

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Unless other standards are established by the Rezoning Plan, the innovative requests, or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Mixed Use District ("MX-2") zoning district shall be followed in connection with development taking place on this approximately 12.4 acre site located on Davis Lake Parkway, Harris Woods Boulevard, and David Cox Road (the "Site"), which Site is more particularly depicted on the Rezoning Plan.

The development depicted on the Rezoning Plan is intended to reflect the arrangement of the proposed use on the Site, but the final configuration, placement and size of the individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Plan, innovative requests, and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building locations. Petitioner reserves the right to make innovative requests subject to approval by the Charlotte Planning Commission.

PERMITTED USES/MAXIMUM NUMBER OF DWELLING UNITS

The Site may be developed for a maximum of 92 town-home attached dwelling units together with permitted uses under the Ordinance for the MX-2 zoning district or by the innovative requests made by the petitioner.

SETBACKS, SIDE YARDS AND REAR YARDS

All buildings on the Site will satisfy or exceed the setback, side yard and rear yard requirements established under the Ordinance for the MX-2 zoning district or by the innovative requests made by the petitioner.

ARCHITECTURAL COMMITMENTS

- The exterior front wall surfaces, exclusive of windows and doors, of all buildings will have a minimum of 90% brick, stone, and/or similar masonry products, and/or hard-plant/fiber cement board.
- The vertical height of all buildings will not exceed 40 feet.

SCREENING AND LANDSCAPED AREAS

- Screening shall conform to the standards and treatments specified in the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
- The water quality pond will have additional installed landscaping along the banks, as depicted on Rezoning Plan.
- Reverse frontage plantings will be installed behind Buildings 19, 20, 25, and 1, as depicted on the Rezoning Plan.
- A protective 4 foot fence will be installed around the water quality pond, as depicted on the Rezoning Plan.
- A protective 4 foot fence will be installed along the top of the retaining wall closest to Harris Woods Boulevard, as depicted on the Rezoning Plan.
- The buffer between the site and the industrial zoning is reduced to 37.5 feet with a berm and/or fence and landscaped as a class A buffer. The 25% reduction has been made in accordance with the provisions of section 12.302.8.

STREETS AND DRIVEWAYS

- All internal streets will be private except for Harris Woods Boulevard extension which will end with a "hammer head" on street A, as depicted on the Rezoning Plan.
- All internal streets that are private will be constructed to public street paving standards.
- All private streets will be a minimum of 24 feet wide from back of curb to back of curb, as depicted on the Rezoning Plan.
- Harris Woods Boulevard extension will be a public street and will be a minimum of 26 feet wide from back of curb to back of curb, as depicted on the Rezoning Plan.
- All driveways will be a minimum of 20 feet from the back of sidewalk or curb to the front of the garage, as depicted on the Rezoning Plan.
- Petitioner will install a left turn lane with 75 feet of storage, 100 foot taper, and 11 foot lane on Davis Lake Parkway onto Harris Woods Boulevard, as depicted on the Rezoning Plan. However, petitioner will not be responsible for any fines or mitigation repercussions, as a direct result of the removal of the street trees in the Davis Lake Parkway median to accommodate the left turn lane.

MONUMENTATION AND SIGNAGE

- Signage and/or entry monument will meet or exceed the requirements of the Ordinance. One entry monument will be located at Davis Lake Parkway and Harris Woods Boulevard, as depicted on the Rezoning Plan.
- The community will have community mail boxes, centrally located as depicted on the Rezoning Plan.

COMMON OPEN SPACE/TREE SAVE AREAS/ TREE ORDINANCE

- Common open space shall be provided in various locations on the Site, as depicted on the Rezoning Plan.
- Each unit will have a minimum of 400 square feet of private open space.

SIDEWALKS/STREETSCAPE

- All internal sidewalks will be 5 feet and planting strips will be 4 feet, as depicted on the Rezoning Plan.
- Street trees and internal streetscape will be installed behind sidewalks, as depicted on the Rezoning Plan.
- A 5 foot sidewalk and a 4 foot planting strip will be installed along the southern side Harris Woods Boulevard, as depicted on the Rezoning Plan.
- On the western side of Davis Lake Parkway, that is adjoining the Property, a 5 foot sidewalk and 4 foot planting strip will be installed, as depicted on the Rezoning Plan.
- Pedestrian connectivity will be provided to the adjoining shopping center by a concrete sidewalk with concrete steps, as depicted on the Rezoning Plan.
- A 4 foot mulch walking trail will be installed with a hardscape edge from the sidewalk on private street A around the Common Open Space/Pond and will connect with the street B sidewalk that connects to Davis Lake Parkway, as depicted on the Rezoning Plan.
- A minimum of two benches will be installed along the 4 foot mulch walking trail, as depicted on the Rezoning Plan.
- A 6 foot sidewalk will be installed along David Cox Road, as depicted on the Rezoning Plan.

SOLID WASTE

The future dumpsters on the Rezoning Plan will only be installed if the community does not have a private curb pickup. The private pickup will be managed by the HOA.

STORM WATER MANAGEMENT

Storm water runoff from the Site will be managed in the existing water quality pond, as depicted on the Rezoning Plan.

SUBDIVISION ORDINANCE

Development of the Site shall comply with the terms and conditions of the City of Charlotte Subdivision Ordinance (the "Subdivision Ordinance"), provided, however, that the Petitioners shall have the right to pursue a variance or variances from the standards and requirements of the Subdivision Ordinance in accordance with the procedures set out therein.

AMENDMENTS TO THE REZONING PLAN

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the owner or owners of the Site from time to time who may be involved in any future development thereof.

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Legend

**SITE TABULATION:**

PARCEL ID #	04322101
TOTAL AREA:	±12.38 ACRES
EXISTING ZONING:	O-1 (CD)
PROPOSED ZONING:	MX-2 (INNOVATIVE)
PROPOSED PRIMARY USES:	TOWNHOMES FOR SALE
PROPOSED UNITS:	92 UNITS
PROPOSED DENSITY:	7.43 DU/AC
USABLE OPEN SPACE:	
UOS 1	11,200 SF
UOS 2	7,600 SF
UOS 3	8,300 SF
UOS 4	7,400 SF
UOS 5	39,200 SF
TOTAL	±62,500 SF (11.6%)
OTHER OPEN SPACE	±106,800 SF (20%)
APPROVED BMP IMPERVIOUS	48.9%
PROPOSED IMPERVIOUS	±1%
BUILDING PARKING	2 PER UNIT
ONSTREET PARKING	17 SPACES

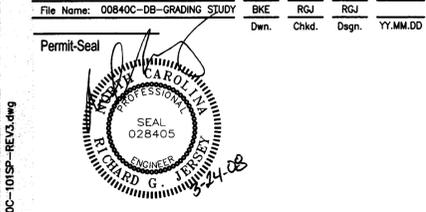
**Notes**  
**DEVELOPMENT DATA**  
THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE APPROXIMATE ARRANGEMENT AND CONFIGURATION OF THE PROPOSED USES ON THE SITE. THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF THE INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS OF THE ORDINANCE AND THE RESTRICTIONS NOTED ON THE PLAN DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

**INNOVATIVE DEVELOPMENT STANDARDS**  
THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.206, "INNOVATIVE DEVELOPMENT STANDARDS", MAY PROPOSE MODIFICATIONS TO THE FOLLOWING STANDARDS:

- STREET TYPE, DIMENSIONS, AND CONSTRUCTION STANDARDS
- SIDEWALK, CURBS, AND GUTTERS
- MINIMUM LOT SIZE AND LOT WIDTH
- SETBACKS, SIDE, FRONT, AND REAR YARDS FOR PRINCIPLE AND ACCESSORY STRUCTURES.
- BUILDING SEPARATION
- SIGHT TRIANGLES

3.	PER CITY COMMENTS	CWH	RGJ	20080321
2.	CLIENT COMMENTS	CWH	RGJ	20080313
1.	City Comments	BKE	RGJ	08.02.15
Revision		By	Appd.	YY.MM.DD

File Name:	00840C-DB-GRADING STUDY	BKE	RGJ	RGJ
		Dwn.	Chkd.	Dsgn.
Permit Seal				



Client/Project  
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Title  
**DAVIS LAKE TOWNHOMES**  
For Public Hearing 2008-044

Project No.	173200840	Scale	0 60' 90' 120'
Drawing No.			1:80
Revision			