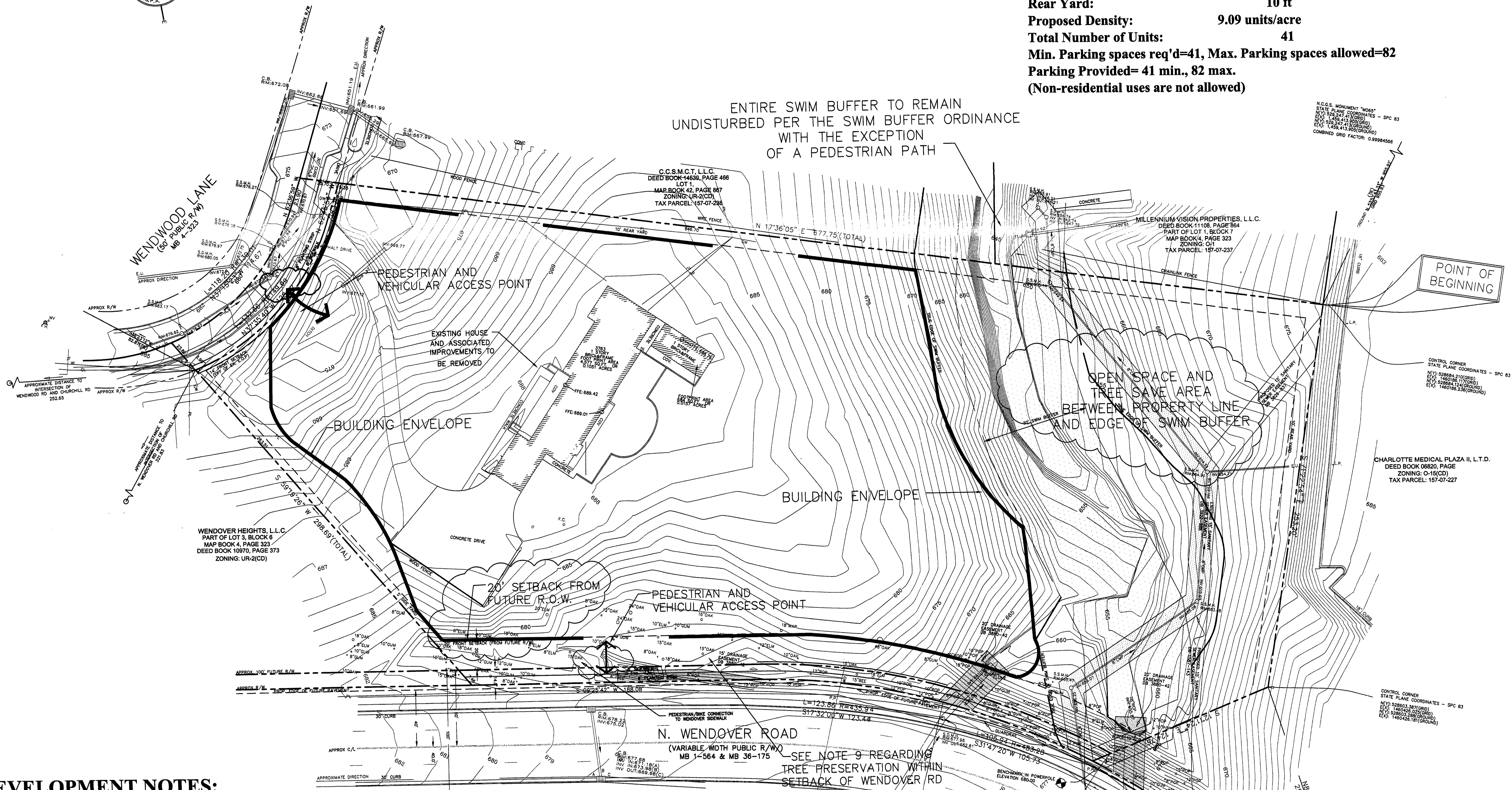


SITE DATA:

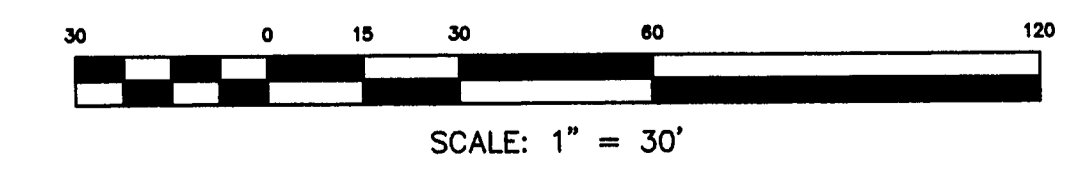
Tax Parcel: 157-072-40
Site Area: 4.51 Ac
Existing Zoning: R-3
Proposed Zoning: UR-2(CD)
Front Setback: 20 ft (from back of curb)
Side Yard: 5 ft
Rear Yard: 10 ft
Proposed Density: 9.09 units/acre
Total Number of Units: 41
Min. Parking spaces req'd=41, Max. Parking spaces allowed=82
Parking Provided= 41 min., 82 max.
(Non-residential uses are not allowed)



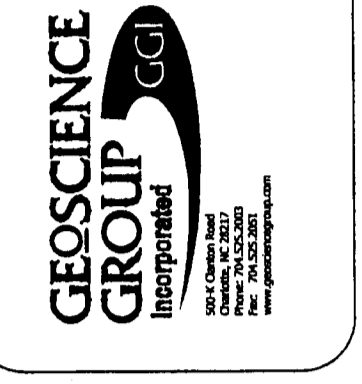
DEVELOPMENT NOTES:

- The Petitioner's intent for the site is to develop a multi-family community in the area shown on this Technical Data sheet, within the standards of the City of Charlotte.
- The Final Development of the Site shall be governed by the standards put forth under the Zoning Ordinance for the City of Charlotte in the UR-2 Zoning District. The building footprints, parking layouts, vehicular access and pedestrian access points shown on the Illustrative Plan, which accompanies this sheet, are schematic only and may be changed and/or altered during the design development phases within the envelopes shown on this Technical Data sheet.
- The Petitioner will conform to all yard restrictions (front, side, and rear) given by the City of Charlotte for the zoning of UR-2.
- Under UR-2 zoning, there are no Buffer Areas on this site.
- The number of vehicular access points to the site shall be limited to those shown on this Technical Data sheet. However, the locations may vary somewhat from what is depicted. The location and design shall comply with all standards and requirements of the Charlotte Department of Transportation.
- Off-street parking will meet the minimum standards under the ordinance. A minimum of one space per unit and a maximum of two spaces per unit will be provided.
- The Petitioner will provide an 8 foot planting strip and 6 foot sidewalk along both Wendwood Lane and North Wendover Road, along the project property frontage only. There will also be pedestrian access provided from the Site to North Wendover Road.
- All signs placed on the site will be installed in accordance with the City of Charlotte Ordinance.
- All landscape planting will conform to Chapter 12 of the City of Charlotte Ordinance. Existing trees within the designated setbacks will be preserved per the requirements of the Charlotte Tree Ordinance (Chapter 21 of the City Code).
- All buildings will be constructed within a 750 feet of a fire hydrant.
- All storm water management will strictly follow the requirements of the City of Charlotte. There will be no storm water detention in any setbacks, yards or the SWIM Buffer shown on this plan.
- Future amendments shall be allowed if requested by the Petitioner, in accordance with the City of Charlotte Ordinance.
- The 35 foot SWIM Buffer will not be disturbed.
- Multi-family complexes must meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor, and recycling areas.
- Developer will employ an arborist to provide a tree preservation plan that will be implemented during construction and post construction.
- Bicycle parking shall be provided to meet the amended parking section of the Zoning Code.
- All new driveways shall be City of Charlotte standard drop curb ramp Type II driveways.
- The proposed driveway connection to Wendwood Ln and Wendover Rd will be reviewed through the multi-family review process. The exact location and type/width of driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in concert with the multi-family review process.
- All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- Additional right-of-way to total 50 feet from the centerline of North Wendover Road will be dedicated and conveyed to CDOT prior to the issuance of a certificate of occupancy.
- The six foot wide sidewalk along Wendover Road and Wendwood Lane may meander to avoid existing trees 6 inch caliper and larger, as long as a minimum eight foot wide planting strip is provided.
- Sixty percent (60%) of the exterior veneer of completed structures (exclusive of windows, doors, and other exterior accessories), in the aggregate, will consist of masonry.

FOR PUBLIC HEARING:
PETITION NUMBER 2005-140 APPROVED BY CITY COUNCIL
REVISED JANUARY 4, 2006.



DATE	
BY	
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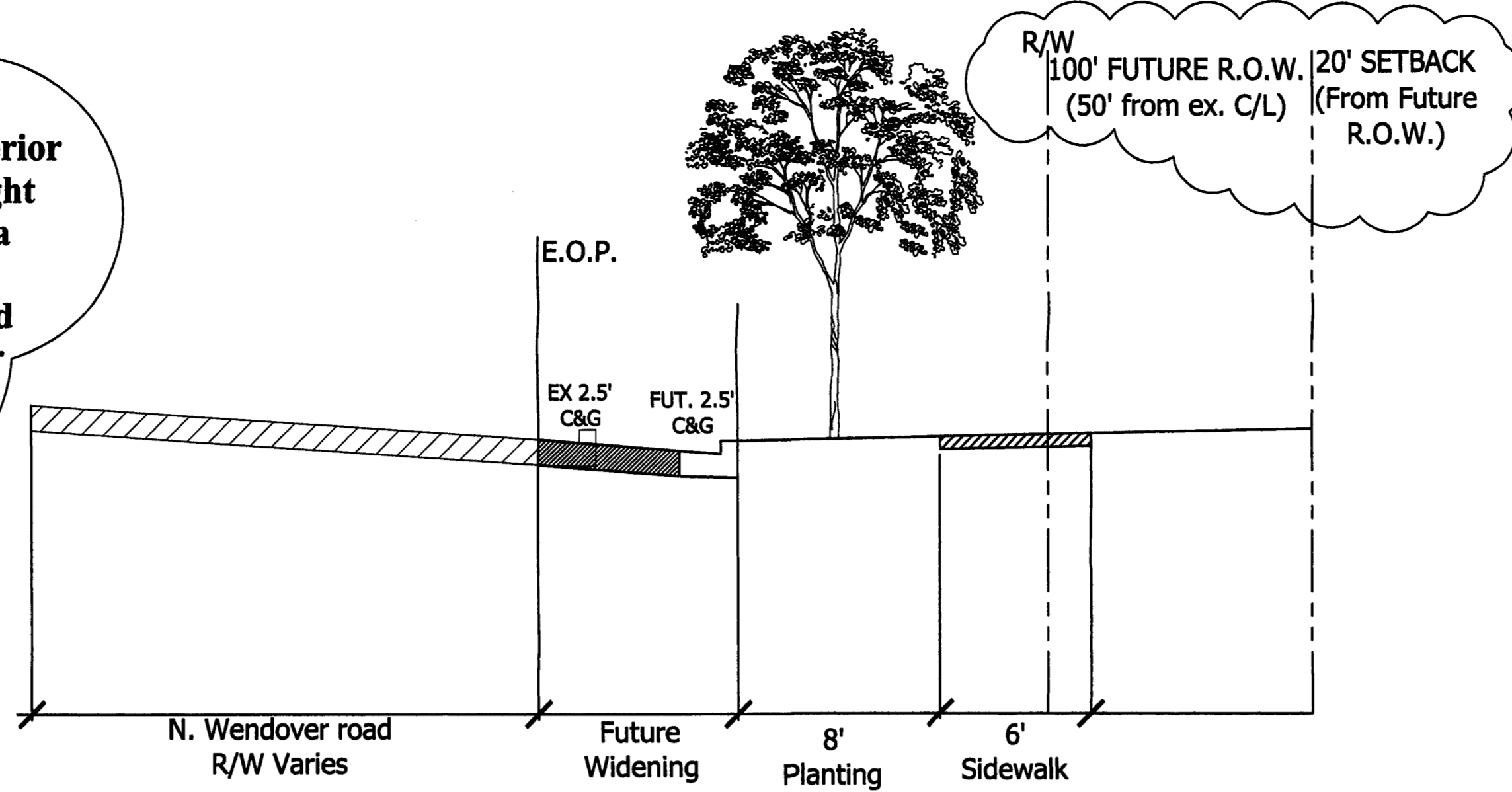
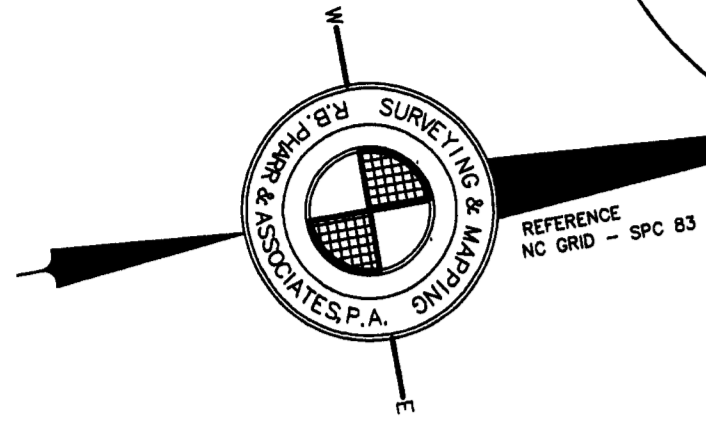


WENDWOOD LANE TOWNHOMES
 THE BOULEVARD COMPANY
 CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

C1

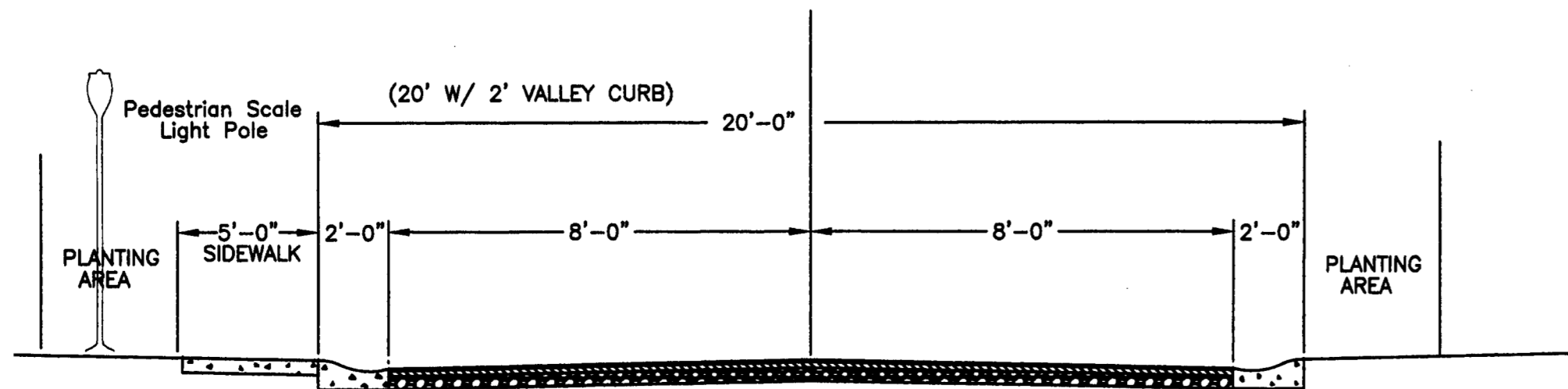
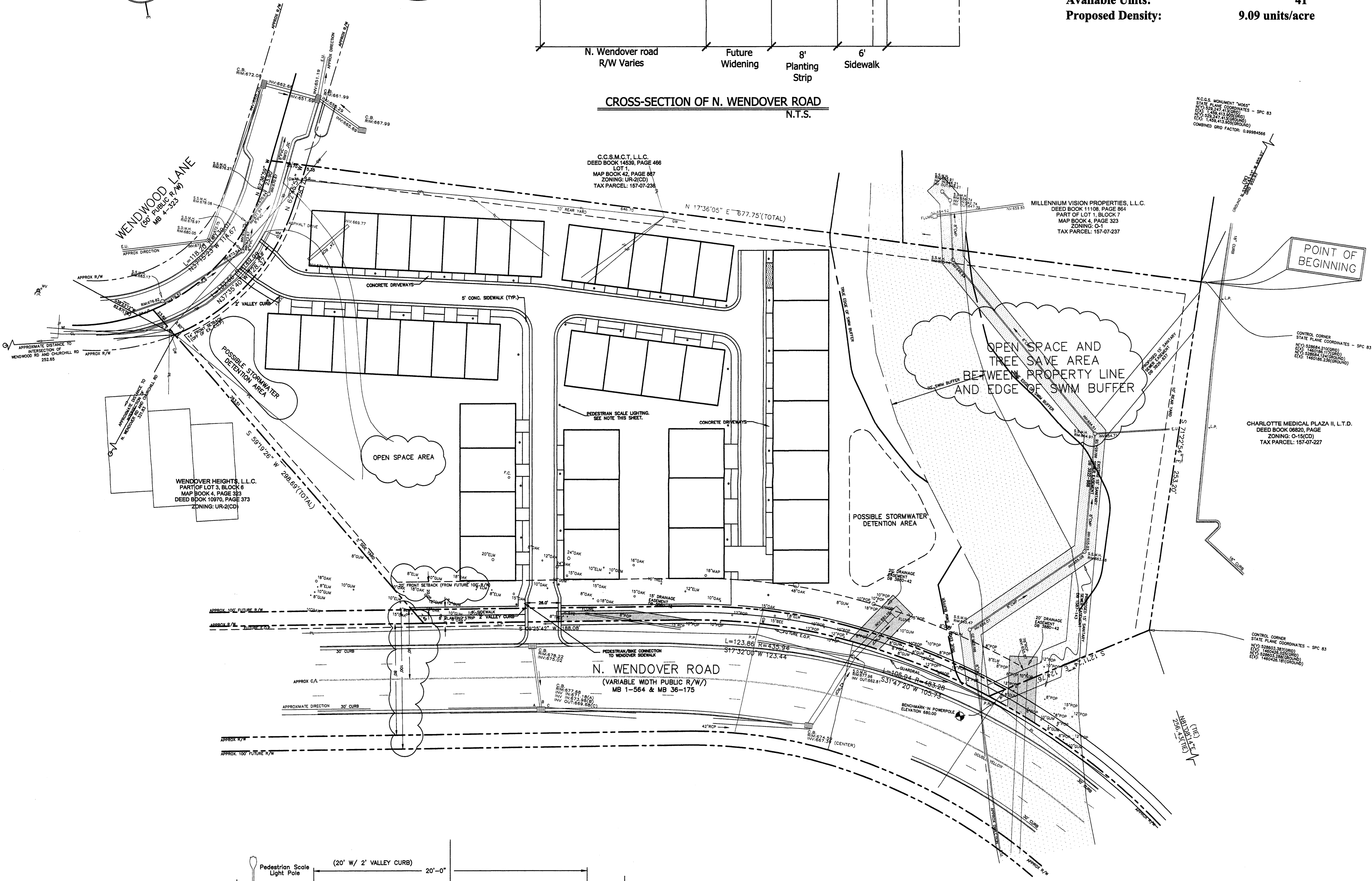
Notes:
 1. Pedestrian-scale lighting will be provided along all interior streets. The lighting will be shielded with full cut-off. Light pole locations shown are preliminary and may change as a result of full lighting design of and/or field conditions.
 2. Sixty percent (60%) of the exterior veneer of completed structures (exclusive of windows, doors and other exterior accessories), in the aggregate, will consist of masonry.



CROSS-SECTION OF N. WENDOVER ROAD
N.T.S.

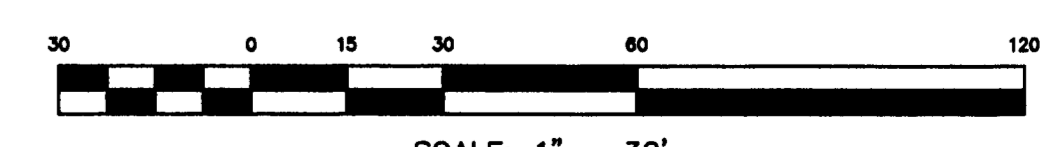
SITE DATA:

Tax Parcel: 157-072-40
Site Area: 4.51 Ac
Existing Zoning: R-3
Proposed Zoning: UR-2
Front Setback: 20 ft (from future r.o.w.)
Side Yard: 5 ft
Rear Yard: 10 ft
Available Units: 41
Proposed Density: 9.09 units/acre



PRIVATE STREET CROSS SECTION

This conceptual site plan and building elevations are intended to depict the general conceptual layout of the building(s) on the site. Changes and alterations which do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. These building(s) may change in size, location and orientation so long as they are consistent with the overall concept shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.



DATE	
SCALE	
PROJECT NUMBER	
PROJECT NAME	
PROJECT LOCATION	
PROJECT OWNER	
PROJECT ARCHITECT	
PROJECT ENGINEER	
PROJECT SURVEYOR	
PROJECT LANDSCAPE ARCHITECT	
PROJECT CIVIL ENGINEER	
PROJECT ELECTRICAL ENGINEER	
PROJECT MECHANICAL ENGINEER	
PROJECT PLUMBING ENGINEER	
PROJECT STRUCTURAL ENGINEER	
PROJECT TRAFFIC ENGINEER	
PROJECT ENVIRONMENTAL ENGINEER	
PROJECT HISTORIC PRESERVATION	
PROJECT OTHER	



WENDWOOD LANE TOWNHOMES
 THE BOULEVARD COMPANY
 CHARLOTTE, NORTH CAROLINA

ILLUSTRATIVE PLAN



FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION

Notes:
 1. The conceptual building elevations are intended to depict the general concept of the buildings on the site. Changes and alterations which do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. The buildings may change in size, location, and orientation so long as they are consistent with the overall concept shown on these drawings and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.
 2. Sixty percent (60%) of the exterior veneer of completed structures (exclusive of windows, doors and other exterior accessories), in the aggregate, will consist of masonry.

DATE	
SCALE	
DRAWING TITLE	
PROJECT NO.	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	



WENDWOOD LANE TOWNHOMES
 THE BOULEVARD COMPANY
 CHARLOTTE, NORTH CAROLINA

BUILDING ELEVATIONS