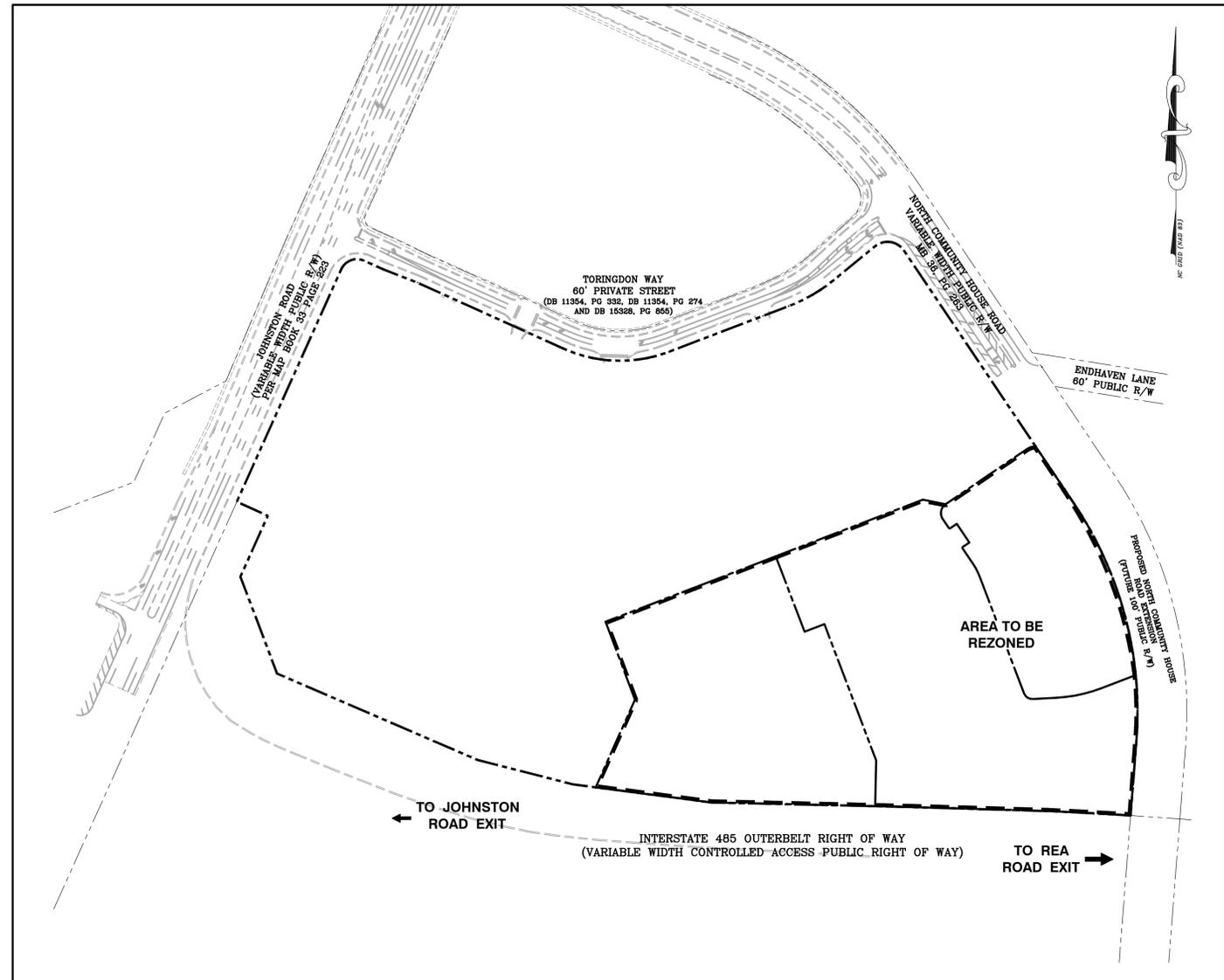
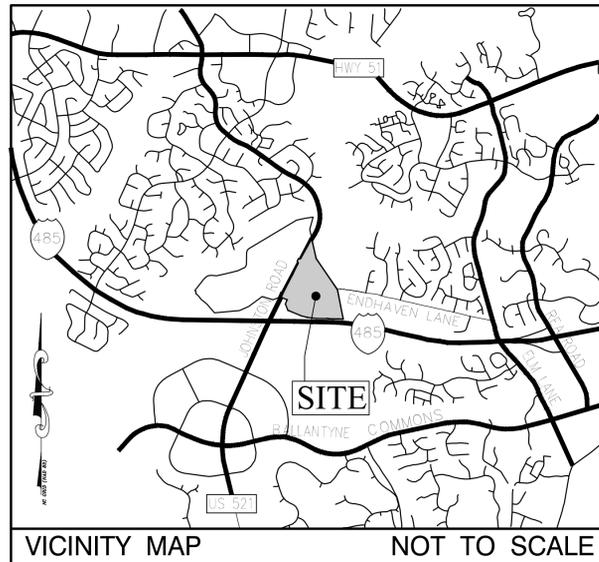


TORINGDON REZONING PLAN

TORINGDON DEVELOPMENT

2014 REZONING PETITION # 2014 - XXX



LOCATION MAP
SCALE : 1" = 150'

INDEX OF SHEETS	
DESCRIPTION	SHEET NO.
COVER SHEET	C1
TECHNICAL DATA SHEET	C2
SCHEMATIC SITE PLAN	C3
DEVELOPMENT STANDARDS	C4

TRINITYCAPITAL

PETITIONER / OWNER : TRINITY CAPITAL
 440 S. CHURCH ST
 SUITE 800
 CHARLOTTE, NC 28202
 [TELE] 704.295.0455
 CONTACT : SHERRIE CHAFFIN

Dewberry
 Dewberry Engineers Inc.

CIVIL ENGINEER : DEWBERRY ENGINEERS INC.
 6135 LAKEVIEW ROAD
 SUITE 150
 CHARLOTTE, NC 28269
 [TELE] 704.509.9918
 [FAX] 704.509.9937
 CONTACT : CHRISTOPHER M. FLECK, PE

SITE DEVELOPMENT DATA:
 ---ACREAGE: ± 13.20 ACRES
 ---TAX PARCEL #S: 223-231-38, 59 AND 60
 ---EXISTING ZONING: CC BY REZONING PETITION NO. 2010-035
 ---PROPOSED ZONING: CC (SPA)
 ---EXISTING USES: VACANT AND AN OFFICE BUILDING (EXISTING OFFICE BUILDING CONTAINS ±95,948 SQUARE FEET OF GROSS FLOOR AREA)
 ---PROPOSED USES: GENERAL AND MEDICAL OFFICE USES, BANK/FINANCIAL INSTITUTION, HOTEL, RETAIL, RESTAURANT, AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW)
 ---MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) UP TO 296,000 (95,948 EXISTING) SQUARE FEET OF GROSS FLOOR AREA OF GENERAL AND MEDICAL OFFICE USES; (II) HOTEL USES WITH UP TO 120 ROOMS; AND (III) UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, RESTAURANT, BANK/FINANCIAL INSTITUTION, AND PERSONAL SERVICES USES. IN ADDITION TO THE ABOVE-REFERENCED USES, ADDITIONAL RETAIL/PERSONAL SERVICES/RESTAURANT USES MAY BE LOCATED WITHIN OFFICE BUILDINGS ON THE SITE, PROVIDED THAT SUCH ADDITIONAL RETAIL/PERSONAL SERVICES/RESTAURANT USES WILL NOT OCCUPY MORE THAN 50% OF THE GROUND FLOOR AREA OF SUCH OFFICE BUILDINGS.
 ---MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
 ---PARKING: AS REQUIRED BY THE ORDINANCE.

TORINGDON MIXED - USE DEVELOPMENT

OWNER : TRINITY CAPITAL
 440 S. CHURCH STREET
 SUITE 800
 CHARLOTTE, NORTH CAROLINA 28202
 PHONE : (704) 295 - 0455

CHARLOTTE, NORTH CAROLINA
 REZONING PETITION PLANS

SEAL

REZONING DOCUMENT
 NOT FOR
 CONSTRUCTION

SEAL

SCALE : NOTED

No.	Date	By	Description

REVISIONS

DRAWN BY : EPM
 APPROVED BY : CMF
 CHECKED BY : CMF
 DATE : 12/20/2013

TITLE

COVER SHEET

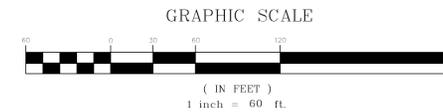
PROJECT NO. 50062529

C1

SHEET NO.

FOR PUBLIC HEARING
 PETITION # 2014 - XXX

TECHNICAL DATA SHEET



Dewberry Engineers Inc.
 8135 LAKEVIEW RD - SUITE 150
 CHARLOTTE, NC 28269-2809
 PHONE: (704) 509-9918
 FAX: (704) 509-9937
 WWW.DEWBERRY.COM
 NCBELS # F-0929

TORINGDON MIXED - USE DEVELOPMENT
 OWNER : TRINITY CAPITAL
 440 S. CHURCH STREET
 SUITE 800
 CHARLOTTE, NORTH CAROLINA 28202
 PHONE : (704) 295 - 0455
REZONING PETITION PLANS

SEAL
REZONING DOCUMENT
NOT FOR
CONSTRUCTION



SCALE : 1 inch = 60 feet

No.	Date	By	Description

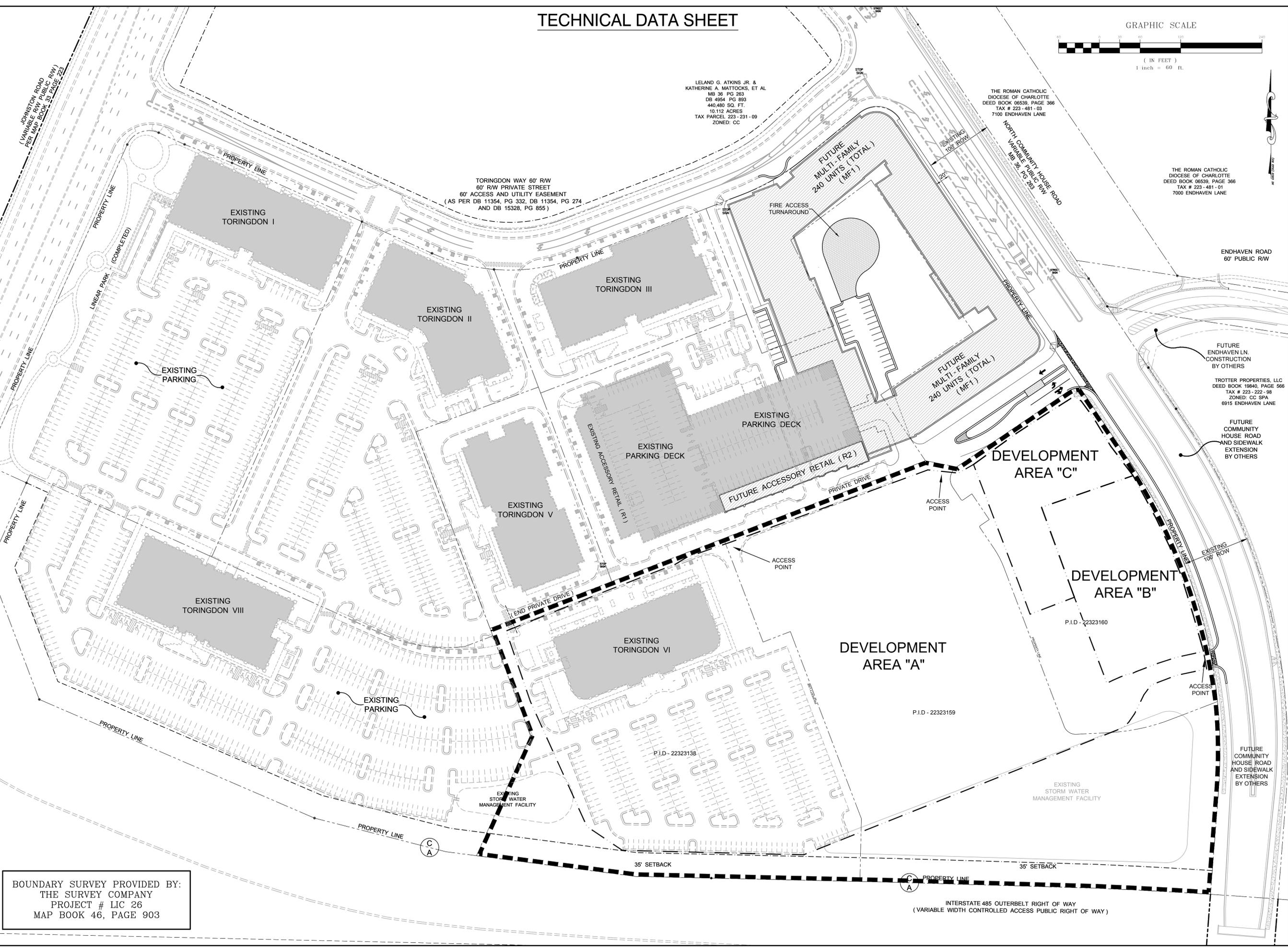
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 DRAWN BY: EPM
 APPROVED BY: CMF
 CHECKED BY: CMF
 DATE: 12/20/2013
 TITLE:

TECHNICAL DATA SHEET

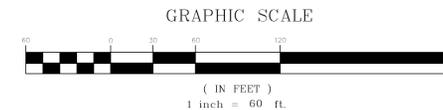
PROJECT NO. 50062529

C2

SHEET NO.



SCHEMATIC SITE PLAN



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 NCBELS # F-0929

TORINGDON MIXED - USE DEVELOPMENT
 OWNER : TRINITY CAPITAL
 440 S. CHURCH STREET
 SUITE 800
 CHARLOTTE, NORTH CAROLINA 28202
 PHONE : (704) 295 - 0455
REZONING PETITION PLANS

SEAL
REZONING DOCUMENT
NOT FOR
CONSTRUCTION



SCALE : 1 inch = 60 feet

No.	Date	By	Description

REVISIONS

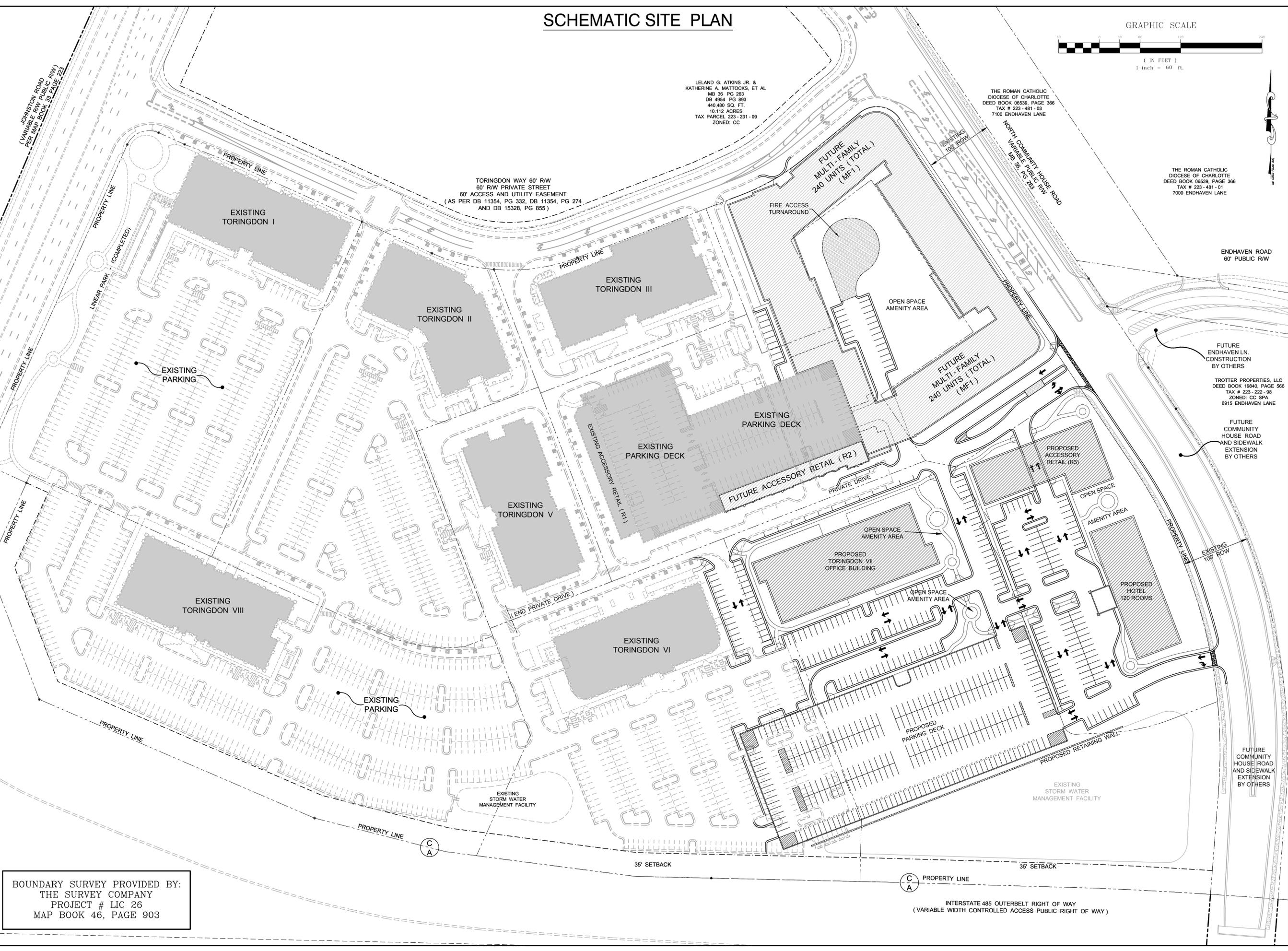
DRAWN BY	EPM
APPROVED BY	CMF
CHECKED BY	CMF
DATE	12/20/2013

TITLE
SCHEMATIC
SITE PLAN
CONCEPT 8

PROJECT NO. 50062529

C3

SHEET NO.



BOUNDARY SURVEY PROVIDED BY:
 THE SURVEY COMPANY
 PROJECT # LIC 26
 MAP BOOK 46, PAGE 903

