

SITE INFORMATION
DEED REFERENCE: DB 10181, PG 571
PARCEL NUMBERS: 09145041, 09145042, 09145043
AREA: 20.0254 ACRES
17.641 ACRES FROM LOT 'B'
2.384 ACRES FROM LOT 'A'

EXISTING ZONING: MX-2
PROPOSED ZONING: R-12MF (C2)
EXISTING USE: VACANT & MULTI-FAMILY RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS: 240 (10 BLDGS. X 24)
PROPOSED DENSITY: 12 UNITS/ACRE
MAX. BLDG. HEIGHT: 3-STORIES (50 FT.)
PARKING REQUIRED: 360 SPACES (240 X 1.5)
PARKING PROVIDED: 360+ SPACES & 10 GARAGES X 6 = 60 ADDTL. SPACES

OPEN SPACE: 10.551 ACRES (52.15%)
TREE PRESERVATION: 3.014 ACRES (15%)
WATERSHED: LOWER MOUNTAIN ISLAND
SOILS: HMO, HKE, C6B2, E1B, C6B2

GENERAL PROVISIONS
1) ANY ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.2.01 (ALTERATIONS TO APPROVAL).

PERMITTED USES

TRANSPORTATION

FIRE PROTECTION

ARCHITECTURAL STANDARDS

STREETSCAPE & LANDSCAPING
1) THERE WILL BE A 50' UNDISTURBED BUFFER ALONG THE RESIDENTIAL PROPERTIES WITH AN ADDITIONAL 25' PLANTED 'C' CLASS' BUFFER.

ENVIRONMENTAL FEATURES

PARKS, GREENWAYS & OPEN SPACE

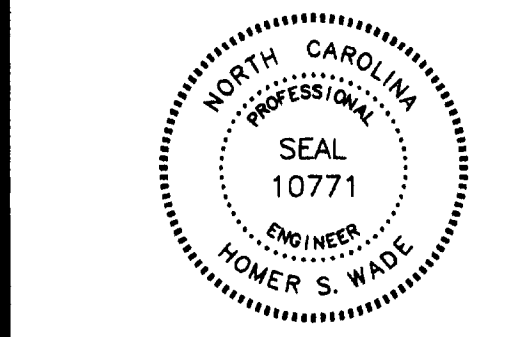
SIGNAGE

LIGHTING

PHASING



BWA
Planners
Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21883, Greensboro, NC 27420-1882
Phone: 336-275-0471 Fax: 336-275-3719
Web: www.borum-wade.com
N.C. License #: C-0868



PRELIMINARY FOR REVIEW ONLY

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

2012-091
OWNER/DEVELOPER:
C RIVER LLC
PO BOX 220451
CHARLOTTE, NC 28222-0451
AUG 20 2012

REZONING PLAN
DRAWN BY: THK
DATE: AUGUST 20, 2012
REVISIONS:
SHEET TITLE:

FILE NO: F:\BROWIN INV\CATAWBA\SITEBASE
DRAWING SCALE: 1"=50'
PLAN SHEET NO:

C-1