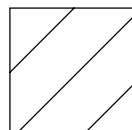


<b>Tax Parcel ID#’s:</b>	025-221-01,025-221-02, & 025-221-03
<b>Total Site Acreage:</b>	23.96 acres
<b>Site Development Area:</b>	7.0 acres
<b>Existing Zoning:</b>	R-3
<b>Proposed Zoning:</b>	NS
<b>Existing Use:</b>	Two single family structures
<b>Proposed Use:</b>	Mixed use commercial development
<b>Residential Density:</b>	n/a
<b>Maximum Square Footage of Non-Residential Uses:</b>	62,000
<b>Development Totals:</b>	
• Office:	26,500 sf
• Retail:	12,500 sf
• Restaurant (sit down):	9,000 sf
• Restaurant (fast food):	4,000 sf
• Financial / Bank:	9,000 sf (See Note 4)
• Daycare:	10,000 sf
<b>Maximum Bldg Height:</b>	A combination of one to two stories
<b>Parking Required:</b>	104 Spaces
<b>Minimum Parking Provided:</b>	275 Spaces

**Open Space (note 19):**

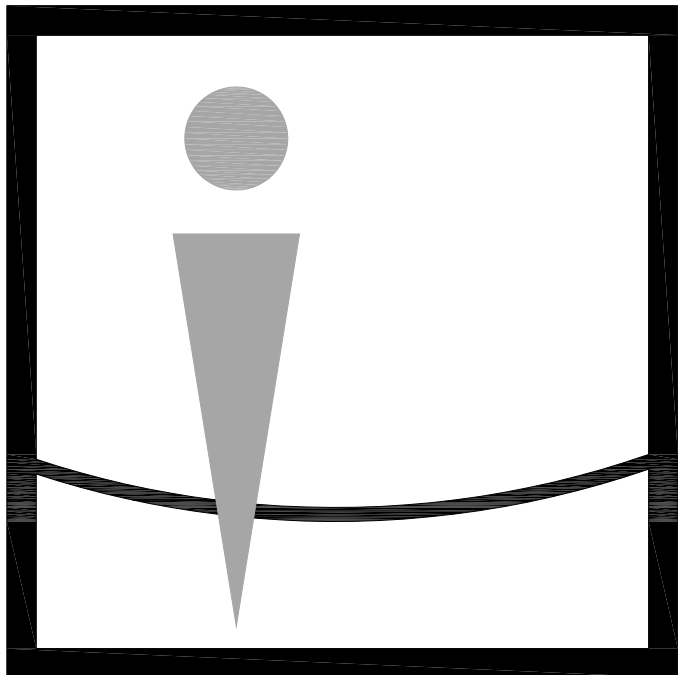
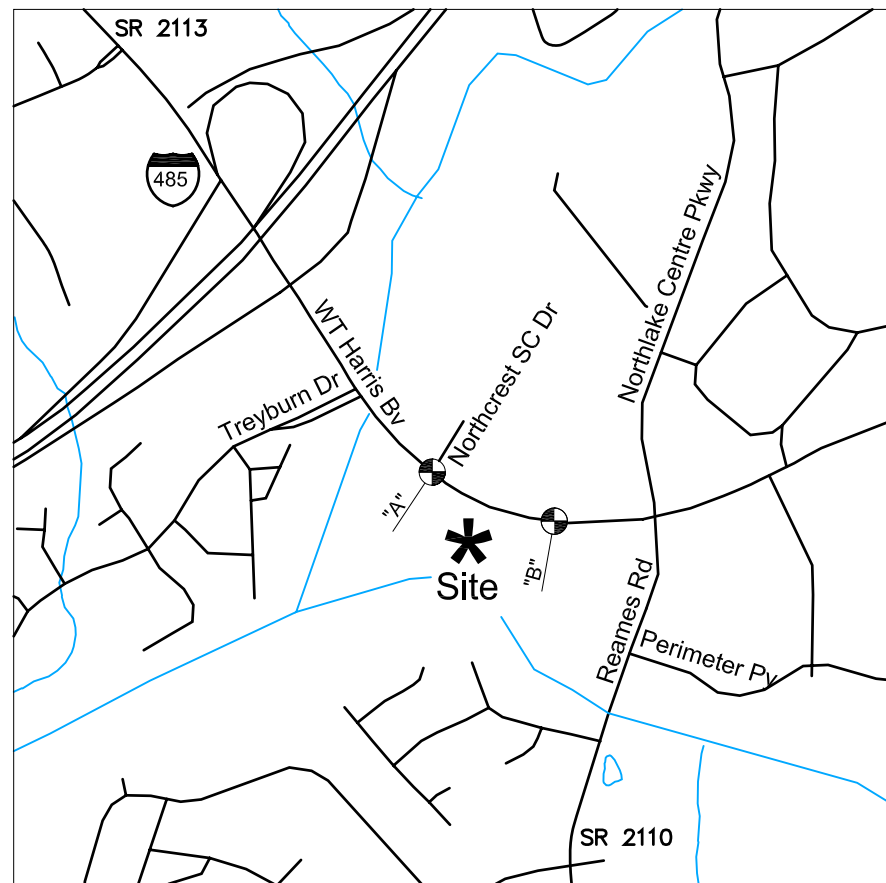
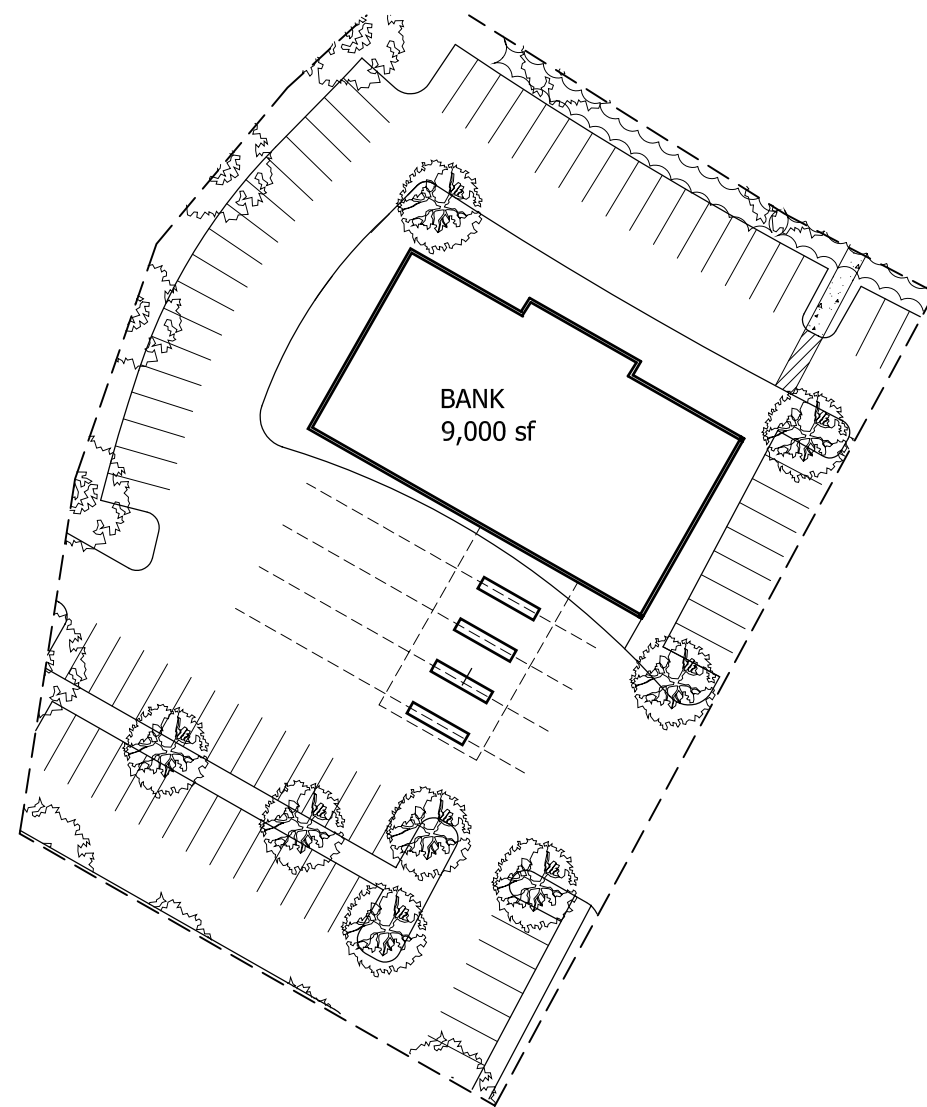


BRAEMAR APARTMENT, LLC  
DEED BK. 22487, PG 368  
TAX #025-312-98

MECKLENBURG COUNTY  
GREENWAY, MB 34, PG 312  
DEED BK. 19218, PG 821  
TAX #025-312-97

MECKLENBURG COUNTY  
REAL ESTATE  
GREENWAY, MB 25, PG 914 &  
MB 26, PG 48  
DEED BK. 8864, PG 746  
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COUNTY  
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312-70



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<b>03</b>	<b>SITE PLAN B (ALTERNATIVE)</b>
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$$1'' = 60' - 0''$$

<b>02</b>	VICINITY MAP
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N.T.S.



# NORTHLAKE PAVILION

Charlotte, NC

PETITION # 2011-XX  
FOR PUBLIC HEARING

### KEY PLAN

[illegible]

# SITE PLAN

# RZ-1

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ODA No. 102457 CADD File:



General Provisions:

1. The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic overall layout and/or relationships to abutting sites are permitted as a matter of right for the petitioner/developer.

2. Unless more stringent standards are established by this plan or the conditions established herein, applicable development standards and requirements under the City of Charlotte zoning ordinance shall be followed in connection with the proposed development of the site.

Optional Provisions:

N/A

Permitted Uses:

3. The development proposal will allow a mixed commercial development containing office, institutional, retail, general business, restaurants and/or personal service type uses.

4. It is anticipated that a “Sit Down Restaurant” as shown will be constructed on the site as shown. However, an alternative “Bank” is also an approved use as herein provided and may be constructed instead in the area designated for the Sit Down Restaurant (see Inset detail for Bank alternative illustration).

5. In the event that not all of the 9,000 square feet allocated to the “Sit Down Restaurant” is used to construct the building, then the remaining square footage balance may used to locate an additional small restaurant in either of the “Office/Retail/Restaurant” buildings. Similarly, in the event that not all of the 9,000 square feet allocated to the “Bank” is used to construct the building, then the remaining balance may be used to locate an additional small restaurant as noted just above.

Transportation:

6. The following transportation improvements listed below shall be the responsibility of the petitioner/developer as outlined in the Traffic Impact Analysis (TIA) by Design Resource Group study dated January 2011.

Improvements by the Petitioner/Developer in order to satisfy CDOT's rezoning mitigation requirements:

- W. WT Harris Boulevard (NC 24) & Northcrest Shopping Center Drive (Target Access) - Proposed Access “A”
  - Allowing right turn on red (RTOR) movements on all legs of the intersection. In addition, the developer should be responsible for any signal upgrades at the intersection.
  - Construct dual westbound left turn lanes (protected signal phasing) on W WT Harris Boulevard with a minimum of 150 feet of storage each and a 200-foot bay taper (this improvement can be constructed within the existing raised median).
  - Construct a northbound left turn lane on Proposed Access “A” (protected signal phasing) with a minimum of 250 of storage (approximately to the proposed internal driveway).
  - Construct a combined northbound through-right turn lane on Proposed Access “A”.
  - Construct dual southbound entering lanes on Proposed Access “A”.
  - Construct a southbound through lane 50 feet in length on Northcrest Shopping Center Drive within the existing painted island.
  - Construct a combined eastbound through-right turn lane on W WT Harris Boulevard commencing a minimum of 200 feet west of Proposed Access “A” (100-foot taper and 100-foot full lane width) and terminating at the proposed right-in/right-out access location located midway between Proposed Access “A” and Reames Road.
- W. WT Harris Boulevard (NC 24) & Proposed Access “B” (RI/RO)
  - Construct Proposed Access “B” with one entering lane and one exiting lane (right turn movements only).

Improvements by the Petitioner/Developer in order to satisfy NCDOT's TIA requirements:

- W. WT Harris Boulevard (NC 24) & I-485 NB Ramps
  - Allowing right turn on red (RTOR) movements on the northbound leg of the I-485 NB Exit Ramp and the westbound leg of W. WT Harris Boulevard.
- W. WT Harris Boulevard (NC 24) & Northcrest Shopping Center Drive (Target Access) - Proposed Access “A”
  - Allowing right turn on red (RTOR) movements on all legs of the intersection. In addition, the developer should be responsible for any signal upgrades at the intersection.
  - Construct dual westbound left turn lanes (protected signal phasing) on W WT Harris Boulevard with a minimum of 175 feet of storage each and a 200-foot bay taper (this improvement can be constructed within the existing raised median island).
  - Construct a northbound left turn lane on Proposed Access “A” (protected signal phasing) with a minimum of 275 of storage (approximately to the proposed internal driveway)..
  - Construct a combined northbound through-right turn lane on Proposed Access “A”.
  - Construct dual southbound entering lanes on Proposed Access “A”.
  - Construct a southbound through lane 50 feet in length on Northcrest Shopping Center Drive within the existing painted island.
  - Construct a combined eastbound through-right turn lane on W WT Harris Boulevard commencing a minimum of 200 feet west of Proposed Access “A” (100-foot taper and 100-foot full lane width) and terminating at the proposed right-in/right-out access location located midway between Proposed Access “A” and Reames Road.
- W. WT Harris Boulevard (NC 24) & Proposed Access “B” (RI/RO)
  - Construct Proposed Access “B” with one entering lane and one exiting lane (right turn movements only).

7. The number and location of proposed driveways shall be as generally depicted on the site plan. Such driveways shall conform to all requirements for design, construction, etc. of the City of Charlotte DOT and/or North Carolina DOT.

8. All proposed parking shall be provided as on site surface parking spaces as generally illustrated.

9. Bicycle parking shall be provided per the requirements of the City of Charlotte zoning ordinance.

10. The proposed right-in/right-out only driveway (“ Access B”) shall be required to be constructed at the time any one of the buildings labeled as “Daycare” or “Office/Retail/Restaurant” as shown on the site plan is constructed. The proposed combined eastbound through-right turn lane as outlined in the TIA connecting “Access A” to said “Access B” shall be constructed at the same time as Access “B”.

11. All internal vehicular circulation shall be designed as private streets/driveways.

12. A future vehicular connectivity point to tax parcel 025-221-04 is provided as generally shown. The exact location of this connectivity point is subject to final planning and engineering/construction needs and requirements of the petitioner/developer. The connectivity point connecting to tax parcel 025-221-04 shall be required to be built at the time that “Access B” is constructed.

13. Adequate site distance triangles will be maintained at all driveway access points.

Architectural Standards:

14. Exterior walls for all buildings shall utilize brick, EIFS or stucco, natural or cultured stone or cementious board siding and/or combinations of those materials. No vinyl siding shall be allowed.

15. The dumpster/recycling containers shall be located within a solid enclosure, including gates. Said enclosures shall utilize the same building materials as listed just above in Note 14.

Streetscape & Landscaping:

16. All required landscaping will meet or exceed the standards of the City of Charlotte zoning ordinance.

17. The petitioner/developer shall install sidewalks, public street trees, internal parking/circulation trees, planting strips, etc. as generally illustrated on the site plan. This comprehensive sidewalk and landscaping treatment is designed to accommodate and promote convenient internal and external pedestrian movement among the proposed uses as well as along the public street right-of-way.

Environmental Features:

18. The proposed development will comply with the City of Charlotte Post Construction Controls Ordinance.

Parks, Greenways, & Open Spaces:

19. Significant open space in the form of approximately 16.98 acres shall remain as undeveloped open space. The exact delineation of this open space area shall be determined based upon final, overall development site layout and engineering/construction requirements and needs.

Fire Protection:

20. Adequate fire protection will be provided per the standards and requirements of the Charlotte Fire Marshall.

Signage:

21. All signs will be erected in accordance with applicable zoning ordinance standards.

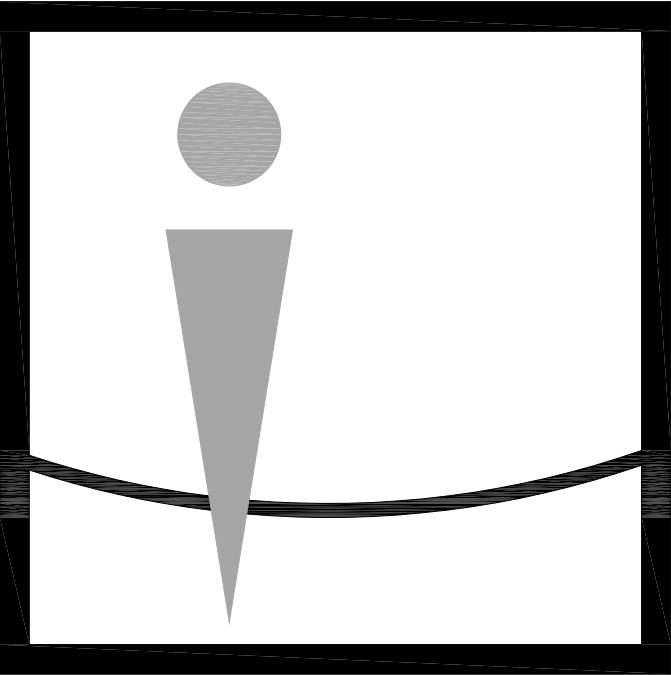
Lighting:

22. The maximum height of any free standing lighting fixtures installed within the surface parking areas on site shall not exceed 30 feet. All such lighting fixtures shall be fully capped and shielded such that the illumination is downwardly cast.

23. No “wall-pak” lighting will be permitted.

Phasing:

24. There is no specific phasing plan; however it is anticipated that the site will be developed in stages as specific individual buildings are planned and constructed.



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Percival McGuire  
COMMERCIAL REAL ESTATE

NORTHLAKE  
PAVILION

Charlotte, NC

PETITION # 2011-XX  
FOR PUBLIC HEARING

KEY PLAN

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SITE PLAN

RZ-2