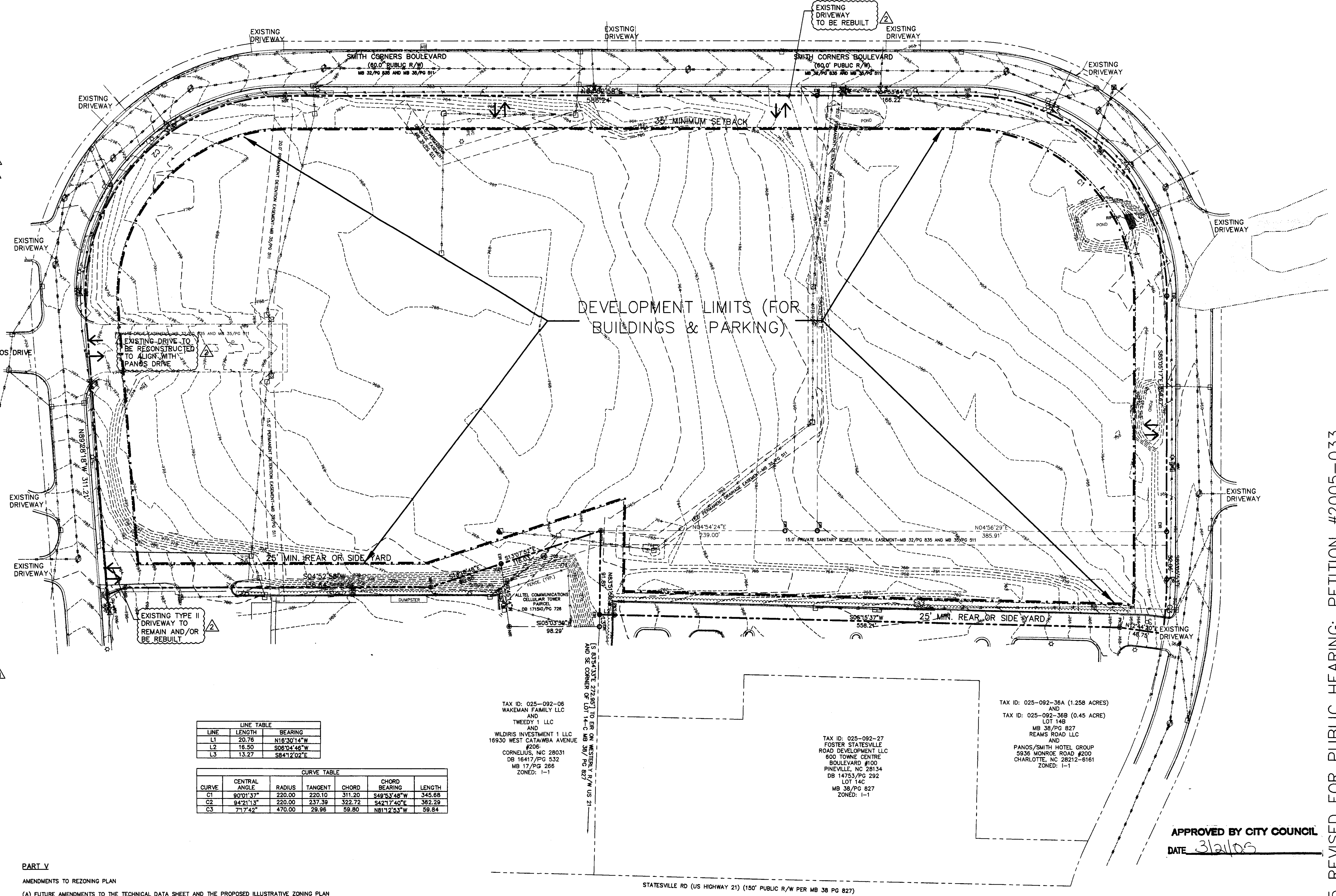


DEVELOPMENT STANDARDS

- 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 8 OF THE ZONING ORDINANCE. HOWEVER, THE PROPOSED DEVELOPMENT (I.E. BUILDING, PARKING OR INTERNAL DRIVEWAYS) WILL NOT ENDOURAGE PAST THE DEVELOPMENT LIMITS BOUNDARY AS SHOWN ON RZ-1 AND BUILDINGS WILL NOT ENDOURAGE 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 CARC 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 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 MASONRY WALLS. 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) 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 SMITH CORNERS BOULEVARD. THE SIDEWALK ALONG THE FRONT OF ALL BUILDING(S) WILL BE A MINIMUM OF 10 FEET IN WIDTH. (ALSO SEE NOTE SECTION 2 NOTE C.)
(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 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 EITHER A MASONRY SCREEN WALL OR BY USING THE WALL OF THE ADJACENT RETAIL BUILDING. THE FRONT OF THE ENCLOSURE SHALL BE A HINGED WOODEN GATE.
(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 FURNITURE, 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 SMITH CORNERS BOULEVARD WILL EXHIBIT "FOUR SIDED" ARCHITECTURE. (SEE ATTACHED CONCEPTUAL ELEVATIONS FOR THESE BUILDINGS.)

INDICATES APPROXIMATE LOCATION OF PROPOSED AND EXISTING DRIVEWAYS ON SUBJECT PETITION

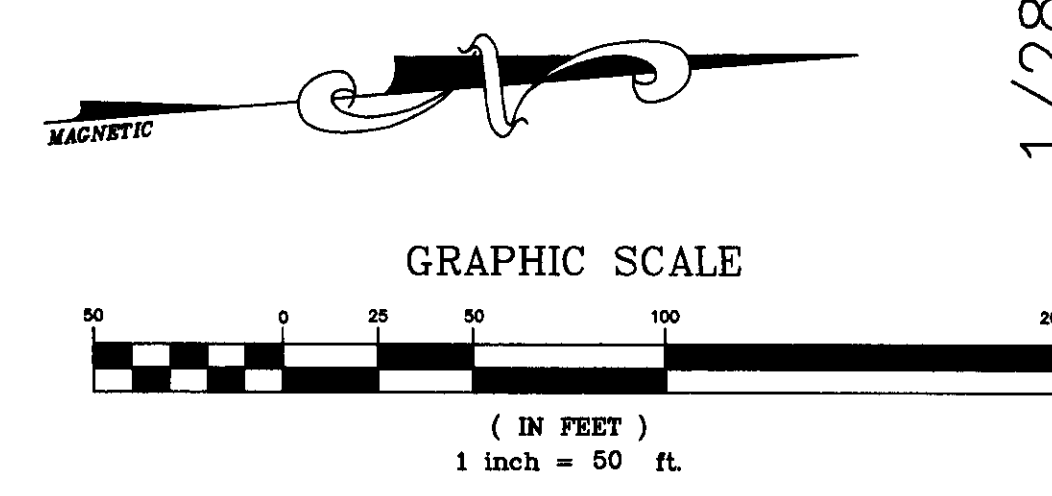
DEVELOPMENT DATA:
TAX PARCEL NO'S: 025-092-28
025-092-29
025-092-35B
TOTAL ACRES: 14.625 ± ACRES
EXISTING ZONING: I-1
PROPOSED ZONING: CC
EXISTING USE: VACANT
PROPOSED USE: MIXED USE RETAIL/COMMERCIAL
MAXIMUM SQUARE FOOTAGE: 140,000 SF
CC DISTRICT EDGE CONDITIONS:
-35' MINIMUM SETBACK (AS MEASURED FROM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



LINE	LENGTH	BEARING
L1	20.76	N18°30'14"W
L2	18.53	S08°04'44"W
L3	13.27	S84°12'02"E

CURVE	CENTRAL ANGLE	RADIUS	TANGENT	CHORD	CHORD BEARING	LENGTH
C1	90°01'37"	220.00	220.10	311.20	S49°23'48"W	345.68
C2	94°11'13"	220.00	237.39	322.72	S42°17'40"E	362.29
C3	71°74'42"	470.00	28.66	59.60	N81°12'53"W	58.84

APPROVED BY CITY COUNCIL
DATE: 3/11/05



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

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

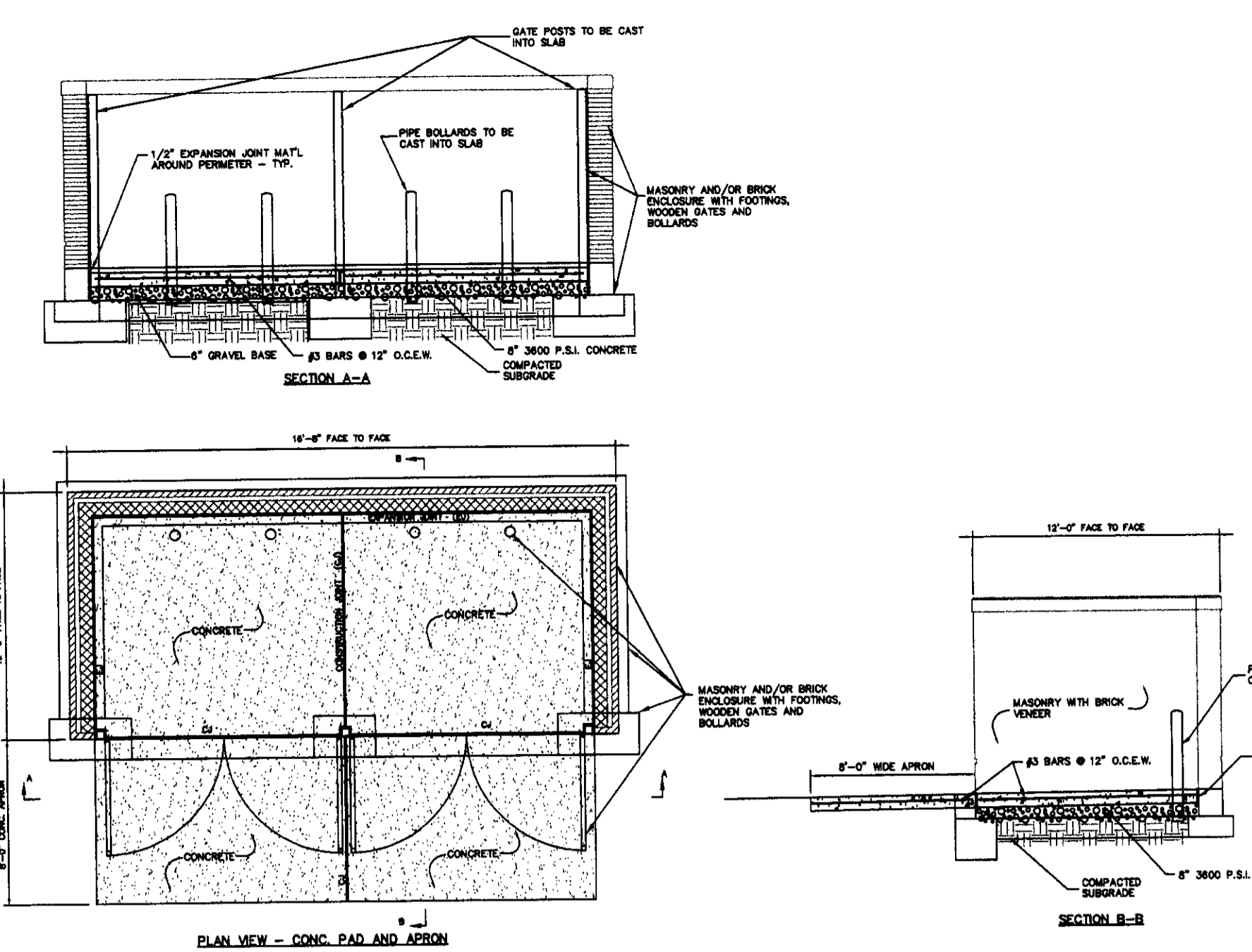
1/28/05 REVISED FOR PUBLIC HEARING: PETITION #2005-033

TECHNICAL DATA SHEET

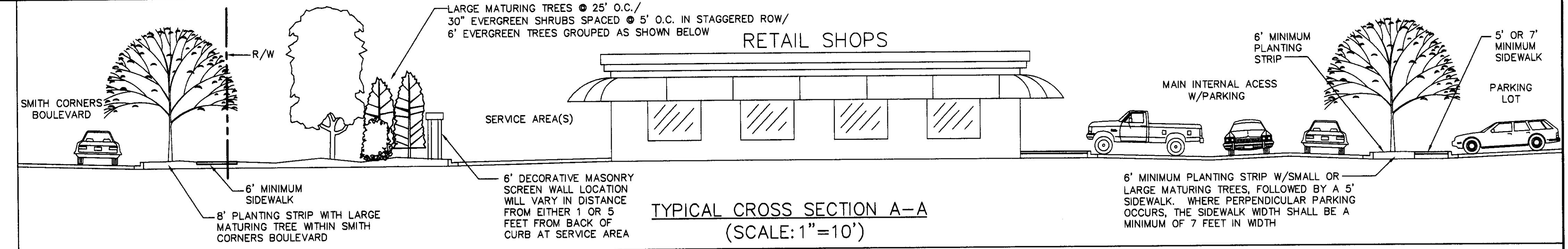
Project No. 57296
Checked by TLH
Drawn by JMD
Initial Filing: 11/17/04
Revisions:
1. 28.05 REVISED FOR PUBLIC HEARING
2. 25.05 REVISED PER STAFF PRE-HEARING ANALYSIS

Sheet RZ-1

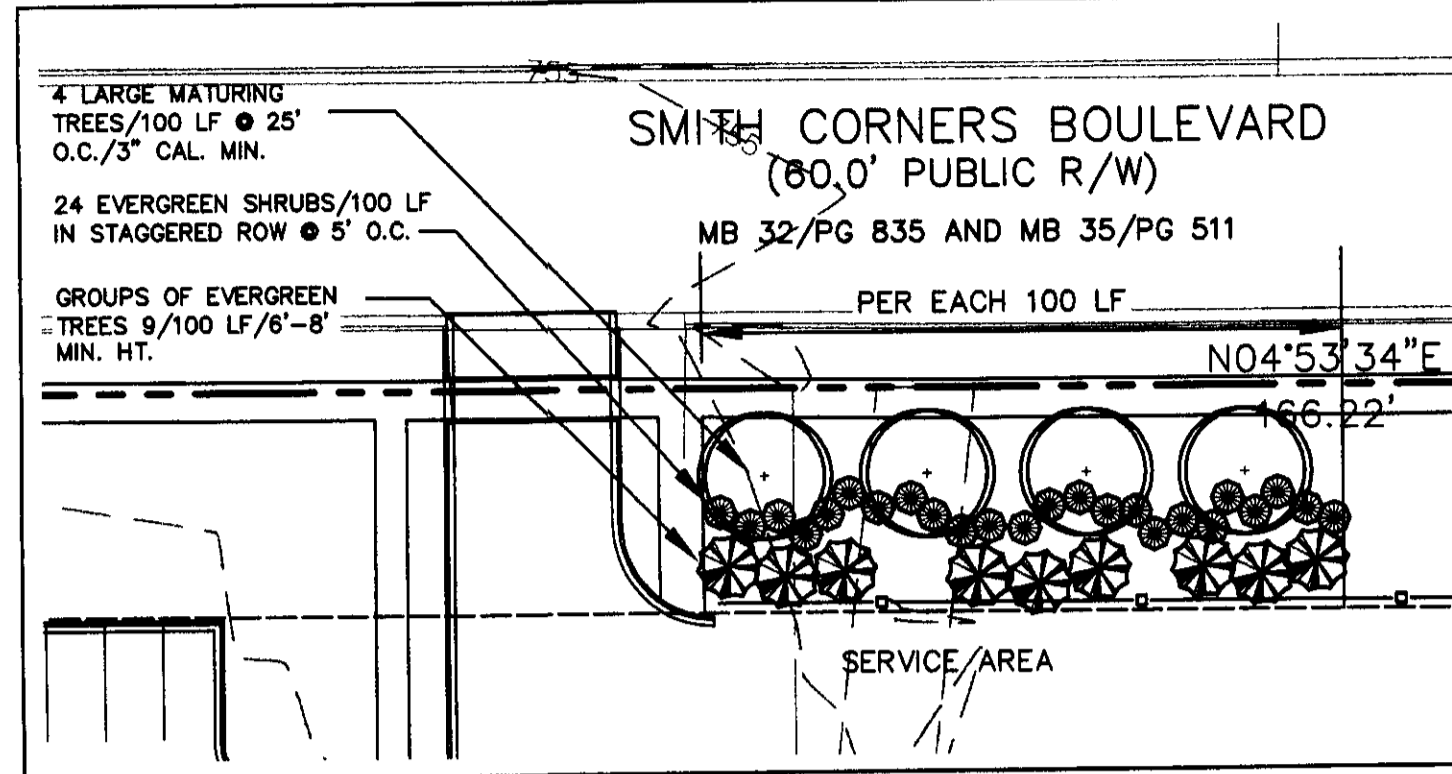
VICINITY MAP N.T.S.



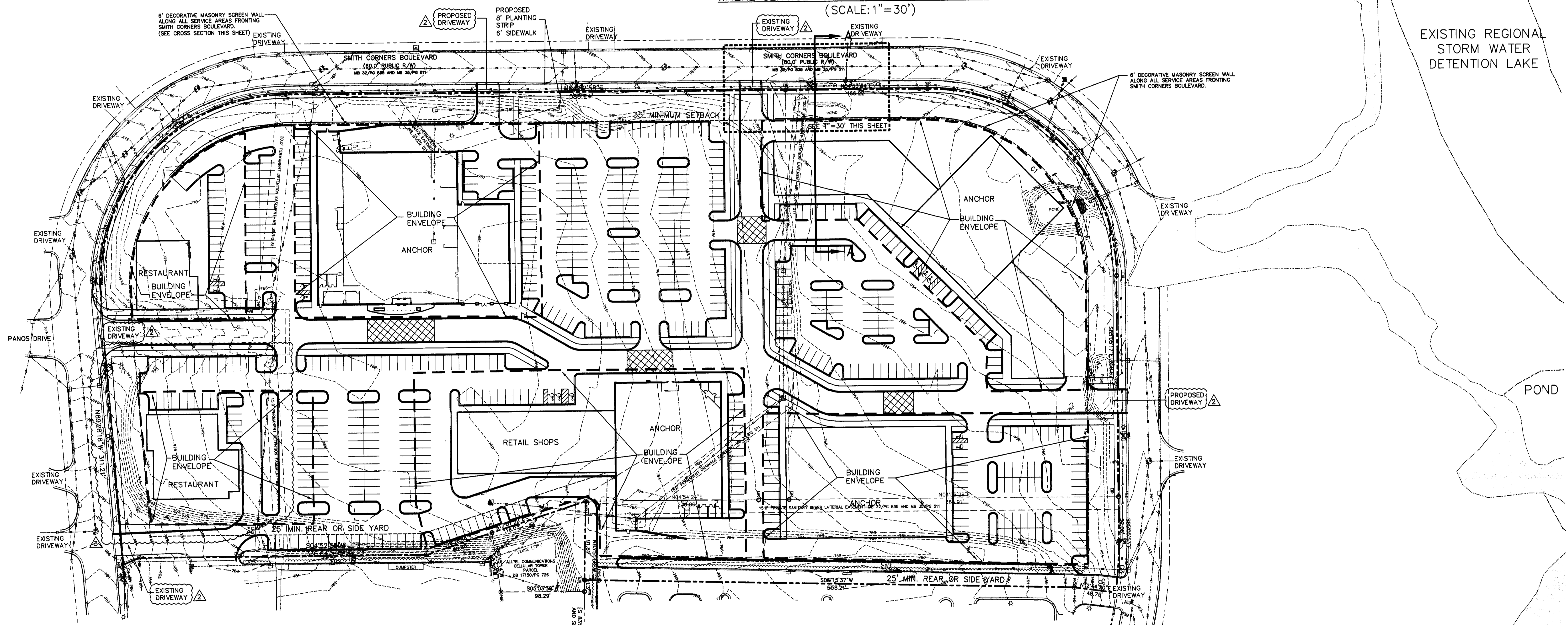
1 CONCRETE DUMPSTER/RECYCLE UNITS PAD/MASONRY ENCLOSURE N.T.S.



TYPICAL CROSS SECTION A-A (SCALE: 1"=10')



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



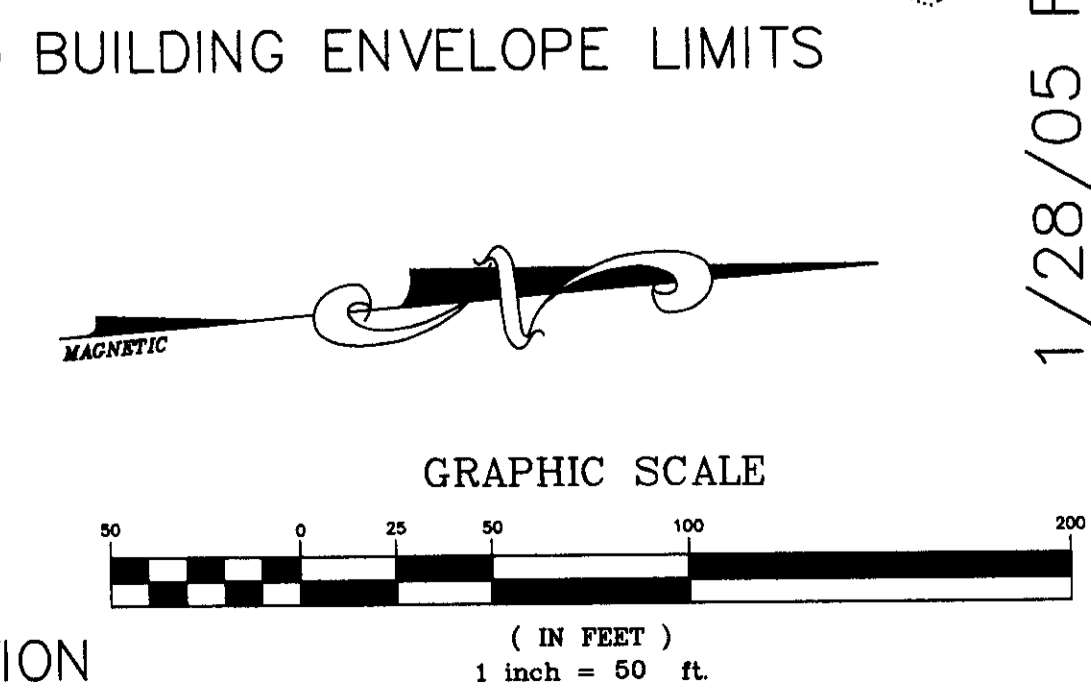
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TAX ID: 025-092-06
WAKEMAN FAMILY LLC
AND
TWEEDY 1 LLC
16930 WEST CATAWBA AVENUE
#206
CORNELIUS, NC 28031
DB 16417/PG 532
MB 17/PG 266
ZONED: I-1

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

TAX ID: 025-092-36A (1.258 ACRES)
AND
TAX ID: 025-092-36B (0.45 ACRE)
LOT 14B
MB 38/PG 827
REAMS ROAD LLC
AND
PANOS/SMITH HOTEL GROUP
3936 MONROE ROAD #200
CHARLOTTE, NC 28212-6161
ZONED: I-1



STATESVILLE RD (US HIGHWAY 21) (150' PUBLIC R/W PER MB 38 PG 827)

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PETITIONER: CENTDEV PROPERTIES, LLC
SHEET TITLE: ILLUSTRATIVE SITE PLAN

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Drawn by JMD
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Revisions
1.28.05 REVISED FOR PUBLIC HEARING
2.25.05 REVISED PER STAFF PRE-HEARING ANALYSIS
3.4.05 REVISE RESTAURANT PARCEL
Sheet
RZ-2

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