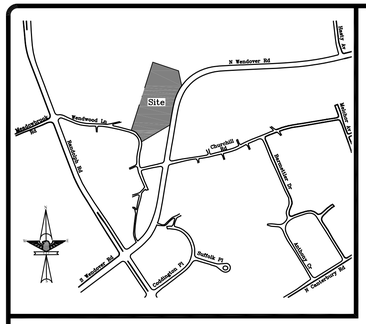

LOCATION MAP
NOT TO SCALE

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 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.
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.

Storm Water Quantity Control

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

Storm Water Quality Treatment

For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Volume and Peak Control

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm, Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours,

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms,

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm,

SITE DATA:

TAX PARCEL:	157-07-339 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

POINT OF BEGINNING

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

Wenwood Lane

N 62°38'59" E 23.90'

25.70

35

TOP OF BANK

APPROX R/W

DETENTION AREA

TAX PARCEL: 157-07-339
TAX PARCEL: 157-07-340
TAX PARCEL: 157-07-341
TAX PARCEL: 157-07-342
TAX PARCEL: 157-07-343
TAX PARCEL: 157-07-344

646.70

10' REAR YARD SETBACK FROM PL

N 7°36'05" E 677.75'(TOTAL)

31 30 29 28 27 26 25 24 23 22 21

20' EMERGENCY VEHICLE ACCESS

8' PLANTING STRIP & 6' SIDEWALK

SHEFFIELD PARK AVENUE
(EX. PRIVATE STREET)

L=118.20 R=139.01
N37°15'23"W 114.67

L=132.66 R=149.99
S36°51'37"E 128.37

S38°51'37"E 82.87'(TOTAL)

24' FRONT SETBACK FROM BOC

APPROXIMATE DISTANCE TO INTERSECTION OF WENDWOOD RD AND CHURCHILL RD 252.45

APPROX R/W

APPROXIMATE DISTANCE TO INTERSECTION OF WENDWOOD RD AND CHURCHILL RD 32.48

APPROXIMATE ORIENTATION, ADJACENT PROPOSED BUILDING

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

DETENTION AREA

1 TAX PARCEL: 157-07-360
2
3 TAX PARCEL: 157-07-359
4
5 TAX PARCEL: 157-07-358
6
7 TAX PARCEL: 157-07-357

DIXFIELD LANE (EX. PRIVATE STREET)

BOURTON HOUSE DRIVE (EX. PRIVATE STREET)

ENGLISH TUDOR LANE (EX. PRIVATE STREET)

S 09°25'42" W 298.69'(TOTAL)

10' REAR YARD SETBACK FROM PL

37 TAX PARCEL: 157-07-353
36
35 TAX PARCEL: 157-07-354
34
33 TAX PARCEL: 157-07-355
32
8 TAX PARCEL: 157-07-356

MARK & GAIL STREET
DB: 24341, PG 186
TAX PARCEL: 157-07-352
11

EXISTING BUILDING

10
ALAN & ROXANNE STONEWALL
DB: 24232, PG 544
TAX PARCEL: 157-07-351

9
AMELYM C. NASR
DB: 24260, PG 21
TAX PARCEL: 157-07-350

20' EMERGENCY VEHICLE ACCESS

TAX PARCEL: 157-07-345
20
19
TAX PARCEL: 157-07-346
18
17
TAX PARCEL: 157-07-347
16
15
TAX PARCEL: 157-07-348
14
13
TAX PARCEL: 157-07-349
12

35.00' SWIM BUFFER

OPEN SPACE AND TREE SAVE AREA BETWEEN PROPERTY LINE AND EDGE OF SWIM BUFFER.

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

TAX PARCEL: 157-07-361

CHAINLINK FENCE

TOP

N.C.G.S. MONUMENT "MO65"
STATE PLANE COORDINATES - SPC 83
N(Y):529,247.413(GRID)
E(X): 1,459,413.905(GRID)
N(Y):529,247.413(GROUND) E(X): 1,459,413.905(GROUND)
COMBINED GRID FACTOR: 0.99984566

GROUND TO GRID FACTOR 0.99984566

BOTTOM OF BANK

TOP OF BANK

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

CHARLOTTE MEDICAL PLAZA II, LTD
DB: 08820, PG
ZONING: O-15(CD)
TAX PARCEL: 157-07-227

10' REAR YARD SETBACK FROM PL

S 71°22'54" E 253.20'

10' CURB

CONTROL CORNER STATE PLANE COORDINATES - SPC 83
N(Y): 528603.387(GRID) E(X): 1460426.025(GRID)
N(Y): 528603.288(GROUND) E(X): 1460426.181(GROUND)

S 12°11'24" E 124.76'

(TIE) ABS LOW FLR ELEV 256.34'(TIE)

20' SETBACK FROM PROP. R/W

APPROX FUTURE 100' R/W

APPROX 80' R/W

EXISTING 5' SIDEWALK
EXISTING 4' PLANTING STRIP
30' CURB

S 09°25'42" W 188.08'

50.00'

100.00'

80.00'

L=123.86 R=435.94
S17°32'00"W 123.44

L=105.94 R=483.28
S31°47'20"W 105.73

DRAINAGE

BENCHMARK IN POWERPOLE ELEVATION 680.00

DOUBLE YELLOW

CONCRETE WALK

APPROX FUTURE 100' R/W

APPROX 80' R/W

APPROX FUTURE 100' R/W

N. Wendover Road
SR#3585

DETENTION AREA

DENOTS AREA NOT INCLUDED IN THIS REZONING.

GRAPHIC SCALE
-30 0 15 30
(IN FEET)
1 inch = 30 ft.

PRELIMINARY
NOT FOR SALES, CONVEYANCE OR RECORDATION

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 124.76 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 WENDWOOD 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 01-32-31E 8.01 FEET TO A POINT. THENCE, N 85-08-58 W 3.51 FEET TO A POINT. THENCE N 01-32-31 E 69.51 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 4.63 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.

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.

DEVELOPMENT NOTES:

1. 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.
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. The Petitioner will conform to all yard restrictions (front, side and rear) given by the City of Charlotte for the zoning of UR-2.
4. Under UR-2 zoning, there are not Buffer Areas on this site.
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. 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.
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. All signs placed on the site will be installed in accordance with the City of Charlotte Ordinance.
9. 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).
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 allowed if requested by the Petitioner, in accordance with the City of Charlotte Ordinance.
13. The 35 foot SWIM Buffer will not be disturbed.
14. 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.
15. Developer will employ an arborist to provide a tree preservation plan that will be implemented during construction and post construction.
16. Bicycle parking shall be provided to meet the amended parking section of the Zoning Code.
17. All new driveways shall be City of Charlotte standard drop curb ramp Type II driveways.
18. 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.
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 will be dedicated and conveyed to CDOT prior to multifamily approval.)
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.

PRELIMINARY
NOT FOR SALES, CONVEYANCE OR RECORDATION

ENGLE ENGINEERING
2013 VAN BUREN AVENUE
Indian Trail, NC 28079
(704) 882-4222
www.engleonline.net

NO.	DATE	BY	ISSUE
1	11.22.06	JRP	REV. PER ZONING COMMENTS
2	01.19.07	JRP	REV. PER REZONING COMMENTS
3	05.05.09	RLW	REVISED TO SHOW ADDITIONAL PROPOSED UNITS.
4	04.21.10	KEL	REVISED TO SHOW ADDITIONAL PROPOSED UNITS.

GARDENS AT WENDOVER

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

REZONING SITE PLAN & TECHNICAL DATA SHEET

DESIGNED BY	DCM	DRAWN BY	DCM
SCALE	1"=30'	DATE	08/09/06
		CHECKED BY	JDB
		JOB NUMBER	2884-C

SHEET
C-1.1

K:\Land Projects PJ\2884-C Gardens at Wendover\Dwg\LDO_Rezoning_SITE PLAN-CSO-08.dwg 4/29/2010 10:17:20 AM