

# 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 MPV Properties, the Review Committee, the CrownPoint Property Owners 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 Association reserves the right to change, add to, or delete from these guidelines from time to time at its discretion.

### Design Concept

Architecture at CrownPoint includes traditional masonry and stucco exteriors with arches, keys, masonry corbels and soldiers. In addition, for appropriate buildings, contemporary design elements may be incorporated. All buildings should be aesthetically pleasing and compatible with the buildings in the immediate area.

### Review Committee

The Architectural Review Committee is comprised of the Board of Directors of the Association.

### Review Procedure

The review committee must review all drawings used in the design and construction of the project prior to construction. 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.

### Review Timetable

Please submit all drawings and documents via email to MPV Properties. A Design Review Fee of \$2,500 is payable to MPV Properties at the time of the application for full plan review, \$1,000 Limited Plan Review for changes to existing buildings, \$600 for changes to building or monument signage. The Review Committee's intentions are to turn around drawings on a timely basis. For typical projects the timetable is ten 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 with 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 with 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. The process of approval by the City of Charlotte

Engineering is the responsibility of the land owner.

### 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.

### Exterior Screening

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 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.

### Building Signage

Subject to compliance with all applicable codes and ordinances monument and building signage may be used. The materials used for monument signage shall be consistent with those used for the building. Signage mounted on the building shall be individual lettering of a size and design approved by the Architectural Review Committee.

### 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.

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. All landscaping is to be maintained in a condition appropriate to a first class development.