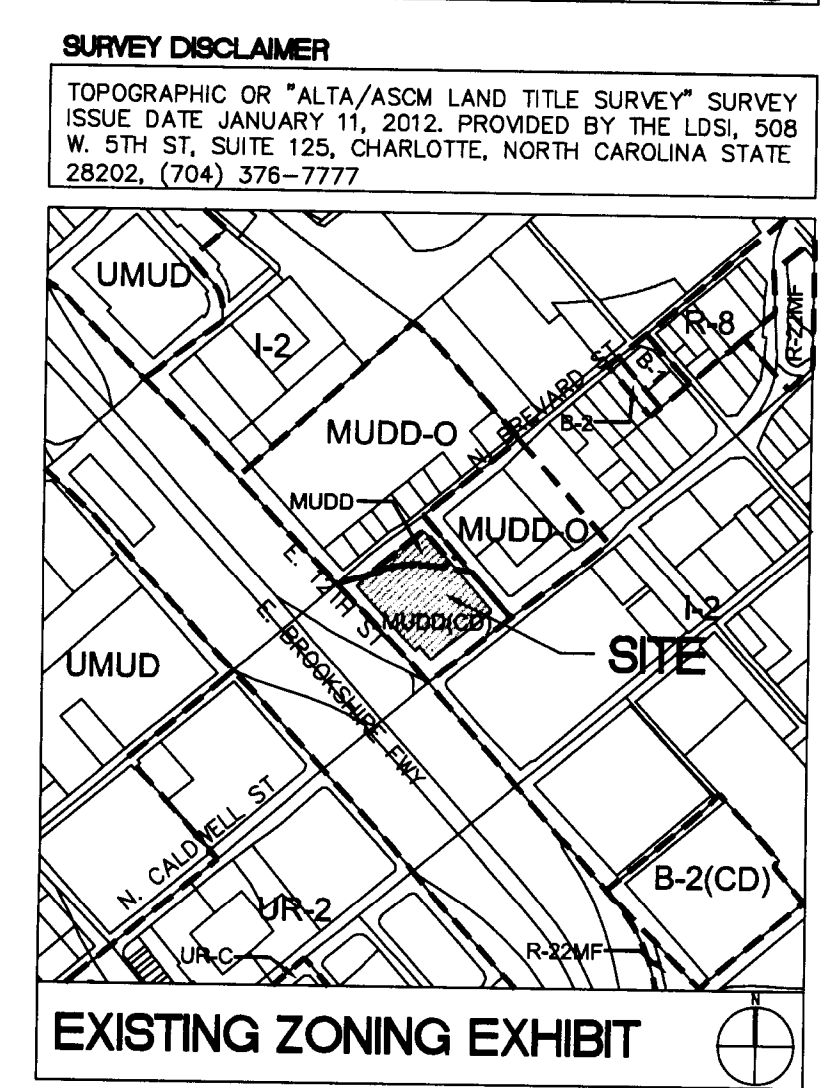
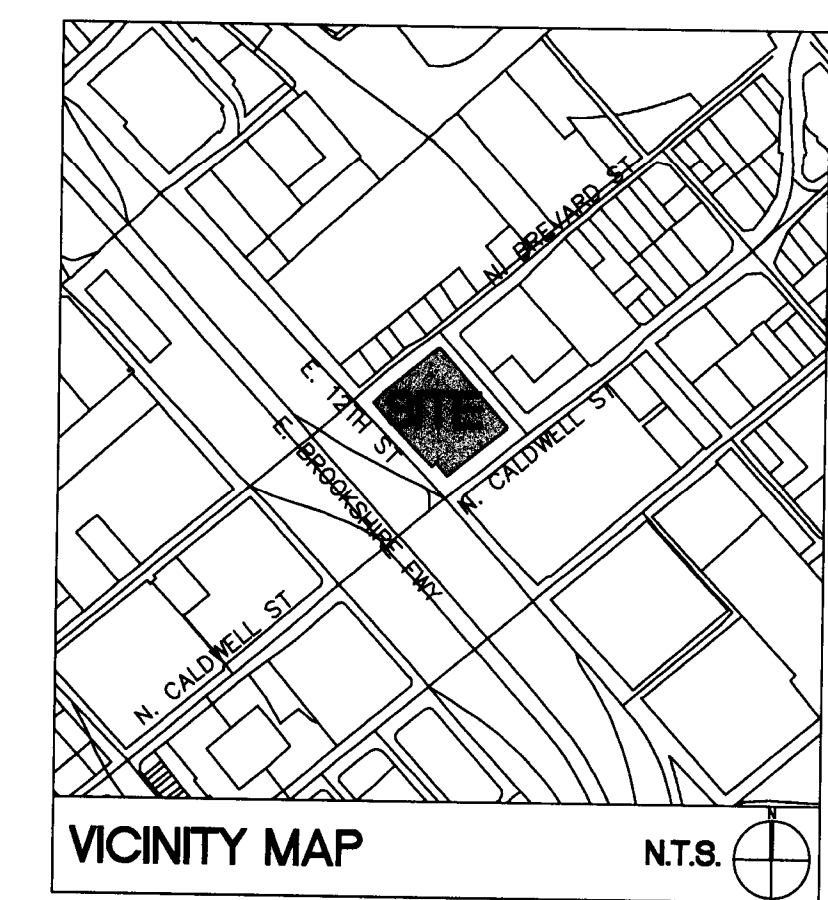
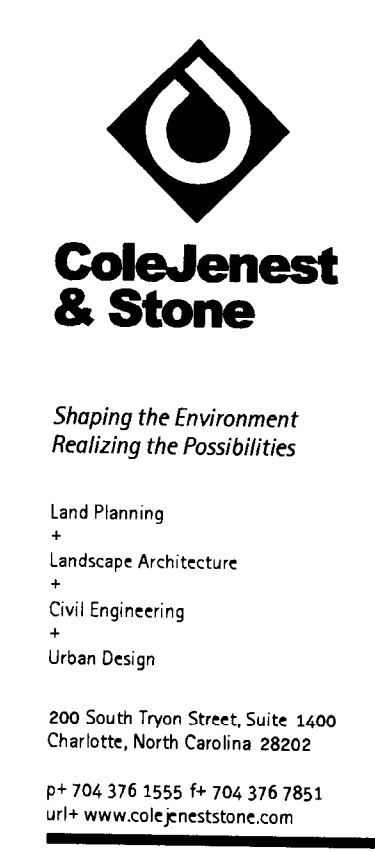


1. General Provisions:
- a. These Development Standards are part of the Rezoning Petition filed by The City of Charlotte to accommodate development of a Multifamily project on a 1.99 acre site located at the intersection of East 12th and North Brevard Streets (the "Site").
- b. Development of the Site will be governed by these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning district classification shall govern development taking place on the Site.
- c. The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on this Rezoning Plan, the ultimate layout of the development proposed, the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).
- d. Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
2. Permitted Uses & Development Area Limitation:
- a. The Site may be developed with multi-family residential and associated accessory uses.
3. Optional Development Provisions
- a. The Petitioner reserves the right through the MUDD-Optional process to seek deviations from the strict application of the Ordinance as it applies to parking locations. The Petitioner seeks the Optional provision to allow parking and maneuvering between the proposed building and E. 12th Street and N. Caldwell Street, as generally depicted on the Rezoning Plan.
- b. The Petitioner seeks the option provision to allow a detached sign at the intersection of N. Caldwell Street and East 12th Street to have up to 75 square feet of sign area and a maximum sign height of ten (10) feet as generally depicted on the Rezoning Plan.
4. Access:
- a. Vehicular access to the Site will be from East 12th Street.
- b. The Petitioner reserves the right to provide access to the Site from N. Caldwell Street subject to CDOT review/approval as generally depicted on the Rezoning Plan (this access is optional and is not required).
5. Architectural Standards:
- a. Solid decorative screen wall with project signage located on outside face. The screen wall will utilize quality materials similar to the building and will enclose the solid waste/recycling area.
- b. Final street wall design will be approved through the Urban Review process.
- c. The attached elevations associated with the building to be located on the Site are included to reflect the architectural style and quality of the building that will be constructed, it being understood that the actual building so constructed may vary from this illustration as long as the general architectural concept and intent shown is maintained.
6. Streetscape and Landscaping:
- a. Screening requirements of the Ordinance will be met.
- b. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
7. Environmental Features:
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with the Tree Ordinance.
8. Signage:
- a. Wall and detached signs will meet the requirements of the Ordinance, except as modified by the Optional Provisions.
9. Lighting:
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
- c. Free standing lights will be a maximum of 20' tall.
10. Amendments to the Rezoning Plan:
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
11. Binding Effect of the Rezoning Application:
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site.



- # LEGEND
- SYMBOL**
- |  |  |
|--|--|
|  | PROPOSED 1'-6" TO 2'-6"<br>CURB & GUTTER |
|  | EXISTING R/W                             |
|  | PROPOSED CONCRETE SIDEWALK               |
|  | PROPOSED ACCESSIBLE SPACE                |
|  | PROPOSED ACCESSIBLE VAN SPACE            |
|  | BUILDING ENVELOPE                        |
|  | FENCE (SEE DTL 1/RZ1.0)                  |

<u>REZONING SUMMARY</u>	
OWNER:	CHARLOTTE HOUSING AUTHORITY 1301 SOUTH BOULEVARD CHARLOTTE, NC 28203
PETITIONER:	NORTHWOOD RAVIN 1057 EAST MOREHEAD STREET SUITE 300 CHARLOTTE, NC 28204
REZONING SITE AREA:	1.99 ACRES
TAX PARCEL #:	08103101
EXISTING ZONING:	MUDD & MUDD (CD)
PROPOSED ZONING:	MUDD-O
EXISTING USES:	VACANT
PROPOSED USES:	MULTI-FAMILY
# OF UNITS:	112 (MAX)
# OF STORIES:	4
MAX. BUILDING HEIGHT:	80'
PARKING:	
REQUIRED:	1 SPACE/UNIT
OPEN SPACE:	WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE



NorthWood Ravin  
1057 East Morehead Street  
Suite 300  
Charlotte, North Carolina 28204

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**ALPHA MILL II**  
**APPROVED BY**  
**CITY COUNCIL**

JUN 18 2015  
Charlotte, North Carolina

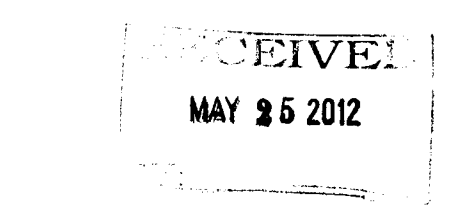
**REZONING PLAN**  
**Petition #: 2012-035**

**Project No.**  
**4138**

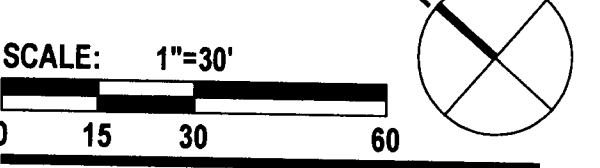
**Issued**  
02.27.12

**Revised**

**1** 04.13.12 – PLAN REVISIONS PER STAFF COMMENTS



2012-035



## RZ1.0

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

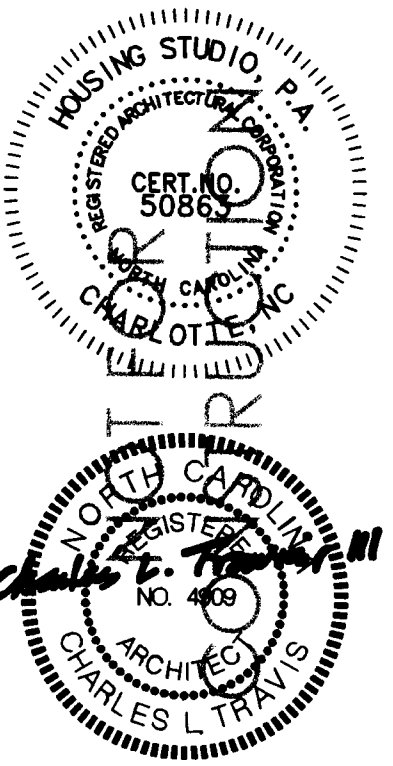
**FOR PUBLIC HEARING  
PETITION #2012-035**



APPROVED BY  
CITY COUNCIL

JUN 18 2012

ALPHA MILL II  
CHARLOTTE, NC

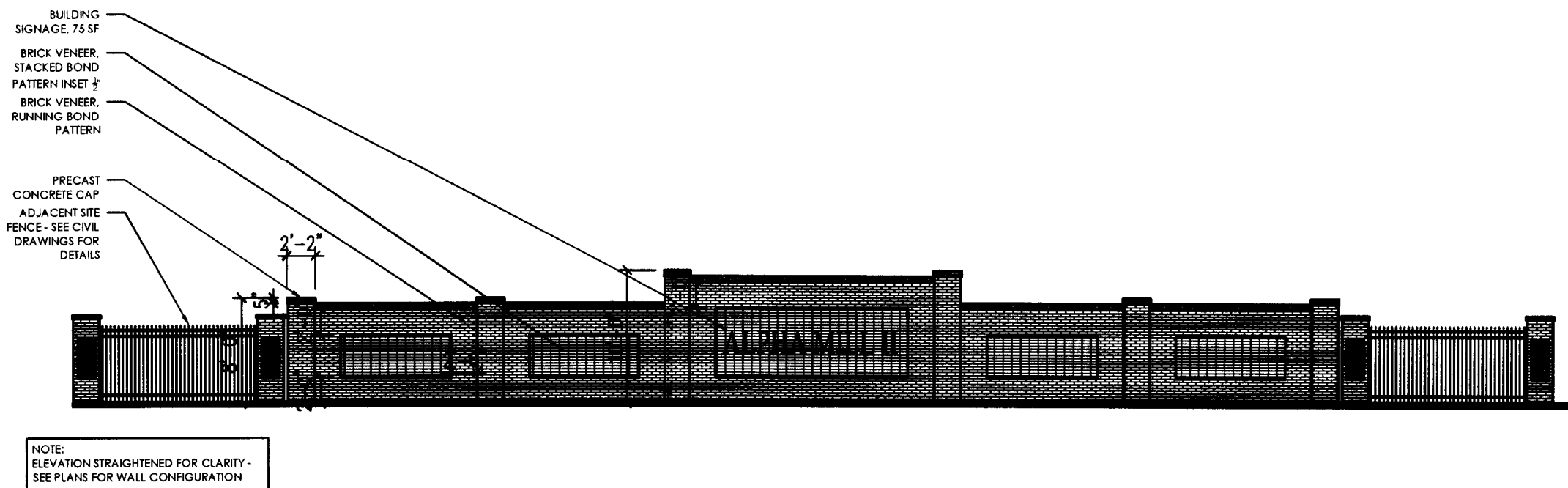


Project No: 1214  
Issue Date: April 13, 2012  
Issued For: Rezoning -  
Resubmittal

4.13.12 - Plan Revisions  
per Staff Comments  
(Rezoning)

BUILDING  
ELEVATIONS - NEW  
CALVINE AND  
NORTH BREVARD  
STREETS

A4.0

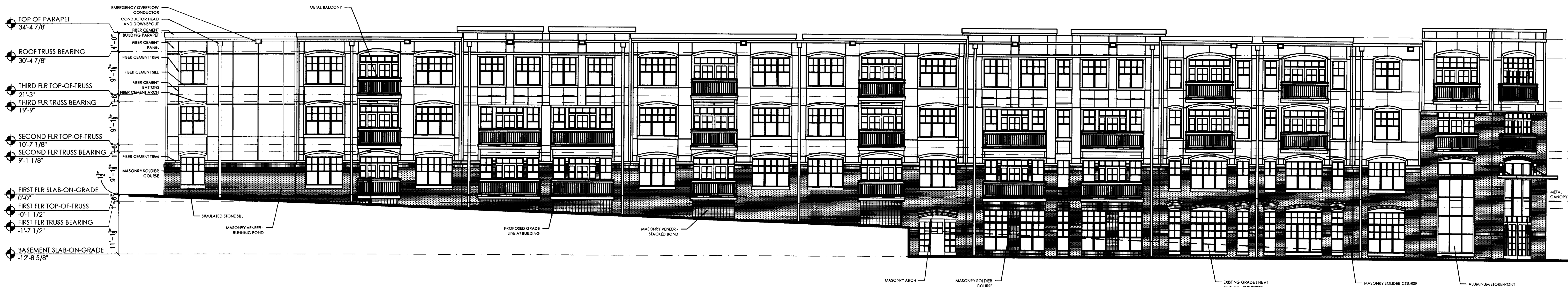


3 DUMPSTER ENCLOSURE  
3/32" = 1'-0"

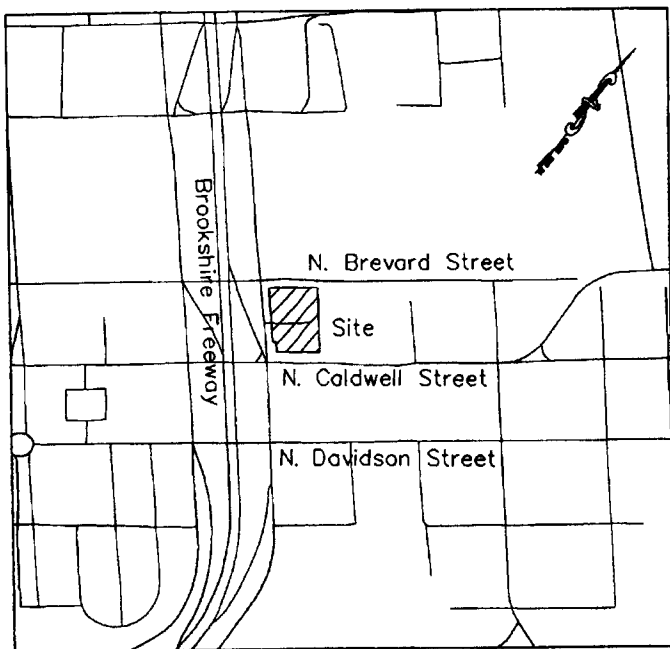


NOTES:  
\* See 1(A.1) for typical notes.  
\* These elevations are provided to reflect the architectural style and quality of the building that may be constructed on the site (the actual building constructed on the site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained).

2 NORTH BREVARD STREET ELEVATION  
3/32" = 1'-0"



1 NEW CALVINE STREET ELEVATION  
3/32" = 1'-0"



Vicinity Map - Not to Scale  
Legend

- EIP Existing Iron Pin
- IPS Iron Pin Set (#5 Rebar)
- CM Concrete Monument
- PT Calculated Point
- Utility Pole
- Light Pole
- OU— Overhead Utility
- UE— Underground Electric
- G— Gas Line
- UT— Underground Telephone
- FO— Fiber Optic
- Sign
- Sanitary Manhole
- CI Curb Inlet
- DI Drain Inlet
- FH Fire Hydrant
- WM Water Meter
- WV Water Valve
- BOC Back of Curb
- EOP Edge of Pavement
- R/W Right-of-Way
- N/F Now or Formerly
- CGF Combined Grid Factor

Title Comment ID: 12069231  
Effective Date: January 04, 2012 at 7:00am in Mecklenburg County

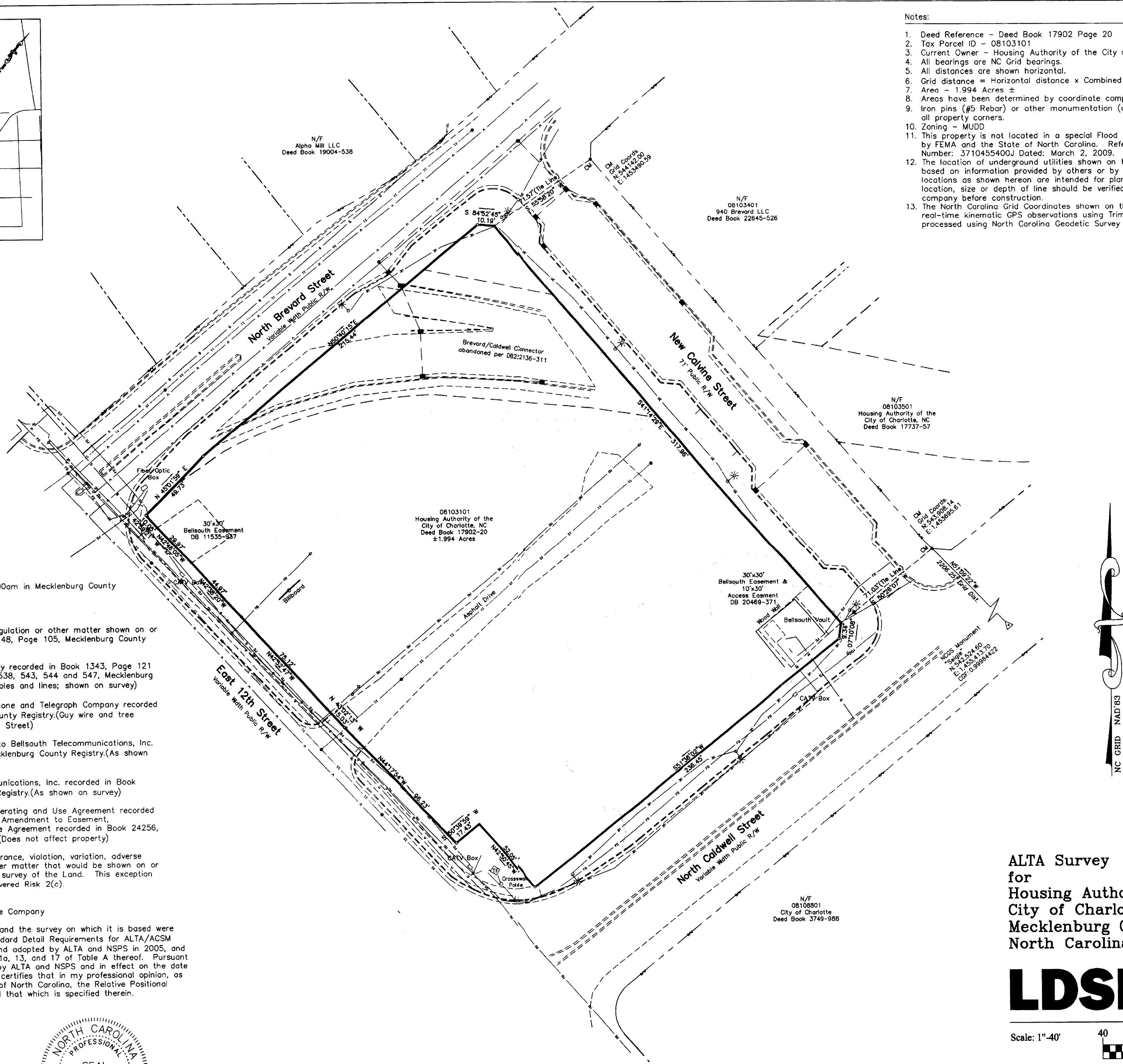
Schedule B - Section II  
Exceptions

4. Setback, easement, governmental regulation or other matter shown on or disclosed by plot recorded in Map Book 48, Page 105, Mecklenburg County Registry.
5. Easement(s) to Duke Power Company recorded in Book 1343, Page 121 and Book 1347, Pages 509, 527, 530, 538, 543, 544 and 547, Mecklenburg County Registry.(Blanket Easement for poles and lines; shown on survey)
6. Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 500, Page 594, Mecklenburg County Registry.(Guy wire and tree trimming easement for poles along 12th Street)
7. Easements for access and parking to Bellsouth Telecommunications, Inc. recorded in Book 11535, Page 937, Mecklenburg County Registry.(As shown on survey)
8. Easement(s) to Bellsouth Telecommunications, Inc. recorded in Book 20469, Page 371, Mecklenburg County Registry.(As shown on survey)
9. Easement, Construction, Parking, Operating and Use Agreement recorded in Book 22645, Page 501 and its First Amendment to Easement, Construction, Parking, Operating and Use Agreement recorded in Book 24256, Page 384, Mecklenburg County Registry.(Does not affect property)
10. Any encroachment, defect, encumbrance, violation, variation, adverse circumstance affecting Title, or any other matter that would be shown on or disclosed by an accurate and complete survey of the Land. This exception deletes the coverage provided under Covered Risk 2(c).

To: Old Republic National Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 8, 10, 11a, 13, and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of North Carolina, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 1/11/2012  
*Charles E. Martin*  
Charles E. Martin L-4502



Notes:

1. Deed Reference - Deed Book 17902 Page 20
2. Tax Parcel ID - 08103101
3. Current Owner - Housing Authority of the City of Charlotte NC
4. All bearings are NC Grid bearings.
5. All distances are shown horizontal.
6. Grid distance = Horizontal distance x Combined Grid Factor (0.99984422)
7. Area - 1.994 Acres ±
8. Areas have been determined by coordinate computation.
9. Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
10. Zoning - MUDD
11. This property is not located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference Community Panel Number: 3710455400J Dated: March 2, 2009.
12. 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.
13. The North Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble R8 Receivers and processed using North Carolina Geodetic Survey Virtual Reference System.

APPROVED BY  
CITY COUNCIL

JUN 18 2012

ALTA Survey  
for  
Housing Authority of The  
City of Charlotte,  
Mecklenburg County,  
North Carolina

**LDSI**

Phone: (704) 376-7777  
Fax: (704) 376-2448  
508 W. 5th St., Suite 125  
Charlotte, NC 28202  
License No.: C-1925

Scale: 1"=40'



Date: January 11, 2012  
Project Number: 4111108

Revision 1:  
Revision 2: