



Vicinity Map

Not To Scale



Site Data

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:	0.88 Acres (10%)
Provided:	2.0 Acres (23%)
Tree Save	
Required:	0.88 Acres (10%)
Provided:	>0.88 Acres (10%)

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 (the "Ordinance") for the R-12 MF zoning district shall be followed in connection with development taking place on the Site. The development depicted on the Technical Data Sheet is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building locations.

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 in connection therewith which is permitted by right or under prescribed conditions in the R-12 MF zoning district.

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, which buffer shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate, as the case may be, the relevant portions of the 44 foot Class C buffer accordingly. The Petitioner may reduce the width of the 44 foot Class C buffer by 25% by installing a wall, fence or berm pursuant to Section 12.302(8) of the Ordinance.
2. The Petitioner reserves the right to grade and to install a wall, fence, berm, pedestrian sidewalks and utility lines and facilities within the 44 foot Class C buffer, provided, however, that utility lines and facilities may only cross the buffer at interior angles measured at the property line which are not less than 75 degrees.
3. Where existing trees and natural vegetation have been cleared within the buffer to accommodate grade changes or the installation and maintenance of a wall, fence, berm, pedestrian sidewalks and/or utility lines and facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.
4. No buildings, parking spaces or maneuvering areas may be located within the buffer.

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 for the R-12 MF zoning district as depicted on the Technical Data Sheet.

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.
2. The common open space areas shall be maintained by a to be formed homeowners association.

SCREENING AND LANDSCAPE AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters located within the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by a solid-enclosure with gates.

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 that are intended to depict the general conceptual architectural style, character and elements of these buildings. Accordingly, the front elevation of any single family attached townhome building constructed on the Site must be substantially similar in appearance to the attached schematic architectural rendering in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
2. The maximum height of the single family attached townhome buildings proposed to be constructed on the Site shall be 45 feet.

LIGHTING

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.
3. All exterior light fixtures (except street lights along public or private streets) shall be capped and fully shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

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.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
3. Sidewalks and planting strips shall be installed in accordance with the City of Charlotte Land Development Standards Manual.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans for each townhome building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

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 and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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.



ESP Associates, P.A.

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CLIENT



1300 South Blvd.
Charlotte, NC 28203

PROJECT

The Arbors "Tract B"

For Public Hearing

SHEET TITLE

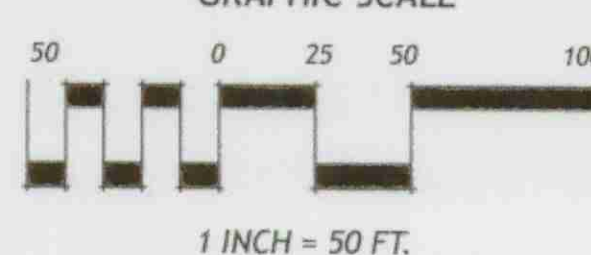
Technical Data Sheet

Petition # **2007-032**

PROJECT LOCATION

Charlotte, NC

GRAPHIC SCALE



PROJECT NUMBER	Q114
DRAWING NAME	Q114-TDS.psd
DATE	December 21, 2006
DRAWN BY	NB / MM
CHECKED BY	LRL

ESP / CLIENT REVISION

NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
12/22/06	-	Application Submittal to CMPC.	

