

078-06-103
DEPT. OF
TRANSPORTATION
USE: VACANT
ZONING: UR-2

078-07-601
DEPT. OF TRANSPORTATION
USE: VACANT
ZONING: UR-2

078-07-101
A D M MILLING C.
AND TAX DEPT.
USE: VACANT
ZONING: I-1

078-07-201
CITY OF CHARLOTTE
USE: VACANT
ZONING: UR-C

078-07-202
ST. MARKS INC.
USE: GOVT-INST
ZONING: UR-C

078-06-C98
SPRINGFIELD SQUARE
II CONDOMINIUMS
USE: MULTIFAMILY
ZONING: UR-2

078-07-C99
MANHATTEN ON THE
PARK CONDOMINIUMS
USE: MULTIFAMILY
ZONING: UR-2

078-07-C98
MANHATTEN ON THE
PARK CONDOMINIUMS
USE: MULTIFAMILY
ZONING: UR-2

078-07-C96
HANOVER PLACE
CONDO
USE: MULTIFAMILY
ZONING: UR-2

078-06-C98
RICHARD E SR. JONES AND
SANDRA P. JONES
USE: COMMERCIAL
ZONING: UR-2 AND UR-C

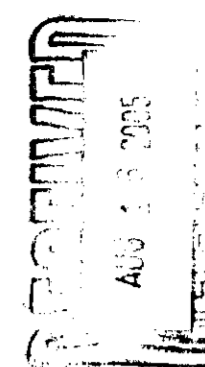
078-07-304
GRAHAM COURT
HOMEOWNERS INC.
USE: MULTIFAMILY
ZONING: UR-C

Site Data

Tax Parcel ID #: 078-075-01
Site Address: 515 N. Graham St.
Site Area: 3.54 AC.
Current Zoning: UR-2 and UR-C

Proposed Zoning: MUDD-O
Proposed Use: Residential 424 units (440,000 sq. Ft.)
Commercial 20,000 Sq. Ft.
Garage 250,000 Sq. Ft.

APPROVED BY CITY COUNCIL
DATE 10/19/05



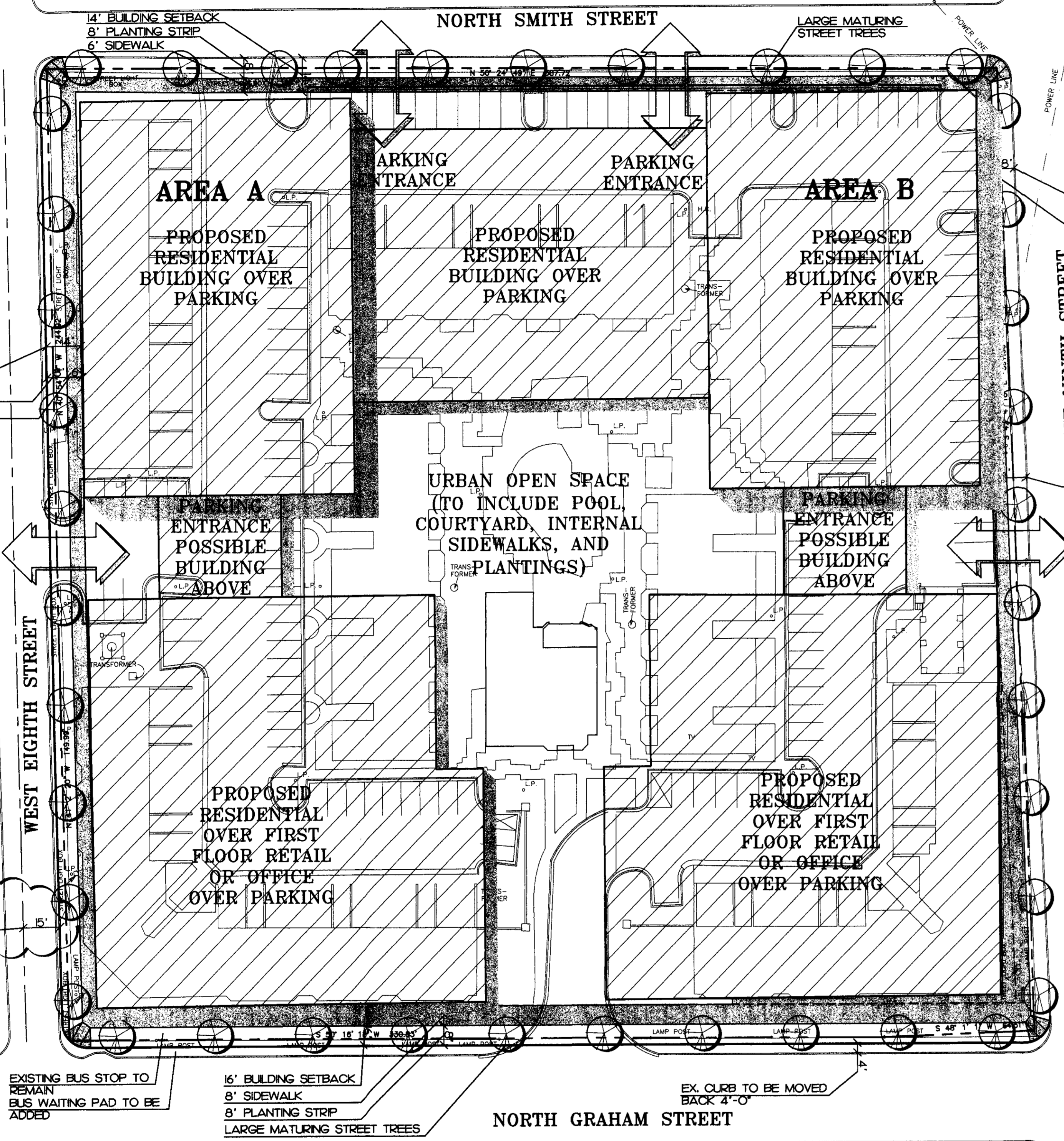
Proposed Building Height: 120' Tall + 320' Max. For building areas A and B

MUDD Options:
1) Allow sidewalks to meander to save existing trees.

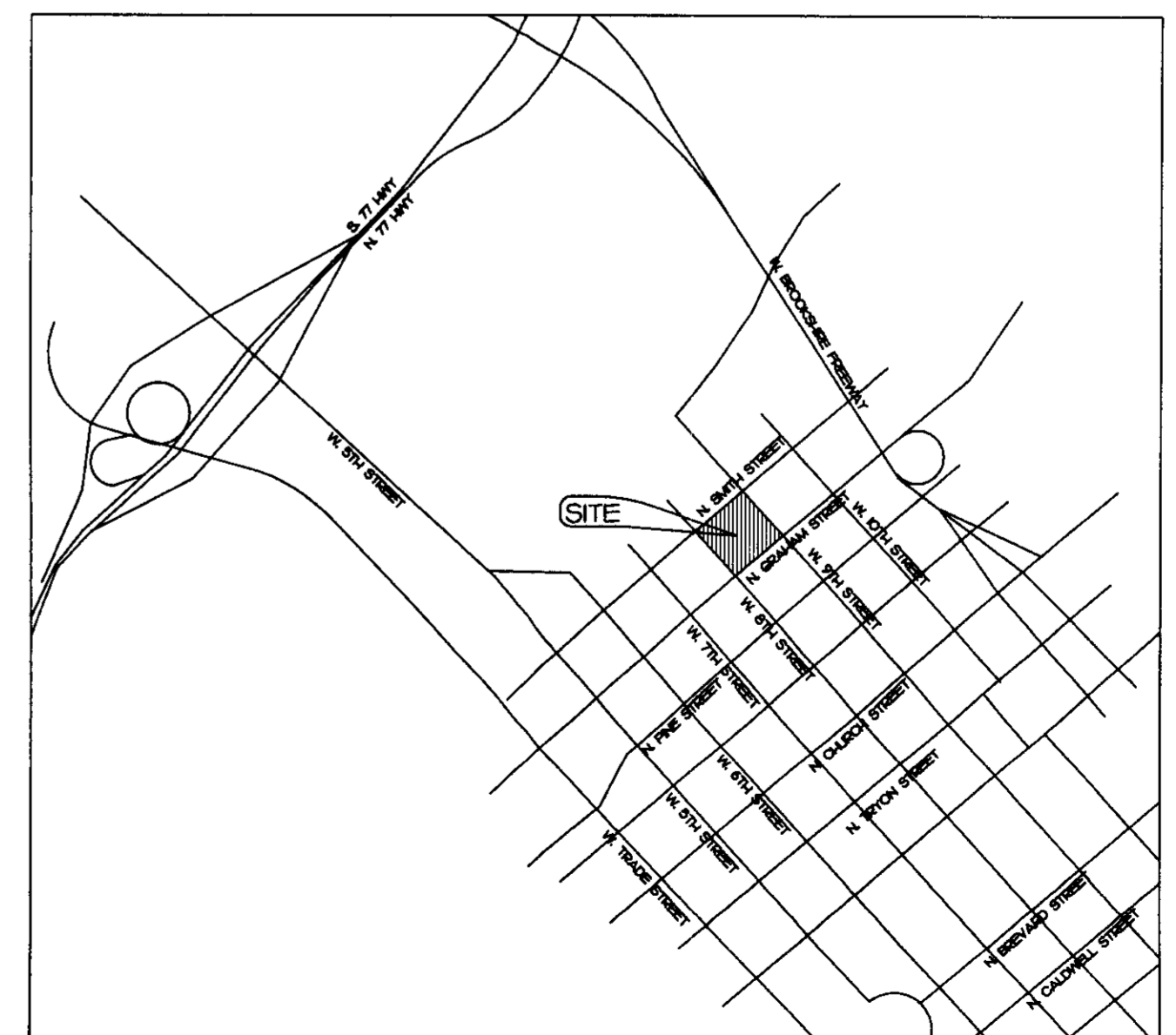
- Development Notes:
- Residential and non residential buildings need to orient toward street with windows and doors oriented to street.
 - All parking structures are to have security gates to restrict access.
 - No wall "pak" type lighting will be allowed.
 - All detached lighting shall be fully shielded.
 - All sidewalks to be brick pavers per the 4th ward streetscape plan and all curbs to be granite.
 - The existing bus stop on north graham street shall remain and have a bus waiting pad constructed (per cats development standards 6O.01a) on north graham street.
 - The buildings from the second floor and above shall encroach into the setbacks by 2'.
 - Solid waste and recycling shall be provided per section 12.403(4) and meet all the requirements of chapters 9 and 12 of the charlotte mecklenburg county zoning ordinance.
 - All loading, waste and recycling collection will need to occur within the site.
 - All pedestrian lighting will be provided per the 4th ward plan.
 - Bike parking shall be located with in the parking structure.
 - The developer shall construct an internal system of sidewalks that connect to the sidewalks along the streets.

08.12.05
13) Petitioner shall widen the pavement cross section for West Eight Street to a 15' cross section from centerline of right of way to back of new curb, as shown in the City of Charlotte Traditional Neighborhood Development Street detail II.10.

08.12.05
PETITIONER SHALL RELOCATE CURB LINE TO 5' FROM CENTERLINE TO BACK OF NEW CURB



08.12.05
TECHNICAL DATA PLAN



VICINITY MAP
NOT TO SCALE

FOURTH WARD SQUARE
CHARLOTTE, NORTH CAROLINA
THE FOURTH WARD SQUARE
501 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
PHONE: 704.332.5591

Design Resource Group
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
www.drgrp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

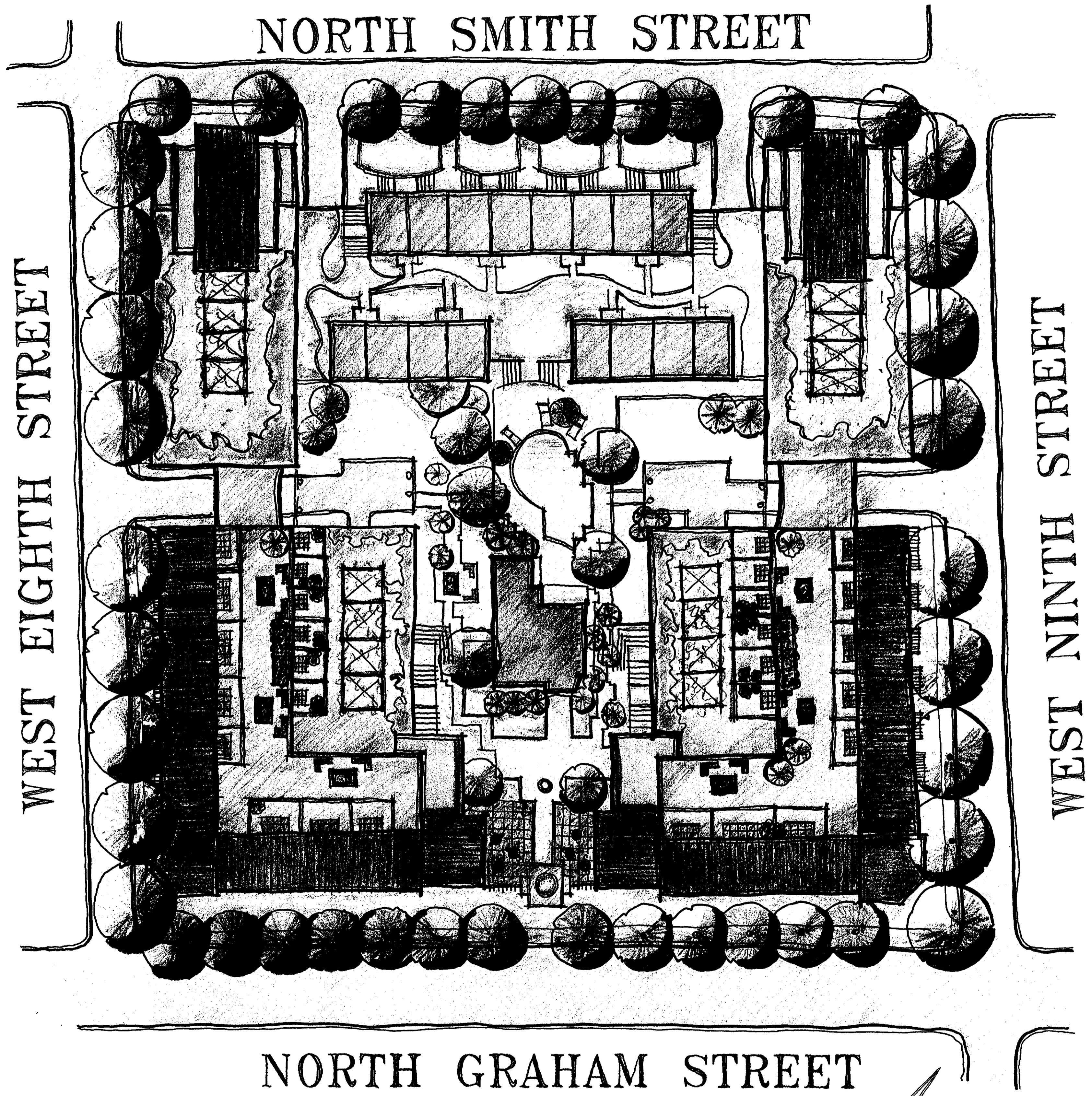
DRG

REZONING PLAN
FOR PUBLIC HEARING
PETITION #2005-82

NORTH

Scale: 1" = 30'
Date: FEBRUARY 25, 2005
Project No.: 215-001
Revisions:
MAY 19, 2005 PER CMPC REVIEW
AUG. 12, 2005 PER CMPC REVIEW

Sheet 1 of 3

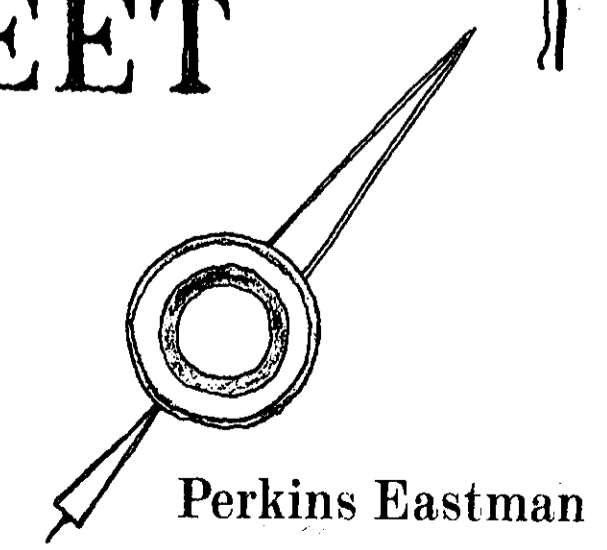


NORTH SMITH STREET

WEST EIGHTH STREET

WEST NINTH STREET

NORTH GRAHAM STREET



FOURTH WARD SQUARE
 CHARLOTTE, NORTH CAROLINA
 THE FOURTH WARD SQUARE
 501 NORTH GRAHAM STREET
 CHARLOTTE, NC 28202
 PHONE: 704.332.5591

Design
Resource Group

1230 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0608 fax 704.358.3093
 www.drgrp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning



**SCHEMATIC
 SITE PLAN**

FOR PUBLIC HEARING
 PETITION #2005-82



NORTH

Scale: 1" = 30'
 Date: AUGUST 12, 2005
 Project No.: 215-001
 Revisions:

