

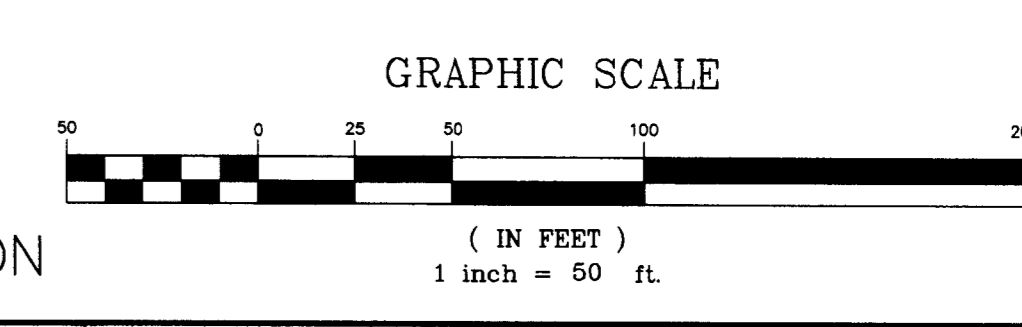
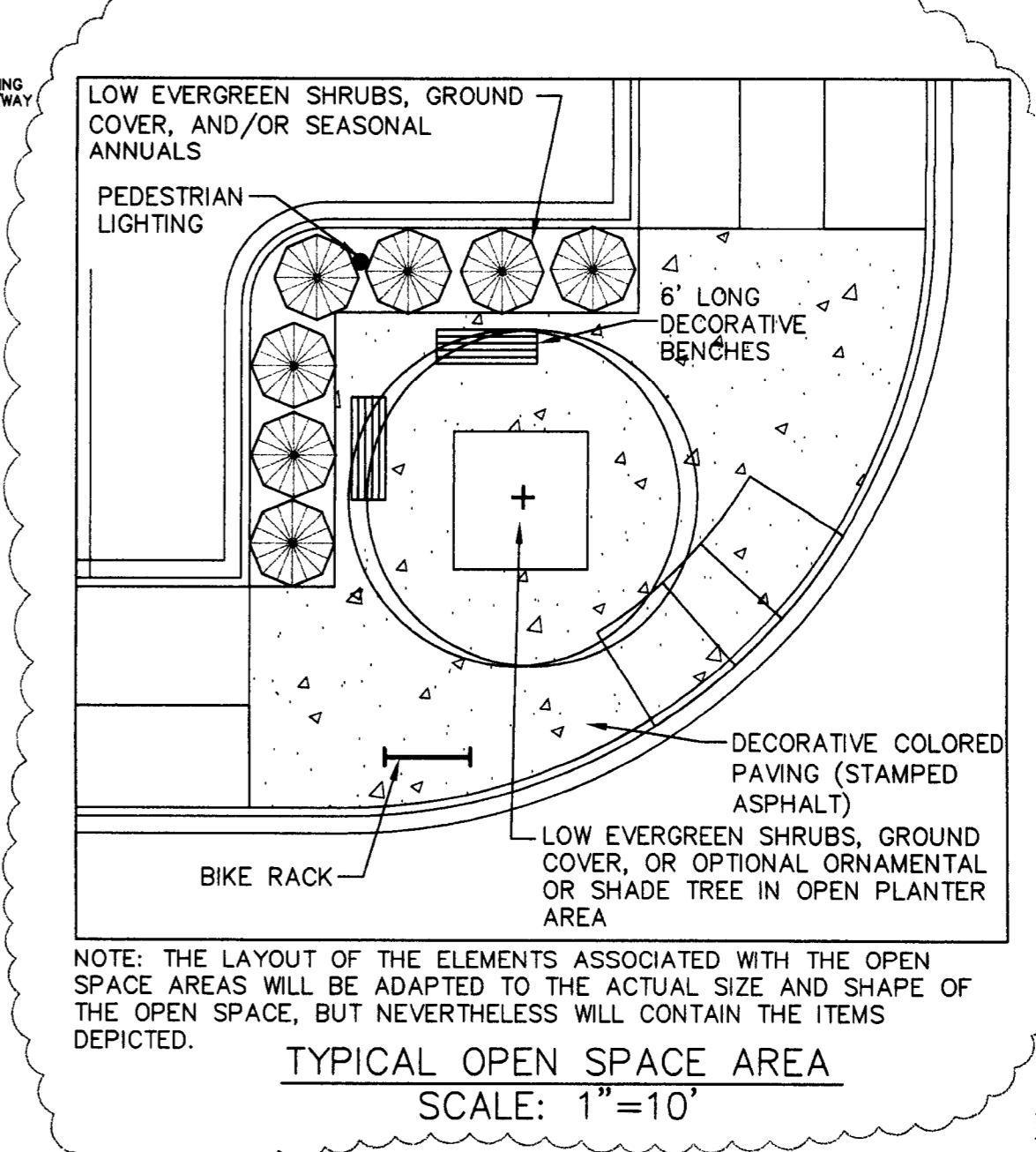
LINE	LENGTH	BEARING
L1	20.76	N16°30'14"W
L2	16.50	S88°34'48"W
L3	13.27	S84°57'02"E

CURVE	CENTRAL ANGLE	RADIUS	TANGENT	CHORD	CHORD BEARING	LENGTH
C1	90°00'37"	220.00	220.10	311.20	S49°53'48"W	345.66
C2	84°21'13"	220.00	231.59	322.77	S42°17'40"E	352.29
C3	71°7'42"	470.00	29.95	58.80	N81°12'53"W	59.84

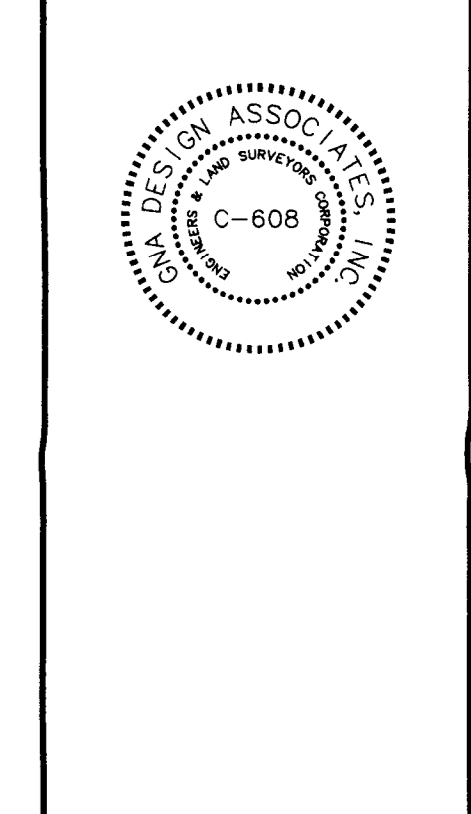
TAX ID: 025-092-06
WAKEMAN FAMILY LLC
AND
TWEEDY T. LLC
MIDRIS INVESTMENT 1 LLC
16920 WEST GATWABA AVENUE
2205
CORNELIUS, NC 28031
DB 1647/PG 532
MB 17/PG 268
ZONED: I-1

TAX ID: 025-092-27
FOSTER STATESVILLE
ROAD DEVELOPMENT LLC
600 TOWN CENTRE
BOULEVARD #100
PNEVILLE, NC 28134
DB 14753/PG 252
LOT 140
MB 39/PG 827
ZONED: I-1

TAX ID: 025-092-36A
AND
TAX ID: 025-092-36B
LOT 149
MB 38/PG 827
REAMS ROAD LLC
AND
PANOS/SMITH HOTEL GROUP
3848 HICKORY ROAD #250
CHARLOTTE, NC 28212-6161
ZONED: I-1



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Charlotte, NC 28202
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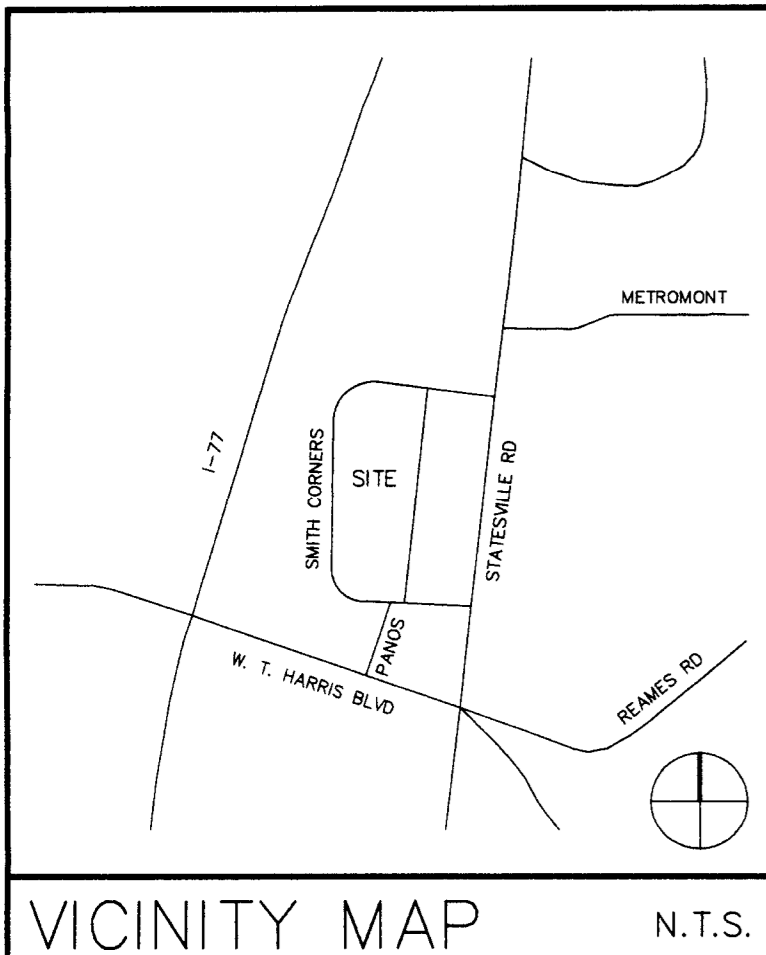
PROJECT: SMITH CORNERS @ NORTH LAKE VILLAGE
CHARLOTTE, NORTH CAROLINA
PETITIONER: CENTDEY PROPERTIES, LLC
SHEET TITLE: ILLUSTRATIVE SITE PLAN

Project No. 57296
Checked by: TLH
Drawn by: JMD
Initial Filing: 11/17/04
Revisions:
A1-28.00 REVISED FOR PUBLIC HEARING
A2-28.00 REVISED FOR STAFF PRE-HEARING ANALYSIS
A3-28.00 REVISED RESTAURANT FENCE
A4-27.05 ADD OPEN SPACE & DETAIL (ADMIN. APPROVAL)
A5-27.05 PER COMPLIANCE ADD OPEN SPACE & SIDEWALK (ADMIN. APPROVAL)
Sheet RZ-2

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION
DATE: July 7, 2005
TO: Gary Huss FROM: Debra Campbell
Planning Director
SUBJECT: Administrative Approval for Petition No. 05-33 for Smith Corners.
Attached is a revised specific plan for an 14.8 acre parcel on the above plan zoned CC. The plan has been revised to make minor changes to the site layout, landscaping and sidewalks. Since these changes are minor, I am administratively approving this specific plan. Please use this plan when evaluating requests for building permits and certificates of occupancy. Note this site must still meet all applicable ordinance requirements.

1/28/05 REVISED FOR PUBLIC HEARING: PETITION #2005-033

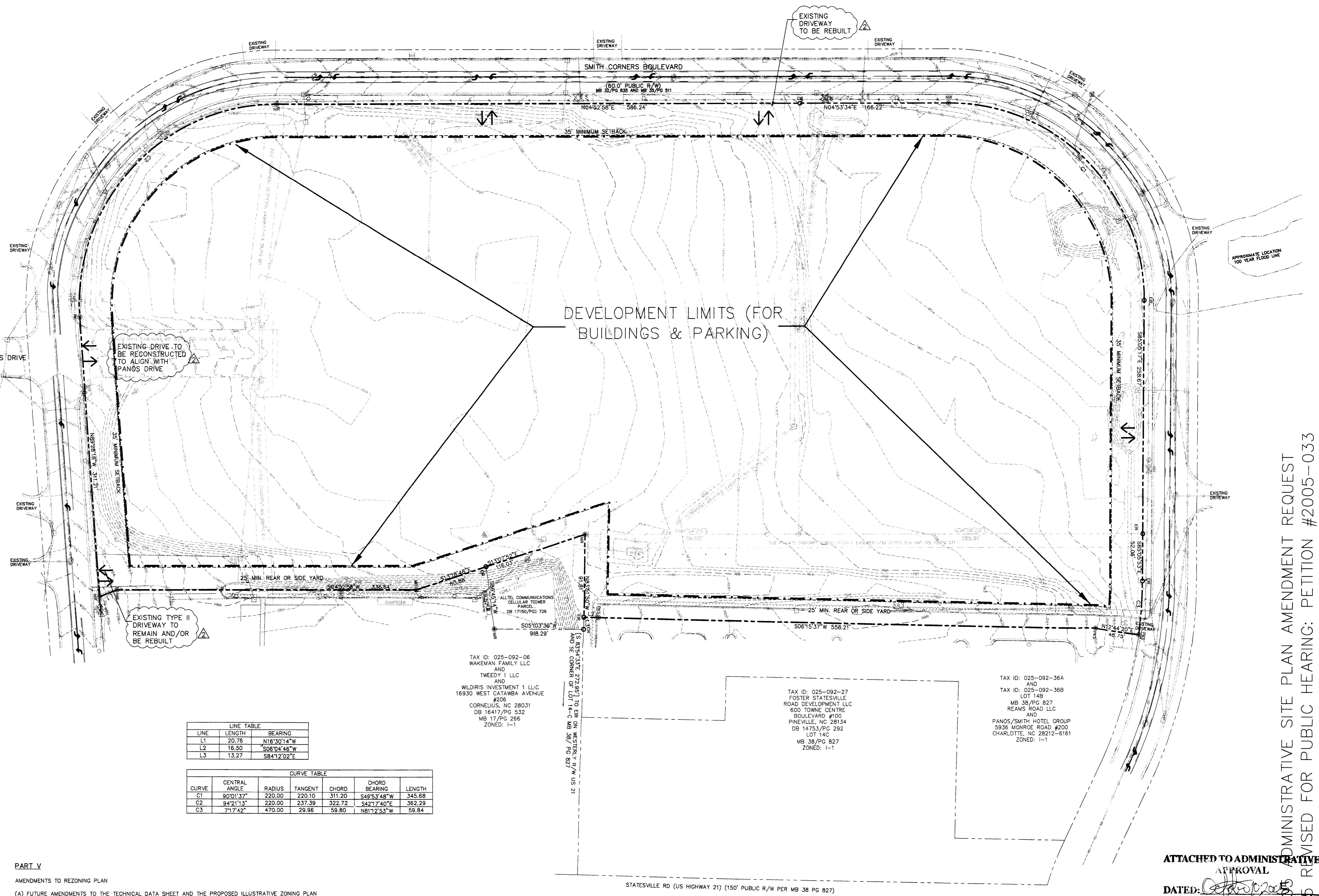
NOTE: CONCEPTUAL PLAN NOT FOR CONSTRUCTION



DEVELOPMENT STANDARDS

- PART I**
COMMITMENT:
(A) THE BUILDING AND PARKING CONFIGURATIONS, PLACEMENTS AND SIZES, AND THE LOCATION OF ALL OTHER DEVELOPMENT SHOWN ON THE ILLUSTRATIVE SITE PLAN (RZ-2) ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED BASED UPON TENANT AND DEVELOPMENT REQUIREMENTS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES FOR THIS PROJECT, AS PROVIDED FOR UNDER SECTION 6 OF THE ZONING ORDINANCE. HOWEVER, THE PROPOSED DEVELOPMENT (I.E. BUILDING, PARKING OR INTERNAL DRIVEWAYS) WILL NOT ENDOURCH PAST THE DEVELOPMENT LIMITS BOUNDARY AS SHOWN ON RZ-1 AND BUILDINGS WILL NOT ENDOURCH PAST THE INTERNAL BUILDING ENVELOPE LIMITS AS SHOWN ON RZ-2.
- PART II**
PERMITTED DEVELOPMENT WITHIN THIS SITE:
(A) ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AS SET FORTH IN THE CC ZONING DISTRICT AND IN MULTIPLE BUILDINGS ARE PERMITTED IN THIS DEVELOPMENT. DRIVE THROUGH WINDOWS WILL NOT BE PERMITTED WITH ANY OTHER USE OTHER THAN A BRANCH BANK. THE PLANS FOR A BRANCH BANK W/A DRIVE THROUGH WINDOW ARE SUBJECT TO REVIEW AND APPROVAL BY CMPC STAFF, THROUGH THE BUILDING PERMIT PROCESS.
(B) UP TO 140,000 SQUARE FEET MAXIMUM WILL BE PERMITTED.
- PART III**
VEHICULAR ACCESS POINTS AND CONNECTIVITY:
(A) DIRECT VEHICULAR ACCESS TO EXISTING SMITH CORNERS BOULEVARD WILL BE VIA (S) CLASS 1 TWO-WAY DRIVEWAYS, AS SCHEMATICALLY DEPICTED ON BOTH RZ-1 AND RZ-2. THE FINAL LOCATION OF THESE DRIVEWAYS WILL BE SUBJECT TO APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND MODIFICATIONS TO THE LOCATIONS AS DEPICTED HEREON, WILL BE ALLOWED TO ACCOMMODATE THE FINAL SITE AND ARCHITECTURAL PLANS, AND TENANT DEVELOPMENT REQUIREMENTS. TYPE II DRIVEWAY, WITH OR WITHOUT A LANDSCAPE MEDIAN THAT ALIGNS WITH PANOS DRIVE, WILL SERVE AS THE MAIN ENTRANCE TO THIS PROJECT. THE NEW DRIVEWAYS ASSOCIATED WITH THIS DEVELOPMENT SHALL EITHER ALIGN WITH THE EXISTING DRIVEWAYS ACROSS SMITH CORNERS BOULEVARD OR BE OFFSET A MINIMUM 20 FEET AS MEASURED FROM THE END OF DRIVEWAY CURB RETURNS. DRIVEWAY WIDTHS SHALL BE DETERMINED AT THE DRIVEWAY PERMITTING STAGE.
- PART IV**
DESIGN GUIDELINES:
SECTION 1: OFF AND ON STREET PARKING
(A) THE PARKING SPACES DEPICTED ON THE ILLUSTRATIVE SITE PLAN MAY VARY IN LAYOUT AND LOCATION, BUT, IN ALL EVENTS, WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF STREET PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE.
(B) NO PARKING WILL BE PERMITTED BETWEEN THE BUILDINGS AND SMITHS CORNERS BOULEVARD.
SECTION 2: LANDSCAPE AND SCREENING
(A) SCREENING OF THE SERVICE AREAS BETWEEN THE PROPOSED RETAIL BUILDINGS AND SMITH CORNERS BOULEVARD WILL BE ACCOMPLISHED BY THE INSTALLATION OF 6 FOOT SOLID WALLS COMPRISED OF BRICK WANSICOT AND COLUMNS AND TUNOQ PANELS TO MATCH BUILDINGS. THE 35 FOOT SETBACK AREA BETWEEN THE SCREEN WALLS AND SMITH CORNERS BOULEVARD WILL CONTAIN TREES AND SCREEN SHRUBS AS SHOWN ON THE CROSS-SECTION AND PLAN OF THESE AREAS DEPICTED ON SHEET RZ-2. FURTHER, THE ARCHITECTURAL MASONRY SCREEN WALL SHALL BE SUBTLY VARIED IN LOCATION IN ORDER TO PROVIDE VISUAL SCREENING.
(B) THIS DEVELOPMENT SHALL CONFORM TO THE STANDARDS SPECIFIED IN THE CITY CHARLOTTE TREE ORDINANCE.
(C) A MINIMUM 6 FOOT PLANTING STRIP WITH TREES INSTALLED AT 40' ON CENTER SHALL BE PROVIDED ALONG THE INTERNAL PRIVATE STREETS, FOLLOWED BY A MINIMUM 5 FOOT SIDEWALK, WHERE PERPENDICULAR PARKING SPACES ADJUT INTERNAL SIDEWALKS, THESE SIDEWALKS WILL BE A MINIMUM OF 7 FEET IN WIDTH.
SECTION 3: SIGNAGE
(A) ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
SECTION 4: STORM WATER MANAGEMENT/EROSION CONTROL MEASURES
(A) STORM WATER RUNOFF FROM THIS DEVELOPMENT WILL BE MANAGED BY THE EXISTING OFF-SITE SHARED REGIONAL DETENTION FACILITY.
(B) EROSION AND SEDIMENTATION CONTROL MEASURES SUCH AS PHASED GRADING, TEMPORARY OR STAGED SEEDING WILL BE UTILIZED DURING THE CONSTRUCTION OF THIS PROJECT. POLYMERS AND OTHER FLOCCULATING MEASURES WILL BE EMPLOYED IN TWO STAGE SEDIMENT BASINS IN ORDER TO ENHANCE SETTLING CAPABILITIES AND TO REDUCE THE DISCHARGE OF SOLIDS.
SECTION 5: SIDEWALKS
(A) 5' MINIMUM INTERIOR SIDEWALKS WILL CONNECT THE NEW BUILDING(S) TO A PUBLIC SIDEWALK ALONG SMITHS CORNERS BOULEVARD. THE SIDEWALK ALONG THE FRONT OF ALL BUILDING(S) WILL BE A MINIMUM OF 10 FEET IN WIDTH. (SEE ALSO NOTE SECTION 2 NOTE C.)
(B) AN 8 FOOT PLANTING STRIP FOLLOWED BY A 6 FOOT SIDEWALK WILL BE INSTALLED ALONG THE FRONTAGE WITH SMITHS CORNERS BOULEVARD. TREES WILL BE INSTALLED IN 8 FOOT PLANTING STRIP AT 40' ON CENTER, WHERE THE SIDEWALK IMPROVEMENTS OCCUR OUTSIDE THE RIGHT-OF-WAY, THE PETITIONER SHALL CONVEY A PERMANENT EASEMENT TO THE CITY OF CHARLOTTE.
SECTION 6: LIGHTING
(A) ALL INTERIOR FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM THROUGHOUT THE DEVELOPMENT. NO WALL PAK LIGHTING WILL BE USED ON THE EXTERIOR OF PROPOSED BUILDINGS; INSTEAD DECORATIVE DOWN LIGHTING WILL BE UTILIZED.
(B) ALL DIRECT LIGHTING INSTALLED WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE.
(C) PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG THE INTERNAL PRIVATE STREETS.
SECTION 7: FIRE PROTECTION
ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED ACCORDING TO THE CITY OF CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.
SECTION 8: DESIGN STANDARDS
(A) DUMPSTER/RECYCLE RECEPTACLES WHERE PROVIDED, WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE. EACH DUMPSTER/RECYCLE AREA WILL BE ENCLOSED ON THREE SIDES BY A SOLID MASONRY SCREEN WALL, OR BY USING THE WALL OF THE ADJACENT RETAIL BUILDING. THE FRONT OF THE ENCLOSURE SHALL BE A HINGED WOODEN GATE. (SEE DETAIL 1 ON SHEET RZ-2 FOR MATERIALS)
(B) THE DEVELOPER SHALL PROVIDE BICYCLE RACKS TO ACCOMMODATE ONE BICYCLE PER EACH 20 VEHICLE PARKING SPACES. THE INVERTED "U" TYPE RACK, WHICH ACCOMMODATES TWO BICYCLES SHALL BE UTILIZED.
(C) OUTDOOR SEATING/OPEN SPACE AREAS WILL BE INCORPORATED INTO THE DEVELOPMENT, AS DEPICTED ON SHEET RZ-2. THESE OUTDOOR SEATING AREAS WILL BE LOCATED IN PEDESTRIAN CIRCULATION AREAS AND WILL CONSIST OF SPECIALTY PAVING, DECORATIVE BENCHES AND PEDESTRIAN SCALE LIGHTING.
(D) ONE BUS STOP WITH A BENCH AND SIGN WILL BE INSTALLED ADJACENT TO SMITH CORNERS BOULEVARD. THE EXACT LOCATION OF THIS STOP WILL BE COORDINATED WITH CATS STAFF. THE BUS DRIVERS SHALL BE ALLOWED TO UTILIZE ALL PUBLIC RESTROOM FACILITIES AS PROVIDED WITHIN THE INDIVIDUAL RETAIL USES.
(E) DECORATIVE PAVEMENT WILL BE INSTALLED IN THE INTERNAL PRIVATE STREETS. FINAL LOCATION AND WIDTH TO BE DETERMINED BY THE DEVELOPER.
SECTION 9: ARCHITECTURAL STANDARDS
(A) THE BUILDINGS FRONTING ON SMITHS CORNERS BOULEVARD WILL EXHIBIT "FOUR SIDE" ARCHITECTURE. (SEE ATTACHED CONCEPTUAL ELEVATIONS FOR THESE BUILDINGS.)

↑↓ INDICATES APPROXIMATE LOCATION OF PROPOSED AND EXISTING DRIVEWAYS ON SUBJECT PETITION



LINE TABLE	
LINE	BEARING
L1	20.76 N16°30'14"W
L2	16.50 S06°04'46"W
L3	13.27 S84°12'02"E

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	TANGENT	CHORD BEARING	LENGTH
C1	90°01'17"	220.00	220.10	311.20 S49°3'48"W	345.68
C2	94°21'13"	220.00	237.39	322.72 S42°1'40"E	362.29
C3	7°17'42"	470.00	29.96	59.80 N81°12'53"W	59.84

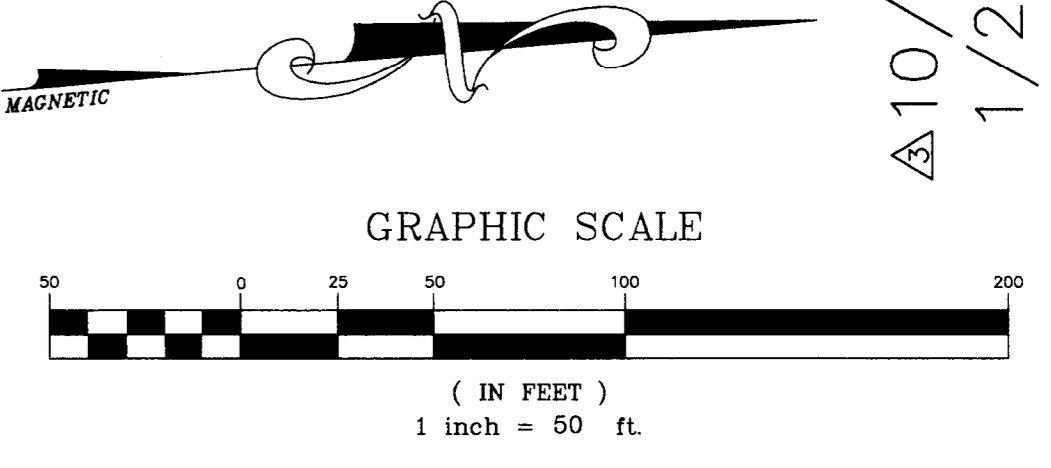
TAX ID: 025-092-06
WAKEMAN FAMILY LLC
AND
TWEEDY 1 LLC
16930 WEST CATANBA AVENUE
#206
CORNELIUS, NC 28031
DB 16417/PG 532
MB 17/PG 266
ZONED: I-1

TAX ID: 025-092-27
FOSTER STATESVILLE
ROAD DEVELOPMENT LLC
600 TOWNE CENTRE
BOULEVARD #100
PINEVILLE, NC 28154
DB 14753/PG 292
LOT 140
MB 38/PG 827
ZONED: I-1

TAX ID: 025-092-36A
AND
TAX ID: 025-092-36B
LOT 149
MB 38/PG 827
REAMS ROAD LLC
AND
PANOS/SMITH HOTEL GROUP
5936 MONROE ROAD #200
CHARLOTTE, NC 28212-9161
ZONED: I-1

DEVELOPMENT DATA:
TAX PARCEL NO'S: 025-092-28
025-092-29
025-092-35B
TOTAL ACRES: 14.625 ± ACRES
EXISTING ZONING: I-1
PROPOSED ZONING: CC
EXISTING USE: VACANT
PROPOSED USE: MIXED USE RETAIL/COMMERCIAL
MAXIMUM SQUARE FOOTAGE: 140,000 SF
CC DISTRICT EDGE CONDITIONS:
-35' MINIMUM SETBACK (AS MEASURED FROM EXISTING R/W)
-25' MINIMUM SIDE AND REAR YARD

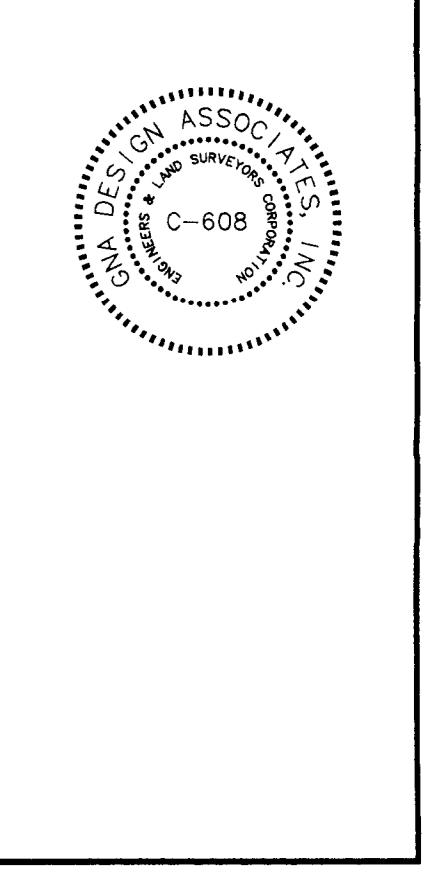
ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 10/10/10
BY: DEBRA D. CAMPBELL



NOTE: CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST
FOR PUBLIC HEARING: PETITION #2005-033
1/28/05 REVISED

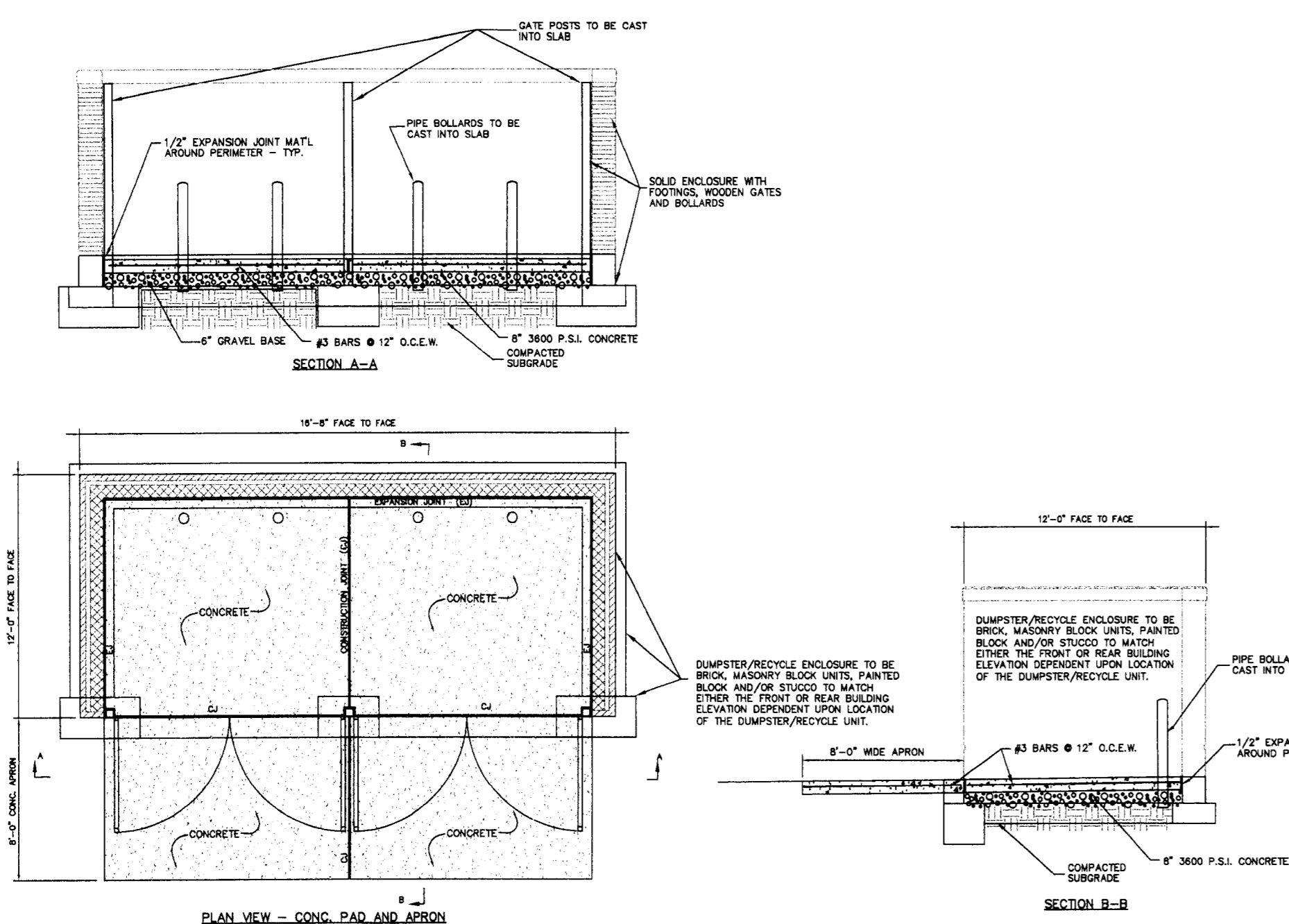
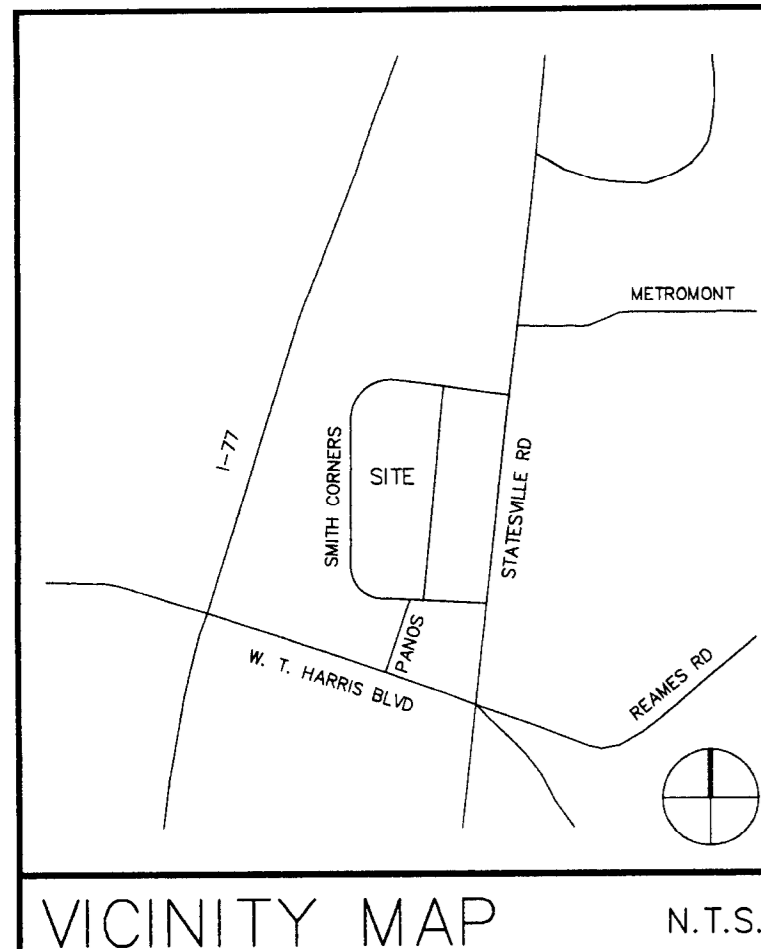
GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 406 (704) 373-1907
Charlotte, NC 28202
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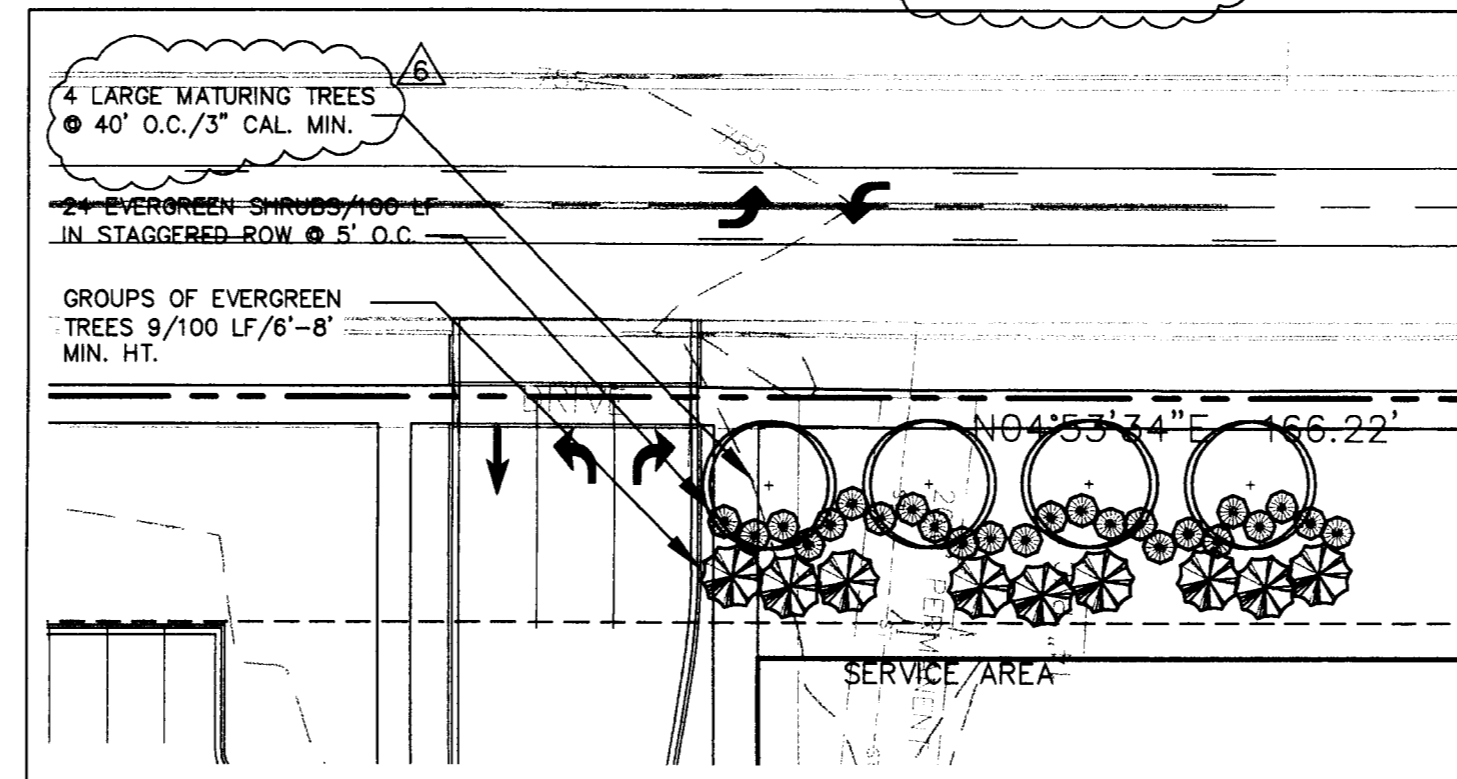
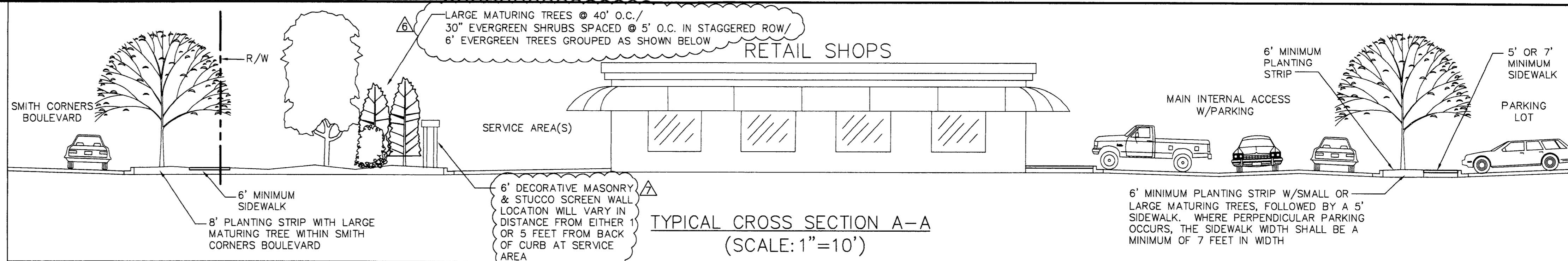
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PROJECT: SMITH CORNERS @ NORTH LAKE VILLAGE
CHARLOTTE, NORTH CAROLINA
PETITIONER: CENTIDEV PROPERTIES, LLC
SHEET TITLE: TECHNICAL DATA SHEET

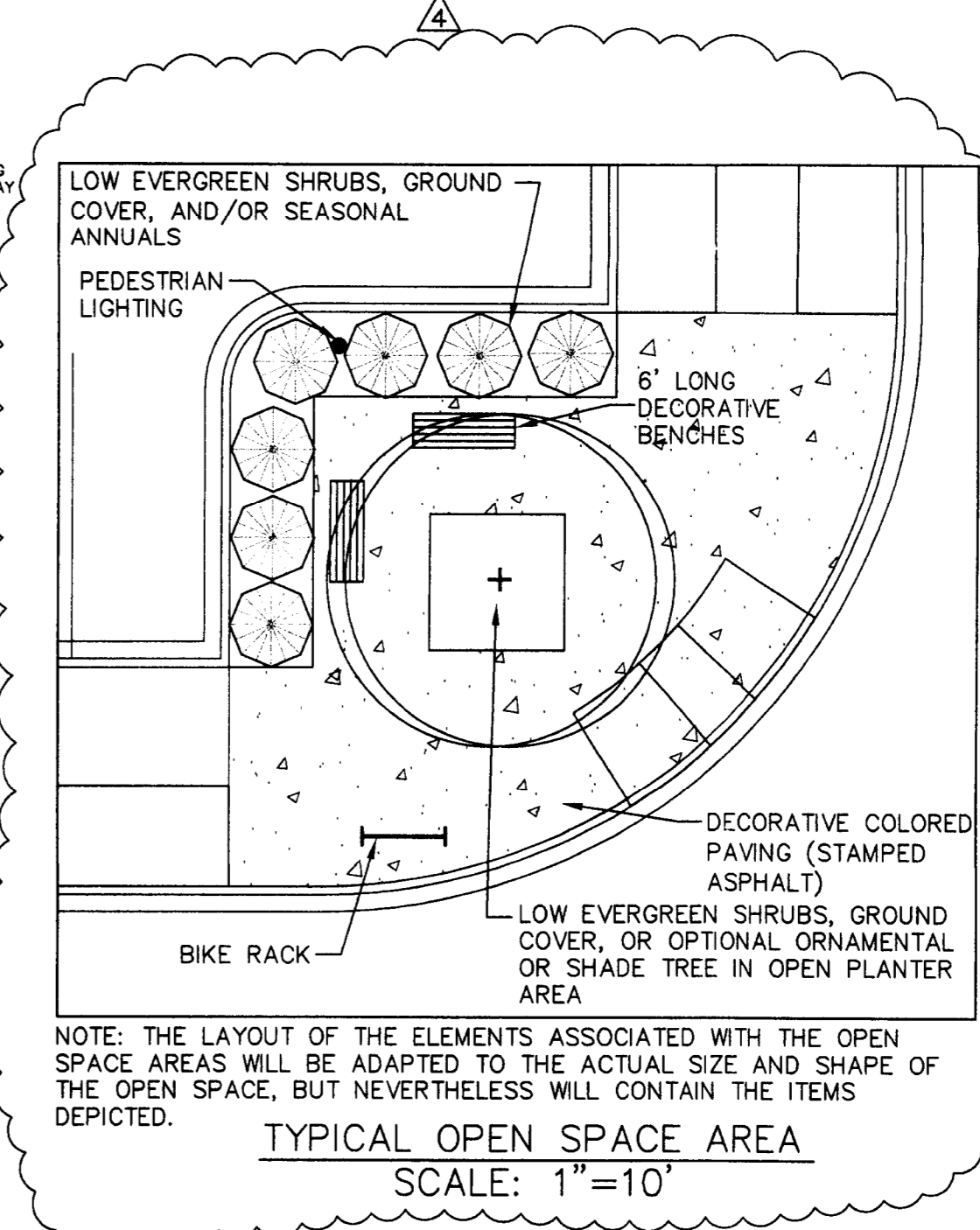
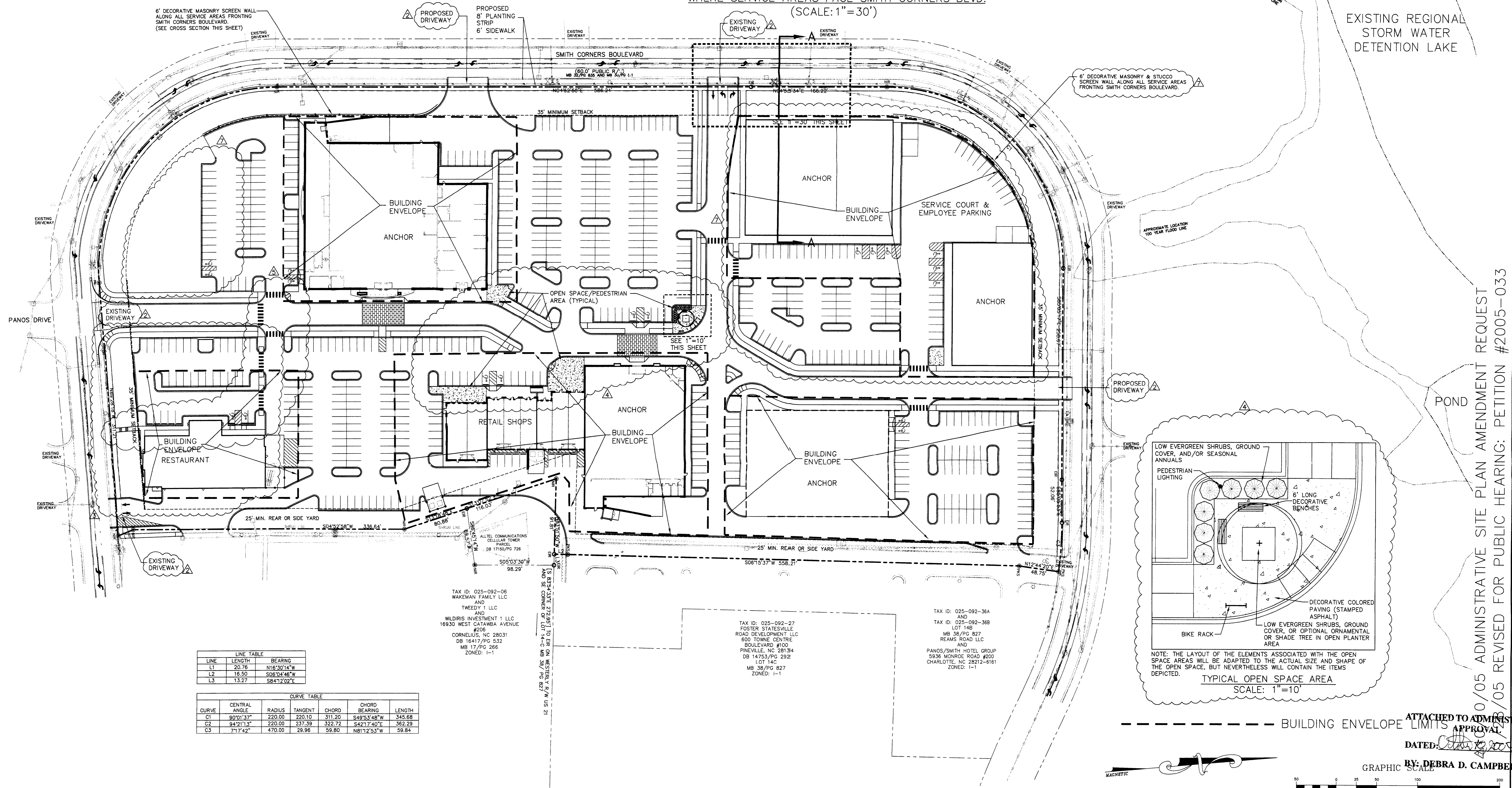
Project No.	57296
Checked by	TLH
Drawn by	JMD
Initial Filing	11/17/04
Revisions	
1.28.05 REVISED FOR PUBLIC HEARING	
2.23.05 REVISED PER STAFF PRE-HEARING ANALYSIS	
REVISE RESTAURANT	
Sheet	
RZ-1	



1 CONCRETE DUMPSTER/RECYCLE UNITS PAD/MASONRY ENCLOSURE
N.T.S.



TYPICAL LANDSCAPE TREATMENT WHERE SERVICE AREAS FACE SMITH CORNERS BLVD.
(SCALE: 1"=30')



TYPICAL OPEN SPACE AREA
SCALE: 1"=10'

LINE	LENGTH	BEARING
L1	20.76	N18°30'14"W
L2	18.50	S88°31'48"W
L3	13.27	S84°12'02"E

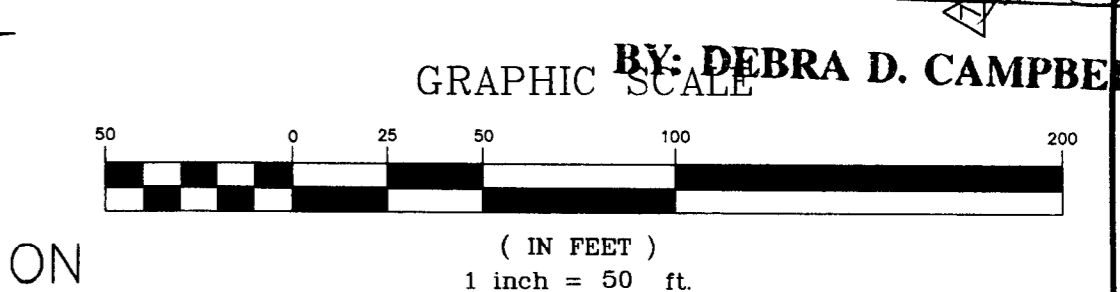
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16930 WEST CATAMBA AVENUE
#200
CORNELIUS, NC 28031
DB 16417/PG 532
MB 17/PG 266
ZONED: I-1

TAX ID: 025-092-27
FUSTER STATESVILLE
ROAD DEVELOPMENT LLC
600 TOWNE CENTRE
BOULEVARD #100
PINEVILLE, NC 28134
DB 14753/PG 292
LOT 14C
MB 38/PG 827
ZONED: I-1

TAX ID: 025-092-36A
AND
TAX ID: 025-092-36B
LOT 14B
MB 38/PG 827
REAMS ROAD LLC
AND
PANOS/SMITH HOTEL GROUP
5936 MONROE ROAD #200
CHARLOTTE, NC 28212-8161
ZONED: I-1

ATTACHED TO ADMINISTRATIVE HEARING
APPROVAL
DATED: 11/17/04
BY: DEBRA D. CAMPBELL



NOTE: CONCEPTUAL PLAN NOT FOR CONSTRUCTION

GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

SMITH CORNERS @ NORTH LAKE VILLAGE
CHARLOTTE, NORTH CAROLINA
PETITIONER: CENTDEV PROPERTIES, LLC

ILLUSTRATIVE SITE PLAN

Project No. **57296**
Checked by: TLH
Drawn by: JMD
Initial Filing: 11/17/04

Revisions:
1. 11.17.04 REVISED FOR PUBLIC HEARING
2. 11.23.04 REVISED PER STAFF PRE-HEARING ANALYSIS
3. 12.01.04 REVISE RESTAURANT PER PLAN
4. 12.01.04 ADD OPEN SPACE & DETAIL (ADMIN. APPROVAL)
5. 12.01.04 ADD OPEN SPACE & SIDEWALK (ADMIN. APPROVAL)


Sheet **RZ-2**

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: October 10, 2005

TO: Katrina Young
Interim Zoning Administrator

FROM: 
Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2005-33Centdev, LLC.

Attached are revised plans for the above petition. These plans have been revised to show a minor change in the layout of buildings, and incorporate references regarding materials to be used on dumpster enclosures and the masonry screen wall. Since these changes are minor, I am administratively approving these revised plans. Please use these plans and the originally approved elevations for this petition when evaluating requests for building permits and certificates of occupancy.

Note that all other conditional notes and ordinance requirements still apply.