

DEED REFERENCE	DB 10181, PG 571
PARCEL NUMBERS	03450847, 03450848, PORTION OF 03450849
AREA	20.025A ACRES 17.8641 ACRES FROM LOT "B" 2.0561 ACRES FROM LOT "A"
EXISTING ZONING	MX-2 LINCA & LMPA
PROPOSED ZONING	R-12MF (CD) LINCA & LMPA
EXISTING USE	03450847 & 03450848 ARE VACANT 03450849 HAS MULTI-FAMILY
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS	240 (10 BLDGS. X 24)
PROPOSED DENSITY	12 UNITS/ACRE
MAX. BLDG. HEIGHT	3-STORIES (40 FT.)
PARKING REQUIRED	360 SPACES (240 X 15)
PARKING PROVIDED	3801 SPACES & 1 GARAGES X 6 = 43 ADDITIONAL SPACES
OPEN SPACE	10.941 ACRES (54.60%)
TREE PRESERVATION	2544 ACRES (12.68%)

1.) ANY ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVAL).

1.) TO BE LIMITED TO 240 MULTI-FAMILY DWELLING UNITS, A CLUBHOUSE & POOL, AND OTHER PERMITTED ACCESSORY USE STRUCTURES.

1.) THERE WILL BE A PRIVATE STREET CONNECTION TO BRACKENVIEW CT.

ATTACHED ELEVATION PLANS AND PHOTO EXAMPLES (SHEET A-1) SHOW THE FOLLOWING BUILDING MATERIAL CONDITIONS:

- 1) DWELLING UNITS WILL CONSIST OF BRICK VENEER ON ALL SIDES OF THE FIRST FLOORS AND HARDY PLANK SIDING ON THE REMAINDER OF THE BUILDING.
- 2) GARAGES WILL CONSIST OF BRICK VENEER ON THE BOTTOM HALF OF THE FRONT AND SIDES WITH HARDY PLANK SIDING ON THE REMAINDER OF THE BUILDING.

- 1.) THERE WILL BE A 50' UNDISTURBED BUFFER ALONG THE RESIDENTIAL PROPERTIES WITH AN ADDITIONAL 25' PLANTED "C CLASS" BUFFER.
2. THE REMAINING AREAS ON SITE WILL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE ORDINANCE.

1) THE SITE DESIGN WILL COMPLY WITH THE POST CONSTRUCTION ORDINANCE ALONG WITH THE WATERSHED DISTRICTS REQUIREMENTS.

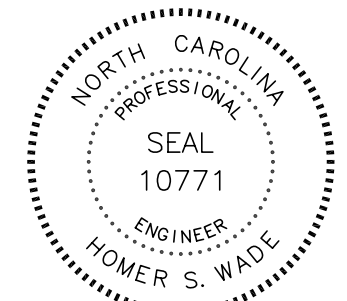
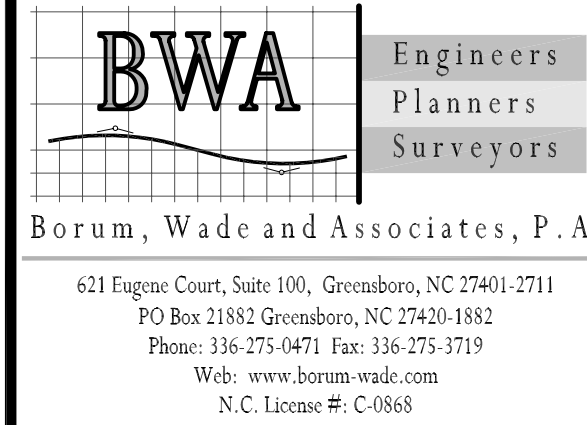
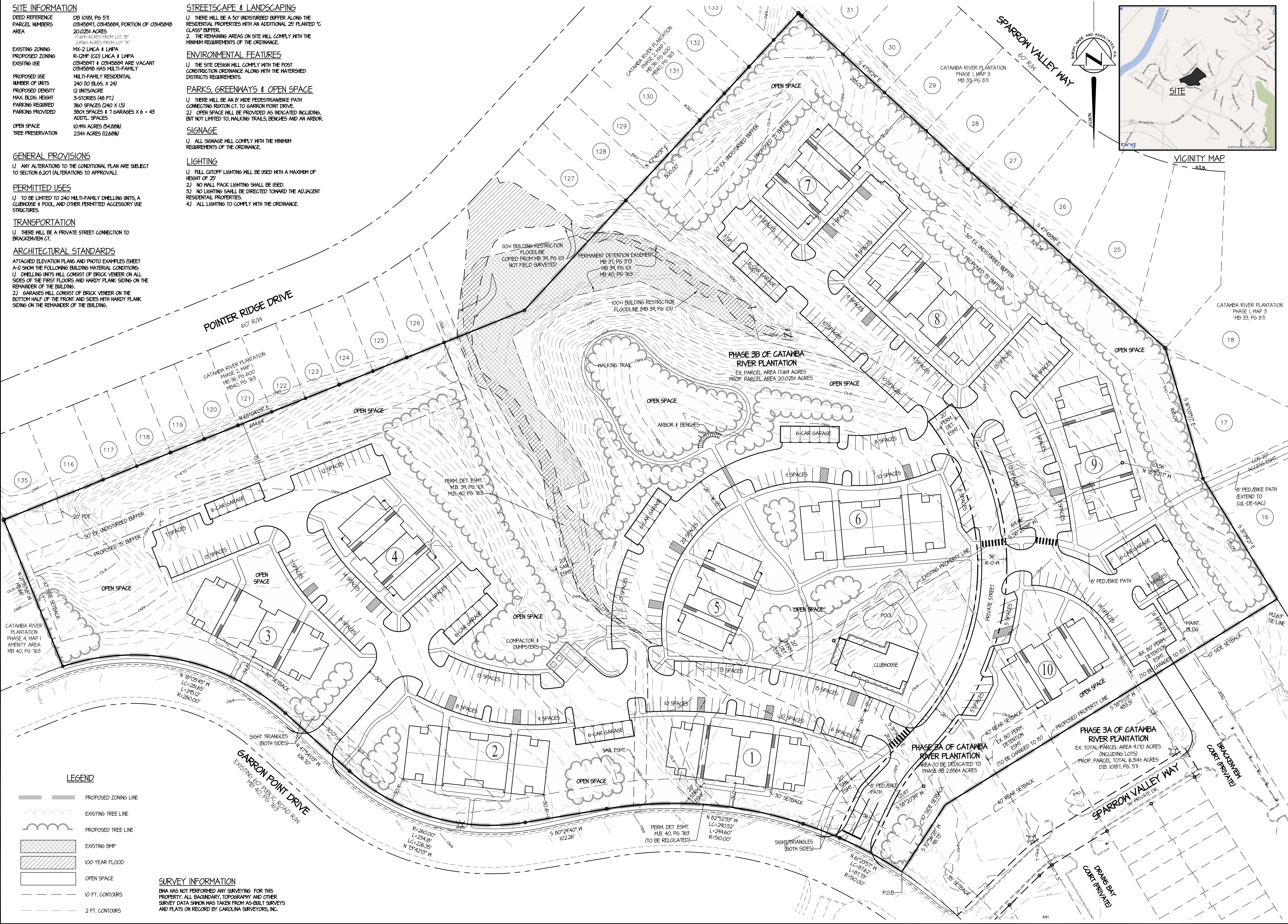
- 1) THERE WILL BE AN 8' WIDE PEDESTRIAN/BIKE PATH CONNECTING RUXTON CT. TO GARRON POINT DRIVE.
- 2) OPEN SPACE WILL BE PROVIDED AS INDICATED INCLUDING, BUT NOT LIMITED TO, WALKING TRAILS, BENCHES AND AN ARBOR

1.) ALL SIGNAGE WILL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE ORDINANCE.

- 1) FULL CUTOFF LIGHTING WILL BE USED WITH A MAXIMUM OF HEIGHT OF 25'
- 2) NO WALL PACK LIGHTING SHALL BE USED.
- 3) NO LIGHTING SHALL BE DIRECTED TOWARD THE ADJACENT RESIDENTIAL PROPERTIES.
- 4) ALL LIGHTING TO COMPLY WITH THE ORDINANCE.

PROPOSED ZONING LINE
 EXISTING TREE LINE
 PROPOSED TREE LINE
 EXISTING BMP
 100 YEAR FLOOD
 OPEN SPACE
 10 FT. CONTOURS
 2 FT. CONTOURS

BWA HAS NOT PERFORMED ANY SURVEYING FOR THIS PROPERTY. ALL BOUNDARY, TOPOGRAPHY AND OTHER SURVEY DATA SHOWN WAS TAKEN FROM AS-BUILT SURVEYS AND PLATS ON RECORD BY CAROLINA SURVEYORS, INC.

PRELIMINARY
FOR REVIEW
ONLY

PROJECT:

CATAWBA RIVER PLANTATION
PHASE 3B REZONING PLAN
GARRON POINT DRIVE
PAW CREEK TOWNSHIP, MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

OWNER/DEVELOPER:

C RIVER LLC
PO BOX 220451
CHARLOTTE, NC 28222-0451

DRAWN BY:	TMK
DATE:	AUGUST 20, 2012
REVISIONS:	OCTOBER 8, 2012

SHEET TITLE:

**REZONING
PLAN**

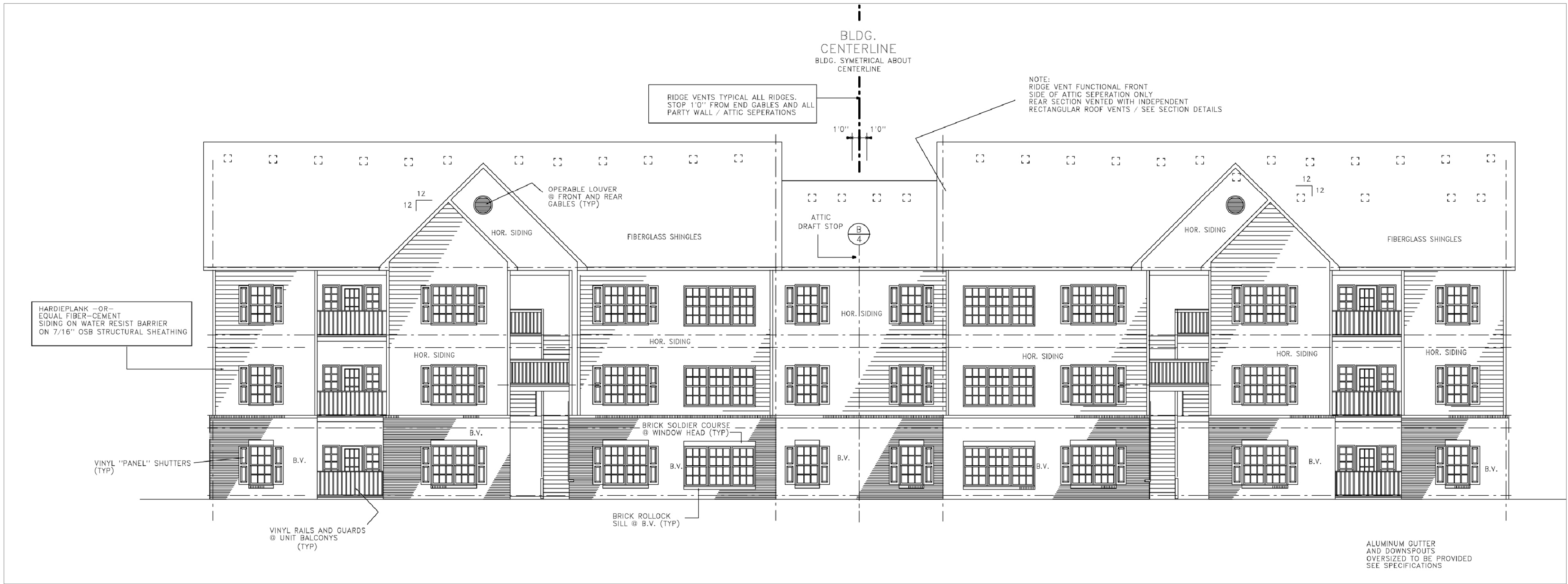
REZONING PETITION NUMBER 2012-091

FILE NO: F:\BROWN INV\CATANBA\SITEBASE

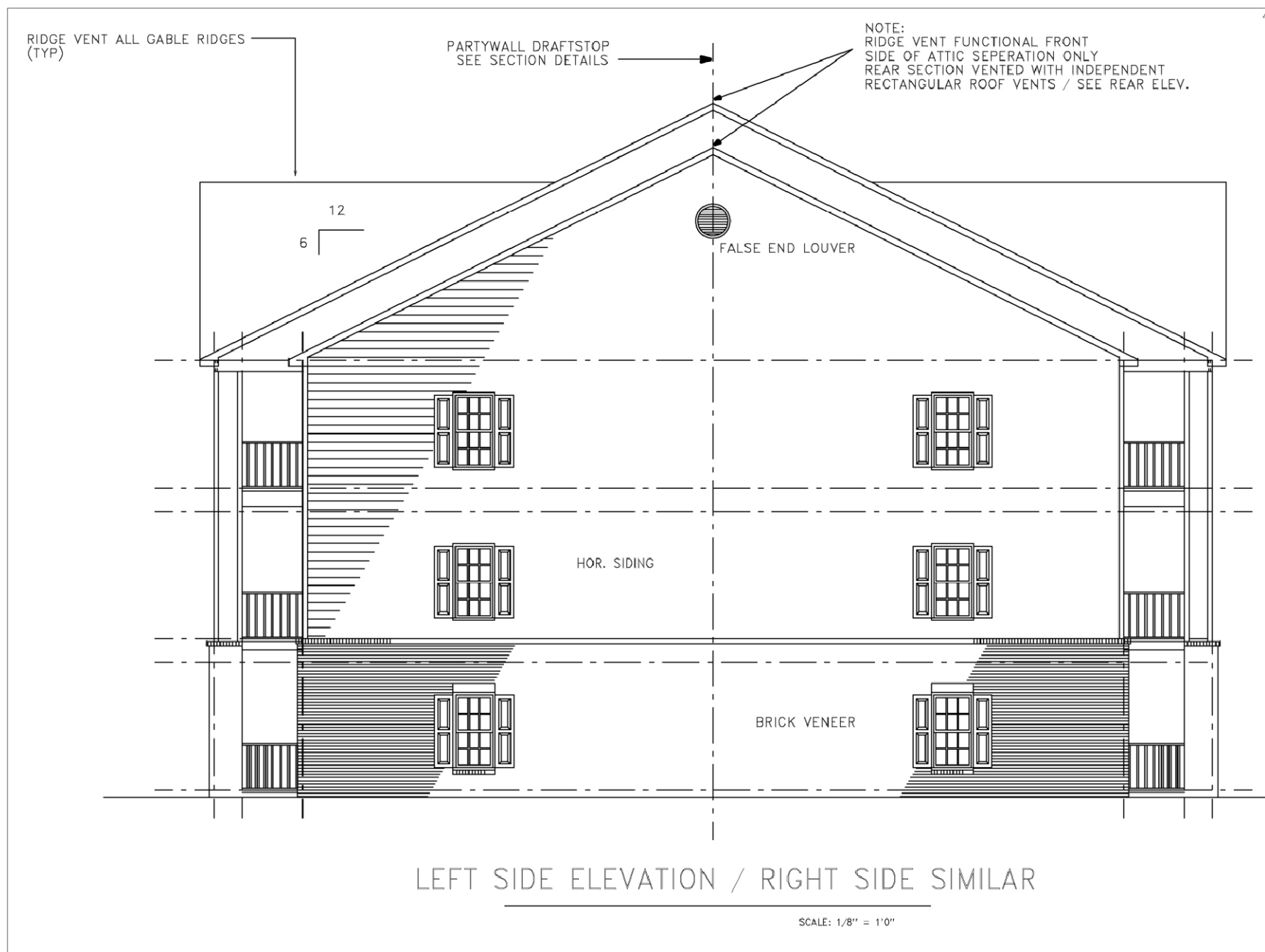
DRAWING SCALE: 1"=50'

PLAN SHEET NO.

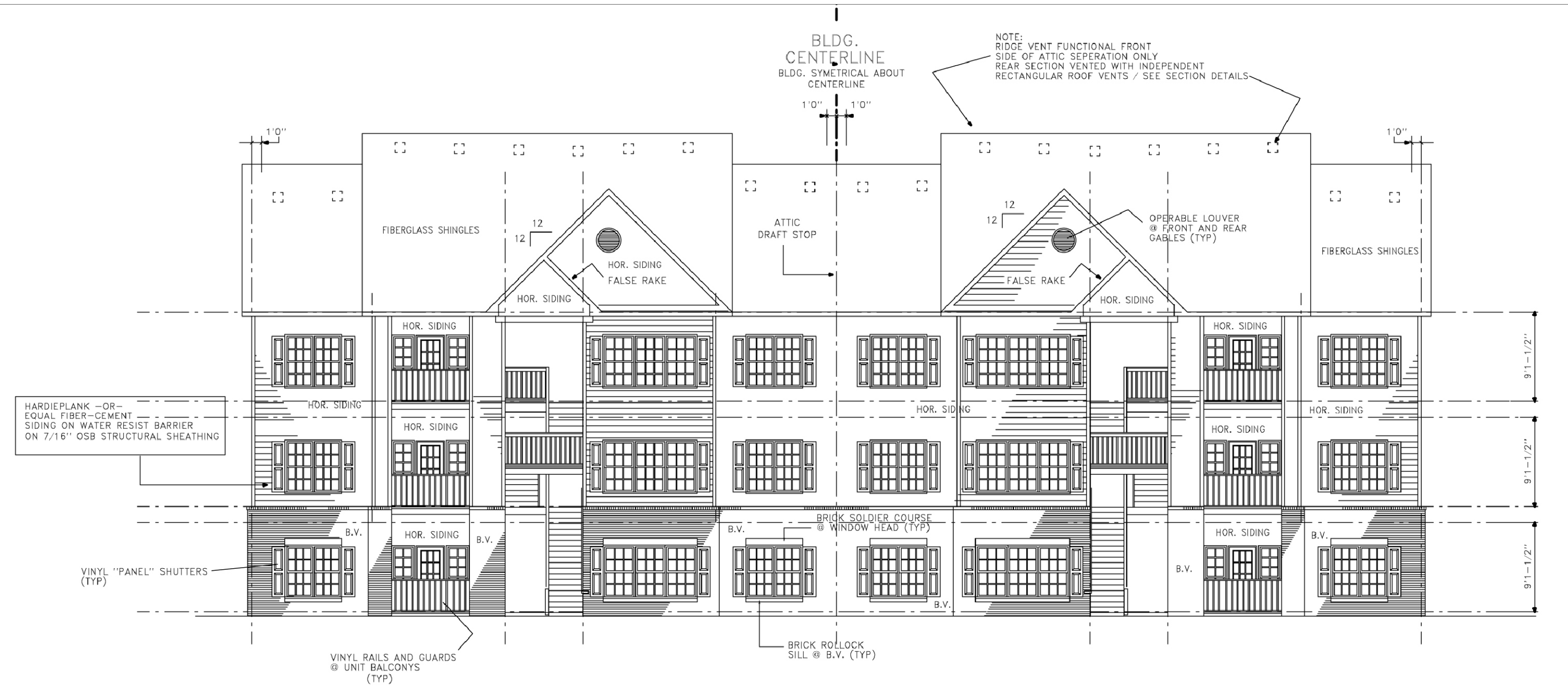
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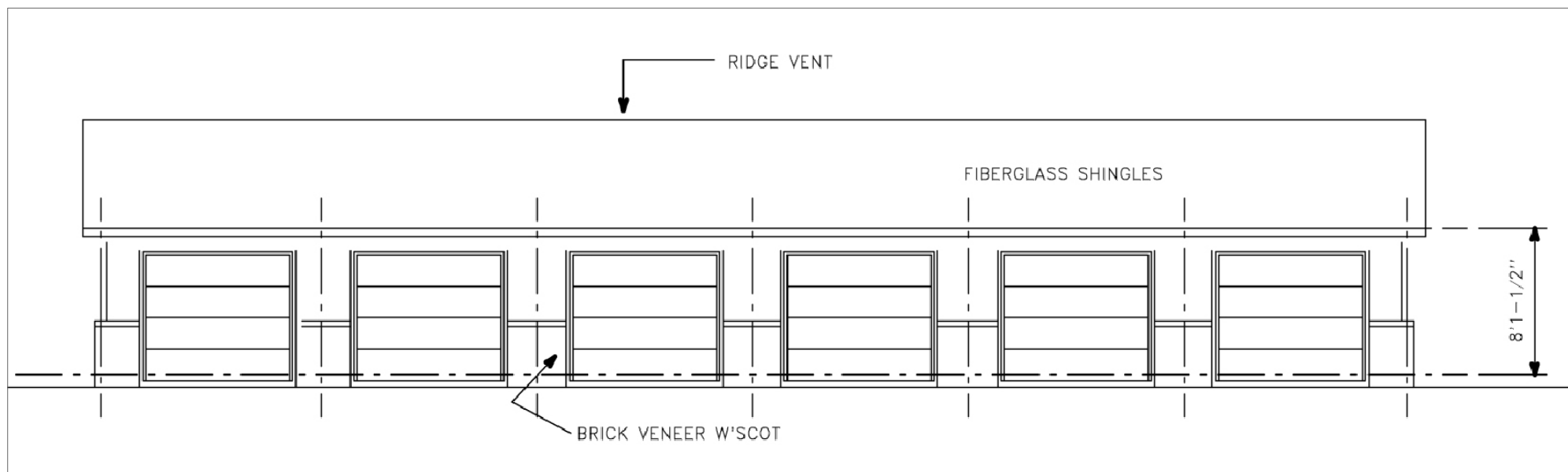
TWO & THREE BEDROOM UNIT BUILDING ELEVATION



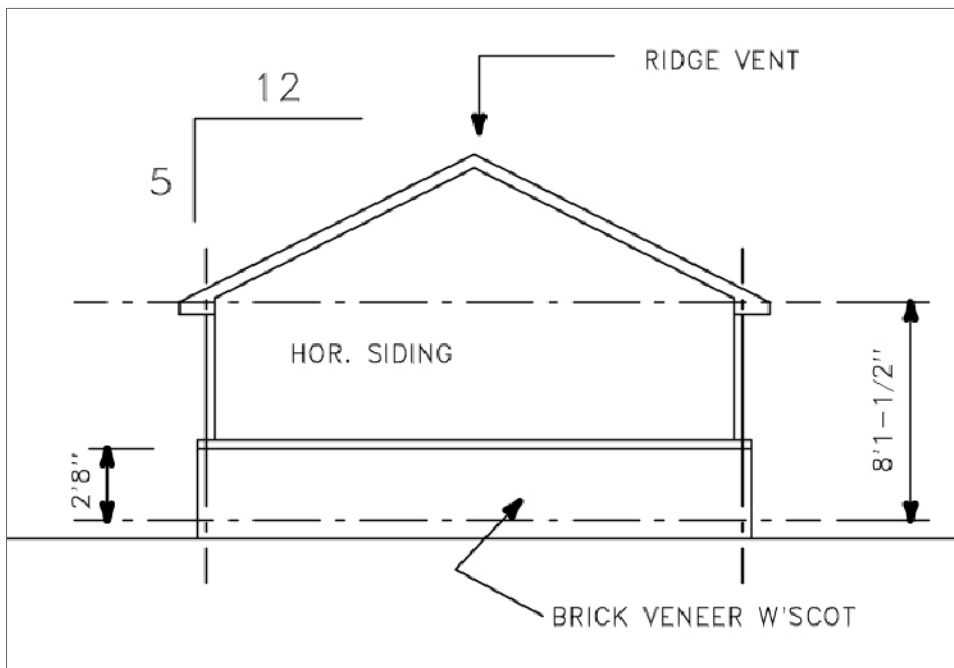
TYPICAL END ELEVATION



ONE BEDROOM UNIT BUILDING ELEVATION



GARAGE ELEVATION



GARAGE END ELEVATION



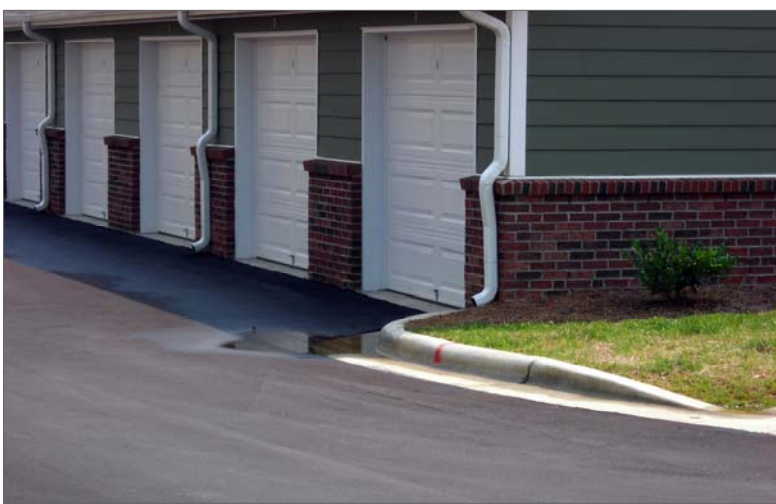
ONE BEDROOM UNIT



TWO BEDROOM UNIT



CLUBHOUSE



GARAGE

SEALS:



PRELIMINARY
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PHASE 3B REZONING PLAN
GARRON POINT DRIVE
PAW CREEK TOWNSHIP, MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

OWNER/DEVELOPER:

C RIVER LLC
PO BOX 220451
CHARLOTTE, NC 28222-0451

DRAWN BY: OTHERS
DATE: OCTOBER 8, 2012
REVISIONS:

SHEET TITLE:
REZONING
BLDG. ELEVATIONS

FILE NO: F:\BROWNN\INVCATAWBA\GITEBASE
DRAWING SCALE: N.T.S.
PLAN SHEET NO.