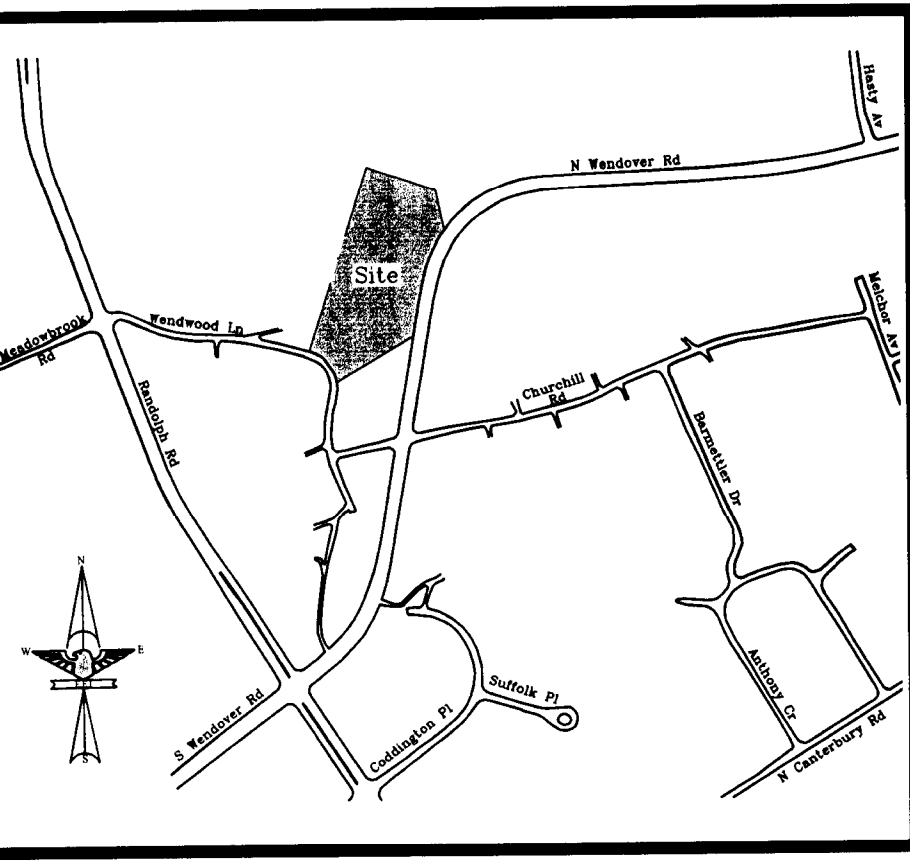


**APPROVED BY
 CITY COUNCIL**

JUL 19 2010

SITE DATA:
 TAX PARCELS: 157-07-339 through 157-07-349 & 157-07-352 through 157-07-361
 SITE AREA: 4.27 AC.
 EXISTING ZONING: UR-2(CD) (REZONING 2006-160)
 PROPOSED ZONING: UR-2(CD) S.P.A.
 FRONT SETBACK: 20 FT. (from future R/W)
 SIDE YARD: 5 FT.
 REAR YARD: 10 FT.
 TOTAL UNITS: 37
 PROPOSED DENSITY: 8.665

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



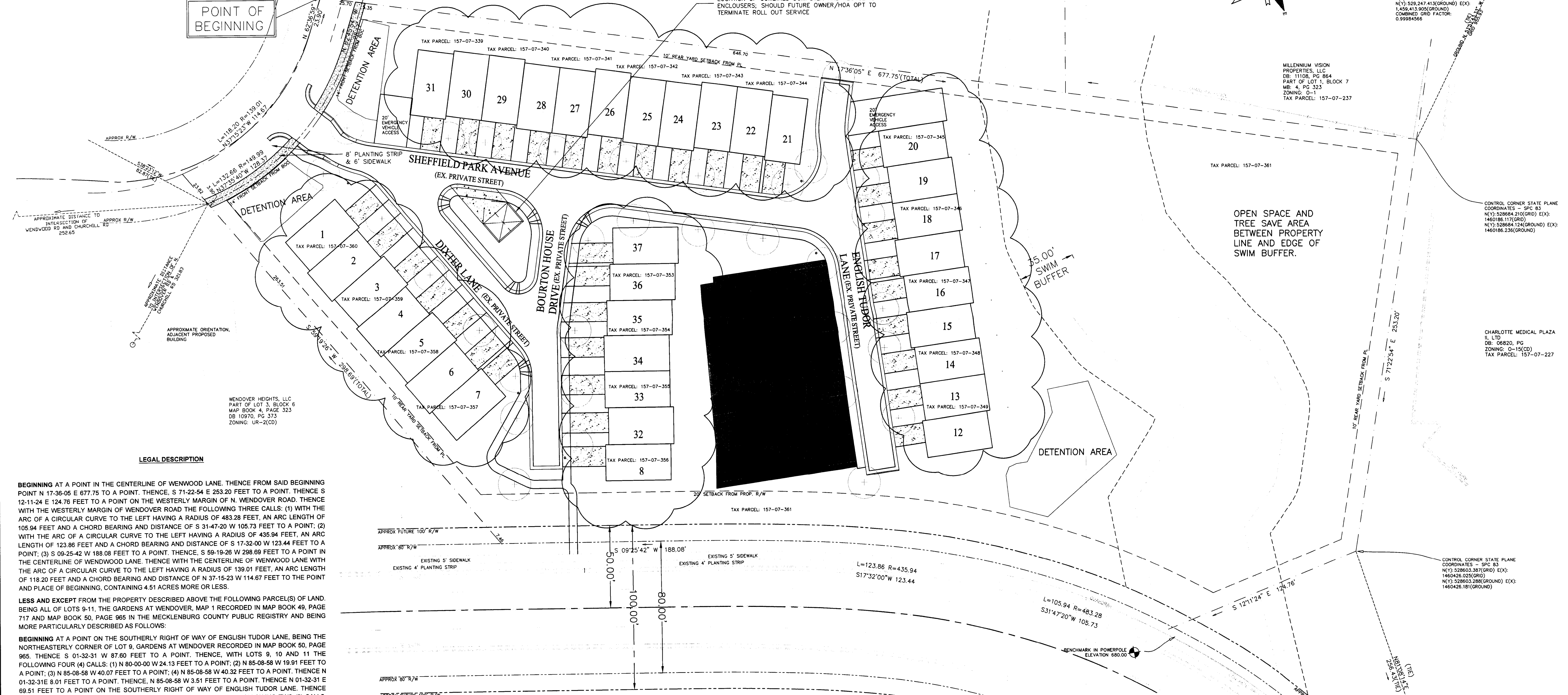
NOTES:
 1. PEDESTRIAN-SCALE LIGHTING WILL BE PROVIDED ALONG ALL INTERIOR STREETS. THE LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF. LIGHT POLE LOCATIONS SHOWN ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FULL LIGHTING DESIGN AND/OR FIELD CONDITIONS.
 2. SIXTY PERCENT (60%) OF THE EXTERIOR VENEER OF COMPLETED STRUCTURES (EXCLUSIVE OF WINDOWS, DOORS, AND OTHER EXTERIOR ACCESSORIES), IN THE AGGREGATE, WILL CONSIST OF MASONRY.
 3. A MINIMUM OF 20 FEET IS REQUIRED FROM THE BACK OF SIDEWALK TO THE FACE OF THE GARAGE.
 4. ALL UNITS ARE TO BE TOWNHOMES.
 5. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL APPLY. 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.
 6. LOCATION, SIZE AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

C.C.S.M.C.T. LLC
 DB: 14539, PG 466
 LOT 1
 MB: 42, PG 867
 ZONING: UR-2(CD)
 TAX PARCEL: 157-07-238

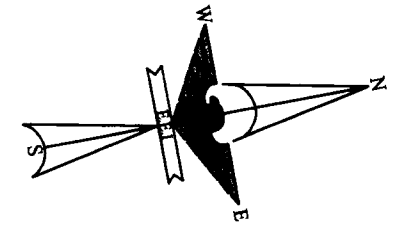
LOCATION OF COMBINED DUMPSTER AND RECYCLING ENCLOSURES; SHOULD FUTURE OWNER/HOA OPT TO TERMINATE ROLL-OUT SERVICE

LOCATION MAP NOT TO SCALE

POINT OF BEGINNING



WENDOVER HEIGHTS, LLC
 PART OF LOT 3, BLOCK 6
 MAP BOOK 4, PAGE 323
 DB 10970, PG 373
 ZONING: UR-2(CD)



N.C.C.S. MONUMENT "M065"
 STATE PLANE COORDINATES - SPC 83
 E(X): 1,459,413.905(GRD)
 N(Y): 529,247.413(GRD) E(X):
 1,459,413.905(GRD)
 N(Y): 529,247.413(GRD) E(X):
 1,459,413.905(GRD)
 COMBINED GRID FACTOR:
 0.99984568

MILLENNIUM VISION
 PROPERTIES, LLC
 DB: 11108, PG 864
 PART OF LOT 1, BLOCK 7
 MB: 4, PG 323
 ZONING: O-1
 TAX PARCEL: 157-07-237

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

CHARLOTTE MEDICAL PLAZA
 L. LID
 DB: 06820, PG
 ZONING: O-15(CD)
 TAX PARCEL: 157-07-227

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE CENTERLINE OF WENWOOD LANE, THENCE FROM SAID BEGINNING POINT N 17-36-05 E 677.75 TO A POINT, THENCE, S 71-22-54 E 253.20 FEET TO A POINT, THENCE S 12-11-24 E 124.78 FEET TO A POINT ON THE WESTERLY MARGIN OF N. WENDOVER ROAD, THENCE WITH THE WESTERLY MARGIN OF WENDOVER ROAD THE FOLLOWING THREE CALLS: (1) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 483.28 FEET, AN ARC LENGTH OF 105.94 FEET AND A CHORD BEARING AND DISTANCE OF S 31-47-20 W 105.73 FEET TO A POINT; (2) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 435.94 FEET, AN ARC LENGTH OF 123.86 FEET AND A CHORD BEARING AND DISTANCE OF S 17-32-00 W 123.44 FEET TO A POINT; (3) S 09-25-42 W 188.08 FEET TO A POINT, THENCE, S 59-19-26 W 298.69 FEET TO A POINT IN THE CENTERLINE OF WENWOOD LANE, THENCE WITH THE CENTERLINE OF WENWOOD LANE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 139.01 FEET, AN ARC LENGTH OF 118.20 FEET AND A CHORD BEARING AND DISTANCE OF N 37-15-23 W 114.67 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 4.51 ACRES MORE OR LESS.

LESS AND EXCEPT FROM THE PROPERTY DESCRIBED ABOVE THE FOLLOWING PARCEL(S) OF LAND, BEING ALL OF LOTS 9-11, THE GARDENS AT WENDOVER, MAP 1 RECORDED IN MAP BOOK 49, PAGE 717 AND MAP BOOK 50, PAGE 965 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ENGLISH TUDOR LANE, BEING THE NORTHEASTERLY CORNER OF LOT 9, GARDENS AT WENDOVER RECORDED IN MAP BOOK 50, PAGE 965, THENCE S 01-32-31 W 87.60 FEET TO A POINT, THENCE, WITH LOTS 9, 10 AND 11 THE FOLLOWING FOUR (4) CALLS: (1) N 80-00-00 W 24.13 FEET TO A POINT; (2) N 85-08-58 W 19.91 FEET TO A POINT; (3) N 85-08-58 W 40.07 FEET TO A POINT; (4) N 85-08-58 W 40.32 FEET TO A POINT, THENCE N 01-32-31 E 8.01 FEET TO A POINT, THENCE, N 85-08-58 W 3.51 FEET TO A POINT, THENCE N 01-32-31 E 89.51 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ENGLISH TUDOR LANE, THENCE WITH THE SOUTHERLY RIGHT OF WAY OF ENGLISH TUDOR LANE THE FOLLOWING TWO (2) CALLS: (1) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 4.64 FEET AND A CHORD BEARING AND DISTANCE OF N 84-53-27 E 4.83 FEET TO A POINT; (2) S 88-27-29 E 122.90 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.239 ACRES MORE OR LESS.

TOTAL SITE AREA FOR THIS REZONING MAP IS 4.27 ACRES, MORE OR LESS.

DEVELOPMENT NOTES

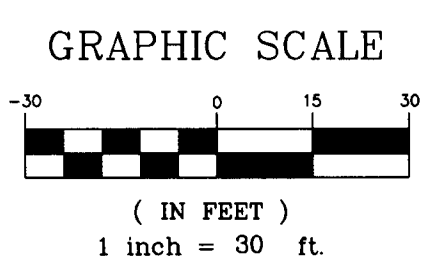
- The Petitioner's intent for this site is to develop a multi-family community in the area shown on this Technical Data sheet, within the standards of the City of Charlotte.
- The Final Development of the Site shall be governed by the standards put forth under the Zoning Ordinance for the City of Charlotte in the UR-2 Zoning District. The building footprints, parking layouts, vehicular access and pedestrian access points shown on this Plan are schematic only and may be change and/or altered during the design development phases.
- (Removed)
- (Removed)
- 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 signage and requirements of the Charlotte Department of Transportation.
- 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.
- (Removed)
- (Removed)
- All buildings will be constructed within 750 feet of a fire hydrant.
- There will be no storm water detention in any setbacks, yards or the SWIM Buffer shown on this plan.

- Future amendments shall be requested by the Petitioner in accordance with the City of Charlotte Ordinance Section 6.2.
- 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 Rd will be dedicated and conveyed to CDOT prior to multifamily approval.
- 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.
- Developer reserves the right to adjust interior wall spacing to increase the size of individual units and reduce the overall number of units. The proposed location of exterior walls will not change.

SITE INFRASTRUCTURE HAS BEEN CONSTRUCTED AS PER THE APPROVED ROADWAY, GRADING, DRAINAGE & EROSION CONTROL PLANS FOR THE GARDENS AT WENDOVER.

THE PURPOSE OF THIS REZONING PLAN IS TO INCREASE THE DENSITY OF THE REMAINING UNDEVELOPED LOTS FROM 19 UNITS TO 34 UNITS. TOTAL LOT COUNT, INCLUDING 3 EXISTING UNITS, WILL BE 37.

■ DENOTES AREA NOT INCLUDED IN THIS REZONING.



PETITION NUMBER 2010-043

NO.	DATE	BY	ISSUE	REV PER ZONING COMMENTS	REV PER REZONING COMMENTS	REV PER COMMENTS	PROPOSED UNITS	ADDITIONAL PROPOSED UNITS	REVISIONS
1	11/22/06	JRP	JRP						
2	01/18/07	JRP	JRP						
3	04/21/08	KEL	KEL						
4	05/17/10	KEL	KEL						

GARDENS AT WENDOVER
 VALLEY DEVELOPMENT, INC.
 598 INDIAN TRAIL ROAD, #208
 INDIAN TRAIL, N.C. 28079

REZONING SITE PLAN & TECHNICAL DATA SHEET

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
DCM	DCM	JDB	2884-C

DATE: 08/09/06
 SCALE: 1"=30'

PRELIMINARY

SHEET C-1.1