

**ADJACENT PROPERTY OWNERS:**

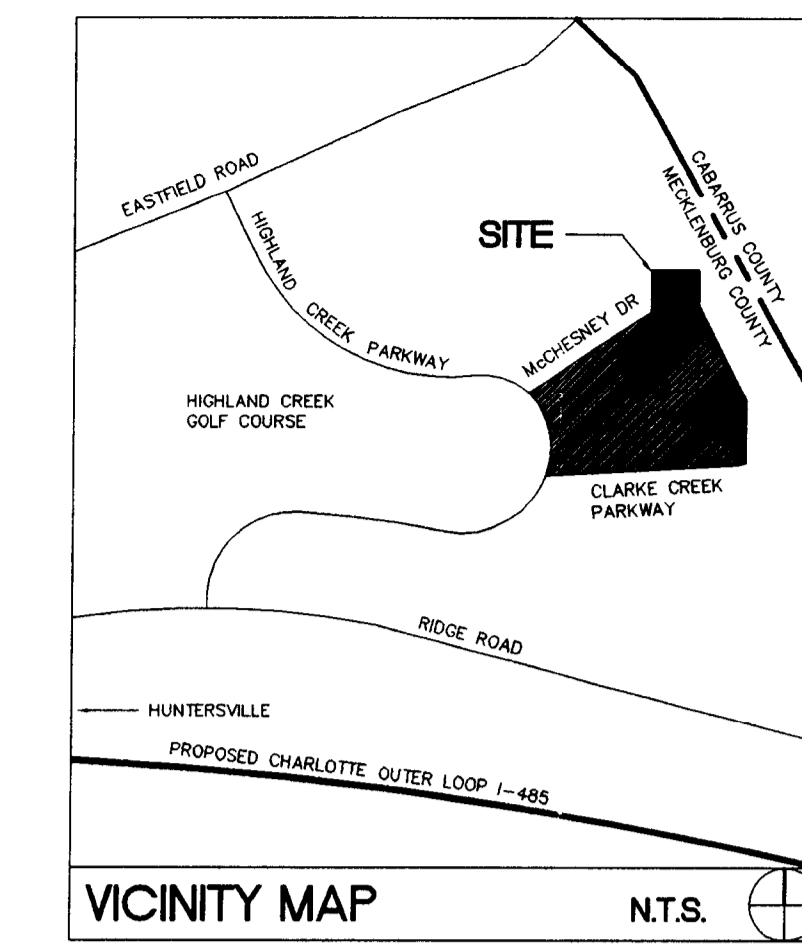
- |   |  |
|---|--|
| <b>(A)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-731-04        | <b>(J)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-704-94 |
| <b>(B)</b> WKB CHARLOTTE INC.; 15720 JOHN J. DELANEY DR.; CHARLOTTE, NC 28277-1479<br>TAX PARCEL # 029-731-01     | <b>(K)</b> 13155 NOEL ROAD LB54 #2300; DALLAS, TX 75240<br>TAX PARCEL # 029-704-37                         |
| <b>(C)</b> 100 NORTH TRYON ST #2720 NATIONS BANK CORPORATE CENTER; CHARLOTTE, NC 28202<br>TAX PARCEL # 029-731-02 | <b>(L)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-703-61 |
| <b>(D)</b> 6145 CABELLTON DR.; CHARLOTTE, NC 28269<br>TAX PARCEL # 029-741-01                                     | <b>(M)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-703-99 |
| <b>(E)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-741-33        | <b>(N)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-704-95 |
| <b>(F)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-741-32        | <b>(O)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-704-96 |
| <b>(G)</b> 4801 EAST INDEPENDENCE BLVD #412; CHARLOTTE, NC 28212<br>TAX PARCEL # 029-704-09                       | <b>(P)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-731-98 |
| <b>(H)</b> 4801 EAST INDEPENDENCE BLVD #412; CHARLOTTE, NC 28212<br>TAX PARCEL # 029-704-08                       | <b>(Q)</b> 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON<br>TAX PARCEL # 029-731-99 |
| <b>(I)</b> 8204 LYNEWOOD GLEN DR.; CHARLOTTE, NC 28269<br>TAX PARCEL # 029-704-07                                 |  |

**LEGEND**

- SYMBOL**
- PROPOSED ACCESS POINT
  - ADJACENT PROPERTY OWNERS
  - EXISTING ZONING BOUNDARY
  - EXISTING ZONING

**SITE SUMMARY**

TAX PARCEL NUMBER 029-731-03  
 SITE AREA 8.28 ACRES  
 EXISTING ZONING B-1 (CD)  
 PROPOSED ZONING B-1 (CD)  
 MAXIMUM BUILDING SF 62,500 SF  
 REQUIRED YARDS:  
 SETBACK ZERO OR 8'  
 SIDE YARD 2  
 REAR YARD 10'  
 MAXIMUM BUILDING HEIGHT 40'



PLANS AND DRAWINGS ARE PRELIMINARY REPRESENTATIONS OF THE DESIGN INTENT, BUILDING CONFIGURATION, AND PARKING LAYOUT ARE SUBJECT TO CHANGE DUE TO FIELD AND MARKET CONDITIONS AND DEVELOPER DIRECTION. CHANGES IN THE DESIGN INTENT SHALL NOT CHANGE BUFFER, LANDSCAPE, LIGHTING, SIGNAGE, OR PARKING REQUIREMENTS AS APPROVED UNDER THIS PLAN OR AS PER THE MECKLENBURG COUNTY ZONING ORDINANCE. FINAL PLANS SHALL BE SUBMITTED TO ENGINEERING FOR FINAL PLAN APPROVAL PRIOR TO CONSTRUCTION.

ALL SITE ELEMENTS SHALL COMPLY WITH THE HIGHLAND CREEK DEVELOPMENT PLAN AND DESIGN REVIEW GUIDELINES.

REFERENCE SITE SURVEY PREPARED BY MCKIM & CREED; JACKIE G. DUNCAN; 2331 CROWN POINT EX POINT EXECUTIVE DRIVE SUITE C; CHARLOTTE, NORTH CAROLINA 28227, MAY 1, 1997.

**DEVELOPMENT DATA:**

**PERMITTED USES**

UP TO 62,500 SF BUILDING AREA MAY BE DEVELOPED ON THE 8,280 ACRE SITE. THE FOLLOWING USES SHALL BE PERMITTED IN ACCORDANCE WITH MECKLENBURG COUNTY ZONING ORDINANCE FOR B-1 ZONING DISTRICTS.

- 1 ASSISTED LIVING FACILITY - 60 BEDS, 1 STORY, 40,000 SF MAXIMUM SUBJECT TO THE REGULATIONS OF SECTION 12.502
- 2 CHILD CARE CENTER - 12,500 SF MAXIMUM, 200 CHILDREN SUBJECT TO THE REGULATIONS OF SECTION 12.502
- 3 PERMITTED USES - 10,000 SF MAXIMUM:
  - CLINICS, MEDICAL, DENTAL AND OPTICAL
  - FINANCIAL INSTITUTIONS
  - OFFICES

**ARCHITECTURE**

WHILE ACTUAL BUILDING DESIGN AND MATERIALS HAVE NOT BEEN DETERMINED AT THIS CONCEPTUAL STAGE, IT IS ANTICIPATED THAT MATERIALS WOULD REFLECT THOSE ALREADY IN USE AT HIGHLAND CREEK SUCH AS BRICK AND STONE WITH WOOD ACCENTS. ROOFS WILL BE PITCHED WITH SHINGLES.

MINIMUM EIGHT FEET BUILDING SEPARATION SHALL BE MAINTAINED.

**BUFFER TREATMENTS**

BUFFERS WILL BE COMPRISED OF NATURAL VEGETATION AND/OR INCREASED LANDSCAPING TO PROVIDE A SMOOTH TRANSITION BETWEEN USES. BUFFERS, AS SHOWN, WILL NOT BE REDUCED WITH WALLS OR FENCING. PLANT MATERIALS SHALL BE MASSED AND CONCENTRATED TOWARDS THE PROPERTY LINE. AT LEAST 25% OF THE TREES SHALL BE EVERGREEN AND AOR SHALL BE LARGE MATURING. ALL TREATMENTS WILL BE IN ACCORDANCE WITH SECTION 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

NO STORM WATER DETENTION WILL OCCUR WITHIN SETBACKS OR BUFFERS. STORMWATER DETENTION SHALL BE PROVIDED OFFSITE IN THE PREVIOUSLY APPROVED ORIGINAL DETENTION SYSTEM.

**PARKING**

ALL PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12, PART 2 AND TABLE 12.202 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

OFF STREET PARKING SHALL NOT BE PERMITTED WITHIN THE SETBACK OR BUFFER.

NO OFF STREET PARKING MAY BE PROVIDED BETWEEN THE ELEVATION OF ANY BUILDING CONSTRUCTED WITHIN PARCEL 3 WHICH FACES HIGHLAND CREEK PARKWAY AND HIGHLAND CREEK PARKWAY. HOWEVER, SO AS TO ENSURE THE PRACTICAL DEVELOPMENT OF PARCEL 3 AND EFFICIENT USE, TRAFFIC CIRCULATION WILL BE PERMITTED ON ALL SIDES OF ANY SUCH BUILDING AS GENERALLY DEPICTED ON THIS ZONING PLAN AND OFF STREET PARKING MAY BE PROVIDED ON EITHER SIDE OF THE ELEVATION WHICH FACES HIGHLAND CREEK PARKWAY.

**LANDSCAPE TREATMENT**

ALL FRONT, REAR, AND SIDE YARD AREAS DISTURBED OR GRADED TO CREATE THE DEVELOPMENT PAD FOR BUILDINGS OR PARKING WILL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER. A CONTINUATION OF STREETSCAPE GRADING, BERMING AND LANDSCAPING WILL BE EMPLOYED TO SCREEN PARKING AREAS FROM ROADWAYS.

WITHIN PARKING AREAS, TREES SHALL BE INSTALLED AT A RATE OF ONE PER EVERY FIVE PARKING SPACES, RANDOMLY DISPersed. ALL TREES SHALL BE A MINIMUM OF 3" CALIPER AT INSTALLATION. ALL REASONABLE EFFORTS WILL BE MADE TO RETAIN EXISTING TREE COVER. THE MINIMUM TREE SIZE FOR AREAS OUTSIDE PARKING AREAS SHALL BE 2 1/2" CALIPER.

LOW HEDGES, BERMS, FENCES, OR WALLS SHALL BE PLACED IN FRONT OF PARKING AREAS TO SCREEN PARKED VEHICLES, BUT SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT.

ALL DUMPSTERS SHALL BE PROVIDED WITH A SOLID ENCLOSURE WITH GATES.

ALL SCREENING AND LANDSCAPE TREATMENTS WILL BE IN ACCORDANCE WITH SECTION 12.303 AND 12.208 OF THE MECKLENBURG COUNTY ZONING ORDINANCE. ALL SCREENING AND LANDSCAPING SHALL BE INSTALLED IN PHASES IN TANDEM WITH CONSTRUCTION OCCURRING ON THE SITE.

**LIGHTING AND SIGNAGE**

EXTERIOR LIGHTING WILL BE USED TO ACCENT ENTRANCES AND SPECIAL FEATURES, ROADWAYS, PARKING, AND PEDESTRIAN CORRIDORS. INTENSITY WILL BE NO GREATER THAN REQUIRED FOR AUTOMOBILE AND PEDESTRIAN SAFETY. LIGHT SOURCES WILL BE "OUT-OF-LUMINAIRE DESIGN TO AVOID LIGHT TRESPASS ON ADJACENT PROPERTIES. MAXIMUM HEIGHT OF LIGHT FIXTURES SHALL BE 15 FEET. UPLIGHTING OF TREES AND FOUNTAINS, ACCENT LIGHTING OF SHRUBS, ENTRANCES, AND PATHWAYS AND SILHOUETTE LIGHTING MAY BE USED TO CREATE SPECIAL EFFECTS IN HIGH DESIGN AREAS.

SITE SIGNAGE STANDARDS WILL BE ESTABLISHED TO CREATE A COORDINATED GRAPHIC PROGRAM THAT PROVIDES FOR VILLAGE CENTER IDENTIFICATION AND DIRECTIONAL COMMUNICATION IN A DISTINCTIVE AND AESTHETICALLY PLEASING MANNER. THE COORDINATED GRAPHIC PROGRAM WILL BE AN EXTENSION OF THE MASTER SIGN PROGRAM ALREADY ESTABLISHED FOR HIGHLAND CREEK. TWO FREE-STANDING SIGNS WITH A MAXIMUM HEIGHT OF 12 FEET AND A MAXIMUM OF 50 SQUARE FEET OF SIGN FACE ARE ANTICIPATED FOR THE B1 (CD) PARCEL.

"WALL PARK" TYPE LIGHTING SHALL NOT BE PERMITTED.

**VEHICULAR ACCESS POINTS**

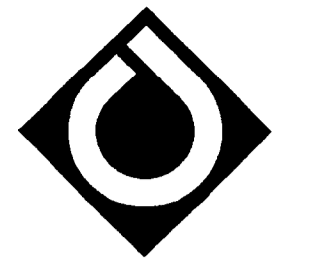
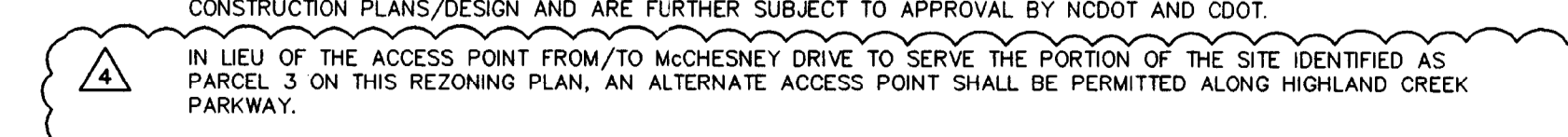
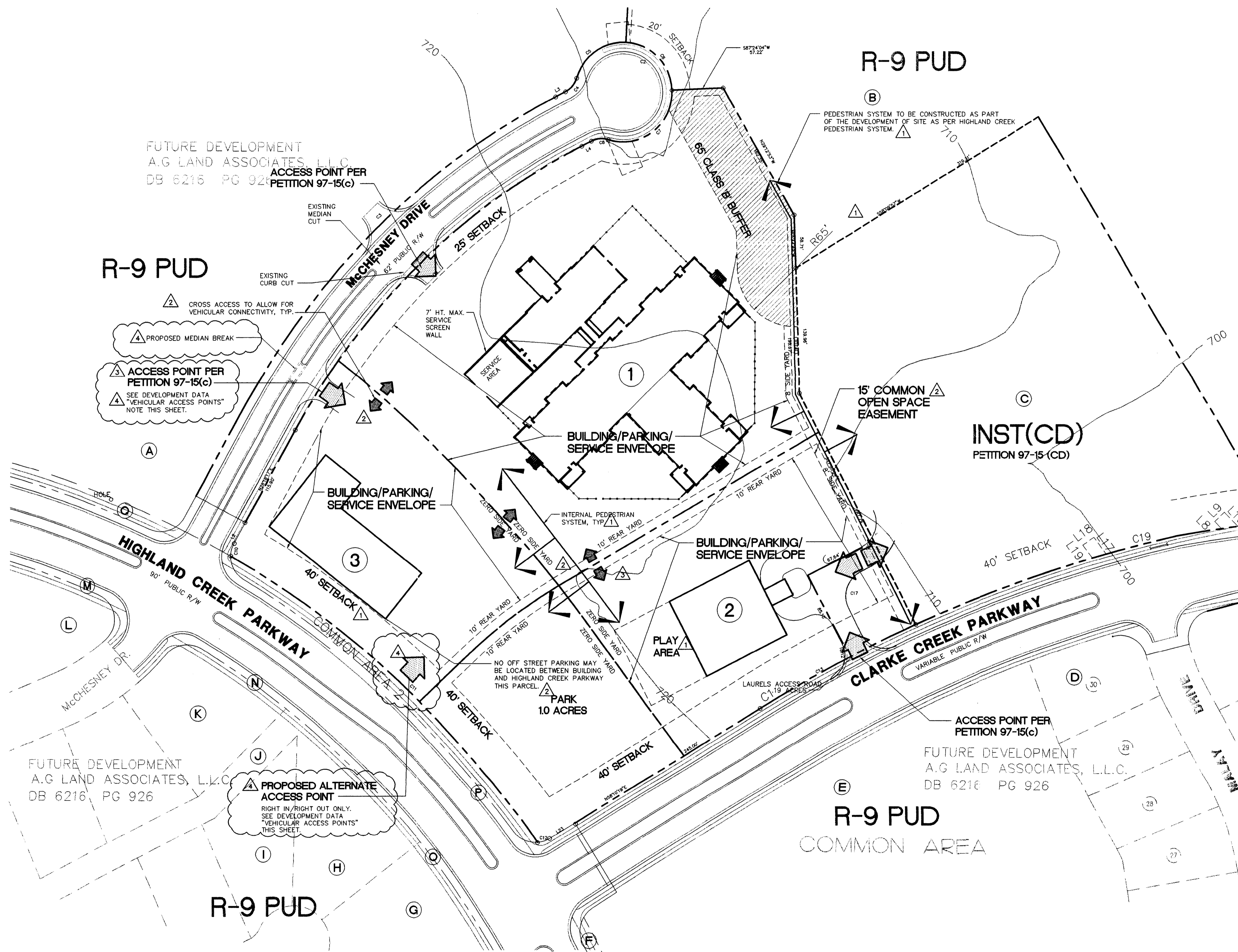
THE NUMBER OF PERMANENT ACCESS POINTS TO/FROM HIGHLAND CREEK PARKWAY, CLARKE CREEK PARKWAY, AND MCCHESNEY DRIVE SHALL BE LIMITED TO THOSE SHOWN ON THIS ZONING PLAN.

THESE ACCESS POINTS SHALL BE LOCATED IN THE GENERAL AREAS DEPICTED ON THE TECHNICAL DATA SHEET. FINAL LOCATION OF EACH ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS/DESIGN AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND COOT.

IN LIEU OF THE ACCESS POINT FROM/MCCHESNEY DRIVE TO SERVE THE PORTION OF THE SITE IDENTIFIED AS PARCEL 3 ON THIS ZONING PLAN, AN ALTERNATE ACCESS POINT SHALL BE PERMITTED ALONG HIGHLAND CREEK PARKWAY.

**COMMUNITY PARK**

THE PARK IS CHARACTERIZED AS PASSIVE USE OPEN SPACE WHICH COMPLEMENTS THE EXISTING PARK LOCATED AT THE OPPOSITE CORNER OF CLARKE CREEK PARKWAY AND HIGHLAND CREEK PARKWAY (THE EXISTING PARK PROVIDES TENNIS COURTS, TOT LOT, AND SWIMMING POOL). THE PROPOSED PARK WILL BE IMPROVED WITH GRASS, LIMITED TREES, AND LIMITED SEATING.



**ColeJenest & Stone**

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 Landscape Architecture  
 Civil Engineering  
 Urban Design

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**RSL**

**RESOURCES FOR SENIOR LIVING**

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**THE HAVEN AT HIGHLAND CREEK**

HIGHLAND CREEK SUBDIVISION  
 MECKLENBURG COUNTY, NORTH CAROLINA

**REZONING PLAN  
 PETITION 99-62 (c)**

1565

07/26/99 - FOR CMPC REVIEW

♦ Issued

APPROVED BY COUNTY CLERK

DATE 11-9-99

10/05/99 - PER OWNER COMMENT

09/30/99 - PER OWNER COMMENT

09/17/99 - FOR PUBLIC HEARING

09/14/99 - FOR OWNER REVIEW

♦ Revised

SCALE: 1" = 60'  
 0 30' 60' 120'

**RZ1 1**

♦ Sheet of

Revised  
 Received 10-18-99