

TORINGDON REZONING PLAN

APPROVED BY
CITY COUNCIL

JUL 19 2010

TORINGDON DEVELOPMENT

2010 REZONING PETITION # 2010 - 035



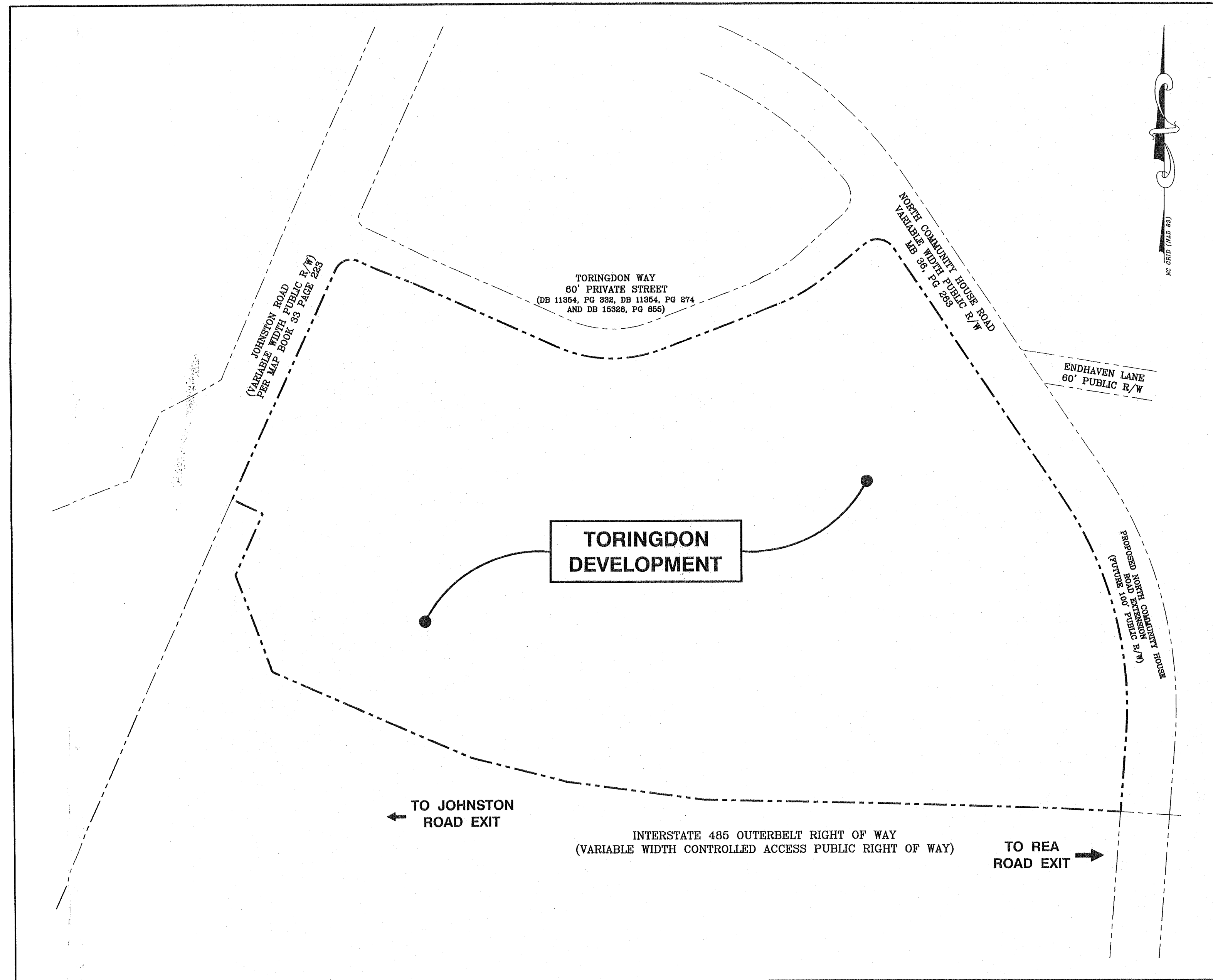
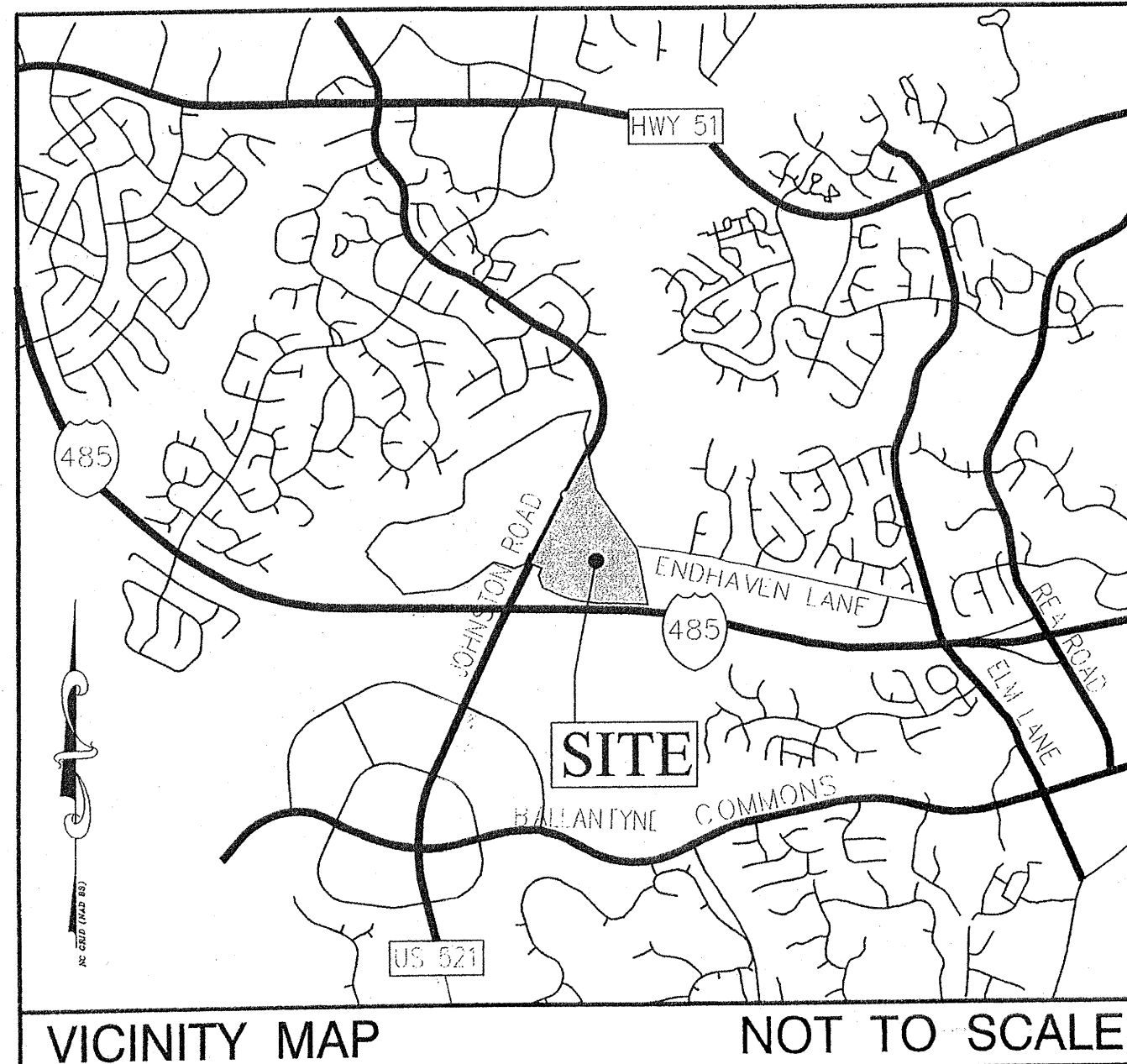
N.C. REGISTRATION # F - 0679

Dewberry & Davis, Inc.
6135 LAKEVIEW ROAD
SUITE 400
CHARLOTTE, NC 28269-2609
PHONE: (704) 509-9918
FAX: (704) 509-9937

TORINGDON MIXED - USE DEVELOPMENT
(TORINGDON WAY)

OWNER : LICHTIN CORPORATION
3110 EDWARDS MILL ROAD
SUITE 200
RALEIGH, NORTH CAROLINA 27612
PHONE : (919) 783 - 6000

CHARLOTTE, NORTH CAROLINA
2010 REZONING PETITION PLANS



LOCATION MAP
SCALE : 1" = 150'

INDEX OF SHEETS	
DESCRIPTION	SHEET NO.
COVER SHEET	C1
REZONING SITE PLAN	C2
DEVELOPMENT CROSS - SECTIONS	C3
DEVELOPMENT STANDARDS	C4

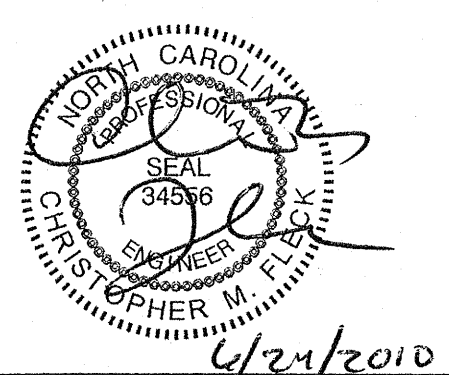
SITE DATA TABLE:	
1. P.I.D.'s :	22323108, 22323111, 22323136, 22323137, 22323138, 22323139, 22323153, 22323154, 22323159, 22323160, 22323161, 22323199
2. OVERALL DEVELOPMENT AREA :	37.3± ACRES (GROSS)
3. EXISTING ZONING :	CC (BY REZONING PETITION NOS. 2008 - 040 AND 2005 - 126)
4. PROPOSED ZONING :	CC - SPA
5. USE(S) :	GENERAL AND MEDICAL OFFICE / RETAIL / HOTEL / MULTI - FAMILY RESIDENTIAL / RESTAURANT AND PERSONAL SERVICE (SEE DEVELOPMENT STANDARDS)
6. MAXIMUM ALLOWED SQUARE FOOTAGES (SEE DEVELOPMENT STANDARDS) :	
TOTAL OFFICE SPACE :	725,000 SQ. FT. (MAX.) (534,700 SQ. FT. EXIST.)
TOTAL ACCESSORY RETAIL SPACE :	11,500 SQ. FT. (5,500 SQ. FT. EXIST.)
TOTAL RESIDENTIAL UNITS :	257 D.U.
HOTEL :	120 ROOMS
7. TOTAL PARKING IN DECKS :	1,280 SPACES
8. TOTAL SURFACE PARKING :	1,366 SPACES

LICHTIN CORPORATION
PETITIONER / OWNER : LICHTIN CORPORATION
3110 EDWARDS MILL ROAD
SUITE 200
RALEIGH, NC 27612
[TELE] 919.783.6000
[FAX] 919.783.7220
CONTACT : JEFF SMITH

Dewberry
Dewberry & Davis, Inc.
CIVIL ENGINEER : DEWBERRY & DAVIS, INC.
6135 LAKEVIEW ROAD
SUITE 400
CHARLOTTE, NC 28269
[TELE] 704.509.9918
[FAX] 704.509.9937
CONTACT : CHRISTOPHER M. FLECK, PE

PGAL
ARCHITECT : PGAL
1425 ELLSWORTH
INDUSTRIAL DR. STE 15
ATLANTA, GEORGIA 30361
[TELE] 404.602.3800
[FAX] 404.602.1810
CONTACT : FRED D. DOANE, AIA

SEAL
REZONING DOCUMENT
NOT FOR CONSTRUCTION



SCALE : NOTED

No.	Date	By	Description
2	08/24/2010	RAM	Revisions per City Review
1	05/14/2010	RAM	Revisions per City Review

REVISIONS
DRAWN BY : CFC
APPROVED BY : ARV
CHECKED BY : CMF
DATE : 03 / 19 / 2010

TITLE
COVER SHEET
FOR PUBLIC HEARING
PROJECT NO. 10001471

FOR PUBLIC HEARING
PETITION # 2010 - 035

C1

SHEET NO.

REZONING SITE PLAN

GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft

APPROVED BY CITY COUNCIL
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LEGEND

- EXIST. ADJACENT PROPERTY LINE
- EXIST. BOUNDARY
- EXIST. CURB AND GUTTER
- CONCRETE WALK
- EXIST. SIDEWALK
- EXIST. SETBACK
- PROP. CURB AND GUTTER
- PROP. SIDEWALK
- PROP. BUILDING
- PROP. PARKING
- PROP. STRIPING
- PROP. PAVERS

SYMBOLS

- EXIST. BUILDING / PARKING DECK
- EXIST. BIKE RACK
- PROP. BIKE RACK
- PROP. DIRECTIONAL ARROWS
- PROP. STOP BAR
- PROP. POOL / AMENITY AREA

LELAND G. ATKINS JR. & KATHERINE A. MATTOCKS, ET AL
 MB 36 PG 283
 DB 4954 PG 893
 440,480 SQ. FT.
 10.112 ACRES
 TAX PARCEL: 223-231-09
 ZONED: CC

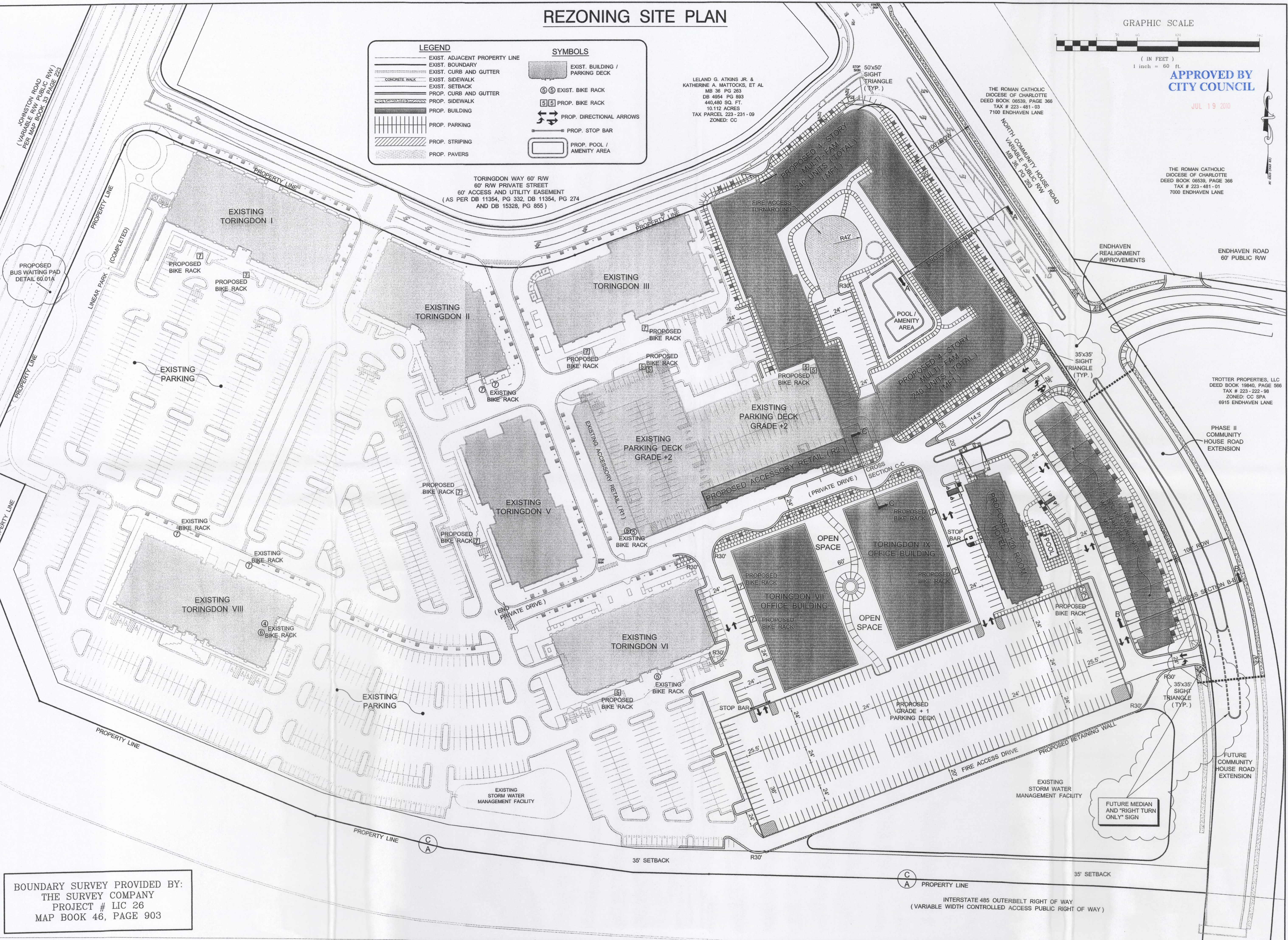
THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE
 DEED BOOK 06539, PAGE 366
 TAX # 223-481-03
 7100 ENHAVEN LANE

THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE
 DEED BOOK 06539, PAGE 366
 TAX # 223-481-01
 7000 ENHAVEN LANE

TROTTER PROPERTIES, LLC
 DEED BOOK: 19840, PAGE 568
 TAX # 223-222-98
 ZONED: CC SPA
 8915 ENHAVEN LANE

PROPOSED BUS WAITING PAD
 DETAIL 60.01A

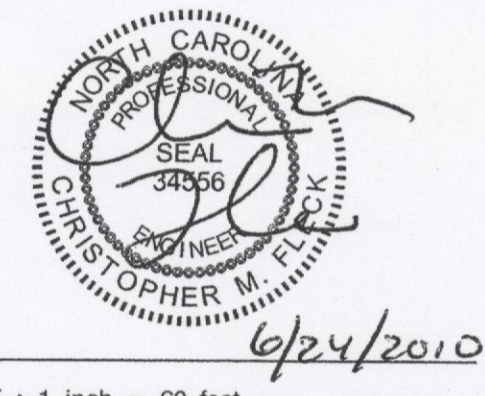
BOUNDARY SURVEY PROVIDED BY:
 THE SURVEY COMPANY
 PROJECT # LIC 26
 MAP BOOK 46, PAGE 903



TORINGDON MIXED - USE DEVELOPMENT
 (TORINGDON WAY)

OWNER: LICHTIN CORPORATION
 3110 EDWARDS MILL ROAD
 SUITE 200
 RALEIGH, NORTH CAROLINA 27612
 PHONE: (919) 783-6000
 CHARLOTTE, NORTH CAROLINA
 2010 REZONING PETITION PLANS

REZONING DOCUMENT
 NOT FOR CONSTRUCTION



SCALE: 1 inch = 60 feet

No.	Date	By	Description
1	05/14/2010	RAM	Revised per City Review

REVISIONS

DRAWN BY: CFC
 APPROVED BY: ARV
 CHECKED BY: CMF
 DATE: 03/19/2010

TITLE
REZONING SITE PLAN FOR PUBLIC HEARING

PROJECT NO. 10001471

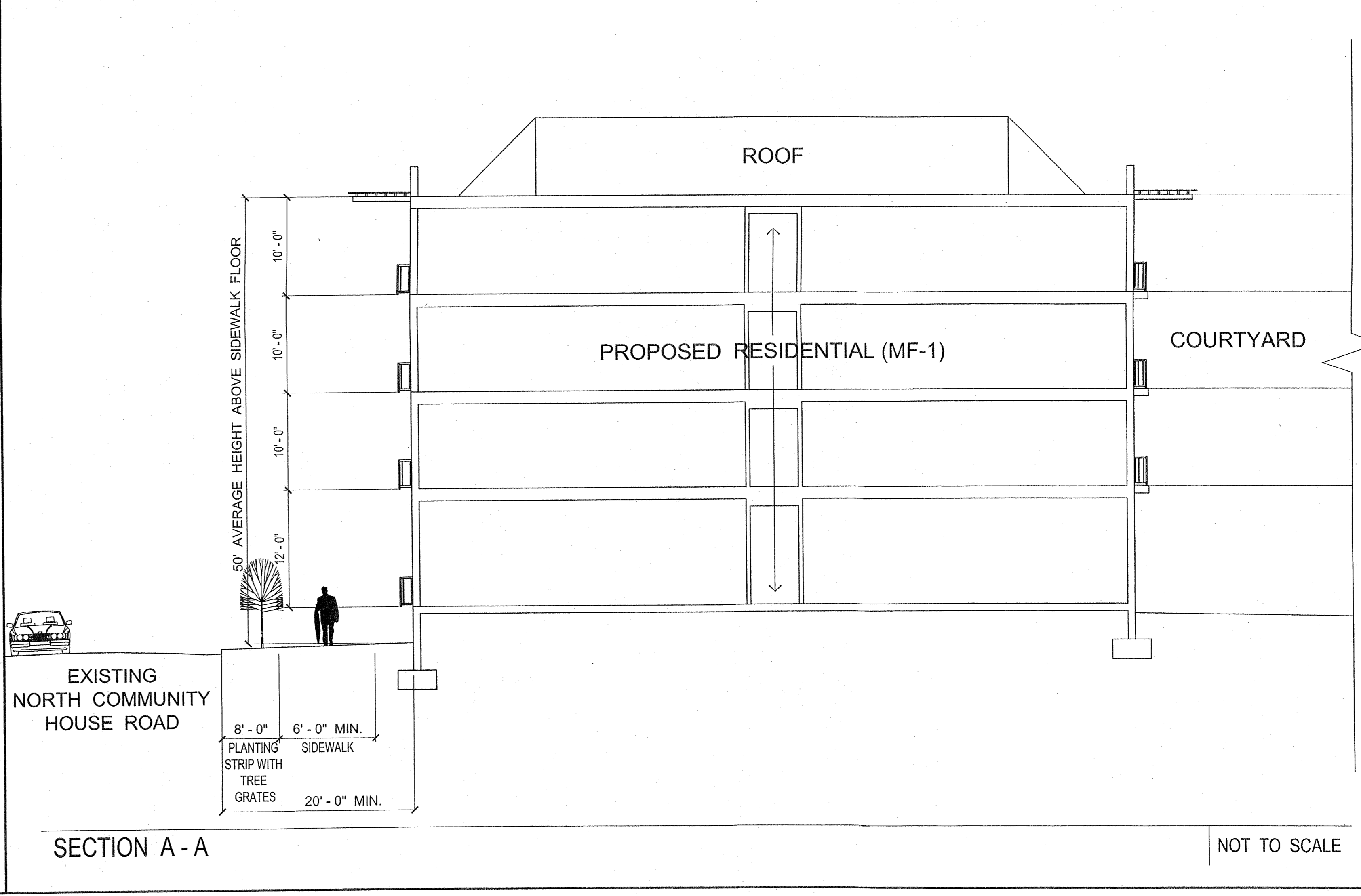
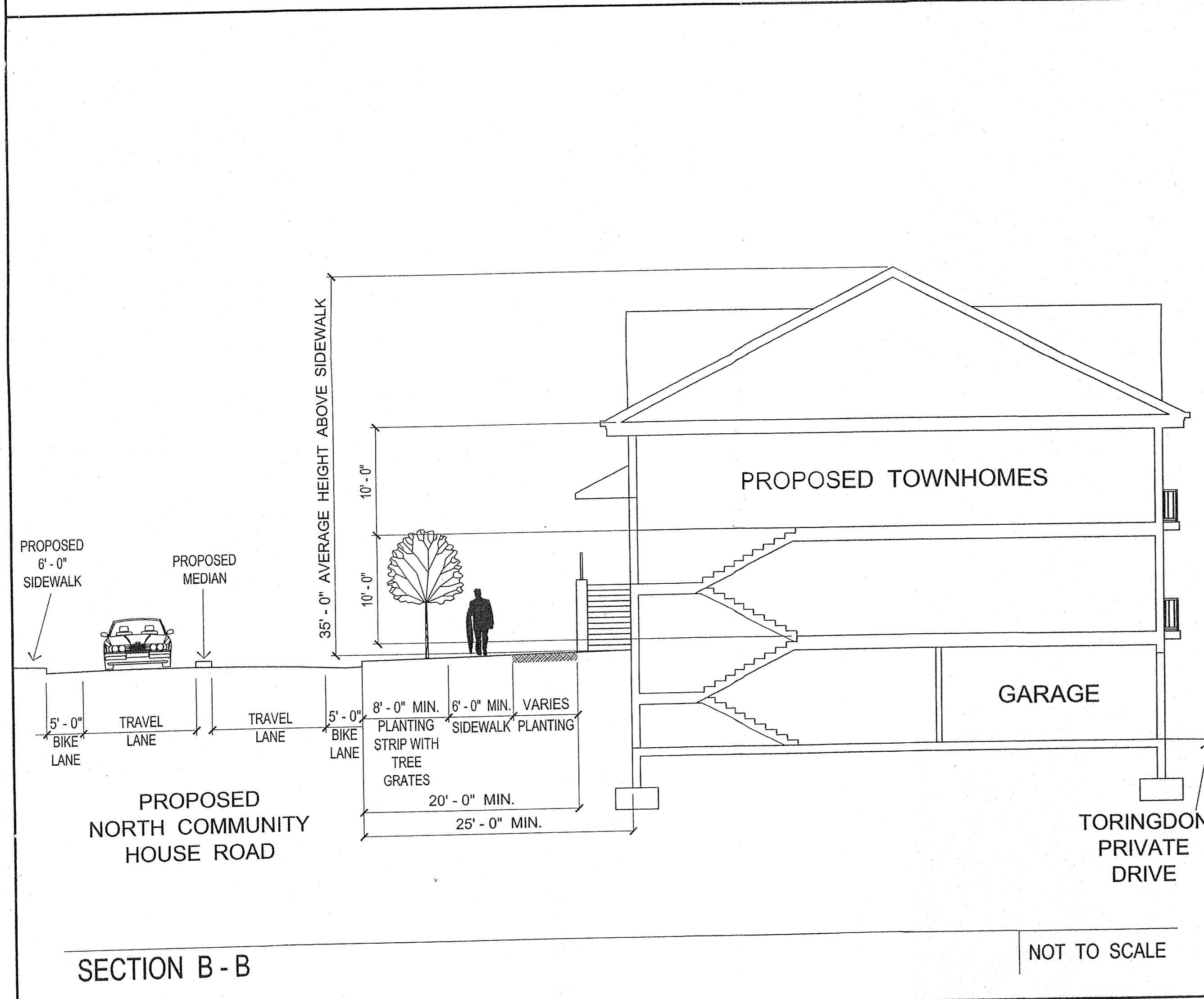
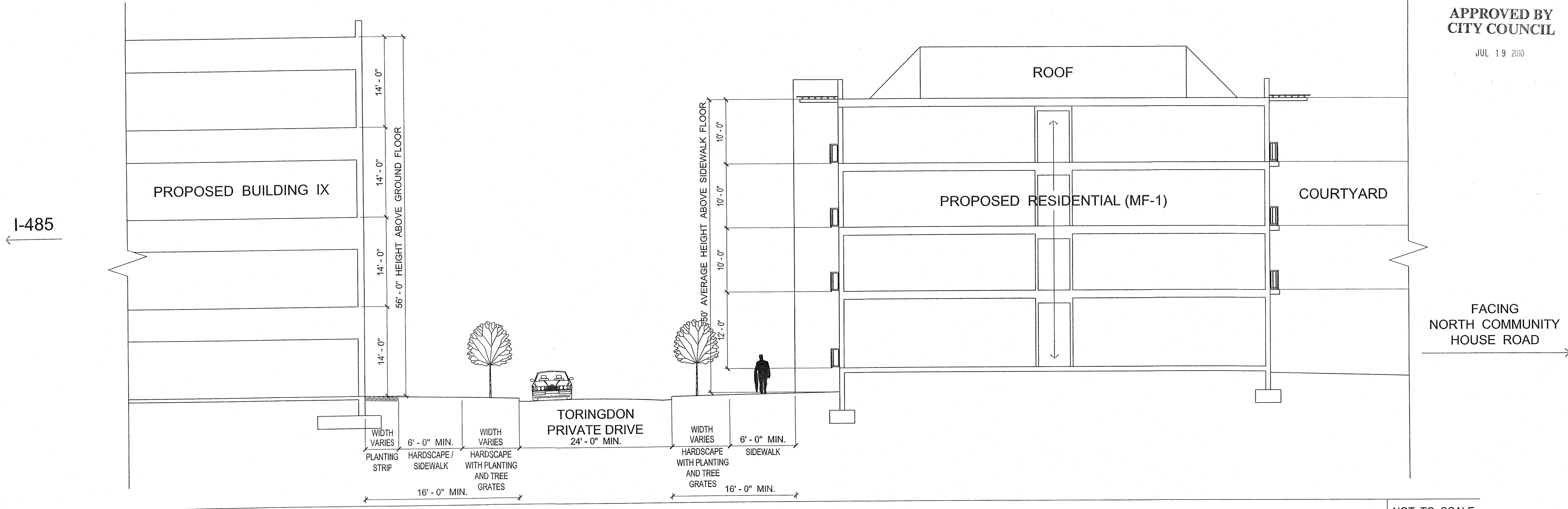
C2

SHEET NO.

DEVELOPMENT CROSS - SECTIONS

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JUL 19 2010

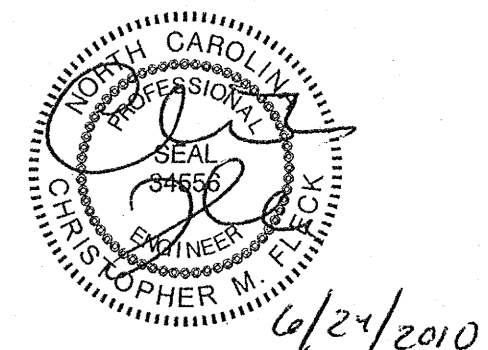


TORINGTON MIXED - USE DEVELOPMENT
 (TORINGTON WAY)

OWNER : LICHTIN CORPORATION
 3110 EDWARDS MILL ROAD
 SUITE 200
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 PHONE : (919) 783 - 6000

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SCALE : NOTED

No.	Date	By	Description
1	06/14/2010	RAM	Revised per City Review

REVISIONS

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APPROVED BY: ARV

CHECKED BY: CMF

DATE: 03 / 19 / 2010

TITLE
 DEVELOPMENT CROSS - SECTIONS FOR PUBLIC HEARING

PROJECT NO. 10001471

C3

