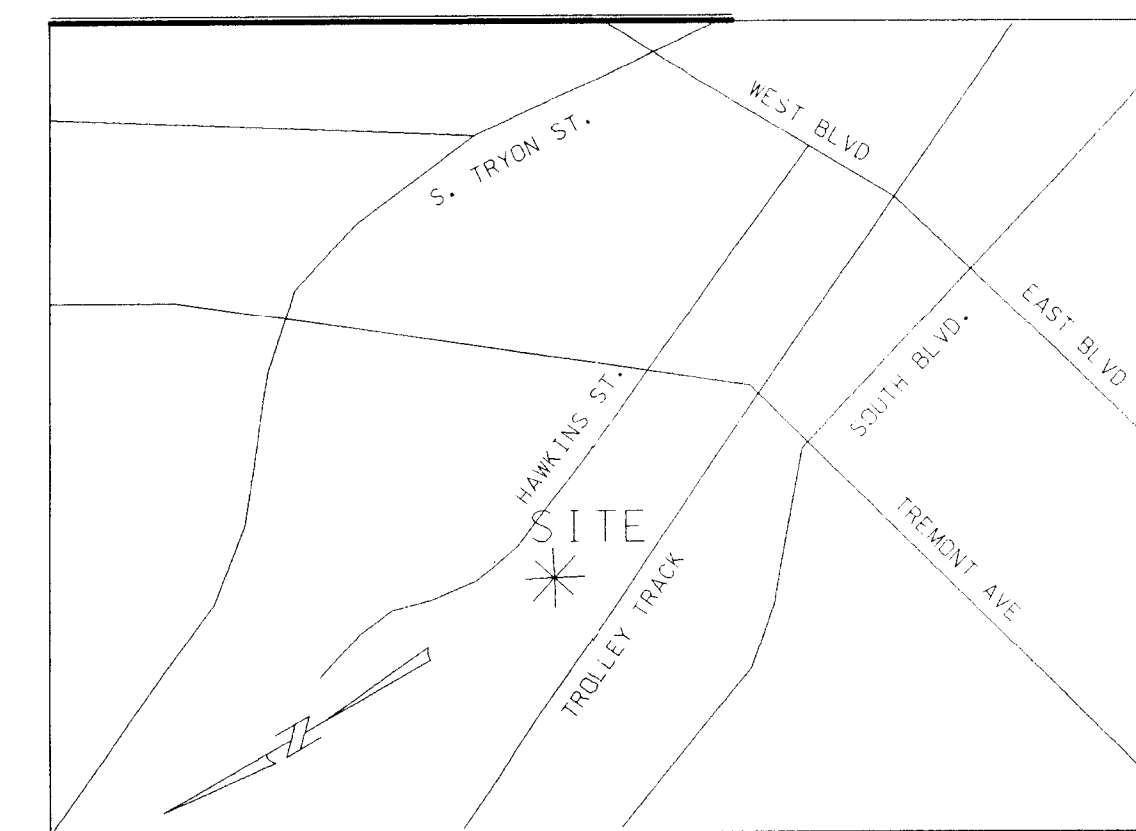


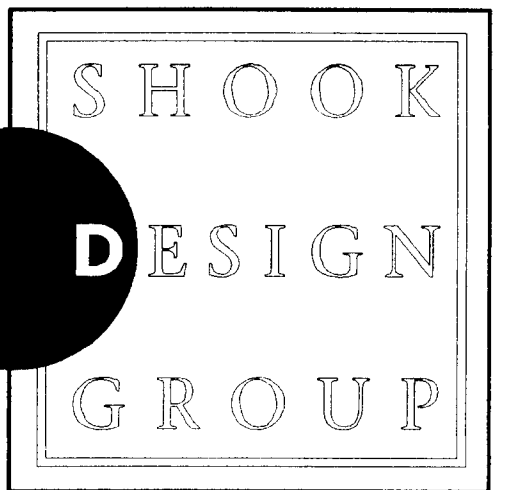
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	341.93'	224.99'	220.95'	N40°51'21" E

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) STREETScape DESIGN STANDARDS:
(A) STREET WALLS: 50% OF STREET FRONTAGE TO BE OPEN (WINDOWS & DOORS)
(B) SCREENING: PER SECTION 12.303 ANY EXPANSION OR CHANGE OF USE TO A PROPERTY WILL REQUIRE THAT ALL SCREENING REQUIREMENTS BE MET
(C) LANDSCAPE AREA REQUIRED FOR PARKING AREAS
(D) MINIMUM SIDE YARDS: NONE, BUT 10' BUILDING SEPARATION REQUIRED NEXT TO A RESIDENTIAL USE
(E) MINIMUM REAR YARD: NONE, BUT 10' BUILDING SEPARATION REQUIRED NEXT TO A RESIDENTIAL USE
(F) MAXIMUM HEIGHT: 120'
- 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: 1 SPACE PER DWELLING UNIT
(2) NO PARKING OR MANEUVERING IS PERMITTED IN THE DRIVEWAY IS TO BE PERPENDICULAR TO STREET RIGHT-OF-WAY
(3) MINIMUM PARKING MAY BE COUNTED TOWARDS MINIMUM PARKING COUNT. SPACES MUST BE ON SAME SIDE OF STREET AND BE 22' IN LENGTH
(4) LOADING STANDARDS: 141 NON-RESIDENTIAL USES WITH GROSS FLOOR AREA LESS THAN 50,000 SF NONE REQUIRED
(5) EXISTING BUILDINGS AND PLACES: EXISTING NON-CONFORMING BUILDINGS MAY REMAIN, HOWEVER, ANY EXPANSION MUST CONFORM TO THE REQUIREMENTS OF THE MUDD.
- PARKING TABULATIONS:
27,940 GSF / 71 SPACE PER 600 GSF = 47 SPACES
PARKING PROVIDED: 83 SPACES



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Communication
Design

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00-149
11-20-00

Petition # 00-149 Hawkins St Office

APPROVED BY CITY COUNCIL
DATE: 01/16/01

2151 Hawkins Street
Charlotte, NC 28203

CONTACT:
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CONTACT:
Don Whelchel
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Project Number
Date
Permit Base Plan
Revision Plan
Re-Zoning
Re-Submission Plan

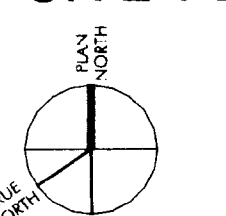
9091
Day Month Year
11 July 2000
10 November 2000
16 November 2000

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MUDD OPTIONAL
PROPOSED ZONING
SITE PLAN "S"



SP101

