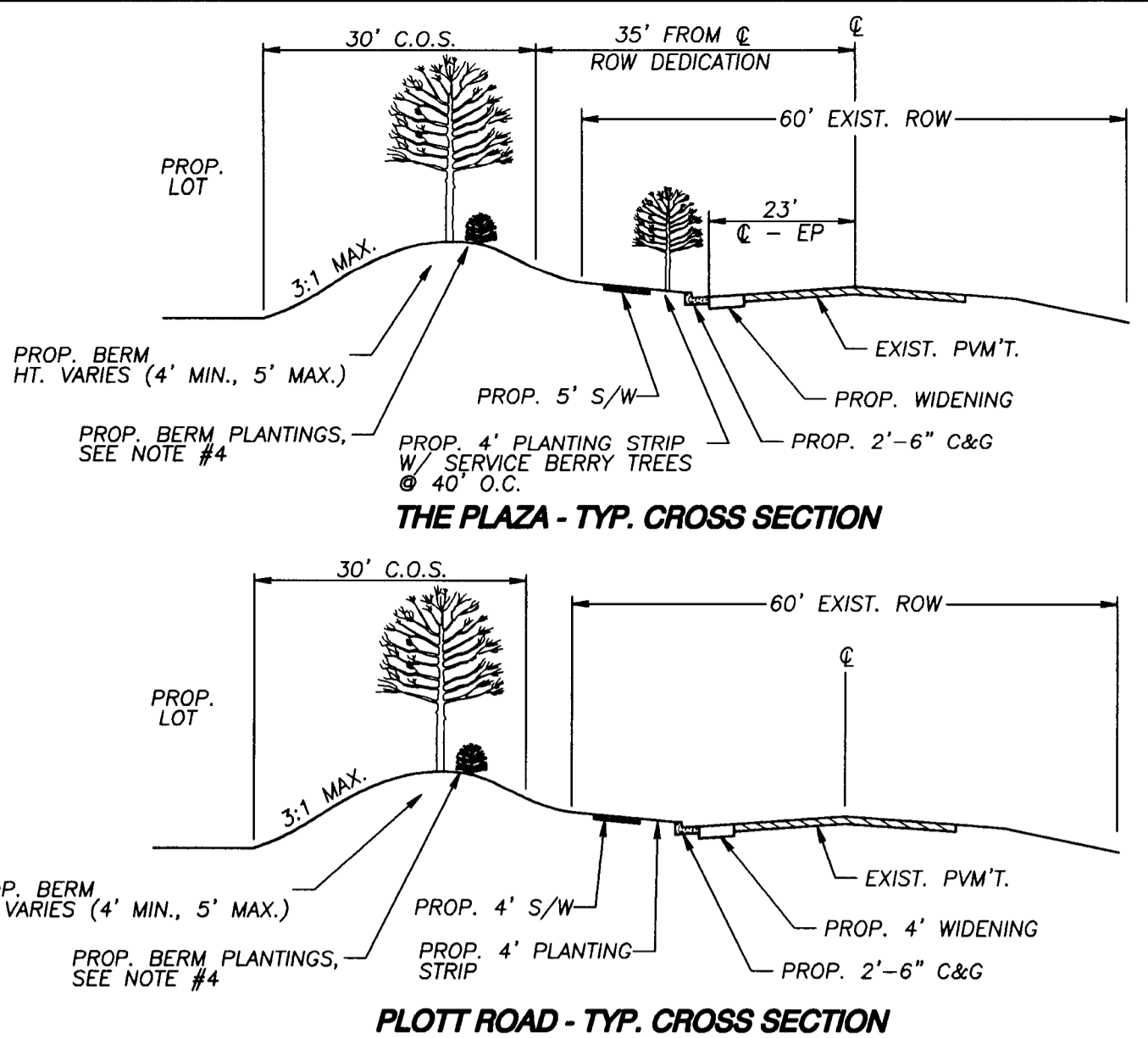


SITE SUMMARY

- 1) Denuded Area = 33.72 Acres
Total site area = 39.84 Acres
37.73 Acres out of Right of Way
0.24 Acres within dedicated Right of Way
Net Site area = 37.49 Acres
- 2) Boundary information taken from ALTA Boundary Survey for Plaza Road LLC, Dated, January 4, 2005 & last revised January 10, 2005.
- 3) Topographic information taken from field data collected by ESP Associates, Dated 12/21/04.
- 4) Property is currently zoned: MX-1; PETITION 2004-88
- 5) Proposed use: Single Family Detached
- 6) Building setbacks (unless otherwise noted):
Frontyard: 40'
Rearyard: 30' & 45' (Externally - see petition notes)
Rearyard 30' (Internally)

- 7) This property is/is not located in a flood hazard area as per FEMA Flood Insurance Rate Map for the city of Charlotte, County of Mecklenburg State of North Carolina. Community Panel # 3701590169E Effective Date February 4, 2004
- 8) Tax Parcel No. - 10720105
- 9) Min. Lot Width - 40' @ setback
- 10) Proposed # of Lots - 182
- 11) Proposed Density - 4.54 units/ac.
- 12) Maximum Density Allowed- 6.0 units/ac.
- 13) Required Tree Save = 3.9 Acres as shown on rezoning petition (10.45%)
- 14) Provided Tree Save = 4.00 ac.
- 15) Common Open Space Required = +/- 8.8 Acres as shown on the rezoning petition.
- 16) Common Open Space Provided = 9.54 ac. (25.4%)
- 17) Minimum Lot Size = 4500 sqft.
- 18) Wetland permitting in progress with Len Rindner, PWS. Owner/ Developer is required to obtain all applicable USACE and NCDENR permits prior beginning construction.



- NOTES:**
1. BIKE LANE, CURB AND GUTTER BY CITY IMPROVEMENT PROJECT (PROJ. #12-00-067 - THE PLAZA STREETScape) DEVELOPER WILL COORDINATE IMPROVEMENTS ALONG THE PLAZA WITH THE CITY'S PROJECT MANAGER.
 2. PETITIONER WILL RETAIN EXISTING TREES AND ROCK OUTCROPPINGS WITHIN THE 30' COMMON OPEN SPACE WHERE PRACTICAL IN LIEU OF BERM. SEE DEVELOPMENT STANDARD #9.
 3. PETITIONER MAY ADJUST BERMS TO PROVIDE POSITIVE DRAINAGE AWAY FROM PLOTT ROAD AND THE PLAZA.
 4. BERM PLANTINGS ALONG PLOTT ROAD SHALL INCLUDE 1 TREE PER 40 LF OF BERM AND SHRUBS @ 8' O.C. MIN.

- NOTE !!!**
TOT LOT MUST BE COMPLETED BEFORE 75% OCCUPANCY
- SITE DEVELOPMENT STANDARDS**
(ZONING PETITION #2004-88)
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, per Section 6.2 of the Zoning Ordinance.
 2. Signage will be permitted in accordance with applicable Zoning standards.
 3. The use of the site will be for a single-family development and associated open spaces.
 4. The site will comply with Chapter 21 of the City Code.
 5. 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.
 6. Petitioner/Developer will provide a common, open space area as labeled. Pedestrian access will be provided to this area.
 7. An additional open space area is planned along the Plaza Road frontage - this area will include a combination of berms, new trees/landscaping and the retention of existing trees.
 8. Access will be provided by street connections to public streets on adjoining tracts, as indicated.
 9. The petitioner will construct a berm along the site's Plott Road and The Plaza frontage within the area designated as common open space (see inset for typical berm cross-section and landscaping details). Furthermore, the petitioner will conduct a tree survey (prior to preliminary plan submittal) within said common, open space/frontage areas, and will specifically incorporate and preserve significant trees and/or tree areas within the common open space areas, as well as natural rock outcroppings areas. The aforementioned berm will be reduced or eliminated in those instances as to maintain the trees or the rock outcropping. In these areas (w/o berm), the petitioner will install additional landscaping as needed to comply with the standards of the class "C" buffer.
 10. The large, common open space area, so labeled in the southwesterly corner of the site, will be used as a location for a storm water detention pond to meet the requirements of provision #14.
 11. The rear yards of all proposed lots which directly abut the rear yards of adjoining R-3 properties shall have a minimum rear yard dimension of 45 feet, except as noted in the following sentence. Lots that back up to the existing homes fronting on Germa Emma Drive, the rear yard dimension shall be a minimum of 30 feet. In addition, there will also be established a 20 foot common open space area, as shown. The combination of the rear yard requirement and the common open space will result in a minimum separation of 50 feet between the proposed homes and the abutting common property line for these lots on Germa Emma Drive. The common open space area will remain as a tree save area.
 12. A homeowners association will be established to maintain the common open space areas of the site.
 13. The petitioner will dedicate land along the site's The Plaza frontage sufficient to establish a right-of-way dimension measuring 35 feet from the centerline of the existing right-of-way of The Plaza. Such dedication shall occur prior to the issuance of the first final certificate of occupancy associated with the proposed development.
 14. The petitioner shall tie into the existing storm water system(s). The petitioner shall have the receiving drainage system analyzed to ensure it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
 15. The site will comply with Chapter 21 of the Charlotte City Code. Proposed planting shown is conceptual only and will subject to change on actual site conditions and Urban Forestry staff approval.
 16. The petitioner and/or developer shall install at his expense a left turn lane at the proposed street connection to The Plaza. The left turn lane shall be designed with a minimum of 150 feet of storage, a 15:1 bay taper and Speed Limit: 1 through lane tapers.
 17. Pedestrian scale lighting (14 foot high, decorative fixtures) will be utilized on internal streets within the proposed subdivision.
 18. Two pedestrian access points to The Plaza will be established from the subdivision in the locations generally shown on the site plan.
 19. The buffer adjacent to the B1 (CD) tract shall be eliminated or reduced per ordinance development requirements in the event that said commercial zoning changes and the buffer is no longer required. In this event, the petitioner reserves the right to develop the former buffer areas.
 20. The petitioner agrees to the following storm water quality measures:
A. Design and construct a storm drainage system to allow the runoff from 1 year, 24 hour storm to drain through the existing wetland (as allowed by the ACOE and NCDENR). The amount of water draining to the wetland will be similar to the amount draining to the wetland pre-construction.
B. All lots marked "C" (including roadway drainage in front of "C" lots) and rear-draining portion of lots marked "B" will be allowed to sheet flow through the adjacent C.O.S. for water quality treatment.
C. The petitioner will construct a storm water quality pond within the constraints of the location marked "A" on the plans. The amount of runoff directed to this pond and the design of the pond would be consistent with the design criteria in the State BMP Manual.

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OVERALL SITE PLAN ADMINISTRATIVE AMENDMENT
BOULDER CREEK

CHARLOTTE - MECKLENBURG COUNTY

NO.	DATE	REVISION	BY
1	03/15/05		DEBRA D. CAMPBELL

DATE: March 15, 2005
BY: DEBRA D. CAMPBELL, N.C. ONE-CALL CENTER
IT'S THE LAW!

2004-88

GRAPHIC SCALE 1"=100'
0 100 200 300

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ESP Associates, P.A.

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: March 15, 2005

TO: Katrina Young
Interim Zoning Administrator

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2004-88 by Knots Development Resources, Inc.

Attached is a revised plan for the above petition. The plan has been revised to show the location of the storm water detention, show new locations of tree save areas, revise the cross-section along The Plaza and reduce the number of lots to 182. Since these changes do not alter the intent of the development and are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.
Note that all other ordinance requirements still apply.