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 Fax 704.376.5550

Email: rna@mindspring.com

2108 South Boulevard • Suite 100  
 Charlotte, NC 28203

**DEVELOPMENT DATA SUMMARY**

TOTAL SITE AREA: 4.115 ACRES (NET)  
 EXISTING ZONING: R-9 PUD  
 PROPOSED ZONING: R-9 MFD (CD)  
 PROPOSED DENSITY: 25 UNITS PER ACRE (104 UNITS TRIPLEX)  
 PROPOSED OPEN SPACE: 28% (1.1575 ACRES)  
 REQUIRED PARKING: 52

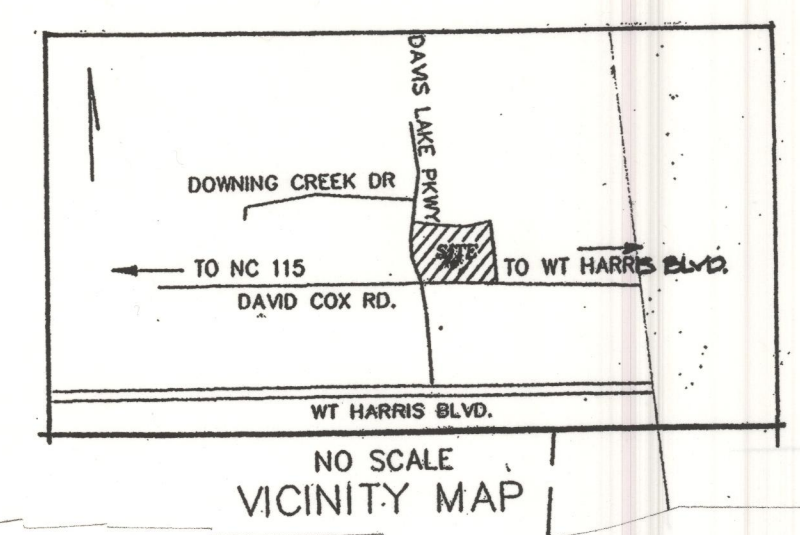
Upon application for building permits, the following requirements will be made:

1. Development must conform to the Charlotte Subdivision Regulations.
2. Grading permits in accordance with Chp. 18 of the City Code.
3. Stormwater Detention facilities in accordance with the Drainage Detention Ordinance, a portion of Appendix A of the city code.
4. Driveway permits in accordance with the Charlotte Driveway Regulations.

APPROVED BY CITY COUNCIL  
 DATE 9-23-98

98-46

**DAVIS LAKE**  
**Townhomes**  
 Davis Lake Parkway & David Cox Road  
 Charlotte



- \* Development must conform to the Charlotte Subdivision Regulations, Chapter 20 of the City Code.
- \* Standard 2'-6" curb and gutter, associated storm drainage and 5 foot sidewalk along property frontage on David Cox Road.
- \* Stormwater detention facilities in accordance with the Drainage Detention Ordinance, a portion of Appendix A of the City Code. For information, contact Lisa Hagood at 336-4103.
- \* Grading permit in accordance with Chapter 18 of the City Code. For information, contact Lisa Hagood at 336-4103.
- \* Driveway permits in accordance with the Charlotte Driveway Regulations. For information, contact Sid Williams of the Engineering Department at 336-3927.
- \* Encroachment agreement for improvements within the David Cox Road right of way, a North Carolina Department of Transportation maintained roadway. For information, contact Donald Spence at 336-9600.

1. The number of units will not exceed 26.
2. There will be a dumpster on the property. The dumpster will be on the interior and will be screened from view.
3. All the units to be one story townhomes to be built substantially as shown on the attached site plan. A copy of the triplex floor plan that shows the intended construction plan will be incorporated into the plan as being representative of the units approved to be constructed on the property.
4. The buffers will be at least 40 feet on David Cox Road, 30 feet on Davis Lake Parkway, and 16 feet on the side adjoining the clubhouse. Additional plantings to meet or exceed City Code will be installed in the buffer on Davis Lake Parkway. The developer will also place plantings on the opposite side of Davis Lake Parkway, in such a manner as to assist in providing a screening buffer between the single family homes on Downing Creek.
5. A fence could be placed in the boundary between the clubhouse and the development should agreed upon additional plantings not create the desired visual barrier. The fence is to be utilized as a last resort. The fence will not reduce the buffer required. The fence will be of materials that are compatible with the townhomes. Location shall be considered based on the objectives of providing landscaping on both sides of the fence and preserving existing trees.

THE DEVELOPER AND PLCA UNDERSTANDS THAT THIS ENTRANCE IS SUBJECT TO CITY APPROVAL. THE DEVELOPER AND PLCA TO GET THIS ENTRANCE APPROVED BY THE CITY OF CHARLOTTE.

All units will have a mailbox of the standard type and kind currently in place within the Davis Lake community.

DICA does not require City standard sidewalks. The developer will replace any portion of the asphalt sidewalk on the Davis Lake Parkway boundary damaged or removed in the development of the site and will restore and resurface the entire asphalt sidewalk adjacent to the property.

THE DAVIS LAKE SIGN AND IMMEDIATELY SURROUNDING PLANTINGS SHALL REMAIN IN THE EXISTING LOCATION WITH THE EXCEPT OF THE SIGN OF DAVID COX ROAD AND DAVIS LAKE PARKWAY.

Storm water detention will not be located in the setbacks or buffers.

All proposed trees, berms, walls, or fences must not interfere with sight distances at entrances.

Site shall conform to Zoning Ordinance, Tree Ordinance, Storm Water Detention Ordinance, Parking and Driveway Ordinance.

All trees will be preserved in buffer areas. Where necessary, trees and shrubbery planting in buffer areas shall meet the requirements of the zoning ordinance. Rear Yard and Side Yard set backs shall be determined by the orientation of the building footprints as per Section 9.305 of the Mecklenburg County Zoning Manual.

Signage shall be permitted as regulated by the zoning ordinance.

A fire hydrant will be located within 750' of the most remote location designated for fire truck access per Charlotte Fire Marshall.

The exterior of the units will be brick, hardcoat and/or artificial stucco, and asphalt shingles as depicted in the rendering that is a part of the site plan.

Typical parking module shall not be less than 9'-0" wide by 19'-0" long.

Two 35'-0" x 35'-0" eight triangles must be reserved at the entrances to meet sight requirements.

A dumpster shall be in a solid enclosure w/ a gate.

ALL TREES WITHIN SETBACK OF DAVID COX ROAD & DAVIS LAKE PARKWAY WILL BE PRESERVED.

Determination of whether interior roads will be public or private streets or a combination of public and private streets will be made by the planning director in conjunction with the Mecklenburg County Engineering Department.

Determination as to the need of any road improvements i.e. turn lanes etc. will be made by the Department of Transportation.

All proposed trees, berms, walls, fences and/or identification signs must not interfere with sight distance at the entrance.

Proposed driveway connection shall require permit to be submitted to the Charlotte Department of Transportation (CDOT). The exact driveway location and type/width will be determined during the permit process.

Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

A right-of-way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner/business association. An Encroachment Agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).

ALL UNITS THAT FRONT ON DAVIS LAKE PARKWAY & DAVID COX RD. TO HAVE "FRONT DOOR APPEARANCE". NO REAR OF UNITS OR DECKS & SLIDING GLASS DOORS ALLOWED.

MAX. HT. OF LIGHTING 20'-0"  
 ALL BUFFERS TO MEET REQUIREMENTS OF SECTION 12.302 OF THE CITY ZONING REGULATIONS

Revised September 15, 1998

REVISED AUGUST 12, 1998

REVISED JULY 13, 1998

REVISED JUNE 22, 1998

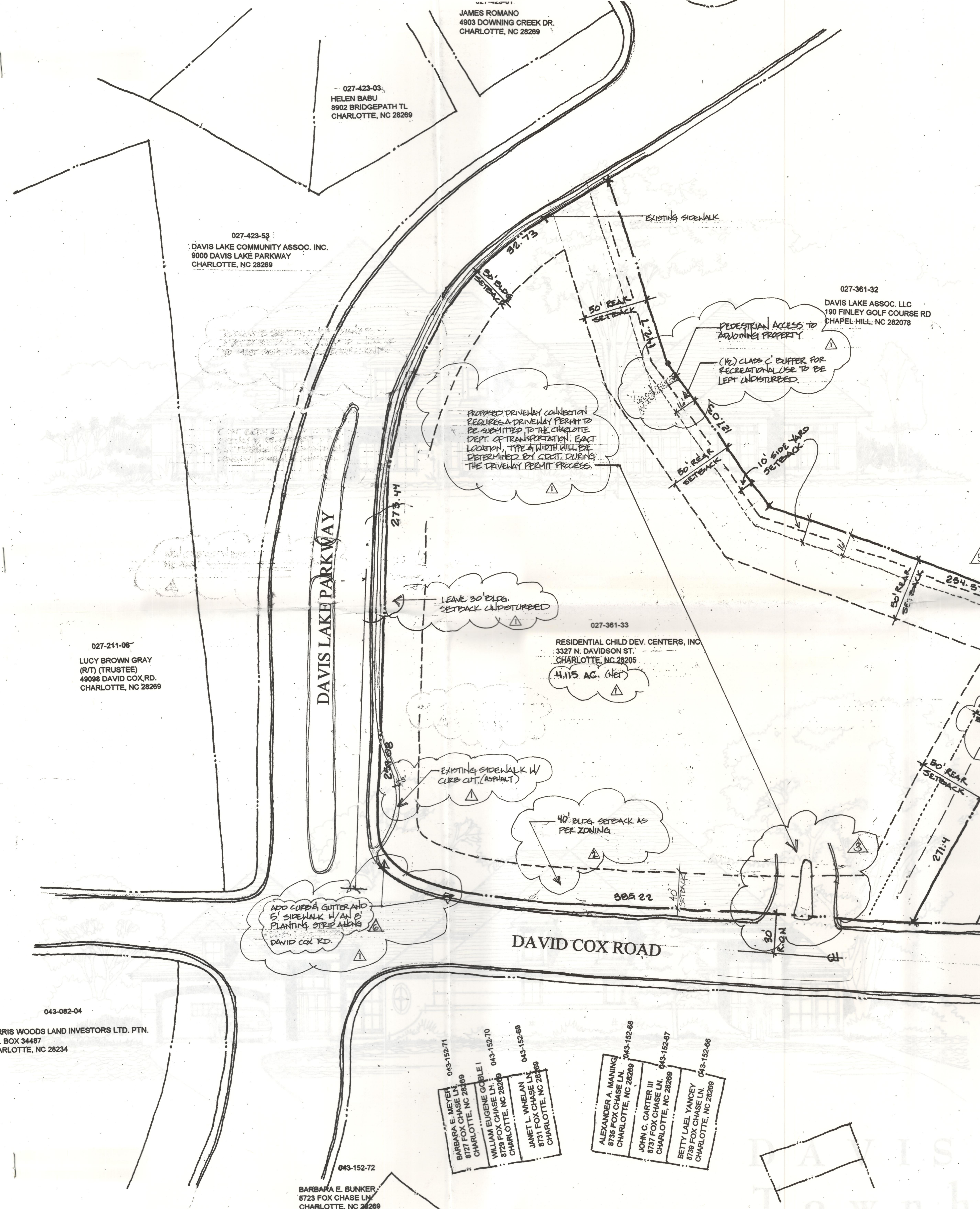
REVISED: MAY 8, 1998

REVISED: APRIL 13, 1998

DATE: March 13, 1998

"FOR PUBLIC HEARING"

PERMIT # 98-46



**SITE PLAN**

1" = 40'-0"



027-423-03  
 HELEN BABU  
 8902 BRIDGE PATH TL  
 CHARLOTTE, NC 28269

027-423-53  
 DAVIS LAKE COMMUNITY ASSOC. INC.  
 9000 DAVIS LAKE PARKWAY  
 CHARLOTTE, NC 28269

027-211-08  
 LUCY BROWN GRAY  
 (R/T) (TRUSTEE)  
 49098 DAVID COX RD.  
 CHARLOTTE, NC 28269

043-082-04  
 HARRIS WOODS LAND INVESTORS LTD. PTN.  
 P.O. BOX 34487  
 CHARLOTTE, NC 28234

043-152-72  
 BARBARA E. BUNKER  
 8723 FOX CHASE LN  
 CHARLOTTE, NC 28269

027-361-32  
 DAVIS LAKE ASSOC. LLC  
 190 FINLEY GOLF COURSE RD  
 CHAPEL HILL, NC 282078

027-361-33  
 RESIDENTIAL CHILD DEV. CENTERS, INC.  
 3327 N. DAVIDSON ST.  
 CHARLOTTE, NC 28205  
 4.115 AC. (NET)

043-152-71  
 BARBARA E. MEYER  
 8727 FOX CHASE LN  
 CHARLOTTE, NC 28269

043-152-70  
 WILLIAM EUGENE COBLE I  
 8728 FOX CHASE LN  
 CHARLOTTE, NC 28269

043-152-69  
 JANET L. WHELAN  
 8731 FOX CHASE LN  
 CHARLOTTE, NC 28269

043-152-68  
 ALEXANDER A. MANNING  
 8735 FOX CHASE LN  
 CHARLOTTE, NC 28269

043-152-67  
 JOHN C. CARTER III  
 8737 FOX CHASE LN  
 CHARLOTTE, NC 28269

043-152-66  
 BETTY LAEL VANCEY  
 8739 FOX CHASE LN  
 CHARLOTTE, NC 28269