

High Park

a planned community in mecklenburg county, north carolina

EAST WEST PARTNERS OF NORTH CAROLINA

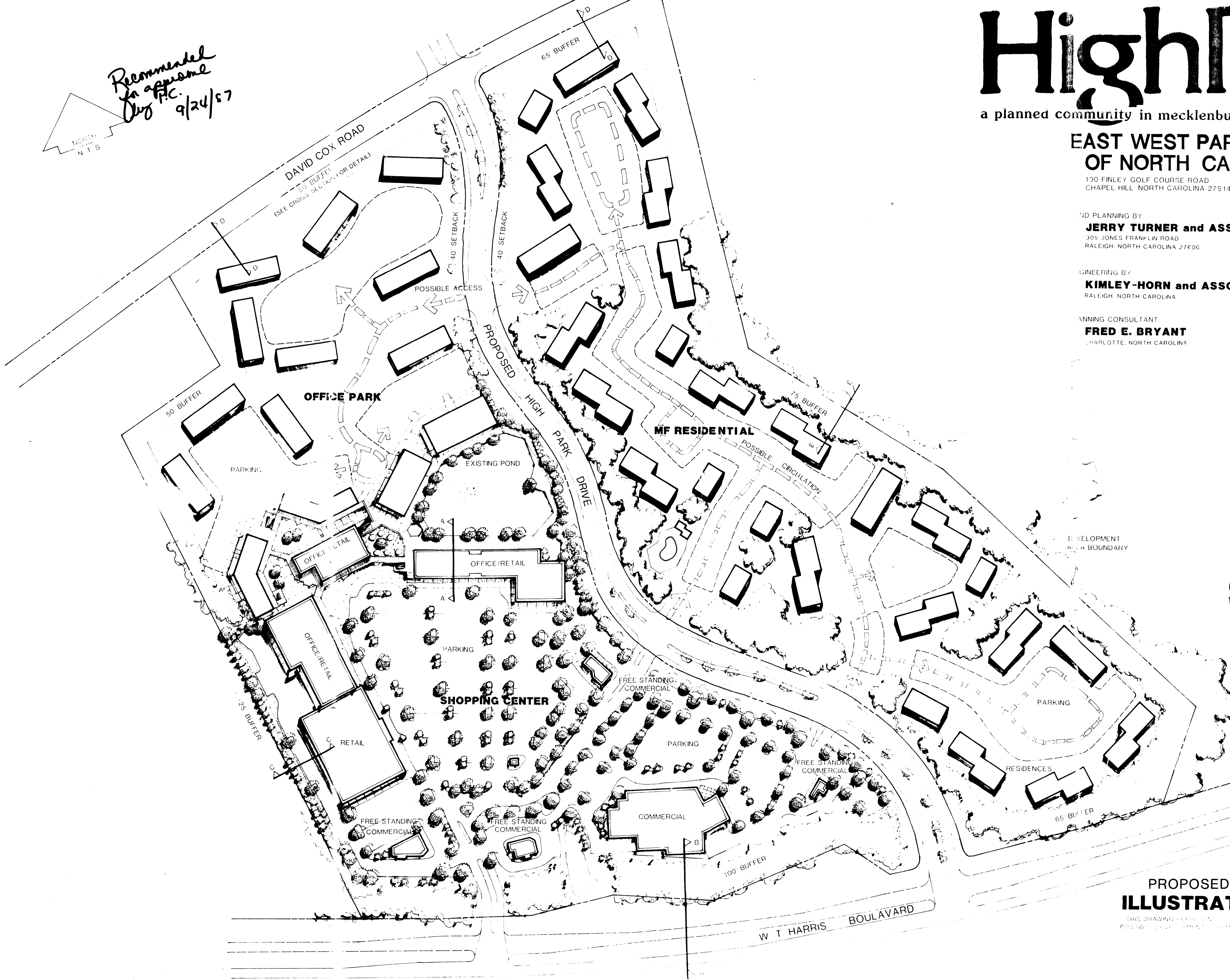
130 FINLEY GOLF COURSE ROAD
CHAPEL HILL NORTH CAROLINA 27514

LAND PLANNING BY
JERRY TURNER and ASSOCIATES, INC.
305 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA 27606

ENGINEERING BY
KIMLEY-HORN and ASSOCIATES, INC.
RALEIGH, NORTH CAROLINA

LANDSCAPE ARCHITECTURE CONSULTANT
FRED E. BRYANT
CHARLOTTE, NORTH CAROLINA

*Recommended
for approval
by P.C.
9/24/87*



APPROVED BY COUNTY COMMISSION
DATE 10/19/87

87-45c

PROPOSED REZONING ILLUSTRATIVE PLAN

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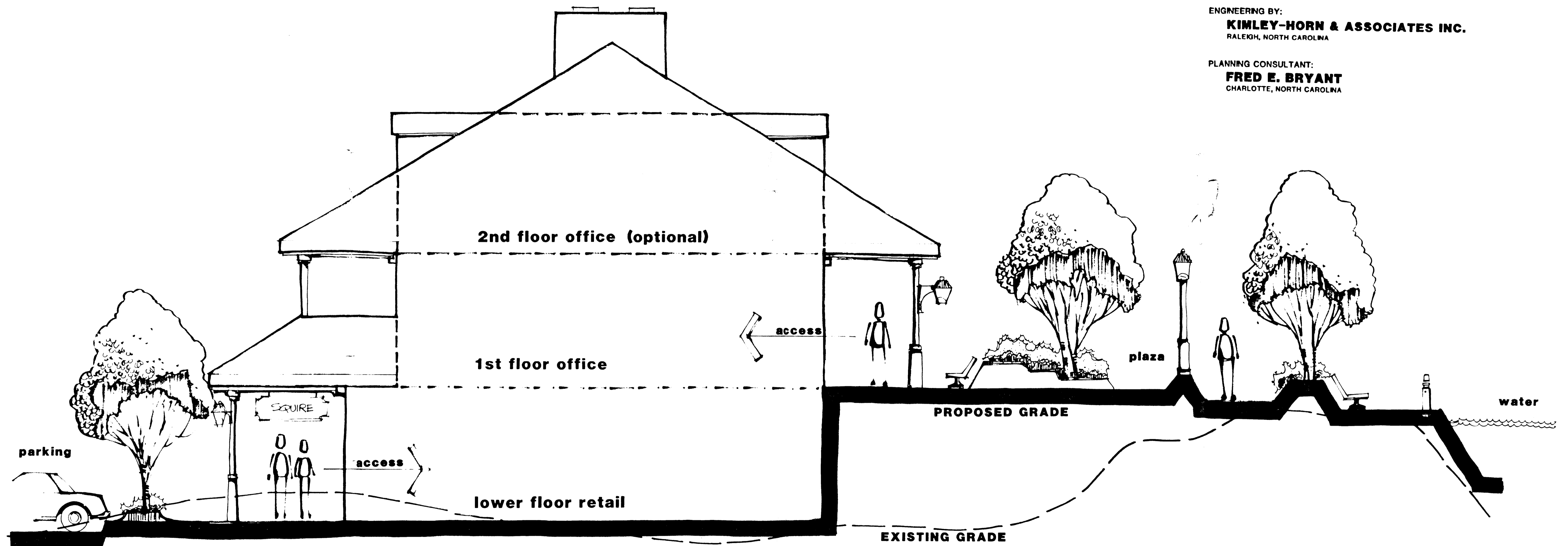
**EAST WEST PARTNERS
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180 FINLEY GOLF COURSE ROAD
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RALEIGH, NORTH CAROLINA

PLANNING CONSULTANT:
FRED E. BRYANT
CHARLOTTE, NORTH CAROLINA



SECTION A-A
OF THE ILLUSTRATIVE PLAN

SCALE: N.T.S.

THIS DRAWING REPRESENTS A DESIGNER'S CONCEPT OF ONE
POSSIBLE DEVELOPMENT SCHEME AND IS SUBJECT TO REVISION.

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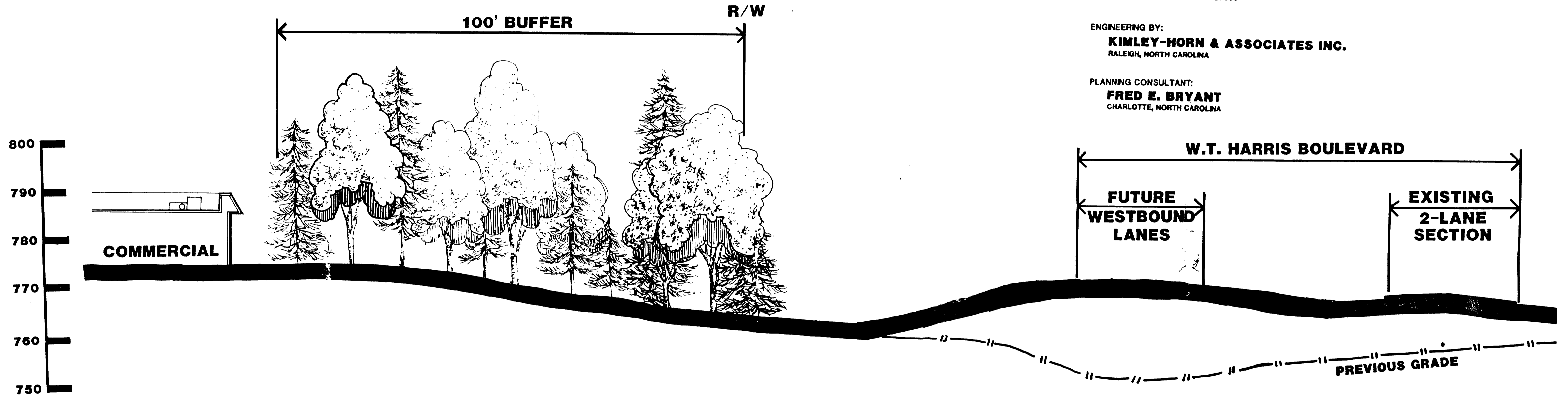
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SECTION B-B

OF THE ILLUSTRATIVE PLAN

SCALE: 1" = 10'-0"

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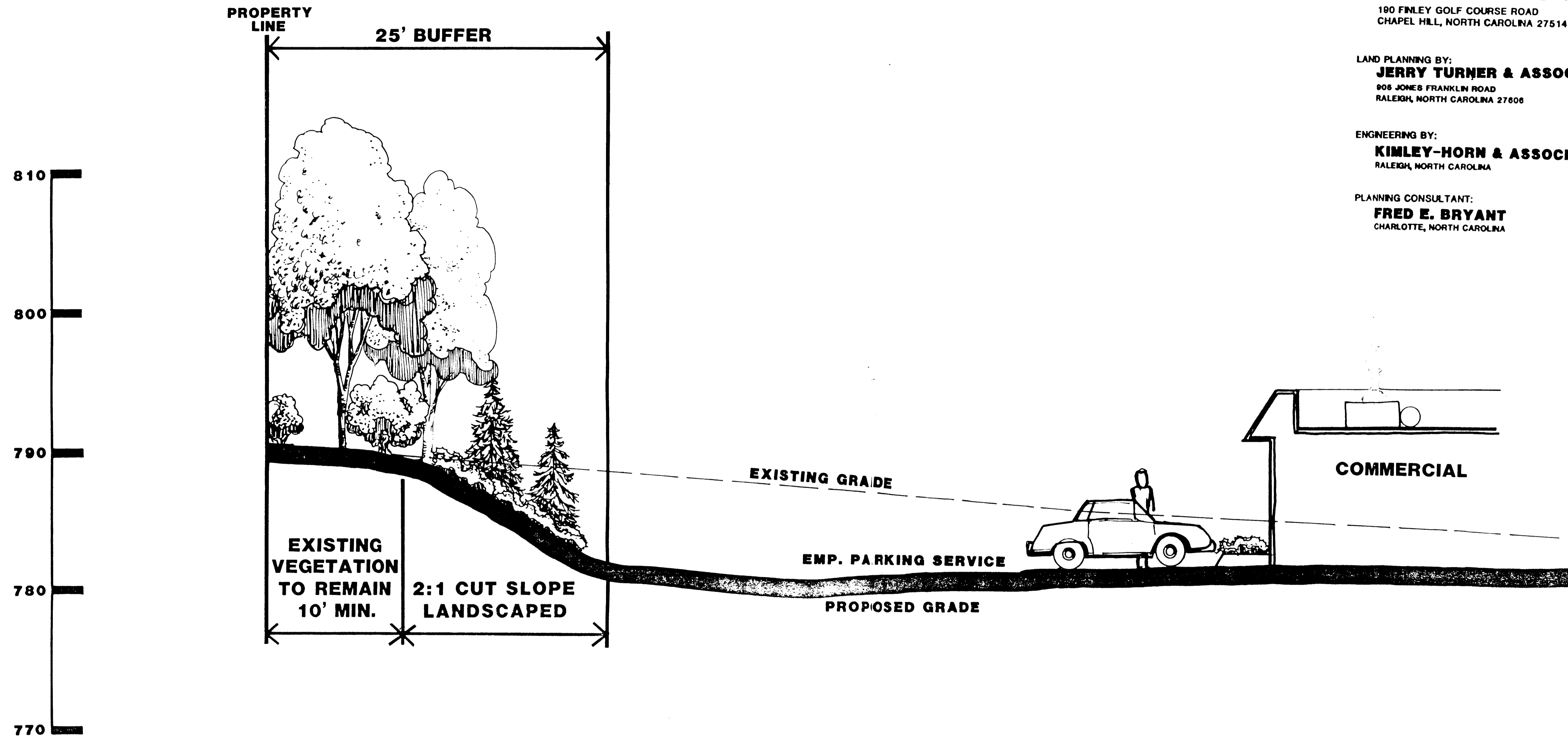
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CHARLOTTE, NORTH CAROLINA



SECTION C-C

OF THE ILLUSTRATIVE PLAN

SCALE: 1/4" = 1'-0"

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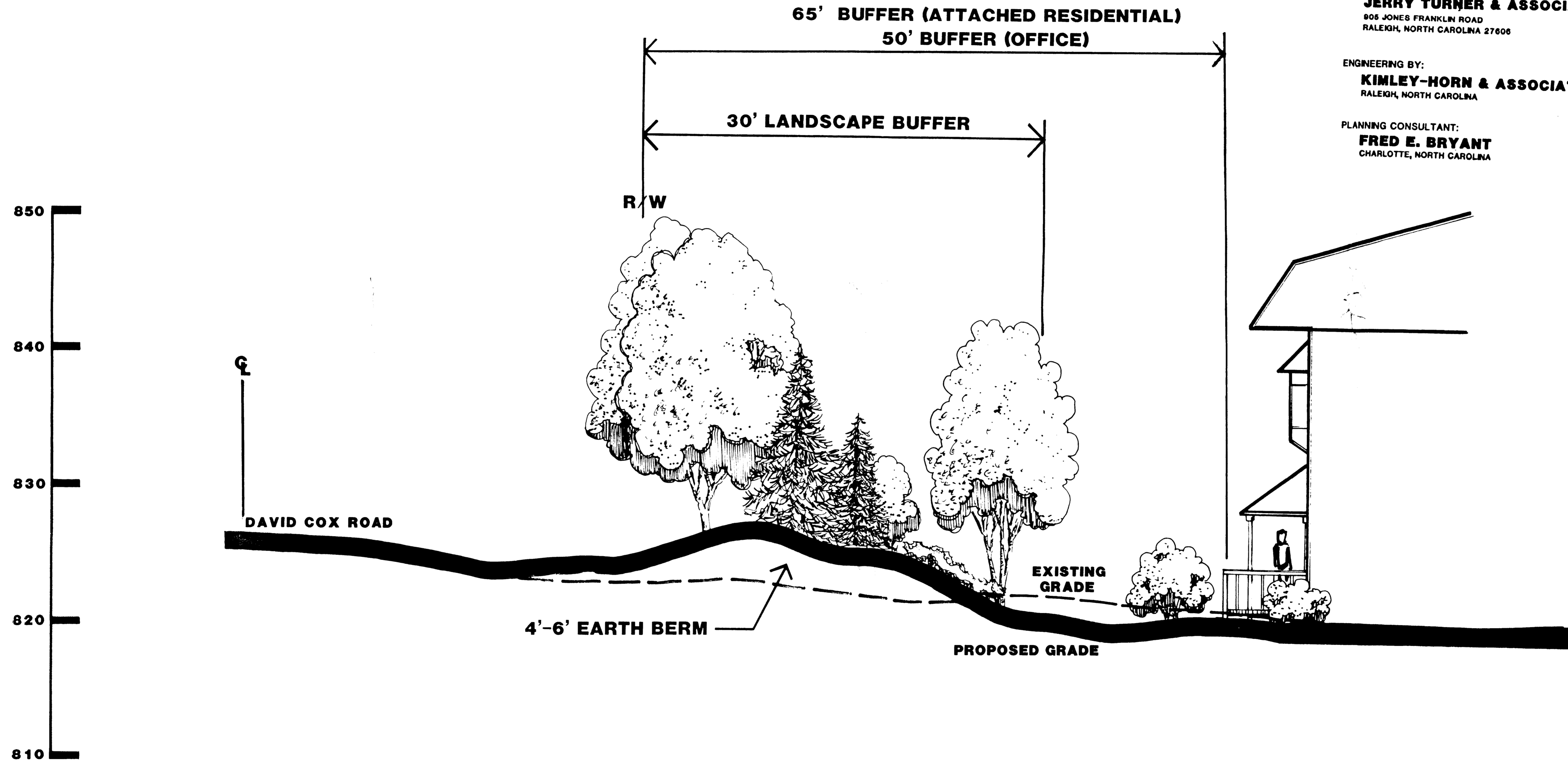
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CHARLOTTE, NORTH CAROLINA



SECTION D-D
OF THE ILLUSTRATIVE PLAN

SCALE: 1/4" = 1'-0"

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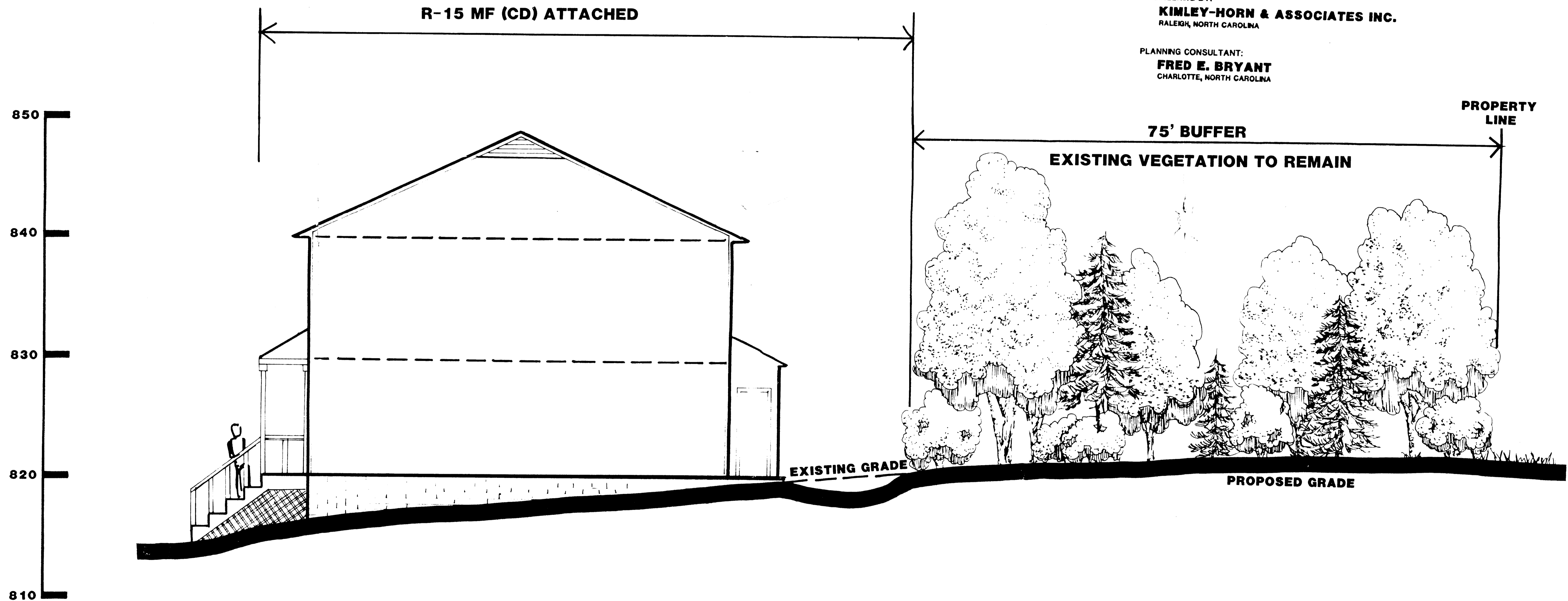
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PLANNING CONSULTANT:
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CHARLOTTE, NORTH CAROLINA



SECTION E-E

OF THE ILLUSTRATIVE PLAN

SCALE: 1/4" = 1'

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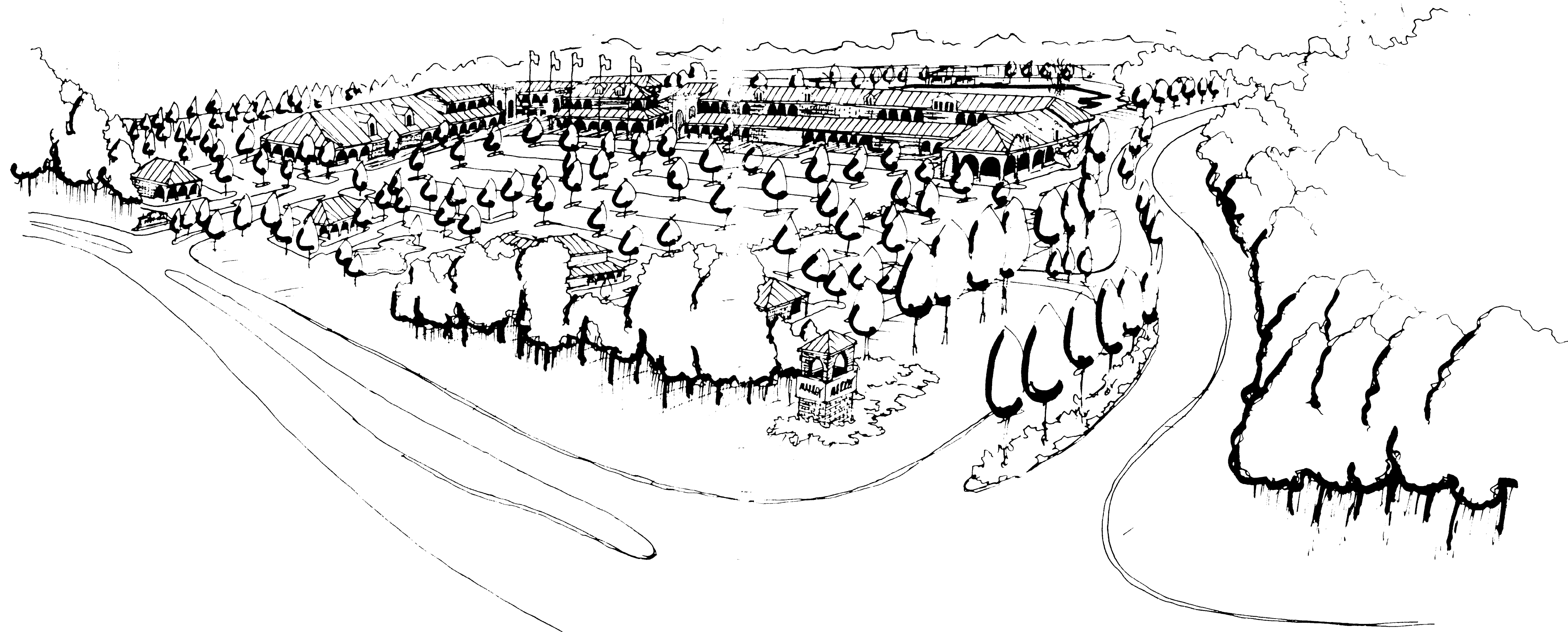
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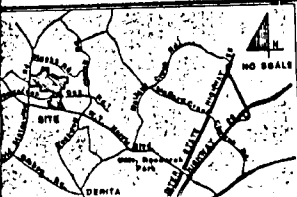


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SITE DATA

EXISTING ZONING:	R-9	287.02 acres		TOTAL AREA:	334.80 Acres
	R-MH	44.40 acres		MAXIMUM USE/ACRE:	R-9 PUD Single-Family 844 Units
	I-1	348 acres			R-9 PUD Attached 128 Units
PROPOSED ZONING:	R-9 PUD	259.84 acres	77.78%		R-15MF(CD) Attached 392 Units
	R-15MF(CD)	32.70 acres	8.57%		Total Units 1164 Units
	O-16(CD)	17.28 acres	5.17%		O-15 (CD) Office 172,000 Square Feet
	B-1 SCD	23.74 acres	7.10%		B-1 SCD Office 120,000 Square Feet
	I-1	1.34 acres	0.40%		B-1 SCD Commercial 187,000 Square Feet
PROPOSED REZONING:	Those areas as presently shown or may be shown in the respective districts			RESIDENTIAL DENSITY:	R-9 PUD Area 2.87 Units/Acre
					R-15MF(CD) Area 12.00 Units/Acre
					O-15 Office 2.00 Units/Acre



PROPOSED R-PUD

Total Area:	259.84 ac.
Open Space: (11.0%)	30.82 ac.
Recreation Area:	7.79 ac.
Common Open Space:	23.18 ac.
Net Res. Develop. Parcels:	228.92 ac.

PROPOSED REZONING

R-9 to R-15 MF (CD)	31.99 ac.
R-MH to O-16 (CD)	17.28 ac.
R-MH to B-1 SCD	23.74 ac.
Total Area:	73.01 ac.

For detail see illustrative Plan.

ZONING DISTRICT BOUNDARIES BEARINGS & DISTANCES

A	S 14° 20' 57" E	23.00'
B	R=408.0'	L=229.93'
C	S 17° 56' 23" W	110.00'
D	R=578.0'	L=408.00'
E	S 22° 51' 14" E	170.00'
F	R=330.0'	L=144.85'
G	S 2° 17' 44" W	100.00'
H	R=365.0'	L=389.48'
I	S 85° 42' 10" E	330.00'
J	R=460.0'	L=487.26'