

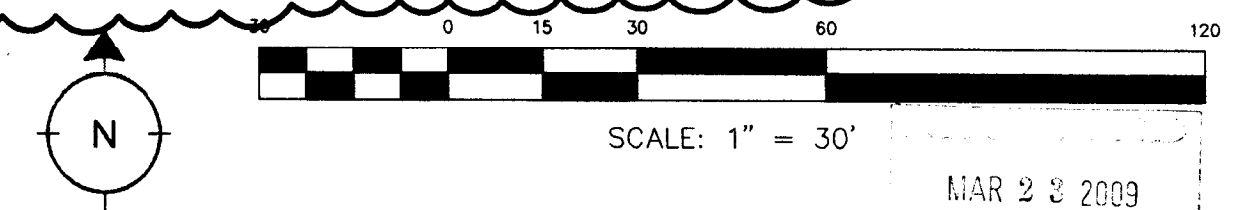
SITE DATA:  
TAX PARCEL: 15708103  
SITE AREA: 2.577 ACRES  
EXISTING ZONING: UR-2(CD)  
PROPOSED ZONING: UR-2(CD) SPA  
PROPOSED NUMBER OF UNITS: 36  
PROPOSED DENSITY: 13.97 UNITS/ACRE  
MINIMUM PARKING REQUIRED: 1 SPACE PER UNIT  
MAXIMUM PARKING: 2 SPACES PER UNIT  
PARKING PROVIDED: 2 GARAGE SPACES 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. 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.
5. 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.
6. Signage will be permitted in accordance with applicable Zoning standards.
7. Landscaping will be provided which will meet or exceed the standards of the Zoning ordinance.
8. 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.
9. No building envelope shall be within 75' of tax parcel 15708104, as indicated on the plan.
10. Vehicular and bicycle parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
11. 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.
12. 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.
13. An access easement reflected on Map Book 42 at Page 867 presently exists to provide the Fire Department access to Building No. 3630 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.
14. Open space will meet or exceed the standards of the Zoning Ordinance.
15. Tree save area is provided on the site and comprises 22.7% of the site.
16. 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.
17. The Petitioner will submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
18. 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.
19. 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.
20. 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.
21. 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, are not administered by the Zoning Administrator, and are not separate zoning conditions 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.
22. 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

FOR PUBLIC HEARING  
2008-019

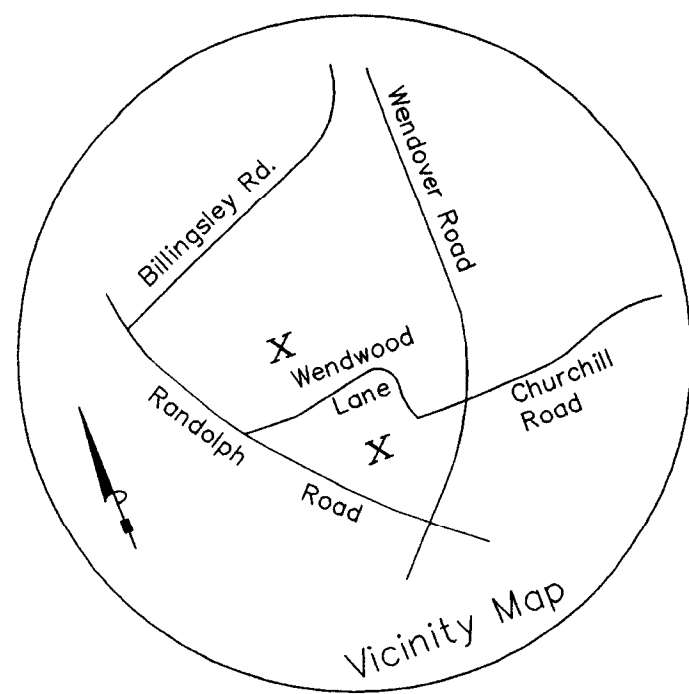


PROJECT NAME: WENDWOOD VIEW  
PROJECT DATE: 10/31/07  
PROJECT BY: GROSSCO GROUP  
APPROVED BY: [Signature]  
DATE: 10/31/07

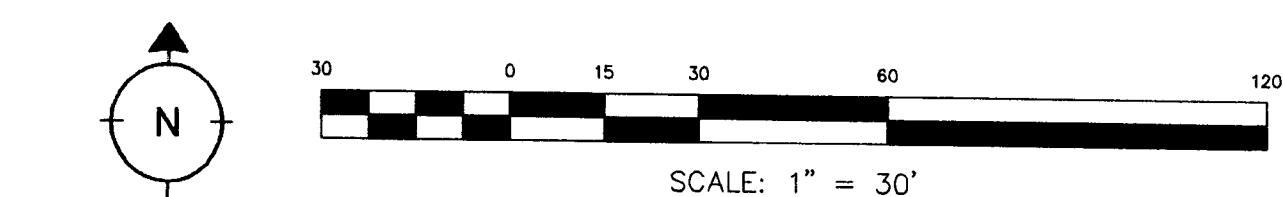
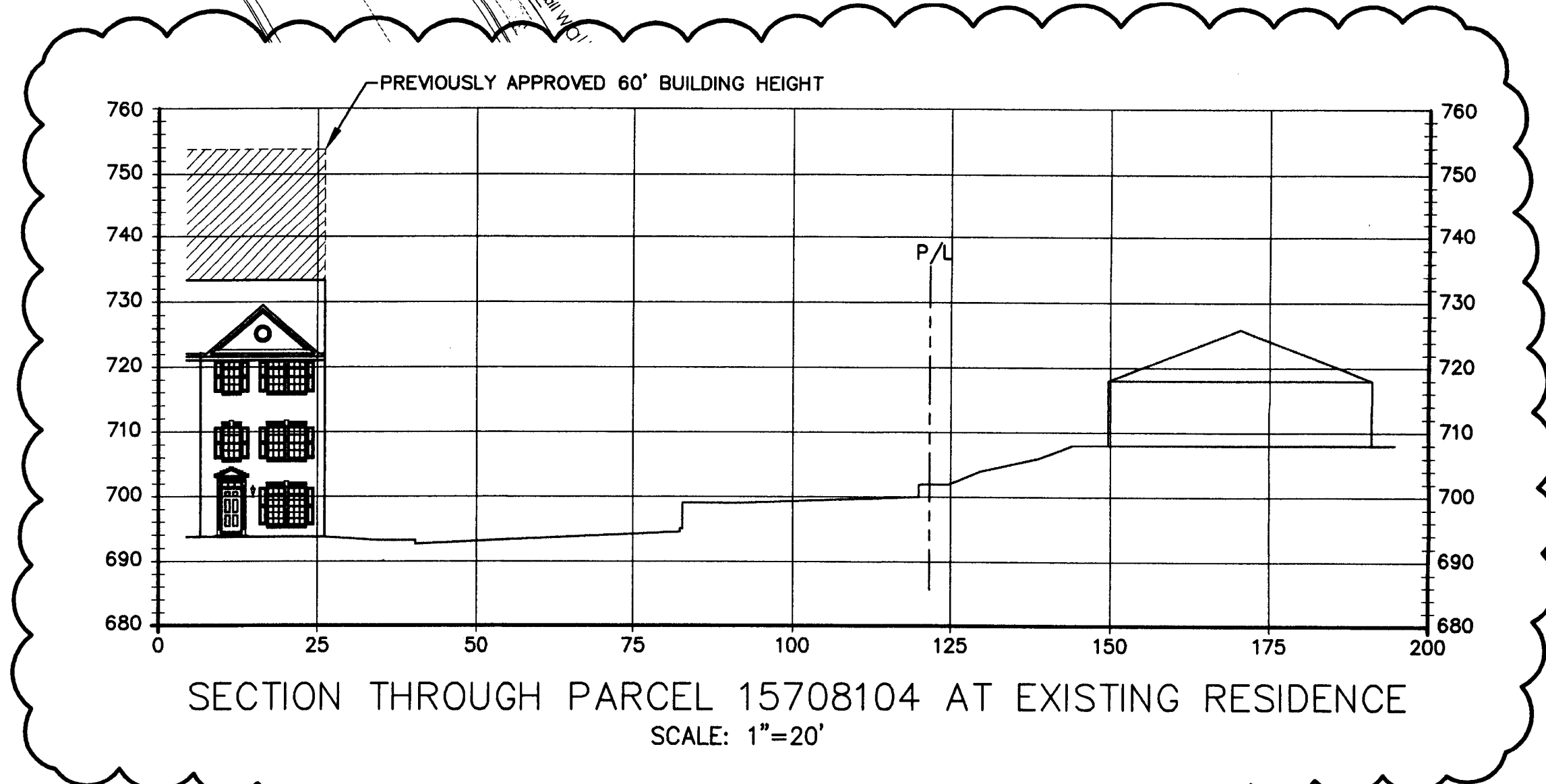
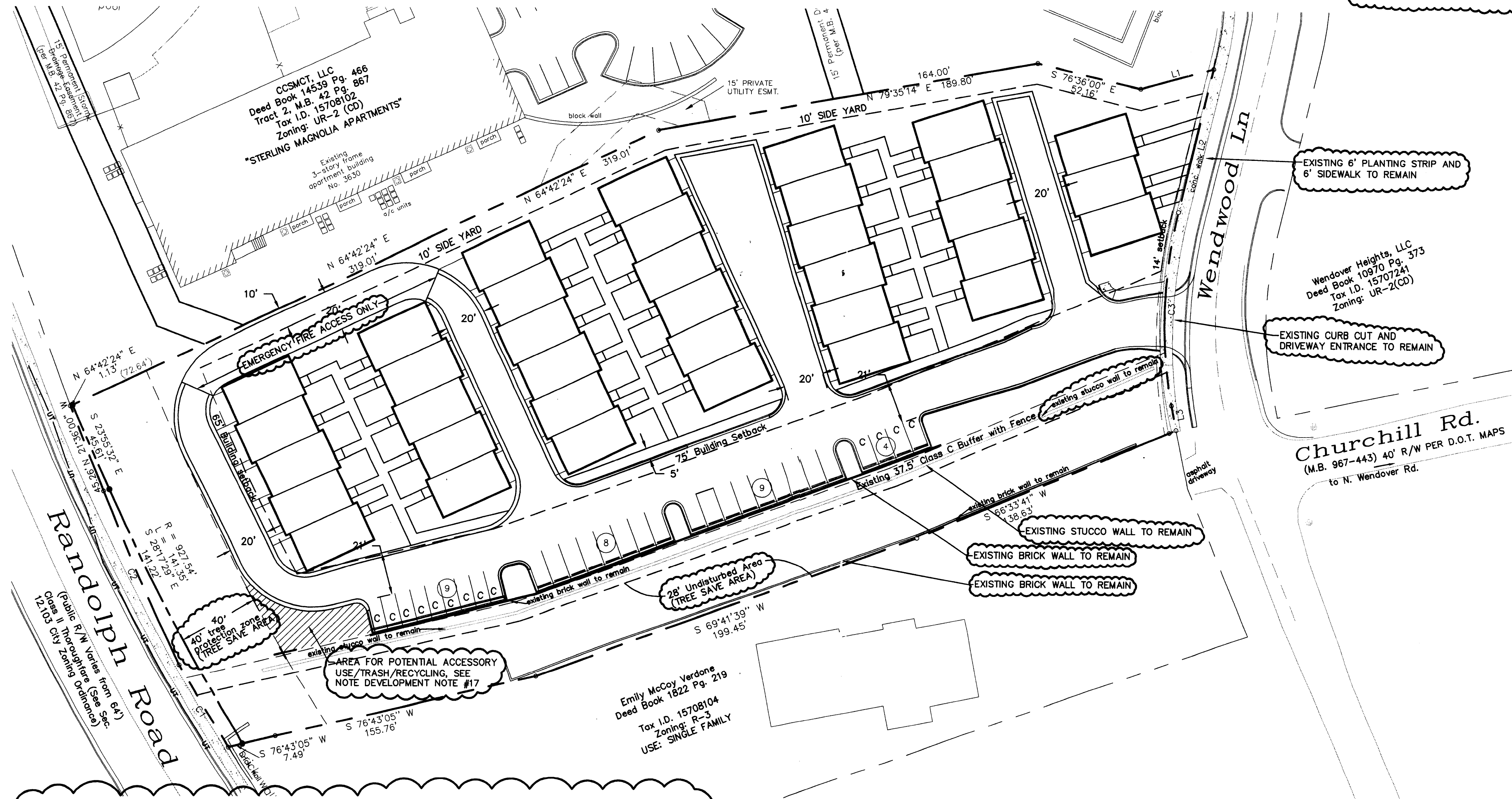
WENDWOOD VIEW  
THE BOULEVARD COMPANY  
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

RZ-1



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



FOR PUBLIC HEARING  
2008-019

WENDWOOD VIEW  
THE BOULEVARD COMPANY  
CHARLOTTE, NORTH CAROLINA

ILLUSTRATIVE SITE PLAN

RZ-2

DATE	
REV.	
PROJECT NAME	
PROJECT NUMBER	
PROJECT DATE	
PROJECT SCALE	
PROJECT MANAGER	
DESIGNER	
APPROVED BY	
FILE NAME	

GEOSCIENCE GROUP  
300-K Canton Road  
Charlotte, NC 28217  
Phone: 704.352.2000  
Fax: 704.352.2001  
www.geosciencegroup.com





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

DATE	REV.	DESCRIPTION

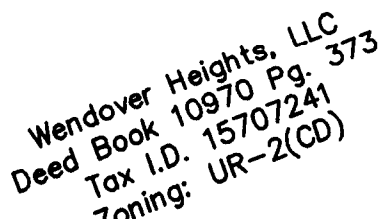
**GESSENCE GROUP**  
ARCHITECTS  
300 N. Tenth Street  
Charlotte, NC 28207  
Tel: 704.525.2500  
Fax: 704.525.2501  
www.gessencegroup.com

WENDWOOD VIEW  
THE BOULEVARD COMPANY  
CHARLOTTE, NORTH CAROLINA

BUILDING ELEVATIONS

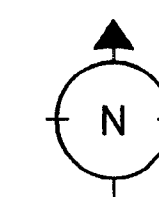
RZ-3





1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
2. ALL PLANTS SHALL BE COMPACT, UNIFORM, AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS. THE CLIENT'S LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THICK COMPOSTED/MILLED PINE BARK.
4. ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
5. ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
6. CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
7. THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
8. TAGS: BAB - BALLED AND BURLAPPED; O.C. - ON CENTER; GAL - GALLON CONTAINER, 3" - MULTI-STEM; HT - HEIGHT; CAL - CALIPER.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CORRECTIONS ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE PLANT IDENTIFY WITH THE LANDSCAPE ARCHITECT AND THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTORS MATERIALS LIST.
10. SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 8" OF SOIL THROUGHOUT SHRUB BEDS.
11. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED.
12. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL.
13. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN 16" OF SURFACE) AND 12" FOR SHRUBS (WITHIN 12" OF SURFACE). TOPSOIL SHALL BE SIFTED TO REMOVED ALL LUMPS AND DEBRIS. TOPSOIL HAS BEEN REMOVED.
14. ALL STRAPPING AND TOP 2/3 OF WIRE BASKETS MUST BE REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
15. NO TREE SHALL BE PLANTED ON A SLOPE GREATER THAN 3:1.

16. PROVIDE AND INSTALL PREPARED PLANTING BED FOR ALL AREAS SHOWN TO RECEIVE PLANTING. TOP 8" SHALL BE 25% WELL DIARY COMPOSTED COW MANURE AND 75% NATIVE TOPSOIL. THOROUGHLY MIXED 12" LAYER OF COMPOSTED DAIRY COW MANURE ROTORILLED TO 8" DEEP. PREPARED SOIL SHALL BE FINE TEXTURED AND FREE OF FRAGMENTS TO CREATE A SMOOTH SURFACE. MULCH COMPLETED PLANTING BED W/ 3" THICK LAYER OF MILLED, COMPOSTED PINE BARK MULCH.
17. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH CMLD STANDARD 40.01

[illegible]

SCALE: 1" = 30'

THE BOULEVARD COMPANY  
CHARLOTTE, NORTH CAROLINA

LANDSCAPE PLAN

1