

VICINITY MAP N.T.S.

CONDITIONAL NOTES:

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF 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 DOCUMENT PHASES. THIS PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF A MIXED USE COMMUNITY COMPOSED OF OFFICE, MULTI-FAMILY, NEIGHBORHOOD RETAIL, RESTAURANTS AND SERVICE USES.
2. THE SITE MAY BE DEVELOPED FOR ANY USE ALLOWED IN THE CC DISTRICT (EXCEPT AS NOTED IN NOTE #11) IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE MECKLENBURG COUNTY ZONING ORDINANCE. THE PETITIONER WILL CONSTRUCT A MIXED USE DEVELOPMENT IN GENERAL CONFORMITY WITH THE ATTACHED ILLUSTRATIVE PLAN. THESE RENDERINGS ARE INTENDED TO ILLUSTRATE THE EMPHASIS ON ARCHITECTURE MASSING AS A "STREET WALL" ALONG THE MAIN INTERNAL STREETS WITHIN THE DEVELOPMENT. THE STREET WALL WILL PROVIDE FOR BUILDING ELEVATIONS TO BE THE DOMINANT COMPONENT OF THE STREET FRONTAGE AND WILL PROVIDE PEDESTRIAN-SCALE ELEMENTS AT THE GROUND FLOOD/STREET LEVEL, SUCH AS DOORS, WINDOWS, ARCADES, AWNINGS, ETC. SO AS TO ENHANCE PEDESTRIAN SCALE AND QUALITY. FURTHERMORE, THE PETITIONER WILL PROVIDE PEDESTRIAN CONNECTIONS FROM WITHIN THE SITE TO OTHER SITE ELEMENTS AND USES.
3. ACCESS TO THE SITE WILL BE PROVIDED BY CONNECTIONS TO THE NEW JOHNSTON ROAD EXTENSION, AND BY CONNECTIONS TO THE NEW COMMUNITY HOUSE ROAD AS SHOWN ON THE TECHNICAL DATA SHEET. ALL DRIVEWAY AND STREET CONNECTIONS ARE SUBJECT TO APPROVAL BY CDOT AND NCDOT.
4. BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302. REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED IF THE ADJOINING PARCELS ARE REZONED SUCH THAT BUFFERS ARE NO LONGER REQUIRED.
5. STORMWATER DETENTION FACILITIES (IF APPLICABLE) WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES. NO STORMWATER DETENTION WILL OCCUR WITHIN ANY REQUIRED BUFFER AND SETBACK AREAS.
6. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT (THERE WILL BE NO EXTERIOR "WALL PAK" TYPE LIGHTING).
7. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS AND DETACHED SIGNS WILL BE LIMITED TO GROUND MOUNTED SIGNS.
8. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
9. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
10. ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
11. NO RESTAURANTS WITH DRIVE THROUGH SERVICE OR GASOLINE/CONVENIENCE FACILITIES MAY BE LOCATED IN THE DEVELOPMENT.
12. THE PETITIONER WILL FURNISH AN ACCESS EASEMENT FROM THE SITE TO A PARCEL ON THE WEST END OF THE SITE, WHICH EASEMENT MAY BE TERMINATED IF NO ACCESS TO THE PARCEL IS LEGALLY REQUIRED OR IF THE OWNER OF THE PARCEL RELEASES THE PETITIONER OR ITS SUCCESSORS FROM THE COMMITMENT.
13. CONSTRUCTION TRAFFIC TO THE PETITIONER'S SITE WILL BE LIMITED TO ACCESS ONLY FROM I-485 AND/OR JOHNSTON ROAD EXTENSION.
14. THE PETITIONERS WILL DEVELOP A MASTER PLAN FOR THE STREETScape WITHIN AND ALONG THE MARGINS OF THE SITE, WHICH WILL INCLUDE PEDESTRIAN SCALE LIGHTING, TREE PLANTING, LANDSCAPING, AND OTHER AMENITIES DESIGNED TO ENHANCE THE PEDESTRIAN ENVIRONMENT. THE SITE WILL BE DEVELOPED IN ACCORDANCE WITH THAT MASTER PLAN.
15. THE PETITIONERS WILL DEVELOP A MASTER SIGNAGE PLAN FOR THE SITE TO COORDINATE IDENTIFICATION AND DIRECTIONAL INFORMATION FOR THE STRUCTURES, STREETS, AND PEDESTRIAN AREAS OF THE SITE.
16. WITH REGARD TO THE MAIN ACCESS STREET INTO THE SITE THAT INTERSECTS WITH COMMUNITY HOUSE DRIVE, THE PETITIONER WILL DESIGN THAT ENTRANCE SUCH THAT IT CLEARLY REFLECTS ATTENTION TO ARCHITECTURE DETAIL/MASSING AND, ESPECIALLY, AN EMPHASIS ON LANDSCAPING, SIGNAGE AND PEDESTRIAN SCALE AND ACCESS, WHILE AT THE SAME TIME BALANCING THE NEED FOR VEHICULAR MOVEMENT.

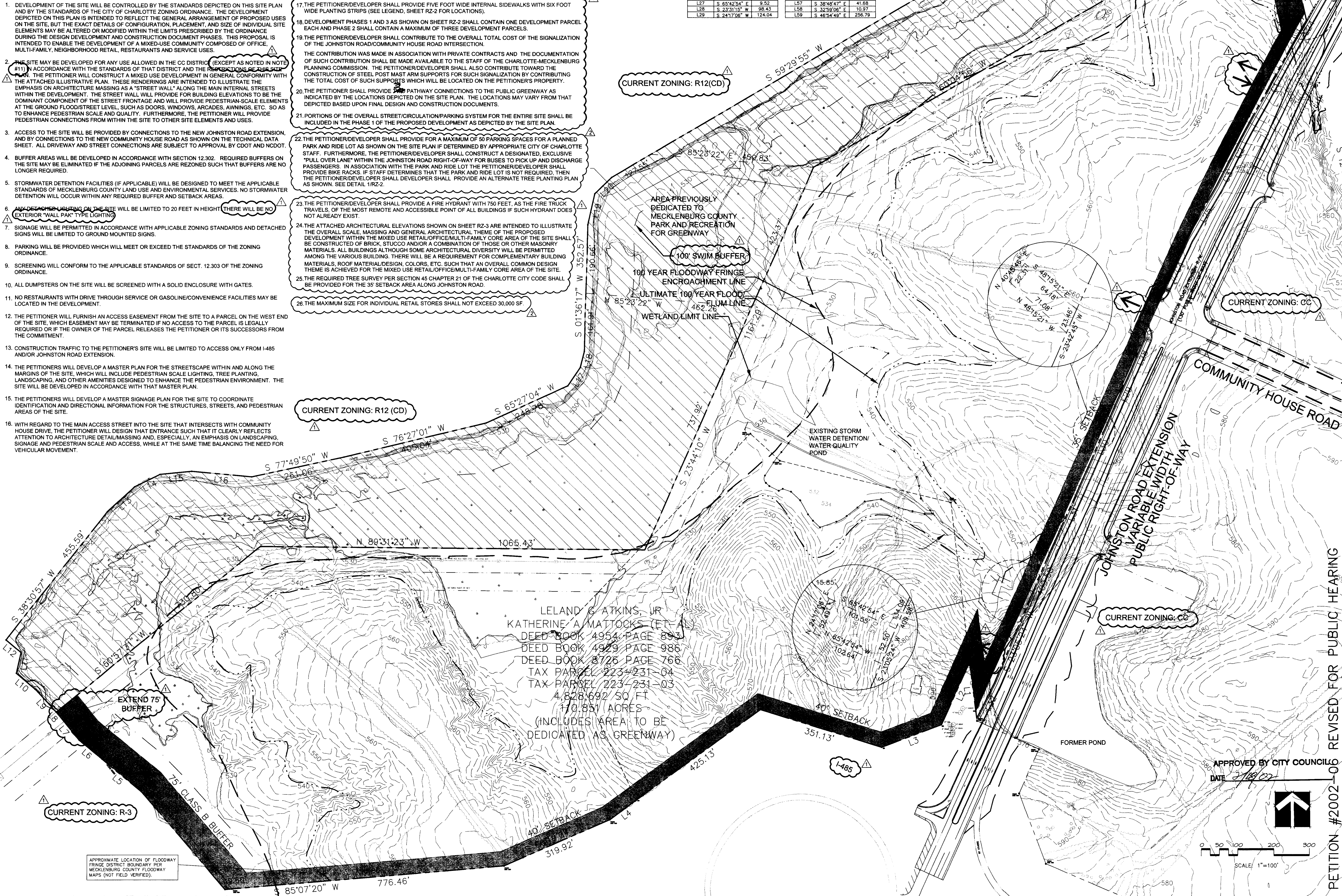
DEVELOPMENT SUMMARY:

EXISTING ZONING: CC
EXISTING LAND USE: VACANT
PROPOSED ZONING: CC / SITE PLAN AMENDMENT
ACREAGE: ±78.884 ACRES
LANDUSE TABULATION:
MULTI-FAMILY: 800 UNITS MAXIMUM
RETAIL: 80,000 SF MAXIMUM
OFFICE: 28,000 SF MAXIMUM
RESTAURANT OUTPARCELS: 14,000 SF MAXIMUM (TOTAL BOTH OUTPARCELS)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	9752.52	354.04	33.18	S 281°40' W	350.03	203°24'
C2	9752.52	66.37	33.18	S 281°20' W	66.37	0°23'23"
C3	9801.31	81.92	40.86	S 270°24' W	81.92	0°29'20"
C4	9784.34	158.09	79.05	S 244°45' W	158.09	0°56'38"
C5	23.79	37.90	17.79	S 69°7'06" W	33.64	90°00'00"
C6	23.79	36.60	23.04	S 21°38'01" E	33.09	88°09'47"
C7	100.00	33.19	16.75	S 61°06'50" W	33.03	18°00'49"
C8	16.00	22.44	13.52	N 0°00'10" W	20.65	80°22'50"
C9	256.50	36.19	18.13	N 37°12'16" E	36.16	8°05'03"
C10	348.01	31.77	15.90	N 38°37'53" E	31.76	5°13'49"
C11	348.01	31.77	15.90	N 23°11'29" E	31.76	21°39'00"
C12	259.97	129.68	66.22	N 28°39'22" E	128.34	26°34'46"
C13	119.39	130.35	72.53	N 74°13'26" E	123.97	62°33'22"
C14	91.00	126.27	75.69	S 97°10'55" W	116.38	79°30'12"

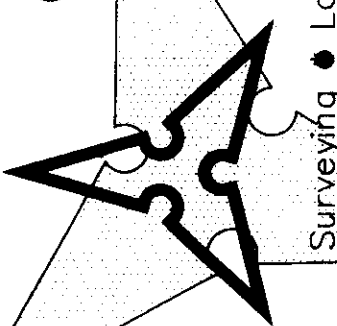
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 0°00'00" W	157.36
L2	S 24°17'29" W	191.35
L3	S 69°17'31" W	176.88
L4	S 53°45'31" W	91.30
L5	N 50°39'06" W	142.34
L6	N 50°39'06" W	82.68
L7	N 38°50'26" W	91.55
L8	N 42°31'21" W	8.90
L9	S 42°31'21" E	86.71
L10	S 50°16'59" E	68.83
L11	S 13°23'53" W	58.03
L12	S 50°25'06" E	55.04
L13	S 48°03'03" W	103.02
L14	N 46°10'59" E	77.74
L15	S 84°22'16" W	87.50
L16	N 84°51'00" W	168.54
L17	S 33°53'04" W	61.45
L18	S 13°35'02" W	45.49
L19	S 12°43'34" W	88.15
L20	S 46°07'43" E	65.40
L21	S 82°48'52" E	139.38
L22	N 82°48'52" E	84.59
L23	S 12°08'58" E	156.36
L24	S 30°10'40" W	27.06
L25	S 29°49'15" W	165.52
L26	S 24°16'56" W	99.41
L27	S 63°42'54" E	9.52
L28	S 23°31'21" W	98.43
L29	S 24°17'06" W	124.04

L30	S 23°42'45" W	197.02
L31	S 24°17'06" W	213.63
L32	S 24°17'29" W	191.35
L33	S 46°54'49" W	277.24
L34	N 77°59'21" W	34.57
L35	N 75°15'53" W	39.12
L36	N 63°48'20" W	53.54
L37	S 82°00'17" W	46.50
L38	S 48°59'30" W	26.33
L39	S 51°36'25" W	37.80
L40	S 70°37'15" W	47.70
L41	N 46°10'59" E	27.16
L42	N 38°26'04" W	22.32
L43	N 20°18'08" W	44.67
L44	N 46°10'59" E	34.53
L45	N 70°29'59" W	24.29
L46	S 63°26'54" W	12.49
L47	N 82°43'15" W	26.93
L48	N 47°12'45" W	12.81
L49	N 33°09'45" E	43.41
L50	S 69°04'15" E	43.22
L51	S 46°55'59" W	61.66
L52	S 32°34'13" E	96.29
L53	S 63°24'25" E	43.02
L54	S 40°30'22" E	94.10
L55	S 10°42'31" E	25.97
L56	S 06°21'08" E	35.26
L57	S 38°48'47" E	41.68
L58	S 32°50'05" E	10.97
L59	S 46°54'49" E	256.79



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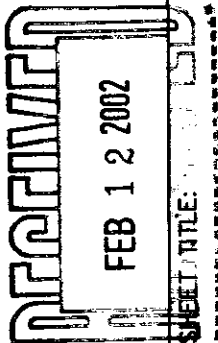
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TECHNICAL DATA SHEET

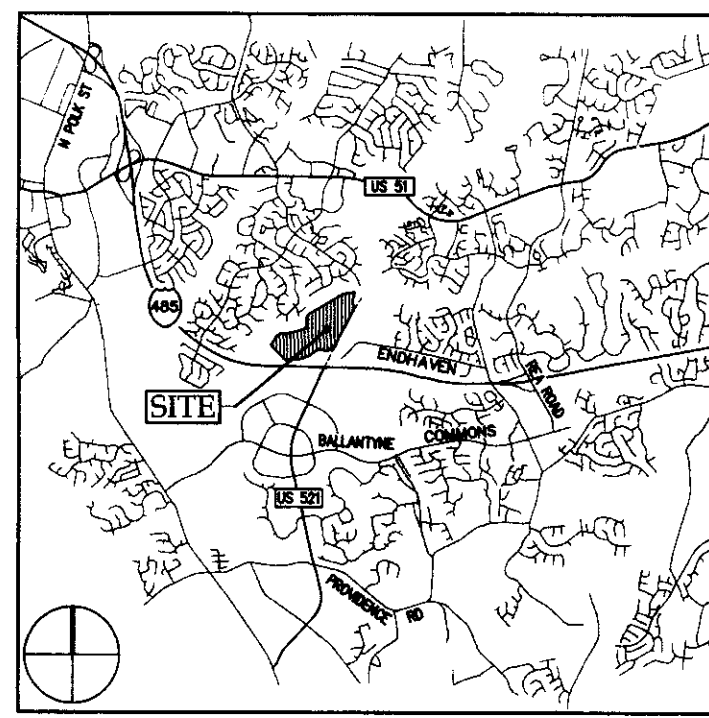


Project No.
50676

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1/11/02 PER CITY
PLANNING COMMISSION

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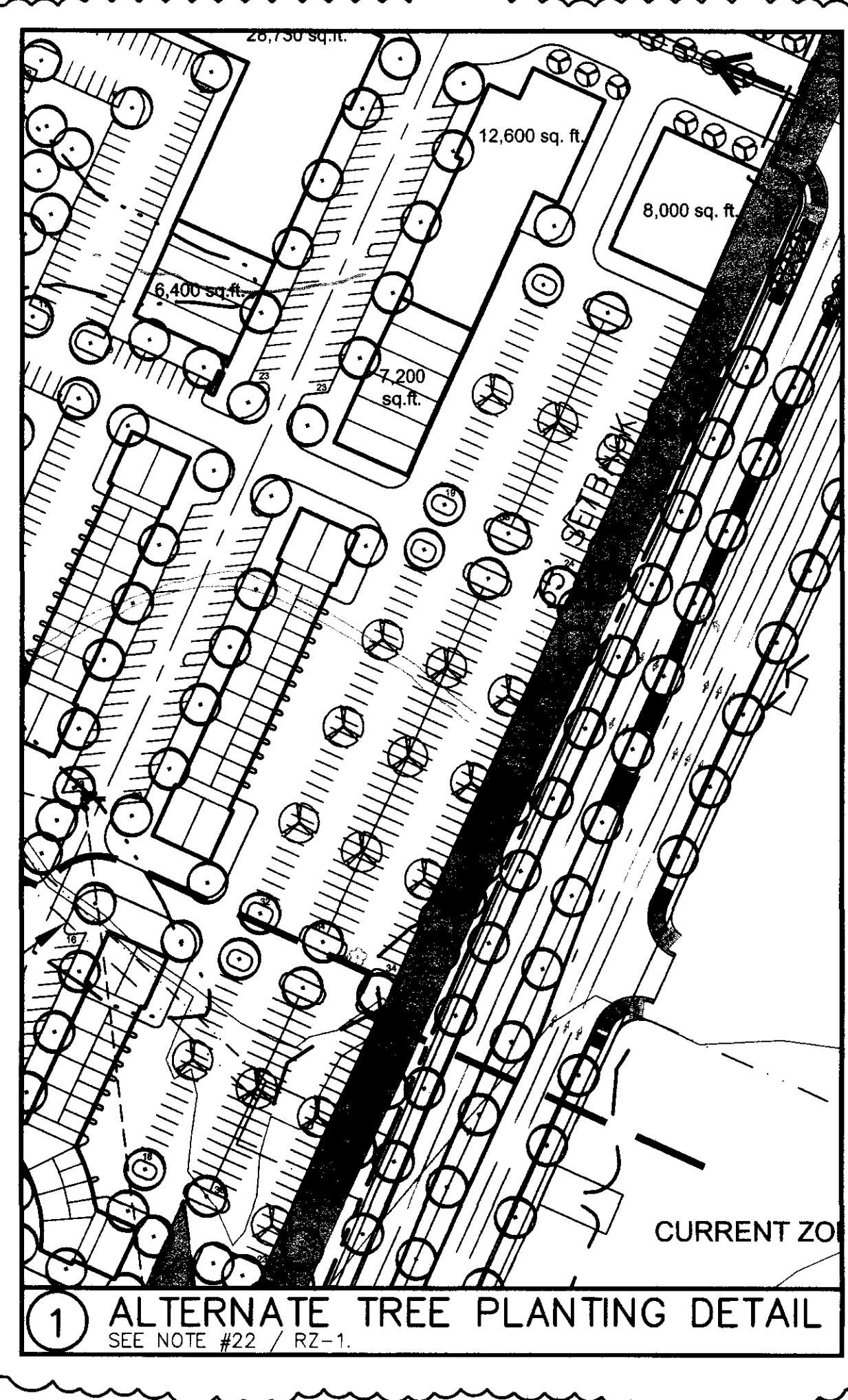
RZ-1



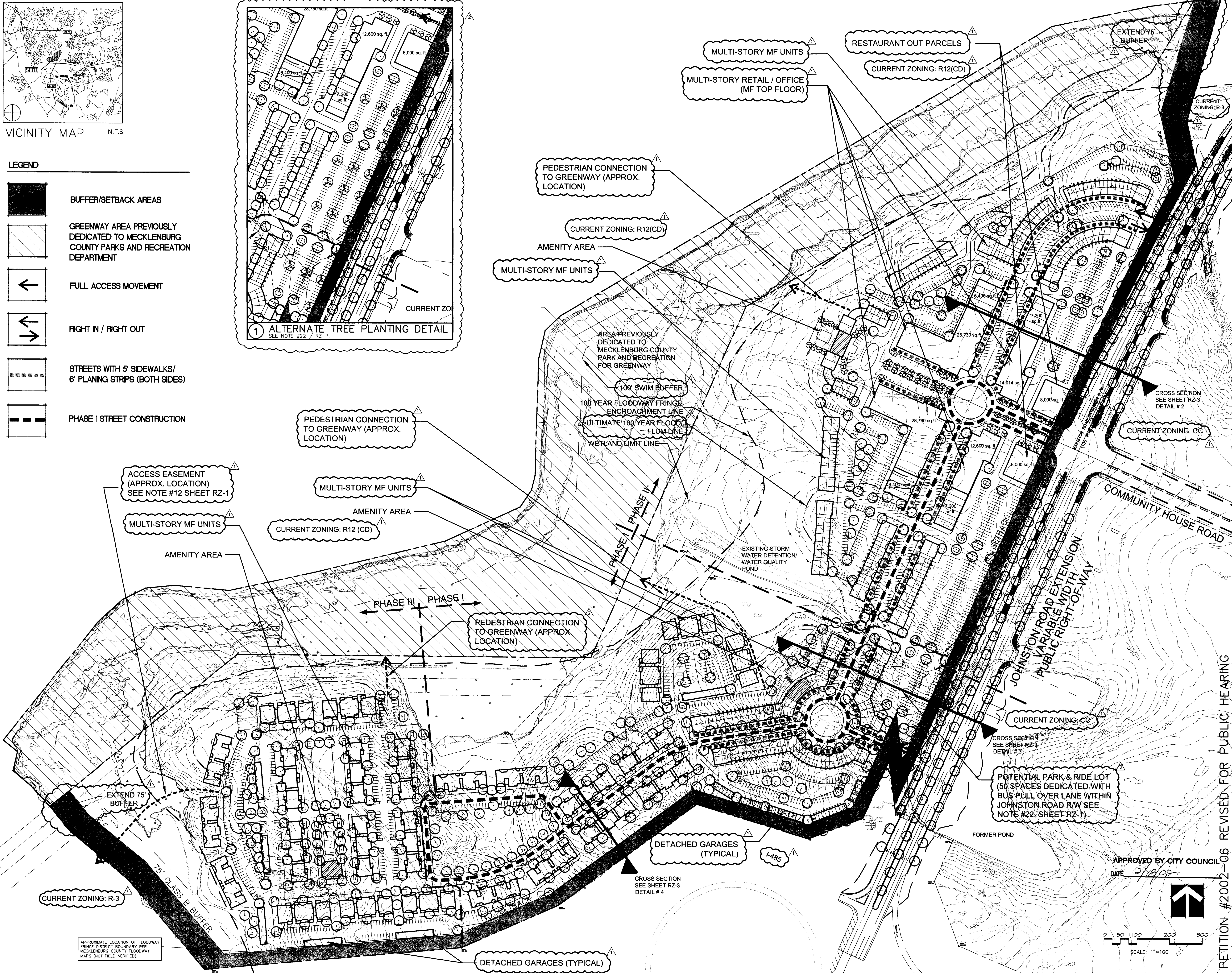
VICINITY MAP N.T.S.

LEGEND

- BUFFER/SETBACK AREAS
- GREENWAY AREA PREVIOUSLY DEDICATED TO MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT
- FULL ACCESS MOVEMENT
- RIGHT IN / RIGHT OUT
- STREETS WITH 5' SIDEWALKS / 6' PLANING STRIPS (BOTH SIDES)
- PHASE I STREET CONSTRUCTION



1 ALTERNATE TREE PLANTING DETAIL SEE NOTE #22 / RZ-1



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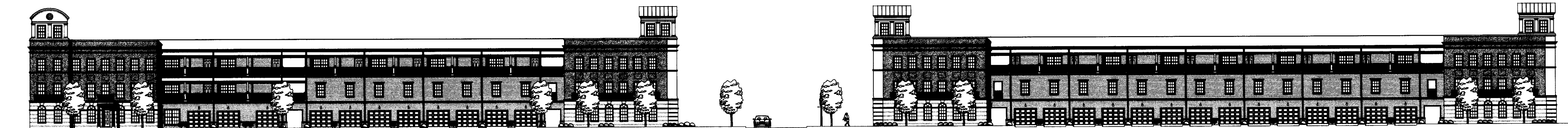
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ILLUSTRATIVE PLAN

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RZ-2	

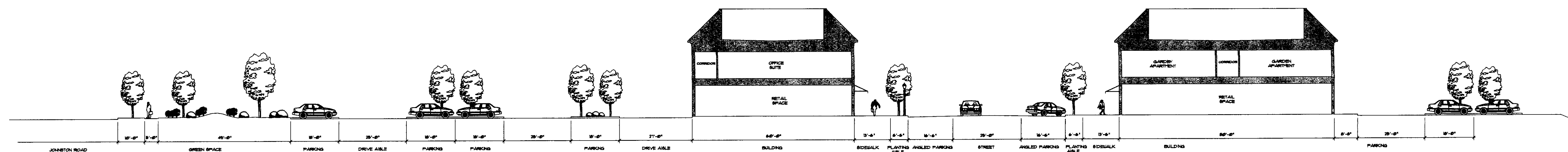
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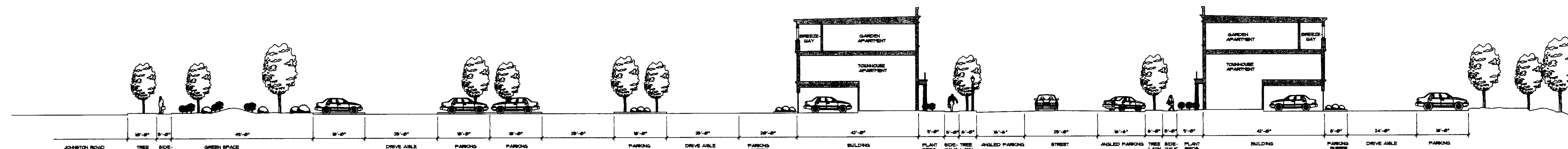
PHASE II RETAIL/OFFICE REAR ELEVATION



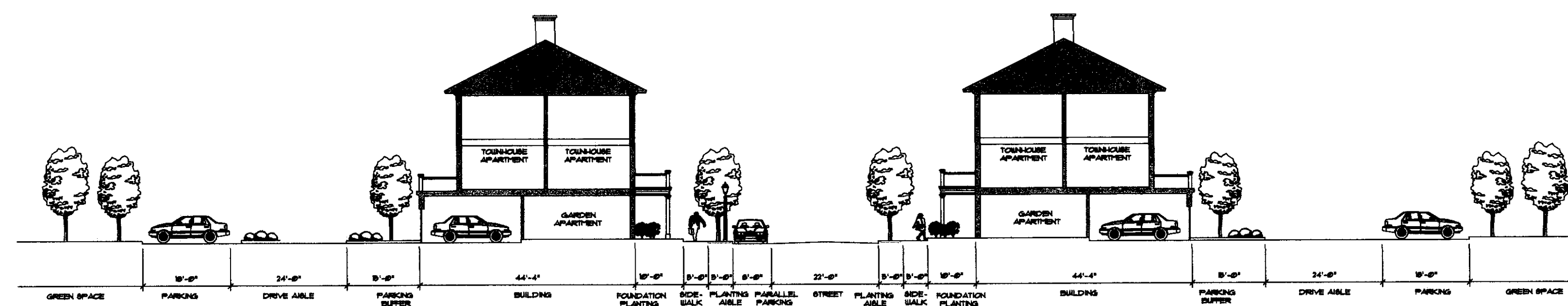
PHASE I MULTI-FAMILY REAR ELEVATIONS



PHASE II RETAIL/OFFICE



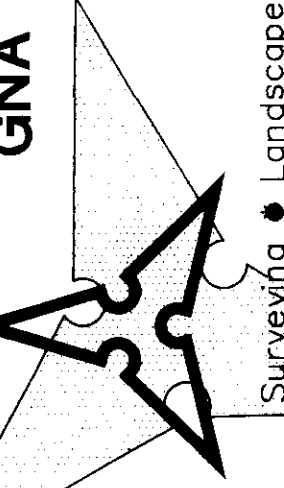
PHASE II URBAN MULTI-FAMILY



PHASE III SUBURBAN MULTI-FAMILY

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CONCEPTUAL ARCHITECTURAL ELEVATION

Project No.

50676

Checked by TLH

Drawn by MVS

Date Drawn 10.11.01

Revisions

SECTIONS

11/11/02 REVISED

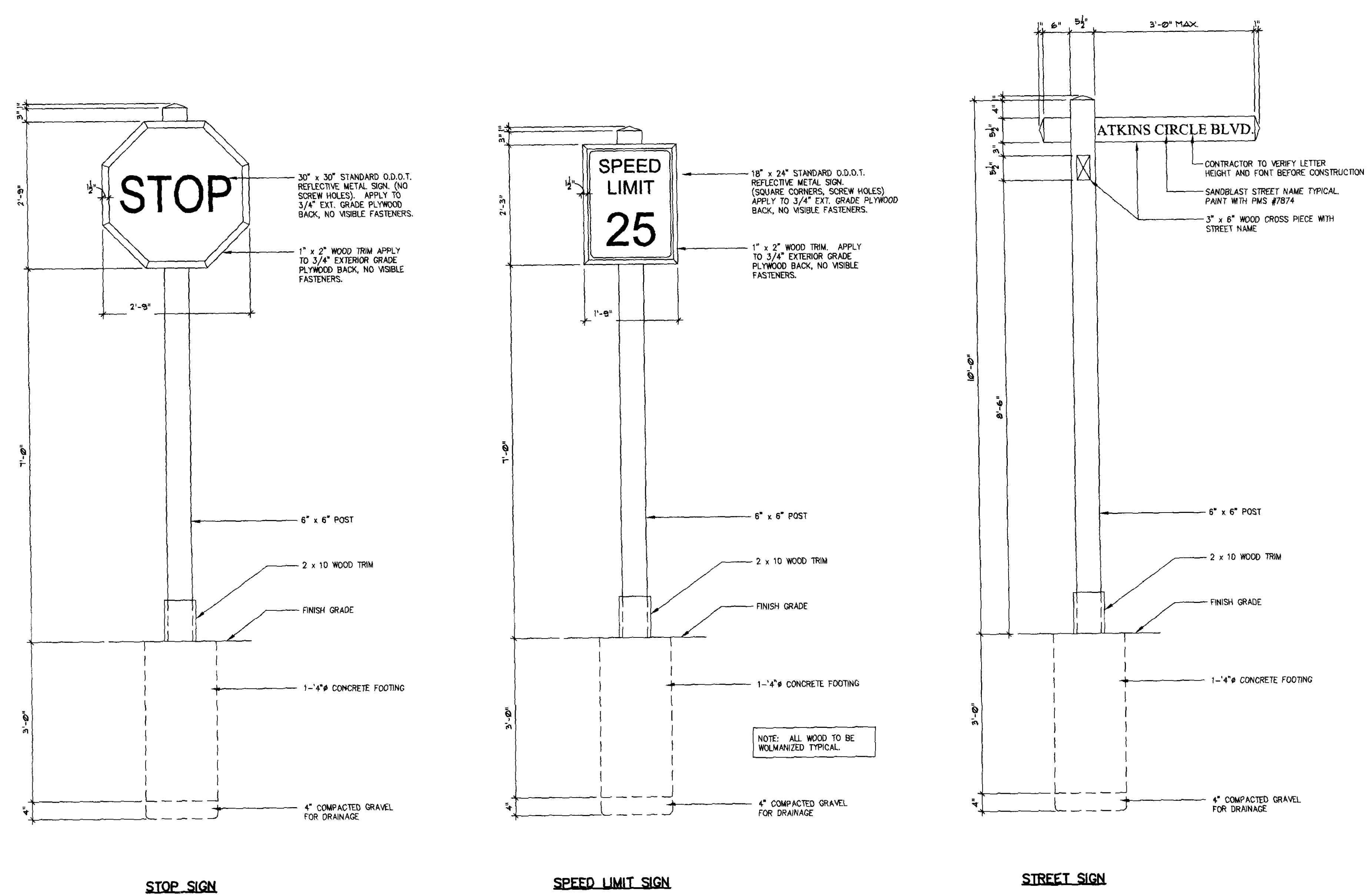
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RZ-3

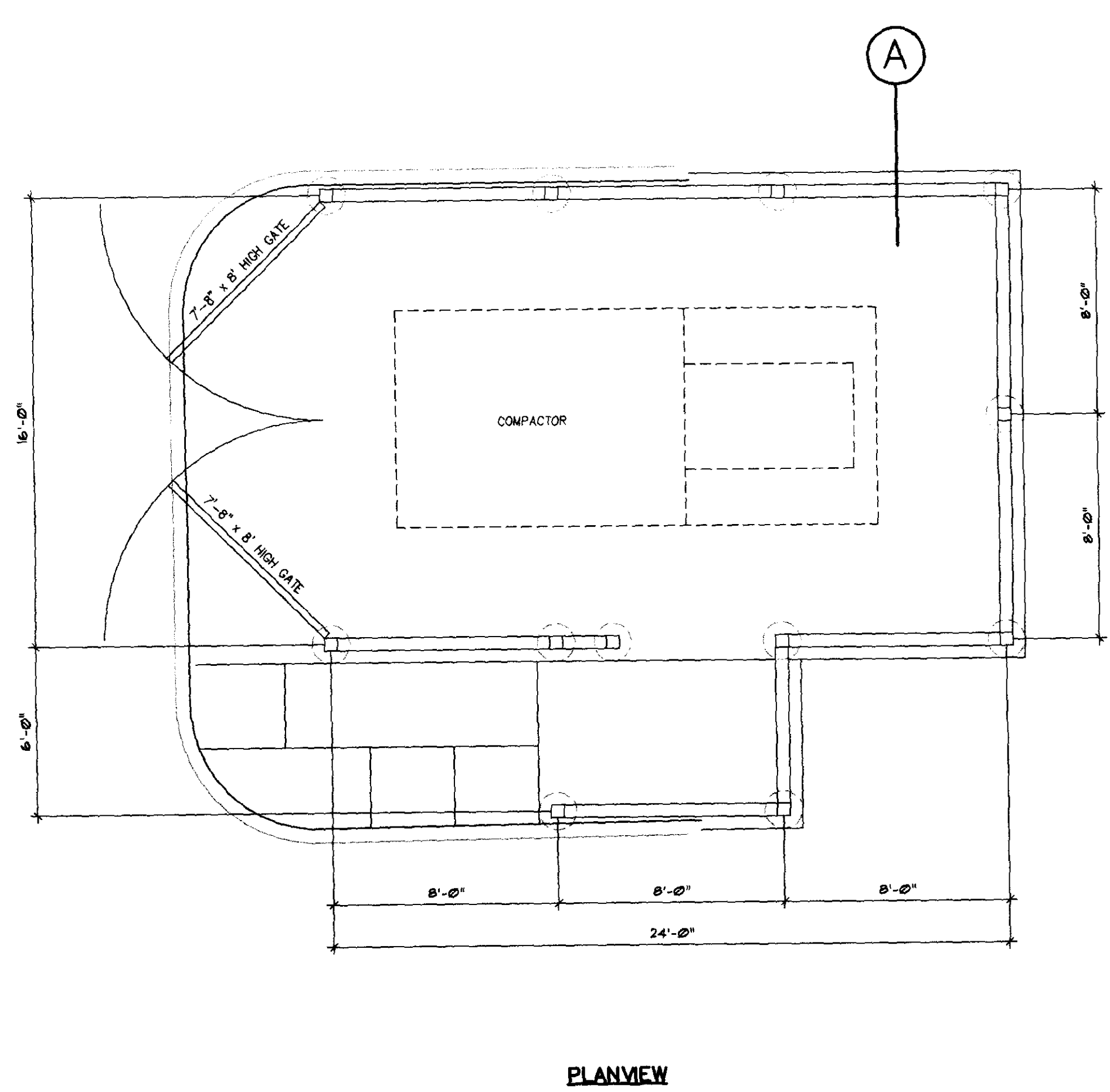
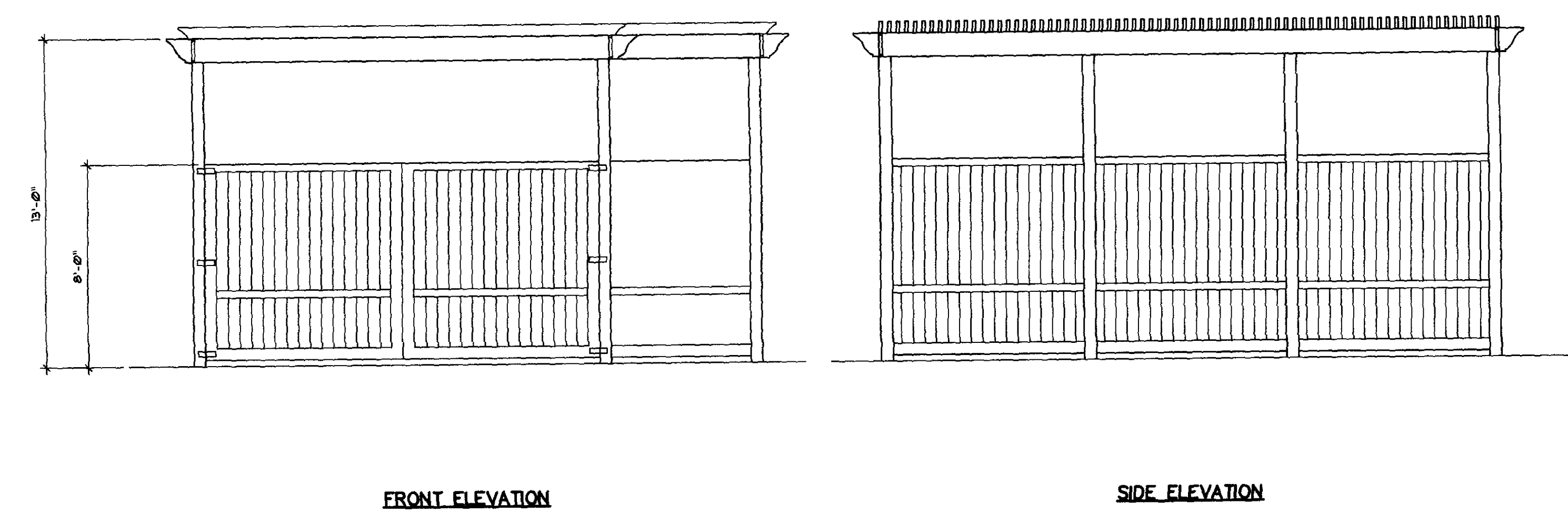
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RZ-4	



1 SIGNAGE DETAIL
 3/4" = 1'-0"



2 DUMPSTER DETAIL
 1/4" = 1'-0"

