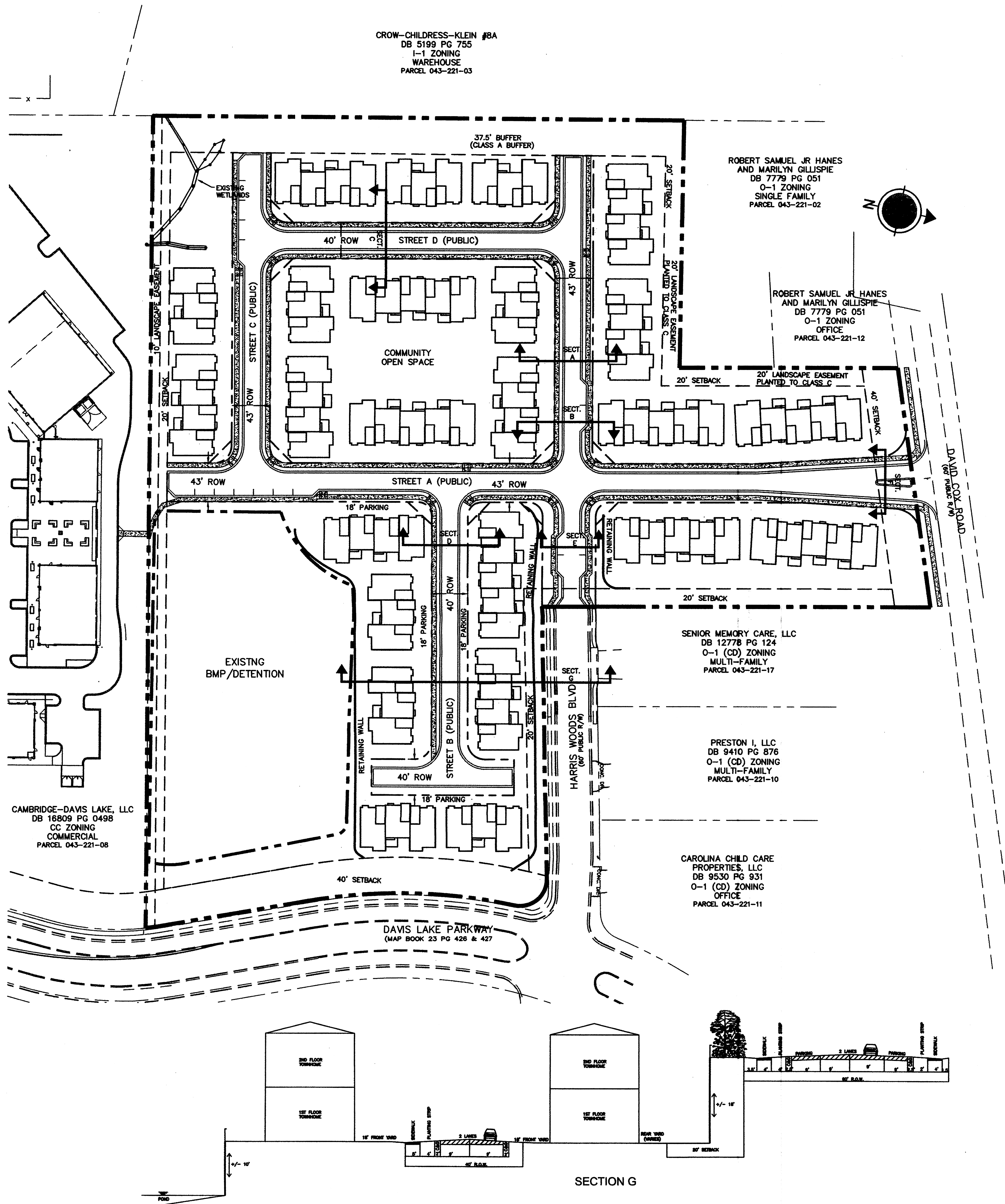
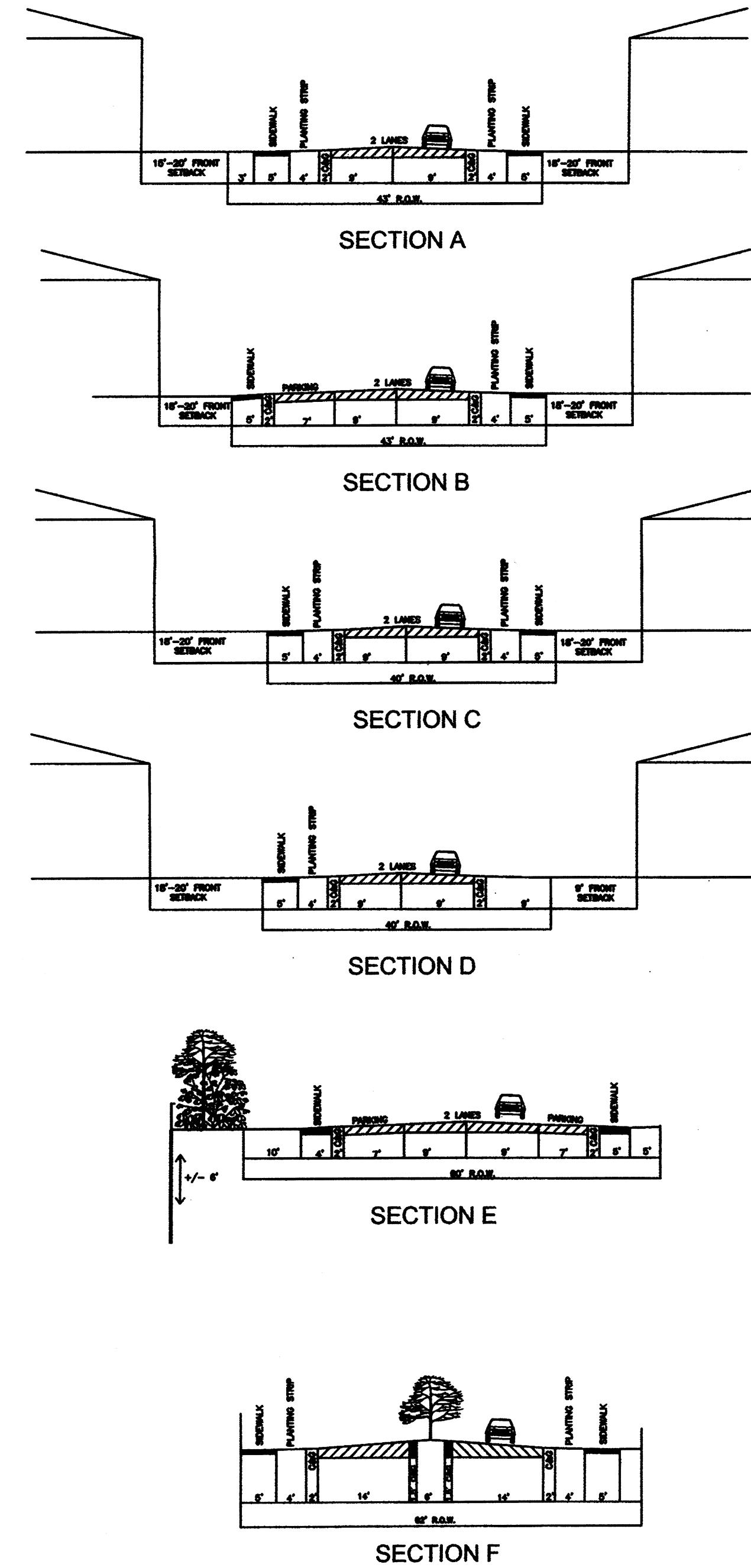
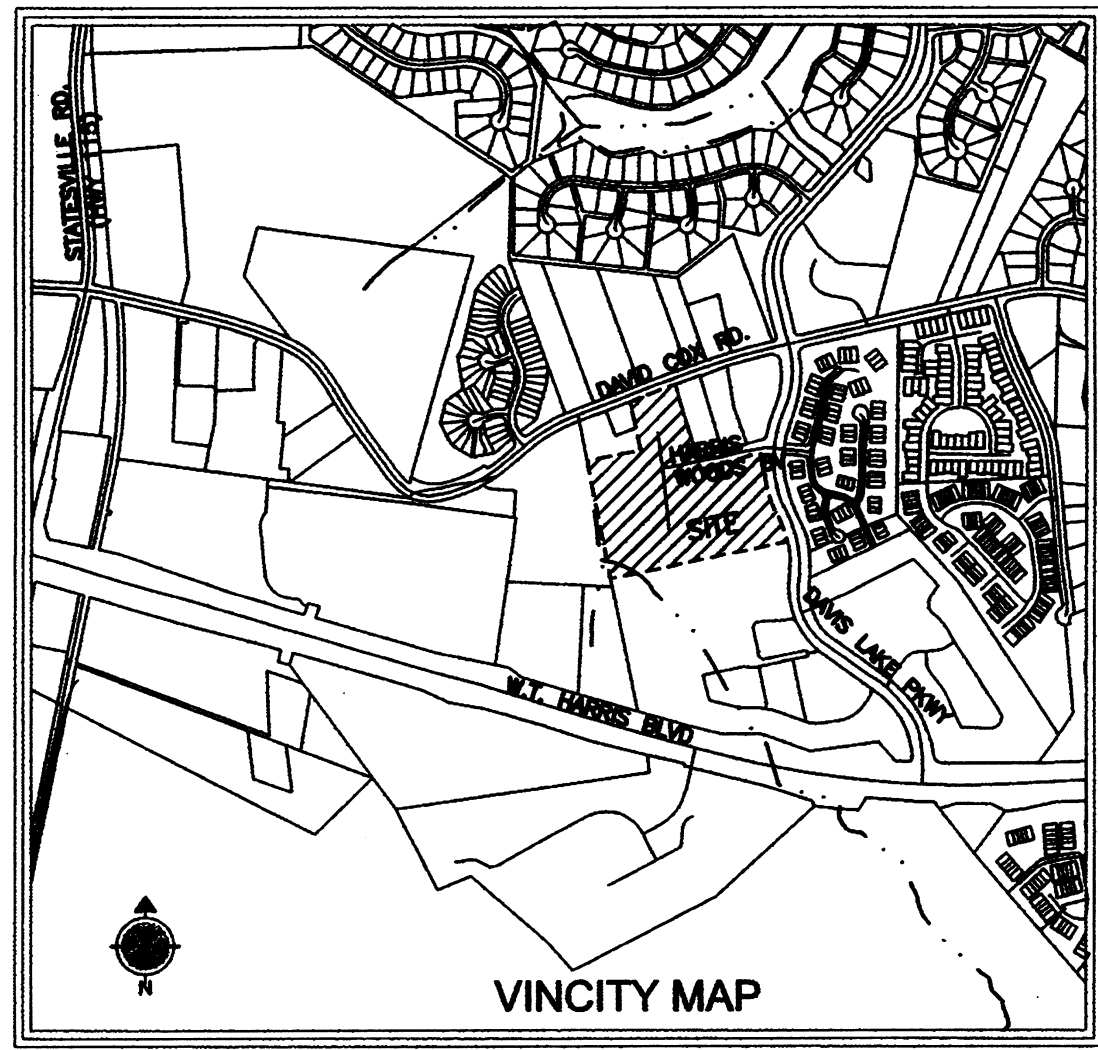




PARCEL ID #	04322101
TOTAL AREA:	±12.38 ACRES
EXISTING ZONING:	O-1 (CD)
PROPOSED ZONING:	MX-2 (INNOVATIVE)
PROPOSED PRIMARY USES:	ATTACHED DWELLING UNITS
PROPOSED UNITS:	94 UNITS
PROPOSED ON STREET PARKING	18 SPACES
PROPOSED DENSITY	7.59 DU/AC

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 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

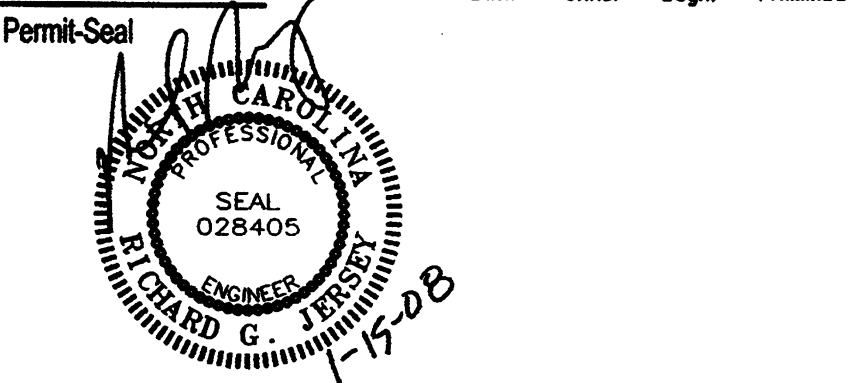
THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.208, "INNOVATIVE DEVELOPMENT STANDARDS", MAY PROPOSE MODIFICATIONS TO THE FOLLOWING STANDARDS:

1. STREET TYPE, DIMENSIONS, AND CONSTRUCTION STANDARDS
2. SIDEWALK, CURBS, AND GUTTERS
3. MINIMUM LOT SIZE AND LOT WIDTH
4. SETBACKS, SIDE, FRONT, AND REAR YARDS FOR PRINCIPLE AND ACCESSORY STRUCTURES.
5. BUILDING SEPARATION

- INCLUDING BUT NOT LIMITED TO:
1. 22' BACK OF CURB TO BACK OF CURB WITH VALLEY CURB.
 2. STREET ROW OF 40' AND 43'.
 3. 4' PLANTING STRIP.
 4. PUBLIC STREET B - 5' SIDEWALK ON ONE SIDE.
 5. 9' - 20' SETBACK FROM BACK OF SIDEWALK (INTERNAL).
 6. 25' SIGHT TRIANGLES.
 7. 20' EXTERNAL SETBACKS.
 8. 3' INTERNAL SIDE YARD.
 9. 18'-20' PARKING PAD IN FRONT OF GARAGE.

1 Added Sidewalk	BKE	RGJ	08.01.11
Revision	By	Appd.	YY.MM.DD

File Name: 00840C-102SP.DWG	CWH	RGJ	RGJ	07.12.26
	Dem.	Chkd.	Deqn.	YY.MM.DD



Client/Project
CAMBRIDGE PROPERTIES, INC.

831 E. MOREHEAD STREET, SUITE 245
CHARLOTTE, NC 28202

Title
DAVIS LAKE TOWNHOMES

SITE PLAN

Project No. 173200840	Scale 0 30' 60' 120'
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Drawing No. RZ1	Revision 0
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