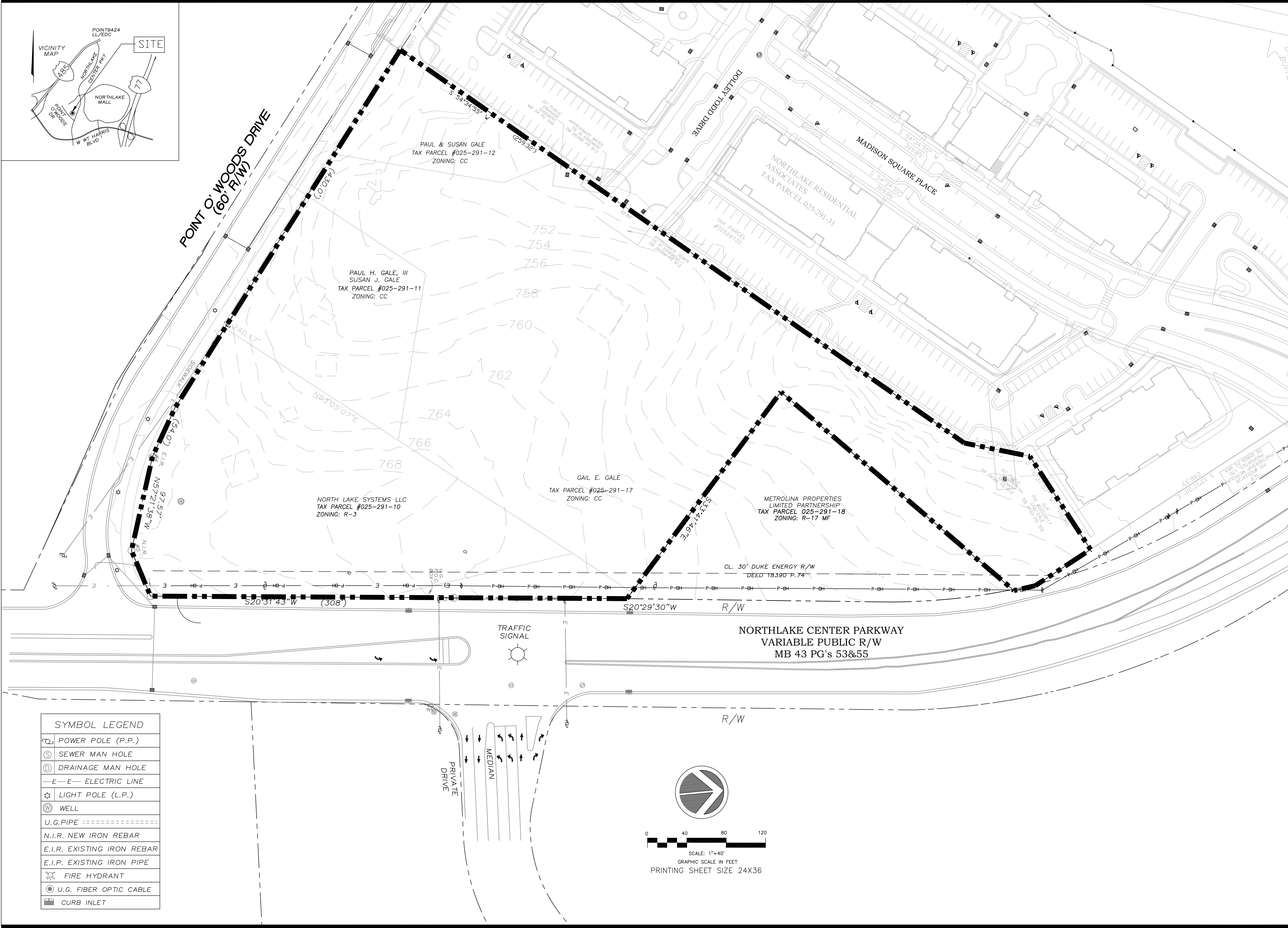
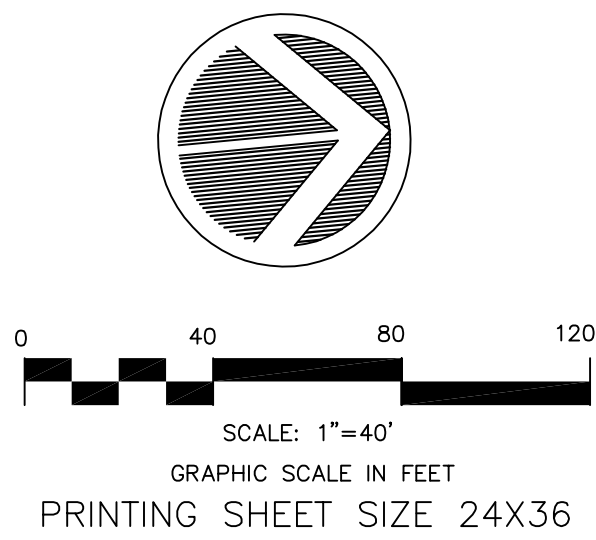


Z:\art\data\2017 PROJECTS\Point O Wood Rezoning\Rezoning\ZONING2 01.21.2017.dwg, 1/23/2017 1:03:12 PM



SYMBOL LEGEND	
	POWER POLE (P.P.)
	SEWER MAN HOLE
	DRAINAGE MAN HOLE
	ELECTRIC LINE
	LIGHT POLE (L.P.)
	WELL
	U.G. PIPE
	N.I.R. NEW IRON REBAR
	E.I.R. EXISTING IRON REBAR
	E.I.P. EXISTING IRON PIPE
	FIRE HYDRANT
	U.G. FIBER OPTIC CABLE
	CURB INLET



**MANSOUR
EDLIN
CONSULTING**
1515 MOCKINGBIRD LANE
SUITE 802 Charlotte, N. C. 28209
Phone 704/672-1560
Fax 704/672-1562

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PROJECT NUMBER
DESIGN By
APPROVED By
DRAWN By
Date
DIGITAL FILE

REVISION

**NORTH LAKE
SYSTEMS LLC**
P.O. BOX 1919
HUNTERSVILLE, NC 28037
PHONE#: 704-649-6833
FAX#: 704-598-2356

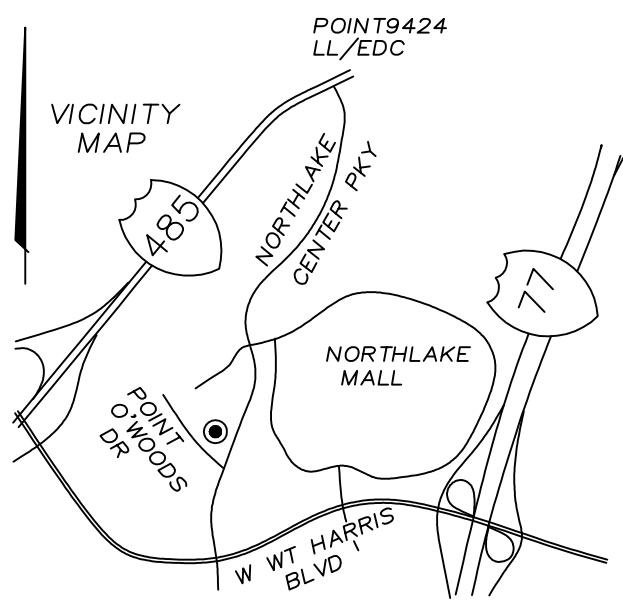
FOR PUBLIC HEARING
PETITION NUMBER

**NORTH LAKE
CENTER
PARKWAY**

EXISTING
CONDITION

RZ-1

PRINTING SHEET SIZE 24X36



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FAX#: 704-598-2356

FOR PUBLIC HEARING

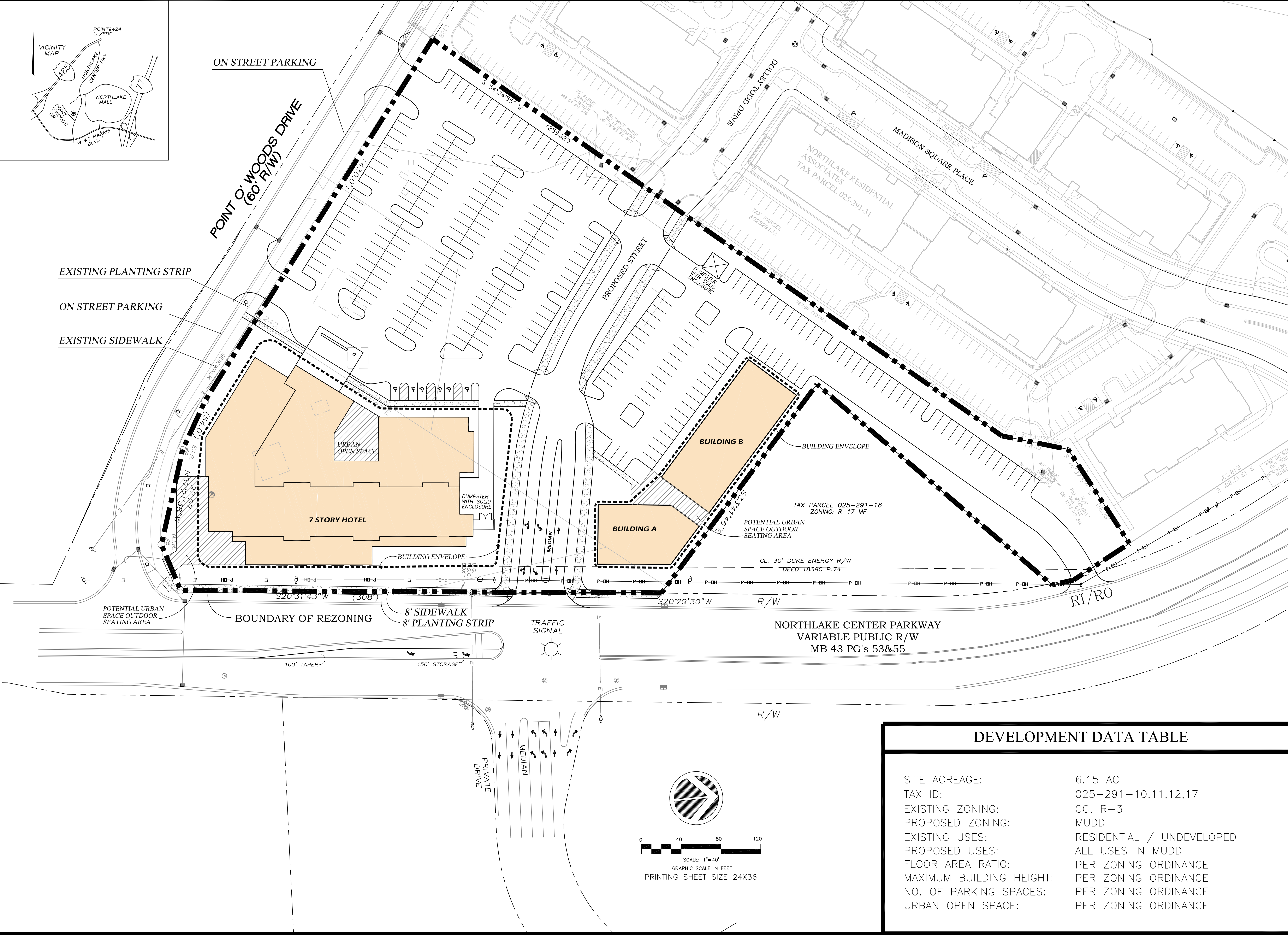
PETITION NUMBER

NORTHLAKE CENTER PARKWAY
CHARLOTTE, NC

ILLUSTRATIVE
SITE PLAN

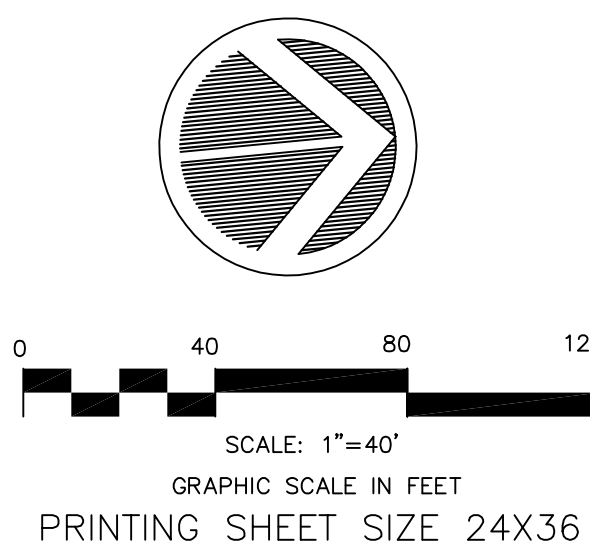
RZ-2

PRINTING SHEET SIZE 24X36



DEVELOPMENT DATA TABLE

SITE ACREAGE:	6.15 AC
TAX ID:	025-291-10,11,12,17
EXISTING ZONING:	CC, R-3
PROPOSED ZONING:	MUDD
EXISTING USES:	RESIDENTIAL / UNDEVELOPED
PROPOSED USES:	ALL USES IN MUDD
FLOOR AREA RATIO:	PER ZONING ORDINANCE
MAXIMUM BUILDING HEIGHT:	PER ZONING ORDINANCE
NO. OF PARKING SPACES:	PER ZONING ORDINANCE
URBAN OPEN SPACE:	PER ZONING ORDINANCE



CONDITIONAL DEVELOPMENT STANDARDS	DEVELOPMENT DATA TABLE	<div>MANSOUR EDLIN CONSULTING<div>1515 MOCKINGBIRD LANE SUITE 802 Charlotte, N. C. 28209 Phone 704/672-1560 Fax 704/672-1562</div><div>This drawing and design shown are the property of Mansour Edlin Consulting. The reproduction, editing or other use of this drawing without written consent is prohibited and infringement will be subject to legal action.</div></div>
<div>GENERAL PROVISIONS.</div> <div><div>A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.</div><div>B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.</div><div>C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.</div></div>	<div><div>SITE ACREAGE:6.15 AC</div><div>TAX ID:025-291-10,11,12,17</div><div>EXISTING ZONING:CC, R-3</div><div>PROPOSED ZONING:MUDD</div><div>EXISTING USES:RESIDENTIAL / UNDEVELOPED</div><div>PROPOSED USES:ALL USES IN MUDD</div><div>FLOOR AREA RATIO:PER ZONING ORDINANCE</div><div>MAXIMUM BUILDING HEIGHT:PER ZONING ORDINANCE</div><div>NO. OF PARKING SPACES:PER ZONING ORDINANCE</div><div>URBAN OPEN SPACE:PER ZONING ORDINANCE</div></div>	
<div>PURPOSE</div> <div><div>THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A TRACT OF LAND FRONTING ON NORTHLAKE CENTRE PARKWAY. THIS DEVELOPMENT WILL PROVIDE THE LOCATION FOR A HOTEL AND FOR UP TO 30,000 SQUARE FEET OF RETAIL, RESTAURANT, AND OFFICE USES.. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MUDD DISTRICT.</div></div>		
<div>PERMITTED USES</div> <div><div>USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE MUDD DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN.</div></div>		
<div>TRANSPORTATION</div> <div><div>A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO POINT OF WOODS DRIVE, TO NORTHLAKE CENTER PARKWAY, AND TO A NEW STREET THAT WILL CONNECT TO NORTHLAKE CENTRE PARKWAY AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE</div><div>B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.</div><div>C. THE PETITIONER WILL WORK WITH CDOT ON CHANGES TO THE SIGNAL LOCATED AT THE INTERSECTION OF THE NEW PUBLIC STREET AND NORTHLAKE CENTRE PARKWAY.</div></div>		
<div>ARCHITECTURAL STANDARDS</div> <div><div>THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE MUDD DISTRICT. THE FIRST FLOOR OF THE BUILDING ELEVATIONS FACING NORTHLAKE CENTRE PARKWAY WILL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN ACTIVITY BY PROVIDING WINDOWS AND/OR DOORS AND OTHER ARCHITECTURALLY ARTICULATED FACADES THAT PREVENT EXPANSES OF SOLID WALLS THAT EXCEED 20 FEET IN LENGTH</div></div>		
<div>STREETSCAPE AND LANDSCAPING</div> <div><div>RESERVED</div></div>		
<div>ENVIRONMENTAL FEATURES</div> <div><div>RESERVED</div></div>		
<div>PARKS, GREENWAYS, AND OPEN SPACE</div> <div><div>RESERVED</div></div>		
<div>FIRE PROTECTION</div> <div><div>RESERVED</div></div>		
<div>SIGNAGE</div> <div><div>RESERVED</div></div>		
<div>LIGHTING</div> <div><div>A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED</div></div>		
<div>PHASING</div> <div><div>RESERVED</div></div>		
<div>INITIAL SUBMISSION- 1-23-17</div>		<div><div>PROJECT NUMBER</div><div>DESIGN By</div><div>APPROVED By</div><div>DRAWN By</div><div>Date</div><div>DIGITAL FILE</div><div>REVISION</div><div>NORTH LAKE SYSTEMS LLC</div><div>P.O. BOX 1919 HUNTERSVILLE, NC 28037</div><div>PHONE#: 704-649-6833 FAX#: 704-598-2356</div><div>FOR PUBLIC HEARING</div><div>PETITION NUMBER</div><div>NORTHLAKE CENTER PARKWAY CHARLOTTE, NC</div><div>TECHNICAL DATA SHEET</div><div>RZ-3</div></div>