

**1720 & 1732
WEST TRADE
STREET**

Project Number: 2002-xx

Architect: **CONCEPTS**
 1000 North Main Street
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 Charlotte, NC 28202
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Submitted: **Rezoning**
 Date: **AUG. 23, 2002**
 Drawn: _____ Checked: _____
 Rev. 1 Date: _____
 Rev. 2 Date: _____
 Rev. 3 Date: _____
 Rev. 4 Date: _____
 Title: _____
 Sheet Number: _____ of _____
 Date: _____



- NOTES:**
- SCALE: 1"=20'
 - ANY TREES THAT ARE PRESERVED ALONG THE STREET ARE COUNTED TOWARD TREE ORDINANCE OR STREET SCAPE PLAN.
 - SEE ATTACHED ELEVATIONS AS PART OF CONDITIONAL PLAN.
 - SETBACK, YARDS & HEIGHTS AS PER ORDINANCE.
 - ELEVATIONS ALONG STREETS WILL HAVE DOORWAYS THAT PROVIDE DIRECT ACCESS TO PUBLIC SIDEWALK SYSTEM
 - ATTACHED REPRESENTATIVE ELEVATIONS ARE PART OF THE CONDITIONAL PLAN
 - SETBACK IS 14' FROM BACK OF CURB
 - ATTACHED REPRESENTATIVE ELEVATIONS ARE PART OF THE CONDITIONAL PLAN
 - BUILDINGS TO BE THREE STORY

SITE TABLE DATA:

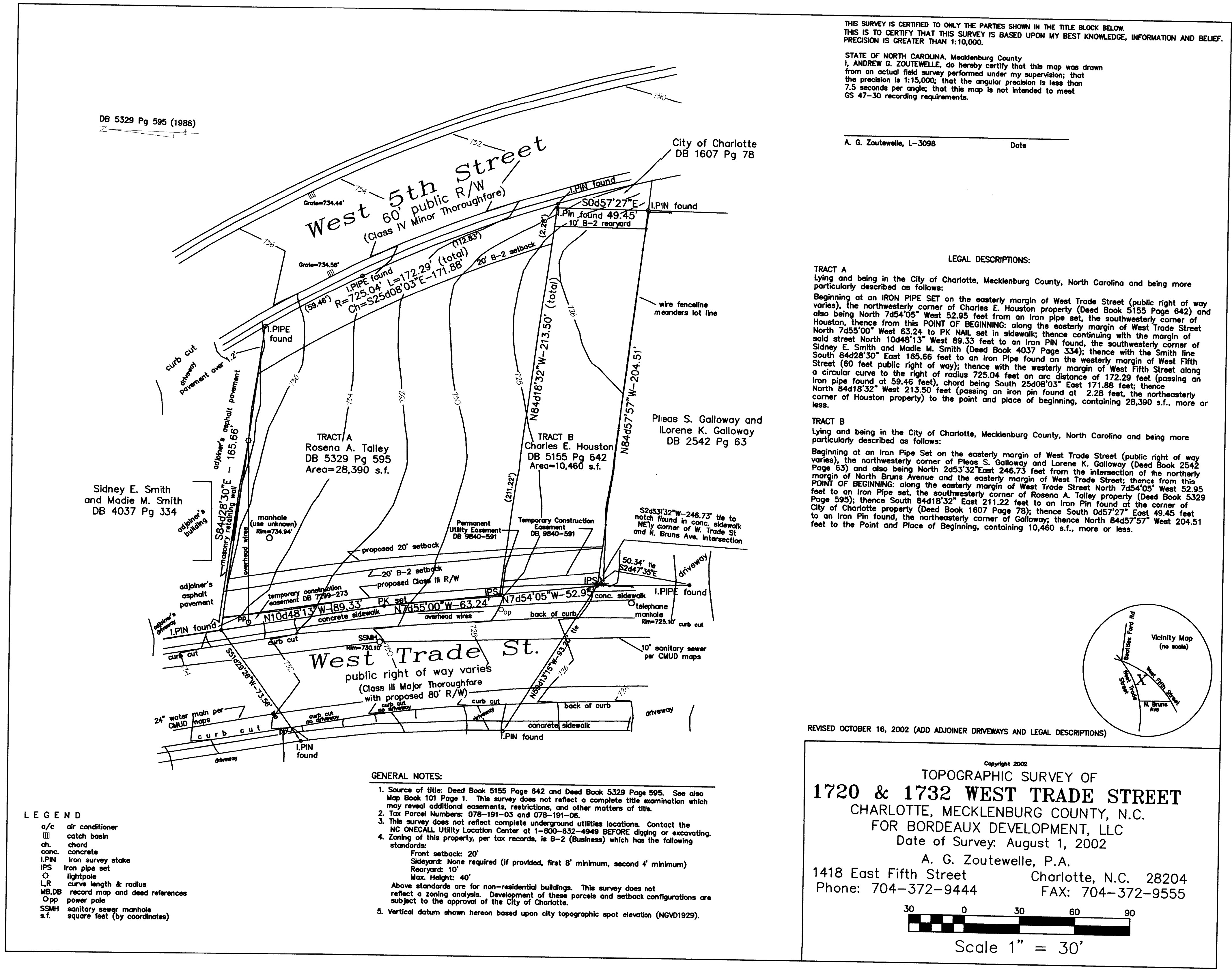
	PROPOSED	REQUIRED
ACREAGE:	0.892 (38,850 SQ FT)	N/A
EXISTING & PROPOSED ZONING:	B-2 EXISTING / MUDD (CD) PROPOSED	
NUMBER OF UNITS:	9,000 SF RETAIL / 26 RESIDENTIAL UNITS	N/A
PARKING:	53 (INCLUDING 3 HANDICAPPED) + 2 SERVICE/DELIVERY SPACES	41 + 2 SERVICE / DELIVERY SPACES
USE:	2 STORIES OF RESIDENTIAL (12 UNITS) ABOVE ONE RESIDENTIAL UNIT & 4,500 SF OF OFFICE / RETAIL PER BUILDING	

PARKING DATA

VAN ACCESSIBLE SPACES	1
OTHER HANDICAPPED SPACES	2
LOADING / DELIVERY SPACES	2
COMPACT PARKING SPACES	7
OTHER PARKING SPACES	44
TOTAL SPACES	56

MIN. PARKING SPACE - 8'-6" x 18'-6"
 MIN. COMPACT SPACE - 7'-6" x 15'-0"

'AS FOR PUBLIC HEARING'
 PETITION NUMBER: 2002-132



THIS SURVEY IS CERTIFIED TO ONLY THE PARTIES SHOWN IN THE TITLE BLOCK BELOW. THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON MY BEST KNOWLEDGE, INFORMATION AND BELIEF. PRECISION IS GREATER THAN 1:10,000.

STATE OF NORTH CAROLINA, Mecklenburg County
 I, ANDREW G. ZOUTEWELLE, do hereby certify that this map was drawn from an actual field survey performed under my supervision; that the precision is 1:15,000; that the angular precision is less than 7.5 seconds per angle; that this map is not intended to meet GS 47-30 recording requirements.

A. G. Zoutewelle, L-3098 Date _____

LEGAL DESCRIPTIONS:

TRACT A
 Lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:
 Beginning at an Iron Pipe Set on the easterly margin of West Trade Street (public right of way also being North 75°41'50" West 52.95 feet from on iron pipe set, the southeasterly corner of Charles E. Houston property (Deed Book 5155 Page 642) and Houston, thence from this POINT OF BEGINNING, along the easterly margin of West Trade Street North 10°48'13" East 89.33 feet to an iron pipe found; the southeasterly corner of Sidney E. Smith and Madie M. Smith (Deed Book 4037 Page 334); thence with the Smith line Street (80 feet public right of way); thence with the westerly margin of West Fifth a circular curve to the right of radius 725.04 feet an arc distance of 172.29 feet (passing on North 84°18'32" East 59.46 feet, chord being South 25°08'03" East 171.88 feet, thence corner of Houston property) to the point and place of beginning, containing 28,390 s.f., more or less.

TRACT B
 Lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:
 Beginning at an Iron Pipe Set on the easterly margin of West Trade Street (public right of way also being North 75°41'50" West 52.95 feet from on iron pipe set, the southeasterly corner of Charles E. Houston property (Deed Book 5155 Page 642) and Houston, thence from this POINT OF BEGINNING, along the easterly margin of West Trade Street; thence from this point to an iron pipe set, the southeasterly corner of Rosendo A. Talley property (Deed Book 5329 Page 595); thence South 84°18'32" East 211.22 feet to an iron pin found at the corner of City of Charlotte property (Deed Book 1607 Page 78); thence South 05°57'27" East 49.45 feet to an iron pin found, the northeasterly corner of Galloway; thence North 84°57'57" West 204.51 feet to the Point and Place of Beginning, containing 10,460 s.f., more or less.

REVISED OCTOBER 16, 2002 (ADD ADJONER DRIVEWAYS AND LEGAL DESCRIPTIONS)

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**TOPOGRAPHIC SURVEY OF
 1720 & 1732 WEST TRADE STREET**
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 FOR BORDEAUX DEVELOPMENT, LLC
 Date of Survey: August 1, 2002
 A. G. Zoutewelle, P.A.
 1418 East Fifth Street Charlotte, N.C. 28204
 Phone: 704-372-9444 Fax: 704-372-9555

Scale 1" = 30'

'AS FOR PUBLIC HEARING'
 PETITION NUMBER: 2002-132



REPRESENTATIVE STREET ELEVATION
1720 & 1732 WEST TRADE STREET

'AS FOR PUBLIC HEARING'
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