

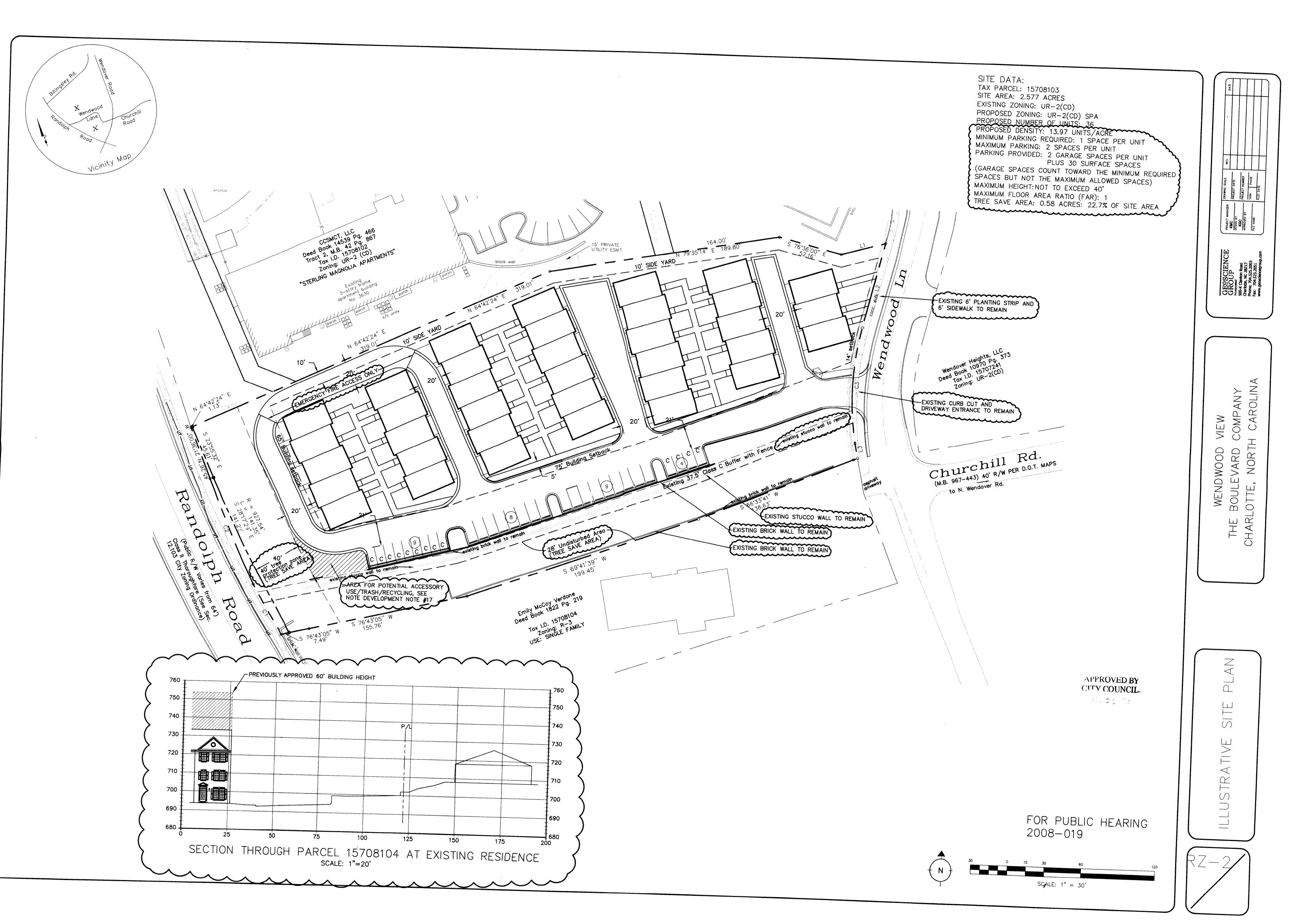
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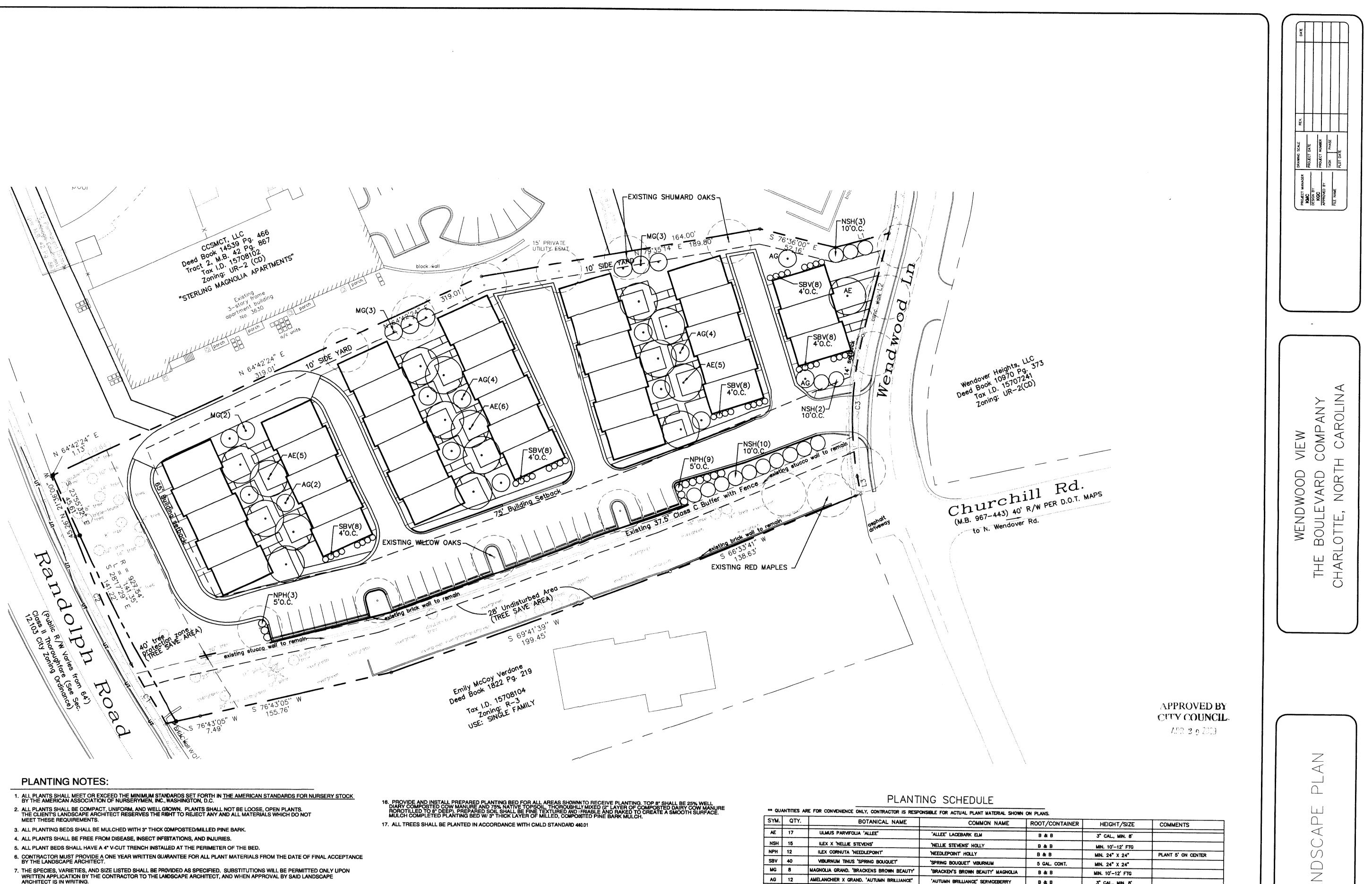
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SITE DATA: TAX PARCEL: 15708103 SITE AREA: 2.577 ACRES EXISTING ZONING: UR-2(CD) PROPOSED ZONING: UR-2(CD) SPA PROPOSED NUMBER OF UNITS: 36 PROPOSED DENSITY: 13.97 UNITS/ACRE MINIMUM PARKING REQUIRED: 1 SPACE PER UNIT MAXIMUM PARKING: 2 SPACES PER UNIT PARKING PROVIDED: 2 GARAGE SPACES PER UNIT PLUS 30 SURFACE SPACES (GARAGE SPACES COUNT TOWARD THE MINIMUM REQUIRED SPACES BUT NOT THE MAXIMUM ALLOWED SPACES) MAXIMUM HEIGHT:NOT TO EXCEED 40' MAXIMUM FLOOR AREA RATIO (FAR): 1 TREE SAVE AREA: 0.58 ACRES: 22.7% OF SITE AREA	NVAGER PROJECT DATE REV. DATE PROJECT DATE PROJECT DATE PROJECT NUMBER TASK PHASE PLOT DATE PLOT PLOT PLOT PLOT PLOT PLOT PLOT PLOT
Wendwood Lane Development Notes	PROJECT MAN KMC DESIGN BY APPROVED BY FILE NAME
<ol> <li>Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning 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 per Section 6.2 of the Zoning Ordinance.</li> </ol>	SCIENCE NUP anton Road a. N. 28217 04.525.203 A. 525.203 A. 525.2051 bedenograup.com
<ul> <li>2. The use of the site will be for a multifamily housing development and related accessory uses. The determination of the form of housing, eg: townhomes, condominimums, etc., will be made prior to final site design to assure compliance with applicable development</li> <li>3. All units will be limited to condeminimums as block of the standards.</li> </ul>	GEO GRO Frantotta Fax: 70 Www.geo
3. All units will be limited to condominiums and/or townhomes for sale. 4. If the land is sold with the units, 400 square feet of open space will be provided for each unit.	
5. Access will be provided as generally indicated on the site plan. The connection to Wendwood Lane was constructed pursuant to the approved multi-family plan for the Wendwood View development approved on December 19, 2006 by the Charlotte-Mecklenburg Planning Commission, the City of Charlotte Engineering (which includes the Charlotte Department of Transportation) and the Urban Forestry Division, and will continue to serve the property.	
6. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 30 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.	VIEW COMPANY H CAROLINA
<ul> <li>7.Signage will be permitted in accordance with applicable Zoning standards.</li> <li>8.Landscaping will be provided which will meet or exceed the standards of the Zoning ordinance.</li> </ul>	VIEW COMP L CAR
<ul> <li>9. There is a 37.5' Class C buffer shown adjacent to the existing single family zoning and land use, specifically, tax parcel 15708104. The Petitioner reserves the right to grade within the first five feet on the inside of this buffer and to supplement existing vegetation as necessary. 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 Department staff without further modification of the plan. The stucco wall currently exists as part of the buffer, pursuant to the approved multi-family plan for the Wendwood View development of Charlotte Engineering (which includes the Charlotte Department of Transportation) and the Urban Forestry Division</li> <li>10. No building envelope shall be within 75' of tax parcel 15708104, as indicated on the plan.</li> </ul>	DWOOD EVARD NORT
11. Vehicular and bicycle parking will be provided which will meet or exceed the standards of the Zoning Ordinance. 12. "No parking" signs will be installed on private alleys.	WEND THE BOULF CHARLOTTE,
13. The Petitioner will install a minimum 5' wide internal sidewalk system that will connect the units on the site with the parking areas and other internal sidewalks as well as sidewalks on the adjacent public street. Painted or stamped crosswalks will be provided to connect internal sidewalk segments.	÷ ک
<ul> <li>14. The Petitioner reserves the right to seek a variance of the sidewalk connection directly to Randolph Road due to topographical challenges on the site.</li> <li>15. The site will be designed and construct to the site.</li> </ul>	
<ul> <li>15. The site will be designed and constructed to comply with applicable fire department standards, which will be reviewed and approved as part of the site development review.</li> <li>16. An access easement reflected on Map Book 42 at Page 867 presently exists to provide the Fire Department access to Building No. 3630 logstad as to be approved as part of the site development review.</li> </ul>	APPROVED BY
has worked with the Fire Department to provide a substitute means of emergency access. The access reflected on the site plan has been approved by the Fire Department in substitution and replacement of the existing access easement. 17.0pen space will meet or exceed the standards of the Zoning Ordinance.	APR 2 0 2009
18. Tree save area is provided on the site and comprises 22.7% of the site. 19. The Petitioner will dedicate and convey 40 feet from the contacting of Devictions of Devictions.	
20. The Petitioner will submit a Solid Waste Management Plan prior to initiating land also	
<ul> <li>demolition and/or construction activities.</li> <li>21.All dumpsters, if provided, will be screened with solid enclosures and gates. In lieu of dumpsters, trash collection may be provided by individual roll out containers.</li> </ul>	
22. The Petitioner has provided building illustrations for the structures to be constructed on the site. The building illustrations that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building(s). The Petitioner may make revisions to the design and materials of the building(s) so long as the general mass, scale, configuration, and architectural style and character of the building(s) are maintained.	DATA S
<ul> <li>23. The exterior of these buildings will be comprised of masonry materials, including but not limited to hardi-plank, brick, stucco, decorative block and stone. This requirement does not apply to the exterior area occupied by dormers, windows, doors, soffits, gable ends and/or other architectural treatments.</li> </ul>	]
24. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.	ECHNICA
25. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.	
Initial Submission: October 31, 2007 Revised Submission: December 12, 2008 Revised Submission: January 16, 2009 Revised Submission: March 23, 2009 Revised Submission: April 17, 2009	RZ-1





NOT TO SCALE



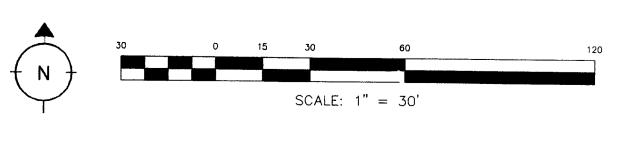
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- 7. THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
- 8. SYMBOLS: B&B = BALLED AND BURLAPPED; O.C. = ON CENTER; GAL. = GALLON CONTAINER, M.S. = MULTI-STEM; HT. = HEIGHT, CAL. = CALIPER.
- 9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL PROVIDE ALL QUANTITIES ILLUSTRATED ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE CONTRACTOR SHALL VERIFY THE PLANT IDENTITY WITH THE LANDSCAPE ARCHITECT AND THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTOR'S INITIAL BID.
- 10. SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 8" OF SOIL THROUGHOUT SHRUB BEDS.
- 11. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED. 12. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
- 13. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES, (WITHIN ENTIRE MINIMUM AREA OF 274 SQ, FT, PER TREE) ALL TREES WILL BE PLANTED IN AMENDED SOILS IF EXISTING SUITABLE TOPSOIL HAS BEEN REMOVED.
- 14. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BEREMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- 15. NO TREE SHALL BE PLANTED ON A SLOPE GREATER THAN 3:1 .

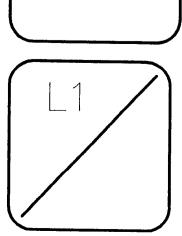
AG	12	AMELANCHIER X GRAND. 'AUTUMN BRILLIANC
MG	8	MAGNOLIA GRAND. 'BRACKENS BROWN BEAU
SBV	40	VIBURNUM TINUS 'SPRING BOUQUET'
NPH	12	ILEX CORNUTA 'NEEDLEPOINT'
NSH	15	ILEX X 'NELLIE STEVENS'
AE	17	ULMUS PARVIFOLIA 'ALLEE'
SYM.	QTY.	BOTANICAL NAME

'AUTUMN BRILLIANCE' SERVICEBERRY

B & B



3" CAL., MIN. 8'



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