

SITE DEVELOPMENT SUMMARY

PROPERTY OWNER: C/O CRISIS HILL INC./BLUE MAX TRUCKING
1015 EAST WESTINGHOUSE BLVD.
CHARLOTTE, NORTH CAROLINA 28273

PETITIONER: LIBERTY OAK, INC.
10430 HARRIS OAKS BLVD. STE. A
CHARLOTTE, NORTH CAROLINA 28269

TAX PARCEL NUMBER: PART OF 205-171-07

SITE ACREAGE: 22.92 +/- ACRES
EXISTING ZONING: R-17MF (CD)
PROPOSED ZONING: R-12MF (CD)
PROPOSED USE: SINGLE FAMILY / TOWNHOMES

DISTRICT REQUIREMENTS: (AS PER SHM STANDARDS)
MAXIMUM DENSITY: 12 UNITS/ACRE
PROPOSED DENSITY: 8.75 UNITS/ACRE
MINIMUM SET BACK: 30 FEET (5 FEET PER SHM INCENTIVES)
MINIMUM SIDEYARD: 3 FEET
MINIMUM REARYARD: 30 FEET
MAXIMUM BLDG. HEIGHT: 40 FEET

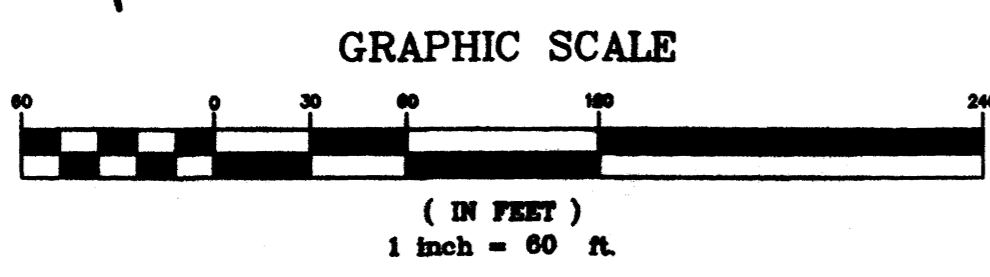
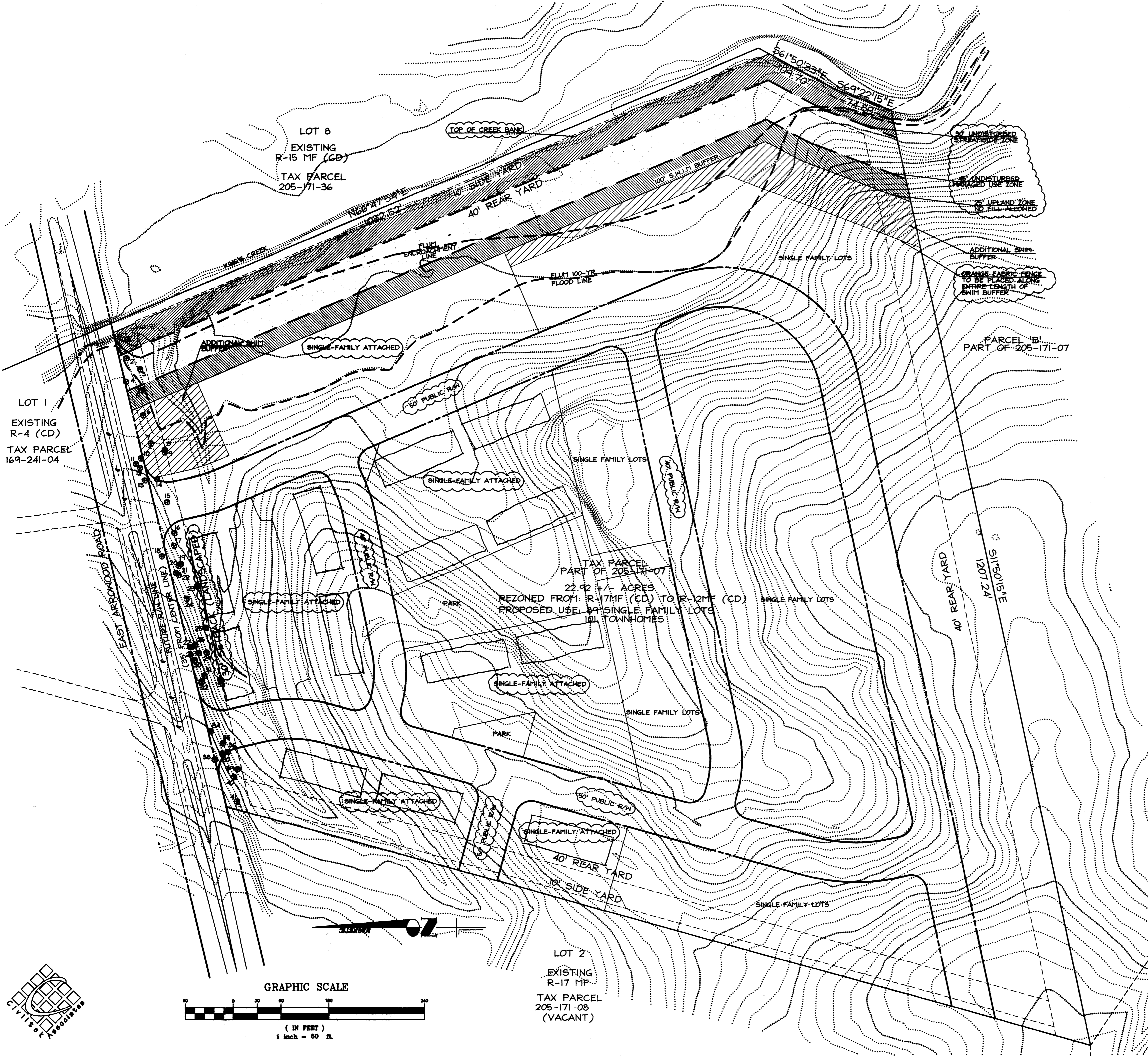
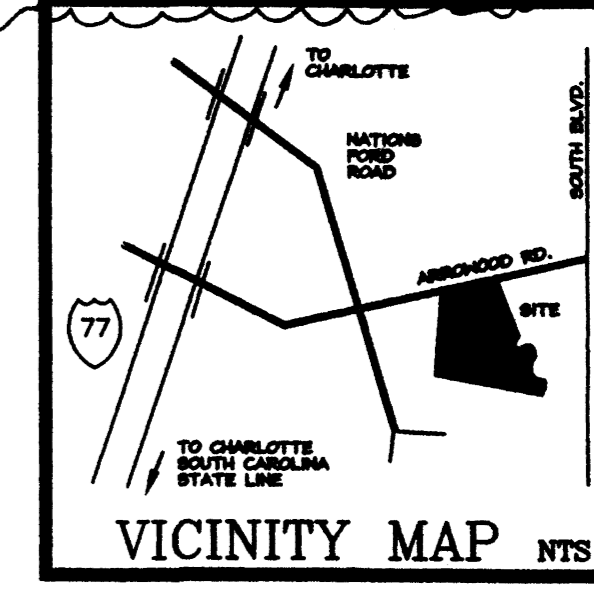
PROPOSED SINGLE FAMILY LOTS: 89
PROPOSED SINGLE FAMILY ATTACHED UNITS (FOR SALE): 101

ADJACENT PROPERTY OWNERS

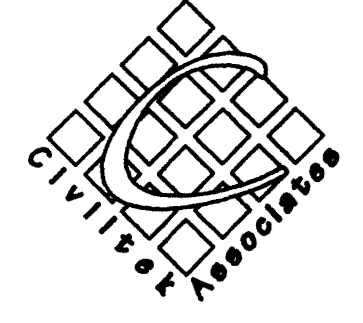
PARCEL 'B'	205-171-07	CRISIS HILL INC./BLUE MAX TRUCKING 1015 EAST WESTINGHOUSE BLVD. CHARLOTTE, NORTH CAROLINA 28273
LOT 1	169-241-04	B.P.O.E. LODGE #392 401 EAST ARROWOOD ROAD CHARLOTTE, NORTH CAROLINA 28210
LOT 2	205-171-08	HONDROS S C & ASSOCIATES INC. P.O. BOX 220456 CHARLOTTE, NORTH CAROLINA 28222
LOT 3	205-171-09	JEFFERSON PILOT BROADCASTING CO. C/O AVTAX 2970 CLAIRMONT ROAD SUITE 640 ATLANTA, GEORGIA 30529
LOT 5	205-171-36	ASSOCIATED LAND GROUP INC. 3840 WOODRIDGE BLVD. FAIRFIELD, OHIO 45014-7565

- CONDITIONAL NOTES:**
- THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE SITE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS BUILDING/PARKING AND CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET, BUT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENTS OF BUILDINGS/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC., PER SECTION 6 OF THE ZONING ORDINANCE.
 - ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING AND LANDSCAPING.
 - THE PROPOSED DEVELOPMENT SHALL CONSIST OF SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED HOMES.
 - THE PETITIONER SHALL CONVEY FEE SIMPLE A PORTION OF THE SITE'S FRONTAGE ALONG ARROWOOD ROAD TO PUBLIC PURPOSES. AS SHOWN ON THE PLAN MINIMUM OF FIVE FEET SHALL BE DEDICATED IN ACCORDANCE WITH ARROWOOD ROAD'S CLASSIFICATION AS A MINOR THOROUGHFARE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - THE PETITIONER SHALL DEDICATE LAND ALONG KING'S BRANCH CREEK AS SHOWN FOR PUBLIC GREENWAY PURPOSES. THIS GREENWAY DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - THE PETITIONER/DEVELOPER SHALL PROVIDE A 6 FOOT SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG THE SITE'S EAST ARROWOOD ROAD FRONTAGE.
 - THE PETITIONER/DEVELOPER SHALL NOT FILL WITHIN THE UNDISTURBED BUFFERS.
 - STORM WATER DETENTION IS NOT REQUIRED DUE TO THE SITE'S DIRECT DRAINAGE INTO KING'S CREEK.
 - AN INTERNAL SIDEWALK SYSTEM SHALL CONNECT TO EAST ARROWOOD ROAD WITH AN ADDITIONAL CONNECTION TO THE GREENWAY PORTION OF KING'S CREEK. THE EXACT LOCATIONS SHALL BE DETERMINED AT THE TIME FINAL PREPARATION OF THE MULTIFAMILY CONSTRUCTION DOCUMENTS.
 - THE PETITIONER/DEVELOPER SHALL PROVIDE A LEFT TURN LANE TO THE DRIVEWAY CONNECTIONS TO EAST ARROWOOD ROAD. THE TURN LANE SHALL BE DESIGNED IN ACCORDANCE WITH D.O.T. STANDARDS. IN THE EVENT THE ARROWOOD ROAD WIDENING PROJECT (S12-97-090), IS CONSTRUCTED PRIOR TO THE DEVELOPMENT OF THIS SITE THEN THE PETITIONER/DEVELOPER REQUIREMENT FOR THE LEFT TURN LANE SHALL NOT BE REQUIRED.
 - REAR OF UNITS ALONG EAST ARROWOOD ROAD SHALL APPEAR TO FRONT ON ARROWOOD.
 - A PEDESTRIAN SCALE LIGHTING SYSTEM WILL BE INSTALLED THROUGHOUT THE SITE.
 - THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
 - EXACT LOCATIONS OF SUB STREETS SHOWN TO THE WEST ADJACENT PROPERTY LING MAY BE ALTERED THROUGH THE SUBDIVISION PROCESS.

LOT 3
EXISTING R-17 MF
TAX PARCEL 205-171-09



LOT 2
EXISTING R-17 MF
TAX PARCEL 205-171-08 (VACANT)



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Technical Data Sheet
Rezoning Petition #2002-71
for
Arrowood Road Parcel
City of Charlotte
Mecklenburg County, North Carolina

Revisions:
REVISED PER COMMENTS-5/1/2002



Drawn by: DSI
Approved by: F.I.G.
Date: 3-21-2002
Job name: AWD/SKETCH

Scale: 1"=60' (H) (V)

Sheet No. 1 of 2