

CURRENT ZONING R-9PUD

PROPOSED MASTER PLAN AMENDMENT :

The shifting of some of the previously approved multi-family/single family attached (SFA) residential land use within the overall plan. There will be no increase in density or unit count with this action. It is simply a location change as illustrated by the accompanying plan.

BUFFER TREATMENTS

A 30' buffer will be employed between the single family attached (SFA) parcel and the single family detached (SFD) parcels. Buffers will be comprised of natural vegetation and/or increased landscaping to provide a smooth transition between uses. Plant materials shall be massed and concentrated towards the property line. A 30' setback will be employed between the SFA parcel and Clarke Creek Parkway. A 25' setback remains between the SFA parcel and the common open space to the west.

PEDESTRIAN CIRCULATION

Pedestrian circulation will be incorporated in the single family attached (SFA) parcels for the purpose of connecting both parcels to the Highland Creek circulation system and common open space.

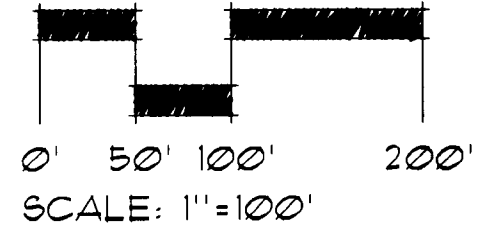
OFFSITE DETENTION

The lake adjacent to the green on fairway #12 will be redesigned for use as an offsite detention basin for both single family (SFA) parcels. Easements will be granted by Highland Creek for drainage access to the basin.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: *March 13, 1997*
 BY: MARTIN R. CRAMTON, JR.

**HIGHLAND CREEK
 MASTER PLAN AMENDMENT**

Haden Stanziale
 Planners & Landscape Architects
 1919 South Boulevard, Suite 102
 Trolley's End
 Charlotte, North Carolina 28203
 Ph : (704) 373 0534 Fax : (704) 342 0251



REVISED MARCH 14, 1997

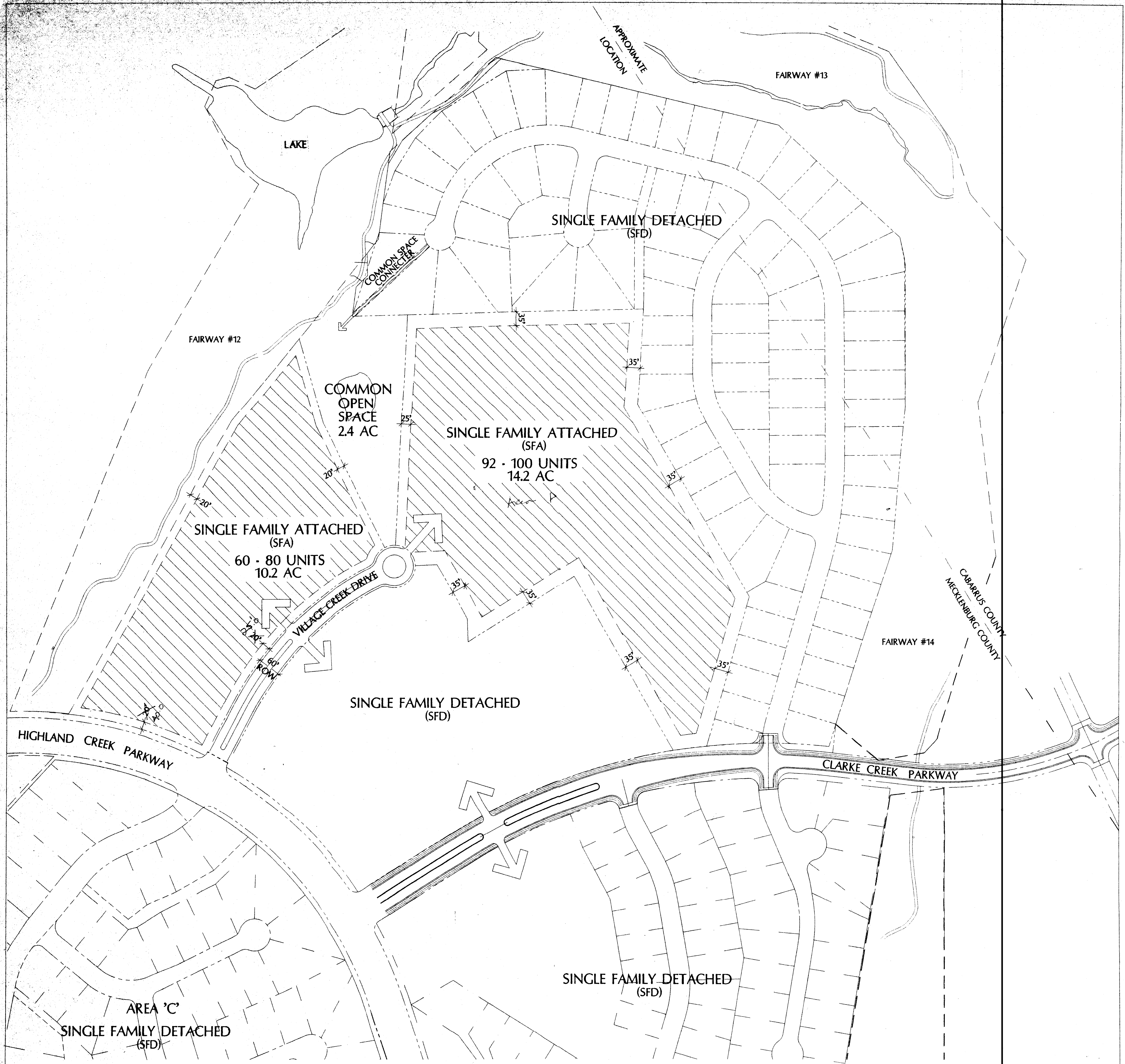
**CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION**

TO: Robert Brandon
 Zoning Administrator

DATE: March 13, 1997
 FROM: *Martin R. Cramton*
 Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. ~~006~~(c)
 Tax Parcel No. 029-231-01 (portion of)
 Revised Highland Creek R-9PUD Master Site Plan
 Ridge Road/Eastfield Road/Highland Creek Parkway

Attached please find a copy of the revised master site plan for the Highland Creek development. The revised site plan reflects a reduction in width from 35 feet to 30 feet of a buffer between a 14.2 acre single family detached parcel and the single family attached parcel to the north and east. All required yards will remain as per the zoning ordinance so if it is a rear yard relationship than a 35 foot rear yard is required and if it is a side yard relationship than there will be a 20 foot side yard required. Please use this revised site plan when evaluating requests for building permits and certificates of occupancy.



CURRENT ZONING R-9PUD

PROPOSED MASTER PLAN AMENDMENT :

The shifting of some of the previously approved multi-family/single family attached (SFA) residential land use within the overall plan. There will be no increase in density or unit count with this action. It is simply a location change as illustrated by the accompanying plan.

BUFFER TREATMENTS

A 35' setback / buffer will be employed between the single family attached parcel and the single family detached (SFD) parcel. Buffers will be comprised of natural vegetation and/or increased landscaping to provide a smooth transition between uses. Plant materials shall be massed and concentrated towards the property line.

PEDESTRIAN CIRCULATION

Pedestrian circulation will be incorporated in the single family attached (SFA) parcels for the purpose of connecting both parcels to the Highland Creek circulation system and common open space.

OFFSITE DETENTION

The lake adjacent to the green on fairway #12 will be redesigned for use as an offsite detention basin for both single family (SFA) parcels. Easements will be granted by Highland Creek for drainage access to the basin.

HIGHLAND CREEK
AMERICAN GENERAL LAND DEVELOPMENT, INC.

MASTER PLAN AMENDMENT

Haden-Stanziale, Inc.

1919 South Boulevard, Suite 102
Charlotte, NC 28203
(704) 373-0534



SCALE: 1"=100'-0"

NOVEMBER 15, 1996

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: December 6, 1996

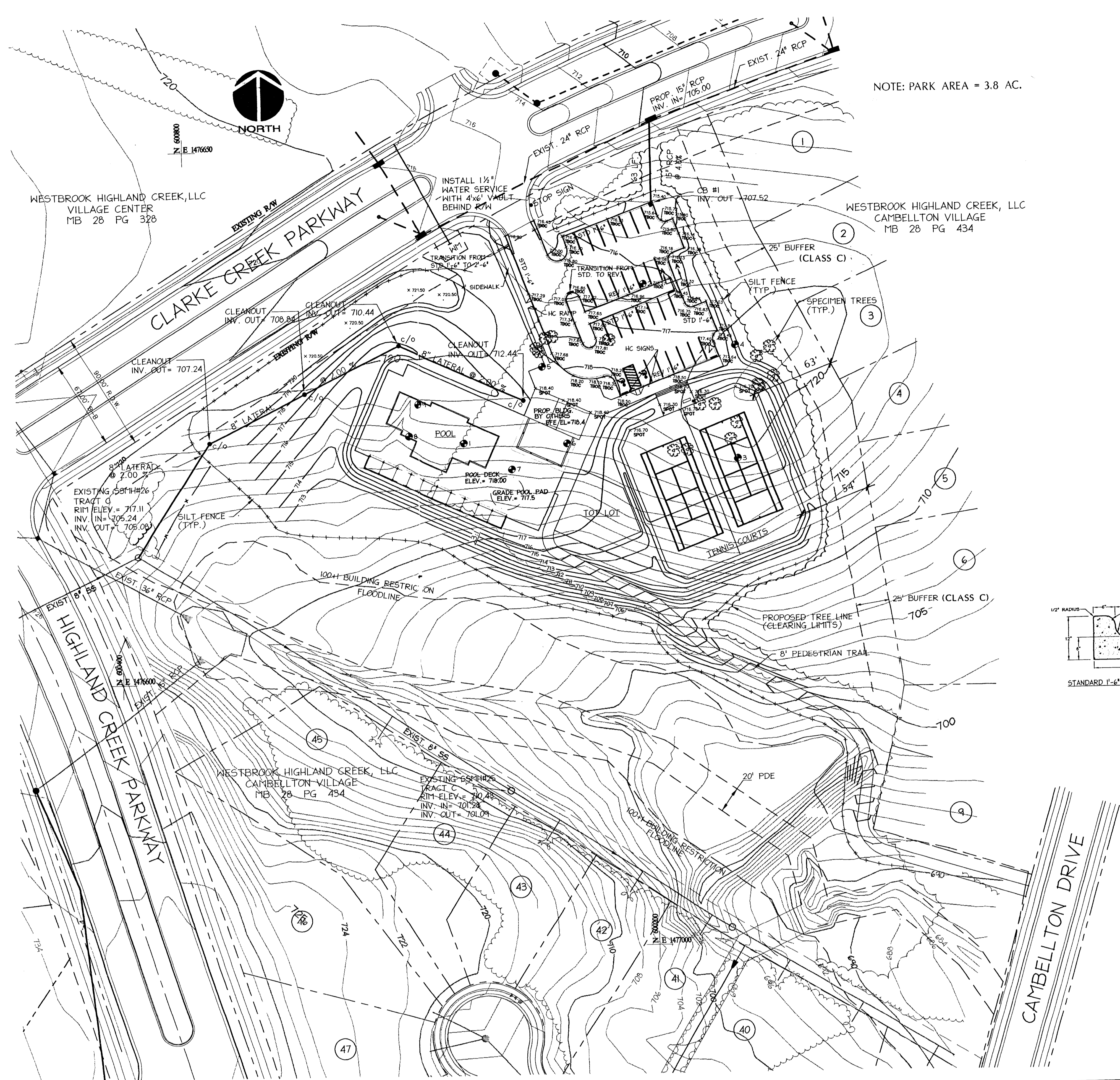
TO: Robert Brandon
Zoning Administrator

FROM: *Martin R. Cramton*
Martin R. Cramton
Planning Director

SUBJECT: REVISED R-9PUD MASTER SITE PLAN
HIGHLAND CREEK
RIDGE ROAD/ EASTFIELD ROAD/ HIGHLAND CREEK PARKWAY
PETITION NO 90-6(C)

Attached please find a copy of the revised master site plan for the Highland Creek development. The plan shifts single family detached lots from Area D to Area E and shifts single family attached units from Area E to Area D. The total number of approved single family attached and detached units remains the same. Please use this approved plan when evaluating requests for building permits and certificates of occupancy.

cc: Jonathan Wood



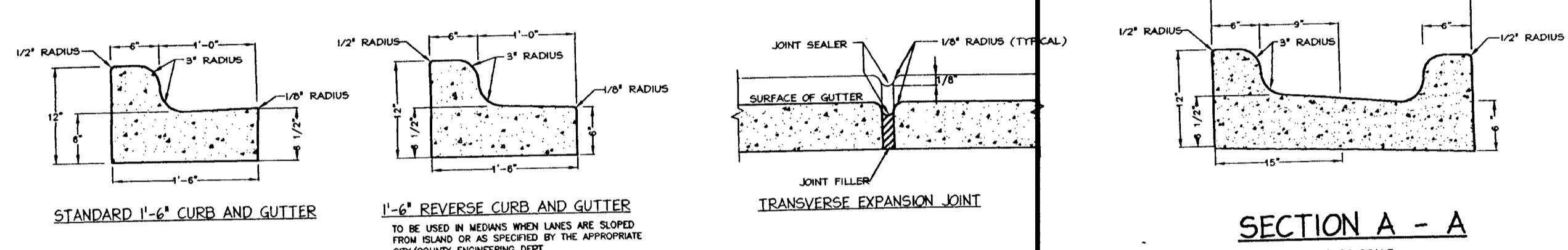
NOTE: PARK AREA = 3.8 AC.

GRADING NOTES

1. INITIATE CONSTRUCTION SEQUENCE (SHEET #3) BEFORE BEGINNING CLEARING AND GRADING OPERATIONS.
2. CLEAR AREAS TO BE GRADED OF ALL VEGETATION. PROTECT VEGETATION BEYOND GRADING LIMITS.
3. STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED AND STOCKPILE ON-SITE.
4. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698).
5. ALL BANKS AND SLOPE SIDES SHALL BE GRADED WITH NO GREATER THAN 3:1 SIDE SLOPES.
6. ALL AREAS ARE TO BE GRADED SO THAT NO AREAS OF STANDING WATER WILL OCCUR.
7. PROPOSED SPOT ELEVATIONS SHOWN ARE AT FINISHED GRADE UNLESS OTHERWISE NOTED.
8. OPERATOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTION INDICATED ON THE PLAN.
9. CONTOUR INTERVAL = 1 FT.

GENERAL NOTES

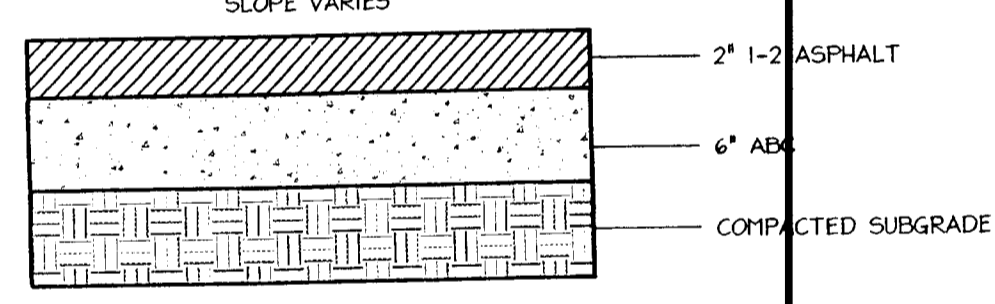
1. LOCATION OF EXISTING STRUCTURES BY MCKIM & CREED ENGINEERS, P.A.
2. ALL IMPROVEMENTS SHALL CONFORM WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL, THE MECKLENBURG CO. ZONING ORDINANCE AND THE MECKLENBURG CO. SUBDIVISION ORDINANCE.
3. ALL UTILITY IMPROVEMENTS SHALL CONFORM WITH CMUD STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT MECKLENBURG CO. ENGINEERING DEPT. 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. CURRENT ZONING R-9PUD.
7. TAX PARCEL 223-461-99, MALLARD CREEK TOWNSHIP.
8. DEED REFERENCE: BOOK 8398 PAGE 48 AND MB 28 PG 434.
9. TOPOGRAPHICAL INFORMATION IS PROVIDED BY AERO-DYNAMICS, CORP., CHARLOTTE, NC.
10. STREET SIGNAGE TO BE PROVIDED BY THE CONTRACTOR.
11. ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY HEALTH DEPARTMENT, THE MECKLENBURG COUNTY ZONING ADMINISTRATOR, AND PRIOR APPROVAL OF THE OWNER.
12. THE SPECIFIC LOCATION OF ON-SITE DEMOLITION LANDFILLS WILL BE DETERMINED BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR THROUGH THE PERMITTING PROCESS.
13. THE PROJECT IS TO BE COMPLETED WITHIN (3) THREE YEARS.
14. THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
15. A 0:8% SLOPE SHALL BE MAINTAINED ON THE CURB TO INSURE PROPER DRAINAGE.
16. CURB AND PAVEMENT GRADES AT INTERSECTIONS WILL BE COORDINATED WITH THE MECKLENBURG COUNTY INSPECTOR.
17. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AS-BUILT INFORMATION ON ALL EXISTING CONSTRUCTION TO ASSURE PROPER TIE IN.
19. OWNER: WESTBROOK HIGHLAND CREEK, LLC, 6300 HIGHLAND CREEK PKWY, CHARLOTTE, NC
20. STREET ADDRESS: 6000 CLARKE CREEK PARKWAY CHARLOTTE, NC 28269
21. BENCHMARK SET AS A PK NAIL AT THE INTERSECTION OF HIGHLAND CREEK PARKWAY AND CLARKE CREEK PARKWAY. ELEVATION 124.71'



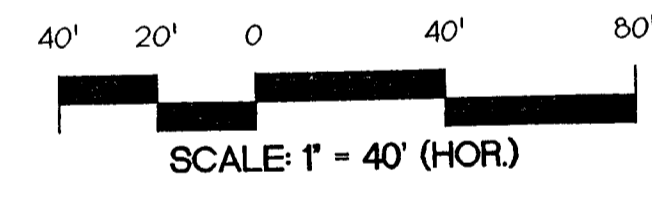
CURB & GUTTER TYPICAL SECTIONS

NOTES:

1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. FOR VALLEY GUTTER, A 15-FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2\"/>



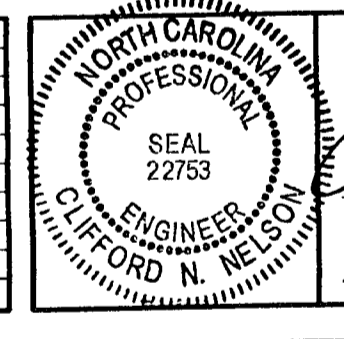
PAVEMENT TYPICAL SECTION



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: April 7, 1998
 BY: MARTIN R. CRAMTON, JR.

Released for Construction
 February 20, 1998

REV NO	DESCRIPTIONS	DATE
1	REVISED SITE PLAN / ADDRESSES CHECK COMMENTS	1/9/98
2	AS PER CHECK COMMENTS	1/6/98
3	ADD LATERALS	2/11/98



DESIGNED: HSI
 DRAWN: HSI
 CHECKED: RDL
 PROJ. ENG.: CNN

Eugene R. H.
 2-19-98 DATE



AREA D PARK GRADING PLAN

DATE:	SCALE:	SHEET NO.
07 NOV 97	HORIZONTAL:	2
PCE PROJ. # 1267.0069	VERTICAL:	OF 3
DWG FILE # ROTATE	N/A	

CHARLOTTE - MECKLENBURG PLANNING COMMISSION INTER - OFFICE COMMUNICATION

DATE: April 7, 1998

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

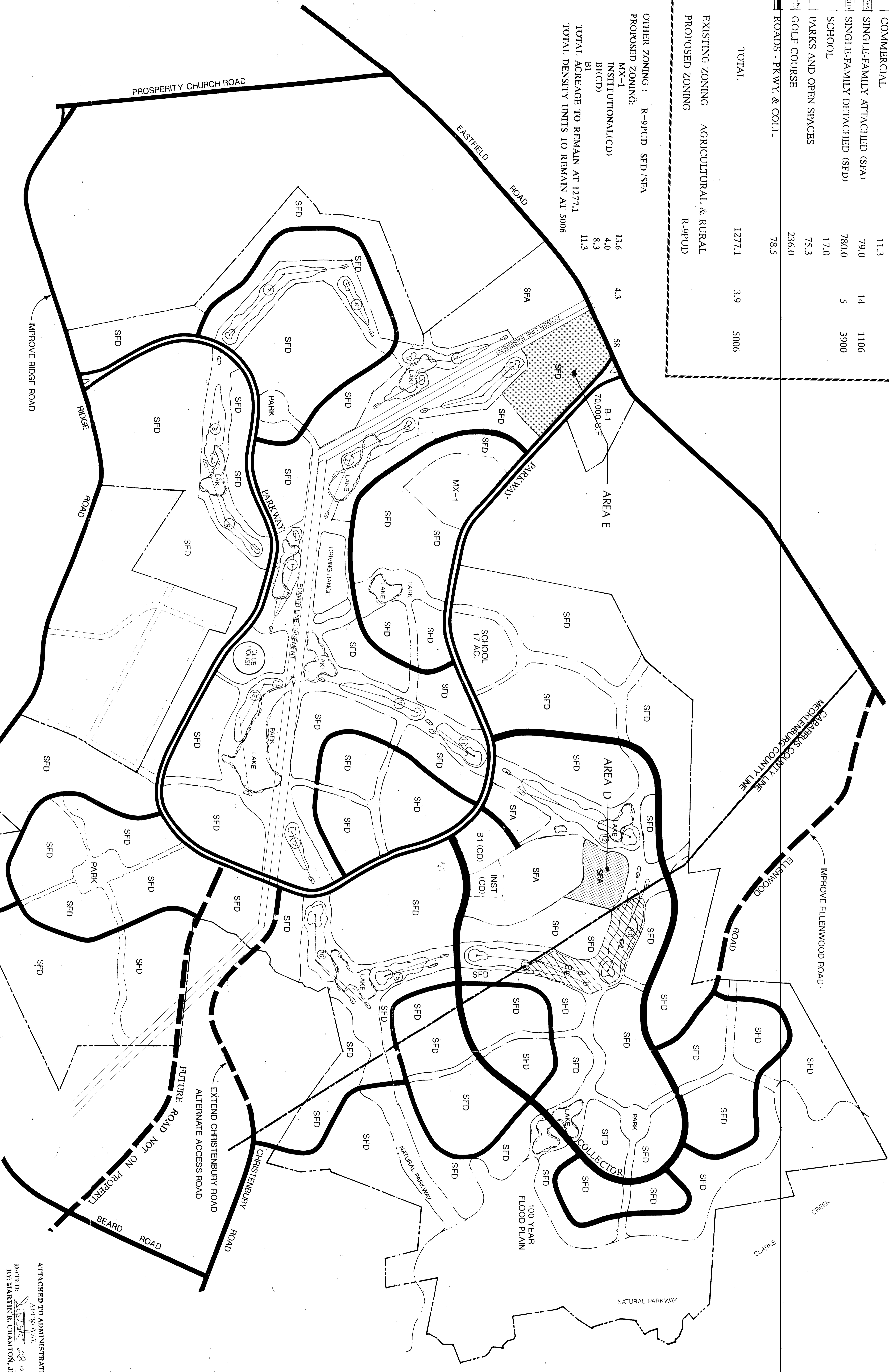
SUBJECT: Administrative Approval for Petition No. 90-6(c) American Newland Assoc. A portion of Tax parcel 029-231-06 ?

Attached is a site plan showing the proposed outdoor recreation facility (Tennis Courts) for Westbrook at Highland Creek. Under the old R-9PUD the tennis courts were required to be 100 feet from adjoining single family development. However, under the new ordinance, facilities located on a lot within the interior portion of a planned development may be located within 20 feet of an adjacent lot. This plan exceeds the 20 feet and indicates a 25 foot Class "C" buffer adjoining the single family lots. Therefore, I am administratively approving this plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

ORIGINAL DATA TABLE IS PROVIDED FOR INFORMATION ONLY.

LAND USE	ACRES	DU/AC	DU
<input type="checkbox"/> COMMERCIAL	11.3	14	1106
<input type="checkbox"/> SINGLE-FAMILY ATTACHED (SFA)	79.0	5	3900
<input type="checkbox"/> SINGLE-FAMILY DETACHED (SFD)	780.0		
<input type="checkbox"/> SCHOOL	17.0		
<input type="checkbox"/> PARKS AND OPEN SPACES	75.3		
<input type="checkbox"/> GOLF COURSE	236.0		
<input type="checkbox"/> ROADS - PKWY. & COLL.	78.5		
TOTAL	1277.1	3.9	5006

OTHER ZONING: R-9PUD SFD/SFA
 PROPOSED ZONING:
 MX-1
 INSTITUTIONAL(CD)
 B1(CD)
 B1
 TOTAL ACREAGE TO REMAIN AT 1277.1
 TOTAL DENSITY UNITS TO REMAIN AT 5006



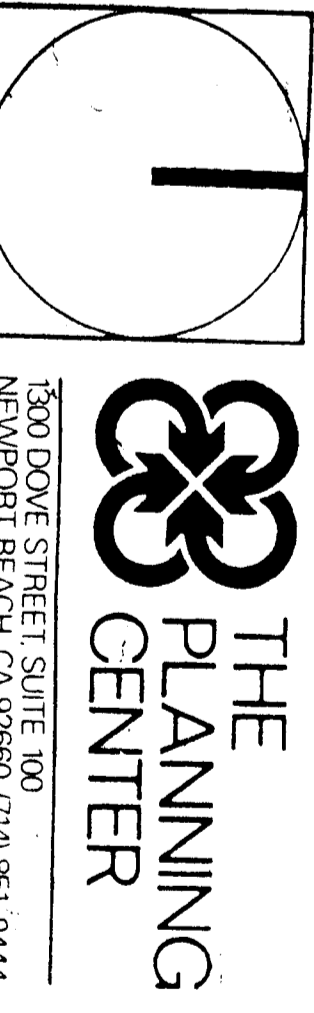
LAND USE PLAN

HIGHLAND CREEK - CHARLOTTE, NORTH CAROLINA

A master planned community - Westbrook Highland Creek

PETITION NO. 97-150
 AS FOR PUBLIC HEARING

REVISION: SEPTEMBER 24, 1998
 REVISION: MARCH 21, 1997
 REVISION: JANUARY 27, 1997
 REVISION: NOVEMBER 15, 1996



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 9/28/98
 BY: MARTIN R. CLAWSON, JR.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

TO: Robert Brundson, Zoning Administrator
 FROM: Martin R. Clawson, Jr., Planning Director

DATE: September 28, 1998

SUBJECT: Administrative Approval for Petition No. 97-150, American Seaward Assoc. A portion of Tract parcels 029231-01 and 029231-01.

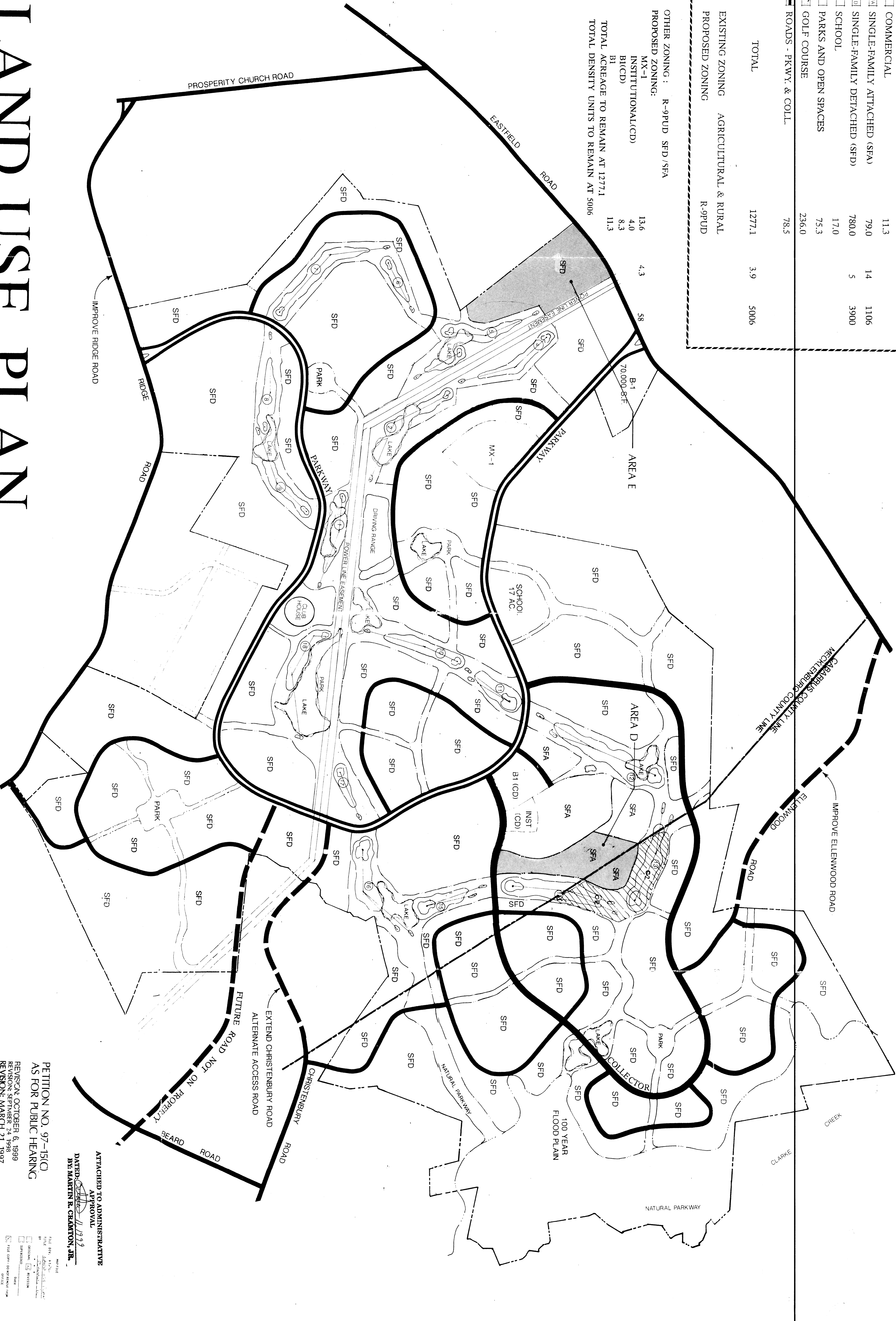
Attached is a site plan showing the proposed relocation of single-family, detached and single-family attached parcels. Area E indicates the new single-family detached parcel and area D represents the new parcel for overall density of the development. This indicates a reduction of attached and detached units but does not increase the overall density of the development. Since the revised plan is in compliance with the overall development plan, no rezoning is required. The attached plan is in compliance with the overall development plan and the rezoned plan when evaluating requests for building permits and certificates of occupancy.

ORIGINAL DATA TABLE IS PROVIDED FOR INFORMATION ONLY.

LAND USE	ACRES	DU/AC	DU
<input type="checkbox"/> COMMERCIAL	11.3		
<input checked="" type="checkbox"/> SINGLE-FAMILY ATTACHED (SFA)	79.0	14	1106
<input checked="" type="checkbox"/> SINGLE-FAMILY DETACHED (SFD)	780.0	5	3900
<input type="checkbox"/> SCHOOL	17.0		
<input type="checkbox"/> PARKS AND OPEN SPACES	75.3		
<input type="checkbox"/> GOLF COURSE	236.0		
<input checked="" type="checkbox"/> ROADS - PRWY. & COLL.	78.5		
TOTAL	1277.1	3.9	5006

OTHER ZONING: R-9PUD SFD/SFA
 PROPOSED ZONING:
 MX-1 13.6
 INSTITUTIONAL(CD) 4.0
 B1(CD) 8.3
 B1 11.3

TOTAL ACREAGE TO REMAIN AT 1277.1
 TOTAL DENSITY UNITS TO REMAIN AT 5006



LAND USE PLAN

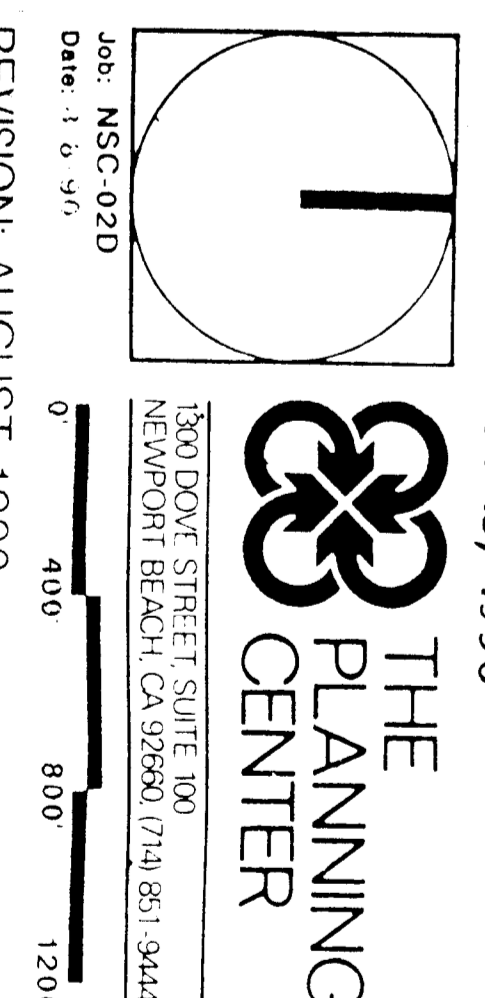
HIGHLAND CREEK - CHARLOTTE, NORTH CAROLINA

A master planned community - Terrabrook Highland Creek

PETITION NO. 97-15(C)
 AS FOR PUBLIC HEARING

REVISION: OCTOBER 6, 1996
 REVISION: SEPTEMBER 11, 1996
 REVISION: MARCH 21, 1997
 REVISION: JANUARY 27, 1997
 REVISION: NOVEMBER 15, 1996

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 10/11/99
 BY: MARTIN R. CANTON, JR.



CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: October 11, 1999
 TO: Robert Henden
 FROM: Martin R. Canton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 97-15(C) by American National Assoc. for people 029-71-104 and 029-231-411.

Attached is a copy of the revised plan showing the proposed reduction of single family detached and single family attached parcels. Area E indicates the new single family detached parcel and area D represents the new overall density of the development. Since this revised plan is in compliance with the overall development concept and does not increase the density of this site, I am administratively approving the revised plan. Please use the revised plan when submitting requests for building permits and certificates of occupancy.

REVISION: AUGUST 1990