

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
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

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

078-06-201
CROSLAND ARBORS,
LLC AND THE
CROSLAND GROUP,
INC.
USE: MULTIFAMILY
ZONING: UR-2

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

EXISTING BUS STOP TO
REMAIN
BUS WAITING PAD TO BE
ADDED

15' BUILDING SETBACK
8' SIDEWALK
8' PLANTING STRIP
LARGE MATURING STREET TREES

EX CURB TO BE MOVED
BACK 4'-0"
FUTURE CURBLINE

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
SAUNDRA P. JONES
USE: COMMERCIAL
ZONING: UR-2 AND UR-C

TECHNICAL DATA PLAN

Site Data

Tax Parcel ID #: 078-075-01
Site Address: 515 N. Graham St.
Site Area: 354 AC.
Current Zoning: MUDD-O

Proposed Zoning: MUDD-O (SPA)

Existing Use: Residential 424 units (440,000 sq. Ft.)
Commercial 20,000 Sq. Ft.
Garage 250,000 Sq. Ft.

Proposed Use: Residential 424 units (Approximately 440,000 sq. Ft.)
Commercial 20,000 Sq. Ft.
Garage 250,000 Sq. Ft.

Proposed MUDD Options:

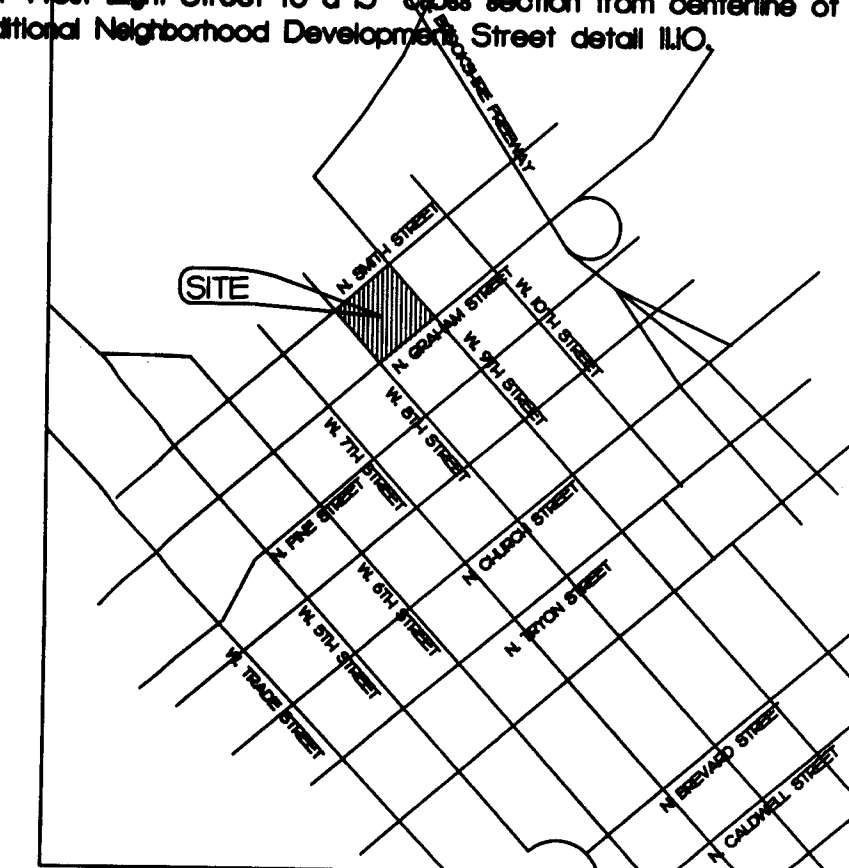
- Proposed Building Height: 140' Max. for Building Areas C and D + 320' Max. For building areas A and B
- Allow sidewalks to meander to save existing trees.

Development Notes per Rezoning Petition #2006-156

- No porches or steps are allowed in setbacks.
- The petitioner shall construct a shelter pad as per CATS Development Standard 60.03A on N. Graham Street. CATS will provide and install the shelter after the construction of the shelter pad. Contact Leonard Ganther (CATS Operations) at 704-432-1283 to coordinate the final location and construction of the shelter pad.
- The existing driveway to North Graham Street shall be closed and removed and replaced with Fourth Ward granite curb and sidewalk upon development of Area D or construction of the driveway to 9th street whichever occurs first.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinance, 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 site. This includes chapters 6, 9, 12, 17, 18, 19, 20 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 condition on this plan differ from ordinances, standards, policies and approaches in existing at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or renovation of an existing structure. A letter of notification and the required forms will be mailed directly to the petitioner by MCAQ.
- The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAQCO) Regulation 2.0805 Parking Facilities. A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.
- Parcel 078-075-01 is listed with the North Carolina Department of Environment and Natural Resources (NCDENR) Underground Storage Tank (UST) Section as incident number 5016 with groundwater contamination resulting from a nonregulated non commercial UST. Any development of this site shall comply with applicable State requirements for groundwater contamination. The Groundwater and Wastewater Services Program will assist the Planning Commission with additional review of site conditions upon request. Please contact Jack L. Stuts, Environmental Supervisor, at 704-336-5438 to request assistance.
- Mult-family complexes shall meet all requirements of Chapter 9 and 12 of the Charlotte City code regarding solid waste dumpster, compactor and recycling area.
- The petitioner may combine Area A and C into one building and adhere to the maximum building height of 140' for Area C and 320' for Area A.

Existing Development Notes per Rezoning Petition #2005-82:

- 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 7. constructed (per code development standards 60.01a) 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 12A03(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 within in the parking structure.
- The developer shall construct an internal system of sidewalks that connect to the sidewalks along the streets
- Petitioner shall widen the pavement cross section for West Eight Street to a 15' wide section from centerline of right of way to back of new curb, as shown in the City of Charlotte Traditional Neighborhood Development Street detail I10.



VICINITY MAP
NOT TO SCALE

THE CITADIN
CHARLOTTE, NORTH CAROLINA
THE FOURTH WARD SQUARE ASSOCIATES, LP
501 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
PHONE: 704-332-5591

Design Resource Group

1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0808 fax 704.368.3063
www.drgp.com

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

DRG

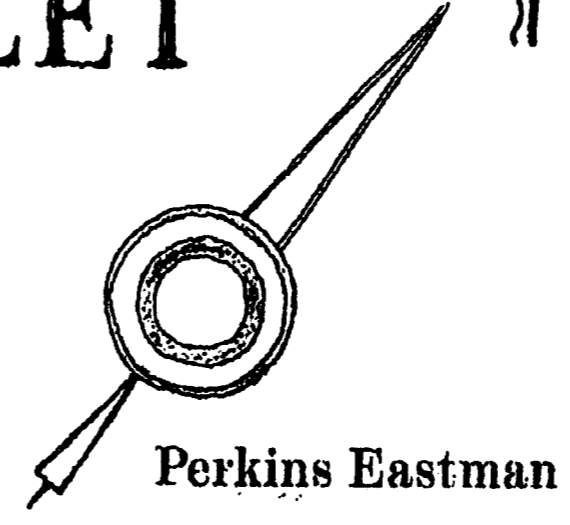
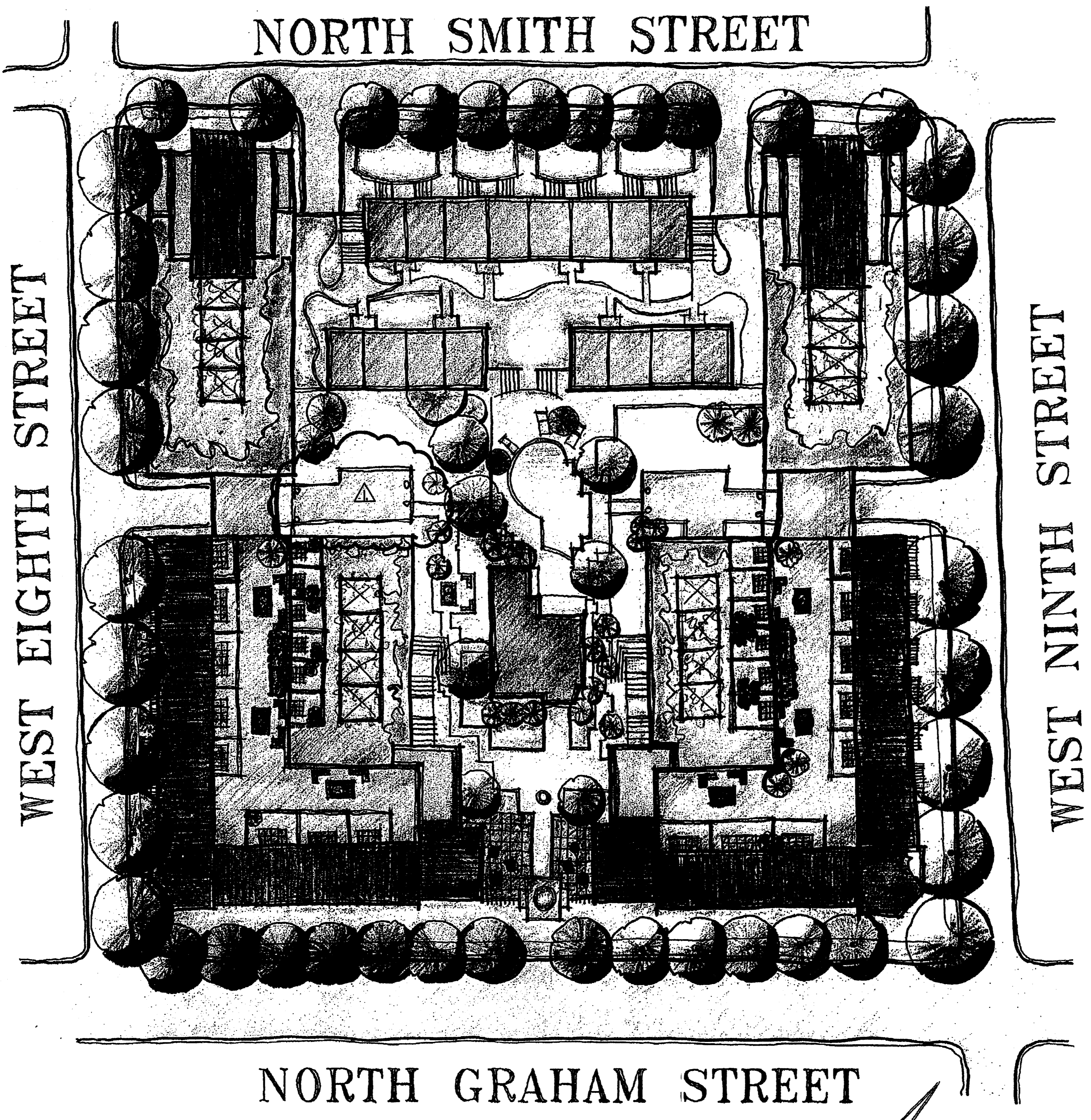
REZONING PLAN

FOR PUBLIC HEARING
PETITION #2006-156

APPROVED BY
CITY COUNCIL
FEB 19 2007



Scale: 1" = 30'
Date: AUGUST 28, 2006
Project No.: 215-001
Revisions:
1) 15 DEC 2006 PER CMPC COMMENTS
2) 19 JAN 2007 PER CMPC COMMENTS
3) 20 FEB 2007 PER CMPC COMMENTS



THE CITADIN
 CHARLOTTE, NORTH CAROLINA

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**SCHEMATIC
 SITE PLAN**

FOR PUBLIC HEARING
 PETITION #2006-156

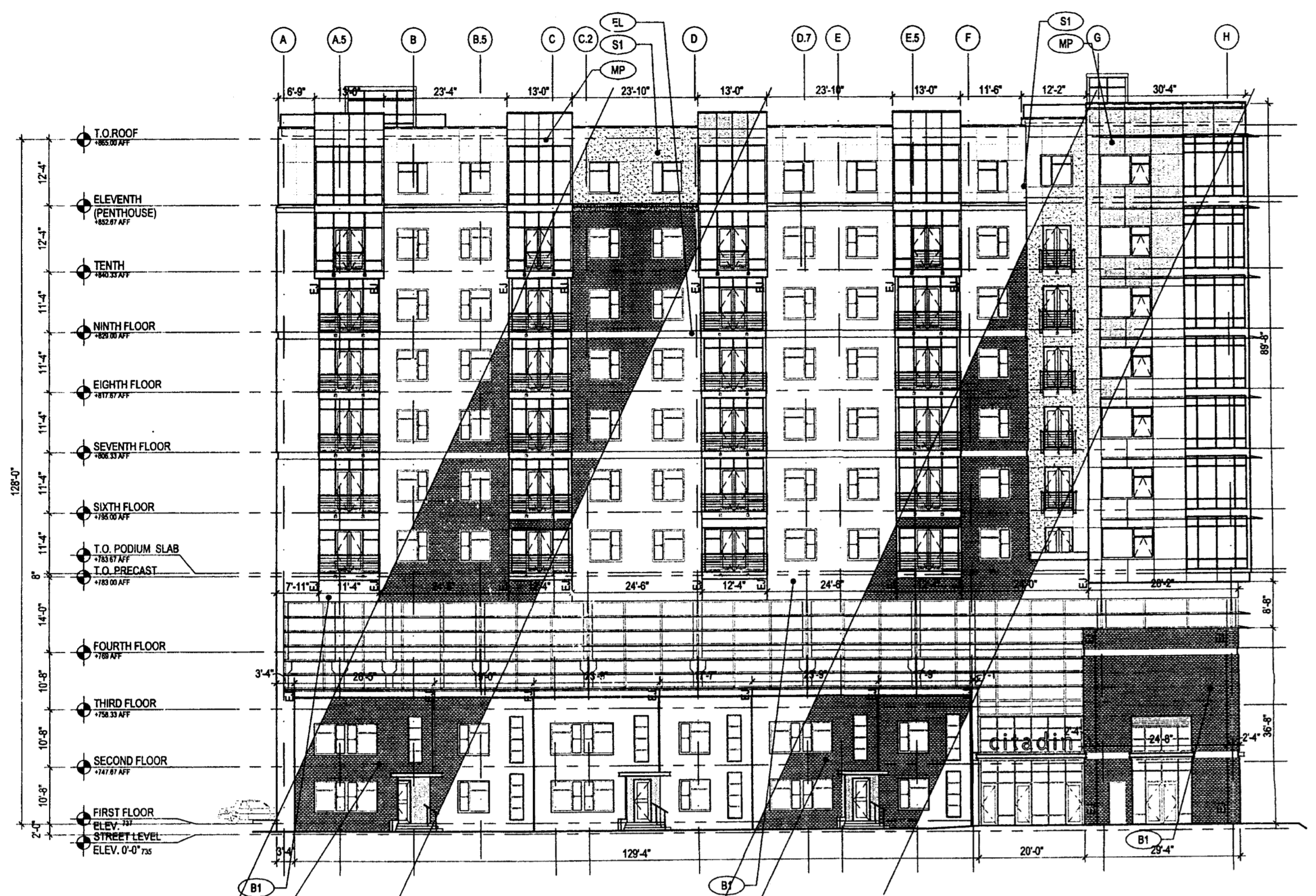

 NORTH

Scale: 1" = 30'
 Date: AUGUST 28, 2006
 Project No.: 215-001
 Revisions:
 1) 15 DEC 2006 PER CMPC COMMENTS

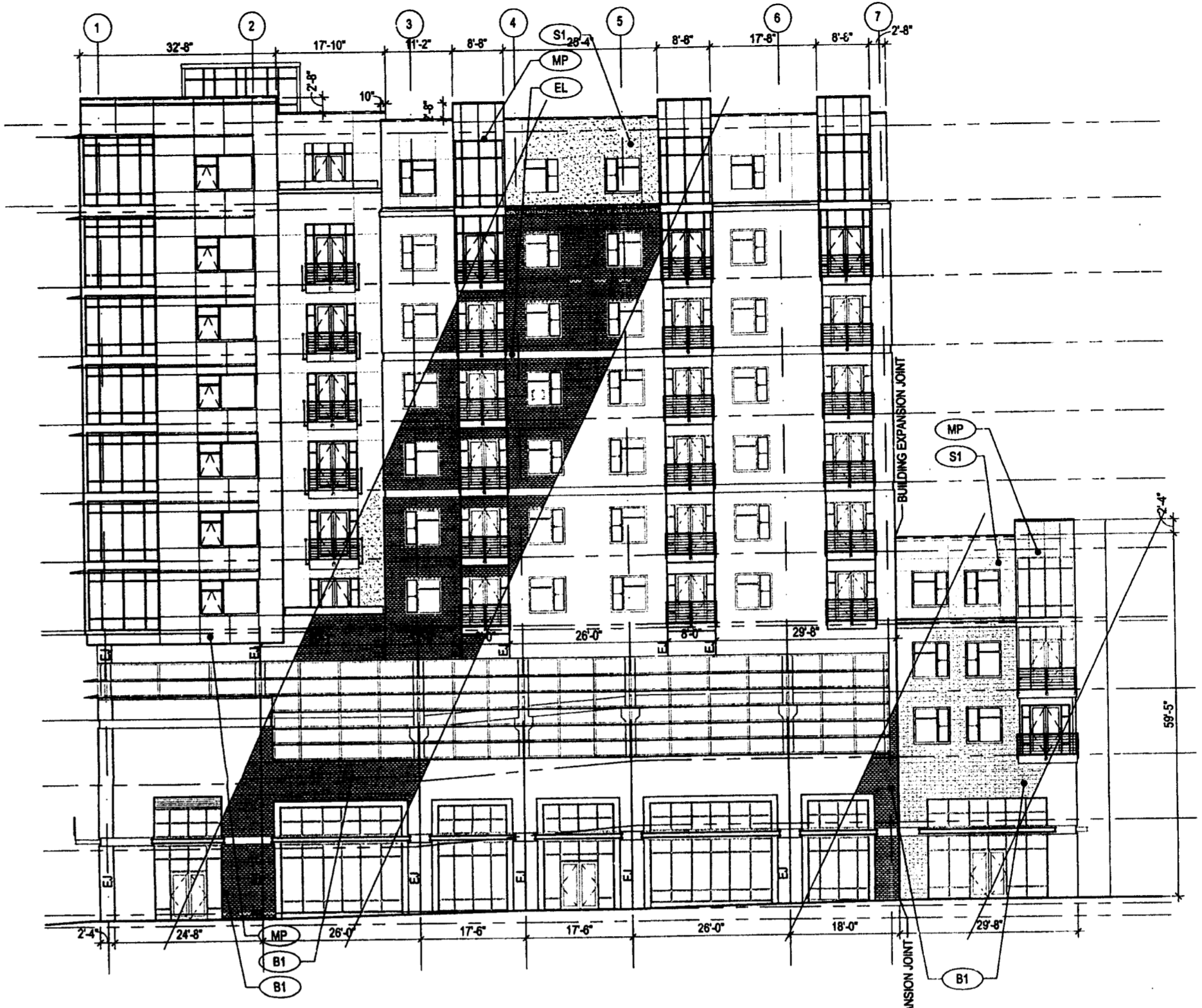
Sheet **2** of **2**

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- DO NOT SCALE DRAWINGS

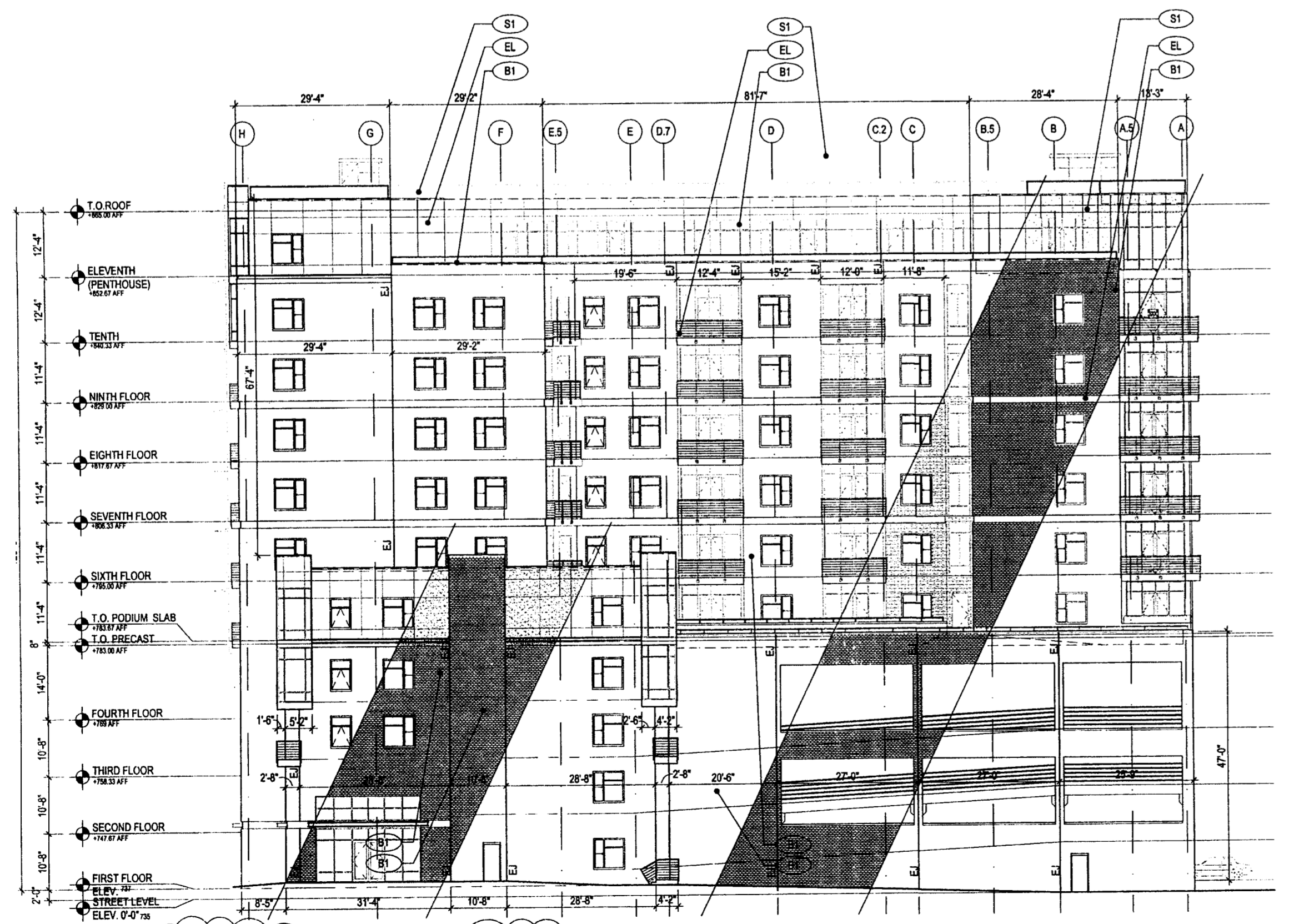
NO.	DATE	REVISION
1	3-10-06	MUDD SUBMITTAL
2	7-10-06	MUDD SUBMITTAL - CYCLE 2
3	10-4-06	RELEASED FOR PERMITTING
4	12-14-06	REZONING PETITION 2006-156



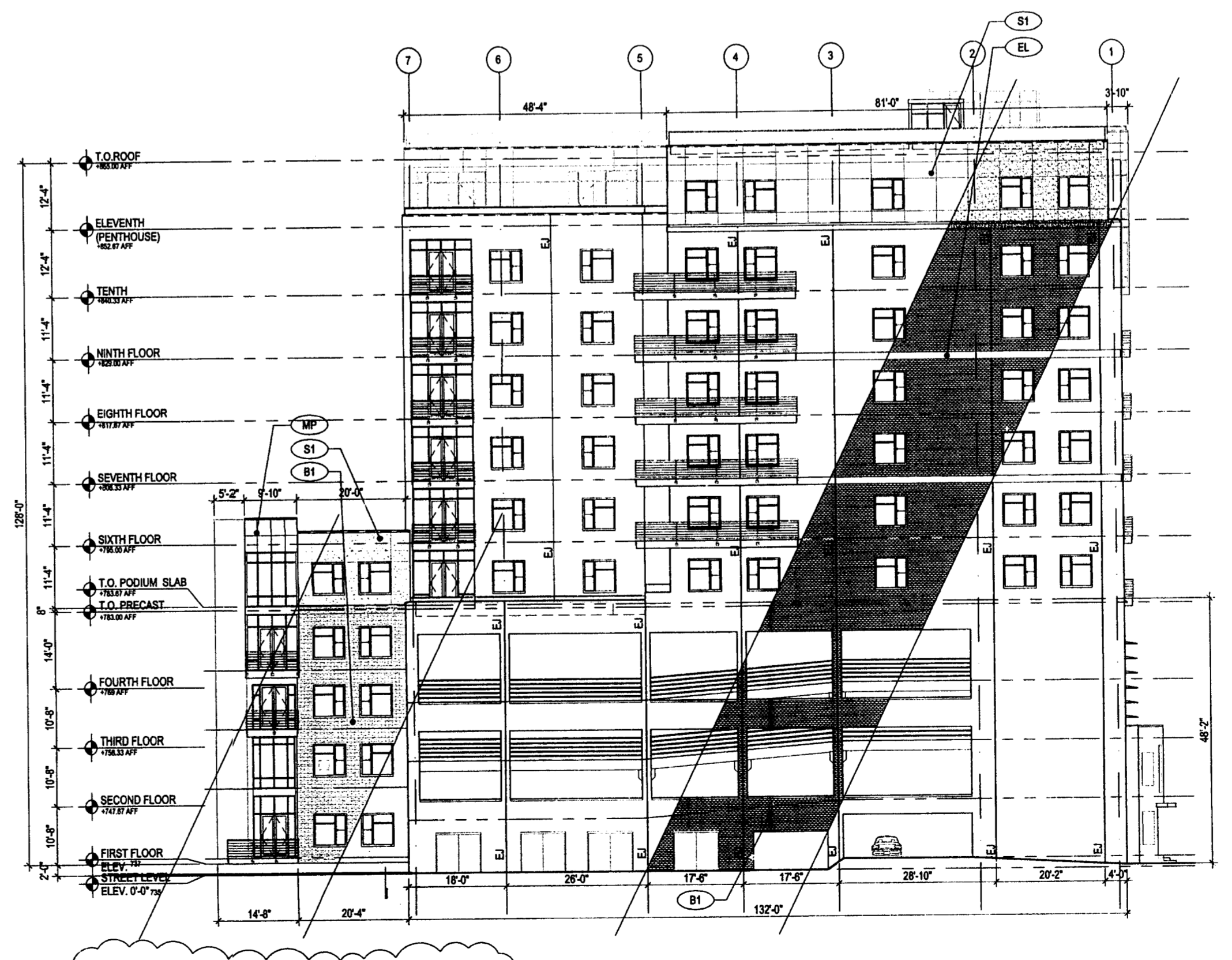
1 SOUTH WEST ELEVATION
SCALE: 1/16" = 1'-0"
8TH STREET ELEVATION



2 SOUTH EAST ELEVATION
SCALE: 1/16" = 1'-0"
N. GRAHAM STREET ELEVATION



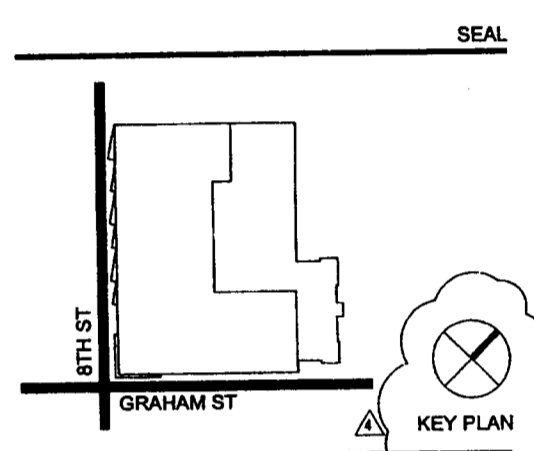
3 NORTH EAST ELEVATION
SCALE: 1/16" = 1'-0"
COURTYARD ELEVATION (FACES 8TH STREET)



4 NORTH WEST ELEVATION
SCALE: 1/16" = 1'-0"
SERVICE DRIVE ELEVATION (FACES SMITH STREET)

MATERIAL TYPES LEGEND

(B1)	BRICK TYPE 1
(S1)	STUCCO
(MP)	METAL PANEL
(EL)	PAINTED STEEL BRICK SHELF



Perkins Eastman
223 NORTH GRAHAM STREET
SUITE 100
CHARLOTTE, NC 28202
T. 704.940.5501
F. 704.367.4602

OWNER:
FOURTH WARD SQUARE ASSOCIATES
501 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.271.3556

DEVELOPER:
JLT PARTNERS
501 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.271.3556

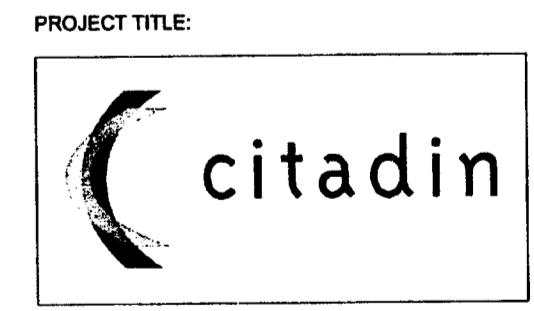
CONTRACTOR:
BOVIS LEND LEASE
2550 WEST TYVOLA RD., SUITE 600
CHARLOTTE, NC 28217
704.357.1919

CIVIL-LANDSCAPE:
DESIGN RESOURCE GROUP
1230 WEST MOREHEAD STREET, SUITE 214
CHARLOTTE, NC 28203
704.343.0608

STRUCTURAL:
MATSEN FORD DESIGN ASSOCIATES, INC.
325 FOREST GROVE DRIVE
PEWAWKEE, WI 53072
262.691.2900

PLUMBING-MECHANICAL-ELECTRICAL:
SABER ENGINEERING
500 WEST HILL STREET, SUITE 101
CHARLOTTE, NC 28208
704.373.0068

GEOTECHNICAL ENGINEER:
GEOSCIENCE GROUP, INC.
500 S. CLANTON ROAD
CHARLOTTE, NC 28217
704.525.2003



N. GRAHAM STREET
CHARLOTTE, NC
PROJECT No: 23380.00
DRAWING TITLE:
BUILDING ELEVATIONS

SCALE: 1/16" = 1'-0"
A400
CONSTRUCTION DOCUMENTS
OCTOBER 4, 2006

ELEVATIONS FOR BUILDING AREA "C"