

ADJACENT PROPERTY OWNERS:

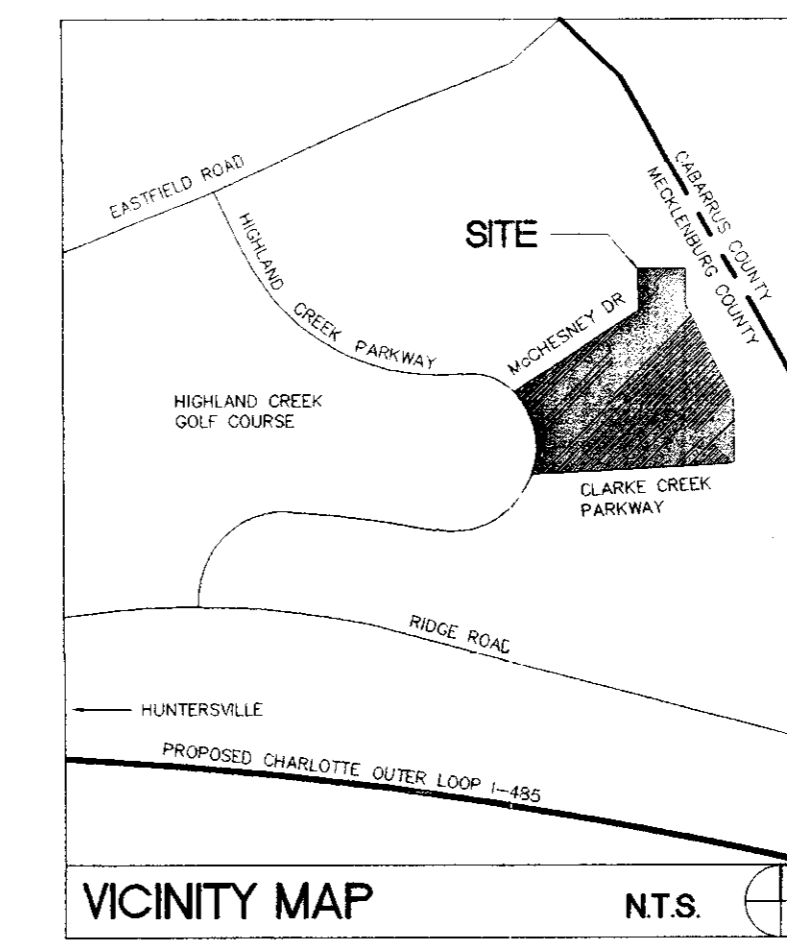
- | | |
|---|--|
| A 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-731-04 | J 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-704-94 |
| B WKB CHARLOTTE INC.; 15720 JOHN J. DELANEY DR.; CHARLOTTE, NC 28277-1479
TAX PARCEL # 029-731-01 | K 13185 NOEL ROAD, LB54 #2300, DALLAS, TX 75240
TAX PARCEL # 029-704-37 |
| C 100 NORTH TRYON ST #2720 NATIONS BANK CORPORATE CENTER, CHARLOTTE, NC 28202
TAX PARCEL # 029-731-02 | L 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-703-61 |
| D 6145 CAMBELLTON DR., CHARLOTTE, NC 28269
TAX PARCEL # 029-741-01 | M 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-703-99 |
| E 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-741-33 | N 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-704-95 |
| F 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-731-32 | O 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-704-96 |
| G 4801 EAST INDEPENDENCE BLVD #412; CHARLOTTE, NC 28212
TAX PARCEL # 029-704-09 | P 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-731-98 |
| H 4801 EAST INDEPENDENCE BLVD #412; CHARLOTTE, NC 28212
TAX PARCEL # 029-704-08 | Q 6300 HIGHLAND CREEK PARKWAY, CHARLOTTE, NC 28269; ATTN: BRIAN HODGON
TAX PARCEL # 029-731-99 |
| I 8204 LYNEWOOD GLEN DR.; CHARLOTTE, NC 28269
TAX PARCEL # 029-704-07 | |

LEGEND

- SYMBOL
- PROPOSED ACCESS POINT
 - ADJACENT PROPERTY OWNERS
 - EXISTING ZONING BOUNDARY
 - EXISTING ZONING

SITE SUMMARY

- TAX PARCEL NUMBER: 029-731-03
- SITE AREA: 1.58 ACRES
- PROPOSED ZONING: B-1 (CD) S/P
- MAXIMUM BUILDING SF: 17,800 SF
- REAR YARD: ZERO OR 4'
- MAXIMUM BUILDING HEIGHT: 10'



PLANS AND DRAWINGS ARE PRELIMINARY REPRESENTATIONS OF THE DESIGN INTENT, BUILDING CONFIGURATION, AND PARKING LAYOUT ARE SUBJECT TO CHANGE DUE TO FIELD AND MARKET CONDITIONS AND DEVELOPER DECISION. CHANGES IN THE DESIGN INTENT SHALL NOT CHANGE BUFFER, LANDSCAPE, LIGHTING, SIGNAGE, OR PARKING REQUIREMENTS AS APPROVED UNDER THIS PLAN OR AS PER THE MECKLENBURG COUNTY ZONING ORDINANCE. FINAL PLANS SHALL BE SUBMITTED TO ENGINEERING FOR FINAL PLAN APPROVAL PRIOR TO CONSTRUCTION.

ALL SITE ELEMENTS SHALL COMPLY WITH THE HIGHLAND CREEK DEVELOPMENT PLAN AND DESIGN REVIEW GUIDELINES.

REFERENCE SITE SURVEY PREPARED BY MOHM & CREED, JACKIE S. DUNFORD, 0331 CROWN POINT EY POINT EXECUTIVE DRIVE, SUITE C, CHARLOTTE, NORTH CAROLINA 28227; MAY 1, 1997.

DEVELOPMENT DATA:

PERMITTED USES

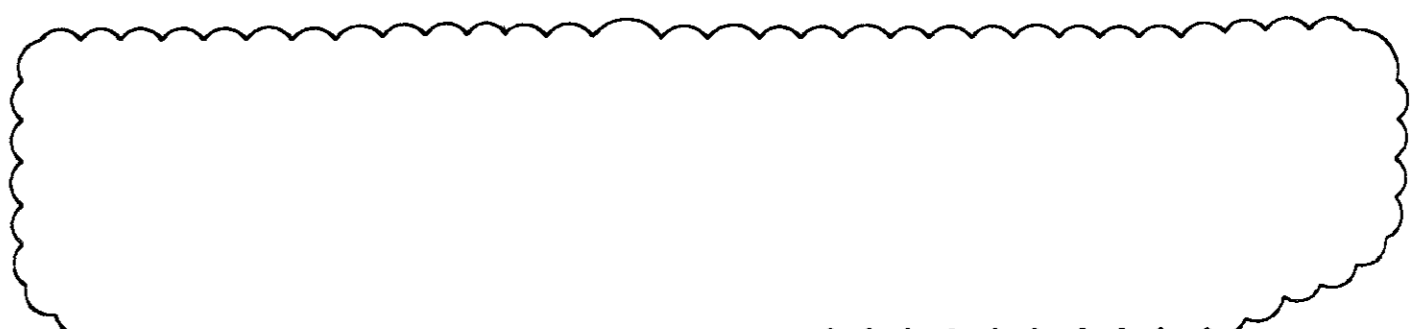
UP TO 17,800 SF BUILDING AREA MAY BE DEVELOPED ON THE 1.58 ACRE SITE. THE FOLLOWING USES SHALL BE PERMITTED IN ACCORDANCE WITH MECKLENBURG COUNTY ZONING ORDINANCE FOR B-1 ZONING DISTRICTS.

- 3** PERMITTED USES - 17,800 SF MAXIMUM
 - CLINICS, MEDICAL, DENTAL AND OPTICAL
 - FINANCIAL INSTITUTIONS
 - OFFICES

ARCHITECTURE

WHILE ACTUAL BUILDING DESIGN AND MATERIALS HAVE NOT BEEN DETERMINED AT THIS CONCEPTUAL STAGE, IT IS ANTICIPATED THAT MATERIALS WOULD REFLECT THOSE ALREADY IN USE AT HIGHLAND CREEK SUCH AS BRICK AND STONE WITH WOOD ACCENTS. ROOFS WILL BE PITCHED WITH SHINGLES.

MINIMUM EIGHT FEET BUILDING SEPARATION SHALL BE MAINTAINED.



PARKING
ALL PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.2, PART 2 AND TABLE 12.202 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

OFF STREET PARKING SHALL NOT BE PERMITTED WITHIN THE SETBACK OR BUFFER.

NO OFF STREET PARKING MAY BE PROVIDED BETWEEN THE ELEVATION OF ANY BUILDING CONSTRUCTED WITHIN PARCEL 3 WHICH FACES HIGHLAND CREEK PARKWAY. HOWEVER, SO AS TO ENSURE THE PRACTICAL DEVELOPMENT OF PARCEL 3 AND EFFICIENT USE, TRAFFIC CIRCULATION WILL BE PERMITTED ON ALL SIDES OF ANY SUCH BUILDING AND OFF STREET PARKING MAY BE PROVIDED ON EITHER SIDE OF THE ELEVATION WHICH FACES HIGHLAND CREEK PARKWAY.

LANDSCAPE TREATMENT
ALL FRONT, REAR, AND SIDE YARD AREAS DISTURBED OR GRADED TO CREATE THE DEVELOPMENT PAD FOR BUILDINGS OR PARKING WILL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER. A CONTINUATION OF STREETSCAPE GRADING, BERMING AND LANDSCAPING WILL BE EMPLOYED TO SCREEN PARKING AREAS FROM ROADWAYS.

WITHIN PARKING AREAS, TREES SHALL BE INSTALLED AT A RATE OF ONE PER EVERY FIVE PARKING SPACES, RANDOMLY DISPERSED. ALL TREES SHALL BE A MINIMUM OF 3" CALIPER AT INSTALLATION. ALL REASONABLE EFFORTS WILL BE MADE TO RETAIN EXISTING TREE COVER. THE MINIMUM TREE SIZE FOR AREAS OUTSIDE PARKING AREAS SHALL BE 2 1/2" CALIPER.

LOW HEDGES, BERMS, FENCES, OR WALLS SHALL BE PLACED IN FRONT OF PARKING AREAS TO SCREEN PARKED VEHICLES, BUT SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT.

ALL DUMPSTERS SHALL BE PROVIDED WITH A SOLID ENCLOSURE WITH GATES.

ALL SCREENING AND LANDSCAPE TREATMENTS WILL BE IN ACCORDANCE WITH SECTION 12.303 AND 12.208 OF THE MECKLENBURG COUNTY ZONING ORDINANCE. ALL SCREENING AND LANDSCAPING SHALL BE INSTALLED IN PHASES IN TANDUM WITH CONSTRUCTION OCCURRING ON THE SITE.

LIGHTING AND SIGNAGE
EXTERIOR LIGHTING WILL BE USED TO ACCENT ENTRANCES AND SPECIAL FEATURES, ROADWAYS, PARKING, AND PEDESTRIAN CORRIDORS. INTENSITY WILL BE NO GREATER THAN REQUIRED FOR AUTOMOBILE AND PEDESTRIAN SAFETY. LIGHT SOURCES WILL BE "CUT-OFF" LUMINAIRE DESIGN TO AVOID LIGHT TRESPASS ON ADJACENT PROPERTIES. MAXIMUM HEIGHT OF LIGHT FIXTURES SHALL BE 15 FEET. UPLIGHTING OF TREES AND FOUNTAINS, ACCENT LIGHTING OF SHRUBS, ENTRANCES, AND PATHWAYS AND SILHOUETTE LIGHTING MAY BE USED TO CREATE SPECIAL EFFECTS IN HIGH DESIGN AREAS.

SITE SIGNAGE STANDARDS WILL BE ESTABLISHED TO CREATE A COORDINATED GRAPHIC PROGRAM THAT PROVIDES FOR VILLAGE CENTER IDENTIFICATION AND DIRECTIONAL COMMUNICATION IN A DISTINCTIVE AND AESTHETICALLY PLEASING MANNER. THE COORDINATED GRAPHIC PROGRAM WILL BE AN EXTENSION OF THE MASTER SIGN PROGRAM ALREADY ESTABLISHED FOR HIGHLAND CREEK. TWO FREESTANDING SIGNS WITH A MAXIMUM HEIGHT OF 12 FEET AND A MAXIMUM OF 50 SQUARE FEET OF SIGN FACE AREA ANTICIPATED FOR THE B1 (CD) PARCEL.

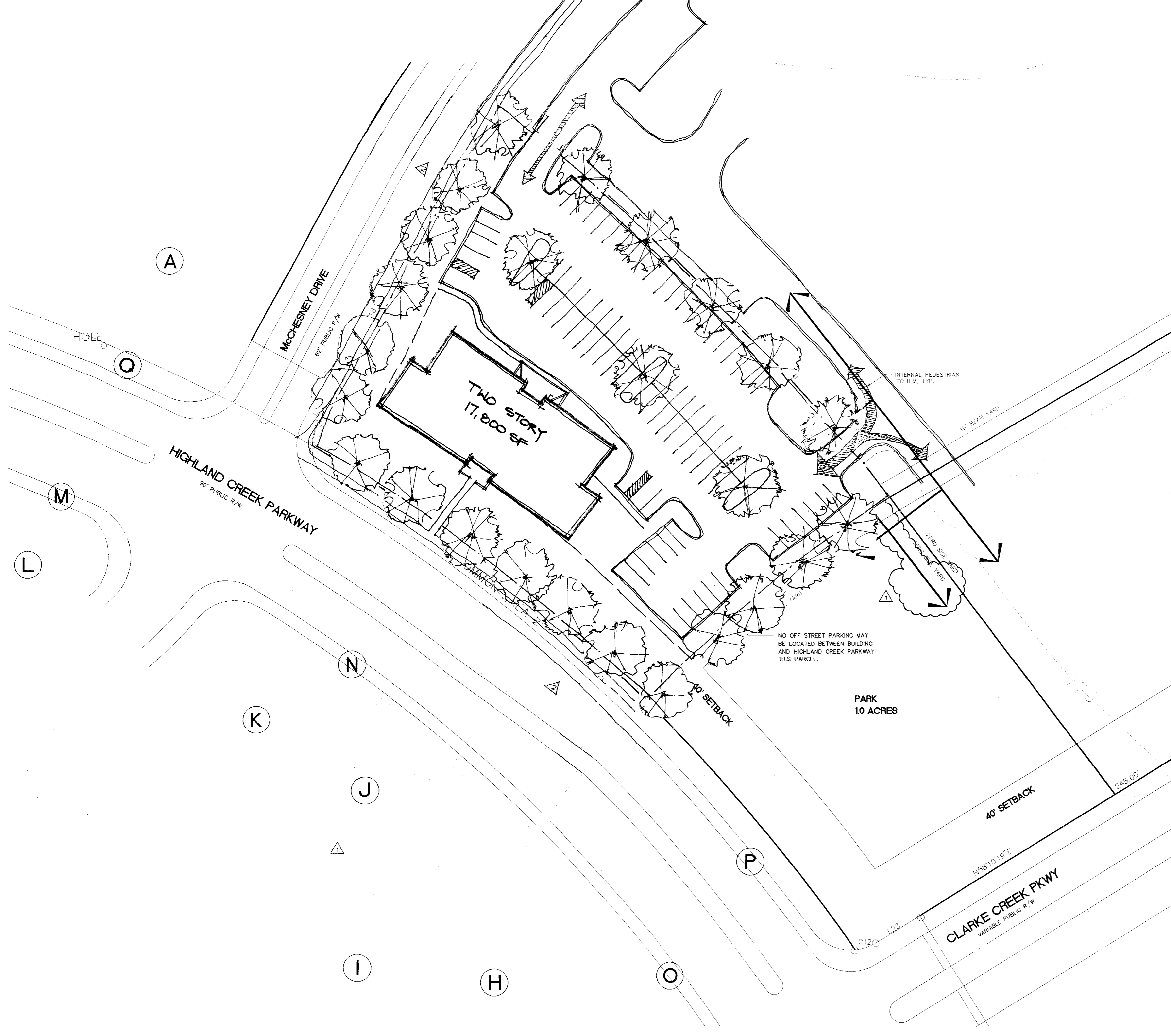
WALL PAK TYPE LIGHTING SHALL NOT BE PERMITTED.

VEHICULAR ACCESS POINTS
VEHICULAR ACCESS SHALL BE FROM EXISTING INTERNAL DRIVES
NO NEW DRIVEWAY CURB CUT SHALL BE ADDED FROM MCCHESENEY DRIVE OR HIGHLAND CREEK PARKWAY

COMMUNITY PARK
BEING DEVELOPED BY OTHERS

STORM WATER
NO STORM WATER DETENTION WILL OCCUR WITHIN THE SETBACKS OR BUFFERS. STORMWATER DETENTION SHALL BE PROVIDED OFFSITE IN THE PREVIOUSLY APPROVED ORIGINAL DETENTION SYSTEM. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER DETENTION SYSTEM. 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 THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD. THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

FIRE
FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH SECTION 503 OF THE N.C. STATE FIRE PREVENTION CODE.



ColeJenest + Stone

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Landscape Architecture
Civil Engineering
Urban Design

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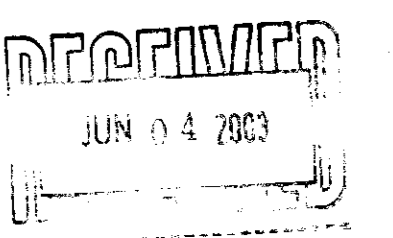
RESOURCES FOR SENIOR LIVING

NationsBank Corporate Center
100 North Tryon Street Suite 3250
Charlotte, North Carolina 28202
704.372.7892
Fax 704.376.3079

OFFICE PARCEL AT
HIGHLAND CREEK
PARKWAY AND
MCCHESENEY DR

HIGHLAND CREEK SUBDIVISION
MECKLENBURG COUNTY, NORTH CAROLINA

REZONING PLAN
PETITION 2003-40



1565

01/22/03 - FOR CMPC REVIEW

◆ Issued

05/21/03 PER COMMUNITY MEETING COMMENTS
03/13/03 FOR PUBLIC HEARING

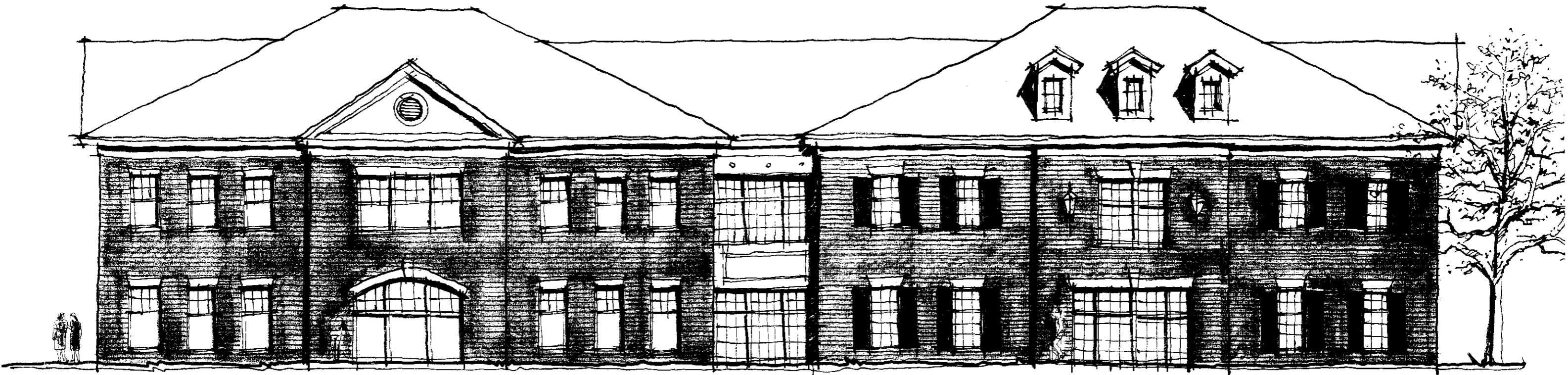
◆ Revised

SCALE 1" = 30'
0 15' 30' 60'

RZ1 1

◆ Sheet of

APPROVED BY CITY COUNCIL
DATE 6/16/03



Highland Creek Development
Charlotte, North Carolina

Highland Creek Elevation E 3/32"

RSL
Resources for Senior Living
Overcash-Demmitt Architects 5/7/03