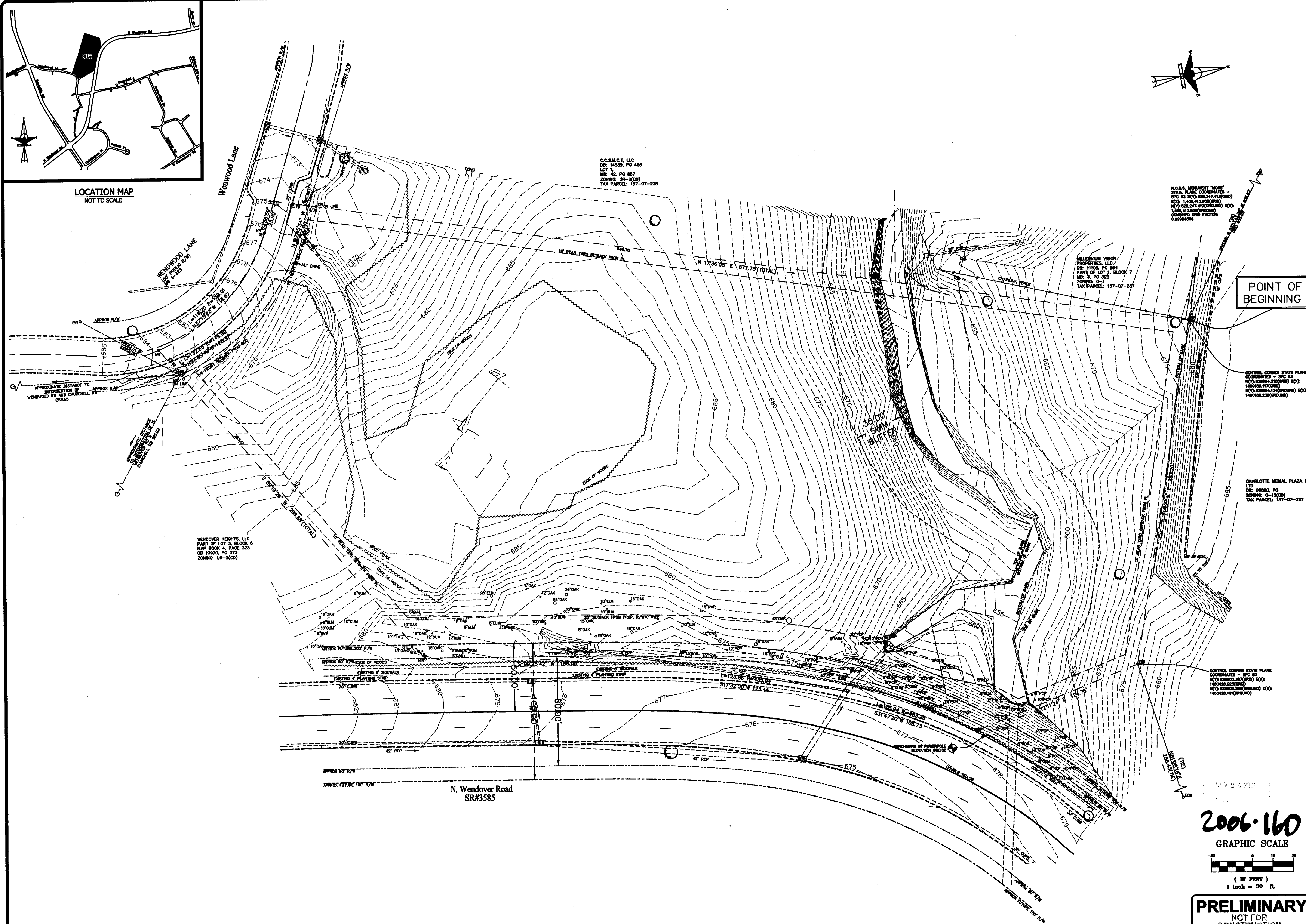


LOCATION MAP  
NOT TO SCALE



2006-160  
GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft.

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

**ENGINEERING**  
2013 VAN BUREN AVENUE  
Indian Trail, NC 28079  
(704) 882-4222  
www.rgh-engineering.com

NO.	DATE	BY	REVISION

**GARDENS AT WENDOVER**  
HEROLDTON PARTNERS, LLC  
1064 VAN BUREN AVENUE, SUITE 1  
INDIAN TRAIL, N.C. 28079

REVISION	BY	DATE	DESCRIPTION
1	DCM	11.22.06	2884-C

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

SHEET  
EX.COND.





**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 VENER 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 CURB.
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 setbacks, sidewalks, trees, stormwater, and site plan review) are not the focus of this petition. The relevant chapters 6, 8, 12, 17, and 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 the engineering plan review submission, the stricter condition or existing requirements shall apply.
6. Location, size, and type of any Stormwater Management Systems deployed on rezoning site plan is subject to review and approval with full development plan submission and is not implicitly approved. This review is intended to ensure the rezoning 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-up area, construct water quality best management practices (BMPs) to achieve 65% 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 1998, 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

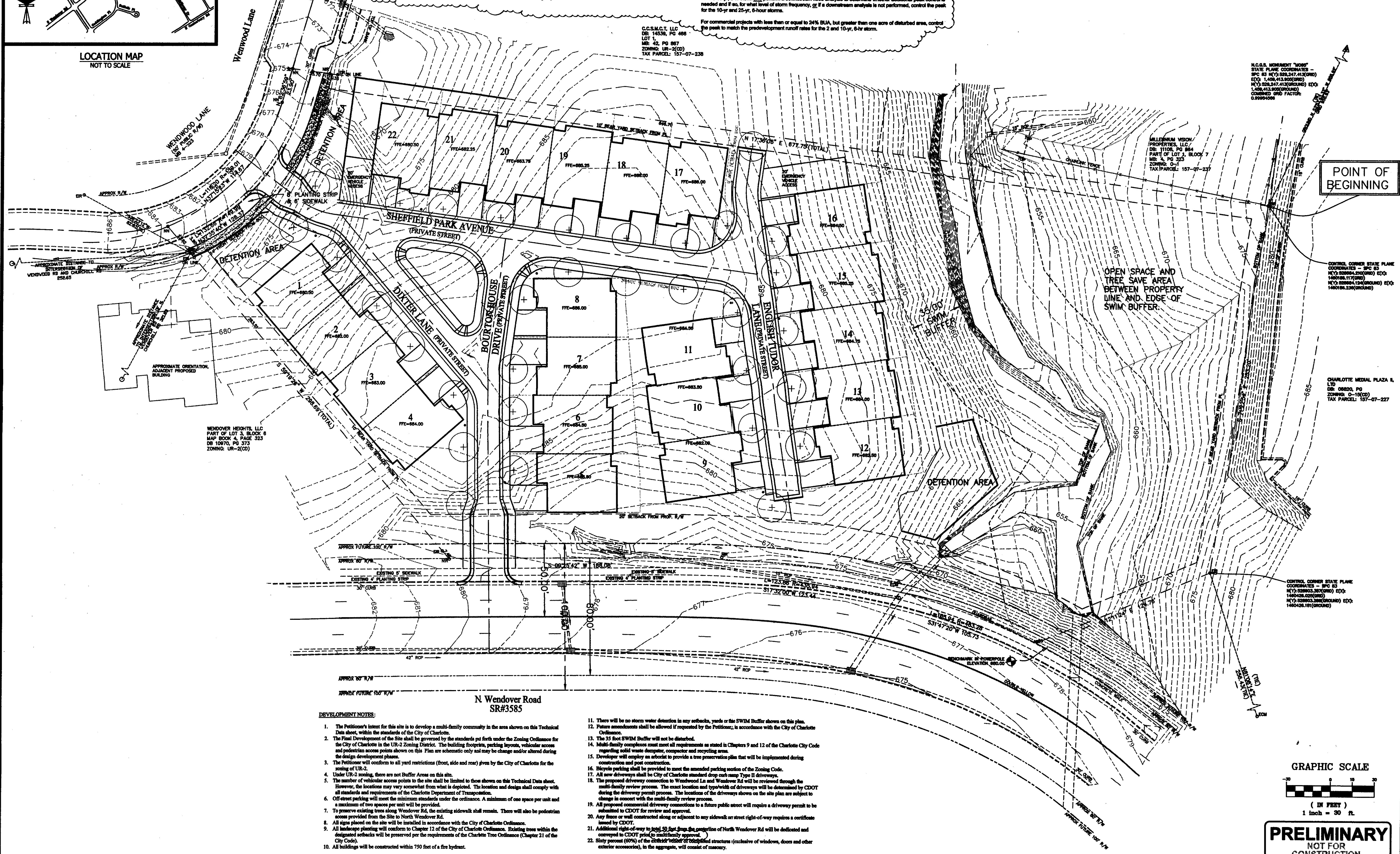
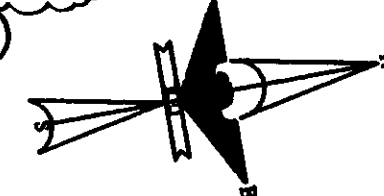
For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 8-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.

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

**SITE DATA:**  
TAX PARCEL: 157-072-40  
SITE AREA: 4.51 AC.  
EXISTING ZONING: UR-2(CD) (REZONING 250-140)  
PROPOSED ZONING: UR-2(CD) (S.P.A.)  
FRONT SETBACK: 20 FT. (from future R/W)  
SIDE YARD: 5 FT.  
REAR YARD: 10 FT.  
AVAILABLE UNITS: 22  
PROPOSED DENSITY: 4.878

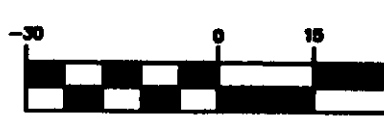


**DEVELOPMENT NOTES:**

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 set 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 shall be in accordance with the standards. Plans are schematic only and may be changed 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 no 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 the standards and requirements of the Charlotte Department of Transportation.
6. Off-street parking will meet the minimum standards set forth 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 Woodward Rd, the existing sidewalk shall remain. There will also be preservation of trees along the site to Woodward 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 structure detentions 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 transfer, compactor and recycling area.
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 mandated parking section of the Zoning Code.
17. All new driveways shall be City of Charlotte standard drop curb ramp type II driveways.
18. The location of driveway connection to the street shall be in accordance with the City of Charlotte multi-family review process. The exact location and type/ramp 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 new paved residential lots adjacent 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 of approval from the City of Charlotte.
21. Additional right-of-way shall be 50 feet from the centerline of North Waverider Rd will be dedicated and conveyed to CDOT prior to multifamily approval.
22. Sixty percent (60%) of the site area shall be dedicated to pedestrian structures (exclusive of windows, doors and other building accessories), to the accessory, will consist of canopy.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

**ENGINEERING**

**2013 VAN BUREN AVENUE**  
Indian Trail, NC 28079  
(704) 882-4222  
[www.segonline.net](http://www.segonline.net)

NO.	DATE	BY	ISSUE	REV. PER ZONING COMMENTS
1	11.22.08	JRP		

**GARDENS AT  
WENDOVER**

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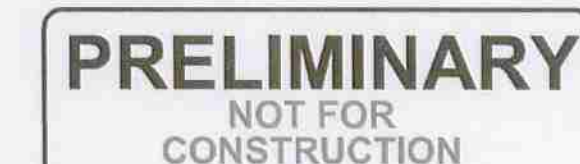
**HEROLDTON PARTNERS, LLC  
1064 VAN BUREN AVENUE, SUITE 1  
INDIAN TRAIL, N.C. 28079**

DESIGNED BY	DCM	DRAWN BY	DCM	CHECKED BY	JDB
FILE	1"-30"	DATE	08/09/08	JOB NUMBER	2864-C

**NOT FOR  
PRELIMINARY  
CONSTRUCTION**

SHEET  
C-1



[illegible]

# GARDENS AT WENDOVER

**HERODOLTON PARTNERS, LLC**  
1064 VAN BUREN AVE. SUITE 1  
INDIAN TRAIL, NC, 28079

# BUILDING ELEVATIONS

DESIGNED BY	DRAWN BY	CHECKED BY
DCM	DCM	JDB

SCALE	DATE	JOB NUMBER
1/4"	09-04-06	2004-0

NOT FOR  
CONSTRUCTION  
**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

SHEET  
C-2.0