

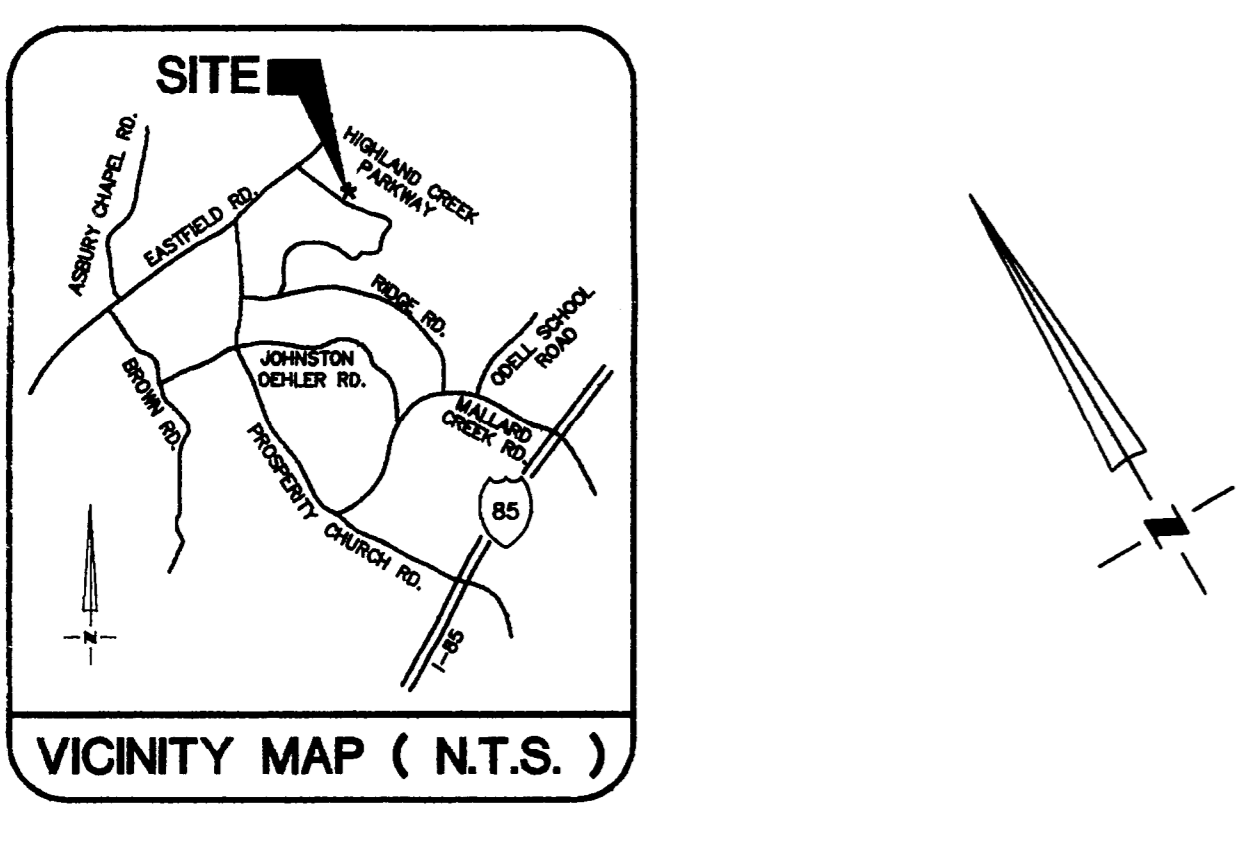
REVISIONS	DATE
PLANNING COMMENTS	8/9/04

EASTOVER
Engineering & Surveying, Inc.
Engineers - Surveyors - Planners
600 Pineville Road, Suite 305
Pineville, North Carolina 28134
Ph: (704) 889-5017
Fax: (704) 889-5022

TECHNICAL DATA SHEET

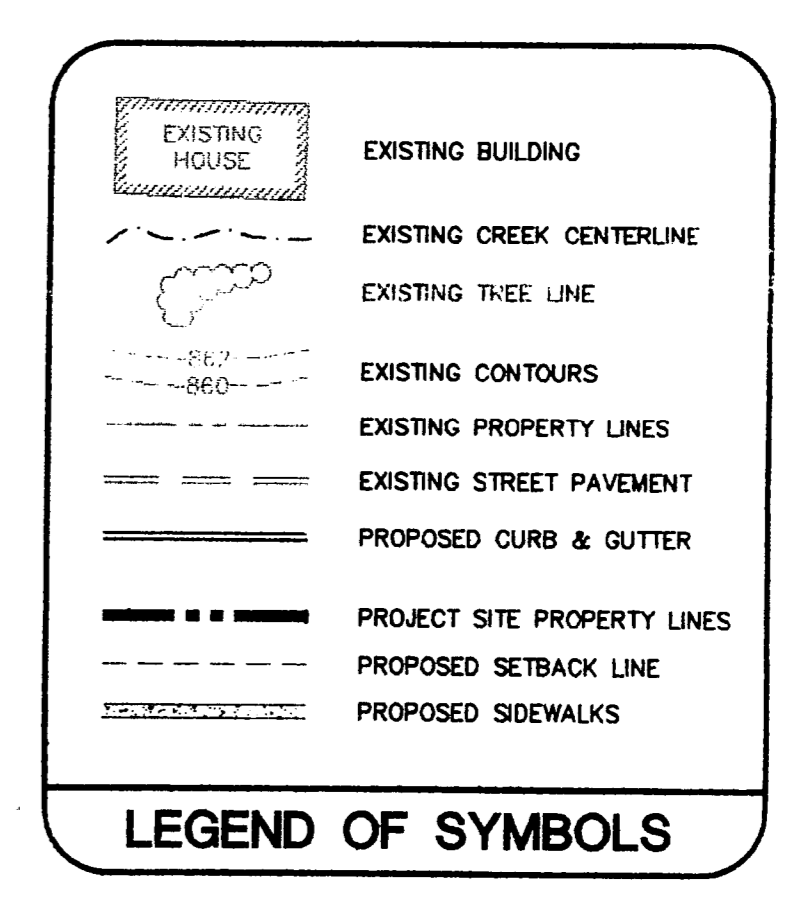
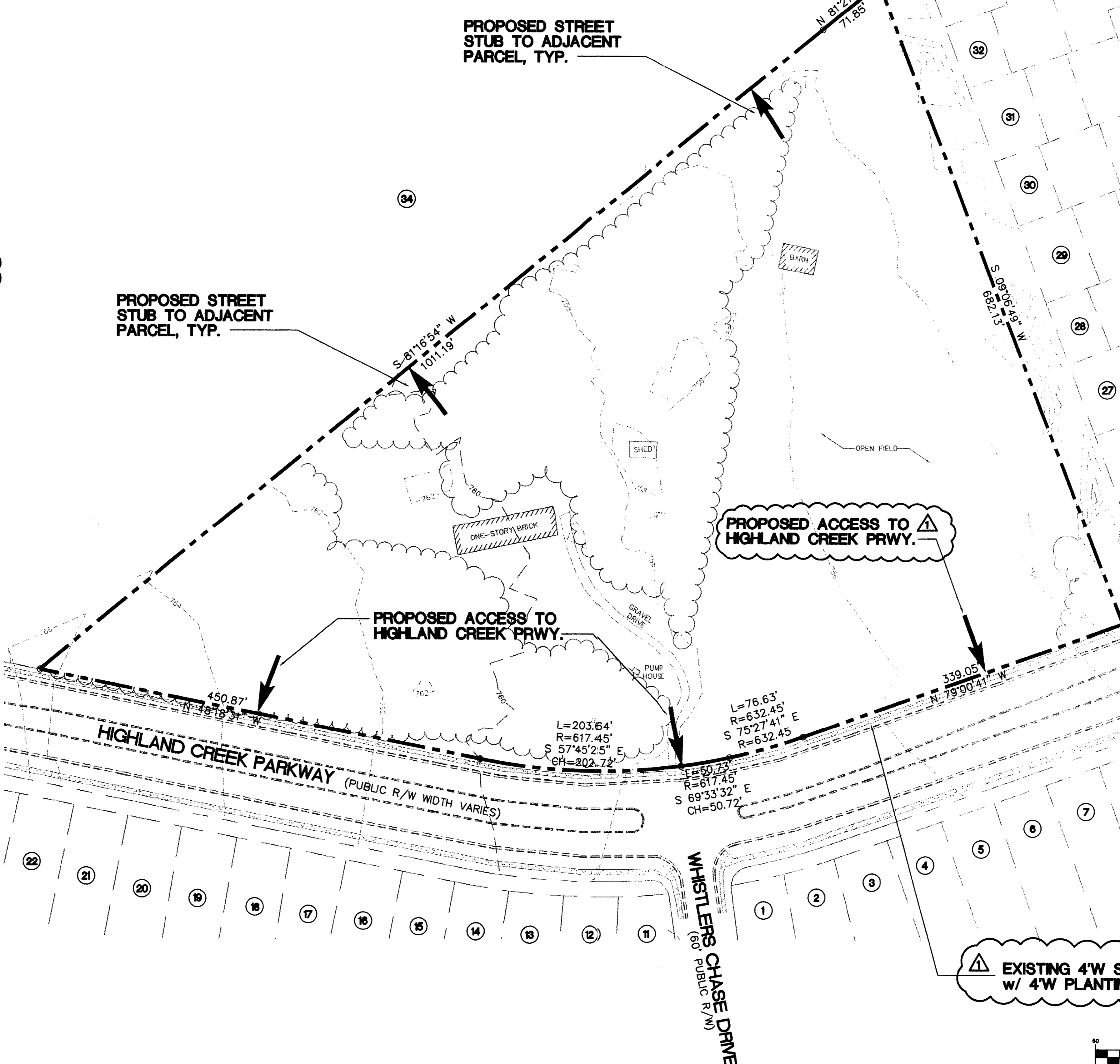
HIGHLAND CREEK PARKWAY PROPERTY PETITION NO. 2004-89 FOR PUBLIC HEARING
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

DRAWN BY: DMR
REVIEWED BY: DMR
DATE: 5/23/04
SCALE: 1"=60'
JOB NO.: 03004
SHEET NO. **C1**
OF **C2** SHEETS



GENERAL NOTES FOR R-4 (CD)

- STATEMENT OF INTENT**
- IT IS THE INTENTION OF THE PETITIONER TO REZONE 9.86 AC. FROM R-3 TO R-4 (CD). UPON APPROVAL OF THE REZONING, THE DEVELOPER INTENDS TO DEVELOP THE 9.86 AC. INTO SINGLE FAMILY USE BASED ON THE CLUSTER PROVISION UNDER THE R-4 ZONING.
- GENERAL PROVISIONS**
- UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE) FOR R-4 ZONING (CLUSTER DEVELOPMENT) SHALL BE FOLLOWED IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF THE SITE.
- PERMITTED USES**
- UP TO 39 SINGLE-FAMILY DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER THE PRESCRIBED CONDITIONS IN THE R-4 DISTRICT (CLUSTER DEVELOPMENT).
- HEIGHT RESTRICTIONS**
- NO BUILDING CONSTRUCTED ON THE SITE MAY EXCEED 40 FEET IN HEIGHT.
- SETBACKS**
- ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE R-4 DISTRICT (CLUSTER DEVELOPMENT).
- ACCESS POINTS AND SIDEWALKS**
- THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE WILL BE LIMITED TO THREE (3) ONTO HIGHLAND CREEK PARKWAY.
 - THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS AND THE PUBLIC STREETS WITHIN THE SITE SHALL BE AS DEPICTED ON THE REZONING PLAN SUBJECT, HOWEVER, TO ANY MODIFICATIONS OR VARIATIONS THAT MAY BE REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS.
 - ANY ROADWAY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, DRIVEWAY CUTS, MAY BE ALTERED, MODIFIED, OR RELOCATED BY THE OWNER (OR OWNERS) UPON RECEIPT OF APPROVAL FROM THE CITY OF CHARLOTTE.
 - ALL PUBLIC STREETS WILL BE DESIGNED TO CHARLOTTE-MECKLENBURG AND DEVELOPMENT STANDARDS TO ACCOMMODATE THE CIRCULATION OF SERVICE AND EMERGENCY VEHICLES.
- SIGNS**
- ALL SIGNS ERECTED ON THE SITE WILL SATISFY THE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.
- FIRE PROTECTION**
- ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.
- STORMWATER MANAGEMENT**
- STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH A VARIETY OF "PROVEN" TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE.
 - THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- HOME OWNERS ASSOCIATION**
- DEVELOPMENT TAKING PLACE WITHIN THE SITE WILL BE SUBJECT TO COVENANTS AND RESTRICTIONS COVERED BY A MASTER HOME OWNERS ASSOCIATION. THESE DOCUMENTS WILL BE PREPARED TO INCORPORATE THE CONDITIONS OF THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AS APPROVED BY THE CITY OF CHARLOTTE AND MAY CONTAIN SUCH OTHER COVENANTS, RESTRICTIONS AND BY-LAWS AS THE DEVELOPER MAY DEEM NECESSARY OR AVAILABLE FOR THE EFFECTIVE ADMINISTRATION OF THE MASTER HOME OWNERS ASSOCIATION OR TO INSURE COMPLIANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
 - ANY FENCES AND SIDEWALKS INSTALLED ON PORTIONS OF THE SITE WHICH ARE NOT PRIVATELY OWNED SHALL BE MAINTAINED BY THE MASTER HOME OWNERS ASSOCIATION IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF SUCH FENCES AND SIDEWALKS.
- AMENDMENTS TO REZONING PLAN**
- FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- ADJOINING PROPERTY OWNERS**
- SEE ILLUSTRATIVE SITE PLAN (SHEET C2 OF C2) FOR LIST AND ADDRESS OF ADJOINING PROPERTY OWNERS.
- STREET STUBS**
- THE DEVELOPER SHALL PROVIDE TWO (2) STUB STREETS TO THE ADJACENT PROPERTY TO THE NORTH.
- COMMON OPEN SPACE IMPROVEMENTS**
- THE DEVELOPER SHALL PROVIDE BENCHES AND RECREATIONAL EQUIPMENT IN THE IMPROVED COMMON OPEN SPACE AREAS.



PROJECT CONTACT DATA

OWNER: GOWEN PROPERTIES, INC.
CONTACT: MIKE GOWEN
18425 SWEET FALLS DRIVE
DAVENPORT, NORTH CAROLINA 28038

DEVELOPER: HENDERSON ASSOCIATES
CONTACT: DON HENDERSON
P.O. BOX 481149
CHARLOTTE, NORTH CAROLINA 28289
PH: (704) 847-2972
FX: (704) 847-2972

SITE ENGINEER: EASTOVER ENGINEERING & SURVEYING, INC.
CONTACT: DEAN RHODES, P.E.
600 TOWNE CENTRE BLVD., SUITE 305
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DEVELOPMENT DATA

TAX PARCEL ID. NO.	CURRENT ZONING	PROPOSED ZONING	TOTAL PARCEL AREA (Ac.)
029-241-12	R-3	R-4 CD (CLUSTER)	9.86 Ac.

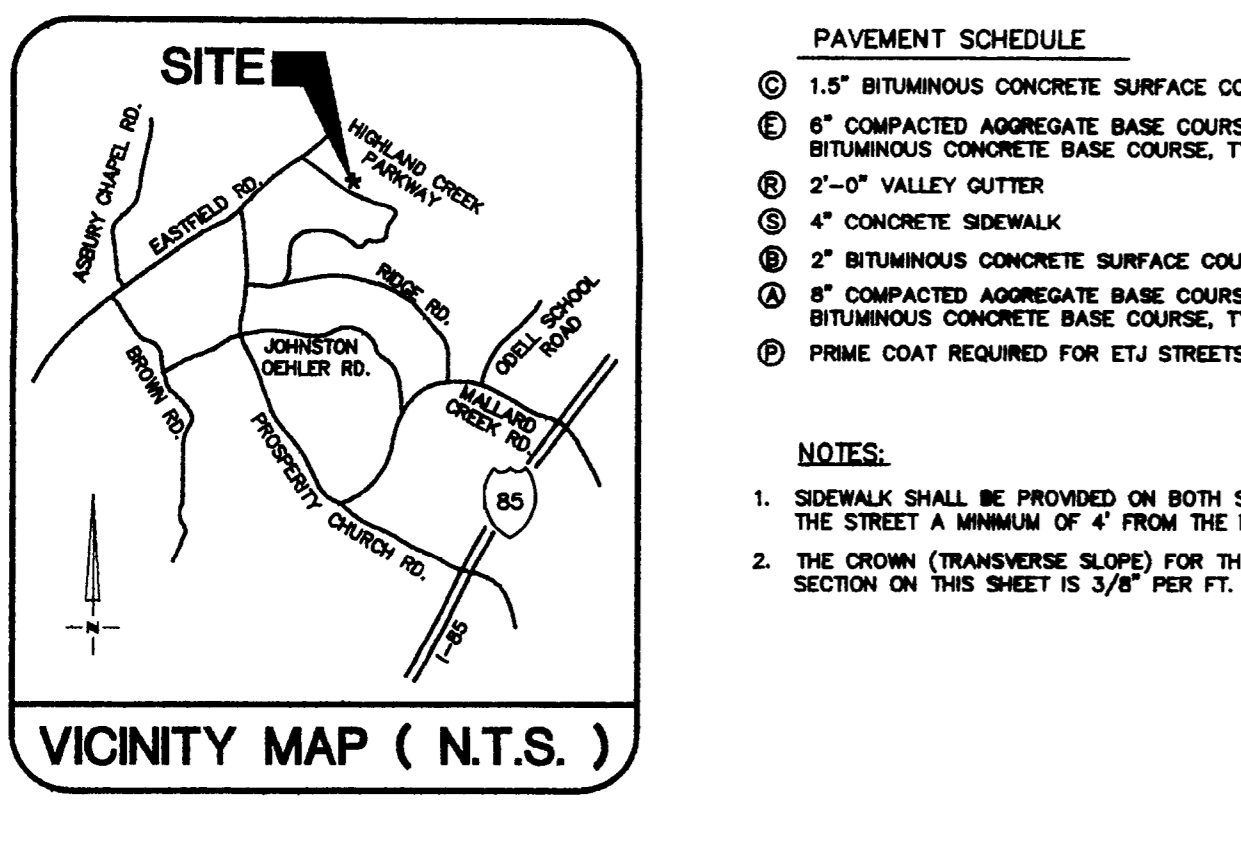
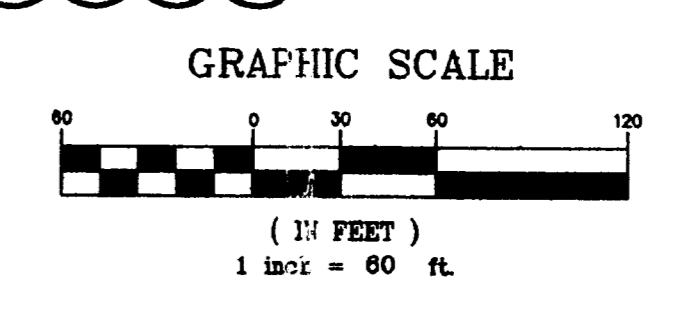
TOTAL PROJECT AREA = 9.86 AC.
TOTAL PROPOSED LOTS = 39 LOTS
PROPOSED DENSITY = 3.96 UNITS PER ACRE
MAXIMUM DENSITY = 4.00 UNITS PER ACRE
REQUIRED COMMON OPEN SPACE = 0.99 AC. (10%)
REQUIRED COMMON OPEN SPACE = 1.66 AC. (17%)
REQUIRED TREE SAVE AREA = 0.99 AC. (10%)
REQUIRED TREE SAVE AREA = 0.99 AC. (10%)

DEVELOPMENT STANDARDS

ZONING R-4 CD (CLUSTER):

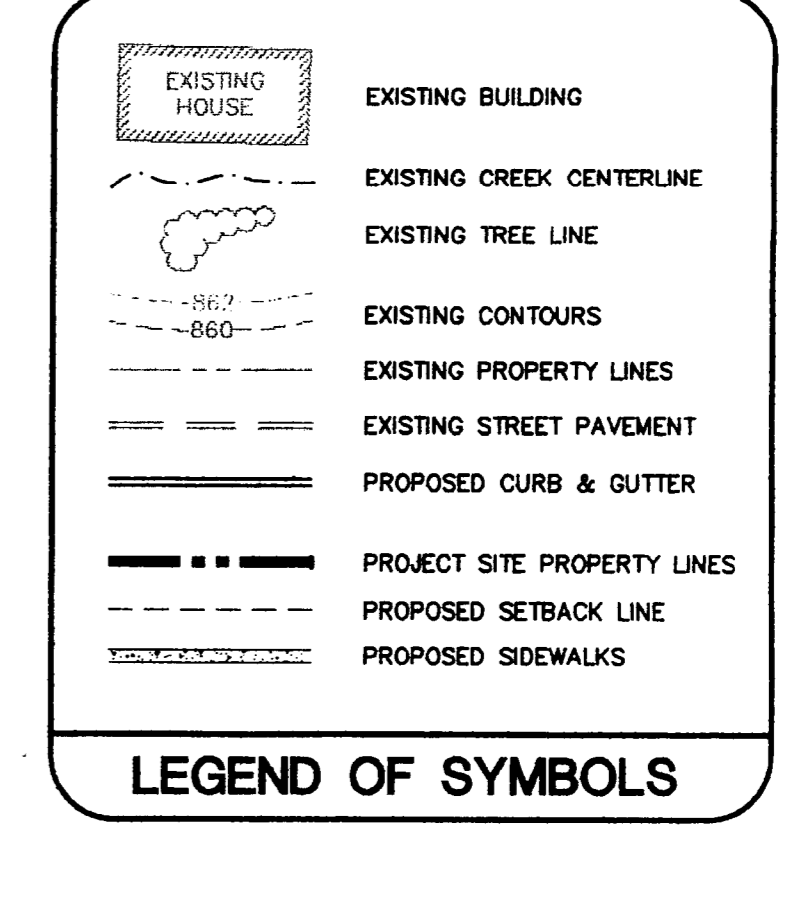
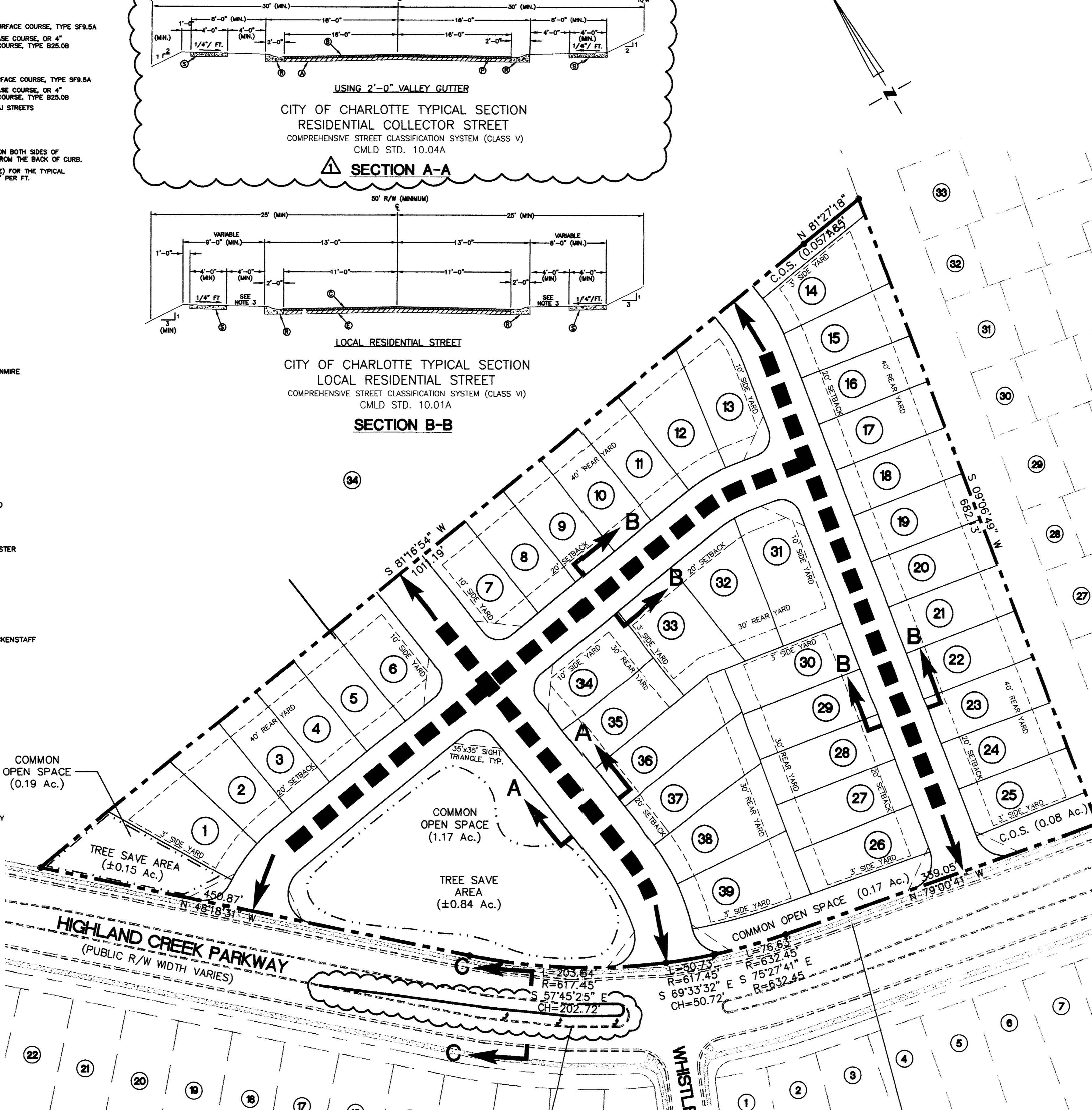
MAX. RESIDENTIAL DENSITY	4.0 UNITS PER ACRE
MAX. FLOOR AREA RATIO (NONRESIDENTIAL BLDGS.)	0.50
MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT WIDTH	50 FT.
MINIMUM FRONT SETBACK	20 FT. (WITH TREE SAVE)
MINIMUM SIDE YARD	3 FT. (WITH TREE SAVE)
CORNER LOTS	10 FT.
MINIMUM REAR YARD	10 FT.
INTERIOR LOTS	30 FT.
MINIMUM OPEN SPACE	40 FT.
MAXIMUM BLDG. HEIGHT	65% 40 FT.

APPROVED BY CITY COUNCIL
DATE: 10/14/04



ADJACENT PROPERTY OWNERS

- | | | | |
|---|--|--|---|
| 1 STEVEN M. DURHAM
5528 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-01
ZONED: R-9 PUD | 11 BRADY J. CAPLAN
3850 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-52
ZONED: MX-1 | 21 WESLEY A. WRIGHT
9220 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-785-40
ZONED: MX-2 | 31 NORA J. STEVENSON
9218 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-783-41
ZONED: MX-2 |
| 2 WAMSI Z. ANWAR
5522 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-02
ZONED: R-9 PUD | 12 JESSICA J. BLACK
3854 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-51
ZONED: MX-1 | 22 MARIAN J. HAGLER
9292 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-785-28
ZONED: MX-2 | 32 BRAD & ANNETTE TAYLOR
9216 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-785-46
ZONED: MX-2 |
| 3 SCOTT T. & LISABETH A. MCDONOUGH
5516 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-03
ZONED: R-9 PUD | 13 WANDA MICHELLE KING
3850 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-50
ZONED: MX-1 | 23 JOHANNAN D. LEADWINGHAM
9270 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-785-29
ZONED: MX-2 | 33 RAIL & LISA RIVAS
9214 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-785-47
ZONED: MX-2 |
| 4 CHRIS M. MENDINGER
5510 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-04
ZONED: R-9 PUD | 14 SHERRY D. DEAL
3854 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-49
ZONED: MX-1 | 24 WAYNE K. & FRANCES B. BUCKENSTAFF
9278 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-785-27
ZONED: MX-2 | 34 JOHN WOODLEY WALLACE & BETTY BELK, WIFE
14324 CASTLEFIELD RD.
HUNTERSVILLE, NC 28078
PARCEL ID.: 029-241-03
ZONED: R-3 |
| 5 GIOVANNI TRECCANI
5508 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-05
ZONED: R-9 PUD | 15 DORA D. HUBERT
5708 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-48
ZONED: MX-1 | 25 MELISSA FRYE
9274 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-785-28
ZONED: MX-2 | |
| 6 SHAWN O'NEILL
5502 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-06
ZONED: R-9 PUD | 16 WILLIAM & KORTA M. HALL
5710 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-46
ZONED: MX-1 | 26 BRIAN T. & KATHERINE A. FOSTER
9280 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-785-40
ZONED: MX-1 | |
| 7 ELLIOTT D. & WANDA H. ROYAL
5422 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-07
ZONED: R-9 PUD | 17 | 27 BRYAN D. & ERIN R. GEE
5410 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-09
ZONED: R-9 PUD | |
| 8 JOHN & ELAINE M. TERZISIS
5418 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-08
ZONED: R-9 PUD | | 28 | |
| 9 BRIAN D. & ERIN R. GEE
5410 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-09
ZONED: R-9 PUD | | 29 | |
| 10 LINDA FLOREZYK
5408 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-10
ZONED: R-9 PUD | | 30 | |



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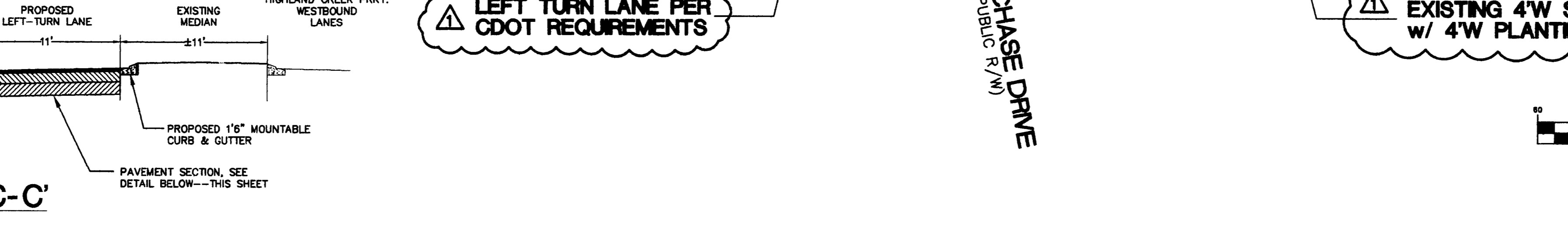
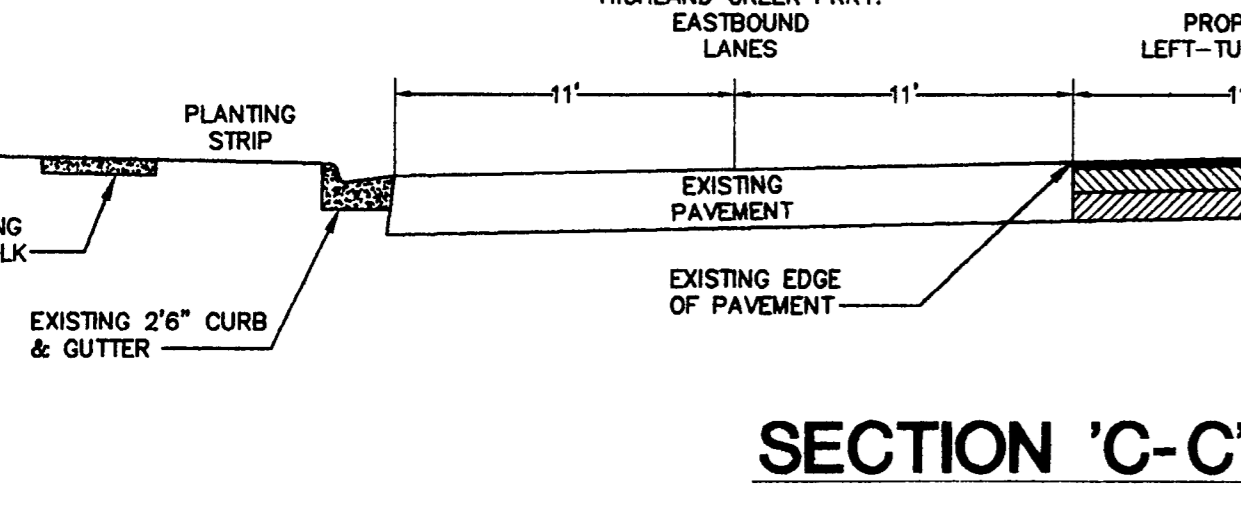
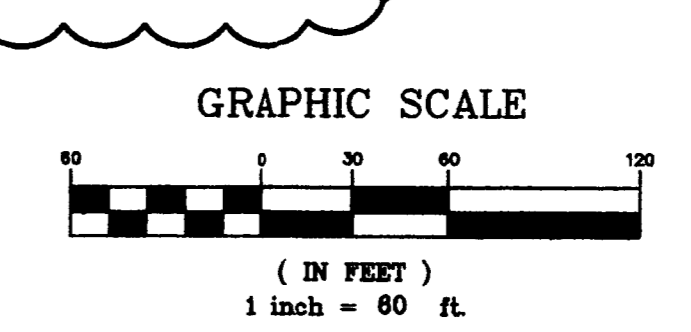
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DEVELOPMENT STANDARDS

ZONING R-4 CD (CLUSTER):

MAX. RESIDENTIAL DENSITY	4.0 UNITS PER ACRE
MAX. FLOOR AREA RATIO (NONRESIDENTIAL BLDGS.)	0.50
MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT WIDTH	50 FT.
MINIMUM FRONT SETBACK	20 FT. (WITH TREE SAVE)
MINIMUM SIDE YARD	3 FT. (WITH TREE SAVE)
CORNER LOTS	10 FT.
MINIMUM REAR YARD	10 FT.
INTERIOR LOTS	30 FT.
MINIMUM OPEN SPACE	40 FT.
MAXIMUM BLDG. HEIGHT	65% 40 FT.

APPROVED BY CITY COUNCIL
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ILLUSTRATIVE SITE PLAN

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