

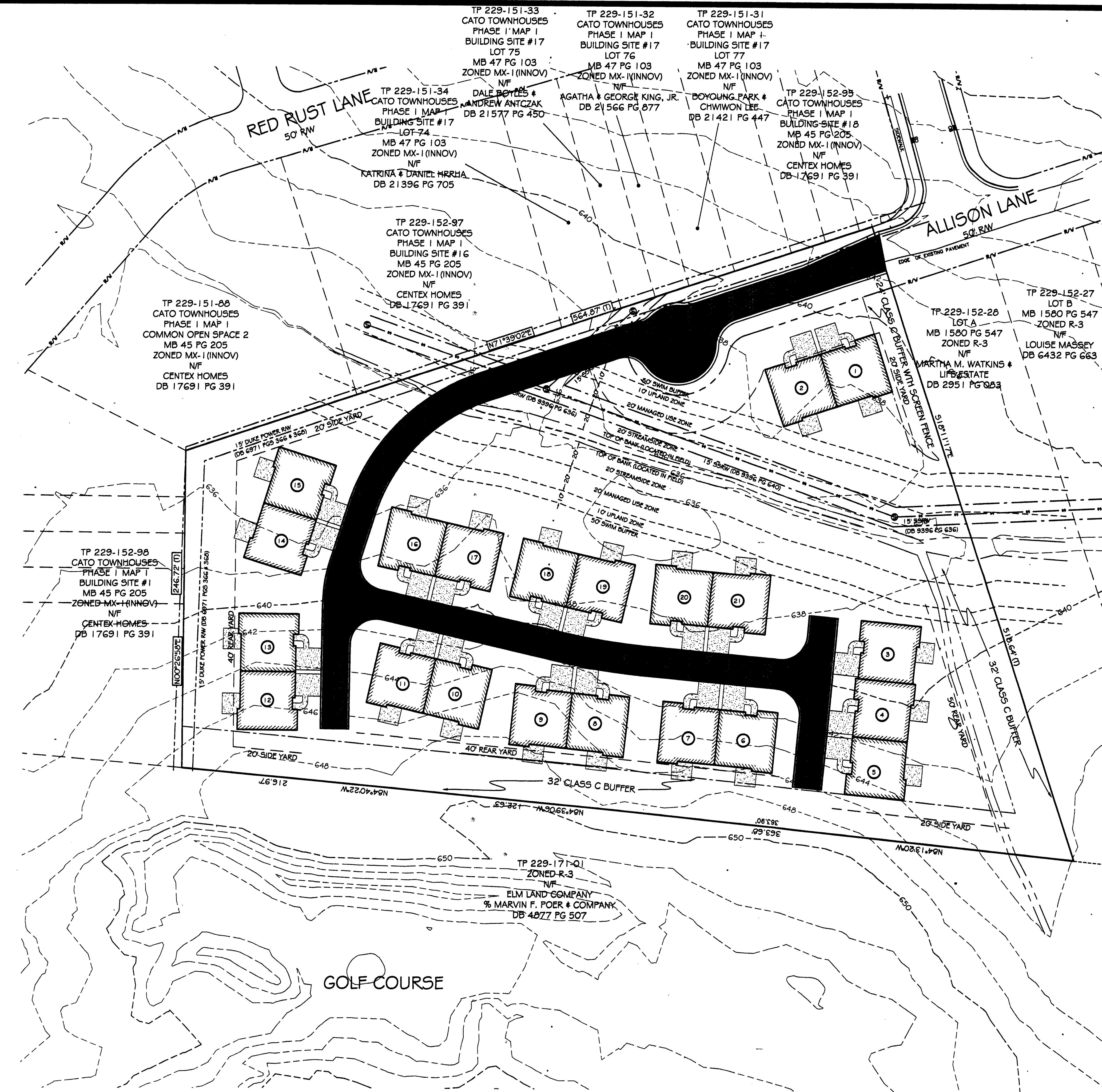
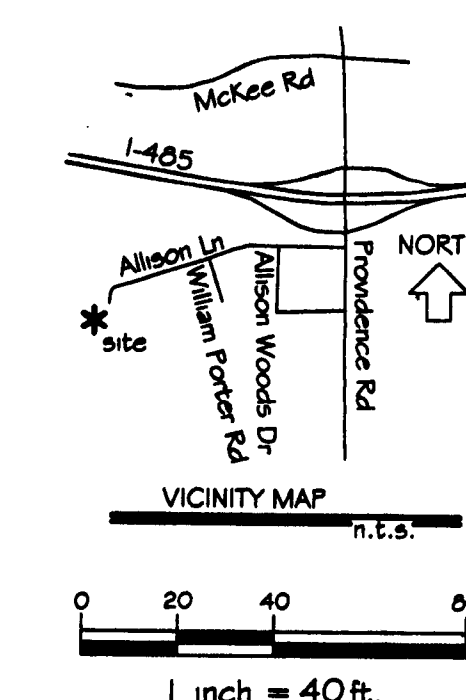
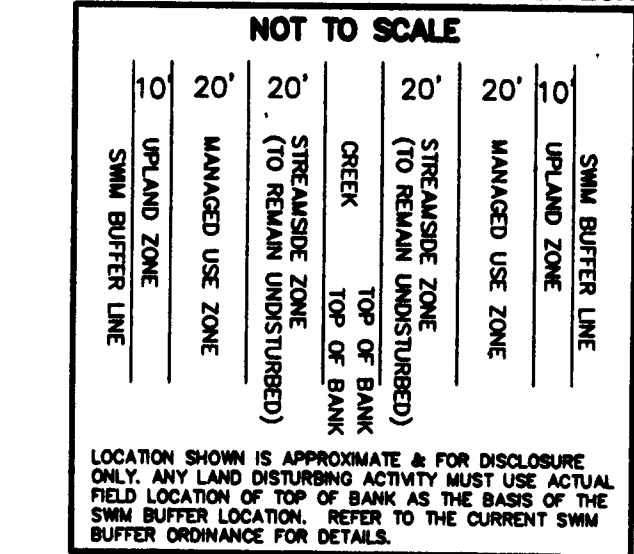


ILLUSTRATION OF 50' SWM BUFFER ZONE



SITE DATA:

EXISTING SITE SIZE 5.34 ACRES
ZONING R-3

PROPOSED ZONING R-8MF CD
21 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

NOTES:

1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
2. DITCH TYPE STREET REQUIRES APPROVAL OF CITY ENGINEER.
3. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'.

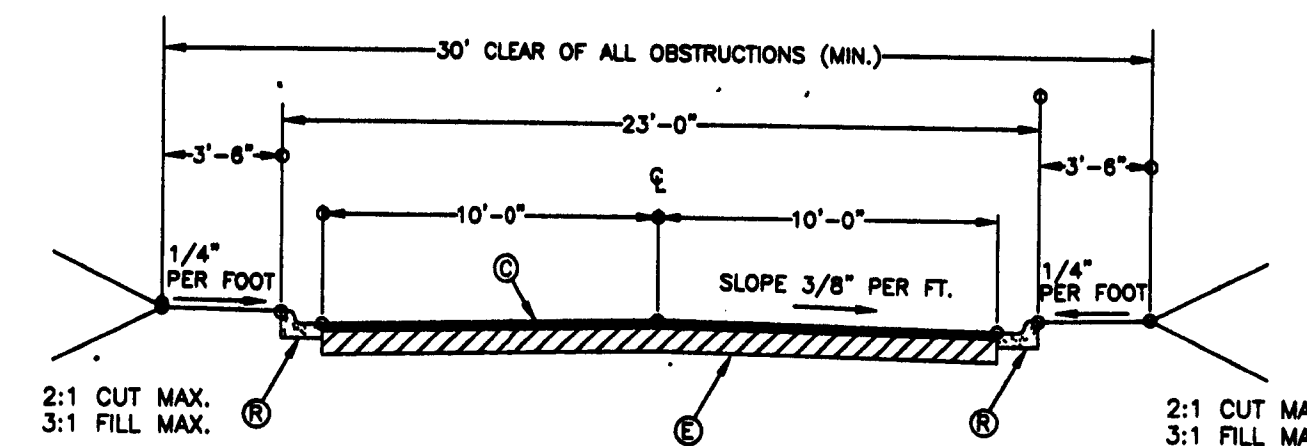
GUIDELINES FOR PRIVATE STREET DESIGN:

1. INTERNAL STREET ALIGNMENT:
MAXIMUM GRADE: 10%
MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)
MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:
SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION 11.2.
5% MAXIMUM GRADE WITHIN 40 FEET OF PUBLIC STREET INTERSECTION BEGINNING FROM EDGE OF PAVEMENT LINE.

NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

PAVEMENT SCHEDULE

1. 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SF9.5A OR 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE I-2.
2. 4" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B OR 4" B25C TYPE HB.
3. CURB AND GUTTER (REFERENCE 10.17A AND B)



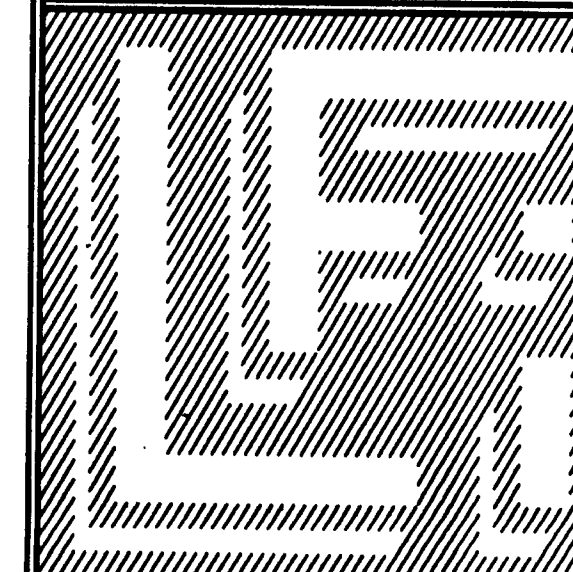
CURB AND GUTTER

TYPICAL SECTIONS PRIVATE STREET (std 11.13)

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
CHARLOTTE, INCLUDES CHARLOTTE ETJ

DRAWING ISSUE & REVISION STATUS

DATE	BY	DESCRIPTION



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Planning & Engineering
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(704) 527-6626 Fax 527-9640
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2007-105

Salloom Ventures, LLC
P.O. Box 1315
Harrisburg NC 28075
(704) 455-4551

PEBBLE CREEK TOWNHOMES

REZONING EXHIBIT SKETCH PLAN

DATE	FILE NAME	DATE
05-30-2007	063045P	05-30-2007
DRAWN BY	DESIGNED BY	SHEET NUMBER
ATF	ATF	1
SURVEYED BY	FILE NUMBER	
06304	054	