

2. TOTAL ACREAGE = 4.63 ACRES

3. CURRENT ZONING CLASSIFICATION = 1-2 (PROPOSED = MDDO1)

4. PROPOSED USE = MULTI-FAMILY RESIDENTIAL - RETAIL AND OFFICE.

5. 90 RESIDENTIAL UNITS AND 26,550 SF OF RETAIL AND OFFICE SPACE PROPOSED

6. PROPOSED RETAIL/OFFICE COMPONENT = 26,550 SF (20% OF TOTAL SF OF PROJECT)

7. PROPOSED TOTAL GROUND AREA = 135, 200 SF

8. NO PHASING OF THE PROJECT IS PROPOSED

9. PARKING PROVIDED = 162 SPACES REQUIRED (165 AS PROPOSED)

10. 90 RESIDENTIAL UNITS @ 1.8 PER UNIT

11. 26,550 SF OF RETAIL /OFFICE SPACE @ 41/1000 SF

12. 162 SPACES REQUIRED

13. 106 SPACES REQUIRED

14. 162 SPACES REQUIRED

15. 152 SPACES PROVIDED

16. 116 SPACES PROVIDED

17. 300 SPACES PROVIDED

18. SURFACE AND ON-STREET

19. 300 SPACES PROVIDED

8. PROPOSED DEVELOPMENT TO OCCUR UNDER A MUDD(O) ZONING CLASSIFICATION PER SECTION 9-8.5 (MIXED USE DEVELOPMENT DISTRICT) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
9. PER SECTION 9-8.5, THE FOLLOWING APPLY TO THE PROPOSED DEVELOPMENT:
- | | |
|----------------------|---|
| 1. MINIMUM LOT AREA | NONE REQUIRED |
| 2. MINIMUM SETBACK | 12'-0" MIN. FROM BACK OF EXIST. OR PROP. CURB |
| 3. MINIMUM SIDE YARD | NONE REQUIRED |
| 4. MINIMUM REAR YARD | NONE REQUIRED |
| 5. MAXIMUM HEIGHT | 48'-0" |

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. OPEN SPACE IS PROVIDED @ 15F PER 100 SF OF BUILDING AREA 135,200 SF/100 = 1,352 SF OF OPEN SPACE
14. NOTE: 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)

- | | |
|---------------------|-----------------------|
| (AS PROPOSED) | (PER ORDINANCE) |
| 162 SPACES REQUIRED | 90 (1 PER UNIT) |
| 106 SPACES REQUIRED | 45 (1 PER 600 SF G4.) |
| 268 SPACES REQUIRED | 135 SPACES REQUIRED) |
| 152 SPACES PROVIDED | |
| 118 SPACES PROVIDED | |
| 30 SPACES PROVIDED | |
| 300 SPACES PROVIDED | |

CENTERLINE OF RR RIGHT OF WAY

RAILWAY CORRIDOR

OFFICE
462.0 SQ FT

GRIFFITH STREET ELEVATION
 WILL HAVE CLEAR GLASS AND
 DOOR THAT OPEN TO THE STREET

RIGHT OF WAY FOR GRIFFITH STREET WILL BE ABANDONED TO ALLOW PARKING AS INDICATED.

RETAIL OFFICE
5550 SQ. FT.

GRITTA 2nd SPACES

RETAIL/OFFICE
4230 SQ. FT.

RETAIL/ OFFICE
4555 SQ. FT.

RETAIL OFFICE
7250 SQ. FT.

RETAIL OFFICE
7200 SQ. FT.

BUILDING HEIGHT 48'-0"


**DOORS WILL NOT!
SWING INTO SIDEWALK**

EXISTING TREE TO BE PRESERVED

PARALLEL PARKING AS ALLOWED BY NCDOT

**NOTE: PETITIONER WILL
WORK WITH THE CITY TO
DETERMINE THE AMOUNT
OF RIGHT OF WAY NEEDED**

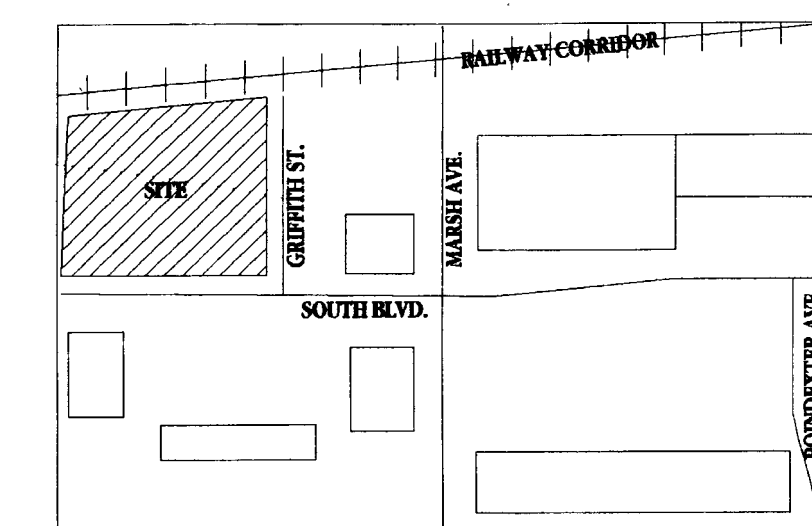
SOUTH BOULEVARD (SR3998)



SHOOK
DESIGN
GROUP

**The Atherton Mill
2000 South Boulevard
Suite 510
Charlotte,
North Carolina
28203**

704.377.0661 telephone
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VICINITY MAP

**TERRELL
PROPERTY
SOUTH BOULEVARD**

APPROVED BY CITY COUNCIL
DATE 3/20/2000

Crosland Retail

THE CROSLAND GROUP, INC.

Crosland Properties

THE CROSLAND GROUP, INC.

SDG Project Number 9047
DATE: 1.10.00

| | | | | |
|-------------------|---|----------|---|----------|
| Revisions/Updates | 1 | REVISION | 1 | 00.00.00 |
| | 2 | REVISION | 2 | 00.00.00 |
| | 3 | REVISION | 3 | 00.00.00 |

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FOR PUBLIC HEARING
PETITION # 00-21

SITE PLAN

SCALE: 1/16" = 1'-0"

A100

