

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	48.47	30.00	43.37	N04°00'22"E
C2	46.41	30.00	41.92	S85°10'42"E

N/F  
125-03-101  
Mecklenburg County  
Deed Book 2072 Page 497

- Notes:
- Deed Reference(s) - DB 2988-125, DB 3182-41
  - Tax Parcel ID - 125-07-120, 125-07-125
  - Current Owner - City of Charlotte
  - All bearings are NC Grid bearings
  - All distances are shown horizontal
  - Grid distance = Horizontal distance x Combined Grid Factor (0.999872765)
  - Total Area = ±11.330 Acres  
Tract 1 - ±5.428 Acres  
Tract 2 - ±5.902 Acres
  - Areas have been determined by coordinate computation
  - Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
  - Zoning - UMUD
  - This property is not located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development. Reference Community Panel Number: 3701590188 Dated: 2/14/04
  - This survey was performed without benefit of a Title Commitment Report. LandDesign Surveying, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.
  - The location of underground utilities shown on this map are approximate, based on information provided by others or by field location. Utility locations as shown hereon are intended for planning only. Actual location, size or depth of line should be verified with the individual utility company before construction.
  - The North Carolina Grid Coordinates shown on this map were derived by static differential GPS observations using Trimble 4700 Receivers and processed using Online Positioning User Service.

- Legend
- EIP Existing Iron Pin
  - IPS Iron Pin Set (#5 Rebar)
  - CM Concrete Monument
  - PT Calculated Point
  - UP Utility Pole
  - LP Light Pole
  - OU Overhead Utility
  - FL Fence Line
  - GL Gas Line
  - UT Underground Telephone
  - SM Sign
  - SMH Sanitary Manhole
  - CI Curb Inlet
  - DI Drain Inlet
  - FI Fire Hydrant
  - WM Water Meter
  - WV Water Valve
  - BC Back of Curb
  - ECR Edge of Pavement
  - R/W Right-of-Way
  - N/F Now or Formerly
  - CGF Combined Grid Factor

N/F  
125-08-102  
301 Cameron Associates, LLC  
Deed Book 20394 Page 334

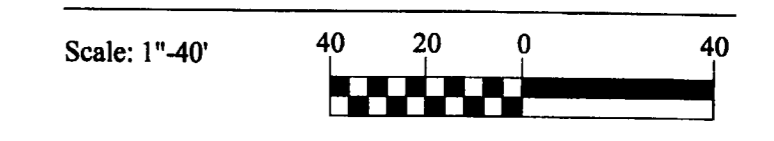
N/F  
125-08-103  
555 Blake, LLC  
Deed Book 20394 Page 602

APPROVED BY  
CITY COUNCIL  
JUL 16 2007



Design Survey for  
2nd Ward Village  
City of Charlotte,  
Mecklenburg County,  
North Carolina

LandDesign Surveying  
Phone: (704) 376-7777  
Fax: (704) 376-2448  
223 North Graham Street  
Charlotte, NC 28202



Survey Date: August, 2006  
Project Number: 4106094  
G:\4106094\dwg\6094Base.dwg

Revision 1:4/1/07  
To update utilities

FOR PUBLIC HEARING  
PETITION # 2007-088

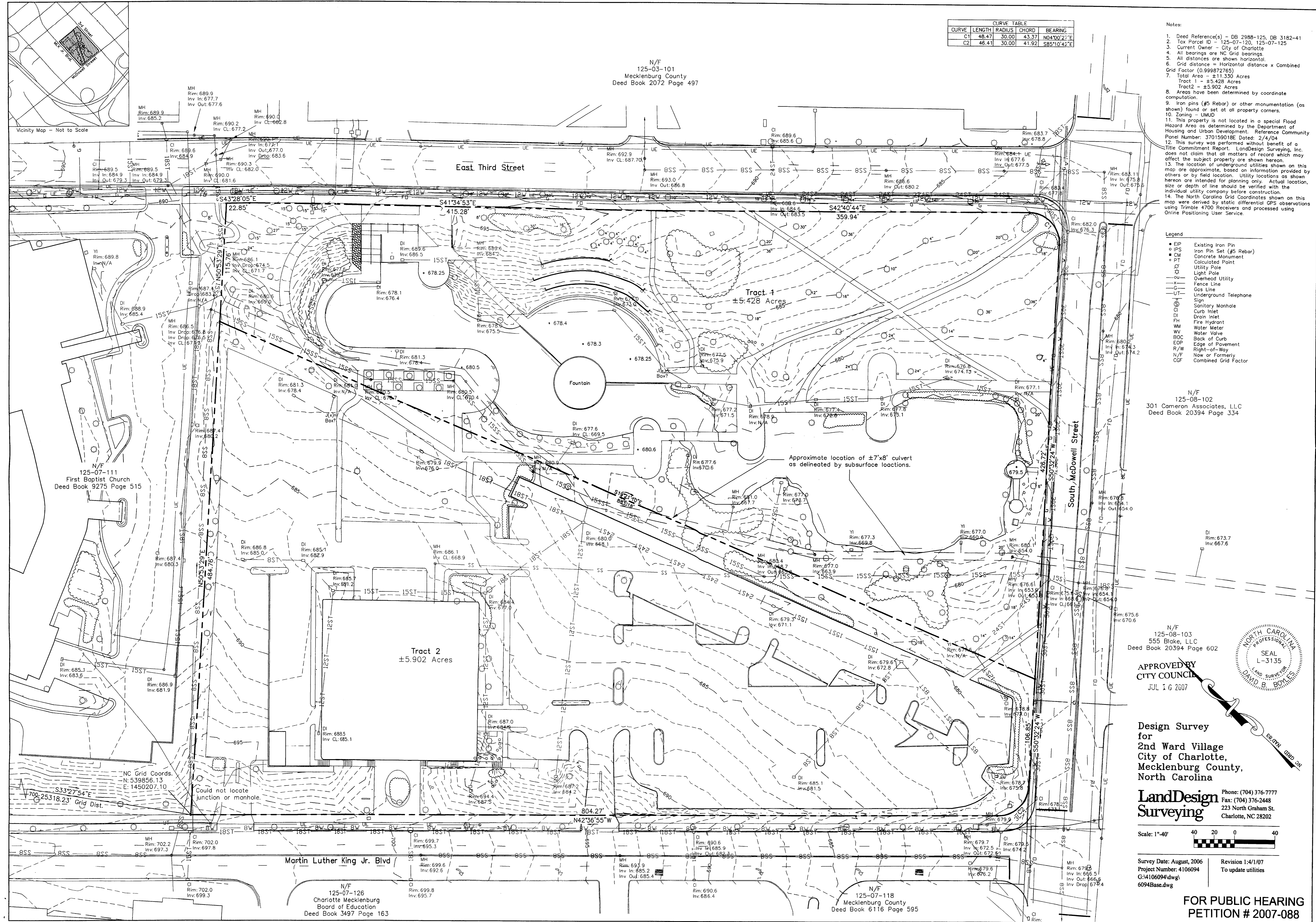
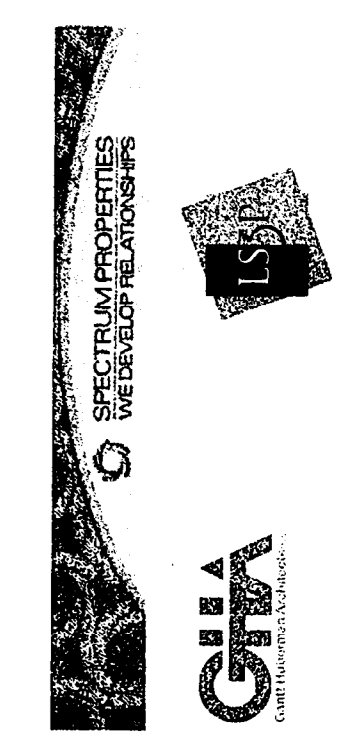
REVISIONS:  
1) 05/20/07 - City Staff Comments  
2) 07/11/07 - City Council Approval  
3) 07/16/07 - Final City Staff Comments  
4) 09/12/07 - Final City Staff Comments

DATE: 4/17/2007  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SCALE: 1"=40'  
PROJECT #: 1006079  
SHEET #:

RZ.I.O

BROOKLYN VILLAGE  
MIXED USE DEVELOPMENT  
SPECTRUM PROPERTIES, CHARLOTTE, NORTH CAROLINA  
EXISTING CONDITIONS PLAN

LandDesign®  
223 N Graham Street, Charlotte, NC 28202  
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www.LandDesign.com



Vicinity Map - Not to Scale

N/F  
125-07-111  
First Baptist Church  
Deed Book 9275 Page 515

NC Grid Coords.  
N: 539856.13  
E: 1450207.10

Could not locate  
junction or manhole.

N/F  
125-07-126  
Charlotte Mecklenburg  
Board of Education  
Deed Book 3497 Page 163

N/F  
125-07-118  
Mecklenburg County  
Deed Book 6116 Page 595

**DEVELOPMENT STANDARDS - BROOKLYN VILLAGE UMUD-0 (SEPTEMBER 20, 2007)**

**A. General Provisions**  
 These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Spectrum Investment Services, Inc., as agent for Cornerstone Real Estate Advisors LLC, to accommodate redevelopment of that approximately 11.330 acre site consisting of a parcel located at 701 E. Martin Luther King Jr. Blvd., known as the Board of Education Building and a parcel located at 800 E. 3rd Street, known as Marshall Park, all as more particularly described on the Technical Data Sheet (together the "Site").  
 The Site is currently zoned UMUD, which permits the uses contemplated by the Petitioner. The Petitioner contemplates development of a mixed-use community on the Site with residential, office and retail uses together with other possible uses permitted in the UMUD zoning district. The Site is currently zoned UMUD, which permits the uses contemplated by the Petitioner. The Petitioner contemplates development of a mixed-use community on the Site with residential, office and retail uses together with other possible uses permitted in the UMUD zoning district. The Site is currently zoned UMUD, which permits the uses contemplated by the Petitioner. The Petitioner contemplates development of a mixed-use community on the Site with residential, office and retail uses together with other possible uses permitted in the UMUD zoning district. The Site is currently zoned UMUD, which permits the uses contemplated by the Petitioner. The Petitioner contemplates development of a mixed-use community on the Site with residential, office and retail uses together with other possible uses permitted in the UMUD zoning district. The Site is currently zoned UMUD, which permits the uses contemplated by the IN / RIGHT OUT

**B. Permitted Uses**  
 The Site may be devoted to any uses (including any accessory uses) permitted in the UMUD Zoning Classification. Development and/or redevelopment may occur in phases over an extended time frame.

**C. UMUD-Optional Provisions**  
 The Petitioner is requesting the following variations from the UMUD minimum standards for design and development as part of this UMUD (Optional) application in connection with development of the Site in accordance with the Technical Data Sheet and the Conceptual Schematic Site Plan to which these Development Standards are attached (i.e. "Development Alternative A"):

- 1. Vehicular/Truck Maneuvering, Loading Areas and Street B.** Certain variations in the requirements of the Ordinance, including without limitation Section 12.212, regarding loading and the maneuvering of trucks and cars in the area generally depicted on the Conceptual Schematic Site Plan for Street B and the building referenced as "Building A-2" shall be permitted.
- 2. Parking.** To the extent restricted by provisions of the UMUD Zoning District, the Petitioner requests UMUD-Optional variations to (a) allow parking along internal streets, whether public or private, to be designed as angled, diagonal or parallel, as generally depicted on Sheet RZ-3 attached as part of this rezoning plan and (b) allow Street "A" to be built and operated without on-street parking.
- 3. Setbacks and Sidewalks:** The Petitioner requests the following variations from UMUD standards regarding setbacks and sidewalks within the Site:
  - (a) Building improvements may encroach up to 8 feet into the setback along Street "B" to allow installation of steps for the proposed building to be located at the corner of Martin Luther King Jr. Blvd. and Street "B" in the area generally depicted on the Conceptual Schematic Site Plan, provided, however, a minimum of 8 feet of sidewalk area shall remain unobstructed to allow pedestrian circulation.
  - (b) The existing sidewalk, planting strips and street lighting located along Martin Luther King Jr. Blvd. and Third Street may remain in lieu of the installation of new sidewalks, planting strips and street lighting improvements. Existing street lighting along McDowell may remain.
- 4. Street Trees (Section 9.906).** Petitioner may supplement existing trees located along the exterior boundary of the Site.
- 5. Signage (Chapter 13):** The UMUD signage provisions may be modified to allow a vibrant, exciting signage system that identifies the Site and the tenants within building(s) located on the Site as an urban mixed use project including, without limitation, urban retail uses, and creates a sense of place. All signage associated with the Site shall conform to Section 13.106(a) of the Ordinance with the exception of the following Optional variations:
  - (a) In addition to other signs permitted under this Section 6 and Chapter 13 of the Ordinance, permitted signage types include all signs permitted under Chapter 13 including and/or in addition to the following:
    - projecting and blade signs,
    - decorative signs,
    - awning signs,
    - fabricated letters, symbols and/or logos,
    - project and project building identification signs,
    - signs that reference/advertise the project/project components,
    - marquee signs,
    - tenant identification signs for each tenant;
    - directional and way finding signs,
    - movie posters, signs and/or banners,
    - murals/artwork, and
    - advertising banners.
  - (b) In addition to other signs permitted under this Section 6 and Chapter 13 of the Ordinance, two (2) detached, ground-mounted projection/tenant identification signs, substantially in locations generally depicted on the Rezoning Plan are permitted. These signs may be up to 20 feet in height and 100 square feet in signage sign area (per side for double sided signs). Such signage may not be located within public rights-of-way or sight triangles.
  - (c) In addition to the other signs permitted under this Section 6 and Chapter 13 of the Ordinance, wall mounted signage may contain maximum sign surface per tenant space of up to the lesser of 200 square feet or 10% of the building wall area associated with such tenant space.
  - (d) In addition to the other signs permitted under this Section 6 and Chapter 13 of the Ordinance, one monument style building identification sign for each building proposed for the Site, provided, however, that such signs may not exceed 6 feet in height and 24 feet in size. Additionally, as indicated above, way finding and directional signs may be permitted.
  - (e) All signs may be internally or externally lit by any means and at any times.
  - (f) Artwork, such as but not limited to murals, may be painted directly onto the building facade(s).
  - (g) In addition to the other signs permitted under this Section 6 and Chapter 13 of the Ordinance, in order to visually screen construction development depicted on the Technical Data Sheet and Schematic Site Plan (collectively, "Other Development Alternatives") without the benefit of the Optional provision(s), provided that Other Development Alternatives are in accordance with UMUD requirements and minimum standards in effect at the time of application of the first building permit for the first building to be located on the Site, signs that reference or advertise the development project and/or individual project components may be placed on construction fencing or otherwise located on developed or undeveloped parcels within the Site with a limit of one (1) such sign per street frontage.

**6. Lighting.** Existing street lights located along the exterior boundaries of the Site may remain. Unique lighting to support a vibrant urban mixed use project with ground floor retail uses will be permitted on the Site.

**7. Easement/Air Rights for Buildings along Linear Park.** It is acknowledged by the grant of easements and/or air parcels and/or the placement of no build restrictions by and between Mecklenburg County as the eventual owner of the Third Street Linear Park shown on the Conceptual Schematic Site Plan and the owner(s) of parcels located adjacent to the Third Street Linear Park may be undertaken so as to ensure compliance with all applicable ordinances, codes and regulations, including without limitation zoning and subdivision ordinance requirements and building code regulations.

**8. Modifications with Authority of Planning Director.** Developer may seek alteration(s) in the standards described in this UMUD-Optional application upon application to the Charlotte-Mecklenburg Planning Director, and the Planning Director may, at her discretion, approve any such alterations upon a determination that the same are substantially in keeping with the Optional provision(s) provided herein and with the overall intent and purposes of the UMUD district.

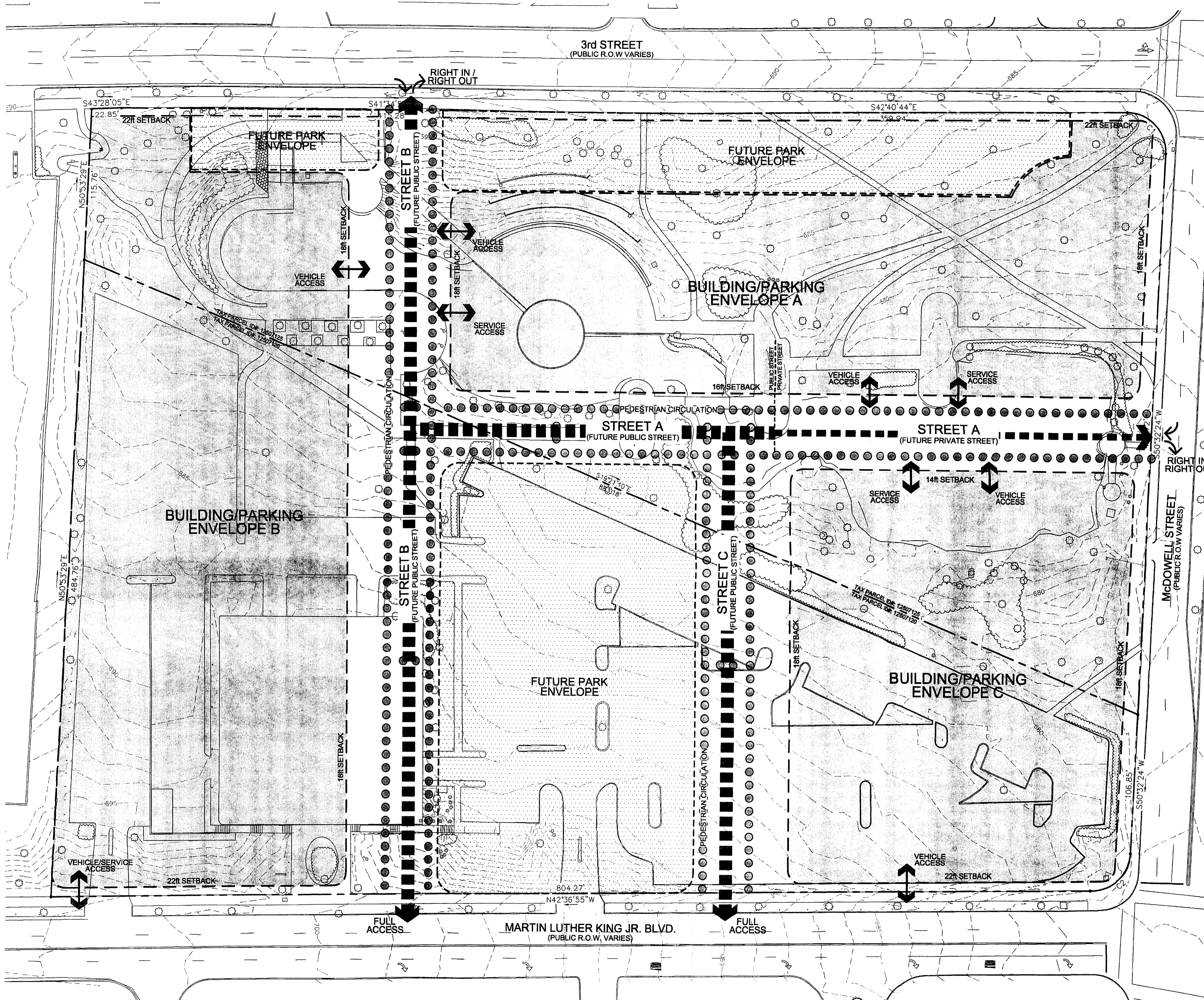
**D. Other Development Alternatives Under UMUD Without Optional Variations**  
 It is understood that the variation(s) from the UMUD minimum standards requested by this Petition are optional in nature and relate solely to development contemplated in connection with Development Alternative A. This Petition also contemplates development of the Site, and/or portions thereof, without the benefit of the Optional provision(s) in accordance with UMUD requirements and minimum standards. In other words, the Petitioner, its successors and assigns, reserves the right to develop the Site, and/or portions thereof, in a manner wholly different from the development depicted on the Technical Data Sheet and Schematic Site Plan (collectively, "Other Development Alternatives") without the benefit of the Optional provision(s), provided that Other Development Alternatives are in accordance with UMUD requirements and minimum standards in effect at the time of application of the first building permit for the first building to be located on the Site.

**E. Unified Development: Applicable Standards**  
 (a) The Site shall be viewed as a unified development plan as to the building elements and development components generally depicted on the Technical Data Sheet. Petitioner reserves the right to subdivide the Site and create lots within the interior of the development of the Site with no side, and/or rear yards or other internal separation standards, provided, however, all such yard and separation standards along the exterior of the Site shall be adhered to.  
 (b) Additionally, upon approval of this UMUD-0 Petition for development generally in accordance with the Technical Data Sheet and the Conceptual Schematic Site Plan (i.e. Development Alternative A), subject to application of the Optional Provisions set forth in Section C. above, in effect as of the date of approval of this UMUD-0 Petition, provided that application for a building permit for the first building to be developed on the Site in accordance with Development Alternative A is filed within two (2) years from such approval. In the event the first building permit application for the first building to be developed on the Site is not filed within said 2-year period, development of the Site, whether in accordance with the Technical Data Sheet and Conceptual Site Plan (i.e. Development Alternative A) or in accordance with Other Development Alternatives, shall adhere to all such Ordinances and regulations in existence at the time of the application for the first building permit for the first building on the Site.

**F. Amendments to Rezoning Plan**  
 Subject to the provisions of Section D above, future amendments to the Technical Data Sheet, the Conceptual Schematic Plan and these Development Standards in accordance with Development Alternative A 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.

**G. Binding Effect of the Rezoning Documents and Definitions**  
 1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet in accordance with Development Alternative A 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.  
 2. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" 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.

**H. Statement With Respect To The Graphics Which Are Set Forth On Exhibits Accompanying The Technical Data Sheet for Development Alternative A**  
 The graphic representations set forth on this rezoning plan are intended to describe the conceptual plans proposed for development in accordance with Development Alternative A. However, it should be noted that such plans and schedules are schematic in nature and relate only to development in accordance with Development Alternative A. Accordingly, the concepts may be altered during design development phases for development in accordance with Development Alternative A.

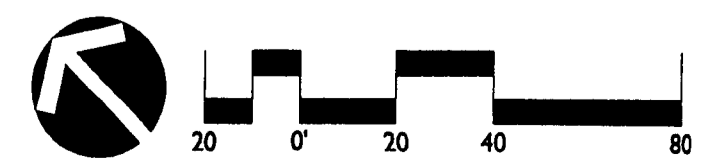
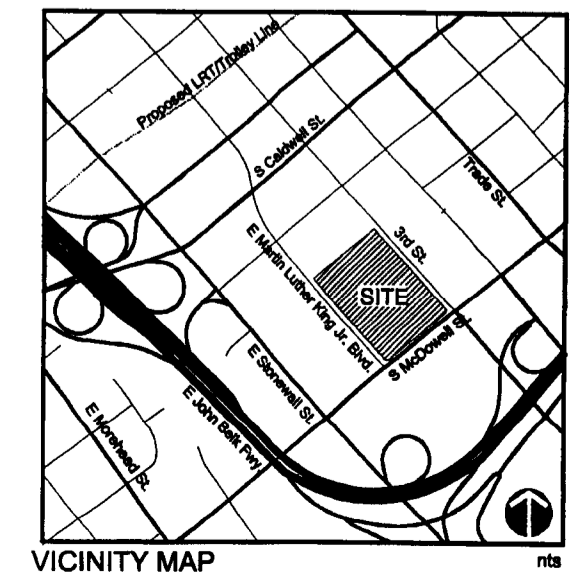


**DEVELOPMENT SUMMARY**

PETITION NO.:	2007-088
PARCEL ID#:	12507125 and 12507120
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	UMUD
PROPOSED ZONING:	UMUD-0
TOTAL SITE ACREAGE:	+/- 11.33 ACRES

**GENERAL NOTES**

SURVEY DATA AND BOUNDARY INFORMATION PROVIDED BY:  
 LAND DESIGN SURVEY  
 223 NORTH GRAHAM STREET  
 CHARLOTTE, NC 28202  
 704-376-7777



**FOR PUBLIC HEARING  
 PETITION # 2007-088**

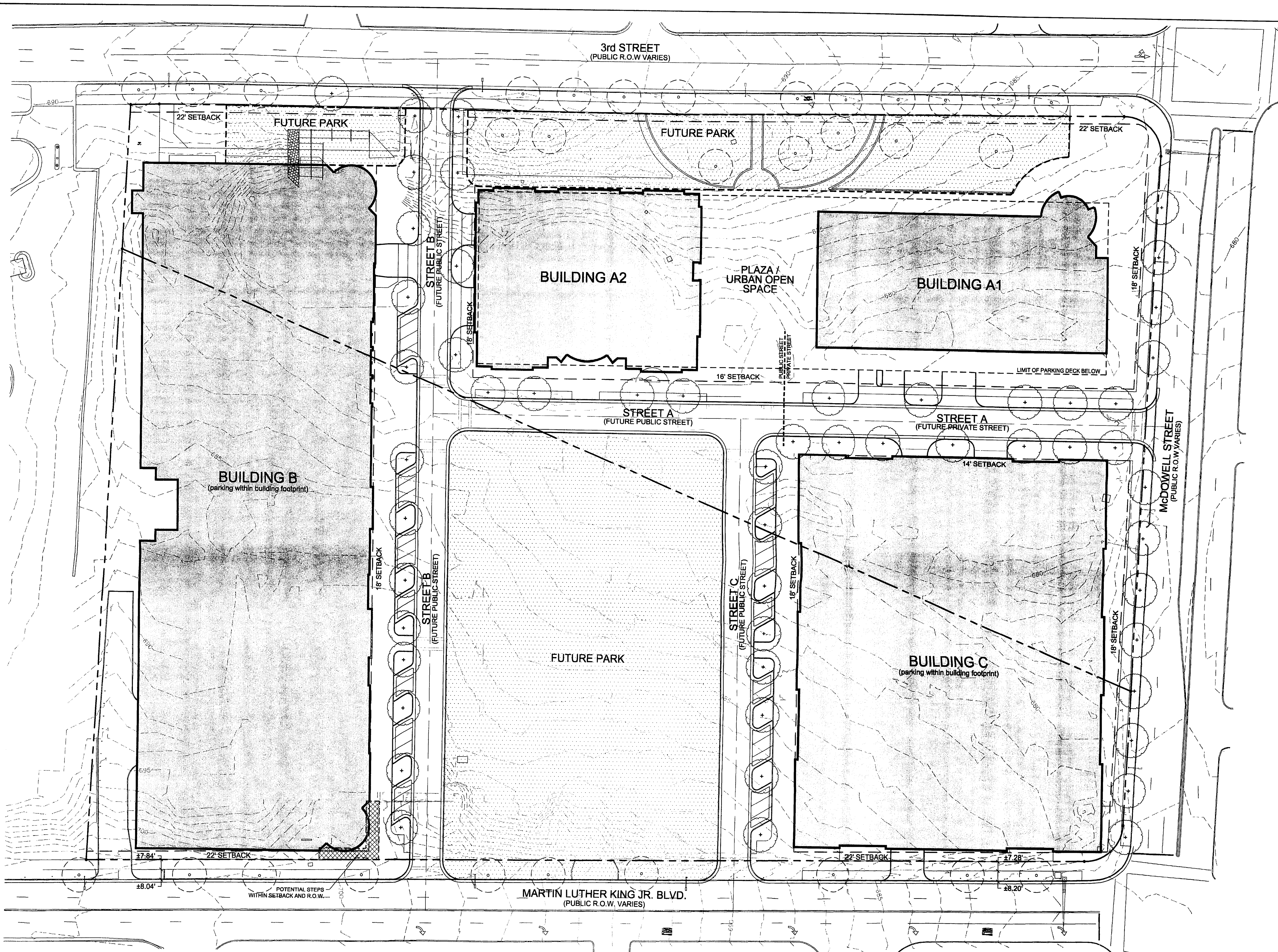
**LandDesign**  
 223 N. Graham Street, Charlotte, NC 28202  
 V: 704.333.0335 F: 704.332.3236  
 www.LandDesign.com

**BROOKLYN VILLAGE  
 MIXED USE DEVELOPMENT**  
 SPECTRUM PROPERTIES; CHARLOTTE, NORTH CAROLINA  
 TECHNICAL DATA SHEET

**RZ2.0**

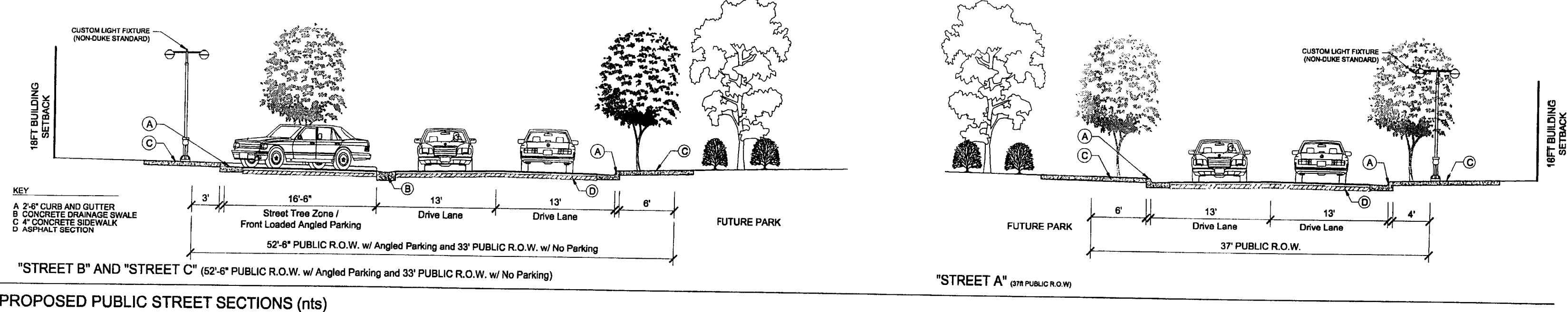
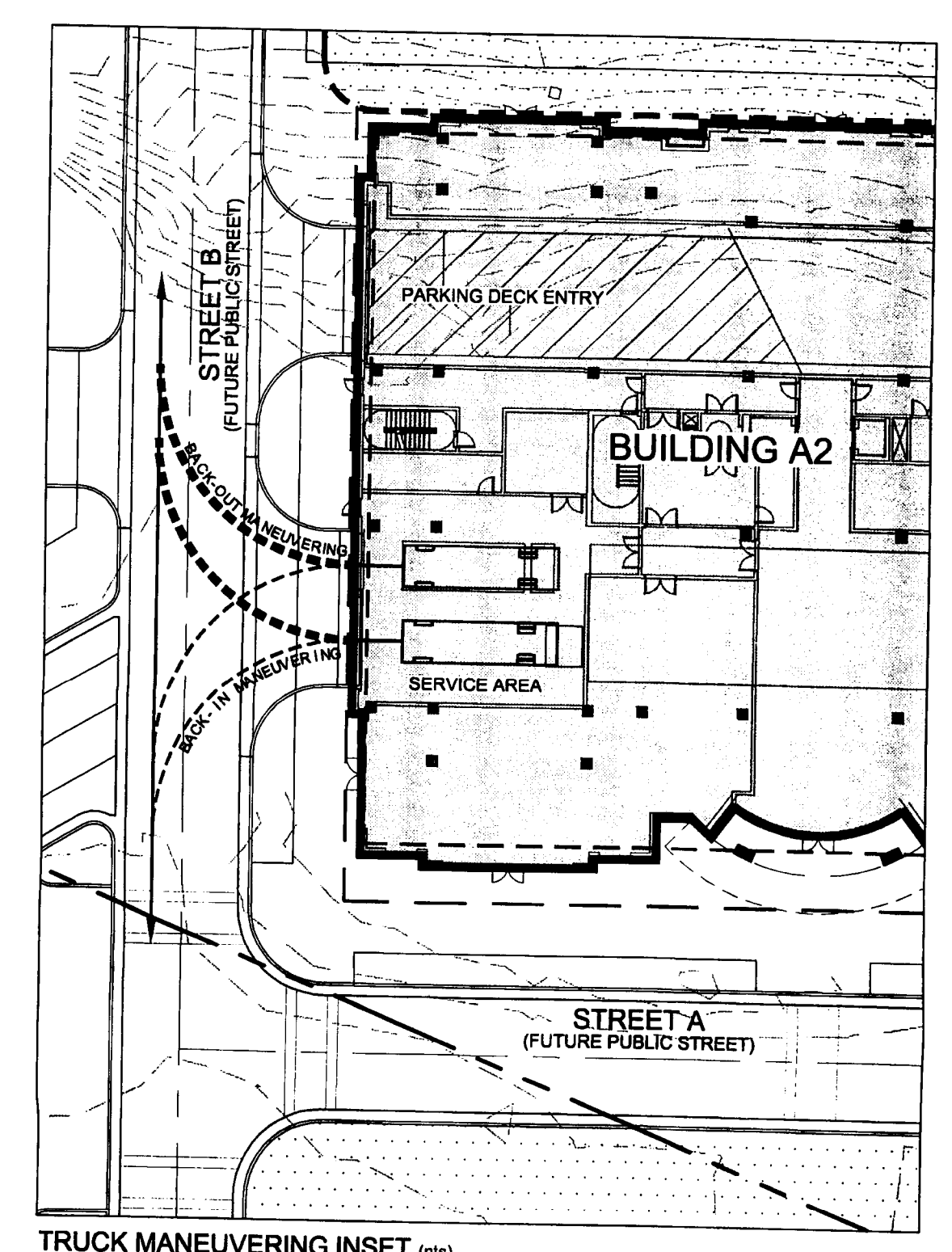
REVISIONS:  
 1) 05/20/07 - City Staff Comments  
 2) 07/10/07 - City Staff Comments  
 3) 07/10/07 - City Council Approval  
 4) 09/21/07 - Final City Staff Comments

DATE: 11/17/2007  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 O.C. BY:  
 SCALE: 1"=40'-0"  
 PROJECT #: 1006079  
 SHEET #:

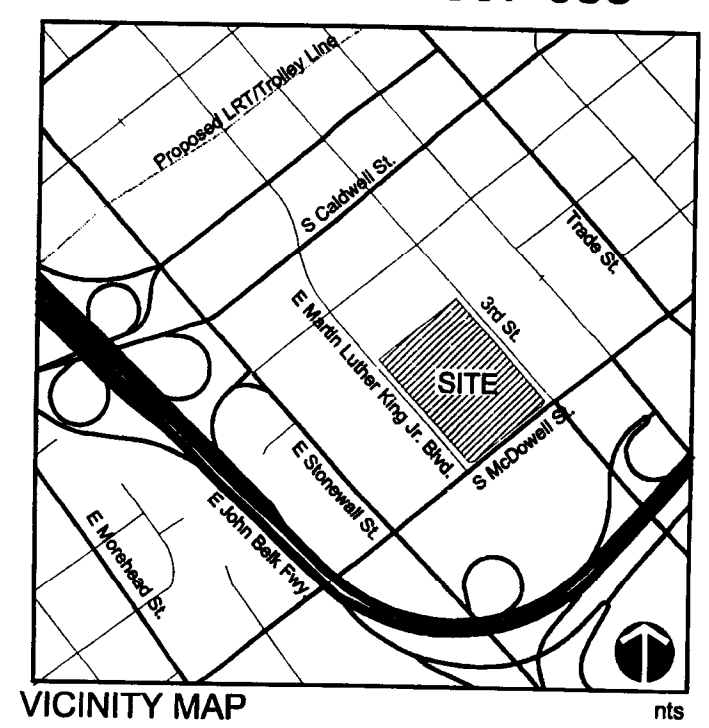


**NOTE:**

1. THE SCHEMATIC SITE PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF BUILDING RELATIONSHIPS, BUILDING SETBACKS, AND STREETScape. THIS FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE AND UNFORSEEN SITE CONSTRAINTS.
2. PUBLIC STREETS 'A', 'B', AND 'C' R.O.W SHALL BE DETERMINED DURING THE SUBDIVISION / UMUD PROCESS THROUGH CDDT.
3. THE FINAL BOUNDARIES OF THE LINEAL PARKS AND ADJOINING PARCELS ARE SUBJECT TO MINOR MODIFICATIONS BEFORE OR DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES OF THE PROJECT.



FOR PUBLIC HEARING  
PETITION # 2007-088

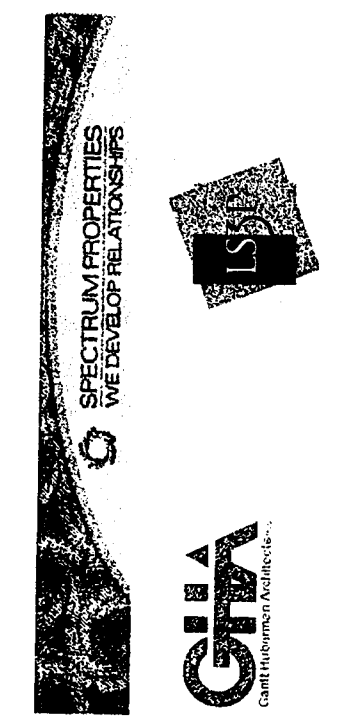


- REVISIONS:
- 1) 05/30/07 - City Staff Comments
  - 2) 07/11/07 - City Staff Comments
  - 3) 07/16/07 - City Council Approval
  - 4) 09/21/07 - Final City Staff Comments

DATE: 4/17/2007  
DESIGNED BY:  
CHECKED BY:  
C.C. BY: 1"=40'-0"  
PROJECT #: 1006079

**BROOKLYN VILLAGE  
MIXED USE DEVELOPMENT**  
SPECTRUM PROPERTIES; CHARLOTTE, NORTH CAROLINA  
**CONCEPTUAL SCHEMATIC SITE PLAN**

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SHEET #:  
**RZ3.0**