

078-06-103  
DEPT. OF  
TRANSPORTATION  
USE: VACANT  
ZONING: UR-2

078-07-801  
DEPT. OF TRANSPORTATION  
USE: VACANT  
ZONING: UR-2

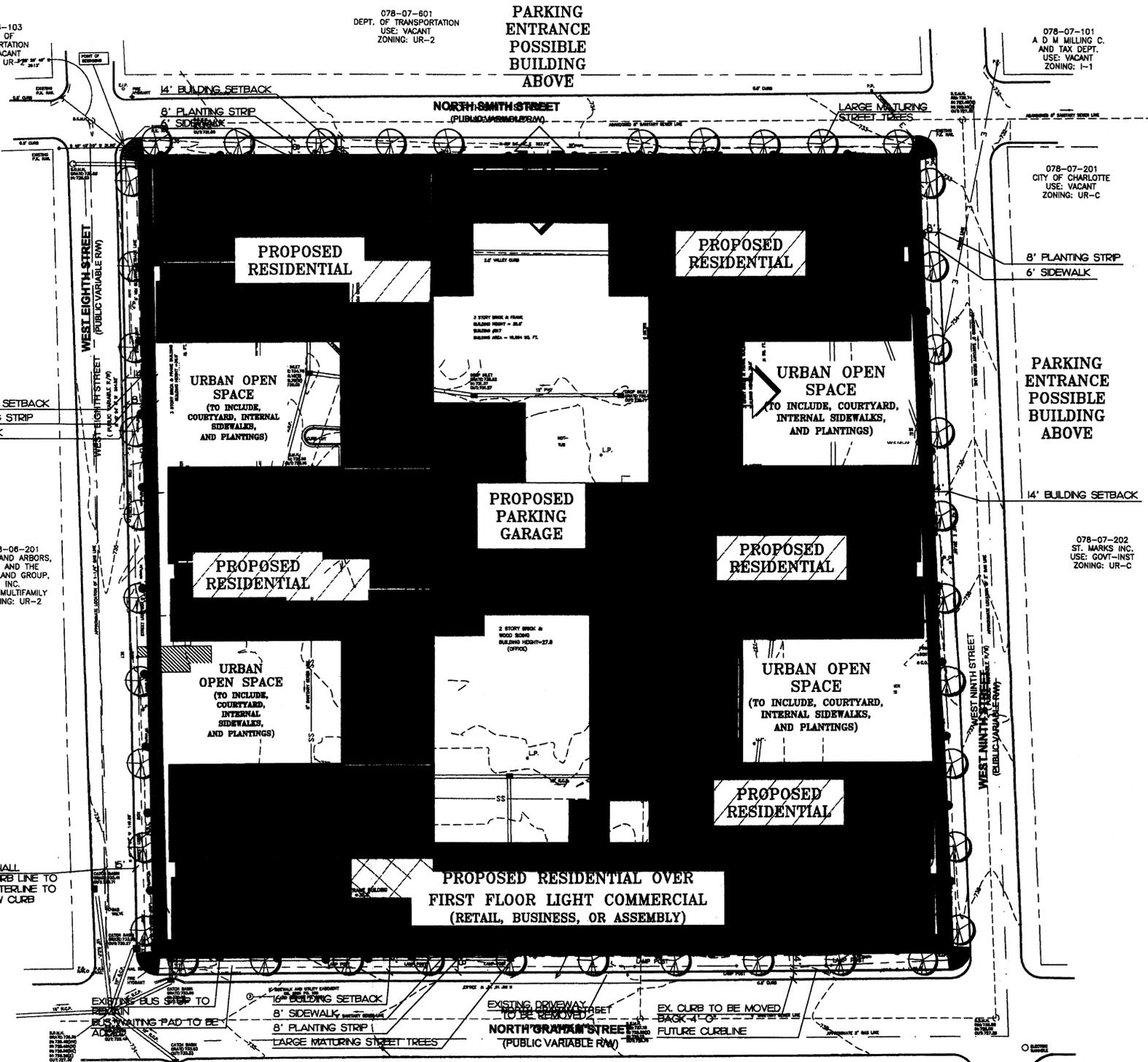
078-07-101  
A D M MILLING C.  
AND TAX DEPT.  
USE: VACANT  
ZONING: UR-1

078-07-201  
CITY OF CHARLOTTE  
USE: VACANT  
ZONING: UR-C

078-07-202  
ST. MARKS INC.  
USE: GOVT-INST  
ZONING: UR-C

078-06-201  
CROSLAND ARBORS,  
LLC AND THE  
CROSLAND GROUP,  
INC.  
USE: MULTIFAMILY  
ZONING: UR-2

PETITIONER SHALL  
RELOCATE CURB LINE TO  
5' FROM CENTERLINE TO  
BACK OF NEW CURB



078-06-C98  
SPRINGFIELD SQUARE  
II CONDOMINIUMS  
USE: MULTIFAMILY  
ZONING: UR-2

078-07-C99  
MANHATTAN ON THE  
PARK CONDOMINIUMS  
USE: MULTIFAMILY  
ZONING: UR-2

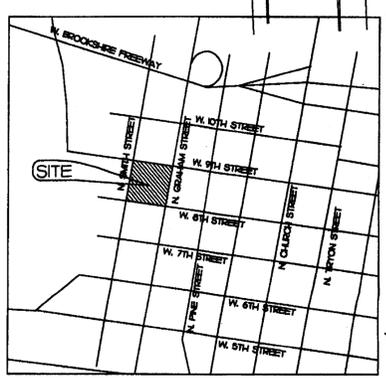
078-07-C98  
MANHATTAN ON THE  
PARK CONDOMINIUMS  
USE: MULTIFAMILY  
ZONING: UR-2

078-07-C96  
HANOVER PLACE  
CONDO  
USE: MULTIFAMILY  
ZONING: UR-2

078-06-C98  
RICHARD E SR. JONES AND  
SAUNDRA P. JONES  
USE: COMMERCIAL  
ZONING: UR-2 AND UR-C

078-07-304  
GRAHAM COURT  
HOMEOWNERS INC.  
USE: MULTIFAMILY  
ZONING: UR-C

TECHNICAL DATA PLAN



VICINITY MAP  
NOT TO SCALE

Site Data

Tax Parcel ID #: 078-075-01  
Site Address: 515 N. Graham St.  
Site Area: 3.54 AC.  
Current Zoning: MUDD-0 (SPA)  
Proposed Zoning: MUDD-0 (SPA)  
Existing Use: Residential 424 units  
Commercial 20,000 Sq. Ft.

Proposed Use: Residential 550 units  
Light Commercial (Retail, Business, Assembly) Up to 30,000 Sq. Ft.

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

- Development Notes:
- No porches or steps on walls 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.
  - 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.
  - 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 conditions on this plan differ from ordinances, standards 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 (MCAPO) 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. Stutta, 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 areas.
  - The petitioner shall utilize "green roof" design in the areas defined on the site plan. The petitioner shall follow requirements defined by the Charlotte-Mecklenburg Storm Water Services (CMSWS) Pilot Best Management Practices Program. This shall include, but not be limited to, access points for testing, coordination of the final design and operation and maintenance to be used shall be approved by CMSWS prior to being incorporated in to the project design.  
The petitioner shall provide proper operation and maintenance (O&M) of all storm water treatment devices within the project in perpetuity for the life of the project, and the O&M agreement for the devices shall be tied to the deed of the land in case of a future land sale.  
**Storm Water Quantity Control**  
The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) 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, the petitioner shall provide alternate methods to prevent this from occurring.  
If the petitioner decides to not follow the requirements defined by the Charlotte-Mecklenburg Storm Water Services (CMSWS) Pilot Best Management Practices Program then the following notes will apply.  
**Storm Water Quantity Control**  
The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.  
**Storm Water Quality Treatment**  
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 1-inch of rainfall. BMPs must be designed and constructed in accordance with the Mecklenburg County BMP Design Manual, July 2007 or North Carolina Division of Water Quality Stormwater Best Management Practices Manual, July 2007. (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.  
**Volume and Peak Control**  
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.  
For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency. If a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.  
For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

- Existing Development Notes:
- Residential and non residential buildings need to orient toward street with windows and doors opening toward 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, 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 in 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 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.

APPROVED BY  
CITY COUNCIL  
JAN 22 2008

CITADIN  
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- Urban Design  
- Civil Engineering  
- Land Planning  
DRG

REZONING  
PLAN  
FOR PUBLIC HEARING  
PETITION #2007-111

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Scale: 1" = 30'  
Date: JUNE 19, 2007  
Project No.: 215-003  
Revisions:  
1. 16 SEPT. 2007 PER CMPC REVIEW  
2. 18 JAN. 08 PER CMPC REVIEW  
Sheet 1 of 1





