



SKECH PLAN INFORMATION

ZONING DISTRICT	AG (P/D-R Proposed)
ACREAGE IN TOTAL TRACT	81,464 Acres (Per Deed)
DEVELOPABLE ACREAGE	80,000 Acres (Per Deed)
TOTAL NUMBER OF LOTS	80 Building Lots
MINIMUM LOT SIZE	20,000 SF
ACREAGE IN COMMON ELEMENTS	35,719.4 Acres
ACREAGE IN SINGLE FAMILY	8,572.2 Acres
ACREAGE IN NEW SWM DEDICATION	6,170.2 Acres
REQUIRED SIDE SETBACK	5'
REQUIRED REAR SETBACK	5'
REQUIRED FRONT SETBACK	15'
REQUIRED BEAM SETBACK	35'
MAXIMUM BUILDING HEIGHT	COMMUNITY
WATER	PRIVATE SEPTIC
SEWER	

GENERAL SITE NOTES:

- No portion of this tract is located within a Flood Zone, refer to FEMA Community Panel No. 2107(09)001, dated June 18, 2007.
- The site is located within the designated Watershed.
- Topography is shown per Guilford County GIS.

REZONING SKETCH PLAN NOTES:

- Overall gross density for this proposed site is 80 units per 81,464 acres (0.28 DU/AC).
- Final Open Space and Common Element Areas for this site is 35,719 acres (43.8%).
- All Open Space and Common Element Areas shall be owned and maintained by the Applicant.
- Land is not suitable for development (Ponds and Stream Buffer Areas) is 6,277 acres.

TRAFFIC DATA:

Calculated using NC DOT standard rate which is ten (10) trips per day per dwelling unit. Eighty (80) DUs x Ten (10) = 800 trips per day to and from the development.

TREE COVERAGE/PRESERVATION NOTE:

- Required tree coverage/preservation area is 20% of the site.
- 13,464 acres (Gulfstream NW) x 20% = 2,693 acres (Required).
- Approximate tree coverage/preservation area is 12,291 acres (Actual).
- Tree coverage/preservation areas are shown to illustrate ability to conform to Oak Ridge Development Ordinance. Final areas to be determined but will still be required to meet the Development Ordinance.

April 17, 2014	Revised per Planning comments
April 8, 2014	Revised per meeting with Town of Oak Ridge Planner
March 25, 2014	Released for review

OWNER:
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Debra Hawick
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DEVELOPER:
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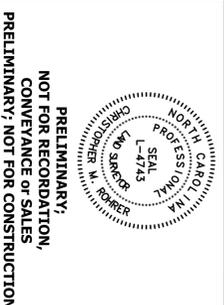
PROJECT No.	14100014
DRAWING No.	REZONING SKETCH
DRAWN BY	CHRW/MS
SHEET	One of One
CASE No.	XXXXXXXXXXXXXX

KNIGHTS LANDING

OAK RIDGE TOWNSHIP - GUILFORD COUNTY

TOWN OF OAK RIDGE - NORTH CAROLINA

REZONING SKETCH PLAN



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