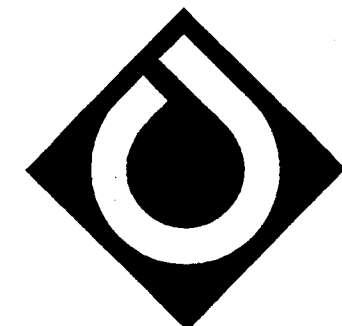
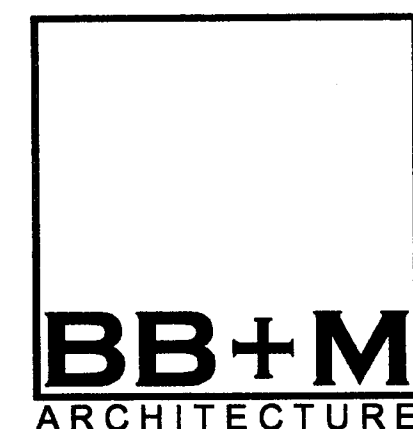


**Cole Jenest & Stone**Shaping the Environment
Realizing the PossibilitiesLand Planning
Landscape Architecture
Civil Engineering
Urban Design

2006-53

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4000 South Blvd. Suite 1000
Charlotte, NC 28203V: 704.334.1716
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INVESTMENT
COMPANY, LLC**901 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203**MANOR HOUSE**CHARLOTTE
NORTH CAROLINA**SITE
MASTER PLAN**

Project No.

3370

Issued

01/23/06

Revised

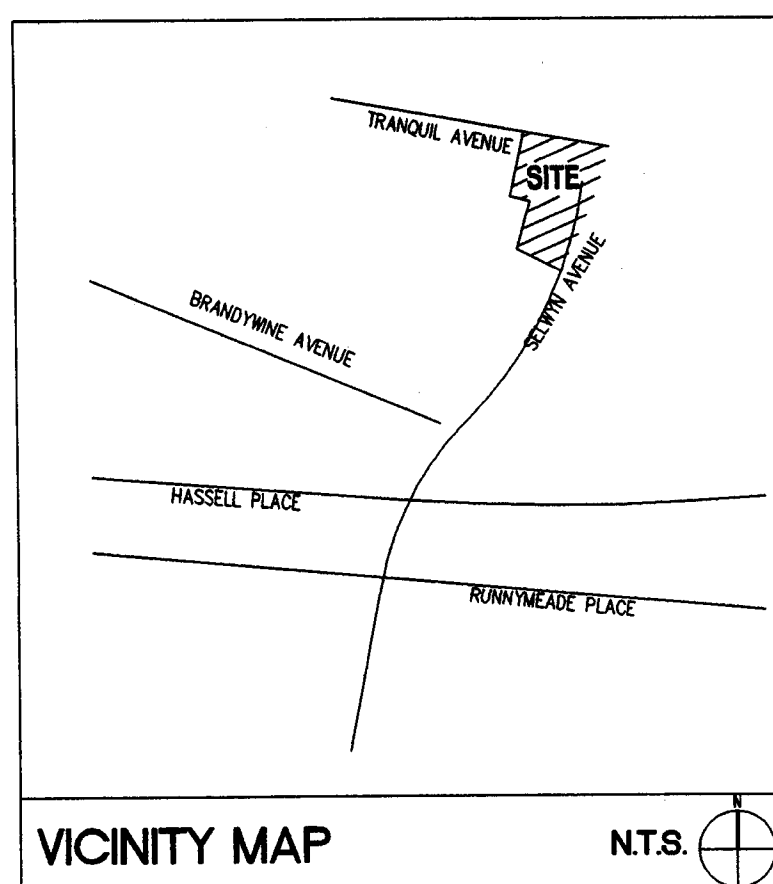
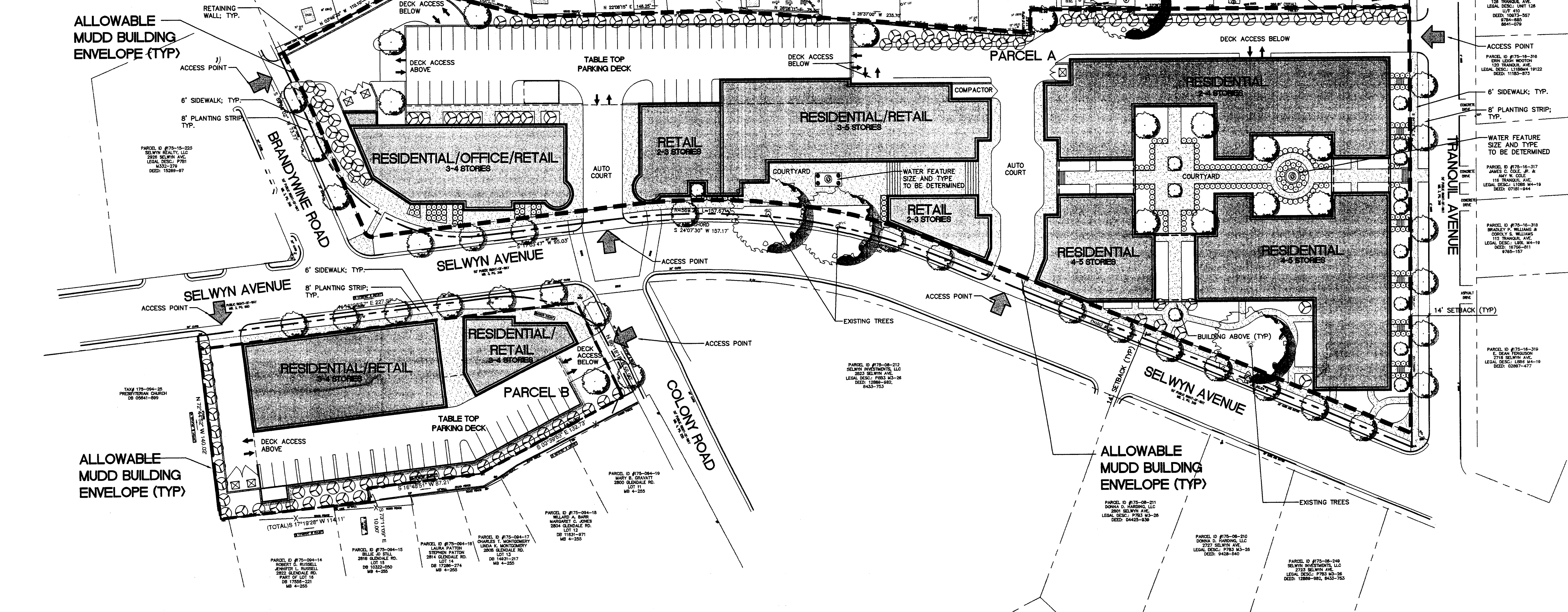
SCALE: 1"=40'

0 20 40 80

RZ1.0 of 2

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**ALLOWABLE
MUDD BUILDING
ENVELOPE (TYP)****SITE DATA TABLE:**

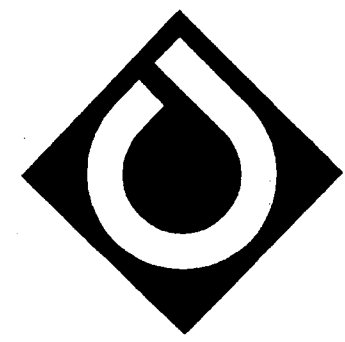
TAX PARCEL NUMBERS: 175-16-215, 175-16-216, 175-16-217, 175-16-218, 175-09-420
TOTAL AREA: 4.7974 ACRES
EXISTING ZONING: B-1, O-2
PROPOSED ZONING: MUDD-O (CD)

	PARCEL A	PARCEL B	TOTAL
SITE ACREAGE	3.9005 ACRES	0.8969 ACRES	4.7974 ACRES

RESIDENTIAL UNITS	159 UNITS	20 UNITS	179 UNITS
RETAIL/RESTAURANT	30,000 SF	15,000 SF	45,000 SF
OFFICE	12,000 SF		12,000 SF

MUDD-O (CD) Site Plan Notes:

- 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 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.
- As directed by the City of Charlotte, access to the site will be provided by driveway connections to Tranquil Avenue, Brandwyne Rd., and Selwyn Avenue as generally depicted on this site. Transportation improvements, if any are 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. Site Master Plan is illustrative. 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, the resulting mix of uses is traffic neutral, and the amount of parking for the mix of uses meets the requirements established in this plan.
- 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 retail, restaurant, office, and residential uses along with associated parking, open space, and service areas.
- 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.
- The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping except as provided for in number 6 below.
- In view of the fact that this petition proposes to redevelop the site in a built environment, the Petitioner reserves the right through the Optional process to seek modifications to the strict application of the Ordinance as it applies to signage and streetscape requirements to recognize the site features and the mixed use nature of the proposed development.
- All site night lighting to be positioned to be directed towards the Manor House site and obscured from neighboring parcels.
- Parking will be provided which meets or exceeds the requirements of the Ordinance.
- 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.
- 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.



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**MANOR HOUSE
INVESTMENT
COMPANY, LLC**

901 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203

MANOR HOUSE

CHARLOTTE
NORTH CAROLINA

**SCHEMATIC
GRADING PLAN**

Project No.
3370

Issued
01/23/06

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SCALE: 1"=40'
0 20 40 80

R22.0 of 2

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