

**SITE DEVELOPMENT SUMMARY:**

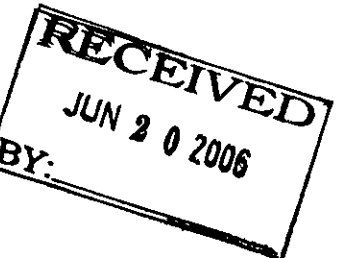
TAX PARCEL NUMBERS:  
08-034-01 08-035-02  
08-034-02 08-035-03  
08-034-03 08-035-04  
08-034-04 08-035-05  
08-034-05 08-035-06  
08-035-01

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

TOTAL SITE SF (ACREAGE):  
71,814.37 SF (0.628 AC)

EXISTING ZONING & USES:  
MIXED USE DEVELOPMENT DISTRICT - "MUDD"  
- VACANT  
MIXED USE DEVELOPMENT DISTRICT-OPTIONAL - "MUDD-O"  
- VACANT  
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  
1900-A WEST CATAWBA AVENUE  
CHARLOTTE, NC 28203  
(704) 655-7290

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

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

BREVARD STREET/CALDWELL STREET DESIGN AND ENGINEERING PROVIDED BY:  
MULKEY ENGINEERS AND CONSULTANTS  
756 E. INDEPENDENCE BOULEVARD, SUITE 100  
CHARLOTTE, NC 28227  
(704) 573-7300

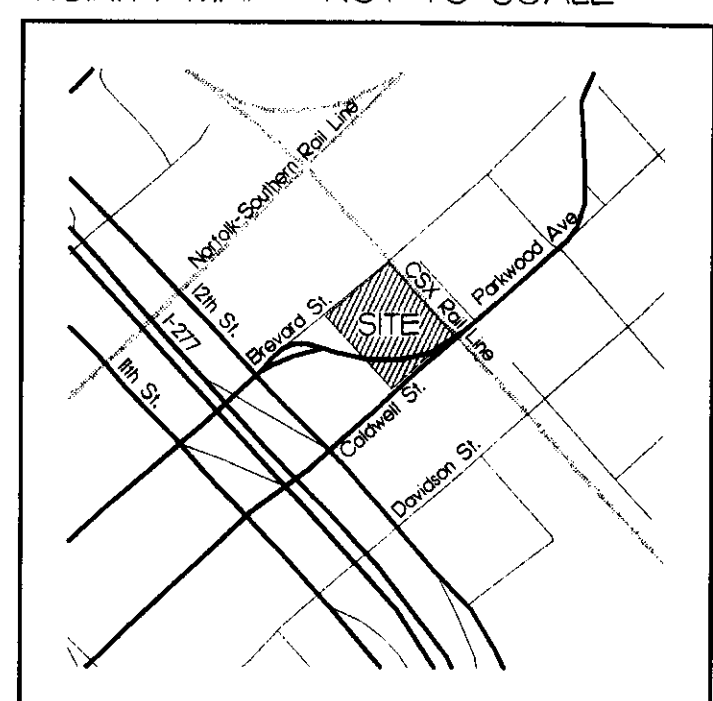
**NOTES:**

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 DEDICATE 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  
301 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. **#08-035-04**  
ALPHA MILL LLC (CROSLAND PROPERTIES)  
227 WEST TRADE STREET, SUITE #800  
CHARLOTTE, NC 28202  
EXISTING ZONING: MUDD-O  
EXISTING USE: VACANT
4. **#08-035-05**  
ALPHA MILL LLC (CROSLAND PROPERTIES)  
227 WEST TRADE STREET, SUITE #800  
CHARLOTTE, NC 28202  
EXISTING ZONING: MUDD-O  
EXISTING USE: VACANT
5. **#08-035-06**  
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 23220  
EXISTING ZONING: I-2  
EXISTING USE: VACANT
9. **#08-035-02**  
SEABOARD COAST LINE RAILWAY CO.  
3600 WEST BROAD STREET  
RICHMOND, VA 23220  
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. 2006-092

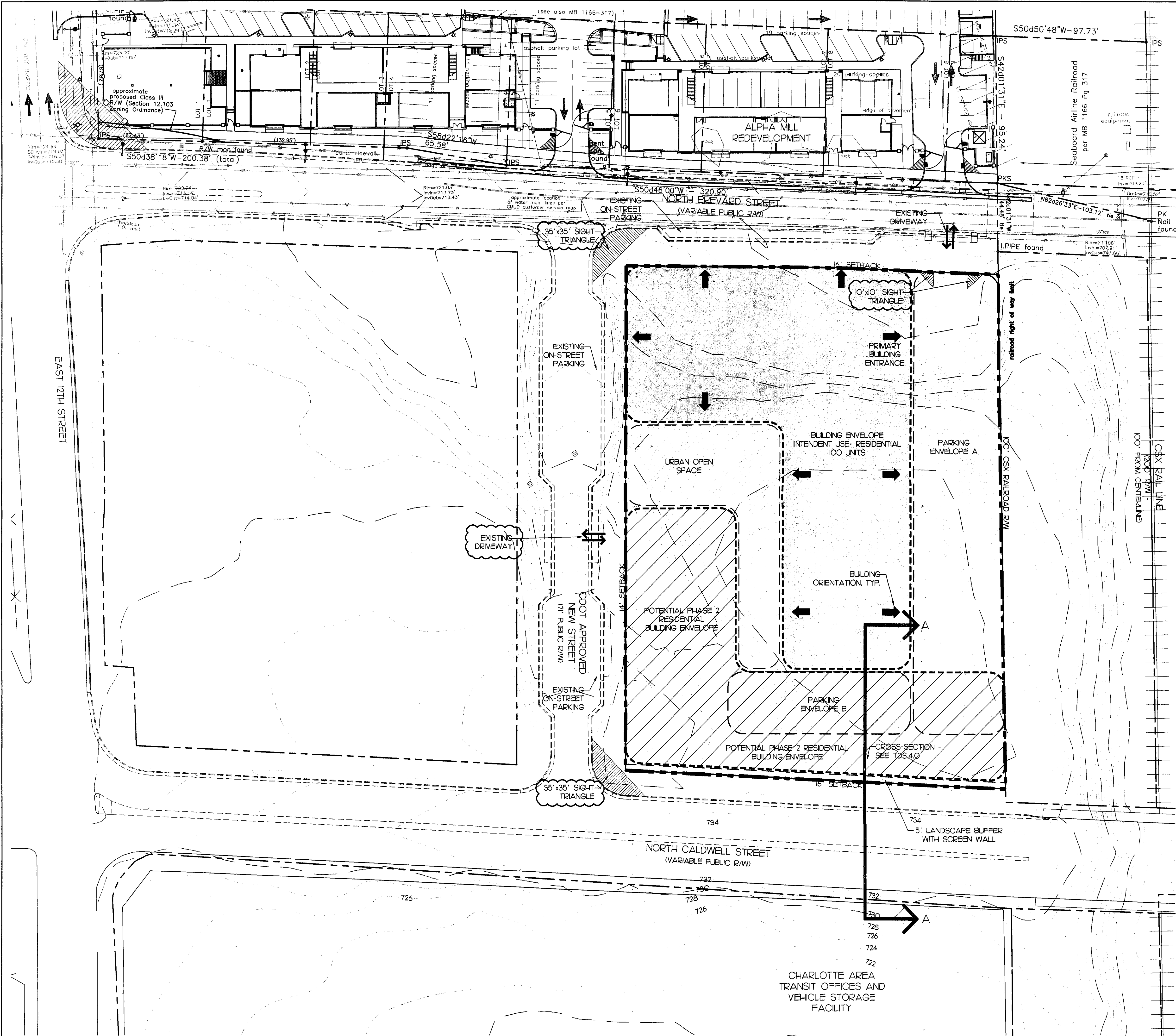
**REVISIONS:**

DATE: 04/20/06  
DESIGNED BY: CHK  
DRAWN BY: CHK  
CHECKED BY: RFP  
SCALE: 1"=50'-0"  
PROJECT #: 1004348  
SHEET #:  
**EX.1.0**

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

**LandDesign**  
223 N. Graham Street, Charlotte, NC 28202  
P: 704.333.0325 F: 704.333.2446  
www.LandDesign.com



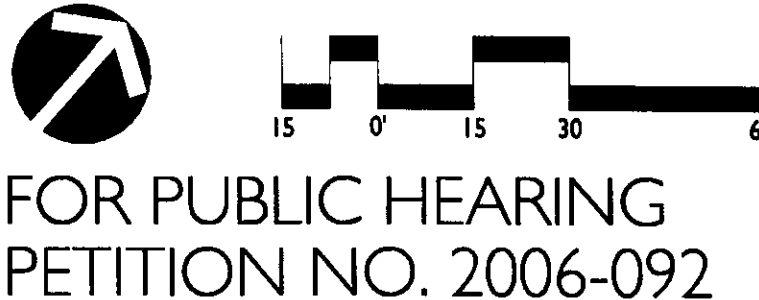
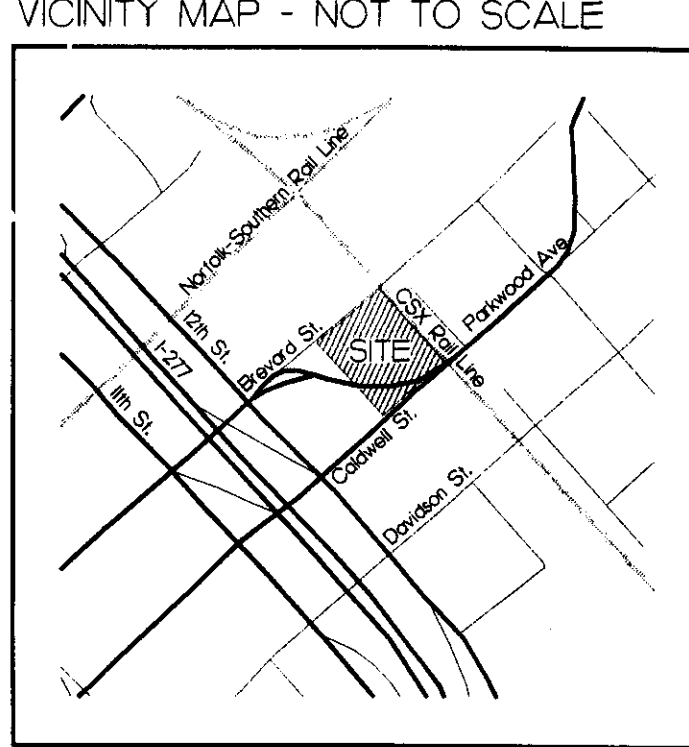


**DEVELOPMENT SUMMARY:**  
MINIMUM SETBACK REQUIREMENTS:  
14 FEET ALONG NEW STREET  
16 FEET ALONG BREVARD AND CALDWELL STREETS  
MINIMUM SIDE YARD REQUIREMENT:  
0'  
MINIMUM REAR YARD REQUIREMENT:  
0'  
MAXIMUM BUILDING HEIGHT:  
120'

**RESIDENTIAL UNITS**  
PHASE 1: 100 SINGLE ROOM UNITS  
INDEPENDENT LIVING FACILITY  
4 STORES 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**  
REQUIRED OPEN SPACE: 1000 SQFT MIN.  
PROVIDED OPEN SPACE: 1000 SQFT MIN.

**NOTE:**  
THIS DEVELOPMENT CONTEMPLATES PROVIDING SEVEN (7) 'TYPE A' UNITS AND THREE (3) 'NORTH  
CAROLINA HOUSING FINANCE AGENCY UNITS' IN ORDER TO SATISFY THE TOTAL NUMBER OF TEN (10)  
'TYPE A' UNITS REQUIRED FOR TAX CREDIT PURPOSES. ALTHOUGH THE 'NORTH CAROLINA HOUSING  
FINANCE AGENCY UNITS' MAY BE CONSIDERED 'TYPE A' UNITS, THEY ARE NOT REQUIRED TO ADHERE TO  
THE PARKING STANDARDS ESTABLISHED FOR 'TYPE A' UNITS.



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.

THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, 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 CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

THIS PROJECT IS SUBJECT TO THE MUDD REQUIREMENTS AND REVIEW BY THE URBAN DESIGN PLAN REVIEW TEAM. THE MUDD APPROVAL MUST BE MET PRIOR TO ANY BUILDING PERMIT OR GRADING PERMIT ISSUANCE. CONTACT THE LAND DEVELOPMENT URBAN DESIGN REVIEW TEAM FACILITATOR AT 704-336-6692 TO SCHEDULE CONCEPTUAL MEETING AND FOR PLAN SUBMITTAL REQUIREMENTS.

LAND DEVELOPMENT REQUESTS THAT THIS PLAN BE APPROVED CONDITIONALLY WITH APPROPRIATE STANDARD NOTES FROM LAND DEVELOPMENT AND CITY STORMWATER LANGUAGE.

LAND DEVELOPMENT REQUESTS THAT ANY REVISIONS OR CHANGES BE SUBMITTED TO THE LAND DEVELOPMENT DIVISION.

AFTER ZONING APPROVAL, PRE-SUBMITTAL MEETINGS ARE AVAILABLE TO DISCUSS SPECIFIC REQUIREMENTS.

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 12.303 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 FIVE FOOT BUFFER ALONG CALDWELL STREET WHICH SHALL INCLUDE A FOUR FOOT LANDSCAPE AREA AND A SIX FOOT HIGH DECORATIVE SCREEN WALL 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, NOR LOCATED BETWEEN THE BUILDING AND ALL STREETS.

C. ON SITE STORM WATER SYSTEM(S) SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). RECEIVING DRAINAGE SYSTEM(S) SHALL BE ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, ALTERNATE METHODS SHALL BE PROVIDED TO PREVENT THIS FROM OCCURRING.

5. STORMWATER MANAGEMENT (CON'T)

D. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPS) TO ACHIEVE 85 % TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST INCH OF RAINFALL. BMPS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

E. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

F. FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

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 6.206(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:  
06/19/06 REVISIONS PER CITY STAFF COMMENTS

DATE: 04/24/06  
DESIGNED BY: CHK  
CHECKED BY: CHK  
QC BY: RP  
SCALE:  
PROJECT #: 1004348  
SHEET #

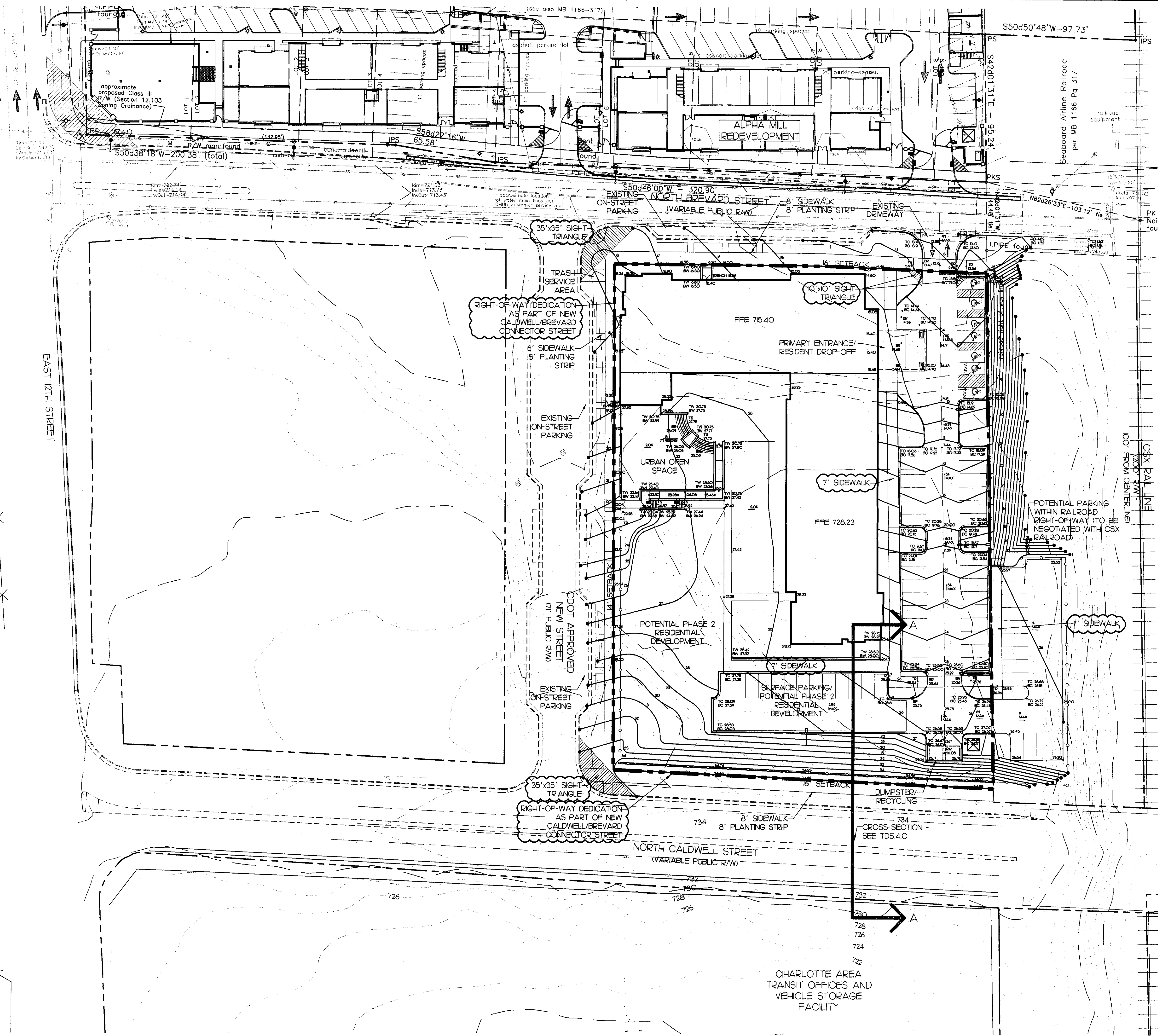
FOR PUBLIC HEARING  
PETITION NO. 2006-092

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

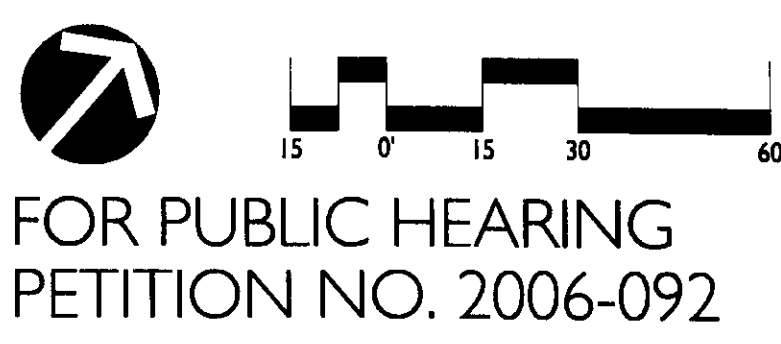
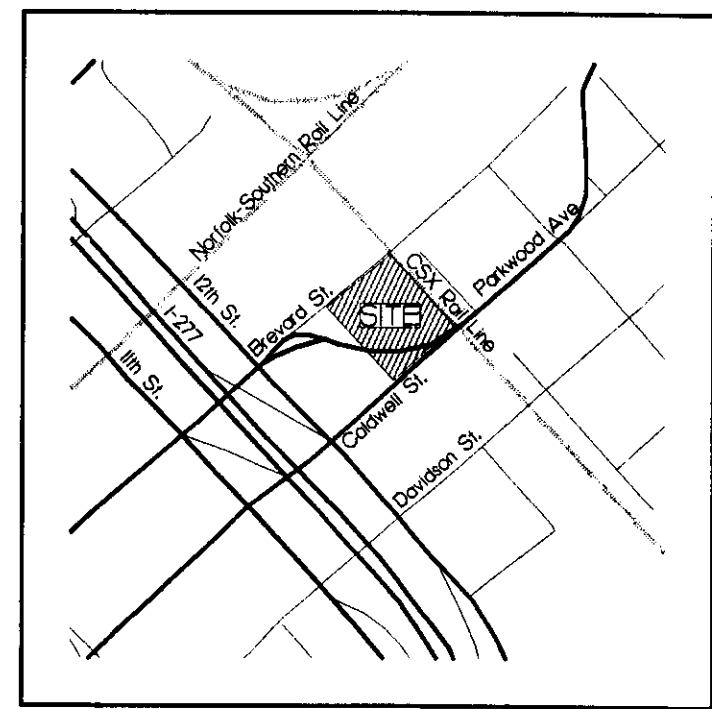
LandDesign  
223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com

TDS.2.0





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



FOR PUBLIC HEARING  
PETITION NO. 2006-092

REVISIONS:  
06/19/06 REVISIONS PER CITY STAFF COMMENTS

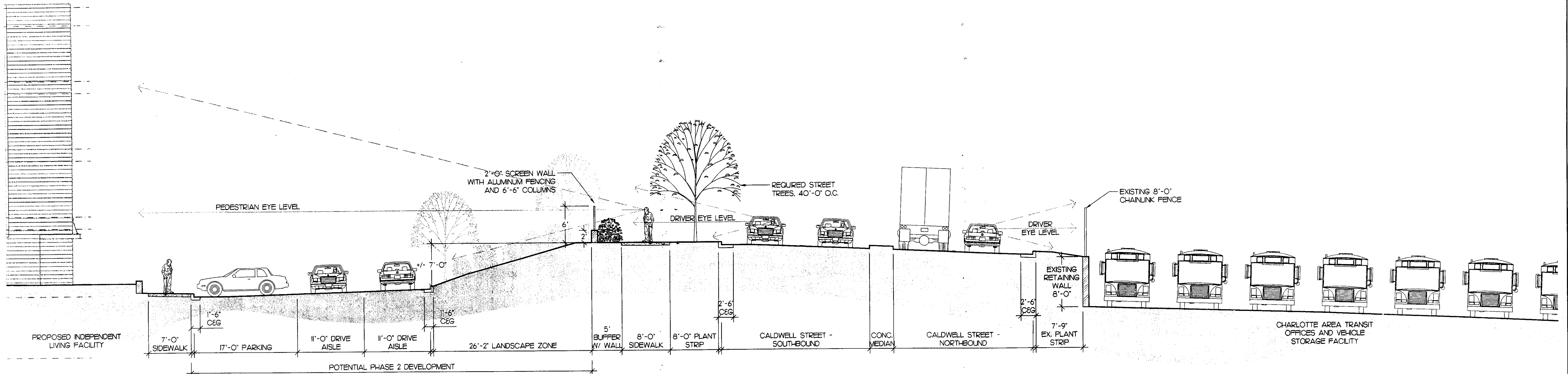
DATE: 04/24/06  
DESIGNED BY: CHK  
DRAWN BY: CHK  
CHECKED BY: RJP  
SCALE: 1/8"=30'-0"  
PROJECT #: 1004348  
SHEET #:

## 940 Brevard

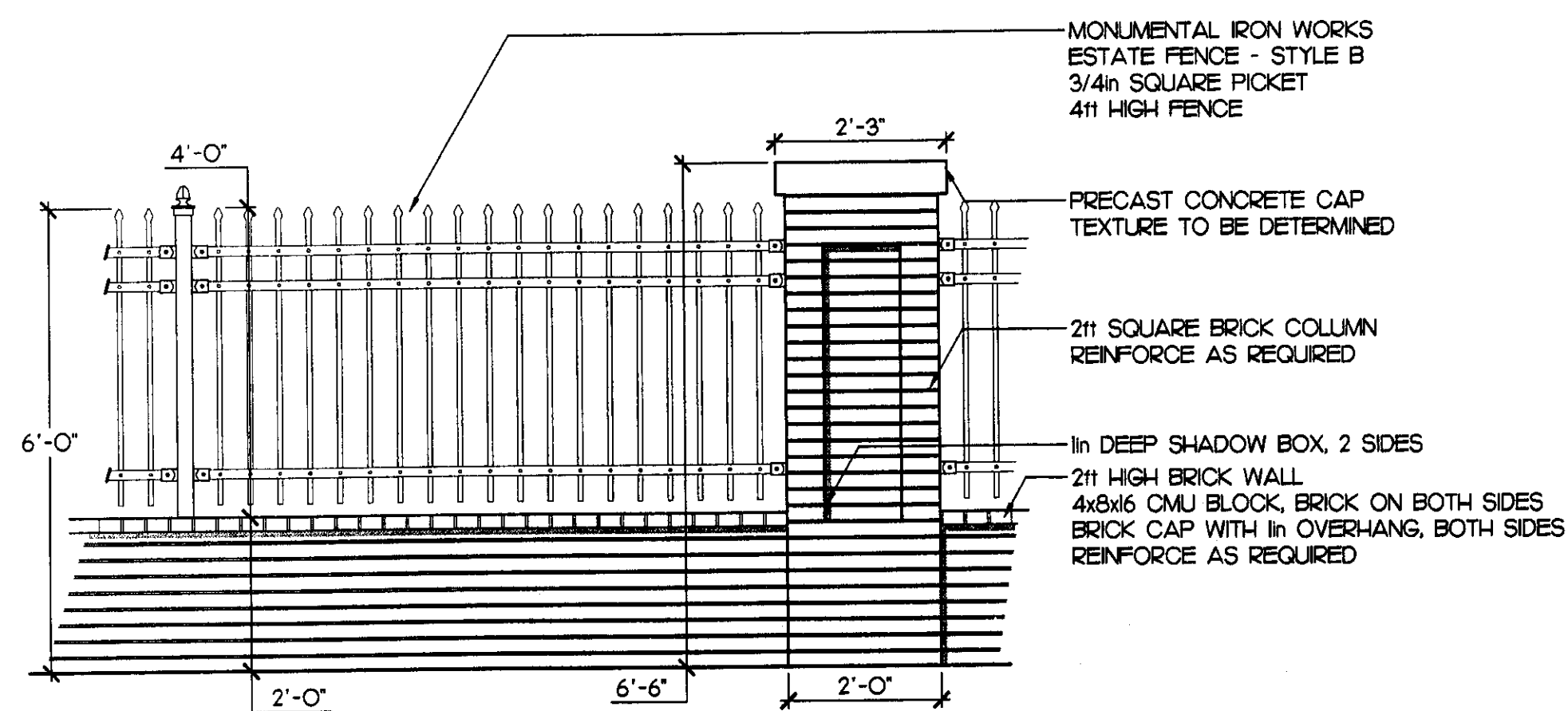
### Independent Residential Living Facility - MUDD-O Rezoning

Charlotte Housing Authority, TCG Development Services and Crosland

#### Schematic Site Plan

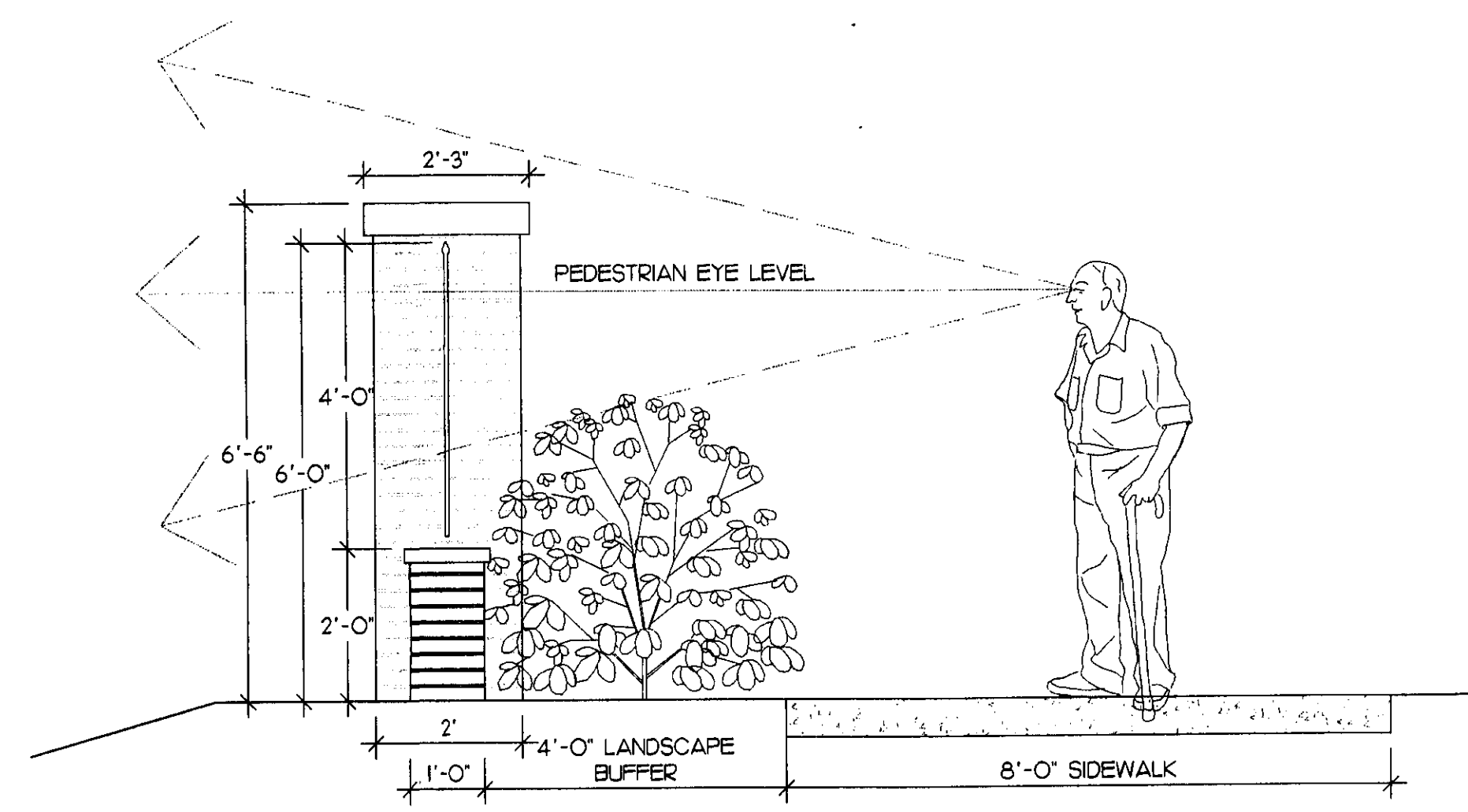


"A-A" CALDWELL STREET / PARKING CROSS-SECTION 1/8" = 1'-0"



MONUMENTAL  
IRON WORKS

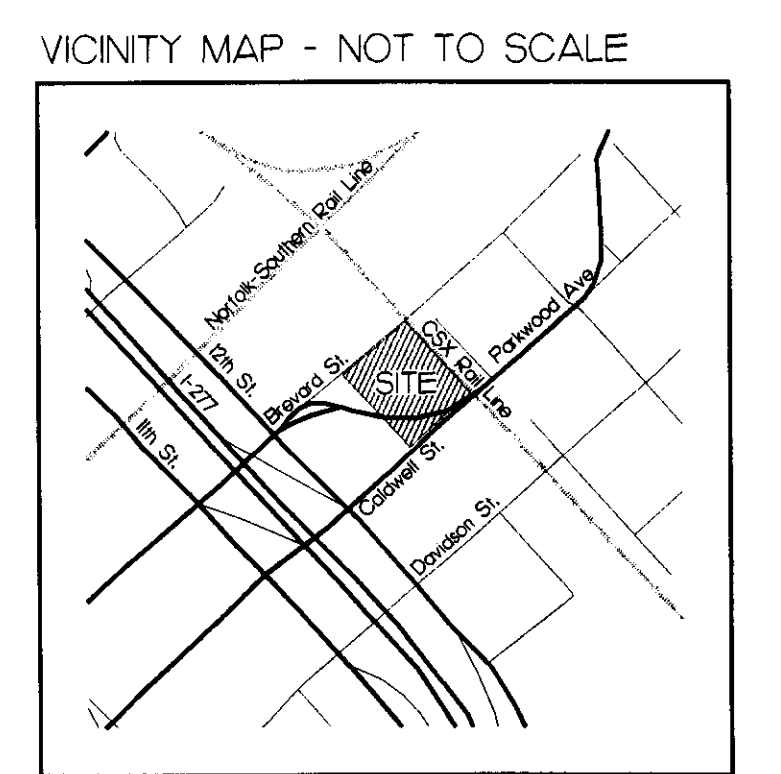
CONCEPTUAL SCREEN WALL AND FENCE  
ELEVATION AND SECTION



- 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.

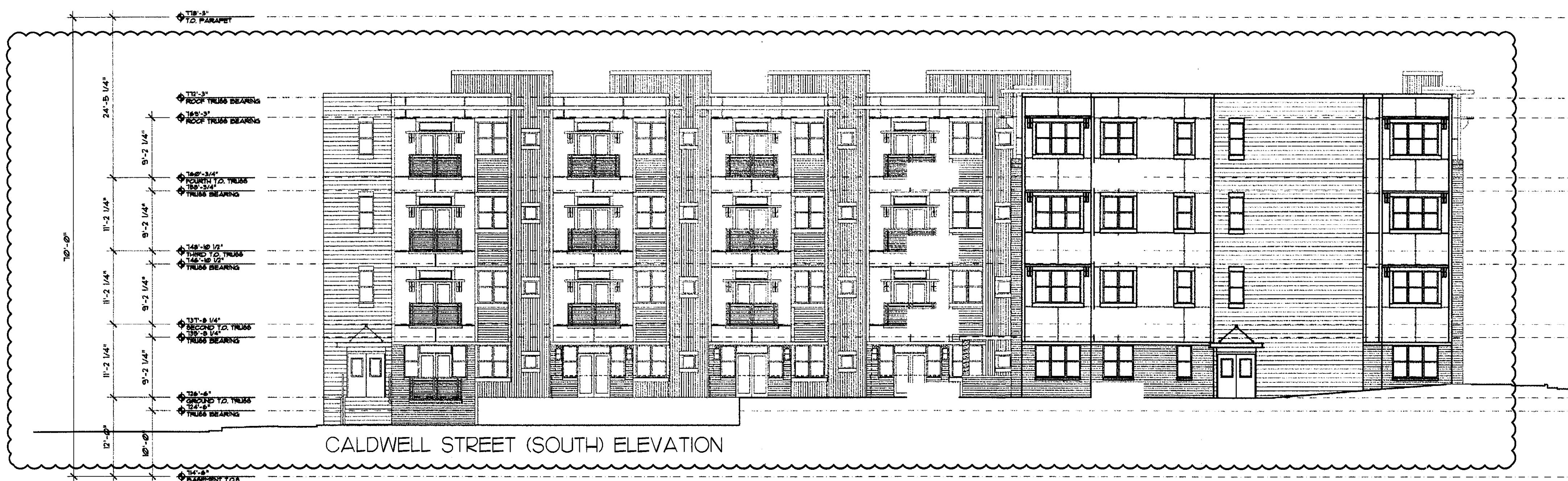
SCALE: 1/2" = 1'-0"

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



FOR PUBLIC HEARING  
PETITION NO. 2006-092

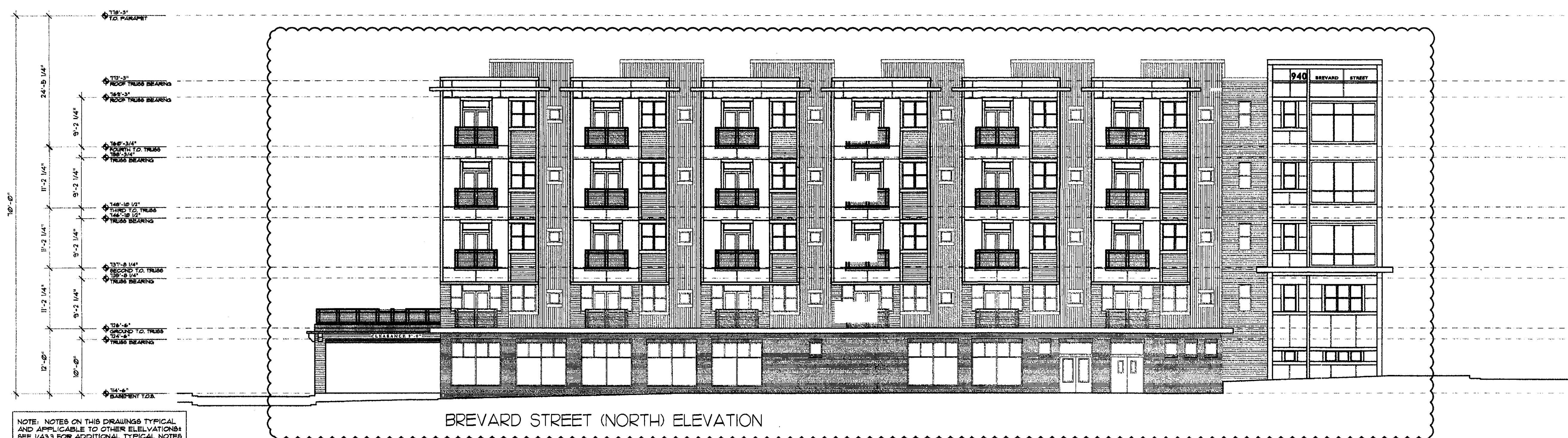




NOTE: NOTES ON THIS DRAWINGS TYPICAL  
AND APPLICABLE TO OTHER ELEVATIONS

NOTES:

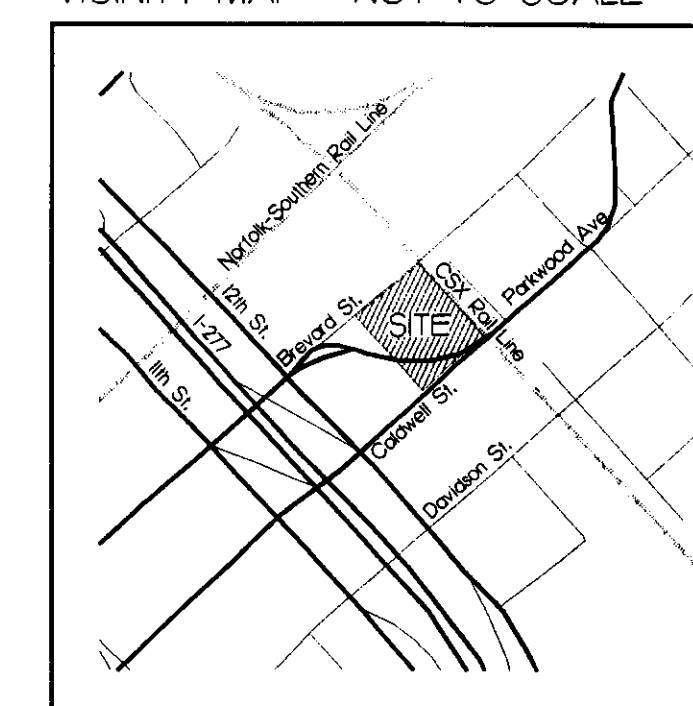
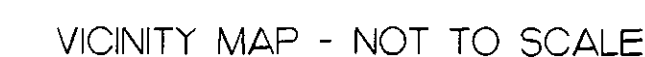
1. BLDG MUST NOT BE OVER 70'-0" HIGH
2. COURSE OUT ALL OPENINGS IN ELEVATIONS
3. APPLY BRICK VENEER TO BUILDING PLANS



NOTE: NOTES ON THIS DRAWINGS TYPICAL  
AND APPLICABLE TO OTHER ELEVATIONS\*  
SEE 1A33 FOR ADDITIONAL TYPICAL NOTES

NOTE:

- I. BLDG MUST NOT BE OVER 70'-0" HIGH



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

FOR PUBLIC HEARING  
PETITION NO. 2006-092



