

DEVELOPMENT DATA:

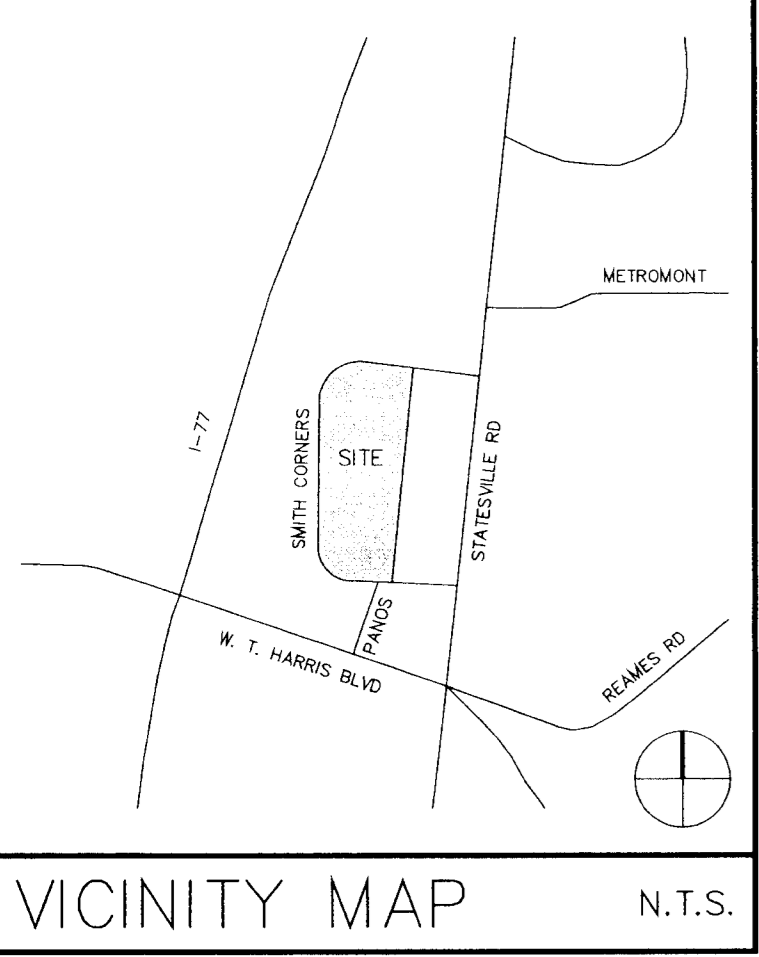
TAX PARCEL NO'S: 025-092-28, 025-092-29, 025-092-35, 025-092-38, 025-092-40, & 025-092-41

TOTAL ACRES: 14.625 ± ACRES
EXISTING ZONING: CC
PROPOSED ZONING: CC SITE PLAN AMENDMENT REQUEST
EXISTING USE: MIXED USE RETAIL/COMMERCIAL & VACANT
PROPOSED USE: MIXED USE RETAIL/COMMERCIAL/OFFICE & CLINIC
MAXIMUM SQUARE FOOTAGE: 150,000 SF

CC DISTRICT EDGE CONDITIONS:
-35' MINIMUM SETBACK (AS MEASURED FROM EXISTING R/W)
-25' MINIMUM SIDE AND REAR YARD

PARKING SPACES REQUIRED: 1/250 SF = 600 MIN. PARKING (BASED UPON A MAXIMUM OF 150,000 SF)
PARKING SPACES TO BE PROVIDED AT A RATE OF 1/250 SF

↑↓ INDICATES APPROXIMATE LOCATION OF PROPOSED AND 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 ON 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.

PART III

VEHICULAR ACCESS POINTS AND CONNECTIVITY:
(A) DIRECT VEHICULAR ACCESS TO EXISTING SMITH CORNERS BOULEVARD WILL BE VIA (S) CLASS II 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 HEREIN, WILL BE ALLOWED TO ACCOMMODATE THE FINAL SITE AND ARCHITECTURAL PLANS, AND TENANT DEVELOPMENT REQUIREMENTS. A TYPE III 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 SMITH 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, WAINSCOT AND COLUMNS 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 CMPC STAFF. THIS BERM SHALL BE PLANTED PER CROSS-SECTION 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.

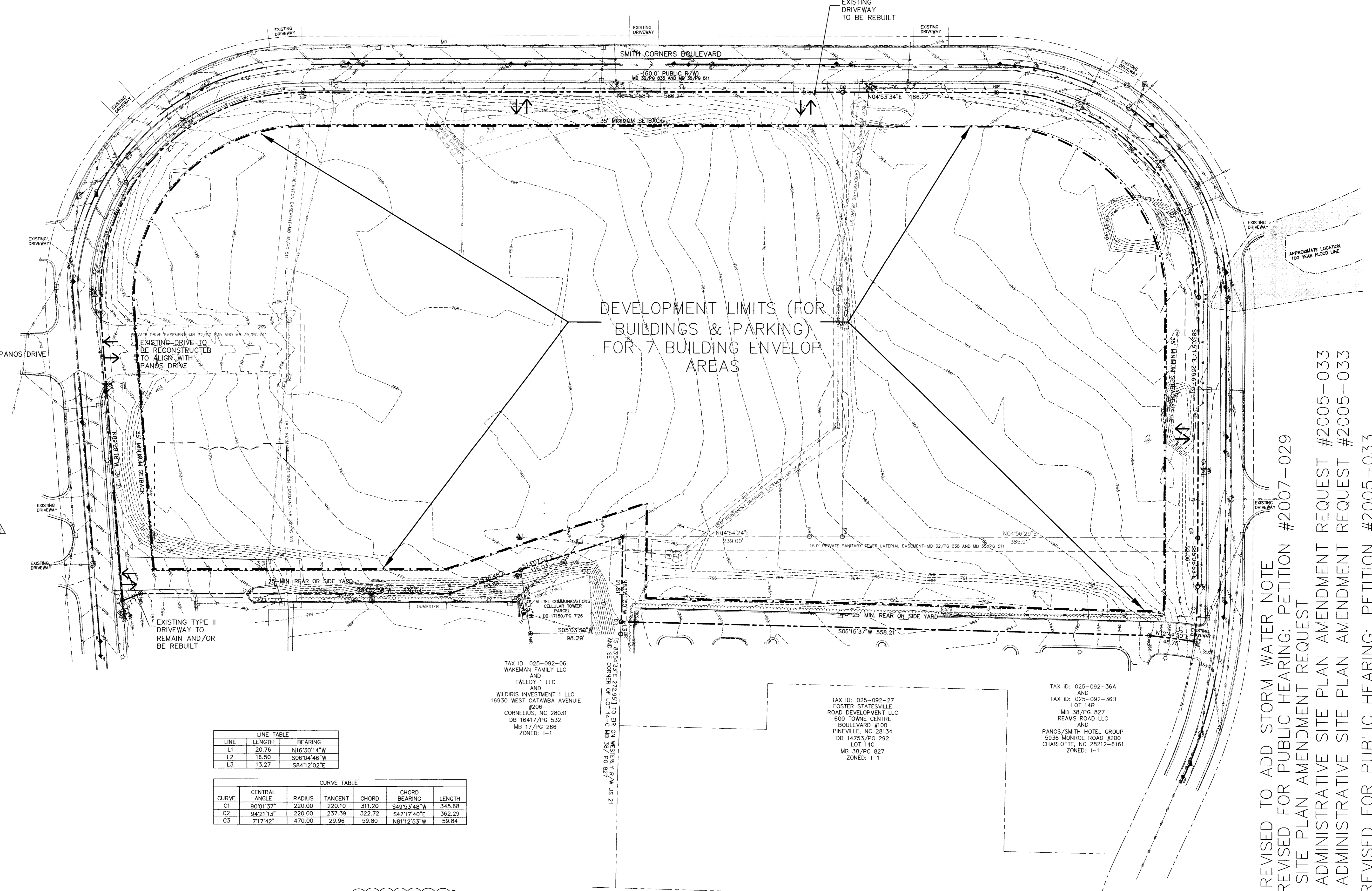
SECTION 3: SIGNAGE
(A) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
SECTION 4: STORM WATER MANAGEMENT/EROSION CONTROL MEASURES
(A) STORM WATER RUNOFF FROM THIS DEVELOPMENT WILL BE MANAGED BY THE EXISTING OFF-SITE SHARED REGIONAL DETENTION FACILITY.
(B) EROSION AND SEDIMENTATION CONTROL MEASURES SUCH AS PHASED GRADING, TEMPORARY OR STAGED CONSTRUCTION, 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 BUILDINGS TO X PUBLIC SIDEWALK ALONG SMITH 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 SMITH 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 HALL PAX 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 REST ROOM 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 SMITH CORNERS BOULEVARD WILL EXHIBIT "FOUR SIDED" ARCHITECTURE. (SEE ATTACHED CONCEPTUAL ELEVATIONS FOR THESE BUILDINGS).



LINE TABLE

LINE	LENGTH	BEARING
L1	20.76	N18°30'14"W
L2	16.50	S06°04'46"W
L3	13.27	S84°12'02"E

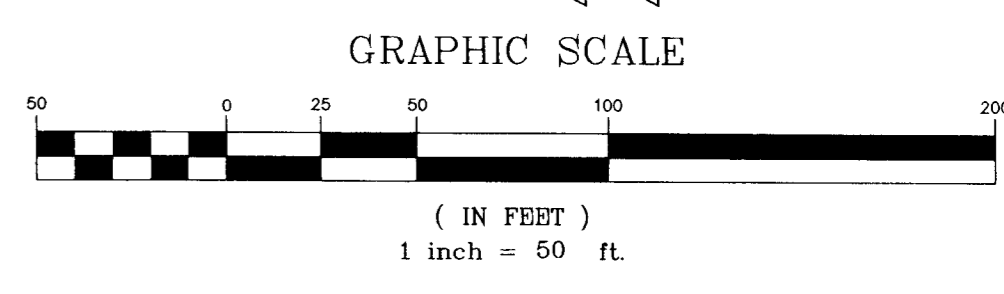
CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	TANGENT	CHORD	CHORD BEARING	LENGTH
C1	90°01'37"	220.00	220.00	311.20	S49°53'48"W	345.68
C2	94°21'13"	220.00	237.59	322.72	S42°17'40"E	362.29
C3	71°42'47"	470.00	29.96	59.80	N81°25'53"W	59.84

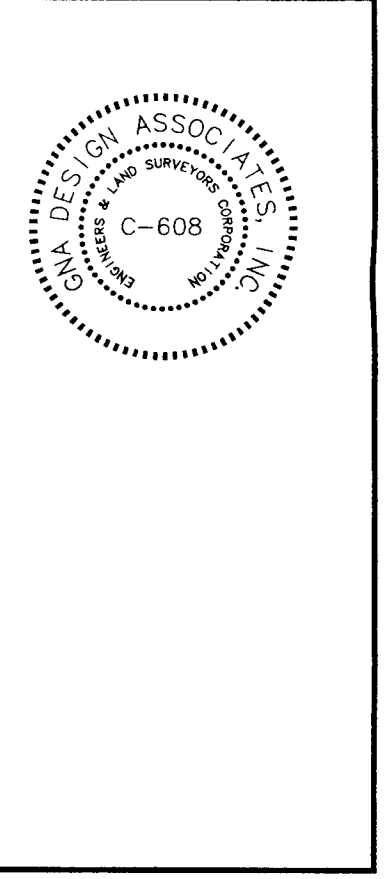
PART VI
AMENDMENTS TO ZONING PLAN
(A) FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THE PROPOSED ILLUSTRATIVE ZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.
PART VI
BINDING EFFECT OF THE REZONING APPLICATION
(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 INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
PART VII
(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.

4/19/07 REVISED TO ADD STORM WATER NOTE
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 #2005-033

NOTE: CONCEPTUAL PLAN NOT FOR CONSTRUCTION



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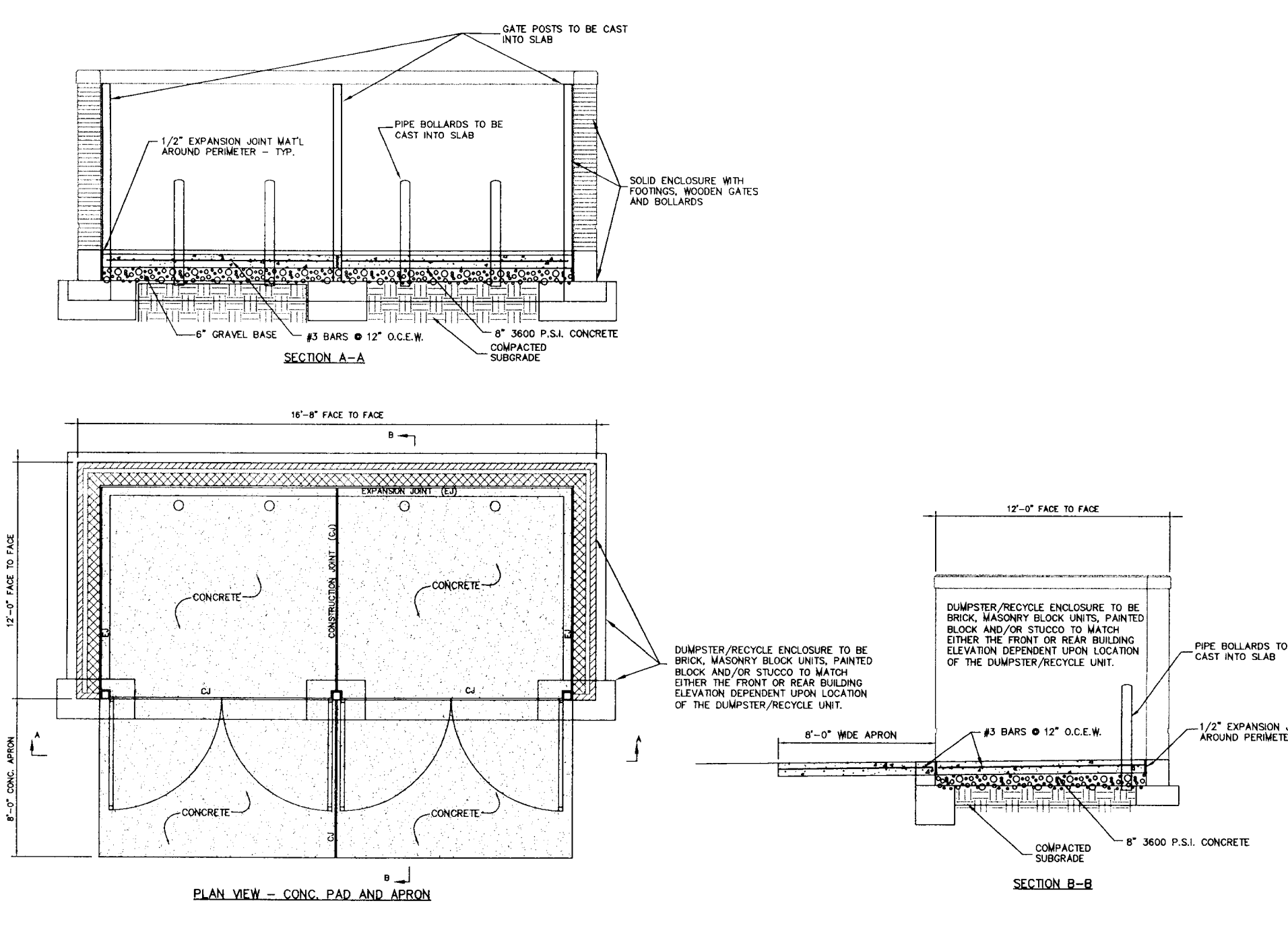
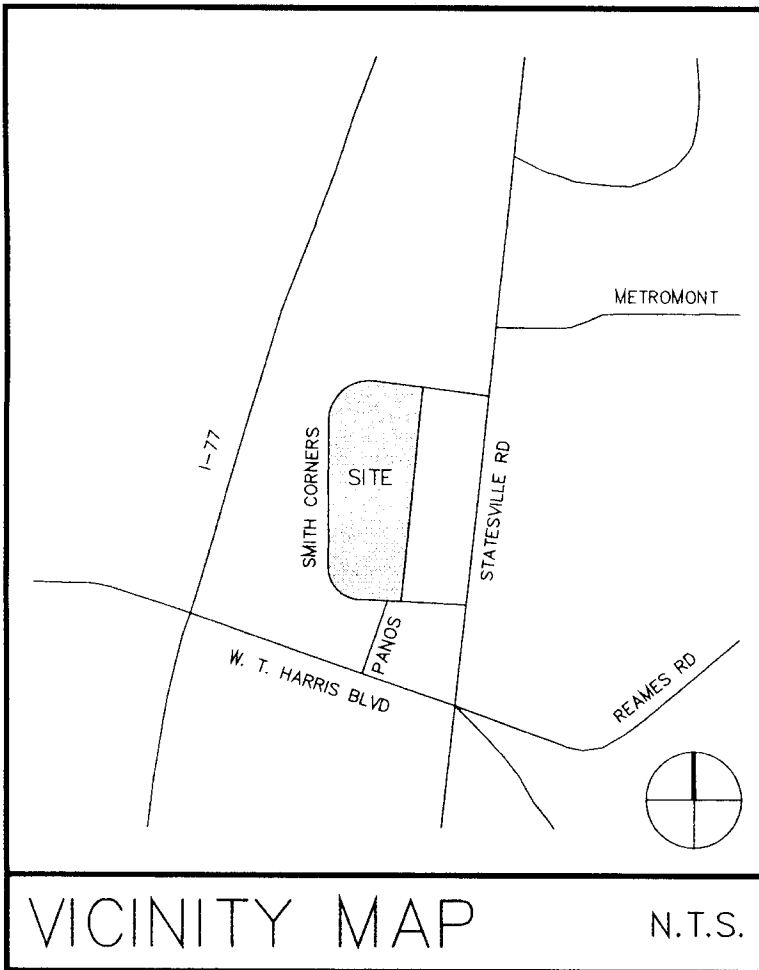
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SMITH CORNERS @ NORTH LAKE VILLAGE
APPROVED BY
SHEEP HOLE COUNCIL
PETITIONER: CENTDEV PROPERTIES, LLC
APR 16 2007
TECHNICAL DATA SHEET

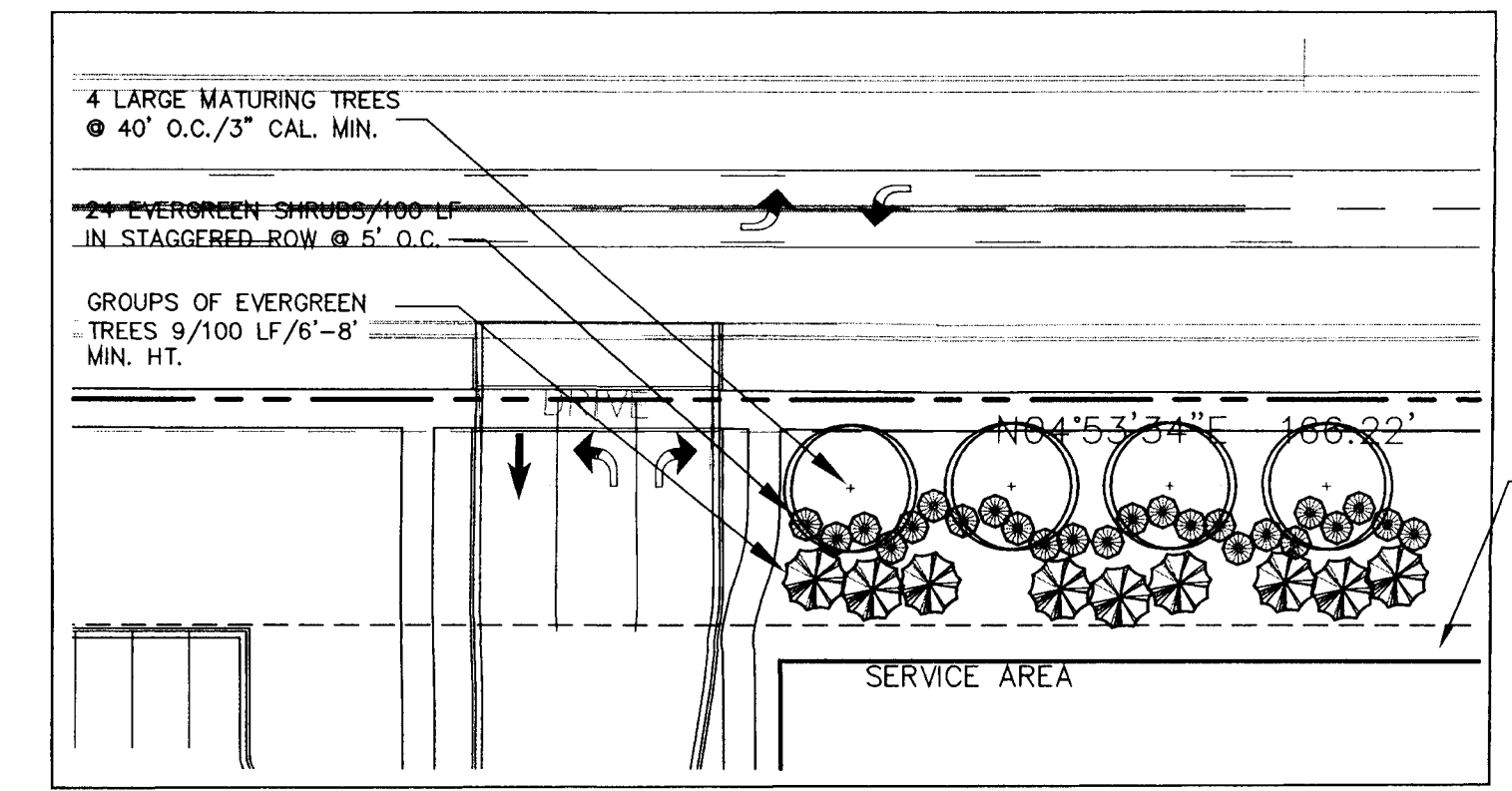
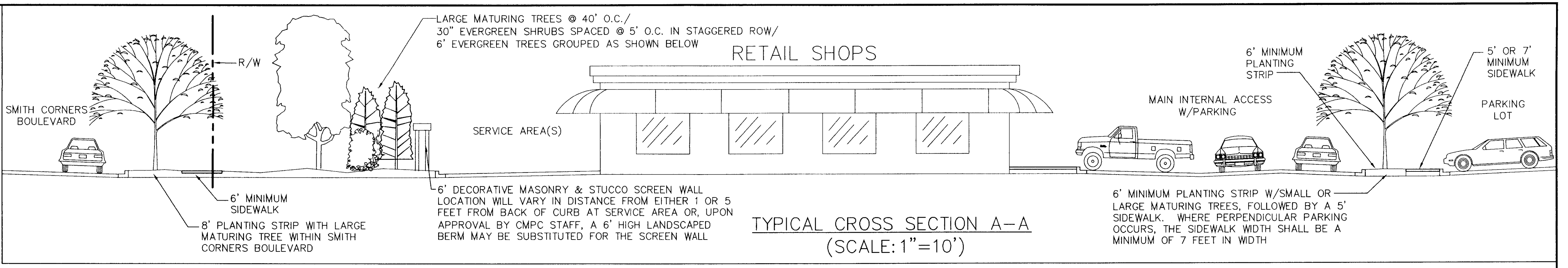
Project No. Y6037

Checked by	TLH
Drawn by	JMD
Initial Filing	11/17/04
Revisions	
1. 28.05 REVISED FOR PUBLIC HEARING	
2. 28.05 REVISED PER STAFF PRE-HEARING ANALYSIS	
REVISE RESTAURANT	

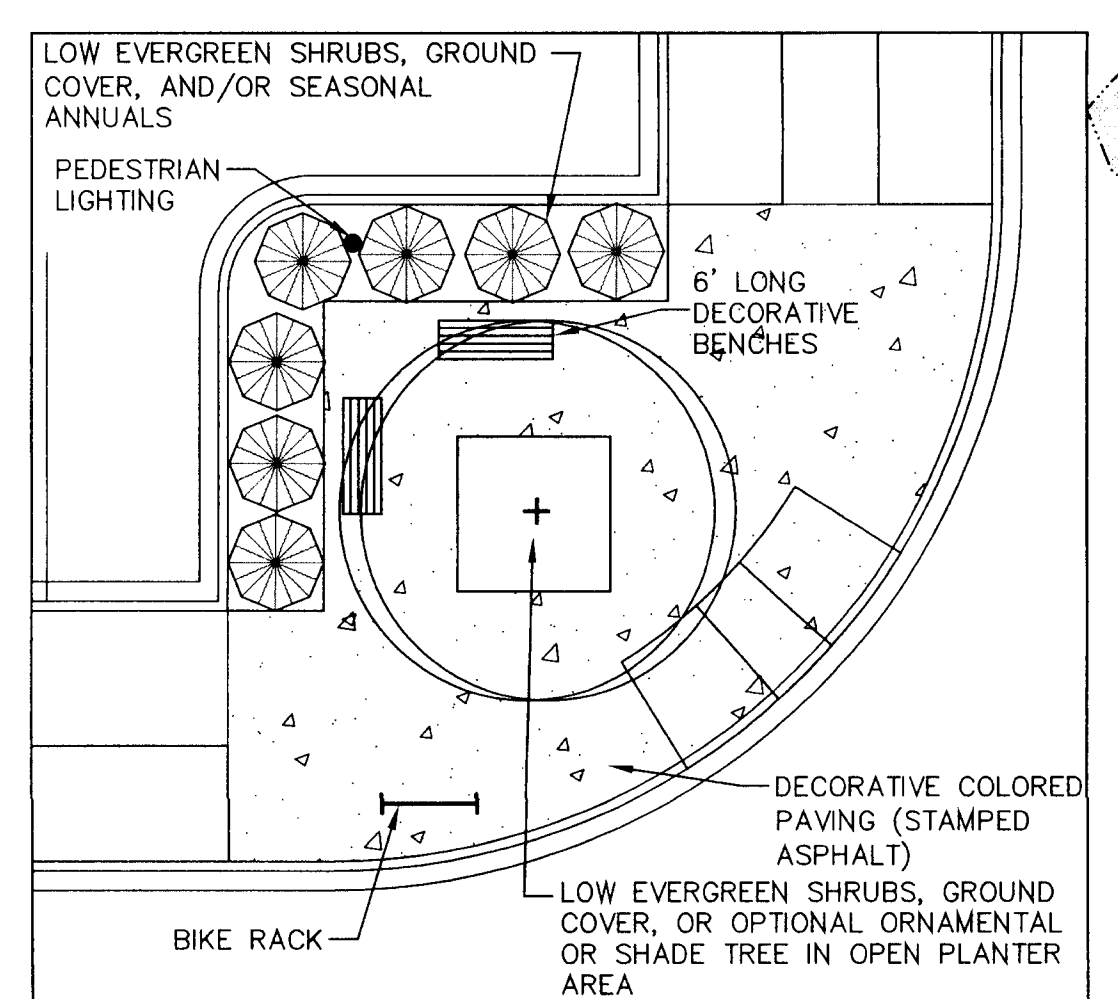
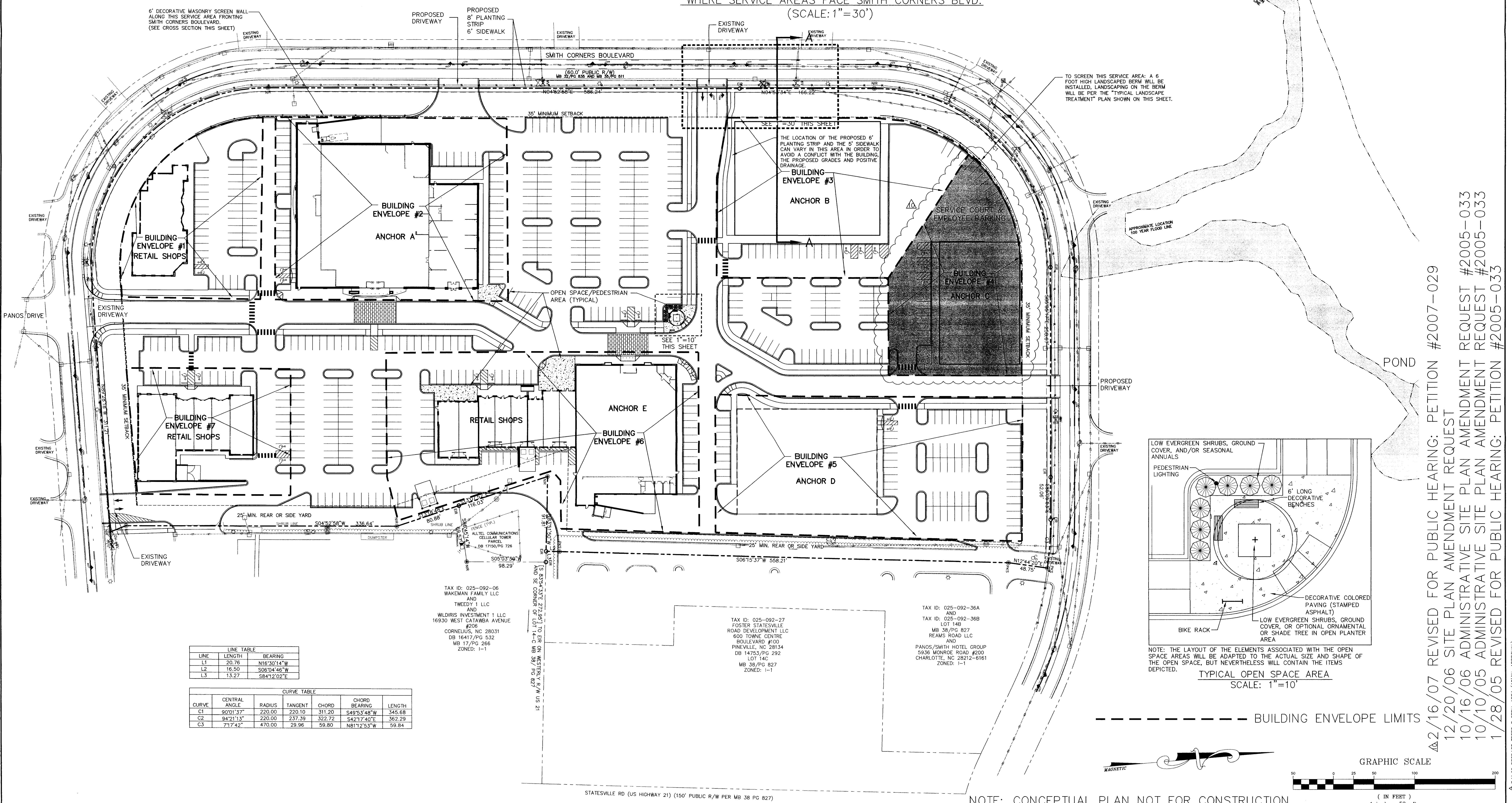
Sheet RZ-1



1 CONCRETE DUMPSTER/RECYCLE UNITS PAD/MASONRY ENCLOSURE (SCALE: 1"=10')



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	N16°30'14"W
L2	16.50	S89°04'46"W
L3	13.27	S84°12'02"E

CURVE	CENTRAL ANGLE	RADIUS	TANGENT	CHORD	CHORD BEARING	LENGTH
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C3	71°7'42"	470.00	28.96	59.50	N81°12'53"W	59.84

TAX ID: 025-092-06
WAKEMAN FAMILY LLC AND TWEEDY I LLC AND WILDRIS INVESTMENT I LLC
16930 WEST CATAWBA AVENUE #200
CORNELIUS, NC 28031
DB 16417/P/G 532
MB 17/P/G 266
ZONED: I-1

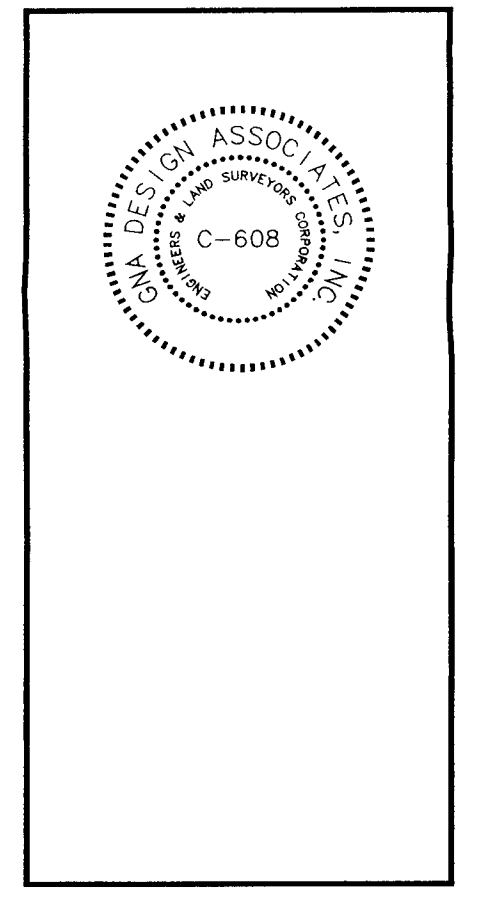
TAX ID: 025-092-27
FOSTER STATESVILLE ROAD DEVELOPMENT LLC
600 TOWNE CENTRE BOULEVARD #100
PINEVILLE, NC 28134
DB 14753/P/G 292
LOT 14C
MB 38/P/G 827
ZONED: I-1

TAX ID: 025-092-36A AND 025-092-36B
LOT 14B
MB 38/P/G 827
REAMS ROAD LLC
PANOS/SMITH HOTEL GROUP
5295 MONROE ROAD #200
CHARLOTTE, NC 28212-6161
ZONED: I-1

Δ 2/16/07 REVISED FOR PUBLIC HEARING: PETITION #2007-029
12/20/06 SITE PLAN AMENDMENT REQUEST
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1/28/05 REVISED FOR PUBLIC HEARING: PETITION #2005-033

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

SHEET TITLE: ILLUSTRATIVE SITE PLAN

Project No. **Y6037**

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

Revisions:

1	2.28.05 REVISED FOR PUBLIC HEARING
2	2.25.05 REVISED PER STAFF PRE-HEARING ANALYSIS
3	3.4.05 REVISED RESTAURANT PARCEL
4	6.21.05 ADD OPEN SPACE & DETAIL (ADMIN. APPROVAL)
5	7.06.05 PER COMPLIANCE AND OPEN SPACE & SIDEWALK (ADMIN. APPROVAL)

Sheet

RZ-2

NOTE: CONCEPTUAL PLAN NOT FOR CONSTRUCTION

