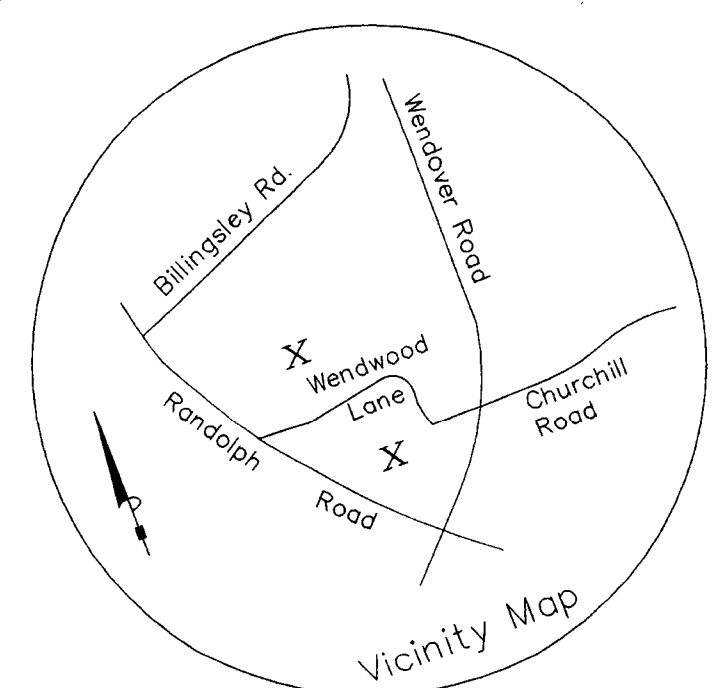
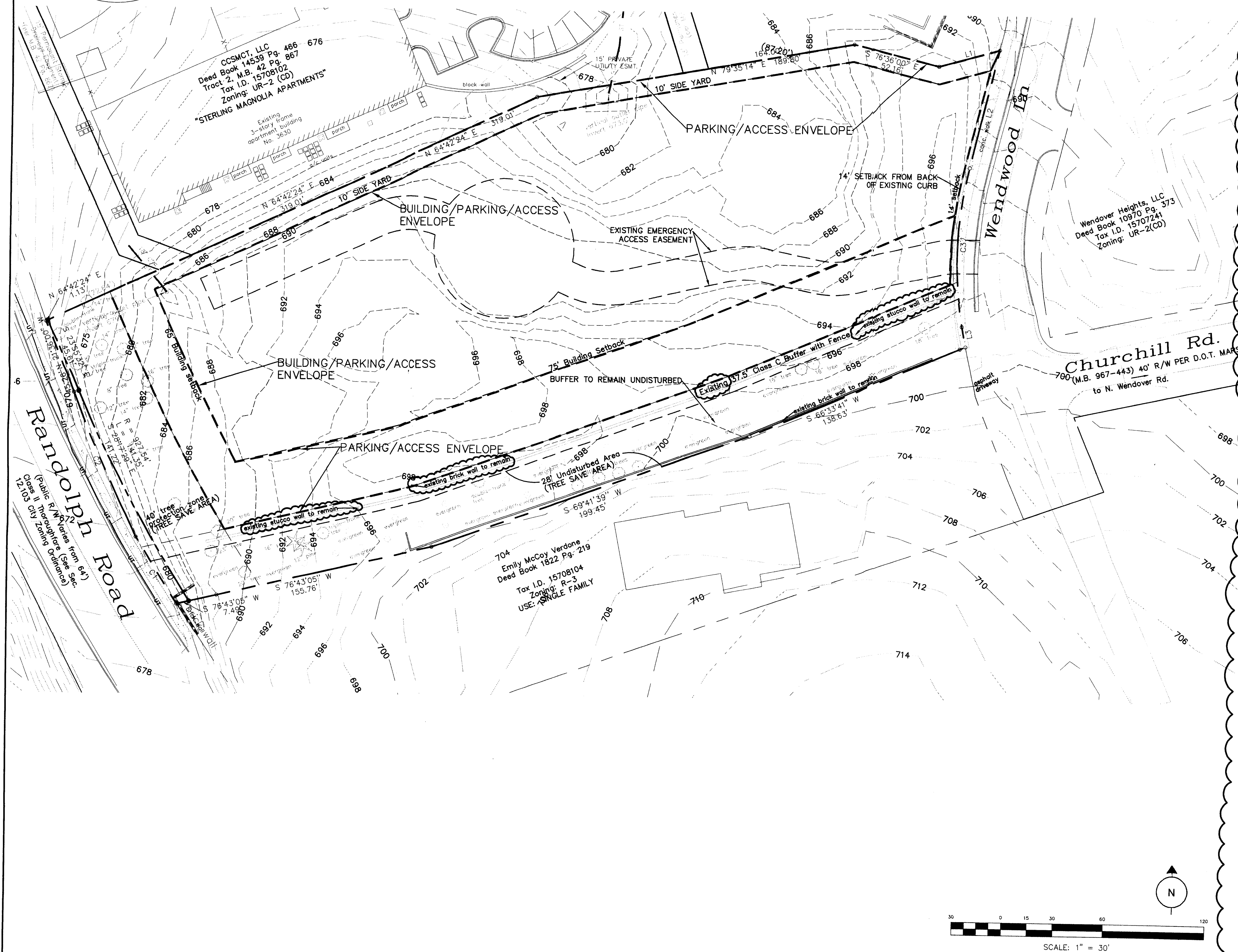




SITE DATA:
TAX PARCEL: 15708103
SITE AREA: 2.577 ACRES
EXISTING ZONING: UR-2(CD)
PROPOSED ZONING: UR-2(CD) SPA
PROPOSED NUMBER OF UNITS: 36
PROPOSED DENSITY: 13.97 UNITS/ACRE
MINIMUM PARKING REQUIRED: 1 SPACE PER UNIT
MAXIMUM PARKING: 2 SPACES PER UNIT
PARKING PROVIDED: 2 GARAGE SPACES PER UNIT PLUS 30 SURFACE SPACES
(GARAGE SPACES COUNT TOWARD THE MINIMUM REQUIRED SPACES BUT NOT THE MAXIMUM ALLOWED SPACES)
MAXIMUM HEIGHT: NOT TO EXCEED 40'
MAXIMUM FLOOR AREA RATIO (FAR): 1
TREE SAVE AREA: 0.58 ACRES: 22.7% OF SITE AREA



Wendwood Lane Development Notes

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
2. The use of the site will be for a multifamily housing development and related accessory uses. The determination of the form of housing, eg: townhomes, condominiums, etc., will be made prior to final site design to assure compliance with applicable development standards.
3. All units will be limited to condominiums and/or townhomes for sale.
4. If the land is sold with the units, 400 square feet of open space will be provided for each unit.
5. Access will be provided as generally indicated on the site plan. The connection to Wendwood Lane was constructed pursuant to the approved multi-family plan for the Wendwood View development approved on December 19, 2006 by the Charlotte-Mecklenburg Planning Commission, the City of Charlotte Engineering (which includes the Charlotte Department of Transportation) and the Urban Forestry Division, and will continue to serve the property.
6. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 30 feet in height and will be shielded or capped. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted.
7. Signage will be permitted in accordance with applicable Zoning standards.
8. Landscaping will be provided which will meet or exceed the standards of the Zoning ordinance.
9. There is a 37.5' Class C buffer shown adjacent to the existing single family zoning and land use, specifically, tax parcel 15708104. The Petitioner reserves the right to grade within the first five feet on the inside of this buffer and to supplement existing vegetation as necessary. If the adjoining tract is rezoned in the future so as to eliminate the need for the buffer, the buffer may be removed administratively by the Planning Department staff without further modification of the plan. The stucco wall currently exists as part of the buffer, pursuant to the approved multi-family plan for the Wendwood View development approved on December 19, 2006 by the Charlotte-Mecklenburg Planning Commission, the City of Charlotte Engineering (which includes the Charlotte Department of Transportation) and the Urban Forestry Division.
10. No building envelope shall be within 75' of tax parcel 15708104, as indicated on the plan.
11. Vehicular and bicycle parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
12. "No parking" signs will be installed on private alleys.
13. The Petitioner will install a minimum 5' wide internal sidewalk system that will connect the units on the site with the parking areas and other internal sidewalks as well as sidewalks on the adjacent public street. Painted or stamped crosswalks will be provided to connect internal sidewalk segments.
14. The Petitioner reserves the right to seek a variance of the sidewalk connection directly to Randolph Road due to topographical challenges on the site.
15. The site will be designed and constructed to comply with applicable fire department standards, which will be reviewed and approved as part of the site development review.
16. An access easement reflected on Map Book 42 at Page 867 presently exists to provide the Fire Department access to Building No. 3830 located on tax parcel 15708102. The petitioner has worked with the Fire Department to provide a substitute means of emergency access. The access reflected on the site plan has been approved by the Fire Department in substitution and replacement of the existing access easement.
17. Open space will meet or exceed the standards of the Zoning Ordinance.
18. Tree save area is provided on the site and comprises 22.7% of the site.
19. The Petitioner will dedicate and convey 40 feet from the centerline of Randolph Road for future right-of-way if the existing right-of-way is inadequate.
20. The Petitioner will submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
21. All dumpsters, if provided, will be screened with solid enclosures and gates. In lieu of dumpsters, trash collection may be provided by individual roll out containers.
22. The Petitioner has provided building illustrations for the structures to be constructed on the site. The building illustrations that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building(s). The Petitioner may make revisions to the design and materials of the building(s) so long as the general mass, scale, configuration, and architectural style and character of the building(s) are maintained.
23. The exterior of these buildings will be comprised of masonry materials, including but not limited to hard-plank, brick, stucco, decorative block and stone. This requirement does not apply to the exterior area occupied by dormers, windows, doors, soffits, gable ends and/or other architectural treatments.
24. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
25. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial Submission: October 31, 2007
Revised Submission: December 12, 2008
Revised Submission: January 16, 2009
Revised Submission: March 23, 2009
Revised Submission: April 17, 2009

FOR PUBLIC HEARING

DATE	
REV	
DRAWING SCALE	
PROJECT NAME	
PROJECT DATE	
PROJECT NUMBER	
PROJECT BY	
PROJECT FOR	
PROJECT DATE	

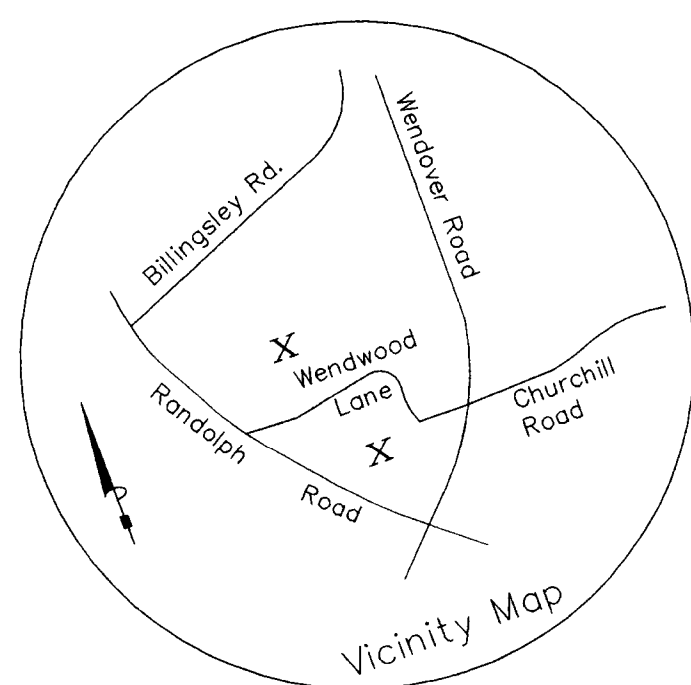
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WENDWOOD VIEW
THE BOULEVARD COMPANY
CHARLOTTE, NORTH CAROLINA

APPROVED BY
CITY COUNCIL
APR 29 2009

TECHNICAL DATA SHEET

RZ-1



SITE DATA:
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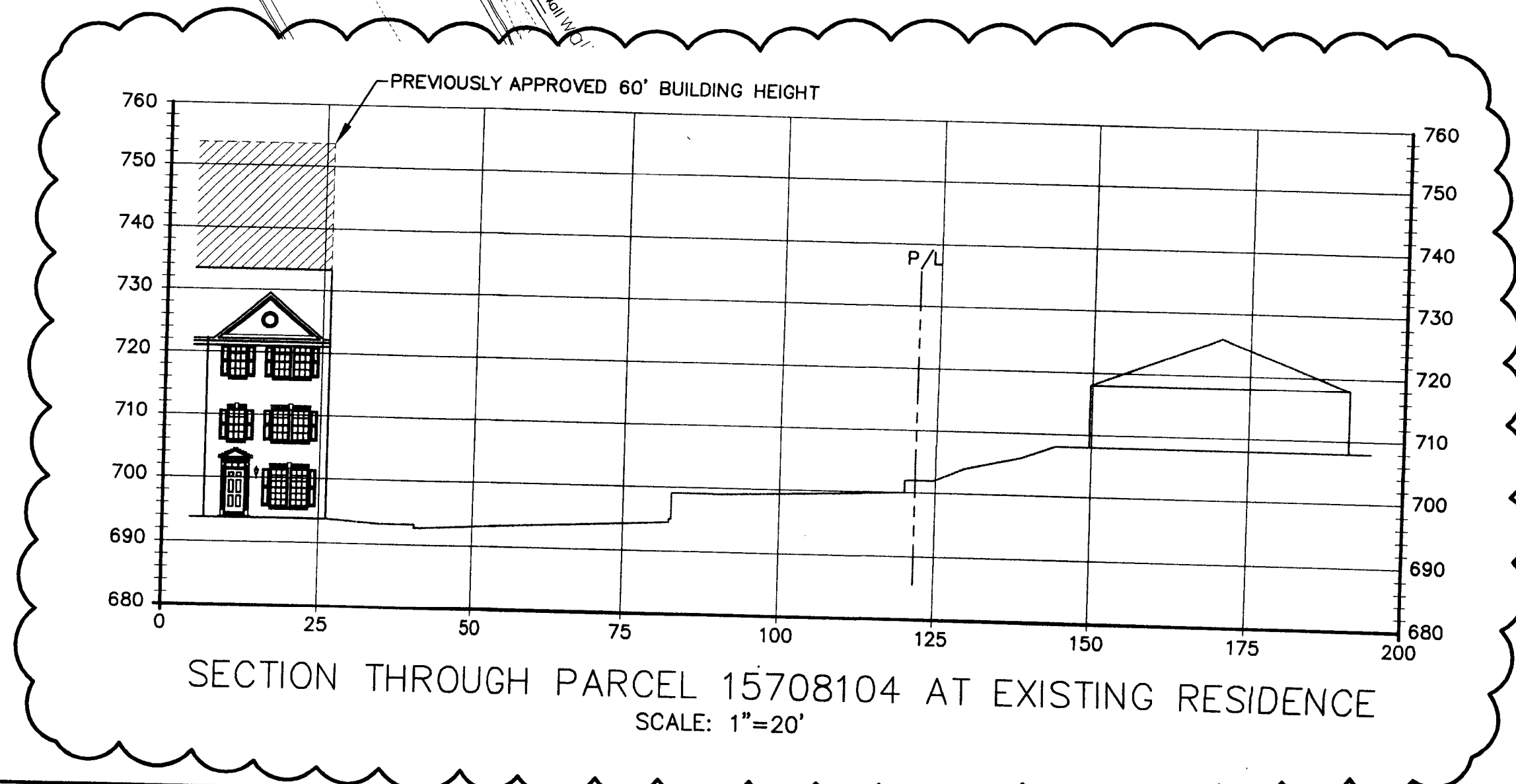
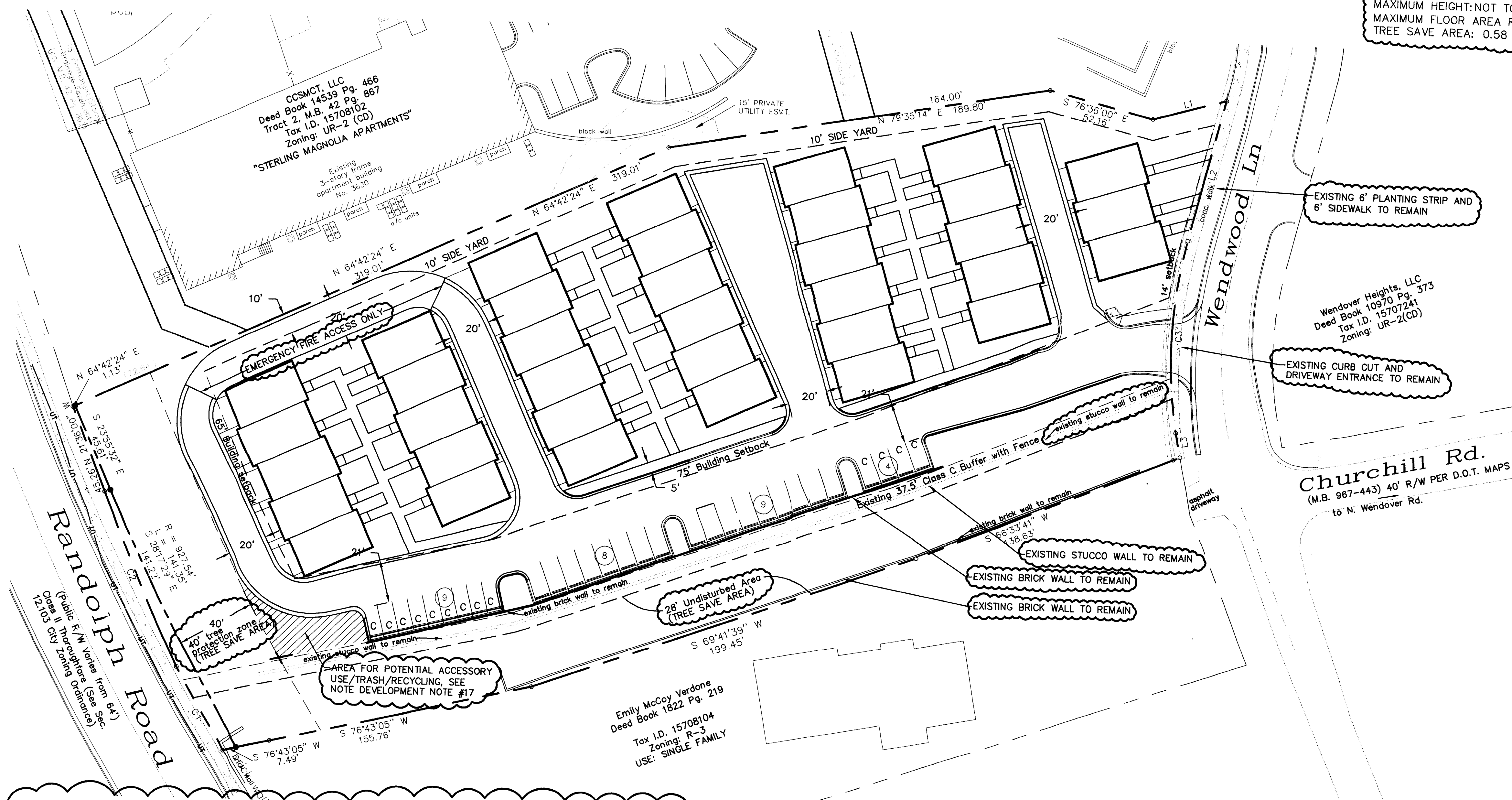
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KMC		
DESIGN BY	PROJECT DATE	
KMC		
APPROVED BY	PROJECT NUMBER	
	TASK	
	PHASE	
FILE NAME	PLOT DATE	

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WENDWOOD VIEW
THE BOULEVARD COMPANY
CHARLOTTE, NORTH CAROLINA

ILLUSTRATIVE SITE PLAN

RZ-2



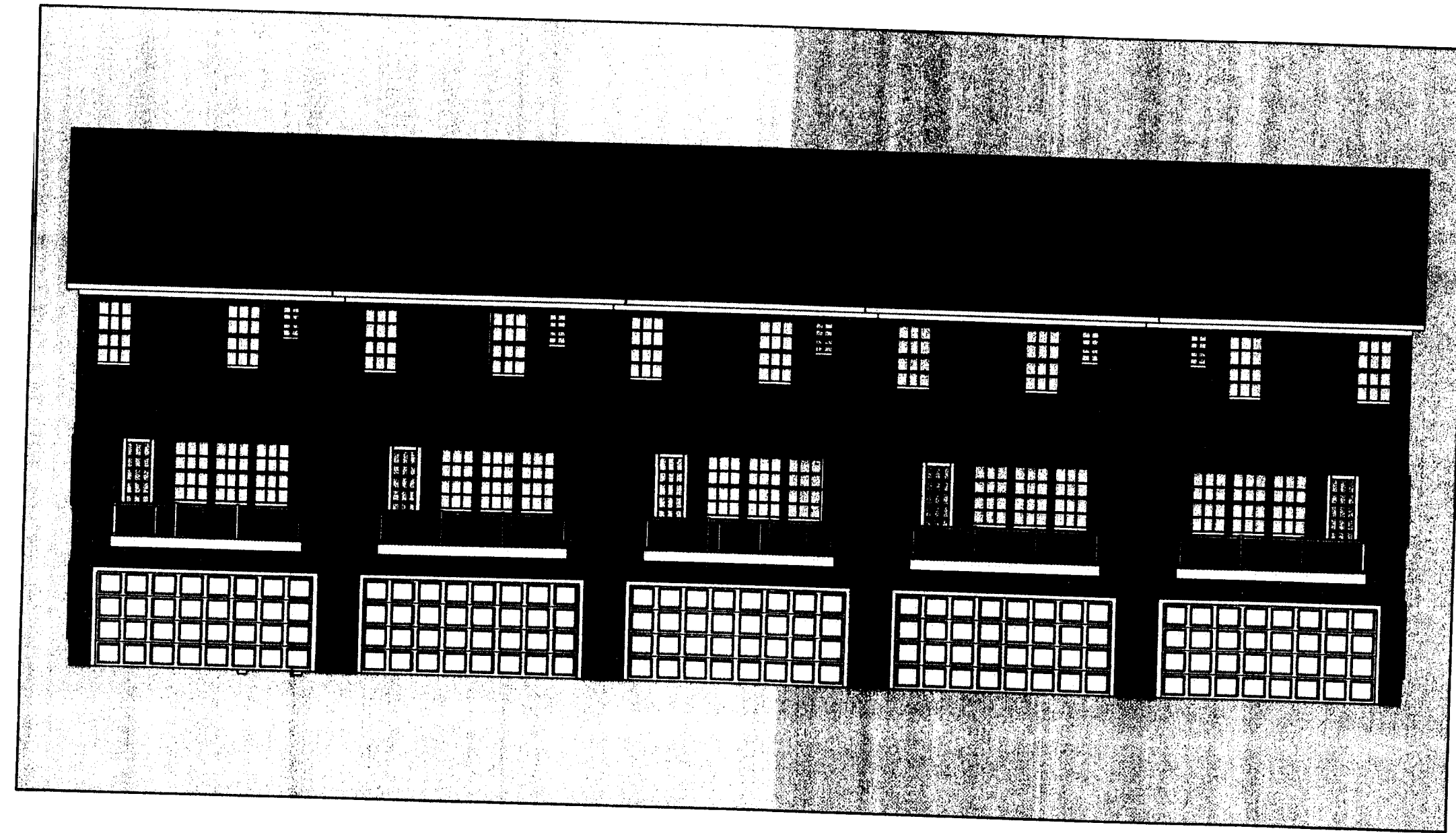
APPROVED BY
CITY COUNCIL
11.20.20

FOR PUBLIC HEARING
2008-019





FRONT ELEVATION
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



LEFT SIDE ELEVATION
NOT TO SCALE



RIGHT SIDE ELEVATION
NOT TO SCALE



WENDWOOD VIEW
NOT TO SCALE



COURTYARD VIEW
NOT TO SCALE

APPROVED BY
CITY COUNCIL
4/22/2010

DATE	REV	DESCRIPTION

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WENDWOOD VIEW
THE BOULEVARD COMPANY
CHARLOTTE, NORTH CAROLINA

BUILDING ELEVATIONS

RZ-3

APR 29 2009