

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

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

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

PHASE FOUR DEVELOPMENT AREA
MULTI-FAMILY
OFFICE/RETAIL

PROPOSED 58' FUTURE PUBLIC ROW & GREENWAY ACCESS

DEVELOPMENTAL DATA SUMMARY

TAX PARCEL ID #'S : 067-031-12, 067-044-08, 067-044-09, 067-043-01, 067-043-09, 067-044-02, 067-044-10, 067-044-03, 067-031-15
CITY OF CHARLOTTE
06-13C ACRES (30.345 Phase 1-3, 5-751 Phase 4)
Multi-family area includes the 50' proposed ROW.
R-22 MF AND 1-
MUDD - 0
SINGLE-FAMILY (Detached and Attached), MULTI-FAMILY AND OFFICE/RETAIL
REQUIRED PARKING: 1 SPACE MIN. PER DWELLING UNIT
PARKING WILL BE PROVIDED ON THE PUBLIC STREETS AND SHALL BE SUBJECT TO ADEQUATE WIDTHS.
PROPOSED PARKING: PARELL
MAXIMUM BUILDING HEIGHT: 20 FEET - PHASE 4, 60 FEET - PHASES 1-3
PROPOSED DWELLING UNITS: 600 MAXIMUM
PHASES 1-3 SHALL CONSIST OF A MIX OF SINGLE-FAMILY LOTS, ROWHOUSE LOTS, MULTI-FAMILY UNITS AND QUADRUPLEX UNITS WITH A TOTAL NUMBER OF UNITS NOT TO EXCEED 2938.
PHASE 4 SHALL CONSIST OF NOT MORE THAN 270 MULTI-FAMILY UNITS AND UP TO 20,000 SF OF OFFICE/RETAIL.
16.00 A MAXIMUM
17.5' FROM BACK OF CURB
NONE REQUIRED
NONE REQUIRED
20'
NONE REQUIRED

PROPOSED SITE DENSITY:
MINIMUM SETBACK:
MINIMUM SIDEYARD:
MINIMUM REAR YARD:
MINIMUM LOT WIDTH:
MINIMUM LOT AREA:

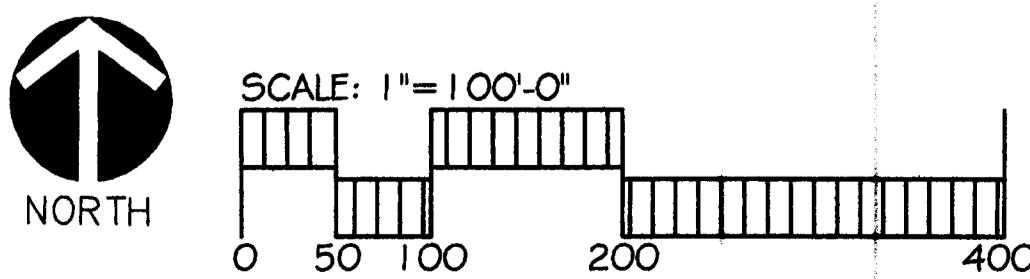
DEVELOPMENT STANDARDS

- Development of the site will be controlled by the standards depicted on the 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 and office/retail 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 Pat" lighting will not be utilized.
- This project will comply with all MUDD district standards, except that existing street right-of-way will be unchanged.
- 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. "Native Planting" will be the standard. "Exotic Planting" will be determined during the design and construction phases.
- Signs will be permitted in accordance with applicable City of Charlotte zoning requirements.
- Storm Water Quality Standards: Any separate, defined drainage area within the development that will have a greater than 24% built-up area (BUA), the petitioner shall construct water quality best management practices (BMPs) to achieve 0.5% Total Suspended Solids (TSS) removal for the entire post development runoff volume for the 1-inch runoff. BMP's 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 most according to the City of Charlotte Storm Water Management Practices Manual, when available). The petitioner shall install an existing storm water system. 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 receiving system is located within the Columbus Circle Storm Drainage project. The petitioner shall coordinate their drainage plan with the Project Manager - Matt Gustaf (704) 336-6163.
- Other and Peak Control: The petitioner will comply with the regulations and ordinances that are currently adopted by the City of Charlotte with respect to storm water volume and peak control. The petitioner agrees to include the following standards from the Volume Control and Peak Control Downstream Analysis taken from Post Construction Ordinance Stakeholders' Group Final Report if they are adopted prior to petitioner application for a grading permit. For projects with defined watersheds greater than 24% built-up 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-up area, control the peak to match the predevelopment runoff rates for the 10-yr. G-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 a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, G-hr storms.
- 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.
- 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 12.5.29 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 assignees 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, etc.), will apply to the development of the site. This includes chapters 6, 9, 12, 17, 19, 29 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. The petitioner will consider screening the existing dry pond and adjacent ROW.
- Trash collection for the site will be provided by individual curbside collection in Phase 1-3 and by dumpster in Phase 4.
- Tree Save Areas will be provided in accordance with Chapter 21 of Charlotte Zoning 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.
- 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 5: Surface Water Improvement and Management (S.W.I.M.). Furthermore, since this site contains a perennial stream (as denoted by a certified professional using the U.S. Army Corps of Engineers and the City of Charlotte's Department of Public Works and Engineering) the petitioner shall establish a 30' foot vegetated buffer to include an undisturbed 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 MCFR. All buffers shall be measured from the top of bank on both sides of the stream.
- The Petitioner reserves the right to parallel park on both sides of the existing streets Evergreen Drive and Fleetwood Drive.
- This note has been removed.
- The petitioner will provide utility flags per CATS Development Standards 60.01A on Millerton Avenue abutting the petitioner's property on Tax Parcel ID# 067-044-10, Lot 15, approximately 40' before the intersection of Millerton Avenue and the proposed 20' wide and Millerton Avenue abutting the petitioner's property on Tax Parcel ID# 067-031-15. The waiting pad shall be located approximately 10' before the proposed driveway entrance to the phase four multifamily property.
- 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.
- 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 (MCFR). The petitioner shall work with MCFR regarding the location of a green way trail, part of 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 MCFR.
- The petitioner shall provide a 50' public ROW to the property line for future road extension and greenway connection.
- The petitioner agrees to preserve at least 2% of the existing tree canopy immediately adjacent to the sidewalks on Fleetwood Drive and Evergreen Drive, and commit to make a good faith effort to preserve as many as reasonably possible.
- The footprint indicated for Phase IV is illustrative only. The actual plan may vary based upon final architectural and engineering, but the building will include no more than 270 units and 20,000 square feet of retail, be no higher than 120' and conform in all respects to the requirements of the MUDD-C2 district.
- The petitioner will not construct any structures within a variance area created through the subdivision process. The requested additional ROW (based on a 250' contour) and a 30' ROW at the intersection of Bryant Road and Columbus Circle shall be determined during the subdivision process. The alignment of the driveway with Millerton Ave. in Phase IV is illustrative only. The exact alignment for any driveway accessing the Phase IV multifamily site from Millerton Ave. will be determined during the subdivision process and shall conform to all applicable standards.
- Streets with on-street parallel parking will have bump outs at intersections beginning at a minimum distance of 20-feet from the end of curb radii.
- The petitioner commits to providing open and unobstructed access for Phase IV to the public greenway at a place and dimensions acceptable to MCFR.
- The site will comply with the Storm Water requirements in place at the time the property is developed, meaning Post Construction Ordinance standards will not apply unless they have been adopted.
- Optional terms include the following streetscape modifications on the following streets:
 - Use of the recently installed sidewalks along Millerton on either side of the intersection of Fleetwood.
 - The existing sidewalk and planting strip will remain on Evergreen and Fleetwood.
 - No sidewalk will be required on the greenway side of the new street adjacent to the greenway except where necessary to maintain access to the greenway.

APPROVED BY
CITY COUNCIL.
JUN 19 2007

LEGEND

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



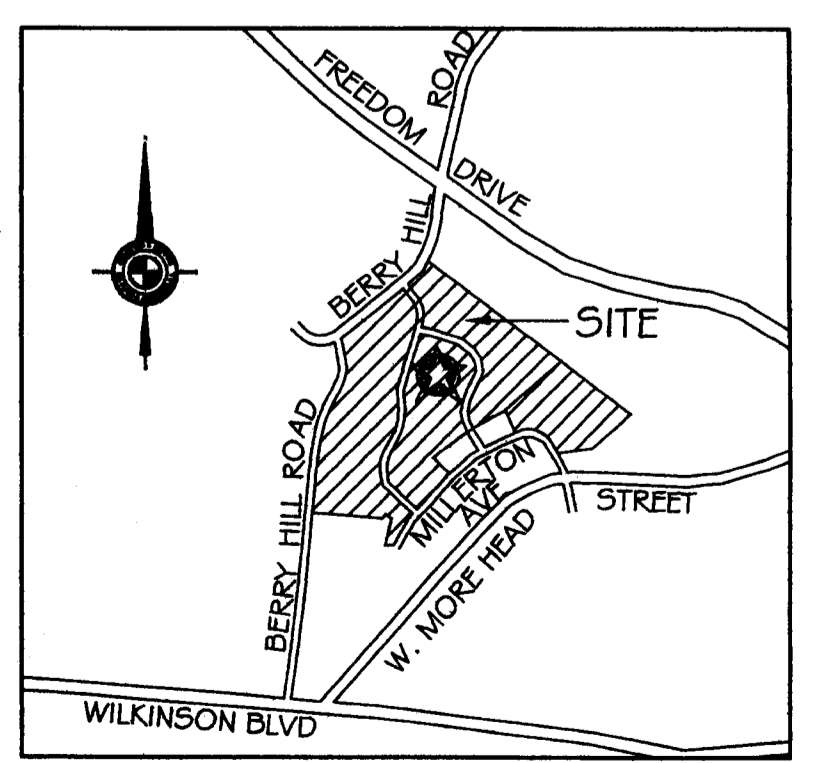
Technical Data Sheet
Bryant Park

PREPARED BY: **Wirth & Associates**
ARCHITECTS AND LAND PLANNERS
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PETITIONER: **Bryant Park, LLC**
801 HORNET TOWER ST., Suite 8000
CHARLOTTE, NC 28265
704-382-8240

Drawing Date: February 15, 2007

Revisions:	
▲ Date: 04-26-2007	Re: Revisions to Re-Zoning Plan
▲ Date: 05-23-2007	Re: Revisions to Re-Zoning Plan
▲ Date: 06-08-2007	Re: Revisions to Re-Zoning Plan
▲ Date: 07-12-2007	Re: Revisions to Re-Zoning Plan
▲ Date: 09-05-2007	Re: Revisions to Re-Zoning Plan



VICINITY MAP (NOT DRAWN TO SCALE)
For Public Hearing
Petition No. 2007-058

STORM WATER - WATER QUALITY STANDARDS

The following criteria will apply to the design of storm water infrastructure within each storm water management area as depicted on this plan.

DEVELOPMENT AREA #1

STORM WATER WILL BE DIRECTED TO THE COLUMBUS CIRCLE CIP. A DOWNSTREAM ANALYSIS OF THE EXISTING STORM DRAIN SYSTEM WILL BE REQUIRED TO VERIFY ADEQUACY OF THE SYSTEM.

WATER QUALITY TREATMENT OR VOLUME/PEAK CONTROL WILL NOT BE REQUIRED.

DEVELOPMENT AREA #2

STORM WATER WILL BE DIRECTED TO THE EXISTING STORM DRAIN SYSTEM WITHIN THE FLEETWOOD DRIVE AND EVERGREEN DRIVE RIGHTS OF WAY. A DOWNSTREAM ANALYSIS OF THE EXISTING STORM DRAIN SYSTEM WILL BE REQUIRED TO VERIFY ADEQUACY OF THE SYSTEM.

STORM WATER QUALITY TREATMENT WILL BE REQUIRED PER REZONING DEVELOPMENT STANDARDS; EXCEPT THAT VOLUME AND PEAK CONTROL WILL BE LIMITED TO 1-YEAR, 24 - HOUR STORM IF THE TRIBUTARY AREA IS LESS THAN 10% OF THE WATERSHED; OTHERWISE REZONING DEVELOPMENT STANDARDS SHALL APPLY.

DEVELOPMENT AREA #3

NO STORM WATER CONTROLS WILL BE REQUIRED IF SINGLE FAMILY LOTS ARE PROPOSED, OTHERWISE REZONING DEVELOPMENT STANDARDS APPLY.

DEVELOPMENT AREA #4

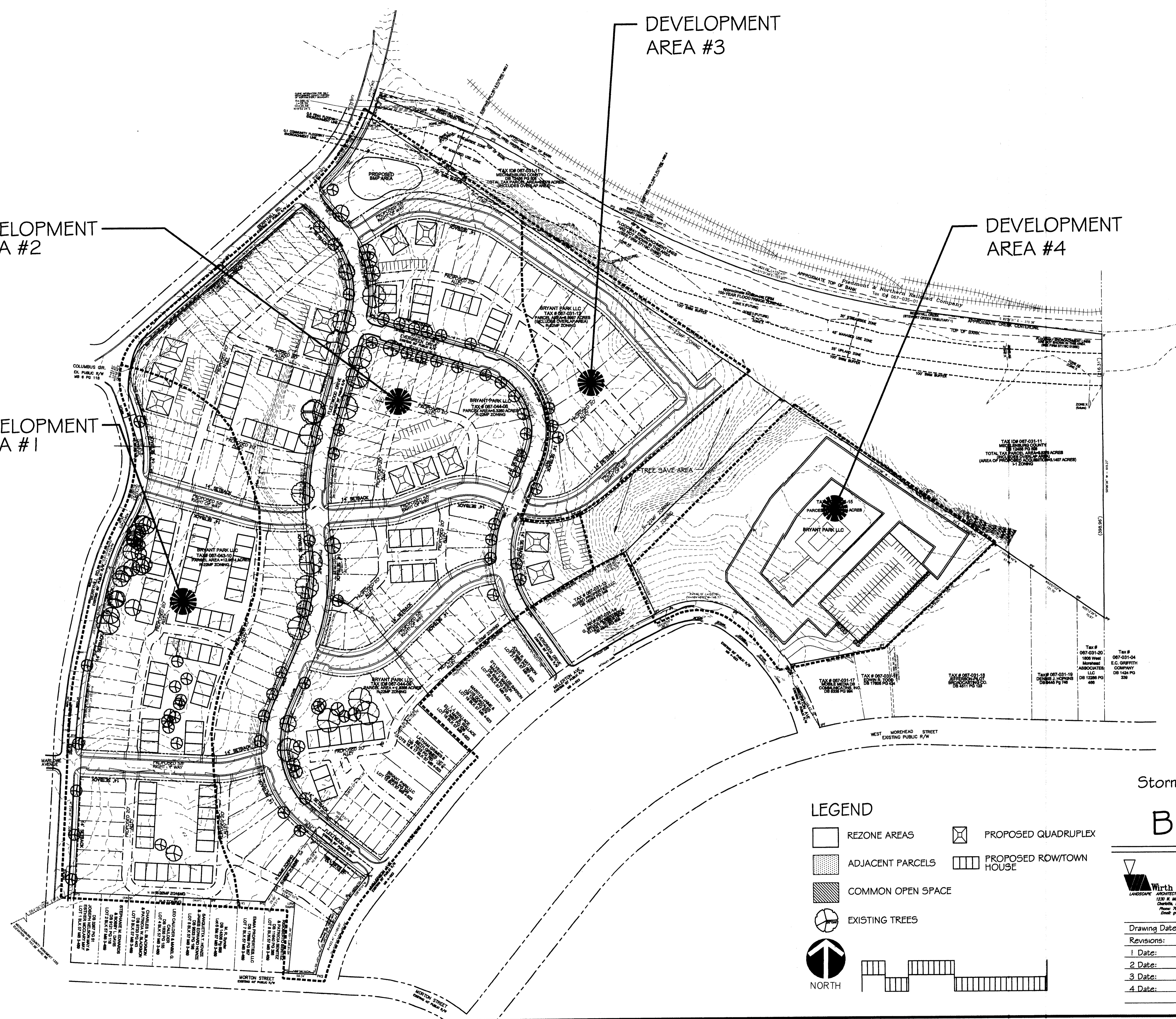
STORM WATER QUALITY TREATMENT AND VOLUME + PEAK CONTROL SHALL BE REQUIRED PER REZONING DEVELOPMENT STANDARDS.

DEVELOPMENT AREA #2

DEVELOPMENT AREA #3

DEVELOPMENT AREA #4

DEVELOPMENT AREA #1



LEGEND

- REZONE AREAS
- ADJACENT PARCELS
- COMMON OPEN SPACE
- EXISTING TREES
- NORTH
- PROPOSED QUADRUPEX
- PROPOSED ROW/TOWN HOUSE

Storm Water - Water Quality Management Plan
Bryant Park

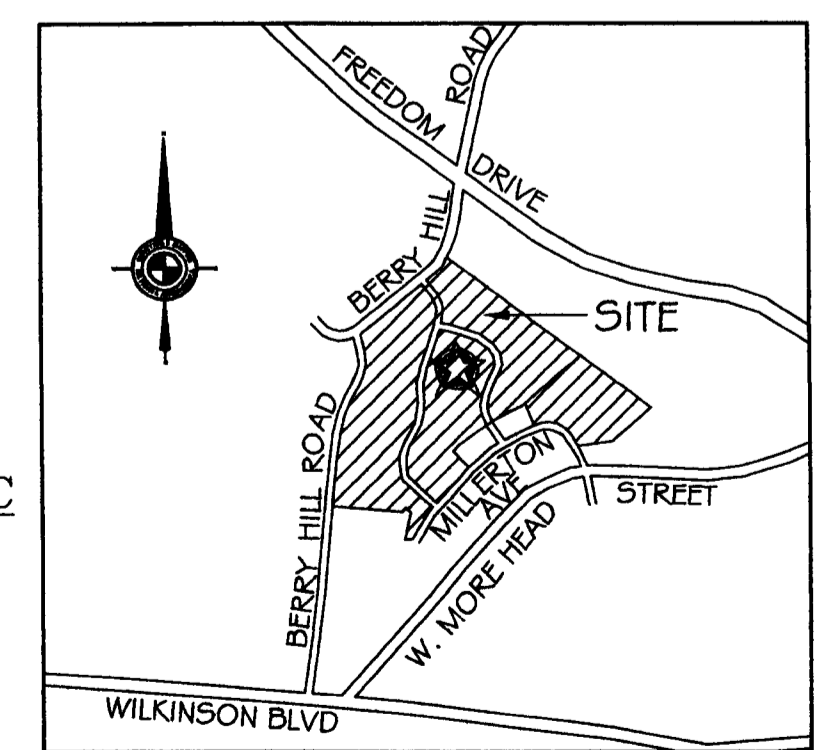
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Phone: 704-252-1888 Fax: 704-375-3644
Email: pw@wirthassociates.com

Bryant Park, LLC
201 NORTH VICTOR ST., Suite 2650
CHARLOTTE, NC 28202
704-252-6940

Drawing Date: June 8, 2007

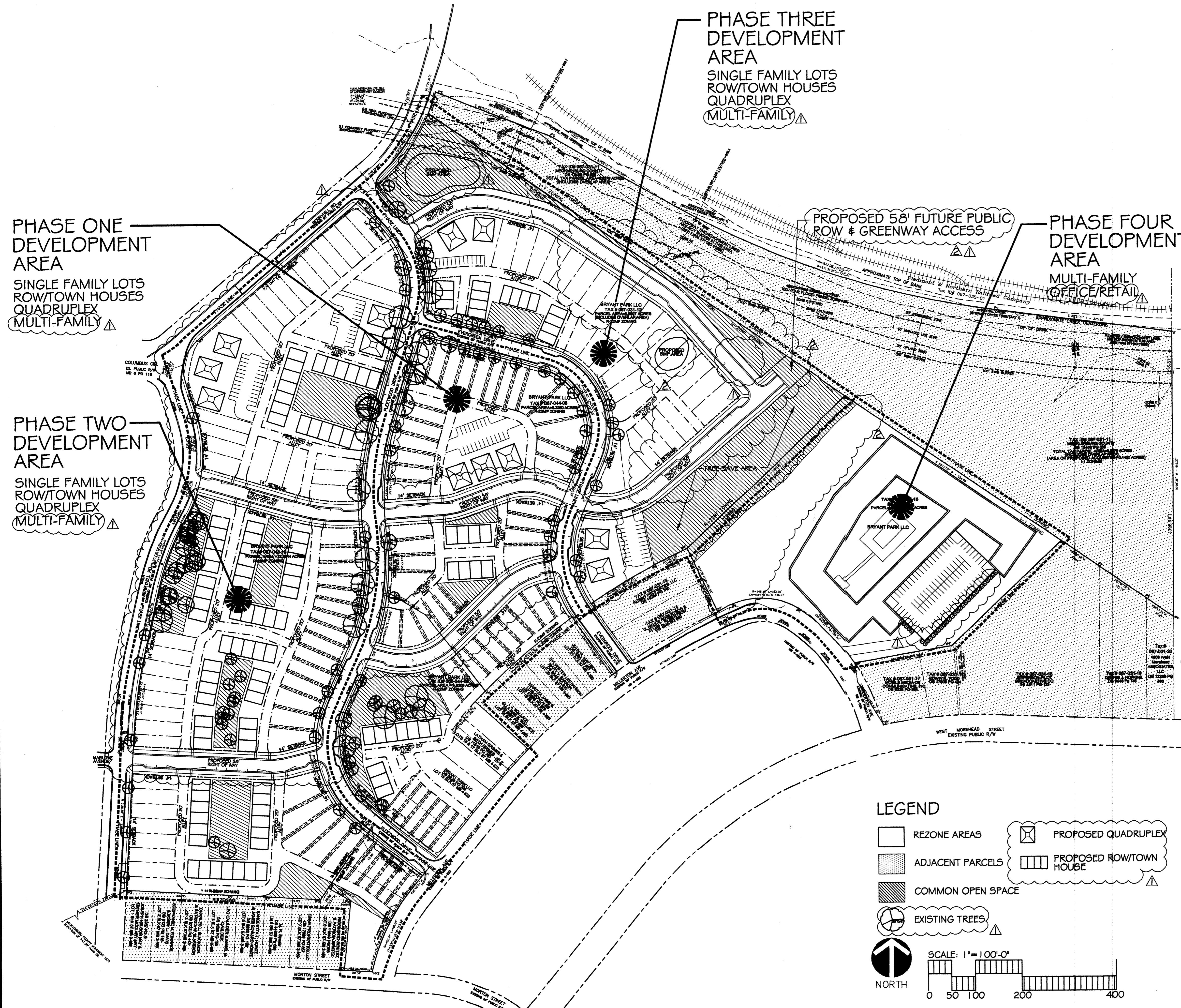
Revisions:

1 Date:	Re:
2 Date:	Re:
3 Date:	Re:
4 Date:	Re:

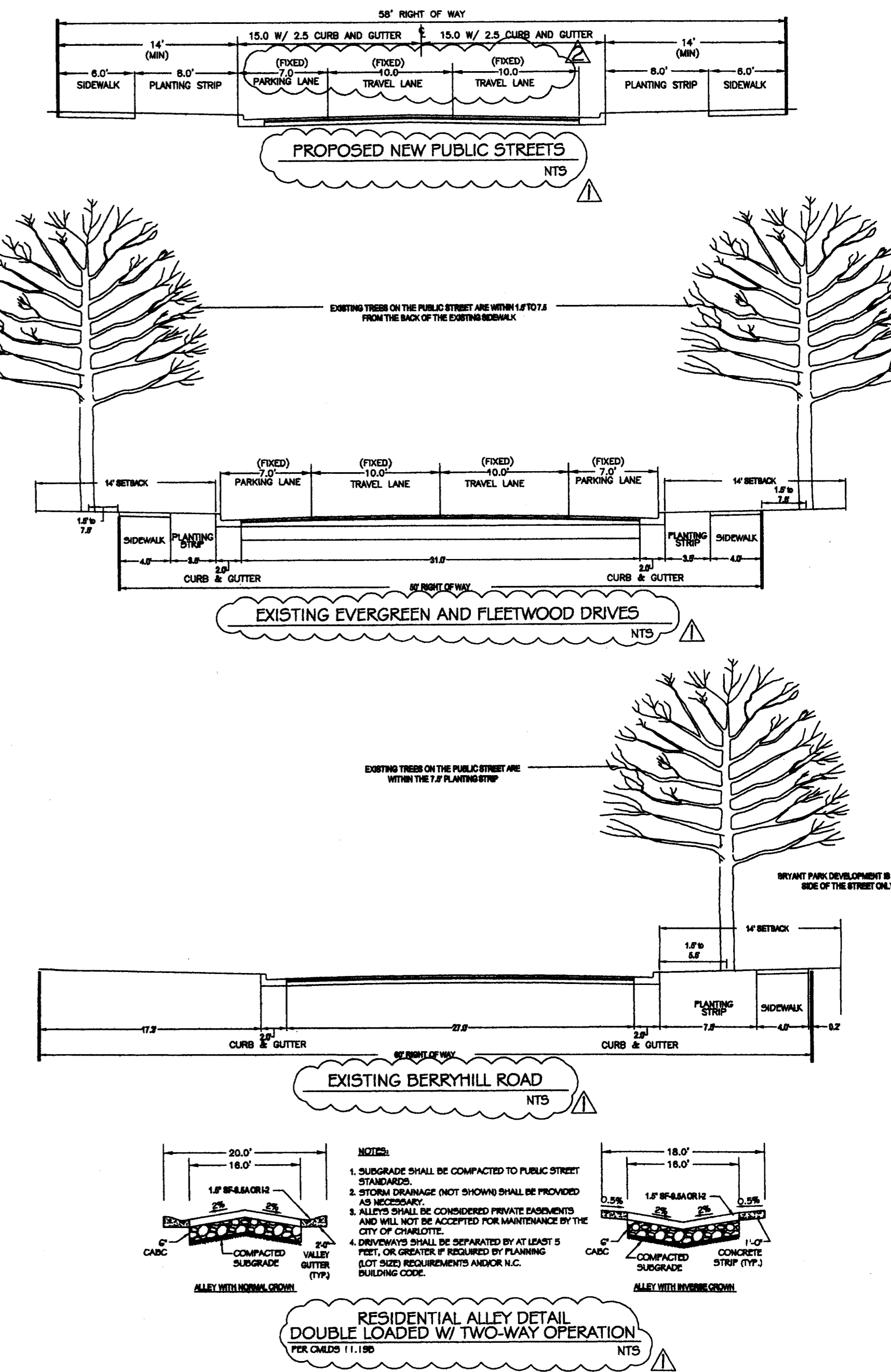


VICINITY MAP (NOT DRAWN TO SCALE)

For Public Hearing
Petition No. 2007-058



PROPOSED TYPICAL CROSS SECTIONS



LEGEND

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

SCALE: 1" = 100'-0"

NORTH

Site Plan
Bryant Park

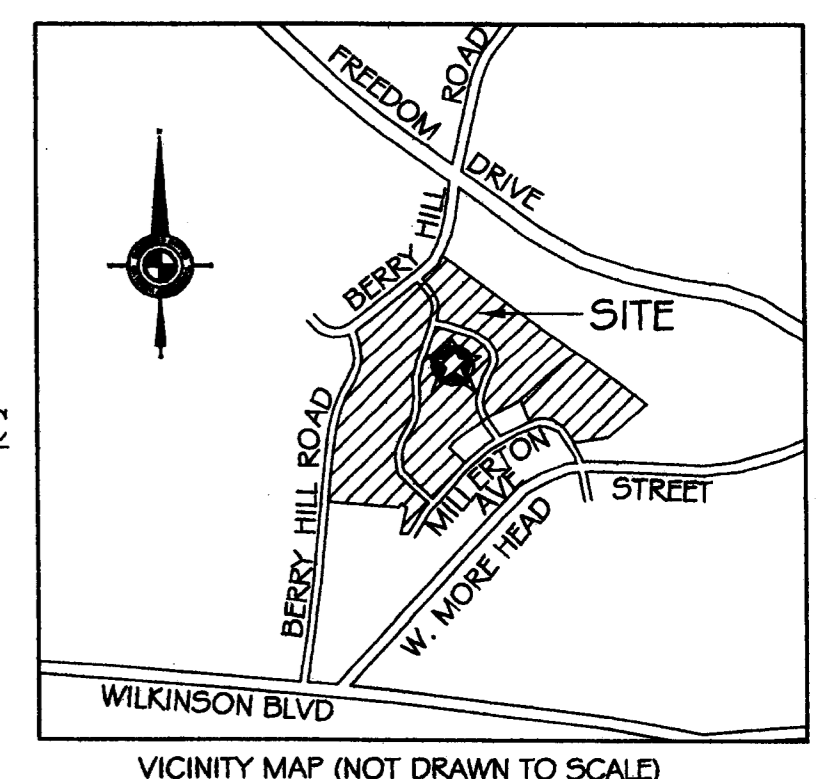
PREPARED BY: **Wirth & Associates**
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PETITIONER: **Bryant Park, LLC**
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CHARLOTTE, NC 28208
704-528-9542

Drawing Date: March 1, 2007

Revisions:

1 Date: 04-26-2007	Re: Revisions to Re-Zoning Plan
2 Date: 05-23-2007	Re: Revisions to Re-Zoning Plan
3 Date:	Re:
4 Date:	Re:



For Public Hearing
Petition No. 2007-058