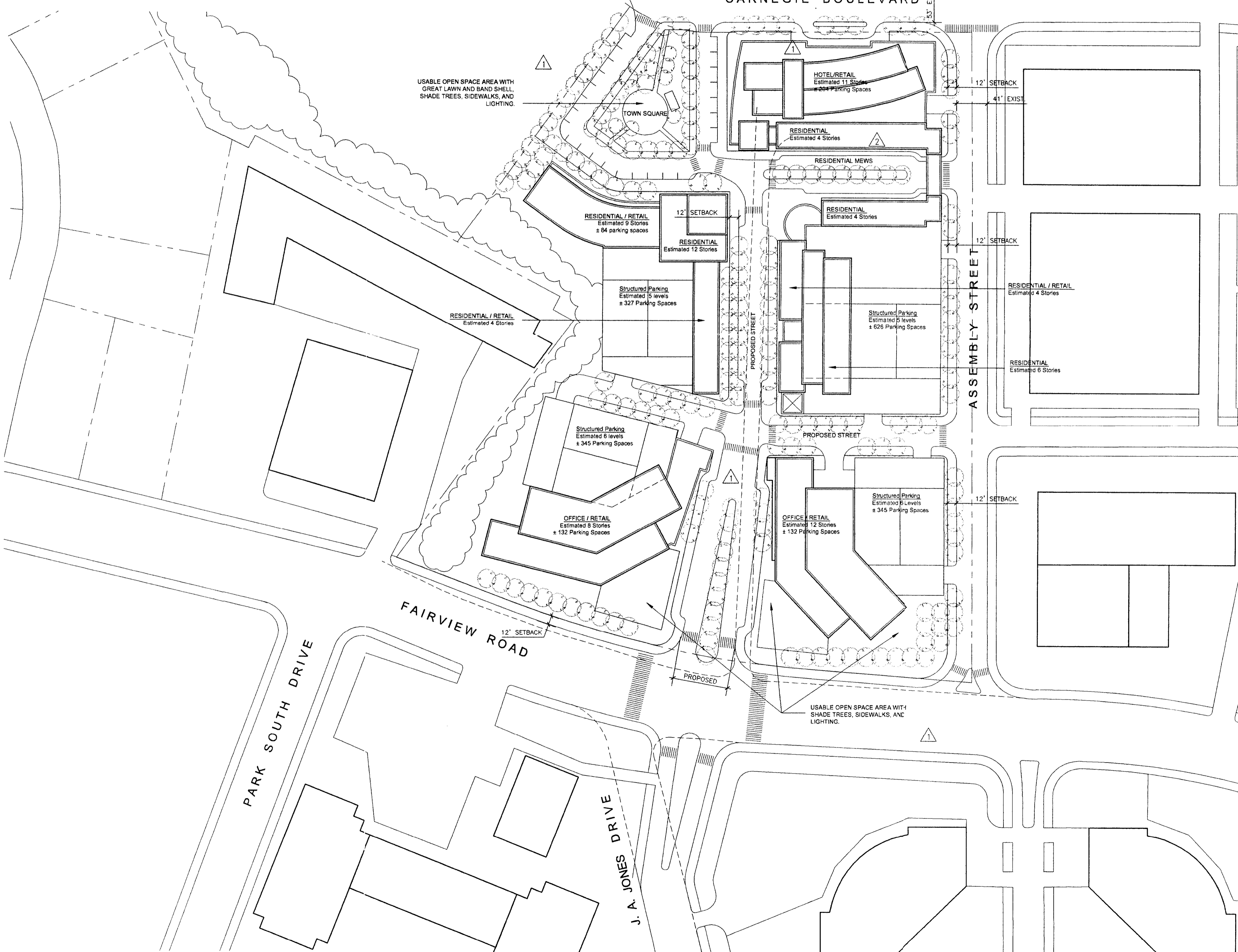


VICINITY MAP



MUDD Optional 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. The Concept Book (September 2000) is also part of the Petition and will be used in conjunction with the site plan in evaluating the individual site elements as they are developed.
- Sites may be accessed from internal and external streets.
- The proposed use of the property will be for office, retail, restaurant, residential, and/or hotel uses along with associated parking and service areas.
- All dumpsters, loading, and service areas will be screened with solid enclosures and gates or be located within enclosed buildings.
- The proposed development will comply with all applicable Ordinance requirements for signage, parking, screening, and landscaping except as noted in the section below dealing with Optional Provisions.
- The Petitioner reserves the right through the Optional process to seek modifications to the strict application of the Ordinance as it applies to building height and to the 12' setback along the residential "mews" as noted in paragraph 9 below. The Petitioner proposed the following building height modifications for three of the structures on the site that will exceed the 120' height limit. These heights are exclusive of ornamental roof structures such as spires or other architectural features.
 - The 12 story office building on Fairview Rd.: 170' to parapet
 - The hotel building: 135' to parapet.
 - The residential building across from the hotel: 135' to parapet.
- Parking will be provided which meets or exceeds the requirements of the Ordinance. The estimated parking to be provided is approximately 2,195 spaces, including structured and surface parking. The exact number will vary depending on how much on-street parking works for the site and on how much additional retail and/or office space is added to the parking structures.
- Retail uses will be required to have individual entrances on public or private streets and be limited to ground floors. Retail uses may incorporate mezzanine and second floor areas so long as the total floor area assigned to retail uses is not increased and that the upper level retail space is accessed from the street through the retail space below.
- The minimum building setback will be 12 feet from the curb on internal and external streets, except along the residential "mews" where parking may be located along the street within the 12-foot area. The minimum sidewalk width will be 6 feet, except along the residential "mews" where the width may vary in conjunction with the location of on street parking.
- All streets within the project will be private.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention facilities will be located within any setback, between buildings, or within buffer area unless it is underground.
- The buildings within Carnegie Town Center will be designed to enhance and promote the pedestrian environment at the street level. This will be accomplished through the use of a variety of materials, features, and forms that, while not identical from building to building, will enclose and define spaces to create unique settings in various portions of the site consistent with the uses in each portion of the site. The architecture of the larger buildings will incorporate techniques, designs, and materials to create a 3 to 4 story pedestrian environment with the upper levels designed or situated in such a fashion as to not "read" from the street level. Buildings that terminate vistas may utilize features or ornamentation designed to create interest and character for those structures in their settings.
- The Petitioner will establish an open space edge along the western side of the site through selective preservation of trees along the property line and including the provision for the creation of pathways, trails, and/or other facilities that are intended to connect Carnegie Town Center to other portions of the Southpark area.
- The Petitioner will create a unified streetscape plan along Fairview Rd. which may include the preservation and incorporation of existing trees to the extent that those trees can reasonably be preserved through the construction process and to the extent that the variety is consistent with the master planting plan for the site. When the arrangement of buildings and open spaces on the site allows, the Petitioner will provide a double row of trees along the Fairview Rd. frontage, such trees to be planted in accordance with the specifications for spacing and planting area approved by the Urban Forester.
- All buildings will be within 750 feet of a fire hydrant.
- The petitioner will install, as the project develops, pedestrian scale lighting along both interior streets and streets that border the site.
- With regard to site and building lighting, all lighting on the site and on the exterior of buildings will be designed and directed away from nearby residential areas so as to minimize the impact from lights that may be visible from nearby properties.
- The construction of the intersection of Jones Drive and the entrance to Carnegie Town Center with Fairview Rd. will be accomplished without the use of public funds. The exact arrangements between the parties on both sides of Fairview will be determined by those parties. The timing of the construction will be determined in conjunction with the Petitioner and CDOT.
- The petitioner will design and construct the central parking structure along Assembly St. to accommodate future retail uses on the street level. Up to 10,000 square feet of retail floor area may be located within this space and will have its orientation and pedestrian access from Assembly St. This space is in addition to the retail space located elsewhere on the site.
- As part of the development of the site and in conjunction with a schedule agreed to by the Petitioner and CDOT, the Petitioner will improve the intersection of Fairview Rd. and Park South Drive by constructing a second left turn lane from west bound Fairview Rd. to southbound Park South Drive. In addition, the Petitioner will dedicate additional right-of-way to accommodate a new westbound lane on Fairview Rd. along the frontage of the site and, in conjunction with a schedule agreed to by the Petitioner and CDOT, construct the additional westbound lane. All of these improvements will be completed prior to the completion of the Carnegie Town Center development.

SITE DATA TABLE

Existing Zoning: O-1 (estimated 415,000 GSF plus parking) ▲
 Proposed Zoning: MUDD Optional ▲
 Site Area: 502,860 GSF (11.544 AC) ▲
Proposed Office Area: 415,000 GSF ▲
 Proposed Restaurant / Retail in Office Building: 20,649 GSF ▲
 Proposed Retail Area: 64,114 GSF ▲
 Optional Retail Area: 10,000 GSF fronting on Assembly Street ▲
 and located in parking structure
 Proposed Health Club: 10,000 GSF
 Proposed number of Hotel Rooms: 250
 Proposed number of Residential Units: 300
 Proposed urban open space (Town Square) area: 18,611 GSF

CARNEGIE TOWN CENTER

CHARLOTTE, NC

Hines

6201 Fairview Road
 Suite 310
 Charlotte, North Carolina 28210
 (704) 556-9500

Architect
 Ehrenkrantz Eckstut & Kuhn
 Architects

23 East 4th Street
 New York, NY 10003
 (212) 353-0400

Corrected copy to show reduced total office area as approved (Rev #4)

APPROVED BY CITY COUNCIL

DATE 11/13/00

FOR PUBLIC HEARING
 PETITION No. 00-51

PROPOSED SITE PLAN

NO.	DATE	REVISION
4	16 OCT 2000	REVISION NO. 4
3	2 OCT 2000	REVISION NO. 3
2	18 SEPT 2000	REVISION NO. 2
1	24 MAR 2000	REVISION NO. 1

DRAWING TITLE: A 101

DRAWN BY: MG, KP
 CHECKED BY: MW
 DATE: JAN 24, 2000

