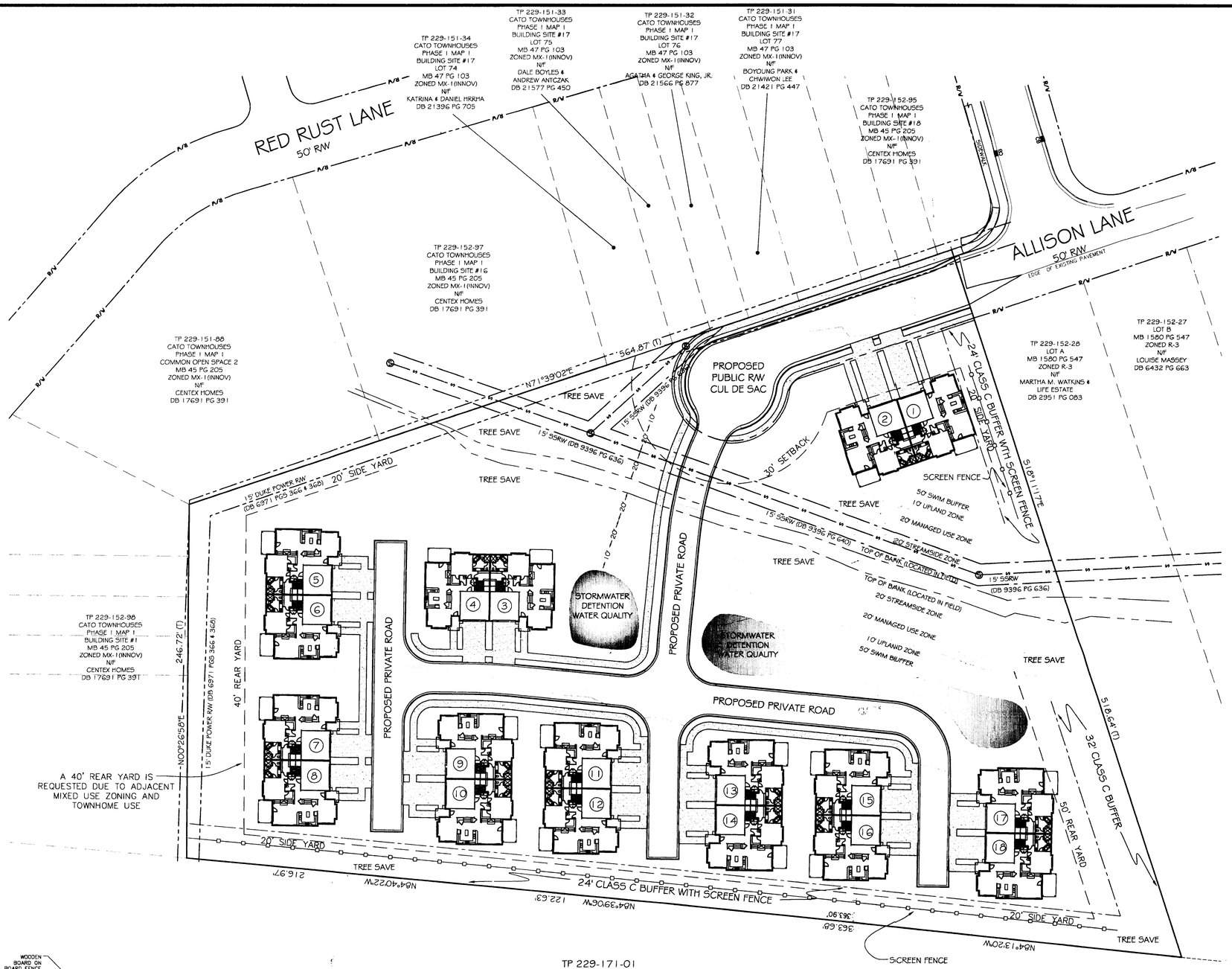
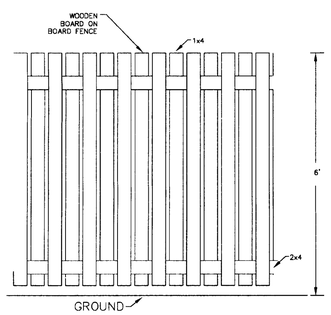
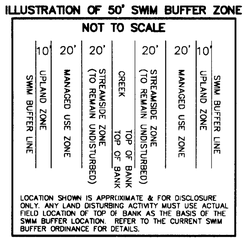



WOOD SCREENING FENCE

**ILLUSTRATION OF 50' SWIM BUFFER ZONE**

**NOT TO SCALE**




LOCATION SHOWN IS APPROXIMATE & FOR DISCLOSURE ONLY. ANY LAND DISTURBING ACTIVITY MUST USE ACTUAL FIELD LOCATION OF TOP OF BANK AS THE BASIS OF THE SWIM BUFFER LOCATION. REFER TO THE CURRENT SWIM BUFFER ORDINANCE FOR DETAILS.

SITE DATA:

EXISTING

SITE SIZE 5.34 ACRES
ZONING R-3

PROPOSED

ZONING R-8MF CD
18 TOWN HOMES

SUBJECT TRACTS:

TP 229-152-29
NOW OR FORMERLY
GEORGE & REEN LATIMER
DB 1989 PG 512
ZONED R-3

TP 229-152-30
NOW OR FORMERLY
CHARING CROSS PARTNERS, LLC
DB 19055 PG 753
ZONED R-3

TP 229-152-35
NOW OR FORMERLY
GEORGE LATIMER
DB 5538 PG 020
ZONED R-3

TP 229-152-36
NOW OR FORMERLY
GEORGE LATIMER
DB 6377 PG 186
ZONED R-3

TREE SAVE AREA = 0.86 ACRES = 16%

NOTES:

1. Garage entrances must be at least 20 feet from streets or sidewalks.

2. Buffers will be undisturbed in the areas shown as tree save.

3. Screening fence will be located within the interior half of the buffer.

4. Swim Buffer will be undisturbed except for the upland zone, the road crossing and the rear porch for Unit 2.

5. Pedestrian scale lighting will be provided thoughout the development.

6. Allison Lane improvements will be reviewed during the subdivision process and will be designed in accordance with subdivision requirements.

7. Private street improvements will be reviewed during the subdivision process and will be designed in accordance with City standards.

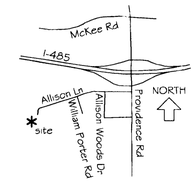
8. Petitioner will construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs will be designed and constructed in accordance with the N.C. Department 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.

9. "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, stormwater, 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."

10. "Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points."

11. The possibility of wetlands and/or jurisdictional streams has been determined. "Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers."

12. Site will have to comply with the Tree Ordinance, including tree preservation, and tree planting requirements.




VICINITY MAP
n.t.s.

0 20 40 80
1 inch = 40 ft.

DRAWING ISSUE & REVISION STATUS

| ISSUE DATE | BY | DESCRIPTION |
|---|---|---|
| 10-12-2007 | AFF | REVISED |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CLIENT

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PROJECT NAME

PEBBLE CREEK PARC TOWNHOMES

07-105

SHEET NAME

REZONING EXHIBIT SKETCH PLAN

| DRAWN BY | DWG FILE NAME | DATE |
|---|---|---|
| AFF | 06304SP | 08-13-2007 |
| SURVEYED BY: GJG | DESIGNED BY: AFF | SHEET NUMBER: 1 |
| JOB NUMBER: 06304 | FILE NUMBER: 854 | |