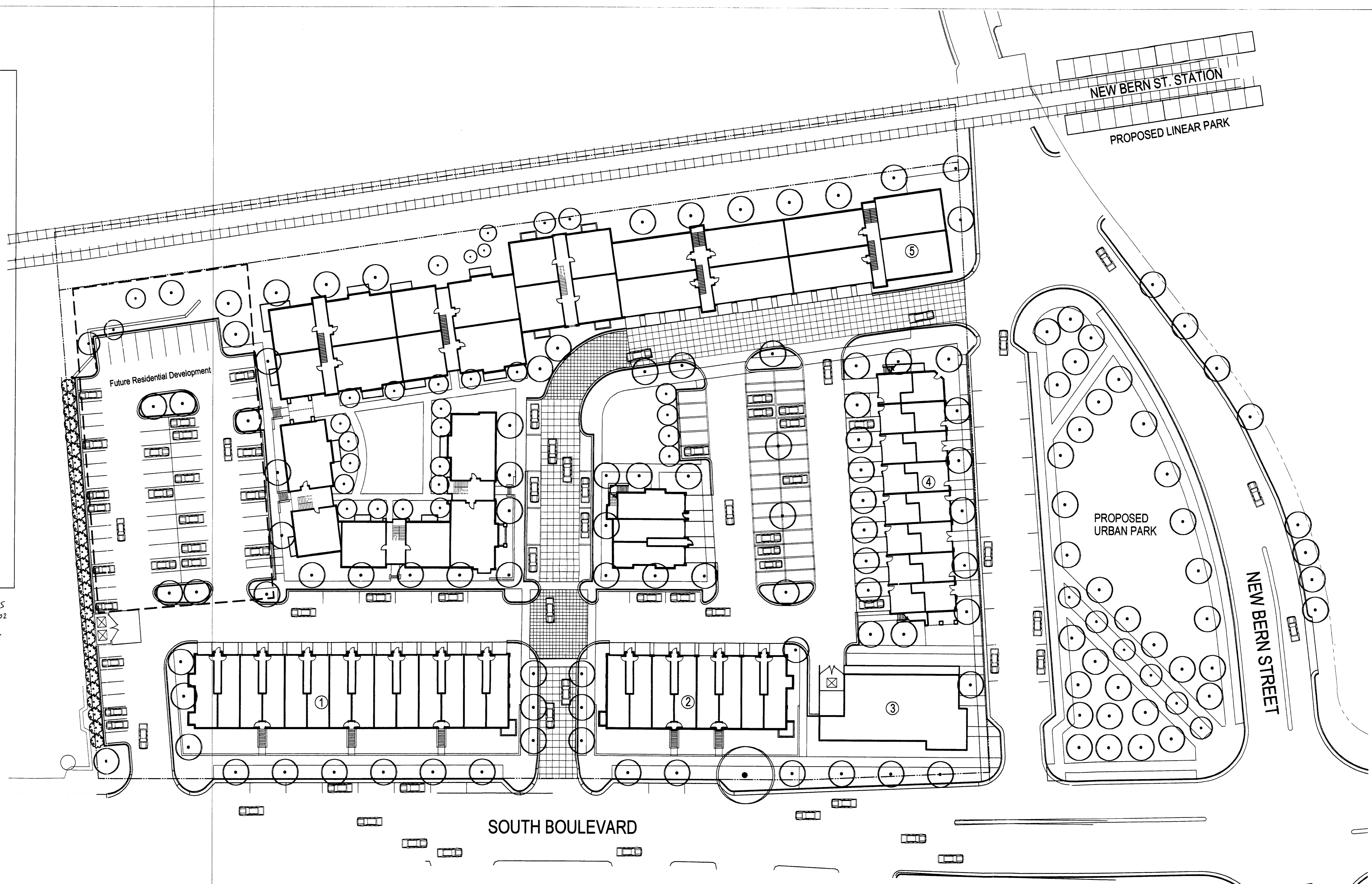


Project Data Summary: 3030 South Boulevard  
 Petition Number: 00-21

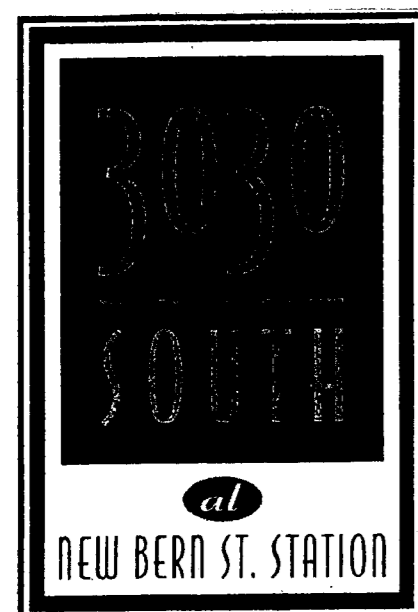
1. Total Acreage: 4.186 acres (net of the Light Rail ROW)
2. Current Zoning: MUDD(CD)
3. Allowable Uses: Multi-Family Residential, Retail, Office, Parking and a combination of these uses.
4. The Base number of Residential units is 90 and the Maximum amount of Retail and/or Office space allowed is 26,550 s.f. The actual number of Residential units allowed, subject to a Maximum of 120 units, can be increased from the Base by one (1) unit for each 333 s.f. reduction in Retail and/or Office space beginning with the Maximum of 26,550 s.f. Example: A reduction of 10,000 s.f. in Retail and/or Office space from the Maximum would result in an increase in the number of allowable Residential units from 90 to 120 (26,550 s.f. of Retail and/or Office minus 10,000 s.f. equals 16,550 s.f. remaining; 10,000 s.f. divided by 333 equals 30, plus a Base of 90 equals 120 Residential units).
- a. Subject to the limits set forth above, Buildings 1, 2, 3, 4 and 5 may be used for Residential, Retail, Office or Parking, or any combination thereof.
- b. All other buildings will be used for Residential purposes, or some purpose incidental thereto.
- c. The total Retail and/or Office space will not exceed 20% of Total Gross Building Area, excluding parking.
- d. The area at the south of the site marked "Future Residential Development" may be developed with one or more Residential buildings.
5. Total Gross Building Area of Project, excluding parking, is limited to 135,200 s.f.
6. Phasing of the project will be allowed in accordance with MUDD regulations.
7. Minimum parking required per ordinance is one (1) parking space per Residential Unit and one (1) space per 600 gross s.f. of Retail or Office Space.
8. Development to occur under a MUDD(CD) zoning classification per Section 9.8.5 (Mixed Use Development District) of the City of Charlotte Zoning Ordinance.
9. Per Section 9.8505, the following apply to the development:
  - a. Minimum Lot Area: None Required
  - b. Minimum Setback: 14 feet minimum from back of existing or proposed curb (minimum 8 ft. planting strip plus 6 ft. sidewalk)
  - c. Minimum Side Yard: None Required
  - d. Minimum Rear Yard: None Required
  - e. Maximum Height: 48 feet
10. All dumpsters, trash handling areas and service entrances will comply with Section 12.403.
11. All outdoor (site) lighting will comply with Section 12.402.
12. All Screening will comply with Section 12.303.
13. Minimum open space is required at 1 s.f. per 100 s.f. of Gross Building Area. Example: 135,200 s.f./100 equals 1,352 s.f.
14. This plan depicts the first floor of the proposed project development only.
15. All street trees and landscaping will be provided per any streetscape overlay plan or minimums as stipulated in Section 9.8506 (2) (d) (e).
16. Retail and/or Office spaces at street level along Griffith Street will require doors that open to the street.

17. MAIN DRIVE TO HAVE DECORATIVE PAVEMENT.  
 SCS  
 4/8/02  
 RR  
 ANDI DEATH, JR.



ATTACHED TO ADMINISTRATIVE  
 APPROVAL

DATED: April 8 2002  
 BY: MARTIN R. CRAMTON, JR.  
 SCS



# Site Plan

Scale: 1" = 30'-0"

**CROSLAND HEATH  
 PARTNERSHIP, LLC**

