

DAVIS LAKE PARKWAY

DAVIS LAKE PARKWAY, LP  
4400 BARFIELD ROAD  
ALABAMA 36328  
04-01-19-06

DECLARATION LINE TO BE PROVIDED  
IN ACCORDANCE WITH MECK COUNTY  
ORDINANCE 12-208

W.T. HARRIS BOULEVARD WEST

PROPOSED LINE TO BE PROVIDED  
IN ACCORDANCE WITH MECK COUNTY  
ORDINANCE 12-208

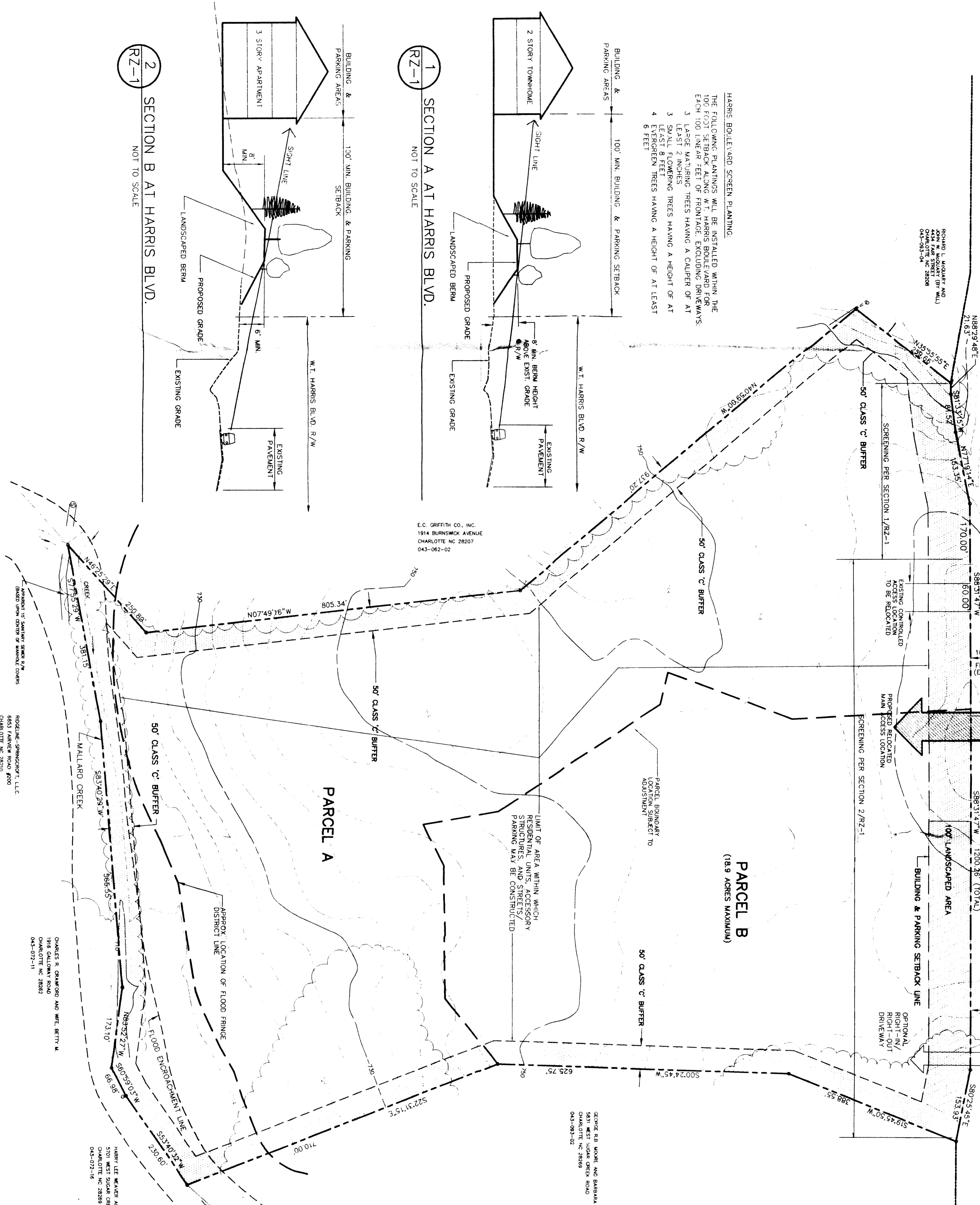
524 NORTH CAROLINA LTD. PARTNERSHIP  
C/O REAL ESTATE TAX SERVICES, INC.  
ALABAMA 36119  
04-09-14

DEVELOPMENT DATA

TOTAL SITE AREA	2311 ACRES (EXISTING R/W EXCLUDED)
EXISTING ZONING	R-12 MF (CO)
PROPOSED ZONING	554
MAXIMUM # UNITS PROPOSED	554
PROPOSED UNIT TYPES	OPTION 1: UP TO 478 TOWNHOMES ON PARCELS A AND B
	OPTION 2: UP TO 328 TOWNHOMES ON PARCELS A (34.21 ACRES) AND UP TO 226 APARTMENTS ON OTHER TYPES OF HOUSING ON PARCELS B (18.8 ACRES MAX)
	554 MAXIMUM TOTAL NUMBER OF UNITS PROVIDED. IF ANY TOWNHOMES ARE INCLUDED ON PARCELS B UNDER OPTION 2, THEY MUST BE CONSIDERED AS APARTMENTS PER MECK COUNTY ORDINANCE 12-208. MAXIMUM APARTMENTS ON PARCELS B MAY NOT EXCEED 14 UNITS PER ACRE

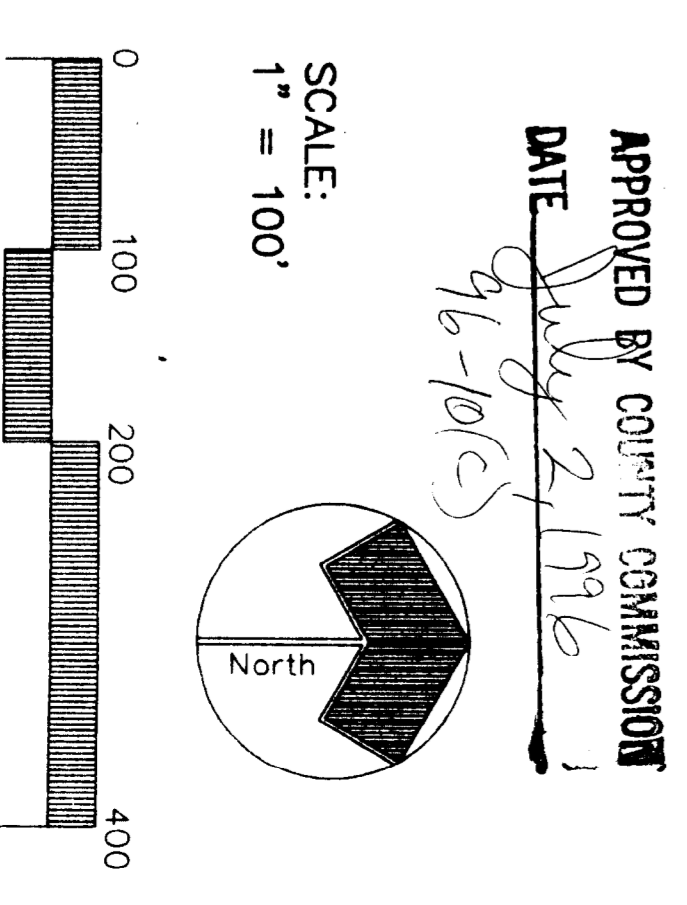
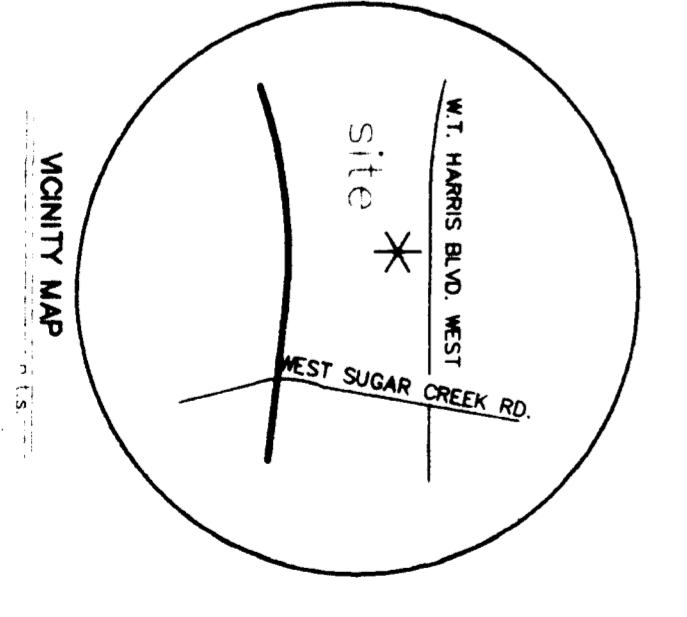
BOUNDARY TAKEN FROM BOUNDARY  
SURVEY BY LUCAS FORMAN INC.  
DATED 1-31-94

HARRIS BOULEVARD SCREEN PLANTING  
THE FOLLOWING PLANTINGS WILL BE INSTALLED WITHIN THE  
100' FOOT SETBACK ALONG W.T. HARRIS BOULEVARD FOR  
EACH 100' LINEAR FEET OF FRONTAGE, EXCLUDING DRIVEWAYS:  
3 LARGE MATURING TREES HAVING A CALIPER OF AT  
LEAST 2 INCHES  
3 MEDIUM MATURING TREES HAVING A HEIGHT OF AT  
LEAST 8 FEET  
4 EVERGREEN TREES HAVING A HEIGHT OF AT LEAST  
6 FEET



GENERAL NOTES

- PERMITTED USE:**
  - A planned multi-family and/or townhome project consisting of no more than 554 units.
- DEVELOPMENT REQUIREMENTS:**
  - General Provisions. All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for R-12 MF District shall be followed. In addition, development shall be governed by these General Notes and the Technical Data Sheet.
  - The building configuration, placement and design shall be consistent with the Ordinance, development and construction document phases within the maximum building limit lines established on the Technical Data Sheet. Parking layouts may also be modified to accommodate final building footprints.
  - All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard setbacks established under the Ordinance for the R-12 MF District. A 100 foot setback will be established along W.T. Harris Boulevard, which cannot be reduced in width by 7 feet or more.
  - If Parcel B is developed for any use other than townhomes, all yard requirements under the Ordinance will be met for Parcels A and B as specified per parcel.
- Buffer Areas:**
  - Buffers established on the Technical Data Sheet shall conform to the standards of Section 12.304 and the provisions of Paragraphs b, c, and d of this section B.3.
  - Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, berms, walls, fences, grading, drainage pipes or channels, utility lines and facilities, pedestrian pathways and bicycle pathways.
  - Stover pipe installations may only cross buffer areas at ninety degree angles measured at the property lines when the pipe shall be replaced with plan materials which are not same as or similar to the types of materials that are in place within the buffer area involved.
  - In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading, signs, and the installation of utility conduits, the cleared, unimproved areas will be landscaped as required by Landscaping Ordinance 12-208.
- Landscaping, Access and Screening:**
  - Screening and landscaping shall conform with the standards and treatments specified in Sections 12.208 and 12.303 of the Ordinance.
  - Landscaped areas within the Site will be planted and improved in sequences which are keyed to the development taking place on each parcel.
  - Dumpster and service areas will be screened from public streets and front adjacent properties in a manner and location that will be installed within the 100 foot landscaped area along W.T. Harris Boulevard at highlighted on the Technical Data Sheet.
  - The configurations and ultimate locations of driveways and access points within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by Landscaping Ordinance 12-208 and Mecklenburg County Engineering Department, in addition, a uniform lighting system will be provided within the Site. All lighting within the Site except street lights which may be erected along W.T. Harris Boulevard shall be designed such that direct illumination does not extend past exterior property lines of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Home for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare height, except for street lights along W.T. Harris Boulevard.
- Lighting:**
  - The parking spaces located on the Schematic Site Plan may vary but in all events will be sufficient to identify the minimum off-street parking standards established under the Ordinance.
  - No parking will be permitted within designated buffer and landscaped areas or setback areas.
- Signs:**
  - A coordinated sign system will be employed throughout the Site.
  - All signs erected within the Site shall comply with Chapter 13 of the Ordinance, Title Protection. Adequate fire protection in the form of fire hydrant will be provided to the County Fire Marshal's specifications. Fire hydrants shall be located within 750 feet, as the fire truck travels, of the most remote and accessible point of all buildings. Plans for design and installation of the County Fire Marshal's office for approval before the construction of that parcel's building.
- APPROVED TO REZONING PLAN:**
  - Future amendments to the Rezoning Plan and these Development Standards may be applied for by the Owner or Owners of the Parcel or Parcels involved in accordance with Chapter 9 of the Ordinance.
- BONDING EFFECT OF THE REZONING APPLICATION:**
  - Any program established under these Development Standards, the Rezoning Plan and other shall, unless amended in the manner provided under the Ordinance, the building upon and their respective heirs, devisees, personal representatives, successors in interest and assigns, throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners", shall, with respect to each Parcel, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owners.



TECHNICAL DATA SHEET

W.T. HARRIS BLVD. SITE

SECTION A AT HARRIS BLVD.  
SECTION B AT HARRIS BLVD.

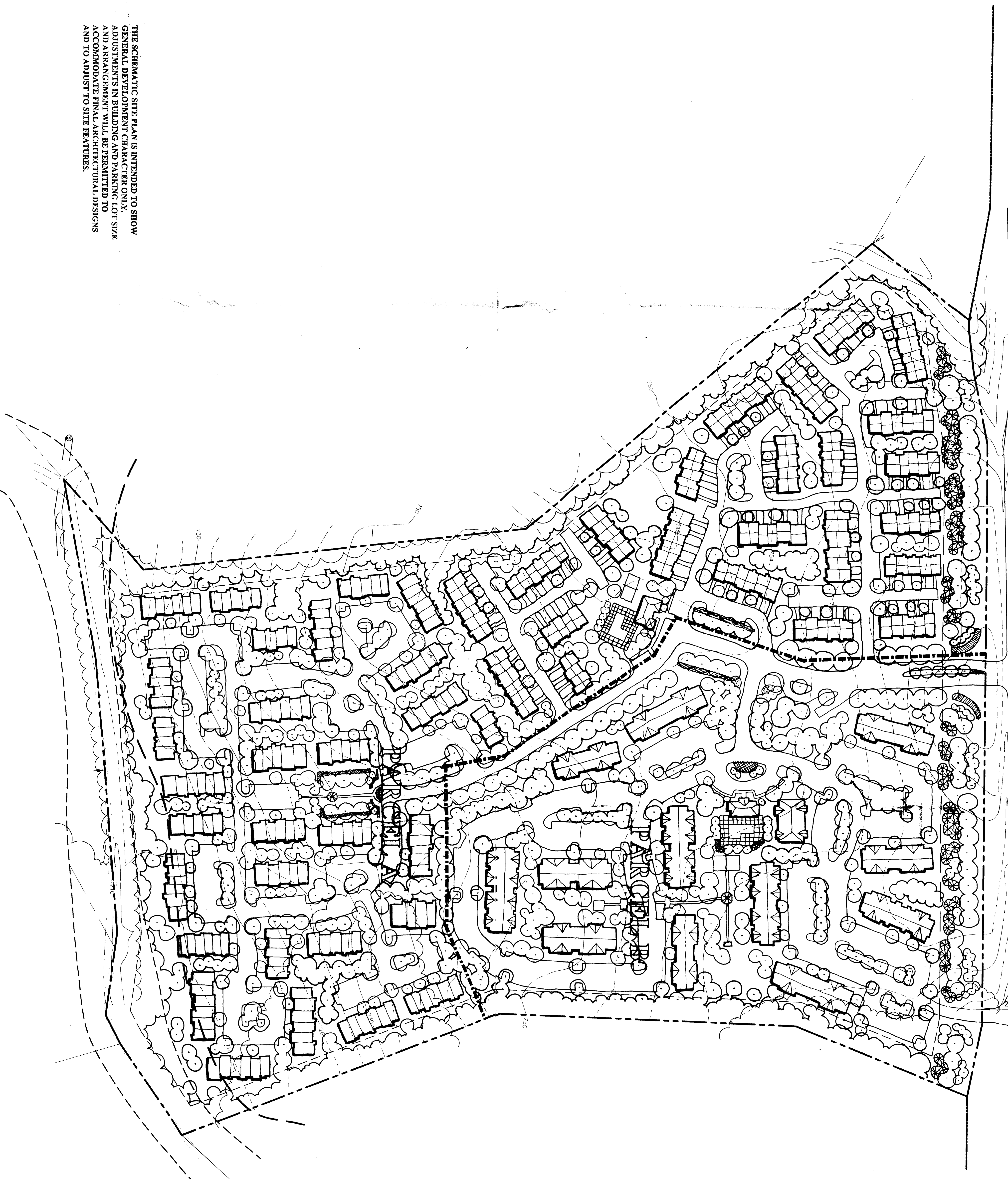
PETITION NO. 96-100C  
AS FOR PUBLIC HEARING

APPROVED BY COUNTY COMMISSION  
DATE 9/6/16

SHEET NO. RZ-1

DAVIS LAKE PARKWAY

W.T. HARRIS BLVD.



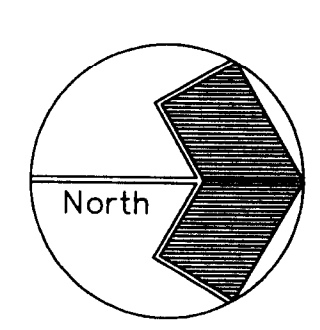
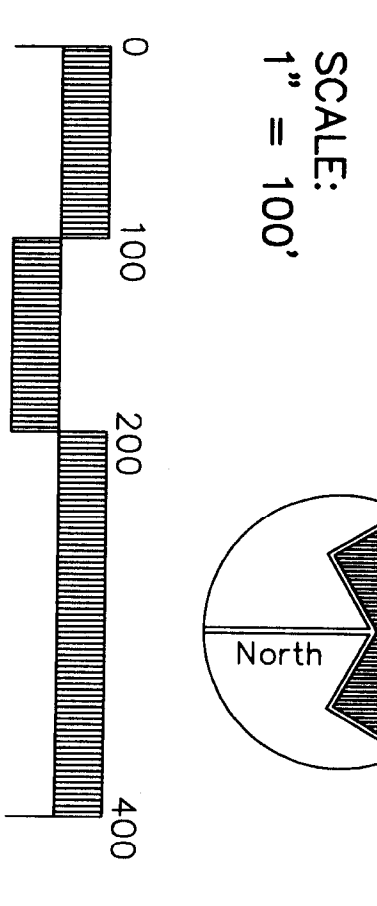
THE SCHEMATIC SITE PLAN IS INTENDED TO SHOW GENERAL DEVELOPMENT CHARACTER ONLY. IT DOES NOT SHOW EXACT BUILDING FOOTPRINTS, AND IS BRANDED WITH THE ARCHITECTURAL DESIGNER'S ACCOMMODATE FINAL ARCHITECTURAL DESIGNS AND TO ADJUST TO SITE FEATURES.

# SCHEMATIC SITE PLAN

PETITION NO. 96-106  
AS FOR PUBLIC HEARING

W.T. HARRIS BLVD. SITE

FOR PORTRAIT HOMES  
CHARLOTTE, NORTH CAROLINA

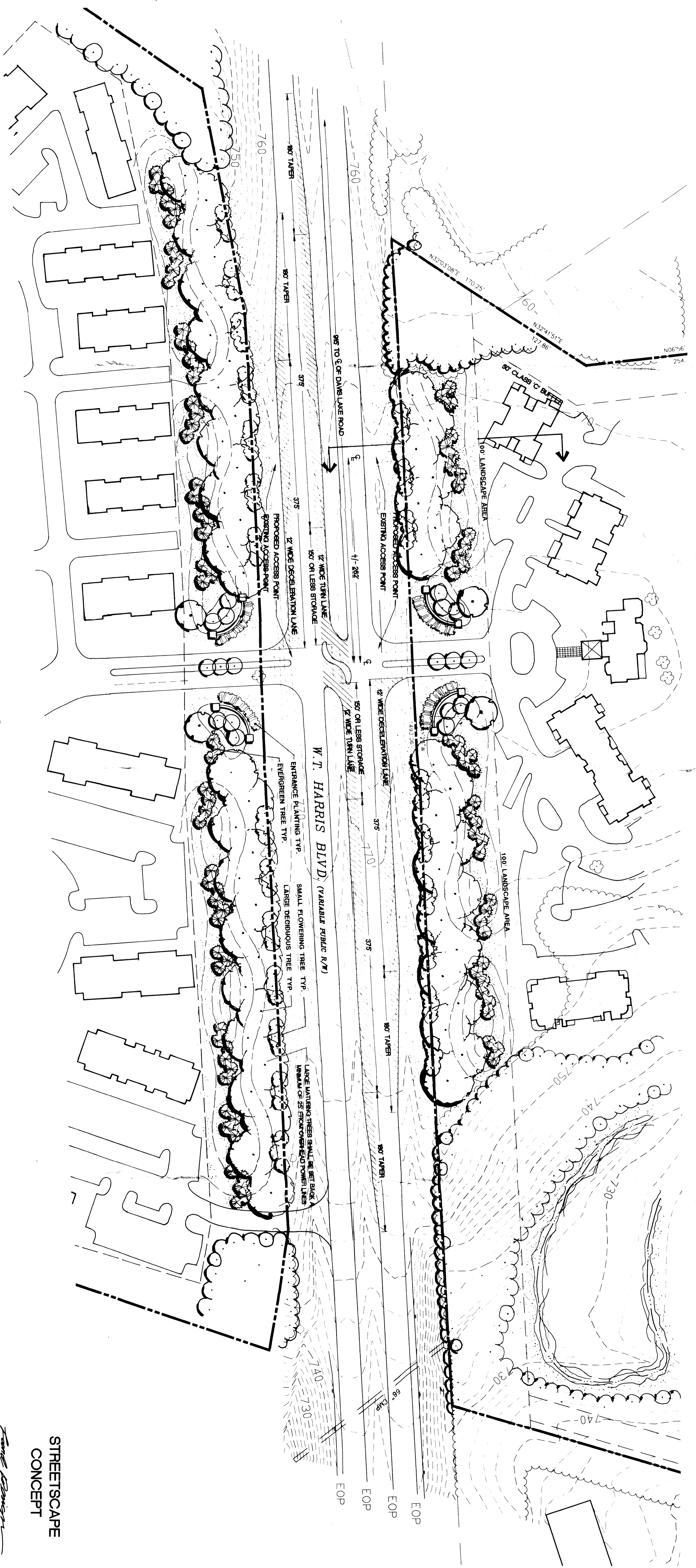


DEBON PLANNING-RESEARCH

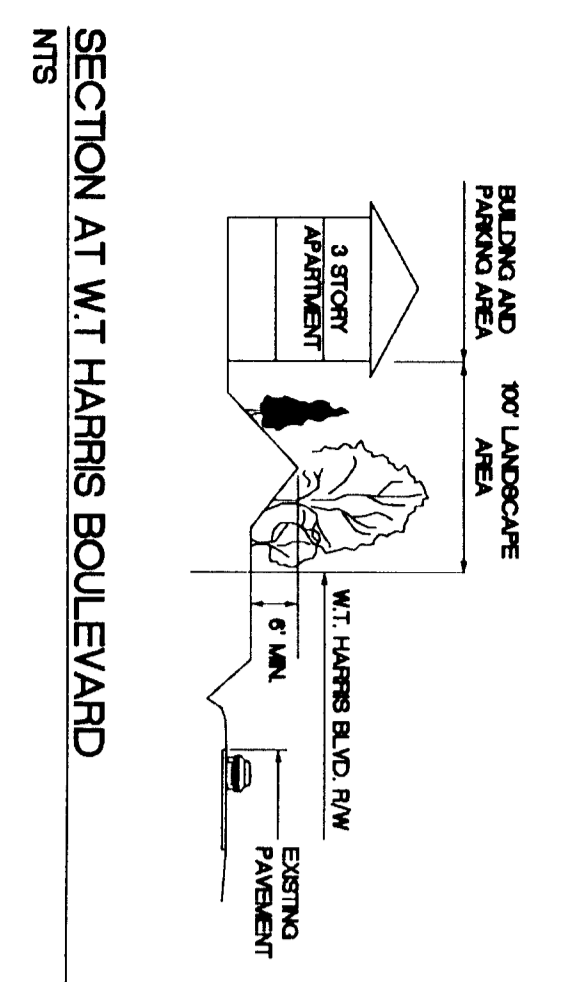
PP2 ASSOCIATES, INC.  
Landscape Architects  
2008 East Swain Street  
Charlotte, NC 28204  
704.252.7228 fax • 1.800.231.2178  
DATE: 5/15/08  
DRAWN BY: PAMEL BOUNDARY

SHEET NO.  
RZ-2  
OF 2

**W.T. HARRIS BOULEVARD**  
**FOR FAIRFIELD RESIDENTIAL, INC.**  
**AND PORTRAIT HOMES**



**PORTRAIT HOMES**



The following products will be installed within the 100' landscape area along W.T. Harris Boulevard:

- (1) Large mature trees (e.g., 12" dbh) - 1 per 100' of landscape area.
- (2) Large medium trees (e.g., 8" dbh) - 2 per 100' of landscape area.
- (3) Small flowering trees (e.g., 4" dbh) - 2 per 100' of landscape area.
- (4) Large shrubs (e.g., 6" dbh) - 2 per 100' of landscape area.
- (5) Small shrubs (e.g., 4" dbh) - 2 per 100' of landscape area.
- (6) Groundcover (e.g., 1" dbh) - 2 per 100' of landscape area.

Plants will be installed on shown on section, except where existing trees occur within the landscape area.

Large mature trees shall be set back a minimum of 20' from owned power lines.

**NOTES:**

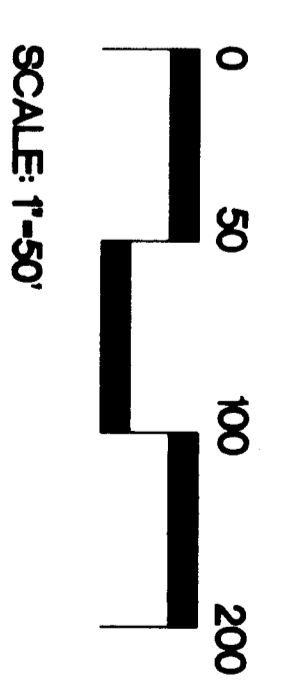
This plan depicts a commitment to a unified design for landscaping on both sides of Harris Boulevard and is being submitted with two zoning petitions filed separately (one for Fairfield Residential, Inc. and one for Portrait Homes). While there is a commitment to carry out this plan, it shall be the responsibility of the respective owners to ensure that all requirements are fulfilled in its requirement without obligation for the opposite side.

PLANTING SHOWN IN 100' LANDSCAPE AREA IS SCHEMATIC IN NATURE AND SUBJECT TO REVIEW AND MODIFICATION BY OWNERS.

PLANTING TO TAKE PLACE IN THE LANDSCAPE AREA SHALL OCCUR ONLY WHERE EXISTING NATURAL VEGETATION DOES NOT OCCUR.

THE PLANTING SPECIFICATIONS, PLACEMENT, AND SIZE SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE AND MAY BE MODIFIED OR CHANGED DURING DESIGN DEVELOPMENT AND CONSTRUCTION. THE TECHNICAL DATA SHEET, PLANNING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

NOTE: TOPOG AND SOUNDPOINT DATA TAKEN FROM SURVEY PROVIDED BY CHASE LOTTE, INC. 28208 WALKER, 77041 585-8600 OR 800/334-4861 FAX 704/585-8605 ON 1/19/06, JOB NO. 8242.



**Land Design Inc.**  
 Landscape Architecture Land Planning  
 Urban Design

0707 Oak Boulevard, Suite 202  
 Raleigh, NC 27603  
 Phone: 919-877-7924  
 Fax: 919-877-7924

**STREETScape CONCEPT**

DATE: MARCH 18, 2008  
 PROJECT NO: 2001  
 REV: 1  
 DRAWN BY: MATT D. BROWN  
 CHECKED BY: MATT D. BROWN  
 DATE: JUNE 26, 2008  
 COMMISSION COMMENTS

SHEET NO: RZ-3  
 FILE NAME: BROWNSBORO OF 13  
 OF 13