

CHARLOTTE LUMBER AND MFG. COMPANY
D.B. 2666, PG. 469.

CHAPTER 21 TREE ORDINANCE SUMMARY

PERMETER TREE REQUIREMENTS
LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS
HAWKINS STREET (SMALL MATURING TREES DUE TO EXISTING UTILITY LINES)
286.5 FT (20' x 240') - 8 TREES REQUIRED/ 7 TREES PROVIDED @ 20'-0" O.C. DUE TO EXISTING UTILITIES AND DRIVEWAYS.

INTERIOR TREE REQUIREMENTS
ONE TREE PER 10,000 SQ. FT. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MINIMUM LANDSCAPE AREA AS PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES.

SITE INFORMATION
TOTAL SITE AREA - 94,608 SQ. FT.
EXISTING IMPERVIOUS AREA (BUILDING FOOTPRINT) - 28,566 SQ. FT. PRIOR TO 1978
NEW IMPERVIOUS LANDSCAPE AREA - 23,087 SQ. FT.
TOTAL IMPERVIOUS CALCULATED AREA - 51,653 SQ. FT.

CALCULATIONS:
TOTAL SITE - CALCULATED PERVIOUS - TOTAL IMPERVIOUS
94,608 SQ. FT. - 51,653 SQ. FT. = 42,955 SQ. FT.
TOTAL IMPERVIOUS - LANDSCAPE/PERVIOUS - ADDITIONAL IMPERVIOUS TO 1978
42,953 SQ. FT. + 23,087 SQ. FT. = 66,040 SQ. FT.
19,146 SQ. FT. IS LESS THAN 20,000 SQ. FT. NEW IMPERVIOUS
NO DETENTION REQUIRED.

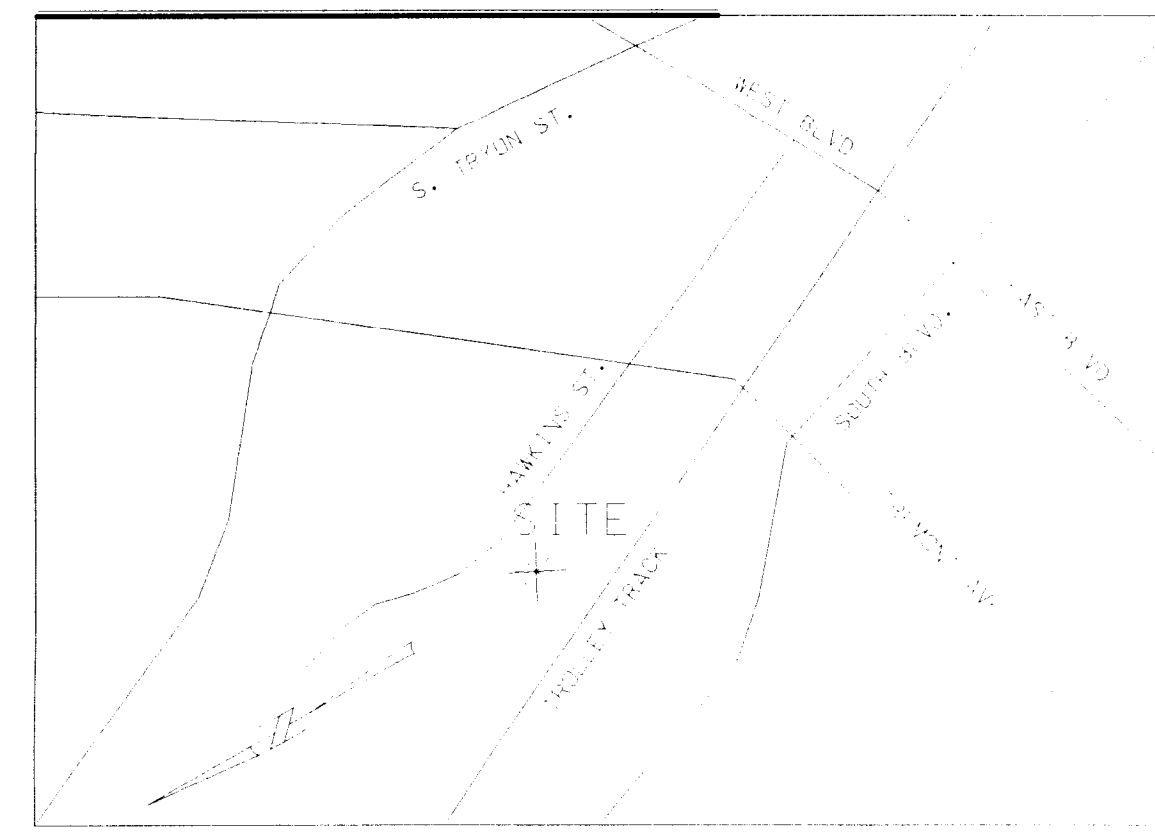
INTERNAL TREE REQUIREMENT:
IMPERVIOUS AREA/10,000 = TREES REQUIRED
4 INTERNAL TREES PROVIDED

TREE SCHEDULE

- SPECIFICATIONS:**
LARGE MATURING TREES
- (T1) 2" MAPLE - "OCTOBER GLORY" (3 TOTAL)
 - (T1A) 4"-5" SUGAR MAPLE (5 TOTAL)
 - (T1B) 6"-8" SUGAR MAPLE (5 TOTAL)
- SMALL MATURING TREES**
- (T2) 2" SAUCER MAGNOLIA (2" KOUSA/ALTERNATE) (8 TOTAL)
 - (T3) 2" CHERRY - "YOSHINO" (5 TOTAL)
- (T4) TOTAL TREES REQUIRED 25 TREES PROVIDED
19 TREES Y. 75% + 5%
5 LARGE MATURING TREES REQUIRED
12 LARGE TREES PROVIDED DUE TO EXISTING UTILITY POLES.
NOTE: 9 OF 12 LARGE TREES ARE 2 TO 3x REDD MN. CALIBER
SHRUBBERY
- (S1) "COMPACTA" HOLLY (3 GALLON)

NOTE:
SEE TREE PLANTING DETAIL 01/SP101 THIS SHEET.
ALL STREET PERMETER & RAILWAY CORRIDOR TREES TO BE PROVIDED WITH AUTOMATIC IRRIGATION TYP.

VICINITY MAP

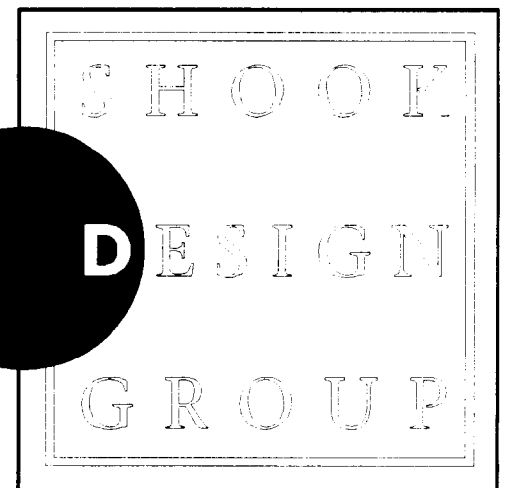


PARKING TABULATIONS

- 27,940 G.S.F. (1 PARKING SPACE PER 600 G.S.F.)
- 47 TOTAL PARKING SPACES REQUIRED
 - 77 TOTAL PARKING SPACES PROVIDED
- STANDARD 90' PARKING STALL (8.5'x18')**
STANDARD PARALLEL STALL (10'x22')
90' COMPACT CAR (CC) PARKING STALL (7.5'x15')
90' HANDICAPPED (HC) PARKING STALL (8.0' x 18.0')
A.D.A. VAN/ACCESSIBLE ASLE (8.0' x 20.0')
- 19 COMPACT CAR (CC) PARKING SPACES ALLOWED @ (25%)
 - 14 COMPACT CAR (CC) PARKING SPACES PROVIDED
 - 4 HANDICAPPED CAR (HC) PARKING SPACES REQUIRED (5%)
 - 4 HANDICAPPED CAR (HC) PARKING SPACES PROVIDED

APPROVED MUDD OPTIONAL SITE CONDITIONS

- THE FOLLOWING ARE THE PROPOSED CONDITIONS TO BE MET PENDING APPROVAL OF MUDD OPTIONAL ZONING:
1. AT TIME OF RE-ZONING REQUEST/APPROVAL THE EXISTING BUILDING/STRUCTURE IS TO REMAIN.
 2. AT ANY FUTURE TIME, THE EXISTING BUILDING MAY BE REMOVED OR DEMOLISHED AND THE SITE DEVELOPED PER STANDARDS OF MUDD.
 3. THE MINIMUM SETBACK FROM HAWKINS STREET SHALL BE 14'-0".
 4. AN 8'-0" PLANTING STRIP SHALL BE PROVIDED BEHIND THE CURB @ HAWKINS STREET.
 5. A 6'-0" SIDEWALK SHALL BE PROVIDED @ BACK OF 8'-0" PLANTING STRIP TO EDGE OF 14'-0" SETBACK @ HAWKINS STREET.
 6. DUE TO EXISTING SITE CONDITIONS THE PETITIONER REQUESTS THE FOLLOWING MUDD OPTIONAL ZONING TO ALLOW PARKING BETWEEN THE EXISTING BUILDING AND HAWKINS STREET. OPTIONAL REQUEST IS BASED ON THE FOLLOWING:
(A) 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 IN THE EVENT THE PROPERTY IS DEVELOPED & THE EXISTING STRUCTURE REMOVED, PARKING NOT IN CONFORMANCE WITH MUDD WILL NO LONGER BE ALLOWED.
 7. THE PROPOSED DUMPSTER LOCATION WILL REQUIRE THAT WASTE COLLECTION VEHICLES SERVICE THE SITE DURING NON-BUSINESS HOURS DUE TO RESTRICTED MANEUVERING AREA.
 8. 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.)
 9. 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.)
 10. PROVIDE PARKING AS SHOWN WITHIN THE RAILWAY CORRIDOR ALONG WITH LANDSCAPE IMPROVEMENTS SUBJECT TO APPROVAL BY CHARLOTTE AREA TRANSIT SERVICE (C.A.T.S.)
 11. ALL DEVELOPMENT WITHIN THE TRANSIT CORRIDOR RIGHT-OF-WAY SHALL CONFORM WITH AGREEMENTS APPROVED BY THE CHARLOTTE AREA TRANSIT SERVICE (C.A.T.S.)
 12. 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-0. IF FUTURE RAIL DEVELOPMENT REQUIRES USE OF RIGHT-OF-WAY, 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.
 13. 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.
 14. THE SITE WILL COMPLY WITH ALL STANDARDS OF MUDD EXCEPT FOR THE OPTIONAL REQUIREMENTS REQUESTED ABOVE.



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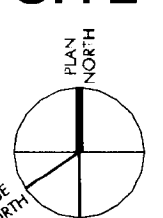
Project Number	9091
Date	Day Month Year
Permit Base Plan	11 July 2000
Revision Plan	10 November 2000
Re-Zoning	16 November 2000
Re-Submission Plan	15 December 2000
City Engineering	31 January 2001
Re-Submission Plan	4 April 2001
Zoning	
Minor Administrative	
Site Plan Approval	
Submission	

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MUDD OPTIONAL
PROPOSED ZONING
SITE PLAN "Y"

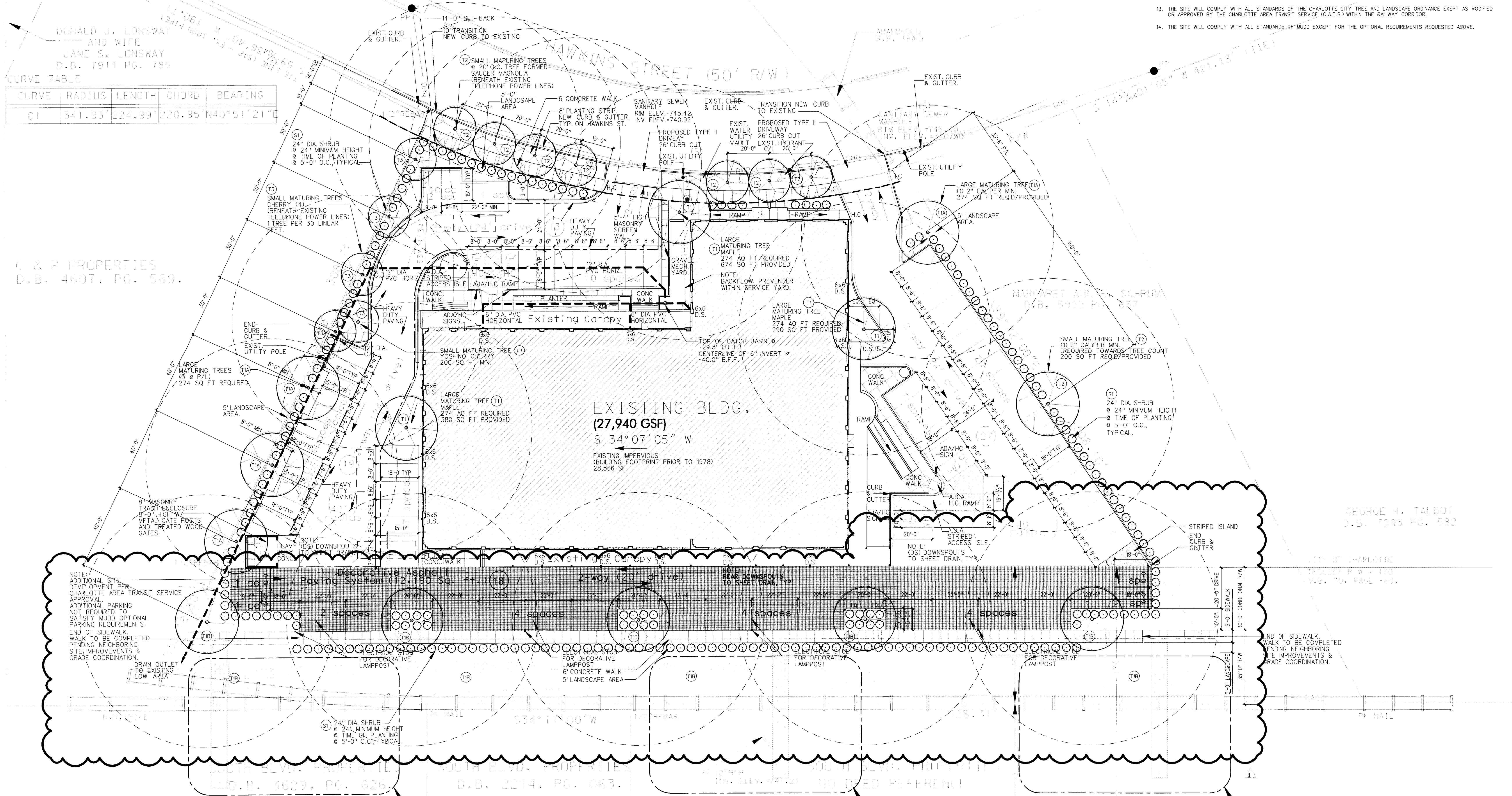


SP101

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	341.93'	124.99'	220.95'	N40°51'21" E

C & P PROPERTIES
D.B. 4607, PG. 569.



ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: April 18, 2001
BY: MARTIN R. CRAMTON, JR.

Minor Administrative Site Plan Approval Submittal

01 SITE PLAN
1" = 20'-0"

2000-149