

CHARLESTON • CHARLOTTE

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APPROVED BY CITY COUNCIL

DATE: 1/18/2000

DALTON PLAZA

Client:

Trammell Crow Company

Project Number: 18-99242

SCHMATIC
SITE PLAN

Scale: 1" = 40'-0"

FOR PUBLIC HEARING
Petition no. 99-97

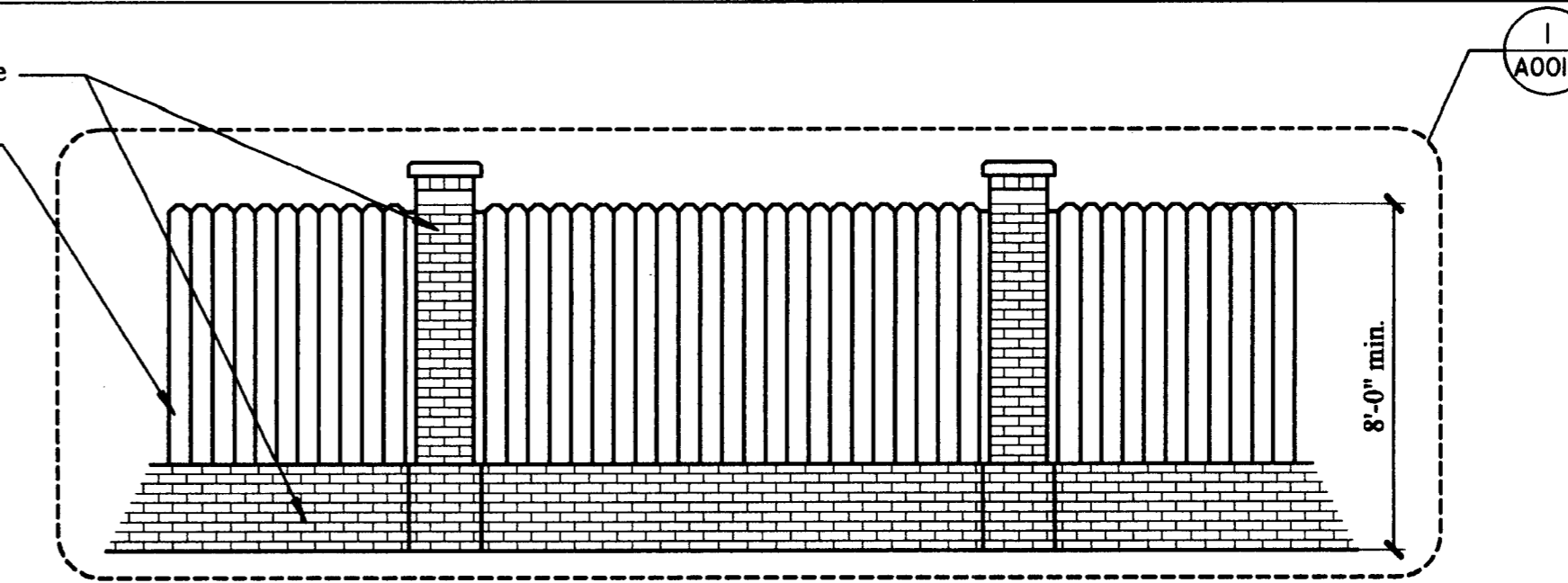
Issue Date: OCT. 4, 1999

Revision Dates:
DECEMBER 13, 1999
JANUARY 11, 1999

Filename: S:\18\97031\97031A.dgn

Sheet Number:

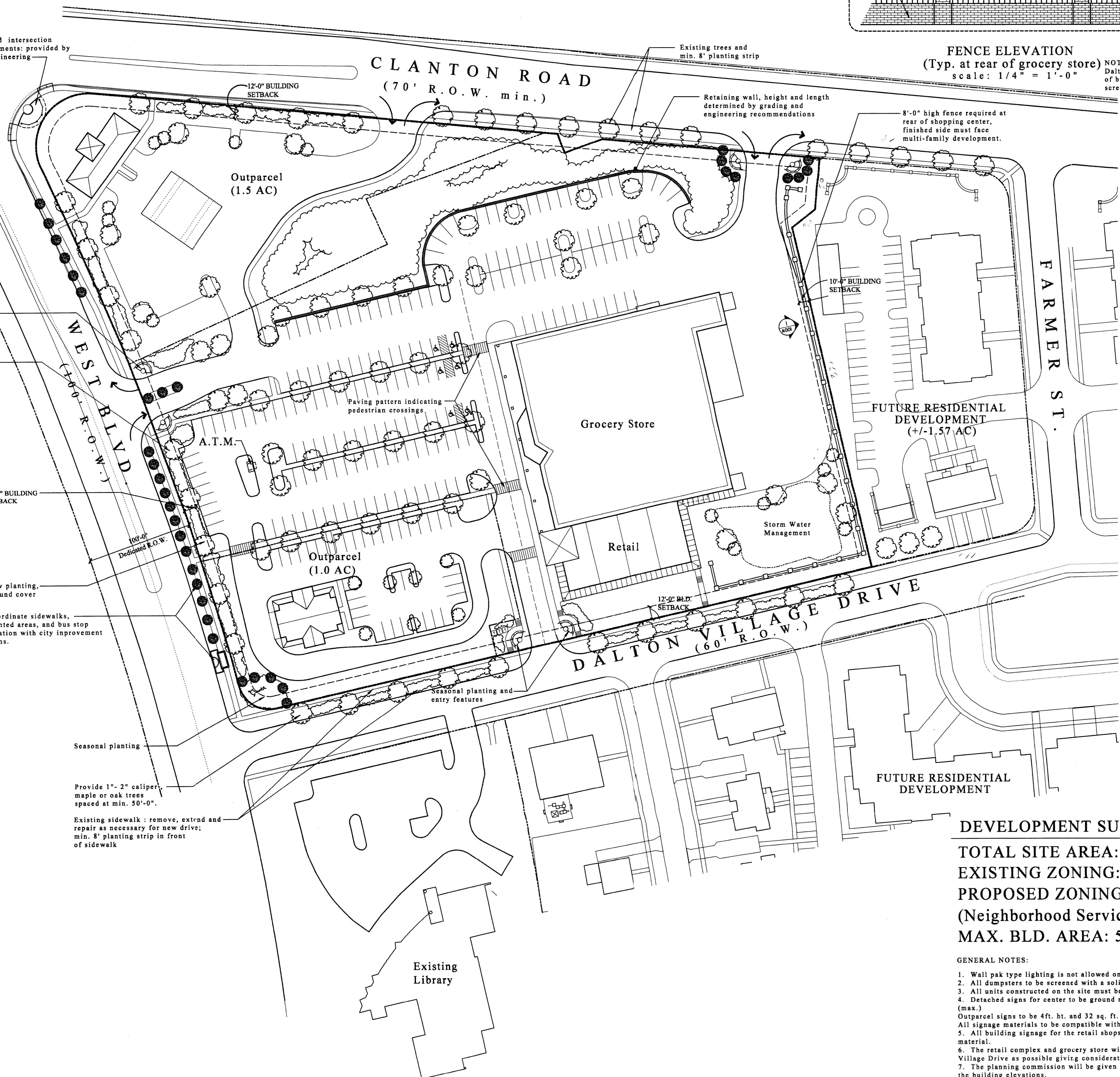
A001



FENCE ELEVATION
(Typ. at rear of grocery store)
scale: 1/4" = 1'-0"

NOTE: Fence at retail shops and Dalton Village Dr. may change to a combination of brick piers and rod iron infill depending on screening needs.

Proposed intersection improvements: provided by City engineering



DEVELOPMENT SUMMARY

TOTAL SITE AREA: 7.6 AC
EXISTING ZONING: R-5, R-17MF & R-22MF
PROPOSED ZONING: NS
(Neighborhood Services District)
MAX. BLD. AREA: 51,000 sq.ft.

GENERAL NOTES:

1. Wall pak type lighting is not allowed on site.
2. All dumpsters to be screened with a solid enclosure with a gate.
3. All units constructed on the site must be visually compatible.
4. Detached signs for center to be ground mounted, 7 ft. ht. and 50 sq. ft. (max.)
Outparcel signs to be 4ft. ht. and 32 sq. ft. (max.)
All signage materials to be compatible with building and fencing materials.
5. All building signage for the retail shops must be of uniform size and material.
6. The retail complex and grocery store will be moved as close to Dalton Village Drive as possible giving consideration to civil engineering concerns.
7. The planning commission will be given design review authority over the building elevations.

Existing sidewalk: remove, extend and repair as necessary for new drive; min. 8' planting strip in front of sidewalk

Provide 1"-2" caliper, maple or oak trees spaced at min. 50'-0".

Seasonal planting

Coordinate sidewalks, planted areas, and bus stop location with city improvement plans.

Low planting, ground cover

12'-0" BUILDING SETBACK

Provide 1"-2" caliper, maple or oak trees spaced at min. 50'-0".

Seasonal planting and entry features

Outparcel (1.5 AC)

Outparcel (1.0 AC)

Grocery Store

Retail

FUTURE RESIDENTIAL DEVELOPMENT (+/- 1.57 AC)

FUTURE RESIDENTIAL DEVELOPMENT

CLANTON ROAD
(70' R.O.W. min.)

WEST BLVD
(60' R.O.W.)

DALTON VILLAGE DRIVE
(60' R.O.W.)

FARMER ST.

Existing Library

Existing trees and min. 8' planting strip

Retaining wall, height and length determined by grading and engineering recommendations

8'-0" high fence required at rear of shopping center, finished side must face multi-family development.

10'-0" BUILDING SETBACK

Paving pattern indicating pedestrian crossings

Storm Water Management

Seasonal planting and entry features

100'-0" Dedicated R.O.W.

12'-0" BUILDING SETBACK