

P:\2023 Jobs\23127 - Paw Creek Site - SDH\CAD\Sketch Planning\23127 SKETCH PLAN.dwg



DEVELOPMENT DATA:

SITE AREA:	±14.85 ACRES
TAX PARCELS:	059-212-26
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A(CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL-ACREAGE
PROPOSED USES:	SINGLE FAMILY ATTACHED (MULTI-DWELLING DEVELOPMENT)
PROPOSED UNIT COUNT:	127 UNITS
MAX. BUILDING HEIGHT ALLOWED:	PER ORDINANCE
GREEN AREA REQUIRED:	97,030 SF (15% OF SITE)
GREEN AREA PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	PER ORDINANCE
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PRIVATE ROLLOUT CONTAINERS

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	POSSIBLE GREEN AREA
	PROPOSED WATER QUALITY
	PROPOSED TREE
	EXISTING TREE

PAW CREEK SITE
SMITH DOUGLAS HOMES
CLIENT/OWNER'S NAME
CLIENT OR PROJECT ADDRESS
CITY OR TOWN, STATE ZIP

REZONING
SITE PLAN
PETITION NO. RZP-2023-176

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
Drawn By: BMC
Checked By: MDL
Date: 2/12/2024
Project Number: 23127
Sheet Number:

RZ-2

0 60 120 240
SCALE: 1" = 60'

REVISIONS:

No.	Date	By	Description
1	2/12/24	LHS	PER STAFF COMMENTS
2	3/2/24	ENL	PER STAFF COMMENTS
3	4/4/24	MDL	PER STAFF COMMENTS
4	4/10/24	MDL	ADDITION OF TREES ALONG PRIVATE ALLEYS