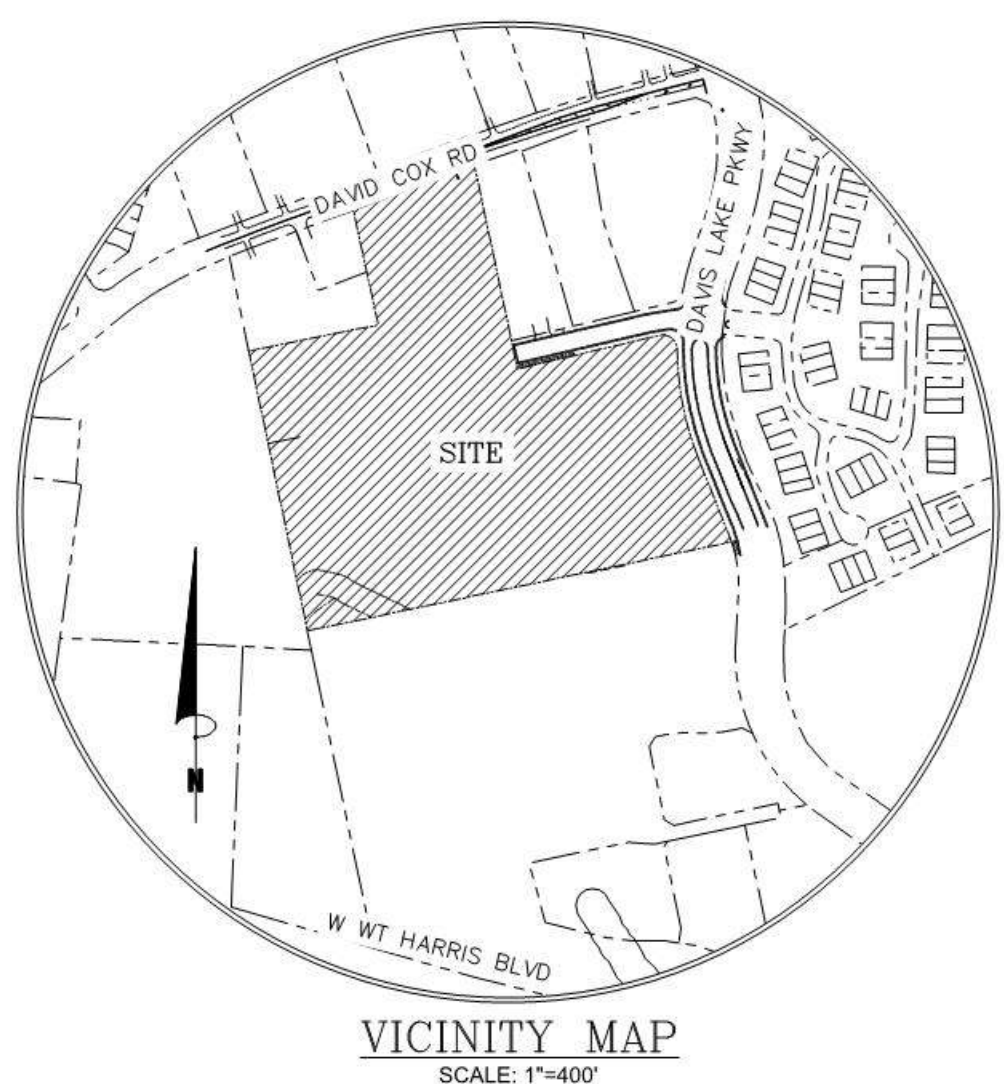


DAVIS LAKE TOWNHOMES

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

4999 HARRIS WOODS ROAD
CHARLOTTE, NC 28269



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SDRMFR-2017-00033

*Revision

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By Brent Wilkinson 12/22/17

*This application is for a revision to the approved Davis Lake Townhomes SDRMF-2016-00027. The lot and building sizes have been altered. The lot sizes are larger than the previous lots, which results in a reduced lot count of 86 lots. Utilities, stormwater, and grading have been updated based on the revised lot layouts.



FINAL
APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

APPROVED

By mark chapman at 2:46 pm, Dec 21, 2017

APPROVED

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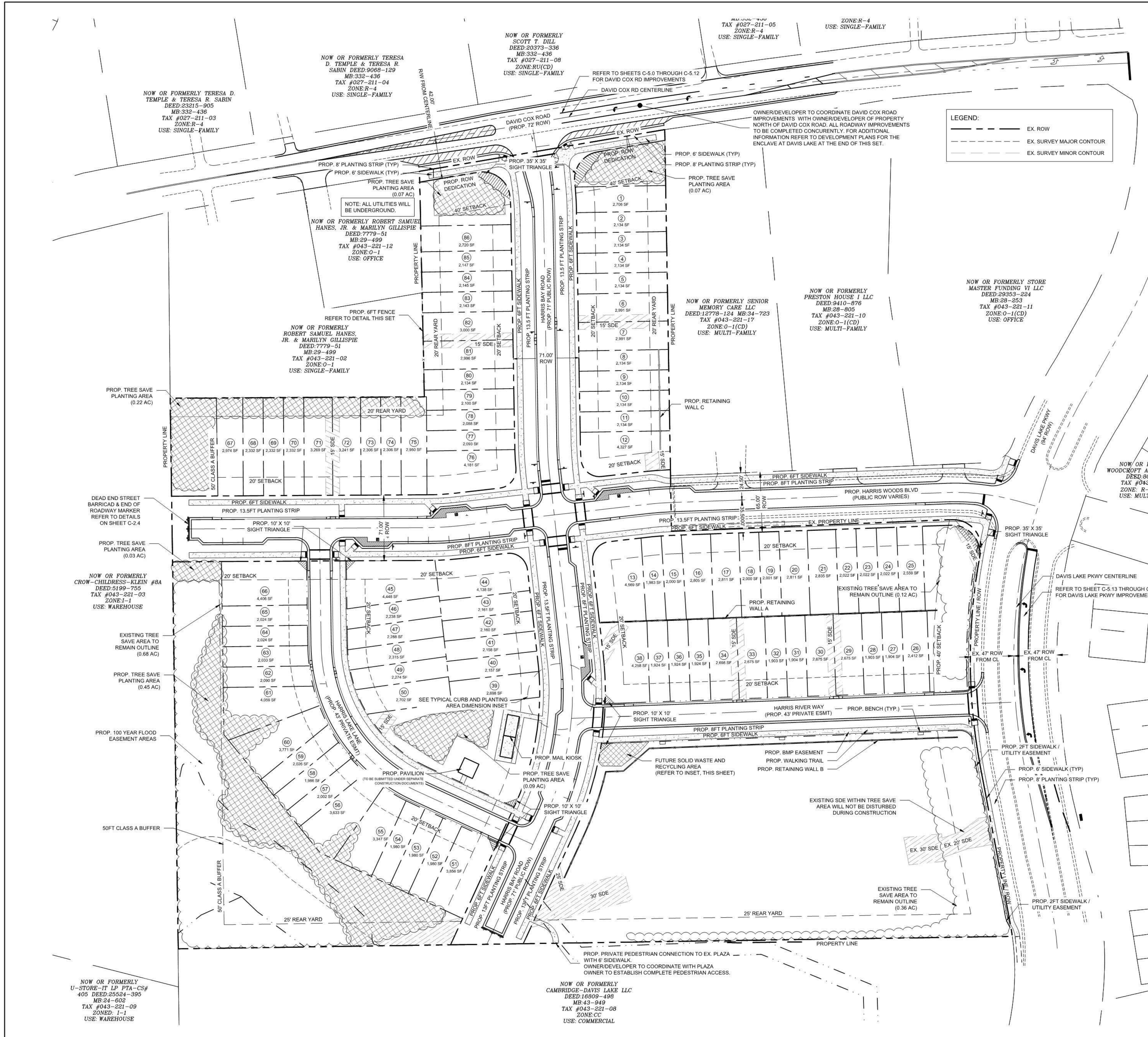


DAVIS LAKE TOWNHOMES
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
CHARLOTTE, NORTH CAROLINA
COVER

REVISIONS:

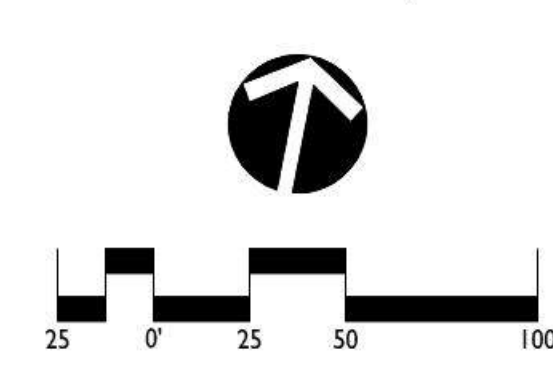
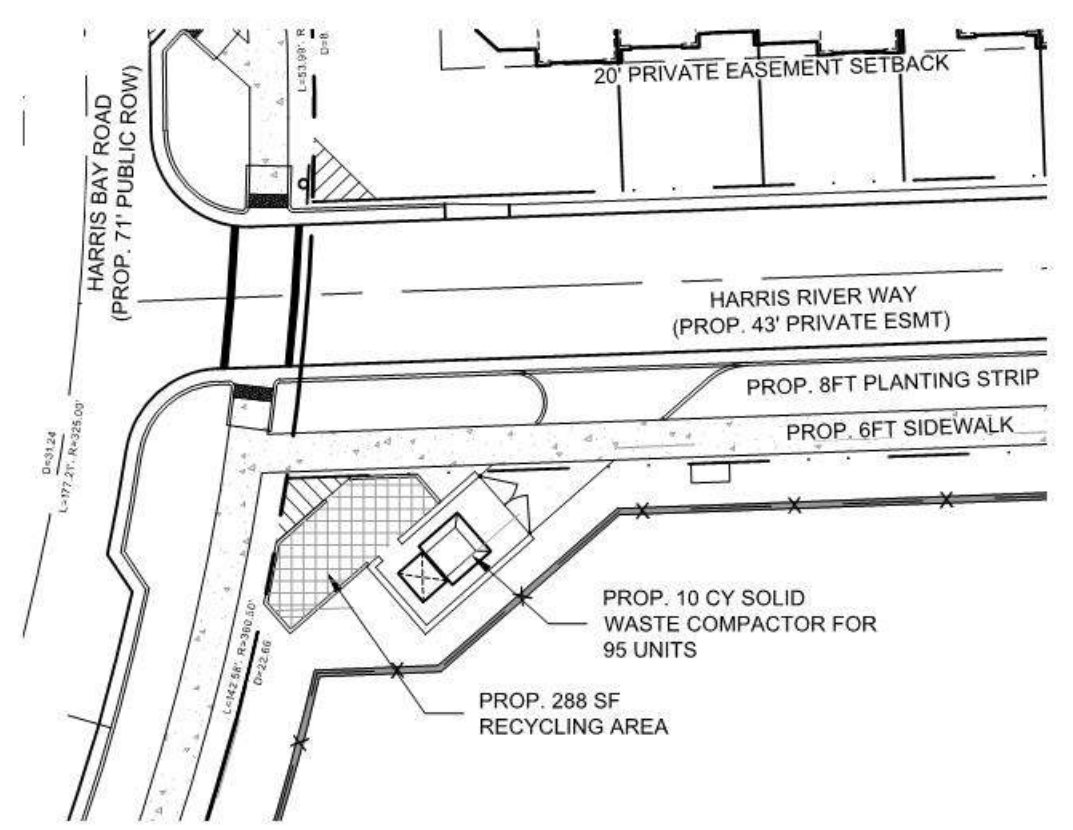
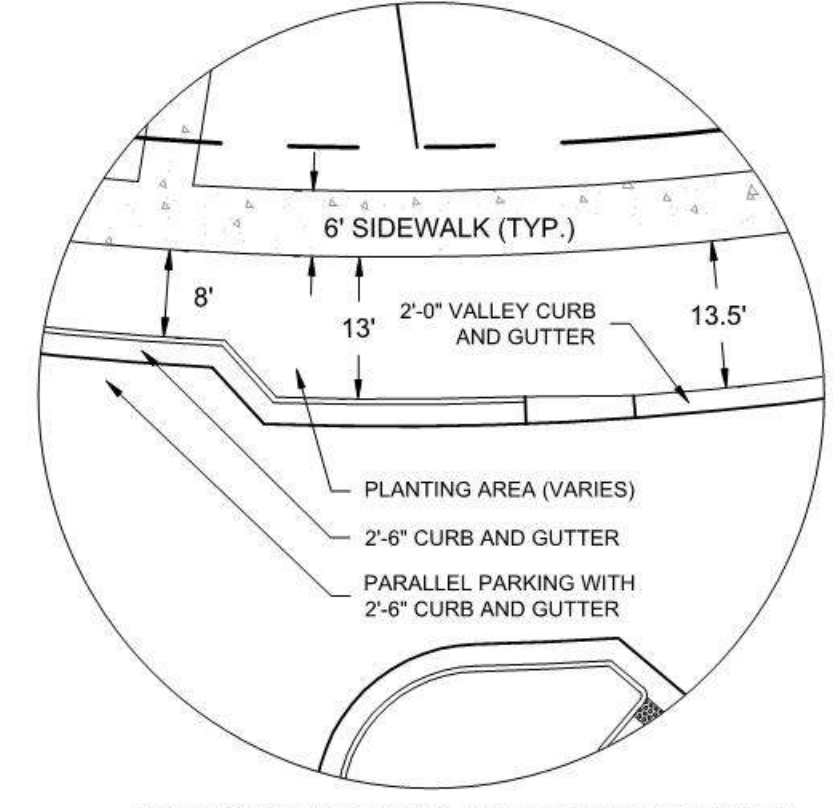
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DESIGNED BY: DWG
DRAWN BY: DWG
CHECKED BY: DGG
SCALE: 1"=40'
PROJECT #: 1015220

C-0.0



DEVELOPMENT SUMMARY:

ZONING:	MX-2 (INNOV) & MX-2 (INNOV) SPA PETITION 2015-107
TAX PARCEL ID:	043-221-01
SITE ACREAGE:	±12.42 ACRES
LOTS:	98 LOTS
PROPOSED TYPE:	86 LOTS SINGLE FAMILY TOWNHOME ATTACHED (FOR SALE)
TOTAL DENSITY:	± 6.9 UNITS/ACRE
EXISTING BUA:	0%
PROPOSED BUA:	43.40%
TOTAL BUA:	43.40%
LOT REQUIREMENTS / YARDS	
LOT SIZE:	1,980 SF MIN.
PRIVATE OPEN SPACE:	400 SF MIN. PER UNIT
SETBACK:	22 FT MIN.
SETBACK:	20 FT MIN.
SIDE YARD:	5 FT MIN.
REAR YARD:	20 FT AND 25 FT MIN.
SETBACK ALONG DAVID COX ROAD AND DAVIS LAKE PARKWAY:	40 FT
MINIMUM BUILDING SEPARATION:	16 FT
BUILDING HEIGHT:	40 FT
MAX ALLOWED:	30 FT
PROPOSED:	
MAX IMPERVIOUS PER LOT:	72.09%
TREE SAVE	
REQUIRED TREE SAVE:	1.86 AC (15.0%)
EXISTING TREE SAVE:	1.53 AC (12.3%)
EXISTING TREE SAVE TO REMAIN:	1.14 AC (7.6%)
EXISTING TREE SAVE TO REMOVE:	0.39 AC
PROP TREE PLANTING @ 1.5x:	0.59 AC
PROP TREE PLANTING @ 1.0x:	0.33 AC
PLANTING AREA NEEDED:	0.92 AC
PLANTING AREA PROVIDED:	0.93 AC
OPEN SPACE	
REQUIRED:	4.97 AC (40.0%)
PROVIDED:	6.68 (53.8%)
PARKING	
REQUIRED:	129 (86 LOTS*1.5)
PROPOSED:	201
SOLID WASTE	
REQUIRED:	(1) 8 CU.YD. DUMPSTER/30 UNITS OR (1) 8 CU.YD. COMPACTOR PER 90 UNITS
PROPOSED:	PRIVATE COLLECTION, TO BE MAINTAINED BY THE HOA
RECYCLING	
REQUIRED:	288 SF
PROPOSED:	PRIVATE COLLECTION, TO BE MAINTAINED BY THE HOA
ANTICIPATED CONSTRUCTION COMPLETION DATE:	DECEMBER 2018



BEFORE YOU DIG!
CALL 1-800-632-4949
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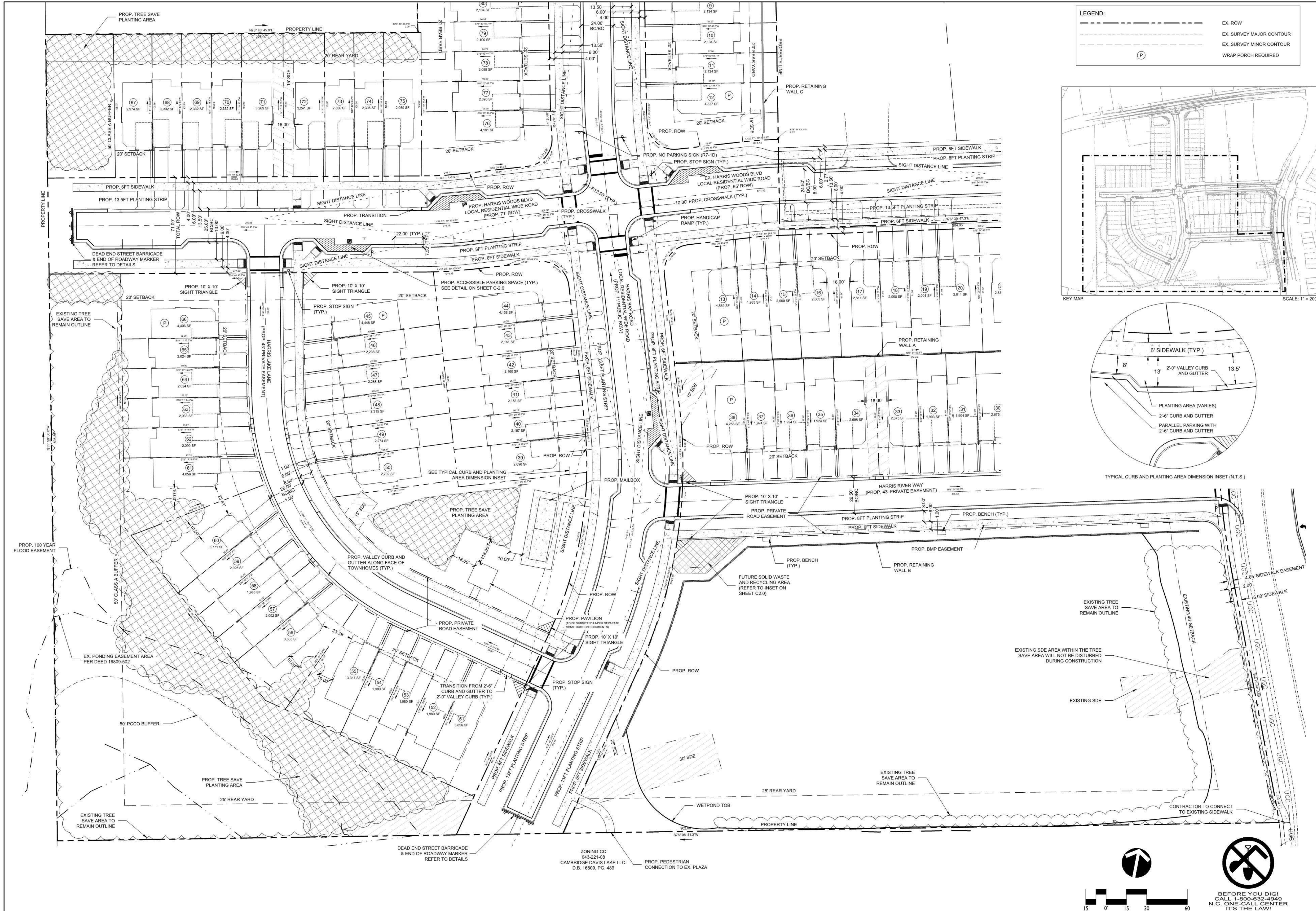
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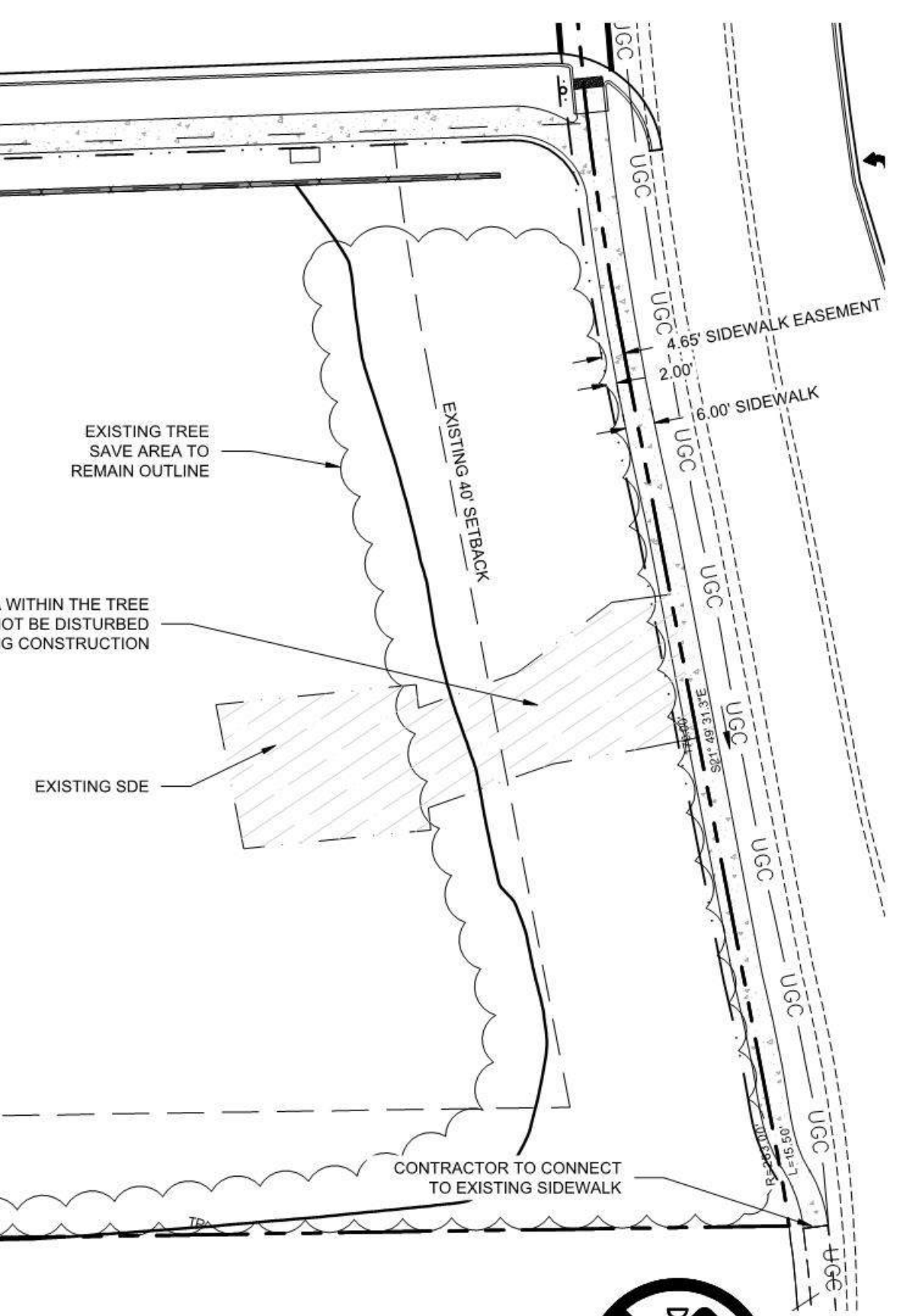
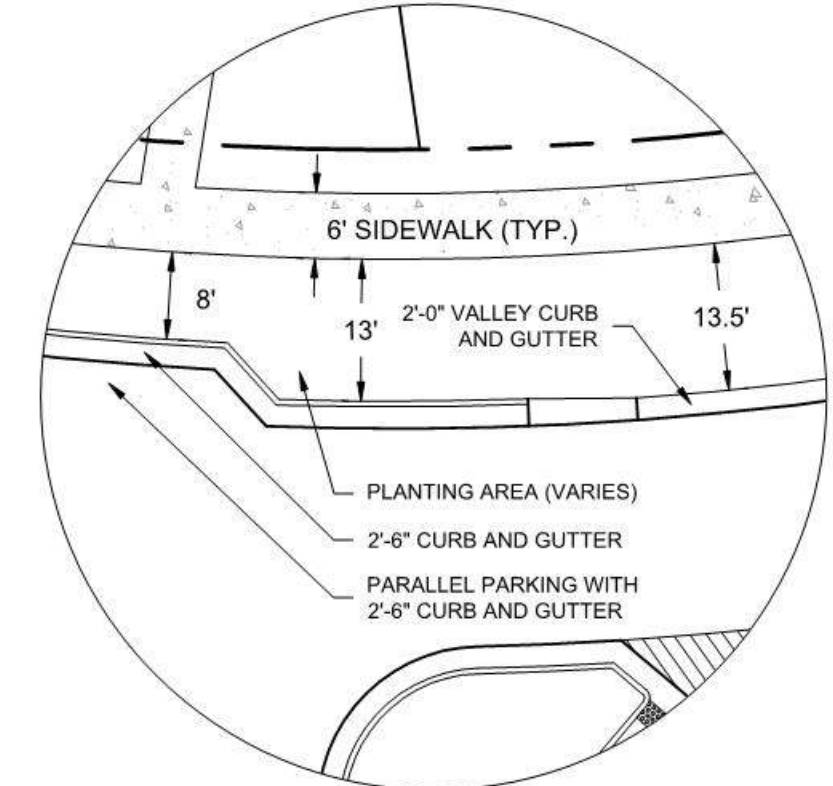
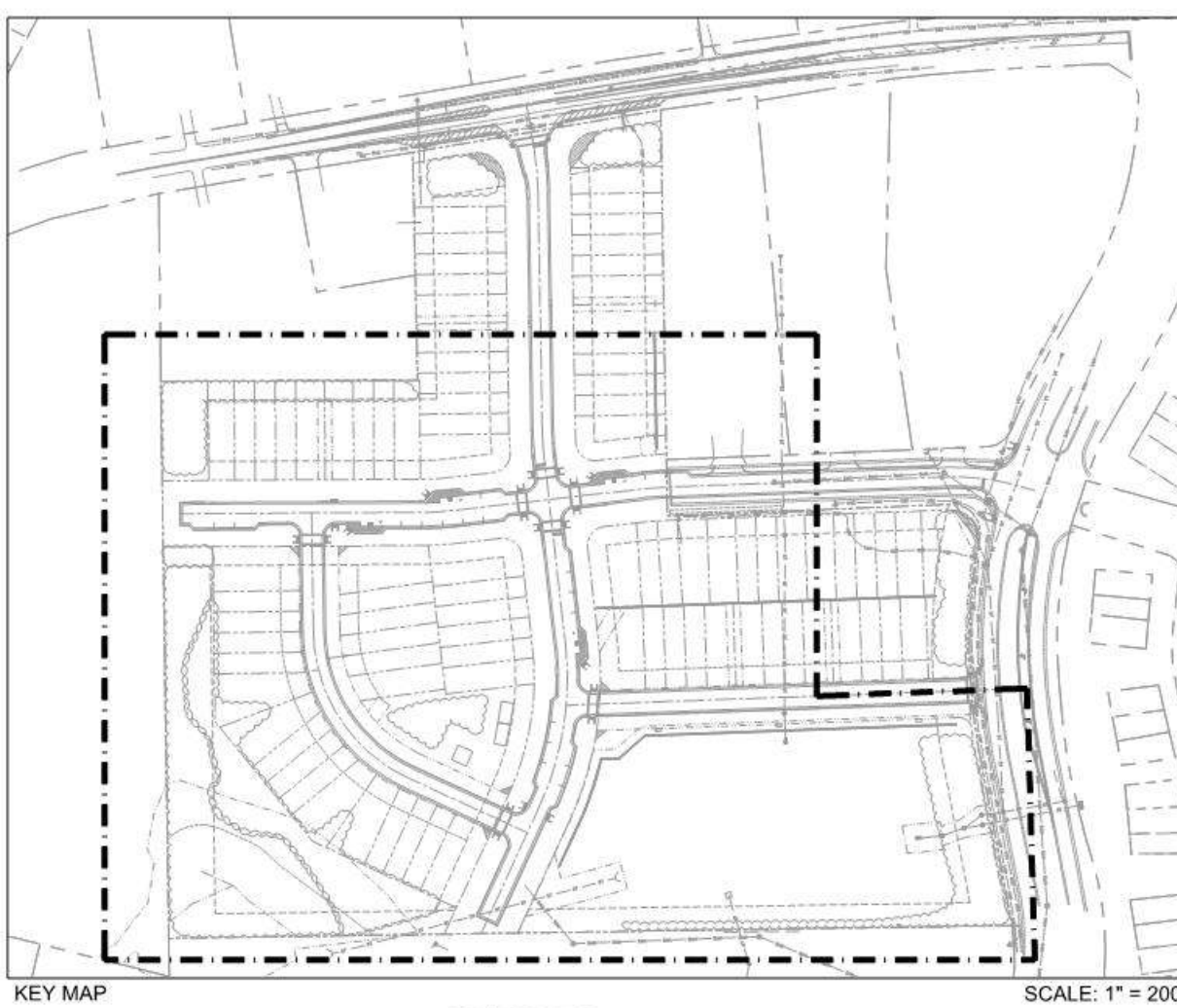
DAVIS LAKE TOWNHOMES
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
CHARLOTTE, NORTH CAROLINA
OVERALL SITE PLAN

REVISIONS:
DATE: 12/13/2017
DESIGNED BY: DWG
DRAWN BY: DWG
CHECKED BY: DGG
SCALE: 1"=50'
PROJECT #: 1015220
C-2.0



LEGEND:

- EX. ROW
- EX. SURVEY MAJOR CONTOUR
- EX. SURVEY MINOR CONTOUR
- WRAP PORCH REQUIRED



DATE: 12/13/2017
DESIGNED BY: MTP
DRAWN BY: MTP
CHECKED BY: DGG
SCALE: 1" = 30'
PROJECT #: 1015220

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038607
DIVISION OF ENGINEERING
G. GISTEL

12/13/2017

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CORPORATE
LAND DESIGN INC.
NORTH CAROLINA

DAVIS LAKE TOWNHOMES
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
CHARLOTTE, NORTH CAROLINA
SITE PLAN AREA A

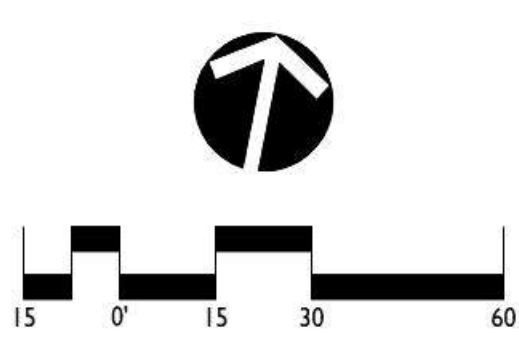
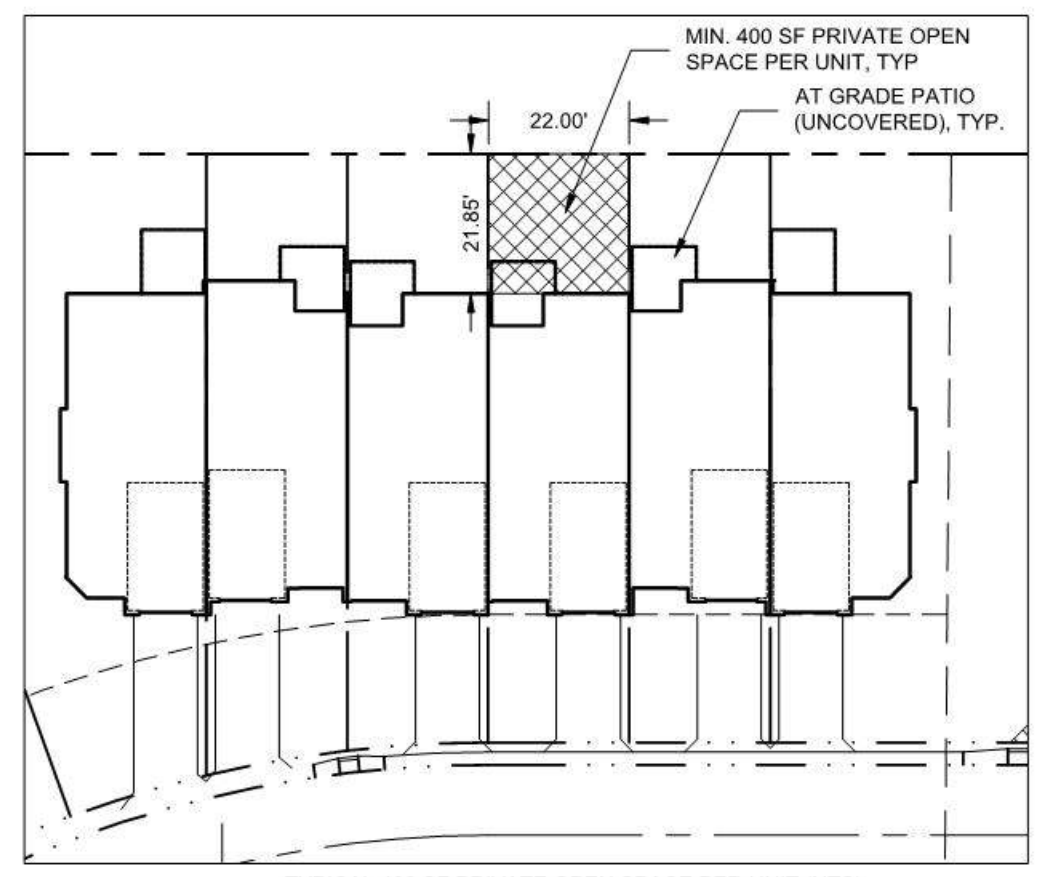
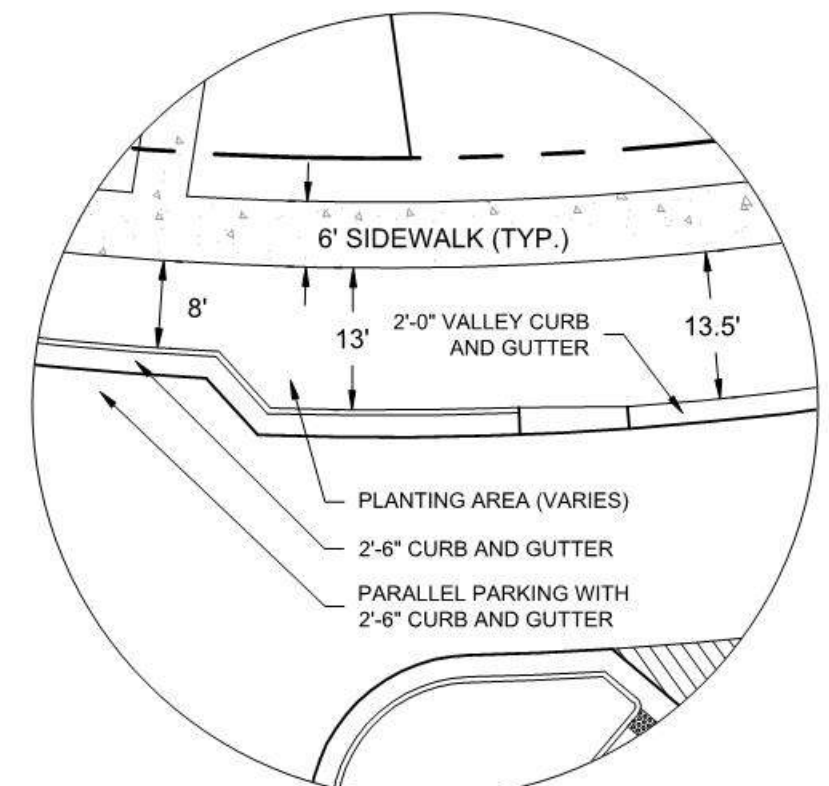
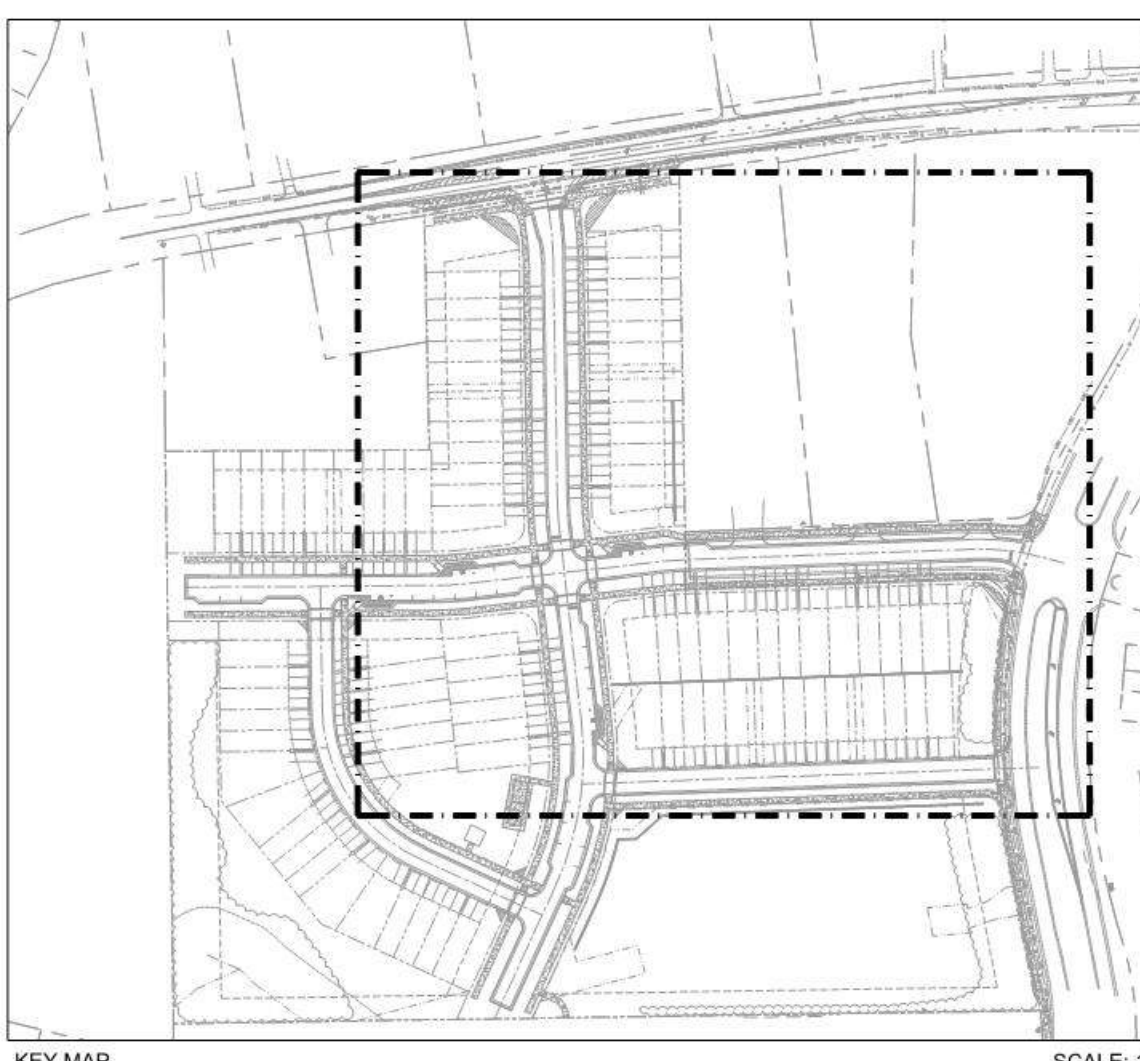
REVISIONS:

C-2.1



LEGEND:

- EX. ROW
- EX. SURVEY MAJOR CONTOUR
- EX. SURVEY MINOR CONTOUR
- WRAP PORCH REQUIRED



FORMERLY ROBERT SAMUEL
& MARILYN GILLISPIE
DEED:7779-51
MB:29-499
X #043-221-12
ZONE:O-1
USE: OFFICE

NOW OR FORMERLY SENIOR
MEMORY CARE LLC
DEED:12778-124 MB:34-723
TAX #043-221-17
ZONE:O-1(CD)
USE: MULTI-FAMILY

NOW OR FORMERLY
PRESTON HOUSE I LLC
DEED:9410-876
MB:28-805
TAX #043-221-10
ZONE:O-1(CD)
USE: MULTI-FAMILY

NOW OR FORMERLY STORE
MASTER FUNDING VI LLC
DEED:29353-224
MB:28-253
TAX #043-221-11
ZONE:O-1(CD)
USE: OFFICE

DAVIS LAKE TOWNHOMES
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
CHARLOTTE, NORTH CAROLINA
SITE PLAN AREA B

REVISIONS:

DATE: 12/13/2017
DESIGNED BY: MTP
DRAWN BY: MTP
CHECKED BY: DGG
SCALE: 1"=50'
PROJECT #: 1015220

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