

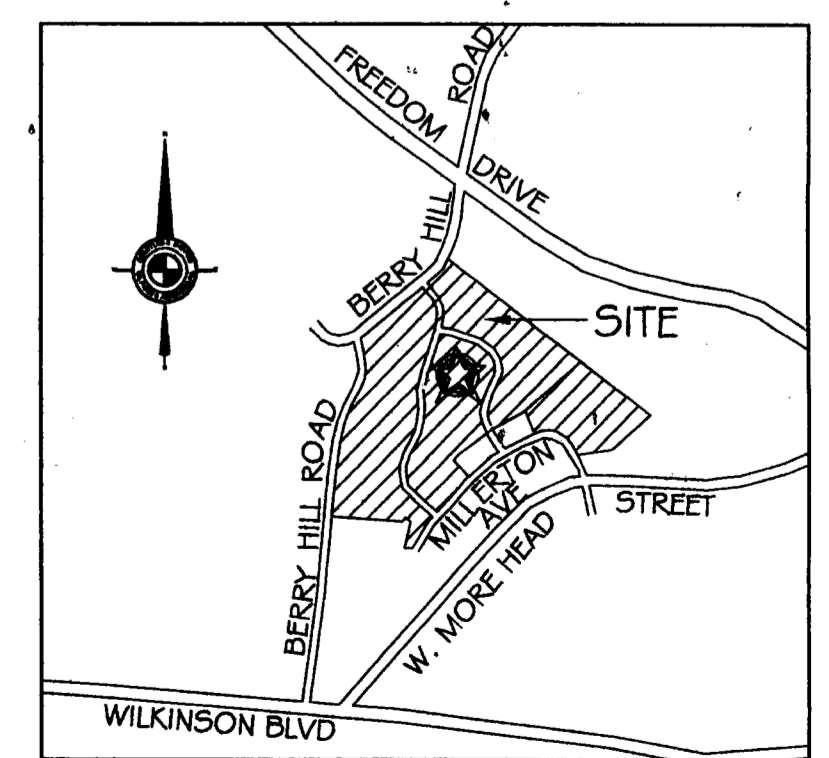
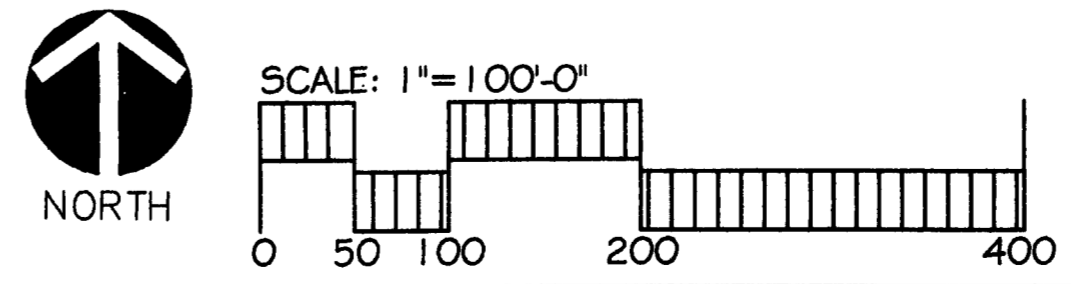
NOTE: THE PETITIONER HAS RECEIVED A DEMOLITION AND GRADING/EROSION CONTROL PERMIT FOR THIS SITE. DEMOLITION OPERATIONS ARE SCHEDULED TO BEGIN IN MID JANUARY. EXISTING CONDITIONS AS DEPICTED ON THIS PLAN MAY OR MAY NOT BE THE SAME AT THE TIME OF THIS REZONING PROCESS.

# Existing Conditions/Survey Bryant Park

PREPARED BY: **Wirth & Associates**  
ARCHITECTS AND LAND PLANNERS  
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PETITIONER: **Bryant Park, LLC**  
201 NORTH TAYLOR ST., Suite 2050  
CHARLOTTE, NC 28205  
704-388-0540

Drawing Date: February 15, 2007	
Revisions:	
1 Date:	Re:
2 Date:	Re:
3 Date:	Re:
4 Date:	Re:



VICINITY MAP (NOT DRAWN TO SCALE)

For Public Hearing  
Petition No. 2007-058

SINGLE FAMILY LOTS  
ROW/TOWN HOUSES  
QUADRUPLEX  
MULTI-FAMILY ⚠

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(MULTI-FAMILY) ↑

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TAX PARCEL ID #5 :

067-043-1-12, 067-044-08, 067-044-09, 067-043-01,  
067-043-09, 067-044-02, 067-044-10, 067-044-03,  
067-043-15

JURISDICTION: 50' OF CHARLOTTE  
TOTAL SITE AREA: 34.136 ACRES (30.365 Phases 1-3, 5, 751 Phase 4)  
Multi-family area includes the 50' proposed ROW.

EXISTING ZONING: R - 22 MF AND 1-1  
PROPOSED ZONING: MUHD - GS  
PROPOSED USE: MULTI-FAMILY (Detached and Attached), MULTI-FAMILY AND OFFICE/RETAIL

REQUIRED PARKING: 1 SPACE MIN. PER DWELLING UNIT  
PROPOSED PARKING: GARAGE PARKING TO MEET PARKING REQUIREMENTS.  
PARELL: ST. PARKING WILL BE PROVIDED ON THE PUBLIC STREETS  
AND SHALL BE SUBJECT TO ADEQUATE WIDTHS.

MAXIMUM BUILDING HEIGHT: 120 FEET - PHASE 4, 60' PHASES 1-3  
PROPOSED DWELING UNITS: 600 MAXIMUM

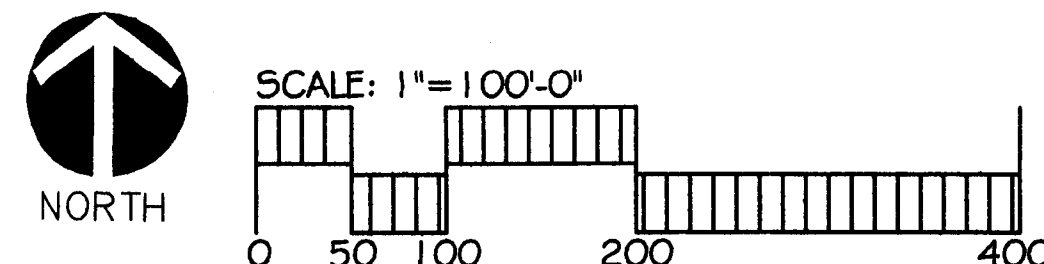
PHASES 1-3 SHALL CONSIST OF A MIX OF SINGLE FAMILY LOTS, ROWHOUSE LOTS, MULTI-FAMILY UNITS AND QUADRAPLEX UNITS WITH A TOTAL NUMBER OF UNITS NOT TO EXCEED 350.  
PHASE 4 SHALL CONSIST OF NOT MORE THAN 250 MULTI-FAMILY UNITS AND UP TO 20,000 SF OF OFFICE/RETAIL.  
16.60 DUA MAXIMUM

PROPOSED SITE DENSITY: 14' FROM BACK OF CURB  
MINIMUM SIDYARD: NONE REQUIRED  
MINIMUM REAR YARD: NONE REQUIRED  
MINIMUM LOT WIDTH: 20'  
MINIMUM LOT AREA: NONE REQUIRED

1. 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 arrangement of proposed buildings 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 in accordance with the provisions of Sect. 6.2 of the City of Charlotte Zoning Ordinance.
2. Access to the site will be provided by existing public roadways and from new public roadways as shown on the Site Plan.
3. The proposed use of the property will be for residential and off-retail uses along with associated parking.
4. Petitioner agrees to meet all requirements as stated in Chapters 9 & 12 of the City of Charlotte Zoning Ordinance regarding solid waste, compactor and recycling areas.
5. Parking will be provided which meets the requirements of the City of Charlotte Ordinance.
6. Any detached lighting on the site will not exceed 20 feet in height, will be fully shielded and aimed into the site away from adjoining properties and public streets to prevent glare. "Wall Pak" lighting will not be utilized.
7. This project will comply with all MUDD district standards, except that existing street night's of way will be unchanged.
8. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal planting shown on the plan is illustrative. Exact design will be determined during the design and development process.
9. Signs will be permitted in accordance with applicable City of Charlotte zoning requirements.
10. Storm Water Quality Treatment:  
Any separate, defined drainage area within the development that will have a greater than 24 % built-upon area (BUA), the petitioner shall construct water quality best management practices (BMPs) to achieve 85 % Total Suspended Solid (TSS) removal for the entire post development runoff volume for the 1-inch of runoff. BMPs shall be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that 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, the petitioner shall provide alternate methods to prevent this from occurring. This rezoning petition is located within the Columbus Circle Storm Drainage project. The petitioner shall coordinate their drainage plan with the Project Manager - Matt Gibbs (704) 336-6183.
11. Volume and Peak Control: - Source: Volume Control and Peak Control Downstream Analysis taken from "Post Construction Ordinance Stakeholders' Group Final Report".  
  
For projects within defined watersheds greater than 24 % built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume draw down time shall be a minimum of 24 hours, but not more than 120 hours.  
  
For projects with greater than 24 % built-upon area, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
12. All multifamily buildings will be within 750 feet of a fire hydrant as required by the Charlotte Fire Department. Access will be provided within 150 feet of all exterior walls for fire apparatus. Access roads will be 20' clear. Dead end travel distance will be limited to 150 feet without a means to turn fire apparatus.
13. The Petitioner will install an internal sidewalk system that will connect the multifamily units with sidewalks on the adjacent public right of way as required by Section 12.529 of the City of Charlotte Zoning Ordinance. Internal sidewalks will be constructed to meet ADA requirements.
14. 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 owners or owners of the Site who may be involved in the development from time to time.
15. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies 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 the development of the site. This includes chapters 6, 9, 12, 17, 19, 23 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 the plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
16. Screening and buffer areas, if required, will be developed in accordance with the provisions of the City of Charlotte Zoning Ordinance.
17. Trash collection for the site will be provided by individual roll out containers in Phases 1-3 and by dumpster in Phase 4.
18. Tree Save Areas will be provided in accordance with Chapter 21 "Charlotte Tree Ordinance" as generally depicted on the site plan. The exact location and dimensions of the tree save areas will be determined during the site development review process.
19. All sections of the S.W.I.M. Buffer standards, as they apply to this site, will be met in accordance with The City of Charlotte Zoning Ordinance, Chapter 12, Part 3: Surface Water Improvement and Management (S.W.I.M.). Furthermore, since this site contains a perennial stream (as delineated by a certified professional using the U. S. Army Corps of Engineers and N.C. Division of Water Quality methodology) draining less than 50 acres and located between Phases Three and Phase Four the petitioner shall establish a 30 foot vegetated buffer to include, an undisturbed or bioengineered 10 foot zone adjacent to the banks. Disturbance of this buffer will be allowed; however, any disturbed area in the 10' foot zone adjacent to the bank shall require stream bank restoration using bioengineering techniques approved by MCWQP. All buffers shall be measured from the top of bank on both sides of the stream.
20. The Petitioner reserves the right to parallel park on both sides of the existing streets Evergreen Drive and Fleetwood Drive.
21. The Petitioner, or its successors, will dedicate a 50' right-of-way in the location indicated in the Phase Four Development Area if a public road connecting Millerton Avenue to a green way connector road system is shown on the approved Bryant Park Small Area Plan and constructed. If such a road is not part of the Bryant Park Small Area Plan, the petitioner shall have no obligation to dedicate a right-of-way in the Phase Four Development Area, but shall instead dedicate an area as a proposed green way neighborhood connection to Mecklenburg County Park and Recreation (MCPR). The location and configuration of the green way connection shall be mutually agreed upon between the petitioner and MCPR.
22. The petitioner shall provide Waiting pads per CATS Development Standards 60.01A on Millerton Avenue abutting the petitioner property on lot parcel ID# 067-04-021 Lot 15, approximately 40' before the intersection of Millerton Avenue and the proposed 20' right-of-way on Millerton Avenue abutting the petitioner's proposed phase four development area on Tax Parcel ID# 067-031-15. The waiting pad should be located approximately 10' before the proposed driveway entrance to the phase four multifamily property.
23. "Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to the disturbance. For 401 permits contact NCDENR. For 404 permits contact the Army Corps of Engineers."
24. The petitioner shall dedicate the entire area within the S.W.I.M. Buffer 45' Managed Use Zone located on the development to Mecklenburg County Park and Recreation (MCPR). The petitioner shall work with MCPR regarding the location of a green way trail which may occupy the S.W.I.M. Buffer 25' Upland Zone located on the development. Once the green way trail location has been decided, only that portion of the 25' Upland Zone required for the green way trail shall be dedicated to MCPR.
25. The petitioner shall provide a 40' easement for neighborhood connection to the future green way from the phase three development area. The easement shown is not the final location. The petitioner will work with MCPR to locate the phase three easement.

-PHASE FOUR  
DEVELOPMENT  
AREA

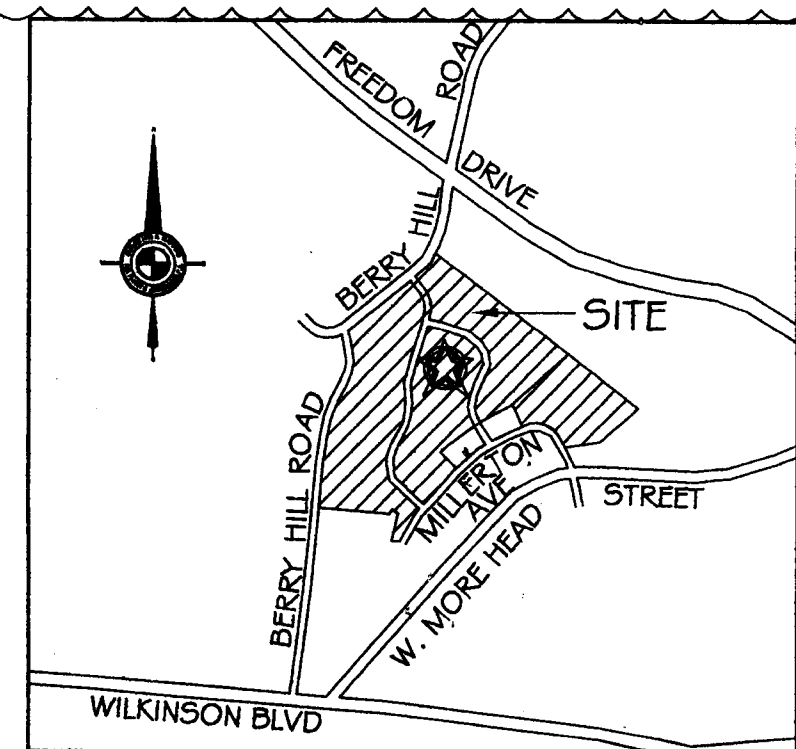
 REZONE AREAS  
 ADJACENT PARCELS  
 COMMON OPEN SPACE  
 EXISTING TREES  
 PROPOSED QUADRUPLEx  
 PROPOSED ROW/TOWN HOUSE  

 **Wirth & Associates**  
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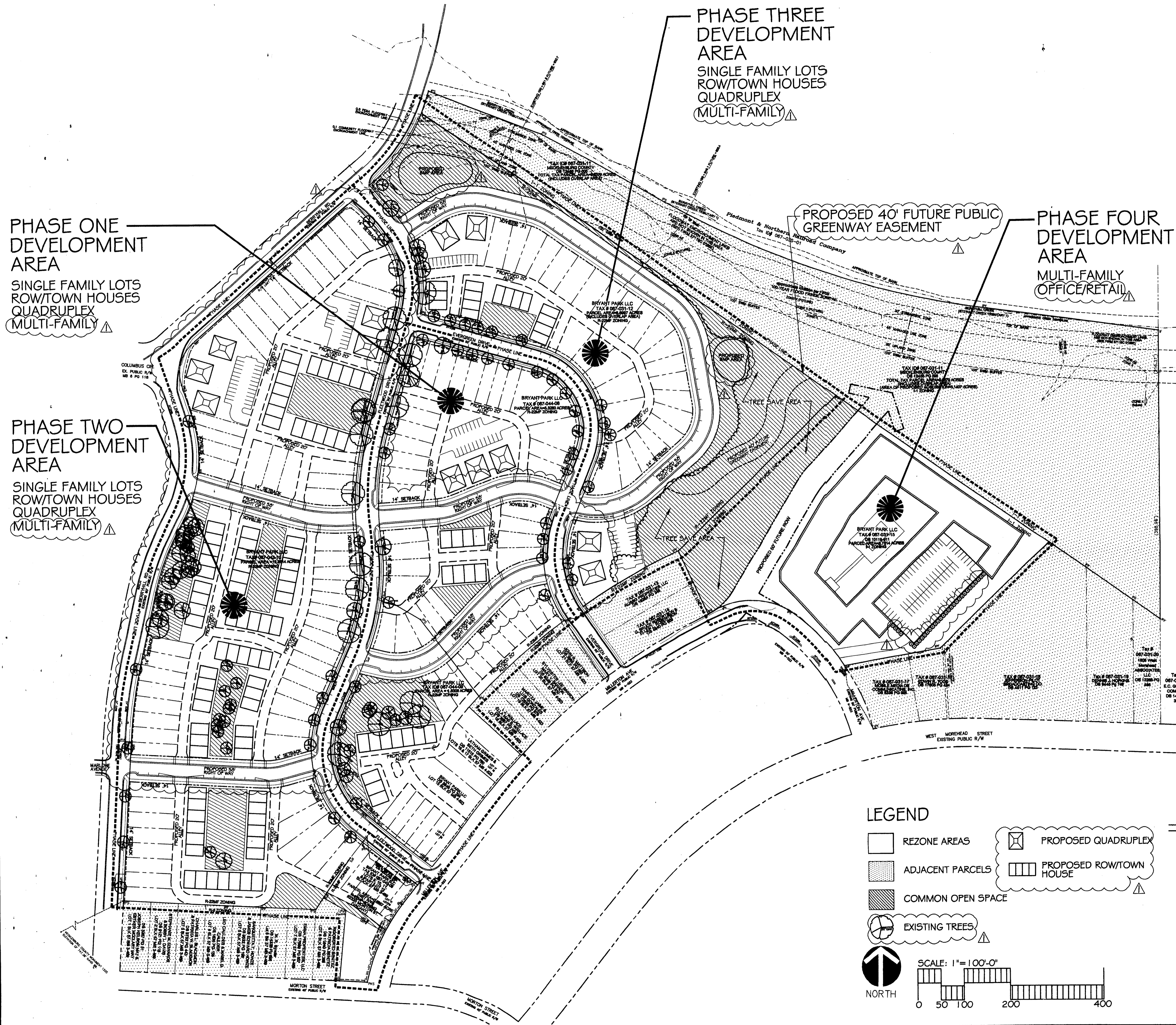
**Bryant Park, LLC**  
201 NORTH TRYON ST. Suite 2650  
CHARLOTTE, NC 28202  
704-332-9340

Drawing Date: February 15, 2007	
Revisions:	
1 Date: 04-26-2007	Re: Revisions to Re-Zoning Plan
2 Date:	Re:
3 Date:	Re:
4 Date:	Re:

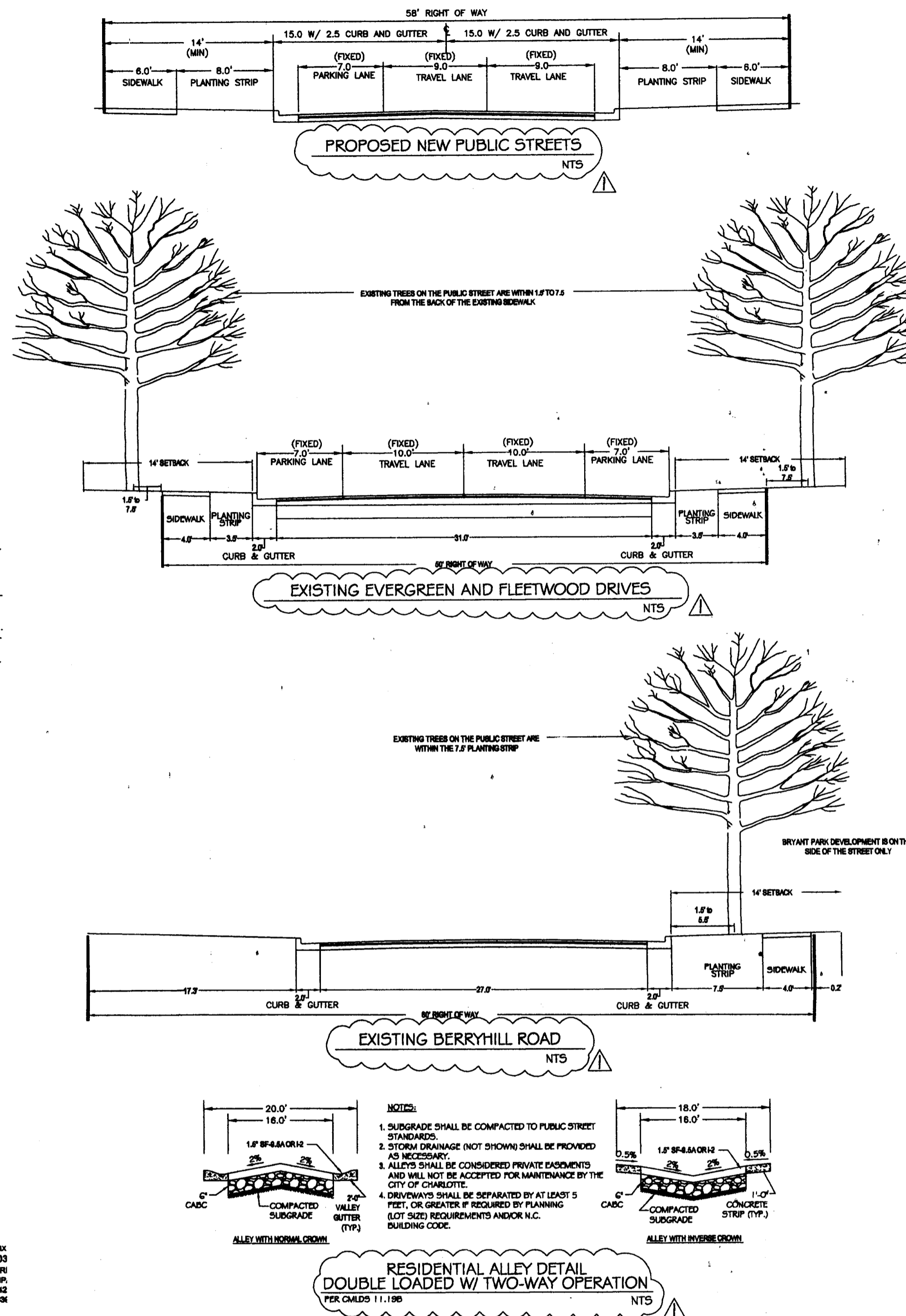


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## PROPOSED TYPICAL CROSS SECTIONS



## Site Plan Bryant Park

PREPARED BY:

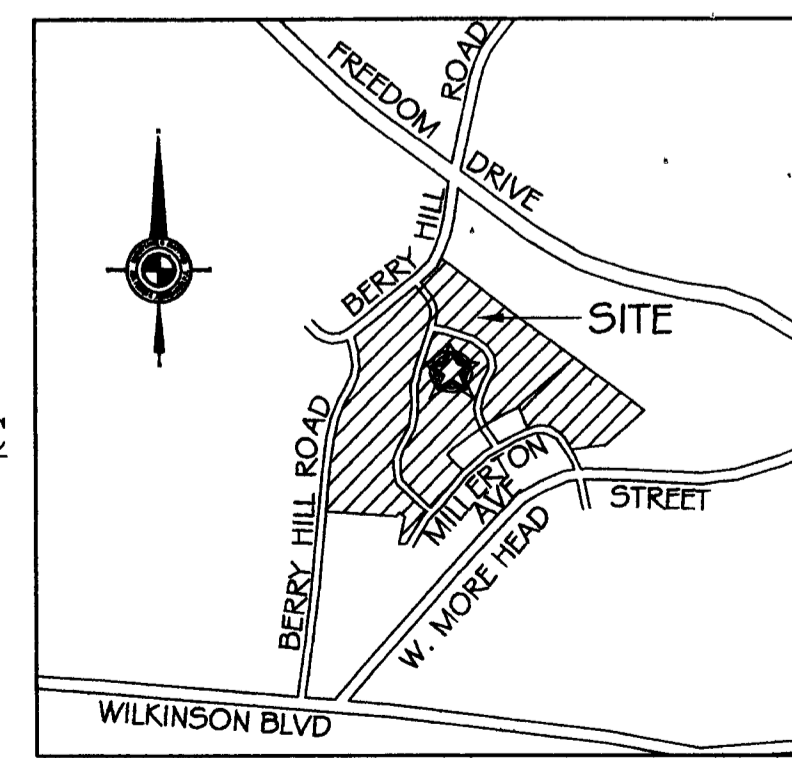
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PETITIONER:

**Bryant Park, LLC**  
201 NORTH TRYON ST., SUITE 2050  
CHARLOTTE, NC 28205  
704-332-9540

Drawing Date: March 1, 2007

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Petition No. 2007-058