

DEVELOPMENT SUMMARY:

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|---------------------------|--------------------------|
| EXISTING ZONING: | CC |
| EXISTING LAND USE: | MIXED-USE |
| PROPOSED ZONING: | CC / SITE PLAN AMENDMENT |
| ACREAGE: | ±78.884 ACRES |
| LANDUSE TABULATION: | |
| MULTI-FAMILY: | 643 UNITS MAXIMUM |
| RETAIL: | 59,000 SF MAXIMUM |
| OFFICE: | 70,000 SF MAXIMUM |
| (2)RESTAURANT OUTPARCELS: | 10,370 SF MAXIMUM |
| HOSPITALITY/HOTEL: | 120-ROOM HOTEL (4 STORY) |
| (SEE TABLE THIS SHEET) | |

CONDITIONAL NOTES:

- 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 SECTION 6.207 OF THE ZONING 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, HOTEL AND OTHER SERVICE OR INSTITUTIONAL USES.
- 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 RESTRICTIONS OF THIS SITE PLAN. 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 FLOOR/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.
- ACCESS TO THE SITE WILL BE PROVIDED BY CONNECTIONS TO JOHNSTON ROAD EXTENSION, AND BY CONNECTIONS TO COMMUNITY HOUSE ROAD AS SHOWN ON THE TECHNICAL DATA SHEET. ALL DRIVEWAY AND STREET CONNECTIONS ARE SUBJECT TO APPROVAL BY CDOT AND NCDOT.
- 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.
- A PERMANENT STORMWATER DETENTION FACILITY HAS BEEN DESIGNED AND CONSTRUCTED TO MEET THE APPLICABLE STANDARDS OF MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES.
- ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT. THERE WILL BE NO EXTERIOR "WALL PAK" TYPE LIGHTING.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS AND DETACHED SIGNS WILL BE LIMITED TO GROUND MOUNTED SIGNS.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- NO RESTAURANTS WITH DRIVE THROUGH SERVICE OR GASOLINE/CONVENIENCE FACILITIES MAY BE LOCATED IN THE DEVELOPMENT.
- 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.
- CONSTRUCTION TRAFFIC TO THE PETITIONER'S SITE WILL BE LIMITED TO ACCESS ONLY FROM I-485 AND/OR JOHNSTON ROAD EXTENSION.
- THERE IS A CONCEPTUAL MASTER PLAN IN PLACE FOR THE STREETScape WITHIN AND ALONG THE MARGINS OF THE RETAIL/OFFICE CORE, WHICH INCLUDES PEDESTRIAN SCALE LIGHTING, TREE PLANTING, LANDSCAPING, AND OTHER AMENITIES DESIGNED TO ENHANCE THE PEDESTRIAN ENVIRONMENT. THE SITE WILL BE DEVELOPED IN ACCORDANCE WITH THIS MASTER PLAN (SEE ATTACHED COLOR RENDERINGS AND SHEETS RZ-2 AND RZ-3).
- SEE SHEET RZ-3 FOR SIGNAGE EXAMPLES FOR THE SITE TO COORDINATE DIRECTIONAL INFORMATION FOR THE STRUCTURES, STREETS, AND PEDESTRIAN AREAS OF THE SITE.
- 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. (THIS DESIGN REQUIREMENT HAS BEEN CONSTRUCTED)
- THE PETITIONER/DEVELOPER SHALL PROVIDE A MINIMUM 10 FOOT WIDE SIDEWALK AND VARIABLE WIDTH PLANTING STRIPS IN FRONT OF THE RETAIL/OFFICE (NOT INCLUDING RESTAURANT OUTPARCELS) PER THE SECTION ON SHEET RZ-2. STREETScape IMPROVEMENTS ON BOTH SIDES OF COMMUNITY HOUSE ROAD AND COPPER WAY, IN AREAS ADJACENT TO THE OUTPARCEL PARKING LOTS, SHALL HAVE A VARIABLE WIDTH PLANTING STRIP AND 5' MIN. SIDEWALK. THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE TREES IN GRATES IN LIEU OF GRASS PLANTING STRIPS. OTHER USES ON THIS SITE SHALL ALSO HAVE A MINIMUM 5' FRONT SIDEWALK.
- THE PETITIONER/DEVELOPER SHALL CONTRIBUTE TO THE OVERALL TOTAL COST OF THE SIGNALIZATION OF THE JOHNSTON ROAD/COMMUNITY HOUSE ROAD INTERSECTION. THE CONTRIBUTION WAS MADE IN ASSOCIATION WITH PRIVATE CONTRACTS AND THE DOCUMENTATION OF SUCH CONTRIBUTION SHALL BE MADE AVAILABLE TO THE STAFF OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. THE PETITIONER/DEVELOPER SHALL ALSO CONTRIBUTE TOWARD THE CONSTRUCTION OF STEEL POST MAST ARM SUPPORTS FOR SUCH SIGNALIZATION BY CONTRIBUTING THE TOTAL COST OF SUCH SUPPORTS WHICH WILL BE LOCATED ON THE PETITIONER'S PROPERTY. (THIS DESIGN REQUIREMENT HAS BEEN COMPLETED)
- THE PETITIONER/DEVELOPER SHALL CONSTRUCT A PATHWAY CONNECTION FROM THE MIXED-USE CORE ACROSS THE PUBLIC GREENWAY AS DEPICTED ON THIS SITE PLAN. THE PETITIONER/DEVELOPER SHALL PROVIDE SAID CONNECTION IN ACCORDANCE WITH APPLICABLE MECKLENBURG COUNTY PARK AND RECREATION STANDARDS.
- THE PETITIONER/DEVELOPER SHALL PROVIDE A FIRE HYDRANT WITH 750 FEET, AS THE FIRE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS IF SUCH HYDRANT DOES NOT ALREADY EXIST.
- THE ATTACHED ARCHITECTURAL ELEVATIONS SHOWN ON SHEET RZ-2 ARE INTENDED TO ILLUSTRATE THE OVERALL SCALE, MASSING AND GENERAL ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT WITHIN THE MIXED USE RETAIL/OFFICE CORE AREA OF THE SITE. ALL BUILDINGS SHALL BE CONSTRUCTED OF BRICK, STUCCO AND/OR A COMBINATION OF THOSE OR OTHER MASONRY MATERIALS. ALTHOUGH SOME ARCHITECTURAL DIVERSITY WILL BE PERMITTED AMONG THE VARIOUS BUILDINGS, THERE WILL BE A REQUIREMENT FOR COMPLEMENTARY BUILDING MATERIALS, ROOF MATERIAL/DESIGN, COLORS, ETC. SUCH THAT AN OVERALL COMMON DESIGN THEME IS ACHIEVED FOR THE MIXED USE RETAIL/OFFICE CORE AREA OF THE SITE.
- THE REQUIRED TREE SURVEY PER SECTION 45 CHAPTER 21 OF THE CHARLOTTE CITY CODE SHALL BE PROVIDED FOR THE 35' SETBACK AREA ALONG JOHNSTON ROAD.
- THE MAXIMUM SIZE FOR INDIVIDUAL RETAIL STORES SHALL NOT EXCEED 30,000 SF.
- THE PARKING ARRANGEMENT IN THE URBAN RETAIL/OFFICE CORE MAY BE EITHER 90° TWO-WAY OR 60° ONE-WAY IN ACCORDANCE WITH THE MINIMUM DIMENSIONS SET FORTH IN THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS.
- STREETScape TREES ALONG COMMUNITY HOUSE ROAD AND COPPER WAY SHALL BE PLANTED IN EITHER VARIABLE PLANTING STRIPS (5' MIN. WIDTH) BETWEEN THE SIDEWALK AND BACK OF CURB OR IN THE TREE GRATES AS SHOWN ON THE URBAN RETAIL/OFFICE CROSS SECTION ON SHEET RZ-3. TREES IN THE PLANTING STRIPS SHALL BE EITHER SMALL OR LARGE MATURING DEPENDING UPON THE PLANTING STRIP WIDTH.
- THE ONE-STORY RETAIL BUILDINGS WILL BE DESIGNED SO THAT THEY HAVE THE APPEARANCE OF A TWO-STORY BUILDING/FACADE. THE ELEVATIONS FOR THE RETAIL BUILDINGS SHALL BE REVIEWED BY PLANNING COMMISSION STAFF PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- AS INDICATED ON THIS SITE PLAN, THE PETITIONER/DEVELOPER PLANS TO DEVELOP A MAXIMUM OF 75 TOWNHOMES FOR SALE. HOWEVER, ALTERNATIVE INSTITUTIONAL USES AS NOTED IN THE LAND USES AND SQUARE FOOTAGE TOTALS TABLE MAY BE SUBSTITUTED IN TOWNHOMES FOR SALE LOCATION, ANY SUCH INSTITUTIONAL USE SHALL BE REVIEWED AND APPROVED VIA THE TYPICAL/NORMAL ADMINISTRATIVE PROCEDURES AS SET FORTH IN THE ZONING ORDINANCE.

LEGEND

| | |
|--|----------------------|
| | FUTURE/PROPOSED USES |
| | EXISTING USES |

| LAND USES AND SQUARE FOOTAGE TOTALS | | | |
|-------------------------------------|-----------------|--------------------------|---------------------------|
| PROPOSED USES: | CURRENT BUIL. 1 | FUTURE | CURRENT AND FUTURE TOTALS |
| Multi-Family: | 568 units * | 75 units ** | 643 units |
| Retail: | 45,000SF | 14,000SF | 59,000SF |
| Office: | 56,000SF | 14,000SF | 70,000SF |
| Restaurant Outparcels (2): | 10,370SF | - | 10,370SF |
| Hospitality/Hotel: | - | 120-room hotel (4 story) | |

* - Total MF units associated with Phase 1 and 2 Atkins Circle

** - In lieu of 75 townhome units Petitioner may construct a daycare center, fitness center/spa and/or similar institutional and/or community service uses not to exceed 30,000 SF (one or two story)

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STREETS OF TORGINDON
CONDITIONAL REZONING SITE PLAN
AMENDMENT REQUEST
PETITIONER: NRI COMMUNITIES CHARLOTTE, LLC

2007-103

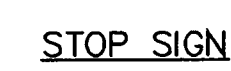
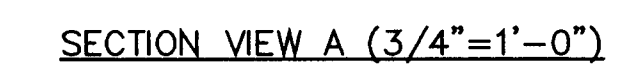
TECHNICAL DATA SHEET / OVERALL ILLUSTRATIVE SITE PLAN

DATE: 05-11-2007

SCALE: HORIZ : 1" = 100'

JOB NO. X7019.00

SHEET: RZ-1


$$3/4" = 1'-0"$$

$$1/4'' = 1'-0''$$

| | |
|---|-------------|
| CONCEPTUAL SIGN AND DUMPSTER DETAILS | |
| DATE: | 05-11-2007 |
| SCALE: | |
| JOB NO. | X7019.00 |
| SHEET: | RZ-3 |