

GENERAL NOTES FOR R-4 (CD)

STATEMENT OF INTENT

1. 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

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-4 ZONING (CLUSTER DEVELOPMENT) DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF THE SITE.

PERMITTED USES

1. 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

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-4 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 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.

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 CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS TO ACCOMMODATE THE CIRCULATION OF SERVICE AND EMERGENCY VEHICLES.

SIGNS

1. ALL SIGNS ERECTED 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 THE FIRE MARSHAL'S SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 500 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 SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) 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 SYSTEM(S) 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 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 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, AND EASEMENTS SHALL BE RECORDED IN FAVOR OF THE MASTER HOME OWNERS ASSOCIATION IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF SUCH FENCES AND SIDEWALKS.

AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE ADOPTED FOR BY THE OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

ADJOINING PROPERTY OWNERS

1. SEE ILLUSTRATIVE SITE PLAN (SHEET C2 OF 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.

LEGEND OF SYMBOLS

	EXISTING BUILDING
	EXISTING CREEK CENTERLINE
	EXISTING TREE LINE
	EXISTING CONTOURS
	EXISTING PROPERTY LINES
	EXISTING STREET PAVEMENT
	PROPOSED CURB & GUTTER
	PROJECT SITE PROPERTY LINES
	PROPOSED SETBACK LINE
	PROPOSED SIDEWALKS

PROJECT CONTACT DATA

OWNER: GOHEM PROPERTIES, INC.
CONTACT: MIKE GOHEM
19425 RIVER FALLS DRIVE
DAWSON, NORTH CAROLINA 28038

DEVELOPER: HENDERSON ASSOCIATES
CONTACT: DON HENDERSON
P.O. BOX 481149
CHARLOTTE, NORTH CAROLINA 28269
PH: (704) 947-2972
FX: (704) 947-2972

SITE ENGINEER: EASTOVER ENGINEERING & SURVEYING, INC.
CONTACT: DEAN RHOADS, PE
600 TOWNE CENTRE BLVD., SUITE 305
PINEVILLE, NC 28134
PH: (704) 889-5017
FX: (704) 889-5022

SURVEYOR: EASTOVER ENGINEERING & SURVEYING, INC.
CONTACT: ROB ARRINGTON, PLS
600 TOWNE CENTRE BLVD., SUITE 305
PINEVILLE, NC 28134
PH: (704) 889-5017
FX: (704) 889-5022

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.

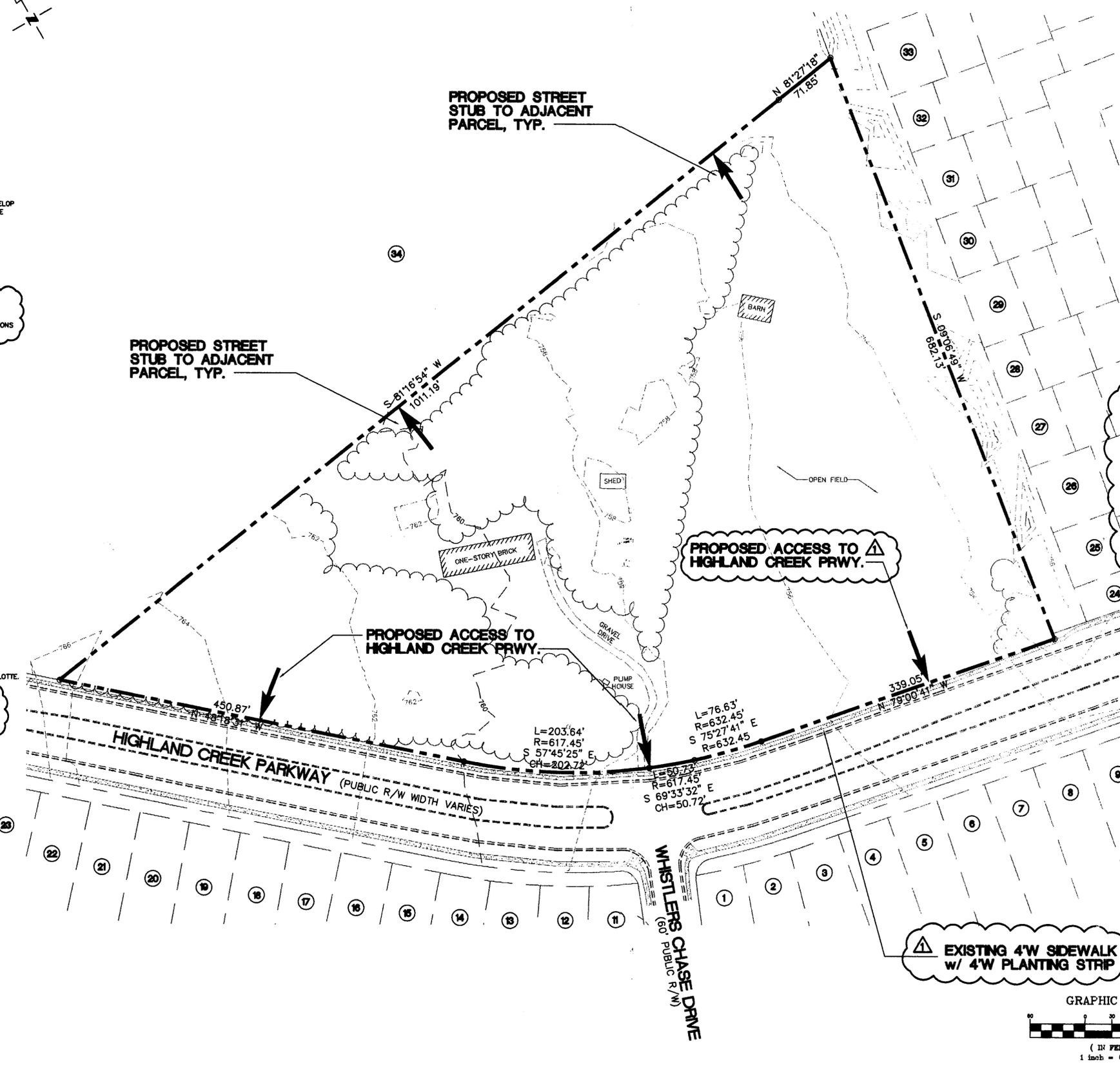
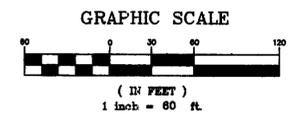
TOTAL PROJECT AREA = 9.86 Ac.
TOTAL PROPOSED LOTS = 39 LOTS
PROPOSED DENSITY = 3.96 UNITS PER ACRE
MAXIMUM DENSITY = 4.00 UNITS PER ACRE
REQUIRED COMMON OPEN SPACE = 0.99 Ac. (10%)
PROPOSED COMMON OPEN SPACE = 1.66 Ac. (17%)
REQUIRED TREE SAVE AREA = 0.99 Ac. (10%)
PROPOSED TREE SAVE AREA = 0.99 Ac.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

DEVELOPMENT STANDARDS

ZONING R-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 LOT(S)	10 FT.
MINIMUM REAR YARD	10 FT.
INTERIOR LOTS	30 FT.
EXTERIOR LOTS	40 FT.
MINIMUM OPEN SPACE	65%
MAXIMUM BLDG. HEIGHT	40 FT.

APPROVED BY CITY COUNCIL
DATE 10/14/04



REVISIONS	DATE
1	8/9/04

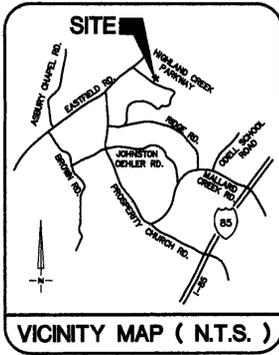
EASTOVER
Engineering & Surveying, Inc.
Engineers - Surveyors - Planners
600 Towne Centre Boulevard, Suite 305
Pineville, North Carolina 28134
Ph: (704) 889-5017
Fx: (704) 889-5022

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

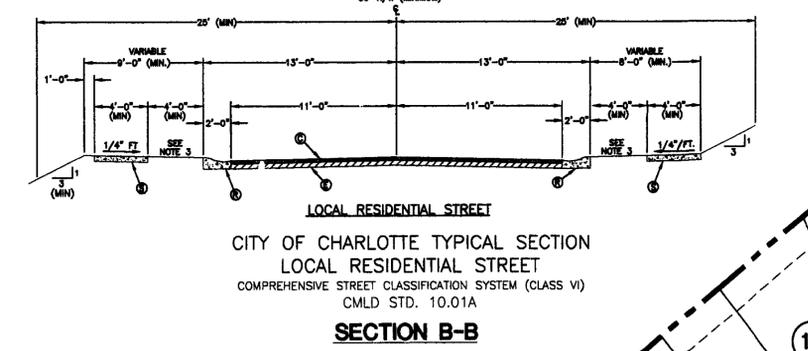
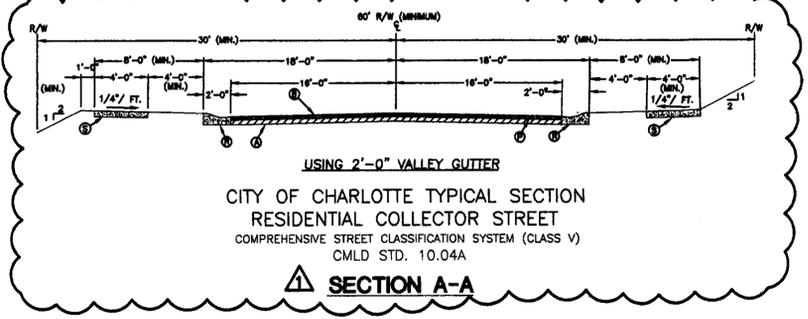
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PAVEMENT SCHEDULE

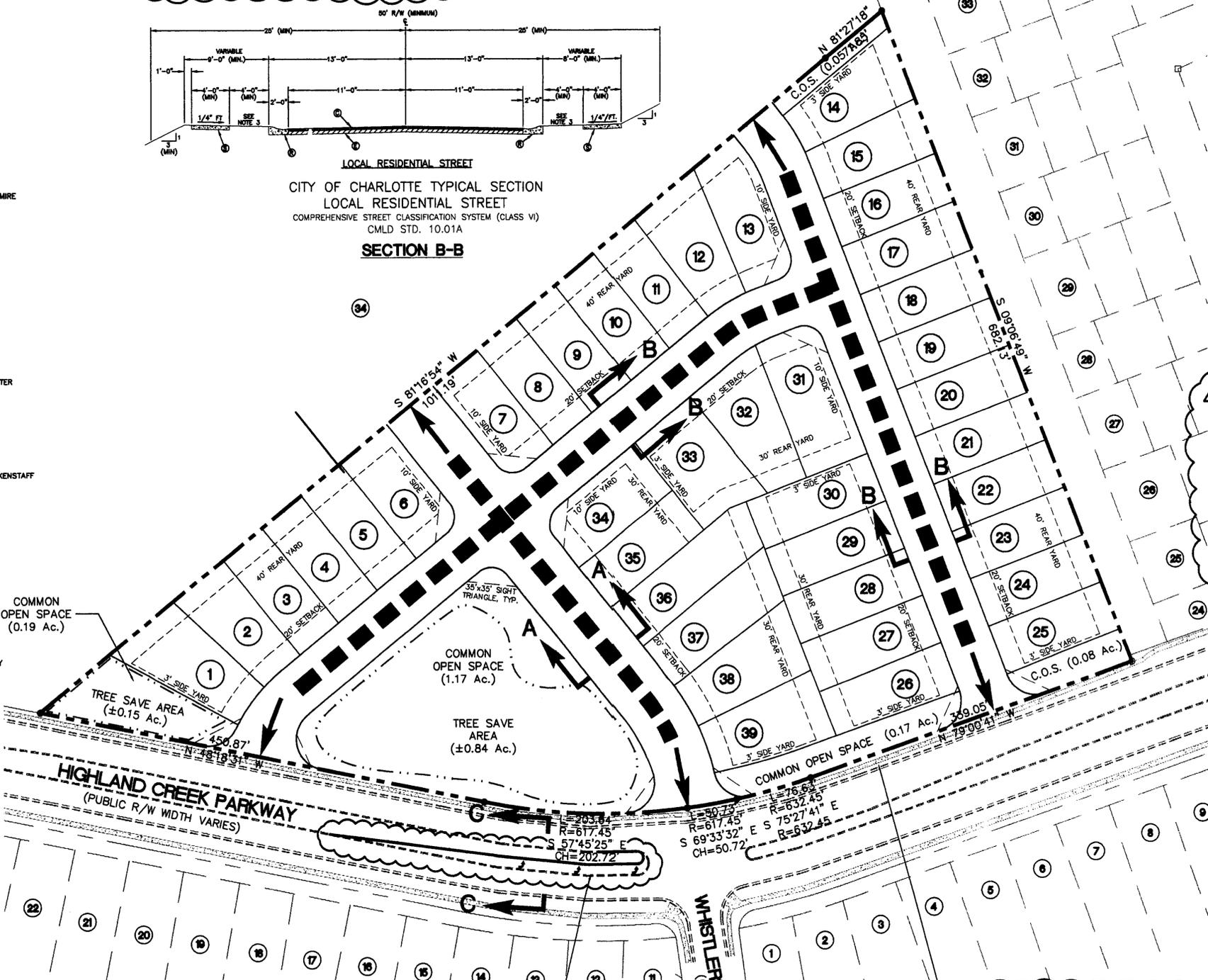
- ① 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SF9.5A
- ② 6" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B
- ③ 2"-0" VALLEY GUTTER
- ④ 4" CONCRETE SIDEWALK
- ⑤ 2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SF9.5A
- ⑥ 6" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B
- ⑦ PRIME COAT REQUIRED FOR ETJ STREETS

- NOTES:**
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
 2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.



ADJACENT PROPERTY OWNERS

- | | |
|---|--|
| <p>① STEVEN M. DUNHAM
5529 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-01
ZONED: R-9 PUD</p> <p>② WASIM Z. ANWAR
5522 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-02
ZONED: R-9 PUD</p> <p>③ SCOTT T. & LISABETH A. MCDONOUGH
5518 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-03
ZONED: R-9 PUD</p> <p>④ CRAIG M. MENNINGER
5510 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-04
ZONED: R-9 PUD</p> <p>⑤ GIOVANNI TREVISAN
5508 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-05
ZONED: R-9 PUD</p> <p>⑥ SHAWN O'SULLIVAN
5502 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-06
ZONED: R-9 PUD</p> <p>⑦ ELLIOTT D. & WANDA H. ROYAL
5422 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-07
ZONED: R-9 PUD</p> <p>⑧ JOHN & ELAINE M. TERZIDIS
5416 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-08
ZONED: R-9 PUD</p> <p>⑨ BRIAN D. & ERIN R. GEE
5410 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-09
ZONED: R-9 PUD</p> <p>⑩ LINDA FLORCZYK
5408 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-753-10
ZONED: R-9 PUD</p> <p>⑪ TRUDY J. CAPLAN
5650 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-52
ZONED: MX-1</p> <p>⑫ JESSICA J. BLACK
5654 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-51
ZONED: MX-1</p> <p>⑬ WANDA MICHELE KING
5660 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-50
ZONED: MX-1</p> <p>⑭ SHERRY D. DEAL
5664 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-49
ZONED: MX-1</p> <p>⑮ YVONNE HARRIS STITT
5702 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-48
ZONED: MX-1</p> <p>⑯ DORA D. HUSKEY
5706 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-47
ZONED: MX-1</p> <p>⑰ WILLIAM & PORTIA M. HALL
5710 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-46
ZONED: MX-1</p> | <p>⑱ BRENDA D. BORDEAUX
5714 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-45
ZONED: MX-1</p> <p>⑲ ROBERT J. & JENNIFER D. DUNMIRE
5718 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-44
ZONED: MX-1</p> <p>⑳ MICHAEL B. SEETS
5908 WATERLIM LN.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-43
ZONED: MX-1</p> <p>㉑ RONALD A. BALDWIN
5728 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-42
ZONED: MX-1</p> <p>㉒ MICHAEL & JAMENE KIERSTEAD
5730 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-41
ZONED: MX-1</p> <p>㉓ BRIAN T. & KATHERINE A. FOSTER
5734 BENTGRASS RUN DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-752-40
ZONED: MX-1</p> <p>㉔ MARION J. HAGLER
9282 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-28
ZONED: MX-2</p> <p>㉕ WAYNE K. & FRANCES B. BUCKENSTAFF
9278 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-27
ZONED: MX-2</p> <p>㉖ MELISSA FRYE
9274 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-26
ZONED: MX-2</p> <p>㉗ JONATHAN D. LEADNIGHAM
9270 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-29
ZONED: MX-2</p> <p>㉘ JENNIFER A. NELSON
9248 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-34
ZONED: MX-2</p> <p>㉙ BRIAN & MICHELLE MACCARTHY
9244 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-35
ZONED: MX-2</p> <p>㉚ LEIGH ANN WRIGHT
9230 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-40
ZONED: MX-2</p> <p>㉛ NORA J. STEVENSON
9218 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-41
ZONED: MX-2</p> <p>㉜ BRAD & ANNETTE TAYLOR
9178 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-46
ZONED: MX-2</p> <p>㉝ RAUL & LIGIA RIVAS
9174 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28269
PARCEL ID: 029-785-47
ZONED: MX-2</p> <p>㉞ JOHN WOODLEY WALLACE & BETTY BELK, WIFE
14324 EASTFIELD RD.
HUNTERSVILLE, NC 28078
PARCEL ID: 029-241-03
ZONED: R-3</p> |
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LEGEND OF SYMBOLS

	EXISTING BUILDING
	EXISTING CREEK CENTERLINE
	EXISTING TREE LINE
	EXISTING CONTOURS
	EXISTING PROPERTY LINES
	EXISTING STREET PAVEMENT
	PROPOSED CURB & GUTTER
	PROJECT SITE PROPERTY LINES
	PROPOSED SETBACK LINE
	PROPOSED SIDEWALKS

PROJECT CONTACT DATA

OWNER: GOEHN PROPERTIES, INC.
CONTACT: MIKE GOEHN
19425 RIVER FALLS DRIVE
DAVIDSON, NORTH CAROLINA 28038

DEVELOPER: HENDERSON ASSOCIATES
CONTACT: DON HENDERSON
P.O. BOX 481149
CHARLOTTE, NORTH CAROLINA 28269
PH: (704) 947-2972
FX: (704) 947-2972

SITE ENGINEER: EASTOVER ENGINEERING & SURVEYING, INC.
CONTACT: DEAN RHOADS, PE
800 TOWNE CENTRE BLVD., SUITE 305
PINEVILLE, NC 28134
PH: (704) 889-5017
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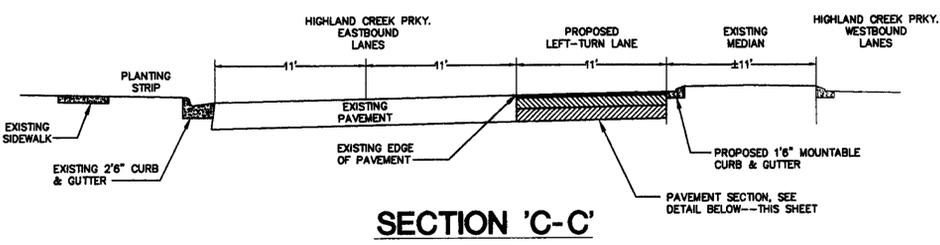
DEVELOPMENT DATA

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%)			
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

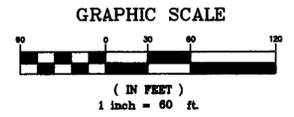
ZONING R-4 CD (CLUSTER):

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 LOT(S)	10 FT.
MINIMUM REAR YARD	30 FT.
INTERIOR LOTS	40 FT.
MINIMUM OPEN SPACE	65%
MAXIMUM BLDG. HEIGHT	40 FT.



LEFT TURN LANE PER CDOT REQUIREMENTS

EXISTING 4' W SIDEWALK w/ 4' W PLANTING STRIP



REVISIONS	DATE
PLANNING COMMENTS	8/9/04

EASTOVER ENGINEERING & SURVEYING, INC.
Engineers - Surveyors - Planners
600 Towne Centre Boulevard, Suite 305
Pineville, North Carolina 28134
Ph: (704) 889-5017
Fx: (704) 889-5022

ILLUSTRATIVE SITE PLAN

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.	C2
OF C2 SHEETS	