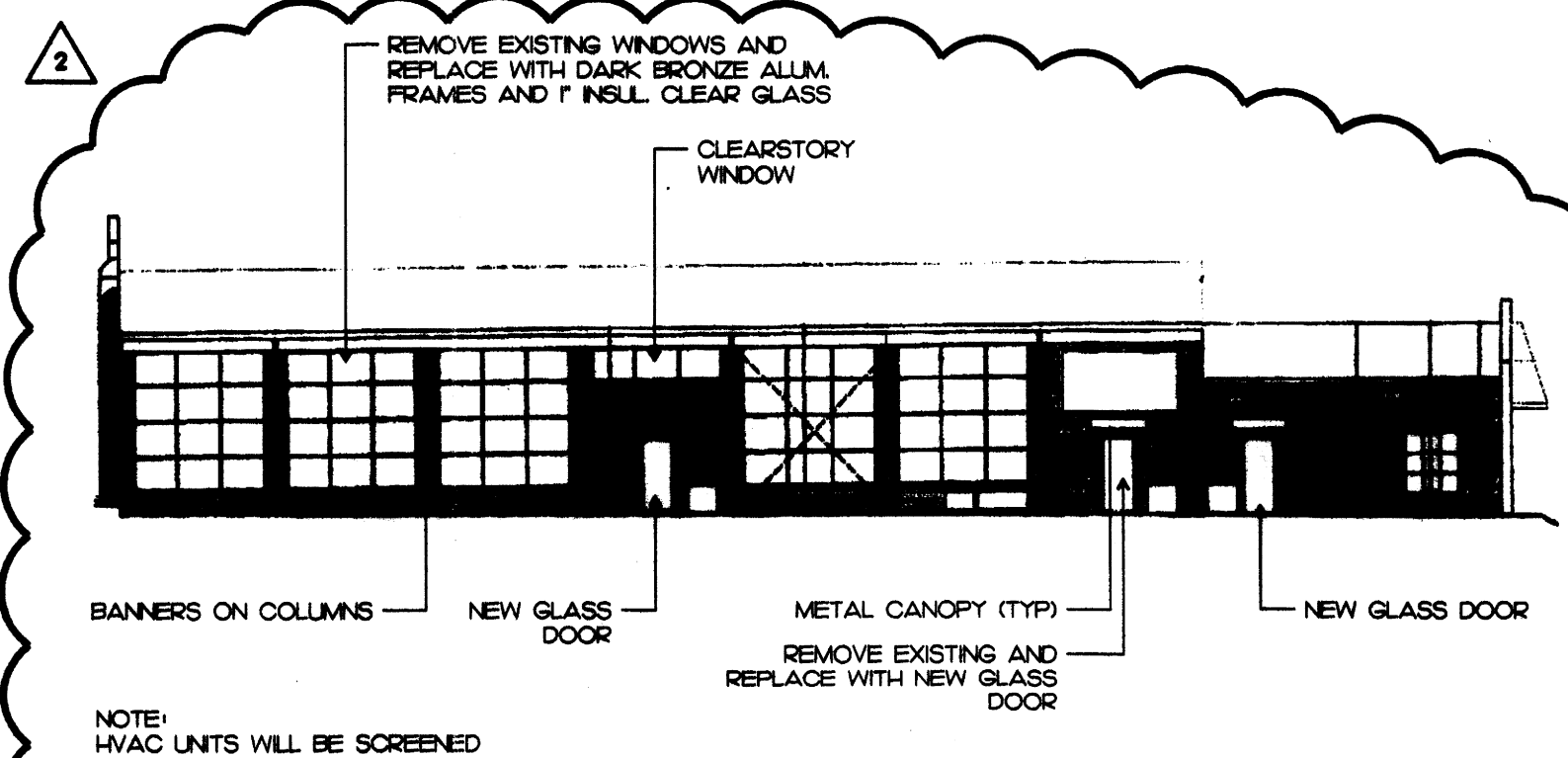
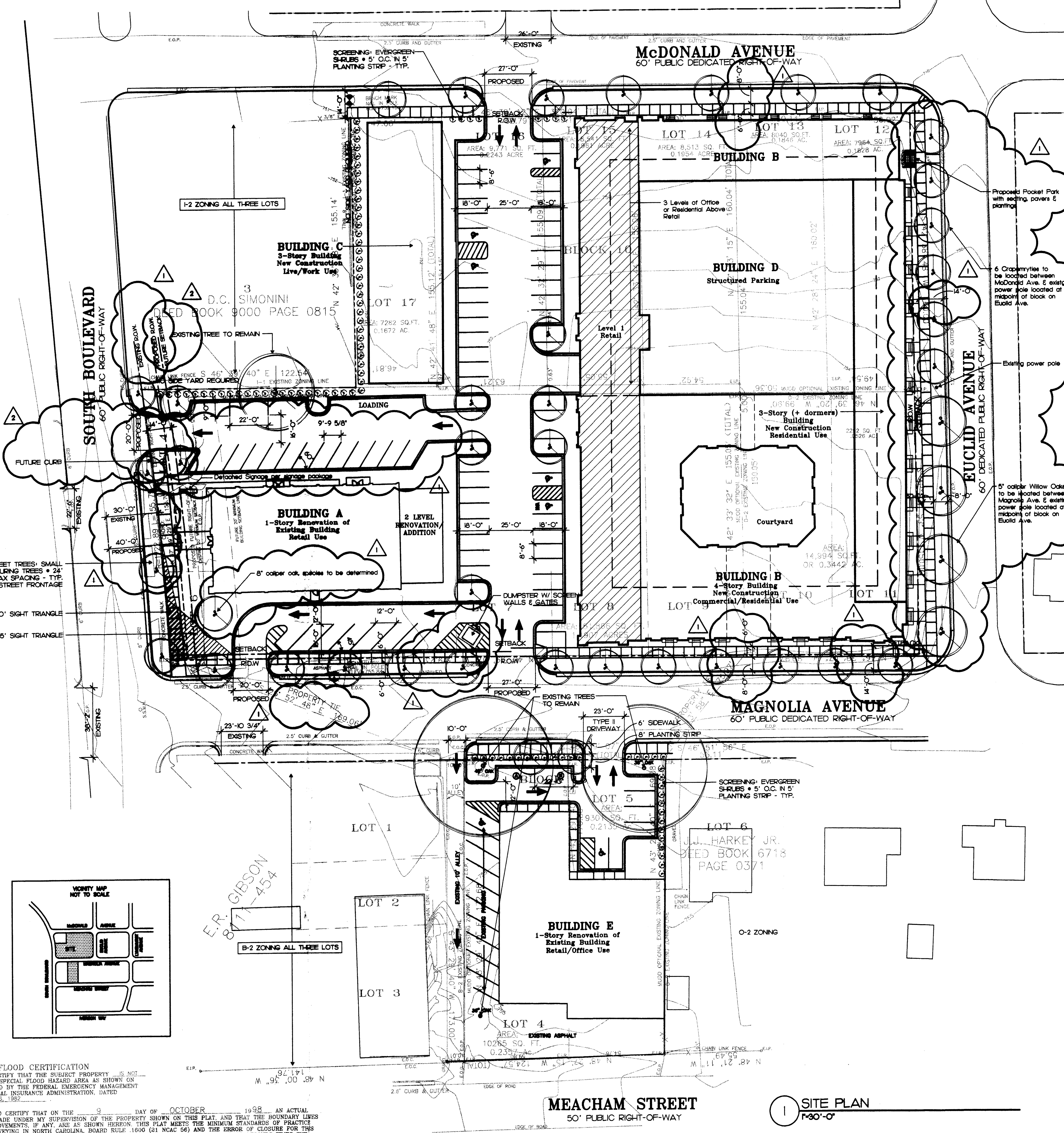
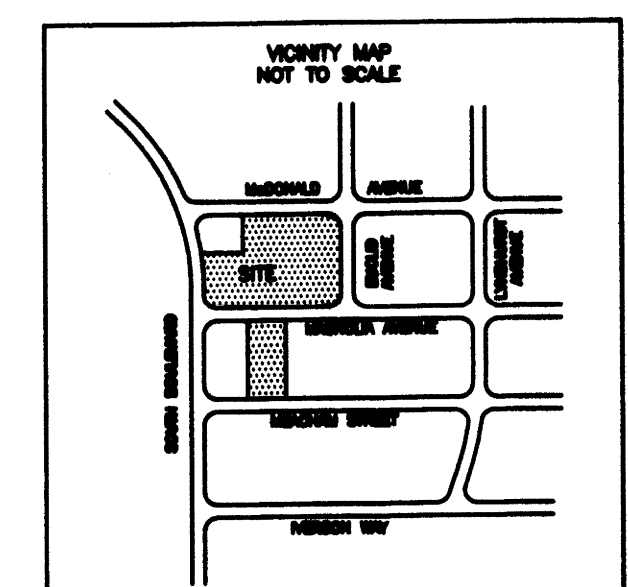


FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 25, 1992.

THIS IS TO CERTIFY THAT ON THE 9 DAY OF OCTOBER, 1998, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.



BUILDING A - SOUTH ELEVATION (MAGNOLIA AVE)
NTS

FOR PUBLIC HEARING

MUDD Optional Site Plan Notes

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of existing buildings and proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. Changes are allowed as per Section 6 of the zoning ordinance.
- Access to the site will be provided by the driveways from South Blvd., McDonald Ave., Magnolia Ave., and Meacham St. as shown on this site plan.
- The proposed use of the property will be for retail, restaurant, residential, and/or office uses along with associated parking and service areas.
- All dumpsters will be screened with solid enclosures and gates (see plan). Building B dumpster to be contained within building.
- The proposed development will comply with all applicable Ordinance requirements for signage, parking, screening, and landscaping except as noted in the section below dealing with optional provisions.
- Approval is sought for several optional conditions which arise primarily as a result of the desire to preserve, restore and renovate two of the old buildings on the site, being Building A and Building E, as follows:

Building A - Building A will be preserved and renovated and it is requested that screening be deleted in the area of Building A along Magnolia Avenue, where parking is proposed between the street and the existing building, as there is insufficient space for screening unless it is included in the planting strip. A sidewalk easement will be provided for the sidewalk to be installed alongside, but just outside of, the existing South Boulevard R.O.W.

Building E - Building E will be preserved and renovated and accordingly several optional conditions are requested, including: parking in the area between the existing building and Magnolia Avenue, and retaining the existing streetscape in the rear of the building along Meacham Street. This property has a unique condition in that it fronts on streets in both front and back and yet a service condition is needed and should be oriented to the rear. It should also be noted that this condition is consistent with those of adjoining properties on the block, which also have rear loading, parking and service conditions oriented to Meacham Street. If Building E is demolished & new construction erected, then streetscape along Meacham Street frontage to be installed to code.
- Parking will be provided which meets or exceeds the requirements of the Ordinance.
- Owner to have option to convert parking spaces A & B & circulation drive in front of Building E to an exterior courtyard / seating area.
- See enclosed signage package, including detached sign.
- Easement for sidewalk along South Boulevard to be recorded prior to issuance of C.O.
- Buildings B, C & D to be fully sprinklered.
- Streetscape improvements: Developer proposes to install (4) 5" caliper willow oaks & a pocket park with benches, pavers and plantings along the Euclid Avenue frontage of the subject property, install an 8" caliper oak tree (species to be determined) at the corner of South Boulevard & Magnolia Avenue & provide soil amendments in planting areas in acknowledgment that it is not commercially feasible to retain the oak tree on Lot 11 under the development plan. (see plan)

March 25, 2002 revised site from original MUDD optional rezoning plan dated June 16, 1999.

Parking Requirements for MUDD Zoning

- 1 parking space per 600 gross sq ft (non-residential)
- 1 parking space per residential unit

SITE DATA TABLE (BLDG A,B&C)	
Existing Zoning:	MUDD(Optional) & O-2
Proposed Zoning:	MUDD(Optional) & MUDD-O S.P.A.
Total Project Area:	176,000 gsf (Excluding Parking deck)
Total Retail Area:	22,000 gsf
Total Office Area:	18,000 gsf
Total Live/ Work:	20,000 gsf/ 9 units
Total Residential:	120,000 gsf/ 118 units
Site Area:	136,538.8 sq.ft./ 3.1345 Acres

SITE DATA TABLE (BLDG E)	
Total Building Area:	8,800 gsf (existing)

URBAN OPEN SPACE (calculations)	
as per part 8.5, #4 (0.8506.4) of Charlotte Code	
Building A:	7,986.6 sq.ft. (gross floor area)
Building B:	36,798.4 sq.ft. (gross floor area)
Building C:	6,478.5 sq.ft. (gross floor area)
Building D:	15,063.7 sq.ft. (gross floor area)
Building E:	8,780.5 sq.ft. (gross floor area)
Bldg Totals:	75,107.7 sq.ft. (gross floor area)
Site Area:	136,538.8 sq.ft.
Required Open Space:	for Lot Sizes over 40,000 sq.ft. : 1 sq.ft./100 sq.ft. = 75,107.7 sq.ft. → 751.0 sq.ft.
Project exceeds min. requirement	

APPROVED BY CITY COUNCIL
DATE 7/5/02

ARCHITECTURE
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FAX 334.383.9980

THE VILLAGE OF SOUTHEAST
A MIXED USE DEVELOPMENT BY
BOULEVARD CENTRO

RECEIVED
JUN 25 2002

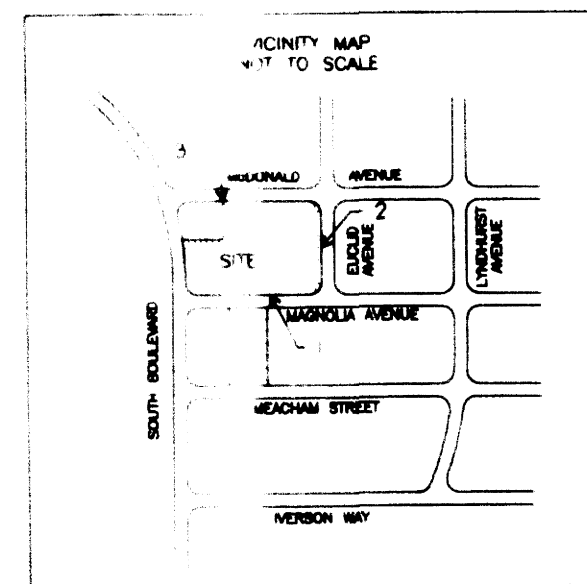
DATE
● MARCH 25, 2002
▲ MARCH 27, 2002
▲ MAY 17, 2002
▲ JUNE 12, 2002

REVISED PROPOSED
SITE PLAN FOR
PUBLIC HEARING
PETITION # 2002-72

A1.0



3 WOOD WALK AVENUE RENDERING
ARTS



DAVID FURMAN
ARCHITECTS

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THE VILLAGE OF SOUTHEAST

A MIXED-USE DEVELOPMENT BY
BOULEVARD CENTRO



WALK WALK AVENUE RENDERING
ARTS



WALK WALK AVENUE RENDERING

DATE
• JUNE 12, 2002

ILLUSTRIOUS
RENDERINGS
PUBLIC HEARING
PETITION • 2002-72

A1.1