

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
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 (440,000 sq. Ft.) Commercial 20,000 Sq. Ft. Garage 250,000 Sq. Ft.

Proposed MUDD Options:

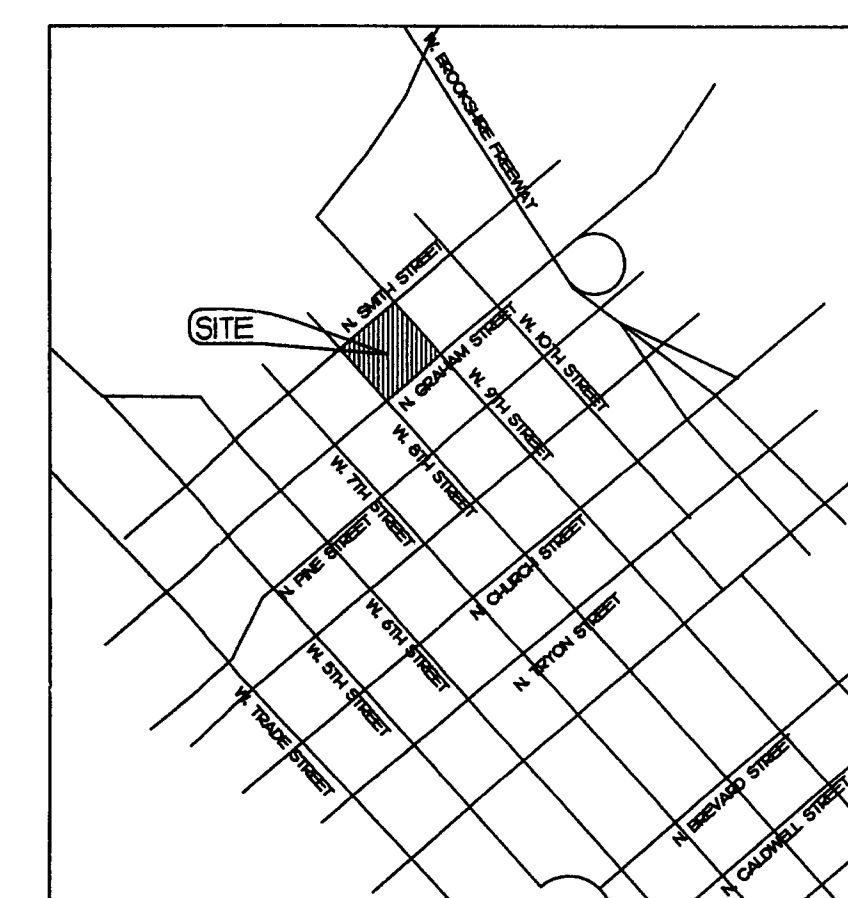
- Proposed Building Height: 160' Max. for Building Areas C and D + 320' Max. For building areas A and B
- Allow sidewalks to meander to save existing trees.

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. Stutte, Environmental Supervisor, at 704-336-5438 to request assistance.
- Multi-family complexes shall meet all requirements of Chapter 9 and 12 of the Charlotte City code regarding solid waste dumpster, compactor and recycling area.

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 cats 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 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.
- All pedestrian lighting will be provided per the 4th Ward Plan.
- Bike parking shall be located within 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 Eighth 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 IIJO.



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
704.343.0608 fax 704.368.3083
www.drgp.com

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

DRG

REZONING PLAN

FOR PUBLIC HEARING
PETITION #2006-156



Scale: 1" = 30'

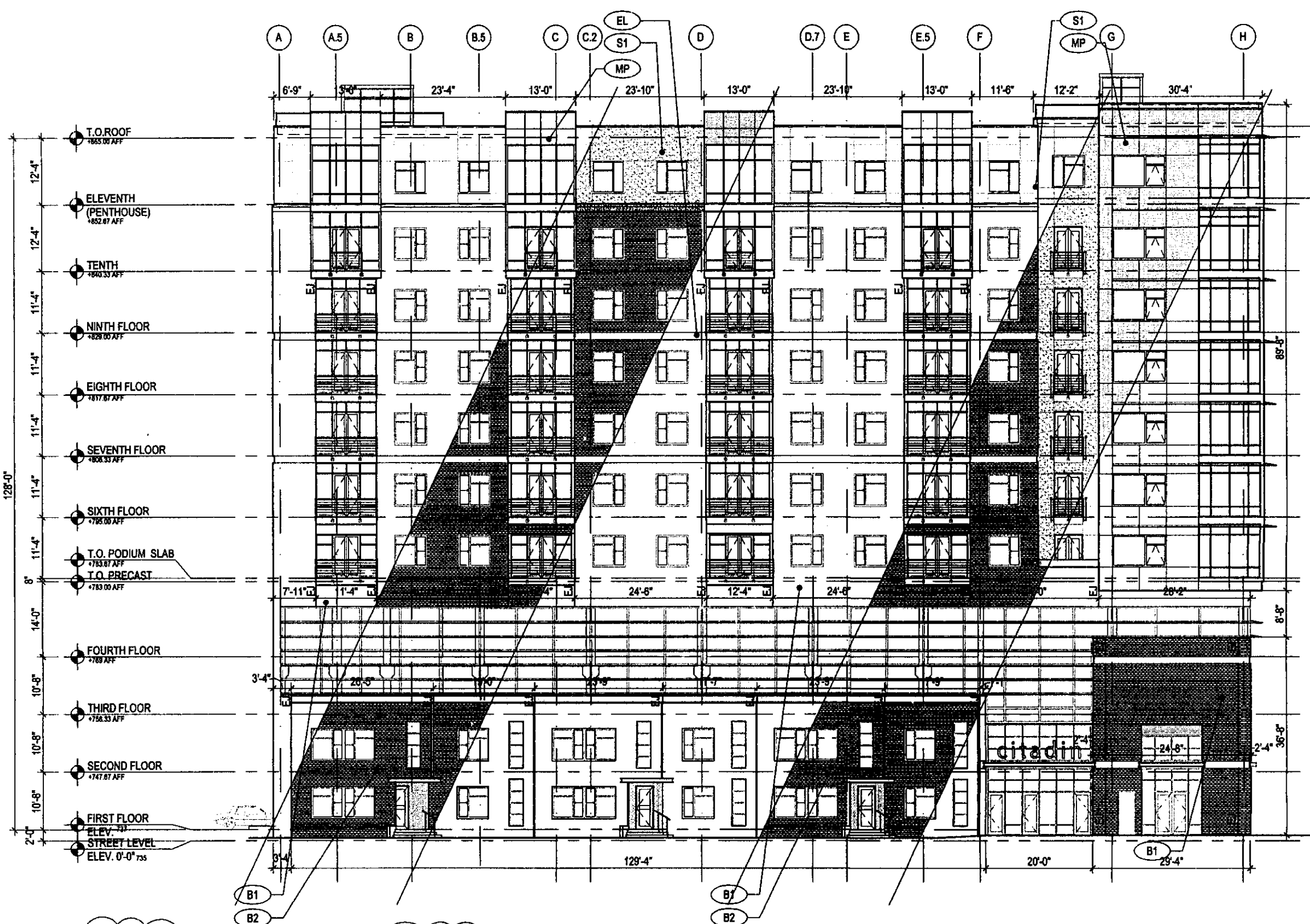
Date: AUGUST 28, 2006

Project No.: 215-001

Revisions:

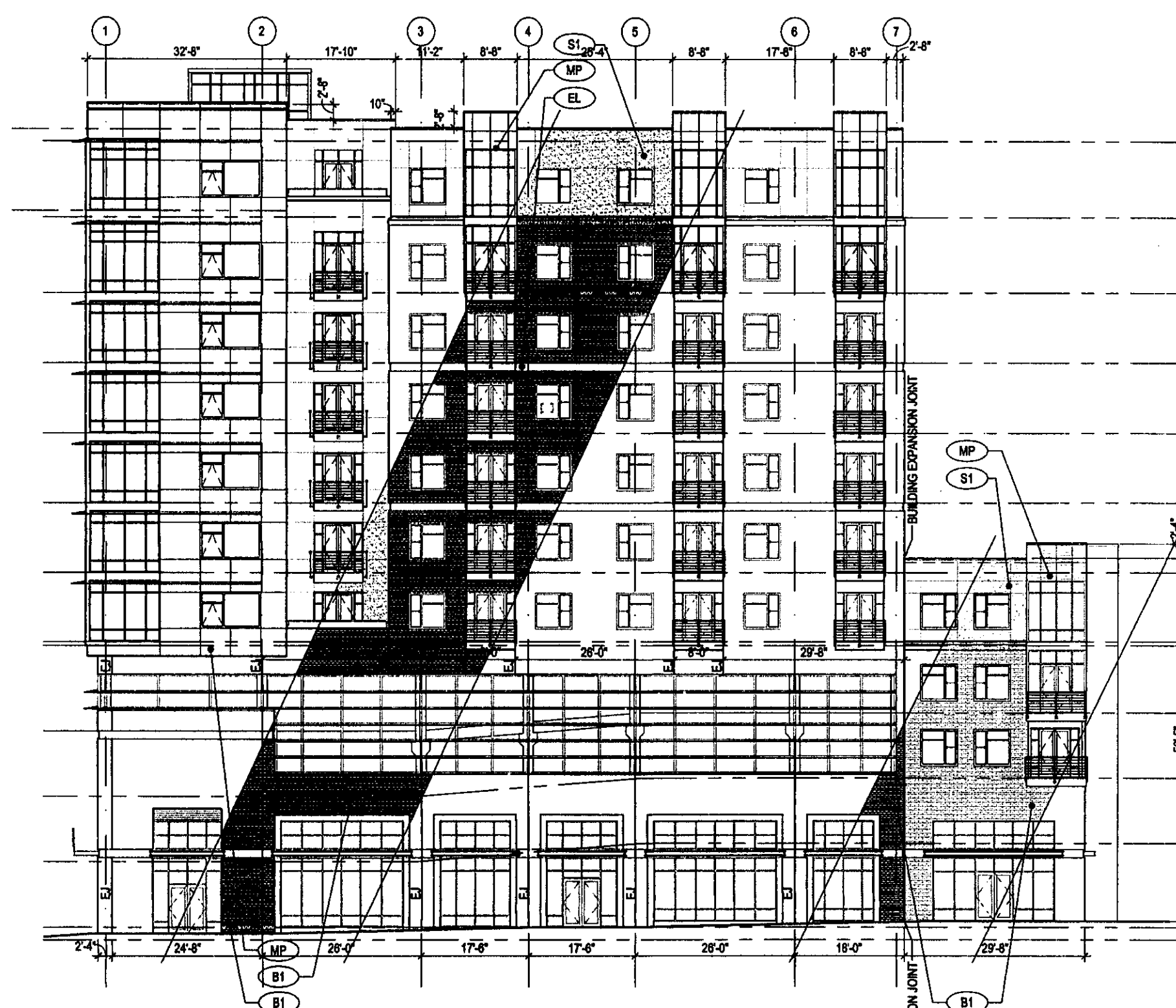
1) 15 DEC 2006 PER CMPC COMMENTS

Sheet 1 of 2



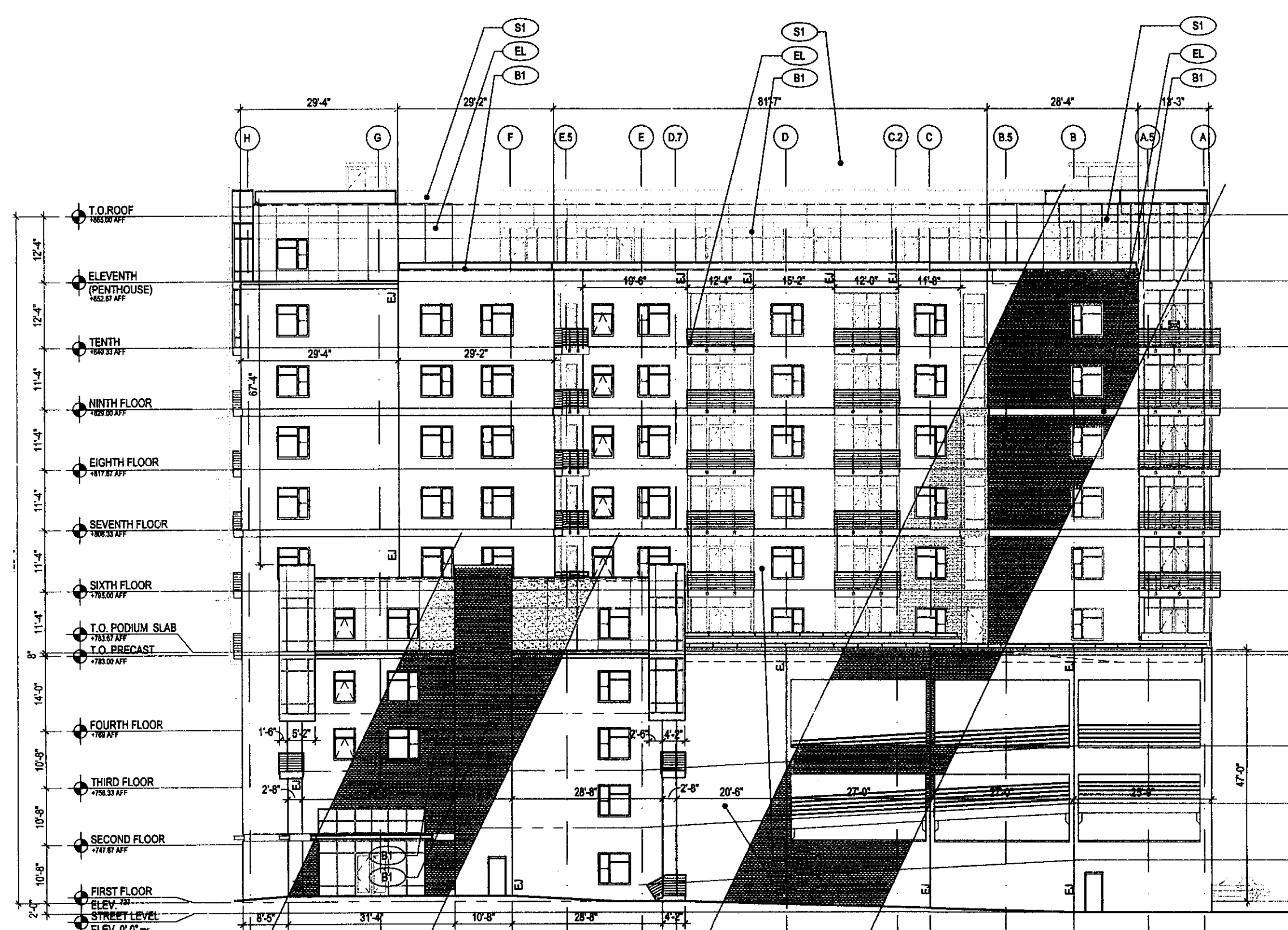
1 SOUTH WEST ELEVATION

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



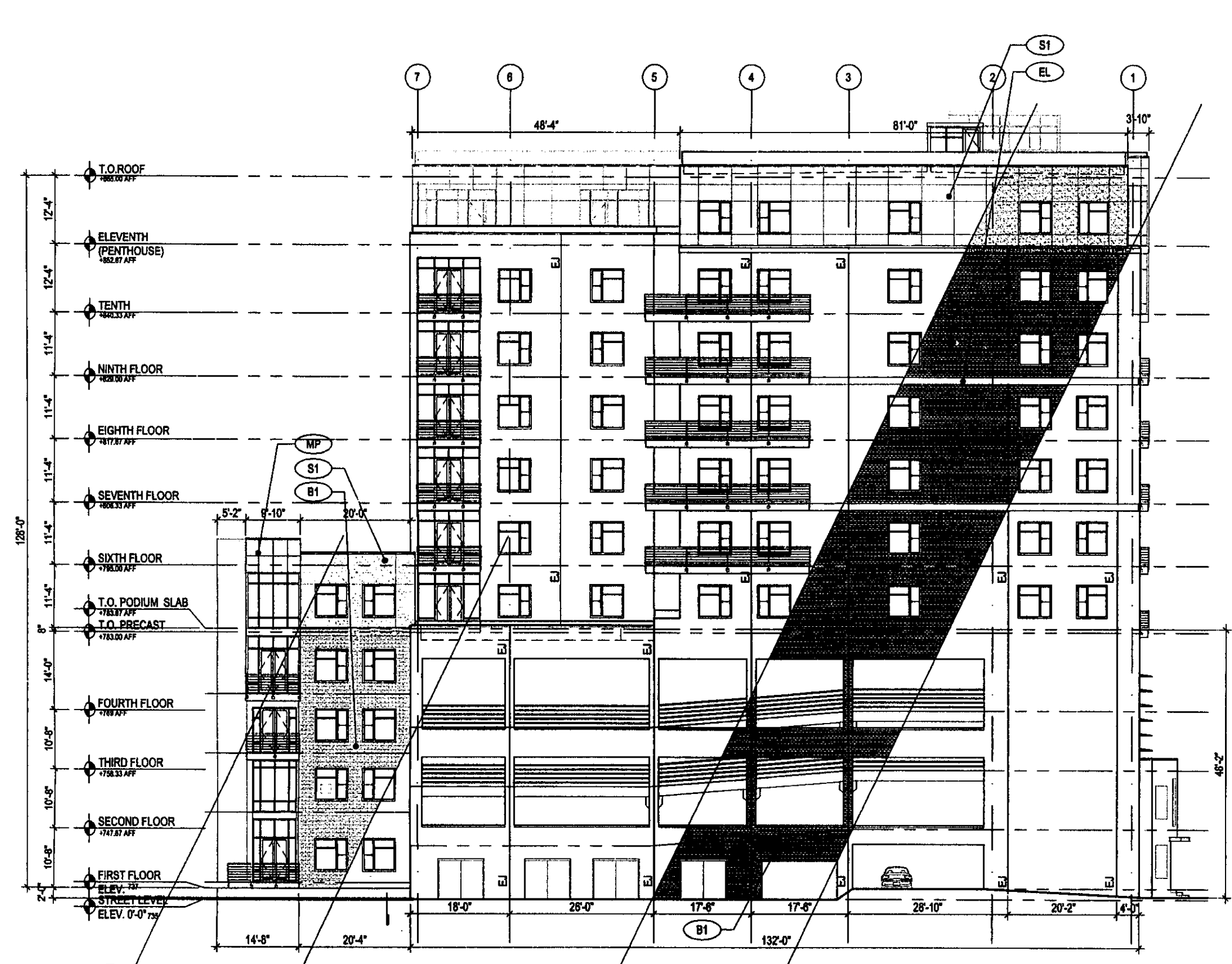
2 SOUTH EAST ELEVATION

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



3 NORTH EAST ELEVATION

SCALE: 1/16" = 1'-0"
COURTYARD ELEVATION (FACES 9TH STREET)



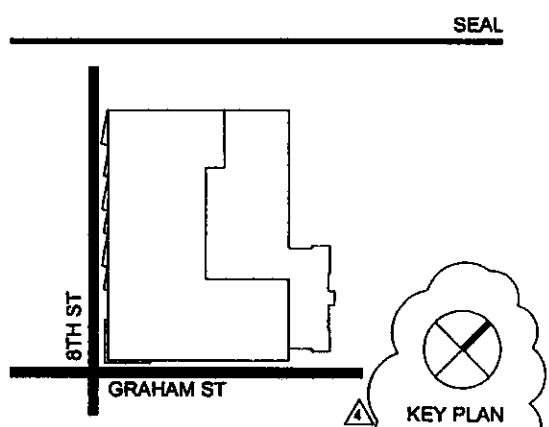
4 NORTH WEST ELEVATION

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

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- DO NOT SCALE DRAWINGS

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



Perkins Eastman

223 NORTH GRAHAM STREET
SUITE 100
CHARLOTTE, NC 28202
T: 704.542.5551
F: 704.542.4602

OWNER:
FOURTH WARD SQUARE ASSOCIATES
501 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.271.3856

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

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

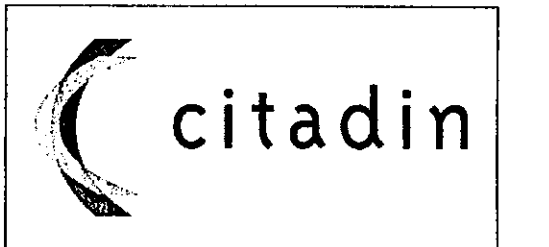
CIVIL LANDSCAPE:
DESIGN RESOURCE GROUP
1230 WEST MOREHEAD STREET, SUITE 214
CHARLOTTE, NC 28208
704.343.0000

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

PLUMBING-MECHANICAL-ELECTRICAL:
SABER ENGINEERING
800 WEST HILL STREET, SUITE 101
CHARLOTTE, NC 28205
704.373.0068

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

PROJECT TITLE:



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"