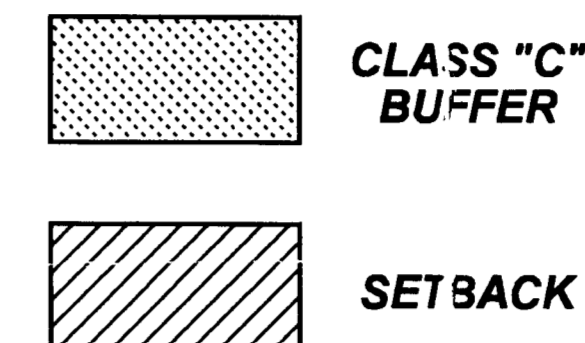
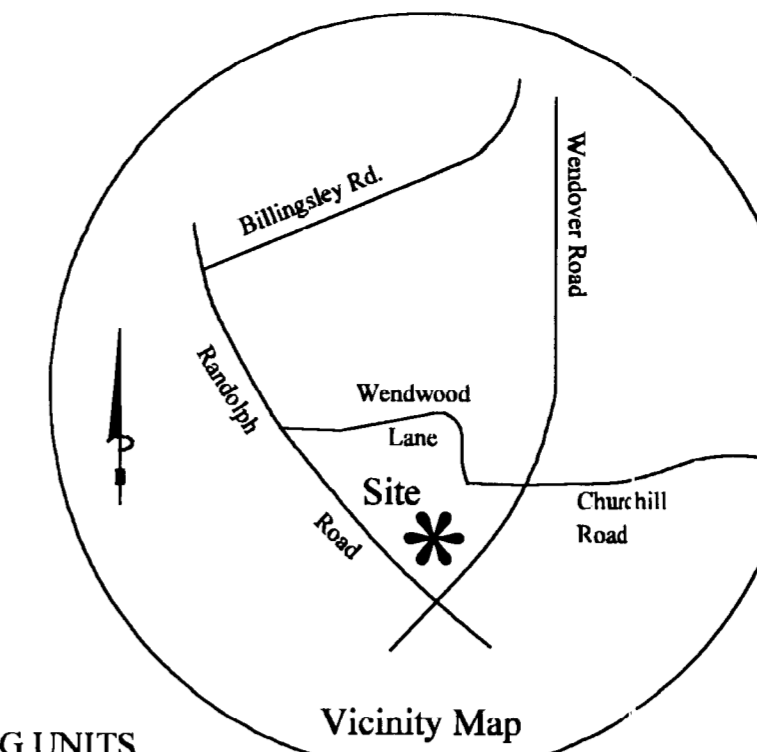


SITE TABULATION

| | |
|---|------------------------------|
| TOTAL SITE ACREAGE: | 7.12 AC |
| ACREAGE NET OF R.O.W. | 6.30 AC |
| EXISTING ZONING: | R-3 |
| PROPOSED ZONING: | R-12MF(CD) |
| TOTAL MAXIMUM NUMBER OF DWELLING UNITS: | 54 |
| PROPOSED DENSITY: | LESS THAN 10 UNITS PER ACRE: |
| MAXIMUM HEIGHT: | 40 FT. |
| PROPOSED USAGE: | ATTACHED DWELLING UNITS |



Wendover Heights Development Standards

1. Development of the site will be controlled by the standards depicted on this Technical Data Sheet and by the standards of the Charlotte Zoning Ordinance (the Ordinance). The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases within the building envelope line as shown on the plan.
2. Buffer areas adjacent to single-family homes will be developed in accordance with Section 12.302. Adjacent to Tax Parcel No. 157-081-04 a solid wall without gates or openings will be constructed in compliance with the Ordinance. The buffer along Tax Parcel No. 157-081-04 may be reduced in accordance with the Ordinance. Notwithstanding any reduction of the buffer, the outside 28-foot strip along Tax Parcel No. 157-081-04 shall remain undisturbed. If the adjoining tract is rezoned in the future so as to eliminate the need for the buffer, the buffer may be removed administratively by the Planning Staff without further modification of the plan.
3. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer or setback area. The Petitioner agrees, at the specific request of Stormwater Services, to detain runoff from the 2,10,25,50, and 100 year storm events based upon undeveloped conditions.
4. Any detached lighting on the site will be limited to 15 feet in height in the interior of the site and 10 feet in height on the exterior of the site and will be shielded to prevent glare onto adjacent residential properties.
5. Signage will be permitted in accordance with applicable zoning standards.
6. Parking will be provided which will meet or exceed the standards of the Ordinance.
7. Screening will conform to the applicable standards of Sect. 12.303 of the Ordinance.
8. The use of the site will be for the construction of up to 54 attached dwelling units within the building/parking envelope area, together with any incidental or accessory uses associated therewith which are permitted under the ordinance in an R-12-MF district.
9. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
10. Access to the site will be provided by a single driveway connection to Wendover Lane, a public street.
11. The Petitioner reserves the right to seek variances to allow walls over six feet in height to be placed in a portion of the required setback along Wendover Rd.
12. Churchill Rd. will be improved to the appropriate local street standard as part of the development of the site.
13. The Petitioner, at the specific request of the Planning Staff, agrees to allow the sidewalk which is to be constructed by the City as part of the Wendover/Randolph intersection project to be constructed 8 feet behind the new curb line on the Petitioner's property along Wendover Road. The Petitioner also agrees to allow the sidewalk which is to be constructed by the City along Randolph Road to be placed within the portion of Petitioner's property which is included within the construction easement acquired by the City. The Petitioner will establish easements for the sidewalks located on the site once the final location for the sidewalk is determined.
14. Trash collection for the site will be provided with roll out containers by a private contractor.
15. The Petitioner agrees to dedicate those portions of the Site for right-of-way purposes that are required to provide a 50 foot wide right-of-way north of the centerline for Wendover Road, in the areas of development that the City will not acquire, prior to the issuance of any certificate of occupancy of any building constructed on the Site. See Acquisition and Dedication Sheet.
16. Petitioner agrees to demarcate the buffer area established along the northern margin of the Site with either sedimentation and erosion control fencing or tree protection fencing.

TECHNICAL DATA SHEET

JULY 22, 1998, REVISED - SEPTEMBER 18, 1998
 REVISED - NOVEMBER 3, 1998; REVISED - MARCH 8, 1999;
 REVISED - MARCH 29, 1999; REVISED - APRIL 9, 1999

FOR PUBLIC HEARING
 PETITION NO. 98-98

Wendover Heights
 Grubb Management, Inc.

Regenbogen Associates
 4112 Old Pineville Rd.
 Charlotte, NC 28217
 Phone: (704) 525-7878
 Fax: (704) 523-3640

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: April 19, 1999
 FROM: Martin R. Cramton, Jr. Planning Director
 TO: Robert Brandon Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 98-98 by Grubb Properties, Inc., Tax Parcels 157-081-05 and a portion of 157-072-41.

Attached is a revised conditional plan, which clarifies note number 15 regarding right-of-way dedication. Since this request is for clarification purposes only, I am administratively approving this plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.