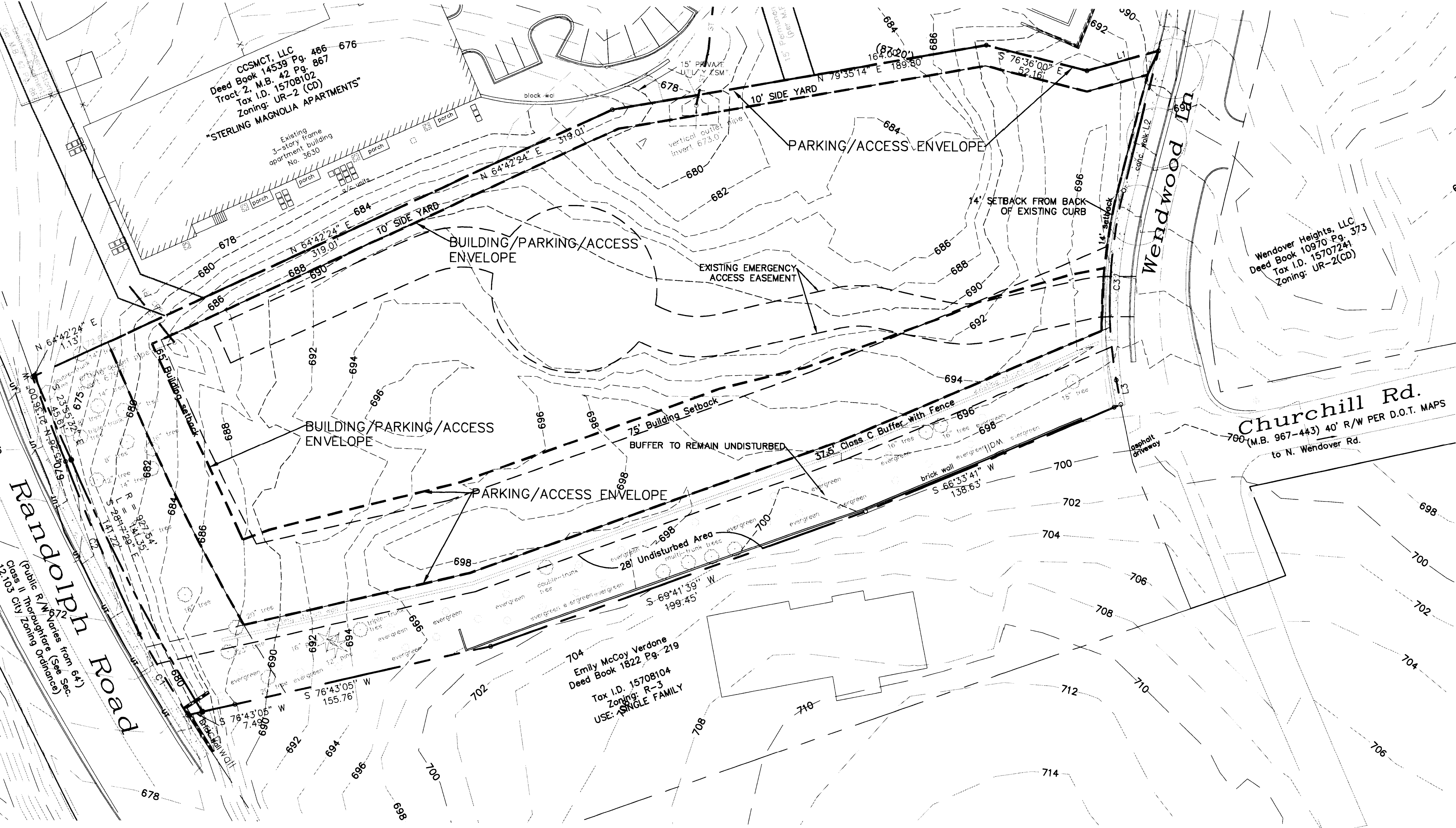
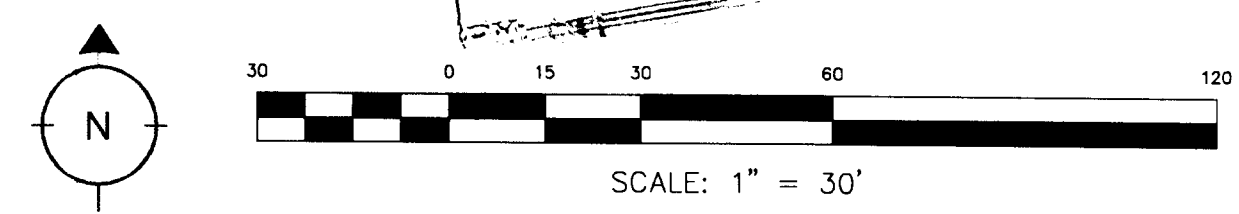


SITE DATA:  
TAX PARCEL: 15708103  
SITE AREA: 2.577 ACRES  
EXISTING ZONING: UR-2(CD)  
PROPOSED ZONING: UR-2(CD) SPA  
PROPOSED NUMBER OF UNITS: 36  
PROPOSED DENSITY: 6.7 UNITS/ACRE  
MINIMUM PARKING REQUIRED: 1 SPACE PER UNIT



- 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 underlying zoning classification for this site was provided for in rezoning #99-039, approved on September 23rd, 1999. The purpose of this rezoning is to allow for additional buildings to be reconfigured on the site without increasing number of permitted dwelling units (36) or the overall density of the site. Conditions and commitments from case #99-039 are still applicable to this site unless otherwise noted in these development notes or indicated on the accompanying site plan.
  3. 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.
  4. Access will be provided as generally indicated on the site plan. The exact location and design of the access point as well as any required permitting will be subject to approval by the appropriate transportation authority.
  5. Any detached lighting on the site will be limited to 30 feet in height and be shielded with full cut-off fixtures. No "wall pak" 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 nine and a half 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.
  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 an internal sidewalk system that will connect the units on the site with the parking areas and of 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. During the site design and permit process for any future improvements to be constructed on the site, the Petitioner shall work with the Charlotte Fire Department to provide acceptable access to such building located on tax parcel 15708102 including, if necessary, an acceptable substitute access easement.
  14. Open space will meet or exceed the standards of the Zoning Ordinance.
  15. The development of the site will comply with the Post Construction Controls Ordinance.
  16. 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.
  17. 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.
  18. 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.
  19. 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.
  20. 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



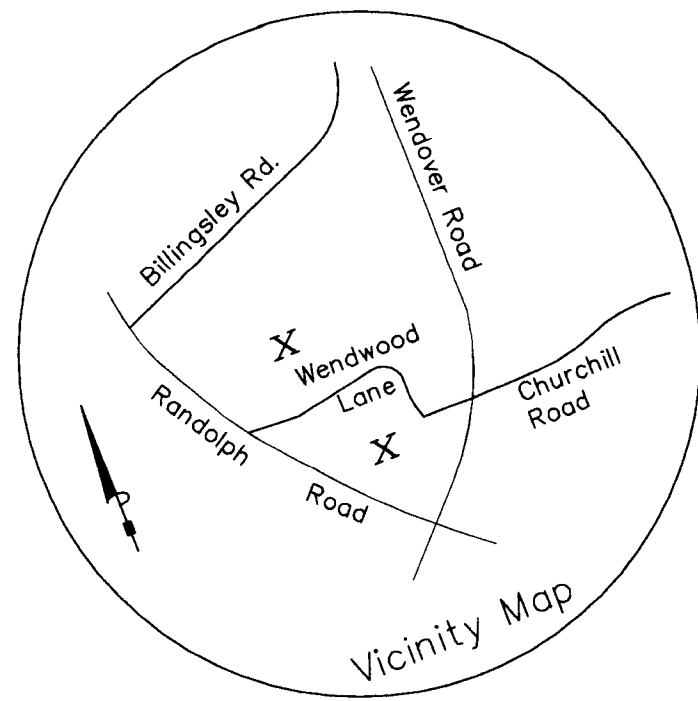
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REV	
PROJECT NUMBER	
PROJECT DATE	
PROJECT NAME	
APPROVED BY	
DATE	

GEOSCIENCE GROUP  
500 E. Clinton Road  
Charlotte, NC 28203  
Fax: 704.522.2051  
www.geosciencegroup.com

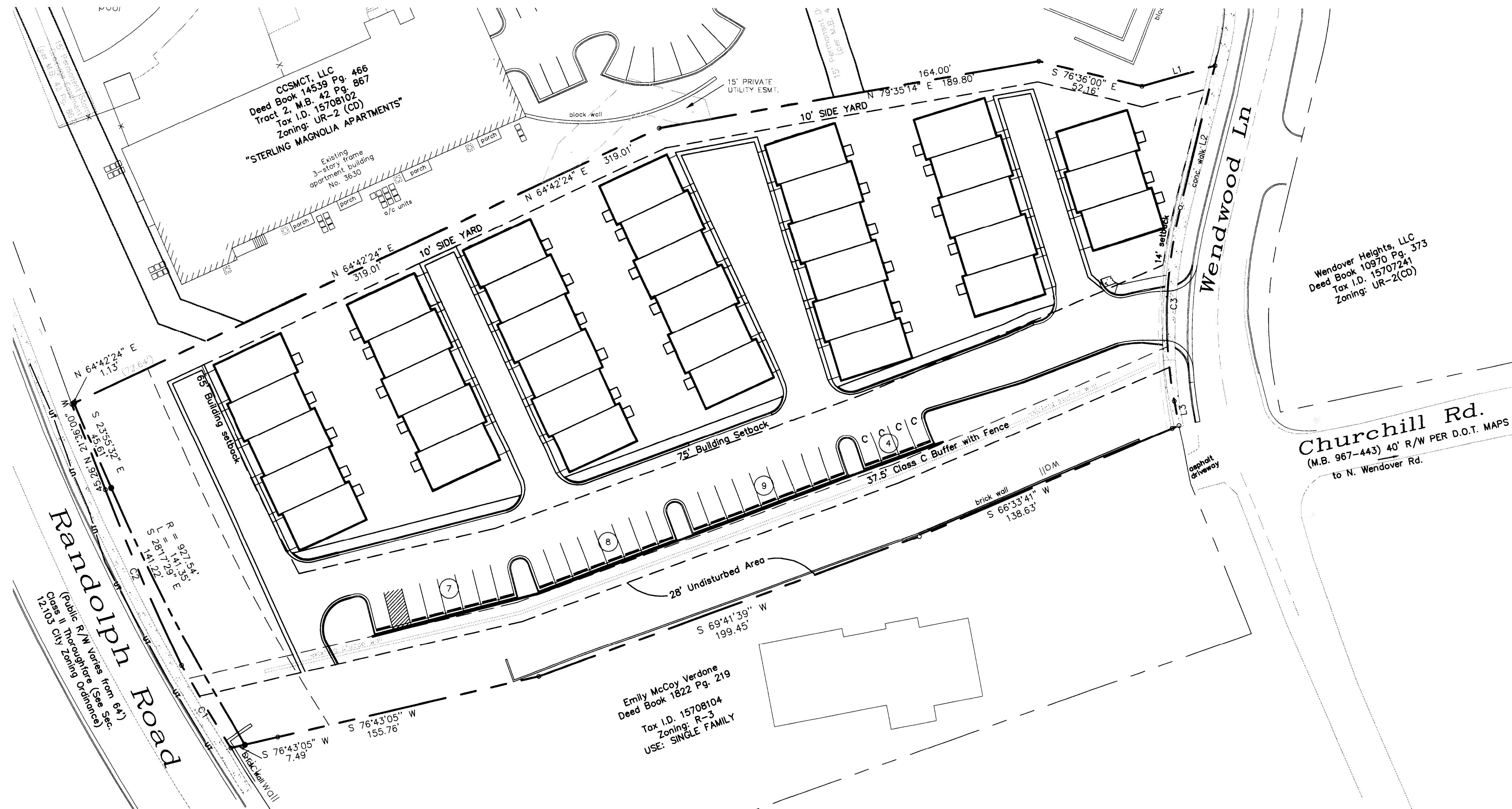
WENDWOOD VIEW  
THE BOULEVARD COMPANY  
CHARLOTTE, NORTH CAROLINA

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  
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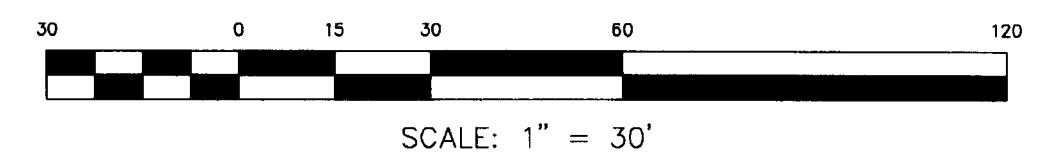
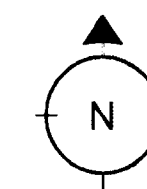


Wendover Heights, LLC  
Deed Book 10970 Pg. 373  
Tax I.D. 15707241  
Zoning: UR-2(CD)

Churchill Rd.  
(M.B. 967-443) 40' R/W PER D.O.T. MAPS  
to N. Wendover Rd.

Emily McCoy Verdane  
Deed Book 1822 Pg. 219  
Tax I.D. 15708104  
Zoning: R-3  
USE: SINGLE FAMILY

The illustrative site plan and illustrative elevations are intended to depict the general conceptual layout of the buildings on the site. Changes and alterations that do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. These buildings may change in size, location and orientation so long as they are consistent with the overall concept shown hereon and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.



DATE	
REV.	
DRAWING SCALE	
PROJECT DATE	
PROJECT NUMBER	
TASK	
FILE NAME	

GEOSCIENCE GROUP  
100% CHARTER ROAD  
CHARLOTTE, NC 28217  
PHONE: 704.525.2800  
FAX: 704.525.2801  
WWW.GEOSCINTEGRAL.COM

WENDWOOD VIEW  
THE BOULEVARD COMPANY  
CHARLOTTE, NORTH CAROLINA

ILLUSTRATIVE SITE PLAN

RZ-2

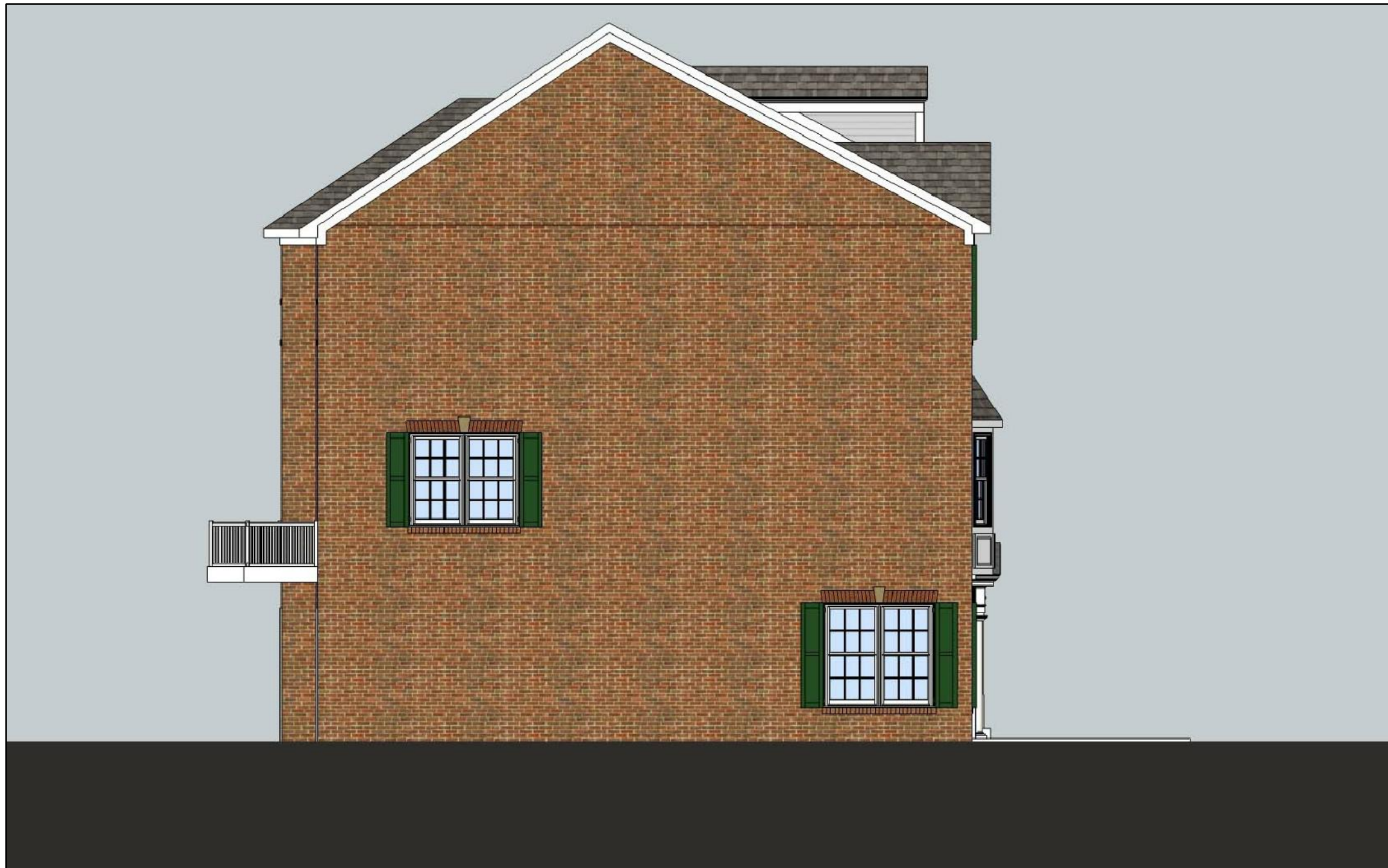




FRONT ELEVATION  
NOT TO SCALE



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

The illustrative site plan and illustrative elevations are intended to depict the general conceptual layout of the buildings on the site. Changes and alterations that do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. These buildings may change in size, location and orientation so long as they are consistent with the overall concept shown hereon and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.

DATE	REV	DESCRIPTION

**GESSENCE GROUP**  
200 N. Tenthon Road  
Charlotte, NC 28217  
Tel: 704.252.2053  
Fax: 704.252.2053  
www.gessencegroup.com

WENDWOOD VIEW  
THE BOULEVARD COMPANY  
CHARLOTTE, NORTH CAROLINA

BUILDING ELEVATIONS

RZ-3