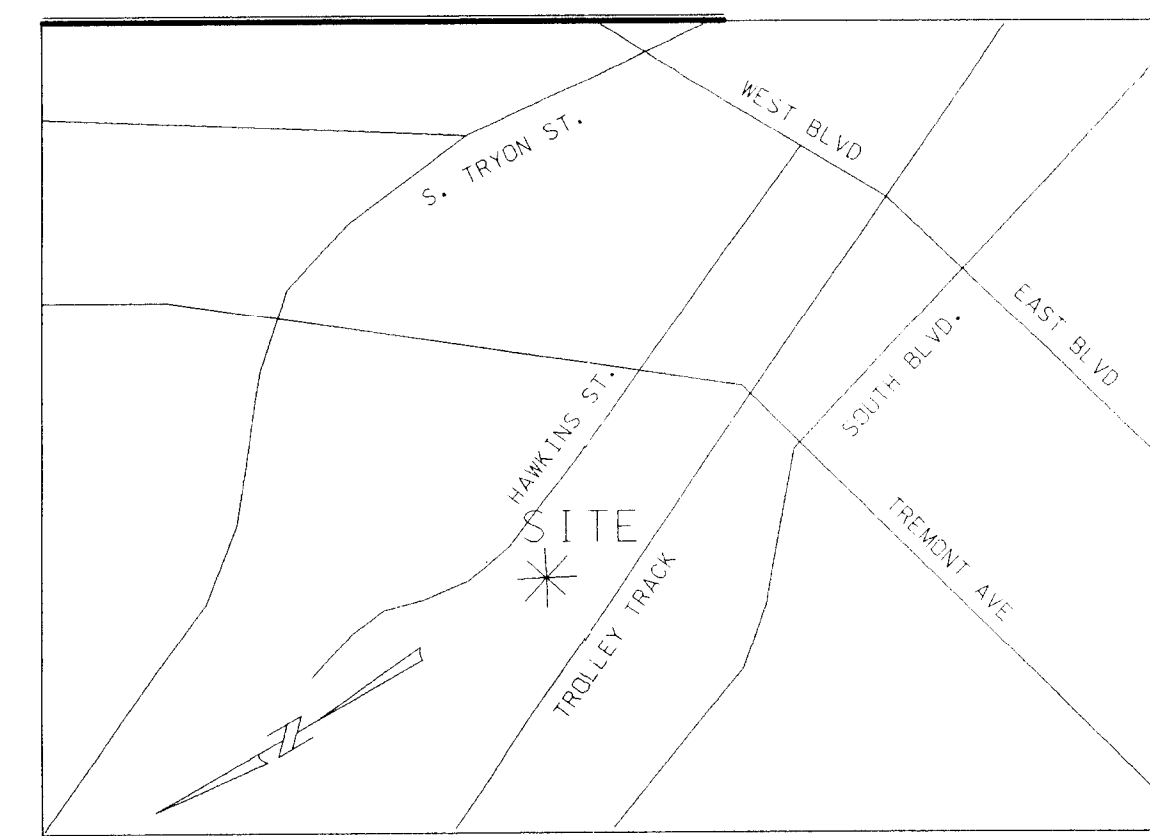


CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	341.93'	224.99'	220.95'	N40°51'21" E

VICINITY MAP



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

- 9.8505 MIXED USE DEVELOPMENT DISTRICT
- 9.8506 URBAN DESIGN AND DEVELOPMENT STANDARDS
- 9.8507 PARKING AND LOADING STANDARDS
- 9.8508 NON-RESIDENTIAL DEVELOPMENT STANDARDS
- 9.8509 RESIDENTIAL DEVELOPMENT STANDARDS
- 9.8510 COMMERCIAL DEVELOPMENT STANDARDS
- 9.8511 INDUSTRIAL DEVELOPMENT STANDARDS
- 9.8512 OFFICE DEVELOPMENT STANDARDS
- 9.8513 HOTEL DEVELOPMENT STANDARDS
- 9.8514 MULTIFAMILY DEVELOPMENT STANDARDS
- 9.8515 SPECIAL USE DEVELOPMENT STANDARDS

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

DONALD J. LONSWAY AND WIFE  
JANE S. LONSWAY  
D.B. 7911 PG. 785

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

MARGARET ANN H. SCHRUM  
D.B. 5922 PG. 637

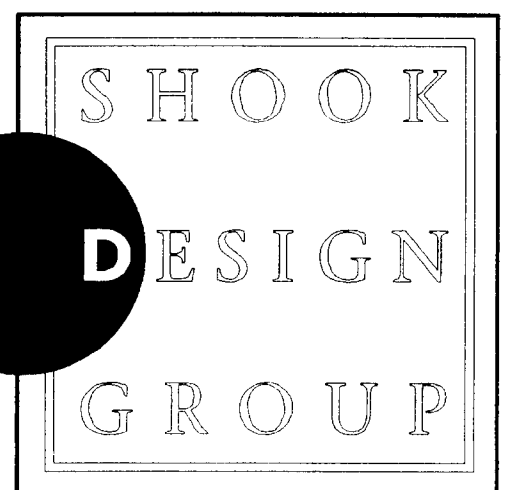
GEORGE H. TALBOT  
D.B. 7293 PG. 582

CITY OF CHARLOTTE  
TROLLEY R/W = 130'  
M.B. 30, PAGE 863.

"For Public Hearing"

MUDD OPTIONAL SITE CONDITIONS

- AT TIME OF RE-ZONING REQUEST/APPROVAL THE EXISTING BUILDING/STRUCTURE IS TO REMAIN.
- AT ANY FUTURE TIME, THE EXISTING BUILDING MAY BE REMOVED OR DEMOLISHED AND THE SITE DEVELOPED PER STANDARDS OF MUDD.
- THE MINIMUM SETBACK FROM HAWKINS STREET SHALL BE 14'-0".
- AN 8'-0" PLANTING STRIP SHALL BE PROVIDED BEHIND THE CURB @ HAWKINS STREET.
- A 6'-0" SIDEWALK SHALL BE PROVIDED @ BACK OF 8'-0" PLANTING STRIP TO EDGE OF 14'-0" SETBACK @ HAWKINS STREET.
- 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:
  - IF THERE IS CURRENTLY AN EXISTING PARKING AREA BETWEEN BUILDING/STRUCTURE AND HAWKINS STREET.
  - IF 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.
- THE PROPOSED DUMPSTER LOCATION WILL REQUIRE THAT WASTE COLLECTION VEHICLES SERVICE THE SITE DURING NON-BUSINESS HOURS DUE TO RESTRICTED MANEUVERING AREA.
- 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.).
- 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.).
- PROVIDE PARKING AS SHOWN WITHIN THE RAILWAY CORRIDOR ALONG WITH LANDSCAPE IMPROVEMENTS SUBJECT TO APPROVAL BY CHARLOTTE AREA TRANSIT SERVICE (C.A.T.S.).
- ALL DEVELOPMENT WITHIN THE TRANSIT CORRIDOR RIGHT-OF-WAY SHALL CONFORM WITH AGREEMENTS APPROVED BY THE CHARLOTTE AREA TRANSIT SERVICE (C.A.T.S.).
- 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.
- 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.
- THE SITE WILL COMPLY WITH ALL STANDARDS OF MUDD EXCEPT FOR THE OPTIONAL REQUIREMENTS REQUESTED ABOVE.



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00-149  
11-20-00

Petition #  
00-149  
Hawkins St  
Office

APPROVED BY CITY COUNCIL

DATE: 11/16/01

2151 Hawkins Street  
Charlotte, NC 28203

CONTACT:  
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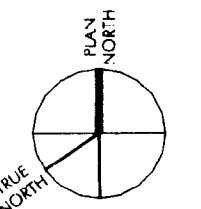
Project Number: 9091  
Date: 11 July 2000  
Permit Base Plan: 10 November 2000  
Revision Plan: 16 November 2000  
Re-Zoning: 16 November 2000  
Re-Submission Plan: 16 November 2000

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MUDD OPTIONAL PROPOSED ZONING SITE PLAN "S"



SP101