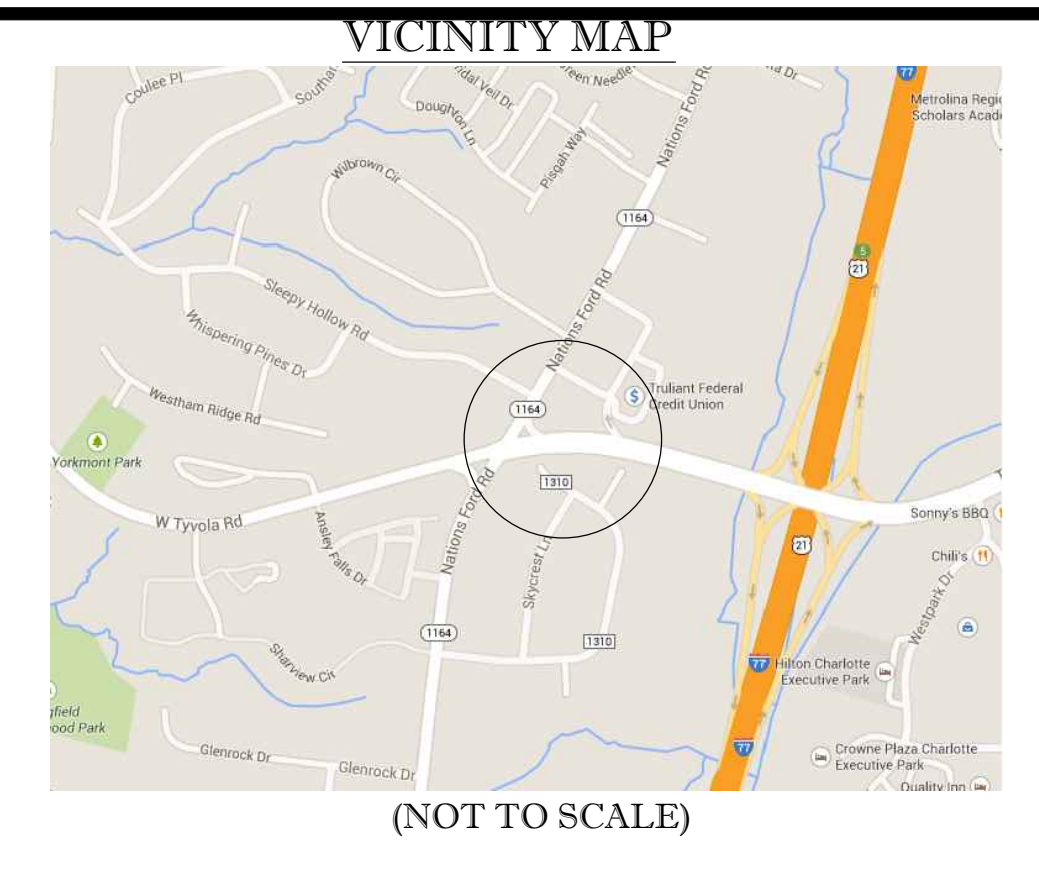


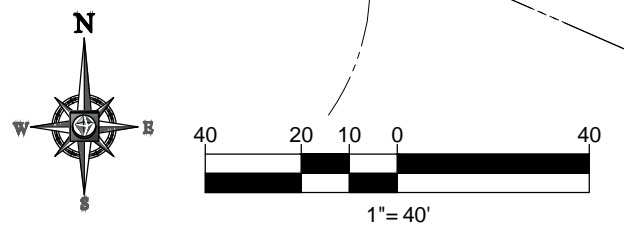
SITE DATA
 TAX PARCEL ID NO: 16912112
 SITE AREA: PARCEL 4A ± 1.79 AC
 PARCEL 4B ± 0.52 AC (SUBDIVISION OF PARCEL)
 EXISTING ZONING: CC (CD)
 PROPOSED ZONING: CC (CD) SPA
 PROPOSED BUILDING SF: PARCEL 4A: ± 3,010 SF
 PARCEL 4B: ± 2,500 SF
 MAX SF ALLOWED: 16,000 SF. OFFICE
 10,500 SF. RETAIL
 24,000 SF. RESTAURANT
 BUILDING HEIGHT: PARCEL 4A: ± 19'
 PARCEL 4B: TBD (BUILDINGS MAY NOT EXCEED 2 STORIES)
 PROPOSED FLOOR AREA RATIO: PARCEL 4A: 0.05
 PARCEL 4B: 0.06
 PARKING: PARCEL 4A: 15 SPACES PROVIDED.
 PARCEL 4B: 10 SPACES PROVIDED. (PARKING WILL BE PROVIDED PER ORDINANCE CODE FOR BUILDING SF.)



DEVELOPMENT STANDARDS
GENERAL PROVISIONS

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THIS SITE. HOWEVER THE CONFIGURATIONS, PLACEMENTS, SIZE OF BUILDING FOOTPRINT AND LOTS INCLUDING LOCATION OF STREETS AND PARKING AREAS SHOWN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, WITHIN THE LIMITS SET FORTH BY THE ORDINANCE UNDER THE PROVISIONS DETAILED IN SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

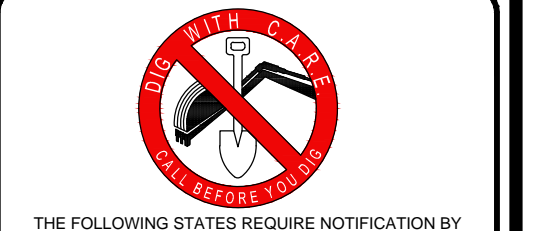
- A. PURPOSE**
 THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE A DEVELOPMENT TRACT OF LAND AT THE INTERSECTION OF NATIONS FORD ROAD AND TYVOLA ROAD. THIS DEVELOPMENT WILL PROVIDE THE LOCATION OF A GAS STATION, ASSOCIATED CONVENIENCE STORE AND ANOTHER PROPOSED COMMERCIAL USE ON THE ADJACENT EASTERN PARCEL THAT IS CURRENTLY PART OF A PROPOSED SUBDIVISION. THE MAIN PURPOSE FOR THIS REZONING IS TO REVISE THE SPECIAL CONDITIONS ATTACHED TO THE ORIGINAL REZONING IN ORDER TO ALLOW FOR AUTOMOBILE SERVICE STATION USE ON THE SUBJECT PARCEL, AS WELL AS ALLOW FOR A CHANGE IN ACCESS ALONG NATIONS FORD ROAD AS SEEN ON THE SITE PLAN. A SUBDIVISION OF SAID PARCEL IS PROPOSED AND WAS PRELIMINARILY APPROVED BY PLANNING STAFF.
- B. PERMITTED USES**
 ALL USES ARE PERMITTED UNDER THE CC ZONING CLASSIFICATION EXCEPT AUTOMOBILE SERVICE STATIONS, BUILDING MATERIAL SALES AND DWELLINGS.
 BUILDING LAYOUT FOR PARCEL 4B IS CONCEPTUAL IN NATURE. PETITIONER RESERVES THE RIGHT TO NOT DEVELOP THIS PARCEL OR TO MAKE SITE PLAN ADJUSTMENTS IN THE FUTURE THAT MATCH THE GENERAL INTENT OF THE PLAN AS SHOWN ON THIS SITE PLAN. THE PARCEL WILL BE DEVELOPED TO BE A USE PERMITTED IN THE CC ZONING DISTRICT EXCLUDING AUTOMOBILE SERVICE STATIONS AND BUILDING MATERIAL SALES AND DWELLINGS AND WILL FOLLOW THE OVERALL INTENT OF THE CD PLAN.
- C. MAXIMUM DEVELOPMENT STANDARDS AND DEVELOPMENT LIMITATIONS**
 THE SITE MAY BE DEVELOPED WITH UP TO 16,000 SF OF OFFICE SPACE, 10,500 SF OF RETAIL. IN ADDITION, FOR PARCELS 4, 5, 6, AND 7 AS OUTLINED IN THE ORIGINAL OVERALL REZONING PLAN, PETITION # 97-15, THE TOTAL RESTAURANT USE SHALL NOT EXCEED 24,000 SF.
 RECOMBINATIONS OF PARCELS 4 THROUGH 7 SHALL BE PERMITTED BUT IN NO CASE SHALL BE SUBDIVIDED INTO MORE THAN 4 PARCELS. SUBDIVISION OF PARCEL 4 IS PROPOSED IN THIS PLAN.
- D. TRANSPORTATION**
 THE PROPOSED SITE PLAN SHOWS 2 ACCESS DRIVEWAYS OFF OF TYVOLA GLEN CIRCLE WHICH CONNECTS THE OVERALL DEVELOPMENT TO NATIONS FORD ROAD TO THE WEST. THE CURRENT MOVEMENT AT THE NATIONS FORD ENTRANCE IS A RIGHT-IN, RIGHT-OUT MOVEMENT. A SEPARATE DRIVE IS PROPOSED OFF THE RIGHT-IN ACCESS OFF OF TYVOLA ROAD TO THE SOUTH. THE EXACT LOCATION AND DESIGN DETAIL OF THESE DRIVEWAYS WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS AND WILL BE SUBJECT TO MODIFICATIONS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN OF THIS SITE.
 A FULL MOVEMENT DRIVEWAY HAS BEEN PROPOSED TO MODIFY THE CURRENT MOVEMENT AT THE NATIONS FORD ENTRANCE AND FURTHER COORDINATION AND APPROVALS WILL BE NEEDED.
 FURTHER DISCUSSION ALLOWING THE LEFT IN ONLY MOVEMENT INTO THE SUBJECT PROPERTY TO THE EAST WILL BE NEEDED BETWEEN THE PETITIONER, CDOT AND POTENTIALLY NCDOT.
 PETITIONER WILL REPLACE EXISTING SIDEWALK IN THE CHANNELIZATION MEDIAN AT THE INTERSECTION OF TYVOLA ROAD AND NATIONS FORD ROAD WITH NEW MINIMUM 6' WIDE SIDEWALK ALONG WITH NEW ACCESSIBLE RAMPS.
- E. SCREENING AND LANDSCAPED AREAS**
 AT A MINIMUM, SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS SPECIFIED IN SECTION 12.302-12.303 OF THE ORDINANCE.
 LANDSCAPE STRIPS AND ISLANDS SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS AS STATED IN NOTE 8 OF OVERALL REZONING PLAN PETITION #97-15.
 CONTINUOUS LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED ALONG NATIONS FORD ROAD, AS SHOWN ON REZONING PLAN PETITION #97-15, TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS.
 TREE SAVE AREA REQUIRED PER TREE ORDINANCE. PROPOSED TREE SAVE AREA SHOWN; HOWEVER FURTHER COORDINATION WITH THE CITY OF CHARLOTTE URBAN FORESTRY DEPARTMENT NEEDED TO DETERMINE FINAL TREE SAVE AREA.
 PETITIONER WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
- F. ARCHITECTURAL STANDARDS**
 AS STATED IN NOTE 16 OF THE SPECIAL CONDITIONS ASSOCIATED WITH THE OVERALL REZONING PLAN, PETITION # 97-15, THE SUBJECT PARCEL SHALL BE DESIGNED WITH MATERIALS COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOOD. IN ORDER TO ACHIEVE ARCHITECTURAL COHESIVENESS FOR THE ENTIRE PROJECT, THE DEVELOPER SHALL ESTABLISH AND ENFORCE RESTRICTIVE COVENANTS FOR APPROVAL OF BUILDING STYLE AND MATERIALS IN ADDITION, AS TO BUILDING LOCATED ON THE SUBJECT PARCEL. THE ELEVATIONS FRONTING NATIONS FORD ROAD SHALL INCLUDE (WITHOUT LIMITATION AND WITHOUT REQUIRING ALL) SUCH MATERIALS AND FEATURES AS: BRICK, MASONRY STUCCO, PITCHED OR MANSARD ROOFS OR DECORATIVE PARAPETS OR AWNINGS OR PALLADIAN WINDOWS OR MULLIONED WINDOWS AND THE LIKE, IN ORDER TO RESPECT THE RESIDENTIAL NATURE OF AND VIEW FROM RESIDENCES FRONTING NATIONS FORD ROAD.
- G. LIGHTING**
 ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTY PER NOTE 6 OF THE SPECIAL CONDITIONS ON THE OVERALL REZONING PLAN, PETITION #97-15. LIMIT HEIGHT OF FREE STANDING LIGHTING TO 25 FEET.
- H. SIGNAGE**
 PER NOTE 4 IN THE SPECIAL CONDITIONS OF THE OVERALL REZONING PLAN, PETITION #97-15, ALL SIGNAGE SHALL MEET APPLICABLE REGULATIONS. AS A MINIMUM IN EFFECT AT TIME OF PERMITTING, GROUND MOUNTED SIGNAGE FOR INDIVIDUAL PARCELS SHALL BE A MAXIMUM OF FOUR FEET HIGH AND 50 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED AT TYVOLA ROAD ENTRANCE, MAXIMUM 100 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED ALONG NATIONS FORD ROAD FRONTAGE, MAXIMUM 25 SQUARE FEET.
- I. STORMWATER MANAGEMENT**
 THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN.



BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT PERMITTING SERVICES
 LANDSCAPE ARCHITECTURE TRAFFIC SERVICES
 ENVIRONMENTAL SERVICES
 WARREN, NJ
 UPRSTATE NEW YORK
 PHILADELPHIA/SOUTHERN NJ
 BALTIMORE, MD
 SOUTHERN MARYLAND
 WASHINGTON, DC
 CENTRAL VIRGINIA
 RALEIGH, NC

REVISIONS

REV	DATE	COMMENTS
1	9/19/14	REZONING REVISION #1



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE: 811 (WV 1-800-245-4548) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7071) (MD 1-800-257-7777) (DE 1-800-293-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No: NCC142315
 DRAWN BY: BBM
 CHECKED BY: CRC
 DATE: 9/19/14
 SCALE: 1"=40'
 CAD ID:

PROJECT: 7-ELEVEN
 NEW STORE DEVELOPMENT (NATIONS FORD/TYVOLA)
 FOR

 INTERSECTION OF TYVOLA ROAD AND NATIONS FORD ROAD

BOHLER ENGINEERING
 INC. P.L.L.C.
 800 WEST HILL STREET, SUITE 101
 CHARLOTTE, NC 28208
 Phone: (980) 272-3400
 Fax: (980) 272-3401
 NC@BohlerEng.com

Pavilion

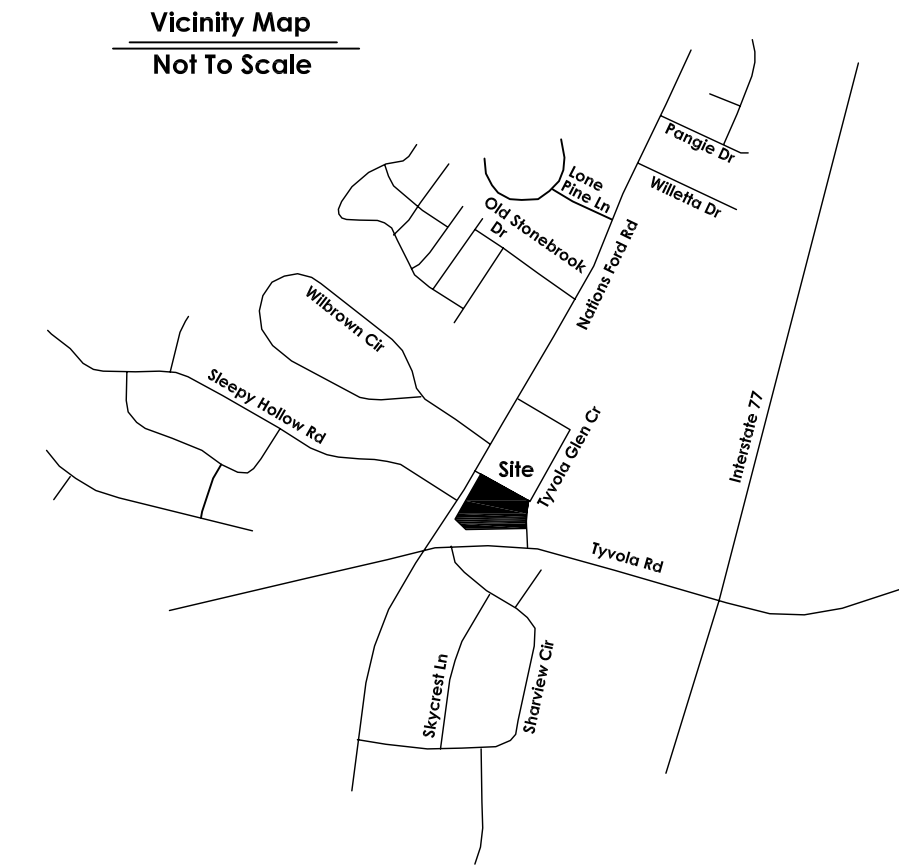
SHEET TITLE:
REZONING SITE PLAN
 PETITION #: 2014-92
 SHEET NUMBER:
RZ-1

I, Richard Boyd Brooks, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 5674, page 265); that the boundaries not surveyed are clearly indicated as drawn from the deeds shown hereon; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. This is a survey of an existing parcel of land and does not create a new street or change an existing street. Subject to underground utilities and or any easements or right-of-ways of record. Area by the coordinate method of area computation. Copying this plat could be a violation of copyright laws. Witness my original signature, registration number and seal this 23rd day of November, A.D., 2007.

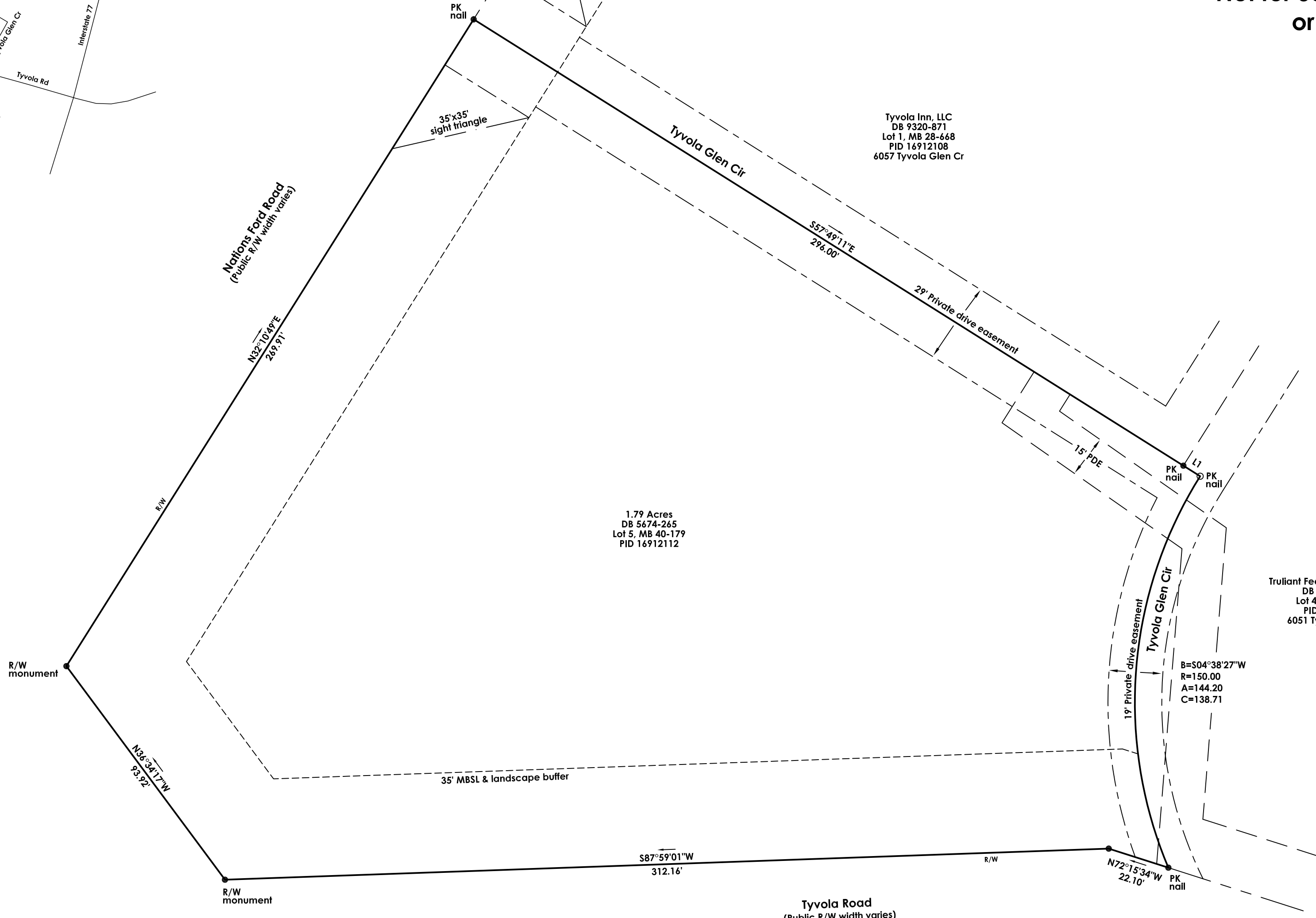
RICHARD BOYD BROOKS
 1200 JENKINS DRIVE
 CHARLOTTE, N.C. 28212
 (704) 568-1719
 SIGNED _____
 Professional Land Surveyor, L-2689

Preliminary Plat
For Review Only
Not for Sales Conveyance
or Recording

Notes:
 1) The R/W of Nations Ford Rd. and Tyvola Rd. were taken from MB 40-179.



MB 40-179



Tyvola Inn, LLC
 DB 9320-871
 Lot 1, MB 28-668
 PID 16912108
 6057 Tyvola Glen Cr

1.79 Acres
 DB 5674-265
 Lot 5, MB 40-179
 PID 16912112

Truliant Federal Credit Union
 DB 16193-346
 Lot 4, MB 40-179
 PID 16912111
 6051 Tyvola Glen Cr

B=S04°38'27"W
 R=150.00
 A=144.20
 C=138.71

- LEGEND:
 EIP ● = Existing Iron Pin
 NIP ○ = New Iron Pin
 NPS ■ = No Point Set
 R/W = Right Of Way
 ⓧ = Power Pole
 MBSL = Minimum Building Setback Line
 ESMT = Easement
 ⊙ = Manhole
 EP = Edge of Pavement



Line Table		
Line	Length	Bearing
L1	7.00	S57°49'11"E

1	PLAN NO. 07296
SHEET NO.	SCALE 1"=30'
1	DATE 11/23/07
OF	CHECKED R.B.B.
	DRAWN S.R.S.

City of Charlotte
 Mecklenburg County, N.C.

Boundary Survey
 for
 Stephen Lucas

Spratt & Brooks
 P.O. BOX 25175 - CHARLOTTE, NC
LAND SURVEYING
 (704) 568-1719

REVISIONS	BY

