

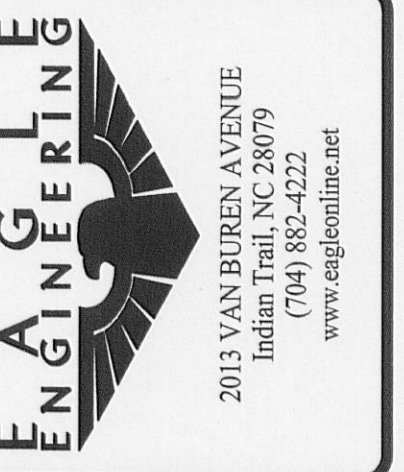
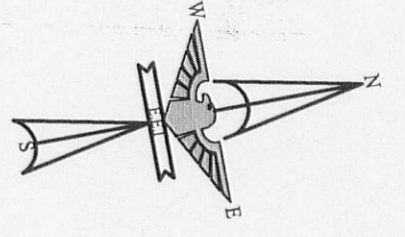
LOCATION MAP
NOT TO SCALE

TAX PARCEL #157-07-238
COSMCT, LLC
P.O. BOX 1420
LEXINGTON, NC 27293-1420
L1 M42-867
MULTI-FAMILY, UR-2(CD)

SITE DATA:
TAX PARCELS: 157-07-339 through 157-07-349 & 157-07-352 through 157-07-361
SITE AREA: 4.27 AC.
PREVIOUS ZONING: UR-2(CD) (REZONING 2006-160)
EXISTING ZONING: UR-2(CD) (REZONING 2010-043)
PROPOSED ZONING: UR-2(CD) S.P.A.
FRONT SETBACK: 14 FT. (from BACK OF CURB)
SIDE YARD: 5 FT.
REAR YARD: 10 FT.
MAXIMUM HEIGHT: 40 FY.
MAXIMUM F.A.R.: 1.0 MAX. PROPOSED: 0.19
*** EXTERIOR PARKING (PER UNIT):** 1 MIN - 2 MAX PROPOSED: 2
TOTAL UNITS: 22
PROPOSED DENSITY: 5.152

APPROVED BY
CITY COUNCIL

MAR 18 2013



UNLESS OTHERWISE NOTED, ALL PARCELS ARE OWNED BY VALLEY DEVELOPMENT DEED BOOK 23281, PAGE 776

* ALL LOTS SHALL BE PROVIDED WITH 2 EXTERIOR AND 2 GARAGE PARKING SPACES FOR A TOTAL OF 4 SPACES PER LOT.

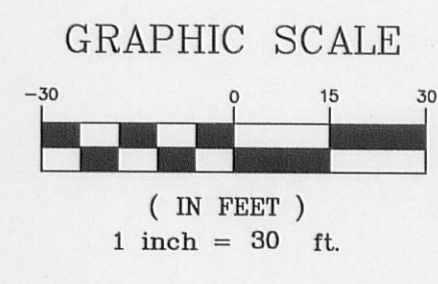
N.C.G.S. MONUMENT "NODES"
STATE PLANE COORDINATES - SPC 83
SPC 83 N(Y): 528,247.413(GRID) EX:
E(X): 1,458,413.305(GRID)
N(Y): 528,247.413(GROUND) EX:
E(X): 1,458,413.305(GROUND)
CONVERGED GRID FACTOR:
0.99984566

TAX PARCEL #157-07-237
LLC MILLENNIUM VISION PROPERTIES
& DUAL INVESTMENT GROUP
129 WEST TRADE ST. STE. 1510
CHARLOTTE, NC 28202
P1 87 M4-323
OFFICE, 0-1

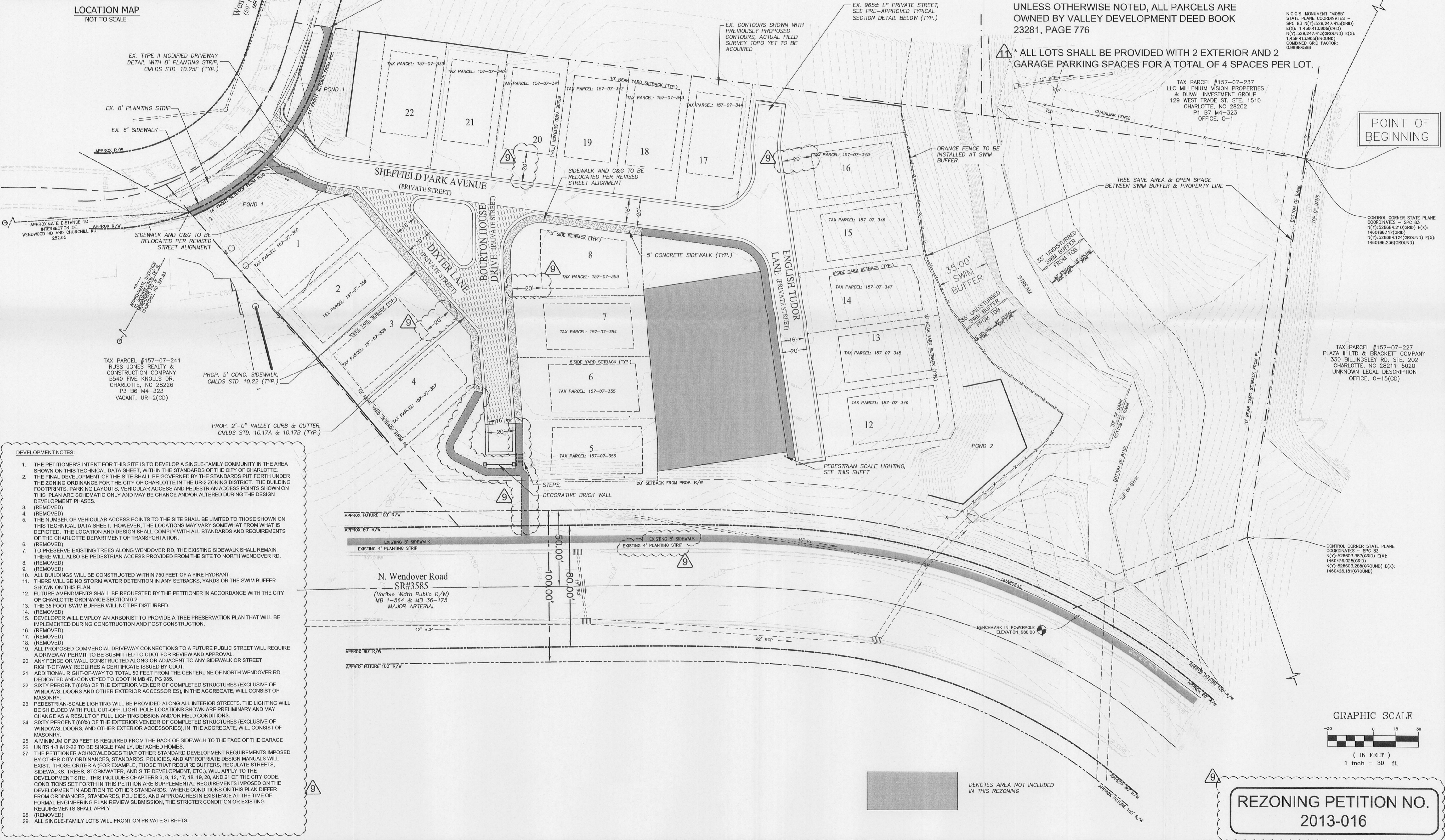
POINT OF BEGINNING

TAX PARCEL #157-07-227
PLAZA II LTD & BRACKETT COMPANY
330 BILLINGSLEY RD. STE. 202
CHARLOTTE, NC 28211-5020
UNKNOWN LEGAL DESCRIPTION
OFFICE, 0-15(CD)

CONTROL CORNER STATE PLANE
COORDINATES - SPC 83
N(Y): 528684.210(GRID) EX:
E(X): 1460186.117(GRD)
N(Y): 528684.124(GROUND) EX:
E(X): 1460186.236(GROUND)



REZONING PETITION NO.
2013-016



- DEVELOPMENT NOTES:**
1. THE PETITIONER'S INTENT FOR THIS SITE IS TO DEVELOP A SINGLE-FAMILY COMMUNITY IN THE AREA SHOWN ON THIS TECHNICAL DATA SHEET, WITHIN THE STANDARDS OF THE CITY OF CHARLOTTE.
 2. 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 THIS PLAN ARE SCHEMATIC ONLY AND MAY BE CHANGE AND/OR ALTERED DURING THE DESIGN DEVELOPMENT PHASES.
 3. (REMOVED)
 4. (REMOVED)
 5. 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.
 6. (REMOVED)
 7. TO PRESERVE EXISTING TREES ALONG WENDOVER RD, THE EXISTING SIDEWALK SHALL REMAIN. THERE WILL ALSO BE PEDESTRIAN ACCESS PROVIDED FROM THE SITE TO NORTH WENDOVER RD.
 8. (REMOVED)
 9. (REMOVED)
 10. ALL BUILDINGS WILL BE CONSTRUCTED WITHIN 750 FEET OF A FIRE HYDRANT.
 11. THERE WILL BE NO STORM WATER DETENTION IN ANY SETBACKS, YARDS OR THE SWIM BUFFER SHOWN ON THIS PLAN.
 12. FUTURE AMENDMENTS SHALL BE REQUESTED BY THE PETITIONER IN ACCORDANCE WITH THE CITY OF CHARLOTTE ORDINANCE SECTION 6.2.
 13. THE 35 FOOT SWIM BUFFER WILL NOT BE DISTURBED.
 14. (REMOVED)
 15. DEVELOPER WILL EMPLOY AN ARBORIST TO PROVIDE A TREE PRESERVATION PLAN THAT WILL BE IMPLEMENTED DURING CONSTRUCTION AND POST CONSTRUCTION.
 16. (REMOVED)
 17. (REMOVED)
 18. (REMOVED)
 19. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
 20. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
 21. ADDITIONAL RIGHT-OF-WAY TO TOTAL 50 FEET FROM THE CENTERLINE OF NORTH WENDOVER RD DEDICATED AND CONVEYED TO CDOT IN MB 47, PG 885.
 22. 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.
 23. 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 AND/OR FIELD CONDITIONS.
 24. 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.
 25. A MINIMUM OF 20 FEET IS REQUIRED FROM THE BACK OF SIDEWALK TO THE FACE OF THE GARAGE.
 26. UNITS 1-8 & 12-22 TO BE SINGLE FAMILY, DETACHED HOMES.
 27. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
 28. (REMOVED)
 29. ALL SINGLE-FAMILY LOTS WILL FRONT ON PRIVATE STREETS.

GARDENS AT WENDOVER
 REVISIONS PER REZONING PETITION 2010-043

VALLEY DEVELOPMENT
 316 WENDOVER AVE., NW
 VIENNA, VA 22180

REZONING SITE PLAN

DESIGNED BY: JSM
 DRAWN BY: JSM
 CHECKED BY: JHR
 DATE: 11-26-12
 JOB NUMBER: 2884-C

SCALE: AS SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
C-2.0

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