

NO.	DATE	BY	ISSUE
1	11.22.06	JRP	REV. PER ZONING COMMENTS
2	01.19.07	JRP	REV. PER REZONING COMMENTS
3	06.09.09	W.R.	REVISED TO SHOW ADDITIONAL PROPOSED UNITS.
4	04.21.10	KEL	REVISED TO SHOW ADDITIONAL PROPOSED UNITS.
△	05/17/10	KEL	REVISED PER PLANNING DEPT. COMMENTS

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

PRELIMINARY
NOT FOR SALES
CONVEYANCE OR
RECORDATION

SHEET
C-1.1

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

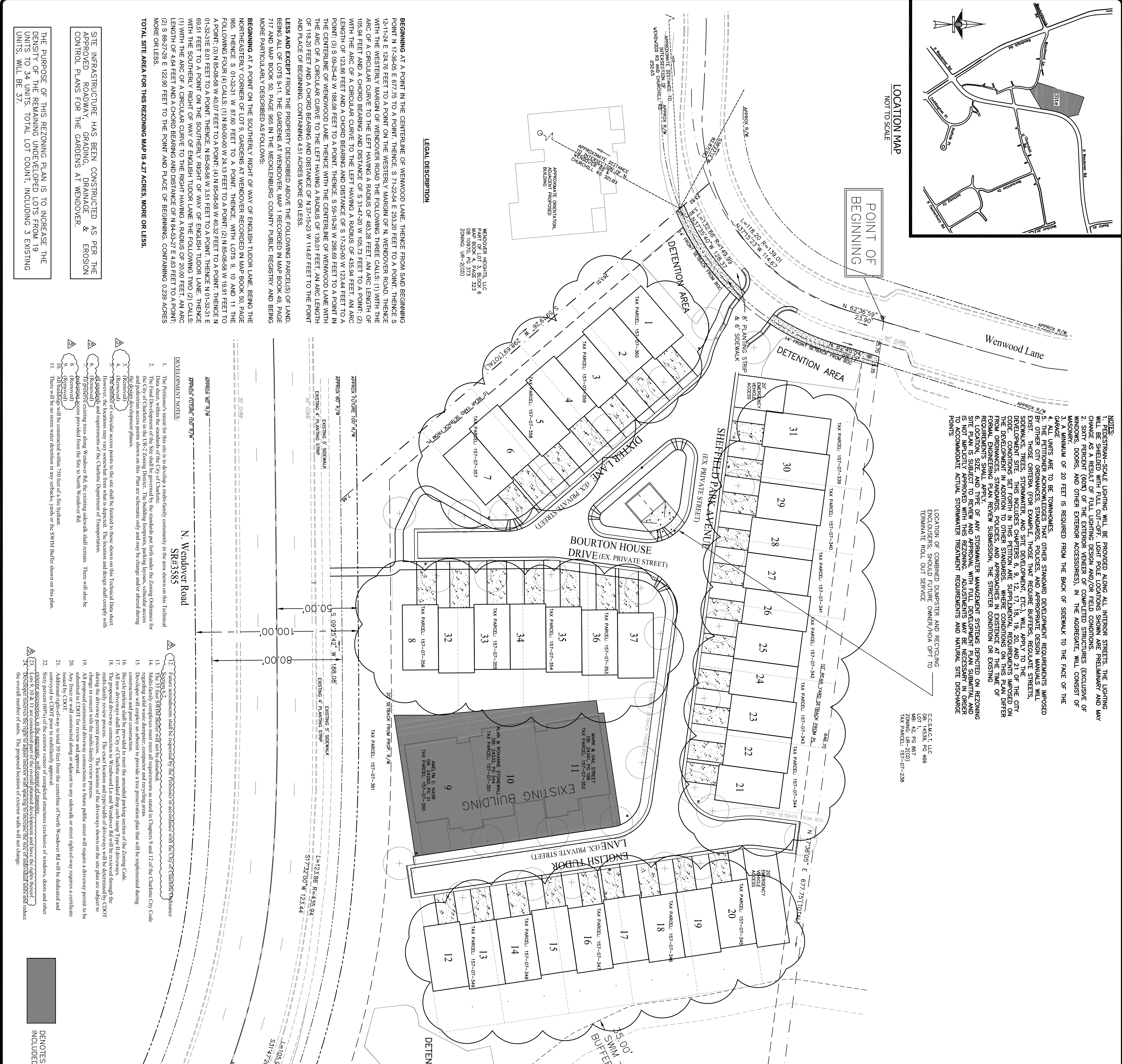
UNLESS OTHERWISE NOTED, ALL PARCELS ARE OWNED BY VALLEY DEVELOPMENT DEED BOOK 23281, PAGE 776

GRAPHIC SCALE

1" = 30'

1 inch = 30 ft.

PETITION NUMBER 2010-043

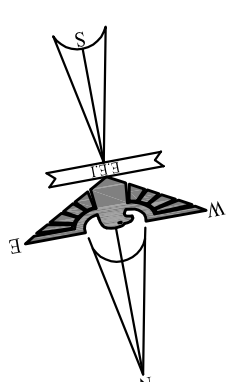


NOTES:

1. FLOOD-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 BE MODIFIED BASED ON THE FINAL DESIGN.
2. SIXTY PERCENT (60%) OF THE EXTERIOR VANNER OF COMPLETED STRUCTURES (EXCLUSIVE OF WINDOWS, DOORS, AND OTHER EXTERIOR ACCESSORIES) IN THE AGGREGATE, WILL CONSIST OF MASONRY. A MINIMUM OF 20 FEET IS REQUIRED FROM THE BACK OF SIDEWALK TO THE FACE OF THE GARAGE.
3. ALL UNITS ARE TO BE TOWNHOMES.
4. THE PERMITTER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY THE CITY OF CHARLOTTE, INCLUDING BUT NOT LIMITED TO, STORMWATER MANAGEMENT, TREE REPLACEMENT, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC., WILL APPLY TO THE DEVELOPMENT SITE. THE INCLUDES CHAPTERS 6, 8, 12, 17, 18, 20, AND 21 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE.
5. THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE.
6. LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DERIVED ON REZONING THE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND SUBSEQUENT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE.
7. THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE.
8. THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE.
9. THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE.
10. THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE, AND THE DEVELOPMENT SITE IS SUBJECT TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE.
11. There will be no storm water detention in any setbacks, yards or the SWM Buffer shown on this plan.

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

C.C.S.M.C.T. LLC
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-238



N.C.S. MONUMENT "MAGE"
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-238

MILENNIUM VISION
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-237

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CHARLOTTE MEDICAL PLAZA
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227

CONTROL CORNER STATE PLANE
DB: 14639, PG: 468
MB: 42, PG: 867
TAX PARCEL: 157-07-227