

SITE DATA TABLE:

TAX PARCEL NUMBERS:	175-16-215, 175-16-216, 175-16-217, 175-16-218, 175-09-420
TOTAL AREA:	4.7974 ACRES
EXISTING ZONING:	B-1, O-2
PROPOSED ZONING:	MUDD-O
SITE AREA:	1.90 AC
RESIDENTIAL UNITS:	84
COMMERCIAL SQ. FTG.:	0 SF
	PHASE 1A
	PHASE 1B
	PHASE 2
	PHASE 3
	TOTAL
	4.7974 AC
	160 UNITS
	72,000 SF

06-53

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MANOR HOUSE INVESTMENT COMPANY, LLC
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CHARLOTTE, NORTH CAROLINA 28203

MANOR HOUSE

CHARLOTTE
NORTH CAROLINA

SITE MASTER PLAN

Project No.
3370

Issued
01/23/06

Revised
07/13/06 - PER STAFF COMMENT (PETITION #2006-53)

SCALE: 1"=40'

0 20 40 80

RZ1.0 of 8

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Manor House/Selwyn Avenue Site
MUDD-O Site Plan Notes

DEVELOPMENT STANDARDS
REZONING PETITION #2006-53

General Provisions

These Development Standards form part of a Technical Data Sheet associated with the Rezoning Petition filed by Manor House Investment Company LLC to accommodate the development of a mixed use, pedestrian friendly village. 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 on this plan is intended to reflect the general arrangement of proposed buildings, parking areas and 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.

The exact alignment of internal vehicular circulation and driveways has not been determined and are subject to final design and engineering plans. Modification or alteration of these alignments may therefore take place during design development and construction phases.

Locations of trees, plantings, open space and hardscape amenities may be altered or modified to accommodate changes to the configuration of the plan. Parking layouts may also be modified to accommodate final building location and parking spaces may be located inside or outside building envelopes to the extent permitted by the MUDD Ordinance and any Optional provisions contained in this Petition.

The quality of architecture, building construction and finishes will be consistent with other high quality, large-scale projects in the surrounding area, and by way of example, will include materials such as brick, stucco and stone. It will also be generally consistent in scale and character with what is depicted in the attached character studies.

Any or all portions of the development permitted may be constructed in separate development phases. Temporary interim parking may be provided throughout the site subject to the standards of the MUDD Ordinance. Existing buildings and parking areas located in future phases shall be allowed to operate in their current conditions until development occurs.

Specific Provisions

1. As directed by the City of Charlotte, access to the site will be provided by driveway connections to Tranquil Avenue, Brandywine Road, and Selwyn Avenue as generally depicted on this site. Transportation improvements if needed as determined by the Traffic Impact Analysis will be incorporated into the site development process as the various portions of the site are developed.

2. Fire Department access will be provided within 150 feet of all points of the exterior wall for non-sprinklered buildings and to with 200 feet of all points of the exterior wall of sprinklered buildings.

3. Dwelling units and the floor area for office, retail, and restaurant space may be modified and exchanged, so long as the building mass and footprint is not altered significantly, the building mass is not moved significantly closer to Hillsdale or Tranquil, the resulting mix of uses is traffic neutral, the maximum number of residential units for the entire project is 160 with no more than 20 residential units in phase 3, and the amount of parking for the mix of uses meets the requirements established in this plan.

4. Accessory uses to the residential development include but are not limited to laundry rooms, leasing and/or sales offices, property management offices, pools, clubhouses, fitness rooms, storage/janitorial rooms, lobbies, concierge areas, loading areas, trash/recycling areas, mailrooms, utility meter rooms and shall not be included in the calculation of allowable residential units

5. Accessory uses to the retail/restaurant and commercial development include but are not limited to lobbies, elevators, stairs, loading areas, trash/recycling areas, mailrooms, utility meter rooms and shall not be included in the calculation of floor area for commercial square footage or parking requirements.

6. Any surface level or structured parking facility shall not be included in the calculation of floor area for commercial square footage.

7. Setbacks of building massing as indicated on the plan apply to the general building massing only. Other items including but not limited to balconies, architectural features, bay windows, stoops, stairs, walls, etc. may extend beyond these boundaries as long as they do not extend beyond the allowed MUDD Ordinance setbacks and door swings (except for emergency doors) do not open into these setbacks.

8. The proposed use of the property will be for the redevelopment of the site to accommodate a mixed-use development that will include a combination of residential, commercial, retail/restaurant uses along with associated parking, open space, and service areas.

9. All dumpsters will be screened with solid enclosures and gates and special attention will be given to the placement of any dumpsters or recycling containers on the site to recognize the proximity of existing single-family homes. Petitioner will use commercially reasonable efforts to screen dumpsters and dumpster enclosures from Brandywine Road, Tranquil Avenue or existing single family residential. Service hours for dumpsters, compactors and/or recycling containers shall be limited to the period of time between the hours of 8:00am and 6:00pm on weekdays and 9:00am and 5:00pm on weekends and holidays.

10. Any emergency generator that is provided on the site will be located, screened, or enclosed for the purpose of sound mitigation and visual screening.

11. Detached pole lighting on the site will be limited to 20' in height and the fixtures will be a full cut-off type. No 'wall-pak' type lighting will be allowed anywhere on the site except in enclosed areas or fully-shielded areas not in view of the public. Pole-type lighting on the upper deck of parking facilities will be limited to 8' in height and will be shielded with full cut-off fixtures or located so that the source of the light will not be visible to existing single family residential. Lighting will be directed down into Petitioner's site and away from single-family residential.

12. The Petitioner will construct a transit stop waiting pad as per CATS DS - 60.02A outside of the right-of-way along the Selwyn Ave. frontage, the exact location of which will be determined jointly and agreed to by CATS and the Petitioner. In addition, the design and any placement of a bench or shelter on the pad shall be mutually approved by CATS and the Petitioner.

13. In view of the fact that this petition proposes to redevelop the site in a built environment, the Petitioner reserves the right through the MUDD Optional process to seek modifications to the strict application of the MUDD Ordinance as it applies to signage, streetscape and setback requirements on Selwyn Avenue, Brandywine Road and Tranquil Avenue to recognize the site features and the mixed use nature of the proposed development. Petitioner requests a modification of the MUDD signage provisions in order to allow in the general locations determined during the design of the project for (i) no more than 3 detached, ground-mounted signs no greater than 65 square feet in size and up to 5 feet in height and (ii) 4 directional or informational type signs not to exceed 24 square feet and up to 3 feet in height. Petitioner reserves the right to eliminate the planting strip in the areas of the plan adjacent to the retail/restaurant buildings in exchange for a continuous sidewalk from the back of curb. Trees in this option would be designed in tree grates and would be subject to the conditions required by the ordinance for irrigation, tree pits, etc. Petitioner is proposing to reduce through the MUDD Optional process the streetscape setback requirement or planting strip by 2 feet along Selwyn Avenue and not provide irrigation in the reduced planting strip. Regarding the calculation of the minimum 10' rear-yard requirement, Petitioner is requesting a modification for (i) a portion of the phase 2 rear-yard facing Hillsdale that varies between 5' and 10' as generally depicted on the site plan and (ii) the phase 3 rear-yard such that the calculation of the 10' minimum includes the alley between phase 3 and Glendale single family residential.

14. Parking will be provided which meets or exceeds the requirements of the MUDD Ordinance and will be provided on the site in accordance with the following ratios, all of which meet or exceed the MUDD Ordinance standards. Residential units: 1.25 spaces per unit; retail and commercial space: 1 space per 600 sq. ft. of floor area; restaurant space: 1 space per 125 sq. ft. of floor area. Petitioner reserves the right to share office parking. Phases one and two will together comply with these provisions and phase three (independently of other phases) will also comply with these provisions.

15. Petitioner shall tie into the existing storm water system(s). Petitioner shall have the receiving drainage system(s) analyzed to ensure it will not be taken out of standard due to the development. If it is found that the development will cause the storm drainage system(s) to be taken out of standard, Petitioner shall provide alternative methods to prevent this from occurring. Upon approval from Charlotte Stormwater Services and Land Development divisions, Petitioner may drain the entire site run-off to the drainage system located within Brandywine Road.

16. Petitioner agrees to do the following with regard to the conditions of the rear property lines facing single-family residential.

- Petitioner will install a minimum of an 8' screening wall along the entire length of the rear property line facing Hillsdale. The screening wall will either be the exterior wall of a parking deck (including parapet walls) or a solid free-standing wall.
- In areas where there is a parking deck with an opening facing single-family residential on Hillsdale, Petitioner will construct to the extent of the height and width of the opening a separate screen wall using materials of a similar nature and similar quality as those used in the remainder of the project.
- On the upper level of parking decks facing single-family residential on Hillsdale and Glendale, a parapet screening wall will be installed facing single-family residential of no less than 6' as measured from the parking surface of the upper portion of the parking deck to the top of the parapet wall.
- Screening and parking deck parapet walls will be constructed with materials of a similar nature and similar quality as those used in the remainder of the project.
- Screening and parking deck parapet walls will be constructed as each individual phase of the project is constructed, as part of the parking deck construction for that phase.
- Petitioner also commits to a landscape buffer along the entire property lines on Hillsdale and Glendale consisting of fast-growing, evergreen trees initially installed at least 6' in height, appropriately spaced to ensure the long term health of the trees while still providing at maturity dense screening to single-family residential.
- Petitioner will install upon commencement of construction of each phase for areas facing single family residential, a temporary chain-link construction fence with a fabric screening mesh component.

17. No rooftop swimming pool or restaurant may be located on the roof of any building in Phase 3. For buildings in phases 1 and 2: any restaurant, pool, recreational use or other uses on a roof of a phase 1 or phase 2 building will be oriented towards Selwyn or intersection of Brandywine and Selwyn. Any such usage will be screened from single-family residential with building mass or parapet wall of at least 6' in height. A parapet wall used for this purpose will not be counted in the calculation of maximum building height.

18. There shall be no exterior decks, patios, seating or speakers, either permanent or temporary, in any area which is located behind buildings facing single-family residences; provided, however, that this prohibition will not apply to special events.

19. 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.

20. 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 assigns of the owner or owners of the Site who may be involved in its development from time to time.

21. Open space may include courtyards, hardscape areas, landscape setbacks, and natural areas. Petitioner reserves the right to include benches, fountains, public art, decorative fencing, lighting and other features. With respect to landscape buffer zones facing single-family residential, these items may be added only if not otherwise prohibited in these zones. Open space will meet the minimum Ordinance requirements.

22. Petitioner shall use reasonable efforts to preserve the large trees located along Selwyn Avenue as indicated on the Site Plan.

23. Petitioner will have the existing power lines fronting Tranquil Avenue buried, subject to the availability of necessary easements and rights-of-way and subject to the agreement of Duke Energy.

24. Bicycle parking will be provided as per minimum Ordinance requirements.

25. Maximum heights of all buildings will be within the standards of the Ordinance. In addition, the following height maximums will apply to the buildings depicted on Sheet RZ1.0 of the Master Site Plan, and the height of each building shall be measured from the FFE indicated on that sheet for each building:

Phase 1, Zone A
3 story portion of building- 48' to top of roof peak, sloped roof
4 story portion of building- 54' to top of roof peak, sloped roof
6 story portion of building- 76' to top of parapet, flat roof

Phase 1, Zone B
5 story building-72' to top of roof peak, sloped roof. The 5th floor portion of the rear elevation of this building shall be concealed within the roof line to mitigate the vertical mass. This mitigation shall start at about 60' above first floor slab.

Phase 2
4 story building- 58' to top of parapet, flat roof
1 story, hi-bay building- 42' to top of roof peak, sloped roof

Phase 3
3 story building-48' to top of parapet, flat roof

26. At the time of issuance of the first building permit on the site, Petitioner agrees to fund an escrow account with \$15,000 for traffic calming measures (i.e., speed bumps and speed tables) on Tranquil Avenue, Hillsdale Road, Brandywine Road, Glendale Road and/or Colony Road (on the Project's side of Myers Park High School). These funds will be deposited into an escrow account at Johnston, Allison & Hord, PA and will be available for use by CDOT for the specific purposes described above and in compliance with normal CDOT procedures for traffic calming for a period of five (5) years after the final certificate of occupancy for the final building of phase 3. At that conclusion of the five years, if these funds, or any portion thereof, have not been used for the purposes and within the time limits set forth above, they will be promptly returned to Petitioner and there will be no further obligation between Petitioner and CDOT regarding these funds.

27. Petitioner agrees that no gate shall be erected on any of the Project's entrance or exit driveways, or on the main drive aisle in the lower level of the parking structure which provides north to south and south to north vehicular access. Notwithstanding the foregoing, nothing herein shall prohibit the establishment of gated parking areas for exclusive use by residents, owners, tenants, merchants, customers, employees or invitees.

28. Upon Petitioner's application for a driveway permit for the site driveway as a fourth leg to the signalized intersection of Selwyn Avenue and Colony Road, if the City of Charlotte, either through the Planning Department or CDOT, determines that a sight distance problem will result from existing landscape trees on the east side of Selwyn Avenue north of Colony Road (such landscape trees are identified in Kublins Traffic Impact Analysis for Manor House (RP#06-053) dated June 2006) for vehicles turning left from northbound Selwyn into the proposed site driveway, Petitioner will be responsible for appropriate mitigation (i.e., trimming, pruning or removal) of such trees. Since the trees are located off of the Petitioner's site and are part of a site plan already in place under MUDD zoning, if necessary, the City of Charlotte will use all means to promptly provide legal and rightful access to Petitioner to the trees for such mitigation. According to the City of Charlotte, if the City of Charlotte is removing the tree for sight distance purposes, the property-owner would not have to agree but should be contacted. If Petitioner is going to remove the tree, Petitioner should contact the property-owner to explain why it is being required to be removed.

29. Petitioner will limit the Phase 1, Zone-A building to only for-sale residential units. The balance of the residential units, which may be either for-sale or for-rent, will be built to a condominium-level standard.

30. As indicated on the site plan, Petitioner will increase the building setback along Tranquil beyond that which is required under the MUDD Ordinance. Petitioner will also attempt to mitigate the visual impact of the fourth floor on Tranquil as indicated on the site plan in the "Fourth Floor Mitigation Area".

31. Petitioner will cooperate with efforts to close or abandon the alleyway located along a portion of the rear property line of Phase 3 if 100 percent of all property owners facing the alleyway agree to the closure or abandonment.

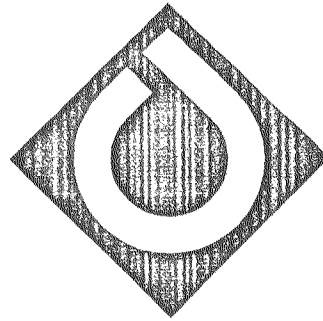
32. There are no restrictions on balcony sizes except for the following:

Phase/Zone/Building	Max. Balcony Size
Phase 1, Zone A balconies facing Tranquil	280 sq ft
Phase 1, Zone A balconies facing Hillsdale	200 sq ft
Phase 1, Zone B balconies facing Hillsdale	80 sq ft
Phase 2 balconies facing Hillsdale	80 sq ft
Phase 3 balconies facing Glendale	100 sq ft

33. Construction work hours shall be limited to the hours between 7:00am and 7:00pm on weekdays and 8:00am and 4:00pm on weekends and holidays. The impact of construction and delivery traffic related to the project shall be mitigated on surrounding neighborhood streets by instructing GC (and having GC instruct its personnel and subcontractors and suppliers) to use Woodlawn and Selwyn and not make a right turn from the project onto Brandywine or left turn from the project onto Tranquil. Commercially reasonable efforts will be made to have all construction parking on site or in nearby private lots as can be arranged for by the project general contractor. Petitioner will restrict construction entrances to Selwyn Avenue, unless the City of Charlotte will not allow construction access to Selwyn Avenue. Additionally, and within practical limitations imposed by the construction itself, the on-site construction office shall be located towards the southerly end of the site.

34. All HVAC units will be located, screened, or enclosed for the purpose of sound mitigation and visual screening.

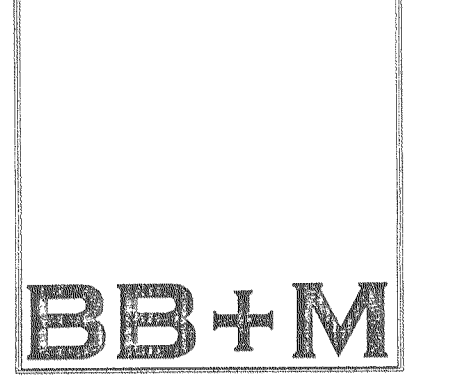
35. Petitioner will support the Glendale Road neighborhood street effort to obtain residential parking permit only on their street.



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DEVELOPMENT STANDARDS

Project No.

3370

Issued

01/23/06

Revised

07/13/06 – PER STAFF COMMENT (PETITION #2006-53)

RZ2.0 of 8

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SCHEMATIC GRADING PLAN

Issued

01/23/06

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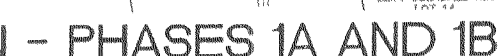


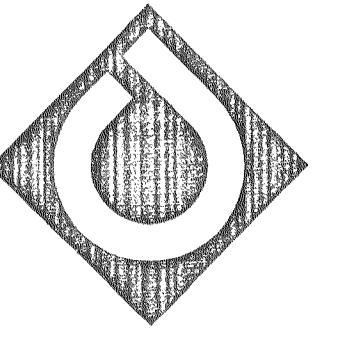
Age Group	Percentage of Respondents
0-19	10
20-29	20
30-39	30
40-49	40
50-59	50
60-69	60
70-79	70
80+	75

RZ3.0 of 8

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$$1^{\circ}=50'-0''$$



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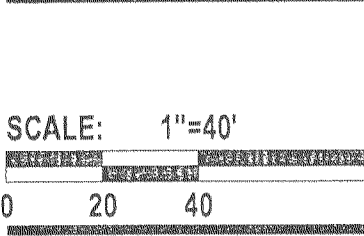
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SITE SECTIONS

Project No.
3370

Issued
02/14/06

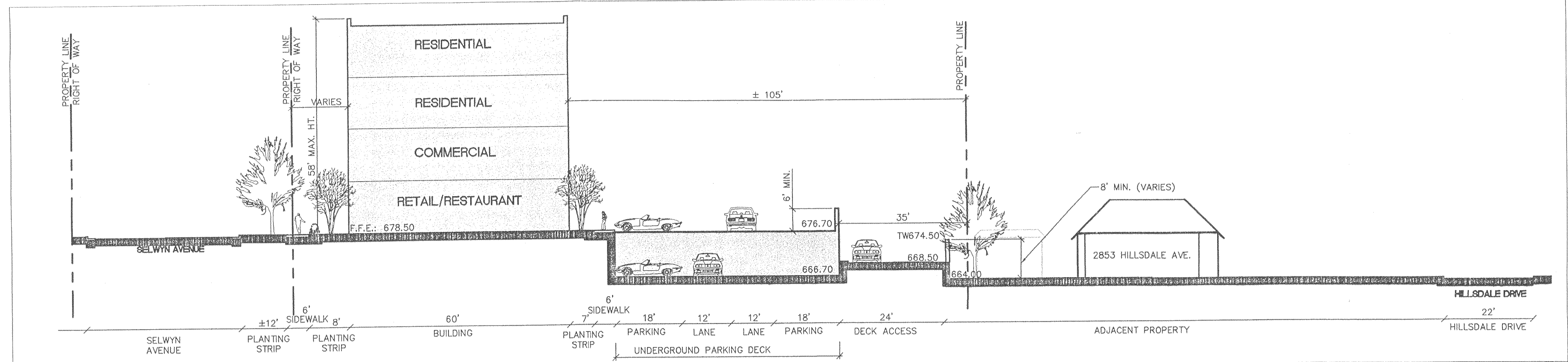
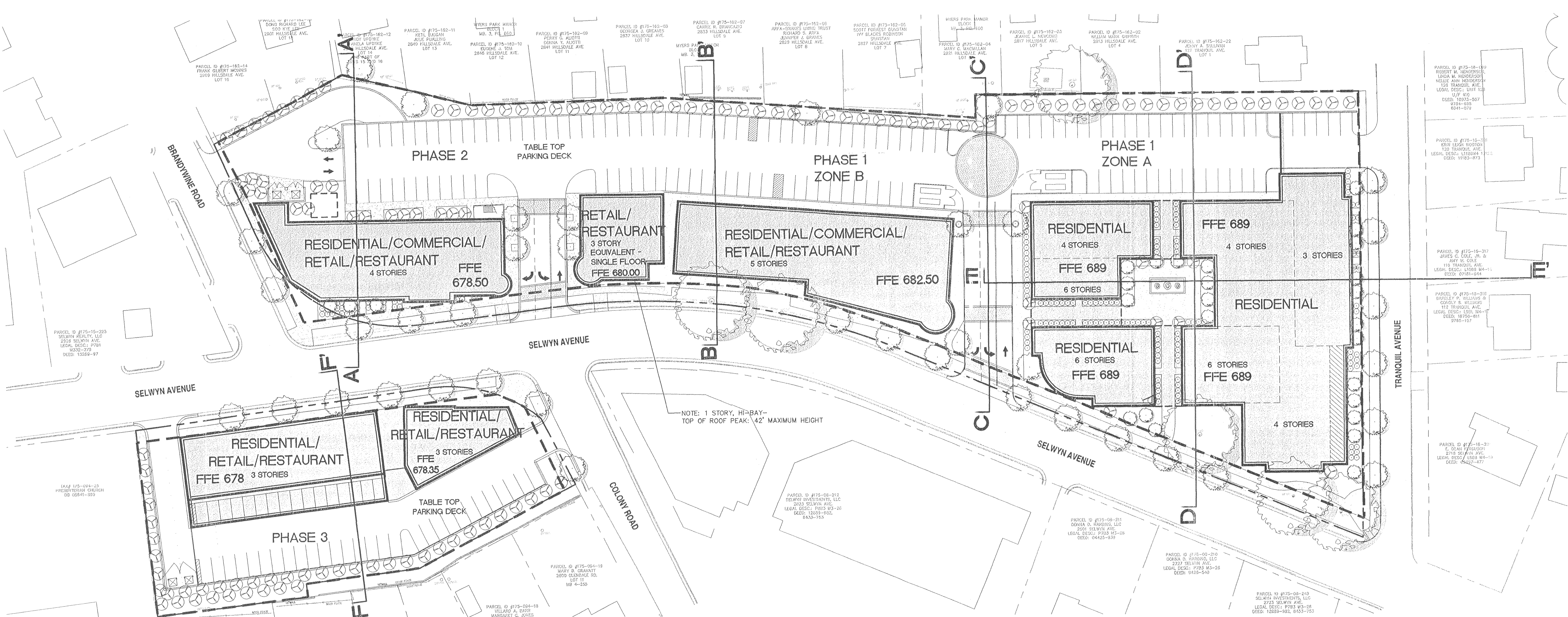
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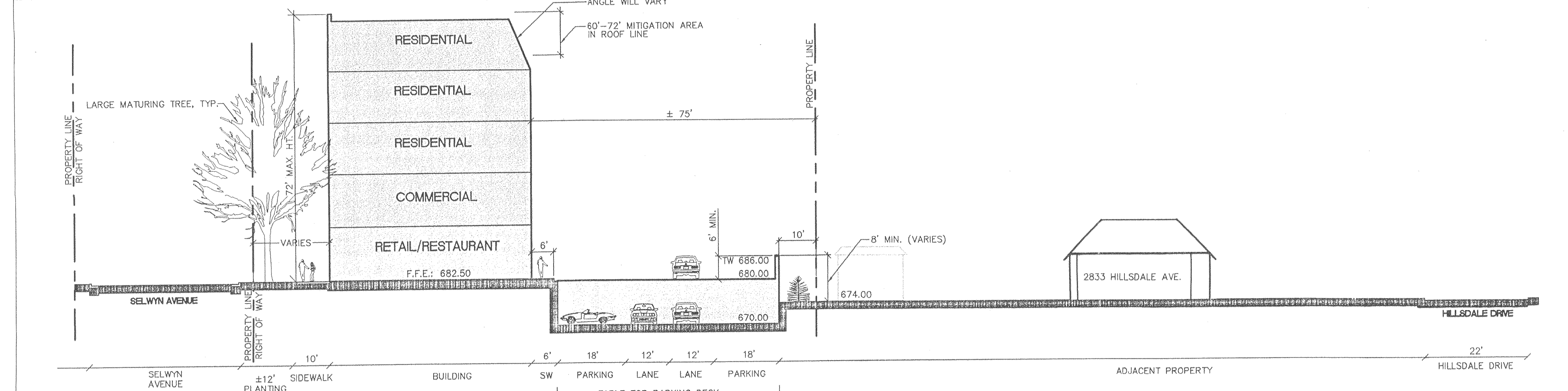
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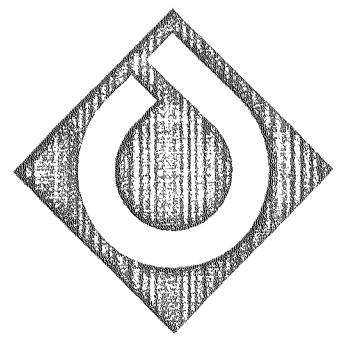
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SECTION A-A' SCALE: 1" = 20' 1



SECTION B-B' SCALE: 1" = 20' 2



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SITE SECTIONS

Project No.

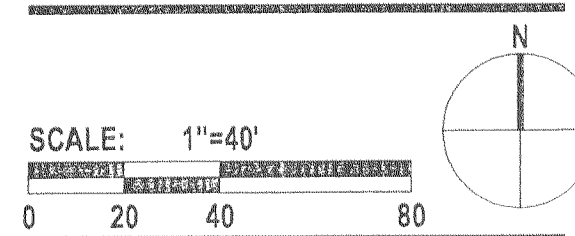
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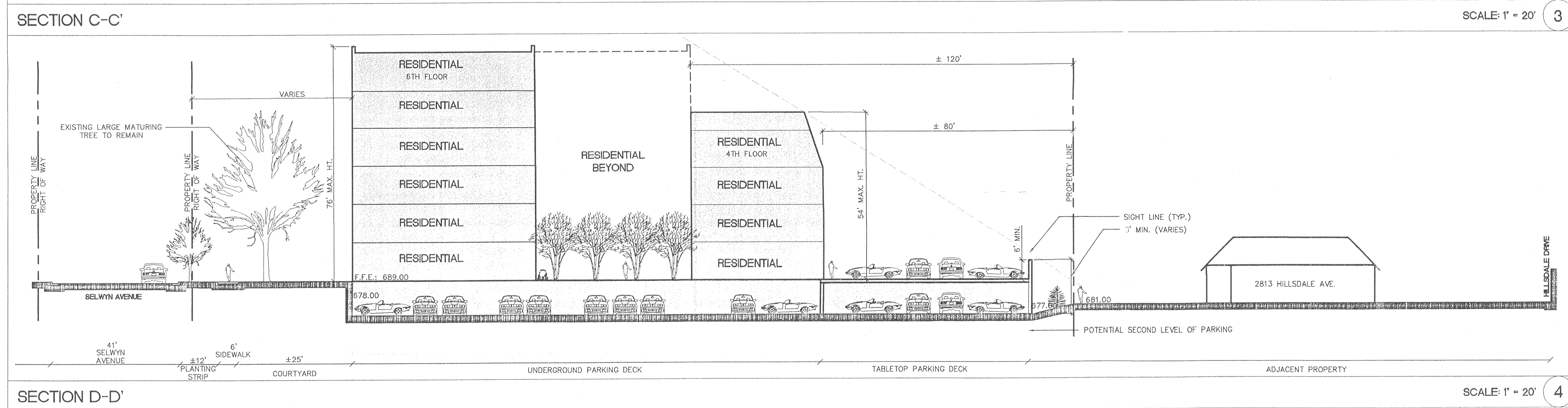
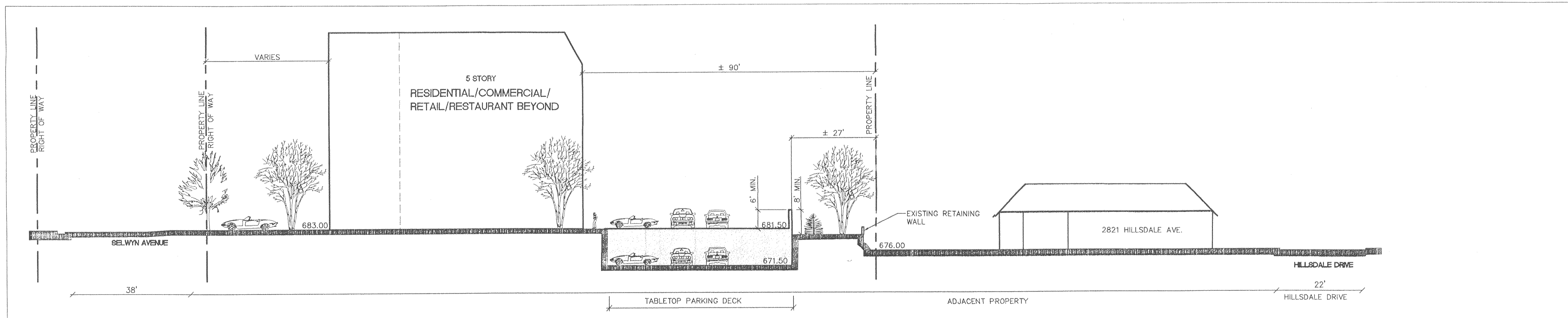
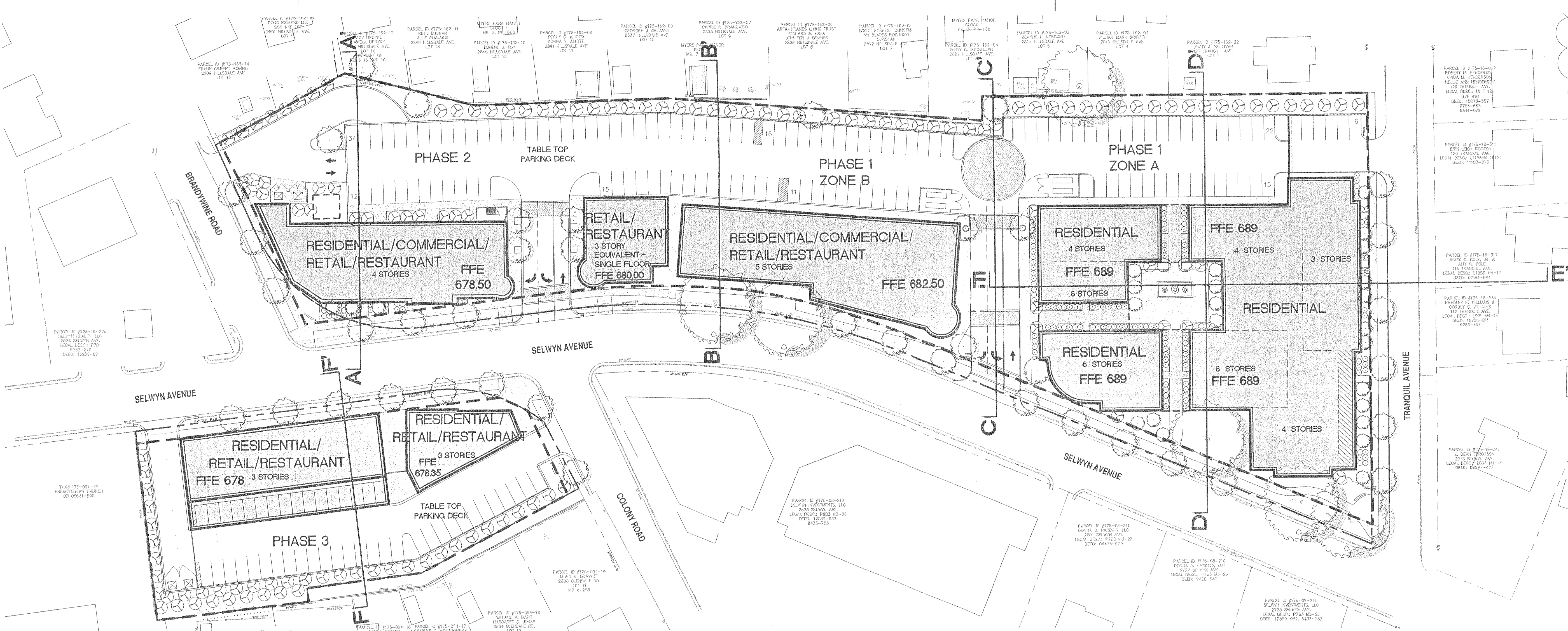
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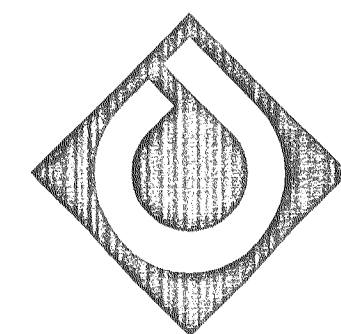


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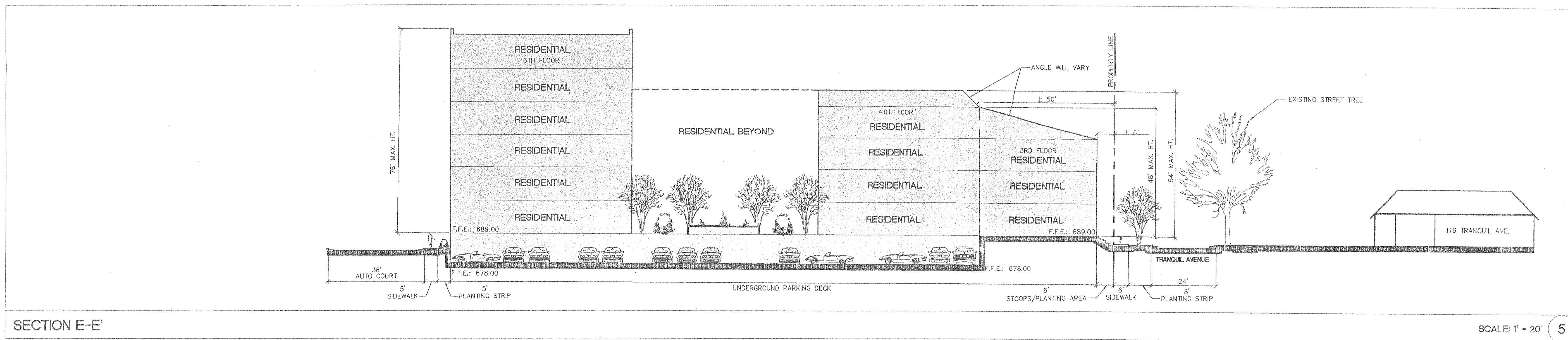
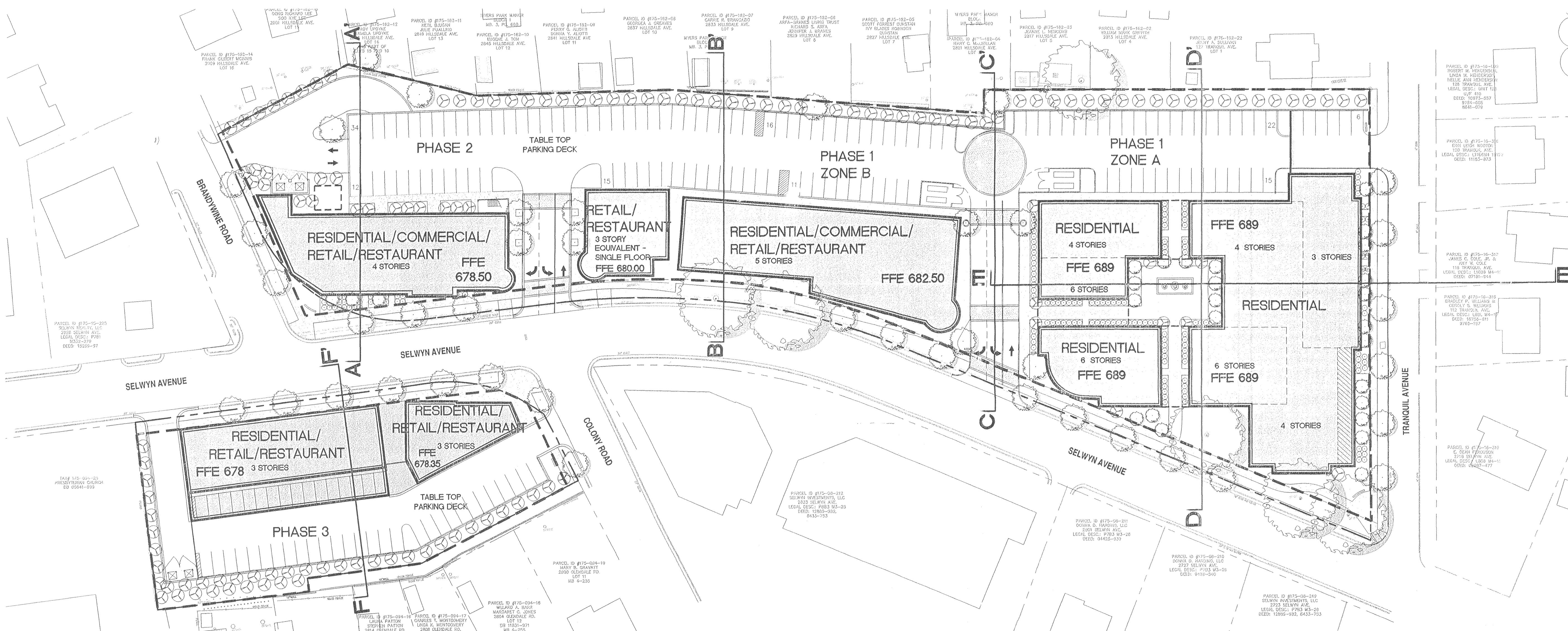
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SECTION E-E'

SCALE: 1" = 20'

5

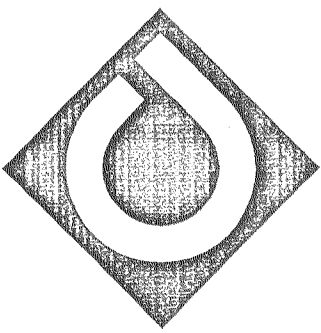
SCALE: 1"=40'

0 20 40 80

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SITE SECTIONS

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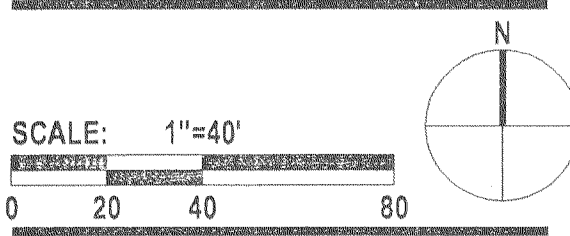
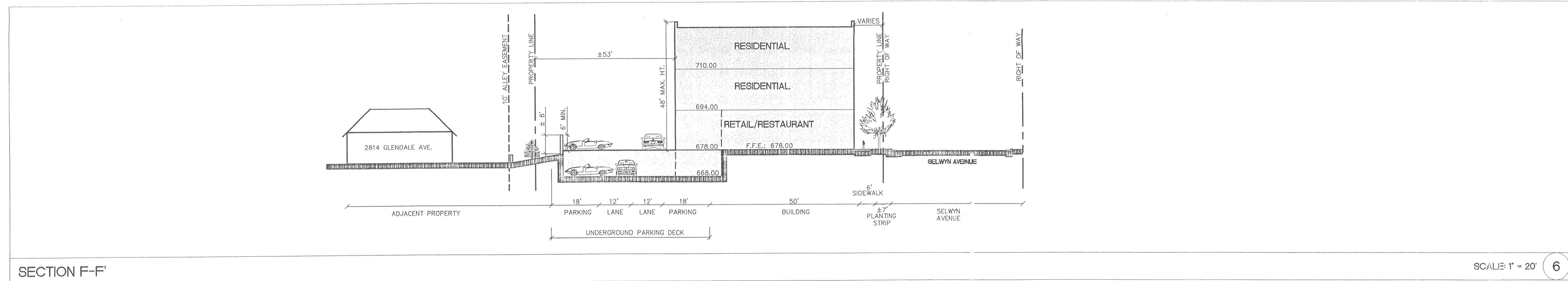
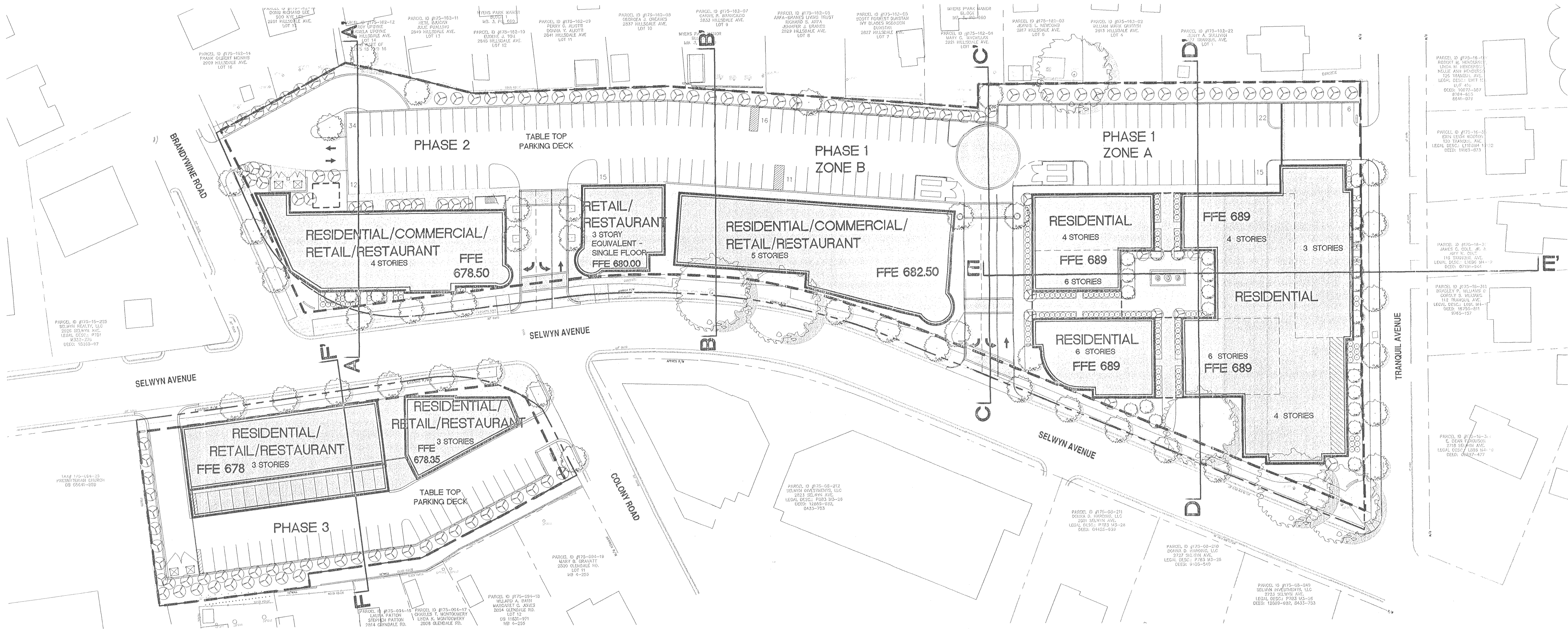
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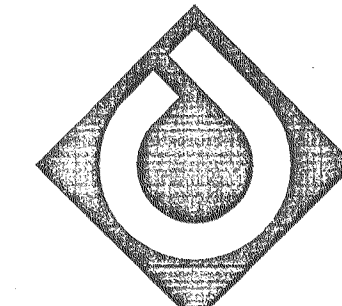
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SITE PERSPECTIVES

Project No.
3370

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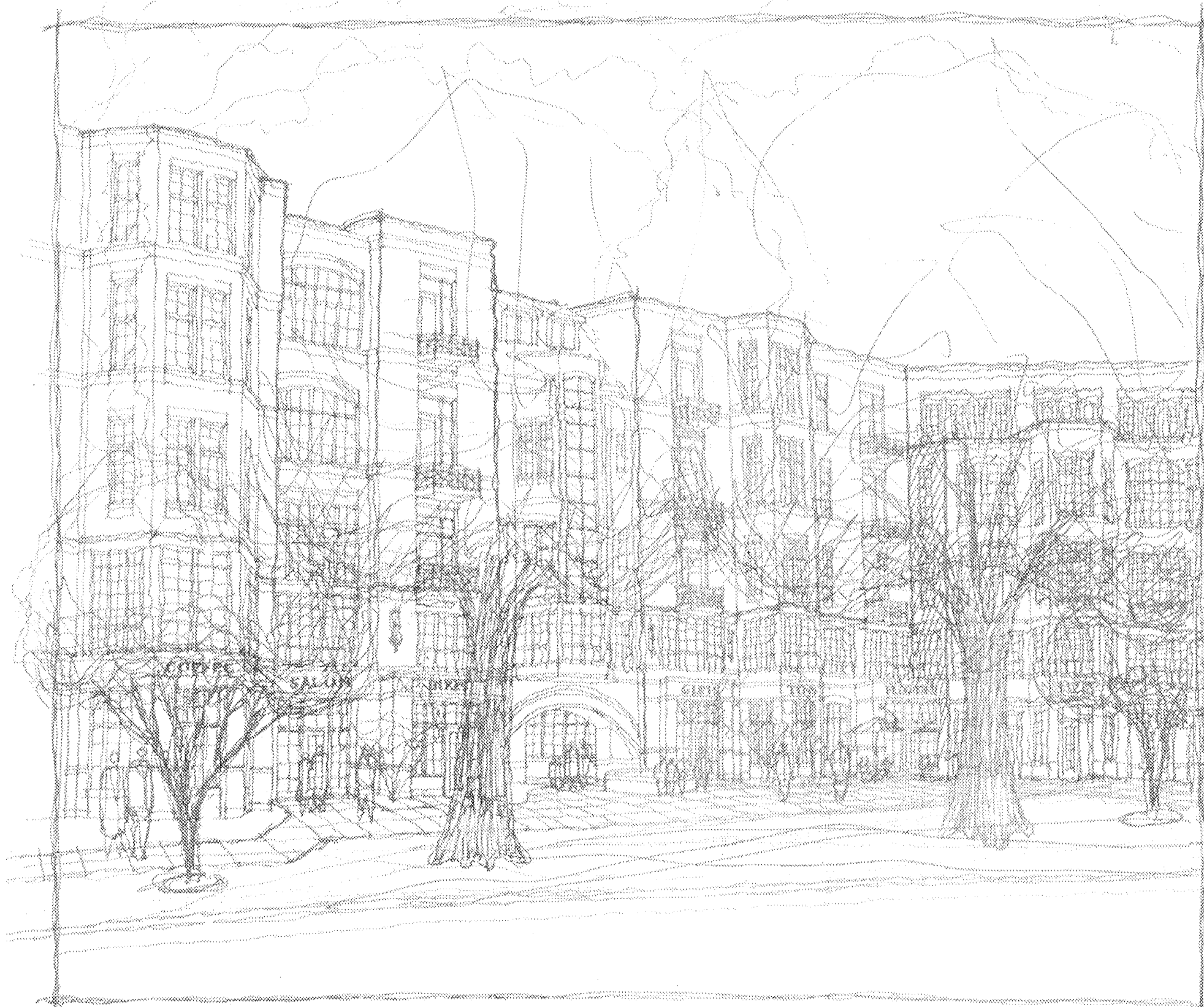
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A - VIEW OF TRANQUIL AND SELWYN



B - VIEW OF RETAIL PLAZA ON SELWYN



C - PHASE III SELWYN VIEW



D - VIEW LOOKING UP TRANQUIL TOWARDS SELWYN

NOTE: ALL PERSPECTIVE IMAGES ARE ILLUSTRATIVE, DEPICTING APPROXIMATE 'LOOK' OF DEVELOPMENT, AND MAY NOT ACCURATELY REPRESENT THE ACTUAL BUILDING MATERIALS, HEIGHTS, OR SCALE.