

Vicinity Map
NTS

Wendwood Townhomes

Charlotte, North Carolina

prepared for:

Piedmont Land Ventures



FINAL
APPROVAL

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

APPROVED

EROSION CONTROL

APPROVED

URBAN FORESTRY

TREE ORDINANCE

APPROVED

CDOT

APPROVED

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM FOUND AT <http://charlottenc.gov/ld>

SDRMF-2017-00053

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 11/21/17

BUILDING ELEVATIONS WERE NOT APPROVED AS PART OF THIS PLAN SET. Per conversation
with Tom Brasse the developer of the project on 6/23/2017, he agreed to provide architectural
elevations for review in a revised preliminary multi-family plan / RTAP. All RTAP fees, review
times, etc. will apply. Please note that building permits cannot be issued until elevations are
approved by Planning. Building elevations must meet all conditions of approved rezoning.

Sheet Index

		Original Issue Date	Date Last Revised	Number of Revisions
1.0	Cover Sheet	06/12/17	10/05/17	1
2.0	Rezoning Plan (previously approved, by others)	05/20/13	-	0
2.1	Boundary Survey (by other)	06/20/13	-	0
2.2	Boundary Survey (by others)	05/30/12	-	0
2.3	Architectural Requirements	06/12/17	-	0
2.4	General Notes	10/05/17	-	-
3.0	Horizontal Control Plan	06/12/17	10/05/17	1
3.1	Emergency Access Plan	10/05/17	-	-
3.2	Turning Movements - SU 30	10/05/17	-	-
3.3	Turning Movements - SU 30	10/05/17	-	-
3.4	Intersection Site Distance Plan & Profile	10/05/17	-	-
4.0	Grading & Storm Drainage Plan	06/12/17	10/05/17	1
4.1	Drainage Area Map	06/12/17	10/05/17	1
5.0	Storm Sewer Profiles	06/12/17	10/05/17	1
5.1	Storm Sewer Profiles	06/12/17	10/05/17	1
6.0	Detention Details	06/12/17	10/05/17	1
6.1	PCSO / Irrigation Summary	06/12/17	10/05/17	1
6.2	Pre-Development Drainage Area Map	06/12/17	-	0
6.3	Post-Development Drainage Area Map	06/12/17	10/05/17	1
7.1	Road Profiles	06/12/17	10/05/17	1
8.1	Details	06/12/17	10/05/17	1
8.2	Details	06/12/17	10/05/17	1
8.3	Details	06/12/17	10/05/17	1
9.0	Required Planting Plan	06/12/17	10/05/17	1
10.1	Demo / Erosion Control - Initial Phase	06/12/17	10/05/17	1
10.2	Erosion Control - Final Phase	06/12/17	10/05/17	1
10.3	Erosion Control - Details	06/12/17	-	0
10.4	Erosion Control - Details	10/05/17	-	-

Utility Plans

U1	Cover Sheet	06/29/17	10/05/17	1
U2	Sanitary Sewer & Water Distribution Notes & Details	06/29/17	-	0
U3	Overall Sewer and Water Plan	06/29/17	10/05/17	1
U4	Sanitary Sewer Profiles	06/29/17	10/05/17	1

Development Data

Zoning: UR-2(CD)/SPA
2013-037
Tax Parcel: 15708103, 15708104
Site Area: 3.67 AC
Proposed Use: Single-Family Attached Residential For Sale

Units Proposed: 62
Proposed Density: 16.9
Common Open Required: 1.47 ac (39.7% Total Site)
Common Open Space Provided: 1.52 ac

Tree Save Required (15%): 23,817 sf
Tree Save Provided: 23,358 sf
Tree Save Mitigation required: 689 sf (459 sf * 1.5)
Tree Save Mitigation provided: 954 sf

Private Open Space per Unit Required: 400 sft

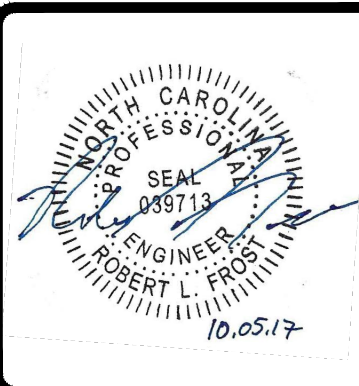
Setbacks:
Wendwood Lane: 14 ft From BOC
Randolph Road: 40 ft From R/W
Side Yard: 5 ft
Rear Yard: 10 ft

Building:
Building Separation: 10 ft minimum
Maximum Building Height: Not to exceed 3 stories or 40 ft
Building Height Proposed: 40 ft
Rear Yard: 10 ft
Maximum F.A.R. Allowed: 1.0
F.A.R. Provided: < 1.0

Parking:
Parking Required: 1 space per unit (minimum)
Parking Provided: 124 (62 units with 2 car garages)
Onstreet Parking Provided: 7 spaces
Total Parking Provided: 131 spaces

Solid Waste and Recycling:
Solid Waste Required: 3, 8 cu. yd. dumpsters (24 cu. yd. total)
Solid Waste Provided: 144 sq. ft. (3, 8 cu. yd. dumpsters)
Recycling Required: 144 sq. ft.
Recycling Provided: 144 sq. ft.

Project Completion Timetable:
Start Site Construction: 10/30/17
Finish Site Construction & Final Plat: 04/01/18
Start Townhome Constuction: 04/01/18
First Townhome C/O: 08/01/18
Last Townhome Finished & C/O: 03/01/20



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PLAN REVISIONS			DESCRIPTION	COMMENTS
DATE	10.5.17			

PREPARED FOR	
Piedmont Land Ventures	

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Wendwood Townhomes	
Cover Sheet	
Charlotte, North Carolina	

SCALE:	As Noted
DATE:	6.12.2017
PROJ. No.	199

SHEET NUMBER	1.0
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