

THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2004

Land Craft Management

1435 WEST MOREHEAD STREET
SUITE 135
CHARLOTTE, NC 28208

For Public Hearing

McLaughlin Property

CITY OF CHARLOTTE
MECKLENBURG COUNTY

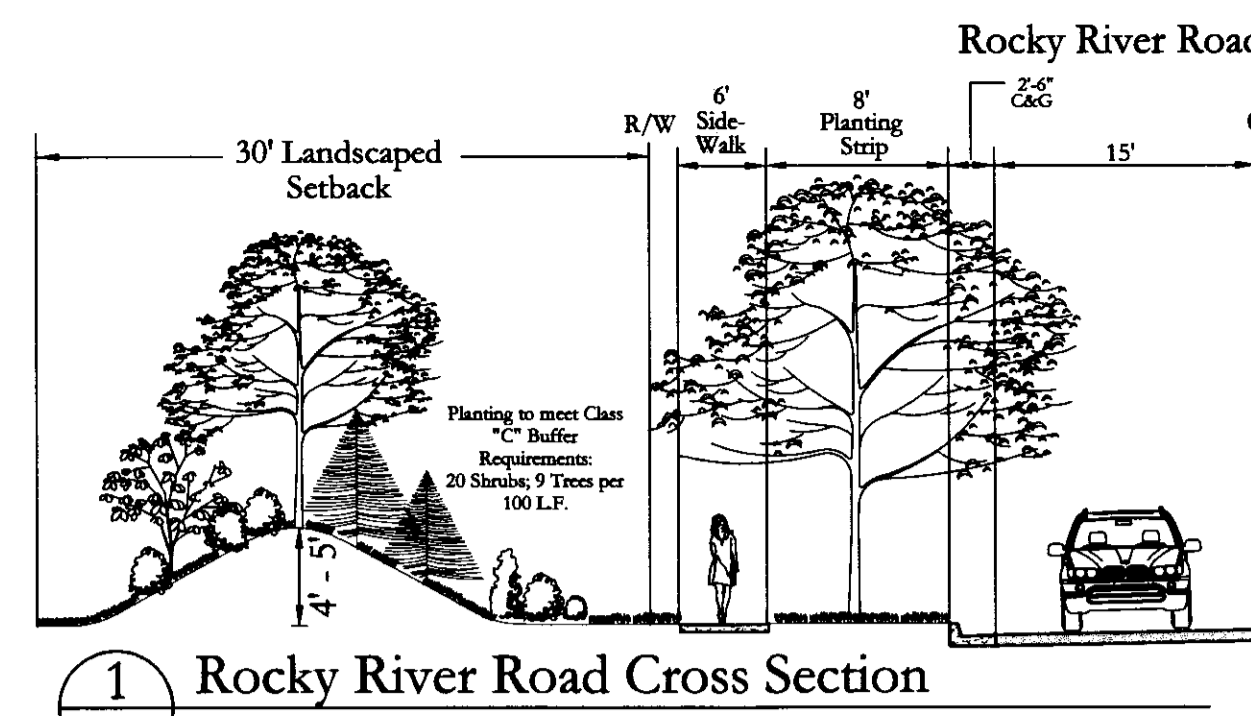
Rezoning Plan

Petition # 2005-024

PROJECT NUMBER: O4-117
DRAWN BY: KRK, RHW, SFC
DESIGNED BY: SRT
ISSUE DATE: 11/19/04

- 7. 06/16/05 KST Revise per CMPC/client comments
- 6. 05/18/05 BCM Revised note #3
- 4. 04/22/05 TCS Revise per client comments
- 4. 04/20/05 KST Revise per client comments
- 3. 04/07/05 TCS Revise per CMPC/client comments
- 2. 03/17/05 TCS Revise per CMPC/client comments
- 1. 01/21/05 TCS Revise per CMPC comments

NO. DATE: BY: REVISIONS:



Vicinity Map



Development Standards

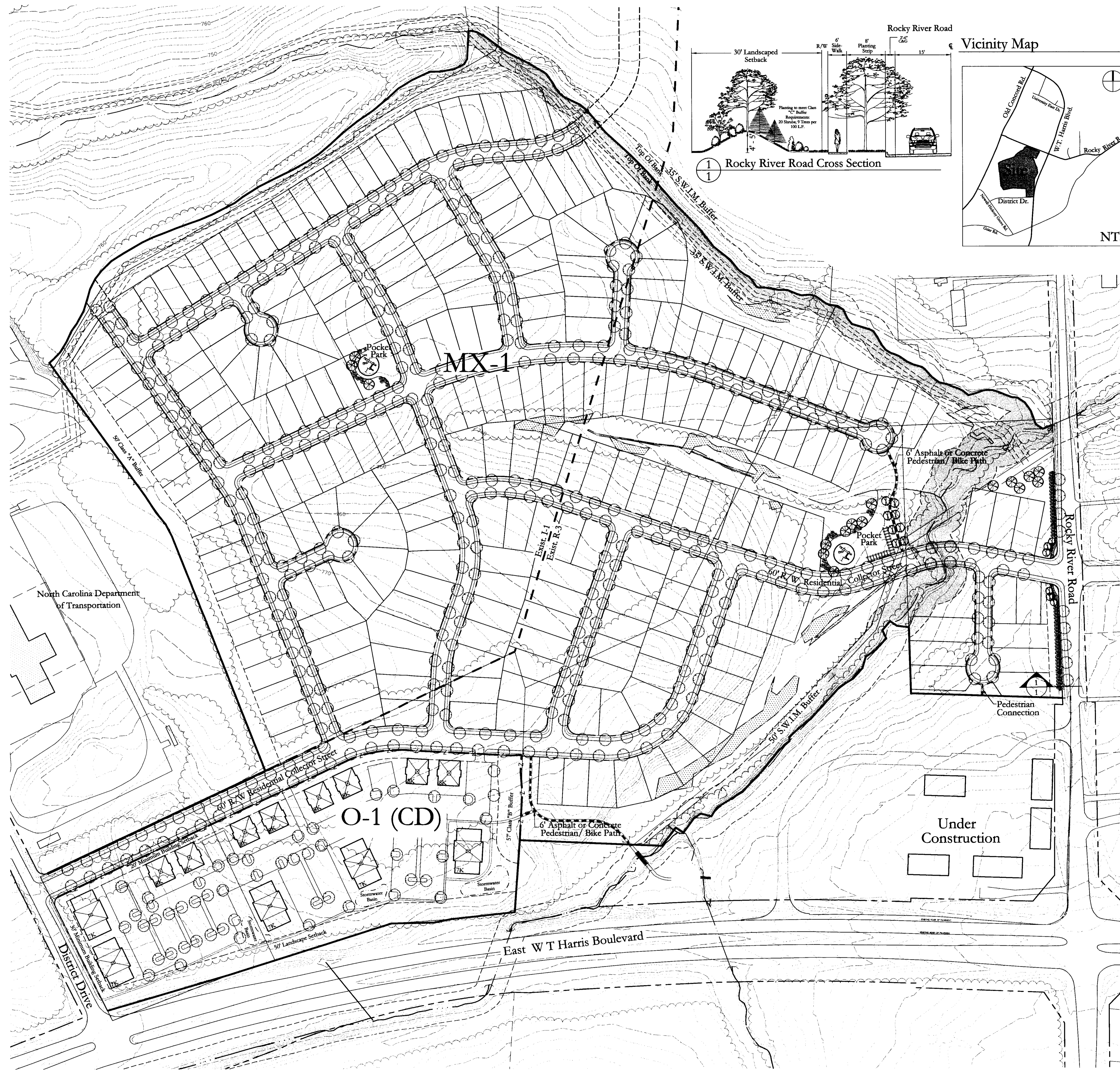
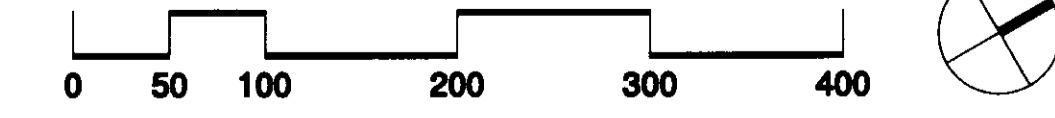
- General**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, 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 principal portion of the site will be for the construction of single-family detached homes on individual lots along with related accessory uses under the MX-1 district standards. A portion of the site that relates to Harris Blvd. will be used for a small office park development with uses limited to general and medical office provided for under the standards of the O-1 district.
 - The site will be developed per "McLaughlin Property Storm Water Management Plan" attached.
 - 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.
 - 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.
 - All 60' R/W streets will have 8' planting strip and 5' sidewalk widths. All 40' and 50' R/W streets will have 6' planting strip and 5' sidewalk widths.
- Office**
- Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher. No "wall pack" lighting will be installed in the office area.
 - 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. No parking or maneuvering will be located between the buildings and public streets in the office area. Bicycle racks will be installed in the office area in conjunction with applicable bicycle parking requirements in force when the site is developed.
 - The area in the office portion of the site that has frontage on Harris Blvd. and District Drive will incorporate a 50-foot landscape area. That area will include a 20' area on the interior that may be graded and re-vegetated to Class "C" buffer standards. The petitioner will also be able to install sidewalk in this 20' area. A 30' area will be a "woodland" type buffer. A "woodland" buffer is defined below.
- Woodland Buffer:** A buffer that would allow a limited amount of clearing to take place to promote the growth of existing vegetation and/or to enhance the aesthetic appeal of the site. The following would be allowed in a woodland buffer:
- Hand pruning only. No heavy equipment or vehicles allowed in this buffer. (i.e. bulldozers)
 - Plant material, which may be removed, shall be cut flush with the ground. No disturbance of the soil will be allowed.
 - No limb removal, with the exception of dead or diseased limbs.
 - Weeds and vines may be removed.
 - Trees that measure LESS THAN 2" CALIPER at the base that are clearly within the drip line of a tree that is 2" or greater may be removed. Drip line is defined as an imaginary line on the ground that would form the perimeter of the tree's canopy.
 - Dead trees and materials may be removed. Diseased trees may be removed at the discretion of an Urban Forester.
 - Mulch may be applied to the woodland buffer. Keep mulch 2-3" away from the bark of trees.
- Buildings constructed on the office portion of the site will be limited to 3 stories or 45' in height and will be residential in character and scale. Street trees will be planted along the public street according to city standards as that area develops. These trees will be large maturing trees.
 - An 8' planting strip and a 5' sidewalk will be installed along District Drive when that portion of the site develops.
 - The petitioner will provide an easement within the office development O-1 (CD) positioned parallel to WT Harris Blvd to include the sidewalk shown on the plan for the benefit of Mecklenburg County Parks and Recreation in order to connect any future public greenway that may be constructed by Mecklenburg County through the site. This sidewalk will be a minimum of 6' wide.
- Residential**
- Access will be provided by street connections to District Drive and to Rocky River Rd. and by future connections to other properties. The Petitioner will provide for a left turn lane from Rocky River Rd. into the site and from District Drive into the site.
 - The Petitioner will install three pedestrian/bicycle connections:
 - from the small retail site nearby to the cul-de-sac off of the entry road for Rocky River Road.
 - from the cul-de-sac in the east portion of the site connecting to the entrance road off Rocky River and
 - from the portion of the site close to the office development to retail site.
 These accesses are generally depicted on the site plan. All trails will be at least 6' wide and be made of asphalt or concrete. These entrances will have a minimum 20' easement for the purposes of them acting as neighborhood entrances from the public street system to the future greenway. The petitioner and Mecklenburg County Park and Recreation Department will mutually agree upon the exact locations of the easements, the issues of construction, maintenance and liability for the public easements at such time as the specific preliminary subdivision plans are being reviewed for approval.
 - Beginning at Rocky River Road, The Petitioner will dedicate the entire fifty (50) foot SWIM buffer to Mecklenburg County for use as a future greenway.
 - Common open space areas will include passive and active recreation. A pocket park will be provided in the interior of the site close to the southwest portion of the residential area as noted on the plan that will consist of a "tot lot" with children's play equipment and seating. A second pocket park will be developed in the area noted on the plan close to the entrance off Rocky River Rd. This area will include a minimum children's play equipment, seating and bike racks. The petitioner reserves the right to include a pool and cabana in this area.
 - The Petitioner will install trees in the residential area at a rate of one tree per 40' of frontage or one per lot, whichever results in the greater number of trees. These trees will be planted in the planting strip within the road right of way. These trees will be large maturing trees and will be of a consistent type along the entire length of a street.
 - The Petitioner will establish the following building and design guidelines for the 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 1,200 sq. ft. of heated/conditioned floor area.
 - All dwelling units will have at least one enclosed garage and at least 1 and 1/2 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 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, vinyl or other durable products.
 - The development will be furnished with uniform mailboxes.
 - No commercial vehicle parking will be permitted.
 - Pedestrian streetlights will be installed in the neighborhood at a spacing of no more than 1 per 200 linear foot of road.
 - 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 brick veneer.
- The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", proposes the following modifications:
 - Street construction standard for street section that fronts the "O-1(CD)" parcel labeled as "60' Residential Collector Street" on the plan.
 - Setback: 20', side yard: 3', rear yard: 30'.
 - An entrance feature, including structures such as columns and fences along with landscaping, will be installed at the project entrance to Rocky River Rd. The overall character and design is depicted on the plan and will include stone or synthetic stone faced columns and vinyl fencing as generally illustrated. The landscaping will tie into the overall streetscape treatment along Rocky River Rd. to create an identity and a sense of entry to the new community.

Development Data

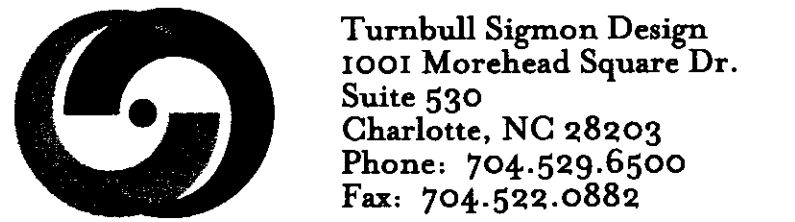
Total Site Area:	78.4 Ac.
Residential Site Area:	68.6 Ac.
Proposed Zoning:	MX-1
Number of Units:	248
60' Lots:	105
50' Lots:	143
Density:	3.62 d.u./ac.
Open Space:	± 14.2 ac. (21%)
Tree Save Area:	± 7.48 ac. (11%)

Office Site Area:	9.76 Ac.
Proposed Zoning:	O-1 (CD)
Maximum Office Area:	99,000 SF

APPROVED BY CITY COUNCIL
DATE 10/20/05



H:\2004\proj\res\04117\DWG\04117RZ.dwg 04/22/2005 10:14:13 AM EDT



Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES

Erosion Control Requirements

General

1. The project shall be graded in a minimum of two phases to limit the amount of exposed soil and reduce the potential for erosion problems and off-site sedimentation.
2. Temporary or staged seeding shall 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.
3. Two rows of wire-reinforced silt fence shall 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.
4. Orange construction barrier fence shall be installed along stream buffers to preserve the buffers during construction.
5. Two-stage sediment basins with outlet weirs sized for a 50-year storm event shall be used for drainage basins greater than 10 acres to reduce the risk of basin failure.

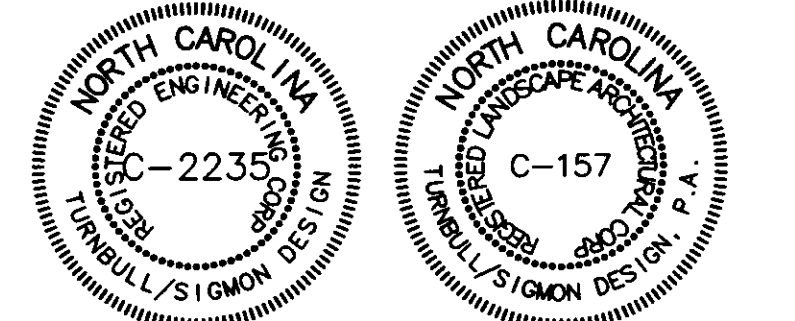
Office

6. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed 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 shall provide alternate methods to prevent this from occurring.
7. The petitioner shall control and treat the difference in storm water runoff volume leaving the project site between the pre and post development runoff conditions 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.
8. 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 generated from the development according to specifications in the N.C. Department of Environment and Natural Resources Best Management Practices Manual, April 1999.

Residential

9. Water Quality Summary:

Basin	Drainage Area	Required Treatment
#1	17 acres	85% TSS removal
#2	12 acres	85% TSS removal
#3	5 acres	Level spreader only, No TSS removal requirements
#4	8 acres	Level spreader only, No TSS removal requirements
#5	8 acres	Level spreader only, No TSS removal requirements
#6	3 acres	Level spreader only, No TSS removal requirements



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2004

Land Craft Management

1435 WEST MOREHEAD STREET
SUITE 135
CHARLOTTE, NC 28208

For Public Hearing

McLaughlin
Property

CITY OF CHARLOTTE
MECKLENBURG COUNTY

Storm Water
Management Plan
Petition # 2005-024

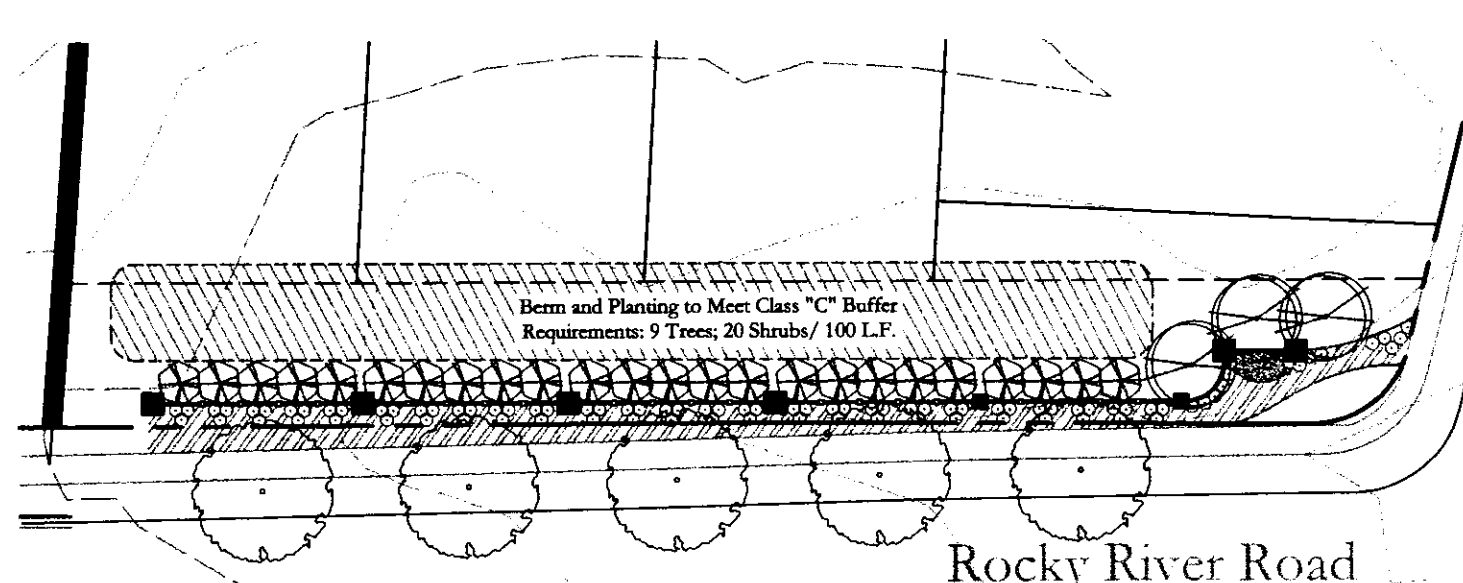
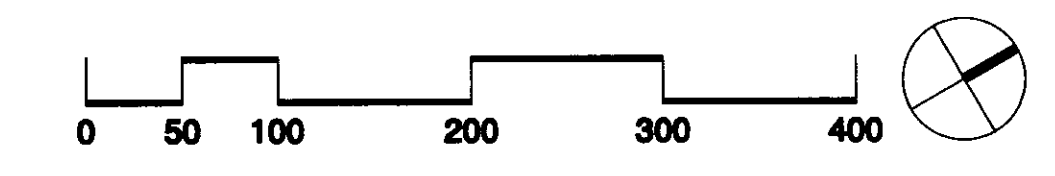
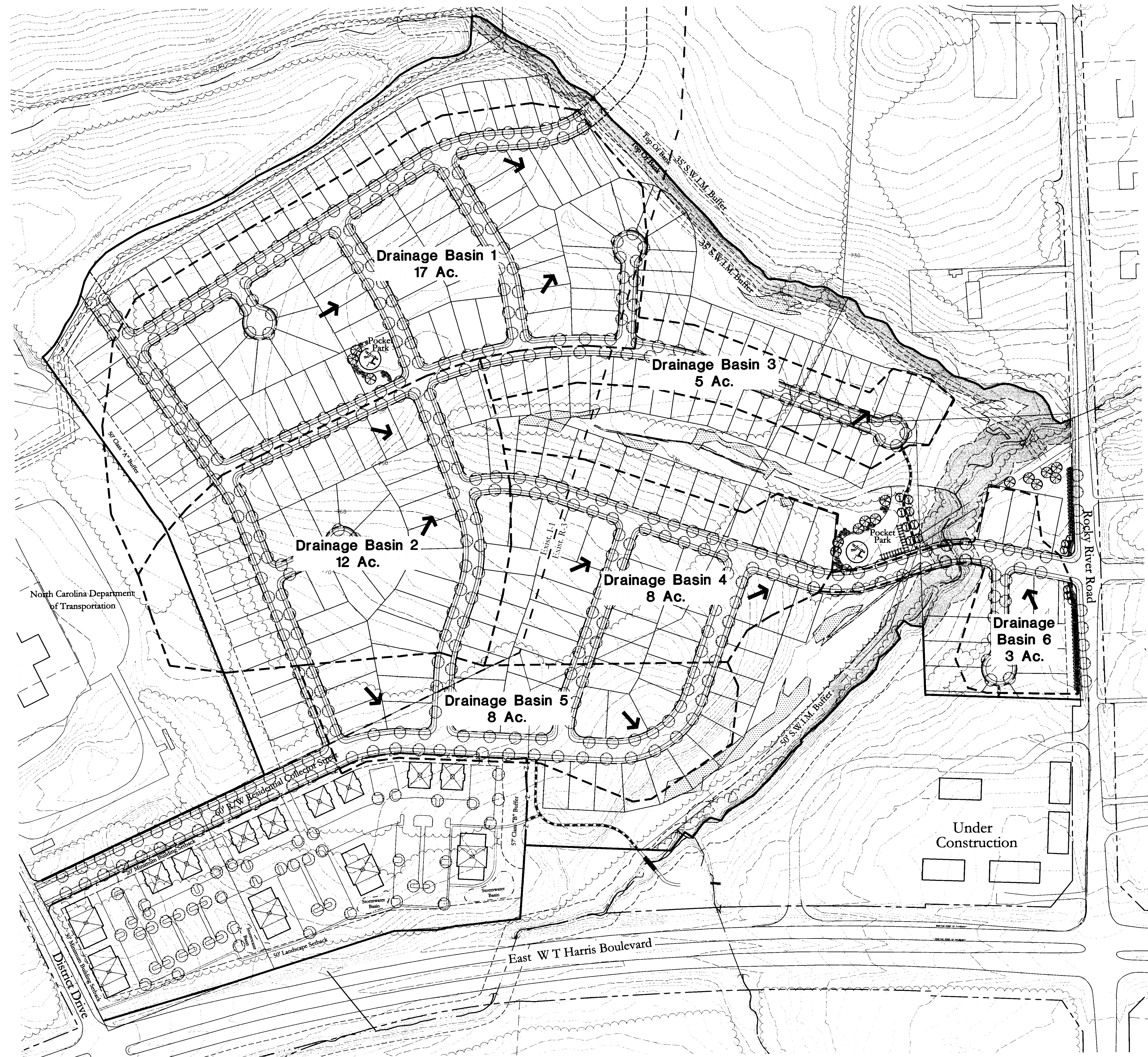
PROJECT NUMBER: 04-117

DRAWN BY: KST

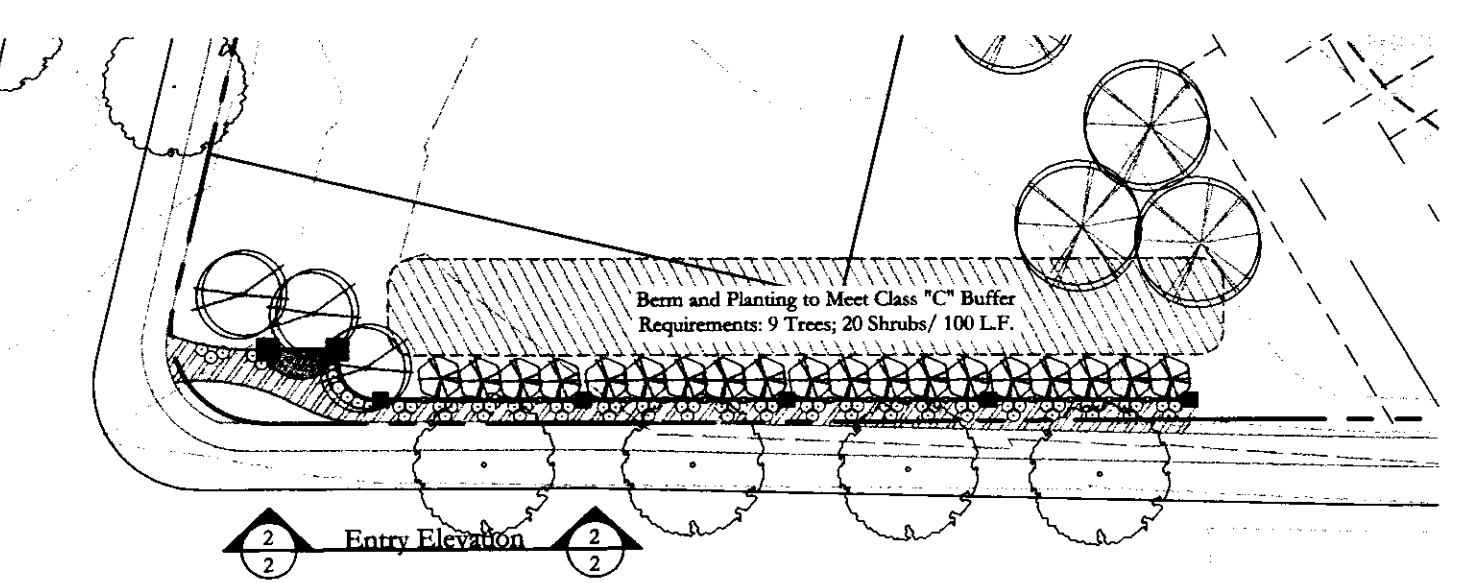
DESIGNED BY: SRT

ISSUE DATE: 06/16/05

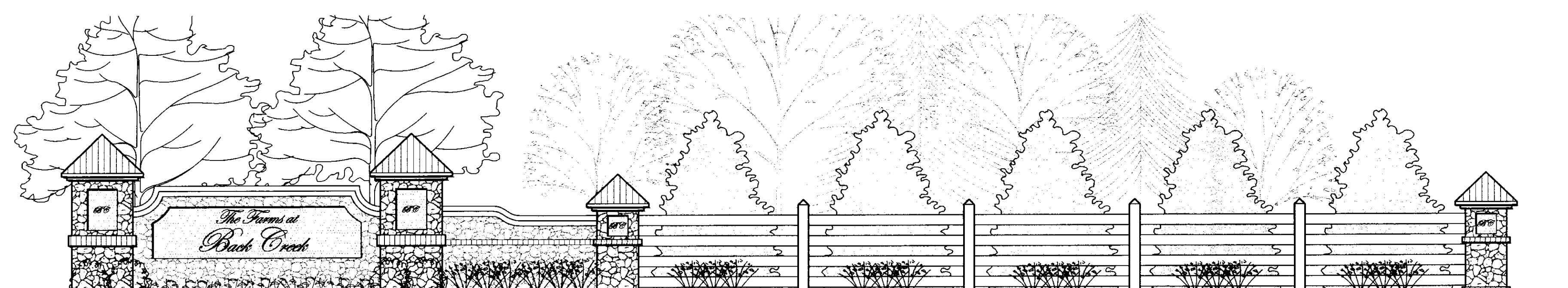
NO. DATE: BY: REVISIONS:



1 Rocky River Road Entry Plan
Scale: 1"=40'



2 Entry Elevation
Scale: 1"=4'



2 Entry Elevation
Scale: 1"=4'