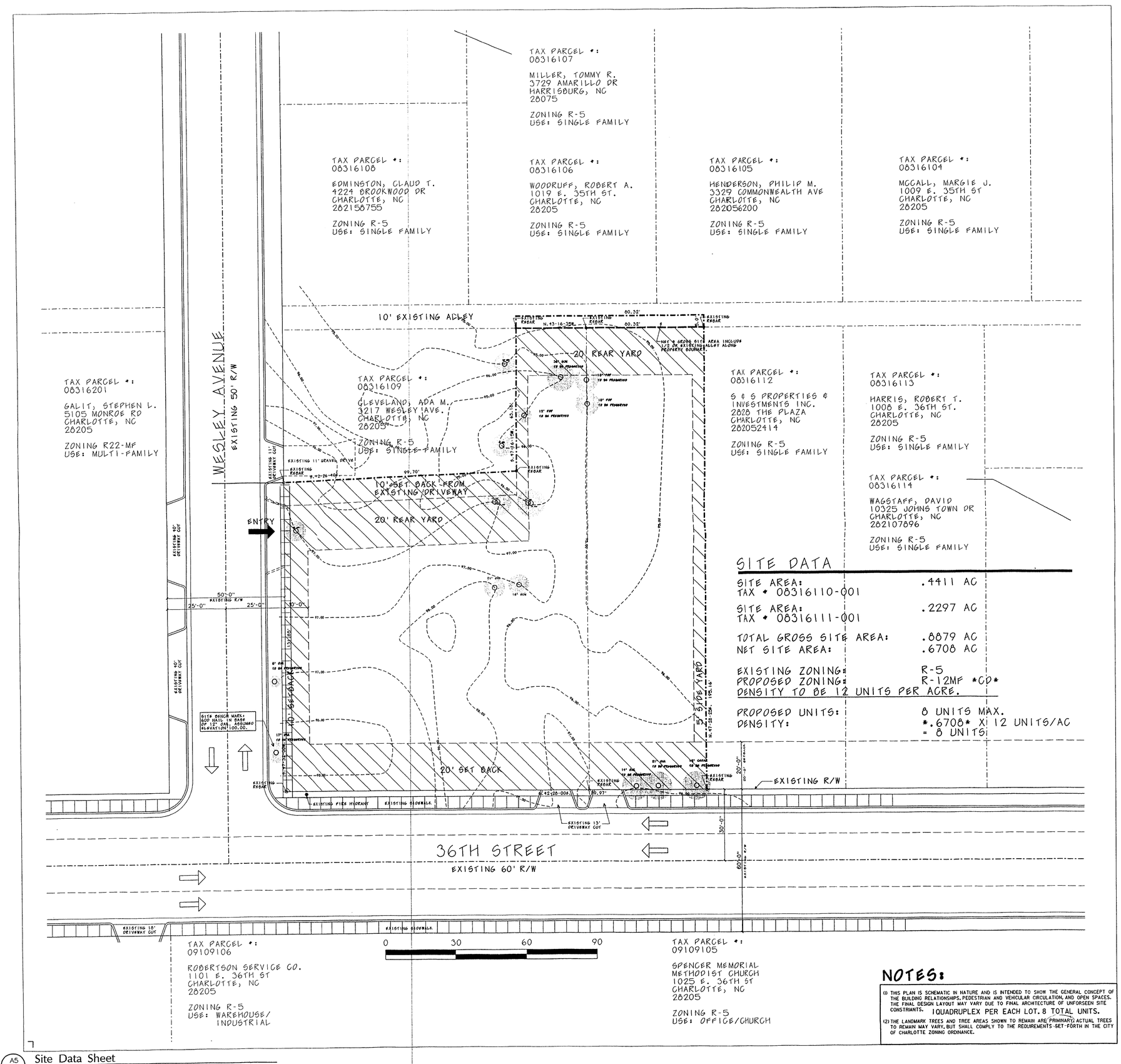


A5 / A0.1 Site Data Sheet
SCALE: 1/16" = 1'-0"

SITE DATA

SITE AREA: TAX # 08316110-001	.4411 AC
SITE AREA: TAX # 08316111-001	.2297 AC
TOTAL GROSS SITE AREA:	.6879 AC
NET SITE AREA:	.6708 AC
EXISTING ZONING:	R-5
PROPOSED ZONING:	R-12MF *CD*
DENSITY TO BE 12 UNITS PER ACRE.	
PROPOSED UNITS:	8 UNITS MAX.
DENSITY:	*.6708* X 12 UNITS/AC = 8 UNITS

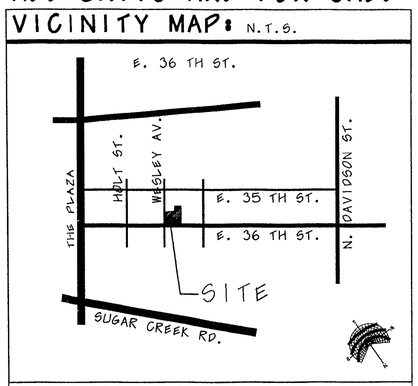
NOTES:

(1) THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF THE BUILDING RELATIONSHIPS, PEDESTRIAN AND VEHICULAR CIRCULATION, AND OPEN SPACES. THE FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE OF UNFORSEEN SITE CONSTRAINTS. 1QUADRUPLEX PER EACH LOT. 8 TOTAL UNITS.

(2) THE LANDMARK TREES AND TREE AREAS SHOWN TO REMAIN ARE PRIMINARY; ACTUAL TREES TO REMAIN MAY VARY, BUT SHALL COMPLY TO THE REQUIREMENTS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE.

ALL UNITS ARE FOR-SALE

VICINITY MAP: N.T.S.



LANDMARK TREES

EXISTING TREES 8" AND ABOVE:

EXISTING:	16
TREES TO BE PRESERVED:	9

OPEN SPACE: REQUIREMENTS PER R-12MF

TOTAL ACRES *TO EXISTING R/W*:	.6708 AC
REQUIRED OPEN SPACE:	50% OR 14,612.5 SF
PROVIDED OPEN SPACE GROSS:	.535 AC OR 23,309 SF
TOTAL CARPARK SF NOT INCLUDED:	.156 AC OR 6802 SF
TOTAL NET OPEN SPACE:	.378 AC OR 16,507 SF 56%

DEVELOPMENT CONDITIONS:

(1) THIS TECHNICAL PLAN (SHEET 1OF 2) INDICATES A FIRM PROPOSAL FOR DEVELOPMENT. THE DEVELOPMENT WILL COMPLY WITH OR EXCEED ALL APPLICABLE CITY OF CHARLOTTE REGULATORY STANDARDS, INCLUDING PARKING, SCREENING, BUFFERS, SIGNAGE, AND LANDSCAPE REQUIREMENTS.

(2) THE PROPOSED DEVELOPMENT IS CONSISTENT WITH ADJACENT DEVELOPMENTS.

(3) THE DENSITY OF THIS DEVELOPMENT SHALL NOT EXCEED 12 UNITS PER ACRE, BASED ON A NET SITE ACREAGE OF .6708 AC.

(4) THE ATTACHED SHEETS ARE LABELED SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND SHOW THE GENERAL CHARACTOR OF THE POTENTIAL DEVELOPMENT. THE EXACT LAYOUT SHOWN ON THE SCHEMATIC SITE PLAN MAY BE CHANGED IN ACCORDANCE WITH SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

(5) BUILDINGS, PARKING, SIGNAGE, LANDSCAPING, SERVICE AREAS AND ANY OTHER ACCESSORY STRUCTURES NORMALLY FOUND IN A MULTI-FAMILY DEVELOPMENT MAY BE PLACED WITHIN THE DEVELOPMENT ENVELOPE ESTABLISHED. THE REAR AND SIDE YARDS MAY INCLUDE PARKING, CIRCULATION AND ACCESSORY STRUCTURES. MINOR CHANGES TO THE APPROVED SITE PLAN SHALL COMPLY TO SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

(6) THE PROJECT WILL COMPLY WITH THE CITY OF CHARLOTTE SIGNAGE REQUIREMENTS.

(7) THE PROJECT WILL MEET OR EXCEED THE MINIMUM PARKING REQUIREMENTS IN TABLE 12.202 FOR TRIPLEX AND QUADRAPLEX DWELLINGS IN THE CITY OF CHARLOTTE ZONING ORDINACE.

(8) TRASH COLLECTION SHALL BE A PUBLIC SERVICE.

(9) ALL EXISTING TREES WITHIN THE SETBACK WILL BE PRESERVED, WITH THE EXCEPTION OF THOSE REQUIRED TO BE REMOVED FOR THE ENTRY DRIVE. ENTRY DRIVE LOCATION MAY BE MOVED IN COMPLIANCE WITH C.D.O.T.

(10) ALL BUILDINGS WILL BE WITHIN 750' OF A FIRE HYDRANT.

(11) SITE, BOUNDARY, AND TOPOGRAPHIC SURVEY PREPARED BY: THE SURVEY COMPANY, INC. 4050 STUART ANDREW BLVD. CHARLOTTE, NC 28217 (704) 561-9370.

(12) INTERNAL SIDEWALKS WILL BE PROVIDED BETWEEN THE PARKING AREAS AND THE REAR OF EACH PRIVATE YARD.

(13) THE ARCHITECTURAL IMAGES ILLUSTRATED BY THE ELEVATIONS AND INCLUDED IN THIS PETITION ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO MODIFICATION.

(14) DEVELOPMENT WILL CONTAIN LESS THAN 20,000 SQ/FT OF IMPERIOUS SURFACE.

METES & BOUNDS DESC.

MECKLENBURG COUNTY TAX PARCELS 083-161-10 & 083-161-11

BEING PORTIONS OF LOT 3 AND LOT 4, BLOCK 19, PLAT OF "PROPERTY OF NORTH CAROLINA REALITY COMPANY" AS RECORDED IN MAP BOOK 230, PAGE 14, MECKLENBURG COUNTY REGISTRY AND ALL OF THE FOLLOWING DESCRIBED TRACTS:

SECONTA, Inc. TRACT: DEED BOOK 8419, PAGE 775; TAX # 083-161-10

J.M. PROCTOR, et ux DEED BOOK 8999, PAGE 141; TAX # 083-161-11

MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING: AT A DRILL HOLE IN CONCRETE SIDE WALK, THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF EAST THIRTY-SIX STREET (60 FOOT PUBLIC RIGHT OF WAY) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF WESLEY AVENUE (50 FOOT PUBLIC RIGHT OF WAY), THE EASTERLY-MOST CORNER OF LOT 4, BLOCK 19;

THENCE: WITH SAID WESLEY AVE. RIGHT OF WAY, S 47°31'55" W, 131.85 FEET TO A FOUND 1/2" REBAR;

THENCE: DEPARTING SAID RIGHT OF WAY AND WITH THE NORTHEASTERLY LINE OF THAT ADA M. CLEVELAND TRACT AS RECORDED IN DEED BOOK 7370, PAGE 279, MECKLENBURG COUNTY REGISTRY, N 42°29'43" W, 99.70 FEET TO FOUND 1/2" REBAR;

THENCE: ALONG SAID CLEVELAND'S NORTHWESTERLY LINE, S 47°17'52" W, 63.18 FEET TO FOUND PIPE IN THE NORTHEASTERLY LINE OF A 10 FOOT WIDE ALLEY PER MAP BOOK 230, PAGE 14, MECKLENBURG COUNTY REGISTRY;

THENCE: ALONG SAID ALLEY, N 42°10'51" W, 30.32 FEET TO FOUND 1/2" REBAR;

THENCE: CONTINUING ALONG SAID ALLEY, N 42°38'26" W, 50.00 FEET TO A SET 3/4" REBAR, THE WESTERLY-MOST CORNER OF THAT J.M. PROCTOR, et ux TRACT AS RECORDED IN DEED BOOK 8999, PAGE 141, MECKLENBURG COUNTY REGISTRY;

THENCE: N 47°28'11" E, 195.16 FEET ALONG SAID PROCTOR TRACT'S NORTH WESTERLY TO A SET 3/4" REBAR IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF EAST THIRTY-SIXTH STREET;

THENCE: ALONG SAID RIGHT OF WAY IN A SOUTHEASTERLY DIRECTION, S 42°38'26" E, 50.00 FEET TO A FOUND 1/2" REBAR;

THENCE: CONTINUING ALONG SAID RIGHT OF WAY, S 42° 29'01" E, 129.97 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES & BOUNDS 0.6607 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THAT "BOUNDARY & TOPOGRAPHIC SURVEY OF MECKLENBURG COUNTY TAX PARCELS 083-161-01", DATED JANUARY 20, 2001 AND SIGNED BY MICHAEL C. SAWHILL, PLS 3223.

InCo DESIGN
PHILLIP INGOLD
370-6060

PREPARED FOR:
SECONTA, INC.
3315 LAZY BRANCH RD.
CHARLOTTE, NC 28270
704-502-5284
ROBERT HOPKINS

APPROVED BY CITY C
DATE 03/19/01

PETITION NO.
01-015
FOR PUBLIC HEARING

EXISTING ZONING: R-5
PROPOSED ZONING: R-12MF CD

PROJECT

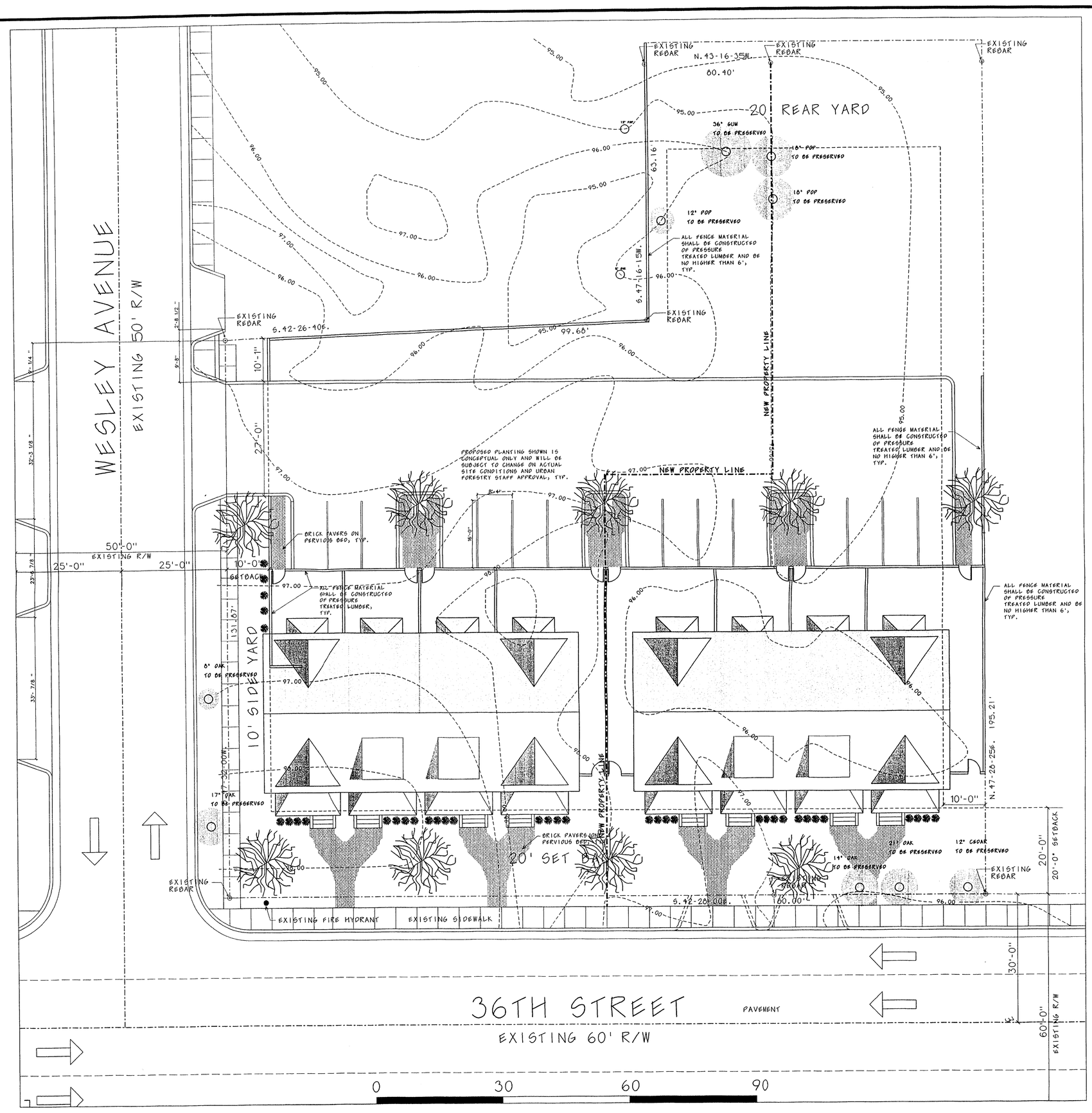
ISSUE-REVISION	
PUBLIC HEARING	02.19.01
RESUBMITTAL	01.22.01
REZONING PETITION	11.00.00

SITE DATA

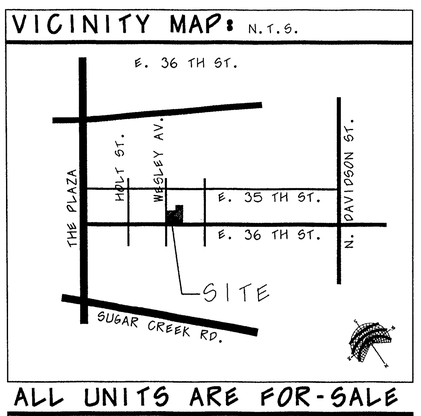
SHEET TITLE

A0.1

SHEET NUMBER



VICINITY MAP: N.T.S.



ALL UNITS ARE FOR-SALE

PARKING SUMMARY:

REQUIRED PARKING PER QUADRAPLEX & TRIPLEX:
REQUIRED: 1.5 SPACES PER UNIT.
PROVIDED: 1.875 SPACES PER UNIT.
WILL UPDATE TO 2 SPACES PER UNIT
8'-4" X 20'-0" PER SPACE

NOTES:

(1) THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF THE BUILDING RELATIONSHIPS, PEDESTRIAN AND VEHICULAR CIRCULATION, AND OPEN SPACES. THE FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE OF UNFORSEEN SITE CONSTRAINTS. 1QUADRUPLEX PER EACH LOT. 8 TOTAL UNITS.

(2) THE LANDMARK TREES AND TREE AREAS SHOWN TO REMAIN ARE PRIMINARY; ACTUAL TREES TO REMAIN MAY VARY, BUT SHALL COMPLY TO THE REQUIREMENTS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE.

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PETITION NO.
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FOR PUBLIC HEARING

EXISTING ZONING: R-5
PROPOSED ZONING: R-12MF CD

PROJECT

ISSUE-REVISION	
PUBLIC HEARING	02.19.01
RESUBMITTAL	01.22.01
REZONING PETITION	11.00.00

SCHEMATIC SITE PLAN

SHEET TITLE

A0.2

SHEET NUMBER

2001-01

WESLEY AVENUE ELEVATION

36 TH STREET ELEVATION

NOTES:

(1) THESE ELEVATIONS ARE SCHEMATIC IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF THE BUILDING RELATIONSHIPS, PEDESTRIAN AND VEHICULAR CIRCULATION, AND OPEN SPACES. THE FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE OF UNFORSEEN SITE CONSTRIANTS. COLORS MAY VARY IN FINAL DESIGN.

(2) THE LANDMARK TREES AND TREE AREAS SHOWN TO REMAIN ARE PRIMINARY. ACTUAL TREES TO REMAIN MAY VARY, BUT SHALL COMPLY TO THE REQUIREMENTS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE.

InCo DESIGN

PREPARED FOR:

SECONTA, INC.
3315 LAZY BRANCH RD.
CHARLOTTE, NC 28270
704-502-5284
ROBERT HOPKINS

PETITION NO.
01-015
FOR PUBLIC HEARING

PROJECT

PUBLIC HEARING	02.19.01
RESUBMITTAL	01.22.01
REZONING PETITION	11.00.00

ISSUE-REVISION

ELEVATIONS

SHEET TITLE

A0.3

SHEET NUMBER