



ESP Associates, P.A.

P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
NC - 704.583.4949 SC - 803.802.2440
www.espassociates.com

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action. ESP Associates, P.A.

CLIENT



1300 South Blvd.
Charlotte, NC 28203

PROJECT

The Arbors
"Tract B"

For Public Hearing

SHEET TITLE

Technical
Data
Sheet

Petition # 2007-032

PROJECT LOCATION Charlotte, NC

GRAPHIC SCALE

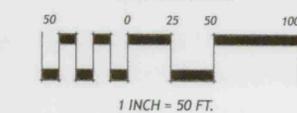


Table with 2 columns: Field, Value. Includes Project Number (Q14), Drawing Name (Q14-TDS.psd), Date (December 21, 2006), Drawn By (NB / MM), Checked By (LRL).

ESP / CLIENT REVISION

Table with 4 columns: NO., DATE, BY, REVISION. Contains one revision entry.

AGENCY / SUBMITTAL REVISION

Table with 4 columns: NO., DATE, BY, REVISION. Contains one revision entry.



Vicinity Map

Not To Scale

Site Data

Table with 2 columns: Field, Value. Includes Parcel Numbers (029-011-27, 029-011-33), Municipality (City of Charlotte), Total Acreage (+/- 8.85 AC), Existing Zoning (MUDD-O), Proposed Zoning (R-12MF), Total Units (70), Density (7.90 DU/AC), Open Space Required/Provided, Tree Save Required/Provided.

General Notes

1. All base information received from file titled "Q114\_Mast.dwg" by ESP Associates, P.A.

"TRACT B" - DEVELOPMENT NOTES

GENERAL PROVISIONS

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance...

PERMITTED USES

The Site may be devoted to a maximum of 70 for sale single family attached townhome dwelling units and to any incidental or accessory use...

BUFFER

1. The Petitioner shall establish a 44 foot Class C buffer along those portions of the Site that are more particularly depicted on the Technical Data Sheet...

SETBACKS, SIDE YARDS AND REAR YARDS

All principal structures constructed on the Site shall satisfy or exceed the setback, side yard and rear yard requirements under the Ordinance...

COMMON OPEN SPACE

1. Common open space shall be provided in various locations as depicted on the Technical Data Sheet. At a minimum, two (2) acres of the Site shall be devoted to common open space.

SCREENING AND LANDSCAPE AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

TREE ORDINANCE

Development of the Site will comply with the applicable provisions of the City of Charlotte Tree Ordinance as of the date of the approval of this Rezoning Petition.

PARKING

Vehicular and bicycle parking will satisfy the minimum standards established under the Ordinance.

S.W.I.M. BUFFERS

All development on the Site will comply with the applicable provisions of the City of Charlotte SWIM Ordinance as of the date of approval of this Rezoning Petition.

ARCHITECTURAL COMMITMENTS

1. Attached hereto is a schematic architectural rendering of the front elevation of the single family attached townhome buildings proposed to be constructed on the Site...

LIGHTING

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site. The pedestrian scale, freestanding lighting fixtures will be uniform in design...

SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

ACCESS POINTS / SIDEWALKS

1. The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications.

STORM WATER MANAGEMENT

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site...

AMENDMENTS TO REZONING PLAN

Future amendments to this Technical Data Sheet and 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.

