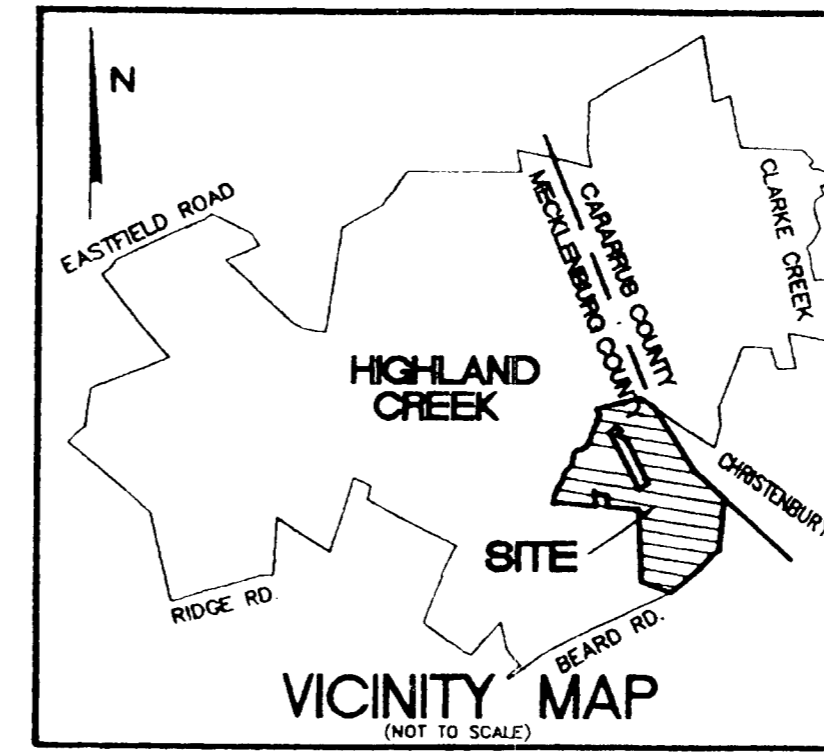


**SITE DATA:**

AREA TO BE REZONED	-	115.415 AC.
EXISTING ZONING: R-3		
PROPOSED ZONING: MX-1		
<b>PROPOSED RESIDENTIAL UNITS:</b>		
SINGLE FAMILY ATTACHED	-	19.2 AC. 154 UNITS
SINGLE FAMILY (105' LOTS)	-	3.2 AC. 14 LOTS
SINGLE FAMILY (90' LOTS)	-	21.0 AC. 50 LOTS
SINGLE FAMILY (55' LOTS) (INNOVATIVE)	-	14.7 AC. 96 LOTS
<b>OPEN SPACE &amp; BUFFERS/ ROAD R.O.W./ POWERLINE R.O.W.</b>		
	-	57.31 AC.



**Development Notes**

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This Proposal is intended to enable the development of a mixed residential community composed of single family detached and attached housing.
2. Signage will be permitted in accordance with applicable Zoning standards.
3. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
4. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
5. Buildings will not exceed 40 feet in height.
6. The site may be developed for any use allowed in the MX-1 district in accordance with the standards of that district and the restrictions of this site plan.
7. In conjunction with the Petitioner's conversations and commitments to the existing residents of Highland Creek, the development of the site included in this Petition does not propose the extension of Christenbury Road to connect with Highland Creek Parkway. Instead, the Petitioner proposes to provide connectivity by extending a collector street from Christenbury Road to Clarke Creek Parkway.

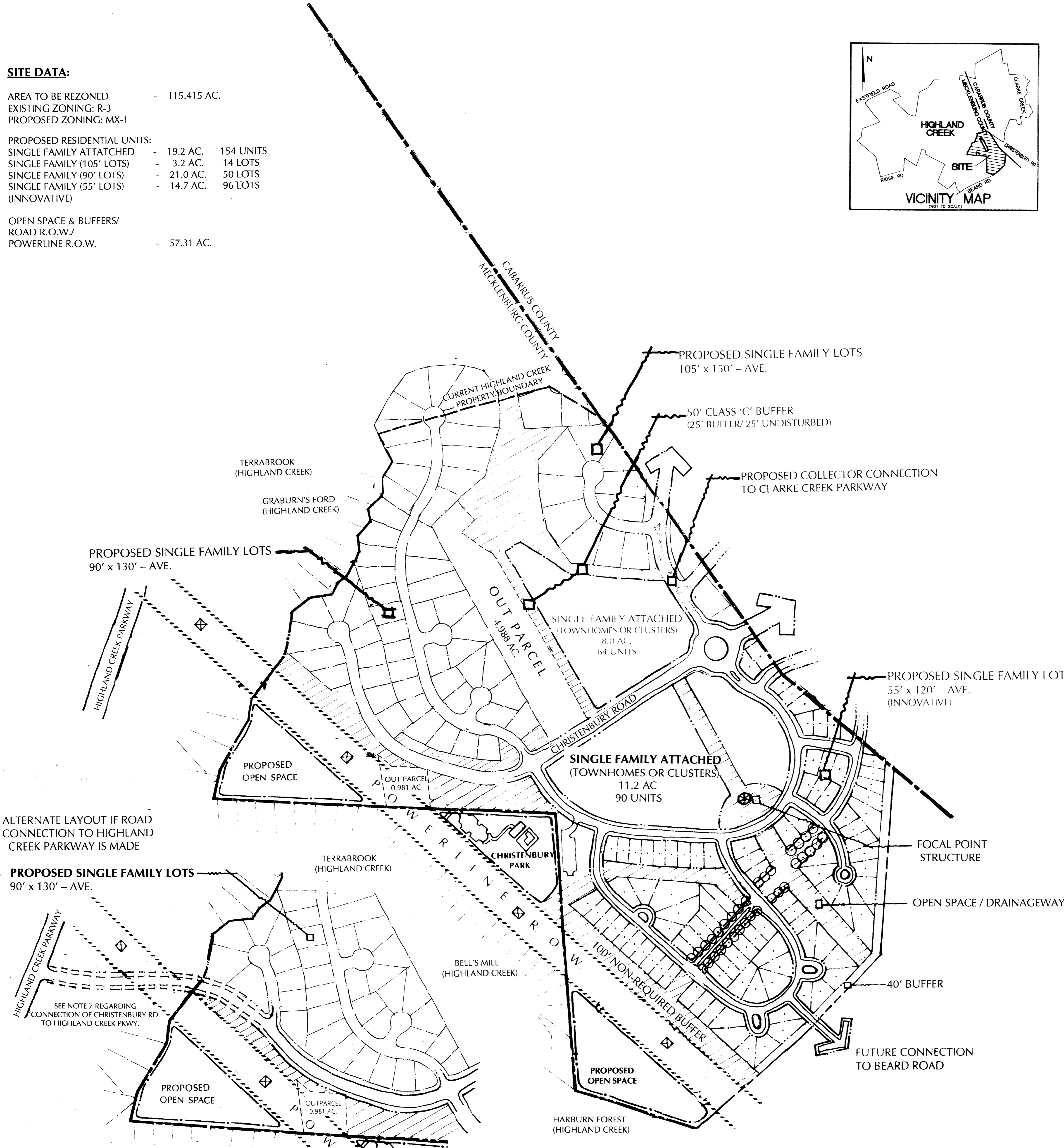
The Petitioner proposes that the Mecklenburg County Board of Commissioners and the Charlotte City Council approve the elimination of the planned connection of Christenbury Road to Highland Creek Parkway. Upon such approval, the Petitioner will terminate Christenbury Road in a fashion that complies with the requirements of the Subdivision Ordinance, file for abandonment of the existing right-of-way at Highland Creek Parkway, and construct the collector street to Clarke Creek Parkway as shown on this plan.

In the event the Mecklenburg County Board of Commissioners and the Charlotte City Council vote not to eliminate the connection of Christenbury Road to Highland Creek Parkway, the petitioner reserves the right to revert back to the plan, including lotting and roadway alignment, previously approved by Cabarrus County. In addition, the Petitioner will construct the extension of Christenbury Road to Highland Creek Parkway utilizing the existing right-of-way and develop the lots as shown on the Alternate Layout. The phasing of the connection to Highland Creek Parkway will be determined as the site develops and may not be constructed in the initial phase.

8. A stub street, as required by the Subdivision Ordinance, will be created to provide access to an apparently land locked tract. This access may also be extended to provide access to Beard Rd. as other properties develop.
9. The common open space areas which will be developed as part of this site may include such amenities as play structures, play fields, and pathways intended to connect various areas within the community.
10. Sidewalks will be installed on both sides of all cul-de-sacs.
11. All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
12. Focal point structure to be a gazebo, water fountain, sculpture, or other amenity feature.
13. The Mecklenburg / Cabarrus County line is shown in an approximate location.
14. The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:

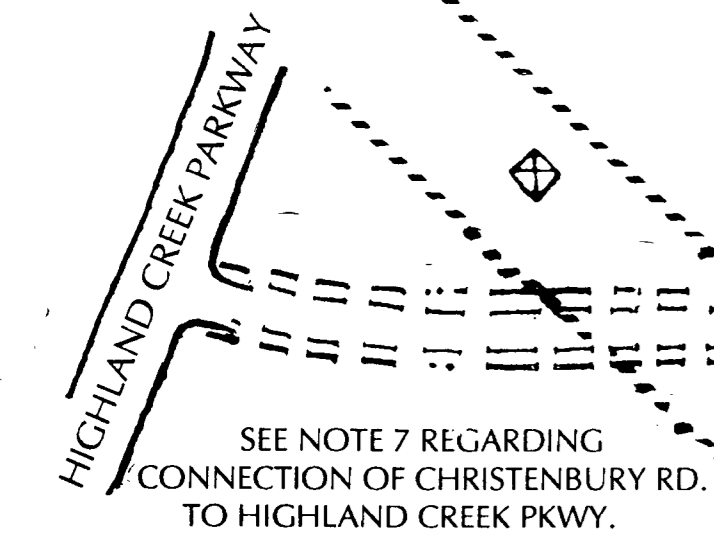
- Street right-of-way widths,
- Street type and construction standards,
- Minimum lot size,
- Setbacks and yards,
- Off street parking,
- Lot width

15. In accordance with the request of Stormwater Services, the Petitioner will commit to the following: for the portion of the site draining south to Beard Rd., the Petitioner will provide an analysis, sealed by a professional engineer, certifying that the existing culvert will remain in compliance with current design standards; and for the portion of the site draining north to Graburn's Ford Drive, the Petitioner will provide an analysis, sealed by a professional engineer, certifying that the existing 100+1 building restriction flood boundary for the downstream lots on Graburn's Ford Dr. will not be increased or exceeded by the runoff produced by the proposed development.



ALTERNATE LAYOUT IF ROAD CONNECTION TO HIGHLAND CREEK PARKWAY IS MADE

PROPOSED SINGLE FAMILY LOTS 90' x 130' - AVE.

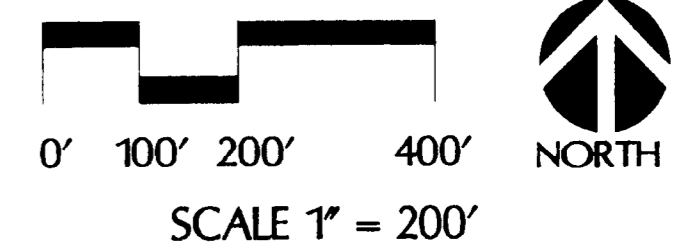


PETITION #99-11 (C)  
FOR PUBLIC HEARING

**HIGHLAND CREEK**  
CHRISTENBURY TRACT  
REZONING PLAN

PREPARED BY:  
**Haden Stanziale**  
Planners & Landscape Architects

MARCH 9, 1999  
REVISED APRIL 30, 1999



APPROVED BY COUNTY COMMISSIONER  
 DATE May 11, 1999  
 029 221 11, 14-16  
 FZ1997(C)-11