

VICINITY MAP

**SITE DATA**

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%
	B-1	34.22 acres	9.27%
PROPOSED ZONING:	R-9 PUD	295.401 acres	77.09%
	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:	383.171 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 plan includes a perspective submitted with Petition 07-0013 from Harris Blvd. which is intended to illustrate features to preserve an attractive streetscape along Harris Boulevard and to soften public view of the business and office areas.
- In order to create a park-like character, the entry roads to the development at Harris Boulevard and Davis Lake Road shall be divided and no individual driveways shall be allowed to access directly onto Harris Boulevard from through the R-9UD Area.
- Construction of final grade treatments at various locations in order to show design intent with respect to the existing terrain. Some vegetation will be provided to buffer and screen adjoining properties were subject to Petition 07-0013.
- Landscape buffers shown between zoning classifications shall utilize existing vegetation, which shall be supplemented by trees and plantings, where necessary to provide a visual separation of uses. This separation shall screen parking and service areas and soften other views.
- VEGETATION BUFFER** - The below list of plant material shall be located at the site and quantities shown unless buffers as shown on this map are disturbed by grading or other construction activity.
  - A. **MINIMUM BUFFER PLANTS IN BUFFERS** - For every 8000 sq ft of buffer there shall be:
    - a. 2 canopy trees of 1 1/2" - 2" caliper min.
    - b. 2 understory trees of 4" height min.
    - c. 2 evergreen trees of 4" caliper min.
    - d. 2 evergreen shrubs of 3" caliper min.
    - e. 4 deciduous shrubs of 3" caliper min.
  - C. If existing vegetation to remain meets or exceeds the above standards, no additional plantings are to be provided; otherwise supplemental plantings will be limited.
  - D. Where existing vegetation is to remain, vines, weedy plants, and other scrub growth may be removed to provide a proper landscape appearance.
- Parking for the proposed development shall adhere to all requirements applicable to building classifications. Landscaping buffers shall be placed in parking areas, at a minimum of 10 feet from the edge of the parking area and shall be provided to avoid large open spaces of pavement and shall be planted with at least one shade tree of 1 1/2" - 2" caliper.
- Buildings in the business, office and apartment areas shall be architecturally compatible with the building classification. Landscaping buffers shall be placed in parking areas, at a minimum of 10 feet from the edge of the parking area and shall be provided to avoid large open spaces of pavement and shall be planted with at least one shade tree of 1 1/2" - 2" caliper.
- Exterior lighting for the business and office areas shall be designed and located to direct glare away from adjacent properties.
- Illustrated phasing areas are intended to show a general intent with respect to project development, which may be modified during the course of development with the approval of the Planning Staff.
- Schematic building cross-sections submitted with Petition 07-0013 illustrate the general size of design features and the architectural style of the proposed development to enhance the quality and attractiveness of the project.
- Configuration of buildings, vehicular circulation, road alignments, access points and parking areas and other modifications to accommodate definitive development plans, such modifications will be subject to the zoning ordinance.
- In the PUD area, architectural features of residences shall avoid excessive repetition of building design features. The heights, scales, roof lines and materials are to be varied to enhance the quality and attractiveness of the project.
- Common open space and buffer areas in the PUD development shall be owned and maintained by a homeowners association.
- Recreation areas will include bicycleway, and tennis club and other amenities as determined by development phases. The recreation center shall provide for on-site sales and maintenance as determined by development phases. The recreation center shall be completed in conjunction with the residential development. The recreation center shall include a competition pool, tennis, club house, and parking.
- McGowan Road (N.C.S.R. No. 2617) will be abandoned.
- 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 Lake Recreation Center.
- The site of a C. H. Davis House, B. M. Davis House and Crest Lodgehouse now located on Bob Beatty Road will be retained as Historic Properties.
- All subdivision standards for street location and design shall be adhered to including provisions for street street connections to adjoining properties.
- On-site road improvements shall be constructed as recommended by the traffic impact study prepared by Kleinfelder and Associates, dated August 1987.
- Northbound Davis Lake Parkway shall be reconstructed to provide for two-lane left-turn lanes from Harris Boulevard and continuing for approximately 1,000 feet to the Davis Lake Parkway and for an appropriate transition to the existing Davis Lake Parkway. The reconstruction shall be in accordance with the standards of the design prepared by Kleinfelder, Jones & Associates, Inc. on the site of the 1987 traffic study. These improvements are not needed until (1) Harris Boulevard has been widened to provide the dual left-turn lanes and (2) the reconstruction of Davis Lake Parkway through development of land to the south. Therefore, the developer agrees to construct or guarantee dual left-turn lanes from Davis Lake Parkway to the south. The reconstruction of Davis Lake Parkway shall be completed in conjunction with the residential development. The reconstruction shall include a competition pool, tennis, club house, and parking.
- The developer agrees to create a roadway extending from Davis Lake Parkway to the north-south property line to the Davis Lake Recreation Center and east of the Davis Lake Parkway. This road shall be generally developed in a collector roadway design as defined by the Charlotte/Mecklenburg Development Manual. Due to property configuration a variance to right-of-way width may be considered to a minimum of 50'.

Existing Historic School to be retained

Existing Historic House to be retained

Existing Historic Store to be retained

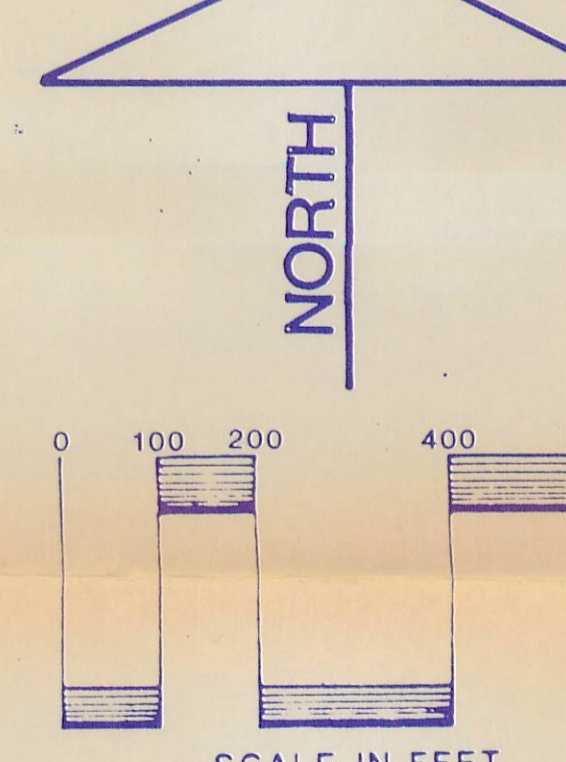
Existing I-1 OWNED BY APPLICANT

**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: 295.401 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**

15. 02-23-07	02-23-08	02-23-09	02-23-10	02-23-11	02-23-12	02-23-13	02-23-14	02-23-15	02-23-16	02-23-17	02-23-18	02-23-19	02-23-20	02-23-21	02-23-22	02-23-23	02-23-24	02-23-25	02-23-26	02-23-27	02-23-28	
043-08-06	043-08-12	043-08-13	043-08-14	043-08-15	043-08-16	043-08-17	043-08-18	043-08-19	043-08-20	043-08-21	043-08-22	043-08-23	043-08-24	043-08-25	043-08-26	043-08-27	043-08-28	043-08-29	043-08-30	043-08-31	043-08-32	
Bobby C. Locklear RFD 7, Box 3078 Charlotte, NC 28213	Crow-Childress/Blair #4 100 Charlotte Park Charlotte, NC 28204	William A. Myers, Jr. and Wife 4922 Davis Ln Blvd Charlotte, NC 28213	Crowe C. Jones, Jr. and Wife 4300 Olive Brook Road Charlotte, NC 28213	George F. Carter and Wife RFD 2, Box 494 Charlotte, NC 28213	Welf V. Brown and Wife 4115 Davis Ln Blvd Charlotte, NC 28213	S. C. Griffith Company, Inc. 1814 Southview Avenue Charlotte, NC 28207	Richard L. McWay and John W. McWay 4324 Fair View Charlotte, NC 28209	John W. Gandy 422 N. Church Street Charlotte, NC 28202	Clyde C. Greig 4820 Davis Ln Blvd Charlotte, NC 28213	Margaret S. Dupont RFD 2, Box 302 Charlotte, NC 28213	G. E. Nelson and W. Elizabeth Nelson RFD 2, Box 302 Charlotte, NC 28213	Jan C. Miller RFD 7, Box 502 Charlotte, NC 28213	William W. Davis RFD 7, Box 419 Charlotte, NC 28213	Jane V. Davis and Wife RFD 7, Box 467 Charlotte, NC 28213	Luther L. Gault and Wife RFD 7, Box 167 Charlotte, NC 28213	Alan D. Hoke RFD 7, Box 643 Charlotte, NC 28213	02-23-19-15	02-23-19-16	02-23-19-17	02-23-19-18	02-23-19-19	02-23-19-20



JTA # 1569 July 1, 1987  
 REVISED July 7, 1987  
 Sept. 3, 1987  
 Dec. 7, 1990 YWA  
 Jan. 14, 1991 YWA  
 Jan. 21, 1991 YWA  
 May 20, 1991 YWA

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. BYRANT  
 CHARLOTTE, N.C.

APPROVED BY COUNTY COMMISSION  
 DATE May 30, 1991