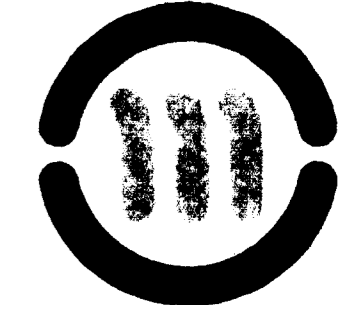


99-23



**LEE NICHOLS**  
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12100408, 01, 03, 04  
12100203, 04

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APPROVED BY CITY COUNCIL  
DATE 6-21-99

**THE VILLAGE**  
of  
SOUTH END

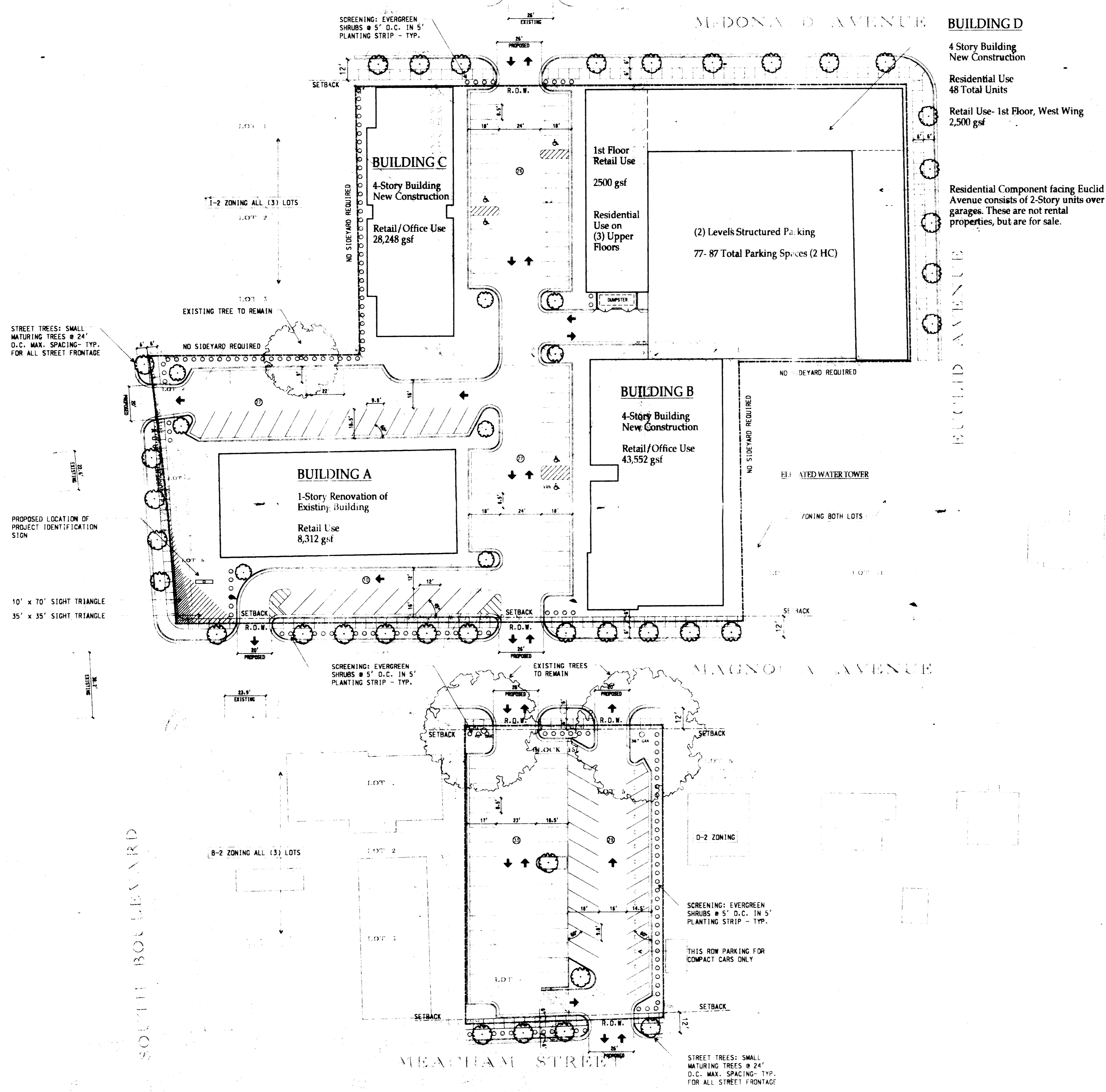
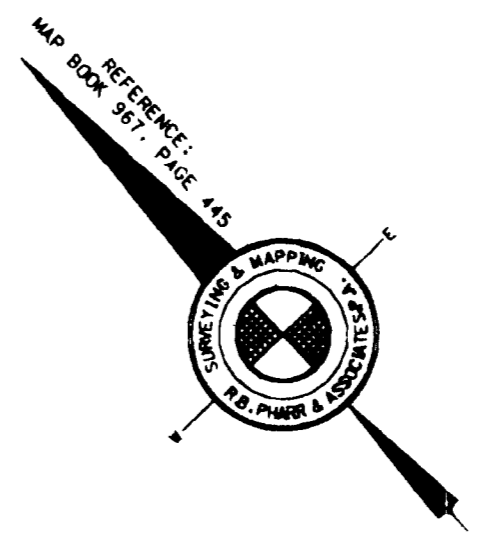
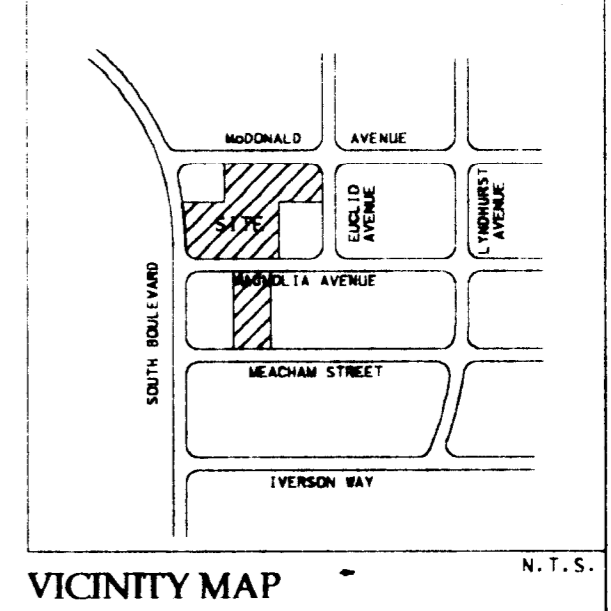


DATE	06
REVISION	
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PROPOSED SITE PLAN

PROJECT NUMBER  
SHEET NUMBER

C101



**BUILDING D**

4 Story Building  
New Construction

Residential Use  
48 Total Units

Retail Use- 1st Floor, West Wing  
2,500 gsf

Residential Component facing Euclid Avenue consists of 2-Story units over garages. These are not rental properties, but are for sale.

**FOR PUBLIC HEARING**

**MUDD Optional Site Plan Notes**

1. 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.
2. Access to the site will be provided by driveways from South Blvd., McDonald Ave., Magnolia Ave., and Meacham St. as shown on this site plan.
3. The proposed use of the property will be for retail, restaurant, residential, and/or office uses along with associated parking and service areas.
4. All dumpsters will be screened with solid enclosures and gates.
5. 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.
6. In view of the fact that the development of a portion of this site proposes to rehabilitate and reuse an existing structure and other provisions have unusual adjoining property relationships, the Petitioner reserves the right through the Optional process to seek modifications to the strict application of the Ordinance as it applies to signage, streetscape requirements, setbacks and yards, and parking location and configuration, and screening to recognize the existing structures and other unusual relationships.
7. Parking will be provided which exceeds the requirements of the ordinance.

April 5, 1999 revised site plan per staff comments and additional property.  
Petition #: 99-23

**Parking Requirements for MUDD Zoning**

1 parking space per 600 gross sf (non-residential)  
1 parking space per residential unit  
82,612 gross sf (Total Non-Residential Project Area)/600 gsf = 138 Required Parking Spaces  
48 Residential Units/1 parking space per unit = 48 Required Parking Spaces  
Total Required Parking Spaces = 186 Spaces  
Total Parking Spaces Provided = 220-230 Spaces (7 HC)

SITE DATA TABLE	
Total Project Area:	152,862 gsf (Includes Buildings and 2nd level Parking)
Total Retail Area:	28,523 gsf
Total Office Area:	56,589 gsf
Total Residential:	53,403 gsf / 48 Total Units
Total Parking Area:	14,347 gsf

1 SITE PLAN  
SCALE: 1"=30'-0"