

2007-058

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.

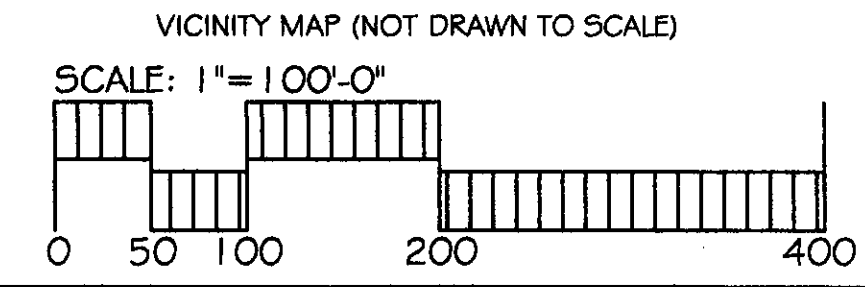
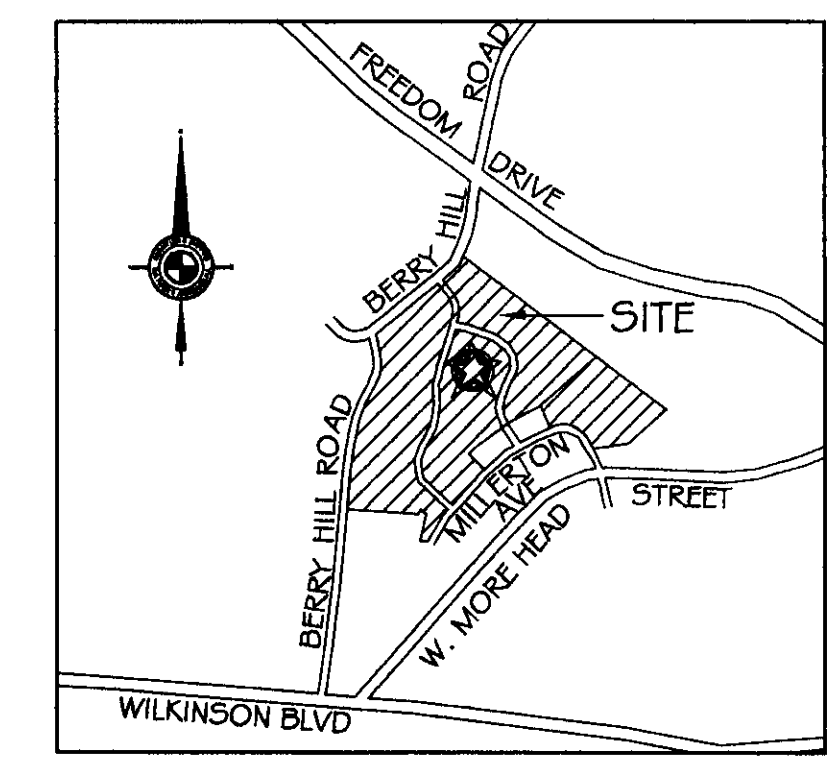
For Public Hearing
Petition No. 2007-XXX

Existing Conditions/Survey Bryant Park

PREPARED BY: **Wirth & Associates**
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PETITIONER: **Bryant Park, LLC**
801 NORTH TRYON ST., Suite 8850
CHARLOTTE, NC 28208
704-335-0540

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

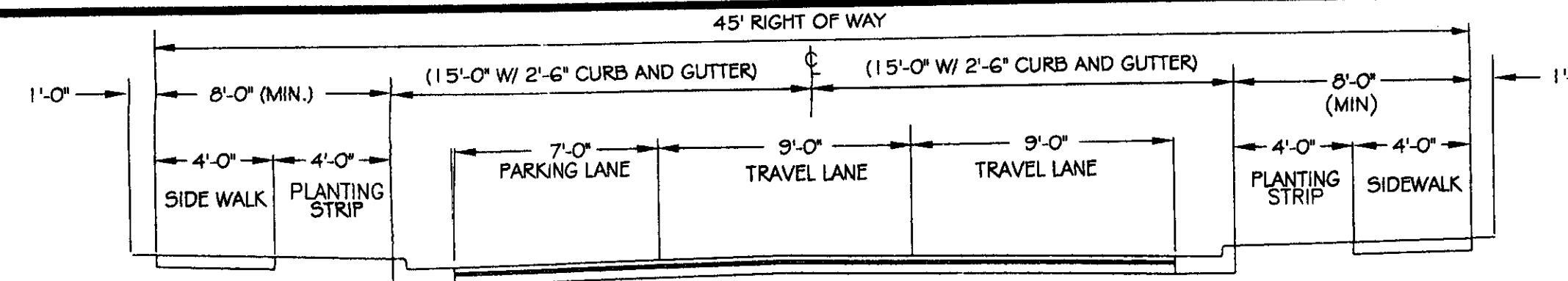


**PHASE ONE
DEVELOPMENT
AREA**
SINGLE FAMILY LOTS
ROW/TOWN HOUSES
QUADRUPLEX

**PHASE TWO
DEVELOPMENT
AREA**
SINGLE FAMILY LOTS
ROW/TOWN HOUSES
QUADRUPLEX

**PHASE THREE
DEVELOPMENT
AREA**
SINGLE FAMILY LOTS
ROW/TOWN HOUSES
QUADRUPLEX

**PHASE FOUR
DEVELOPMENT
AREA**
MULTI-FAMILY



LOCAL NEIGHBORHOOD RESIDENTIAL STREET
CITY OF CHARLOTTE 45' TRADITIONAL RIGHT OF WAY
PROPOSED NEW PUBLIC STREET NT5

DEVELOPMENTAL DATA SUMMARY
TAX PARCEL ID #S: 067-031-1-2, 067-044-08, 067-044-09, 067-043-01, 067-043-09, 067-044-02, 067-044-10, 067-044-03, 067-031-1-15
JURISDICTION: CITY OF CHARLOTTE
TOTAL SITE AREA: 36.136 ACRES (30.385 Single Family - 5.751 Multi-family)
EXISTING ZONING: Multi-family area includes the 50' proposed ROW.
PROPOSED ZONING: R - 22 MF AND 1 - 1
PROPOSED USE: MUDD - CD
SINGLE FAMILY (Detached and Attached)
MULTI-FAMILY
REQUIRED PARKING: 1 SPACE MIN. PER DWELLING UNIT
PROPOSED PARKING: GARAGE PARKING TO MEET PARKING REQUIREMENTS.
MAXIMUM BUILDING HEIGHT: 120 FEET
PROPOSED DWELLING UNITS: 600 MAXIMUM
PROPOSED SITE DENSITY: 16.60 DUA MAXIMUM
MINIMUM SETBACK: 14' FROM BACK OF CURB
MINIMUM SIDEYARD: NONE REQUIRED
MINIMUM REAR YARD: NONE REQUIRED
MINIMUM LOT WIDTH: 20'
MINIMUM LOT AREA: NONE REQUIRED
DEVELOPMENT STANDARDS

- 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.
- Access to the site will be provided by existing public roadways and from new public roadways as shown on the Site Plan.
- The proposed use of the property will be for residential uses along with associated parking.
- 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.
- Parking will be provided which meets the requirements of the City of Charlotte Ordinance.
- 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.
- This project will comply with all MUDD district standards.
- 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.
- Signs will be permitted in accordance with applicable City of Charlotte zoning requirements.
- Storm Water Quality Treatment:**
For Projects with defined watersheds greater than 24% built-upon area (BUA), the petitioner shall construct water quality best management practices (BMPs) to achieve 85% total suspended solids (TSS) removal for the entire post development runoff volume for the runoff generated from the first 1-inch of rainfall. 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).
- Volume and Peak Control**
For residential projects great that 24% BUA, the petitioner agrees to control the peak to match the pre-development runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
- All multi-family 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.
- The Petitioner will install an internal sidewalk system that will connect the multi-family 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.
- Throughout this Reasoning 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 owners or owners of the Site who may be involved in the development from time to time.
- 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) 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 this 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.
- Screening and buffer areas, if required, will be developed in accordance with the provisions of the City of Charlotte Zoning Ordinance.
- Trash collection for the site will be provided by individual roll out containers by a private company.
- 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 the site development review process.
- S.W.I.M. Buffer standards will be met on the site in accordance with Part 8: S.W.I.M. Stream buffer of the City of Charlotte Zoning Ordinance.
- The Petitioner reserves the right to parallel park on existing streets Evergreen Drive and Fleetwood Drive.
- The Petitioner, or its successors, will dedicate a 50' right-of-way in the location indicated in the Phase Four Development Area to a public road connecting Millerton Avenue to a greenway 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.

Technical Data Sheet Bryant Park

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201 NORTH TRYON ST. Suite 2050
CHARLOTTE, NC 28202
704-335-9940

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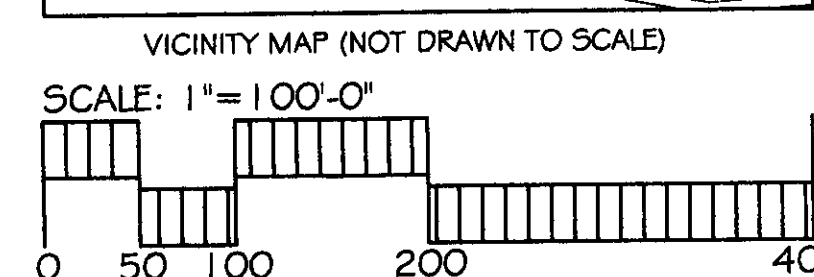
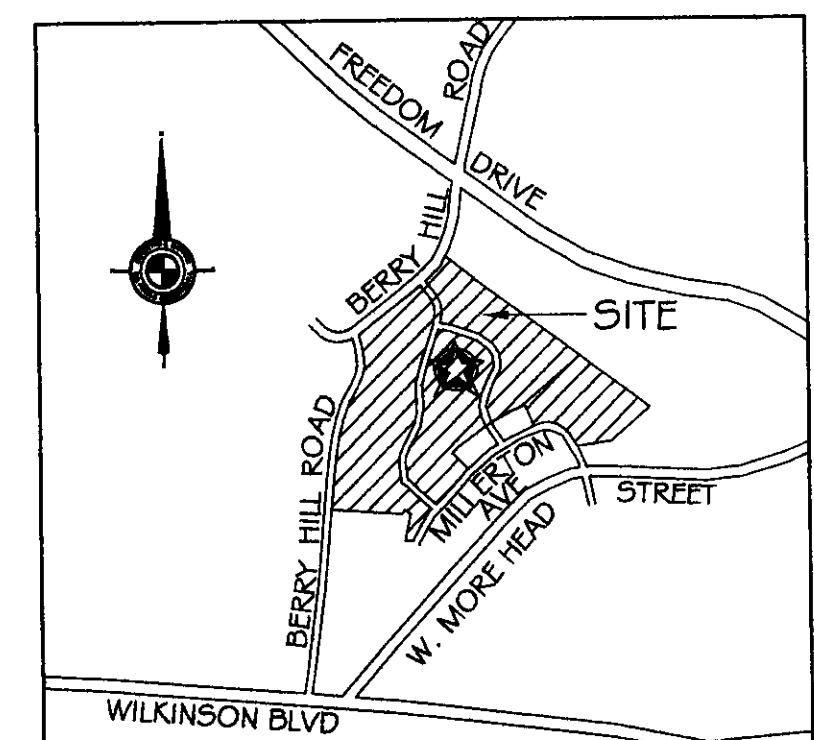
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LEGEND

- REZONE AREAS
- NONREZONE AREAS
- COMMON OPEN SPACE

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PHASE ONE DEVELOPMENT AREA

SINGLE FAMILY LOTS
ROW/TOWN HOUSES
QUADRUPLEX

PHASE TWO DEVELOPMENT AREA

SINGLE FAMILY LOTS
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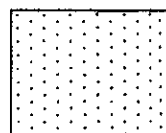
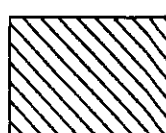
PHASE THREE DEVELOPMENT AREA

SINGLE FAMILY LOTS
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PHASE FOUR DEVELOPMENT AREA

MULTI-FAMILY

LEGEND

-  REZONE AREAS
-  NONREZONE AREAS
-  COMMON OPEN SPACE

Site Plan Bryant Park

PREPARED BY:

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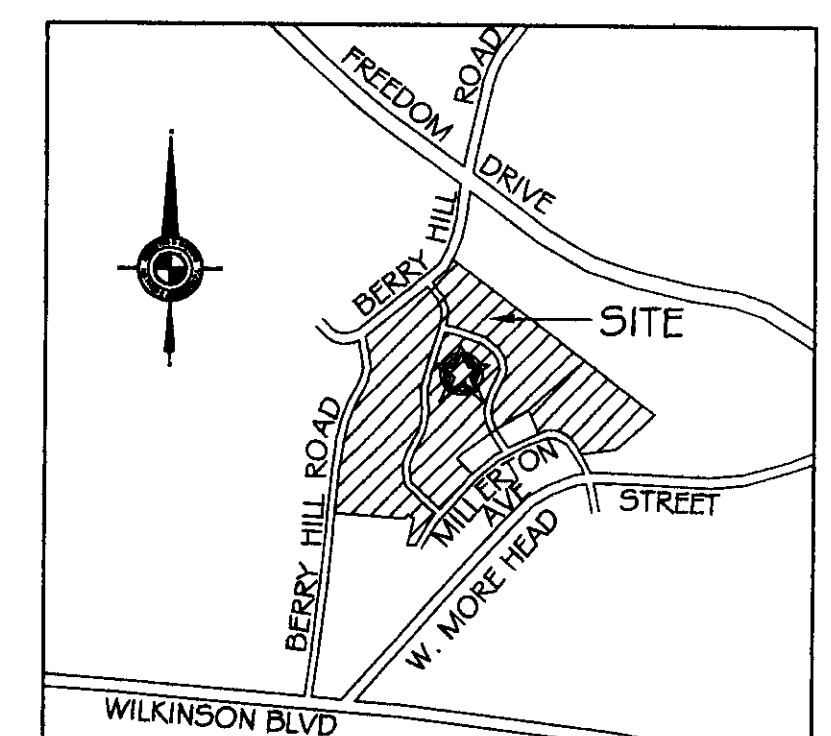
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704-352-9540

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VICINITY MAP (NOT DRAWN TO SCALE)

