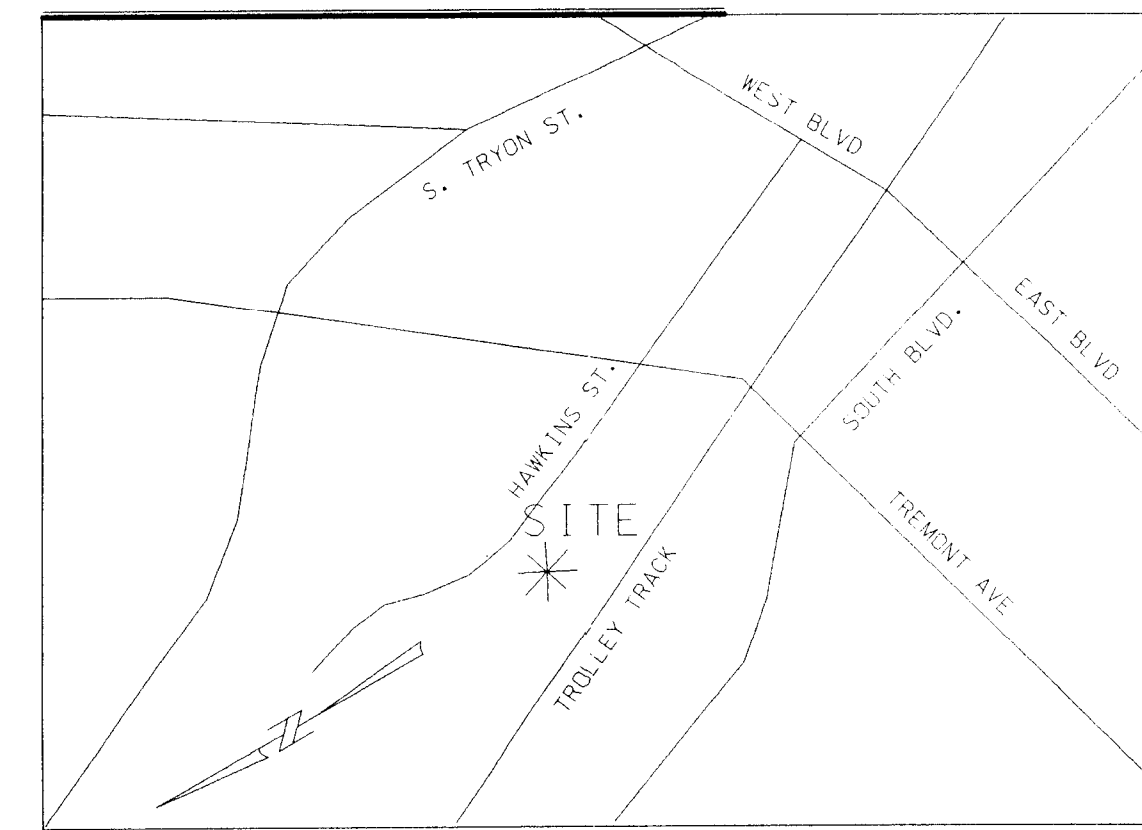


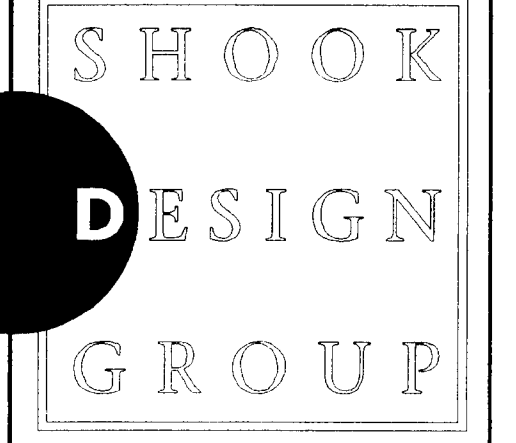
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	341.93'	224.99'	220.95'	N40°51'21" E

VICINITY MAP



(PROPOSED) MUDD OPTIONAL ZONING & PARKING TABULATIONS (27,940 GSF)

- 9.8505 MIXED USED DEVELOPMENT DISTRICT
(1) MINIMUM LOT AREA: NONE REQUIRED
(2) MINIMUM SETBACK: 12' MIN. FROM BACK OF EXIST. OR PROPOSED CURB
(3) MINIMUM SIDE YARDS: NONE, BUT 10' BUILDING SEPARATION REQUIRED NEXT TO A RESIDENTIAL USE
(4) MINIMUM REAR YARD: NONE, BUT 10' BUILDING SEPARATION REQUIRED NEXT TO A RESIDENTIAL USE
(5) MAXIMUM HEIGHT: 120'
- 9.8506 URBAN DESIGN AND DEVELOPMENT STANDARDS
(1) STREET WALLS: 50% OF STREET FRONTAGE TO BE OPEN (WINDOWS & DOORS)
(2) MINIMUM SETBACK FROM HAWKINS STREET SHALL BE 14'-0"
(3) AN 8'-0" SIDEWALK SHALL BE PROVIDED @ BACK OF 8'-0" PLANTING STRIP TO EDGE OF 14'-0" SETBACK @ HAWKINS STREET.
(4) THERE IS CURRENTLY AN EXISTING PARKING AREA BETWEEN BUILDING/STRUCTURE AND HAWKINS STREET. (B) CHARLOTTE AREA TRANSIT SERVICE HAS APPROVED AN EIGHT YEAR LEASE WITHIN RAIL CORRIDOR AND PARKING MIGHT BE REDUCED IF FUTURE RAIL DEVELOPMENT REQUIRES USE OF RIGHT-OF-WAY. IN THE EVENT THE PROPERTY IS DEVELOPED & THE EXISTING STRUCTURE REMOVED, PARKING NOT IN CONFORMANCE WITH MUDD WILL NO LONGER BE ALLOWED.
(5) THE PROPOSED DUMPSTER LOCATION WILL REQUIRE THAT WASTE COLLECTION VEHICLES SERVICE THE SITE DURING NON-BUSINESS HOURS DUE TO RESTRICTED MANEUVERING AREA.
(6) PROVIDE A 6" WIDE CONCRETE SIDEWALK WITHIN THE RAIL CORRIDOR RIGHT-OF-WAY, SUBJECT TO APPROVAL BY CHARLOTTE AREA TRANSIT SERVICE (C.A.T.S.)
(7) PROVIDE A 5' WIDE PARKING LANDSCAPE SCREEN WITHIN THE RAIL CORRIDOR RIGHT-OF-WAY, SUBJECT TO APPROVAL BY CHARLOTTE AREA TRANSIT SERVICE (C.A.T.S.)
(8) ALL DEVELOPMENT WITHIN THE TRANSIT CORRIDOR RIGHT-OF-WAY SHALL CONFORM WITH AGREEMENTS APPROVED BY THE CHARLOTTE AREA TRANSIT SERVICE (C.A.T.S.)
(9) THE OWNER RESERVES THE RIGHT NOT TO CONSTRUCT ADDITIONAL PARKING & ASSOCIATED IMPROVEMENTS ITEMS #8, #9 & #10. WITHIN THE RAILWAY RIGHT-OF-WAY AS SHOWN, ADDITIONAL PARKING IS NOT REQUIRED BY CONDITIONS OF MUDD-O. IN THE EVENT THAT ITEMS #8, #9 & #10 ARE NOT CONSTRUCTED, TYPICAL REQUIREMENTS FOR LANDSCAPE & SCREENING OF THE PARKING AREAS SHALL BE PROVIDED WITHIN THE RAILWAY CORRIDOR RIGHT-OF-WAY ALONG THE EDGE OF THE PARKING AREAS.
(10) THE SITE WILL COMPLY WITH ALL STANDARDS OF THE CHARLOTTE CITY TREE AND LANDSCAPE ORDINANCE EXCEPT AS MODIFIED OR APPROVED BY THE CHARLOTTE AREA TRANSIT SERVICE (C.A.T.S.) WITHIN THE RAILWAY CORRIDOR.
(11) THE SITE WILL COMPLY WITH ALL STANDARDS OF MUDD EXCEPT FOR THE OPTIONAL REQUIREMENTS REQUESTED ABOVE.
- 9.8507 PARKING AND LOADING STANDARDS
THE REQUIREMENTS OF CHAPTER 12, PART 2 SHALL APPLY EXCEPT THE FOLLOWING STANDARDS SHALL TAKE PRECEDENCE:
(1) MINIMUM PARKING REQUIRED: RESIDENTIAL - 1 SPACE PER DWELLING UNIT
ALL OTHER USES - 1 SPACE PER 600 GSF.
(2) NO PARKING OR MANEUVERING IS PERMITTED IN THE DRIVEWAY IS TO BE PERPENDICULAR TO STREET RIGHT-OF-WAY.
(3) LOADING STANDARDS:
(A) NON-RESIDENTIAL USES WITH GROSS FLOOR AREA LESS THAN 50,000 SF: NONE REQUIRED
(B) PARKING PROVIDED: 83 SPACES



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00-149
11-20-00

Petition # 00-149 Hawkins St Office

APPROVED BY CITY COUNCIL
DATE: 01/16/01

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Project Number
Date
Permit Base Plan
Revision Plan
Re-Zoning
Re-Submission Plan

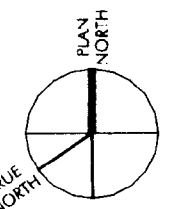
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16 November 2000

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MUDD OPTIONAL
PROPOSED ZONING
SITE PLAN "S"



SP101

