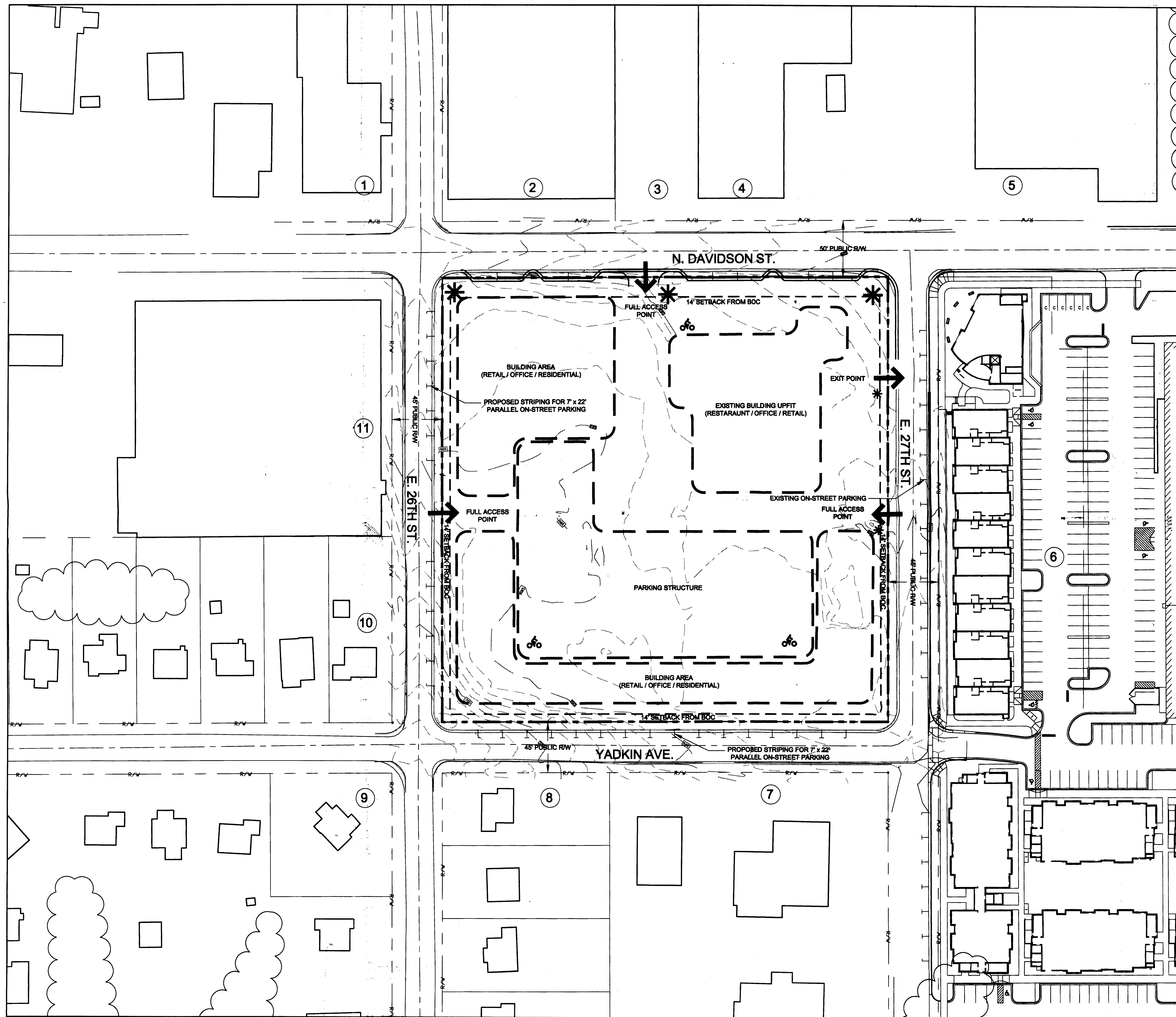




PARCEL INFORMATION

PIN # 08305501

PETITIONER:
NODA AT 27TH ST, LLC
2424 N DAVIDSON ST
SUITE 111
CHARLOTTE, NC 28205

EXISTING ZONING: I-2

EXISTING USE: WAREHOUSE

PROPOSED ZONING: MUDD-O (CD)

DEVELOPMENT DATA

TOTAL AREA: +/- 3.625 AC

PROPOSED USE:
RESIDENTIAL: 100 - 150 UNITS
OFFICE / RETAIL /
RESTAURANT: 50,000 - 95,000 SF

MAXIMUM BUILDING HEIGHT: 120'
PROPOSED BUILDING HEIGHT: 75'

- ADJACENT PROPERTY OWNERS**
- | | | | | | | | | | | |
|---|--|---|--|---|---|--|--|--|--|---|
| 1. PIN# 08305311
N. DAVIDSON LTD & COLLIERS
VINSON INTERNATIONAL
1670 ARBOLES DR
GLENDALE, CA 91207-1155
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 2. PIN# 08305206
TRI C INVESTMENTS
11809 ASHBURY HALL CT
CHARLOTTE, NC 28209
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 3. PIN# 08305208
INC TEXTILE RUBBER & CHEMICAL CO
11300 TIARCO DR
DALTON, GA 30720
EXISTING ZONING: I-2
EXISTING USE: VACANT | 4. PIN# 08305207
TINC GENERAL LATEX & CHEMICAL CO
2321 N DAVIDSON ST
CHARLOTTE, NC 28205
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 5. PIN# 08305104
NODA - TIDEWATER 2401, LLC
11220 ELM LN #207
CHARLOTTE, NC 28277
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 6. PIN# 08305739
N DAVIDSON DEVELOPMENT
@ 28th STREET, LLC
415-D MINUET LN
CHARLOTTE, NC 28217
EXISTING ZONING: MUDD-O
EXISTING USE: VACANT
(UNDER CONSTRUCTION) | 7. PIN# 08305811
BURR WOLFF SAFETY-KLEEN CORP
PO BOX 27713
HOUSTON, TX 77227
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE | 8. PIN# 08305901
JOSE RAMIRZ & MARIA GUADALUPE ORITZ
701 E 26TH ST
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE FAMILY | 9. PIN# 08305901
JONATHAN RHONEY
2222 YADKIN AVE
CHARLOTTE, NC 28206
EXISTING ZONING: R-5
EXISTING USE: SINGLE FAMILY | 10. PIN# 083059408
CHRISTOPHER NEEDHAM &
GEORGE COURLAS
8921 NEWGARD CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-5
EXISTING USE: SINGLE FAMILY | 11. PIN# 08305409
2226 NODA, LLC
2226 N DAVIDSON ST
CHARLOTTE, NC 28205
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE |
|---|--|---|--|---|---|--|--|--|--|---|

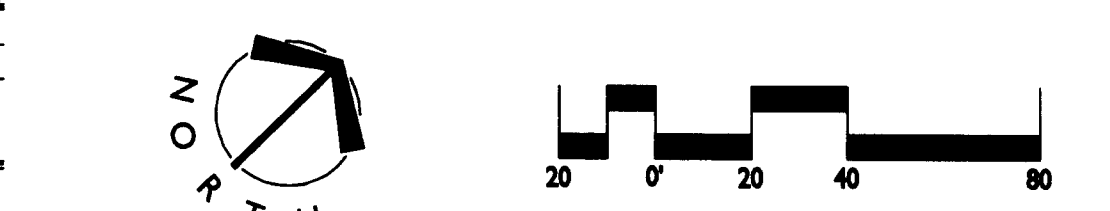
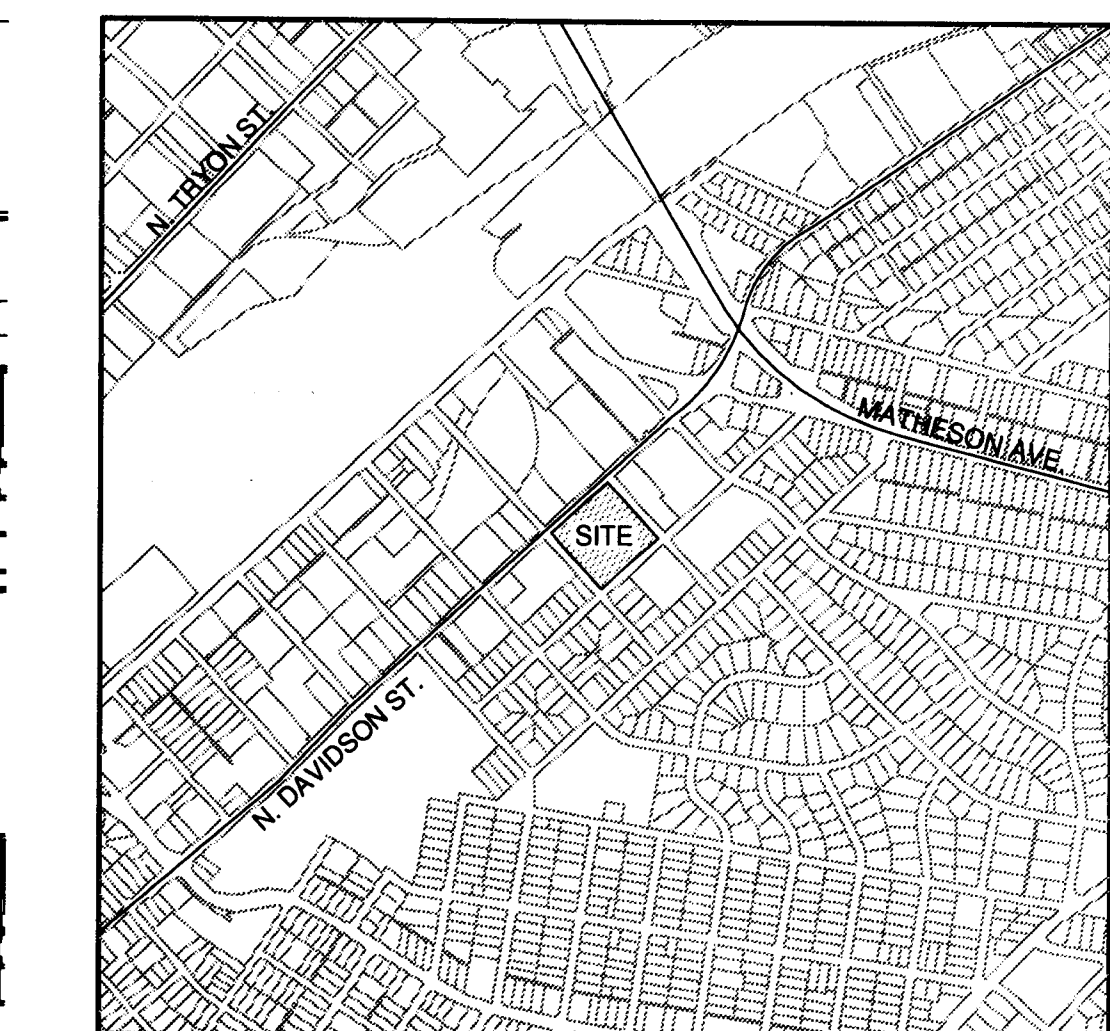
LEGEND

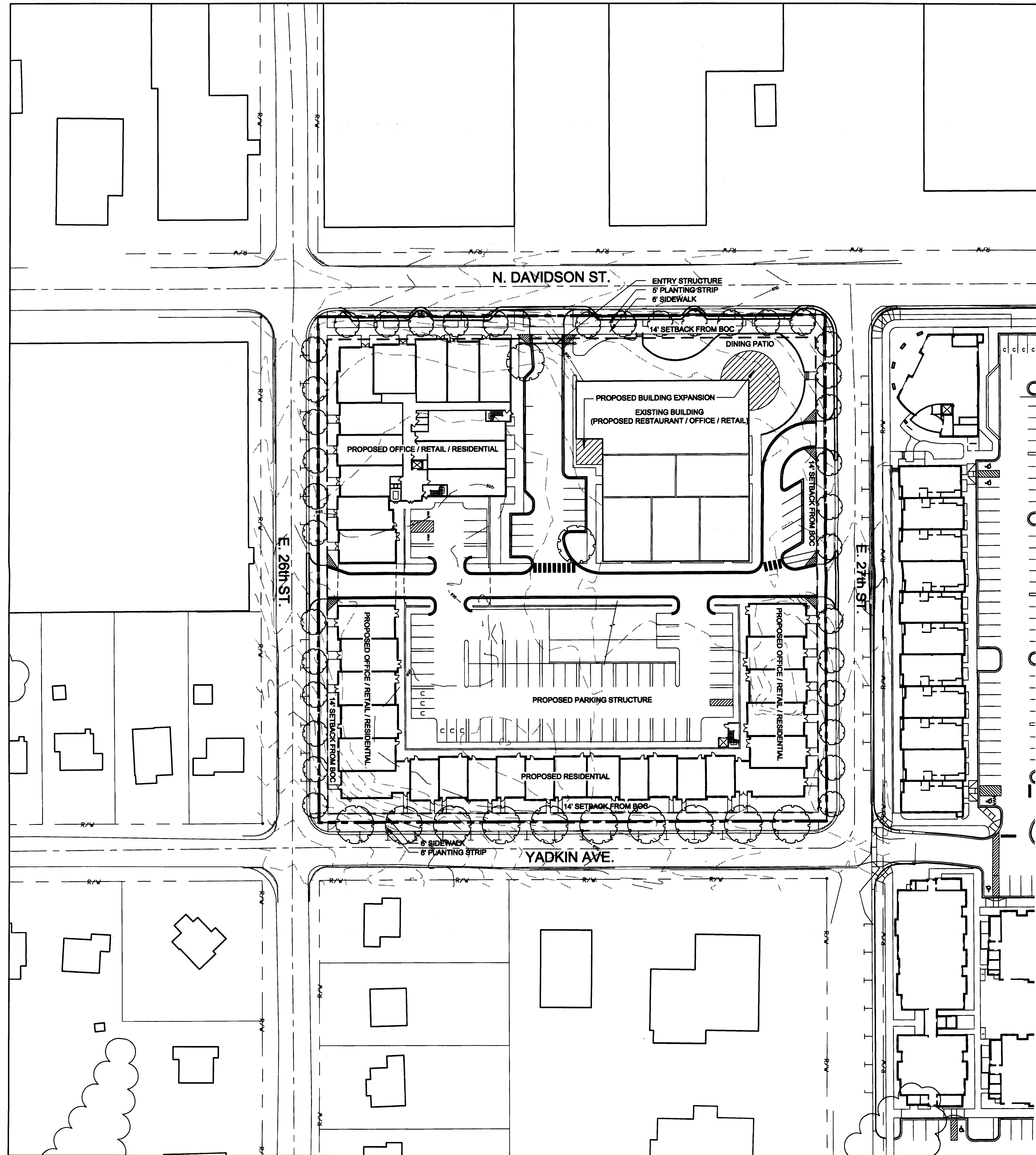
MONUMENT SIGNAGE *
DIRECTIONAL SIGNAGE *
BICYCLE PARKING *

BUILDING ENVELOPE []
ACCESS POINTS []

VICINITY MAP: NTS

RECEIVED
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09-70





DEVELOPMENT NOTES

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET (SHEET RZ-1.0), THE SCHEMATIC MASTER PLAN (SHEET RZ-2.0), THE BUILDING ELEVATIONS (SHEET RZ-3.0), OR BY THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MUDD ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

PERMITTED USES

1. PERMITTED USES SHALL BE THOSE ALLOWED IN THE MUDD ZONING CLASSIFICATION.
 2. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS CONSTRUCTED ON THE SITE MAY NOT EXCEED 150.
- SETBACKS, SIDE YARDS, AND REAR YARDS**
1. NO SIDEYARD OR REARYARD IS REQUIRED, BUT A 10' BUILDING SEPARATION IS REQUIRED ADJACENT TO RESIDENTIAL USES.
 2. SETBACKS SHALL BE 14' OFF THE BACK OF CURB OF ANY PUBLIC STREET.

SCREENING

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2. ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
3. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

OPEN SPACE

1. THE OPEN SPACE PROVIDED SHALL MEET OR EXCEED THE REQUIREMENT SET FORTH IN THE MUDD ZONING DISTRICT IN THE ORDINANCE.

DESIGN AND PERFORMANCE STANDARDS

1. THE EXTERIOR ELEVATIONS OF EACH OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE DESIGNED AND CONSTRUCTED SUCH THAT THEY ARE SUBSTANTIALLY SIMILAR TO THE ELEVATIONS DEPICTED ON SHEETS RZ-3.0.
2. PARKING DECK ELEVATIONS WILL BE DESIGNED IN A MANNER THAT AESTHETICALLY SCREENS THE PARKING AND COORDINATES WITH THE ARCHITECTURAL STYLE OF THE PRINCIPLE BUILDINGS.

LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, AND HAVE A MAXIMUM HEIGHT OF 20 FEET.
2. PARKING LOT LIGHTS POLES SHALL NOT BE PLACED IN THE TREE ISLANDS.
3. WALL "PAK" LIGHTING WILL NOT BE ALLOWED.

SIGNS

1. SIGNAGE SHALL CONFORM TO THE PROVISIONS OF THE ORDINANCE.
2. NO MORE THAN TWO DETACHED MONUMENTAL PROJECT IDENTIFICATION SIGNS SHALL BE PERMITTED AND SHALL BE LOCATED WITHIN THE AREAS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
3. DIRECTIONAL SIGNS SHALL BE ALLOWED AS PERMITTED IN THE ORDINANCE AND SHALL BE 5 FEET BEHIND PROPOSED RIGHT-OF-WAY AND OUT OF ANY SIGHT DISTANCE TRIANGLES.
4. SIGNS SHALL BE LOCATED BEHIND THE MINIMUM SETBACK

PARKING

1. OFF STREET PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE MUDD ZONING DISTRICT IN THE ORDINANCE.
2. BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED WITHIN THE AREAS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET IN ACCORDANCE WITH THE ORDINANCE.

SIDEWALKS, PLANTING STRIPS, AND PEDESTRIAN CONNECTIONS

1. SIDEWALKS WILL BE PROVIDED WITHIN THE SITE WHERE APPLICABLE, AT A WIDTH OF NO LESS THAN 5'.
2. PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
3. SIDEWALK CONNECTION TO ADJACENT PARCELS WILL BE PROVIDED WHERE POSSIBLE ALONG THE NORTHERN, EASTERN, AND WESTERN BOUNDARIES.
4. AN 8' PLANTING STRIP AND AN 6' SIDEWALK WILL BE PROVIDED ON 26TH ST, 27TH ST, AND YADKIN AVE.
5. NEW PARALLEL PARKING SHALL BE PROVIDED ON N. DAVIDSON ST. WHERE PARKING SPACES OCCUR, A 5' PLANTING STRIP & 6' SIDEWALK WILL BE PROVIDED. WHERE PARKING DOES NOT OCCUR, THE PLANTING STRIP SHALL BE 12' WIDE. IF THE DEVELOPER CHOOSES NOT TO PROVIDE PARALLEL PARKING ON N. DAVIDSON ST., AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE INSTALLED.

ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE TECHNICAL DATA SHEET. ADDITIONAL ACCESS POINTS MAY BE ALLOWED AS NEEDED AND ARE SUBJECT TO CDOT APPROVAL.
2. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE.

FIRE PROTECTION

1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.

AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNER(S) 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.

2. 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.

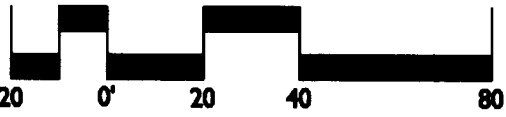
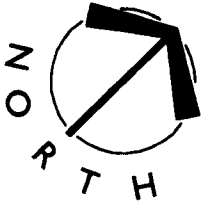
STORM WATER QUALITY

1. 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

1. 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.
2. 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 DOWNSSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT."
3. 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 DOWNSSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. OR IF A DOWNSSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HR STORMS.
4. 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.

VICINITY MAP: NTS



REVISIONS:

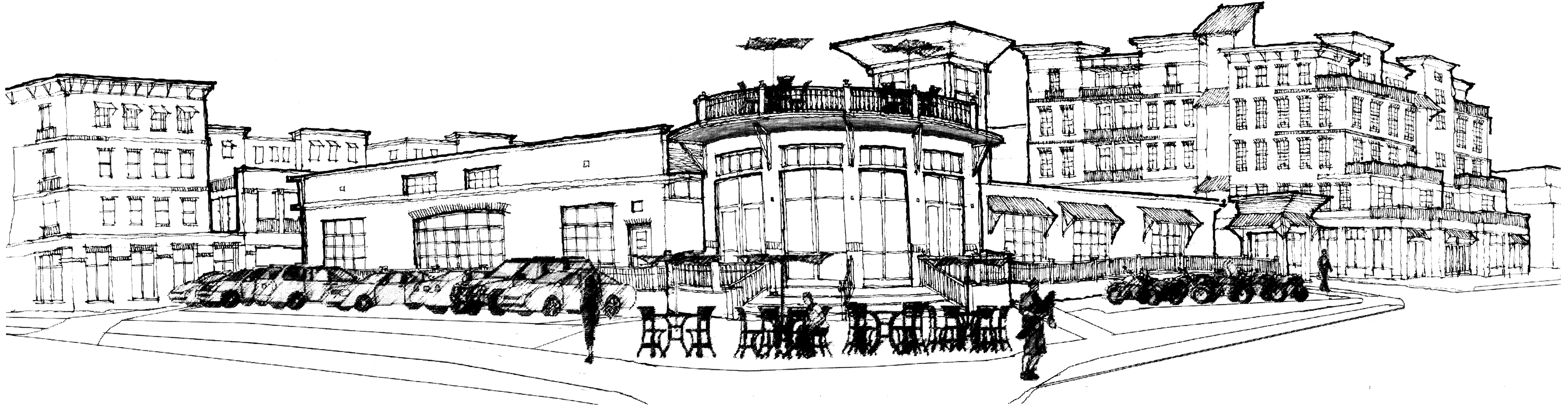
DATE: January 3, 2008
DESIGNED BY: CCM
DRAWN BY: SRI
CHECKED BY: CCM
Q.C. BY: CCM
SCALE: 1" = 40'
PROJECT #: 1007324
SHEET #:

NoDa at 27th Street
Charlotte, North Carolina
Ascent Properties of the Carolinas, LLC

Illustrative Plan

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0225 F: 704.333.3246
www.LandDesign.com

RZ-2.0



NORTH DAVIDSON STREET @ 27th STREET



YADKIN AVENUE @ 26th STREET