



Abingdon

Trammell Crow Company

Wood Partners

Trammell-Crow/Wood Partners
1-485 Johnson Rd. Site
Development Notes

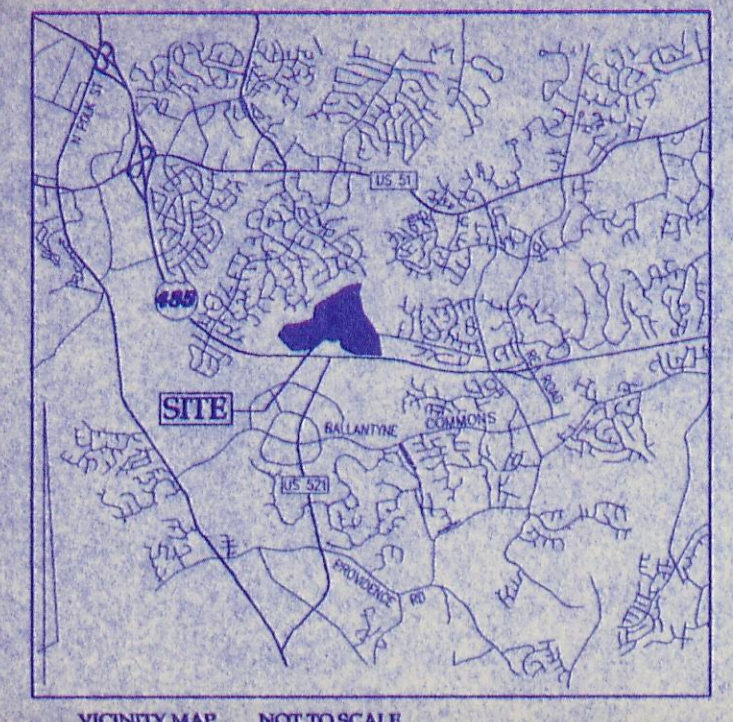
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This proposal is intended to enable the development of a mixed use community composed of offices, multifamily, and neighborhood retail and service uses.
- The site may be developed for any use allowed in the CC district 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 schematic plan which will include a wider than normal thoroughfare right-of-way to accommodate additional landscaping and pedestrian features with a special emphasis on the intersection of Johnson Rd. and Community House Rd. Further, the Petitioner will provide pedestrian connections from within the site to other site elements and uses and to adjacent uses to focus on the intersection area, balancing the need for vehicular as well as pedestrian access. Finally, the Petitioner's site plan and architectural design will emphasize architectural massing as a "street wall", especially along principal 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 level. Such elements may include entranceways, windows, arcades, awnings, etc. The Petitioner may place retail uses within office buildings on the site as well as within the retail center in order to further the mixed use nature of the site. Retail floor area located within office buildings will not be counted toward the total retail floor area located elsewhere on the site.
- Access to the site will be provided by connections to the new Johnson Rd. and by connections to the new Community House Rd. as shown on the Technical Data Sheet. All driveway and street connections are subject to approval by N.C.DOT and by Mecklenburg County. The exact alignment for Community House Rd. will be determined in concert with the City of Charlotte and with the property owners east of Community House Rd. who may desire access to the road in the future.
- Buffer areas will be developed in accordance with Sect. 12.302. The "R" buffers on the site may be defined by the adjoining parcels as shown on the site plan. Buffers are no longer required if the site is adjacent to a street.
- Stormwater detention facilities will be developed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer and setback areas, except along Johnson Rd. in the area of the existing lake. It is the Petitioner's intent to restore and utilize the existing lake along the Johnson Rd portion of site after the City road construction project is completed as a site amenity/detention facility.
- The Petitioner will dedicate a minimum of 100' right-of-way for Johnson Rd. and for the portion of Community House Rd. which falls on the site. In addition, the Petitioner will construct the portion of Community House Rd. which falls on the site to a cross section determined jointly by the Petitioner and City staff. If not part of a funded road project, the Petitioner will construct a 6' sidewalk with an 8' planting strip along the public streets that pass through the site. Within the interior of the site on private streets, the Petitioner will construct a more urban configuration consisting of a 6' sidewalk and a 6' planting strip.
- The Petitioner will offer for dedication to Mecklenburg County, the portion of the McAlpine Creek floodplain located between the Petitioner's western property line and the Duke Power easement. Further, the Petitioner will not fill any areas within the 100 year regulatory floodplain.
- Any detached lighting on the site will be limited to 20 feet in height.
- Signage will be permitted in accordance with applicable Zoning standards, and the 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.
- The Petitioner will design and develop a formalized open space element of at least 1,500 sq. ft. within the retail portion of the site as a site amenity and to enhance pedestrian access.
- No restaurants with drive through service or gas/food/convenience facilities may be located on the site.
- 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 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 Johnson Rd.
- Subject to the provisions of Note 18 below, the Petitioner will connect Endhaven Lane to the new section of Community House Rd. In accordance with the requirements of the Subdivision Ordinance and appropriate engineering and CDOT standards.
- The Petitioner, if allowed by the Planning Staff, will construct the portion of Community House Rd. on the site but will not complete the final connection of Endhaven Lane to Community House Rd. until Johnson Rd. is open to NC 251. Further, if the connection has not been completed by the time that CMS begins construction of the new school on Endhaven Lane, the Petitioner will provide for school construction traffic to cross the Petitioner's site as an alternate to the use of Endhaven Lane.
- Stormwater detention facilities will be developed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer and setback areas, except along Johnson Rd. in the area of the existing lake. It is the Petitioner's intent to restore and utilize the existing lake along the Johnson Rd portion of site after the City road construction project is completed as a site amenity/detention facility.
- The development of the site will be limited by the following Schedule:
 - No more than 50% of the multifamily development west of Johnson Rd. no more than 50% of the office development, and no more than 35% of the retail development, may receive Certificates of Occupancy until Johnson Rd. is open to Community House Rd.
 - The east 25% of the office development may receive Certificates of Occupancy at the earlier of the opening of Johnson Rd. to NC 51 or June 2002.
 - The remaining 25% of the office development, the remaining 85% of the retail development, and the remaining 50% of the multifamily development west of Johnson Rd. may receive Certificates of Occupancy at the earlier of the opening of Johnson Rd. to NC 51 or June 2003.
- Buildings within the retail portion of the site will be one to two stories in height and buildings within the office portion of the site will range from two to six stories in height.
- The Petitioner 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, signage, and other amenities designed to enhance the pedestrian environment and the site will be developed in accordance with that master plan.
- The Petitioner 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.
- With regard to the access drive for the residential portion of the site that orients to Community House Rd., the Petitioner will construct that entrance such that its design and signage will clearly indicate that it is a residential entrance and not an access to the office portion of the site, so as to discourage "cut through traffic" between Endhaven Lane and the office portion of the site.
- The Petitioner will install, at their cost, signage, landscaping and other appropriate entranceway improvements at the future connection of Endhaven Lane and Community House Rd. These entranceway improvements will be substantially similar to the entranceway features to be located across the Community House Rd. at the entranceway to the proposed multifamily community and will be installed at the same time.
- The Petitioner will install certain turning lane improvements at the Endhaven Lane/Em Lane West intersection. These improvements will result in the creation of two distinct turn lanes for traffic leaving Endhaven Lane and built in accordance with applicable CDOT design and engineering standards subject to the availability of required right-of-way.
- The Petitioner will contribute 1/2 of the cost of a traffic signal at the Endhaven Lane/Em Lane intersection. This contribution will be made at the time that Endhaven Lane is connected to Community House Rd. and the timing of the signal installation and its operation will be determined by CDOT.
- If the 5.74-acre site at the intersection of Johnson Rd. and Community House Rd. is developed with a hotel, the Petitioner will install a chain link security fence along the rear of the site to separate the hotel site from property owned by the Catholic Diocese of Charlotte.
- The Petitioner reserves the right to request a variance from the normal buffer requirements for the area adjacent to a small strip of land between the Petitioner's site and the future Community House Rd. right-of-way.
 - March 22, 1998
 - June 16, 1998 revisions per staff comments.
 - August 30, 1998 revisions per Zoning Committee and additional community comments.
 - October final changes from community comments and council approval!

Development Tabulation *

	Proposed	AC	DUA/FAR
Office	675 K SF	+/- 39.59 ac	.43 far
Multi-Family	984 units	+/- 109.9 ac	8.9 dua
Retail	115 K SF	+/- 12.80 ac	.21 far
Hotel or Office Attached	120 rm or 85 K SF	+/- 5.7 ac	
	72 units	+/- 6.2 ac	11.6 dua

Note: Parking will meet or exceed Mecklenburg County Zoning Ordinance requirements.

* Subject to revision, resulting from minor changes to site plan and associated averages to development parcels.



Legend

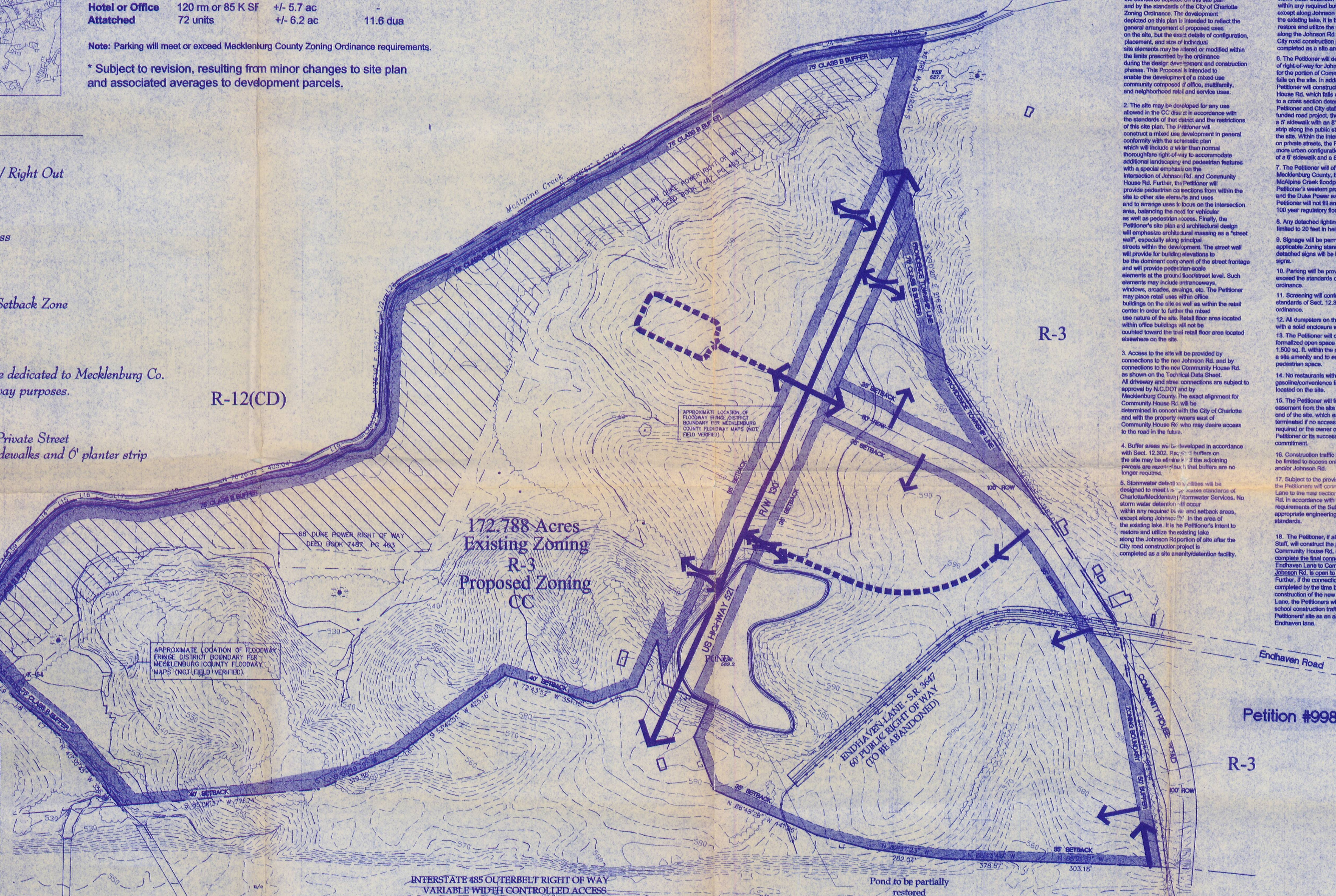
- Right In / Right Out
- Full Access
- Buffer / Setback Zone
- Area to be dedicated to Mecklenburg Co. for greenway purposes.
- Internal Private Street with 6' sidewalks and 6' planter strip

LINE TABLE

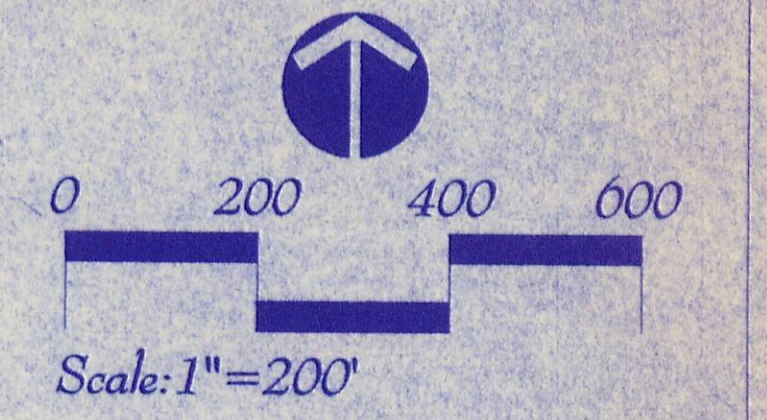
LINE	LENGTH	BEARING
L1	200.12'	N 75°44'03" W
L2	209.11'	N 20°49'16" E
L3	134.65'	N 24°16'15" E
L4	189.41'	N 65°37'04" W
L5	110.68'	N 47°18'29" W
L6	91.31'	S 53°44'09" W
L7	142.34'	N 50°40'04" W
L8	82.68'	N 50°40'04" W
L9	91.53'	S 38°51'24" W
L10	95.61'	N 42°32'19" W
L11	68.83'	N 50°17'57" W
L12	58.93'	N 13°22'55" E
L13	55.04'	N 50°26'04" W
L14	103.02'	N 48°02'05" E
L15	77.74'	N 63°29'57" E
L16	87.50'	N 84°21'18" E
L17	168.54'	S 84°51'58" E
L18	261.06'	N 77°48'52" E
L19	248.78'	N 65°28'06" E
L20	61.45'	N 33°52'06" E
L21	45.49'	N 13°34'04" E
L22	88.15'	N 12°42'36" E
L23	65.40'	N 46°06'45" E
L24	299.14'	N 78°20'37" E
L25	223.97'	N 82°47'54" E
L26	165.12'	N 07°08'16" W
L27	191.36'	S 24°16'14" W
L28	176.89'	S 69°16'16" W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	7614.44'	156.46'	78.23'	N 87°00'15" W	156.46'	01°08'50"



Petition #9988



Technical Data Sheet

DATE: March 19, 1999
PROJECT NO.: 18180
REVISIONS:
May 18, 1999 - Revised Road R/W
6.17.99 revised per CMFC comments
9.29.99 revised per CMFC comments
11.00 revised per CMFC comments
12.00 revised: added Petition #

APPROVED BY CITY COUNCIL

DATE: 9/23/00

Survey by:
THE SURVEY COMPANY, INC.

LandDesign, Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO.: 1 OF:
FILE NAME: G:\18180\dwg\18180tech.dwg