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**Baucom's
Development Partners,
LLC**

1909 CHARLOTTE DRIVE
CHARLOTTE, NC 28203

For Public Hearing

**Seven Oaks
Phase Two**

CITY OF CHARLOTTE
NORTH CAROLINA

Rezoning Plan
Petition # 2005-022

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

APPROVED BY CITY COUNCIL
DATE 7/18/05

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 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- The use of the site will be for the construction of single-family detached homes on individual lots and single-family attached along with related accessory uses under the MX-1 district standards.
- Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Access will be provided by street connections to John Russell Rd. and to existing or planned connections to other properties. Pedestrian and bicycle connections will be provided to other sites and inside and outside of the site. Vehicular and pedestrian connections will be provided to the proposed neighborhood center. An 8' planting strip and 6' sidewalk will be provided on John Russell Rd.
- The Petitioner will establish the following building and design guidelines for the single family detached homes to be built on the site. These details will be added to the covenants and restrictions that will govern the development and use of the site.
 - The minimum floor area for any home constructed on the site will be 1400sq. ft. of heated/conditioned floor area.
 - All dwelling units will have at least one enclosed garage and at least 2 baths.
 - There will be no parking allowed in the front yards off of the driveway.
 - Two thirds of all homes will be constructed with front porches that are at least 6' in depth. For homes without a porch, adjacent homes on the same side of the street will have porches.
 - Garages will not protrude further than 6' from the front plane of the house.
 - In addition to normally expected rooms such as kitchens, bathrooms, formal rooms, or family rooms, the homes will have two rooms that could be used as bedrooms or for other purposes, such as a den, study, or home office.
 - All homes will be wired for phone and cable service. Optional wiring for security, audio, video, or other systems may also be included.
 - The homes will have a roof pitch of between 5/12 and 10/12 on the main portion of the structure (excluding design elements such as porches, dormers, etc.) and may use a variety of roofing materials. Roof styles may consist of a mixture of shed roofs, pitched, and gabled roofs.
 - Buildings will be limited to 40' in height.
 - The exterior siding of all single-family detached homes exclusive of doors, windows and window frames, dormers, and gables, will be composed of a combination of building materials including but not limited to brick, stone, synthetic stone, shakes, shingles or other similar durable masonry siding product or other durable material.
 - The exterior siding of all single-family attached homes exclusive of doors, windows and window frames, dormers, and gables, will be composed of a combination of building materials including brick, stone, synthetic stone or other similar durable masonry product, shakes, but vinyl siding will not be used on any of the principal structures on the site.
 - The development will be furnished with uniform mailboxes.
 - No commercial vehicle parking will be permitted.
 - Pedestrian streetlights will be installed in the neighborhood.
 - A homeowners association will be established for the entire community to enforce these and other covenants and restrictions.
 - All dwelling units with frontage on more than one street will have architectural features (i.e. shutters) on both sides of frontage.
 - All exposed foundations shall be concrete or masonry.
- The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:

Street type, dimensions, and construction standards,
Side yards
- Open space improvements in the single family portion of the site will include an area specifically set aside for a small children's play space with a play structure and benches. Open space improvements in the town home portion of the site will include pathways and seating areas and may include decorative arbors.
- Along the perimeter of the site, the rear yards for single-family development will either be a minimum of 40' or will be a minimum of 30' with the installation of a durable low maintenance fence.
- Pedestrian scale lighting will be installed as part of the development.
- 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.

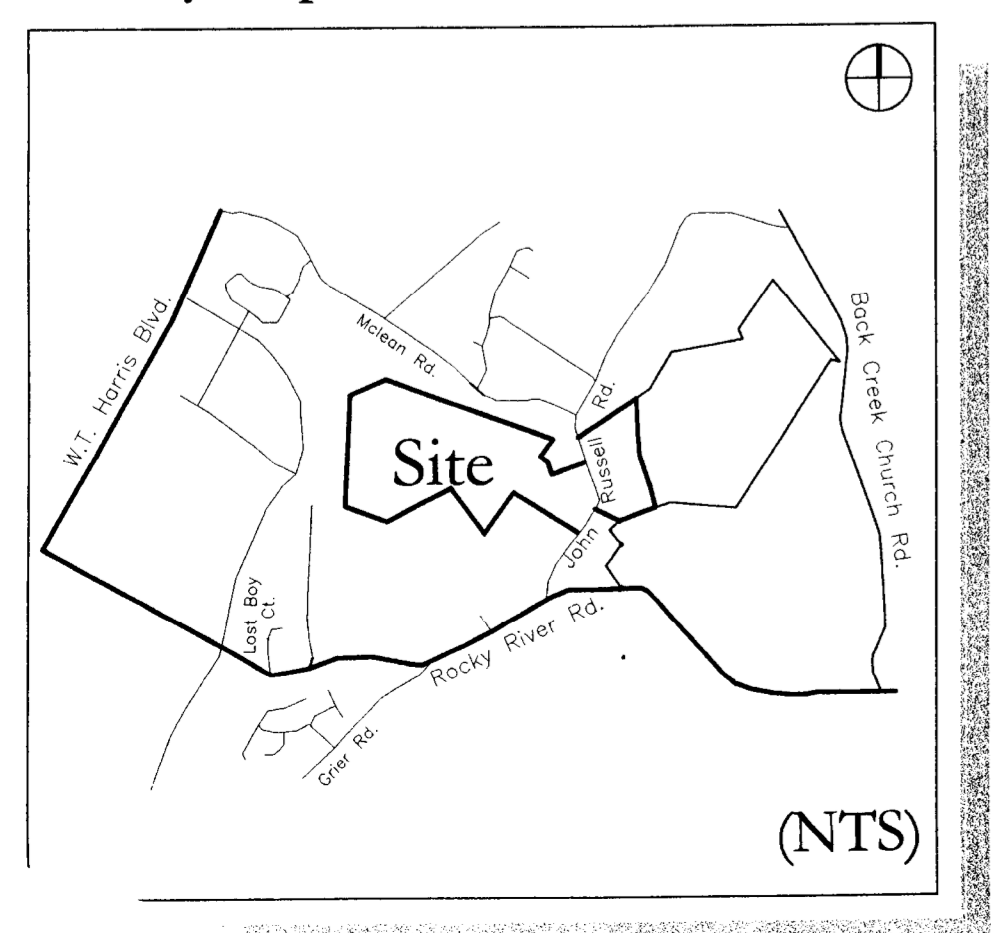
- As a part of the redevelopment of the site and to comply with water quality requirements, the Petitioner may reconfigure the existing pond and may add new ponds to the site in appropriate areas to manage water quality.
 - The Petitioner will use existing ponds to satisfy water quality requirements 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 first inch of rainfall generated from the development according to 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.
13. 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.

14. 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.

Initial submission, November 22, 2004
Revised per staff comments, May 24, 2005
Revised per Zoning Committee approval July 14, 2005 (3)
Revised per City Council approval September 30, 2005 (4)



Vicinity Map:



Legend:

- Proposed Zoning Line: — z — z —
- Public Street R.O.W.: - - - - -
- Existing Contour: [contour line symbol]
- Common Open Space: [shaded area symbol]
- Access Point/ Street Stub: →

Development Data:

Total Site Area:	±66 ac.
Existing Zoning:	R-3
Proposed Zoning:	MX-1
Maximum Number of Units:	273 d.u.
Townhomes:	106 D.U.
Single Family Lots:	167 D.U.
Minimum Lot Size:	4,500 S.F.
Density:	4.14 D.U./Ac.
Common Open Space:	11.0 Ac. (16.6%)

