

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. 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.

(B) UP TO 150,000 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 (5) 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 SMITHS 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-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) 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. P.O. WORKS 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 SMITHS 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 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.

(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 CITY 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 SMITHS 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, 025-092-35, 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

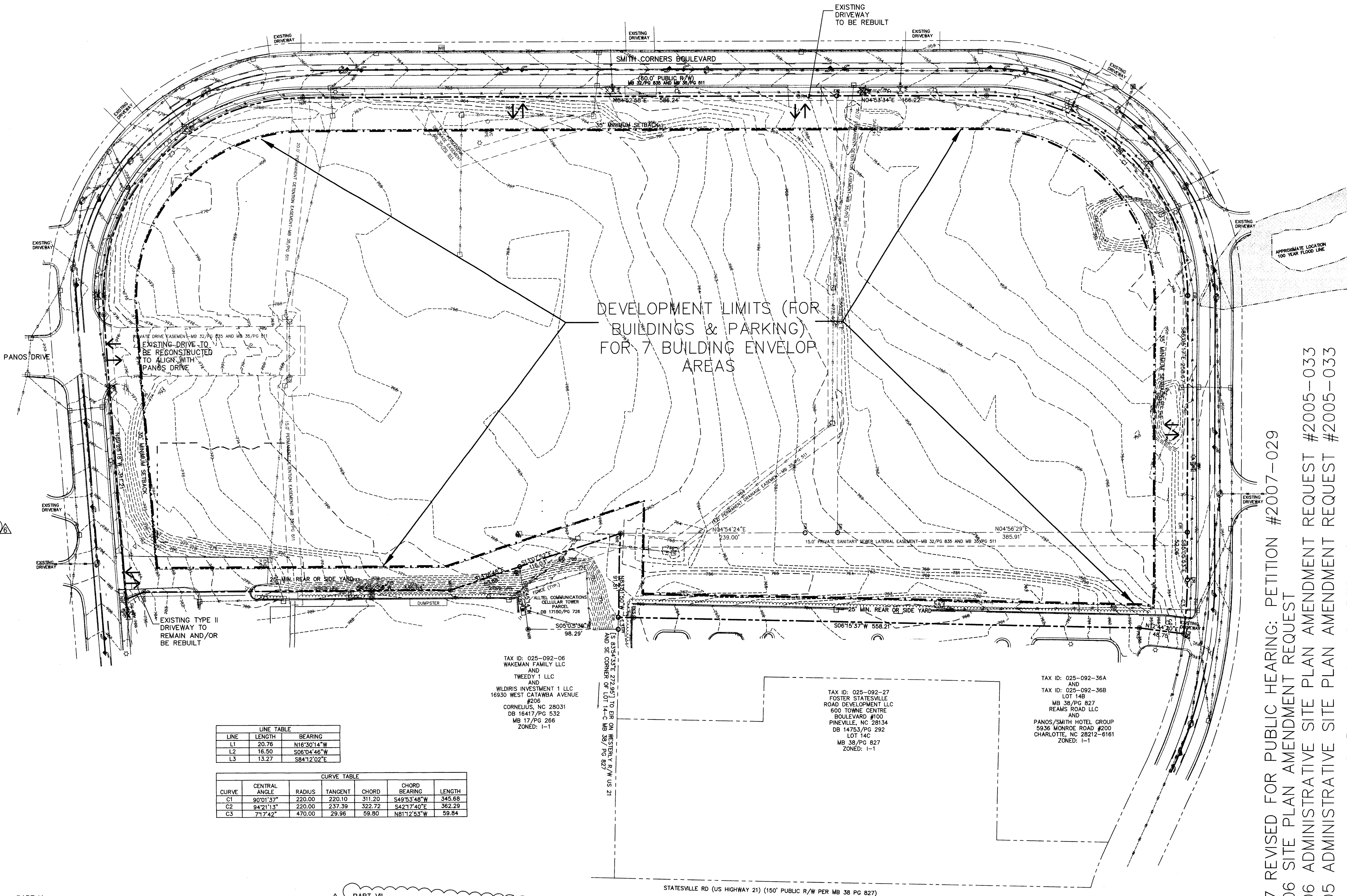
CC DISTRICT EDGE CONDITIONS:

-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



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.76	N16°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 BEARING	LENGTH
C1	90°01'37"	220.00	220.10	311.20	S49°53'48"W 345.68
C2	94°21'13"	220.00	237.39	322.72	S42°17'40"E 362.29
C3	71°17'42"	470.00	29.96	59.80	N81°12'53"W 59.84

TAX ID: 025-092-06
WAKEMAN FAMILY LLC
AND
TWEEDY, J LLC
AND
WILDIRIS INVESTMENT 1 LLC
16930 WEST CATAWBA AVENUE
#208
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 14783/PG 292
LOT 14C
MB 38/PG 827
ZONED: I-1

TAX ID: 025-092-36A
AND
TAX ID: 025-092-36B
LOT 14B
MB 38/PG 827
REAR ROAD LLC
AND
PANOS/SMITH HOTEL GROUP
5936 MORRIS ROAD #200
CHARLOTTE, NC 28212-6161
ZONED: I-1

PART VI

(A) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICES, 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 CHAPTER 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, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

PART VII

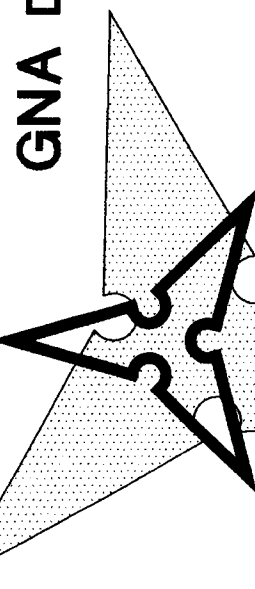
(B) ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DEHR, FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

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



©Copyright
The use of these drawings
without written permission
from the architect/engineer
is prohibited. Violators
will be subject to legal
action.

PROJECT: SMITH CORNERS @ NORTH LAKE VILLAGE
CHARLOTTE, NORTH CAROLINA

PETITIONER: CENTDEV PROPERTIES, LLC

TECHNICAL DATA SHEET

Project No.
Y6037

Checked by: TLH

Drawn by: JMD

Initial Filing: 11/17/04

Revisions

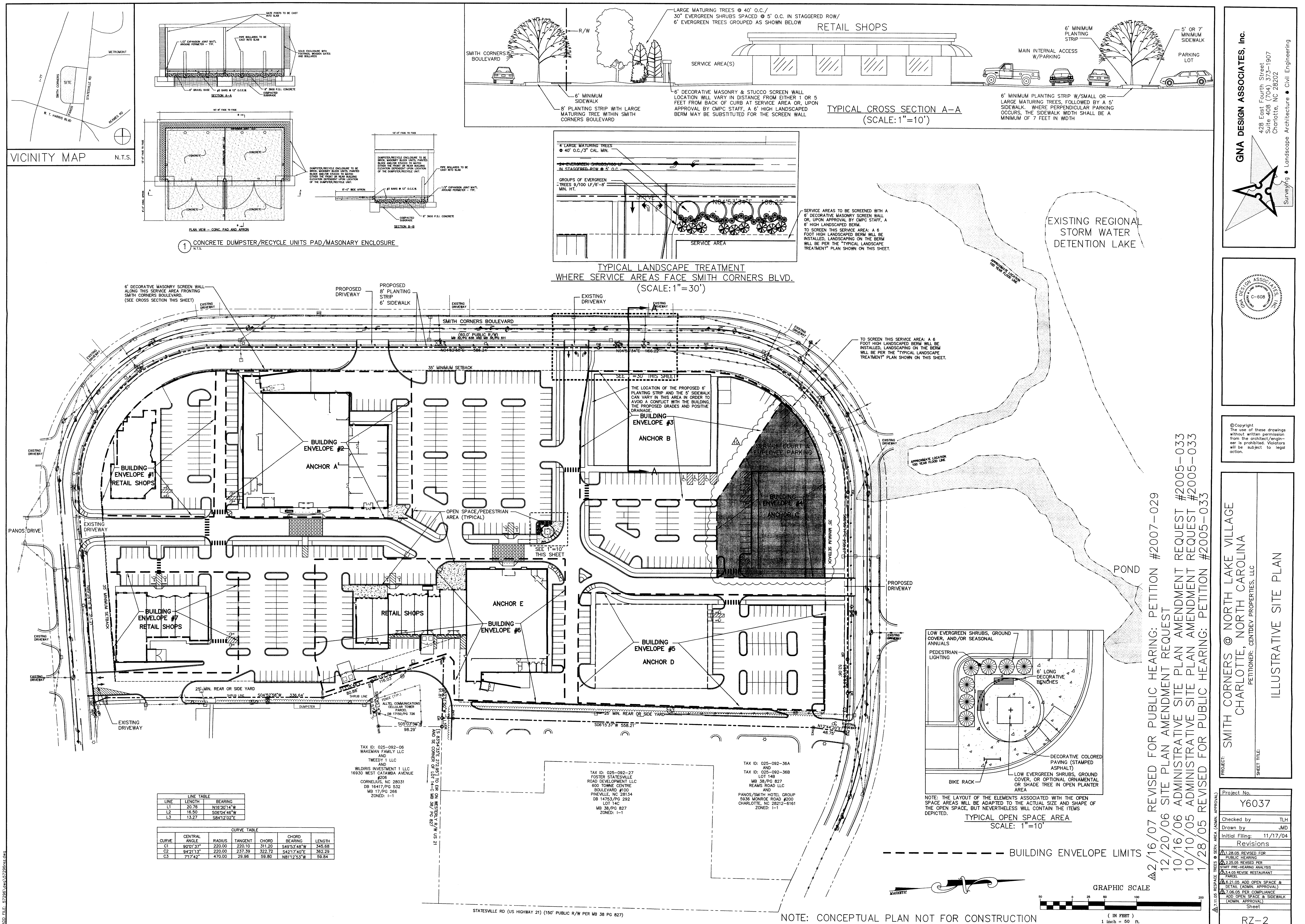
1.28.05 REVISED FOR PUBLIC HEARING

2.23.05 REVISED PER STAFF PRE HEARING ANALYSIS

REVISE RESTAURANT

Sheet

RZ-1



GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 608 (704) 375-1907
Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

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. 12/20/06 REVISED FOR PUBLIC HEARING: PETITION #2007-029
2. 12/20/06 SITE PLAN AMENDMENT REQUEST
3. 10/16/06 ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST #2005-033
4. 10/10/05 ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST #2005-033
5. 1/28/05 REVISED FOR PUBLIC HEARING: PETITION #2005-033

Sheet RZ-2