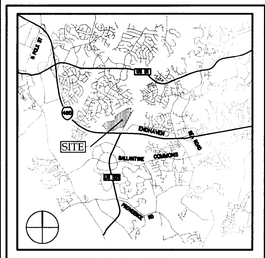
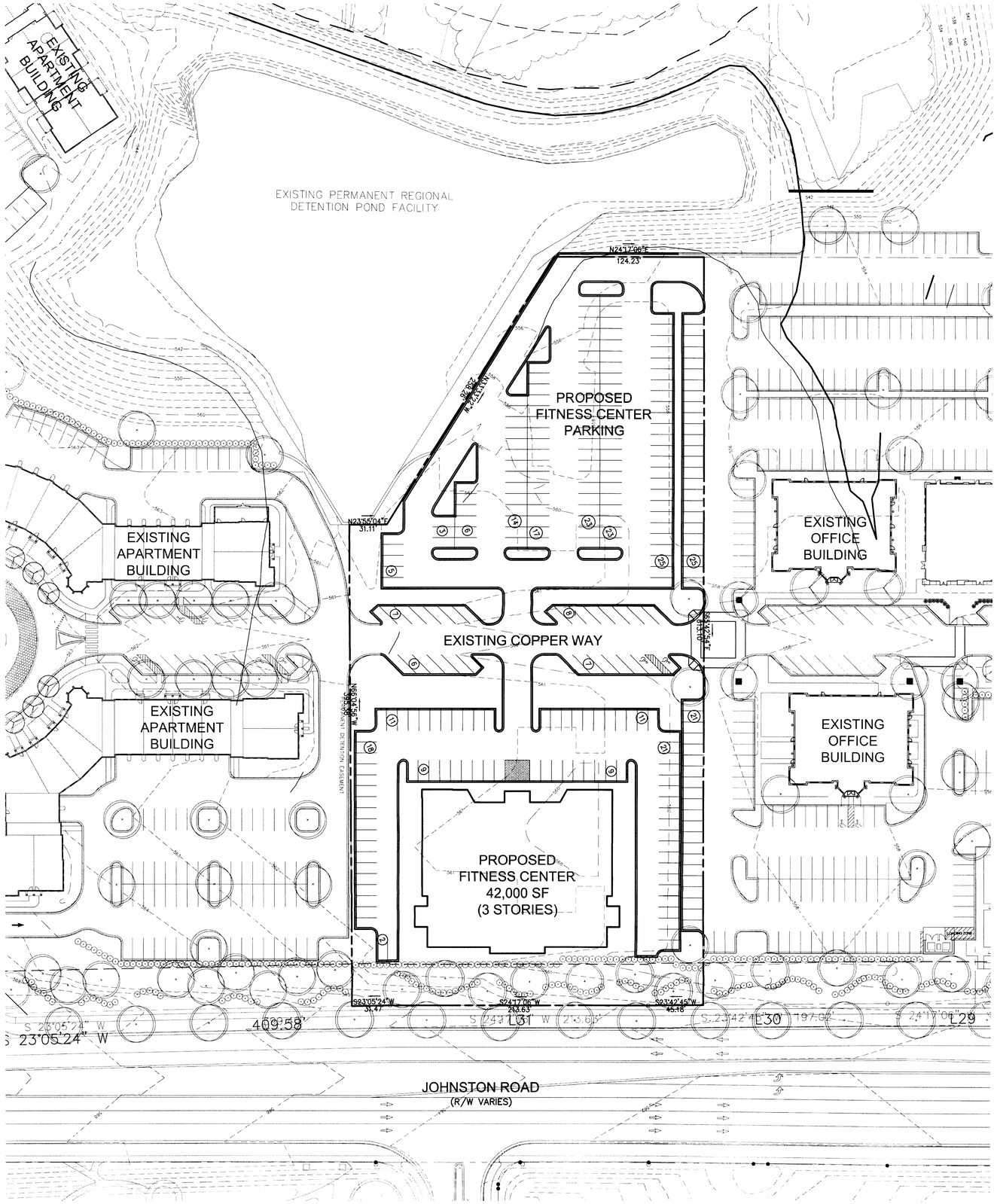
VICINITY MAP N.T.S.





CONDITIONAL NOTES:

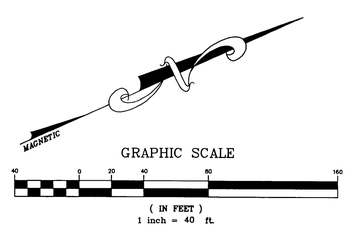
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY 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 FITNESS CENTER AND ASSOCIATED FUNCTIONS.
2. A PERMANENT REGIONAL STORMWATER DETENTION FACILITY HAS BEEN DESIGNED AND CONSTRUCTED TO MEET THE APPLICABLE STANDARDS OF MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES.
3. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT. THERE WILL BE NO EXTERIOR "WALL PAK" TYPE LIGHTING. ALL DETACHED LIGHTING SHALL BE FULLY CAPPED AND SHIELDED.
4. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS AND DETACHED SIGNS WILL BE LIMITED TO GROUND MOUNTED SIGNS.
5. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
6. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECTION 12.303 OF THE ZONING ORDINANCE.
7. ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
8. 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 APPROVED UNDER PREVIOUS AMENDMENTS REQUESTS.
9. 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 TREE GRATES AS PREVIOUSLY ALLOWED. TREES IN THE PLANTING STRIPS SHALL BE EITHER SMALL OR LARGE MATURING DEPENDING UPON THE PLANTING STRIP WIDTH. (NOTE: EXCEPT FOR THE AREA ASSOCIATED WITH THE PROPOSED FITNESS CENTER, STREET TREES HAVE BEEN PREVIOUSLY INSTALLED IN FIVE FOOT WIDE PLANTING STRIPS ALONG COPPER WAY AS WELL AS COMMUNITY HOUSE ROAD. THE FIVE FOOT PLANTING STRIPS ARE CONSISTENT WITH PREVIOUS ZONING COMMITMENTS. THE REMAINING SMALL AREA ALONG COPPER WAY WILL LIKEWISE BE PLANTED IN FIVE FOOT PLANTING AREAS WITH SIMILAR STREET TREES FOR DESIGN UNIFORMITY AND CONSISTENCY WITH EXISTING CONDITIONS.) ANY USE OF TREE GRATES SHALL COMPLY WITH THE STANDARDS AND REQUIREMENTS OF CITY OF CHARLOTTE ENGINEERING REQUIREMENTS.
10. THE PROPOSED FITNESS CENTER BUILDING SHALL UTILIZE SIMILAR AND/OR COMPLIMENTARY EXTERIOR BUILDING MATERIALS, COLORS, ETC. AS ALREADY ESTABLISHED THROUGHOUT THE EXISTING MIXED USE DEVELOPMENT AREA.

DEVELOPMENT SUMMARY:

TAX PARCEL #:	223-231-44
PARCEL AREA:	3.35 ACRES
EXISTING ZONING:	CC
PROPOSED ZONING:	CC SITE PLAN AMENDMENT
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	FITNESS CENTER
MAXIMUM BUILDING SIZE:	42,000 S.F.
MAXIMUM BUILDING HEIGHT:	3 STORIES (40 FEET)

PARKING FOR INDOOR RECREATION USE:
1 SPACE / 200 = 210 SPACES REQUIRED
270 SPACES PROPOSED

08-136



NO.	DATE	DESCRIPTION

STEWART
200 S COLLEGE ST
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 393 TERESA L. HAWKINS

STREETS OF TORINGDON
CONDITIONAL REZONING SITE PLAN AMENDMENT
CONTINENTAL COMMUNITIES, LTD.
CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

OVERALL SITE PLAN

DATE:	07.22.08
SCALE:	1" = 40'
JOB NO.	X8032.00
SHEET:	RZ-1