

SITE INFORMATION
 DEED REFERENCE DB 10/81, PG 571
 PARCEL NUMBERS 0345094, 0345094, PORTION OF 0345046
 AREA 20.0224 ACRES
 116941 ACRES FROM LOT "B"
 22561 ACRES FROM LOT "A"

EXISTING ZONING MX-2 LMCA & LMPA
PROPOSED ZONING R-12MF (CD) LMCA & LMPA
EXISTING USE 0345094 & 0345094 ARE VACANT
 0345094 WAS MULTI-FAMILY
PROPOSED USE MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS 240 (NO BLDG. X 24)
PROPOSED DENSITY 12 UNITS/ACRE
MAX. BLDG. HEIGHT 3-STORIES (48 FT)
PARKING REQUIRED 360 SPACES (240 X 15)
PARKING PROVIDED 360+ SPACES & 1 GARAGES X 6 = 48
 ADDTL. SPACES
OPEN SPACE 10.991 ACRES (54.88%)
TREE PRESERVATION 3.25+ ACRES (16.25%)
 NOTE: TREE PRESERVATION CALCULATED USING OLD
 TREE SURVEY INFORMATION & RECENT AERIAL MAPS

GENERAL PROVISIONS
 1) ANY ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT
 TO SECTION 6.201 (ALTERATIONS TO APPROVAL).

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

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

ARCHITECTURAL STANDARDS
 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.

STREETSCAPE & LANDSCAPING

1) THERE WILL BE A 5' 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.

ENVIRONMENTAL FEATURES

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

PARKS, GREENWAYS & OPEN SPACE

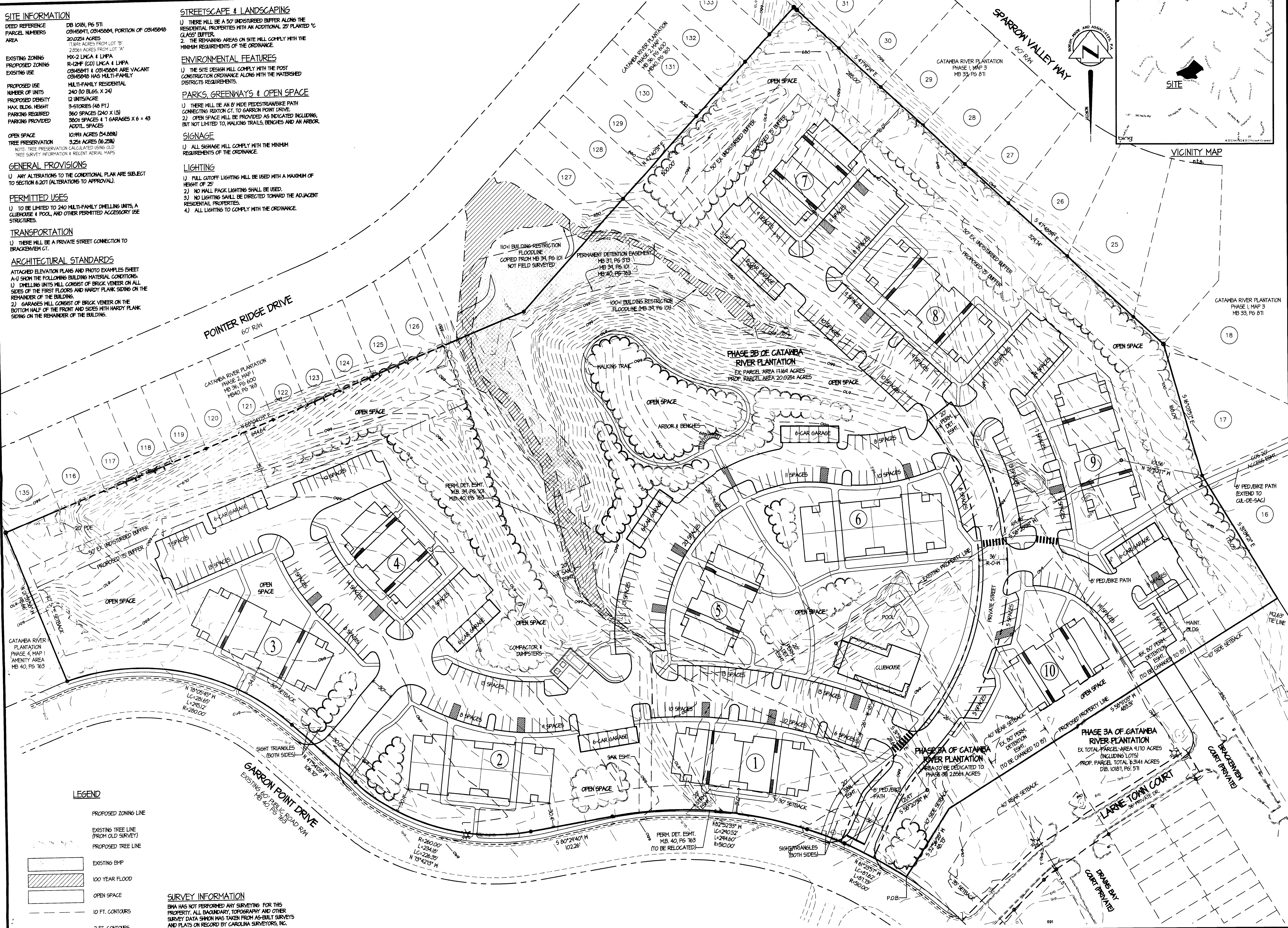
1) THERE WILL BE AN 8' WIDE PEDESTRIAN-WALKWAY PATH
 CONNECTING RIXTON CT. TO GARRON POINT DRIVE.
 2) OPEN SPACE WILL BE PROVIDED AS INDICATED INCLUDING,
 BUT NOT LIMITED TO, WALKING TRAILS, BENCHES AND AN ARBOR.

SIGNAGE

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

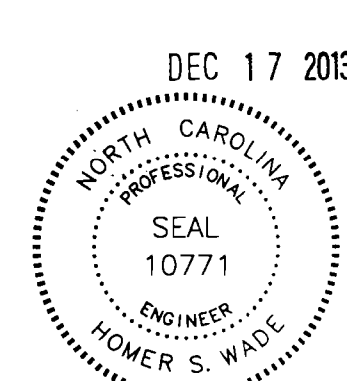
LIGHTING

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.



BWA Engineers
 Planners
 Surveyors
 Borum, Wade and Associates, P.A.
 621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
 PO Box 21883 Greensboro, NC 27401-8832
 Phone: 336-275-0471 Fax: 336-275-3719
 Web: www.borum-wade.com
 N.C. License #: C-0868

APPROVED BY CITY COUNCIL
 DEC 17 2013



PRELIM FOR PHASE 3B

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

2012-091

OWNER/DEVELOPER:
 G RIVER LLC
 PO BOX 220451
 CHARLOTTE, NC 28222-0451

DRAWN BY: NOV 19 2012
DATE: AUGUST 20, 2012
REVISIONS: OCTOBER 8, 2012
 OCTOBER 23, 2012
 NOV. 14, 2012 (ENLARGED TREE PRESERVATION AREA ON N1 CORNER)

SHEET TITLE:
REZONING PLAN
 REZONING PETITION NUMBER 2012-091
FILE NO.: F:\BROWN INV\CATAMBA\SITEBASE
DRAWING SCALE: 1"=50'
PLAN SHEET NO.: G-1

LEGEND

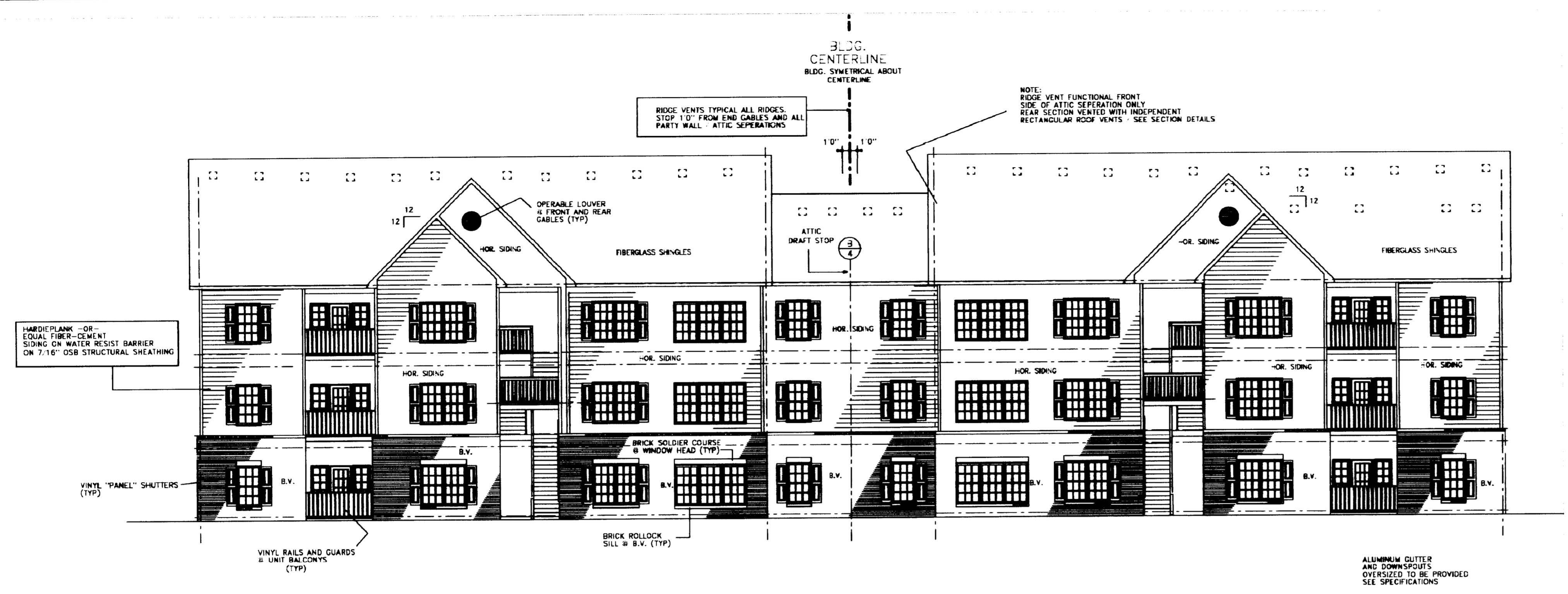
- PROPOSED ZONING LINE
- EXISTING TREE LINE (FROM OLD SURVEY)
- PROPOSED TREE LINE
- EXISTING BMP
- 100 YEAR FLOOD
- OPEN SPACE
- 10 FT. CONTOURS
- 2 FT. CONTOURS

SURVEY INFORMATION
 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.

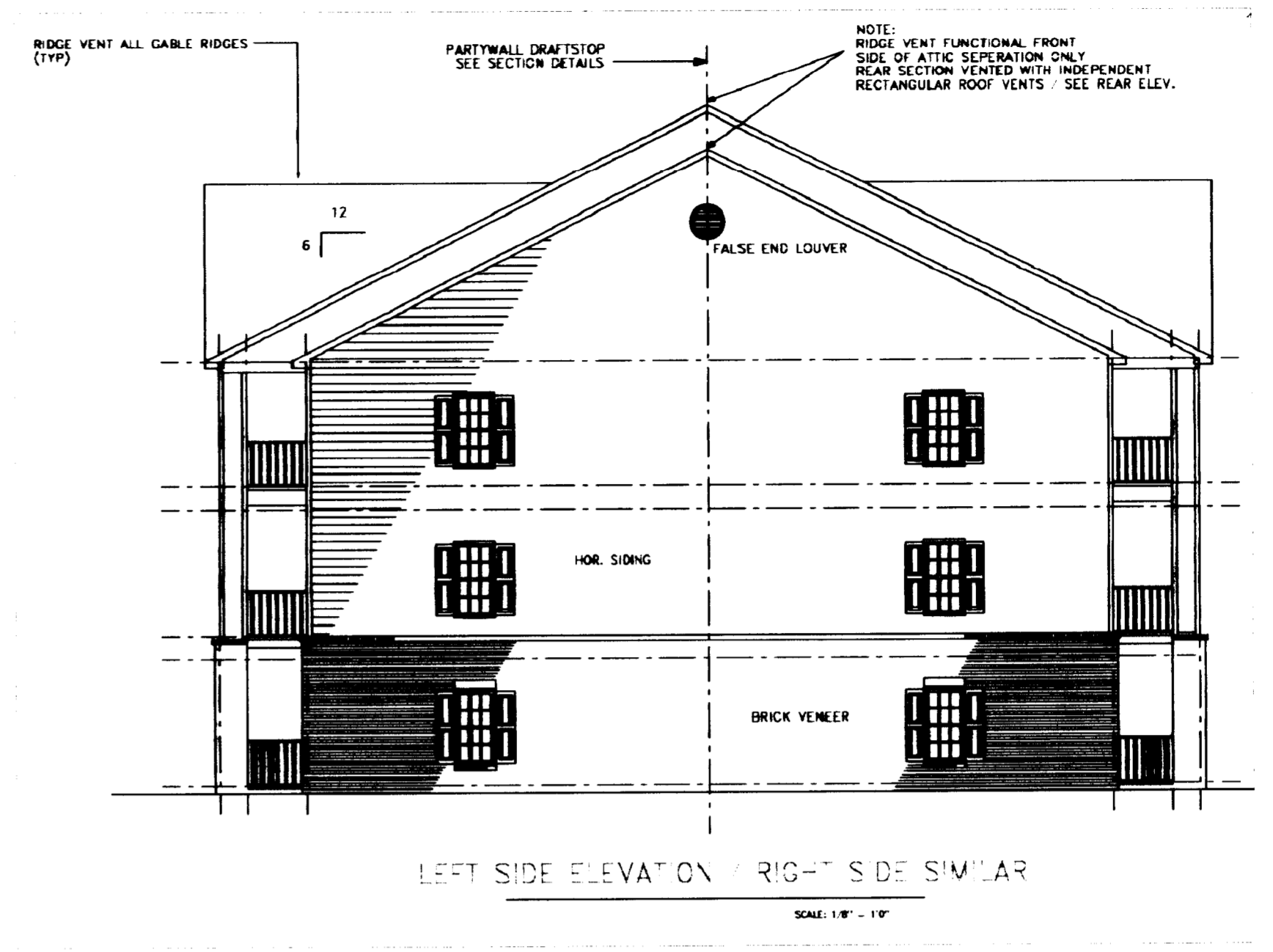
APPROVED BY
CITY COUNCIL

DEC 17 2013
NORTH CAROLINA
PROFESSIONAL
SEAL
10771
ENGINEER
HOMER S. WADE

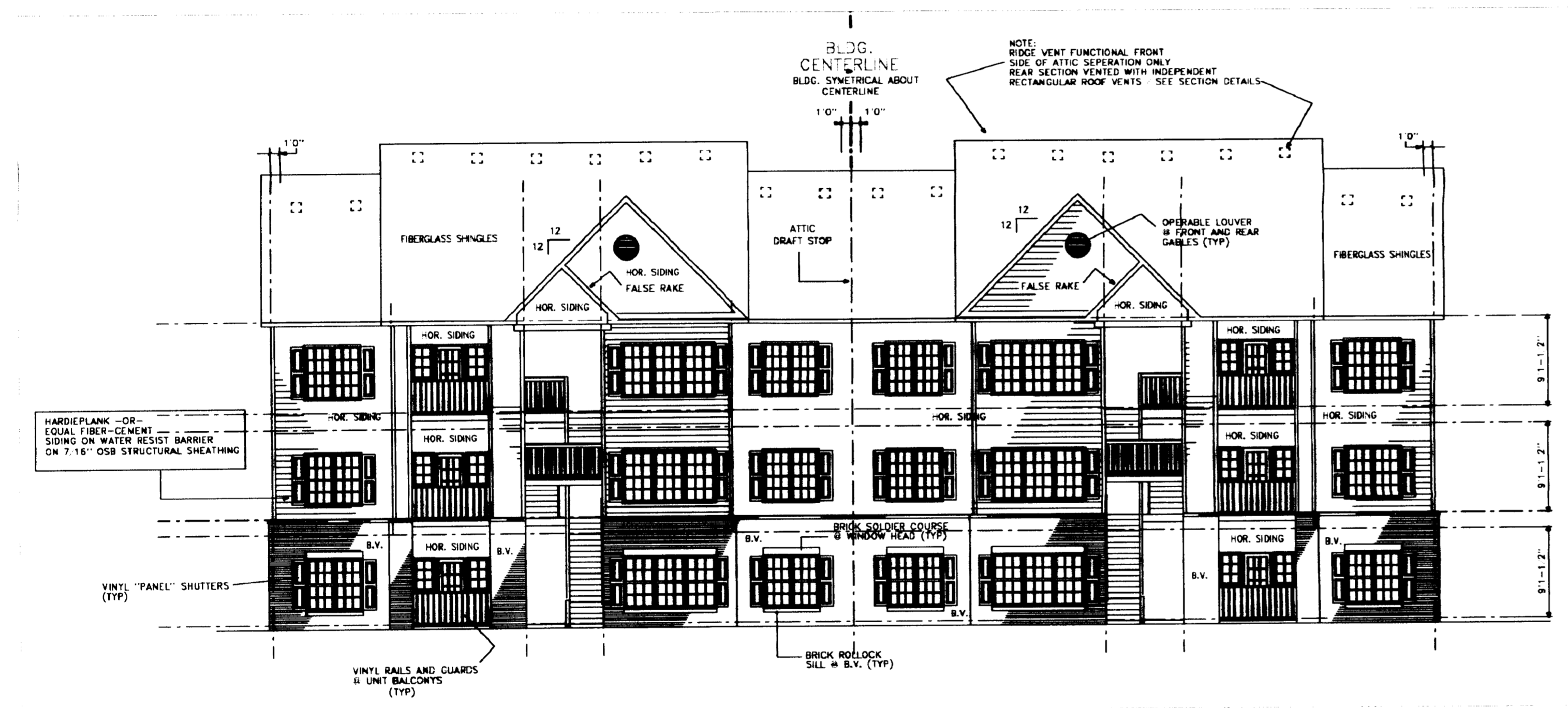
PRELIMINARY
FOR REVIEW
ONLY



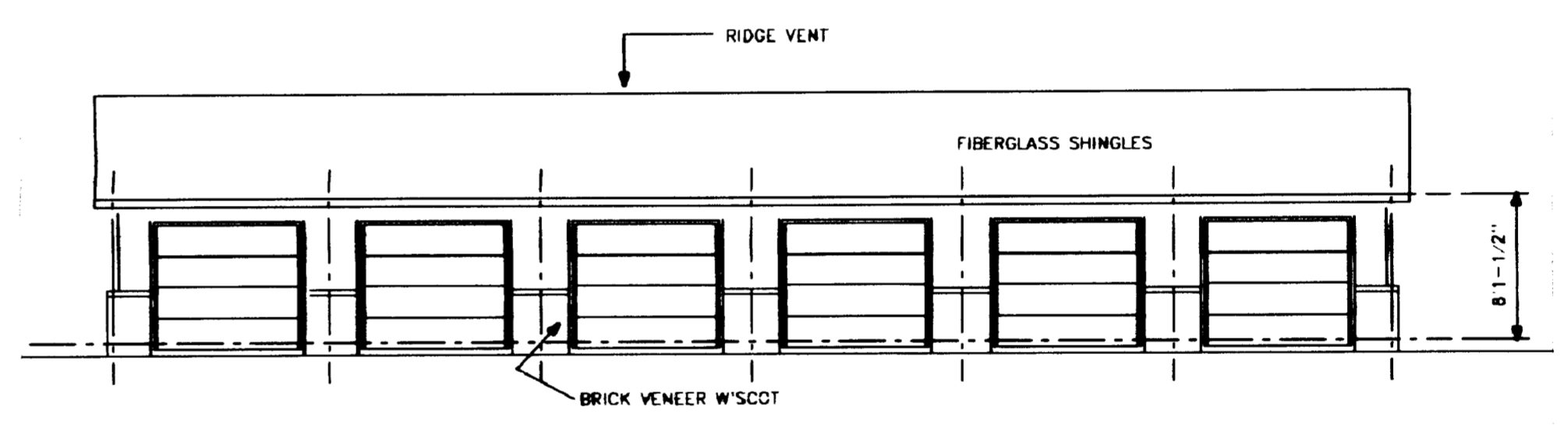
TWO & THREE BEDROOM UNIT BUILDING ELEVATION



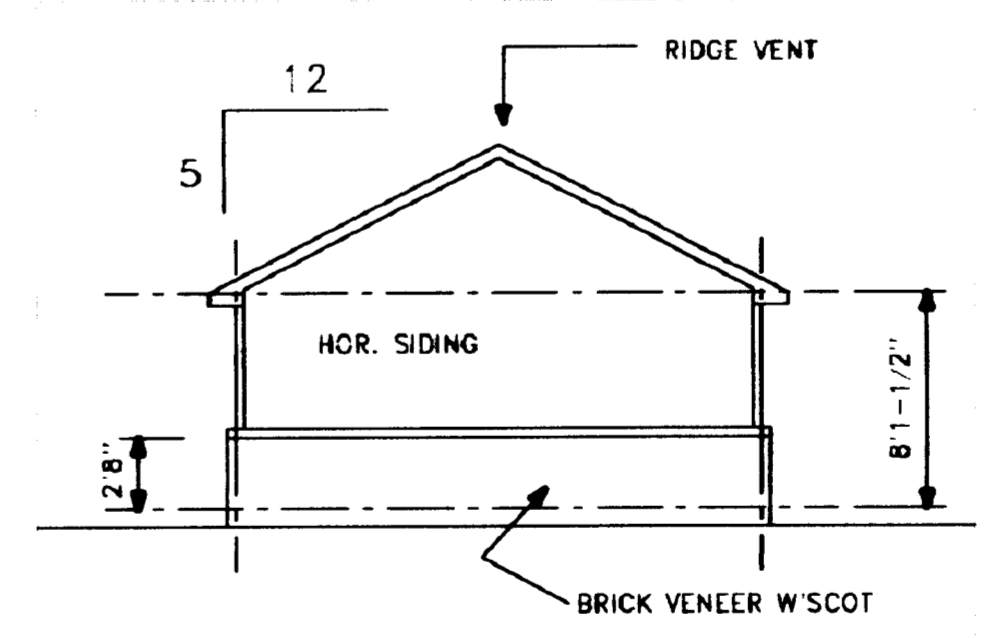
TYPICAL END ELEVATION



ONE BEDROOM UNIT BUILDING ELEVATION



GARAGE ELEVATION



GARAGE END ELEVATION



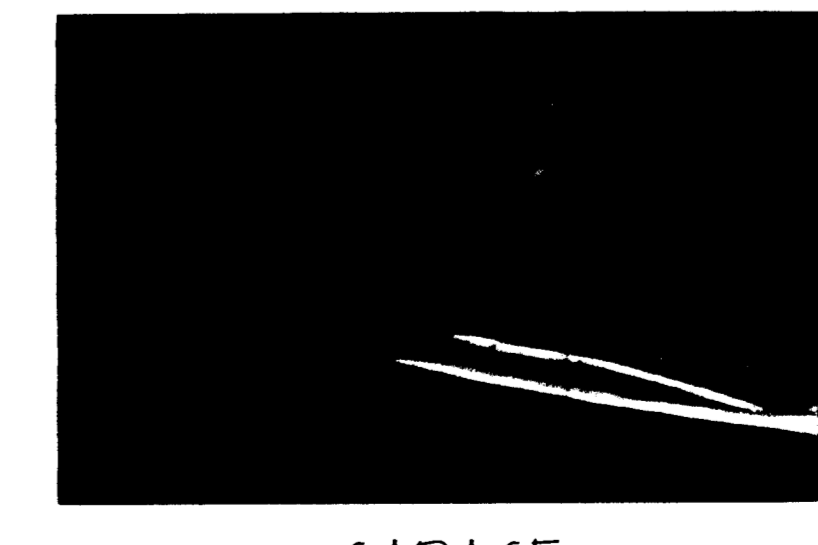
ONE BEDROOM UNIT



TWO BEDROOM UNIT



CLUBHOUSE



GARAGE

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

OWNER/DEVELOPER:
G 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:\BDRM\INV\CATAWBA\SITEBASE
DRAWING SCALE: N.T.S.
PLAN SHEET NO.