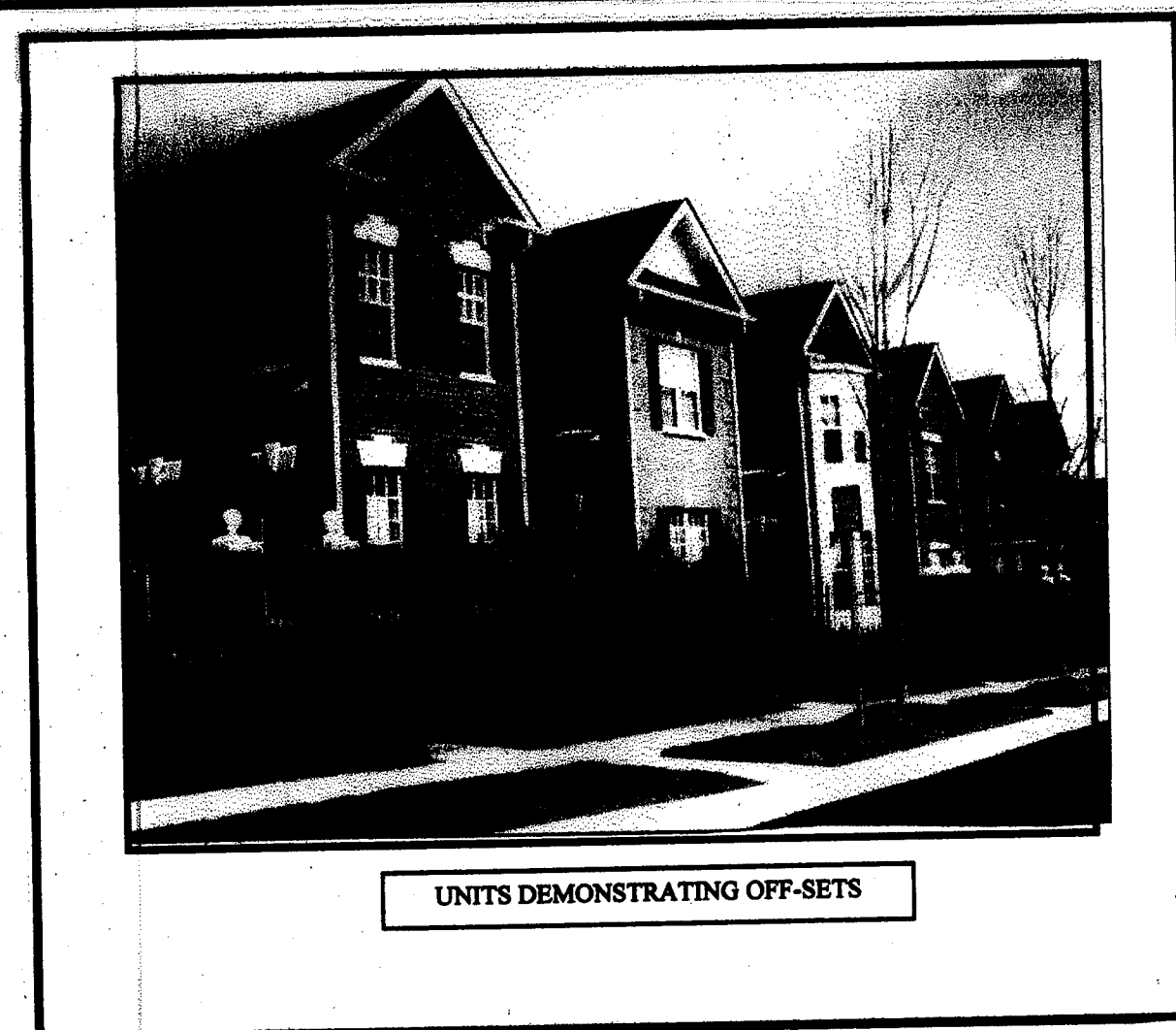
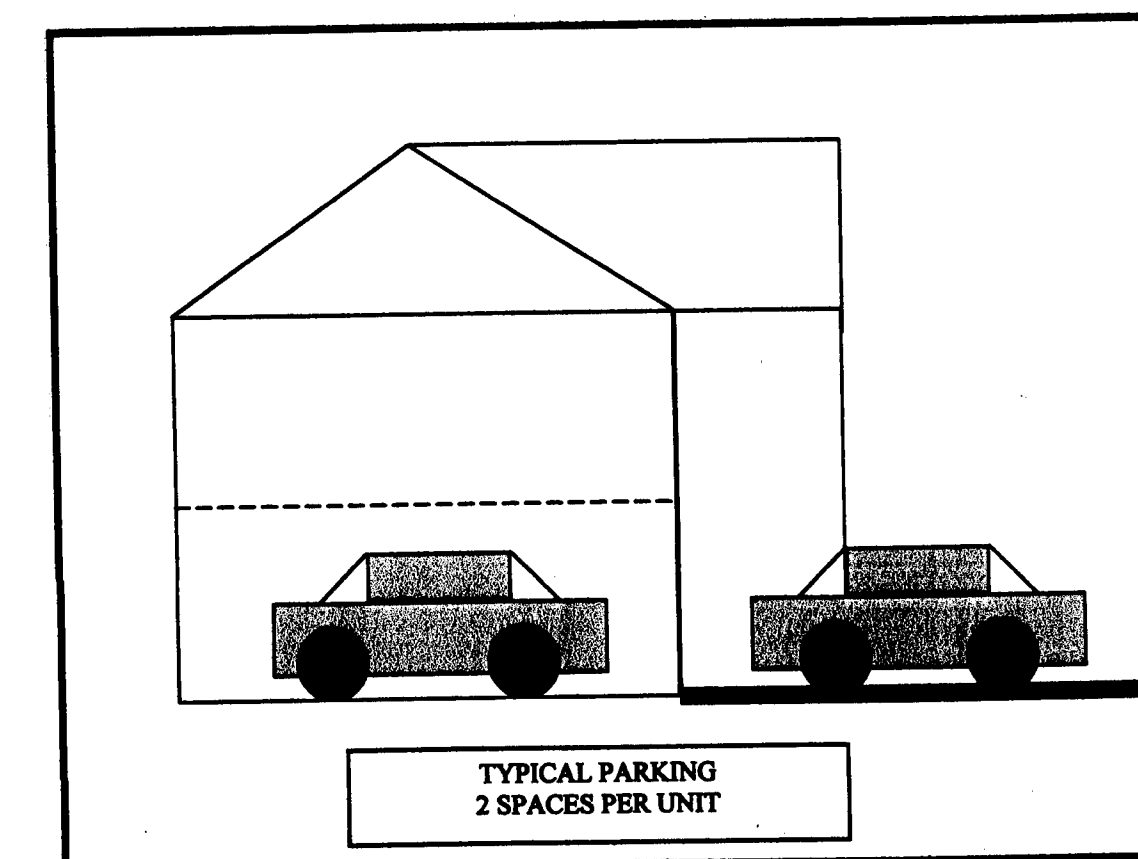
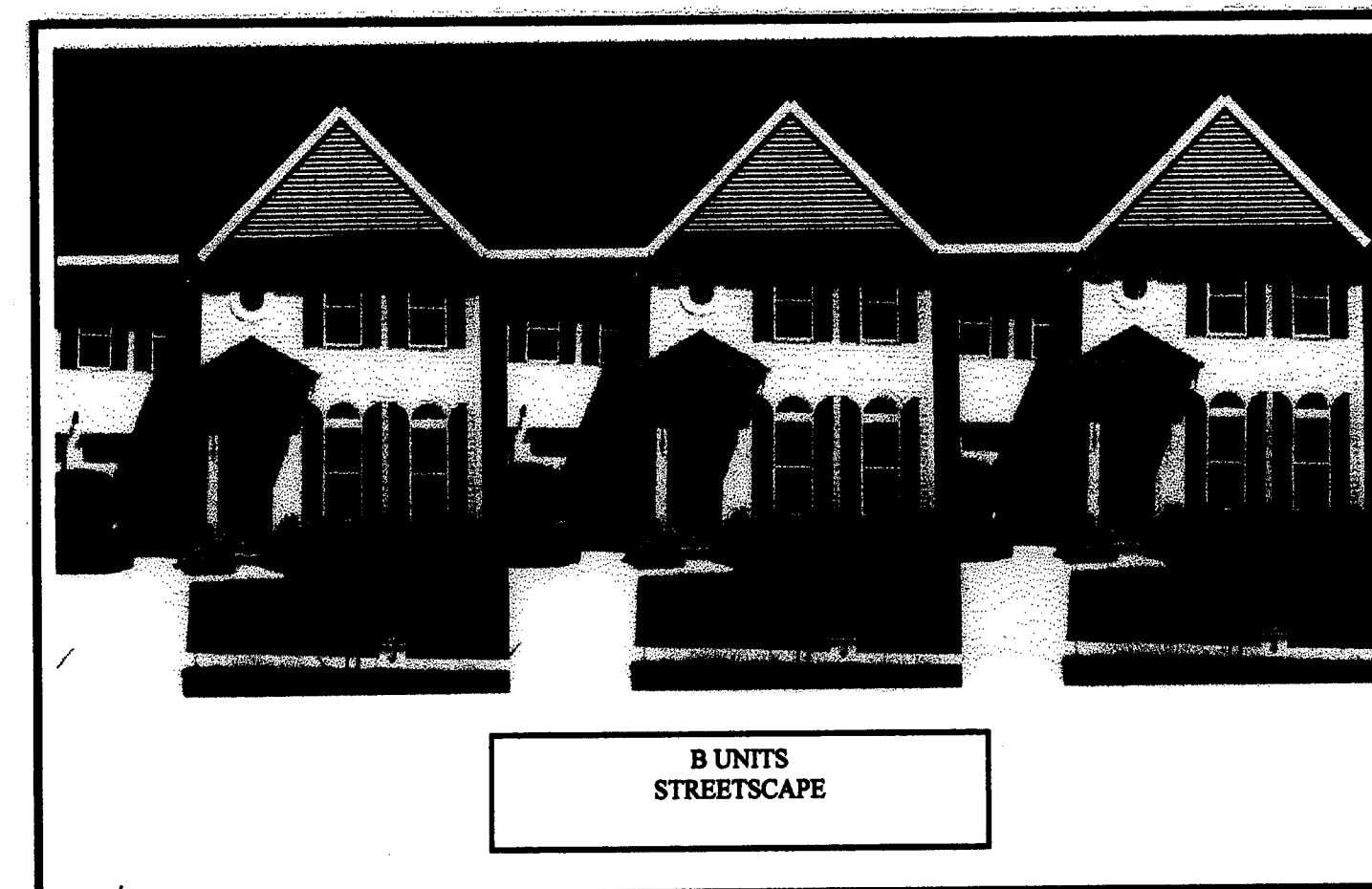
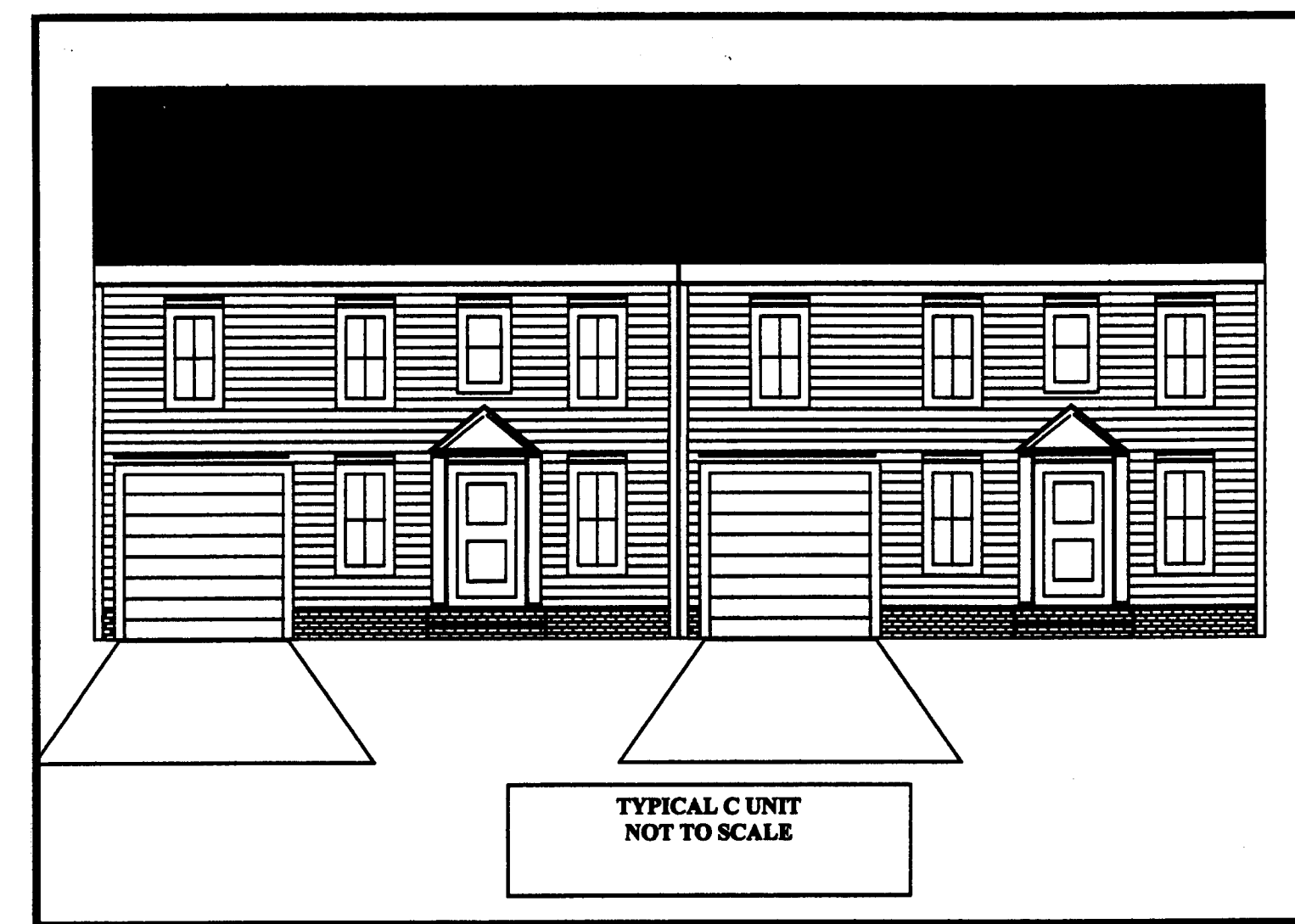
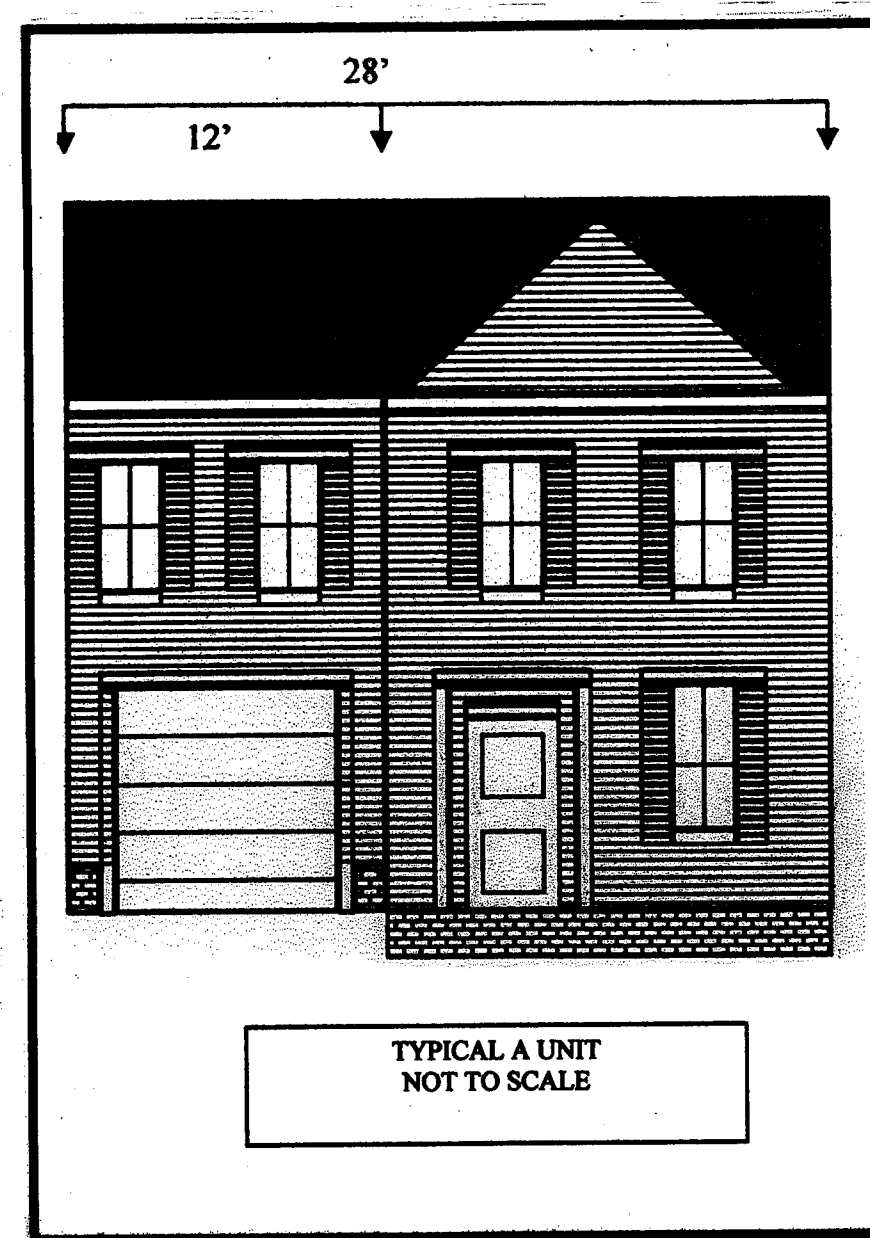
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DWIGHT (SONNY) CRATER
13723 BATEMANS ROAD
HUNTERSVILLE, NC 28078
704-737-5509

MAY 23, 2006

LEGEND

- STREET TREES
- DECORATIVE STREET LIGHTS
- ▲ ENTRY MONUMENT LOCATION
- └ BENCH
- == GRADING LIMITS



6501
RUMPLE ROAD
LAURALWOOD TOWNS
CHARLOTTE
NORTH CAROLINA

PREPARED FOR
PC&C
PO BOX 260294
MATAPAN, MA 02126

UNIT/LOT DATA

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- 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. Lots 1-12 and 23-27 shall have the rear fence pulled back three feet to allow for the planting of large maturing shrubs, 6' oc.
- A minimum of 30' common open space will be provided with reverse frontage screening along Rumble Road.

DETAILS
"FOR PUBLIC HEARING"
REZONING NUMBER
2006-72

1" = 50'

50 100

PREPARED BY
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MAY 23, 2006