

VICINITY MAP

S I T E D A T A

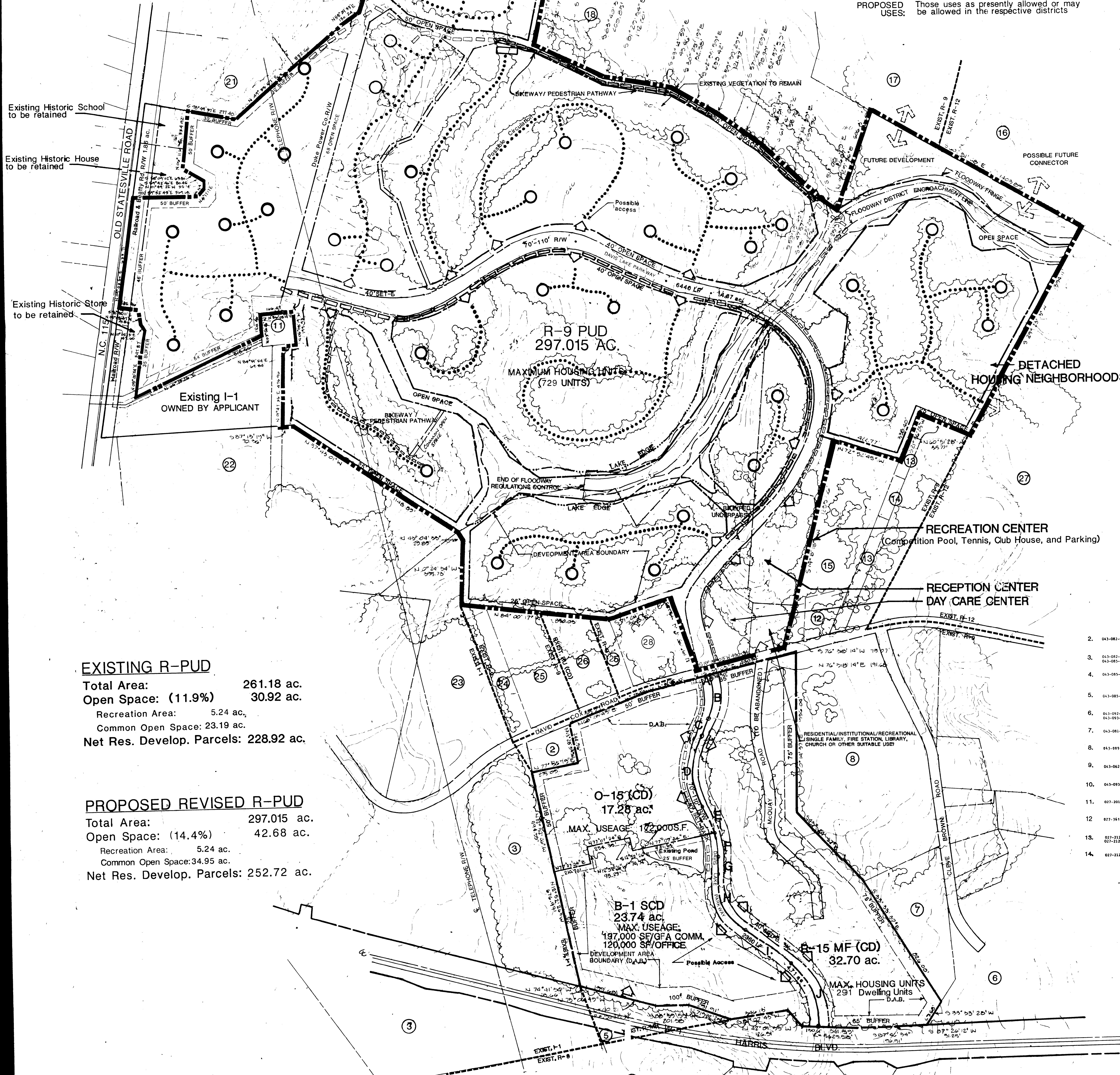
EXISTING ZONING:	R-9 PUD	261.18 acres	70.76%
	R-15MF(CD)	32.70 acres	8.86%
	O-15(CD)	17.28 acres	4.68%
	B-1SCD	23.74 acres	6.43%
	R-9 PUD	297.015 acres	77.19%
PROPOSED ZONING:	B-1	3.255 acres	0.85%
	R-9	2.168 acres	0.57%
	I-1	8.627 acres	2.25%
	R-15MF(CD)	32.70 acres	8.53%
	O-15(CD)	17.28 acres	4.51%
	B-1 SCD	23.74 acres	6.20%

TOTAL AREA:	384.785 Acres
MAXIMUM USEAGE:	R-9 PUD Single-Family 729 Units
	R-15MF(CD) Attached 291 Units
	Total Units 1020 Units
	O-15 (CD) Office 172,000 Square Feet
	B-1 SCD Office 120,000 Square Feet
	B-1 SCD Commercial 197,000 Square Feet
RESIDENTIAL DENSITY:	R-9 PUD Area 2.47 Units/Acre
	R-15MF(CD) Area 8.90 Units/Acre
	Overall Density 3.11 Units/Acre
PROPOSED USES:	Those uses as presently allowed or may be allowed in the respective districts

GENERAL NOTES

- The Day Care Center site shall:
 - conform to R-9MF Standards of Sections 1626 and 2110
 - observe a 50' no parking setback along Davis Lane
 - observe a 50' buffer adjacent to single family zoning outside R-9
 - obtain a site plan to be approved by Planning Staff prior to issuance of building permit.
- In order to create a curvilinear character, the entry roads to the development at Harris Boulevard and Davis Lane Road shall be studied and no individual residential driveway shall be allowed to access directly onto Davis Lane Parkway that runs through the R-9MF area, except as shown on plan.
- The plan includes a perspective view with 70' high trees at Davis Lane Parkway which is intended to illustrate the desired character of the development. The trees shall be planted in a staggered pattern to provide a screen and to preserve an attractive view of the development from Harris Boulevard and to screen public view of the building and office area.
- At the time any development of property occurs along Davis Lane Road, that road shall be widened to collect drainage and 20' of right of way shall be provided. The widening and drainage shall be completed by the applicant or the applicant shall be responsible for the widening and drainage. The widening and drainage shall be completed by the applicant or the applicant shall be responsible for the widening and drainage.
- Cross-sections of typical road shall be provided at various locations in order to show design intent with respect to the use of existing terrain. The cross-sections shall show the proposed plantings to buffer and screen the development. The cross-sections shall be submitted with the site plan.
- Landscaping buffers shown between zoning classifications shall utilize existing vegetation, which shall be supplemented by trees and plantings, where necessary to provide a screen and separation of uses. This separation shall screen parking and service areas and other similar uses.
- BUFFER VEGETATION PLAN** - The below list of plant quantities shown whenever buffers as shown on this map are disturbed by grading or other construction activity.
 - MINIMUM REQUIRED PLANTS IN BUFFERS - For every 1000 sq ft of buffer there shall be:
 - 2 canopy trees of 1 1/2" - 2" caliper min.
 - 2 understory trees of 2" - 3" height min.
 - 2 shrubs of 3" - 5" height min.
 - 2 deciduous shrubs at 3 gal. pot size min.
 - If existing vegetation to remain meets or exceeds the above standards no additional plantings will be provided; otherwise supplemental plantings will be installed.
 - Where existing vegetation is to remain, vines, weedy plants, and trees which branch may be removed to provide a proper landscape appearance.
- Parking for the proposed development shall adhere to all requirements of applicable zoning, classifications, and landscaping standards. Landscaping standards shall be applied to parking areas. A ratio of one tree per 100 sq ft of parking area shall be provided with at least one shade tree of 1 1/2" - 2" caliper.
- Buildings in the business, office and apartment areas shall be architecturally designed to be compatible with the surrounding residential in character. The buildings shall be designed to be compatible with the surrounding residential in character. The buildings shall be designed to be compatible with the surrounding residential in character.
- Exterior lighting for the development shall be designed and located to direct glare away from adjacent properties.
- Illustrated shading areas are intended to show a general intent with respect to project development, which may be modified during the course of development as approved by the Planning Staff.
- Schematic building elevations shall be submitted with the site plan. The elevations shall be designed to be compatible with the surrounding residential in character. The elevations shall be designed to be compatible with the surrounding residential in character.
- Configuration of buildings, vehicular circulation, road alignments and other features shall be designed to be compatible with the surrounding residential in character. The configuration of buildings, vehicular circulation, road alignments and other features shall be designed to be compatible with the surrounding residential in character.
- In the R-9MF area architectural features of residences shall avoid excessive repetition of building design. Building heights, scale, roof lines and materials are important design features to be considered and will be controlled by an Architectural Review Board.
- Common open space and buffer areas in the R-9MF development shall be owned and maintained by a homeowners association.
- Recreation areas will include lawns, lawn and tennis club and other amenities as determined by the developer. The recreation center shall provide for a site plan and may include an amenity area. The recreation center shall provide for a site plan and may include an amenity area.
- All setbacks and other dimensional requirements prescribed by the Mecklenburg County Zoning Ordinance will be observed or exceeded as shown on the plan.
- The project signage shall conform to Mecklenburg County Zoning Ordinance requirements and the Davis Lane Flexibility Option.
- The S. W. & S. E. Davis Store, S. W. Davis House and Davis Storehouse, now located on Davis Lane Road will be retained as Historic Properties.
- All subdivision standards for street location and design shall be adhered to including provisions for street connections to adjoining properties.
- Division of Public Safety shall be consulted and a traffic impact study prepared by Kinaird and Associates, dated 10/27/93.
- Neighborhood Davis Lane Parkway shall be reconstructed to provide for two (2) lanes from Davis Lane Road and provide for an approximately 1000 feet in the Davis Lane Road. The reconstruction shall be completed by the applicant or the applicant shall be responsible for the reconstruction. The reconstruction shall be completed by the applicant or the applicant shall be responsible for the reconstruction.
- The developer agrees to create a roadway extending from Davis Lane Parkway to the northern property line in the area west of Cotton Springs Drive and east of Davis Lane Road. The roadway shall be physically developed to a collector road width standard as defined by the Charlotte/Mecklenburg Development. The roadway configuration a variance in right-of-way width may be considered to a minimum of 50'.
- Charlotte Mecklenburg Utility Department - water/sewer is available.

Existing Historic School to be retained
 Existing Historic House to be retained
 Existing Historic Store to be retained

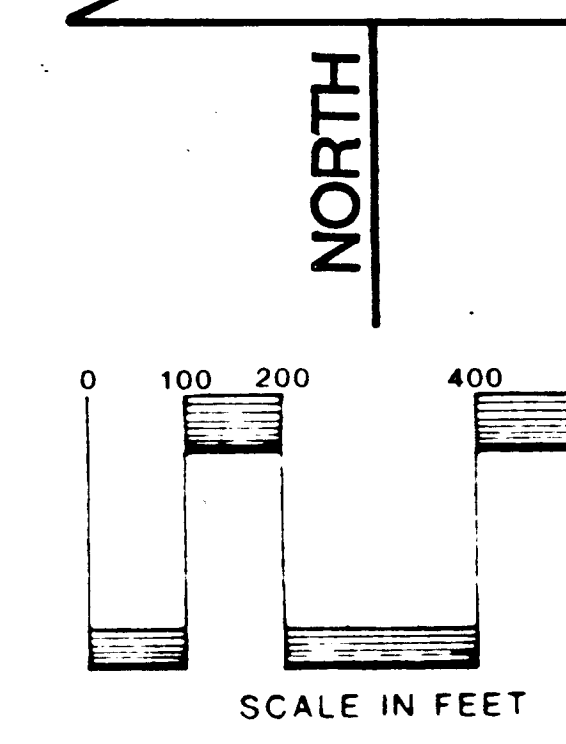


EXISTING R-PUD
 Total Area: 261.18 ac.
 Open Space: (11.9%) 30.92 ac.
 Recreation Area: 5.24 ac.
 Common Open Space: 23.19 ac.
 Net Res. Develop. Parcels: 228.92 ac.

PROPOSED REVISED R-PUD
 Total Area: 297.015 ac.
 Open Space: (14.4%) 42.68 ac.
 Recreation Area: 5.24 ac.
 Common Open Space: 34.95 ac.
 Net Res. Develop. Parcels: 252.72 ac.

ADJOINING PROPERTY OWNERS

043-082-06	Bobby C. Conley 827 N. 1st St. Charlotte, NC 28213	15	027-181-011	Jan C. Willis P.O. Box 418 Fayetteville, NC 28524
043-082-12	Crow-Golden-Bain PMA 1400 Charlotte Place Charlotte, NC 28203	16	027-191-01	William M. Davis RFD 7, Box 545 Charlotte, NC 28213
043-082-13	William A. Harris, Jr. and Wife 4823 Davis Lane Road Charlotte, NC 28213	17	027-191-02	James J. Davis and Wife RFD 7, Box 545 Charlotte, NC 28213
043-082-14	George C. Brown, Jr. and Wife RFD 7, Box 545 Charlotte, NC 28213	18	027-191-05	Luther L. Conley and Wife RFD 7, Box 545 Charlotte, NC 28213
043-082-15	David A. Brown and Wife 1111 Davis Lane Road Charlotte, NC 28213	19	027-191-10	Alan S. Hucks RFD 7, Box 545 Charlotte, NC 28213
043-082-16	E. C. Griffin Company, Inc. 1818 Broadwick Avenue Charlotte, NC 28203	20	027-191-15	Corey R. Toof and Wife RFD 7, Box 545 Charlotte, NC 28213
043-082-17	Richard L. McNeely and John W. McNeely 4414 Fair Street Charlotte, NC 28208	21	027-191-16	Robert C. Watkins and Wife 1908 Davis Lane Road Charlotte, NC 28213
043-082-18	Duke Power Company 4120 Davis Lane Road Charlotte, NC 28202	22	027-201-02	Lafayette Construction Corporation P.O. Box 3026 Charlotte, NC 28220
043-082-19	Arthur S. Hill and Wife 1400 Charlotte Place Charlotte, NC 28203	23	027-211-02	R. B. Bennett and Wife 3144 Battleground Drive Charlotte, NC 28213
043-082-20	Margaret S. Dunham RFD 7, Box 545 Charlotte, NC 28213	24	027-211-03	Laverne A. Tompkins and Wife C/O RFD 7, Box 545 Charlotte, NC 28213
043-082-21	C. Nelson and W. Elizabeth Nelson RFD 7, Box 545 Charlotte, NC 28213	25	027-211-04	Joe B. Tompkins and Wife 1400 Davis Lane Road Charlotte, NC 28213
		26	027-211-06	Robert R. Tompkins and Wife 1400 Davis Lane Road Charlotte, NC 28213
		27	027-153-01	Paul R. Quinn and Wife 1400 Davis Lane Road Charlotte, NC 28213
		28	027-211-06	Locke Brown Co. 4908 Davis Lane Road Charlotte, NC 28213



ATTACHED TO ADMINISTRATIVE RECORD
 APPROVAL: JTA # 1569 July 1, 1987
 REVISION: July 7, 1987
 Sept. 3, 1987
 Dec. 7, 1990 YVA
 Jan. 14, 1991 YVA
 Jan. 21, 1991 YVA
 May 20, 1991 YVA
 May 28, 1991 YVA
 Aug. 15, 1991 YVA
 FOR PUBLIC HEARING

OWNER:
 INVESTORS REAL ESTATE INVESTMENT CO.
 6719-C FAIRVIEW RD.
 CHARLOTTE, N.C. 28210

CONSULTANT:
 YARBROUGH - WILLIAMS & ASSOCIATES, INC.
 801 CLANTON RD. SUITE 110
 CHARLOTTE, N.C. 28217

DAVIS LAKE
 < FORMERLY HIGH PARK >
 a planned community in mecklenburg county, north carolina
 For Public Hearing

REVISED DEC. 7, 1990
 YARBROUGH-WILLIAMS & ASSOCIATES, INC.
 PETITION # 91-9(C)

ORIGINAL MAP PREPARED BY
 ENGINEERS: KIMLEY-HORN AND ASSOCIATES, INC.
 ENGINEERS AND PLANNERS

LAND PLANNING BY: JERRY TURNER & ASSOCIATES, INC.
 RALEIGH, N.C.

PLANNING CONSULTANT: FRED E. BRYANT
 CHARLOTTE, N.C.