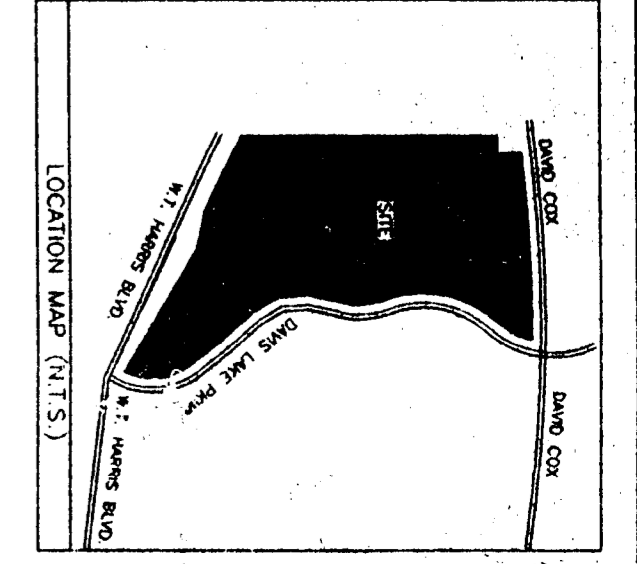


DEVELOPMENT SUMMARY

TOTAL SITE AREA	40.82 ACRES
AREA 1 (0-1 CD)	18.13 ACRES
EXISTING ZONING	0-1 (CD)
PROPOSED ZONING	0-1 (CD)
AREA 2 (CC)	22.69 ACRES
EXISTING ZONING	B-1 (SO)
PROPOSED ZONING	B-1 (SO)
UNIMPAVED BUILDING AREA	172,000 SF
EXISTING ZONING	22,69 ACRES
PROPOSED ZONING	B-1 (SO)
UNIMPAVED BUILDING AREA	180,000 SF

- GENERAL NOTES**
1. THE DEVELOPMENT OF AREA 1 AND AREA 2, THE FOLLOWING STANDARDS OF CONFORMANCE APPLY IN LIEU OF SIMILAR STANDARDS WHICH APPEAR AS PART OF ZONING ORDINANCE 191-91(C).
 2. AN OBJECTIVE OF THIS PLAN IS TO INCORPORATE SPECIAL DESIGN FEATURES TO PRESERVE AN ATTRACTIVE STREETSCAPE ALONG HARRIS BOULEVARD AND TO PROVIDE A PUBLIC VIEW OF THE BUSINESS AND OFFICE AREAS.
 3. AT THE TIME ANY DEVELOPMENT OCCURS ALONG DAVIS COX ROAD THAT ROADWAY SHALL BE WIDENED TO COLLECTIVE STREETS AND 35 FEET OF RIGHT OF WAY SHALL BE SET ASIDE FOR FUTURE WIDENING. THE WIDENING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SHALL BE DETERMINED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE NORTH CAROLINA DEPARTMENT OF REVENUE AND FINANCE.
 4. A 100 FOOT WIDE BUFFER AREA WILL BE ESTABLISHED ALONG THE RIGHT OF WAY FOR HARRIS BOULEVARD AND WILL REMAIN OPEN SPACE. THE BUFFER AREA SHALL BE MAINTAINED AS OPEN SPACE AND SHALL NOT BE USED FOR ANY OTHER PURPOSES. THE BUFFER AREA SHALL BE MAINTAINED AS OPEN SPACE AND SHALL NOT BE USED FOR ANY OTHER PURPOSES. THE BUFFER AREA SHALL BE MAINTAINED AS OPEN SPACE AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.



5. THE HARRIS BOULEVARD BUFFER AS WELL AS THE LANDSCAPE SETBACK ALONG HARRIS BOULEVARD SHALL BE SUBJECT TO THE FOLLOWING CONSTRUCTION REQUIREMENTS FOR EVERY 2000 SQUARE FEET OF BUFFER OR LANDSCAPE AREA, THERE SHALL BE:
 - (A) TWO CANOPY TREES OF 1-1/2 TO 2 INCH CALIBER MINIMUM
 - (B) TWO UNDERSTORY TREES OF 6-FOOT HEIGHT MINIMUM
 - (C) TWO EVERGREEN TREES OF 4 TO 5 FEET MINIMUM
 - (D) EIGHT EVERGREEN SHRUBS AT 3 GALLON POT SIZE MINIMUM
 - (E) SIX DECIDUOUS SHRUBS AT 3 GALLON POT SIZE MINIMUM
 IF EXISTING VEGETATION TO REMAIN MEETS OR EXCEEDS THE ABOVE STANDARDS, NO ADDITIONAL PLANTINGS WILL BE REQUIRED. OTHER PLANTINGS, SUCH AS TREES, SHRUBS, AND OTHER PLANTS, MAY BE REQUIRED TO PROVIDE A PROPER LANDSCAPE APPEARANCE.
6. PARKING FOR THE PROPOSED DEVELOPMENT SHALL ADHERE, AS A MINIMUM, TO ALL REQUIREMENTS OF APPLICABLE ZONING CLASSIFICATIONS. LANDSCAPED ISLANDS WITHIN PARKING AREAS SHALL BE PARKED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT TREE ORDINANCE.
7. BUILDINGS IN EACH OF THE TWO DEVELOPMENT AREAS SHALL BE ARCHITECTURALLY SENSITIVE TO THE CHARACTER OF THE NEIGHBORHOOD. BUILDINGS SHALL BE CONSTRUCTED OF WOOD, BRICK, OR SIMILAR MATERIALS TO ACHIEVE A RESIDENTIAL CHARACTER. ALL DETACHED BUILDINGS SHALL BE CONSTRUCTED WITH A MINIMUM OF 10 FEET OF SETBACK FROM THE FRONT PROPERTY LINE. THE BUILDING SHALL BE SHIELDED FROM THE NEW ALONG DAVIS LAKE PARKWAY. ANY FLY ROOF SECTION OF THE MAIN BUILDING SHALL CONTAIN A MANSARD OR SIMILAR ARCHITECTURAL FEATURE TO REFLECT THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD. THE BUILDING SHALL BE SHIELDED FROM THE FRONT FACADE OF THE MAIN BUILDING BY A MINIMUM OF 10 FEET OF SETBACK FROM THE FRONT FACADE OF THE MAIN BUILDING.
8. EXTERIOR LIGHTING FOR BUSINESS AND OFFICE AREAS WILL BE DIRECTED OR SHIELDED TO PREVENT GLEAM ON NEIGHBOR RESIDENTIAL PROPERTIES. THE MAXIMUM MOUNTING HEIGHT SHALL BE 30 FEET.
9. ALL SETBACKS AND OTHER DIMENSIONAL REQUIREMENTS DESCRIBED BY THE APPLICABLE ZONING CLASSIFICATION SHALL BE MAINTAINED THROUGHOUT THE DEVELOPMENT OF THIS PROPERTY.
10. THE PROJECT OWNER SHALL OBTAIN A DEVELOPMENTAL PLAN FROM THE CHARLOTTE-MECKLENBURG COUNTY ZONING DEPARTMENT. THE DEVELOPMENTAL PLAN SHALL BE REVIEWED AND APPROVED BY THE CHARLOTTE-MECKLENBURG COUNTY ZONING DEPARTMENT.
11. WATER AND SEWER SERVICES WILL BE PROVIDED TO THE SITE THROUGH THE CHARLOTTE-MECKLENBURG COUNTY DEPARTMENT SYSTEM.
12. THE BUILDING CONSTRUCTION, PLACEMENT AND SETS SHOWN ON THE SCHEMATIC SITE PLAN ARE SUBJECT TO THE APPROVAL OF THE CHARLOTTE-MECKLENBURG COUNTY ENGINEERING DEPARTMENT AT THE TIME THE DRAINAGE AND SEWER DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES ARE SUBMITTED TO THE CHARLOTTE-MECKLENBURG COUNTY ENGINEERING DEPARTMENT. ANY CHANGES TO THE SCHEMATIC SITE PLAN SHALL BE APPROVED BY THE CHARLOTTE-MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
13. THE LEFT TURN "MOUNTAIN CUT" ON W.T. HARRIS BOULEVARD MUST BE CONDUCTED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF A RIGHT TURN RECELEBRATION LANE SHALL BE CONSTRUCTED BY THE DEVELOPER ON THE SOUTH SIDE OF HARRIS BOULEVARD, CENTER STRIP FROM THE INTERSECTION OF HARRIS BOULEVARD AND DAVIS COX ROAD TO THE INTERSECTION OF HARRIS BOULEVARD AND DAVIS LAKE PARKWAY.
14. ALL DOWNSPIRES WILL BE FULLY ENCLOSED (WITH GATES).
15. STORMWATER DETENTION SHALL NOT BE LOCATED IN A BUFFER OR SETBACK.
16. A TRUCK ROUTE WITHIN THE SHIPPING CENTER AREA SHALL BE ESTABLISHED GENERALLY AS SHOWN ON THE SCHEMATIC SITE PLAN. SIGNAGE AND OTHER FEATURES SHALL BE USED TO ENCOURAGE TRUCKS TO USE THE HARRIS BOULEVARD ENTRANCE.
17. THE DEVELOPER'S REPRESENTATIVES, IN CONJUNCTION WITH THE NEIGHBORHOOD, SHALL WORK WITH MECKLENBURG COUNTY ENGINEERING DEPARTMENT AT THE TIME THE DRAINAGE AND SEWER DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES ARE SUBMITTED TO THE CHARLOTTE-MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
18. THE LOADING DOCK FOR THE PROPOSED STORE SHALL BE LOCATED AT THE REAR PORTION OF THE DEVELOPMENT AND SHALL BE SHIELDED FROM THE FRONT PORCH OF THE DEVELOPMENT BY A MINIMUM OF 10 FEET OF SETBACK FROM THE FRONT PORCH OF THE DEVELOPMENT.
19. AS SHOWN ON THE SCHEMATIC SITE PLAN, THE EXISTING POND AREA SHALL BE LEFT BUT NOT RECONSTRUCTED THROUGHOUT THE CONSTRUCTION OF A NEW DAM TO BE APPROVED BY THE CHARLOTTE-MECKLENBURG COUNTY ENGINEERING DEPARTMENT. THE DAM AND THE MAIN SHIPPING CENTER SHALL BE ESTABLISHED BETWEEN THE DAM AND THE MAIN SHIPPING CENTER. THE DAM AND THE MAIN SHIPPING CENTER SHALL BE ESTABLISHED BETWEEN THE DAM AND THE MAIN SHIPPING CENTER. THE DAM AND THE MAIN SHIPPING CENTER SHALL BE ESTABLISHED BETWEEN THE DAM AND THE MAIN SHIPPING CENTER.
20. THE DEVELOPER SHALL MAINTAIN THE HARRIS BOULEVARD ENTRANCE AS THE ONLY ENGINEERING REQUIREMENT.

REVISIONS

NO.	DATE	APP'D.	DESCRIPTION
B	7/23/96		ADDED NOTES 16-20 REV 7 & 13
A	7/12/96		REVISIONS

OWNERS APPROVAL

DATE	SIGNATURE
1995/07/20/01E	

TECHNICAL DATA SHEET

DAVIS LAKE PARKWAY & W. T. HARRIS BLVD
CHARLOTTE, NORTH CAROLINA

S.C. HONDROS & ASSOCIATES, ENGINEERS & CONTRACTORS
 P.O. BOX 220456
 CHARLOTTE, N.C. 28222 PH 377-4614

REZONING PLAN

DATE August 13, 1998

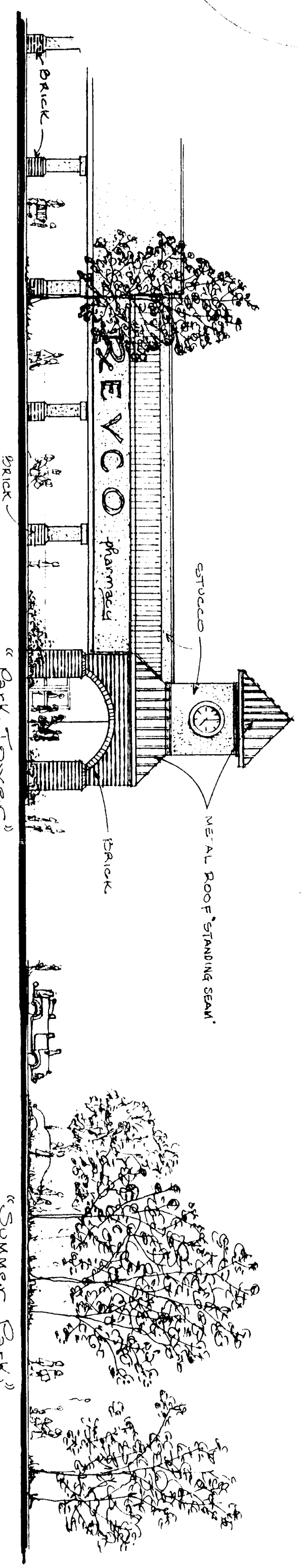
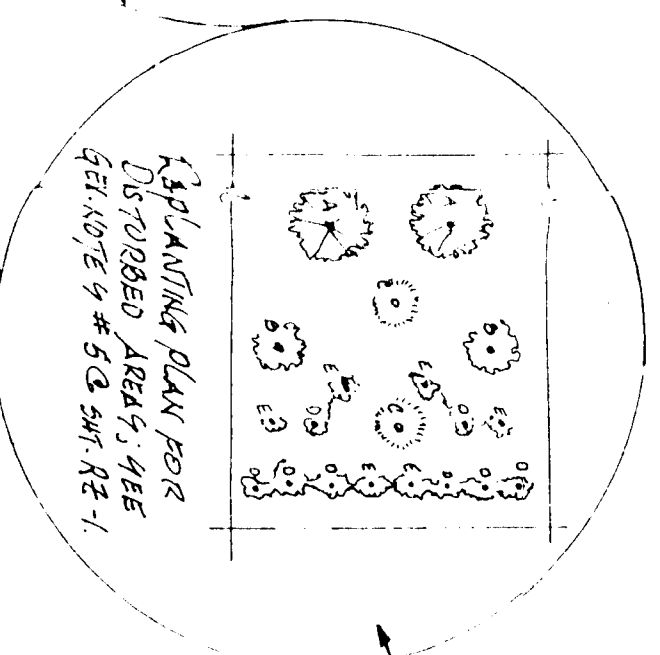
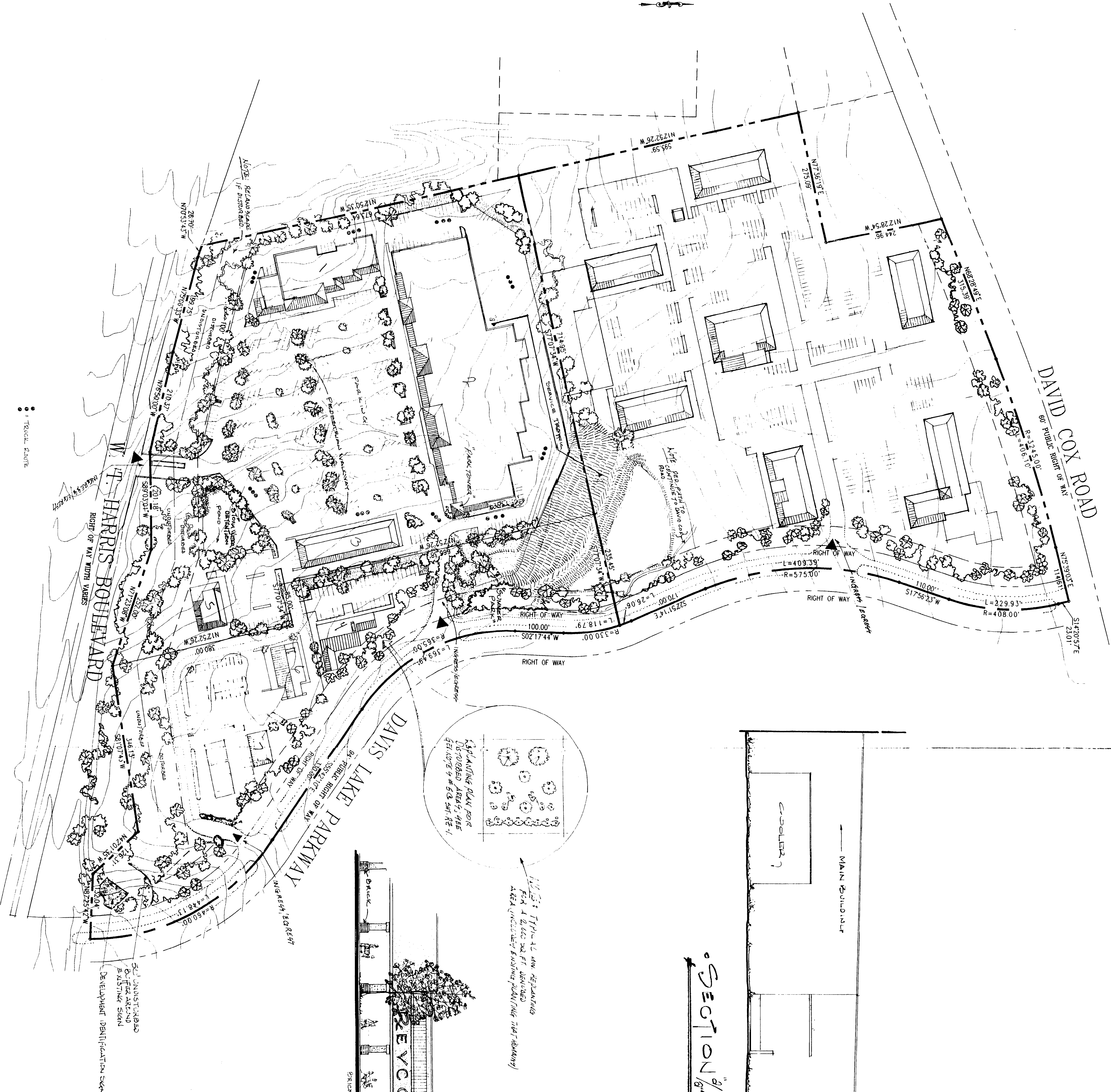
APPROVED BY COUNTY COMMISSION

96-96

DAVIS LAKE PARKWAY & W. T. HARRIS BLVD

DAVIS LAKE PARKWAY & W. T. HARRIS BLVD

DAVIS LAKE PARKWAY & W. T. HARRIS BLVD



THE BUILDING CONFIGURATIONS, PLACEMENTS AND SIZES SHOWN ON THE SCHEMATIC SITE PLAN ARE SUBJECT TO CHANGE IN NATURE AND MAY BE ALTERED OR MODIFIED AT ANY TIME WITHOUT NOTICE. THE DEVELOPER, ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

SCHEMATIC SITE PLAN

REVISIONS	
NO.	DATE
0	7/1/14
1	4/13/16

DAVIS LAKE
 DAVIS LAKE PARKWAY & W.T. HARRIS BLVD.
 CHARLOTTE, NORTH CAROLINA

S.C. HONDROS & ASSOCIATES, INC.
 ENGINEERS & CONTRACTORS
 P.O. BOX 220456
 CHARLOTTE, N.C. 28222 PH: 377-4614

OWNER APPROVAL	DATE	PART NO.
OWN BR	2/22/96	1995/R072/01E

REZONING PLAN
 RZ-2
 2