

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 229-152-27 LOT B MB 1580 PG 547 ZONED R-3 N/F LOUISE MASSEY DB 6432 PG 663
- TP 229-152-28 LOT A MB 1580 PG 547 ZONED R-3 N/F MARTHA M. WATKINS & LIFE ESTATE DB 2951 PG 083
- 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

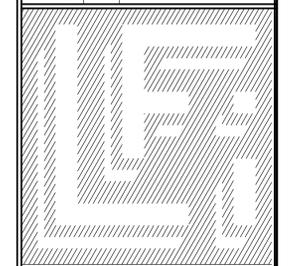
TREE SAVE AREA = 0.86 ACRES = 16%

NOTES:

- Garage entrances must be at least 20 feet from streets and sidewalks.
- Buffers will be undisturbed in the areas shown as tree save.
- Screening fence will be located within the interior half of the buffer.
- Swim Buffer will be undisturbed except for the upland zone and the private road crossing.
- Pedestrian scale lighting will be provided throughout the development.
- Allison Lane improvements will be reviewed during the subdivision process and will be designed in accordance with subdivision requirements.
- Private street improvements will be reviewed during the subdivision process and will be designed in accordance with City standards.
- 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 Mecklenburg County BMP Design Manual, July 2007 or North Carolina Division of Water Quality Storm Water Best Management Practices Manual, July 2007. (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.
- 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.
- Volume and Peak Control** - Source: Volume Control and Peak Control Downstream Analysis Taken from "Post-Construction Ordinance Stakeholders' Group Final Report".
 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. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit."
- "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."
- "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."
- 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."
- Site will have to comply with the Tree Ordinance, including tree preservation, and tree planting requirements.

DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION
10-12-2007	AFF	REVISED
10-24-2007	AFF	REVISED



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PROJECT NAME
 PEBBLE CREEK PARC
 TOWNHOMES

SHEET NAME
 REZONING EXHIBIT
 SKETCH PLAN

DRAWN BY	DWG FILE NAME	DATE
AFF	063045P	08-13-2007
SURVEYED BY	DESIGNED BY	SHEET NUMBER
GJG	AFF	1
JOB NUMBER	FILE NUMBER	
06304	854	