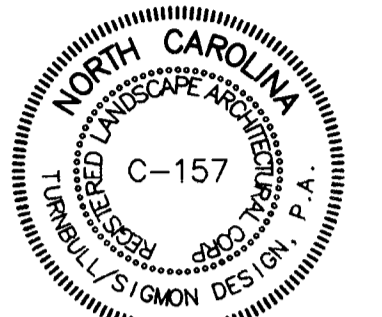
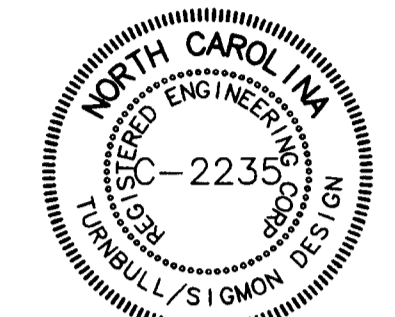




Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
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LAND DEVELOPMENT DESIGN SERVICES



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Baucom's Nursery Company

Development Standards:

1. Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The building and parking configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum building and parking envelopes indicated.

2. Buffers will conform to the standards of section 12.301 subject to the following provisions. The Petitioner will preserve the right to apply for one or more variances regarding the application of the buffer standards as they apply to the existing site, especially with regard to several ponds on the site. Subject to any variances that might be granted for the buffers, the Petitioner will bring all of the buffers into compliance with the applicable standards based on a schedule tied to the first building permit to be issued for either the nursery site itself or the residential area adjoining the site covered in case 2005-22. Thereafter, within 12 months of the issuance of the building permit, the Petitioner will commence activities to bring the buffers into compliance, said compliance to proceed at a rate of 20% of the total length of the buffer area to be brought into compliance per year. If the building permit is for a structure on the nursery site, then a certificate of occupancy for that building may not be issued until the portion of the buffer that was triggered for compliance by that building permit is completed. If the building permit is issued for the residential area in 2005-22, then efforts will commence within 12 months of that time to assure that that buffer area shall be brought into compliance. The buffer area, which will be 75' in width with a 6' to 8' landscaped earthen berm, will be completed prior to the occupancy of no more than 20% of the dwellings units for that site.

3. Screening will conform to the provisions of section 12.303.

4. Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets. No detached lighting within 150' of the site boundary will be limited to 20 feet in height. No wall pack lighting will be installed on the exterior of any building that faces toward any adjoining residential property, however architectural lighting may be installed on buildings within the site.

5. Signage on the site will be permitted in accordance with applicable ordinance provisions. Detached signs, if used, will be ground mounted, limited to 7 feet in height and 50 square feet in area.

6. Stormwater detention, if required, will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services. 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 irrigation ponds and may add new ponds to the site inside or outside of the area designated for buildings and parking.
- 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.

7. The proposed use of the site is for the continued renovation and development of a commercial nursery that has been located on the site for over 20 years. The site may accommodate up to 150,000 sq. ft. of total floor area for office, maintenance, distribution, and other uses related to the operation of the commercial nursery as well as planting beds, green houses, plant storage, and other related uses which shall not be counted toward the floor area limit above. Office floor area will be limited to a maximum of 20,000 sq. ft. Building height will be limited to 40'. Accessory uses and parking for employees, delivery vehicles, visitors, and others will also be allowed on the site.

8. Access to the site will be provided by a public street connection to John Russell Rd.

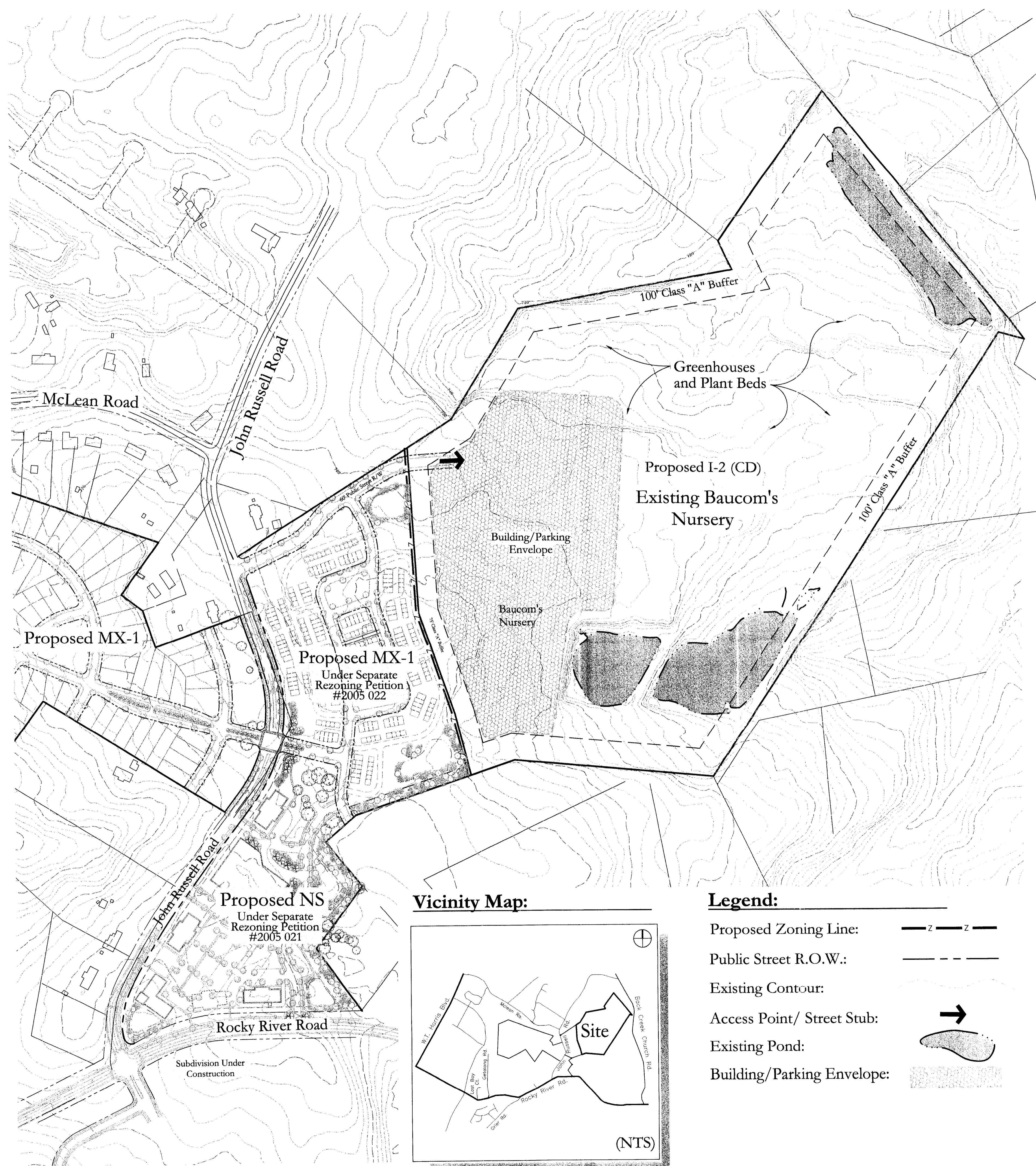
9. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, 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.

10. 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.

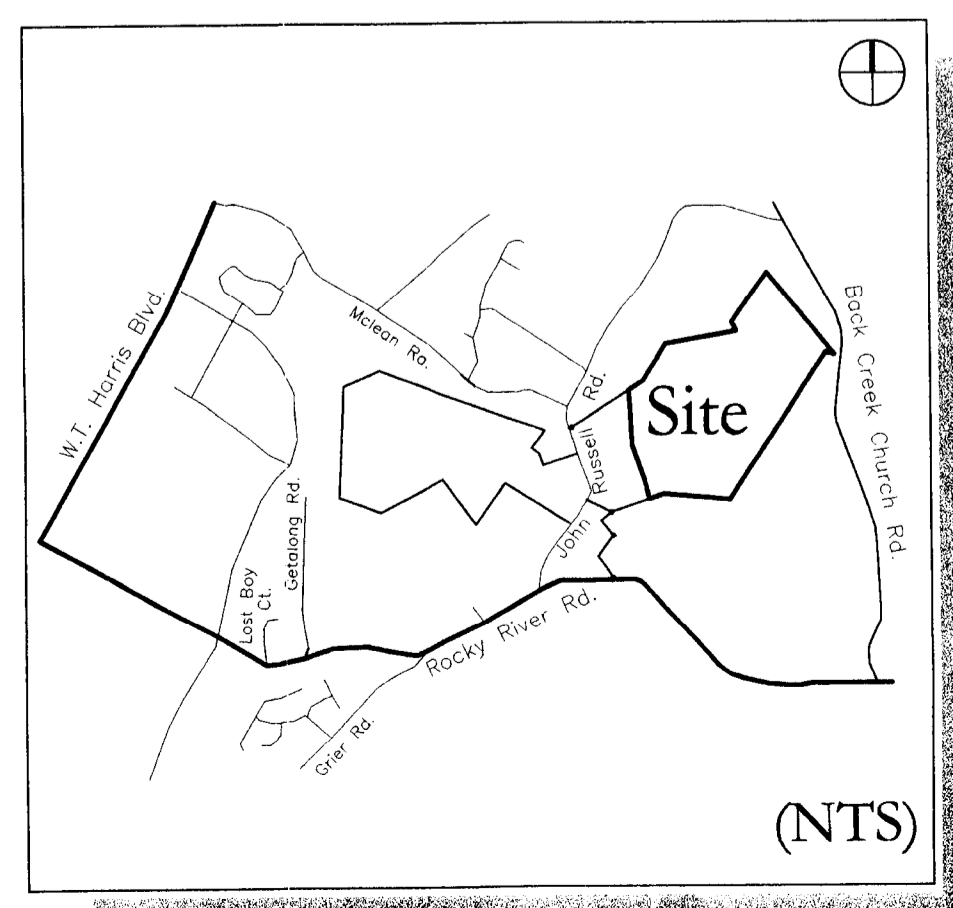
Initial submission, November 22, 2004
Revised per staff comments, May 24, 2005
Revised per Zoning Committee approval July 14, 2005
Revised per Council approval, September 30, 2005

Development Data:

Total Site Area:	78.96 ac.
Existing Zoning	R-3
Proposed Zoning:	I-2 (CD)
Floor Area:	150,000 SF

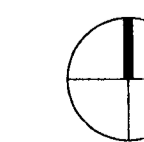
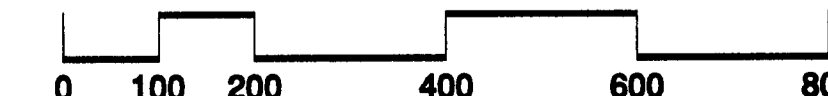


Vicinity Map:



Legend:

- Proposed Zoning Line: — z — z —
- Public Street R.O.W.: - - - - -
- Existing Contour: [contour line symbol]
- Access Point/ Street Stub: →
- Existing Pond: [pond symbol]
- Building/Parking Envelope: [stippled area symbol]



For Public Hearing

Baucom's Nursery Site

CITY OF CHARLOTTE
NORTH CAROLINA

Rezoning Plan

Petition # 2005-023

PROJECT NUMBER: 04-112

DRAWN BY: ADH

DESIGNED BY: SRT

ISSUE DATE: 11/19/04

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: