

VICINITY MAP
N.T.S.

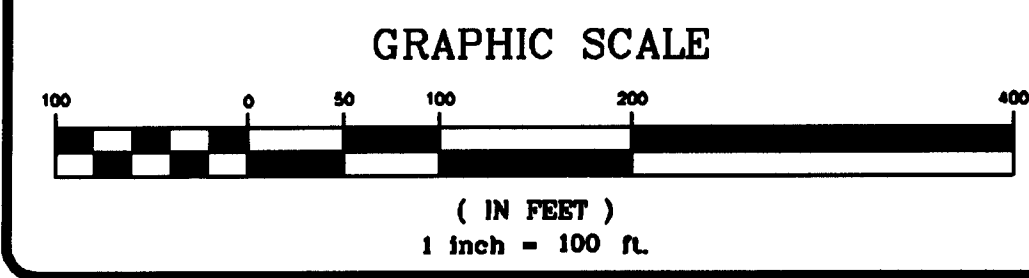
NOTE:
ACCELERATION/DECELERATION LANE
TO BE PROVIDED AS REQUIRED BY NCDOT

NOTE:
SEE SHEET 2 FOR TREE TABLE

NOTE:
WETLANDS SHOWN ARE DELINEATED BY
CAROLINA WETLANDS SERVICE AND ARE
APPROVED BY THE ARMY CORP OF
ENGINEERS.

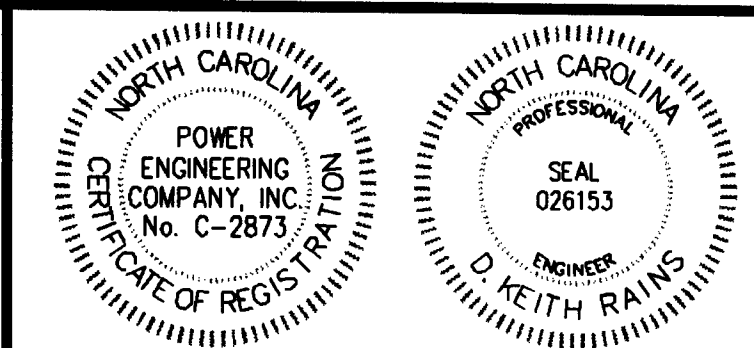
ADJACENT PARCEL TABLE

1	Parcel ID#: 03725204 EARL C PINYAN AND RACHEL A PINYAN DB: 15293-122 ZONING: R-MH
2	Parcel ID#: 03725203 THOMAS B ALLEN AND PANSY F ALLEN DB: 06948-057 ZONING: R-MH
3	Parcel ID#: 03725235 MAXWELL SKINNER AND MARSHA H SKINNER DB: 8120-326 ZONING: R-MH
4	Parcel ID#: 03725202 MAXWELL SKINNER AND MARSHA H SKINNER DB: 03312-17 ZONING: R-MH



OWNER: DHALIWAL MAC, LLC
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PHONE: (704) 277-2390
(704) 644-2775

ENGINEER: POWER ENGINEERING CO., INC.
13310 SOUTH RIDGE DRIVE - SUITE A
CHARLOTTE, NORTH CAROLINA 28273
PHONE: (704) 525-7275
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REVISIONS

REVISIONS	BY

PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
COLUMBIA, SC CHARLOTTE, NC

**WT HARRIS BLVD
MULTI-USE DEVELOPMENT
DHALIWAL MAC, LLC
SITE PLAN**
CHARLOTTE, NORTH CAROLINA

DRAWN MBD
CHECKED DKR
DATE 1/18/07
SCALE 1" = 100'
JOB NO. 6152
SHEET

1 OF 2

WT HARRIS BLVD. MULTI-USE DEVELOPMENT
DEVELOPMENT NOTES

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF EITHER THE CHARLOTTE ZONING. 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. THIS PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF A MULTI-USE DEVELOPMENT SITE COMPOSED OF RETAIL AND SERVICE USES, EMPLOYMENT AND OFFICE USES, AND MULTIFAMILY HOUSING.

2. THE SITE MAY BE DEVELOPED FOR ANY USE ALLOWED IN THE CC DISTRICT AS ALLOWED BY THE ORDINANCE IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE RESTRICTIONS OF THIS SITE PLAN AS NOTED BELOW. THE PETITIONER WILL PROVIDE PEDESTRIAN CONNECTIONS FROM WITHIN THE SITE TO OTHER SITE ELEMENTS AND USES AND TO PUBLIC SIDEWALKS, BALANCING THE NEED FOR VEHICULAR AS WELL AS PEDESTRIAN ACCESS. THE PETITIONER MAY PLACE RETAIL USES WITHIN OFFICE BUILDINGS ON THE SITE AS WELL AS WITHIN THE RETAIL PORTIONS OF THE SITE. RETAIL FLOOR AREA LOCATED WITHIN OFFICE BUILDINGS WILL NOT BE COUNTED TOWARD THE TOTAL RETAIL FLOOR AREA LOCATED ELSEWHERE ON THE SITE. ANY SUCH RETAIL SPACE WILL BE LIMITED TO 75% OF THE FIRST FLOOR AREA OF THE BUILDING AND MAY ONLY BE LOCATED IN MULTISTORY BUILDINGS OF AT LEAST 10,000 SQUARE FEET OF TOTAL FLOOR AREA.

3. RETAIL USES MAY INCLUDE USES SUCH AS GENERAL MERCHANDISE, HARDWARE, BUSINESS SERVICES, BANKS, CIVIC, DRY CLEANERS, PERSONAL SERVICES, RESTAURANT, GAS STATION, OR SIMILAR DAILY CONVENIENCE USES DESIGNED AND INTENDED TO SERVE THE RESIDENTS IN THE SURROUNDING COMMUNITY. THE USES THAT MAY LOCATE ON AN OUT PARCEL WILL BE DESIGNED AS PART OF THE OVERALL DEVELOPMENT IN TERMS OF CONSISTENT LANDSCAPING, SIGNAGE, AND ARCHITECTURAL STYLE. MORE THAN ONE USE OR TYPE OF USE MAY LOCATE ON AN OUT PARCEL SO LONG AS THE USES ARE LOCATED WITHIN THE SAME STRUCTURE. THE PETITIONER WILL USE THEIR BEST EFFORTS, THROUGH THE DEVELOPMENT OF DESIGN STANDARDS, TO ARTICULATE AND/OR OTHERWISE DESIGN THE FACADES OF BUILDINGS THAT FRONT ALONG AND DIRECTLY RELATE TO THE THOROUGHFARES THAT ADJOIN THE SITE AND INTERNAL STREETS WITHIN THE SITE.

4. BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302 OF THE ZONING ORDINANCE. REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED OR REDUCED IF THE ADJOINING PARCELS ARE REZONED SUCH THAT BUFFERS ARE NO LONGER REQUIRED.

5. STORMWATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES.

6. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT.

7. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. NO FREESTANDING POLE SIGNS WILL BE PERMITTED. SIGNS FOR OFFICE USES WILL MEET OFFICE DISTRICT SIGN STANDARDS AND OUT PARCELS WILL UTILIZE GROUND MOUNTED (MONUMENT) TYPE SIGNS. PYLON SIGNS MAY BE UTILIZED TO IDENTIFY THE PROJECT AND TENANTS WITHIN THE PROJECT.

8. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. PARKING AREAS TO SERVE USES ON THE SITE WILL BE SITED GENERALLY TOWARD THE CENTER OF DEVELOPMENT SITES SO THAT BUILDINGS MAY ORIENT TO EITHER INTERNAL OR EXTERNAL STREETS.

9. ACCESS TO THE SITE WILL BE PROVIDED VIA DRIVEWAY CONNECTIONS TO HARRIS BLVD., OLD STATESVILLE RD., AND FROM A NEW PUBLIC STREET TO BE CONSTRUCTED WITHIN THE SITE.

10. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.

11. THE PETITIONER RESERVES THE RIGHT TO SUBSTITUTE OFFICE FLOOR AREA FOR ADDITIONAL RETAIL FLOOR AREA AT THE RATE OF 300 SQUARE FEET OF OFFICE FLOOR AREA FOR 100 SQUARE FEET OF RETAIL FLOOR AREA UP TO A MAXIMUM OF 85,000 SQ. FT. OF TOTAL RETAIL FLOOR AREA. A DAY CARE CENTER, IF LOCATED ON THE SITE, WILL NOT COUNT AGAINST THE RETAIL FLOOR AREA LIMIT.

12. NO WALL PACKS WILL BE INSTALLED ON BUILDINGS WITHIN THE SITE ON ANY WALLS THAT ARE ADJACENT TO RESIDENTIALLY ZONED LAND OR PUBLIC STREET RIGHTS-OF-WAY, BUT ARCHITECTURAL LIGHTING ON BUILDINGS WILL BE PERMITTED.

13. ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.

14. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, 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.

15. 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

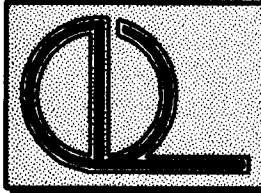
SITE INFO:
TAX ID #'S: 03725239, 03725216, 03725218,
03725224, 03725223, 03725221, 03725205,
03725298
TOTAL SITE ACREAGE: ±26.85 Acres.
CURRENT ZONING: I-1(CD)
PROPOSED ZONING: CC
RETAIL: UP TO 70,000 SF (INCLUDING
OUT PARCELS)
OFFICE: UP TO 27,000 SF
MULTI-FAMILY: 250 UNITS MAXIMUM

TREE TABLE			
TREE #	SIZE, TYPE	TREE #	SIZE, TYPE
320	14" PINE	361	48" OAK
321	8" MAPLE	362	15" PINE
322	12" PINE	363	18" OAK
323	18" PINE	364	18" MAPLE
325	10" PINE	365	20" MAPLE
326	10" MAPLE	366	22" MAPLE
327	10" PINE	367	9" PIN OAK
328	32" DOUBLE PINE	368	10" PINE
329	8" POPLAR	369	12" PIN OAK
330	10" PINE	370	10" PIN OAK
331	24" DOUBLE BIRCH	371	10" PINE
332	8" PINE	372	12" BIRCH
333	18" PINE	373	10" BIRCH
334	8" MAPLE	374	15" OAK
335	15" PINE	375	10" MAPLE
336	10" POPLAR	376	15" OAK
337	10" PINE	377	12" OAK
338	10" MAPLE	378	15" DOUBLE OAK
339	15" PINE	379	15" OAK
340	18" DOUBLE PINE	380	10" BIRCH
341	15" POPLAR	381	8" BIRCH
342	10" PINE	382	22" DOUBLE OAK
343	8" PINE	383	12" BIRCH
344	8" PINE	384	12" PINE
345	8" PINE	385	8" OAK
346	10" PINE	386	15" DOUBLE OAK
347	15" PINE	387	8" BIRCH
348	15" PINE	388	10" OAK
349	8" MAPLE	389	10" PINE
350	20" DOUBLE CEDAR	390	8" OAK
351	12" PINE	391	12" PINE
352	14" PINE	392	8" MAPLE
353	8" PINE	393	8" OAK
354	12" PINE	394	10" OAK
355	20" MAPLE	395	12" DOUBLE OAK
356	15" PINE	396	8" BIRCH
357	18" DOUBLE PINE	397	12" PINE
358	10" MAPLE	398	12" PECAN
359	10" PINE	399	8" OAK
360	15" PINE	400	10" OAK
401	10" OAK	402	8" OAK
403	8" BIRCH	404	8" MAPLE
405	20" DOUBLE MAPLE	406	8" MAPLE
407	10" OAK	408	8" MAPLE
409	10" OAK	410	10" BIRCH
411	12" BIRCH	412	15" BIRCH
413	12" BIRCH	414	10" PINE
415	22" DOUBLE OAK	416	10" CYPRESS
418	12" OAK	419	9" POPLAR
420	15" DOUBLE POPLAR	421	12" ELM
422	13" OAK	423	10" OAK
424	10" OAK	425	9" PINE
426	9" PINE	427	13" OAK
428	24" CLUSTER POPLAR	429	13" OAK
430	9" OAK	431	9" SYCAMORE
432	12" OAK	433	9" PINE
434	9" POPLAR	435	13" OAK
436	10" MAPLE	437	24" DOUBLE PIN OAK
438	18" OAK	439	9" CEDAR
440	15" OAK	441	9" OAK

TREE TABLE			
TREE #	SIZE, TYPE	TREE #	SIZE, TYPE
442	13" OAK	484	15" PIN OAK
443	15" SYCAMORE	485	15" MAPLE
444	9" OAK	486	9" PINE
446	9" POPLAR	487	9" CEDAR
447	12" OAK	488	9" CEDAR
448	15" OAK	489	9" CEDAR
449	9" POPLAR	491	9" CEDAR
450	15" CLUSTER SYCAMORE	492	15" PINE
451	18" OAK	493	12" PINE
452	18" CEDAR	494	12" PINE
453	15" PINE	495	12" CEDAR
454	9" CEDAR	496	10" PINE
455	14" OAK	497	10" PINE
456	9" PINE	498	12" PINE
457	12" SYCAMORE	499	9" CEDAR
458	12" PINE	500	15" PINE
459	12" DOUBLE MAPLE	501	13" PINE
460	10" OAK	502	13" CEDAR
461	9" OAK	503	12" PINE
462	9" CEDAR	504	9" MAPLE
463	15" PINE	505	10" PINE
464	15" PINE	506	9" CEDAR
465	9" PINE	507	15" PINE
466	9" OAK	508	12" PINE
468	12" MAPLE	509	9" PINE
469	9" CEDAR	510	9" PINE
470	12" PINE	511	11" CEDAR
471	12" PINE	512	12" PINE
472	20" OAK	513	9" CEDAR
473	13" OAK	514	30" CLUSTER SYCAMORE
474	24" DOUBLE OAK	515	13" PINE
475	18" OAK	516	13" PINE
476	12" PINE	517	14" PINE
477	13" MAPLE	518	13" PINE
478	18" PINE	520	9" PINE
479	14" PINE	521	9" PINE
480	10" PINE	522	12" PINE
481	12" SYCAMORE	523	12" PINE
482	14" DOUBLE POPLAR	524	9" CEDAR
483	12" PIN OAK	525	11" MAPLE

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WT HARRIS BLVD
MULTI-USE DEVELOPMENT
DHAIWAL MAC, LLC
TECHNICAL DATA SHEET
CHARLOTTE, NORTH CAROLINA

DRAWN
MBD

CHECKED
DKR

DATE
1/18/07

SCALE
N/A

JOB NO.
6152

SHEET

2 OF 2

OWNER: DHAIWAL MAC, LLC
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