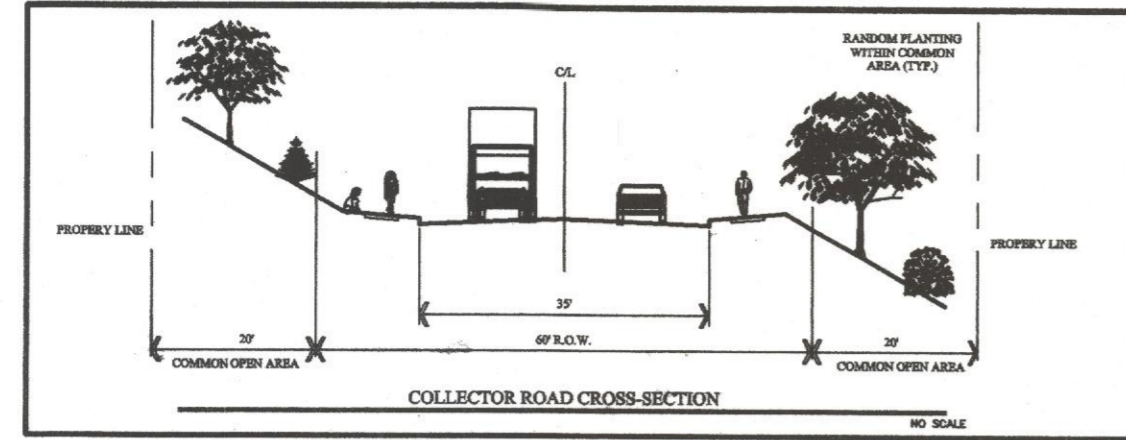
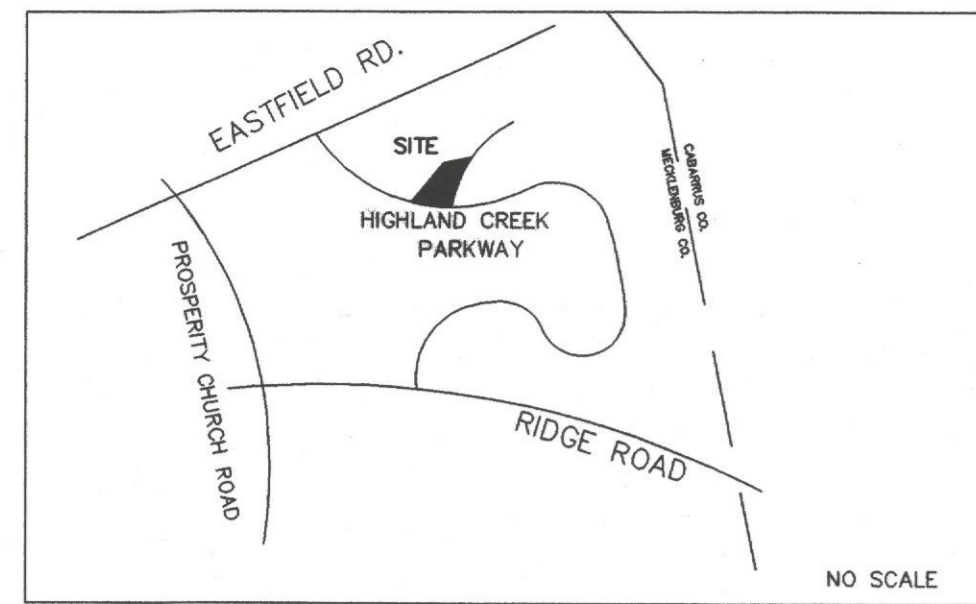


LOCATION MAP



JOHN WOODLEY & BETTY BELK WALLACE
DB 3737 PG 815
TM# 029-241-03

WESTBROOK HIGHLAND CREEK, LLC.
DB 9210 PG 877

DEVELOPMENT STANDARDS

THE MX-2 SITE WILL BE DIVIDED INTO TWO PARCELS; NAMELY, PARCEL 1 AND PARCEL 2. PARCEL 1 COMPONENT CONTAINS 20.54 ACRES, MORE OR LESS, AND IS LOCATED ON HIGHLAND CREEK PARKWAY. PARCEL 2 COMPONENT CONTAINS 38.42 ACRES, MORE OR LESS, AND IS LOCATED ON THE PROPOSED FUTURE COLLECTOR STREET ACCESSED OFF HIGHLAND CREEK PARKWAY.

1. THIS SITE SHALL COMPLY WITH THE HIGHLAND CREEK DESIGN GUIDELINES.
2. THESE PARCELS WILL BELONG TO AND BECOME A PART OF THE HIGHLAND CREEK HOMEOWNERS ASSOCIATION.
3. NO STORM WATER DETENTION IS TO OCCUR WITHIN THE BUFFERS OR SETBACKS.
4. HARD SURFACE PEDESTRIAN TRAIL SHALL INTERCONNECT PARCELS 1 AND 2.

THE EXISTING NATURAL CHARACTER OF EACH OF THESE TWO RESIDENTIAL COMPONENTS WILL BE PRESERVED THROUGH CAREFUL PLACEMENT OF ROADS AND OPEN SPACE.

- PERMISSIBLE USES**
1. NO MORE THAN 190 RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL 1.
 2. NO MORE THAN 150 RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL 2.
 3. DWELLING UNITS WILL INCLUDE ONLY DETACHED SINGLE FAMILY RESIDENTIAL UNITS AND ANY ACCESSORY USES WHICH ARE PERMITTED IN THE MX-2 DISTRICT.

INNOVATIVE DESIGN STANDARDS

THE PETITIONERS RESERVE THE RIGHT TO REQUEST PERMISSION TO ALLOW DEVELOPMENT OF PORTIONS OF EACH PARCEL TO OCCUR UNDER THE INNOVATIVE REGULATIONS SET FORTH UNDER THE MX-2 DISTRICT DEVELOPMENT REGULATIONS. THIS WILL ALLOW FOR SELECTIVE INNOVATIVE SITE PLANNING AND MODIFICATIONS TO SUBDIVISION AND STREET REQUIREMENTS. THE EXTENT OF THESE MODIFICATIONS WILL BE DOCUMENTED AS PART OF THE MORE DETAILED SUBMISSIONS BY THE PETITIONER REQUIRED BY THE REGULATIONS GOVERNING MX-2 DISTRICTS. HOUSING UNIT LAYOUT SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES ONLY. SIDEWALKS WILL BE ON BOTH SIDES OF 50' PUBLIC RIGHT OF WAY ON PARCEL 1.

OWNERS ASSOCIATIONS

1. DEVELOPMENT TAKING PLACE WITHIN EACH OF THESE PARCELS WILL BE SUBJECT TO COVENANTS AND RESTRICTIONS GOVERNED BY THE HIGHLAND CREEK COMMUNITY ASSOCIATION, INC.
2. EACH PARCEL MAY BE GOVERNED BY A SEPARATE SUB-OWNERS ASSOCIATION.
3. EACH OWNER OF PROPERTY WITHIN THE TWO PARCELS MUST BE A MEMBER OF THE HIGHLAND CREEK COMMUNITY ASSOCIATION, INC. AND MAY BE A MEMBER OF A SUB-OWNERS ASSOCIATION.
4. COMMON OPEN SPACE NOT OTHERWISE OWNED AND MAINTAINED BY A SUB-OWNERS ASSOCIATION SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND CREEK COMMUNITY ASSOCIATION, INC.

OPEN SPACE

1. OPEN SPACE AREAS CREATED WITHIN THE TWO PARCELS WILL EITHER BE ORGANIZED AS COMMON OPEN SPACE THAT IS OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION OR BE DEDICATED TO THE GENERAL PUBLIC.

2. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THE FLOODPLAIN AREA OF PARCEL 2 OTHER THAN UNDERGROUND UTILITIES AS REQUIRED, AND WALKING TRAILS. HOWEVER, THE DEVELOPER OF PARCEL 2 MAY PERFORM SELECTED GRADING AND FILLING WITHIN THE FLOODPLAIN WHERE TOPOGRAPHICAL CONSTRAINTS DICTATE, THE INTENT BEING TO MINIMIZE FILL THAT MAY TAKE PLACE WITHIN THE FLOODPLAIN OF PARCEL 2. ALL FLOODPLAIN FILLS WILL BE IN ACCORDANCE WITH SECTION 7.200, PARAGRAPH 8.
3. ALL LOTS BORDERING ALONG THE FLOOD PLAIN WILL SHOW A MINIMUM FLOOR ELEVATION. THE ELEVATION WILL BE PLACED ON THE RECORD MAP.
4. ALL STREAM CROSSINGS WILL BE AS CLOSE TO PERPENDICULAR AS POSSIBLE.
5. NO IMPROVEMENTS OTHER THAN WALKING OR RIDING TRAILS AND NECESSARY UTILITY LINES OR DRAINAGE PIPES MAY BE CONSTRUCTED OR PLACED WITHIN COMMON OPEN SPACE AREAS.

BUFFER AREAS

ALL BUFFER AREAS WILL, AT A MINIMUM, CONFORM TO THE STANDARDS OF SECTIONS 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE"); SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304.

SIGNS

ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

SCREENING AND LANDSCAPED AREAS

SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.

STORM WATER MANAGEMENT

STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED AS REQUIRED BY THE COUNTY STORM WATER REGULATIONS.

BINDING EFFECT OF THE REZONING APPLICATION

1. IF THE PETITIONERS' REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONERS AND THE OWNERS (FROM TIME TO TIME), AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THIS REZONING PETITION, THE TERM, "PETITIONERS," SHALL, WITH RESPECT TO EACH PARCEL, BE DEEMED TO INCLUDE THE SUCCESSORS IN INTEREST AND ASSIGNS OF EACH OF THE OWNERS OF THE PARCELS COMPRISING THE SITE WHO MAY BE INVOLVED IN THE DEVELOPMENT OF THE SITE FROM TIME TO TIME.

JOHN WOODLEY & BETTY BELK WALLACE
DB 3737 PG 815
TM# 029-241-03

J.B. BEATY & WIFE
EDITH H. BEATY
DB 1820 PG 171
TM# 029-241-12

PHASE 4A MAP 1
HIGHLAND CREEK PARKWAY
MAP BOOK 28 PAGE 734

PHASE 3B MAP 2
HIGHLAND CREEK PARKWAY
MAP BOOK 28 PAGE 733

PARCEL 2

PARCEL 1

SITE DATA TABLE

ACREAGE:	58.96± ACRES
EXISTING ZONING:	R-9 PUD
PROPOSED ZONING:	MX-2, MX-2 INNOVATIVE
PARCEL 1:	20.54 ± ACRES
PARCEL 2:	38.42 ± ACRES
REQUIRED OPEN SPACE:	10% OR 5.89 ACRES
PROVIDED OPEN SPACE:	11.8%, MINIMUM 7 ACRES

LEGEND

COMMON OPEN SPACE	[Symbol]
VEHICLE ACCESS POINT	[Symbol]
PROPOSED SINGLE FAMILY UNIT	[Symbol]
PEDESTRIAN ACCESS POINT	[Symbol]
HARD SURFACE PEDESTRIAN TRAIL	[Symbol]

BOUNDARY DATA

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	1130.00'	203.00'	203.00'	S89°17'17"W	27°00'00"
C2	1300.00'	257.00'	257.00'	S89°17'17"W	27°00'00"
C3	1300.00'	257.00'	257.00'	S89°17'17"W	27°00'00"
C4	1300.00'	257.00'	257.00'	S89°17'17"W	27°00'00"
C5	648.00'	324.00'	324.00'	S89°17'17"W	27°00'00"

LINE TABLE

LINE	DESCRIPTION	DISTANCE
L1	375.00' 0.00'	375.00'
L2	375.00' 0.00'	375.00'
L3	375.00' 0.00'	375.00'
L4	375.00' 0.00'	375.00'
L5	375.00' 0.00'	375.00'
L6	375.00' 0.00'	375.00'

NOTES:

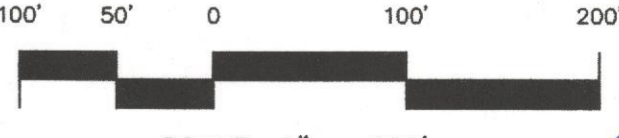
1. THIS MAP IS A COMPOSITE MAP TAKEN FROM THE SOURCES REFERENCED BELOW AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY AND THEREFORE IS A "PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES."
2. AREAS SHOWN WERE CALCULATED USING THE COORDINATE METHOD.
3. THIS TRACT IS NOT SUBJECT TO A REGULATORY FLOOD PLAN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), MECKLENBURG COUNTY NORTH CAROLINA, PANEL NO. 370158 0404 B DATED FEBRUARY 3, 1993. THE APPROXIMATE LOCATION OF THE 100 YEAR FLOOD PLAN SHOWN ON THIS MAP IS TAKEN FROM A STUDY PREPARED FOR WESTBROOK HIGHLAND CREEK BY MCKIM & CREED ENGINEERS, P.A., DATED JULY 1996.

REFERENCES

1. DEED BOOK 9210, PAGE 877.
2. MAP BOOK 28, PAGE 733.
3. MAP BOOK 28, PAGE 734.
4. "BOUNDARY SURVEY OF A PORTION OF WESTBROOK HIGHLAND CREEK, LLC PROPERTY" DATED JANUARY 1998 BY MCKIM & CREED ENGINEERS, P.A..

APPROVED BY COUNTY COMMISSION
DATE *May 19, 1998*

GRAPHIC SCALE



**REZONING PLAN
MX-2 AT HIGHLAND CREEK**

PETITION #98-22(C) PROPOSED TRACT TO BE REZONED
"FOR PUBLIC HEARING" 58.96± ACRES

MARCH 20, 1998

REVISED 4-29-98 PER ZONING COMMITTEE/PLANNING COMMENTS

ESP ASSOCIATES, P.A.
engineering • surveying • planning
10915 Southern Loop Boulevard
Pineville, NC (704) 583-4949

WESTBROOK HIGHLAND CREEK, LLC.
DB 9210 PG 877

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98-22-C