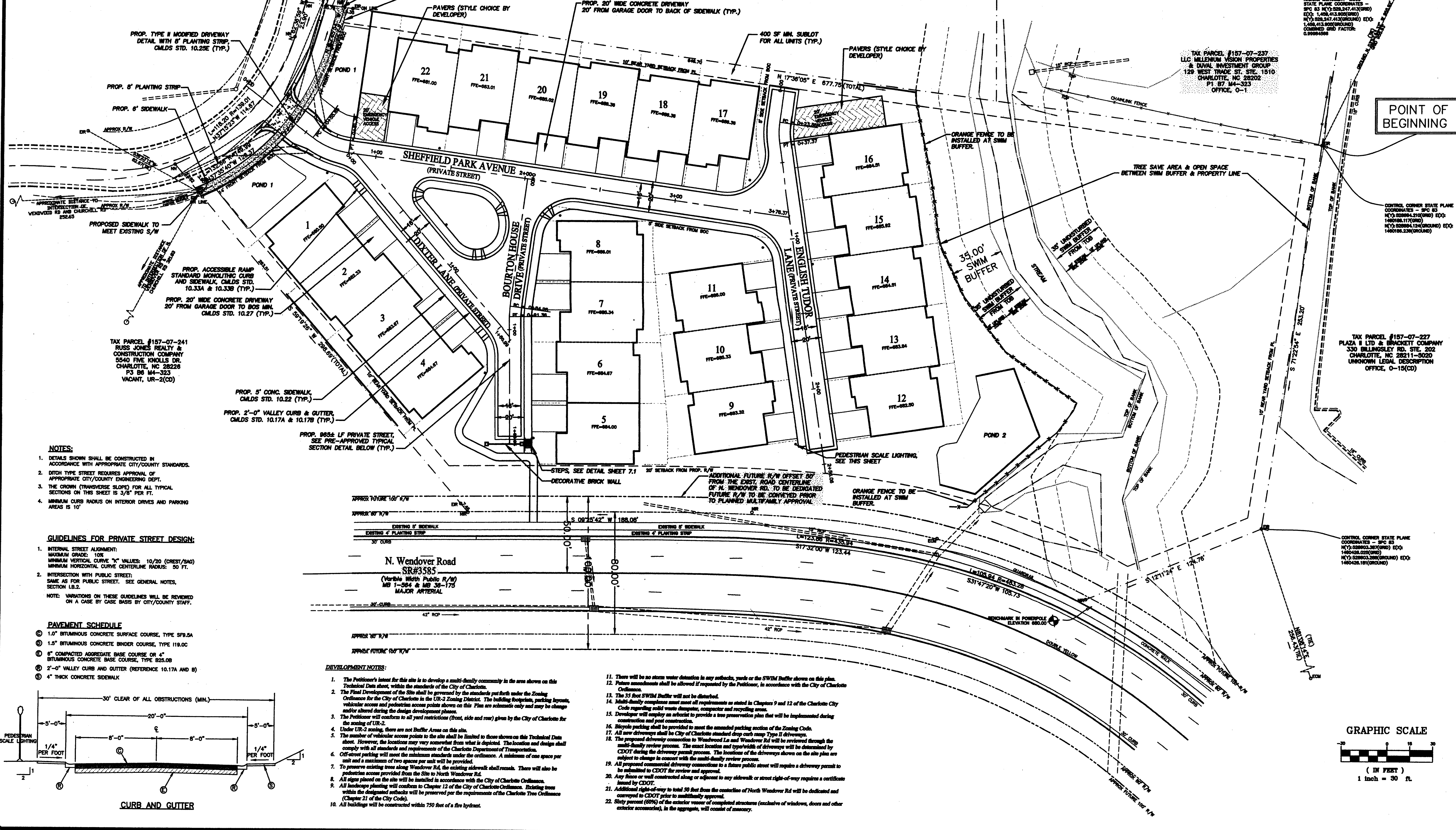


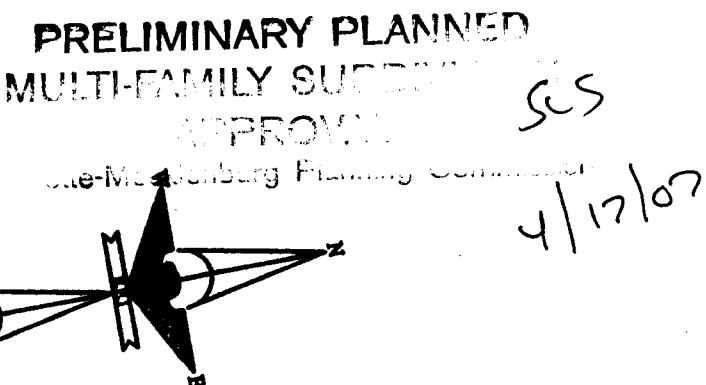
LOCATION MAP
NOT TO SCALE



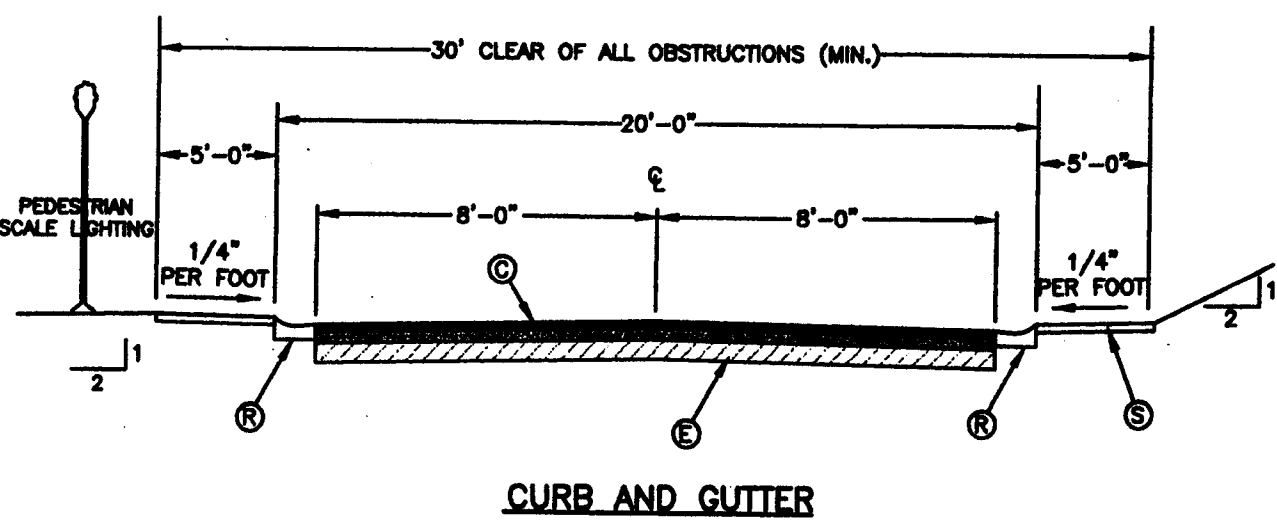
NOTES:
1. PEDESTRIAN-SCALE LIGHTING WILL BE PROVIDED ALONG ALL INTERIOR STREETS. THE LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF. LIGHT POLE LOCATIONS SHOWN ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FULL LIGHTING DESIGN AND/OR FIELD CONDITIONS.
2. SIXTY PERCENT (60%) OF THE EXTERIOR VENEER OF COMPLETED STRUCTURES (EXCLUSIVE OF WINDOWS, DOORS, AND OTHER EXTERIOR ACCESSORIES), IN THE AGGREGATE, WILL CONSIST OF MASONRY.
3. A MINIMUM OF 20 FEET IS REQUIRED FROM THE BACK OF SIDEWALK TO THE FACE OF THE GARAGE.
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 streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 5, 8, 9, 12, 17, 18, 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 evidence at the time of formal engineering plan review submission, the stricter condition or adopting requirements shall apply.
6. Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submission and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.

SITE DATA TABLE

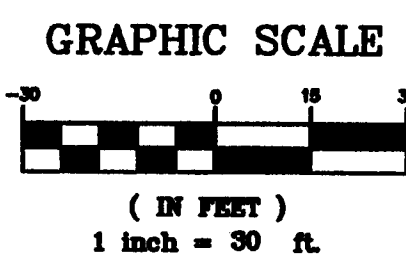
TAX PARCEL: 157-072-40
SITE AREA: 4.51AC
ZONING: UR-2 (CD) REZONING PETITION 2008-180
SETBACKS: N. WENDOVER ROAD - 20' FROM FUTURE R/W
WENDWOODLANE - 14' FROM EXIST. BOC
SIDE YARD - 5'
REAR YARD - 10'
BUILDING SEPARATION - 10'
PROPOSED USE: 22 TOWNHOME FOR SALE UNITS
EACH TOWNHOME UNIT WILL HAVE A MINIMUM 400 SF SUBLOT FOR PRIVATE OPEN SPACE
DENSITY: 4.88 D.U./A.
HEIGHT (40' MAX.): 33'
FLOOR AREA RATIO (1.0 MAX.): 0.22
PARKING (MIN. 1 PER UNIT (22), MAX 2 PER UNIT (44)): 44
BICYCLE PARKING: N/A FOR TOWNHOMES (ATTACHED DWELLINGS)
SOLID WASTE RECYCLING REQUIREMENTS: N/A FOR PROJECT WITH LESS THAN 30 UNITS



- 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:
- INTERNAL STREET ALIGNMENT:
MAXIMUM GRADE: 10%
MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST)/SAG
MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
 - INTERSECTION WITH PUBLIC STREET:
SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION 18.2.
- NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY/COUNTY STAFF.
- PAVEMENT SCHEDULE
- 1.0" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SP9.5A
 - 1.5" BITUMINOUS CONCRETE BINDER COURSE, TYPE 11B.0C
 - 8" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE 122.0B
 - 2'-0" VALLEY CURB AND GUTTER (REFERENCE 10.17A AND B)
 - 4" THICK CONCRETE SIDEWALK



- DEVELOPMENT NOTES:
- 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.
 - 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 points shown on this Plan are schematic only and may be changed and/or altered during the design development phase.
 - The Petitioner will conform to all yard restrictions (front, side and rear) given by the City of Charlotte for the zoning of UR-2.
 - Under UR-2 zoning, there are no Buffer Areas on this site.
 - 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.
 - Off-street parking will meet the minimum standards under the ordinance. A minimum of one space per unit and a maximum of two spaces per unit will be provided.
 - To preserve existing trees along Wendover Rd, the existing sidewalk shall remain. There will also be pedestrian access provided from the site to North Wendover Rd.
 - All signs placed on the site will be installed in accordance with the City of Charlotte Ordinance.
 - 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).
 - All buildings will be constructed within 750 feet of a fire hydrant.
 - There will be no storm water detention in any setbacks, yards or the SWIM Buffer shown on this plan.
 - Future amendments shall be allowed if requested by the Petitioner, in accordance with the City of Charlotte Ordinance.
 - The 35' SWIM Buffer will not be disturbed.
 - Multi-family compliance must meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste disposal, composting and recycling areas.
 - Developer will supply an architect to provide a tree preservation plan that will be implemented during construction and post construction.
 - Bicycle parking shall be provided to meet the unmet parking section of the Zoning Code.
 - All new driveways shall be City of Charlotte standard drop curb ramp Type II driveway.
 - The proposed driveway connection to Wendover Ln and Wendover Rd will be reviewed through the multi-family review process. The exact location and type/width of driveway will be determined by CDOT during the driveway permit process. The locations of the driveway shown on the site plan are subject to change in concert with the multi-family review process.
 - All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
 - Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
 - Additional right-of-way to total 50 feet from the centerline of North Wendover Rd will be dedicated and conveyed to CDOT prior to multi-family approval.
 - 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.



| NO. | DATE | BY | REVISIONS PER CITY OF CHARLOTTE COMMENTS |
|-----|----------|-----|--|
| 1 | 01/29/07 | JAP | REVISIONS PER CITY OF CHARLOTTE COMMENTS |
| 2 | 03/15/07 | JAP | REVISIONS PER CITY OF CHARLOTTE COMMENTS |

GARDENS AT WENDOVER
VALLEY DEVELOPMENT
1064 VAN BUREN AVENUE, SUITE 1
INDIAN TRAIL, N.C. 28079

| DESIGNED BY | THAWBY | CHECKED BY | JOB |
|-------------|----------|------------|--------|
| DCM | DCM | DCM | 2894-C |
| DATE | 08/09/06 | JOB NUMBER | 2894-C |
| SCALE | 1"=30' | | |



SHEET 2.0