

SITE DEVELOPMENT SUMMARY:

TAX PARCEL NUMBERS:
08-034-01 08-035-02
08-034-02 08-035-03
08-034-03 08-035-04
08-034-07 08-035-05
08-034-08 08-035-06
08-035-01

A PORTION OF:
08-034-01
08-034-04
08-034-06

TOTAL SITE SF (ACREAGE):
+/- 8043.71 SF (0.8628 AC)

EXISTING ZONING & USES:
MIXED USE DEVELOPMENT DISTRICT - "MUDD"
MIXED USE DEVELOPMENT DISTRICT-OPTIONAL - "MUDD-O"
MIXED USE DEVELOPMENT DISTRICT-CONDITIONAL - "MUDD(CD)"
-VACANT

PROPOSED ZONING & PERMITTED USES:
MIXED USE DEVELOPMENT DISTRICT-OPTIONAL - "MUDD-O"
-RESIDENTIAL

EXISTING CONDITIONS INFORMATION:

SITE SURVEY DATA AND TOPOGRAPHIC INFORMATION INSIDE PROJECT BOUNDARY PROVIDED BY:
MEADE GUNNELL ENGINEERING AND SURVEYING
1880-A WEST CATAWBA AVENUE
CORNELIUS, NC 28031
(704) 655-7290

PLANIMETRIC AND TOPOGRAPHIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY PROVIDED BY:
MECKLENBURG COUNTY
ENGINEERING & BUILDING STANDARDS DEPARTMENT
DELTD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM

ALPHA MILL SITE INFORMATION PROVIDED BY:
LANDSCAPE SURVEYING
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
(704) 376-7777

BREVARD STREET/CALDWELL STREET DESIGN AND ENGINEERING PROVIDED BY:
MULKEY ENGINEERS AND CONSULTANTS
7516 E INDEPENDENCE BOULEVARD, SUITE 100
CHARLOTTE, NC 28227
(704) 573-7500

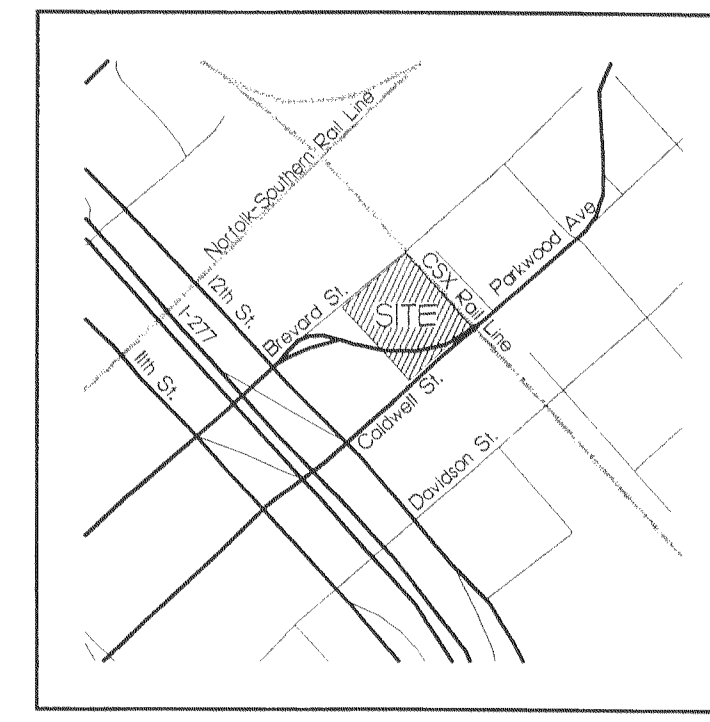
NOTES:

1. NEW BREVARD STREET / CALDWELL STREET CONNECTOR HAS BEEN APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
2. PETITIONER WILL FILE FOR ABANDONMENT OF EXISTING CONNECTOR STREET AND WILL DEDICATED RIGHT-OF-WAY FOR NEW STREET WHEN CONSTRUCTED.
3. NEW STREET INFORMATION:
 - CLIENT AND FINANCING THROUGH THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
 - DESIGN AND ENGINEERING COMPLETED BY MULKEY ENGINEERS AND CONSULTANTS
 - CONSTRUCTION TO BE COMPLETED BY CROSLAND CONTRACTING

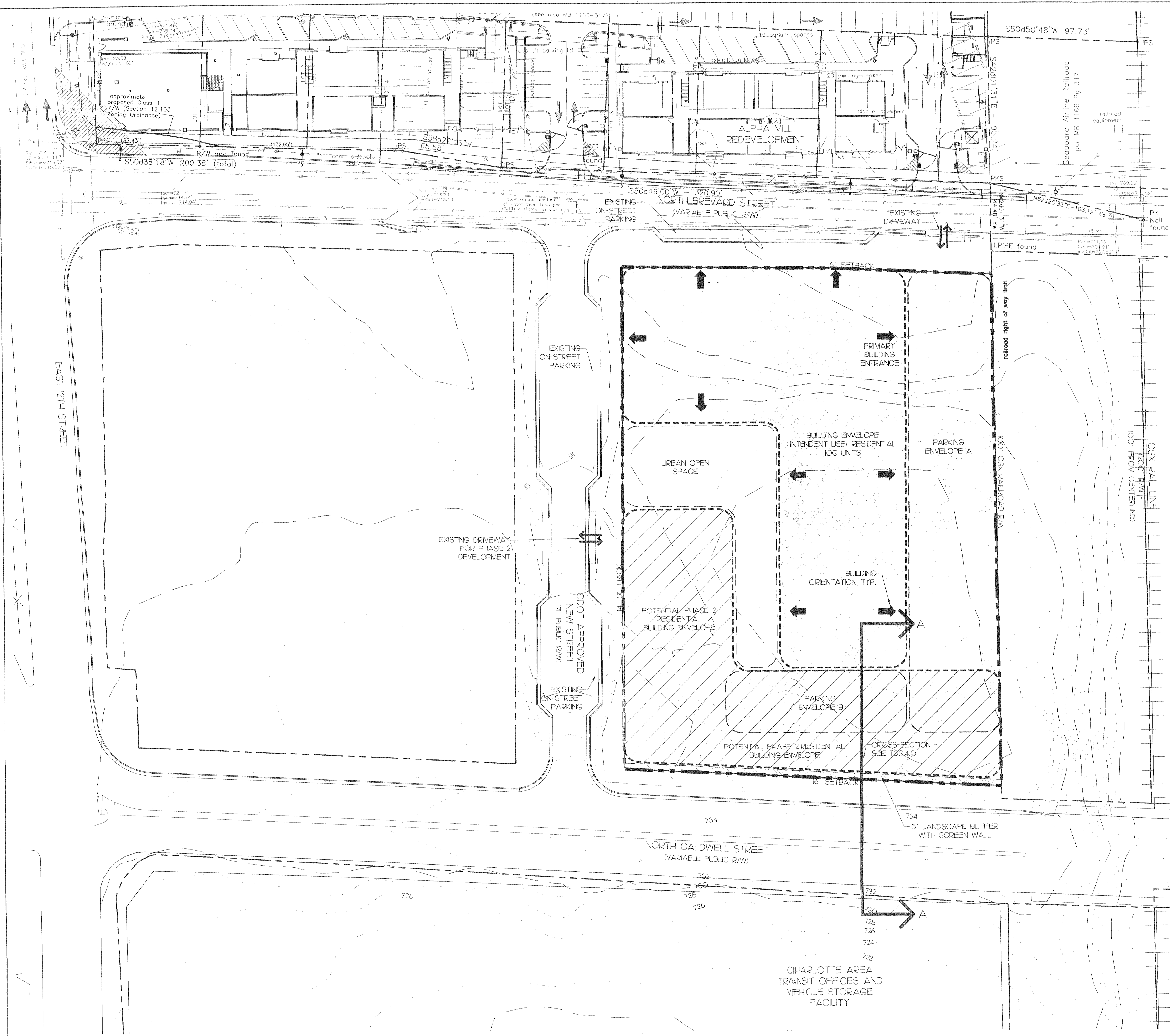
ADJACENT OWNERS

- | | | | |
|--|--|--|---|
| ① #08-034-01
HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
1801 SOUTH BOULEVARD
CHARLOTTE, NC 28203
EXISTING ZONING: MUDD(CD)
EXISTING USE: VACANT | ② #08-034-05
HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
1501 SOUTH BOULEVARD
CHARLOTTE, NC 28203
EXISTING ZONING: MUDD
EXISTING USE: VACANT | ③ #08-033-04
ALPHA MILL LLC
(CROSLAND PROPERTIES)
227 WEST TRADE STREET, SUITE #800
CHARLOTTE, NC 28202
EXISTING ZONING: I-2
EXISTING USE: VACANT | ④ #08-033-06
ALPHA MILL LLC
(CROSLAND PROPERTIES)
227 WEST TRADE STREET, SUITE #800
CHARLOTTE, NC 28202
EXISTING ZONING: I-2
EXISTING USE: VACANT |
| ⑤ #08-033-06
ALPHA MILL LLC
(CROSLAND PROPERTIES)
227 WEST TRADE STREET, SUITE #800
CHARLOTTE, NC 28202
EXISTING ZONING: MUDD-O
EXISTING USE: VACANT | ⑥ #08-033-07
ALPHA MILL LLC
(CROSLAND PROPERTIES)
227 WEST TRADE STREET, SUITE #800
CHARLOTTE, NC 28202
EXISTING ZONING: MUDD-O
EXISTING USE: VACANT | ⑦ #08-033-08
ALPHA MILL LLC
(CROSLAND PROPERTIES)
227 WEST TRADE STREET, SUITE #800
CHARLOTTE, NC 28202
EXISTING ZONING: MUDD-O
EXISTING USE: WAREHOUSE LG | ⑧ #08-035-01
SEABOARD COAST LINE RAILWAY CO.
3600 WEST BROAD STREET
RICHMOND, VA 23250
EXISTING ZONING: I-2
EXISTING USE: VACANT |
| ⑨ #08-035-02
SEABOARD COAST LINE RAILWAY CO.
3600 WEST BROAD STREET
RICHMOND, VA 23250
EXISTING ZONING: I-2
EXISTING USE: VACANT | ⑩ #08-035-03
CITY OF CHARLOTTE
600 EAST 4TH STREET
CHARLOTTE, NC 28202
EXISTING ZONING: I-2
EXISTING USE: OFFICE | ⑪ #08-035-04
CITY OF CHARLOTTE
600 EAST 4TH STREET
CHARLOTTE, NC 28202
EXISTING ZONING: I-2
EXISTING USE: OFFICE | |

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2006-XXX



DEVELOPMENT SUMMARY:
MINIMUM SETBACK REQUIREMENTS:
14 FEET ALONG NEW STREET
16 FEET ALONG BREVARD AND CALDWELL STREETS
MINIMUM SIDE YARD REQUIREMENT:
0'
MINIMUM REAR YARD REQUIREMENT:
0'
MAXIMUM BUILDING HEIGHT:
120'
RESIDENTIAL UNITS
PHASE 1: 100 SINGLE ROOM UNITS
INDEPENDENT LIVING FACILITY
4 STORIES WITH BASEMENT
PHASE 2: PHASE 2 RESIDENTIAL USES DEVELOPED IN ACCORDANCE WITH THE STANDARDS
ESTABLISHED IN THE ORDINANCE FOR THE MUDD DISTRICT
URBAN OPEN SPACE
REQUIRE OPEN SPACE:
1,000 SQFT MIN.
PROVIDED OPEN SPACE:
1,000 SQFT MIN.

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2006-XXX

15 0 15 30 60

LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.2346
www.LandDesign.com

940 Brevard
Independent Residential Living Facility - MUDD-O Rezoning
Charlotte Housing Authority, TCG Development Services and Crosland

REVISIONS:

DATE: 04/24/05
DESIGNED BY: C-HK
DRAWN BY: CHK
CHECKED BY: RJP
DATE: 05/10/05
SCALE: 1"=30'-0"
PROJECT #: 1004948
SHEET #:

TDS.1.0

DEVELOPMENT GUIDELINES

THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE, TCG DEVELOPMENT SERVICES AND CROSLAND PROPERTY AT 940 BREVARD STREET.

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY CROSLAND AND THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE TO ACCOMMODATE DEVELOPMENT OF AN INDEPENDENT RESIDENTIAL LIVING FACILITY ON A SITE BOUNDED BY BREVARD STREET, CALDWELL STREET, THE CSX RAIL LINE AND AN APPROVED CONNECTOR STREET BETWEEN CALDWELL STREET AND BREVARD STREET. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD), SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW, SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THIS SITE.

1. PERMITTED USES AND MAXIMUM DEVELOPMENT

THE SITE MAY BE DEVOTED TO RESIDENTIAL USES ALONG WITH ASSOCIATED ACCESSORY USES AND SURFACE AND/OR STRUCTURED PARKING AND SERVICE AREAS AS ALLOWED UNDER THE ORDINANCE IN A MUDD DISTRICT.

2. SETBACKS AND YARDS

- A. THE BUILDING SETBACKS ALONG CALDWELL STREET AND BREVARD STREET WILL BE AT LEAST 16 FEET IN WIDTH AND INCLUDE AN 8 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP. THE BUILDING SETBACK ALONG THE NEW CONNECTOR STREET WILL BE AT LEAST 14 FEET IN WIDTH AND INCLUDE AN 6 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP.
- B. THE SITE CAN BE VIEWED AS A UNIFIED DEVELOPMENT PLAN. AS SUCH, YARDS WILL NOT BE REQUIRED BETWEEN BUILDINGS LOCATED ON THE SITE.

3. OPTIONAL DEVELOPMENT PROVISIONS

THE PETITIONER HEREBY SEEKS IN THIS PETITION THE RIGHT THROUGH THE MUDD-OPTIONAL PROCESS TO OBTAIN DEVIATIONS FROM THE STRICT APPLICATION OF THE ORDINANCE AS FOLLOWS:

- A. ALLOWANCE OF A LIMITED AMOUNT OF PARKING AND DRIVE AISLES BETWEEN THE BUILDING AND CALDWELL STREET, AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN.

4. DESIGN AND PERFORMANCE STANDARDS

- A. THE PROPOSED BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS EXCEPT AS NOTED ABOVE UNDER "OPTIONAL DEVELOPMENT PROVISIONS."
- B. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.30.3 OF THE ORDINANCE.
- C. OFF-STREET PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.
- D. PETITIONER AGREES TO CREATE A FOUR FOOT LANDSCAPE BUFFER AND SIX FOOT SCREEN WALL ALONG CALDWELL STREET TO SCREEN THE ADDITIONAL REQUESTED PARKING BETWEEN THE BUILDING AND THE SETBACK.

5. STORMWATER MANAGEMENT

- A. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
- B. SURFACE LEVEL STORM WATER DETENTION SHALL NOT BE LOCATED IN THE REQUIRED BUILDING SETBACKS.

6. TRANSPORTATION COMMITMENTS

- A. THE PLACEMENT AND CONFIGURATION OF ACCESS POINTS ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- B. THE PETITIONER AGREES TO DEDICATE AND CONVEY (BY QUITCLAIM DEED AND SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) PRIOR TO THE ISSUANCE OF ANY NEW BUILDING PERMIT THOSE PORTIONS OF THE SITE IMMEDIATELY ABUTTING BREVARD STREET, CALDWELL STREET AND THE NEW CONNECTOR STREET REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 40 FEET FROM CENTERLINE IF SUCH RIGHT-OF-WAY DOES NOT PRESENTLY EXIST.
- C. BICYCLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.
- D. THE ALIGNMENT OF THE NEW CALDWELL STREET / BREVARD STREET CONNECTOR HAS BEEN REVIEWED AND APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND IS SCHEDULED TO BE CONSTRUCTED BY THE PETITIONER.

7. RIGHT-OF-WAY ABANDONMENT

THE PETITIONER RESERVES THE OPTION TO PURSUE THE ABANDONMENT OF ANY PORTIONS OF RIGHTS-OF-WAY THAT MAY BECOME UNNECESSARY REMNANTS UPON THE REALIGNMENT OF ROADS WITHIN THE SITE. ANY SUCH RIGHT-OF-WAY ABANDONMENT SHALL BE SUBJECT TO THE NORMAL CITY PROCEDURE.

8. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING DOCUMENT AND DEFINITIONS

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. THE ULTIMATE LAYOUTS OF THE DEVELOPMENT PROPOSED FOR THE SITE AND THE PARCELS OR LOTS FORMING PARTS THEREOF, THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS, THE CONFIGURATIONS AND PLACEMENTS OF PARKING AREAS AND THE PRECISE LOCATIONS, HEIGHTS AND MASSES OF BUILDINGS AND PARKING DECKS AND OTHER INDIVIDUAL SITE ELEMENTS TO BE CONSTRUCTED HAVE NOT BEEN DETERMINED. AS A CONSEQUENCE, THE GRAPHICS WHICH ACCOMPANY THE TECHNICAL DATA SHEET ARE SCHEMATIC IN NATURE AND ARE NOT TO BE CONSIDERED AS SPECIFIC SITE DEVELOPMENT PLANS BUT RATHER AS PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED, IT BEING UNDERSTOOD THAT THE EXACT CONFIGURATIONS, PLACEMENTS AND SIZES OF STREETS, DRIVEWAYS, PARKING AREAS AND DECKS, BUILDINGS AND OTHER INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE TECHNICAL DATA SHEET AND THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. ALL SUCH CHANGES ARE SUBJECT TO APPROVAL PER SECTION 6.20.6(2) OF THE ORDINANCE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, BUILDINGS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN MAY BE COMBINED OR SEPARATED PROVIDED THAT THE MAXIMUM NUMBER OF BUILDINGS MAY NOT BE INCREASED ABOVE THE NUMBER OF BUILDINGS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

REVISIONS:

DATE: 04/24/06
DESIGNED BY: CHK
DRAWN BY: CHK
CHECKED BY: RP
O.C. BY: RP
SCALE:
PROJECT #:

SHEET #:

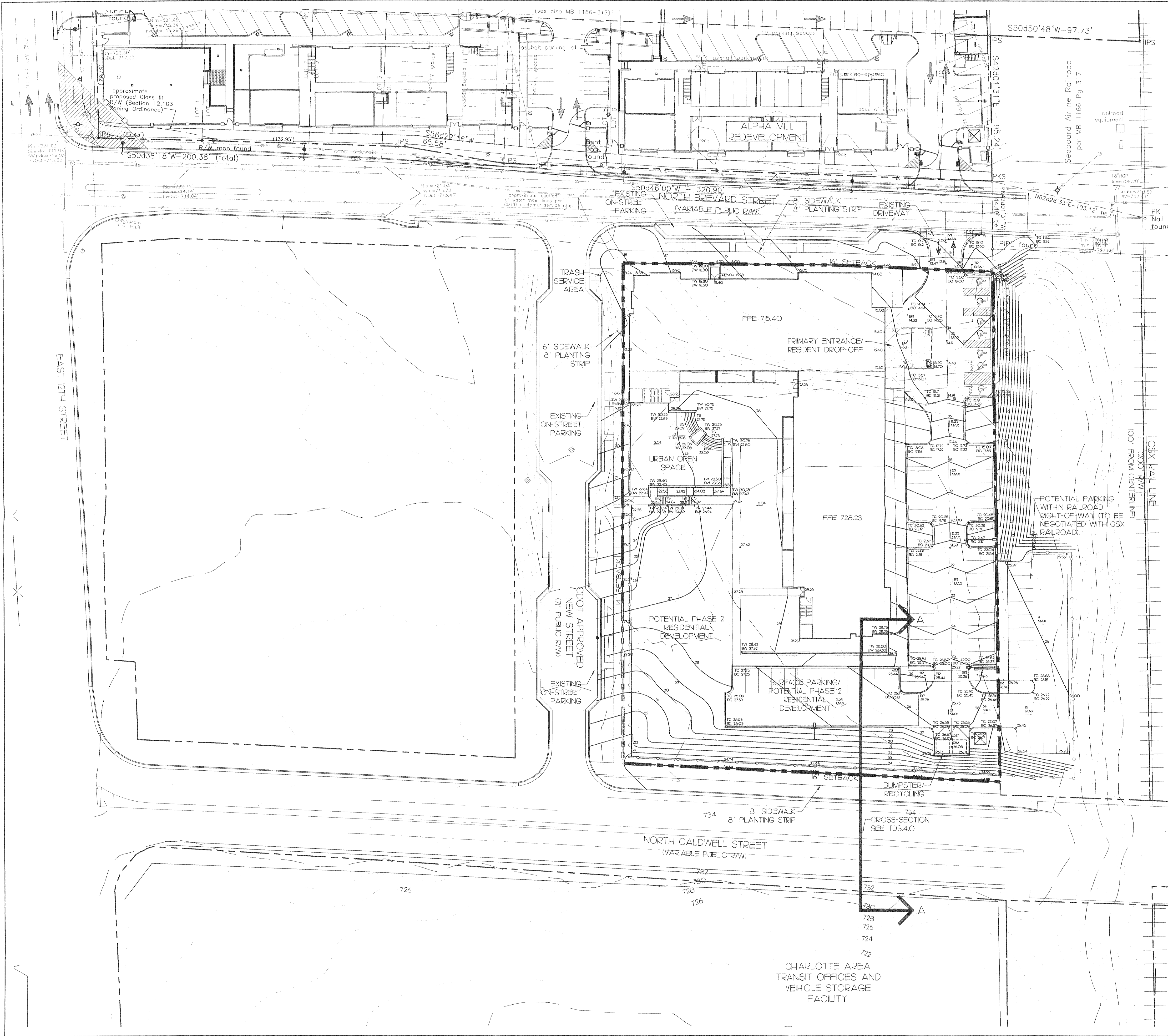
TDS.2.0

940 Brevard
Independent Residential Living Facility - MUDD-O Rezoning
Charlotte Housing Authority, TCG Development Services and Crosland
MUDD-Optional Development Standards

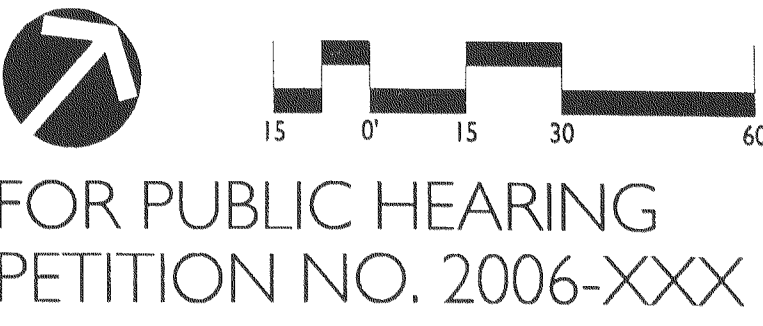
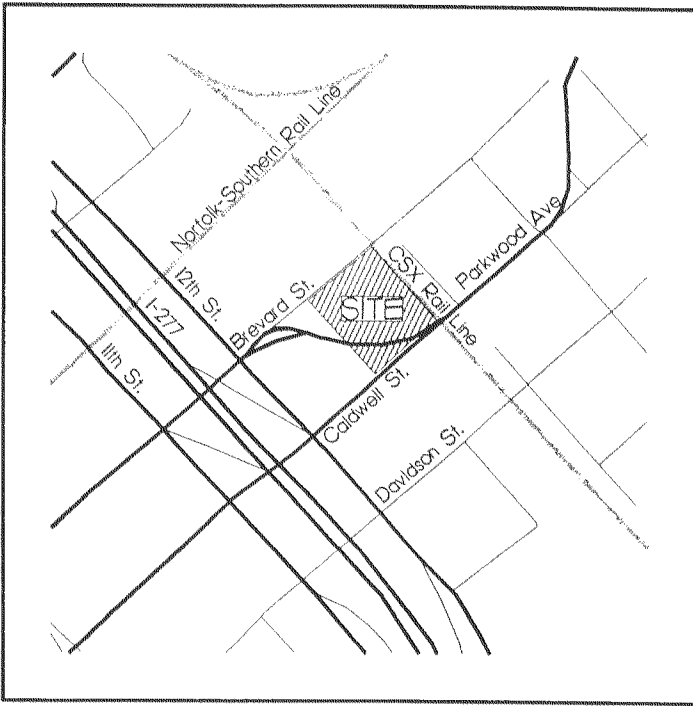
LandDesign

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www.LandDesign.com

FOR PUBLIC HEARING
PETITION NO. 2006-XXX



NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.
VICINITY MAP - NOT TO SCALE

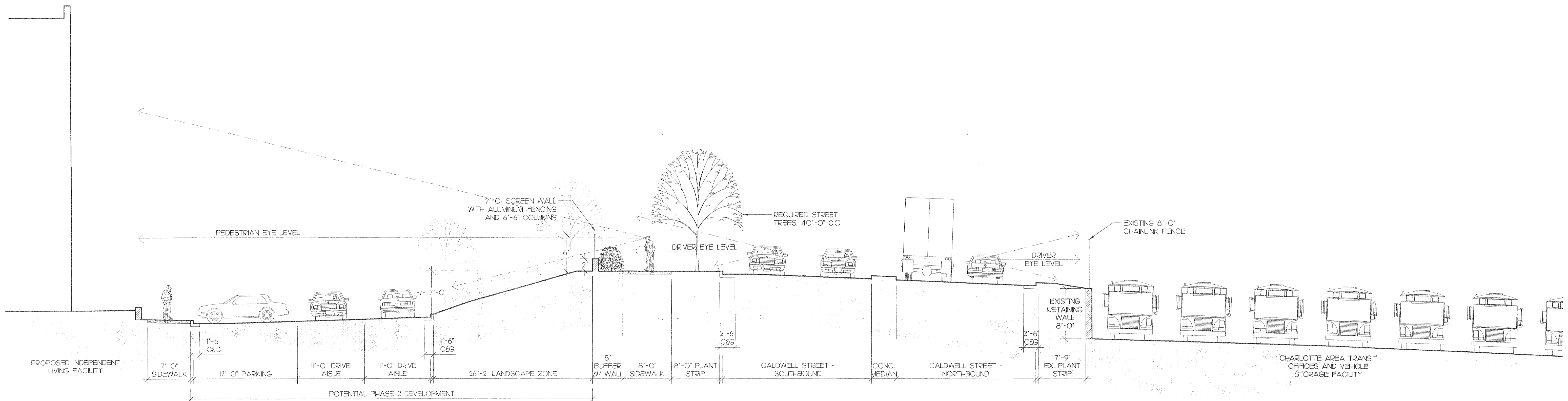


DATE: 04/24/06
DRAWN BY: CLK
CHECKED BY: CLK
PROJECT #: 1004546
SHEET #

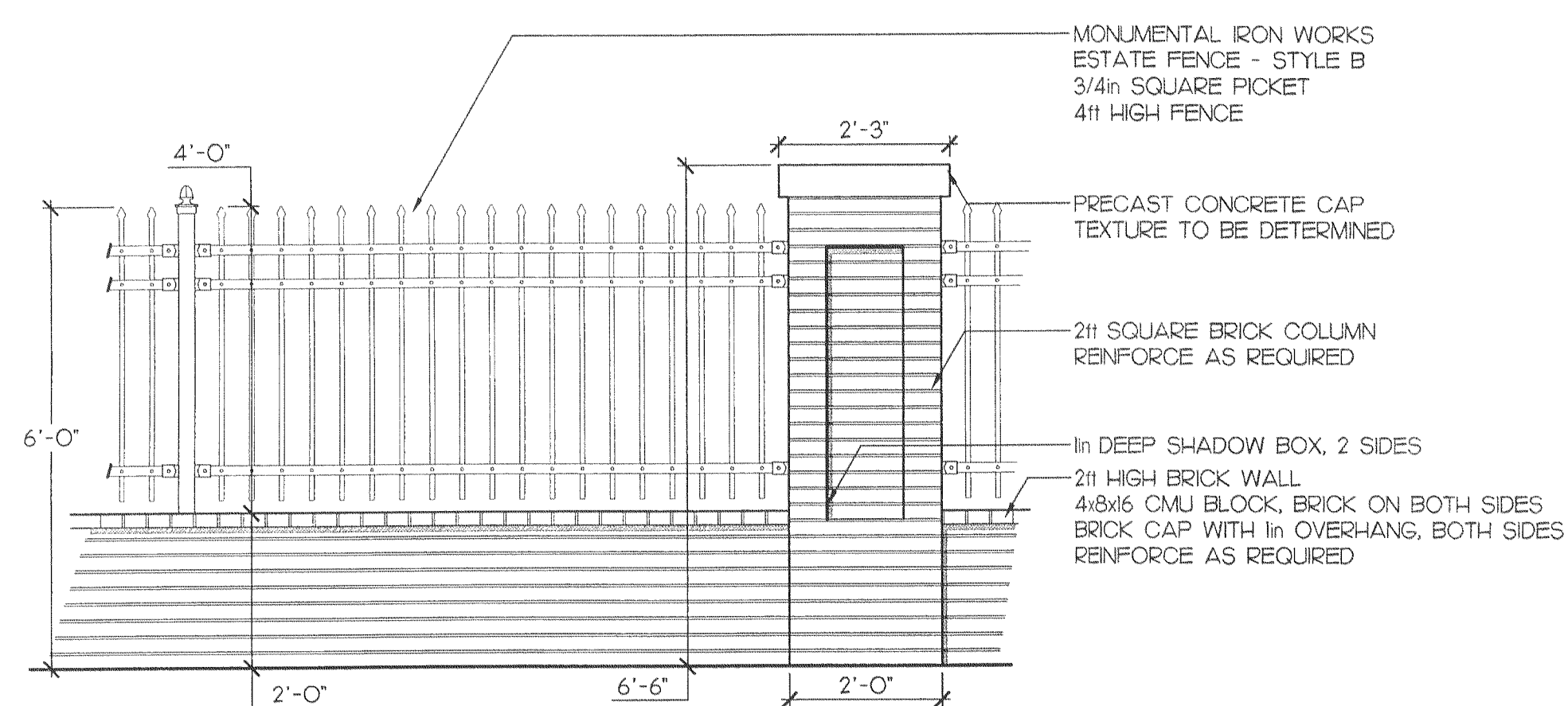
940 Brevard
Independent Residential Living Facility - MUDD-O Rezoning
Charlotte Housing Authority, TCG Development Services and Grosland
Schematic Site Plan

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com

TDS.3.0



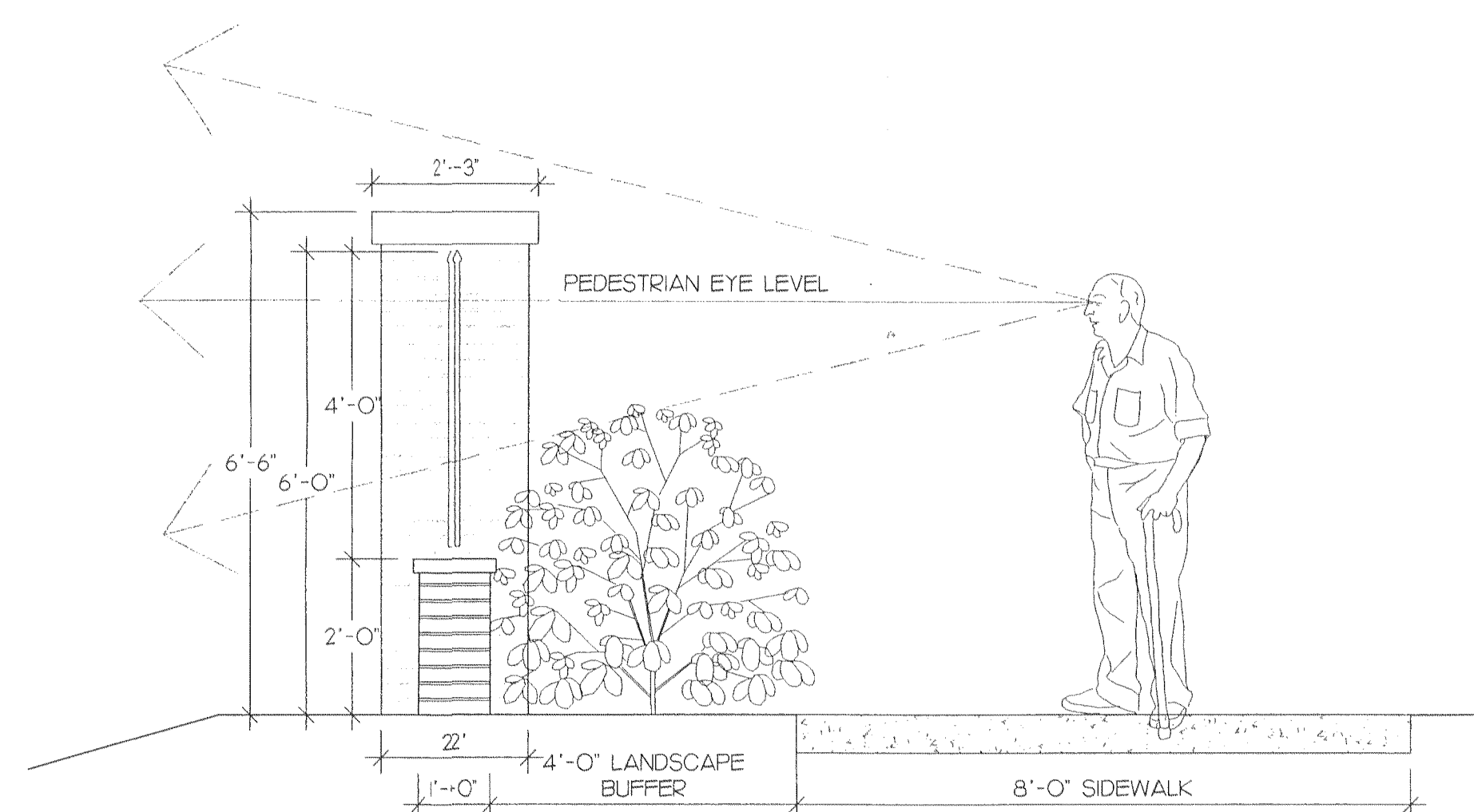
"A-A" CALDWELL STREET / PARKING CROSS-SECTION $\frac{1}{8}" = 1'-0"$



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**MONUMENTAL
IRON WORKS**

CONCEPTUAL SCREEN WALL AND FENCE
ELEVATION AND SECTION

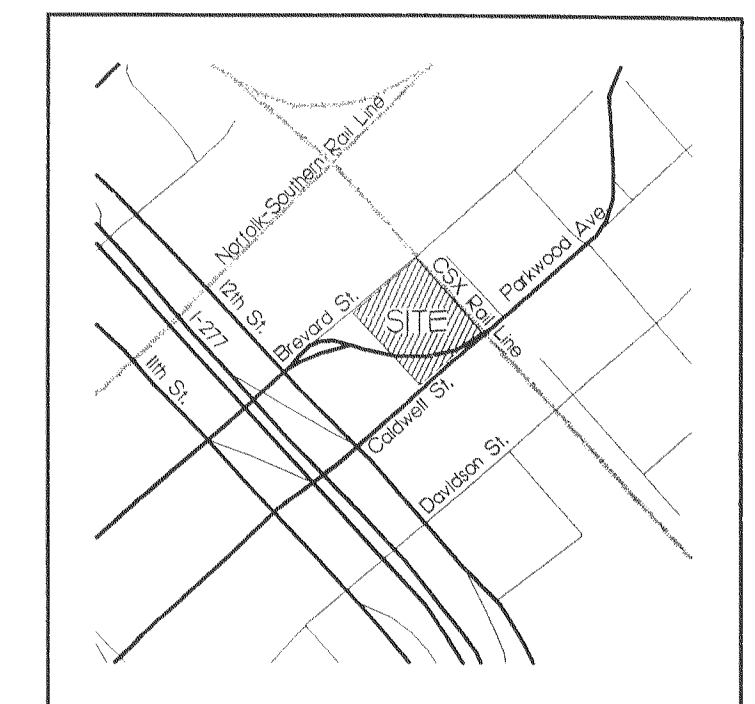


- NOTES:
1. INSTALL FENCE PER MANUFACTURERS SPECIFICATIONS.
 2. FENCE COLOR TO BE BLACK.
 3. BRICK SIZE AND COLOR TO BE DETERMINED.
 4. FENCE WALL AND DETAIL TO MATCH DESIGN OF ALPHA MILL REDEVELOPMENT.

SCALE: $\frac{1}{2}" = 1'-0"$

NOTE: THE ILLUSTRATIVE SECTIONS AND FENCE DETAIL ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT BUILDING, PARKING AND STREETSCAPE RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE



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PETITION NO. 2006-XXX