

FOR PUBLIC
HEARING
2015-111

REZONING PETITION

WENDOVER TOWNS
CHARLOTTE, NORTH CAROLINA
N. WENDOVER DEVELOPMENT, LLC
601 S. CEDAR STREET, STE. 500
CHARLOTTE, NC 28202

SCHEMATIC
SITE PLAN

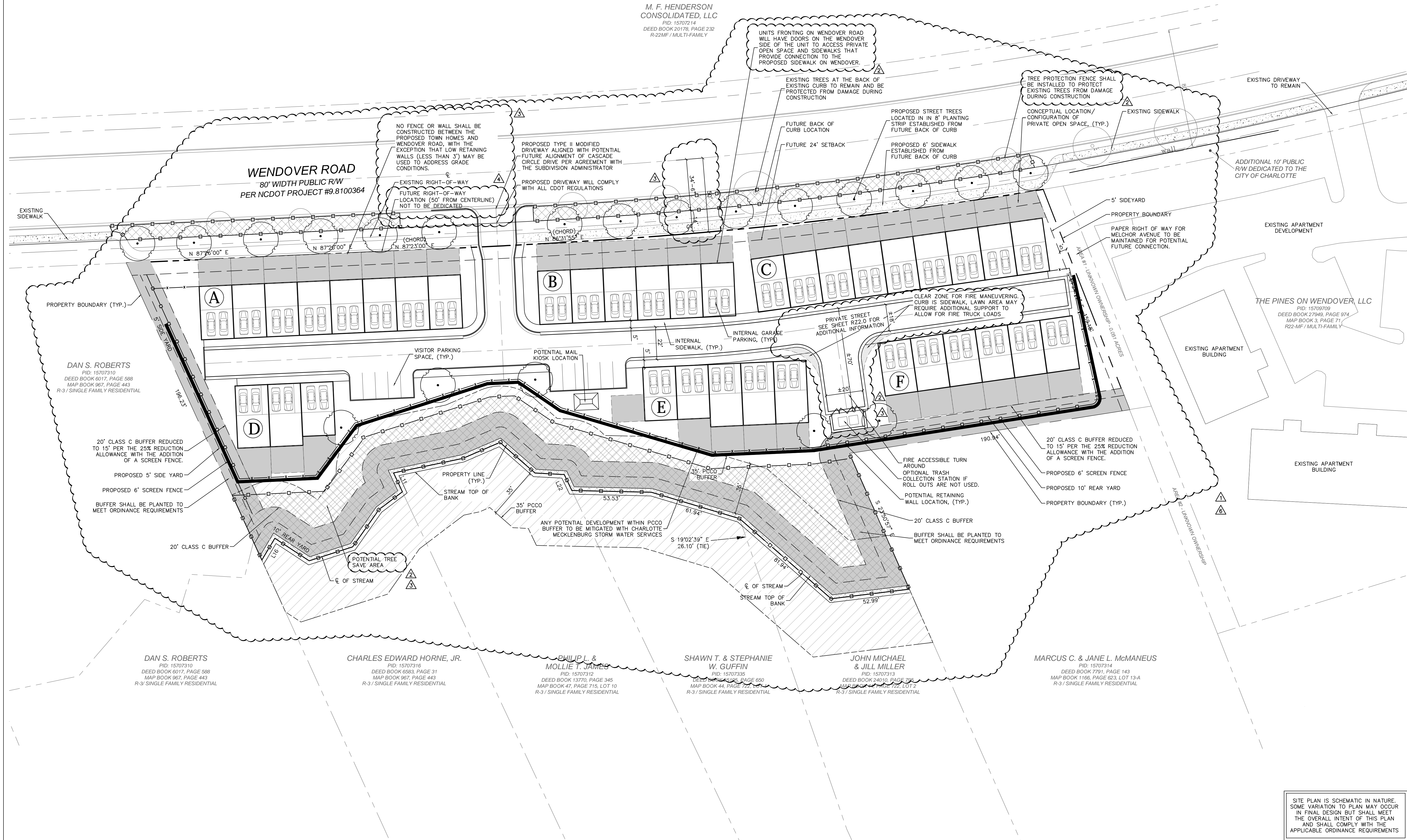
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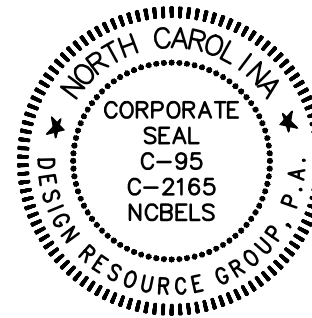
PROJECT #: 523-001
DRAWN BY: DK
CHECKED BY: TH

JUNE 22, 2015

REVISIONS:
12.18.15 PER CITY REVIEW
03.24.16 PER CITY REVIEW
03.30.16 PER CITY REVIEW
04.06.16 PER CITY REVIEW
04.29.16 PER CITY REVIEW
05.09.16 PER SITE UPDATES

SITE PLAN IS SCHEMATIC IN NATURE.
SOME VARIATION TO PLAN MAY OCCUR
IN FINAL DESIGN BUT SHALL MEET
THE OVERALL INTENT OF THIS PLAN
AND SHALL COMPLY WITH THE
APPLICABLE ORDINANCE REQUIREMENTS





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DEVELOPMENT
STANDARDS
& SECTION

5 0 5 10
SCALE: 1" = 10'

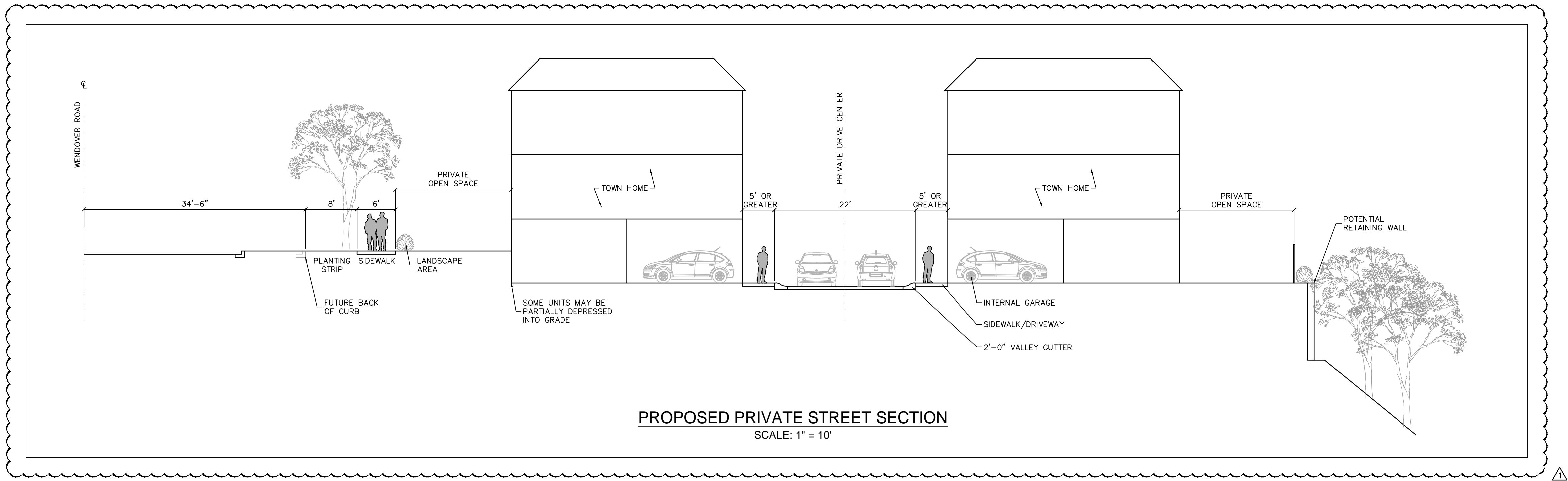
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RZ2.0



PROPOSED PRIVATE STREET SECTION
SCALE: 1" = 10'

SITE DEVELOPMENT DATA:

ACREAGE: ±2.479 ACRES
TAX PARCELS #: 157-073-11, 157-073-37,
157-073-36, 157-037-15
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2(CD)
EXISTING USES: VACANT
PROPOSED USES: UP TO 38 TOWN HOME UNITS
MAXIMUM DENSITY ALLOWED: 17 UNITS PER ACRE
DENSITY PROPOSED: ±15.3 UNITS PER ACRE
MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE, BUT
NOT TO EXCEED THREE (3) STORIES.
PARKING: THE SITE WILL COMPLY WITH THE
MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NORTH WENDOVER PARTNERS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 2.479 ACRE SITE LOCATED ON THE SOUTH SIDE OF NORTH WENDOVER ROAD BETWEEN ELLINGTON STREET AND CHURCHILL ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 157-073-15, 157-073-36, 157-073-37 AND 157-073-11.
 - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- B. PERMITTED USES
- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 38 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.
- C. TRANSPORTATION
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PRIVATE DRIVE, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE PRIVATE DRIVE SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A MINIMUM 2 CAR GARAGE.

- A MINIMUM OF 6 SURFACE PARKING SPACES SHALL BE INSTALLED ON THE SITE.

D. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 3 STORIES.
- THE MAXIMUM HEIGHT IN FEET OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 40 FEET AS MEASURED FROM THE AVERAGE GRADE AT THE BASE OF THE STRUCTURE.
- SET OUT ON SHEET RZ-5.0 OF THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF (I) THE FRONT ELEVATIONS OF BUILDINGS A, B AND C, (II) THE REAR ELEVATIONS OF BUILDINGS A, B AND C, (III) THE FRONT ELEVATIONS OF BUILDINGS D, E AND F, (IV) THE REAR ELEVATIONS OF BUILDINGS D, E AND F AND (V) THE END OR SIDE ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE ELEVATIONS.
ACCORDINGLY, (I) THE FRONT ELEVATIONS OF BUILDINGS A, B AND C, (II) THE REAR ELEVATIONS OF BUILDINGS A, B AND C, (III) THE FRONT ELEVATIONS OF BUILDINGS D, E AND F, (IV) THE REAR ELEVATIONS OF BUILDINGS D, E AND F AND (V) THE END OR SIDE ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED SO THAT SUCH ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS SET OUT ON SHEET RZ-5.0 OF THE REZONING PLAN WITH RESPECT TO ARCHITECTURAL STYLE, CHARACTER AND PRIMARY BUILDING MATERIALS. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- EXTERIOR DECKS MAY NOT BE CONSTRUCTED ON BUILDINGS A, B AND C.
- THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE BRICK VENEER AND CEMENTITIOUS SIDING. VINYL AND ALUMINUM SHALL NOT BE A PERMITTED EXTERIOR BUILDING MATERIAL PROVIDED, HOWEVER, THAT VINYL AND/OR ALUMINUM MAY BE UTILIZED ON THE SOFFITS AND TRIM, AND VINYL WINDOWS, SHUTTERS, DOORS AND GARAGE DOORS AND RAILINGS MAY BE INSTALLED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS. DECKS CONSTRUCTED ON THE SECOND FLOOR OF THE REAR ELEVATIONS OF THE TOWNHOME UNITS LOCATED IN BUILDINGS D, E AND F MAY BE CONSTRUCTED OF PRESSURE TREATED WOOD OR A COMPOSITE MATERIAL.
- BRICK VENEER SHALL BE UTILIZED ON THOSE PORTIONS OF THE BUILDING ELEVATIONS THAT ARE DEPICTED AND DESCRIBED ON THE ATTACHED CONCEPTUAL ARCHITECTURAL RENDERINGS.
- AS GENERALLY DEPICTED ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS, A COMBINATION OF VERTICAL AND HORIZONTAL CEMENTITIOUS SIDING SHALL BE INSTALLED ON THE EXTERIOR OF THE SINGLE FAMILY ATTACHED DWELLING UNITS, AND A VARIETY OF COLORS SHALL BE UTILIZED AS WELL. THE SAME COLOR CEMENTITIOUS SIDING MAY NOT

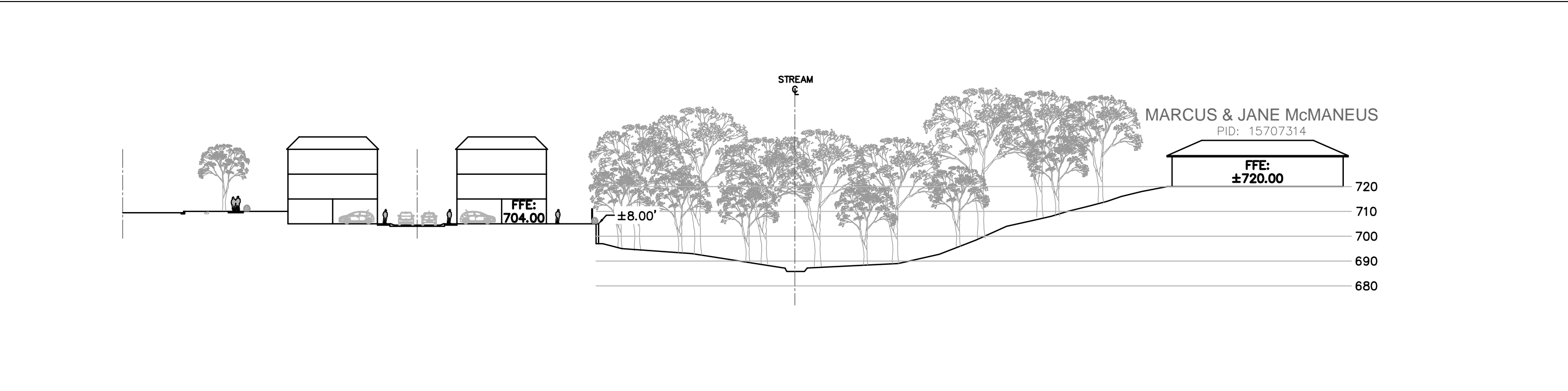
BE UTILIZED ON SINGLE FAMILY ATTACHED DWELLING UNITS THAT SHARE A COMMON BUILDING WALL. THE COLORS ACTUALLY UTILIZED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS MAY VARY FROM THE COLORS SET OUT ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS.

E. STREETScape AND LANDSCAPING

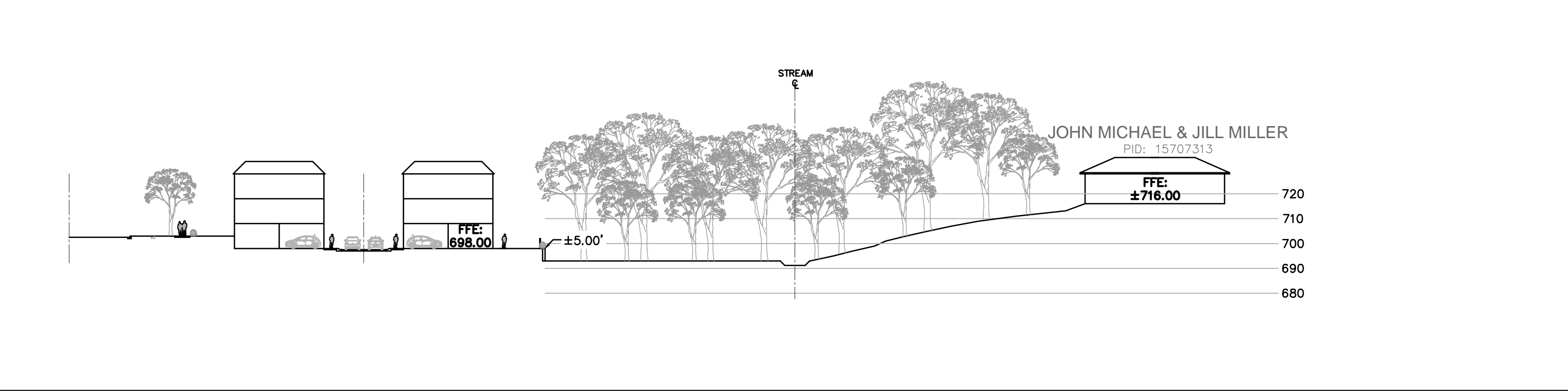
- A 20 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF. THE WIDTH OF THE CLASS C BUFFER MAY BE REDUCED BY 25% BY INSTALLING A WALL, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.
- IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
- AN 8 FOOT PLANTING STRIP AND A 6 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON NORTH WENDOVER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- A FENCE SHALL BE INSTALLED ALONG THE WESTERN, SOUTHERN AND EASTERN BOUNDARY LINES OF THE SITE AS DEPICTED ON THE FENCING EXHIBIT SET OUT ON SHEET RZ-4.0 OF THE REZONING PLAN. THOSE PORTIONS OF THE FENCE DESIGNATED WITH A GREEN LINE SHALL HAVE A MINIMUM HEIGHT OF 4 FEET AND SHALL BE AN ALUMINUM BLACK FENCE THAT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE BLACK ALUMINUM FENCE DEPICTED ON THE FENCING EXHIBIT. THOSE PORTIONS OF THE FENCE DESIGNATED WITH A PURPLE LINE SHALL HAVE A MINIMUM HEIGHT OF 6 FEET AND SHALL BE A WOOD SHADOWBOX FENCE THAT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE WOOD SHADOWBOX FENCE DEPICTED ON THE FENCING EXHIBIT.
- AS DEPICTED ON THE REZONING PLAN, A RETAINING WALL SHALL BE CONSTRUCTED ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE EXTERIOR BUILDING MATERIALS FOR THE RETAINING WALL SHALL BE MODULAR BLOCK.
- TO SOFTEN THE APPEARANCE OF THE RETAINING WALL AS VIEWED FROM THE ADJACENT PARCELS OF LAND LOCATED TO THE SOUTH OF THE SITE, PETITIONER SHALL PLANT JUNIPERS OR OTHER CASCAING PLANT MATERIALS ON TOP OF THE WALL THAT WILL GROW OVER AND ONTO THE SOUTHERN SIDE OF THE RETAINING WALL. FOR ILLUSTRATIVE PURPOSES, AN ELEVATION OF THE RETAINING WALL AS VIEWED FROM THE SOUTH THAT DEPICTS THE TREES AND SHRUBS TO BE INSTALLED AT MATURITY IS SET OUT ON THE WALL TREATMENT PLAN ON SHEET RZ-6.0 OF THE REZONING PLAN.
- TO SOFTEN THE APPEARANCE OF THE RETAINING WALL AS VIEWED FROM THE ADJACENT PARCELS OF LAND LOCATED TO THE SOUTH OF THE SITE, PETITIONER SHALL INSTALL THOSE TREES AND SHRUBS SET OUT ON THE WALL TREATMENT PLAN ON SHEET RZ6.0 OF THE REZONING PLAN ALONG THE SOUTH SIDE OF THE RETAINING WALL. FOR ILLUSTRATIVE PURPOSES, AN ELEVATION OF THE RETAINING WALL AS VIEWED FROM THE SOUTH THAT DEPICTS THE TREES AND SHRUBS TO BE INSTALLED AT MATURITY IS SET OUT ON THE WALL TREATMENT PLAN ON SHEET RZ-6.0 OF THE REZONING PLAN.

F. ENVIRONMENTAL FEATURES

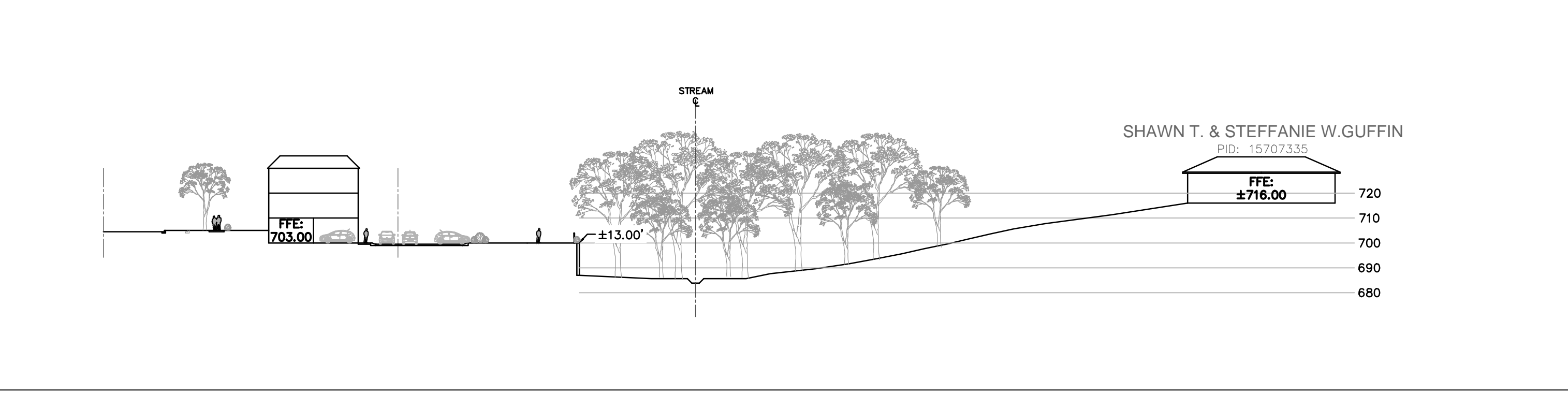
- PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE. ROLL-OUT BINS WILL BE PROVIDED FOR EACH UNIT AND LOCATED INTERNALLY WITHIN THE UNIT'S FOOTPRINT EXCEPT WHEN ROLLED OUT OF THE UNIT FOR PICK-UP. NOTWITHSTANDING THE FOREGOING, IN THE EVENT THAT ROLL-OUT BINS ARE NOT UTILIZED, AN OPTIONAL TRASH COLLECTION STATION AREA IS DEPICTED ON THE REZONING PLAN.
- PETITIONER ACKNOWLEDGES THAT WATER SERVICE IS NOT CURRENTLY AVAILABLE TO THE SITE AND THAT DEVELOPMENT ON THE SITE CANNOT OCCUR UNTIL WATER SERVICE IS AVAILABLE TO THE SITE.
- LIGHTING
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 15 FEET.
 - ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



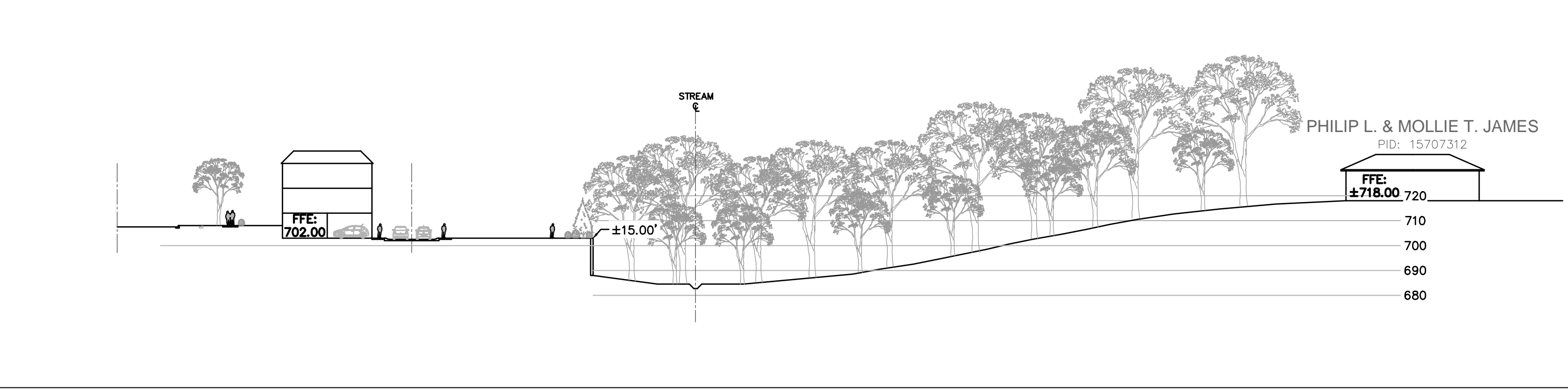
SECTION 5



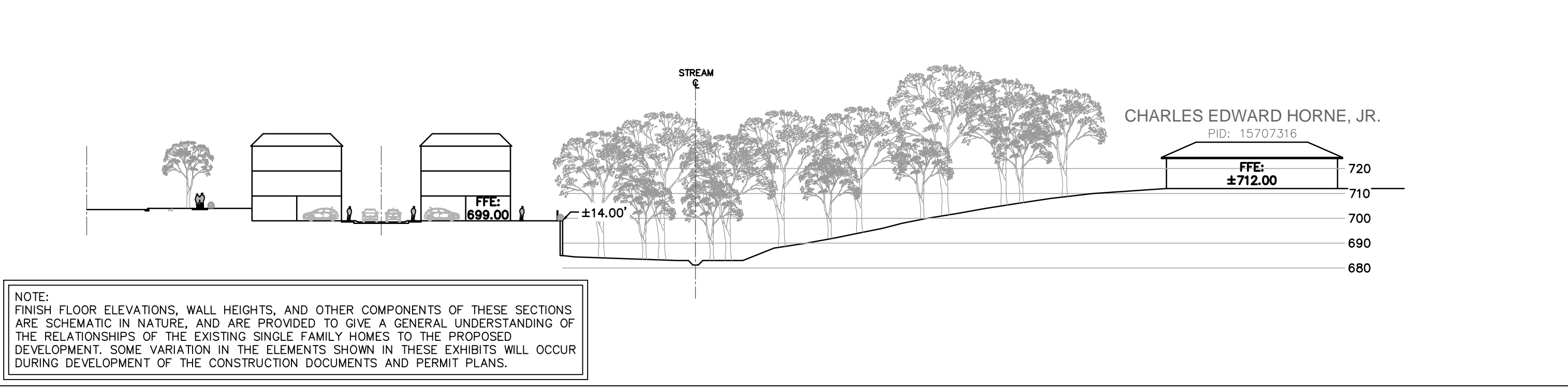
SECTION 4



SECTION 3

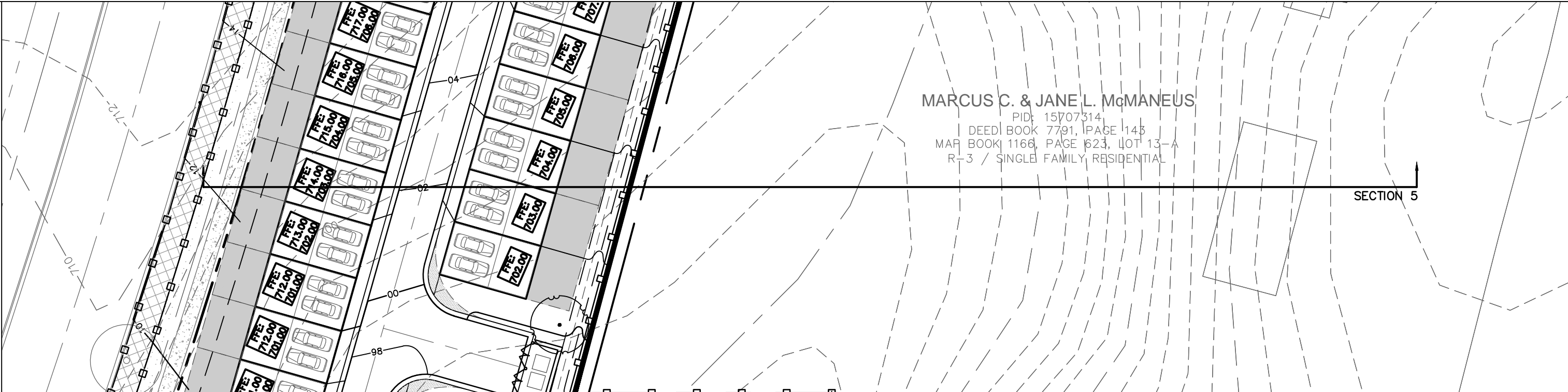


SECTION 2

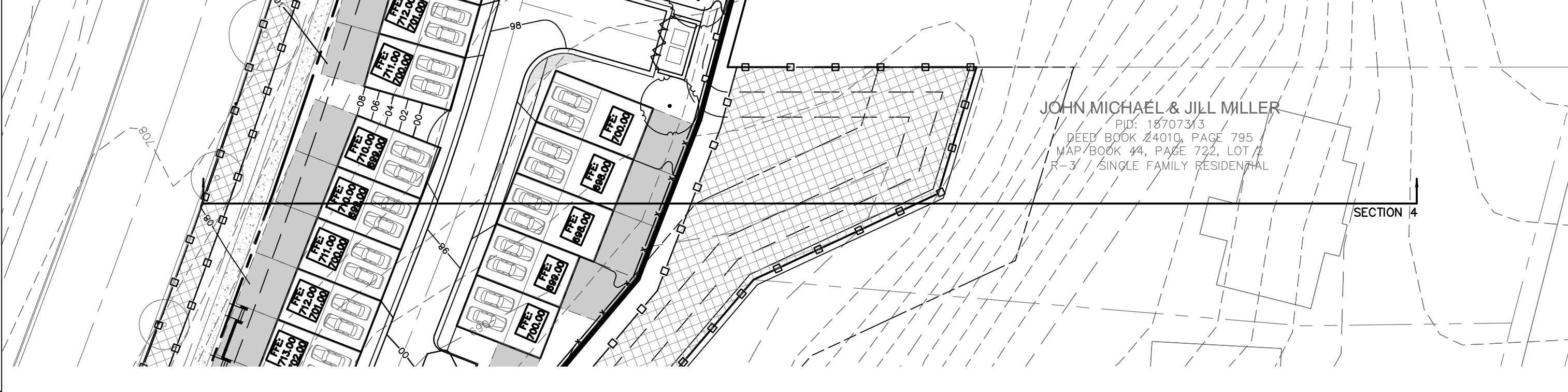


SECTION 1

NOTE:
FINISH FLOOR ELEVATIONS, WALL HEIGHTS, AND OTHER COMPONENTS OF THESE SECTIONS ARE SCHEMATIC IN NATURE, AND ARE PROVIDED TO GIVE A GENERAL UNDERSTANDING OF THE RELATIONSHIPS OF THE EXISTING SINGLE FAMILY HOMES TO THE PROPOSED DEVELOPMENT. SOME VARIATION IN THE ELEMENTS SHOWN IN THESE EXHIBITS WILL OCCUR DURING DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS AND PERMIT PLANS.



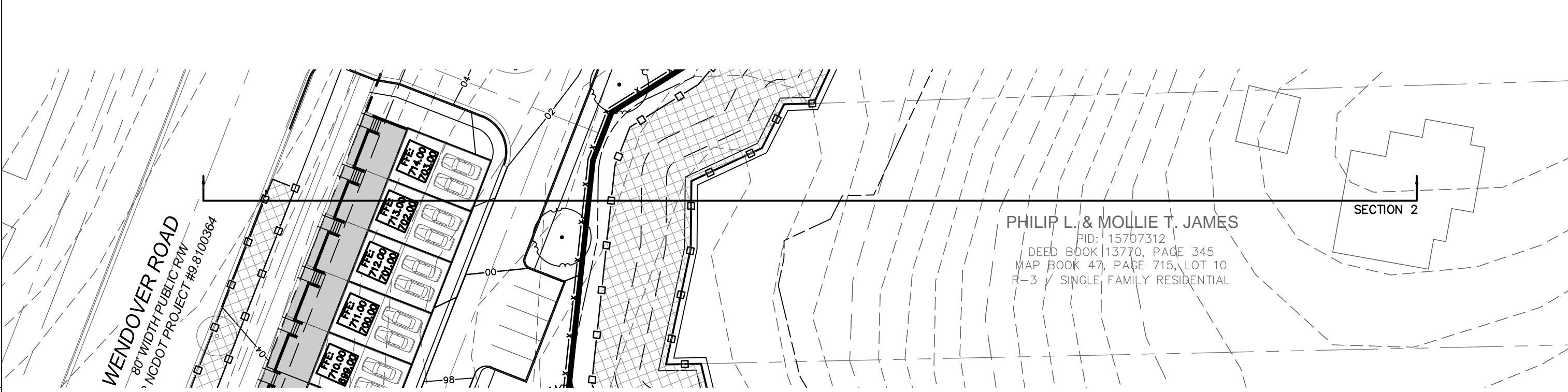
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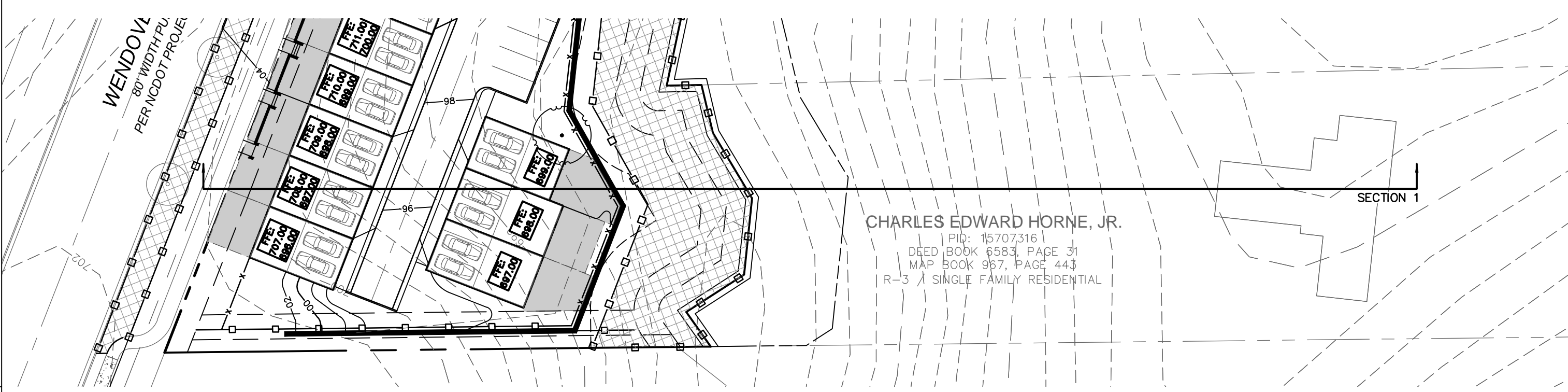
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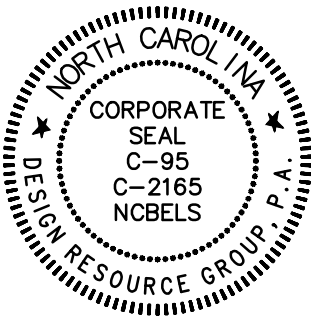
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NEIGHBOR
SECTIONS

20 0 20 40
SCALE: 1" = 40'

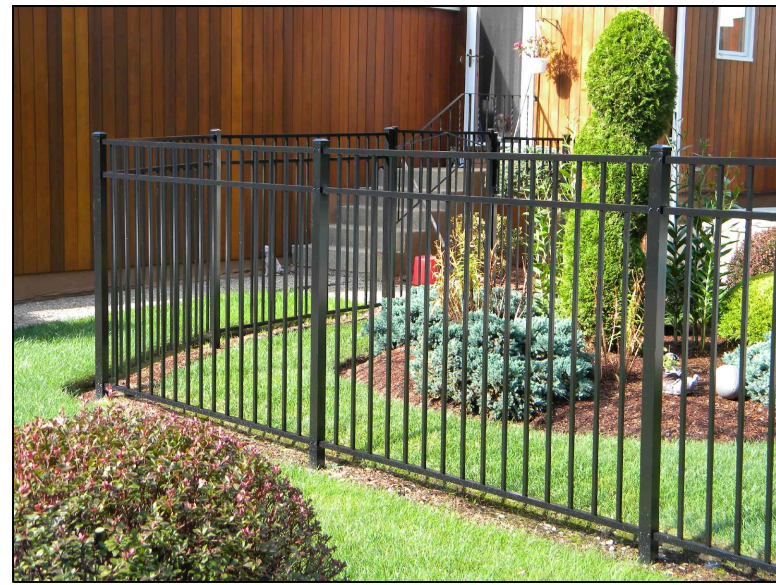
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6' WOOD SHADOWBOX
BUFFER FENCE

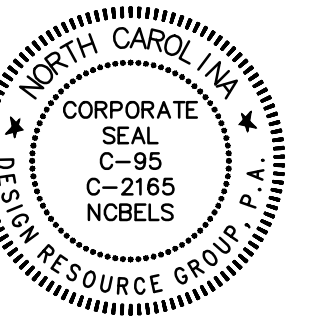


BLACK ALUMINUM 48" FENCE



POTENTIAL LOOK OF LANDSCAPE PLANTS
GROWING OVER THE RETAINING WALL

M. F. HENDERSON
CONSOLIDATED, LLC
PID: 15707214
DEED BOOK 20178, PAGE 232
R-22MF / MULTI-FAMILY



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**FENCE
EXHIBIT**

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LEGEND

6' HT. WOOD FENCE
(PER BUFFER)

4' HT. BLACK ALUMINUM FENCE
(PER RAILING REQUIREMENTS)



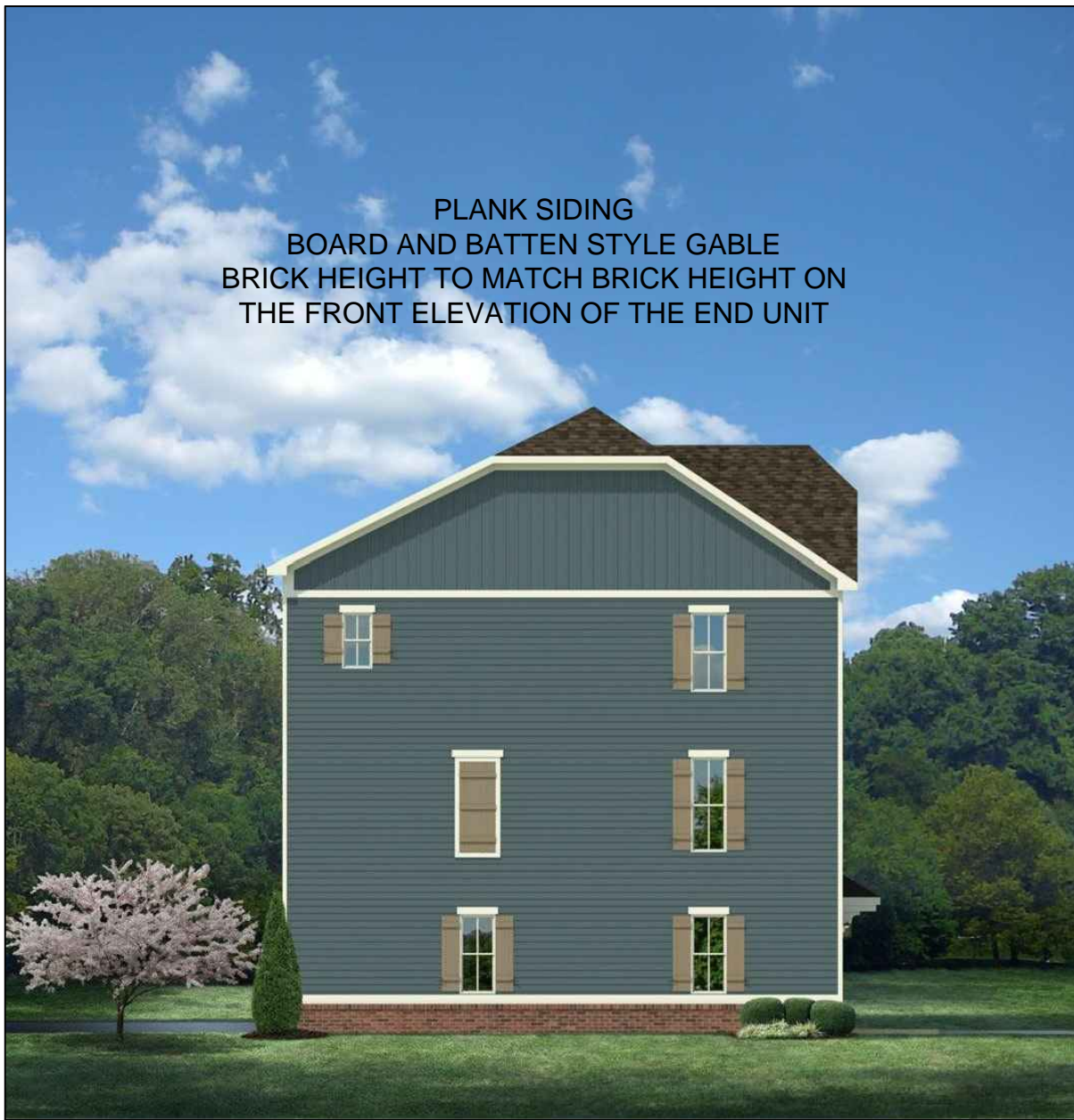
GABLE END ELEVATION - TWO STORY FRONT



FRONT ELEVATIONS (FACING WENDOVER ROAD) BUILDINGS A, B, & C



REAR ELEVATIONS (FACING INTERNAL PRIVATE DRIVE) BUILDINGS A, B & C



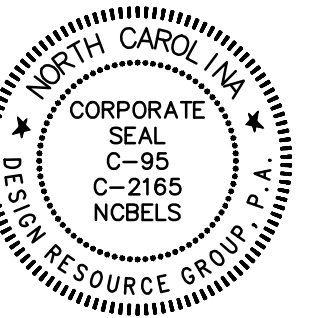
GABLE END ELEVATION - THREE STORY FRONT



FRONT ELEVATIONS (FACING INTERNAL PRIVATE DRIVE) BUILDINGS D, E, & F



REAR ELEVATIONS (FACING SOUTH) BUILDINGS D, E & F



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**CONCEPTUAL
ELEVATIONS**

SCALE: N.T.S.

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WALL LANDSCAPING AND SCREENING PLAN



WALL ELEVATION AND PROPOSED LANDSCAPE

EXAMPLES OF ENHANCED LANDSCAPE MATERIAL



LARGE MATURING SHADE TREE



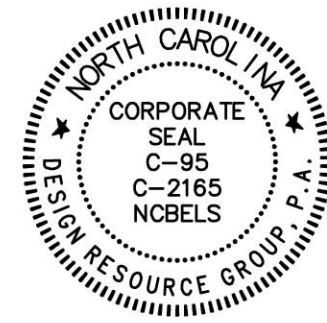
EVERGREEN TREE



ORNAMENTAL FLOWERING TREE



LARGE EVERGREEN SHRUB



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WALL
TREATMENT
PLAN

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