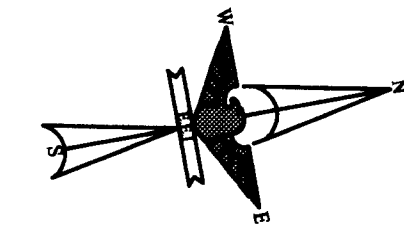


**NOTES:**

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.

<b><u>SITE DATA:</u></b>	
<b>TAX PARCEL#:</b>	157-072-40
<b>SITE AREA:</b>	4.51 AC.
<b>EXISTING ZONING:</b>	UR-2(CD)
<b>PROPOSED ZONING:</b>	UR-2(CD)
<b>FRONT SETBACK:</b>	20 FT. (from future R/W)
<b>SIDE YARD:</b>	5 FT.
<b>REAR YARD:</b>	10 FT.
<b>AVAILABLE UNITS:</b>	22
<b>PROPOSED DENSITY:</b>	4.878



**NOTES:**

- DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE CITY/COUNTY STANDARDS.
- DITCH TYPE STREET REQUIRES APPROVAL OF APPROPRIATE CITY/COUNTY ENGINEERING DEPT.
- THE CROWN (TRANSVERSE SLOPE) FOR ALL TYPICAL SECTIONS ON THIS SHEET IS 3/8" PER FT.
- MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'

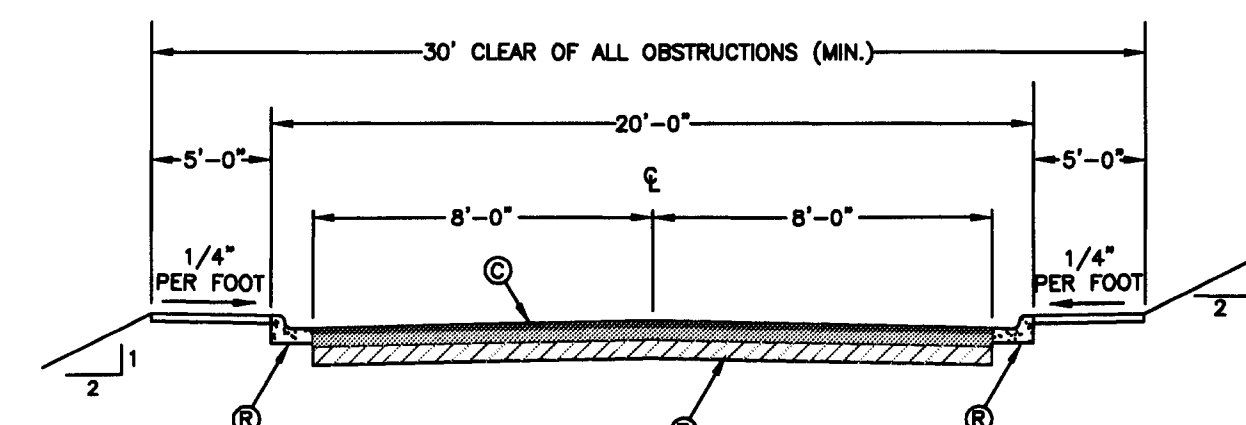
### GUIDELINES FOR PRIVATE STREET DESIGN:

1. INTERNAL STREET ALIGNMENT:  
MAXIMUM GRADE: 10%  
MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)  
MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:  
SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES,  
SECTION I.B.2.

NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED  
ON A CASE BY CASE BASIS BY CITY/COUNTY STAFF.

### PAVEMENT SCHEDULE

- (C) 1.0" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SF9.5A
- (D) 1.5" BITUMINOUS CONCRETE BINDER COURSE, TYPE 119.0C
- (E) 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B
- (R) CURB AND GUTTER (REFERENCE 10.17A AND B)

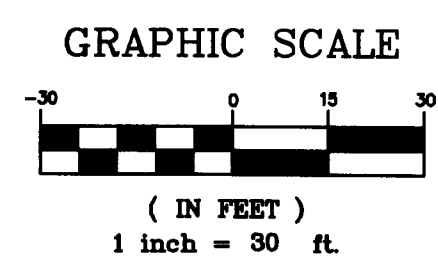


### PRIVATE STREET CROSS SECTION

**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 of the City of Charlotte in the UR-2 zoning District. The building footprints, parking layouts, vehicular access and pedestrian access shall be shown on this Plan are schematic only and may be changed and/or altered during the design development phases.
3. The Petitioner will conform to all zoning 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 all standards and requirements of the Charlotte Department of Transportation.
6. Off-street parking will need to be provided 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 Wendenor Rd, the existing sidewalk shall remain. There will also be no pedestrian crossing at the intersection of Wendenor Rd and the site.
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. All storm water management will strictly follow the requirements of the City of Charlotte. 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 Woodview Ln and Wendover Rd will be reviewed through the standard review process. The existing location and type/width of driveways will be determined by CDOT during the driveway permit process. The location of the driveways shown on the site plan are subject to change in concert with the multi-review process.
19. All proposed commercial connections to a future public street will require a driveway permit to be issued by CDOT for the driveway and driveway apron.
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 the issuance of a certificate of occupancy.
22. Sixty percent (60%) of the exterior surface of completed structures (exclusive of windows, doors and other exterior accessories), in the aggregate, will consist of masonry.



**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

NO.	DATE	BY	ISSUE
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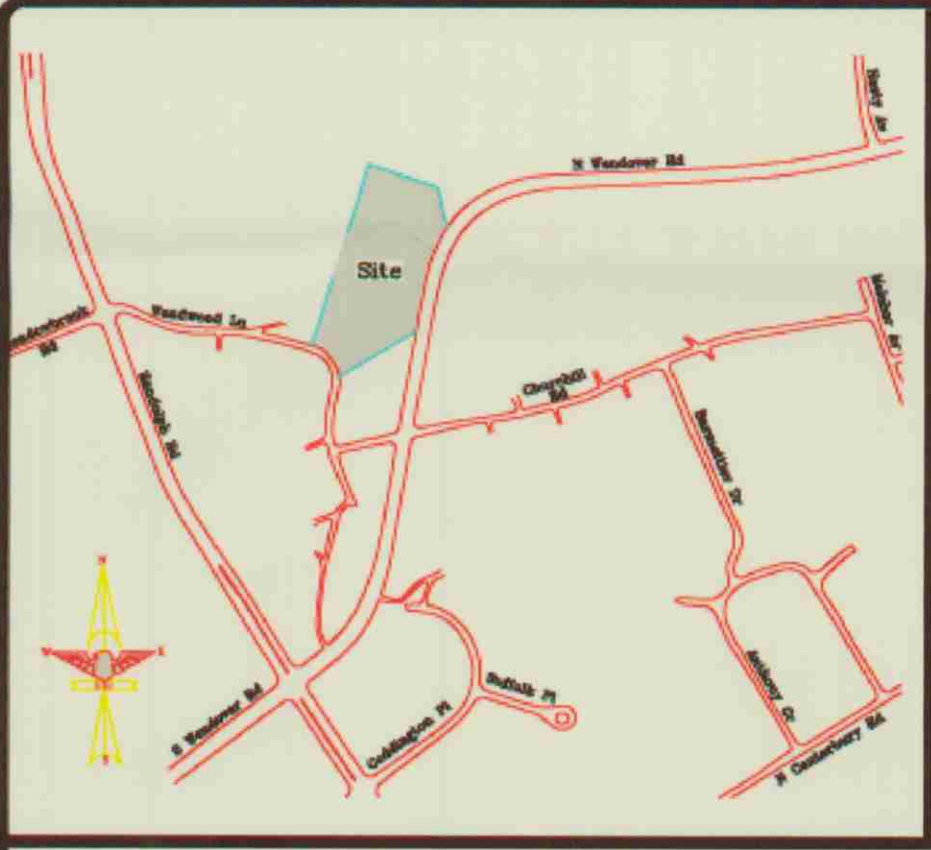
**GARDENS AT  
WENDOVER**

# REZONING SITE PLAN & TECHNICAL DATA SHEET

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

SHEET  
C-1





LOCATION MAP  
NOT TO SCALE

