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Land Planning • Landscape Architecture • Urban Design

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PROJECT: SMITH CORNERS @ NORTH LAKE VILLAGE
 CHARLOTTE, NORTH CAROLINA
 PETITIONER: YM MANAGEMENT, LLC
 SHEET TITLE: TECHNICAL DATA SHEET

Project No. 2009-5
 Checked by TLH
 Drawn by JMD
 Initial Filing: 11/17/04
 Revisions:
 1/28/05 REVISED FOR PUBLIC HEARING
 2/29/05 REVISED PER STAFF PRE-HEARING ANALYSIS
 REVISE RESTAURANT

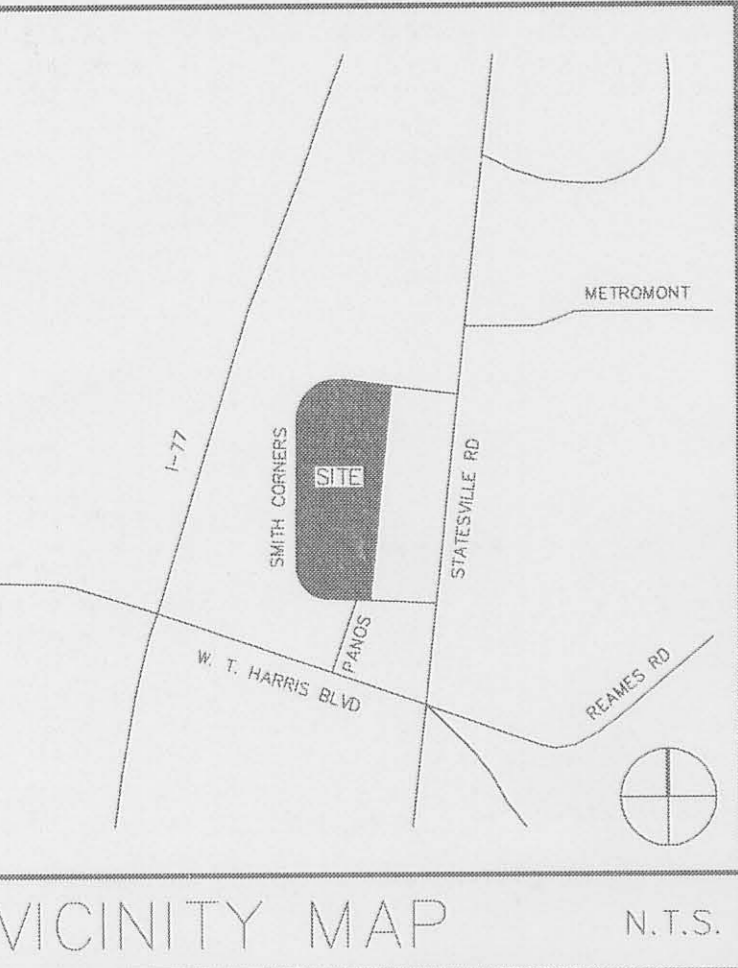
RECEIVED
 JAN 29 2010
 RZ-1

2009-084

DEVELOPMENT DATA:
 TAX PARCEL NO: 025-092-35
 TOTAL HOTEL PARCEL: 1.72 ACRES (OVERALL DEVELOPMENT TOTAL ACRES: 14.625 ± ACRES)
 EXISTING ZONING: CC
 PROPOSED ZONING: CC SITE PLAN AMENDMENT REQUEST
 EXISTING USE: VACANT
 PROPOSED NEW USE: HOTEL (4 STORIES)/82 GUEST ROOMS/24 SEATS IN 2 MEETING ROOMS

MAXIMUM TOTAL HOTEL SQUARE FOOTAGE: 52,500 SF
 CC DISTRICT EDGE CONDITIONS:
 -35' MINIMUM SETBACK (AS MEASURED FROM EXISTING R/W)
 -25' MINIMUM SIDE AND REAR YARD

PARKING SPACES REQUIRED/PROPOSED:
 PARKING TO MEET CITY OF CHARLOTTE ZONING ORDINANCE STANDARDS
 MINIMUM PARKING FOR THE HOTEL USE SHALL BE LOCATED ON THE HOTEL PARCEL



INDICATES APPROXIMATE LOCATION OF EXISTING DRIVEWAYS ON SUBJECT PETITION

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 ENCRUCH PAST THE DEVELOPMENT LIMITS BOUNDARY AS SHOWN ON RZ-1 AND BUILDINGS WILL NOT ENCRUCH 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. BANK W/A DRIVE THROUGH WINDOW ARE SUBJECT TO REVIEW AND APPROVAL BY CMPD STAFF, THROUGH THE BUILDING PERMIT PROCESS.
 (B) THIS SITE PLAN AMENDMENT APPLIES ONLY TO PARCEL D/ENVELOP #5 FOR A MAXIMUM OF 52,500 SQUARE FEET. THE REMAINDER OF THE UNIFIED DEVELOPMENT WILL HAVE A MAXIMUM OF 150,000 SQUARE FEET.

PART III
 VEHICULAR ACCESS POINTS AND CONNECTIVITY:
 ALL DRIVEWAYS PER INITIAL AND PREVIOUS REZONINGS AND AMENDMENTS ARE EXISTING.

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.

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 WAINSCOT AND GRASSES AND STUCCO PANELS TO MATCH BUILDINGS. A MINIMUM 6 FOOT HIGH EARTH BERM CAN BE SUBSTITUTED FOR THE SCREEN WALL UPON REVIEW AND APPROVAL BY THE CMPD STAFF. THIS BERM SHALL BE PLANTED PER CROSS-SECTION A-A AND THE ENLARGED LANDSCAPE PLAN ON SHEET RZ-2. 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 SLIGHTLY VARIED IN LOCATION IN ORDER TO PROVIDE FURTHER ARTICULATION.
 (B) THIS DEVELOPMENT SHALL CONFORM TO THE STANDARDS SPECIFIED IN THE CITY CHARLOTTE TREE ORDINANCE.
 (C) GENERALLY, A MINIMUM 6 FOOT PLANTING STRIP WITH TREES INSTALLED AT 40' ON CENTER SHALL BE PROVIDED ALONG THE INTERNAL DRIVEWAYS, 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 ERCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

SECTION 4: STORM WATER MANAGEMENT/EROSION CONTROL MEASURES
 (A) THIS DEVELOPMENT SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION AND SWM BUFFER ORDINANCE.
 (B) EROSION AND SEDIMENTATION CONTROL MEASURES SUCH AS PHASED GRADING, TEMPORARY OR STAGED SEEDING WILL BE UTILIZED DURING THE CONSTRUCTION OF THIS PROJECT.

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) MAY VARY BUT WILL BE A MINIMUM OF 8 FEET IN WIDTH.
 (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.

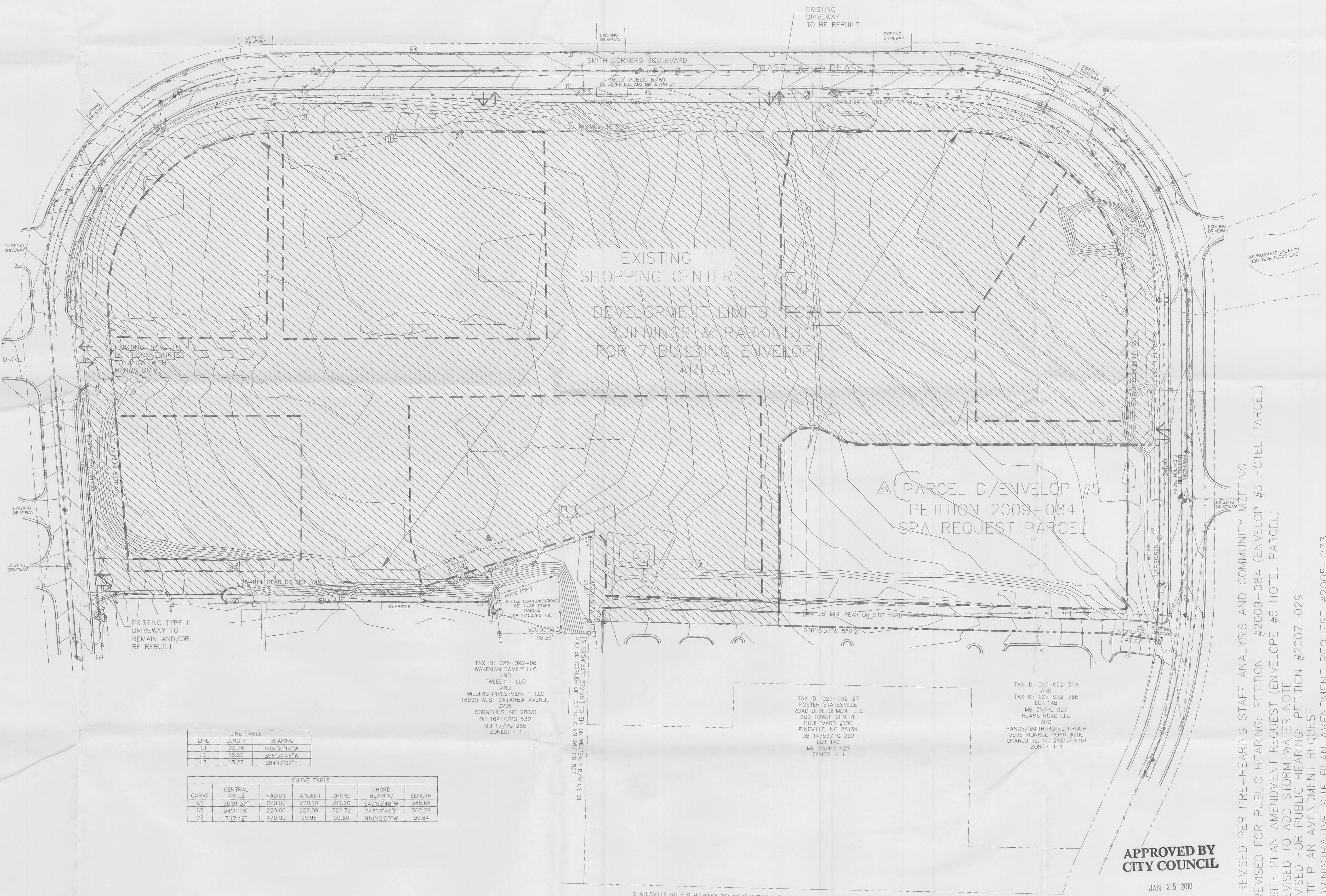
SECTION 6: LIGHTING
 (A) ALL INTERIOR FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM THROUGHOUT THE DEVELOPMENT. NO WALL PAK LIGHTING WILL BE USED ON THE EXTERIOR OF PROPOSED BUILDINGS. INSTEAD DECORATIVE DOWN LIGHTING WILL BE UTILIZED.
 (B) ALL DIRECT LIGHTING INSTALLED WITHIN THE SITE SHALL 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.

SECTION 9: ARCHITECTURAL STANDARDS
 (A) THE BUILDINGS FRONTING ON SMITHS CORNERS BOULEVARD WILL EXHIBIT "FOUR SIDED" ARCHITECTURE. (SEE ATTACHED CONCEPTUAL ELEVATIONS FOR THESE BUILDINGS).

SECTION 10: HOTEL RESTRICTIONS
 (A) NO BANQUET FACILITIES, FULL SERVICE RESTAURANT OR LARGE SCALE CONFERENCE FACILITIES SHALL BE ALLOWED WITHIN THE HOTEL USE, BEYOND THE MEETING ROOMS AS SUMMARIZED IN THE DEVELOPMENT DATA.



LINE TABLE

LINE	LENGTH	BEARING
L1	20.76	N16°30'14"W
L2	18.50	S86°04'44"W
L3	13.27	S84°2'02"E

CURVE TABLE

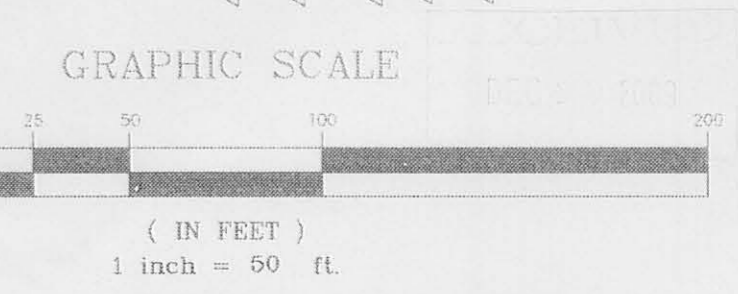
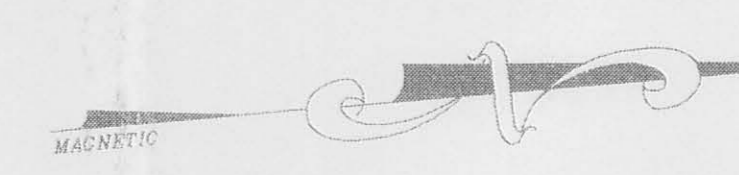
CURVE	CENTRAL ANGLE	RADIUS	TANGENT	CHORD	CHORD BEARING	LENGTH
C1	90°01'37"	220.00	220.10	311.20	S49°5'48"W	345.68
C2	84°21'13"	220.00	237.39	322.72	S42°1'40"E	362.29
C3	71°12'42"	470.00	29.96	59.80	N81°12'53"W	59.84

TAX ID: 025-092-06
 WAKEMAN FAMILY LLC
 AND
 TWEEDY I LLC
 AND
 WILDRIIS INVESTMENT I LLC
 16930 WEST CATAWBA AVENUE
 #206
 CORNELIUS, NC 28031
 DB 1647/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 28134
 DB 14753/PG 292
 LOT 14C
 MB 38/PG 827
 ZONED: I-1

TAX ID: 025-092-36A
 410
 TAX ID: 025-092-36B
 LOT 14B
 MB 38/PG 827
 HEAMS ROAD LLC
 AND
 PANOS/SMITH HOTEL GROUP
 5938 MONROE ROAD #200
 CHARLOTTE, NC 28212-6161
 ZONED: I-1

APPROVED BY CITY COUNCIL
 JAN 25 2010



NOTE: CONCEPTUAL PLAN NOT FOR CONSTRUCTION

PART V
 AMENDMENTS TO REZONING PLAN
 (A) FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THE PROPOSED ILLUSTRATIVE ZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.

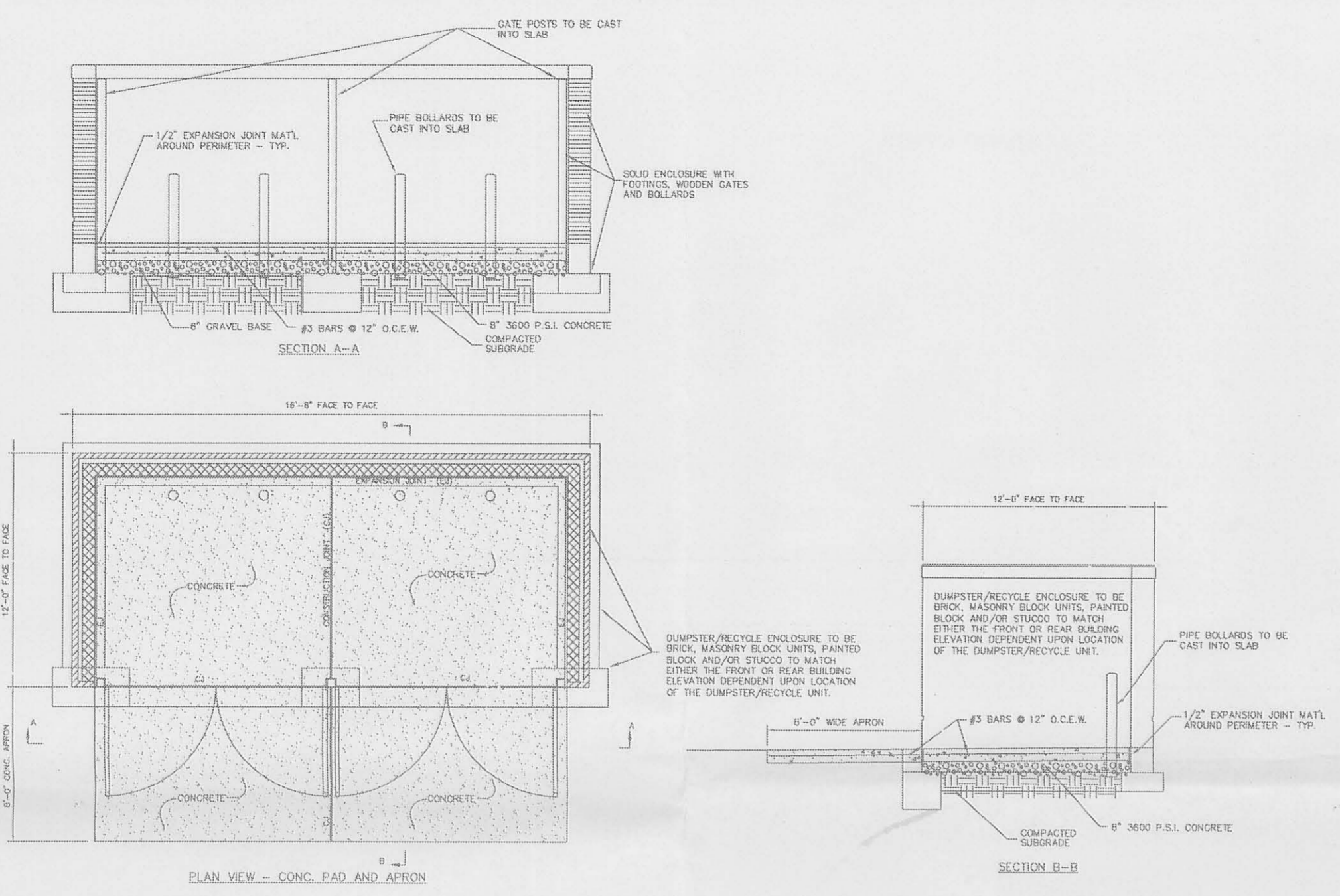
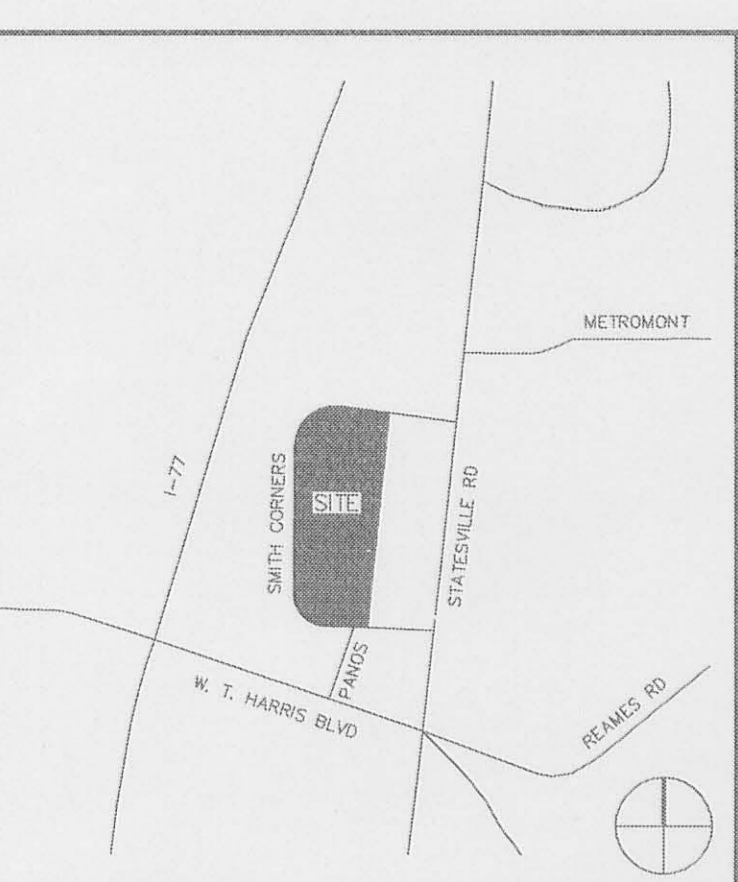
PART VI
 BINDING EFFECT OF THE REZONING APPLICATION
 (A) IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE ILLUSTRATIVE SITE PLAN AND OTHER SUPPORTIVE DOCUMENTS SHALL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND RESUME TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
 (B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE WHO, FROM TIME TO TIME, MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT OF THE SITE.

PART VII
 (A) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THIS DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

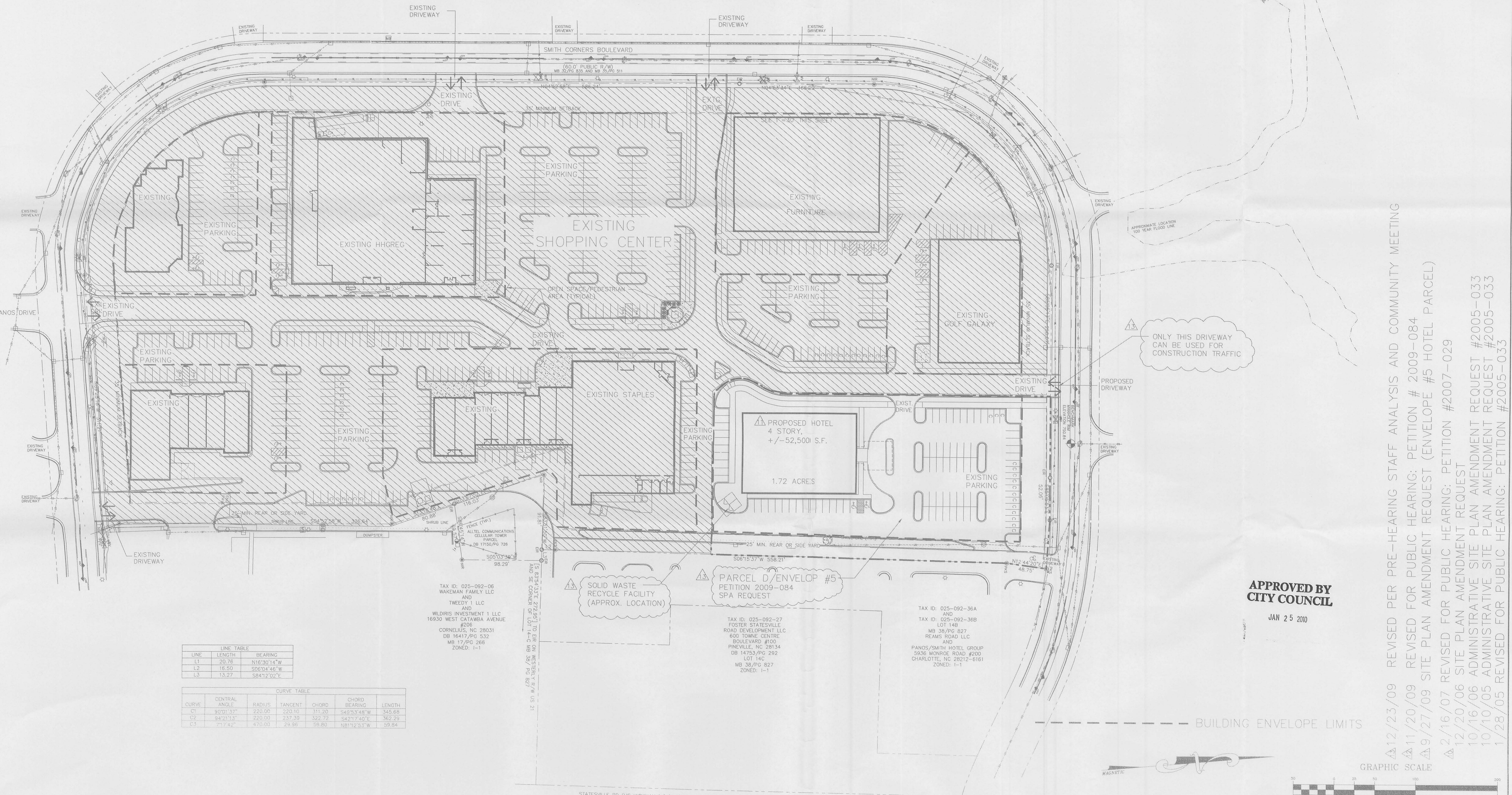
PART VIII
 (B) ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE FOR 401 PERMITS CONTACT BEHAR FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

PART IX
 (A) PETITIONER SHALL PROVIDE NECESSARY ENGINEERING CALCULATIONS TO SHOW THAT THE OFF-SITE SHARED REGIONAL DETENTION FACILITY STORM WATER MANAGEMENT SYSTEM IS SIZED APPROPRIATELY TO HANDLE THE ADDITIONAL RUN-OFF FROM THE PROPOSED DEVELOPMENT. IF THE ENGINEERING CALCULATIONS INDICATE THAT THE STORM WATER RUN-OFF MANAGEMENT SYSTEM WAS NOT DESIGNED FOR THE PROPOSED DEVELOPMENT OF THIS REZONING PETITION, THE PETITIONER SHALL TAKE NECESSARY MEASURES TO ADDRESS STORM WATER RUN-OFF FOR DETENTION AND/OR WATER QUALITY.

VICINITY MAP N.T.S.



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



LINE TABLE

LINE	LENGTH	BEARING
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CURVE TABLE

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TAX ID: 025-092-06
WAKEMAN FAMILY LLC AND TWEEDY 1 LLC AND HLDRIE INVESTMENT 1 LLC
16930 WEST CATAWBA AVENUE #208
CORNELIUS, NC 28031
DB 16417/PG 532
MB 17/PG 268
ZONED: I-1

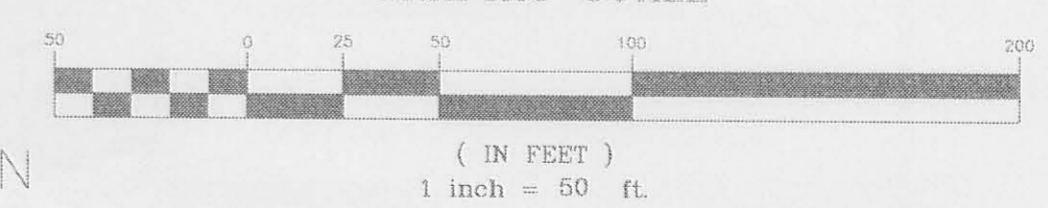
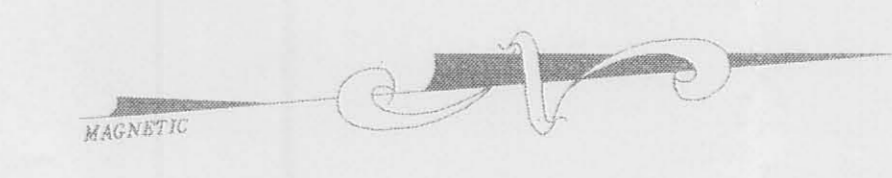
PARCEL D/ENVELOPE #5
PETITION 2009-084
SPA REQUEST

TAX ID: 025-092-27
FOSTER STATESVILLE ROAD DEVELOPMENT LLC
600 TOWNE CENTRE BOULEVARD #100
PINEVILLE, NC 28134
LOT 145
MB 38/PG 827
ZONED: I-1

TAX ID: 025-092-36A AND 025-092-36B AND 025-092-368
LOT 148
MB 38/PG 827
REAMS ROAD LLC AND PANOS/SMITH HOTEL GROUP
5936 MONROE ROAD #200
CHARLOTTE, NC 28212-0161
ZONED: I-1

APPROVED BY CITY COUNCIL
JAN 25 2010

BUILDING ENVELOPE LIMITS



NOTE: CONCEPTUAL PLAN NOT FOR CONSTRUCTION

EXISTING REGIONAL STORM WATER DETENTION LAKE

ONLY THIS DRIVEWAY CAN BE USED FOR CONSTRUCTION TRAFFIC

- 12/23/09 REVISED PER PRE-HEARING STAFF ANALYSIS AND COMMUNITY MEETING
- 11/20/09 REVISED FOR PUBLIC HEARING: PETITION # 2009-084
- 9/27/09 SITE PLAN AMENDMENT REQUEST (ENVELOPE #5 HOTEL PARCEL)
- 2/16/07 REVISED FOR PUBLIC HEARING: PETITION #2007-029
- 12/20/06 SITE PLAN AMENDMENT REQUEST
- 10/16/06 ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST #2005-033
- 10/10/05 ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST #2005-033
- 1/28/05 REVISED FOR PUBLIC HEARING: PETITION #2005-035

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CHARLOTTE, NORTH CAROLINA
PETITIONER: YM MANAGEMENT, LLC
SHEET TITLE: ILLUSTRATIVE SITE PLAN

Project No. 2009-5

Checked by TLH
Drawn by JMD
Initial Filing: 11/17/04

Revisions

1	28.05	REVISED FOR PUBLIC HEARING
2	29.05	REVISED PER STAFF PRE-HEARING ANALYSIS
3	05	REVISE RESTAURANT PORCH
4	21.05	ADD OPEN SPACE & DETAIL (ADMIN. APPROVAL)
5	05.05	FOR COMPLIANCE
6	05	ADD OPEN SPACE & SIDEWALK (ADMIN. APPROVAL)

Sheet RZ-2