

GENERAL SITE NOTES:

- No portion of this tract is located within a Flood Zone, refer to FIRM Community Panel No. 37107780900J, Dated June 18, 2007.
- No portion of this tract is located within a designated Watershed.
- Topography is shown per Guilford County GIS.

REZONING/SKETCH PLAN NOTES:

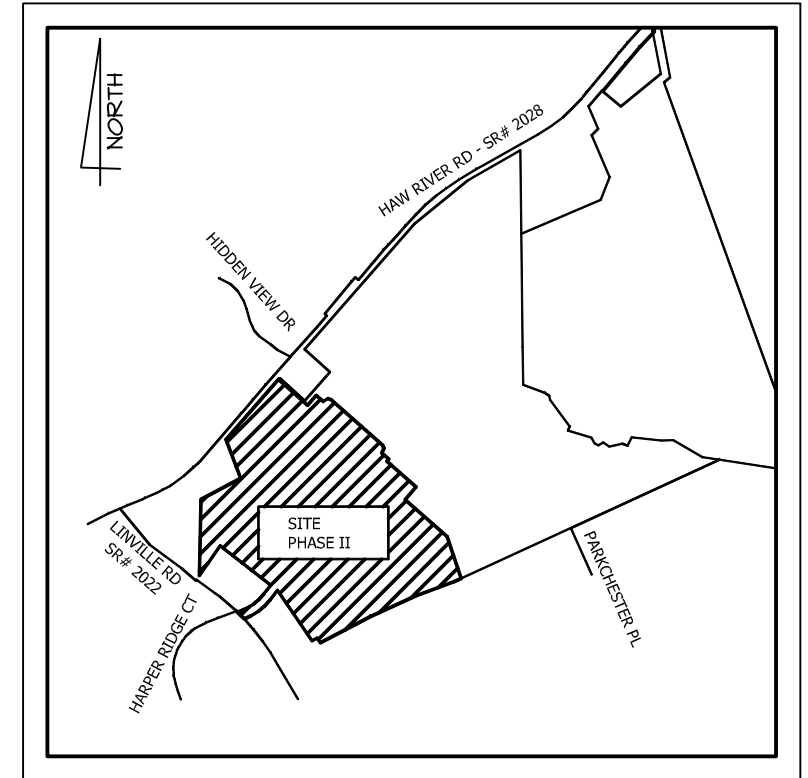
- Overall gross density for this proposed site is 80 units per 81.088 acres (0.98 DU/AC).
- Total Open Space and Common Element Areas for this site is 34.353 acres (42.37%).
- All open Space and Common Element Areas shall be owned and maintained by the home owners association.
- Lands not suitable for development (Ponds and Stream Buffer Areas) is 6.777 acres.

TRAFFIC DATA:

- Traffic data is calculated using NCDOT standard rate which is ten (10) trips per day per dwelling unit. Eighty (80) lots 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.
- 80.607 Acres (excluding R/W dedication) x 20% = 16.121 Acres (Required).
- Total tree coverage/preservation provided: 16.124 Acres (20.00%).
- Tree coverage/preservation areas are shown to illustrate ability to conform to Oak Ridge Development Ordinances. Final areas to be determined, but will still be required to meet the Development Ordinance.



VICINITY MAP
1" = 2000'

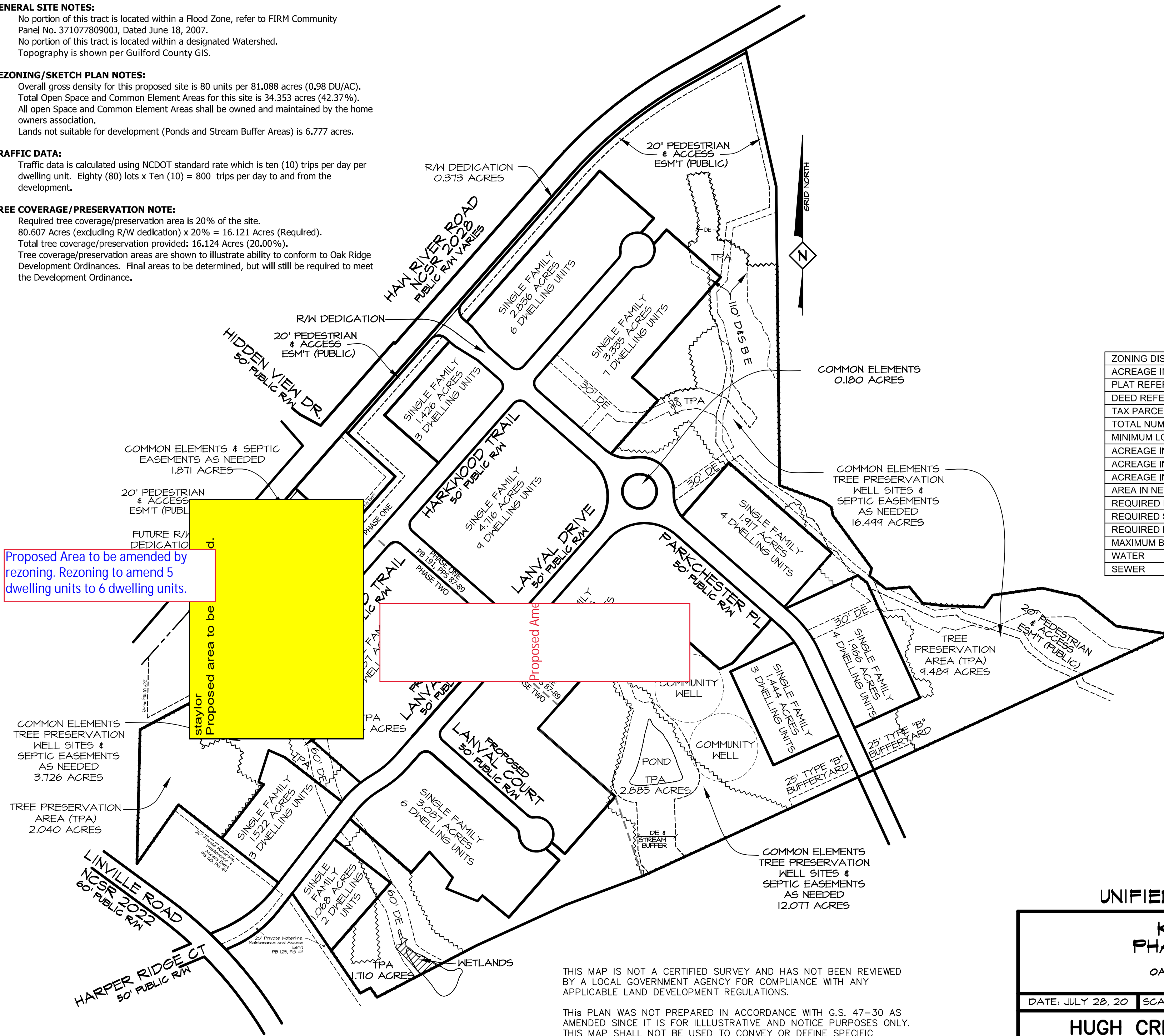
SKETCH PLAN INFORMATION

ZONING DISTRICT	PD-R
ACREAGE IN TOTAL TRACT	81.088 ACRES
PLAT REFERENCE(S)	PB 191, PPS 87-89 (PHASE ONE)
DEED REFERENCE(S)	DEED BOOK 6574, PAGE 2481
TAX PARCEL NUMBER	166301(REMAINING PORTION)
TOTAL NUMBER OF LOTS	78 BUILDING LOTS
MINIMUM LOT SIZE	20,000 SF
ACREAGE IN COMMON ELEMENTS	34.353 ACRES
ACREAGE IN SINGLE FAMILY	38.580 ACRES
ACREAGE IN R/W DEDICATION	0.481 ACRES
AREA IN NEW STREETS	7.674 ACRES
REQUIRED FRONT SETBACK	20'
REQUIRED SIDE SETBACK	5'
REQUIRED REAR SETBACK	15'
MAXIMUM BUILDING HEIGHT	35'
WATER	COMMUNITY
SEWER	PRIVATE SEPTIC

Proposed Area to be amended by rezoning. Rezoning to amend 5 dwelling units to 6 dwelling units.

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Proposed Amendment



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

This PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREAS.

THIS DRAWING IS NOT A SUBDIVISION AS DEFINED BY THE TOWN OF OAK RIDGE SUBDIVISION ORDINANCE.

PLANNING DIRECTOR FOR THE TOWN OF OAK RIDGE

UNIFIED DEVELOPMENT PLAN

KNIGHTS LANDING
PHASES ONE AND TWO

HAW RIVER RD
OAK RIDGE TNSHP, GUILFORD COUNTY
OAK RIDGE, NORTH CAROLINA

DATE: JULY 28, 20 SCALE: 1"=200' SHEET: 1 OF 1

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