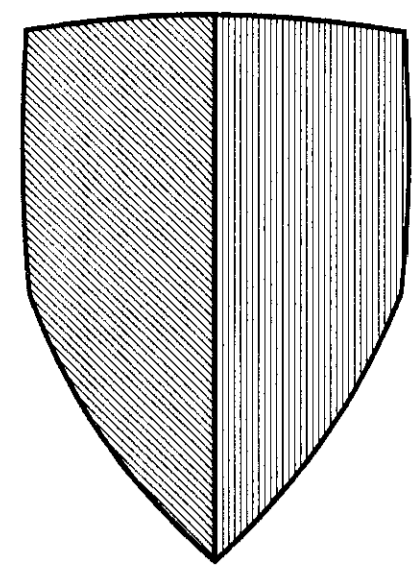


VICINITY MAP
NOT TO SCALE



Tuscan Development III, LLC
1920 Cleveland Avenue
Charlotte, NC 28203
VOICE 704.343.0110
FAX 704.343.0443
E-MAIL farms@tuscandevelopment.com

COMPANY NAME:

36th and Wesley
Charlotte, NC

PROJECT NAME:

Rezoning Plan
Petition No. 2004-26

For Public Hearing

Revision Date Description

Revision	Date	Description
1	01-28-2004	Per City Comments
2	03-15-2004	Per Final Comments
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
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16		

JOB No.:

CAD File:

36th-site.dgn

Sheet Title:

SITE PLAN

APPROVED BY CITY COUNCIL

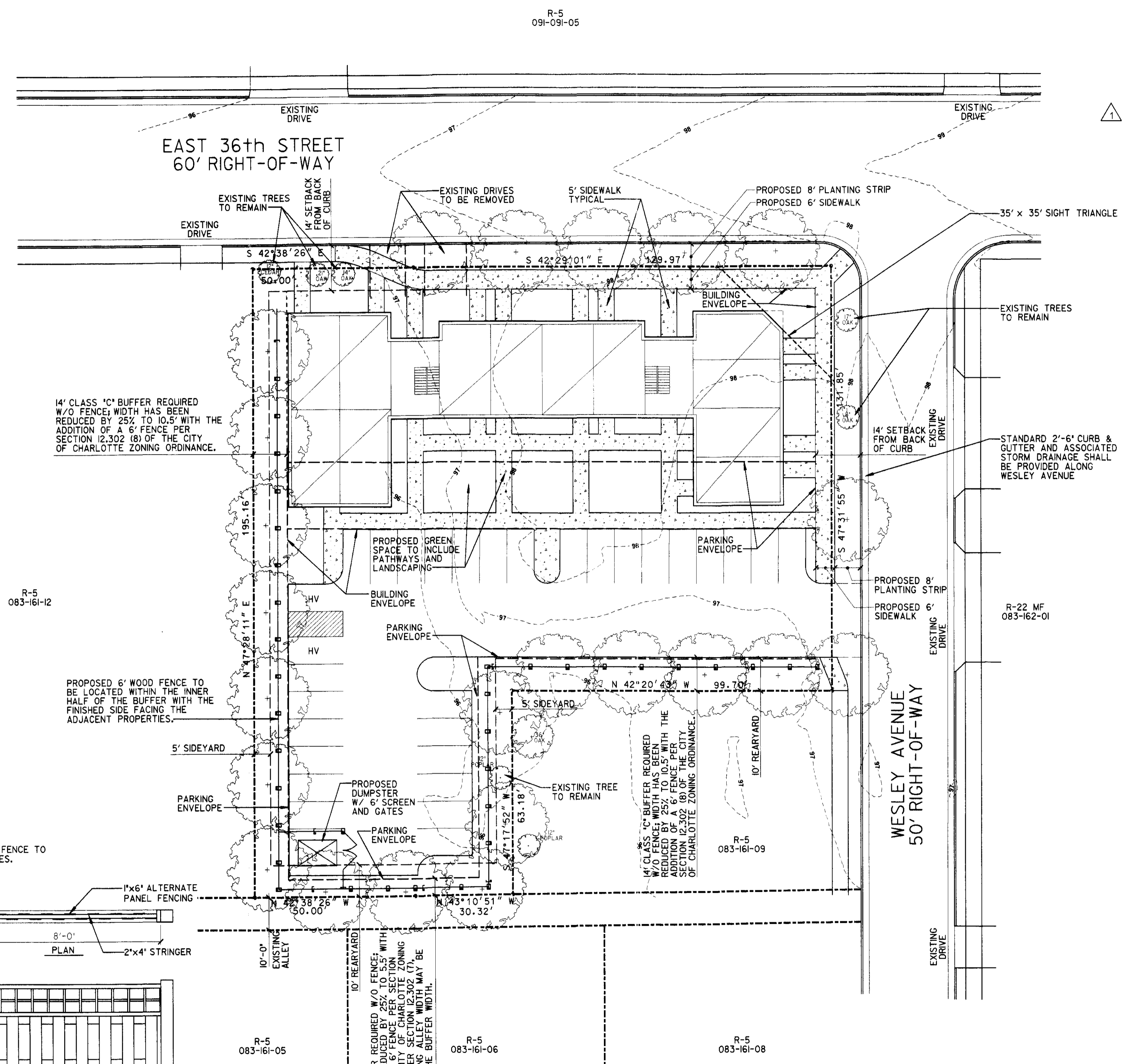
DATE 3/15/04

Issue Date:

November 24, 2003

Sheet Number:

RZ-1



SITE TABULATION

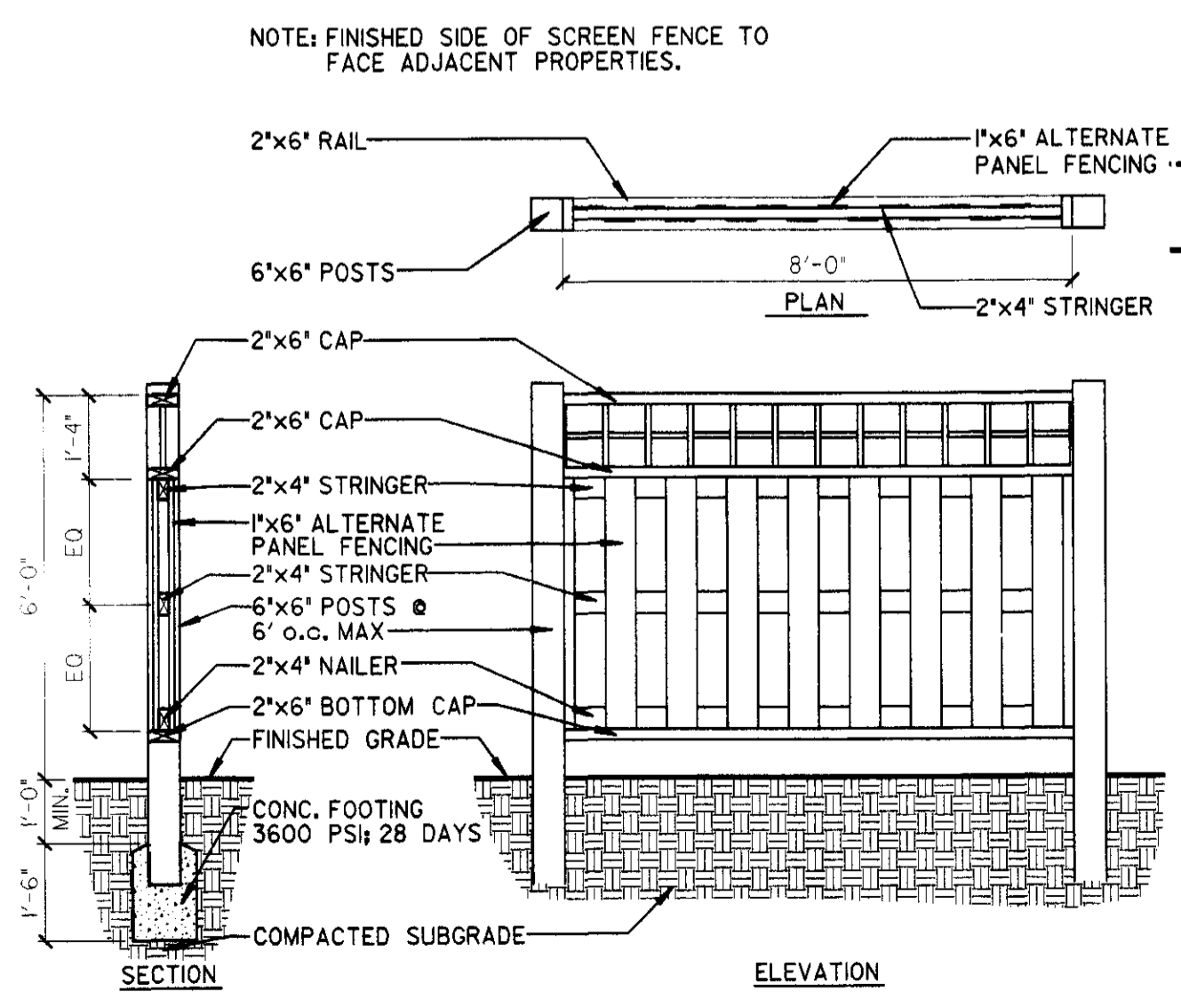
TAX PARCELS - 083-161-11 AND 083-161-10
ACREAGE - .66
EXISTING ZONING - R-12MF(CD)
PROPOSED ZONING - UR-2(CD)
PROPOSED USE - 18 UNITS IN ONE 3-STORY BUILDING (40' HT. MAX)

SITE REQUIREMENTS

SETBACK - 14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
SIDE YARD - 5'
REAR YARD - 10'
F.A.R. - 1.0
MAXIMUM HEIGHT - 40'; THE HEIGHT MAY BE INCREASED PROVIDED THAT THE SIDE AND REAR YARDS ARE INCREASED 1 FOOT FOR EVERY 10' OF BUILDING HEIGHT OVER 40'.
MINIMUM LOT WIDTH - 20'
PARKING REQUIRED - 1 SPACE MINIMUM, 2 SPACES MAXIMUM PER UNIT
18 UNITS = 18-36 SPACES REQUIRED
PARKING PROVIDED 30 +/- SPACES = 1.67 SPACES PER UNIT

REZONING NOTES

1. THE SITE WILL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS DEPICTED ON THIS PLAN AND THOSE OUTLINED IN THE CITY OF CHARLOTTE ZONING ORDINANCE (CCZO).
2. AN 8' PLANTING STRIP AND 6' SIDEWALK SHALL BE INSTALLED ALONG EAST 36TH STREET AND WESLEY AVENUE. A PERMANENT ACCESS EASEMENT WILL BE GRANTED TO THE CITY OF CHARLOTTE FOR THE PROPOSED SIDEWALK WHICH LIES WITHIN THE PROPERTY.
3. THE SITE WILL COMPLY WITH ALL CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS.
4. THE SITE IS NOT LOCATED WITHIN A REGULATED FLOODPLAIN.
5. THERE ARE NO S.W.I.M. BUFFERS ASSOCIATED WITH THIS PROPERTY.
6. THE SITE AS CURRENTLY DESIGNED WILL NOT EXCEED 20,000 SF OF IMPERVIOUS AREA, THEREFORE STORM WATER DETENTION WILL NOT BE REQUIRED. IN THE EVENT THE IMPERVIOUS AREA DOES EXCEED 20,000 SF, THE DETENTION SYSTEM SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS DETERMINED THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING.
7. ALL SIGNAGE WILL COMPLY WITH THE CITY OF CHARLOTTE SIGN ORDINANCE.
8. THE SITE PLAN SHOWN IS CONCEPTUAL ONLY; THE ACTUAL PLACEMENT AND SIZE OF THE BUILDINGS, PARKING AND GREEN SPACE MAY BE MODIFIED DURING SUBSEQUENT DESIGN PHASES.
9. THE PROPOSED BUILDING WILL FRONT ON 36TH STREET AND WESLEY AVENUE.
10. PROPOSED PARKING WILL NOT BE LOCATED BETWEEN THE PROPOSED BUILDING AND THE STREETS.
11. EXISTING TREES OVER 6" IN CALIPER WILL REMAIN IN THE PLANTING STRIP.
12. PROPOSED SIDEWALKS MAY MEANDER IN ORDER TO PRESERVE EXISTING TREES.
13. FREE STANDING LIGHT POLES SHALL NOT EXCEED 15'. ALL EXTERIOR LIGHTS SHALL BE CAPPED.
14. TRASH WILL BE COLLECTED IN A DUMPSTER.
15. ALL EXISTING STRUCTURES ON THE SITE HAVE BEEN DEMOLISHED.
16. ANY EXISTING BUS STOP(S) AND RELATED FACILITIES MUST BE MAINTAINED.



WOOD FENCE DETAIL

SCALE: 3/8" = 1'-0"



WEST 36TH STREET ELEVATION

APPROVED BY CITY COUNCIL

DATE 3/15/04