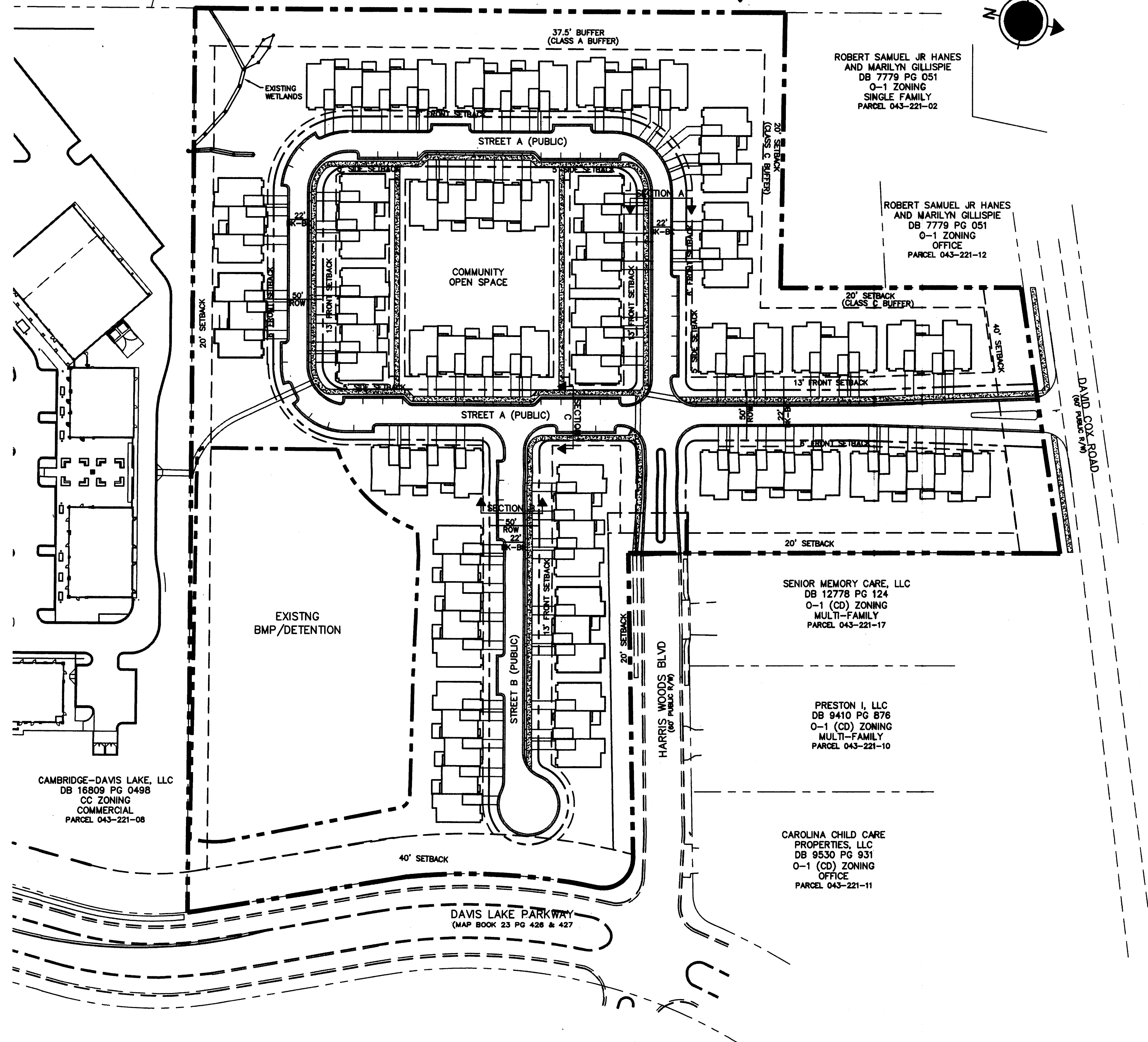


CROW-CHILDRESS-KLEIN #8A
DB 5199 PG 755
I-1 ZONING
WAREHOUSE
PARCEL 043-221-03



ROBERT SAMUEL JR HANES AND MARILYN GILLISPIE
DB 7779 PG 051
O-1 ZONING
SINGLE FAMILY
PARCEL 043-221-02

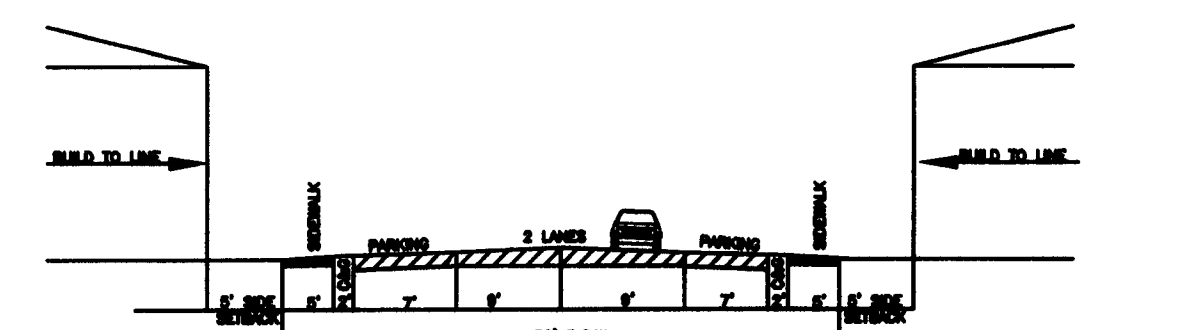
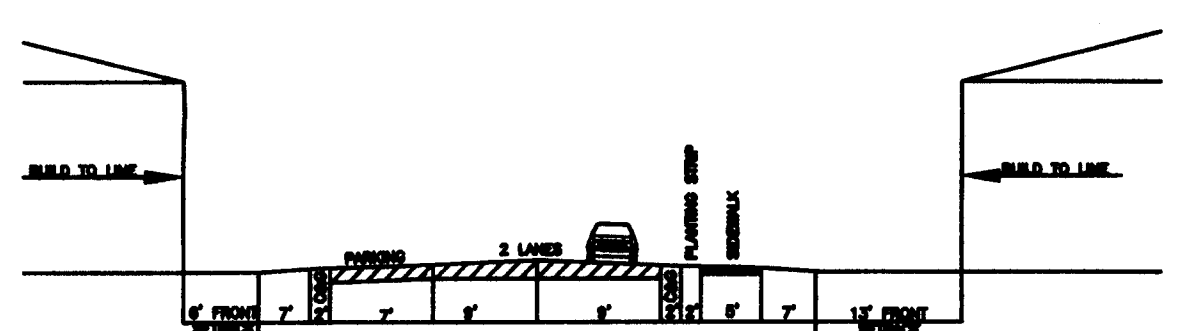
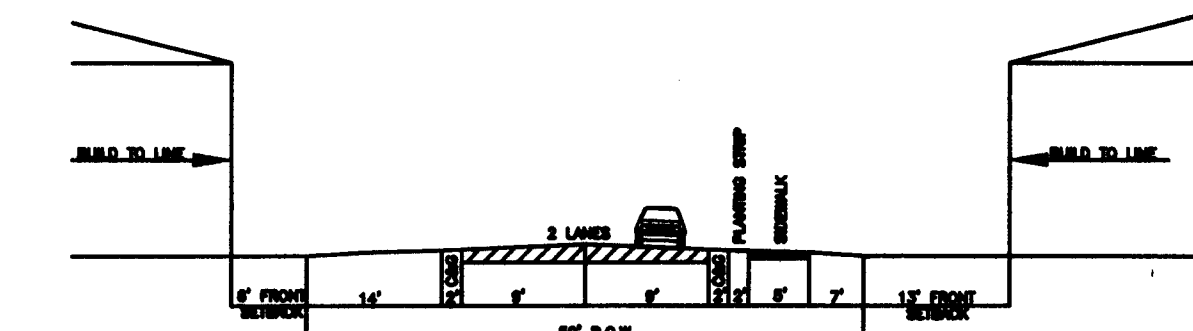
ROBERT SAMUEL JR HANES AND MARILYN GILLISPIE
DB 7779 PG 051
O-1 ZONING
OFFICE
PARCEL 043-221-12

SENIOR MEMORY CARE, LLC
DB 12778 PG 124
O-1 (CD) ZONING
MULTI-FAMILY
PARCEL 043-221-17

PRESTON I, LLC
DB 9410 PG 876
O-1 (CD) ZONING
MULTI-FAMILY
PARCEL 043-221-10

CAROLINA CHILD CARE PROPERTIES, LLC
DB 9530 PG 931
O-1 (CD) ZONING
OFFICE
PARCEL 043-221-11

CAMBRIDGE-DAVIS LAKE, LLC
DB 16809 PG 0498
CC ZONING
COMMERCIAL
PARCEL 043-221-08



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2008-44

Legend

SITE TABULATION:

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:	92 UNITS
PROPOSED ON STREET PARKING:	41 SPACES
PROPOSED DENSITY:	7.43 DU/AC

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 OR WITHIN THE LIMITS OF THE ORDINANCE AND THE RESTRICTIONS NOTED ON THE PLAN DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

PARKING
PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED APPLICABLE STANDARDS SET FORTH IN CHAPTER 12 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. FOR PARKING ON SITE THERE WILL BE A 20' SETBACK BETWEEN THE SIDEWALK AND THE FACE OF GARAGE.

- 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

Revision	By	Appd.	YY.MM.DD

File Name: 00840C-DB.DWG CWH RGJ RGJ 07.12.28
Dwn. Chkd. Degn. 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 1:80

Drawing No. RZ1 Revision 0