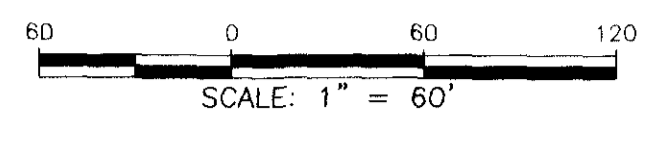


COMMUNITY HOUSE ROAD  
VARIABLE WIDTH PUBLIC R/W  
DEDICATED TO THE CITY OF CHARLOTTE PER  
MAP BOOK 36, PAGE 263  
(152,250 SF / 3.50 ACRES)



N/F  
LELAND G. ATKINS, JR. &  
KATHERINE A. MATCOCKS, ET AL.  
MB 36 PG 263  
DB 4054 PG 093  
440,480 SQ FT  
10.112 ACRES  
TAX PARCEL 223-231-09  
ZONED: CC

NOW OR FORMERLY  
ROMAN CATHOLIC DIOCESE  
DEED BOOK 4539 PAGE 366  
TAX PARCEL 223-481-01

POINT OF BEGINNING  
MC GRID COORDINATES (NAD 83)  
N: 464,746.9167 FEET  
E: 1,448,802.7415 FEET

LITCHIN-TRAMMELL CROW SOUTH LLC  
DEED BOOK 11354 PAGE 32  
TAX PARCEL 223-231-11  
8.287 ACRES

N/F  
LELAND G. ATKINS, JR.  
MB 36 PG 263  
28,523 ACRES

PROPOSED REDUCTION OF FRONT  
SETBACK ALONG COMMUNITY HOUSE  
ROAD TO 14' MIN. FROM BACK OF CURB

NOTE:  
EACH RESIDENTIAL TOWNHOME UNIT WILL  
FRONT COMMUNITY HOUSE ROAD AND  
SIDEWALKS ARE TO BE CONSTRUCTED  
FROM EACH UNIT TO THE COMMUNITY  
HOUSE ROAD PUBLIC SIDEWALK.

REZONING PETITION  
CURRENT ZONING: R-3  
PROPOSED ZONING: CC  
TAX PARCEL NO. 223-222-98  
AREA = 0.784 ac.

NOW OR FORMERLY  
WILLIAM PROTTER, SR.  
DEED BOOK 5985 PAGE 680  
TAX PARCEL 223-222-98

**SITE DATA TABLE**

SITE PLAN AMENDMENT: CC 1999-98		REZONING PETITION: CC 2003-48	
ACREAGE: 36.6 AC		ACREAGE: 0.784 AC	
TAX PARCEL NUMBERS: 223-231-08 223-231-11 223-231-36 223-231-37 223-231-38		TAX PARCEL NUMBERS: 223-222-98	
AVAILABLE USES:			
OFFICE	675,000 SF (MAX.)		
RETAIL	23,000 SF		
RESIDENTIAL UNITS	50 UNITS (MIN.)		

INTERSTATE 485 OUTERBELT RIGHT OF WAY  
(VARIABLE WIDTH CONTROLLED ACCESS PUBLIC RIGHT OF WAY)

**FOR PUBLIC HEARING  
PETITION #2003-48**

No.	Revision	Date	By
1	Revisions per City of Charlotte Comments	6/17/02	JJJ
2	Revisions per City of Charlotte Comments	7/11/02	JJJ

Designer	JJJ	Scale	1"=60'
Drawn By	KMV	Date	7/15/03
Checked By	JJJ	Job No.	203078

**TORINGTON DEVELOPMENT**  
CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA

**MASTER REZONING PLAN**

**WITHERS & RAVENEL**  
ENGINEERS | PLANNERS | SURVEYORS  
111 MacKinnon Drive, Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.withersravenel.com

Sheet No. **1 of 2**

**REZONING NOTES:**

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICED 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 THE 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 OFFICE, MULTIFAMILY, AND NEIGHBORHOOD RETAIL AND SERVICE USES.
2. 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 JOHNSTON ROAD AND COMMUNITY HOUSE ROAD. FURTHER, THE PETITIONER WILL PROVIDE PEDESTRIAN CONNECTIONS FROM WITHIN THE SITE TO OTHER SITE ELEMENTS AND USES AND TO ARRANGE 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/STREET LEVEL SUCH AS 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 USES 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. A FREE STANDING BUILDING, NOT TO EXCEED 4,000 SQUARE FEET, MAY BE ALLOWED WITHIN THE SITE AS SHOWN SCHEMATICALLY ON THIS SITE PLAN.
3. ACCESS TO THE SITE WILL BE PROVIDED BY CONNECTIONS TO THE NEW JOHNSTON ROAD, AND BY CONNECTIONS TO THE NEW COMMUNITY HOUSE ROAD AS SHOWN ON THE TECHNICAL DATA SHEET. ALL DRIVEWAY AND STREET CONNECTIONS ARE SUBJECT TO APPROVAL BY NCDOT AND BY THE CITY OF CHARLOTTE. THE EXACT ALIGNMENT FOR COMMUNITY HOUSE ROAD WILL BE DETERMINED IN CONCERT WITH THE CITY OF CHARLOTTE AND WITH THE PROPERTY OWNERS EAST OF COMMUNITY HOUSE ROAD WHO MAY DESIRE ACCESS TO THE ROAD IN THE FUTURE.
4. BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302. REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED IF THE ADJOINING PARCELS ARE REZONED SUCH THAT BUFFERS ARE NO LONGER REQUIRED.
5. STORMWATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES. NO STORMWATER DETENTION WILL OCCUR WITHIN ANY REQUIRED BUFFER AND SETBACK AREAS. IT IS THE PETITIONER'S INTENT TO REPLACE THE EXISTING LAKE ALONG THE JOHNSTON ROAD PORTION OF THE SITE WITH A WATER QUALITY POND TO THE WEST OF JOHNSTON ROAD. THE PETITIONER HAS ALREADY OBTAINED APPROVAL FROM NCDENR DIVISION OF WATER QUALITY FOR THE POND DESIGN. THE PETITIONER WILL CONSTRUCT A LINEAR PARK ALONG JOHNSTON ROAD TO SCREEN PROPOSED PARKING AREAS.
6. THE PETITIONER WILL DEDICATE A MINIMUM 100' OF RIGHT-OF-WAY FOR JOHNSTON ROAD AND FOR THE PORTION OF COMMUNITY HOUSE ROAD, WHICH FALLS ON THE SITE, PRIOR TO BUILDING 1 CERTIFICATE OF OCCUPANCY. IN ADDITION, THE PETITIONER WILL CONSTRUCT THE PORTION OF COMMUNITY HOUSE ROAD, 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 5' SIDEWALK WITH AN 8' PLANTING STRIP, WITH A SMALLER PLANTING STRIP ACCEPTABLE WHERE ADJOINING SITE CONDITIONS PROHIBIT, 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.
9. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT. POLE MOUNTED LIGHTING ON THE TOP LEVEL OF DECKS SHALL BE CAPPED AND DIRECTED DOWNWARD.
10. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS, AND DETACHED SIGNS WILL BE LIMITED TO GROUND MOUNTED SIGNS.
11. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
12. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
13. ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
14. NO RESTAURANTS WITH DRIVE THROUGH SERVICE OR GASOLINE/CONVENIENCE FACILITIES MAY BE LOCATED ON THE SITE.

**REZONING NOTES: CONTINUED**

15. CONSTRUCTION TRAFFIC TO THE PETITIONER'S SITE WILL BE LIMITED TO ACCESS ONLY FROM 1-485 AND/OR JOHNSTON ROAD.
16. SUBJECT TO THE PROVISIONS OF NOTE 17, THE PETITIONERS WILL CONNECT ENDAHVEN LANE TO THE NEW SECTION OF COMMUNITY HOUSE ROAD IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND APPROPRIATE ENGINEERING AND CDOT STANDARDS.
17. THE PETITIONER, IF ALLOWED BY THE PLANNING STAFF, WILL CONSTRUCT THE PORTION OF COMMUNITY HOUSE ROAD ON THE SITE BUT WILL NOT COMPLETE THE FINAL CONNECTION OF ENDAHVEN LANE TO COMMUNITY HOUSE ROAD UNTIL JOHNSTON ROAD IS OPEN TO NC51. FURTHER, IF THE CONNECTION HAS NOT BEEN COMPLETED BY THE TIME THAT CMS BEGINS CONSTRUCTION OF THE NEW SCHOOL ON ENDAHVEN LANE, THE PETITIONERS WILL PROVIDE FOR SCHOOL CONSTRUCTION TRAFFIC TO CROSS THE PETITIONER'S SITE AS AN ALTERNATIVE TO THE USE OF ENDAHVEN LANE.
- ~~18. THE DEVELOPMENT OF THE SITE WILL BE LIMITED BY THE FOLLOWING SCHEDULE:  
 -- NO MORE THAN 50% OF THE MULTIFAMILY DEVELOPMENT WEST OF JOHNSTON ROAD, NO MORE THAN 50% OF THE OFFICE DEVELOPMENT AND NO MORE THAN 35% OF THE RETAIL DEVELOPMENT MAY RECEIVE CERTIFICATES OF OCCUPANCY UNTIL JOHNSTON ROAD IS OPEN TO COMMUNITY HOUSE ROAD.  
 -- THE NEXT 25% OF THE OFFICE DEVELOPMENT MAY RECEIVE CERTIFICATES OF OCCUPANCY AT THE EARLIER OF THE OPENING OF JOHNSTON ROAD TO NC51 OR JUNE 2002.  
 -- THE REMAINING 25% OF THE OFFICE DEVELOPMENT, THE REMAINING 65% OF THE RETAIL DEVELOPMENT, AND THE REMAINING 50% OF THE MULTIFAMILY DEVELOPMENT WEST OF JOHNSTON ROAD, MAY RECEIVE CERTIFICATES OF OCCUPANCY AT THE EARLIER OF THE OPENING OF JOHNSTON ROAD TO NC51 OR JUNE 2003.~~
19. 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.
20. THE PETITIONERS 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.
21. THE PETITIONERS WILL DEVELOP A MASTER SIGNAGE PLAN FOR THE SITE TO COORDINATE IDENTIFICATION AND DIRECTIONAL INFORMATION FOR THE STRUCTURE, STREETS, AND PEDESTRIAN AREAS OF THE SITE.
22. WITH REGARD TO THE ACCESS DRIVE FOR THE RESIDENTIAL PORTION OF THE SITE THAT ORIENTS TO COMMUNITY HOUSE ROAD, THE PETITIONERS 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 ENDAHVEN LANE AND THE OFFICE PORTION OF THE SITE.
23. THE PETITIONERS WILL INSTALL, AT THEIR COST, SIGNAGE, LANDSCAPING AND OTHER APPROPRIATE ENTRANCEWAY IMPROVEMENTS AT THE FUTURE CONNECTION OF ENDAHVEN LANE AND COMMUNITY HOUSE ROAD. THESE ENTRANCEWAY IMPROVEMENTS WILL BE SUBSTANTIALLY SIMILAR TO THE ENTRANCEWAY FEATURES TO BE LOCATED ACROSS THE COMMUNITY HOUSE ROAD AT THE ENTRANCEWAY TO THE PROPOSED MULTIFAMILY COMMUNITY AND WILL BE INSTALLED AT THE SAME TIME.
24. THE PETITIONERS WILL INSTALL CERTAIN TURNING LANE IMPROVEMENTS AT THE ENDAHVEN LANE/ELM LANE WEST INTERSECTION. THE IMPROVEMENTS WILL RESULT IN THE CREATION OF TWO DISTINCT TURN LANES FOR TRAFFIC LEAVING ENDAHVEN LANE AND BE BUILT IN ACCORDANCE WITH APPLICABLE CDOT DESIGN AND ENGINEERING STANDARDS SUBJECT TO THE AVAILABILITY OF REQUIRED RIGHT-OF-WAY.
25. THE PETITIONERS WILL CONTRIBUTE 1/2 OF THE COST OF A TRAFFIC SIGNAL AT THE ENDAHVEN LANE/ELM LANE INTERSECTION. THE CONTRIBUTION WILL BE MADE AT THE TIME THAT ENDAHVEN LANE IS CONNECTED TO COMMUNITY HOUSE ROAD AND THE TIMING OF THE SIGNAL INSTALLATION AND ITS OPERATION WILL BE DETERMINED BY CDOT.
26. 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 ROAD RIGHT-OF-WAY.

**GENERAL NOTES:**

1. PARKING BETWEEN THE BUILDINGS AND COMMUNITY HOUSE ROAD WILL BE PROHIBITED.
2. UNTIL RIGH-OF-WAY FOR COMMUNITY HOUSE ROAD IS DEDICATED, THE RESIDENTIAL UNITS ADJACENT TO THIS ARE MA NOT BE BUILT. THIS IS DUE TO THE FACT THAT THE PROPERTY LINE (FUTURE RIGHT-OF-WAY) WOULD REQUIRE A REAR YARD OF 40 FEET AND WOULD ALSO REQUIRE A BUFFER.
3. EACH RESIDENTIAL UNIT DRIVEWAY MUST BE AT LEAST 20 FEET LONG, MEASURED FROM THE BACK OF THE SIDEWALK TO THE FRONT OF EACH GARAGE.
4. SIDEWALKS ADJACENT TO PARKING SPACES SHOULD BE AT LEAST 7 FEET WIDE OR BE SEPARATE FROM THE PARKING SPACES BY A 2-FEET (MINIMUM) PLANTING STRIP TO ELIMINATE ENCROACHMENT INTO THE SIDEWALK BY VEHICLE OVERHANG.
5. FOR RESIDENTIAL BUILDINGS WITHOUT GARAGES, A FACILITY DEDICATED FOR THE SECURED BICYCLE PARKING WILL BE PROVIDED. SUCH A SHARED FACILITY WILL BE IN THE FORM OF A SECURED ROOM OR STORAGE BUILDING WITH ONE BICYCLE PARKING SPACE PROVIDED PER FOUR DWELLING UNITS.
6. ADEQUATE SIGHT TRIANGLES WILL BE RESERVED AT THE EXISTING/PROPOSED DRIVEWAY ENTRANCES. TWO 35' X 35' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCE TO MEET SIGHT DISTANCE REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGN'S MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES.
7. THE PROPOSED DRIVEWAY CONNECTION TO COMMUNITY HOUSE ROAD WILL REQUIRE A DRIVEWAY PERMIT APPROVED BY CDOT.
8. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
9. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S)(IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVERS, BRICK PAVERS, ETC.) WITH A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY. AN ENCROACHMENT AGREEMENT MUST BE APPROVE BY CDOT PRIOR TO THE INSTALLATION OF NON-STANDARD ITEMS.
10. MINIMUM WIDTH OF DRIVEWAYS SHALL BE AS FOLLOWS: 26' FOR TWO WAY TRAFFIC, 20' FOR ONE-WAY TRAFFIC.
11. THE DRIVEWAY TO COMMUNITY HOUSE ROAD MUST BE A TYPE III DRIVEWAY.
12. PARKING DIMENSIONS SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS.
13. DEVELOPMENT MUST CONFORM TO THE CHARLOTTE SUBDIVISION REGULATIONS, CHAPTER 20 OF THE CITY CODE.
14. STORMWATER DETENTION FACILITIES SHALL BE IN ACCORDANCE WITH THE DRAINAGE DETENTION ORDINANCE, A PORTION OF APPENDIX A OF THE CITY CODE.
15. GRADING PERMIT SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE CITY CODE.
16. SITE WILL COMPLY WITH CHAPTER 21, SECTION 45 OF THE CHARLOTTE CITY CODE.
17. TREES 8" IN DIAMETER OR LARGER, BREAST HEIGHT, THAT ARE LOCATED IN THE SETBACK WILL BE SHOWN ON THE GRADING AND/OR SITE PLAN WITH TREE PROTECTION DETAILS AND NOTES. THESE TREES CANNOT BE REMOVED WITHOUT A PERMIT FROM THE URBAN FORESTRY STAFF.
18. SITE WILL COMPLY WITH CHAPTER 21 OF THE CHARLOTTE CITY CODE.
19. EXISTING TREES THAT ARE DAMAGED OR IMPACTED BY CONSTRUCTION MAY REQUIRE MITIGATION AND/OR MONETARY FINES.
20. THE URBAN FORESTRY STAFF WILL DETERMINE THE NUMBER AND TYPE OF TREES REQUIRED FOR THIS SITE DURING LANDSCAPE PLAN REVIEW.
21. PLANTED TREES IN THE RIGHT OF WAY THAT ARE 1" IN DIAMETER OR LARGER REQUIRE A PERMIT FROM THE CITY ARBORIST BEFORE REMOVAL. TREE SURVEY OF EXISTING 8" TREES IN SETBACK IS REQUIRED WITH THIS REZONING.

APPROVED BY CITY COUNCIL  
 Date: 9/15/03

**FOR PUBLIC HEARING  
 PETITION #2003-48**

No.	Revision	Date	By
1	Revisions per City of Charlotte Comments	6/17/02	JJJ
2	Revisions per City of Charlotte Comments	7/11/02	JJJ

Designer	Scale
JJJ	NA
Drawn By	Date
KMV	8/18/03
Checked By	Job No.
JJJ	203078

**TORINGDON DEVELOPMENT - BUILDING 3**  
 CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA

**REZONING NOTES  
 TROTTER PARCEL**

**WITHERS & RAVENEL**  
 ENGINEERS | PLANNERS | SURVEYORS  
 111 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.withersravenel.com

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