

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 PARK" TYPE LIGHTING. ALL DETACHED LIGHTING SHALL BE FULLY SHIELDED WITH FULL CUT-OFF FIXTURE. LIGHTING WILL ARCHITECTURALLY MATCH EXISTING LIGHTING IN THE DEVELOPMENT.
4. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS AND DETACHED SIGNS WILL BE LIMITED TO GROUND MOUNTED SIGNS. DIRECTIONAL SIGNS WILL MATCH WITH THE OVERALL EXISTING DEVELOPMENT.
5. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. BICYCLE PARKING WILL MEET MINIMUM ORDINANCE STANDARDS.
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 ATTACHED ARCHITECTURAL BUILDING ELEVATIONS ON SHEET RZ-2 ILLUSTRATE THE OVERALL GENERAL ARCHITECTURAL DESIGN AND STYLE OF THE PROPOSED BUILDING. MINOR AND INCIDENTAL CHANGES OF DETAIL, WHICH DO NOT ALTER THE BASIC ARCHITECTURAL CONCEPT, BUILDING MATERIALS, ETC. AS ILLUSTRATED, ARE PERMITTED AS A MATTER OF RIGHT BY THE PETITIONER/DEVELOPER.
11. THE REZONING SITE WILL MEET THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE POST-CONSTRUCTION ORDINANCE. HOWEVER, IF IT IS DETERMINED BY THE CITY STORM WATER STAFF, THAT THE EXISTING REGIONAL BMP DETENTION POND FACILITY MEETS THE MINIMUM REQUIREMENTS OF SAID ORDINANCE, THEN NO ADDITIONAL STORM WATER RELATED IMPROVEMENTS WILL BE REQUIRED.
12. ADDITIONAL NEW SIDEWALKS AND CROSSWALKS (SUCH AS ALONG COPPERWAY AND INTERNAL SIDEWALKS) AS ILLUSTRATED ON RZ-1, WILL BE PROVIDED.

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
 220 SPACES PROPOSED

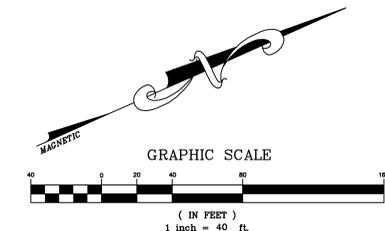
NO.	DATE	REVISIONS PER CITY STAFF COMMENTS FOR PUBLIC HEARING	DESCRIPTION

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STREETS OF TORINGDON
 CONTINENTAL REZONING SITE PLAN AMENDMENT

CONTINENTAL COMMUNITIES, L.T.D.
 CHARLOTTE
 MECKLENBURG COUNTY, NORTH CAROLINA

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



REVISED FOR PUBLIC HEARING: PETITION# 2008-136

