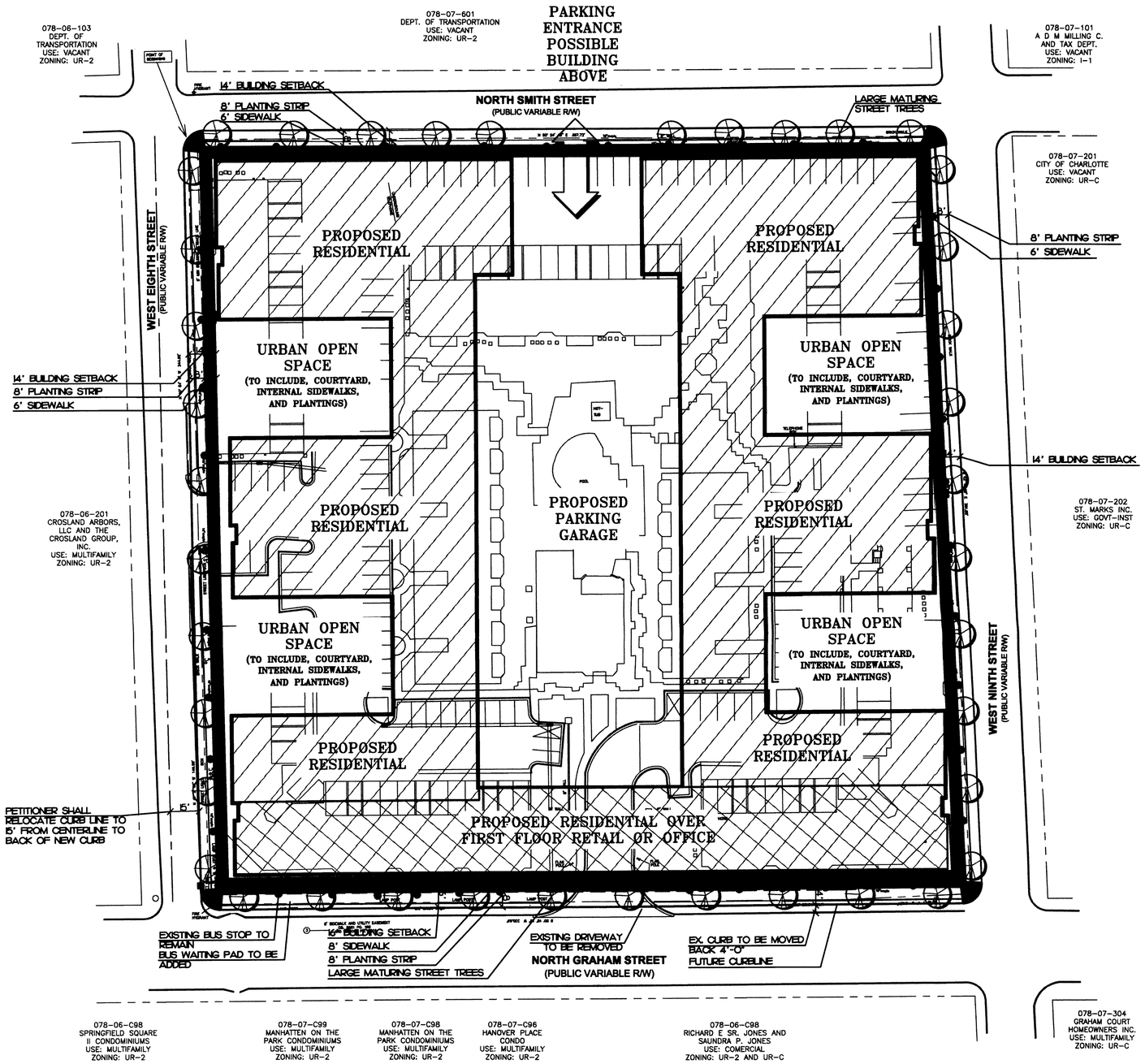


TECHNICAL DATA PLAN

Site Data

Tax Parcel ID #:	078-075-01
Site Address:	515 N. Graham St.
Site Area	3.54 AC.
Current Zoning:	MUDD-O (SPA)
Proposed Zoning:	MUDD-O (SPA)
Existing Use:	Residential 424 units Commercial 20,000 Sq. Ft.
Proposed Use:	Residential 550 units Commercial Up to 30,000 Sq. Ft. 1

MUDD Options:

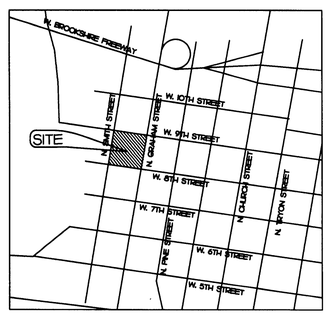
1. Proposed Building Height: 140' Max. 1
2. Allow sidewalks to meander to save existing trees.

Development Notes: 1

1. No porches or steps or walls are allowed in setbacks.
2. 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. 1
3. No driveways will be permitted to North Graham Street. The existing driveway shall be closed and removed and replaced with Fourth Ward granite curb and sidewalk with the re-development of the site.
4. 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, polices and approaches in existing at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
5. 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.
6. The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.0805 Parking Facilities. A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.
7. 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. Stutts, Environmental Supervisor, at 704-336-5438 to request assistance.
8. Multi-family complexes shall meet all requirements of Chapter 9 and 12 of the Charlotte City code regarding solid waste dumpster, compactor and recycling areas.

Existing Development Notes:

1. Residential and non residential buildings need to orient toward street with windows and doors oriented to street.
2. All parking structures are to have security gates to restrict access.
3. No wall "pak" type lighting will be allowed.
4. All detached lighting shall be fully shielded.
5. All sidewalks to be brick pavers per the 4th Ward streetscape plan and all curbs to be granite.
6. The existing bus stop on North Graham Street shall remain and have a bus waiting pad. constructed (per CATS development standards 60.01a) on North Graham Street.
7. The buildings from the second floor and above shall encroach into the setbacks by 2'.
8. 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.
9. All pedestrian lighting will be provided per the 4th Ward Plan.
10. Bike parking shall be located with in the parking structure.
11. The developer shall construct an internal system of sidewalks that connect to the sidewalks along the streets
12. 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 11.10.



VICINITY MAP
NOT TO SCALE

THE CITADIN
CHARLOTTE, NORTH CAROLINA

THE FOURTH WARD SQUARE ASSOCIATES, LP
501 NORTH GRAHAM STREET
CHARLOTTE, NC 28202

Design Resource Group
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0806 fax 704.358.3093
www.drgrp.com
· Landscape Architecture
· Urban Design
· Civil Engineering
· Land Planning

REZONING PLAN

FOR PUBLIC HEARING
PETITION #2007-111

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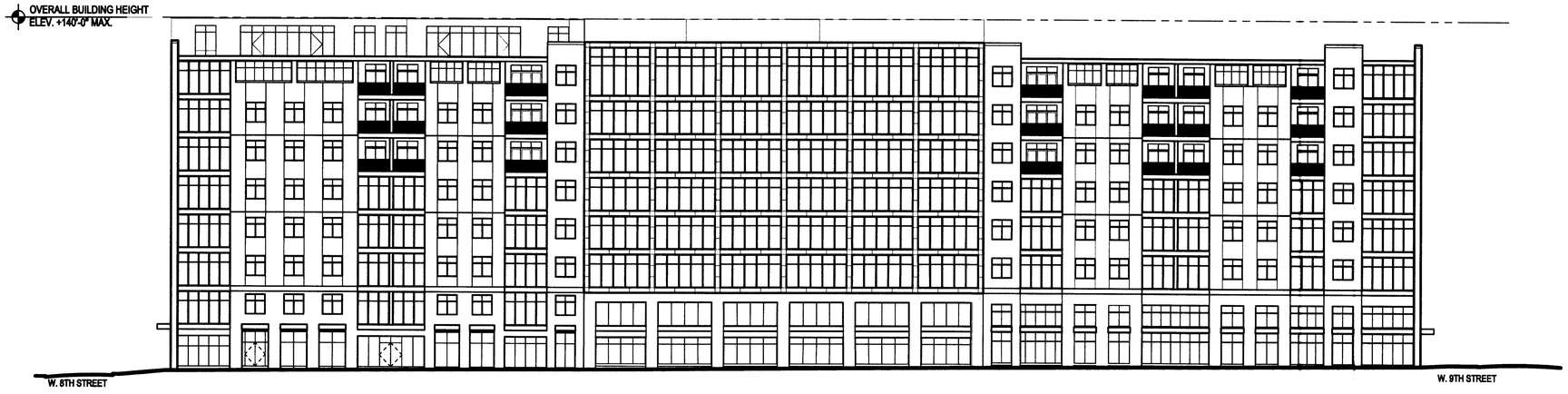
NORTH

Scale:	1" = 30'
Date:	JUNE 19, 2007
Project No.:	215-003
Revisions:	
1. 16 SEPT. 2007 PER CMPC REVIEW	

Sheet 1 of 1



1 SOUTH EAST ELEVATION (NORTH GRAHAM STREET)
SCALE: 1/16" = 1'-0"

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

ELEVATIONS ARE SCHEMATIC IN NATURE TO CONVEY SCALE AND MASSING.

ALL MATERIALS AND BUILDING ELEMENTS SHALL BE DEFINED AND IDENTIFIED DURING THE HISTORIC DISTRICT AND MUDD REVIEW.

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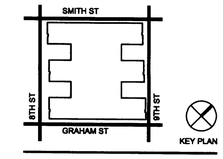
NO.	DATE	REVISION

SEAL



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DEVELOPER:
JLT PARTNERS
501 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.271.3856

CIVIL-LANDSCAPE:
DESIGN RESOURCE GROUP
1230 WEST MOREHEAD STREET, SUITE 214
CHARLOTTE, NC 28208
704.343.0606

PROJECT TITLE:

citadin

N. GRAHAM STREET
CHARLOTTE, NC

PROJECT No: 27382.00

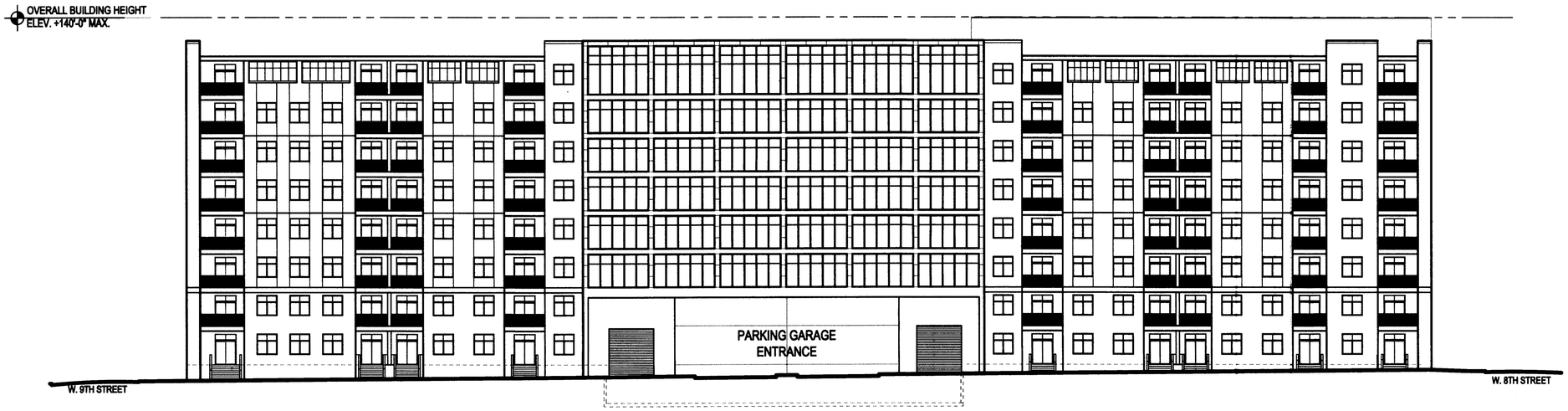
DRAWING TITLE:

EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'

A200

FOR PUBLIC HEARING
PETITION #2007-111
SEPTEMBER 17, 2007



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

2 NORTH EAST ELEVATION (WEST 9TH STREET)
SCALE: 1/16" = 1'-0"

ELEVATIONS ARE SCHEMATIC IN NATURE TO CONVEY SCALE AND MASSING.

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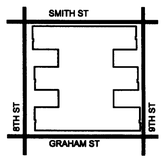

KEY PLAN

Perkins Eastman
223 NORTH GRAHAM STREET
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PROJECT TITLE:

citadin

N. GRAHAM STREET
CHARLOTTE, NC

PROJECT No: 27382.00

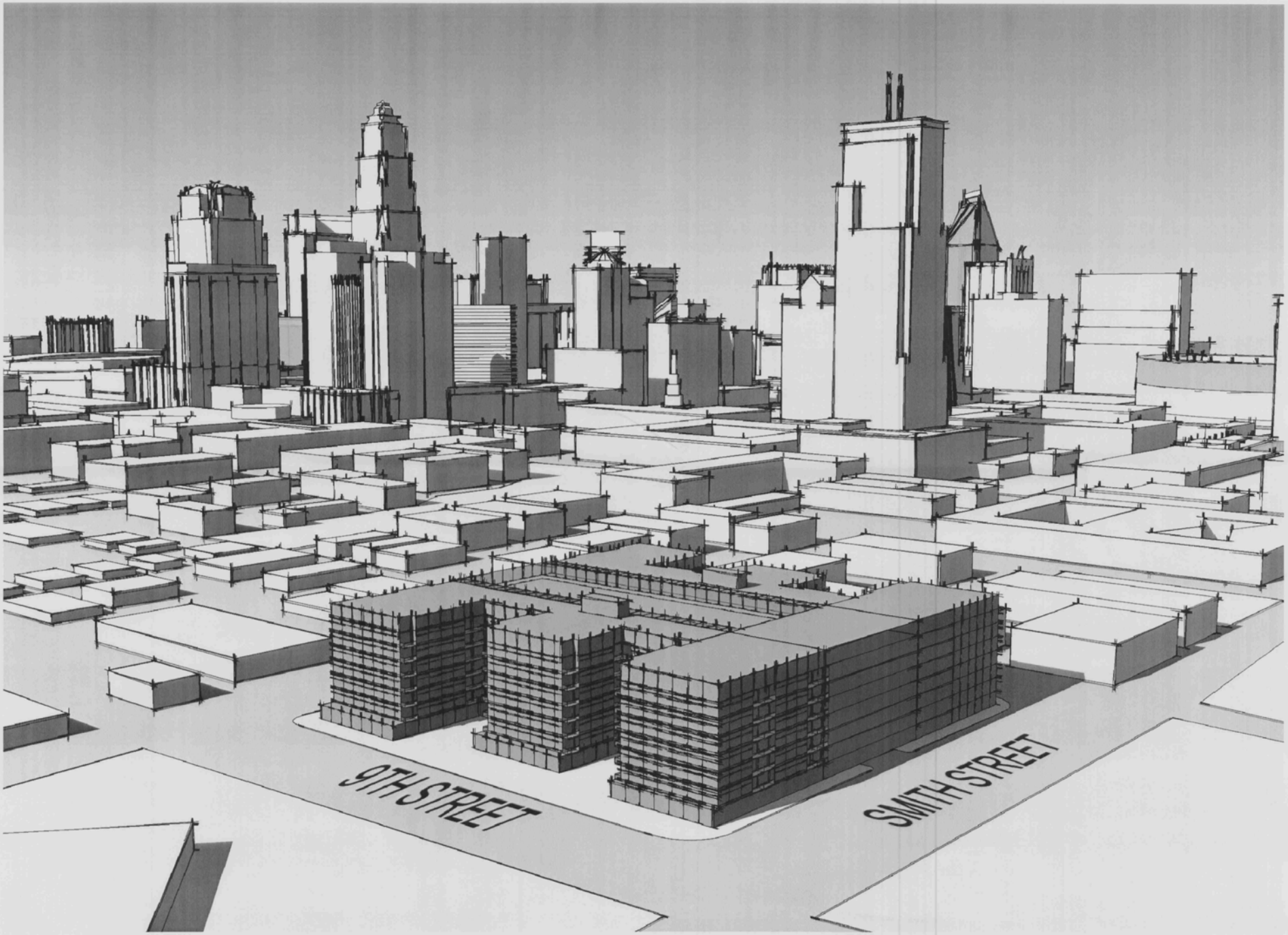
DRAWING TITLE:

EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'

A201

FOR PUBLIC HEARING
PETITION #2007-111
SEPTEMBER 17, 2007



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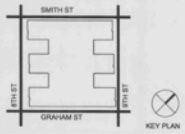
SEAL



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PROJECT TITLE:

citadin

N. GRAHAM STREET
CHARLOTTE, NC

PROJECT No: 27382.00

DRAWING TITLE:

PERSPECTIVE

SCALE: NTS

A101

SCHEMATIC UPDATE

SEPTEMBER 14, 2007