



- BEATTIES FORD ROAD SITE DEVELOPMENT NOTES (cont.)**
6. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. NO SIGNAGE WILL BE LOCATED ALONG THE RESIDENTIAL STREET THAT BORDERS THE SITE TO THE WEST. DETACHED SIGNS WILL BE LIMITED TO ONE MONUMENT TYPE IDENTIFICATION SIGN PER PUBLIC ROAD FRONTAGE AND ONE MONUMENT TYPE SIGN FOR EACH OUT PARCEL. SIGNAGE SHALL BE LIMITED TO 15 FEET IN HEIGHT AND 100 SQ. FT. IN AREA. DETACHED OUTPARCEL SIGNS LOCATED ALONG MOUNT HOLLY-HUNTERSVILLE ROAD WILL BE LIMITED TO FOUR FEET IN HEIGHT AND 32 SQUARE FEET IN SIZE. ANY OTHER OUTPARCEL SIGNAGE SHALL CONFORM TO THE STANDARDS OF THE ZONING ORDINANCE. IF A BANK IS LOCATED ON THE SITE AS AN OUT PARCEL, THE BANK WILL BE ALLOWED OUT PARCEL SIGNAGE AS PROVIDED FOR ABOVE.
 7. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
 8. SCREENING WILL MEET OR EXCEED THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
 9. THE ZONING IS CONDITIONED UPON THE REPRESENTATIVE SHOPPING CENTER BUILDING ELEVATIONS AS ATTACHED. APPEARANCE OF THE GROCERY STORE AND OTHER EXISTING BUILDINGS SHALL BE CONTROLLED THROUGH RESTRICTIVE COVENANTS AND SHALL REQUIRE, AT A MINIMUM, ARCHITECTURE THAT IS COMPATIBLE WITH ANY OR ALL OF THE ATTACHED REPRESENTATIVE ELEVATIONS, EMPHASIZING BRICK, STONE, STUCCO, PRECAST, AND GLASS AS PRIMARY EXTERNAL MATERIALS. SLOPING ROOFS, IF USED ON BUILDINGS ON THE SITE, SHALL BE CONSTRUCTED WITH ARCHITECTURAL GRADE FIBERGLASS SHINGLES, STANDING SEAM METAL OR SLATE. BUILDINGS WILL BE LIMITED TO 40' IN HEIGHT EXCEPT THE GROCERY STORE, WHICH MAY NOT EXCEED 50' IN HEIGHT. ALL GENERAL MECHANICAL EQUIPMENT (ROOF OR GROUND) SHALL BE SCREENED FROM STREET VIEW AND SCREENED FROM THE ADJOINING RESIDENTIAL USES. CROSSHATCHED AREAS ON THE SITE PLANS ARE OPEN SPACE AREAS THAT MAY INCLUDE LANDSCAPING, SEATING, OR OTHER USES THAT RELATE TO USES ON THE SITE.
 10. ALL OUTDOOR LIGHTING SHALL BE "FLUSH LENS" SHOEBOX TYPE LIGHTING. HOWEVER, LOWER, DECORATIVE STREET LIGHTING WILL ALSO BE INSTALLED ALONG INTERIOR SIDEWALKS. SITE LIGHTING WILL BE LIMITED TO 30 FEET IN HEIGHT AND NO "WALL PAK" LIGHTING WILL BE INSTALLED.
 11. ACCESS TO THE SITE WILL BE PROVIDED BY CONNECTIONS TO MT. HOLLY-HUNTERSVILLE RD. AND TO BEATTIES FORD RD. ALL DRIVEWAY AND STREET CONNECTIONS ARE SUBJECT TO APPROVAL BY THE APPROPRIATE TRANSPORTATION AUTHORITY. THE PETITIONER WILL INSTALL A DRIVEWAY CONNECTION, INCLUDING PEDESTRIAN FACILITIES, TO FOX THORNE DRIVE AS DEPICTED ON THE SITE PLAN. THIS DRIVEWAY WILL BE DESIGNED TO CREATE A CONNECTION WITH THE CITY CENTER WITH THE LEAST DISRUPTION TO THE EDGE OF THE SITE THAT ADDRESSES THE ADJOINING COMMUNITY. AS SUCH, IT IS INTENDED THAT THIS DRIVEWAY BE CONVENIENT FOR NEARBY RESIDENTS BUT DESIGNED TO LIMIT ITS IMPACTS ON THEM. THE PETITIONER RESERVES THE RIGHT TO INSTALL DEVICES OR RESTRICTIONS TO THIS DRIVEWAY TO LIMIT THE HEIGHT AND SIZE OF VEHICLES THAT MAY USE THE DRIVEWAY. FURTHER, THE PETITIONER RESERVES THE RIGHT TO INSTALL A GATE TO CLOSE THE DRIVEWAY DURING THE HOURS THAT THE MAJORITY OF THE SHOPPING CENTER BUSINESSES ARE NOT OPEN. THE EXACT LOCATION OF WHICH WILL BE REVIEWED BY CDOT FOR SAFETY. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT AND/OR LANDSCAPE TO CREATE A VISUAL BARRIER FROM THE ADJOINING COMMUNITY. THIS DRIVEWAY WILL NOT BE REQUIRED TO BE DESIGNED TO MEET STANDARD RADIUS REQUIREMENTS THAT APPLY TO THE THREE MAIN DRIVEWAYS THAT SERVE THE SITE. FINALLY, IN CONNECTION WITH THE CONSTRUCTION OF THIS DRIVEWAY, THE PETITIONER WILL FIND THE INSTALLATION OF UP TO 4 TRAFFIC SIGNALS OR TRAFFIC SIGNALS ON ADJOINING OR ADJACENT PUBLIC STREETS, THE DESIGN AND LOCATION OF WHICH WILL BE APPROVED BY CDOT, AND THE INSTALLATION OF WHICH WILL BE COMPLETED PRIOR TO THE OPENING OF THE DRIVEWAY. IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DRIVEWAY CONNECTIONS BE INSTALLED AT THE SAME TIME THAT OTHER TRANSPORTATION IMPROVEMENTS FOR THE SITE ARE INSTALLED.
 12. IN CONJUNCTION WITH THE DEVELOPMENT OF THIS SITE AND TO ADDRESS THE TRAFFIC IMPROVEMENTS NEEDED AS A DIRECT RESULT OF THIS SPECIFIC DEVELOPMENT, THE PETITIONER WILL MAKE THE FOLLOWING STREET IMPROVEMENTS:
 - BEATTIES FORD ROAD AND ACCESS "A"**
 - CONSTRUCT A SOUTHBOUND RIGHT TURN LANE ON BEATTIES FORD ROAD WITH THE CDOT MINIMUM OF 150 FEET OF STORAGE AND 20:1 BAY TAPER (75 FEET CALCULATED REQUIREMENT).
 - CONSTRUCT A NORTHBOUND TURN LANE ON BEATTIES FORD ROAD WITH THE CDOT MINIMUM OF 150 FEET OF STORAGE, 15:1 BAY TAPER, AND 45:1 THROUGH LANE TAPERS (58 FEET CALCULATED REQUIREMENT). IN ORDER TO ACCOMMODATE THE REQUIRED LEFT TURN LANE AT ACCESS "A", THE EXISTING BRIDGE OVER LONG CREEK WILL NEED TO BE REMARKED WITH THREE (3) TWELVE (12) FOOT LANES. THE BRIDGE IS CURRENTLY 187-FOOT LONG AND MARKED WITH TWO TWELVE FOOT LANES AND TWO EIGHT FOOT SHOULDERS ON EITHER SIDE. THE REMARKING OF THE BRIDGE WILL STILL ALLOW FOR A 2-FOOT SHOULDER ON EACH SIDE.
 - CONSTRUCT THE EASTBOUND APPROACH WITH A LEFT TURN LANE WITH 100 FEET OF INTERNAL STORAGE AND A RIGHT TURN LANE (64 FEET CALCULATED REQUIREMENT).
 - MT. HOLLY-HUNTERSVILLE ROAD AND ACCESS "B"**
 - CONSTRUCT A WESTBOUND LEFT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD WITH THE CDOT MINIMUM OF 150 FEET OF STORAGE, 15:1 BAY TAPER, AND 45:1 THROUGH LANE TAPERS (71 FEET CALCULATED REQUIREMENT).
 - CONSTRUCT THE NORTHBOUND APPROACH WITH A LEFT TURN LANE WITH A MINIMUM OF 100 FEET OF INTERNAL STORAGE AND A RIGHT TURN LANE (70 FEET CALCULATED REQUIREMENT).
 - MT. HOLLY-HUNTERSVILLE ROAD AND ACCESS "C"**
 - CONSTRUCT A 44-FOOT CONCRETE ISLAND ON MT. HOLLY-HUNTERSVILLE ROAD TO PROHIBIT TRAFFIC FROM MAKING A RIGHT TURN FROM BEATTIES FORD ROAD TO BEATTIES FORD ROAD AND EXTEND APPROXIMATELY 50 FEET BEYOND ACCESS "C".
 - CONSTRUCT THE NORTHBOUND APPROACH WITH ONE ENTRY LANE AND ONE EXIT LANE.
 - BEATTIES FORD RD. RIGHT TURN LANE**
 - CONSTRUCT A NORTHBOUND RIGHT TURN LANE AT THE INTERSECTION OF MT. HOLLY/HUNTERSVILLE RD. WITH 150' OF STORAGE AND AN APPROPRIATE TAPER DESIGNED TO TIE BACK TO THE EXISTING EDGE OF PAVEMENT.
 - CONTRIBUTION FOR FUTURE SIDEWALKS**
 - IN LIEU OF CONSTRUCTING A SIDEWALK AND BIKE PATH ACROSS LONG CREEK ADJACENT TO BEATTIES FORD RD., THE PETITIONER WILL CONTRIBUTE THE SUM OF \$100,000.00 TO THE CITY OF CHARLOTTE INTO AN ACCOUNT PRESCRIBED BY THE CITY AND FUNDS TO BE USED EXCLUSIVELY FOR SIDEWALK AND BIKE LANE CONSTRUCTION ALONG THIS PORTION OF BEATTIES FORD RD. AS PART OF A LARGER PROJECT IN THE FUTURE. THESE FUNDS WILL BE PAID TO THE CITY AS THE FINAL REQUIREMENT FOR THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED ON THE SITE.

- BEATTIES FORD ROAD SITE DEVELOPMENT NOTES**
1. 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 PHASE.
 2. THE PROPOSED USE OF THE SITE WILL BE FOR THE DEVELOPMENT OF A SMALL NEIGHBORHOOD SHOPPING CENTER AND RELATED ACCESSORY USES AND PERMANENT OPEN SPACE. USES INCLUDE NEIGHBORHOOD USES SUCH AS A SUPERMARKET, SMALL RETAIL SERVICES, DRY CLEANERS, PERSONAL SERVICES, RESTAURANT, OR SIMILAR USES. THE SITE WILL BE RESTRICTED FROM USE AS A GAS STATION BUT MAY SPECIFICALLY INCLUDE UP TO THREE USES WITH DRIVE THROUGH SERVICE SUCH AS A RESTAURANT, BANK OR PHARMACY. THERE WILL BE NO DIRECT ACCESS FROM ANY OUT PARCEL TO THE ADJOINING PUBLIC STREETS. THE BUILDINGS THAT MAY LOCATE SEPARATED FROM THE MAIN STRUCTURE WILL BE DESIGNED AS PART OF THE OVERALL DEVELOPMENT IN TERMS OF CONSISTENT LANDSCAPING AND SIGNAGE. MORE THAN ONE USE OR TYPE OF USE MAY LOCATE IN ANY STRUCTURE ON THE SITE. THE PETITIONER IS PROPOSING NO SPECIFIC PHASING PLAN AND RESERVES THE RIGHT TO DEVELOP THE SITE ON A BUILDING BY BUILDING BASIS THAT IS RESPONSIVE TO THE MARKET DEMAND FOR VARIOUS TYPES OF TENANTS.
 3. BUFFER AREAS THAT MEET OR EXCEED THOSE REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
 4. A 6-FOOT SIDEWALK BEHIND AN 8-FOOT PLANTING STRIP WILL BE CONSTRUCTED ALONG MT. HOLLY-HUNTERSVILLE RD. AND BEATTIES FORD RD. A RESIDENTIAL SIDEWALK WILL ALSO BE CONSTRUCTED THAT CONNECTS THE CENTER TO THE ADJOINING RESIDENTIAL COMMUNITY AND IT WILL BE LOCATED ALONG THE DRIVEWAY CONNECTING THE SITE TO THE EXISTING NEIGHBORHOOD. THE PETITIONER WILL INSTALL AN INTERIOR SIDEWALK SYSTEM PER SECTION 12.059 THAT WILL CONNECT THE BUILDINGS ON THE SITE WITH EACH OTHER AND WITH SIDEWALKS ON THE ADJACENT PUBLIC STREETS. THE PETITIONER WILL ASSESS THE FEASIBILITY OF PROVIDING FIVE FOOT SIDEWALKS AND SIX FOOT PLANTING STRIPS ALONG BOTH SIDES OF THE DRIVEWAYS INTO THE CENTER. TO THE EXTENT THAT SPACE PERMITS, THOSE ELEMENTS WILL BE INCORPORATED AT THOSE DIMENSIONS. IN OTHER CASES, SIDEWALKS WILL BE PROVIDED ALONG THE DRIVEWAYS INTO THE CENTER AS SHOWN ON THE SITE PLAN AND PLANTING STRIPS WILL AVERAGE 6'.
 5. STORM WATER DETENTION FACILITIES, IF REQUIRED, WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES, AND WILL BE EITHER DESIGNED AND MAINTAINED AS PART OF THE LANDSCAPING OR SCREENED FROM VIEW FROM PUBLIC STREETS. NO DETENTION WILL BE LOCATED WITHIN ANY SETBACK AREAS OR BUFFER AREAS NEXT TO EXISTING RESIDENTIAL ZONING.

A STORMWATER MANAGEMENT PLAN SHALL BE APPROVED BY THE DIVISION OF WATER QUALITY BEFORE THE IMPACTS SPECIFIED IN THE CERTIFICATION OCCUR PER CONDITION NO. 3 IN OC NO. 3402. THE STORMWATER MANAGEMENT PLAN MUST INCLUDE PLANS AND SPECIFICATIONS FOR AN EXTENDED DETENTION WETLAND THAT ARE APPROPRIATE FOR SURFACE WATERS CLASSIFIED AS WS IV AND DESIGNED TO REMOVE 85% TSS ACCORDING TO THE MOST RECENT VERSION OF THE NC DEWR STORMWATER BEST MANAGEMENT PRACTICES MANUAL. THESE FACILITIES MUST BE DESIGNED TO TREAT THE RUNOFF FROM THE ENTIRE PROJECT, UNLESS OTHERWISE EXPLICITLY APPROVED BY THE DIVISION OF WATER QUALITY. ALSO, BEFORE ANY PERMANENT BUILDING IS OCCUPIED AT THE SUBJECT SITE, THE FACILITIES (AS APPROVED BY DWO) SHALL BE CONSTRUCTED AND OPERATIONAL, AND THE STORMWATER MANAGEMENT PLAN (AS APPROVED BY DWO) SHALL BE IMPLEMENTED. THE STRUCTURAL STORMWATER PRACTICES AS APPROVED BY DWO AS WELL AS DRAINAGE PATTERNS MUST BE MAINTAINED IN PERPETUITY. NO CHANGES TO THE STRUCTURAL STORMWATER PRACTICES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE DWO.

ALL STORMWATER TREATMENT SYSTEMS USED TO MEET THE DWO PERFORMANCE CRITERIA SHALL BE DESIGNED TO ACHIEVE AVERAGE ANNUAL 85% TSS REMOVAL FOR THE DEVELOPED AREA OF A SITE. AREAS DESIGNATED AS OPEN SPACE THAT ARE NOT DEVELOPED DO NOT REQUIRE STORMWATER TREATMENT. THE SITE WILL EMPLOY LID PRACTICES TO CONTROL AND TREAT RUNOFF FROM THE FIRST 1-INCH OF RAINFALL. LOW IMPACT DEVELOPMENT (LID) STRUCTURES (BIORETENTION AREAS) WILL BE USED TO ACHIEVE AVERAGE ANNUAL 85% TOTAL SUSPENDED SOLIDS (TSS) REMOVAL FOR RUNOFF GENERATED FROM THE FIRST INCH OF RAINFALL FROM THE DEVELOPED PORTION OF THE SITE. ALL STRUCTURAL BMPs WILL BE LOCATED AT A MINIMUM OF 100 FEET FROM THE TOP OF THE STREAM BANK. THE PROPOSED DEVELOPMENT WILL IMPLEMENT THE FOLLOWING EROSION CONTROL MEASURES IN ADDITION TO THOSE REQUIRED BY CURRENT ORDINANCES:

 1. INLET PROTECTION;
 2. DOUBLE SILT FENCES; AND
 3. TWO STAGE SEDIMENT BASINS WITH OUTLET WEIRS SIZED FOR A 50-YEAR STORM EVENT.

SITE DATA:
 EX. ZONING B-1(CD)
 PROP. ZONING B-1(CD) SITE PLAN AMENDMENT
 30' FRONT SETBACK
 10' REAR SETBACK
 20' SIDE SETBACK ADJ. TO RESIDENTIAL
 75' CLASS "B" BUFFER
 92,500 RETAIL SQUARE FOOTAGE
 STORM WATER DEVELOPMENT NOTES:
 1. THE PETITIONER SHALL AGREE TO COORDINATE WATER QUALITY EFFORTS (BMP'S WET DETENTION LEVEL, SPREADERS, ETC.) WITH THE CITY OF CHARLOTTE STORM WATER SERVICES (CSWS) IN ORDER TO OFFSET OR MINIMIZE POTENTIAL IMPACTS TO WATER QUALITY.
 2. DEVELOPMENT OF THIS SITE SHALL ABIDE BY THE PROPOSED WILM. STREAM BUFFER REGULATIONS, WHERE APPLICABLE.
 3. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
 SECTION 401 PERMIT MCDONNELL - RALPHS OFFICE (919) 733-1786
 SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4864

APPROVED BY CITY COUNCIL
 SEP 17 2007

APRIL 18, 2007, INITIAL SUBMISSION.
 REVISED JULY 19, 2007 AS PER STAFF COMMENTS.
 REVISED JULY 26, 2007 PER ZONING COMMITTEE APPROVAL.

FOR PUBLIC HEARING
 PETITION NO. 2007-094

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LONGVIEW COMMONS
 CHARLOTTE, NORTH CAROLINA
REZONING PLAN

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 CTB
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