

PAW CREEK RD.
60' PUBLIC ROW
D.B. 37891, PG. 505

38' RIGHT-OF-WAY FROM ROAD CENTERLINE
PROPOSED 6' CONCRETE SIDEWALK

PROPOSED FB0C 24' FROM CENTERLINE

PROPOSED 10' CLASS C LANDSCAPE YARD
D.B. 6016, PG. 621
PARCEL# 059-131-10

JULIAN R. & JANET M. MOSE
D.B. 3454, PG. 207
PARCEL# 059-131-28

JEFFERY D. SEXTON
D.B. 35884, PG. 49
PARCEL# 059-131-44

10' CLASS C LANDSCAPE BUFFER
PROPOSED OPEN SPACE

CARLOS BRAXTON
D.B. 20753, PG. 739
LOT 11 M.B. 2369, PG. 257
PARCEL# 059-131-11

DANIEL M. McDONALD
D.B. 33184, PG. 934
PARCEL# 059-131-31

JESUS E. M. ARELLANO
D.B. 36703, PG. 579
TRACT 2 M.B. 26, PG. 896
PARCEL# 059-131-33

ANGEL C. GUZMAN
D.B. 32520, PG. 239
PARCEL# 059-131-32 & 059-131-58

PROPOSED PRIVATE STREET

PROPOSED RESIDENTIAL ALLEY

PROPOSED GUEST PARKING

BLANCA RIBAS
D.B. 10101, PG. 191
LOT 12 M.B. 2369, PG. 257
PARCEL# 059-131-10

MARIA CANALES
D.B. 15777, PG. 100
LOT 13 M.B. 2369, PG. 257
PARCEL# 059-131-09

PROPOSED RESIDENTIAL ALLEY

PROPOSED OPEN SPACE

PROPOSED STUB TO ADJACENT PARCEL

PARALLEL PARKING PER CLDSM U-03

CHRISTOPHER N. ROBERTS
D.B. 23582, PG. 972
PARCEL# 059-131-36

POTENTIAL SOLID WASTE LOCATION

PROPOSED OPEN SPACE

PROPOSED SCM

PROPOSED RESIDENTIAL WIDE (6') RIGHT-OF-WAY (CLDSM U-03A1)

RONALD G. & RACHEL F. KISER
D.B. 4043, PG. 366
PARCEL# 059-131-45

PROPOSED 8' CONCRETE SIDEWALK
PROPOSED 8' PLANTING STRIP

URBANA DR.
60' PUBLIC ROW
M.B. 2369, PG. 257

PROPOSED SINGLE FAMILY LOT

VERONICA PEOPLES
D.B. 32024, PG. 804
LOT 18 M.B. 2369, PG. 257
PARCEL# 059-131-05

EXISTING FEMA FLOODWAY

EXISTING CREEK CENTERLINE

MECKLENBURG COUNTY
D.B. 18898, PG. 489
M.B. 30, PG. 255
PARCEL# 059-132-02

ROBIN L. & WILLIE E. EMMONS
D.B. 29695, PG. 93
PARCEL# 059-131-01

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|------------------------|---|
| TAX PARCEL ID #: | 059-131-49, 059-131-50, 059-131-48, 059-131-06 |
| TOTAL SITE AREA: | 11.16 AC (486,130 SF) |
| EXISTING ZONING: | N1-A |
| PROPOSED ZONING: | N2-A (CD) |
| PROPOSED USE: | MULTI-FAMILY ATTACHED SINGLE FAMILY |
| UNIT COUNT: | 89 |
| MULTI-FAMILY ATTACHED: | 88 |
| SINGLE FAMILY: | 1 |
| VEHICULAR PARKING: | |
| REQUIRED MINIMUM: | 1.5 SPACE/DU MF-ATTACHED 2.0 SPACE/DU SINGLE FAMILY PER ORDINANCE |
| PROPOSED: | |
| OPEN SPACE: | |
| REQUIRED: | 22,250 SF (250 SF PER UNIT) |
| PROPOSED: | PER ORDINANCE |
| GREEN AREA: | |
| REQUIRED: | 1.67 AC (72,919 SF) (15% OF TOTAL SITE AREA) |
| PROPOSED: | PER ORDINANCE |

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Paw Creek

Rezoning Site Plan

5701 Paw Creek Rd. Charlotte, NC 28217