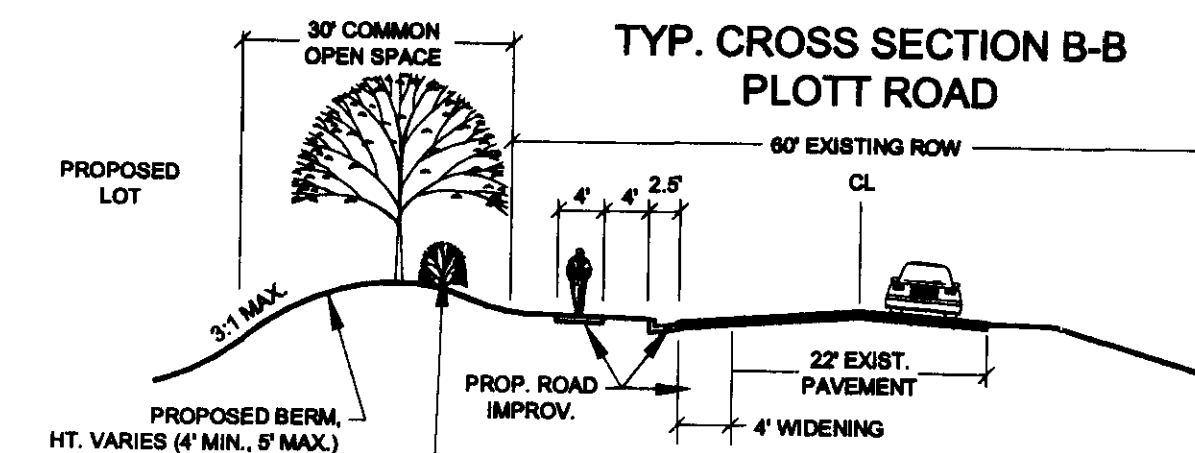
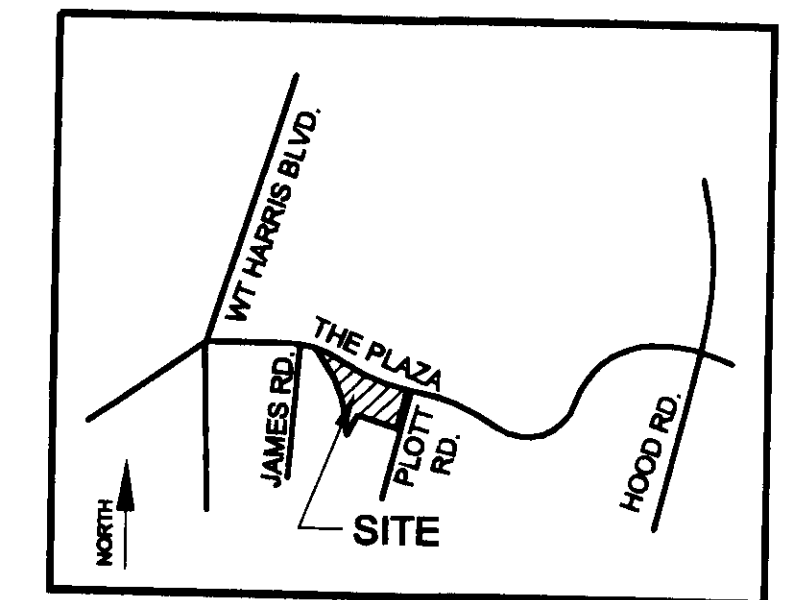
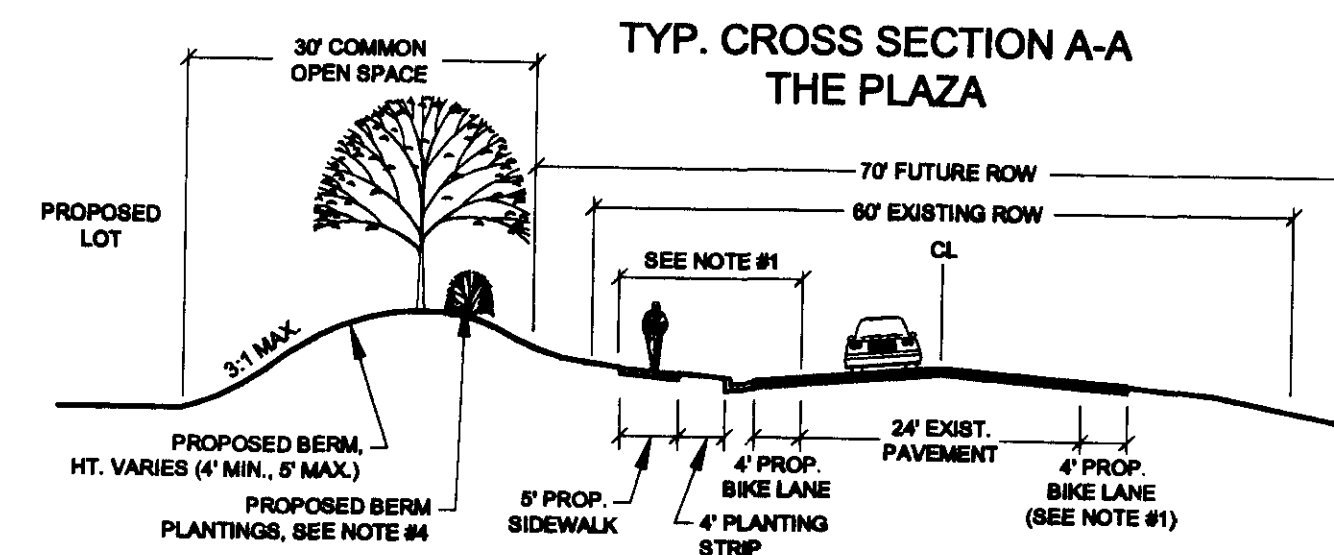


# SCHEMATIC SITE PLAN PLAZA ROAD SITE FOR KNOTTS DEVELOPMENT

CHARLOTTE, NORTH CAROLINA



- NOTES:**
- BIKE LANE, CURB AND GUTTER BY CITY IMPROVEMENT PROJECT (PROJ.# 512-00-067- THE PLAZA STREETSCAPE) DEVELOPER WILL COORDINATE IMPROVEMENTS ALONG THE PLAZA WITH THE CITY'S PROJECT MANAGER.
  - PETITIONER WILL RETAIN EXISTING TREES AND ROCK OUTCROPPINGS WITHIN THE 30' COMMON OPEN SPACE WHERE PRACTICAL IN LIEU OF BERM. SEE DEVELOPMENT STANDARD #9.
  - PETITIONER MAY ADJUST BERMS TO PROVIDE POSITIVE DRAINAGE AWAY FROM PLOTT ROAD AND THE PLAZA.
  - BERM PLANTINGS SHALL INCLUDE 1 TREE PER 40 LF OF BERM AND SHRUBS @ 8' O.C. MIN.

DEVELOPMENT DATA	
TOTAL SITE AREA:	38.98 AC. (INCL. 5' DEDICATED ROW)
TAX PARCEL NO.:	10720105
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-1
MIN. LOT WIDTH:	40 FT. @ SETBACK
MIN. SETBACK:	20 FT.
MIN. SIDEYARD:	5 FT.
MIN. REARYARD (EXTERNAL):	30 FT. & 45 FT (SEE NOTE #11)
MIN. REARYARD (INTERNAL):	30 FT.
TYP. LOT SIZE:	40'X110'
PROPOSED # OF LOTS:	187
PROPOSED DENSITY:	4.80 UNITS/AC
COMMON OPEN SPACE PROV.:	+/- 8.8 AC.
TREE SAVE SPACE REQUIRED:	3.9 AC.
TREE SAVE SPACE PROVIDED:	3.9 AC. MIN.

**DEVELOPMENT STANDARDS**

- 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.
- Signage will be permitted in accordance with applicable Zoning standards.
- The use of the site will be for a single family development and associated open spaces.
- The site will comply with Chapter 21 of the City Code.
- 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.
- Petitioner/ Developer will provide a common open space area as labeled. Pedestrian access will be provided to this area.
- 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.
- Access will be provided by street connections to public streets on adjoining tracts as indicated.
- 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. The aforementioned berm will be reduced or eliminated in those instances so 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 a class 'C' buffer.
- The large common open space area so labeled in the southwestern corner of the site will be preserved as a tree save area. The exception to this requirement will be the provision of a tot lot (final location to be determined), which will be possibly graded and cleared to allow for the placement and adequate arrangement of playground equipment. This area will have frontage along a public street.
- 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. For lots which back up to the existing homes fronting on Gera Emma Drive, the rear yard dimension shall be a minimum of 30 feet, but 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 those lots on Gera Emma Drive. The common open space area will remain as a tree save area.
- A homeowners association will be established to maintain the common open space areas of the site.
- 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.
- The petitioner shall tie into the existing storm water system(s). The petitioner shall have the receiving drainage system analyzed to ensure that 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.
- The site will comply with Chapter 21 of the Charlotte City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.
- The petitioner and/or developer shall install at his expense at 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.
- Pedestrian scale lighting ( 14 foot high, decorative fixtures) will be utilized on internal streets within the proposed subdivision.
- Two pedestrian access points to The Plaza will be established from the subdivision in the locations generally shown on the site plan.
- 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.
- The petitioner agrees to the following storm water quality measures:
  - Design and construct a storm drainage system to allow the runoff from the 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.
  - All of lots marked "C" (including roadway drainage in front of "C" lots) and the rear-draining portion of lots marked "B" will be allowed to sheet flow through the adjacent C.O.S for water quality treatment.
  - 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 will be consistent with the design criteria in the State BMP Manual.

**REVISIONS:**

#1 8-16-04	Per Charlotte Mecklenburg Planning comments	#4 10-19-04	Revised note clarifying improvements on The Plaza.
#2 9-28-04	Revisions		
#3 10-11-04	Revisions		

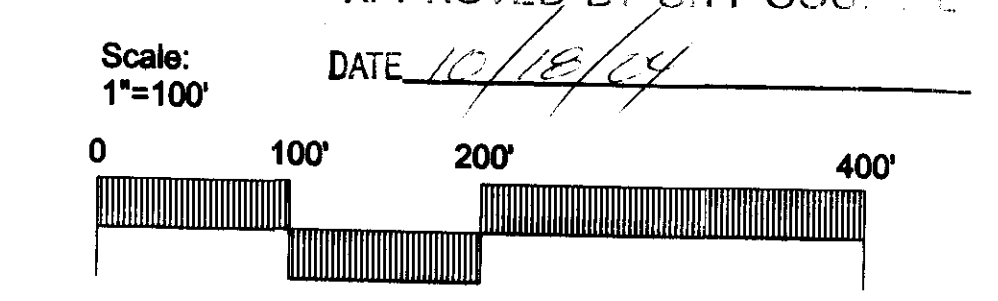
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 Drawn By: CG  
 Checked By: \_\_\_\_\_  
 Date: 5/25/04  
 Project Number: 04045

**DPR ASSOCIATES, INC.**  
 Landscape Architects  
 Planners & Engineers  
 420 Hawthorne Lane  
 Charlotte, NC 28204  
 704/332-1204

**FOR PUBLIC HEARING  
PETITION #: 2004-88**

APPROVED BY CITY COUNCIL

DATE: 10/18/04



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