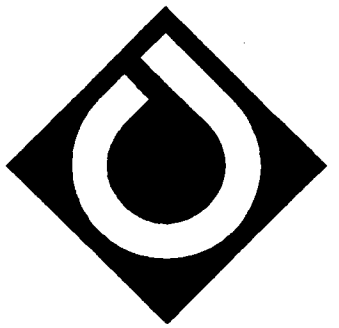




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NORTH CAROLINA

**SITE
MASTER PLAN**

Project No.

3370

Issued

01/23/06

Revised

05/22/06 - FOR PUBLIC HEARING (PETITION #2006-53)

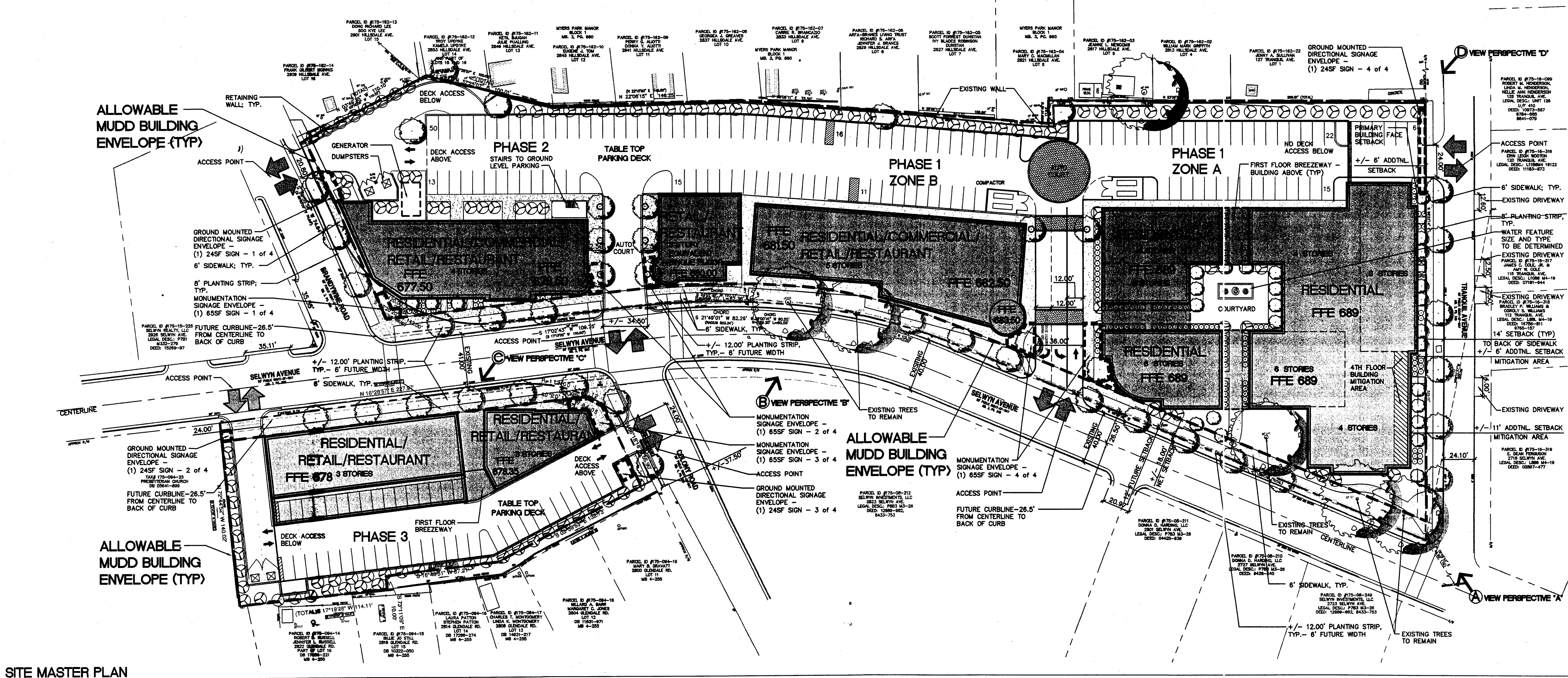
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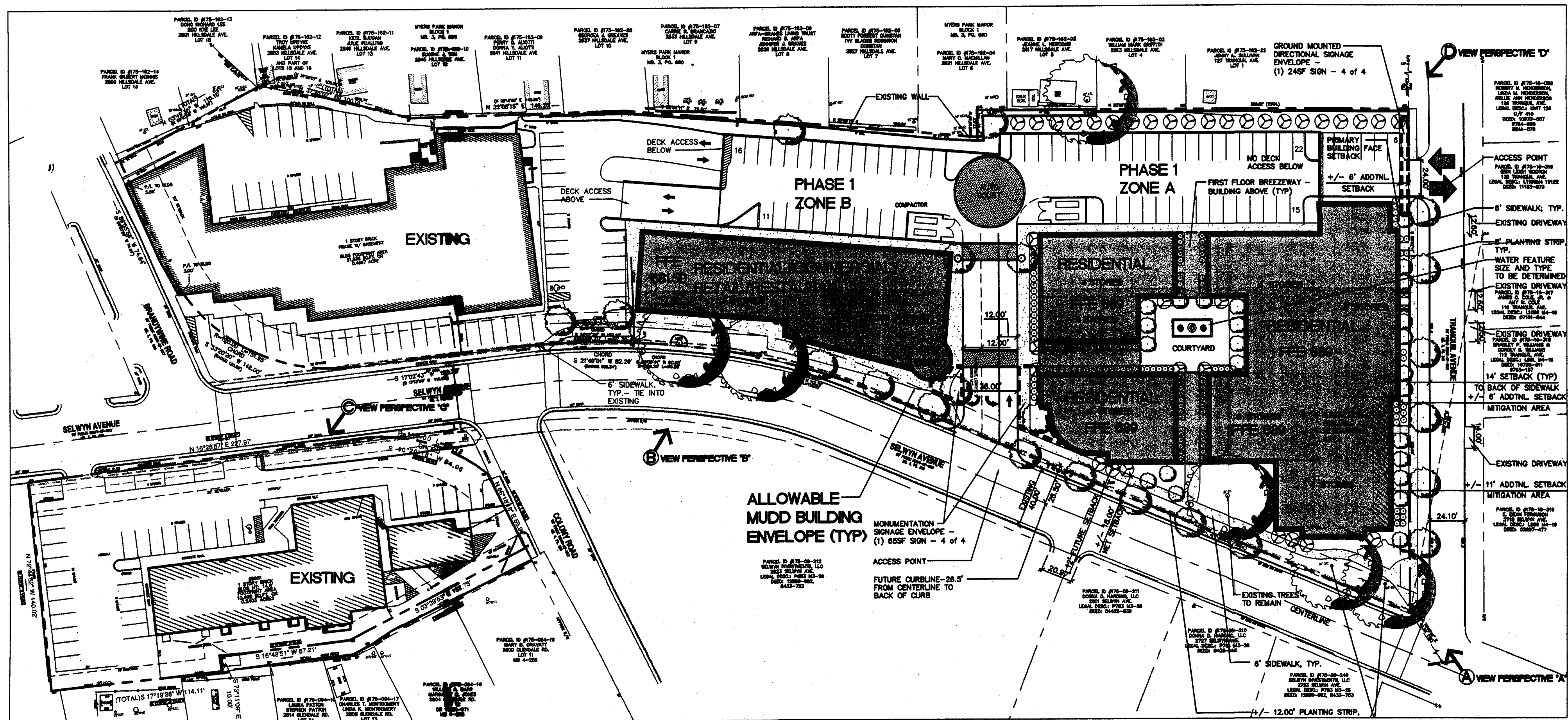
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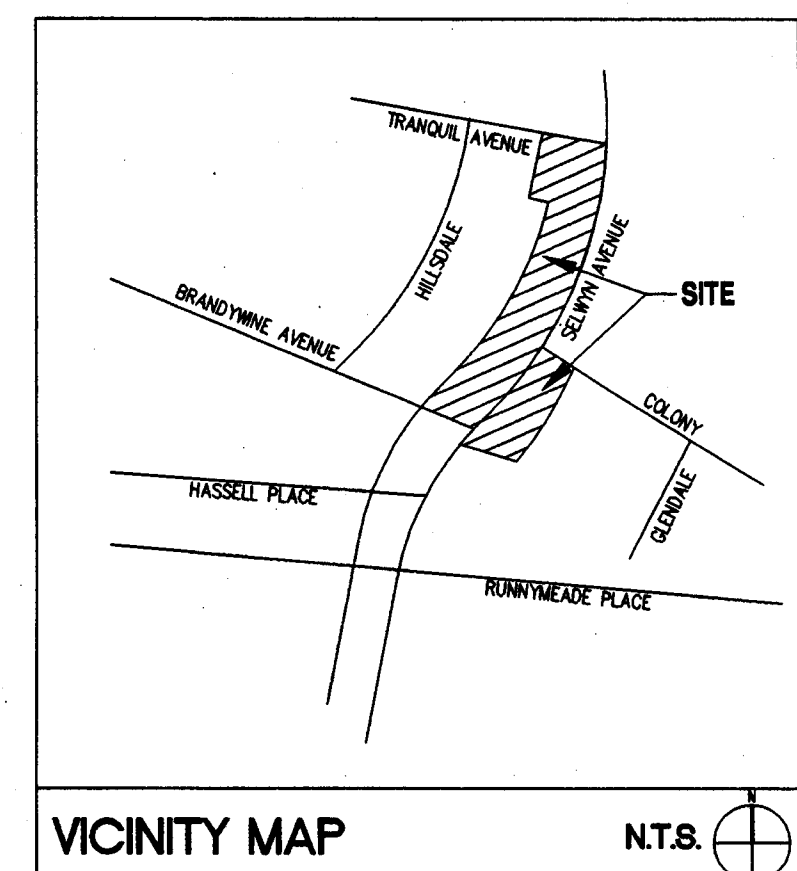
SITE MASTER PLAN



PHASING PLAN - PHASES 1A AND 1B

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	3-1, D-2				
PROPOSED ZONING	MUDD-O				
	PHASE 1A	PHASE 1B	PHASE 2	PHASE 3	TOTAL
SITE AREA:	1.80 AC	0.84 AC	1.16 AC	0.8969 AC	4.7974 AC
RESIDENTIAL UNITS:	34	36	20	20	180 UNITS
COMMERCIAL SQ. FTG.:	1 SF	30,000 SF	27,000SF	15,000 SF	72,000 SF



VICINITY MAP

N.T.S.

1"=50'-0"

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 the Site Master Plan and by the standards of the City of Charlotte Zoning Ordinance.

The development depicted on the Site Master 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

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

- 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

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

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

- 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.

- 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.

- 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. Service hours for dumpsters, compactors and/or recycling containers shall be limited to the period of time between the hours of 7:00am and 6:00pm.

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

- 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 on any exterior wall facing adjacent residences.

- 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 on the pad shall be mutually approved by CATS and the developer.

- 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 and streetscape 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 variation from the MUDD signage provisions in order to allow in the general locations depicted on the Schematic Site Plan for (i) no more than 4 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.

- 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.

- Regarding storm water quality, Petitioner has been granted relief from the initial request by Charlotte Storm Water Services. In addition, Petitioner shall not be required to detain storm water on its site. For Phase 1 and Phase 2, the Petitioner will be allowed to drain storm water into a potentially expanded storm sewer line on Brandywine Road. For Phase 3, Petitioner will comply with storm water requirements applicable to the site. Petitioner is currently meeting with Economic Development, City Engineering, Storm Water Services to explore potential cost-sharing scenarios for the replacement and enlargement of the existing storm sewer line.

- The exterior wall of the parking deck structure facing residences shall be screened by architectural and/or landscape buffering to attempt to mitigate light, noise and traffic from such deck. The parapet wall of parking decks shall be of sufficient height to shield automobile headlights from adjacent residences.

- No rooftop swimming pool or restaurant shall be located on the roof of any building in Phase 3.

- No restaurants shall have permanent exterior decks, patios, seating or speakers in any area which is located behind buildings facing single-family residences.

- 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.

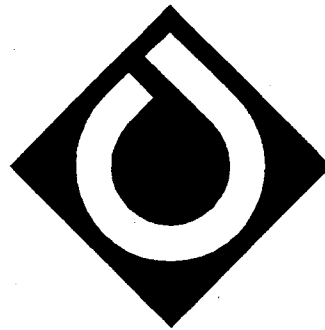
- Petitioner agrees to construct at its cost a screening wall and/or landscape buffer along the rear project edges adjacent to the existing residential homes. The screening wall may be integrated with the construction of the parking structure located in this area. Wall and/or landscape buffer will be constructed with materials of a similar nature and similar quality as those used in the remainder of the project, and will be constructed as each individual phase of the project are constructed.

- 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.

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

Special provisions relating to Protest Petitions. The following additional provisions will apply only if there is no Protest Petition in place as of the public hearing:

- If requested and agreed upon by neighbors and in compliance with normal CDOT procedures, Petitioner will contribute a maximum of \$10,000 towards traffic calming measures on Tranquil, Hillsdale, Brandywine, Glendale or Colony (on the Project's side of Myers Park High School) Roads.
- Petitioner will limit the residential Building in [Phase 1, Zone-A] as for-sale units only. The balance of the residential units, which may be either for-sale or for-rent, will be built to a condominium-level standard.
- 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".
- Petitioner will cooperate with efforts to abandon the public alley along the rear of Phase 3 if 100 percent of all property owners facing the alley agree to the abandonment.
- Petitioner will limit the size of balconies for residential units facing existing single family residential to 100 square feet per unit.
- 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. The impact of construction delivery traffic shall be mitigated on surrounding neighborhood streets by use of Woodlawn Road and Selwyn Avenue.
- All HVAC units will be located, screened, or enclosed for the purpose of sound mitigation and visual screening.

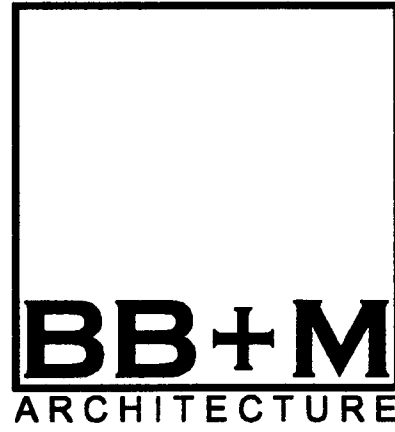


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DEVELOPMENT
STANDARDS

Project No.

3370

Issued

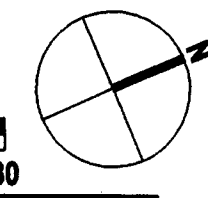
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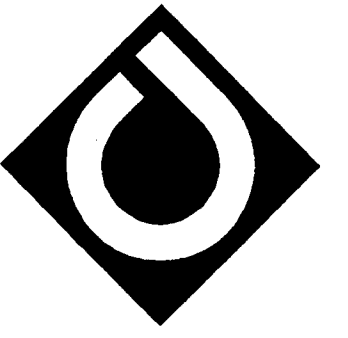
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RZ2.0 of 7

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**SCHEMATIC
GRADING PLAN**

Project No.

3370

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01/23/06

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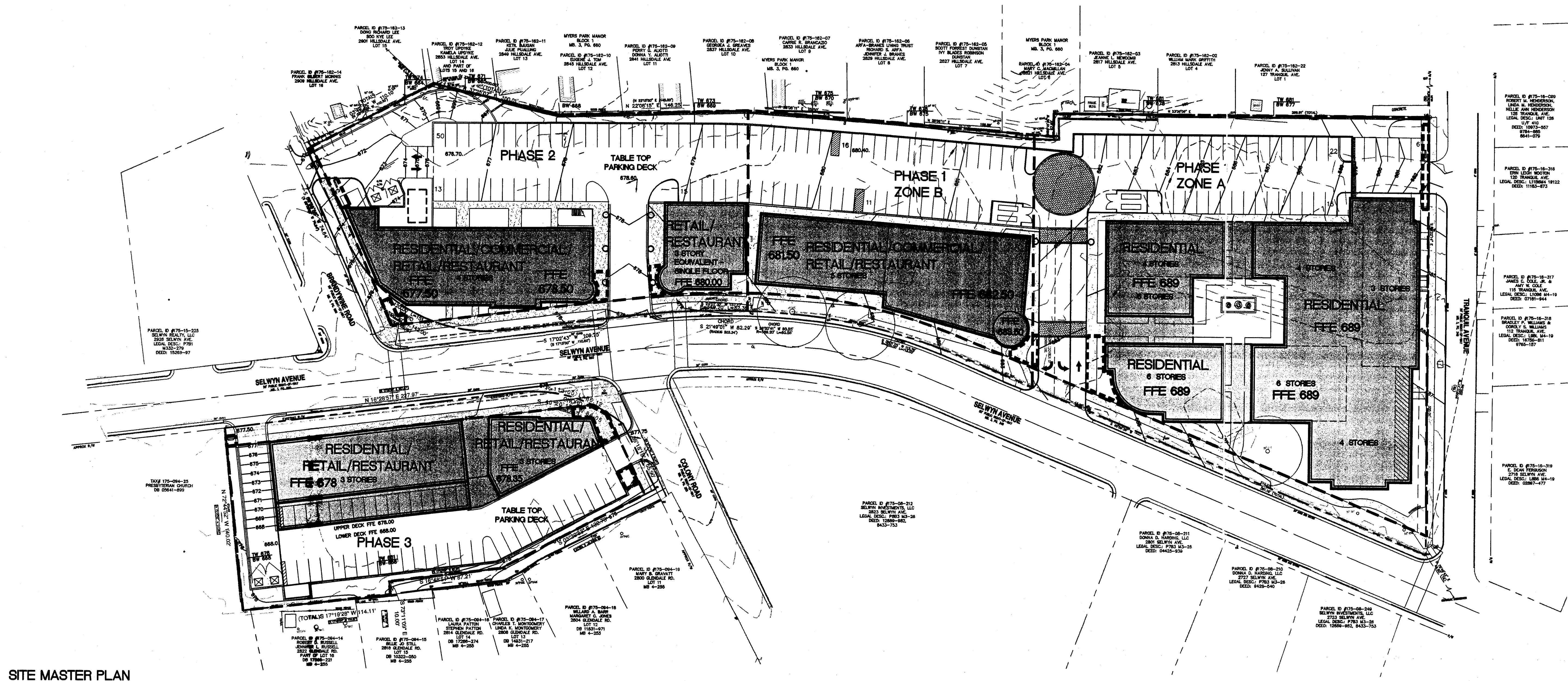
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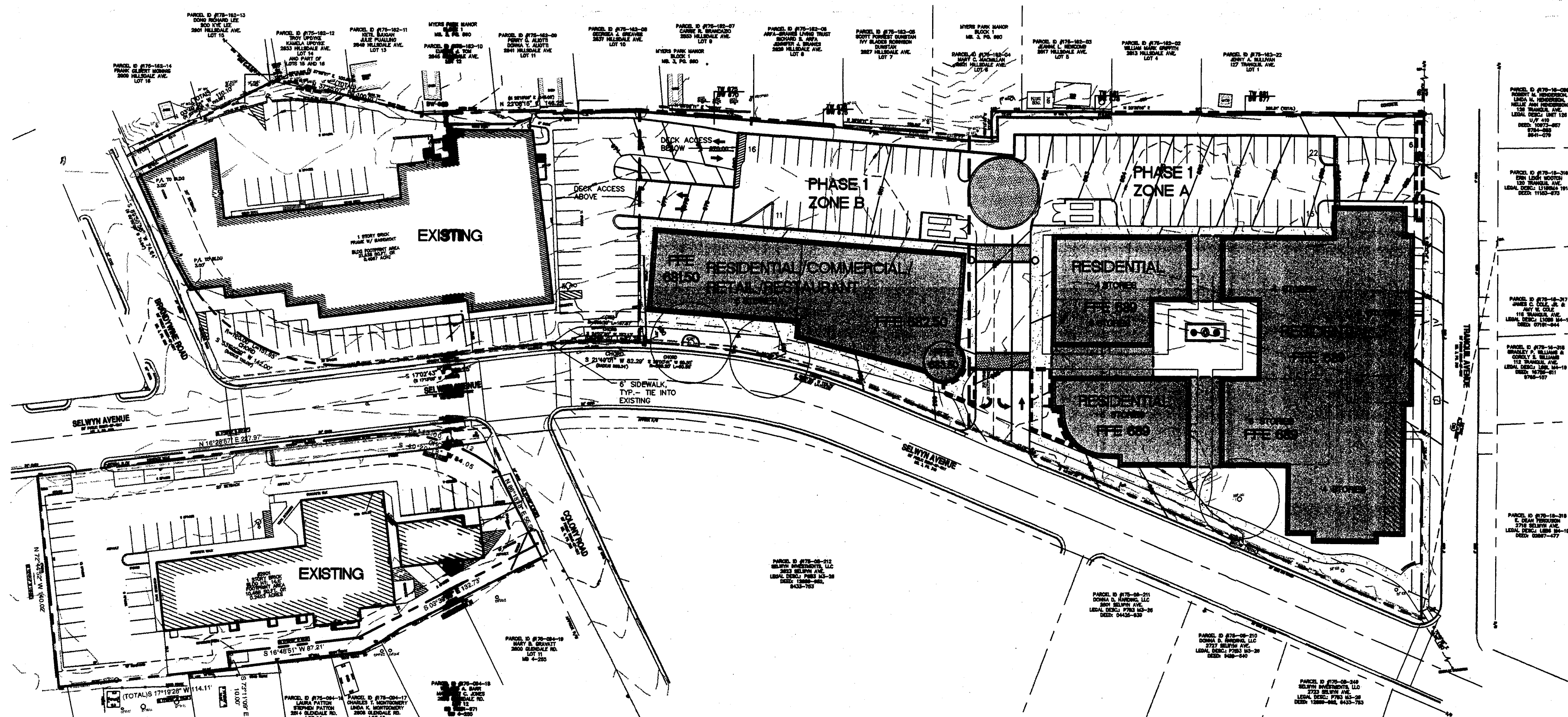
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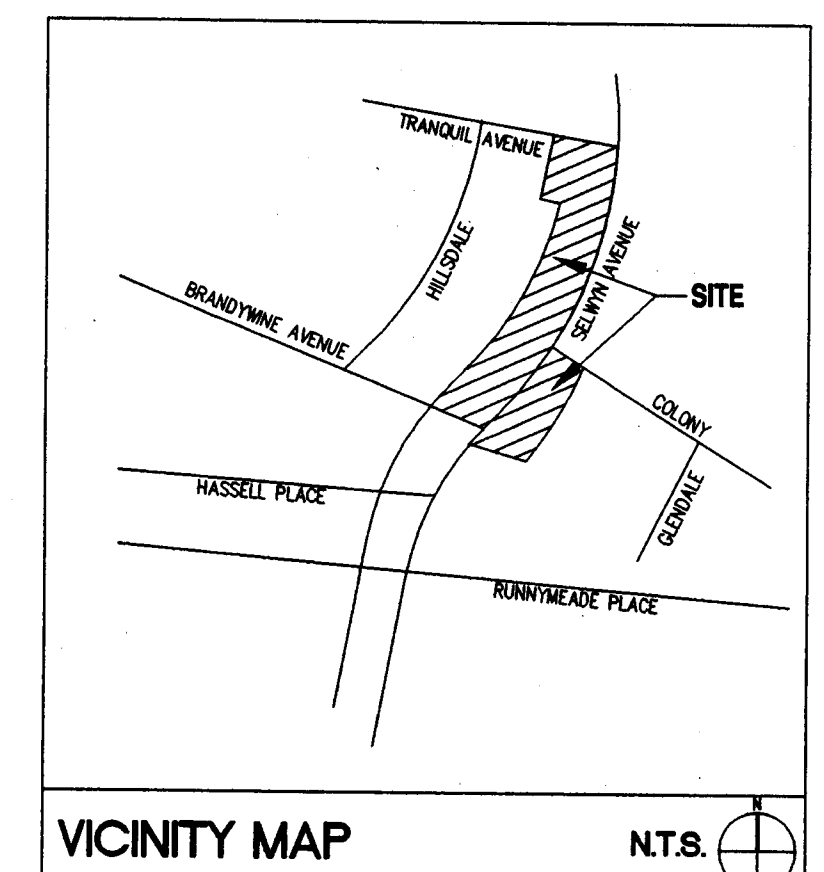
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SITE MASTER PLAN



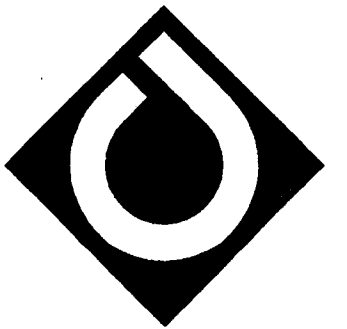
PHASING PLAN - PHASES 1A AND 1B



VICINITY MAP

N.T.S.

1"=50'-0"



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SITE SECTIONS

Project No.

3370

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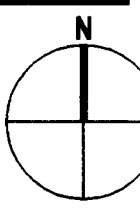
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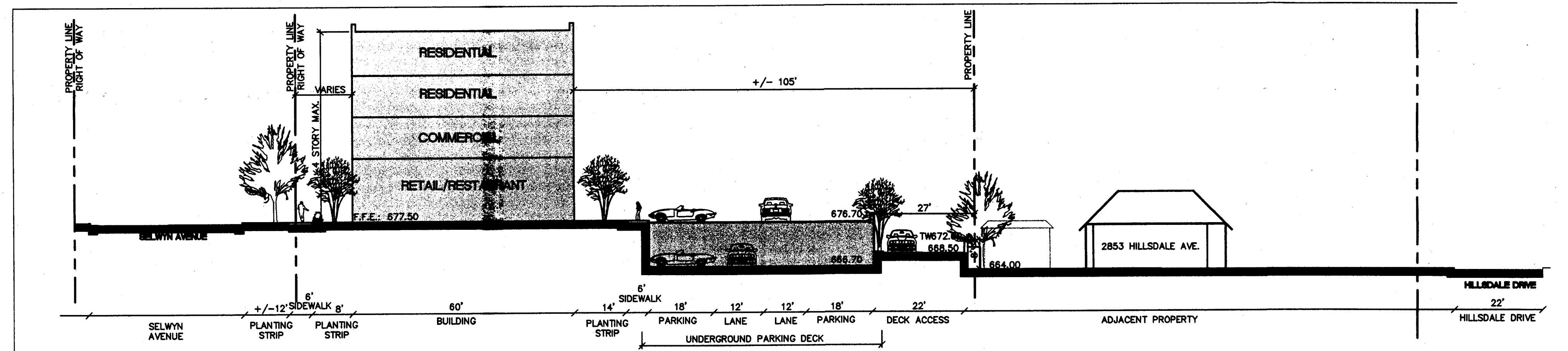
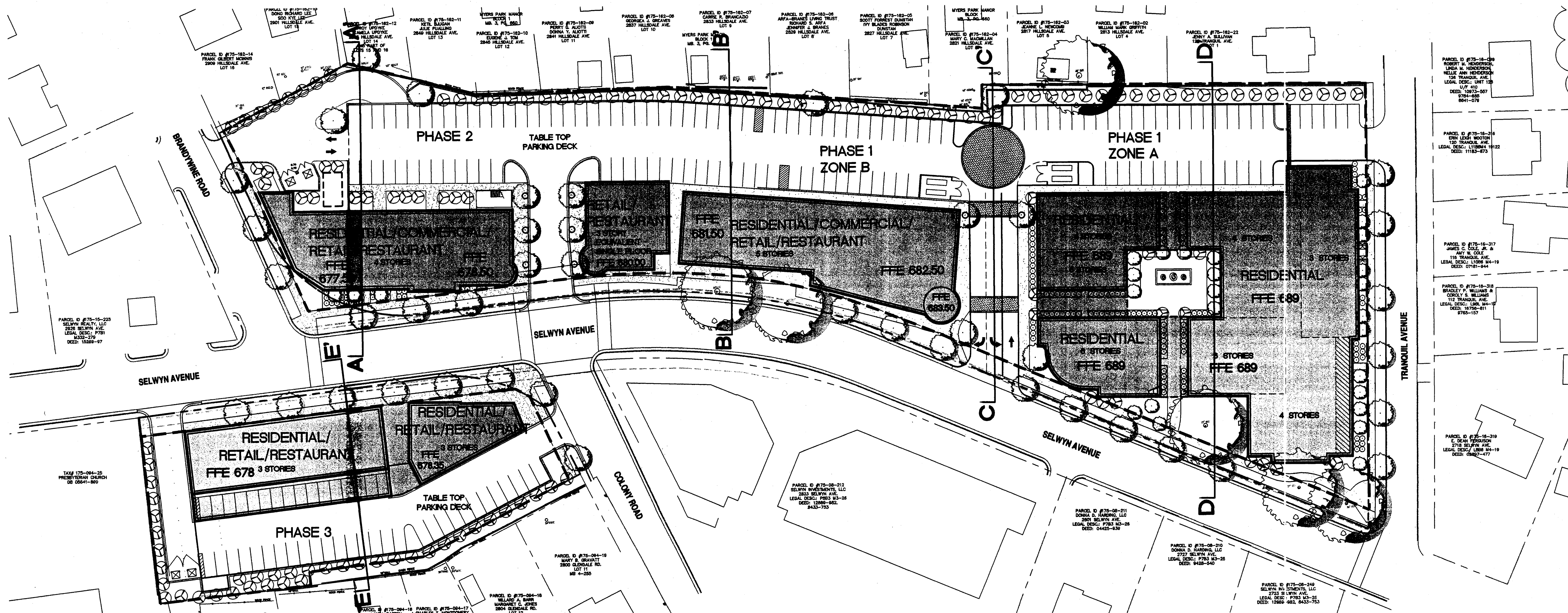
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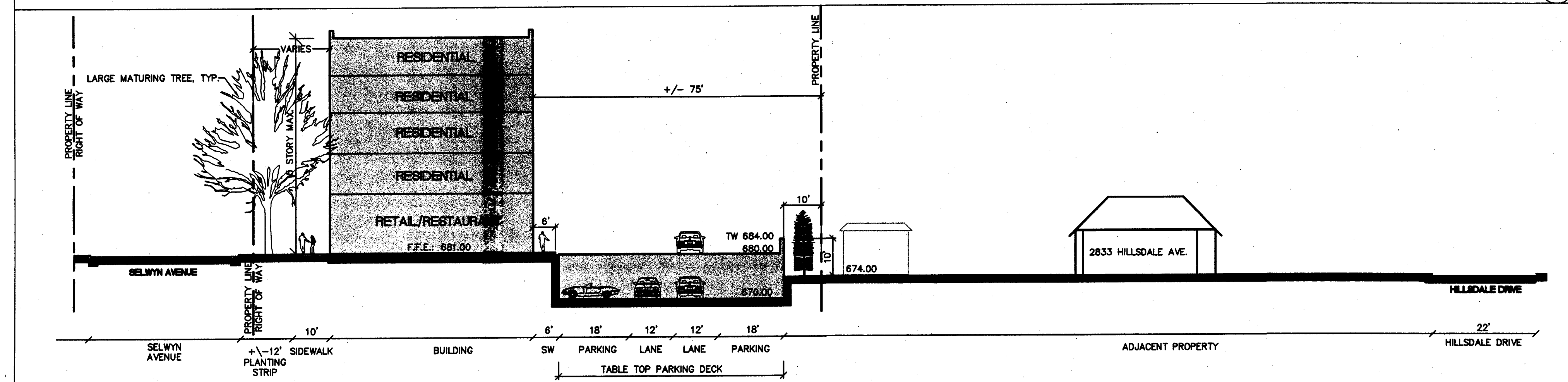
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SECTION A-A'

SCALE: 1" = 20' 2



SECTION B-B'

SCALE: 1" = 20' 1



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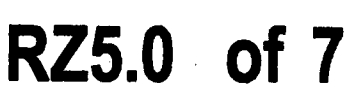
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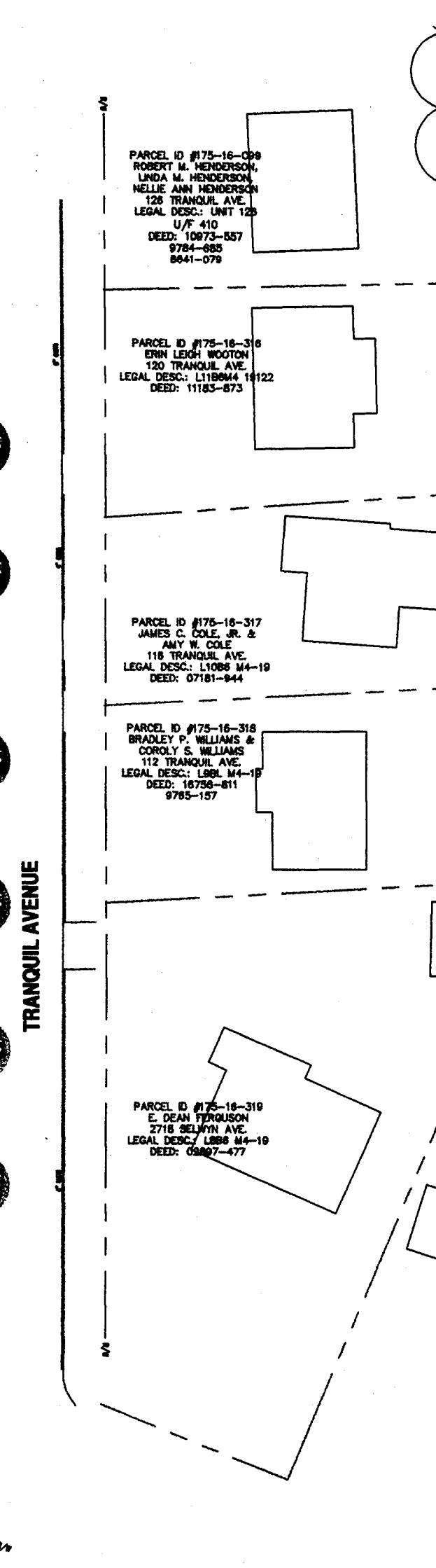
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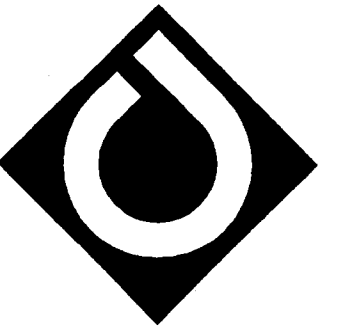
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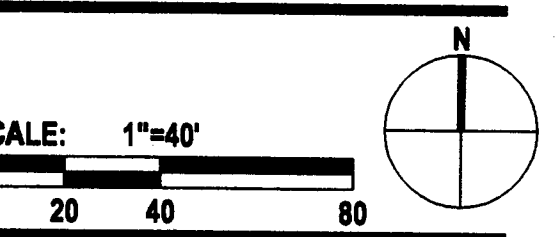
SITE SECTIONS

Project No.
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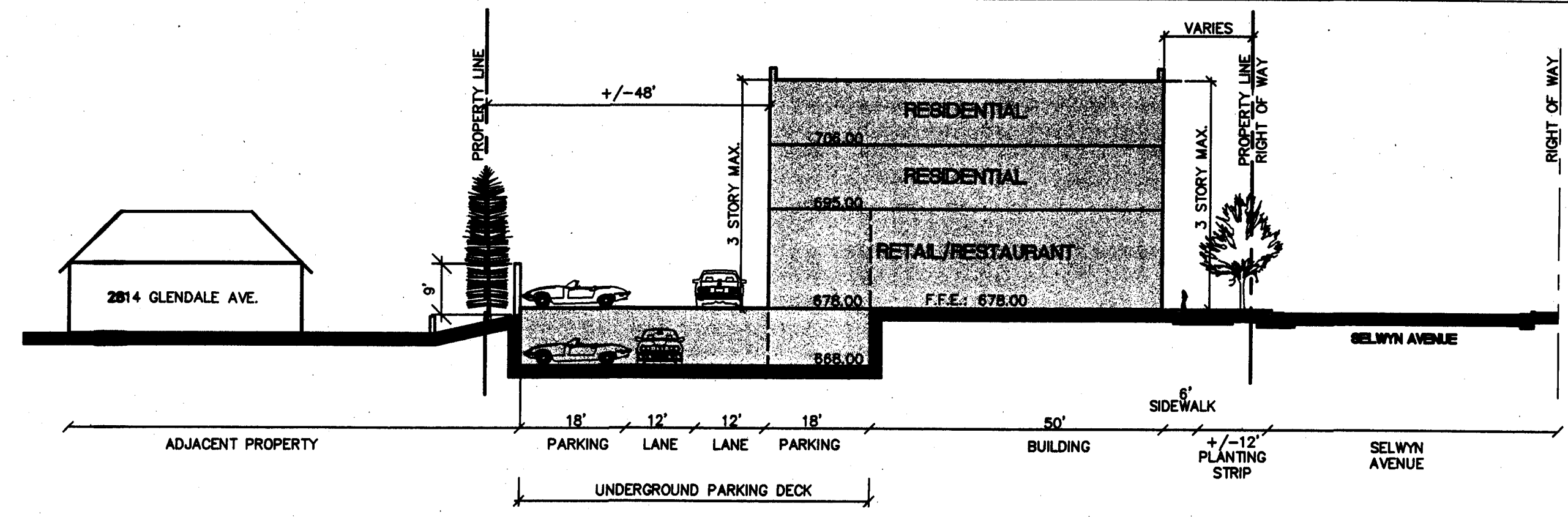
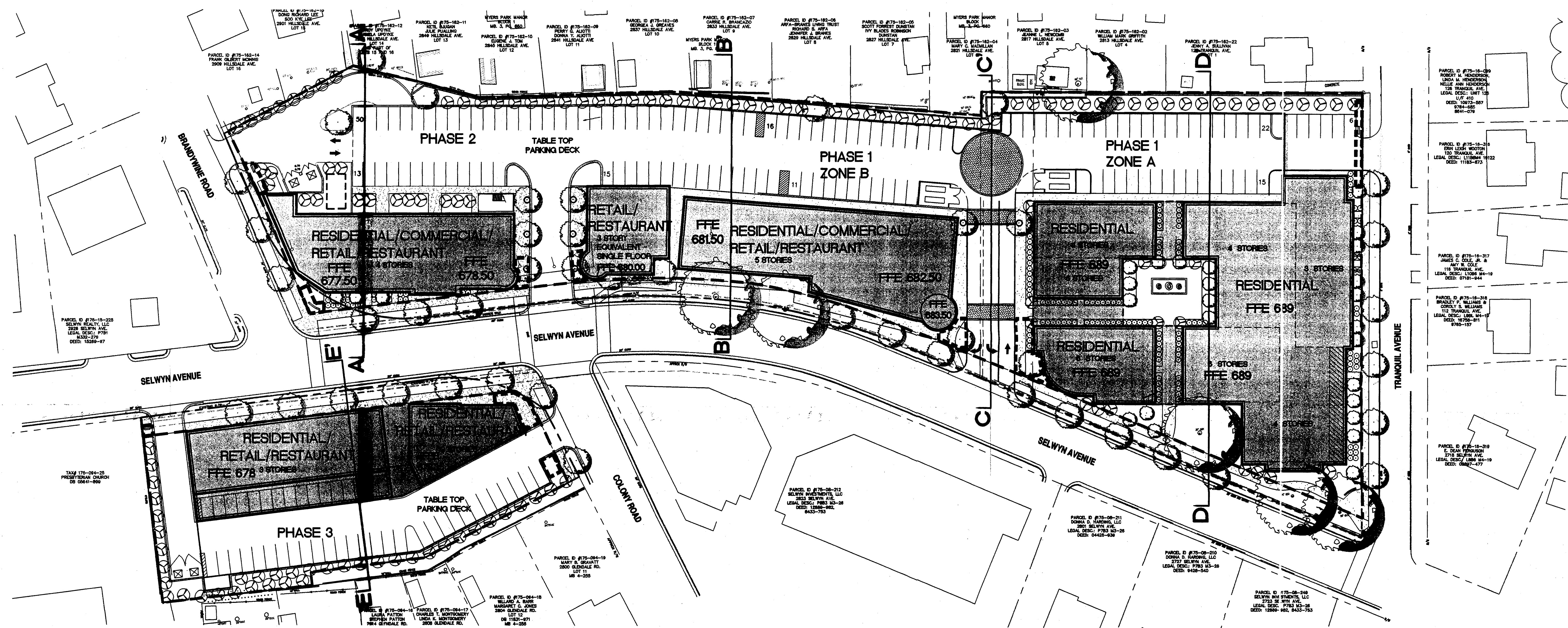
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SECTION E-E'

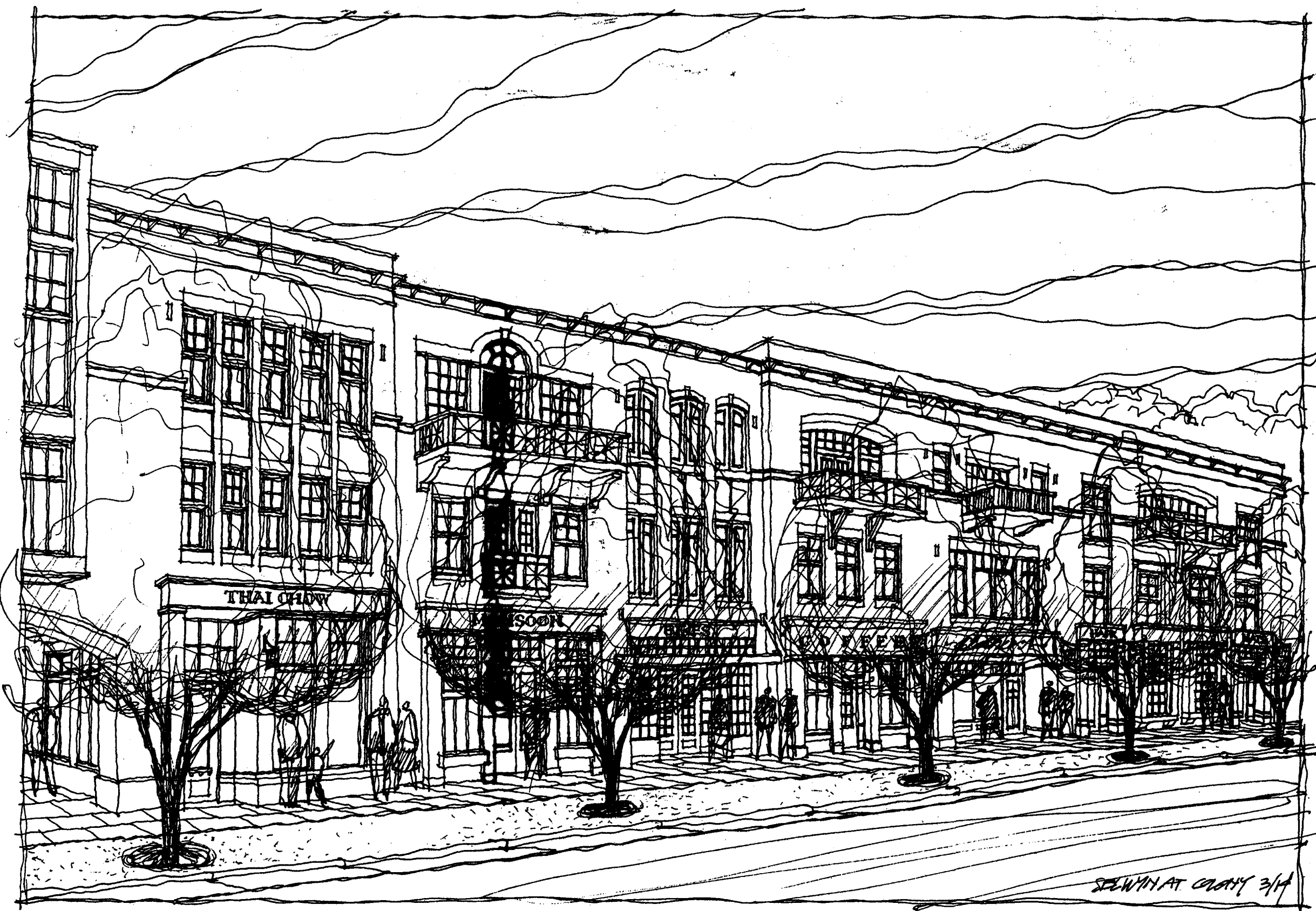
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A - VIEW OF TRANQUIL AND SELWYN



B - VIEW OF RETAIL PLAZA ON SELWYN

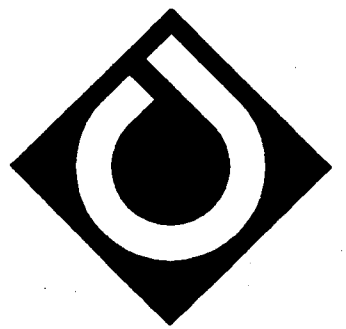


C - PHASE III SELWYN VIEW



D - VIEW LOOKING UP TRANQUIL TOWARDS SELWYN

NOTE: PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES AND MAY NOT DEPICT FINAL DESIGN.



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**SITE
PERSPECTIVES**

Project No.
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