LAND USE AND ZONING INFORMATION

APPLICANT:
RAM REALTY ADVISORS
1930 CAMDEN ROAD SUITE 130
CHARLOTTE, NC 28203
CONTACT: RACHEL RUSSELL
PHONE: (571) 214-9325

1. OWNER:
AP 1930 CAMDEN RD LLC
1616 CAMDEN RD SUITE 210
CHARLOTTE, NC 28203

2. PARCEL:
APPROXIMATELY 0.36 AC, A PORTION OF PARCEL NO. 121-012-10
INTERSECTION OF HAWKINS STREET AND DOGGETT STREET
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

3. ZONING:
EXISTING: MUDD
PROPOSED: MUDD-(O)

4. USES:
EXISTING: VACANT
PROPOSED: MULTIFAMILY AND RETAIL

LOCATION MAP

1" = 20'

DEVELOPMENT AREA

EXISTING TREES IN PLANTING STRIP TO REMAIN (TYP.)

L = 7.85
R = 10.03

N59° 25' 50.53" W
S30° 34' 09.47" W
115.98

S61° 43' 16.53" E
145.32

EXISTING CROSSWALK
EXISTING 8' CONCRETE SIDEWALK
EXISTING TRIPLE CATCH BASIN
EXISTING 15' STORM DRAINAGE EASEMENT

PROPOSED ZONING DISTRICT BOUNDARY LINE

N22° 57' 58.98" E
114.28

CONSTRUCTION NOT APPROVED FOR

DISCLAIMER
This drawing and/or file has been prepared by Bohler Engineering at the request of the Project Owner or his ... or hardware. It is the recipient's obligation to understand the design intent and to use this digital data appropriately.

Due to the alterable nature of electronic documents, Bohler Engineering does not make any expressed or implied warranty ... shall not be copied or used for any purpose without prior written authorization from Bohler Engineering.

Only current, signed and sealed plans shall be utilized for construction purposes.

Viewing the contents of this file shall serve as your acknowledgment of acceptance of the above terms and conditions. By viewing the contents of this file, you agree that Bohler Engineering defending such claims, arising from any use or reuse of this electronic document or information.

2008 Bohler Engineering.
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION

THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE AND THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED.

It's fast. It's free. It's the law.

THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

ENVIRONMENTAL FEATURES:

viii. DECORATIVE PEDESTRIAN LIGHTING; PRIMARY BUILDING ENTRANCES SHALL BE PROVIDED AT A MINIMUM OF EVERY 100'. ALL PRIMARY ENTRANCES SHALL INCLUDE AT LEAST 3 OF THE FOLLOWING:

a. CONSTRUCTION

b. BUILDINGS CONSTRUCTED ON THE SITE WITH A MAXIMUM BUILDING HEIGHT GREATER THAN 120' SHALL ADHERE TO THE FOLLOWING ARCHITECTURAL STANDARDS:

b. It's fast. It's free. It's the law.

b. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE AND THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED.

b. Optiona...