



SITE SIZE 5.34 ACRES **ZONING R-3**

ZONING R-8MF CD 18 TOWN HOMES

SUBJECT TRACTS:

NOW OR FORMERLY GEORGE & REEN LATIMER DB 1989 PG 512

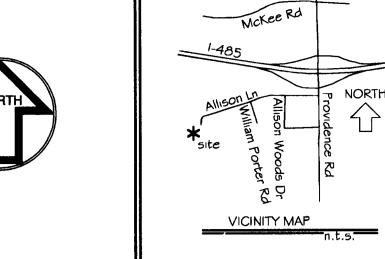
TP 229-152-30 NOW OR FORMERLY CHARING CROSS PARTNERS, LLC DB 19055 PG 753

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

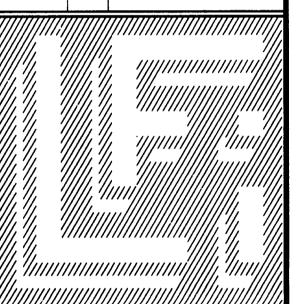
TREE SAVE AREA = 0.86 ACRES = 16%

- 1. Garage entrances must be at least 20 feet from streets or
- 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
- 6. Allison Lane improvements will be reviewed during the subdivision process and will be designed in accordance with subdivision
- 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
- 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.



DRAWING ISSUE & REVISION STATUS					
ISSUE DATE	BY	DESCRIPTION			
0-12-2007	AFF	REVISED			

1 inch = 40



Lucas-Forman Incorporated

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PEBBLE CREEK PARC **TOWNHOMES**

07-105 REZONING EXHIBIT SKETCH PLAN

DRAWN BY AFF	OWG FILE A	ол е 08–13–2007		
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