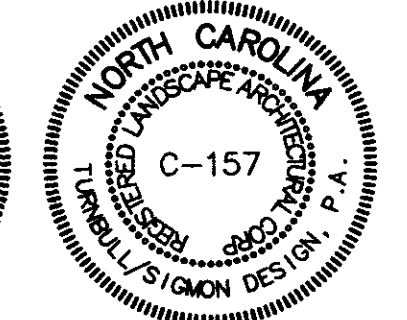
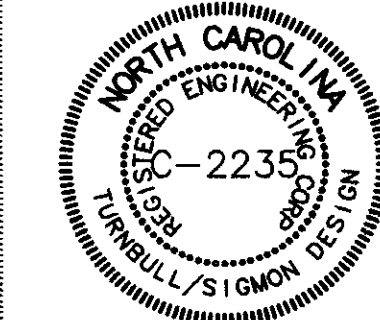


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LAND DEVELOPMENT DESIGN SERVICES



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Baucom's Development Partners, LLC

1909 CHARLOTTE DRIVE
CHARLOTTE, NC 28203

For Public Hearing

The Village at Seven Oaks

CITY OF CHARLOTTE
NORTH CAROLINA

Rezoning Plan
Petition # 2005-021

PROJECT NUMBER: 04-112
DRAWN BY: ADH
DESIGNED BY: SRT
ISSUE DATE: 11/19/04

APPROVED BY CITY COUNCIL
DATE: 1/18/05

4. 10/17/05 AKK Revise per City Council Approval
3. 07/14/05 KST Revise per client/staff comments
2. 05/24/05 TCS Revise per client comments
1. 05/18/05 KST Revise per client comments
NO. DATE: BY: REVISIONS:

Development Standards

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
- Access to the site will be provided by driveway connections to John Russell Rd. and Rocky River Rd., as generally depicted on this site plan as well as to other properties through future connections. Vehicular and pedestrian connections will be provided to the adjoining neighborhood. An 8' planting strip and 6' sidewalk will be provided on John Russell Rd. The Petitioner will dedicate and/or convey right-of-way sufficient to create 50' of right-of-way measured from the centerline of Rocky River Rd. and 35' of right-of-way from the centerline of John Russell Rd., such dedication and/or conveyance to occur prior to the issuance of a Certificate of Occupancy for the first building on the site. Any such dedication and/or conveyance will take the form of an instrument such as a quitclaim, non-warranty deed with appropriate reversion clause wherein the rights in the property or right-of-way so dedicated and/or conveyed will revert to the owner of the property without cost should the purpose for which the dedication and/or conveyance no longer exist and the responsible governmental authority abandons its use or need for the property. The site will maintain two connections to the proposed townhome development to the north.
- The proposed use of the property will be for the development of the site to accommodate a small mixed-use development that may include retail, restaurant, office, and other locally serving uses along with associated parking and service areas.
- Building orientation and placement will conform the site layout as generally depicted on the site plan. Buildings that border the public street frontages will include 'four-sided architecture' and will include windows with clear glass, doors, or architectural articulation to enhance the streetscape. Parking may not be located between buildings and the street, but may be located beside buildings that are oriented along the street.
- All dumpsters will be screened with solid enclosures and gates. Buffer areas will be developed in accordance with the provisions of the Zoning Ordinance. The reduced buffer will include a landscaped berm. Required buffers on the site may be eliminated if the adjoining parcels are rezoned or the use changes such that buffers are no longer required by the Ordinance.
- All outdoor lighting shall be full cut-off type lighting fixtures. However, lower, decorative street lighting may also be installed along interior streets or sidewalks. Site lighting will be limited to 30 feet in height and will be shielded or capped to prevent night sky light. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
- No storm water detention will be placed in any setbacks or buffers unless the low points of the site are located in these areas and the stormwater facilities are designed and maintained and part of the landscaping of the site. The Petitioner will tie-in to the existing storm water system(s) if any exist in the area. The Petitioner will 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 will provide alternate methods to prevent this from occurring. If the system is already out of standard, then the Petitioner's development will be designed so as to not place the downstream system further out of standard. In addition, the following provisions will apply.
 - As a part of the redevelopment of the site and to comply with water quality requirements, the Petitioner may add new ponds to the site in appropriate areas to manage water quality.
 - The Petitioner will use existing ponds, if possible, to satisfy water quality requirements in accordance with state Water Quality manual. Existing dams and outlet devices will be surveyed to determine whether or not modifications will be necessary in order to satisfy water quality objectives.
 - The Petitioner shall control and treat the post development runoff volume leaving the project site for the 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but no more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
 - The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids (TSS) for the 1-year 24-hour storm. Structural storm water systems to be in accordance with the specifications in the N.C. Department of Environment and Natural Resources Best Management Practices Manual, April 1999.
 - To enhance the point removal capabilities of the existing ponds, littoral shelves and forebays may need to be added.
 - Temporary or staged seeding will be performed on parking lots and other graded areas immediately following the completion of land disturbing activities to minimize the amount of disturbed area and reduce the potential for off-site sedimentation.
 - Double super-silt fences will be used in critical areas of the site such as at all intermittent and perennial streams, wetlands, at the base of slopes, and other locations where the potential for off-site sedimentation is greatest.
 - Orange construction barrier fence will be installed along stream buffers to preserve the buffers during construction.
 - Two-stage sediment basins with outlet weirs sized for a 50-year storm event will be used to prevent the risk of basin failure.
- The site may have one independent freestanding building and other interconnected freestanding buildings as provided for in the General Development Policies subject to the review of the Planning Staff.
- Rooftop mechanical and HVAC equipment will be screened from view from public streets or adjoining properties. The grocery store loading dock will be screened by combination of landscaping and a 6' solid fence as generally depicted on the site plan.
- 8' planting strips and 6' sidewalks will be provided along John Russell Rd. and Rocky River Rd.
- Although no building renderings are available at this time, the buildings on the site will be designed to reflect the character and scale of the surrounding community and may incorporate architectural features such as pitched or shed roofs, metal roofing materials, rural or agrarian utilitarian design elements, and varied siding materials to add variety and character to the center.
- 15 'park and ride' spaces will be provided for CATS use at the time that transit service is initiated in the area.

- Parking will be provided which meets or exceeds the requirements of the Ordinance.
- The following street improvements will be installed by the Petitioner in conjunction with the development of the site. These roadway improvements are needed for access management and are directly attributable to the site traffic volumes for the specific movements and are included in the TIS performed for the site under the direction of CDOT. The specifics of these improvements may be modified by the Petitioner in conjunction with the review and approval of the construction drawings by CDOT and NCDOT.
 - Rocky River Road (SR 2828) and Back Creek Church Road (SR 2827)
 - Construct an eastbound left turn lane on Rocky River Road with a minimum 375' of storage and a 15:1 bay taper with 45:1 through lane taper(s). This movement shall operate under protected phasing only due to the limited sight distance on Rocky River Road.
 - Rocky River Road (SR 2828) and Hood Road (SR 2826)
 - Construct an eastbound right turn lane on Rocky River Road with a minimum 150' of storage and a 20:1 bay taper.
 - John Russell Road (SR 2831) and McLean Road (SR 2831)
 - Construct a northbound left turn lane on John Russell Road with a minimum 150' of storage and a 15:1 bay taper with 35:1 through lane taper(s).
 - Rocky River Road (SR 2828) and John Russell Road (SR 2831)
 - Construct a westbound right turn lane on Rocky River Road with a minimum 150' of storage and a 20:1 bay taper.

- Rocky River Road (SR 2828) and Proposed Access "A"
 - As per CDOT, construct an eastbound left turn lane on Rocky River Road with a minimum of 150' of storage, a 15:1 bay taper and 45:1 through lane taper(s).
 - Construct the southbound approach on Proposed Access "A" to include two existing lanes. The through-lane should terminate as a right turn lane and add a left turn lane with a minimum of 150' of storage. This driveway connection shall also be approved by NCDOT and CDOT and concur with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.
- John Russell Road (SR 2831) and Proposed Access "B"
 - As per CDOT, construct a southbound left turn lane on John Russell Road with a minimum of 150' of storage, a 15:1 bay taper and 45:1 through lane taper(s).
 - Construct the westbound approach on Proposed Access "B" to include two existing lanes. The through-lane should terminate as a right turn lane and add a left turn lane with a minimum of 150' of storage. This driveway connection shall also be approved by NCDOT and CDOT and concur with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.
- John Russell Road (SR 2831) and Proposed Access "C"
 - As per CDOT, construct a southbound left turn lane on John Russell Road with a minimum of 150' of storage, a 15:1 bay taper and 45:1 through lane taper(s).
 - Construct the westbound approach on Proposed Access "C" to include two existing lanes. The through-lane should terminate as a right turn lane and add a left turn lane with a minimum of 150' of storage. This driveway connection shall also be approved by NCDOT and CDOT and concur with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.

- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

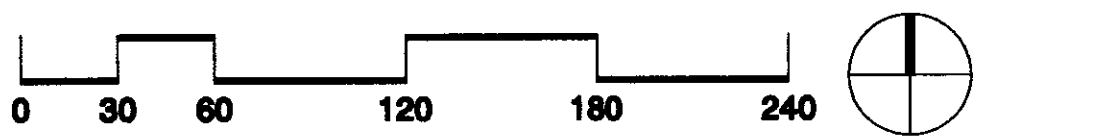
November 22, 2004, Initial submission.
Revised per staff comments May 24, 2005
Revised per Zoning Committee approval July 14, 2005 (3)

Legend:

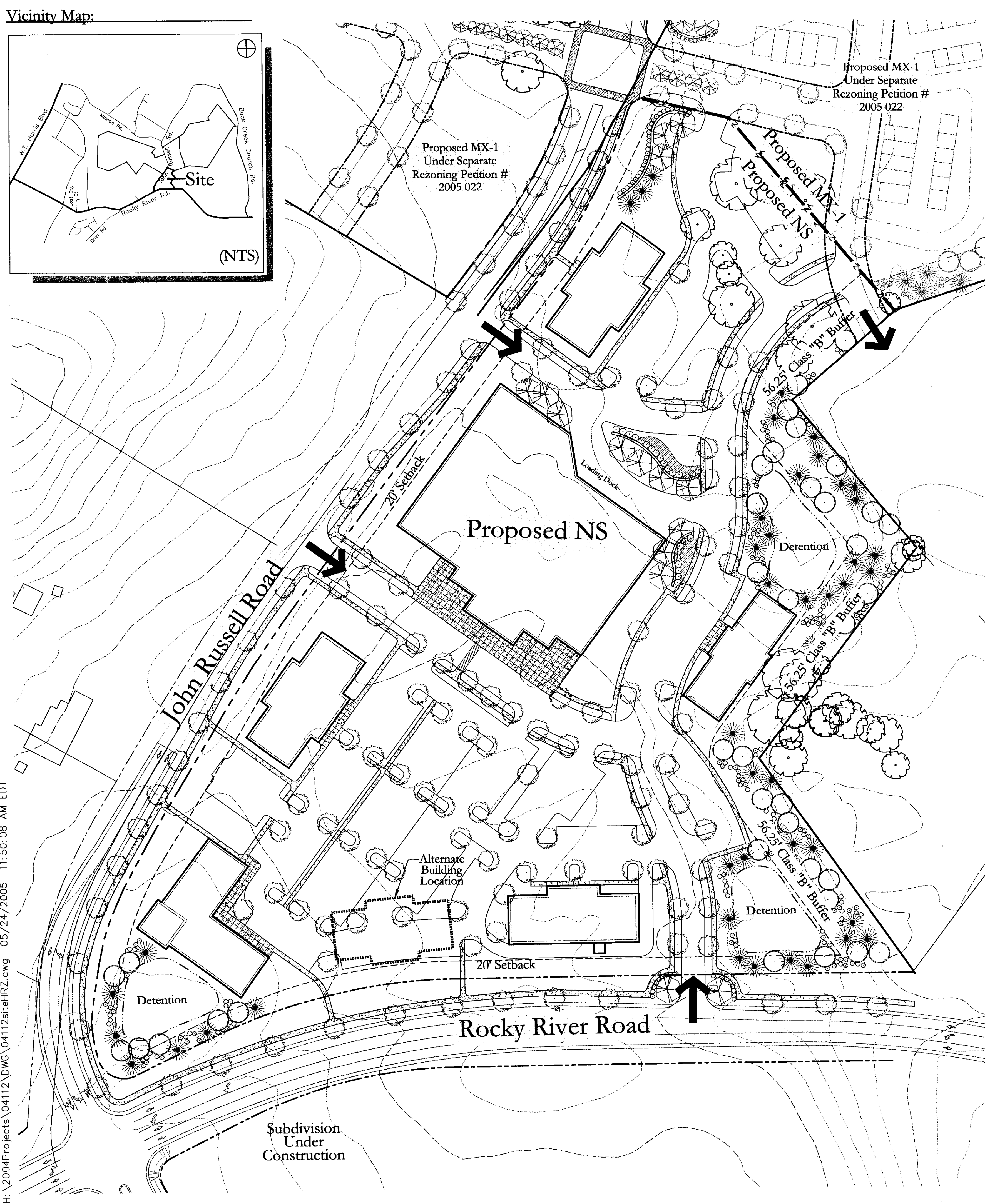
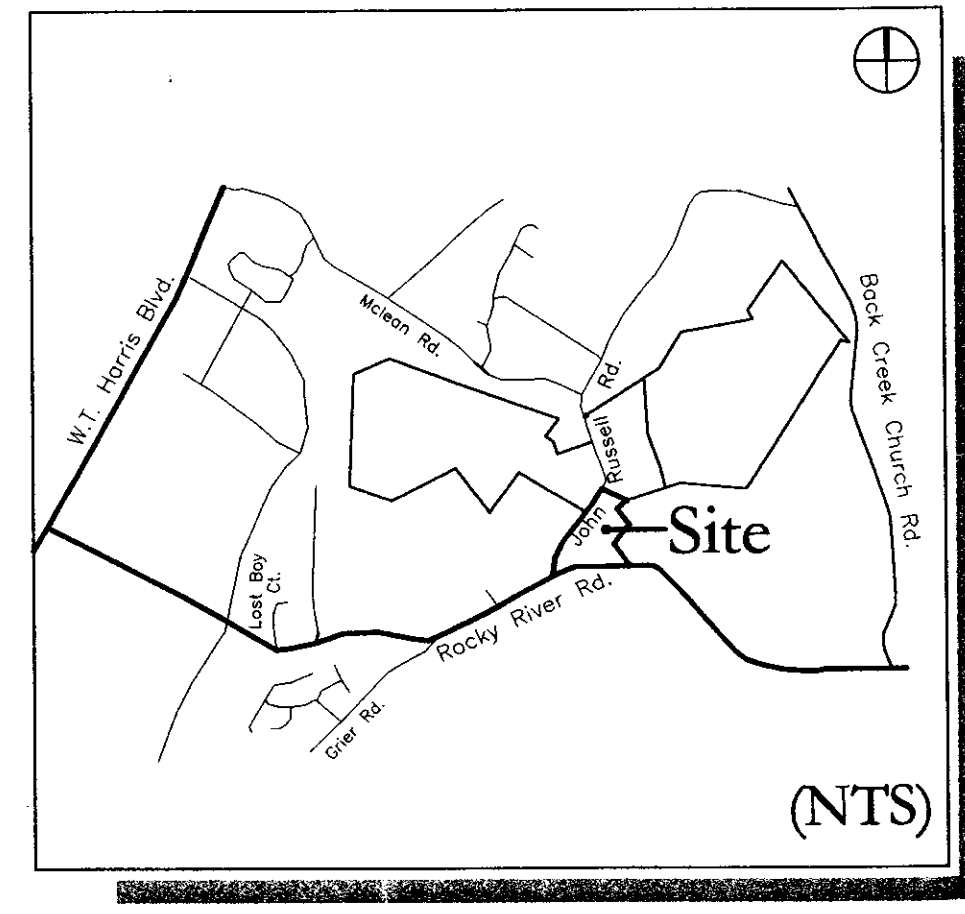
- Proposed Zoning Line: — z — z —
- Public Street R.O.W.: - - - - -
- Existing Contour: ~ ~ ~ ~ ~
- Proposed Buildings: [Rectangle]
- Access Point/ Street Stub: →

Development Data:

Total Site Area:	12.60 Ac.
Existing Zoning:	R-3
Proposed Zoning:	NS
Max. Square Footage:	100,000 S.F.



Vicinity Map:



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