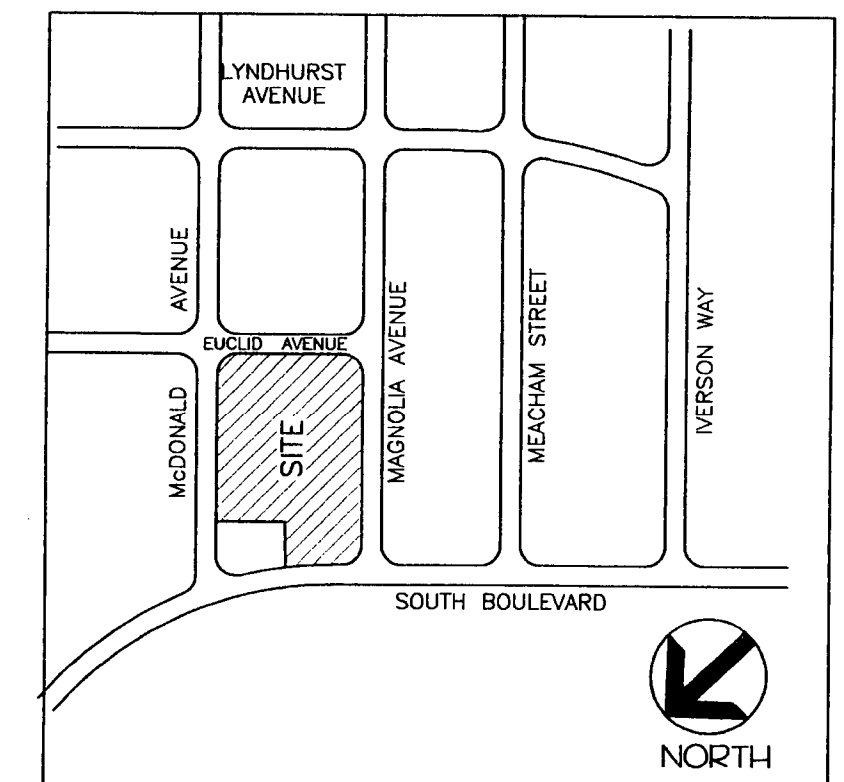


# THE VILLAGE OF SOUTHBEND II

## CHARLOTTE, NORTH CAROLINA

# BOULEVARD CENTRO

500 EAST BOULEVARD  
CHARLOTTE, NORTH CAROLINA 28203



VICINITY MAP  
NOT TO SCALE

THE VILLAGE OF SOUTHBEND II  
CHARLOTTE, NORTH CAROLINA  
BOULEVARD CENTRO

### MUDD OPTIONAL SITE PLAN NOTES PETITION #2002-72

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 SITE 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.

2. 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.

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 (SEE PLAN). BUILDING B DUMPSTER TO BE CONTAINED WITHIN BUILDING.

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. 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 AND NEW CONSTRUCTION ERRECTED, THEN STREETScape ALONG MEACHAM STREET FRONTAGE TO BE INSTALLED TO CODE.

7. PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENT OF THE ORDINANCE.

8. OWNER TO HAVE OPTION TO CONVERT PARKING SPACES A & B & CIRCULATION DRIVE IN FRONT OF BUILDING E TO AN EXTERIOR COURTYARD / SEATING AREA.

9. SEE ENCLOSED SIGNAGE PACKAGE, INCLUDING DETACHED SIGN.

10. EASEMENT FOR SIDEWALK ALONG SOUTH BOULEVARD AND MAGNOLIA AVE. TO BE RECORDED PRIOR TO ISSUANCE OF C.O.

11. BUILDINGS B, C, & D TO BE FULLY SPRINKLERED.

12. 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 COMMERCIALY 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 SF (NON-RESIDENTIAL)  
1 PARKING SPACE PER RESIDENTIAL UNIT

SITE DATA TABLE (BLDG. A, B & C)	
EXISTING ZONING:	MUDD (OPTIONAL) & MUDD-O S.P.A.
TOTAL PROJECT AREA:	179,000 GSF (EXCLUDING PARKING DECK)
TOTAL RETAIL AREA:	23,000 GSF
TOTAL OFFICE AREA:	16,000 GSF
TOTAL LIVE/WORK:	20,000 GSF / 10 UNITS
TOTAL RESIDENTIAL:	120,000 GSF / 118 UNITS
SITE AREA:	136,538.8 SF / 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 (9.8506.4) OF CHARLOTTE CODE	
BUILDING A:	7,986.6 SF (GROSS FLOOR AREA)
BUILDING B:	36,799.4 SF (GROSS FLOOR AREA)
BUILDING C:	6,478.5 SF (GROSS FLOOR AREA)
BUILDING D:	15,063.7 SF (GROSS FLOOR AREA)
BUILDING E:	8,780.5 SF (GROSS FLOOR AREA)
BUILDING TOTALS:	75,107.7 SF (GROSS FLOOR AREA)
SITE AREA:	136,538.8 SF
REQUIRE:	FOR LOT SIZES OVER 40,000 SF: 1 SF/100 SF
OPEN SPACE:	75,107.7 SF / 100 SF = 751.0 SF
PROJECT EXCEEDS MIN. REQUIREMENT	

NOTE:  
BUILDING PERMITS SHALL NOT BE ISSUED FOR BUILDING C UNTIL ELEVATIONS ARE APPROVED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION ELEVATIONS FOR BUILDING C ARE NOT PART OF THIS PACKAGE.

### EROSION CONTROL NOTES:

- ALL STD. NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR
- ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN. ALL GRADED SLOPES MUST BE SEEDDED AND MULCHED WITHIN 15 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDDED AND MULCHED WITHIN 90 DAYS.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY/COUNTY ENGINEERING DEPARTMENT.
- SLOPES SHALL BE GRADED NO STEEPER THAN 2:1
- A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE WHICH WAS NOT INCLUDED IN A PREVIOUSLY APPROVED GRADING PLAN.

### CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STRUCTURE CHART

20.01 BRICK CATCH BASIN - 15" THRU 54" PIPE  
20.02 FRAME, GRATE AND HOOD  
20.09 BLOCK MANHOLE - 15" THRU 36" PIPE  
20.10 MANHOLE FRAME AND COVER

### TEMPORARY SEEDING SCHEDULE

3:1 SLOPES OR FLATTER:

DATE	TYPE	PLANTING RATE
AUG. 15 - NOV. 1	TALL FESCUE	300 LBS./AC. OR 7 LBS./1,000 SF
NOV. 1 - MAR. 1*	TALL FESCUE AND ABRUZZI RYE	300 LBS./AC. OR 7 LBS./1,000 SF
MAR. 1 - APR. 15	TALL FESCUE	300 LBS./AC. OR 7 LBS./1,000 SF
APR. 15 - JUL. 30	HULLED COMMON BERMUDA GRASS	30 LBS./AC. OR 1 LB./1,000 SF
JUL. 15 - AUG. 15	TALL FESCUE AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRIDS	300 LBS./AC. OR 7 LBS./1,000 SF 30 LBS./AC. OR 1 LB./1,000 SF

- MULCH WITH STRAW APPLIED AT THE RATE OF 75 - 100 LBS./1,000 SF.
- HEAVILY MULCHED DURING PERIOD OF JANUARY THROUGH MARCH.

SLOPES GREATER THAN 3 : 1 TO 2 : 1

- APPLY AGRICULTURAL LIME AT THE RATE OF 90 LBS./1,000 SF.
- APPLY 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 20 LBS./1,000 SF.
- SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND APPLICATION RATES:

DATE	TYPE	PLANTING RATE
MAR. 1 - JUNE 1	SERICEA LESPEDEZA (SCARIFIED) AND ADD TALL FESCUE OR	50 LBS./AC. OR 1.15 LBS./1,000SF
MAR. 1 - APRIL	OR	150 LBS./AC. OR 3.5 LBS./1,000SF
MAR. 1 - JUNE 1	ADD WEEPING LOVEGRASS	5 LBS./AC. OR .12 LB./1,000 SF
JUNE - SEPT. 1**	TALL FESCUE AND BROWN TOP MILLET OR SORGHUM-SUDAN HYBRIDS	80 LBS./AC. OR 1.40 LBS./1,000 SF 35 LBS./AC. OR .80 LB./1,000 SF 30 LBS./AC. OR .70 LB./1,000 SF
SEPT. 1 - MAR. 1	SERICEA LESPEDEZA (UNHULLED-UNSCARIFIED) TALL FESCUE MILLET OR SUDAN	70 LBS./AC. OR 1.60 LBS./1,000 SF 150 LBS./AC. OR 3.5 LBS./1,000 SF 20 LBS./AC. OR .48 LB./1,000 SF

\*\* TEMPORARY - RESEED SEPTEMBER 1 AT RECOMMENDED RATES.

- MULCH WITH 3" STRAW APPLIED AT THE RATE OF 50 - 90 LBS./1,000 SF AND ANCHOR WITH ASPHALT EMULSION TACK COAT APPLIED AT THE RATE OF 14 - 20 GAL./1,000 SF OR 800 - 1,200 GAL./AC.

### SEEDBED PREPARATION NOTES

- SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.
- AREAS TO BE SEEDDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP. TOTAL SEEDBED PREPARED DEPTH SHALL BE 4" TO 6" DEEP.
- LOOSE ROCKS, ROOTS AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION.
- IF NO SOIL TEST IS TAKEN, FERTILIZE AND LIME TO BE SPREAD ACCORDING TO SEEDING SPECIFICATIONS ABOVE. IN ADDITION, PROVIDE 150 LBS./1,000 SF OF SUPERPHOSPHATE.
- IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT.
- LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

### GENERAL NOTES:

- CITY INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO THE START OF CONSTRUCTION.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.
- GRADING OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY CODE AND IS SUBJECT TO AN IMMEDIATE FINE OF \$1,000.00, PLUS AN ADDITIONAL FINE OF UP TO \$500.00 PER DAY.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- RETAINING WALLS GREATER THAN 3.5' IN HEIGHT REQUIRE A DESIGN DETAIL WITH A P.E. SEAL AND SIGNATURE.
- NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- ALL STREET IMPROVEMENTS SHALL BE COORDINATED WITH THE ENGINEERING DEPARTMENT INSPECTOR PRIOR TO CONSTRUCTION.
- CURB & GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

### SCHEDULE OF DRAWINGS

- L1 COVER SHEET
- L2 EXISTING CONDITIONS
- L3 SITE PLAN
- L4 GRADING PLAN
- L5 GRADING PLAN
- L6 REQUIRED PLANTING PLAN
- L7 IRRIGATION PLAN
- L8 SITE DETAILS
- L9 SITE DETAILS
- L10 PLANTING & IRRIGATION DETAILS
- C1 STORM DRAINAGE & EROSION CONTROL PLAN
- C2 DRAINAGE AREA PLAN
- C3 OVERALL WATER & SANITARY SEWER PLAN
- C4 EROSION CONTROL DETAILS
- C5 STORM DRAINAGE AND DETENTION DETAILS
- C6 WATER & SANITARY SEWER DETAILS
- C7 WATER & SANITARY SEWER DETAILS
- A3.0 PARKING DECK LEVEL 1
- A3.1 PARKING DECK LEVEL-2
- A3.2 PARKING DECK LEVEL-3
- A3.3 PARKING DECK LEVEL-4
- A-2 BUILDING A ELEVATION
- A5.0 McDONALD AVENUE & EUCLID AVENUE ELEVATIONS
- A5.1 MAGNOLIA AVENUE ELEVATION

### CONSULTANTS

DEVELOPER:	BOULEVARD CENTRO 500 EAST BOULEVARD CHARLOTTE, NC 28203 (704) 332-2942	LANDSCAPE ARCH:	DESIGN RESOURCE GROUP, PA 1230 WEST MOREHEAD ST. SUITE 214 CHARLOTTE, NC 28208 (704) 343-0608	SURVEYOR:	R.B. PHARR & ASSOCIATES, P.A. 420 HAWTHORNE LANE CHARLOTTE, NC 28204 (704) 376-2166
ARCHITECT:	DAVID FLURMAN ARCHITECTURE 500 EAST BOULEVARD CHARLOTTE, NC 28203 (704) 332-2942	CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 1230 WEST MOREHEAD ST. CHARLOTTE, NC 28208 (704) 343-0608		

### SITE DATA

TAX PARCEL NOS.	121-06-401, 121-06-402, 121-06-408, 121-06-410
Area:	116,972 S.F. (2.6853 Acres)
Existing Zoning:	MUDD (OPTIONAL) & MUDD-O S.P.A.
Proposed Units:	118 For Sale Condominiums 10 Live/Work Units 23,000 GSF of Retail Space 16,000 GSF of Office Space
Gross Square Footage:	179,000 SF. (Excluding Parking Deck)
Setback:	14' Min. From Existing or Proposed Curbs, Except 12' Along Bldg. A at Magnolia Ave.
Side/Rear Yard:	None, but 10' Building separation if adjacent to a residential use.
Max. Building Height:	4 Stories per Rezoning Pet. # 2002-72
Open Space Required:	75,108 SF/100 SF = 751 SF
Open Space Provided:	3,397 SF
Parking Required:	Res: 1 Space Per Unit = 118 Non-Res: 38,000 SF/600 SF = 64 Total Required = 192 Spaces
Off-Street Loading Spaces Req'd:	119 Units = 3 Spaces 58,000 SF of Non-Res. = 1 Space
Parking Provided:	104 Regular Garage Spaces 33 Compact Garage Spaces 3 Handicap Accessible Garage Spaces 55 Spaces 7 Compact Space 4 Loading Spaces 3 Handicap Accessible Spaces 1 Van Handicap Space 210 Total Spaces
Trash Pickup:	Private Dumpster System
Solid Waste:	Required: 124 units (5) 8 cu. yd. containers or 1 12 cu. yd. compactor
Recycle:	Provided: Compactor with (3) 2 cu. yd. containers Solid waste to be picked up 5 times per week.
	Required: (5) 96 gal. carts/ 80 units = 8
	Provided: (10) 96 gal. carts

Note: Solid waste and recycle requirements verified through city of Charlotte solid waste department

### ATTACHED TO ADMINISTRATIVE

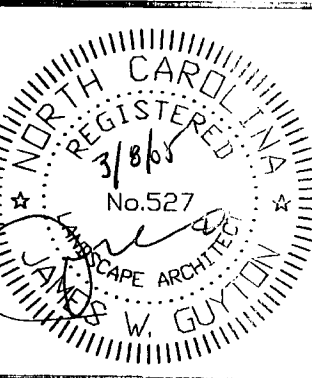
DATE: March 10, 2005  
BY: DEBRA D. CAMPBELL

### Design Resource Group

1230 West Morehead Street, S.  
Charlotte, NC 28208  
704.343.0608 fax: 704.358.3111  
www.drgrp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

COVER SHEET



Scale: N.T.S.  
Date: 16 AUGUST

Project No.: 205-001

- Revisions:
- 10/6/02 PER UMUD REVIEW
  - 1/18/02 TRANSFORMER LOCATION
  - 10/6/03 TRANSFORMER LOCATION
  - 7/10/03 RETAIL SF PER ADMIN APPROVAL
  - 10/14/04 BLDG. C UPDATE
  - 01/18/05 BLDG. C BLDG. STDS
  - 03/08/05 REVISION TO 10 LIV. UNITS IN BLDG. C

Sheet 11 of 11