

## **CROWNPOINT**

### **DESIGN DEVELOPMENT GUIDELINES**

The following are guidelines for the design and development of projects at CrownPoint. These guidelines supplement the existing Covenants, Conditions and Restrictions which should be reviewed in detail. The guidelines provide more detail on specific design issues which will expedite the design review and approval process.

Nothing contained herein, nor any actions of The Crosland Group, the Review Committee, the Landowners Association, or their agents are intended to be, nor shall they be construed to be, an approval of the adequacy, reasonableness, or safety or fitness for the intended use of any plans, products or construction. The Crosland Group and/or Landowners Association reserve the right to change, add to, or delete from these guidelines from time to time at their discretion.

#### Design Concept

The architectural concept established at CrownPoint reflects an "old world" theme. This concept is timeless. Projects within CrownPoint will not become "dated" as the fate of many trendy or popular architectural concepts. The CrownPoint architecture communicates quality. We require quality not only in the type development project chosen for CrownPoint but also in the design and construction details used in a CrownPoint project. Details frequently used at CrownPoint include dryvit and masonry veneers, arches, keys, masonry corbels and soldiers, inclined slated roof lines, and quoined reveal lines in columns.

#### Review Committee

The Architectural Review Committee is comprised of the development management of Crownpoint, a professional architectural consultant and other consultants as may be necessary.

#### Review Procedure

The review committee must review all drawings used in the design and construction of the project. Drawings in general required for review include, but are not limited to Site, Architectural, Landscaping and Signage. To expedite the review process and streamline the design development efforts, please involve the review committee early in the project design process. Basically, submit all design drawings for review while in the preliminary stage before going to final detailed construction drawings. A general guideline for review of preliminary design is listed below:

- Step 1. Submit for review preliminary site layout plan with building footprints, parking, entrances and grading scheme.
- Step 2. Submit for review preliminary building elevations with design detail sufficient to identify materials, reliefs, typical details and the overall quality of the project. A rendering or perspective type drawing is also useful.
- Step 3. Continue to submit drawings in the preliminary state on other design areas such as landscaping and signage. In particular, submit preliminary drawings for any features which will have an impact on the outward aesthetics of the project such as loading docks, flagpoles, satellite dishes and dumpster screens.

Depending on the complexity of the project, the next phase should be to go ahead with detailed design drawings after all preliminary approvals are resolved. Detailed construction drawings are required for grading, storm, drainage, parking, driveway and entrances, building elevations, wall sections, floor plans, roofing, doors, windows, truck docks, site structures, site lighting, rooftop equipment, landscaping, irrigation and signage. Do not start construction without an approved set of plans. It's always easier to discuss changes while the project is still on paper.

#### Review Timetable

Please submit all drawings and documents with a transmittal or cover letter. The Review Committee's intentions are to turn around drawings on a timely basis. For typical projects the timetable is five working days. The better the quality of drawings the quicker the review process.

#### Structure Setback Requirement

- Definition: Structure shall mean the building envelope including overhangs, truck docks, enclosed entranceways, etc.
- A. Sardis Road North at Independence Boulevard: For all sites, front, side and rear yards, no structure shall be within 50' of the street right of way.
  - B. All other public streets: Front yard - no structure within 50' of street right of way; Side yard - no structure within 35' of street right of way.
  - C. Side and Rear yard not abutting street: No structure located within 25' of respective lot boundary line.

### Parking

All parking areas loading docks, driveways and pedestrian walks to be constructed of asphalt or concrete. All parking areas to be bounded by concrete curb and gutter.

Parking on associated paved areas are prohibited within 50' of right of way of Independence Boulevard and Sardis Road North. Parking area is prohibited within 10' of all other public streets. Parking area prohibited within 15' of building structure on front and side elevations. It is recommended that parking areas and driveway entrance ways are not located closer than 5' of site lot boundary line at 5' of rear lot boundary line.

All truck parking and loading area to be visually screened by 8' height masonry wall and such parking is allowed only in rear site areas. The foregoing screening requirement shall not apply to lots with common rear service areas.

### Driveway

Driveway to be constructed of asphalt and lined with concrete curb and gutter. No private driveway entrance to be located within 50' of right of way of Independence Boulevard and Sardis Road North. Lots with relatively narrow street frontage may be best served by a common driveway entrance located on the common side lot boundary line to be used by both adjacent lot owners. The result is maximum land use for the lot buyer. In addition, aesthetics and traffic flow along our tree-lined streets are improved by reducing the clutter of driveway ramps.

### Storm Drainage

Please submit a preliminary storm drainage concept for review. During this preliminary stage we can help in the coordination of inverts and grades on your lot with existing grades and utilities in CrownPoint. Depending on the location of the lot, The Crosland Group shall have storm drainage pipe located in the street right-of-way adjacent to the site, or the land developer shall include a detailed storm drain design along with the final site working drawings for review. The process of approval by the City of Charlotte Engineering is the responsibility of the land owner.

### Natural Gas Utilities

The Crosland Group will cooperate with the buyer in coordinating installation of gas service with Piedmont Natural Gas. The buyer must request gas service directly with the utility company. Gas meters and manifolds must be visually screened and screening method to be indicated on drawings submitted for review. All piping to be located underground. For your service, please contact Piedmont Natural Gas Company, Ron Austin, 525-5585.

### Water Sewer Utility

The water and sewer service pipe shall be constructed to a point in the public right of way or established easement adjacent to a property line of the respective lot by Crosland Group. All further tap fees, meter fees, permits, laterals and constructions costs are the responsibility of the buyer. For your service, please contact the Charlotte-Mecklenburg Utility Department, Public Service Division at 399-2551.

### Power Utility

Sardis North shall have power available at a point in the right of way adjacent to the site. The cost of and coordination of installing service to the building transformer is the responsibility of the owner. All service cable to the building transformer shall be underground. For your service, please contact Duke Power Company, Dennis Moore at 821-2422.

### Parapet Walls

All street front and side building elevations to have 2'0" height parapet wall. Increased height may be required of the parapet wall to screen rooftop equipment.

### Rooftop Mechanical Equipment

All rooftop equipment to be visually screened by parapet wall or screening wall constructed on the rooftop.

### Dumpsters

All site or exterior dumpsters and compactors to be visually screened by masonry structure or other approved architectural treatment. All screening structure to have a front gate which visually screens dumpster.

### Roof

On inclined roofs, slate and imitation slate are recommended. Asphalt shingles, fiberglass and cedar shake shingle systems are not permitted. Please submit sample or cut sheet for review.

### Communication Towers

Satellite dishes, antennas and exterior communication type features must be visually screened by architectural means. Submit detailed drawings for review. All associated cable and piping must be underground.

### Fire Hydrants

Fire hydrants required by the buyer or the City of Charlotte authorities are the responsibility of the buyer. Owner shall be responsible for all associated construction costs including tap fees, meters, laterals, etc. Indicate location of all fire hydrants on building plans for approval by the Review Committee.

### Site Lighting

All parking lot lighting shall consist of metal pole with shoe box type fixture. Both pole and fixture to be anodized bronze. Fixture to direct light down while concealing light source and not illuminate adjacent lot property. Submit cut sheets for review.

### Landscaping and Irrigation

Landscaping is important to the quality image at CrownPoint. The tree lined boulevard of Sardis Road North exemplifies the development's commitment to quality landscaping. All streets in CrownPoint will become a focal point in Charlotte known for its cherry tree blossoms.

Please submit quality plans professionally prepared. Many times the design of landscaping becomes secondary to the building plans. We feel landscaping is a top priority in achieving the attractive project we all desire at CrownPoint. Drawings should include a site plan layout with graphic representation of all planted specimens, lawn areas, and planted bed areas. Plans should include a schedule of all planted specimens with caliper and size specifications. A specific requirement at CrownPoint is to continue the streets lined with cherry trees. Yoshino cherry trees 3' in caliper are required at 35' centers along the street right-of-way.

The ability of the Owner to maintain the landscaping in top condition through the summer months is important. Irrigation is required on all front lawn areas and recommended on all other lawn areas.