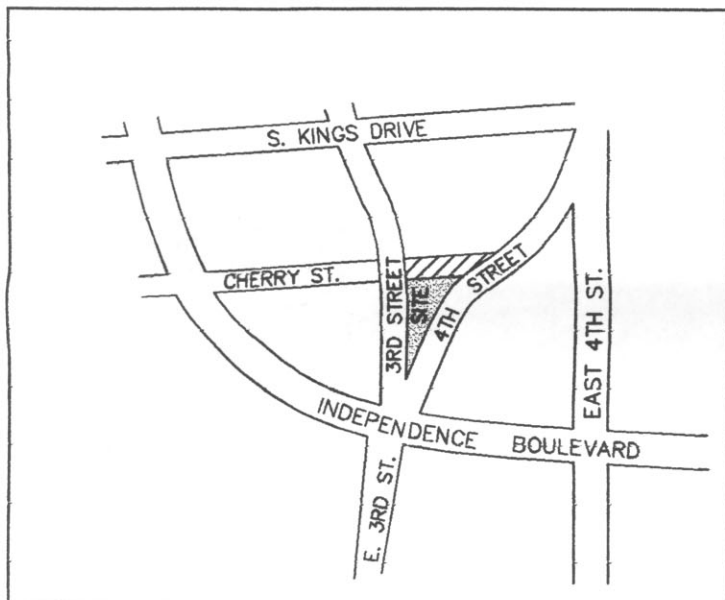


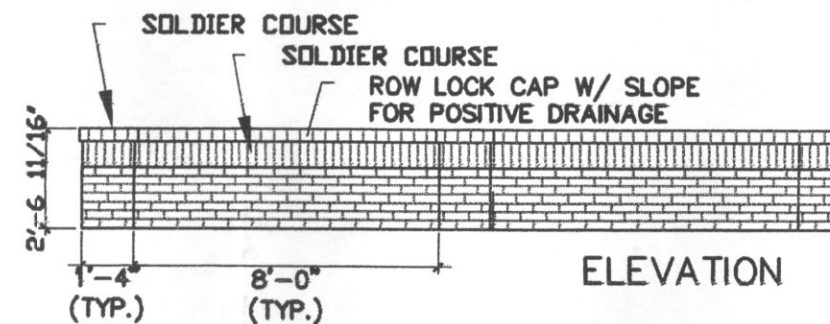
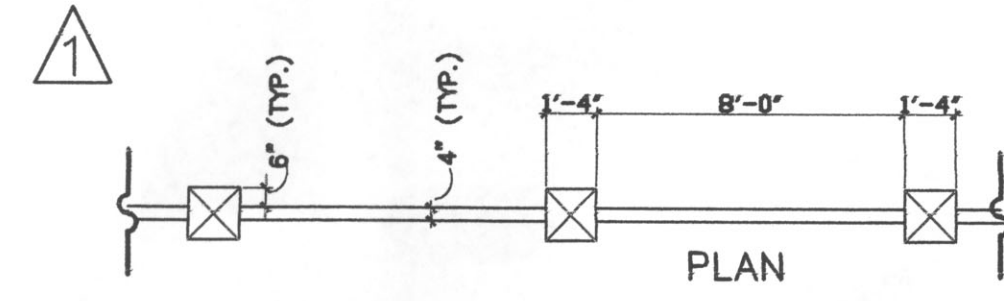
# FOR PUBLIC HEARING PETITION NUMBER 2004-127



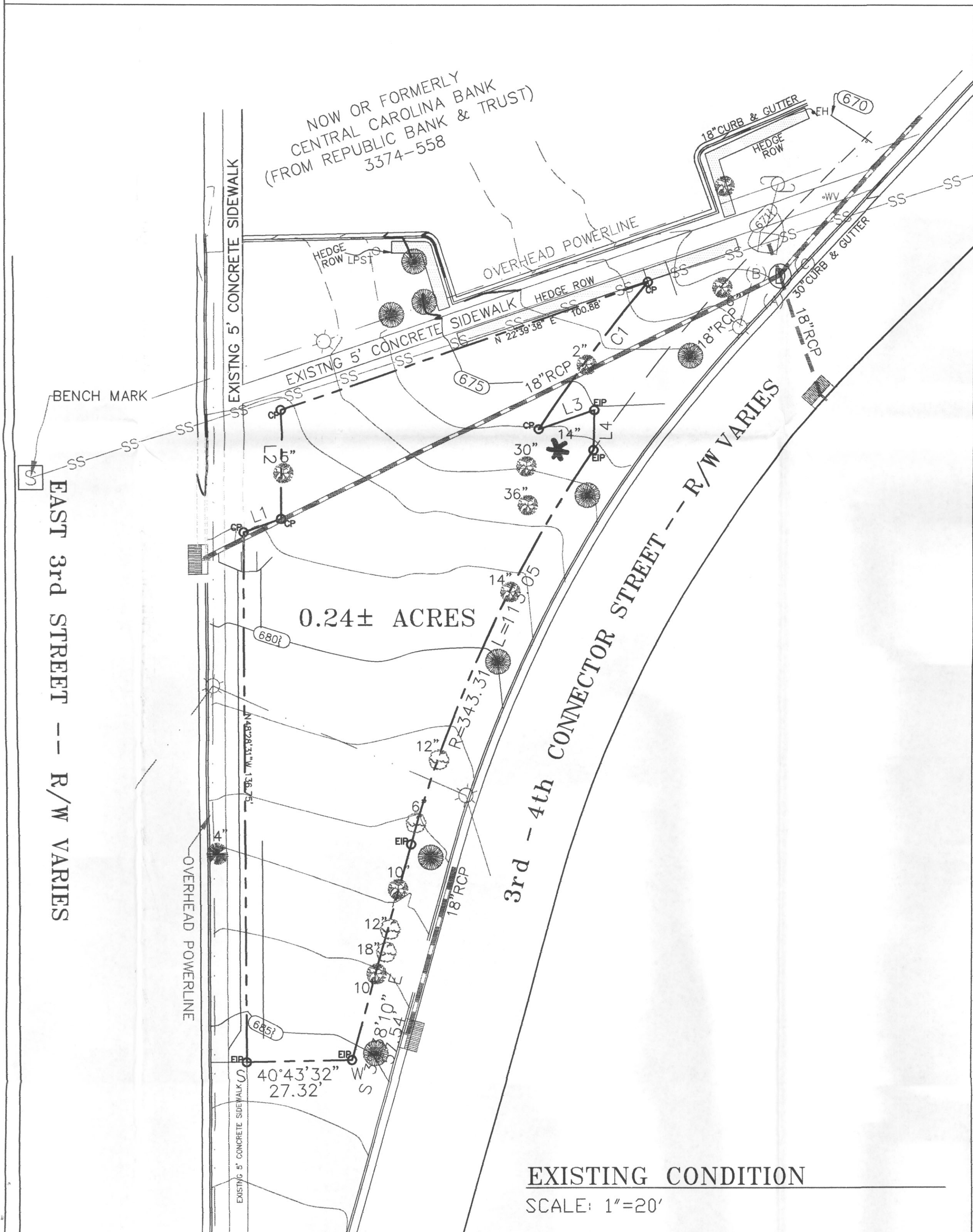
SITE LOCATION (NOT TO SCALE)



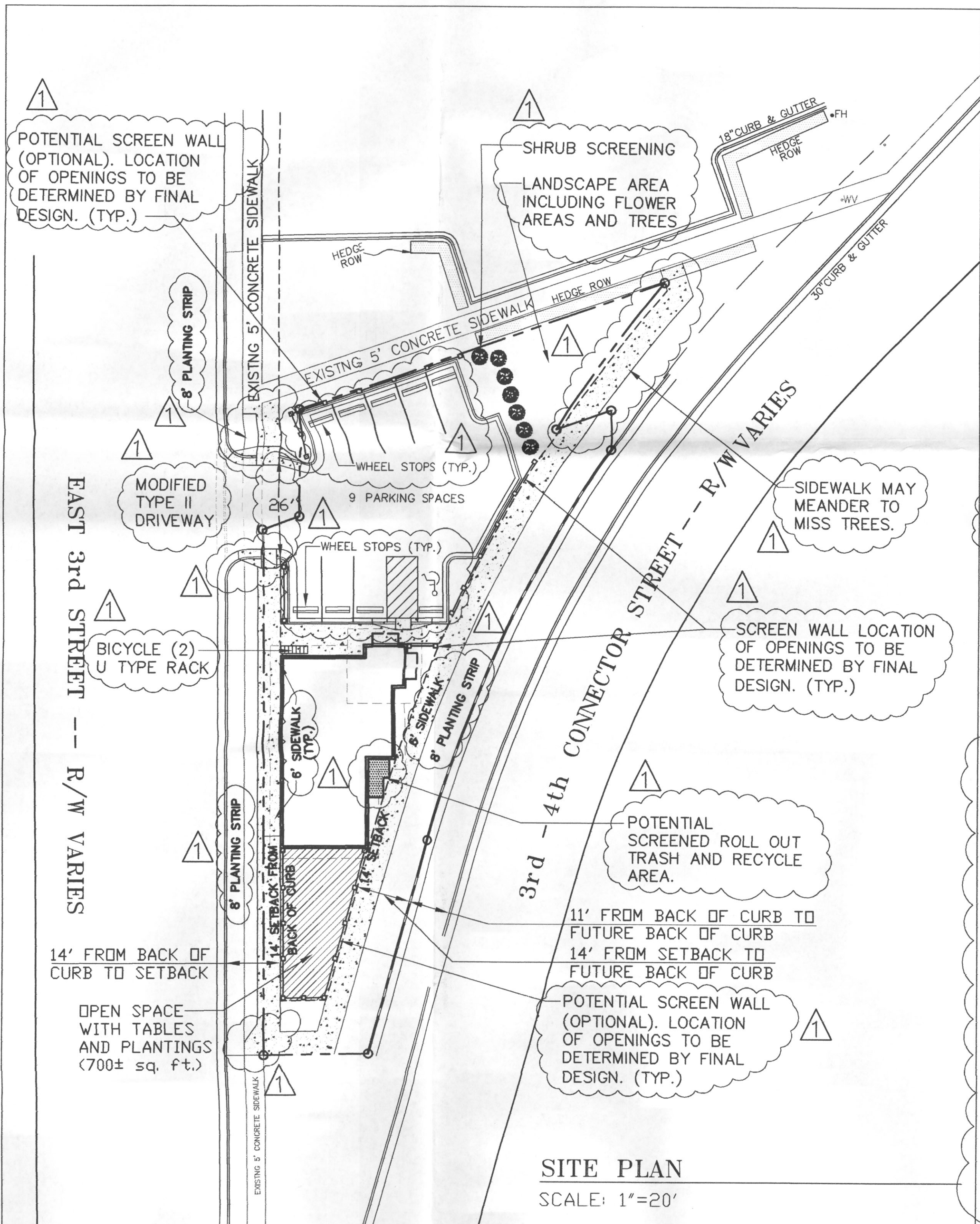
REFERENCE: PHA/R/S SURVEY  
FILE: S-116A  
DATED: SEPT. 11, 1989



ILLUSTRATIVE SCREEN WALL  
SCALE: 1"=5'



EXISTING CONDITION  
SCALE: 1"=20'



SITE PLAN  
SCALE: 1"=20'

**MUDD 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 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 driveway from E. 3rd Street, 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. The area available to a restaurant will be limited to no more than 1,371 GSF (FIRST FLOOR) with 745 GSF patio area (SECOND FLOOR).
- All trash / recycling will be roll-out units with commercial pick-up by private contractor. A trash / recycling area will be provided as per the zoning ordinance.
- The proposed development will comply with all applicable Ordinance requirements for signage, parking, screening, and landscaping.
- Approval is sought for possible 2nd floor rooftop patio, or dining area, within the limits of the roofline (no projection).
- The building will be clad with quality materials consisting principal of brick with cast stone or stucco accents, architectural profile cornice and banding elements, aluminum framed glazing systems with clear glass on street level as well as window awning elements. Projections from facade shall be in compliance with MUDD requirements. Similar treatment of the facades will exist along 3rd. and 4th. streets as well as the front elevation facing downtown and adjacent bank building.

SITE DATA TABLE	
Existing Zoning:	B-2
Proposed Zoning:	MUDD (CD)
Total Project Area:	2,777 gsf
Total Retail/Restaurant Area:	1,371 gsf (First floor)
Total Office, Retail, Residential, Restaurant, (2nd. Floor if constructed.)	1,406 gsf (2nd. Floor)
TOTAL PATIO AREA (2nd) FLOOR IF CONSTRUCTED (MAY BE USED TO SERVICE RESTAURANT)	745 gsf (2nd floor)
Site Area:	10,258 sq.ft. / 0.24 Acres
Maximum Building Height:	38'
<b>URBAN OPEN SPACE</b> (calculations) as per part 8.5, #4 (9.8506.4) of Charlotte Code	
Bldg Totals:	1,371 sq.ft. (First floor area)
Site Area:	10,258.7 sq.ft.
Required Open Space required:	for Lot Sizes up to 20,000 sq.ft.: 1 sq.ft. / 200 sq.ft. 13.5 sq.ft.
Open Space provided:	700± sq.ft.

**Parking Requirements for MUDD Zoning**

1 parking space per 600 gross sf (non-residential)  
5 spaces required 9 spaces provided



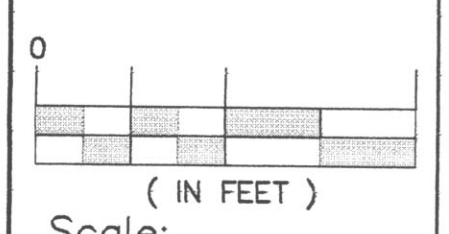
2004-127  
APPROVED BY CITY COUNCIL  
DATE 12/20/04

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**JMA**  
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(704) 889-8200  
James McGovern & Associates  
Consulting Engineers

Davidland LLC  
3rd & 4th Street  
Charlotte, North Carolina  
Tax Parcel No. 125-105-27  
Rezoning Plan

**Graphic Scale:**



Scale:  
Engineer  
James J. McGovern  
Senior Designer

Ted W. Lawrence  
Date  
7.28.2004

Revisions

No.	Date	Description
No. 1	Date 10.20.04	
No. 2	Date 11.22.04	
No. 3	Date	
No. 4	Date	
No. 5	Date	

Dwg. No.  
150107.dwg\finalbase

Project Number  
150.017

Sheet No. No. of Sheet

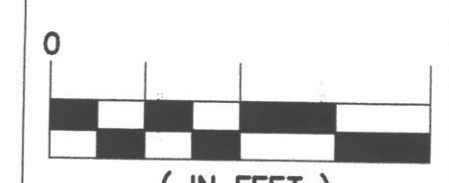
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architects  
**msa**  
 merriman  
 schmitt

Project  
 Davidland LLC  
 3rd & 4th Street  
 Charlotte, North Carolina  
 Tax Parcel No. 125-105-27  
 Rezoning Plan

Project  
 Sheet Title

Graphic Scale:



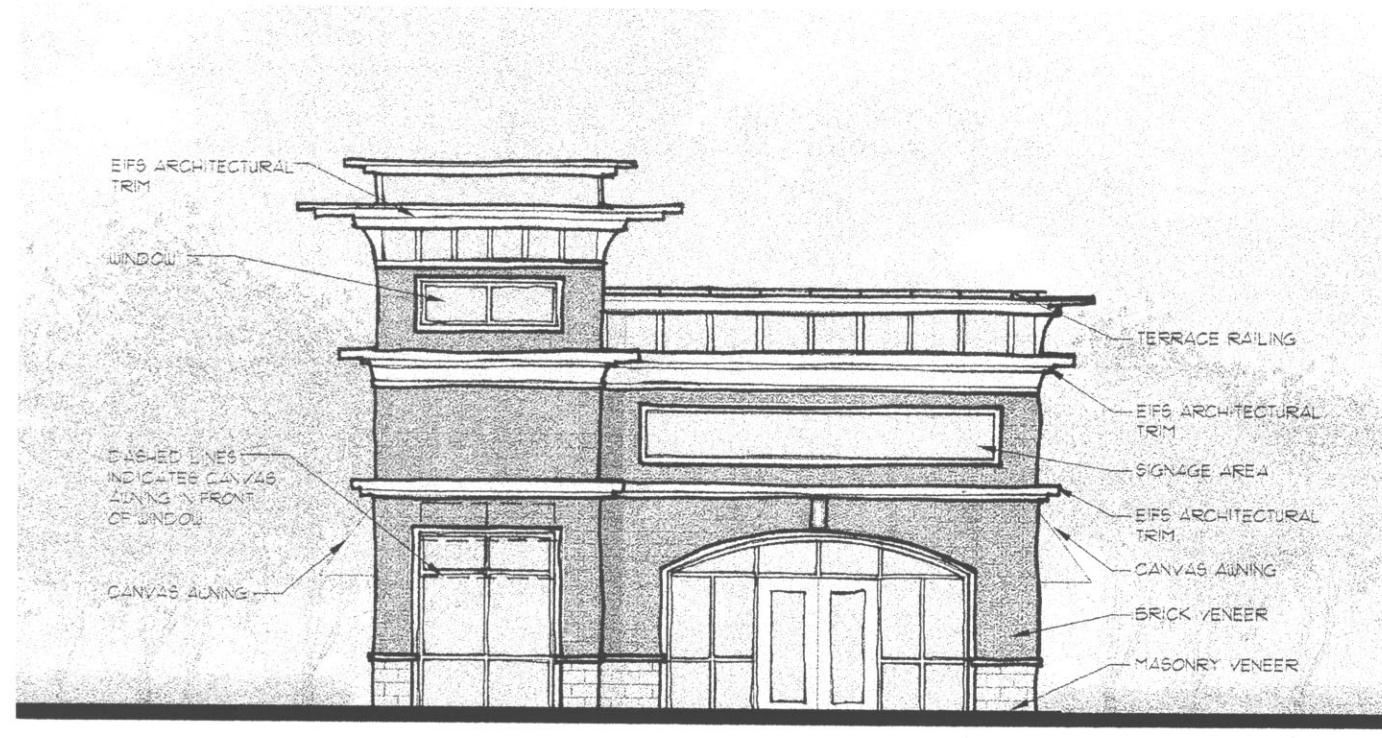
( IN FEET )  
 Scale:  
 Engineer or Architect  
 Steve Schmitt  
 Senior Designer

Jennifer Norris  
 Date 11/22/04

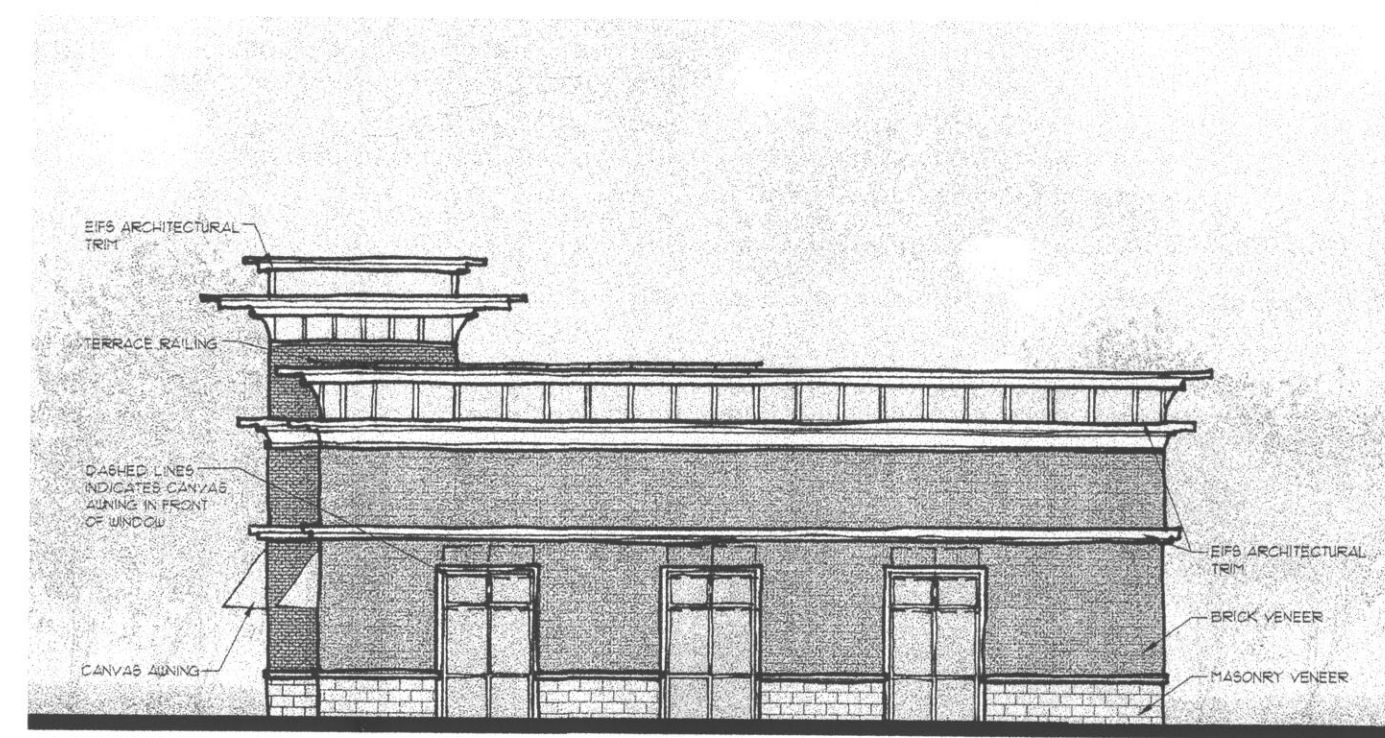
Revisions

No.	Date
No. 1	Date 10.20.04
No. 2	Date 11.22.04
No.	Date
No.	Date
No.	Date
No.	Date

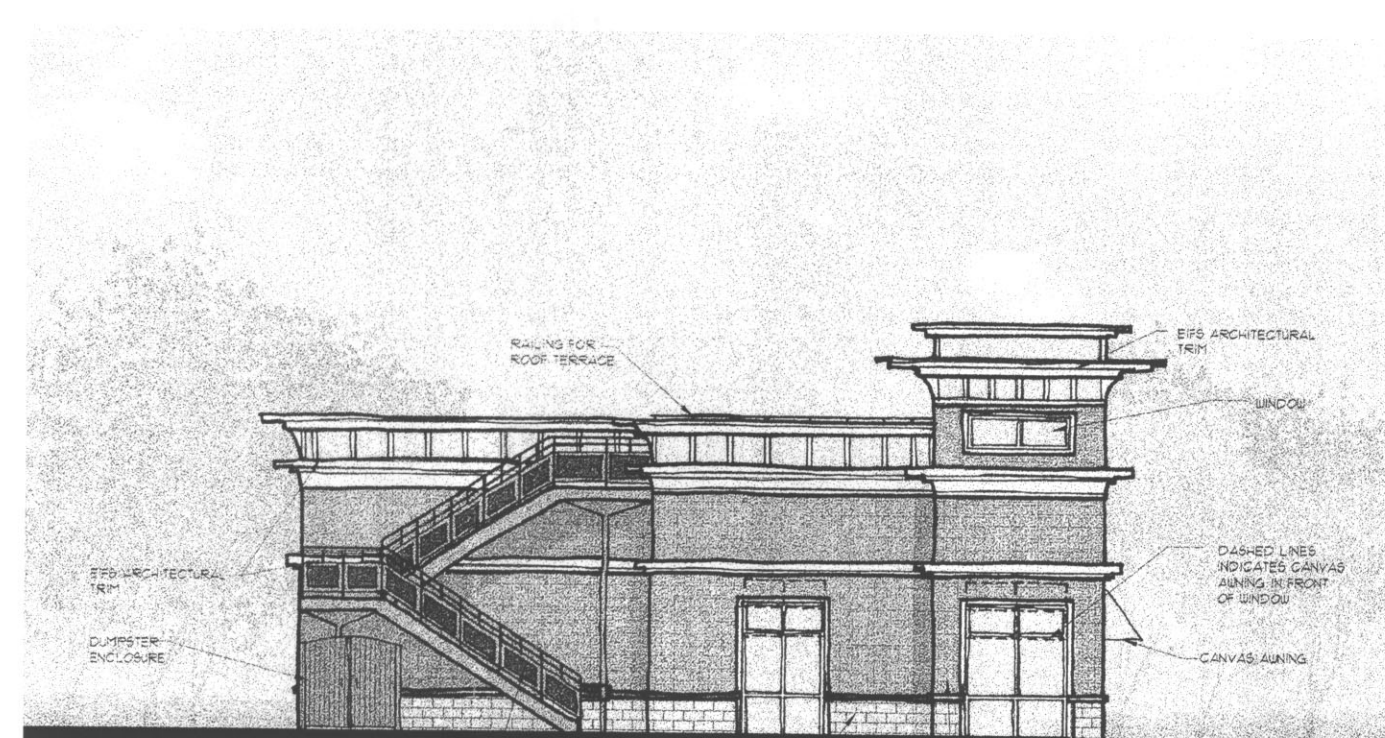
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 150.017  
 Sheet No. No. of Sheet  
 RZ 2 OF 2



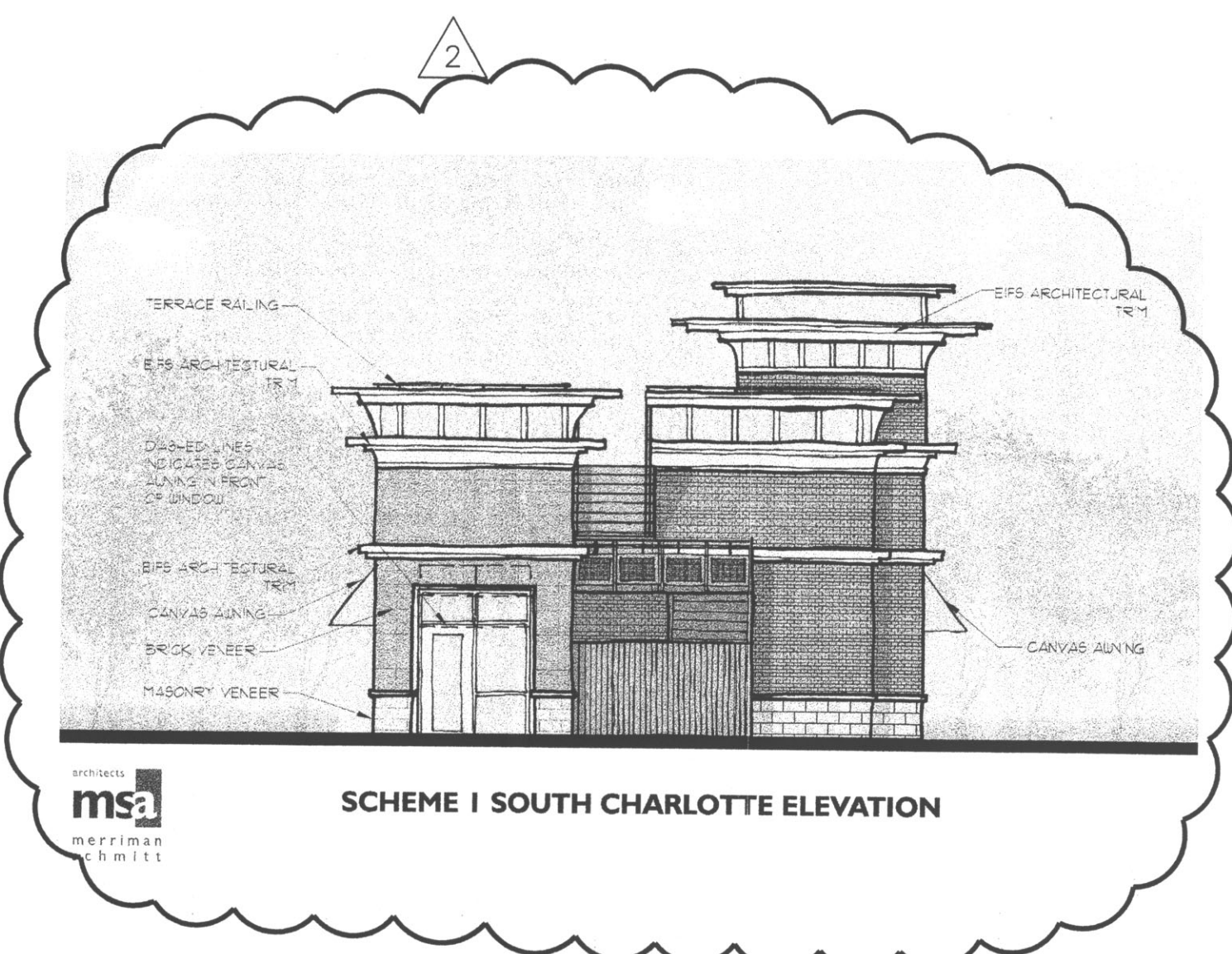
SCHEME 1 DOWNTOWN ELEVATION



SCHEME 1 3RD STREET ELEVATION



SCHEME 1 4TH STREET ELEVATION

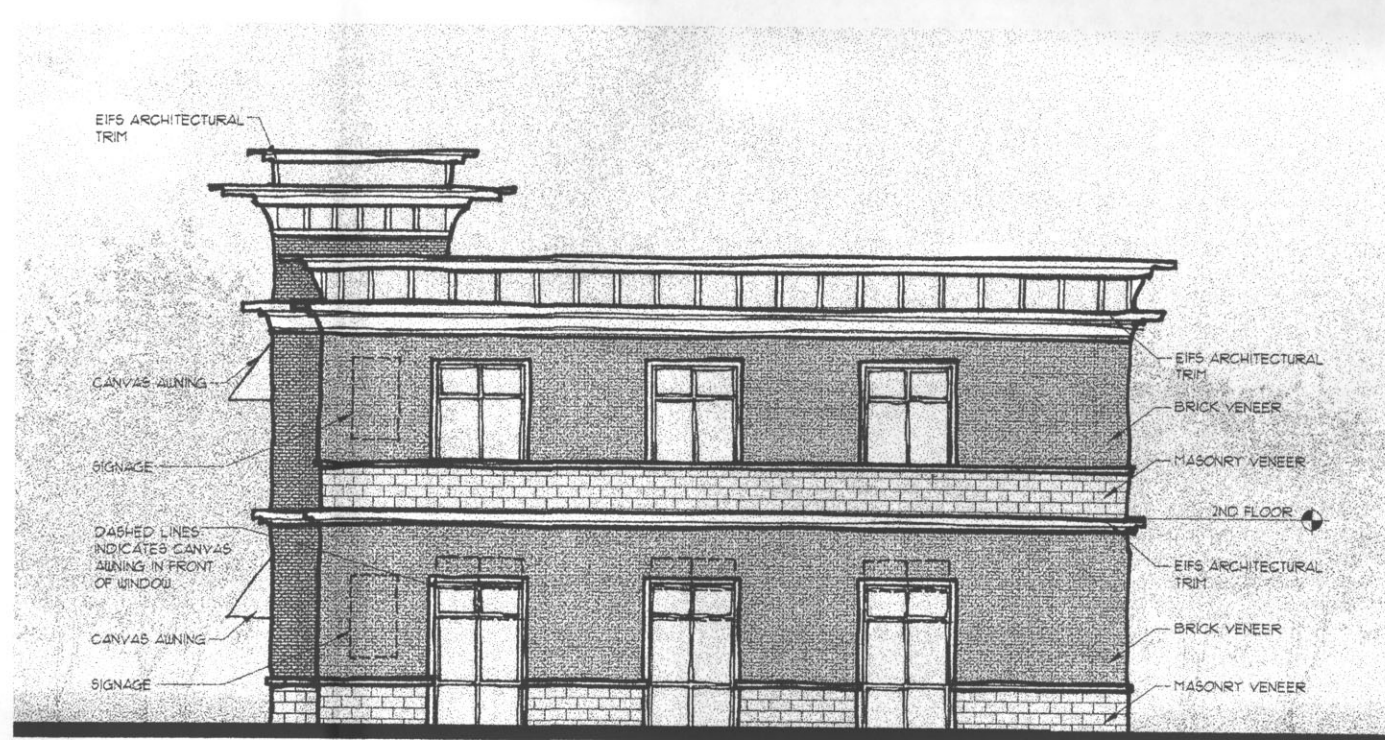


SCHEME 1 SOUTH CHARLOTTE ELEVATION

1 SCHEME 1 - 1 STORY BUILDING WITH ROOF TERRACE



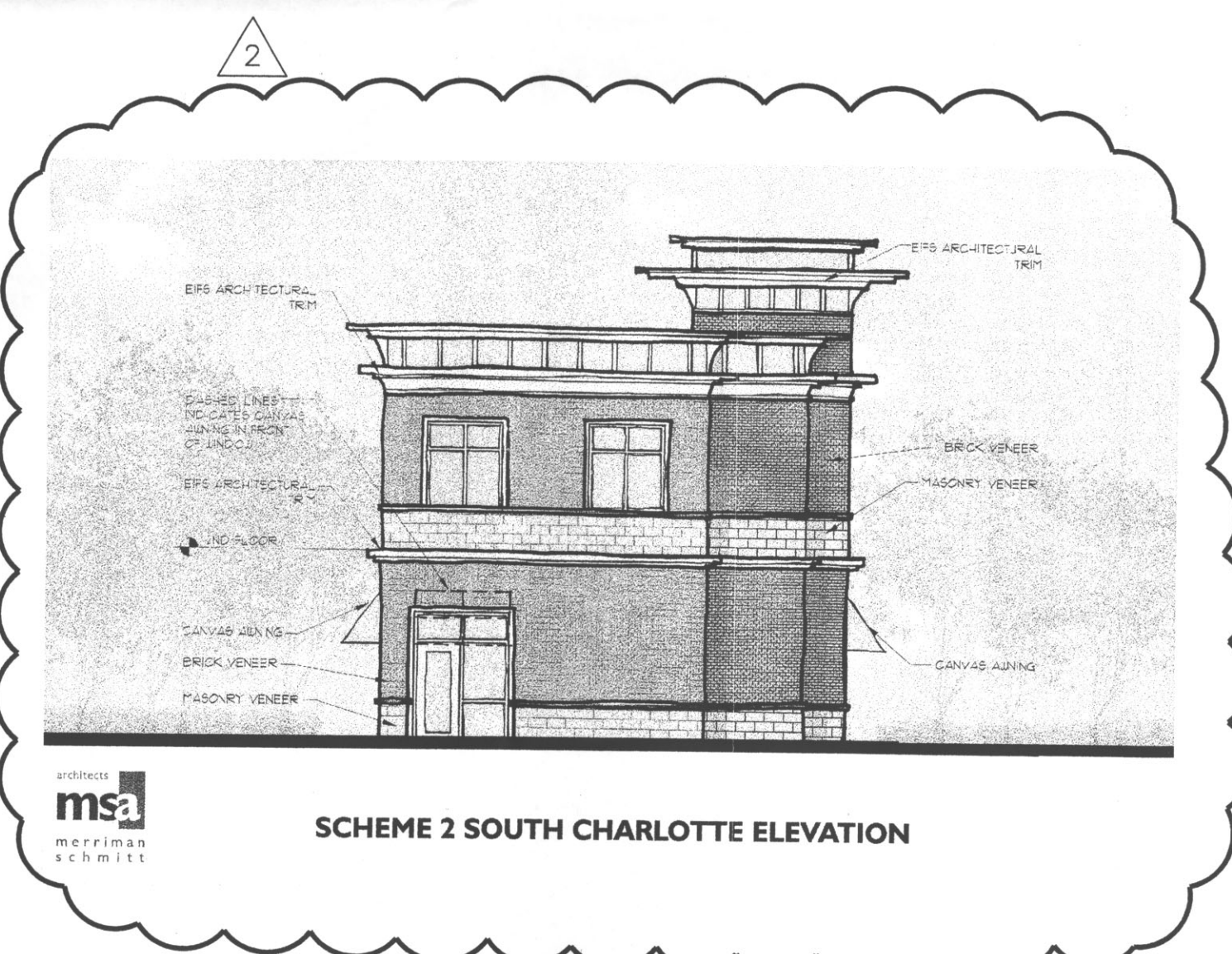
SCHEME 2 DOWNTOWN ELEVATION



SCHEME 2 3RD STREET ELEVATION



SCHEME 2 4TH STREET ELEVATION



SCHEME 2 SOUTH CHARLOTTE ELEVATION

2 SCHEME 2 - 2 STORY BUILDING