

# NorthLake

PETITIONER : FAISON ENTERPRISES, INC. LAND PLANNER: LANDDESIGN, INC.  
 223 North Graham St.  
 CHARLOTTE, NC 28202

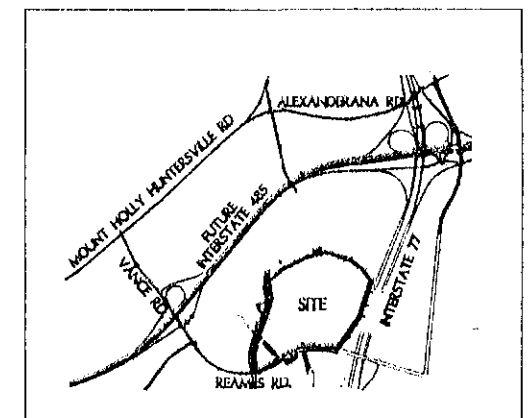
ARCHITECT: JPRA ARCHITECTS  
 31000 Northwestern Hwy  
 Suite 100  
 Farmington Hills, MI  
 48334

LS3P Associates, Ltd.  
 112 S Tryon Street,  
 Suite 200  
 Charlotte, NC 28284

SURVEYOR : F. Donald Lawrence & Associates  
 PO Box 1014  
 Monroe, NC 28111  
 114 E Jefferson Street  
 Monroe NC 28112

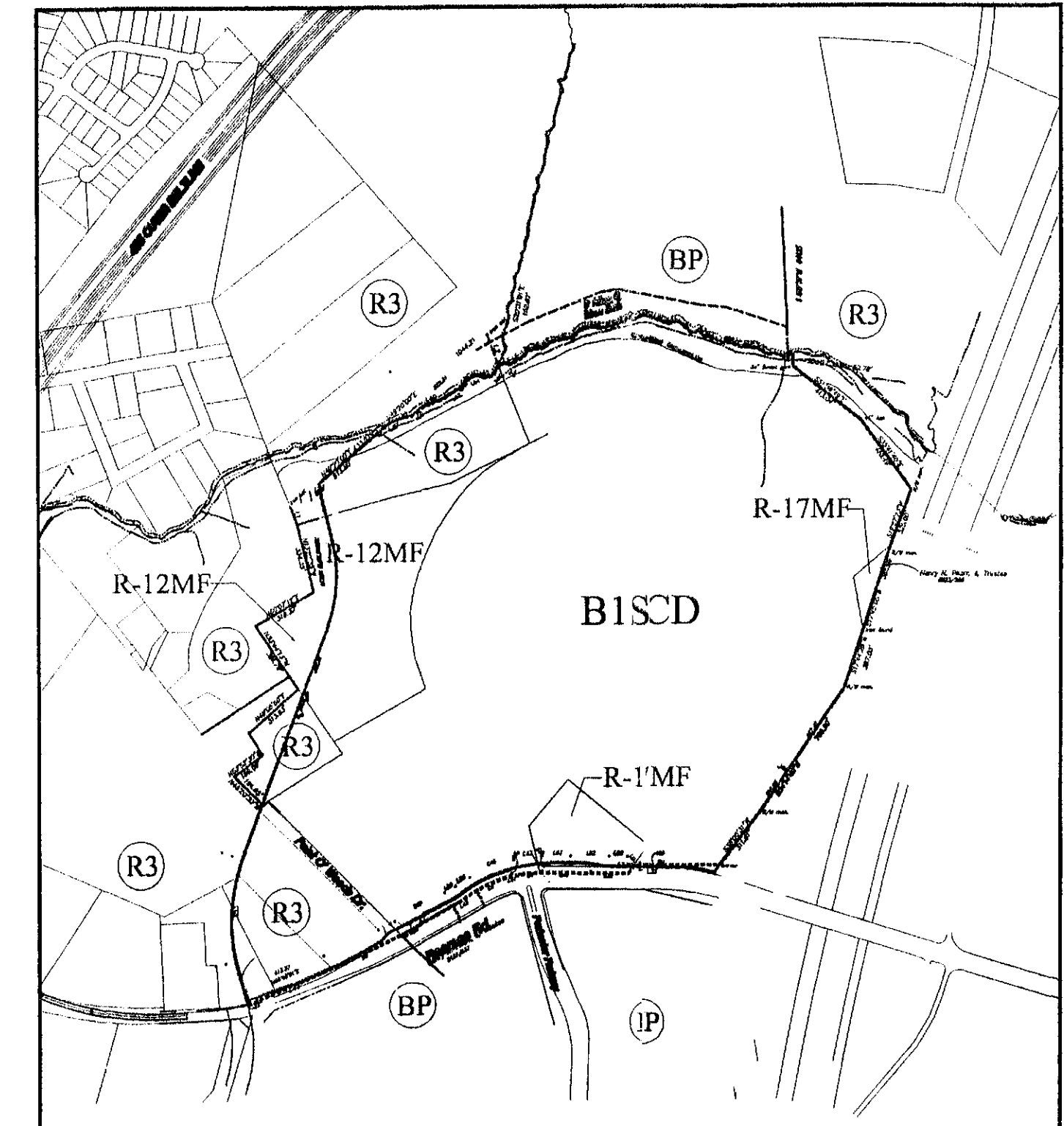
**SITE DATA**

TOTAL SITE AREA	1542 AC
EXISTING ZONING:	R17-MF, B-ISCD, R-3, R12-MF(CD)
EXISTING USES:	DETACHED SINGLE FAMILY, VACANT
PROPOSED ZONING:	CC (COMMERCIAL CENTER DISTRICT)
PROPOSED USES:	ALL USES ALLOWED IN CC DISTRICT
BUILDING AREA : MALL AREA:	1,300,000 Square feet

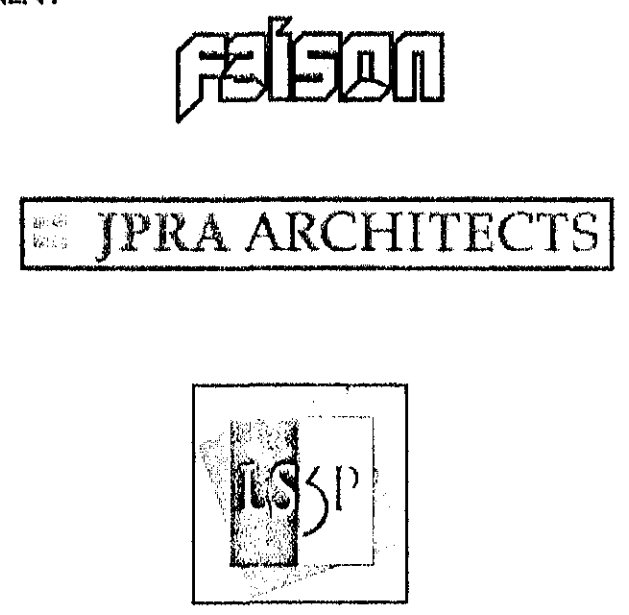


VICINITY MAP NOT TO SCALE

VILLAGE SHOPS: 210,000 Square Feet\*; HOTEL (UP TO 200 ROOMS\*\*)  
 PERIMETER COMMERCIAL COMPONENT-A: 190,000 Square Feet, Hotel up to 200 Rooms\*\*  
 PERIMETER COMMERCIAL COMPONENT-B: 50,000 Square Feet, Hotel up to 200 Rooms\*\*  
**TOTAL Square Feet: 1,750,000 Square Feet; UP TO 600 HOTEL ROOMS**  
 \* 150,000 SF MAY BE TRANSFERRED BETWEEN THE MALL COMPONENT AND THE VILLAGE SHOPS COMPONENT  
 \*\*HOTEL ROOMS MAY BE CONVERTED TO 68,000 SF RETAIL FOR THE PERIMETER COMMERCIAL COMPONENT OR THE VILLAGE SHOPS COMPONENT



EXISTING ZONING MAP NOT TO SCALE



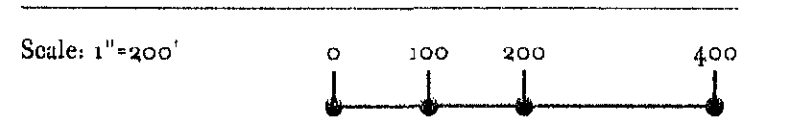
## TECHNICAL DATA SHEET

PETITION NO. 2002-110  
 APPROVED BY CITY COUNCIL  
 DATE 11/13/02



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 Charlotte, NC 28202

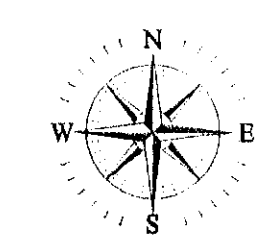
Phone: 704.333.0325  
 Phone: 704.376.7777  
 Fax: 704.332.3246  
 Fax: 704.376.8235



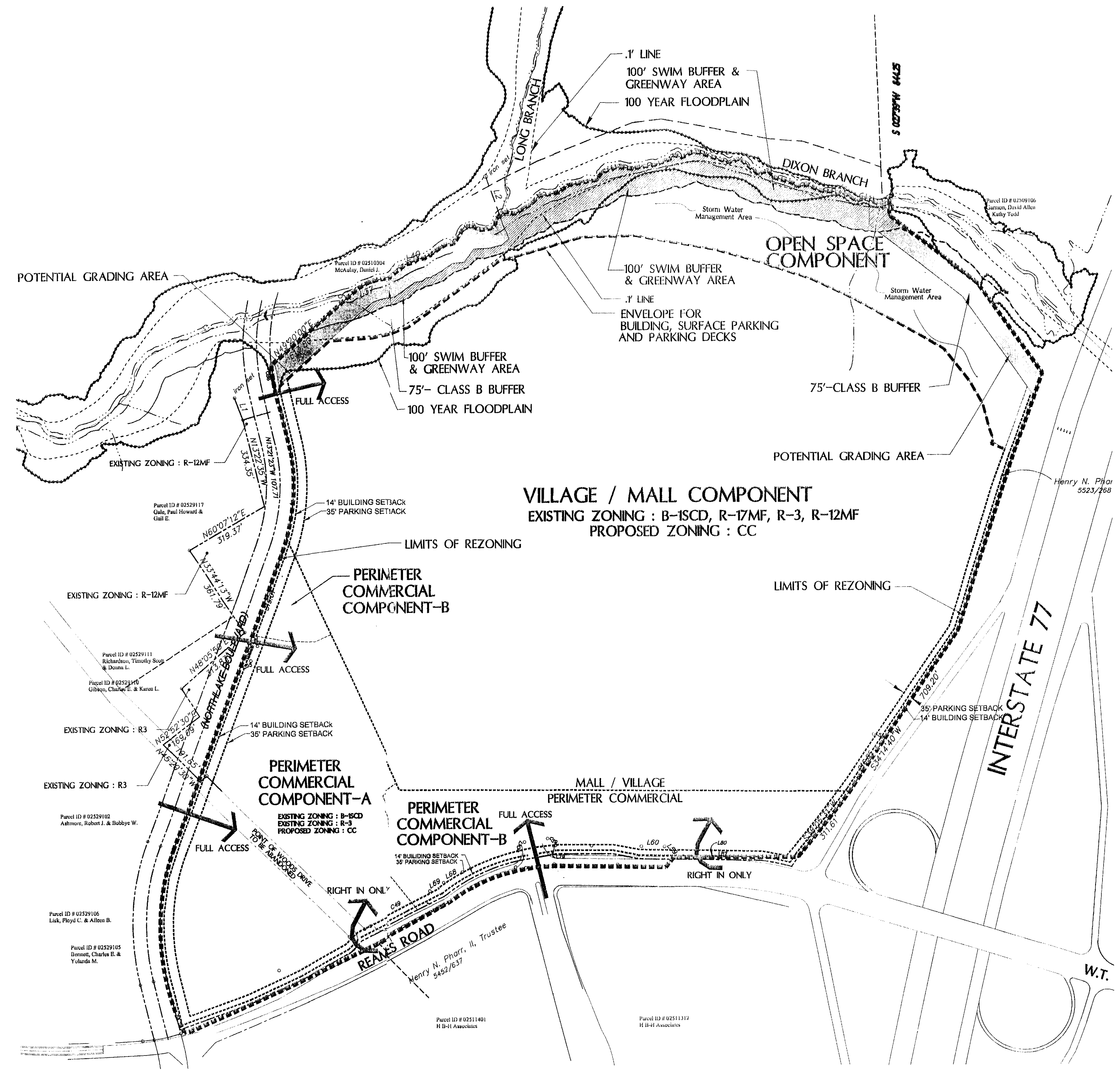
Date: 6/21/02  
 Project Number: 1088108  
 Revision 1: 9/25/02  
 Revision 2: 10/17/02  
 Revision 3: 1/14/03

### LEGEND

- ACCESS POINT
- LIMITS OF REZONING
- ENVELOPE FOR BUILDING SURFACE PARKING, & PARKING DECKS
- 100 YEAR FLOODPLAIN
- .1' LINE
- 100' SWIM BUFFER AND REENWAY
- Class 'B' Buffer



NOTE : BMP RETENTION PONDS IN S.W.I.M. BUFFERS PER SECTION 12.801 AND MORE SPECIFICALLY PART 4A OF THE S.W.I.M. STREAM BUFFERS CHARLOTTE CODE BMP'S (BEST MANAGEMENT PRACTICE) RETENTION POND MAY OCCUR IN THE UPLAND ZONE OF THE S.W.I.M. BUFFERS WITH THE APPROVAL OF THE CITY OF CHARLOTTE.



**VILLAGE / MALL COMPONENT**  
 EXISTING ZONING : B-ISCD, R-17MF, R-3, R-12MF  
 PROPOSED ZONING : CC

**PERIMETER COMMERCIAL COMPONENT-B**

**PERIMETER COMMERCIAL COMPONENT-A**

**PERIMETER COMMERCIAL COMPONENT-B**

**MALL / VILLAGE PERIMETER COMMERCIAL**

**OPEN SPACE COMPONENT**

POTENTIAL GRADING AREA

POTENTIAL GRADING AREA

RIGHT IN ONLY

RIGHT IN ONLY

RIGHT IN ONLY

W.T.

Parcel ID # 02511401  
 H B-H Associates

Parcel ID # 02511312  
 H B-H Associates

Henry N. Pharr  
 5523/268

Henry N. Pharr, II, Trustee  
 5452/637

Parcel ID # 02529106  
 Lisk, Floyd C. & Allison B.

Parcel ID # 02529105  
 Bennett, Charles E. & Yolande M.

Parcel ID # 02529102  
 Ashmore, Robert J. & Bobby W.

Parcel ID # 02529140  
 Gibson, Charles E. & Karou L.

Parcel ID # 02529111  
 Richardson, Timothy Scott & Donna L.

Parcel ID # 02529117  
 Gale, Paul Howard & Gail E.

Parcel ID # 02510304  
 McAnally, Daniel J.

Parcel ID # 02529106  
 Garrison, David Allen & Kathy Todd

Issued for:

- 6-4-02
- 6-17-02
- 9-26-02
- 10-17-02
- 11-18-02
- 12-13-02
- 1-14-03

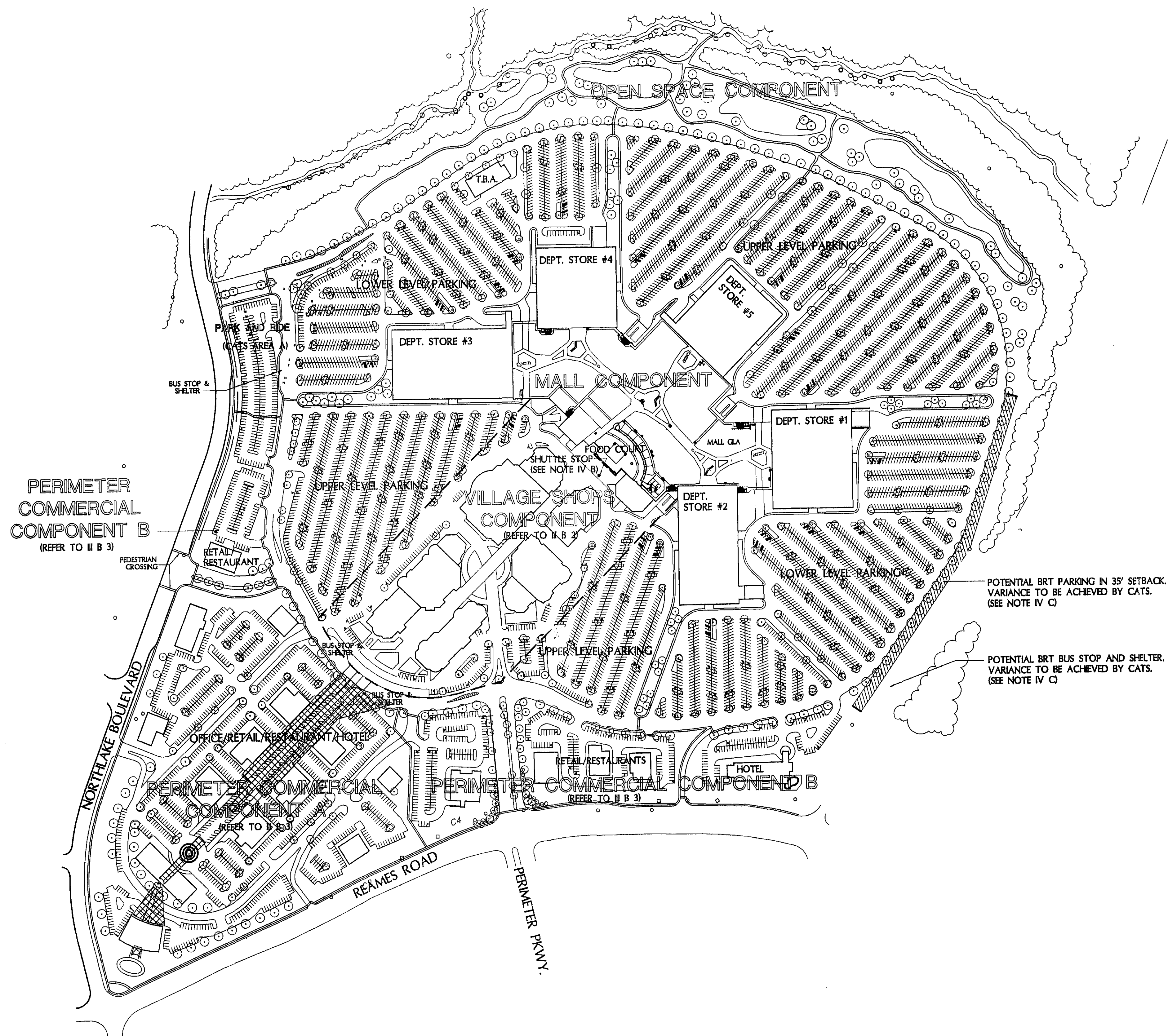
Subject:

### SCHEMATIC SITE PLAN

Project:

### NORTHLAKE VILLAGE

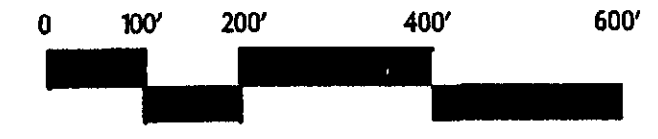
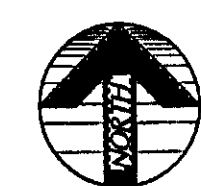
CHARLOTTE, NORTH CAROLINA



POTENTIAL BRT PARKING IN 35' SETBACK. VARIANCE TO BE ACHIEVED BY CATS. (SEE NOTE IV C)

POTENTIAL BRT BUS STOP AND SHELTER. VARIANCE TO BE ACHIEVED BY CATS. (SEE NOTE IV C)

APPROVED BY CITY COUNCIL  
DATE 4/18/02



SCALE: 1" = 200'-0"

**JPRA ARCHITECTS**

31000 Northwestern Suite 100  
 Farmington Hills, Michigan 48334-2585  
 phone 248 737 0180 fax 248 737 9161

Job No.	1399
Sheet No.	Z-2



**Northlake**  
 Site Diagrams  
 Exhibits C-F

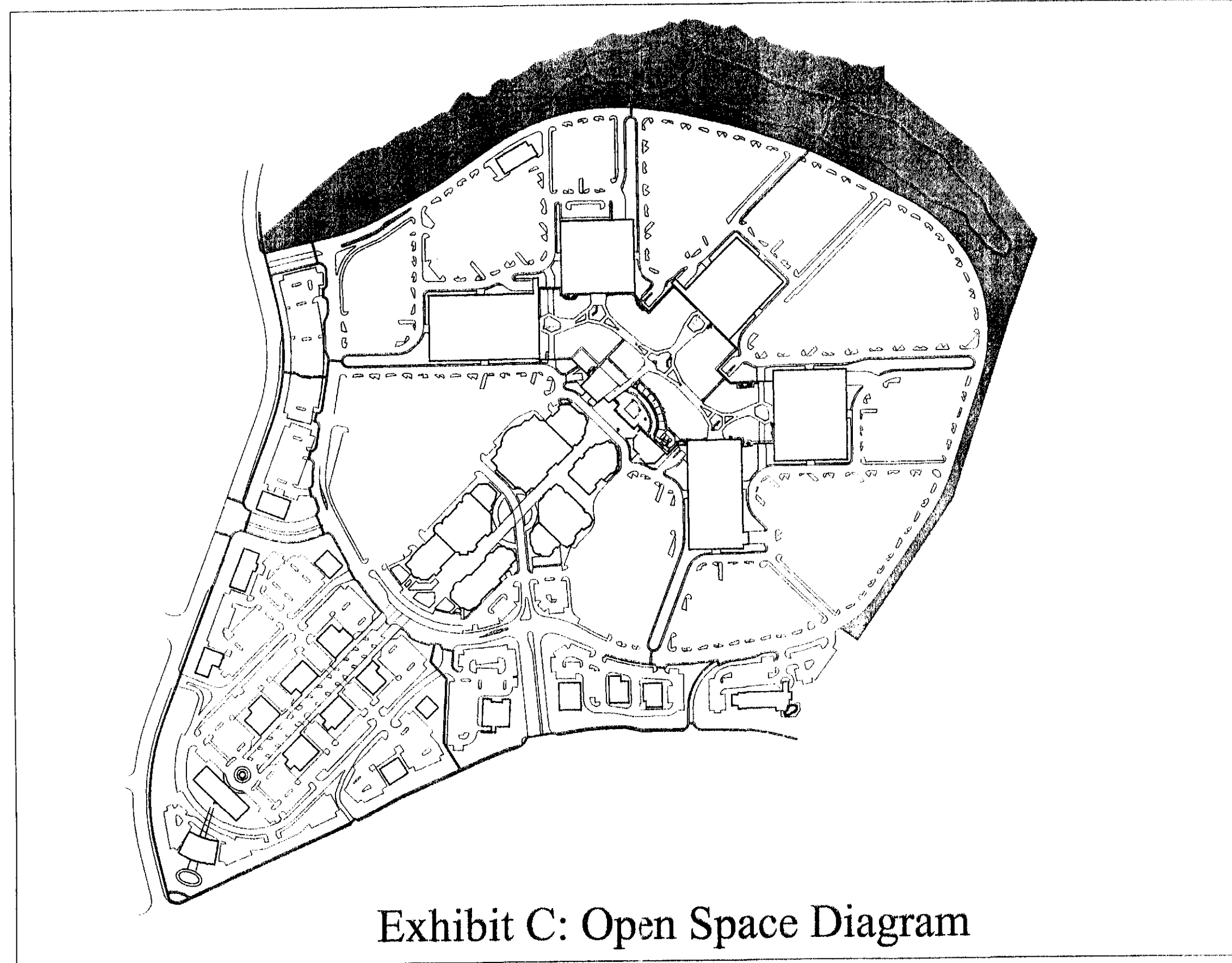


Exhibit C: Open Space Diagram

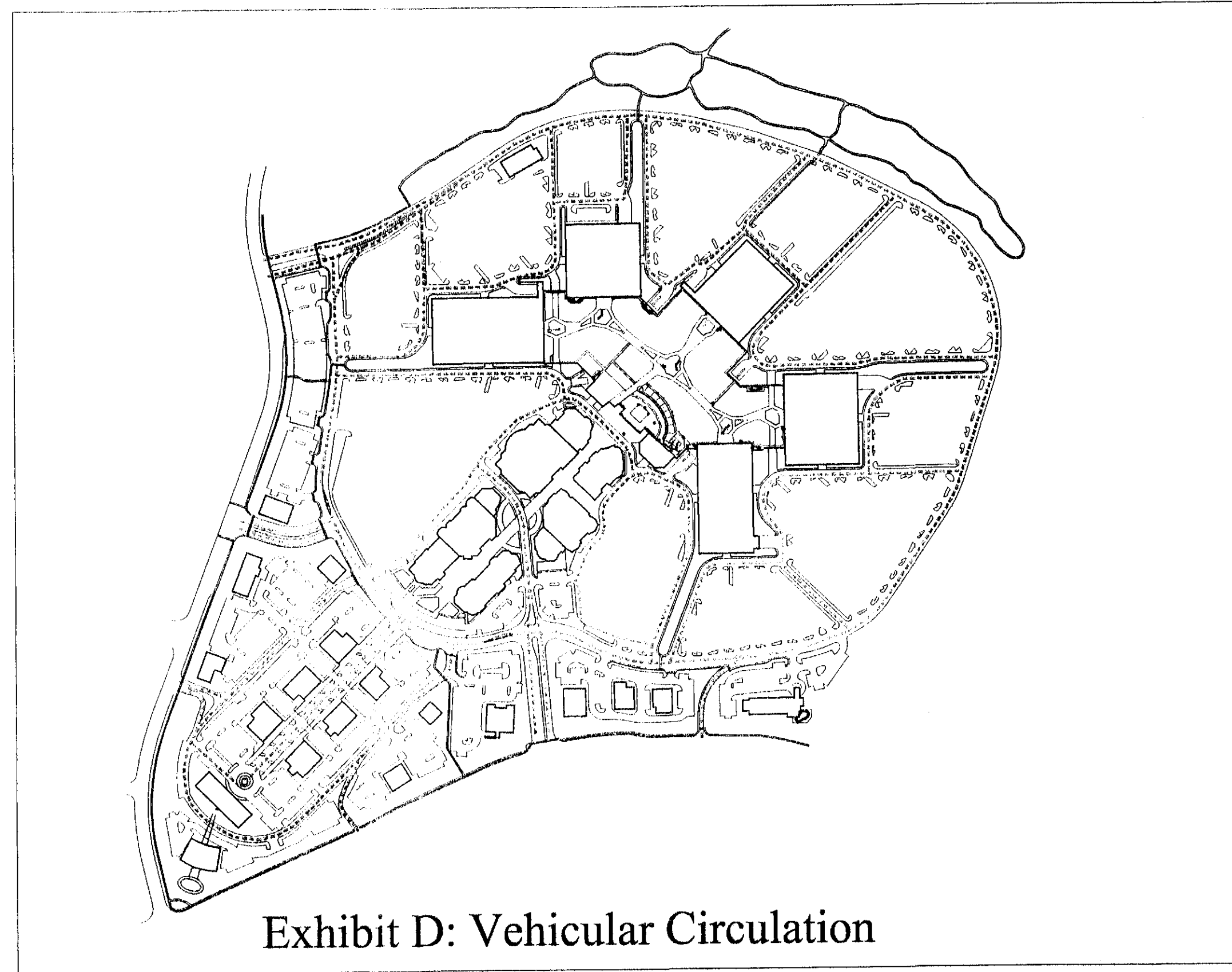


Exhibit D: Vehicular Circulation

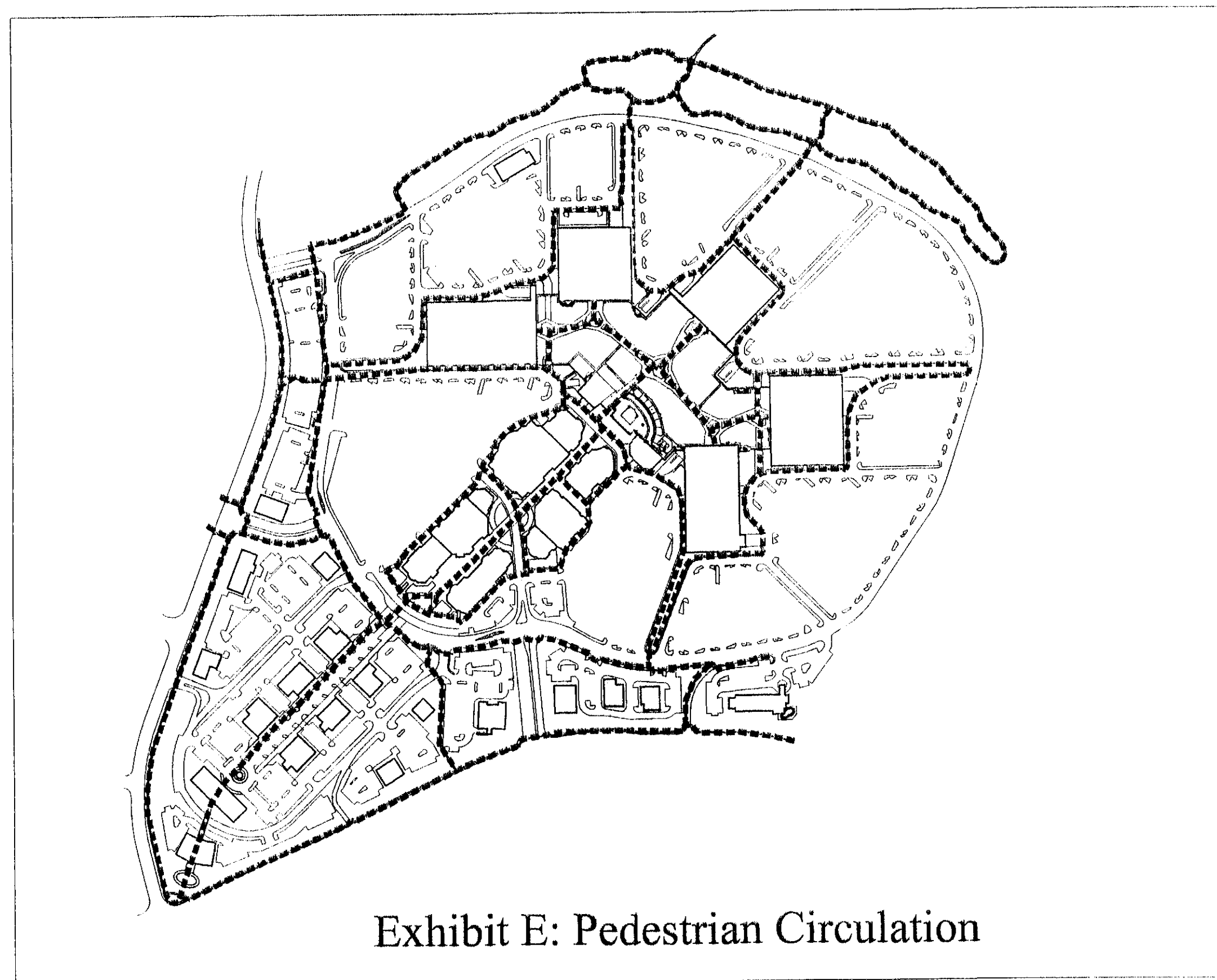


Exhibit E: Pedestrian Circulation

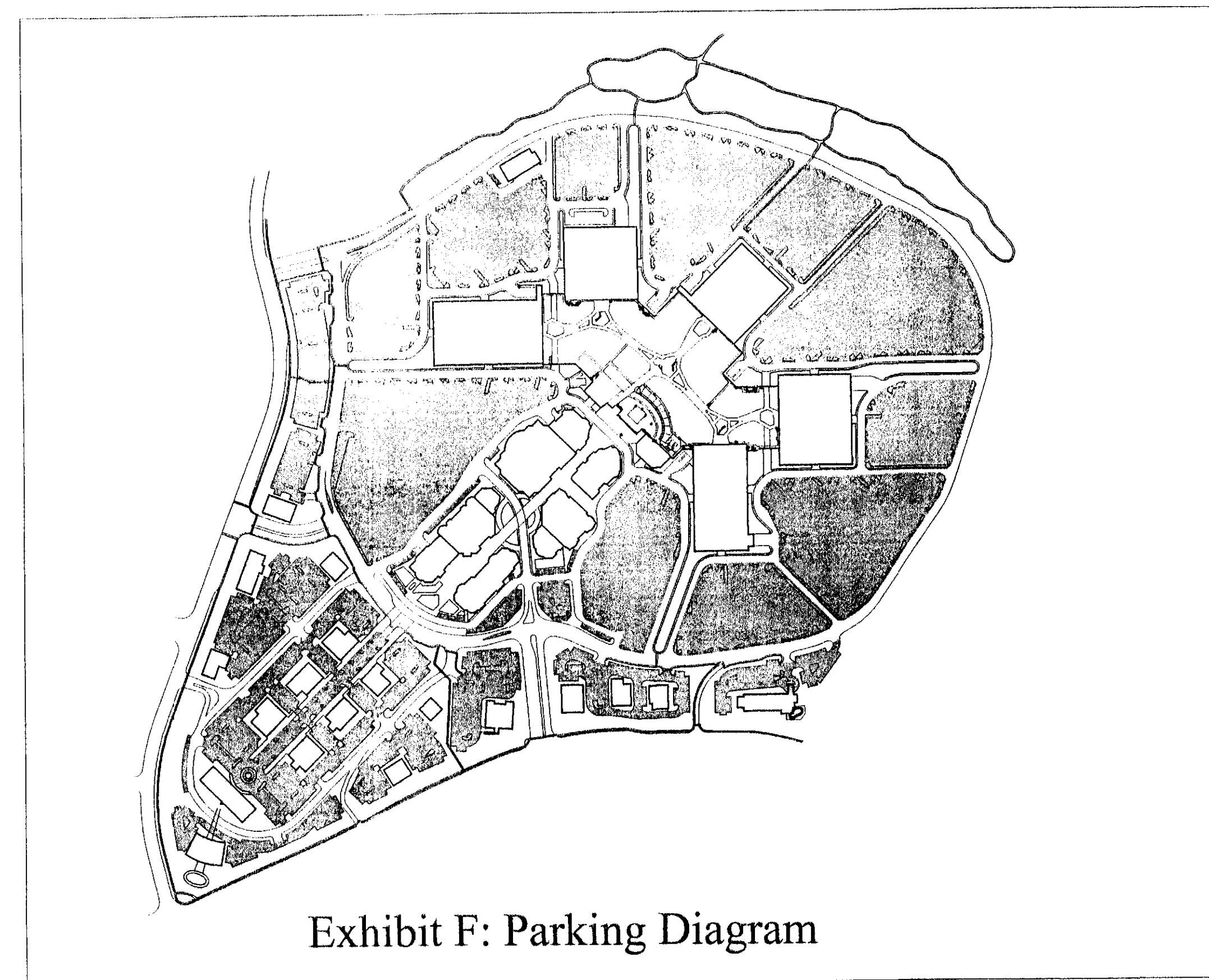


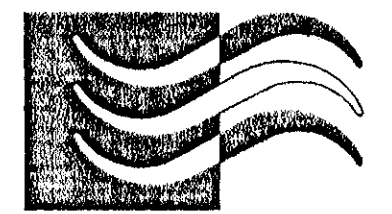
Exhibit F: Parking Diagram



JPRA ARCHITECTS



**LandDesign**

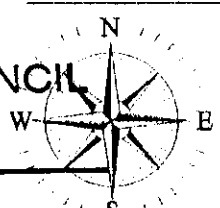


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APPROVED BY CITY COUNCIL  
 DATE *11/13/02*



Date: 6/18/02  
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# NORTHLAKE

## Site Illustration

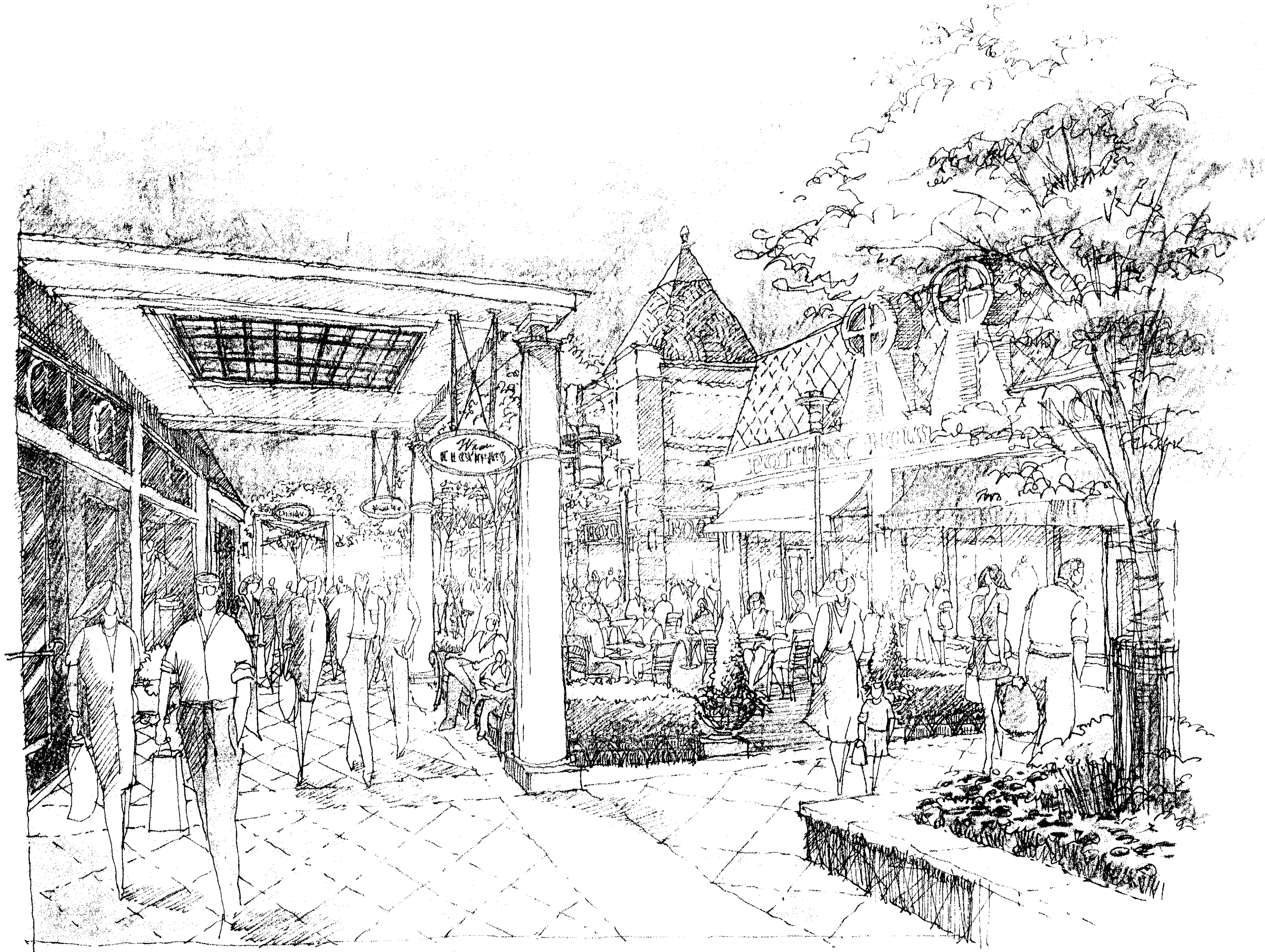


EXHIBIT B

APPROVED BY CITY COUNCIL

DATE 11/18/02



 LandDesign