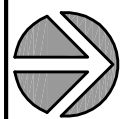
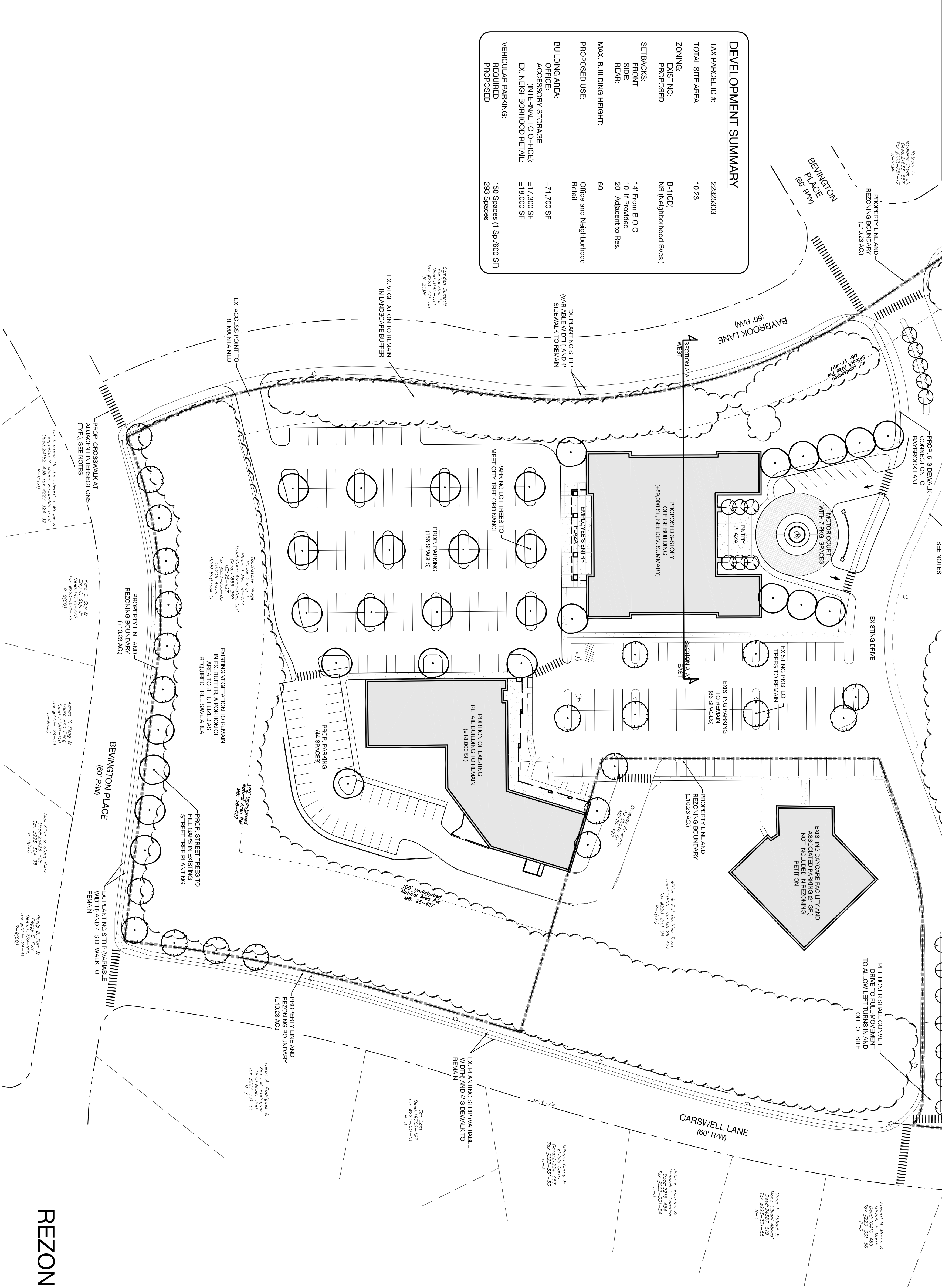


VICINITY MAP



TAX PARCEL ID #:	22293503
TOTAL SITE AREA:	10.23
ZONING:	B-1(CD)
EXISTING PROPOSED:	NS (Neighborhood Svcs.)
SETBACKS:	14' From B.O.C.
FRONT:	20' if provided
SIDE:	20' Adjacent to Res.
REAR:	60'
MAX. BUILDING HEIGHT:	Office and Neighborhood Retail
PROPOSED USE:	
BUILDING AREA:	±71,700 SF
OFFICE:	±17,900 SF
ACCESSORY STORAGE:	±18,000 SF
EX. NEIGHBORHOOD RETAIL:	
VEHICULAR PARKING:	150 Spaces (1 Sp./600 SF)
REQUIRED:	293 Spaces



Conditional Development Standards

- General Provisions:
- 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 as allowed under the provisions of Section 6.207 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, and the Petitioner agrees to comply with all applicable city ordinances, including those imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applicable to the development of this site as defined by those other city ordinances that may be applicable to the site.
 - Throughout this Rezoning Petition, the terms "Owner," "Owner's," "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.

Purpose

To redevelop a portion of an obsolete neighborhood shopping center to accommodate a corporate office building.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan.

Transportation

- The site will utilize the existing driveway connectors to Baybrook Lane and Carswell Lane.
- Parking areas are generally depicted on the concept plan for the site.
- The connection to Carswell Lane may be converted to a full access driveway with no left turn restriction.
- The Petitioner reserves the right to add additional parking on the north side of the private driveway as generally depicted on the site plan. At such time as parking is added along the north side of the private drive, the Petitioner will install a sidewalk on the north side of the private drive from Carswell Lane to Baybrook Lane.
- The Petitioner will install painted crosswalks, subject to CDOT approval, at all public street intersections that adjoin the site and at all of the driveway connectors from the site to public streets to enhance pedestrian safety in the community.
- The Petitioner will require that all construction traffic arrive from and depart directly to NC 51.
- The Petitioner will require that the employees of the building arrive from and depart directly to NC 51.

Architectural Standards

The development of the site will be governed by the aesthetic regulations of the Zoning Ordinance of the City of Charlotte, NC. The Petitioner agrees to comply with all applicable provisions of the Zoning Ordinance, including those that regulate the design and construction of buildings, signs, and other exterior features. The Petitioner has also provided typical elevation images of the building that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these images to better reflect the actual design of the building. The Petitioner agrees to provide a generator will be installed as part of the office building construction. It will be located inside of the building with the exhaust directed to exit from the north side of the building and directed toward the ground or vertically to exit from the roof to minimize the sound of the generator when in operation.

Streetscape and Landscaping
The existing buffers on the site will remain, except that the buffer on the northern side of the site will be removed. The Petitioner agrees to install additional parking and a sidewalk that may be installed on the north side of the private drive.

In addition the Petitioner will install replacement trees along Benington Lane where trees planted as part of the original plan have died.

Further, the Petitioner will establish a maintenance program for the buffer areas on the site that will include the removal of dead material and trash that may have been illegally deposited in the buffer areas. This program will include an initial maintenance of the buffer areas that will be completed prior to the issuance of a Certificate of Occupancy for the building and that will be repeated at least once per year thereafter.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

The Protection

Reserved

Signage

Reserved

Lighting

- Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires and no "wall pack" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.
- During the design of the site renovations, the Petitioner will evaluate and employ designs and fixtures that are designed to minimize the light from any free standing lighting installed in the new parking area leaving the site. These methods may include but are not limited to the reduced height of freestanding lighting, the utilization of timers to control when lights are needed to be in operation, the design of fixtures that would direct light downward or away from the site, and the use of shields to prevent light from being directed towards the site. The Petitioner will ensure that the lighting is done in such a way as to conserve for security and safety of the property are not compromised.
- Once installed, the Petitioner will maintain both the existing and new lighting installed on the site and ensure that the fixtures are operational at times when the lights designed and operated to be on.

Phasing

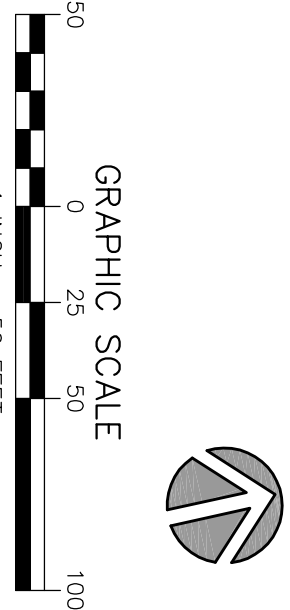
Reserved

Initial submission 11-24-1

Revised per staff comments 1/14/15, 1:1

Revised per community comments 1/15/15, 1:2

REZONING PETITION
#2015-016



Project No: 14-065
Date: October 9, 2014
Designed by: udp
Drawn By: udp
Scale: 1" = 50'
Sheet No:

RZ-1

NO. DATE: BY: REVISIONS:

1 01.16.15 UDP PER CITY COMMENTS

Touchstone Village

Rezoning Site Plan

9209 Baybrook Lane, Charlotte, NC 28277

Mr. James Sankey
Touchstone Village, LLC

U/P

URBAN
DESIGN
PARTNERS
1514-Central Ave. # 704, 282, 3300
Charlotte, NC 28205
info@urbandesignpartners.com



L|P ARCHITECTURE

InVue Corporate Campus at Touchstone | 1



L|P ARCHITECTURE

InVue Corporate Campus at Touchstone | 2



L|P ARCHITECTURE

InVue Corporate Campus at Touchstone | 3



L|P ARCHITECTURE

WEST VIEW

BUILDING ELEVATIONS

NOT TO SCALE



NOTES
SEE CITY OF CHARLOTTE ZONING ORDINANCE CHAPTER 11.501
FOR PROPERTY ZONED B-1(CD) SETBACKS AND RESTRICTIONS.
SEE REZONING PETITION # 90-13 FOR MODIFICATIONS TO THIS ZONING
MINIMUM SETBACK 20'
MINIMUM REAR YARD 10'

THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN PER FEMA
FIRM PANEL 3710445800J DATED 03-02-2009.

BEARINGS BASED ON MB:26-427.

THIS PROPERTY IS SUBJECT TO ALL OTHER RIGHTS-OF-WAY
AND EASEMENTS OF RECORD NOT OBSERVED AT TIME OF SURVEY

NO DIVISION OR PARTY WALLS DESIGNATED BY CLIENT.

AREAS WERE CALCULATED BY COORDINATE METHOD.
PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED IN THE MINIMUM AMOUNT OF
\$1,000,000.00 BY YWH AND A CERTIFICATE OF INSURANCE MAY BE FURNISHED UPON REQUEST.

NO WETLAND AREAS HAVE BEEN DELINEATED BY APPROPRIATE AUTHORITIES ON THIS SITE

NO OBSERVABLE EVIDENCE OF THIS AREA BEING USED AS A SOLID WASTE DUMP
SUMP OR SANITARY LANDFILL.

THIS PROPERTY LIES WITHIN McALPINE CREEK AND FOUR MILE CREEK WATERSHEDS.

IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

UNDERGROUND UTILITIES SHOWN BASED UPON SPOT'EM LOCATIONS MARKED 05/03/13

NOW OR FORMERLY
RETREAT AT
MCALPINE CREEK LLC
DEED:21633-857
TAX #223-251-17

NOW OR FORMERLY
CHARLOTTE-MECKLENBURG
BOARD OF EDUCATION
DEED:4902-136
TAX #223-253-01

LEGEND
UG - UNDERGROUND
COMM - COMMUNICATIONS CABLE
ELEC - ELECTRIC
PP - POWER POLE
LP - LIGHT POLE
BOC - BACK OF CURB
MB - MAP BOOK
CO - SEWER CLEAN OUT
DI - DROP INLET
CB - CATCH BASIN
DCB - DOUBLE CATCH BASIN
FES - FLARED END SECTION
CAB - CABINET
MECH - MECHANICALS
GM - GAS METER
LA - LANDSCAPE AREA

BEARINGS BASED ON
MB:26-427

VICINITY MAP
NO SCALE

NOW OR FORMERLY
CARLOS A. SOTO &
SARA ROSSELL SOTO
DEED:22831-756
TAX #223-331-57

NOW OR FORMERLY
EDWARD M. MORRIS &
MICHELE E. MORRIS
DEED:10410-485
TAX #223-331-56

NOW OR FORMERLY
UMER F. ABBASI &
MONA SIBLANI ABBASI
DEED:24587-819
TAX #223-331-55

NOW OR FORMERLY
JOHN F. FORMICA &
DEBORAH E. FORMICA
DEED:9216-454
TAX #223-331-54

NOW OR FORMERLY
MILAGRO GARAY &
ELVIDIO GARAY
DEED:21224-983
TAX #223-331-53

NOW OR FORMERLY
TAN LAM
DEED:19752-497
TAX #223-331-51

NOW OR FORMERLY
HERON A. RODRIGUES &
XENIA M. RODRIGUES
DEED:6080-250
TAX #223-331-50

NOW OR FORMERLY
ALEX KIKER &
STACY KIKER
DEED:25428-525
TAX #223-324-35

NOW OR FORMERLY
PHILLIP B. FURR &
PEGGY S. FURR
DEED:11759-986
TAX #223-324-41

NOW OR FORMERLY
ADRIAN Y. PENG &
LAURA ANN PENG
DEED:24981-110
TAX #223-324-34

NOW OR FORMERLY
KARA G. GUY &
JERRY C. GUY, JR.
DEED:19760-225
TAX #223-324-33

NOW OR FORMERLY
EDWARD J. MCGEE &
JAQUELINE S. MCGEE
CO TRUSTEES OF THE
EDWARD J. MCGEE &
JAQUELINE S. MCGEE
REVOCABLE TRUST
DEED:24182-436
TAX #223-324-32

TOUCHSTONE VILLAGE
PHASE 2 MAP 1
PHASE 1
MB: 26-427
NOW OR FORMERLY
TOUCHSTONE ASSOCIATES LLC
DEED:11855-259
MB:26-427
TAX #223-253-03
10.236 ACRES
9209 BAYBROOK LN

NOW OR FORMERLY
CAMDEN SUMMIT
PARTNERSHIP LP
DEED:8148-784
TAX #223-471-55

INSET
FOR SIGN EASEMENT
LOCATION ON HWY 51

PROJECT
SITE

SIGN ACCESS EASEMENT
DEED:6428-522

SIGN EASEMENT
DEED:6428-522

SIGN DETAIL - NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

● CROWN
○ 4" PINE
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