

GENERAL NOTES FOR R-8 (CD)

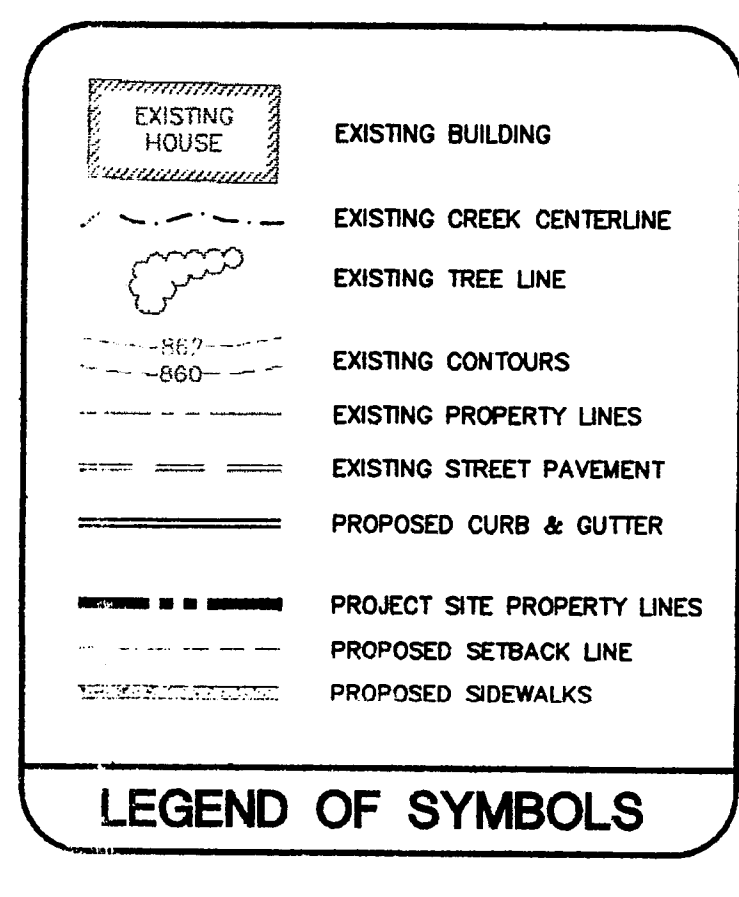
- STATEMENT OF INTENT**
 1. IT IS THE INTENTION OF THE PETITIONER TO REZONE 9.86 AC. FROM R-8 (CD) TO R-8 (CD). UPON APPROVAL OF THE REZONING, THE DEVELOPER INTENDS TO DEVELOP THE 9.86 AC. INTO SINGLE-FAMILY USE BASED ON THE CLUSTER PROVISION UNDER THE R-8 ZONING.
- GENERAL PROVISIONS**
 1. UNLESS MORE 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-8 (CD) ZONING (CLUSTER DEVELOPMENT) DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF THE SITE.
- PERMITTED USES**
 1. UP TO 30 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-8 (CD) DISTRICT (CLUSTER DEVELOPMENT).
- HEIGHT RESTRICTIONS**
 1. NO BUILDING CONSTRUCTED ON THE SITE MAY EXCEED 40 FEET IN HEIGHT.
- SETBACKS**
 1. 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-8 (CD) DISTRICT (CLUSTER DEVELOPMENT).
- ACCESS POINTS AND SIDEWALKS**
 1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE WILL BE LIMITED TO THREE (3) ONTO HIGHLAND CREEK PARKWAY.
2. THE LOCATION 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.
3. 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.
4. ALL PUBLIC STREETS WILL BE DESIGNED TO ACCOMMODATE THE PROVISION OF SERVICE AND EMERGENCY VEHICLES.
- SIGNS**
 1. ALL SIGNS ERRECTED ON THE SITE WILL SATISFY THE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.
- FIRE PROTECTION**
 1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO ALL AREAS OF THE DEVELOPMENT. FIRE HYDRANTS WILL BE LOCATED WITHIN 300 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.
- STORMWATER MANAGEMENT**
 1. STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH A VARIETY OF PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE.
2. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- HOME OWNERS ASSOCIATION**
 1. DEVELOPMENT TAKING PLACE WITHIN THE SITE WILL BE SUBJECT TO COVENANTS AND RESTRICTIONS GOVERNED BY A MASTER HOME OWNERS ASSOCIATION. DOCUMENTS TO BE PREPARED AND SUBMITTED TO THE CITY OF CHARLOTTE FOR REVIEW AND APPROVAL SHALL INCLUDE THE COVENANTS AND RESTRICTIONS AS APPROVED BY THE CITY OF CHARLOTTE AND MAY CONTAIN SUCH OTHER COVENANTS, RESTRICTIONS AND BY-LAWS AS THE DEVELOPER OR OWNERS MAY DEEM ADVISABLE FOR THE EFFECTIVE ADMINISTRATION OF THE MASTER HOME OWNERS ASSOCIATION OR TO INSURE COMPLIANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
2. ANY FENCES AND SIDEWALKS INSTALLED ON PORTIONS OF THE SITE WHICH ARE OR WILL BE PRIVATELY OWNED SHALL BE MAINTAINED BY THE MASTER HOME OWNERS ASSOCIATION OR TO INSURE COMPLIANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
- AMENDMENTS TO REZONING PLAN**
 1. 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**
 1. SEE ILLUSTRATIVE SITE PLAN (SHEET C2) FOR LIST AND ADDRESS OF ADJOINING PROPERTY OWNERS.
- STREET STUBS**
 1. THE DEVELOPER SHALL PROVIDE TWO (2) STUB STREETS TO THE ADJACENT PROPERTY TO THE NORTH.
- COMMON OPEN SPACE IMPROVEMENTS**
 1. THE DEVELOPER SHALL PROVIDE BENCHES AND RECREATIONAL EQUIPMENT IN THE IMPROVED COMMON OPEN SPACE AREAS.

APPROVED BY CITY COUNCIL
 12/19/05

SINGLE ROW OF LEYLAND CYPRESS TREES TO BE PLANTED ALONG THE REAR PROPERTY LINE ABUTTING THE R-3 ZONING, SEE SHEET C2

PROPOSED STREET STUB TO ADJACENT PARCEL, TYP.

PROPOSED ACCESS TO HIGHLAND CREEK PRVY.



PROJECT CONTACT DATA

DEVELOPER: GOHEEN PROPERTIES, INC.
 CONTACT: DON HENDERSON
 13402 EASTFIELD ROAD
 HUNTERVILLE, NORTH CAROLINA 28078
 PH: (704) 284-9411
 FX: (704) 948-7180

SITE ENGINEER: EASTOVER ENGINEERING & SURVEYING, INC.
 CONTACT: DEAN RHODES, P.E.
 8100-E ARBORWOOD BOULEVARD
 CHARLOTTE, NC 28273
 PH: (704) 927-8060
 FX: (704) 521-1078

SURVEYOR: EASTOVER ENGINEERING & SURVEYING, INC.
 CONTACT: ROB ARBONNIN, PLS
 8100-E ARBORWOOD BOULEVARD
 CHARLOTTE, NC 28273
 PH: (704) 927-8060
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DEVELOPMENT DATA

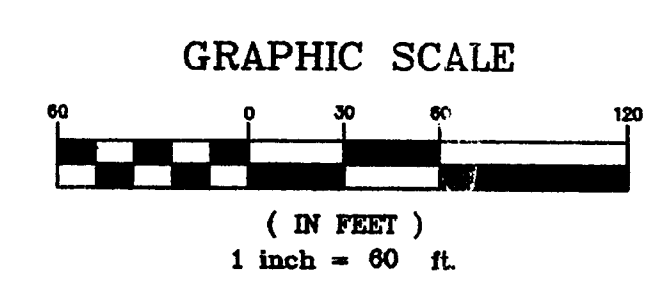
TAX PARCEL ID. NO.	CURRENT ZONING	PROPOSED ZONING	TOTAL PARCEL AREA (Ac.)
029-241-12	R-8 (CD)	R-8 (CD)	9.86 Ac.
TOTAL PROJECT AREA = 9.86 Ac.			
TOTAL PROPOSED LOTS = 39 LOTS			
PROPOSED DENSITY = 3.96 UNITS PER ACRE			
MAXIMUM DENSITY = 4.00 UNITS PER ACRE			
REQUIRED COMMON OPEN SPACE = 0.99 AC. (10%)			
PROPOSED COMMON OPEN SPACE = 1.66 AC. (17%)			
REQUIRED TREE SAVE AREA = 0.99 AC. (10%)			
PROPOSED TREE SAVE AREA = 0.99 AC. (10%)			

DEVELOPMENT STANDARDS

ZONING R-8 (CD) CLUSTER:

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

NOTE: FRONT AND REAR YARDS MAY NOT BE REDUCED BEYOND 20 FEET.



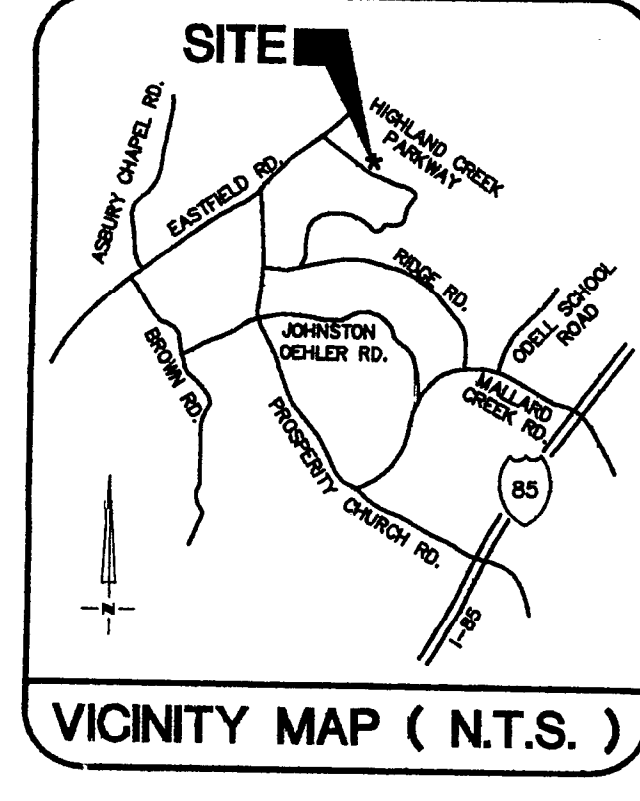
REVISIONS	DATE
CMPC REVIEW COMMENTS	8/19/05

EASTOVER Engineering & Surveying, Inc.
 Engineers - Surveyors - Planners
 8100-E Arborwood Boulevard
 Charlotte, NC 28273
 PH: (704) 927-8060
 FX: (704) 521-1078

TECHNICAL DATA SHEET

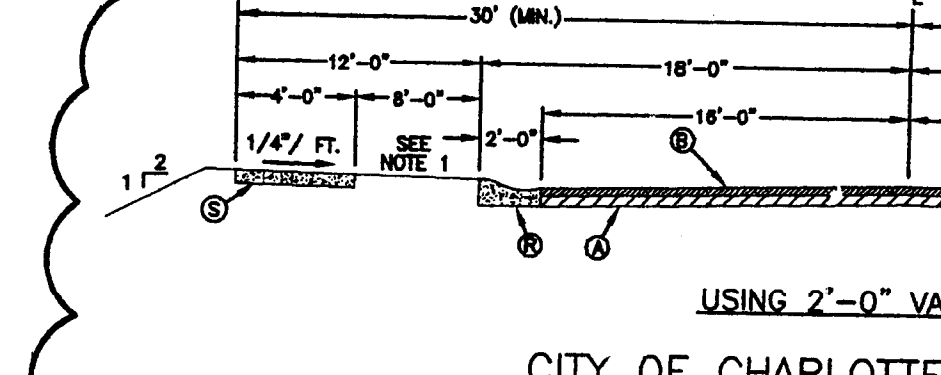
PARKWAY OAKS SUBDIVISION PETITION #2005-120 FOR PUBLIC HEARING
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

DRAWN BY: DMR
 REVIEWED BY: DMR
 DATE: 5/16/05
 SCALE: 1"=60'
 JOB NO.: 03004
 SHEET NO. C1 OF C2 SHEETS

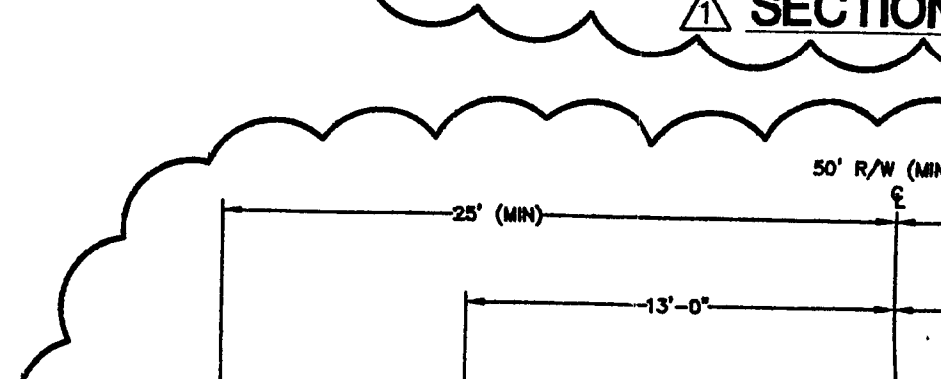


ADJACENT PROPERTY OWNERS

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|---|--|---|--|---|---|--|--|--|--|---|--|---|---|---|---|---|--|--|---|---|---|---|---|---|---|---|--|--|--|--|
| 1 STEVEN M. DUNHAM
5518 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-01
ZONED: R-9 PUD | 2 WASH Z. ANWAR
5522 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-02
ZONED: R-9 PUD | 3 SCOTT T. & LISABETH A. MCDONOUGH
5516 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-03
ZONED: R-9 PUD | 4 CRAIG M. MERRINGER
5510 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-04
ZONED: R-9 PUD | 5 GIOVANNI TRIVISAN
5508 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-05
ZONED: R-9 PUD | 6 SHAWN O'SULLIVAN
5502 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-06
ZONED: R-9 PUD | 7 ELLIOTT D. & WANDA H. ROYAL
5422 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-07
ZONED: R-9 PUD | 8 JOHN & ELAINE W. TERPINS
5418 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-08
ZONED: R-9 PUD | 9 BRIAN D. & ERIN R. GEE
5410 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-09
ZONED: R-9 PUD | 10 LINDA FLOKOZYK
5408 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-753-10
ZONED: R-9 PUD | 11 TRISTY GURLAN
5650 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-52
ZONED: MX-1 | 12 BRISKA J. BLACK
5654 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-51
ZONED: MX-1 | 13 WANDA MICHELLE KING
5680 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-50
ZONED: MX-1 | 14 SHERRY D. DEAL
5684 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-49
ZONED: MX-1 | 15 YVONNE HARRIS STITT
5702 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-48
ZONED: MX-1 | 16 DORA D. HUSKEY
5708 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-47
ZONED: MX-1 | 17 WILLIAM & PORTIA M. HALL
5710 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-46
ZONED: MX-1 | 18 BRANDA D. BOROGLAK
5518 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-45
ZONED: MX-1 | 19 ROBERT J. & JENNIFER D. DUMMRE
5514 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-44
ZONED: MX-1 | 20 MICHAEL B. SEETS
5502 WATERLILY LN.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-43
ZONED: MX-1 | 21 RONALD A. BALDWIN
5718 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-42
ZONED: MX-1 | 22 MICHAEL & ANNIE HERSTAD
5710 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-41
ZONED: MX-1 | 23 BRIAN T. & KATHERINE A. FOSTER
5714 BENTONASS RUN DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-40
ZONED: MX-1 | 24 MARION J. HAGLER
5228 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-38
ZONED: MX-2 | 25 WAYNE K. & FRANCES B. BLICKENSTAFF
5278 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-37
ZONED: MX-2 | 26 MELISSA FRYE
5274 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-36
ZONED: MX-2 | 27 JONATHAN D. LEADINGHAM
5270 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-35
ZONED: MX-2 | 28 JENNIFER A. NELSON
5244 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-34
ZONED: MX-2 | 29 BRIAN & MICHELLE MACCARTHY
5242 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-33
ZONED: MX-2 | 30 LEIGH ANN WRIGHT
5220 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-32
ZONED: MX-2 | 31 NIGEL STEVENSON
5216 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-31
ZONED: MX-2 | 32 BRAD & ANNETTE TAYLOR
5178 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-30
ZONED: MX-2 | 33 RALPH & ELSA WILSON
5174 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28289
PARCEL ID.: 029-752-29
ZONED: MX-2 | 34 JOHN WOODLEY WALLACE & BETTY BELK, WIFE
14324 EASTFIELD RD.
HUNTERVILLE, NC 28078
PARCEL ID.: 029-241-03
ZONED: R-3 |
|---|--|---|---|--|---|--|---|---|--|--|--|--|---|--|---|---|---|---|---|--|--|---|---|---|---|---|---|---|---|--|--|--|--|



SECTION A-A



SECTION B-B



SECTION C-C

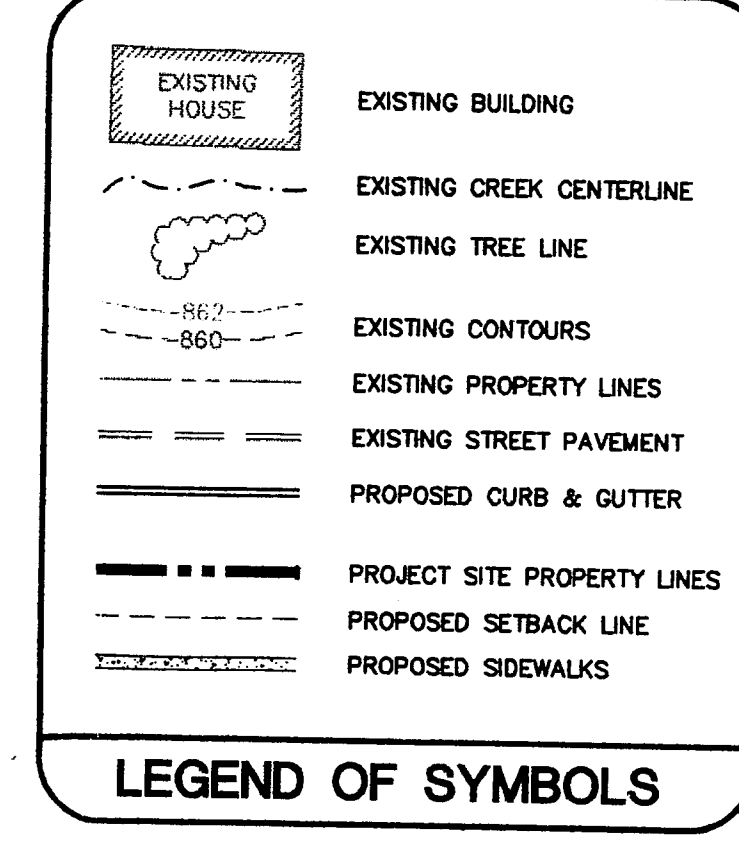


PROPOSED AMENITY AREA LOCATION

SINGLE ROW OF LEYLAND CYPRESS TREES TO BE PLANTED ALONG THE REAR PROPERTY LINE ABUTTING THE R-3 ZONING

PROPOSED STREET STUB TO ADJACENT PARCEL, TYP.

PROPOSED ACCESS TO HIGHLAND CREEK PRVY.



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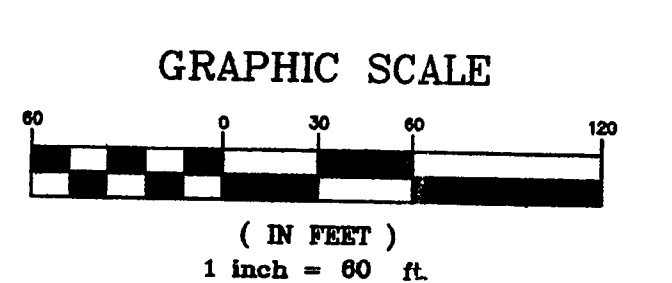
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DEVELOPMENT STANDARDS

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REVISIONS	DATE
CMPC REVIEW COMMENTS	8/19/05

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 Engineers - Surveyors - Planners
 8100-E Arborwood Boulevard
 Charlotte, NC 28273
 PH: (704) 927-8060
 FX: (704) 521-1078

ILLUSTRATIVE SITE PLAN

PARKWAY OAKS SUBDIVISION PETITION #2005-120 FOR PUBLIC HEARING
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

DRAWN BY: DMR
 REVIEWED BY: DMR
 DATE: 5/16/05
 SCALE: 1"=60'
 JOB NO.: 03004
 SHEET NO. C2 OF C2 SHEETS