

Unless otherwise noted, the Davidson Planning Ordinance (DPO) in effect as of 9/5/2014 shall apply to the development of the property (Property) shown on the attached plans (Plans). Any development of the Property or any portion of the Property which is not included in this application for a Conditional Planning Area, shall be regulated by the Planning Ordinance in effect as of the date an application for such development activity is filed with the Town. The proposed zoning is Conditional Planning Area with the underlying zoning being Rural Planning Area (RPA); except as specifically modified by these conditions, exceptions, and notes, all provisions of the DPO, including provisions for property in the RPA, shall apply to the development and use of the Property.

Conditions:

1. Mix of Building Types: All structures constructed or placed on the Property shall be detached single family and two duplex residences and such accessory structures as are permitted by the DPO in the RPA. This includes relief from the Storefront/Workplace and other Attached House requirements listed in DPO Section 4.8.3.

2. Lot Width: Pursuant to DPO Section 4.8.15.2, no minimum or maximum lot sizes are required of the project.

3. Infrastructure:

a. Road Standards: All roads, drainage swales, and walking trails within right-of-way areas shall be constructed to conform to the approved cross section and other details for such improvements as shown on the Plans. Horizontal and vertical alignments for the roadways will be in accordance with the latest edition of the manual for Subdivision Roadways of the NCDOT.

b. Multi-Use Path Bridge: Either (1) A contribution of \$20,000 shall be made as a payment in lieu of constructing the bridge over the West Branch of Rocky River or (2) the developer may elect to construct the bridge. In the event Developer elects to construct the bridge as set forth in (2), the developer shall provide to the Town the estimate of the cost of the bridge and the Town shall reimburse the developer for the portion of the bridge located on the adjoining property (PID#0725133) upon completion of the bridge.

c. Street Lights: The locations of street lights shall be as shown on the Plans. Fixtures and specifications shall be in accordance with the DPO.

d. Sewer/Septic Systems: On-site sewage disposal systems will conform to the standards of, and will be permitted by, the Groundwater and Wastewater Services section, Environmental Health division of the Mecklenburg County Health Department.

e. Landscaping: All street trees and landscaping shall be provided with at least the quantity of and standard of landscaping shown on the Schematic Landscape Design, Typical Lot Design and Narrow Passage Naturalization and Restoration Guide attached to the Plans; provided, however, the hamlet pod shall contain more formalized landscaping in accordance with the Plans.

f. Crossing Beacons: The developer shall install a lighted crossing beacon, which will contain flashers to the east and west, at the crosswalk on the southern boundary of East Rocky River Road where the greenway/multi-purpose path connects to the southern boundary of the crosswalk, subject to NCDOT approval of use, location and design.

g. Sidewalks: Sidewalks are not required; instead, walking paths as shown on the Plans shall replace sidewalks. ADA compliant surface materials shall be installed on walking paths on both sides of the streets within the Hamlet pod and on walking paths within those portions of the Common Open Space as noted on the Plan.

h. Parking: Parking for greenway access as shown on the Plan shall contain at least six (6) spaces.

i. Conveyance of Land: The developer shall convey the southern parcel below East Rocky River Road (PID #00725101) to the Town of Davidson at final plat, provided, such conveyance shall not affect the calculation of open space.

4. Affordable Housing: Affordable housing units shall be provided in compliance with DPO Section 6.3, except that (all of the following):

- No very low income (up to 50% AMI) units are required;
- 2 units shall be included, either as separate and detached single-family homes or together as a duplex, for the moderate income buyer (between 100% and 120% AMI); and
- Payment in lieu of providing affordable housing units is permitted at the rate of \$28,550 each in place of three of the required affordable units.

5. Annexation: The property owner shall file a petition for annexation of the Property on the standard town form contemporaneously with, and as a condition of approval of, the Preliminary Plans and prior to commencement of any land disturbing activity. The effective date of the annexation will be the first June 30 following the filing of the petition. After the filing of such annexation petition, no action or inaction of the Town Board shall have any bearing on the progress of the development and the petition for annexation shall not be revoked or withdrawn prior to action on it by the Board of Commissioners.

6. Walking Paths and Common Open Space: Walking paths and Common Open Space shown on the Plan are private, but shall be accessible by the public and the recorded Declaration of Protective Covenants for the Property ("Declaration") shall provide that the walking paths and Common Open Space shall be maintained by the property owners' association ("HOA") established pursuant to the Declaration. In the event the HOA does not maintain the walking paths and Common Open Space and the Town provides written notice to the HOA which details the lack of maintenance, if the HOA does not commence and diligently pursue maintenance on or before thirty (30) days after the receipt of such notice, the Town may elect to maintain the walking paths and Common Open Space, which maintenance shall be accomplished in a good and workmanlike manner. The Town shall be reimbursed by the HOA for the costs of such maintenance as evidenced by paid invoices. The location of walking paths is schematic in nature and shall be field located.

7. HERS Rating: Houses will be designed to achieve the HERS rating of 65; provided, however, this condition does not guarantee final approval of a HERS rating of 65.

8. Permanent Open Space: A metes and bounds description of the open space shall be recorded on the subdivision plat and in the protective covenants for Narrow Passage. The protective covenants shall limit uses in the open space to recreational uses.

9. Open Space Deficiency Contribution: A contribution to the Town's Open Space Fund, which is a fund to be established by the Town for purchase by the Town of open space and greenway property and for installation by the Town of greenways, shall be made at the time of closing of each lot. The contribution required for each lot shall be \$1,844.47 and be based on a goal of 70% open space. The actual open space provided in the Property is 64.2, resulting in a deficiency from the goal of 5.5% x 59.29 = 3.26 acres of open space deficiency. The per acre price of \$21,500.00 is applied to the 3.26 acres of open space deficiency to arrive at the open space deficiency contribution of \$70,090.00/38 = \$1,844.47 per lot. The open space deficiency acreage of 3.26 shall be reduced for each acre of open space Developer assists in securing from other properties toward extending greenway access to Fisher Farm.

10. Sewer Connection: Once the location of a sewer line along Rocky River is determined, if the sewer line is to be along the River within any part of the Property, the Developer shall grant an easement for a sewer line at that location.

11. Design Standards: The proposed development will be subject to the design standards included in the DPO. All homes constructed in the development voluntarily enter into an agreement that the DPO criteria govern building design, including aesthetics; provided, however, 25% of the garages in the development may be in front of the building elevation for the home so long as such garages are not front loaded.

General Notes:

1. Natural Setting: The intention for this development is to preserve the natural setting, the characteristics of the topography and tree cover, and to locate dwellings in sensical, respectful locations. As such, it is anticipated that much of the natural vegetation will be preserved. This development will not institute a formal landscape plan, but will require planting schemes at the various home sites to be complementary of the naturally occurring conditions, enhancing those attributes as opposed to wholesale replacement of them. Street tree spacing shown is conceptual and actual location and number of street trees shall meet requirements of the landscape matrix attached to the Plans. Vegetative energy dissipaters and grass swales shown on the specifications meet or exceed Mecklenburg County Storm Drainage Design standards in accordance with Section 11.2.10.

2. Gas Line: The area within the Piedmont Natural Gas pipeline R/W will be in common open space, and the portion inside the street loop will be made available to the residents for community gardens, composting, playgrounds, etc. Developer may include improvements within the Natural Gas pipeline R/W as permitted by the utility. Shrubbery will be added across the gas pipeline clearing adjacent to Shearer Road to screen the vista from Shearer Road westward into the project.

3. Schematic Plan: Development must be in substantial conformance to the approved Plan, understanding that adjustments may need to be made as a result of existing site conditions during design development and construction phases. The Plan is schematic in nature and may be altered or modified in the manner that a master plan differs from a preliminary plat. The adjustments are subject to the Ordinance standards and criteria established by the Plan.

4. Amendments: The Applicant may request an amendment to the Plans and approved zoning without the written consent of any other owner of all or any portion of the property shown on the Plans so long as the recorded Declaration of Protective Covenants for the property contains a provision with the stated purpose of granting power of attorney to the Declarant to execute an amendment to the Plans and approved zoning on behalf of such owners.

5. Undisturbed Open Space: Undisturbed Open Space may be used for passive recreational uses, such as natural bike trails and walking trails that don't create impervious cover or erosion.

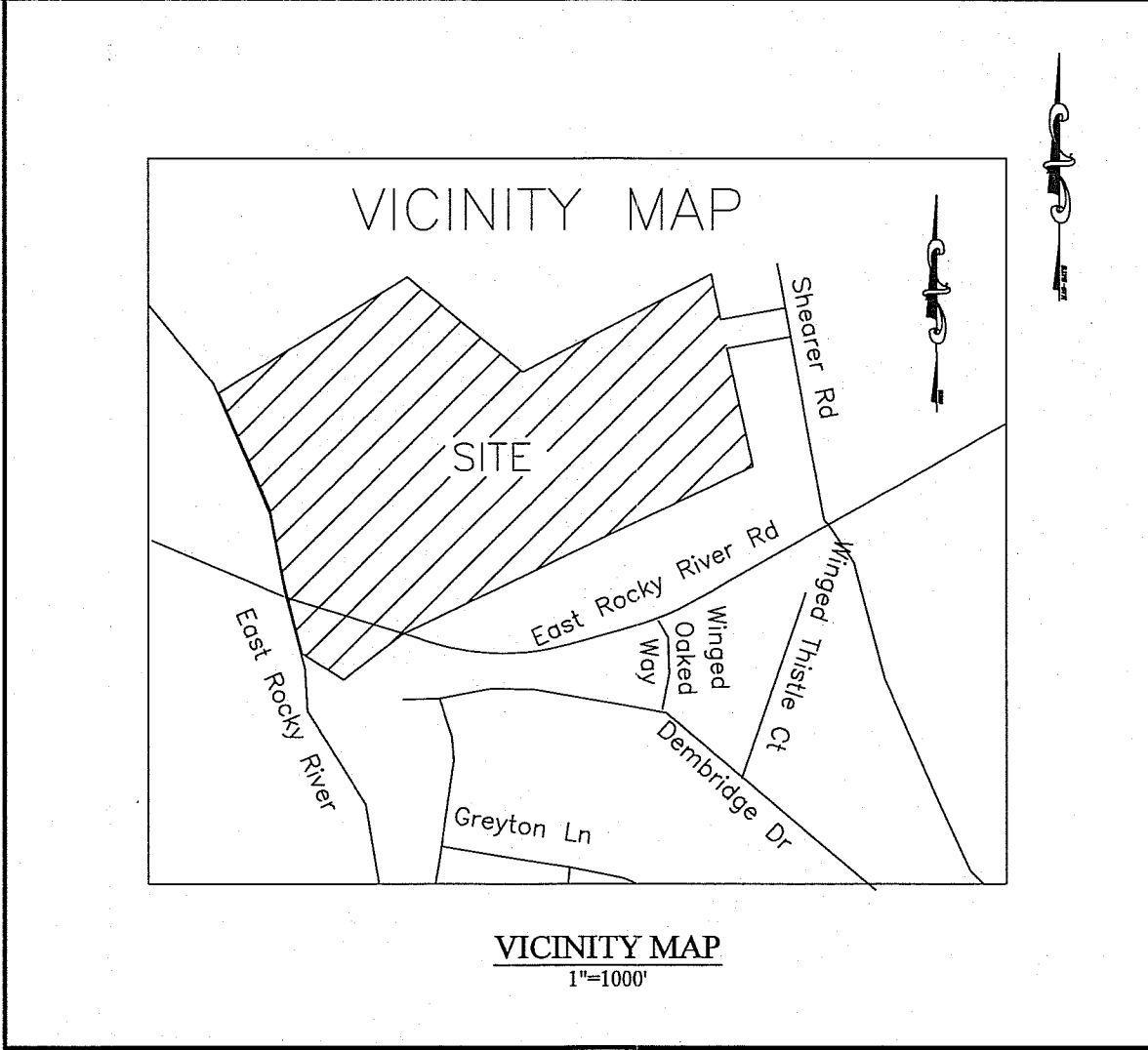
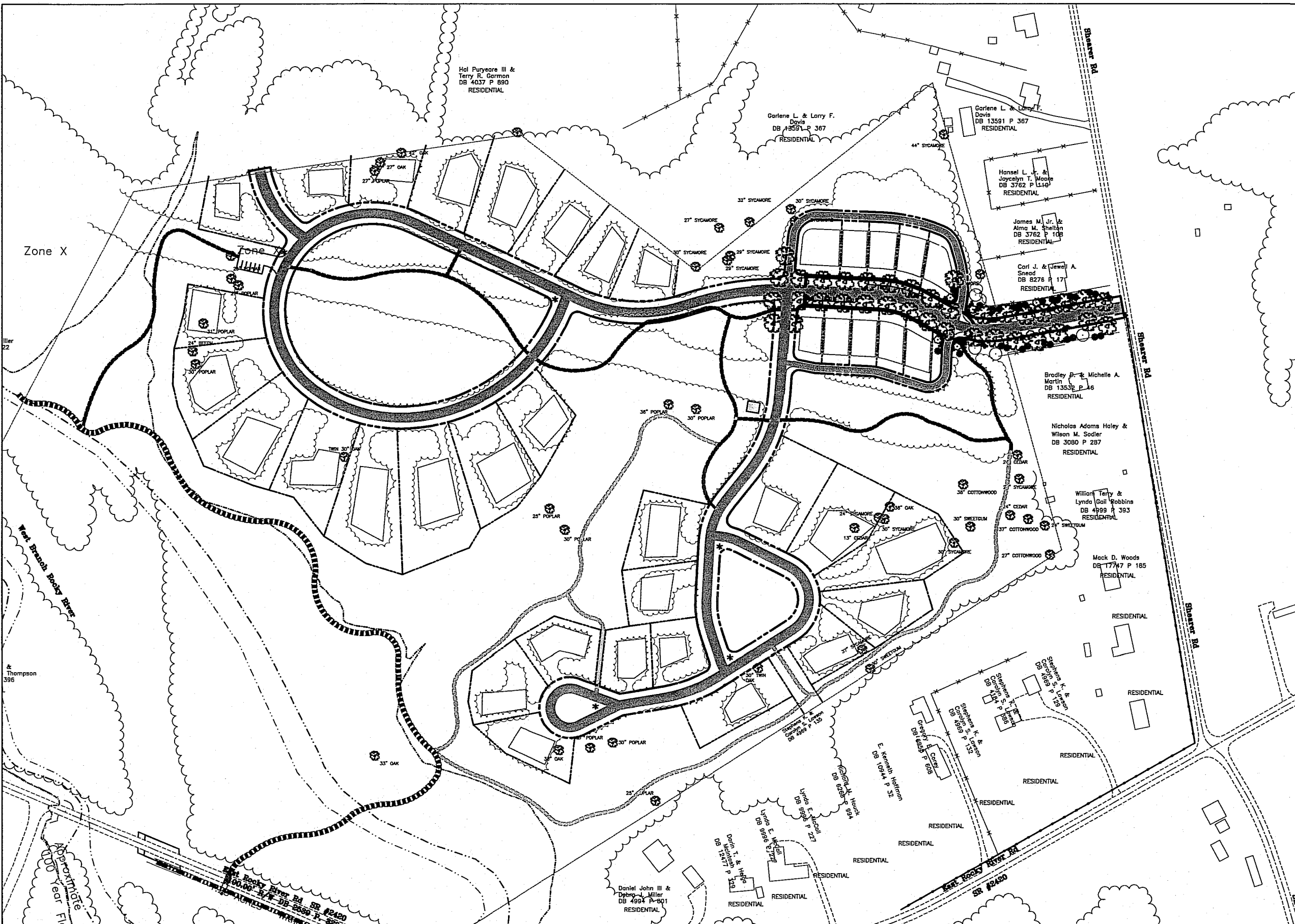
6. Phasing: In the event the property is not phased, all infrastructure shall be built or bonded prior to first final Plat approval. In the event the Property is phased, however, the walking paths and Greenway trail shall be built as a phase of the first phase and shall appear on the first Final Plat for the Property, and construction of the final phase is estimated to commence on or before ten (10) years after the date of commencement of construction of the first phase.

7. Traffic Impact Analysis: The developer will make a contribution to the implementation of the Connectivity and Traffic Calming Plan in accordance with Section 7.5.4.1 B of the DPO.

8. Conveyance Parcel: Conveyance of the parcel identified as "parcel to be conveyed to the Town of Davidson at final plat" (the "Conveyance Parcel") shall be conveyed to the Town of Davidson at the first final Plat approval. The Declaration of Protective Covenants for the Property shall provide that the property owners' association for Narrow Passage will maintain and repair the walking paths located within the Conveyance Parcel.

Conditional Use Rezoning Plan For Narrow Passage Subdivision (64.2 % Open Space)

Davidson, Mecklenburg County, North Carolina



Applicant:

Karl Plattner
Post Office Box 2603
Davidson, North Carolina 28036

704-987-3836

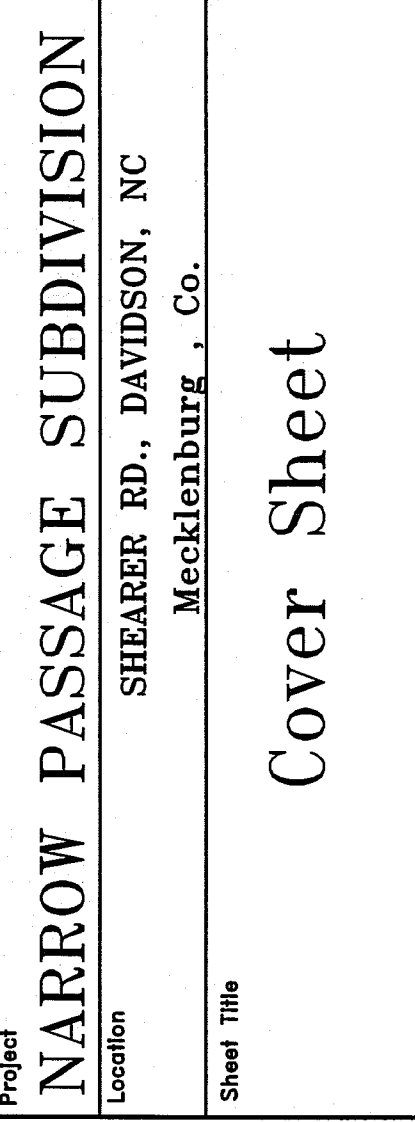
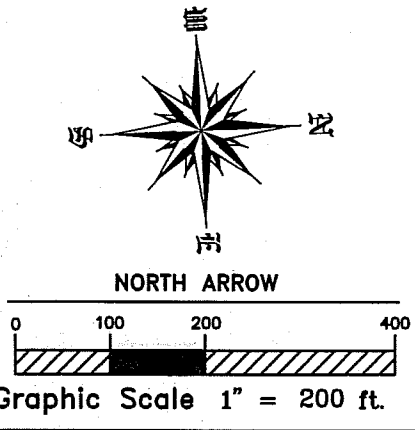
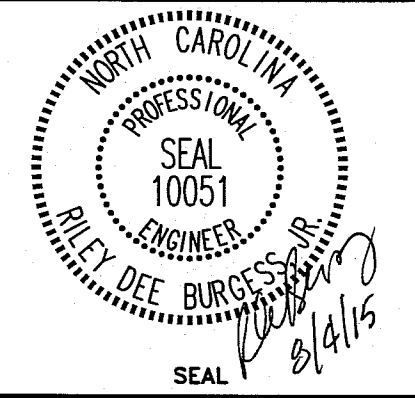
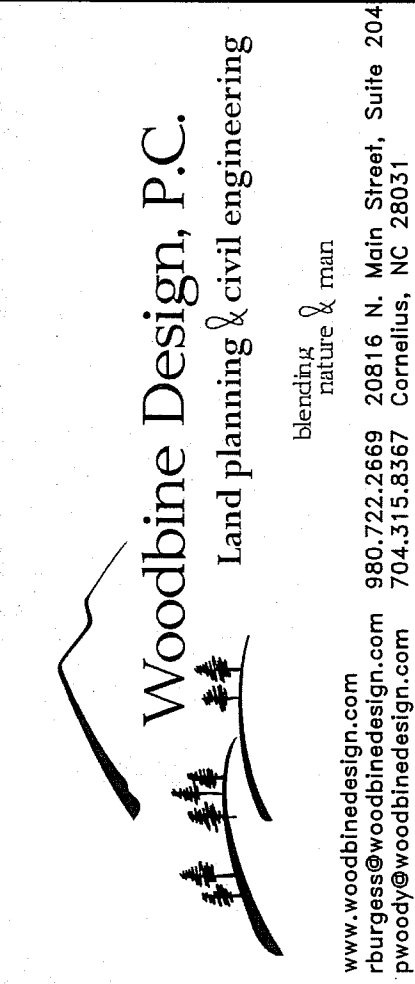
Owner:

Narrow Passage Holdings, Inc.
13422 Scanlan Way
Davidson, North Carolina 28036

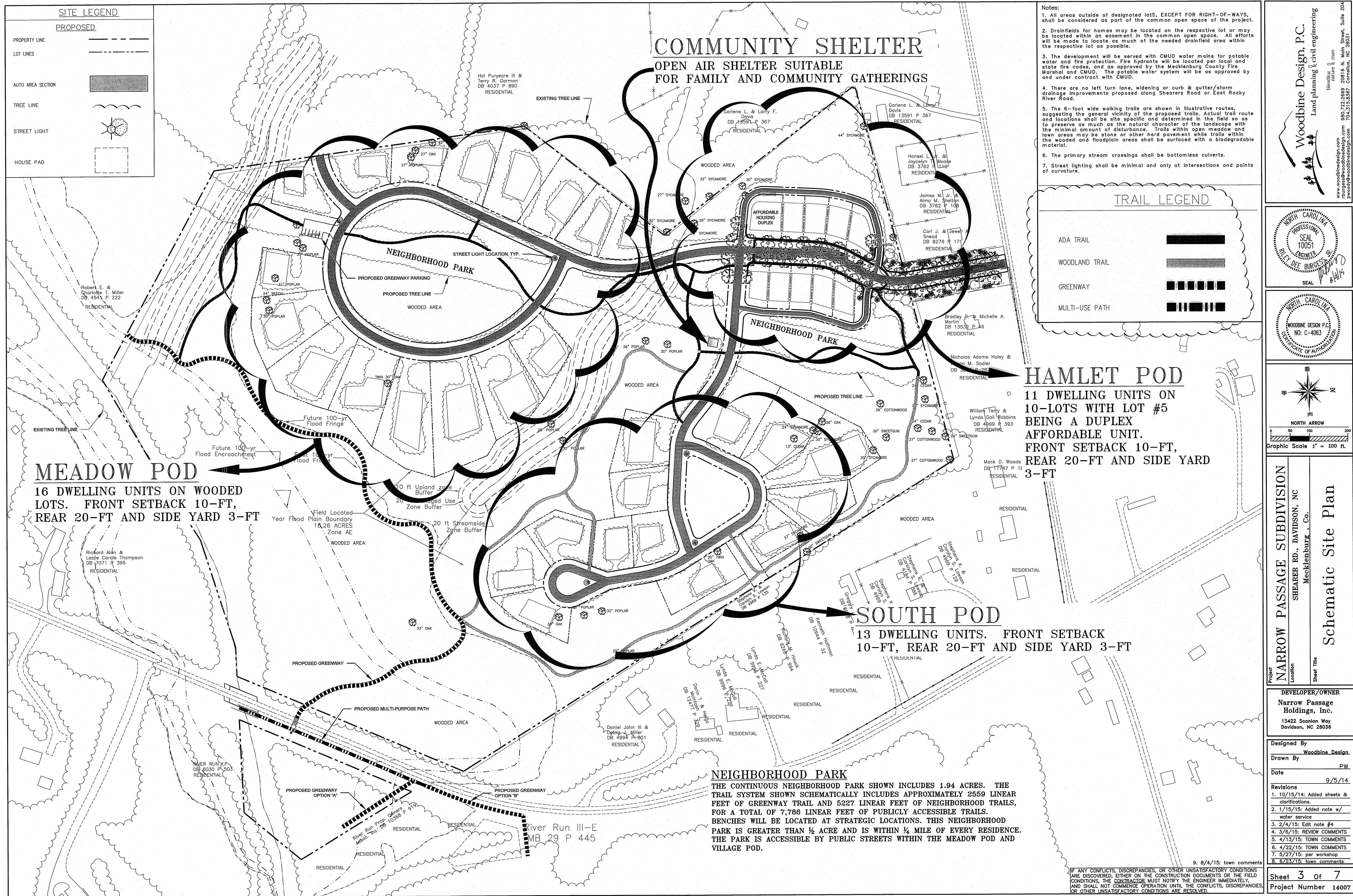
September 5, 2014
August 4, 2015

- Cover Sheet
- Existing Conditions/Environmental Inventory
- Schematic Site Plan
- Schematic Landscape Plan
- Site Plan
- Details
- Photo Index

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



DEVELOPER/OWNER	
Narrow Passage Holdings, Inc.	
13422 Scanlan Way Davidson, NC 28036	
Designed By	Woodbine Design
Drawn By	PW
Date	9/5/14
Revisions	
1. 10/15/14: Added sheets & clarifications.	
2. 1/15/15: per LUESA	
3. 3/6/15: REVIEW COMMENTS	
4. 4/13/15: TOWN COMMENTS	
5. 5/27/15: revised layout per workshop.	
6. 6/23/15: town comments	
7. 7/2/15: town comments	
8. 8/4/15: town comments	
Sheet	1 of 7
Project Number	14007





PROPOSED

PROPERTY LINE

LOT LINES

AUTO AREA SECTION

TREE LINE

STREET LIGHT

HOUSE PAD

EXISTING

TREE LINE

PROPERTY LINE

SIGNIFICANT TREE

TRAIL LEGEND

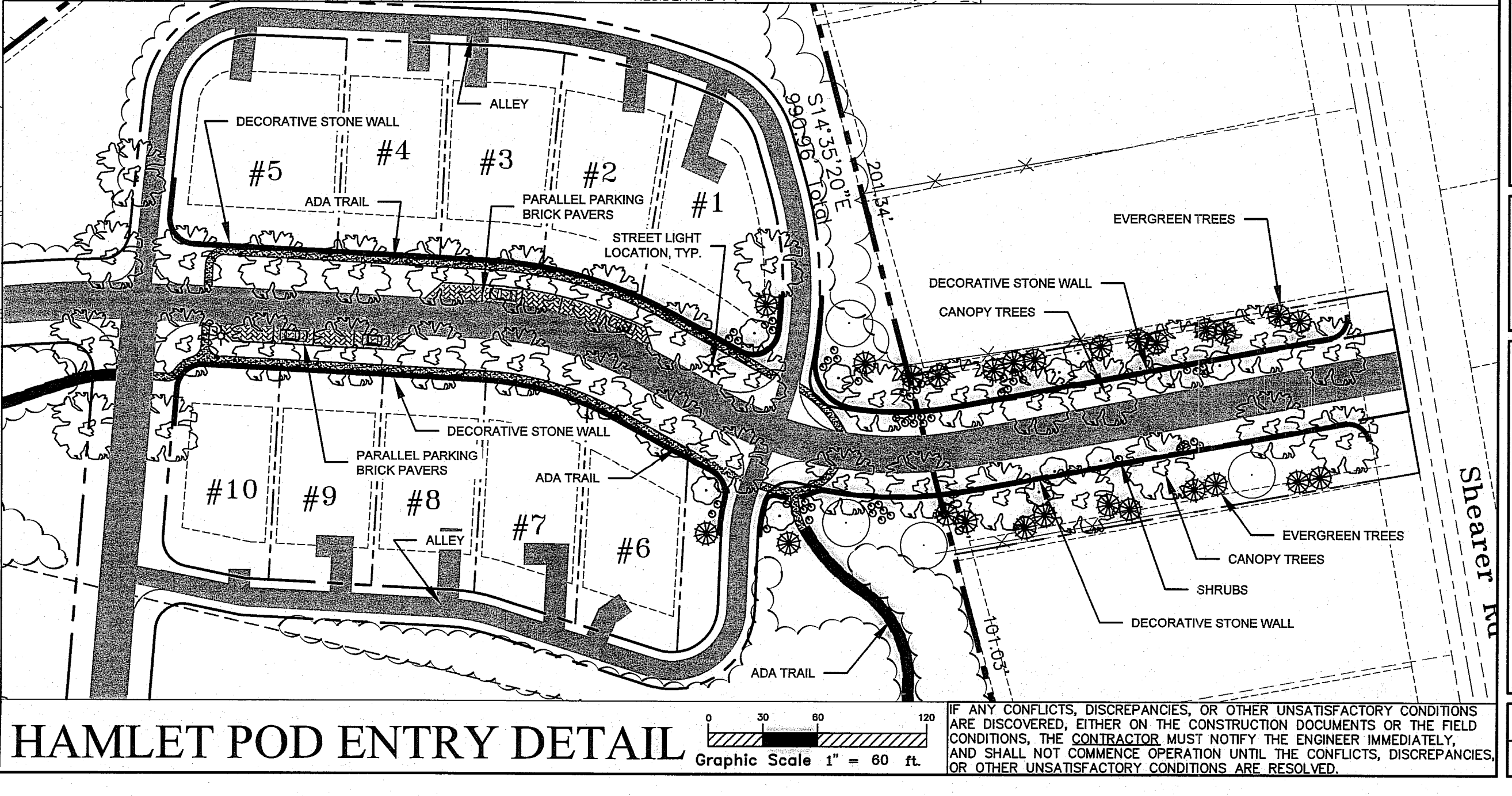
ADA TRAIL

WOODLAND TRAIL

GREENWAY

MULTI-USE PATH

NOTES:
A DETAILED LANDSCAPE PLAN SHALL BE PROVIDED FOR EACH LOT PRIOR TO HOME CONSTRUCTION OF THE RESPECTIVE HOME. THE LANDSCAPE PLAN AND PROCESS SHALL BE IN CONFORMANCE WITH THE NARROW PASSAGE NATURALIZATION AND RESTORATION GUIDE. THE PROPOSED TREE LINE SHOWN INCLUDES PRIMARY SEPTIC DRAIN FIELD CLEARING AND IS ILLUSTRATIVE OF TYPICAL LOT CLEARING PRIOR TO THE RESPECTIVE NATURALIZATION AND RESTORATION OF THE LOT.
STREET TREES SHALL BE INSTALLED WITHIN THE ENTRY DRIVE AND HAMLET POD ONLY. ALL OTHER AREAS SHALL CONFORM TO THE STANDARDS PROVIDED IN THE RESTORATION GUIDELINES AND PLANTING MATRIX.
ALL WALKING TRAILS SHALL BE FIELD DETERMINED TO REDUCE CLEARING AND SAVE AS MANY TREES AS POSSIBLE.
ADA TRAILS SHALL HAVE STONE OR SIMILAR ALL WEATHER SURFACE.
WOODLAND TRAILS SHALL HAVE A NATURAL MATERIAL SURFACE OR ALL WEATHER SURFACE.



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rburgess@woodbinedesign.com 704.315.8587 Cornelius, NC 28031

NORTH CAROLINA PROFESSIONAL SEAL 10051
P.L. DEE BURNESS JR.
SEAL

NORTH CAROLINA PROFESSIONAL SEAL 10051
WOODBINE DESIGN P.C.
NO. C-4063
STATE OF NORTH CAROLINA

Graphic Scale 1" = 100 ft.

NARROW PASSAGE SUBDIVISION
SHEARER RD., DAVIDSON, NC
Mecklenburg, Co.

Schematic Landscape Plan

DEVELOPER/OWNER
Narrow Passage Holdings, Inc.
13422 Scanlon Way
Davidson, NC 28036

Designed By
Woodbine Design

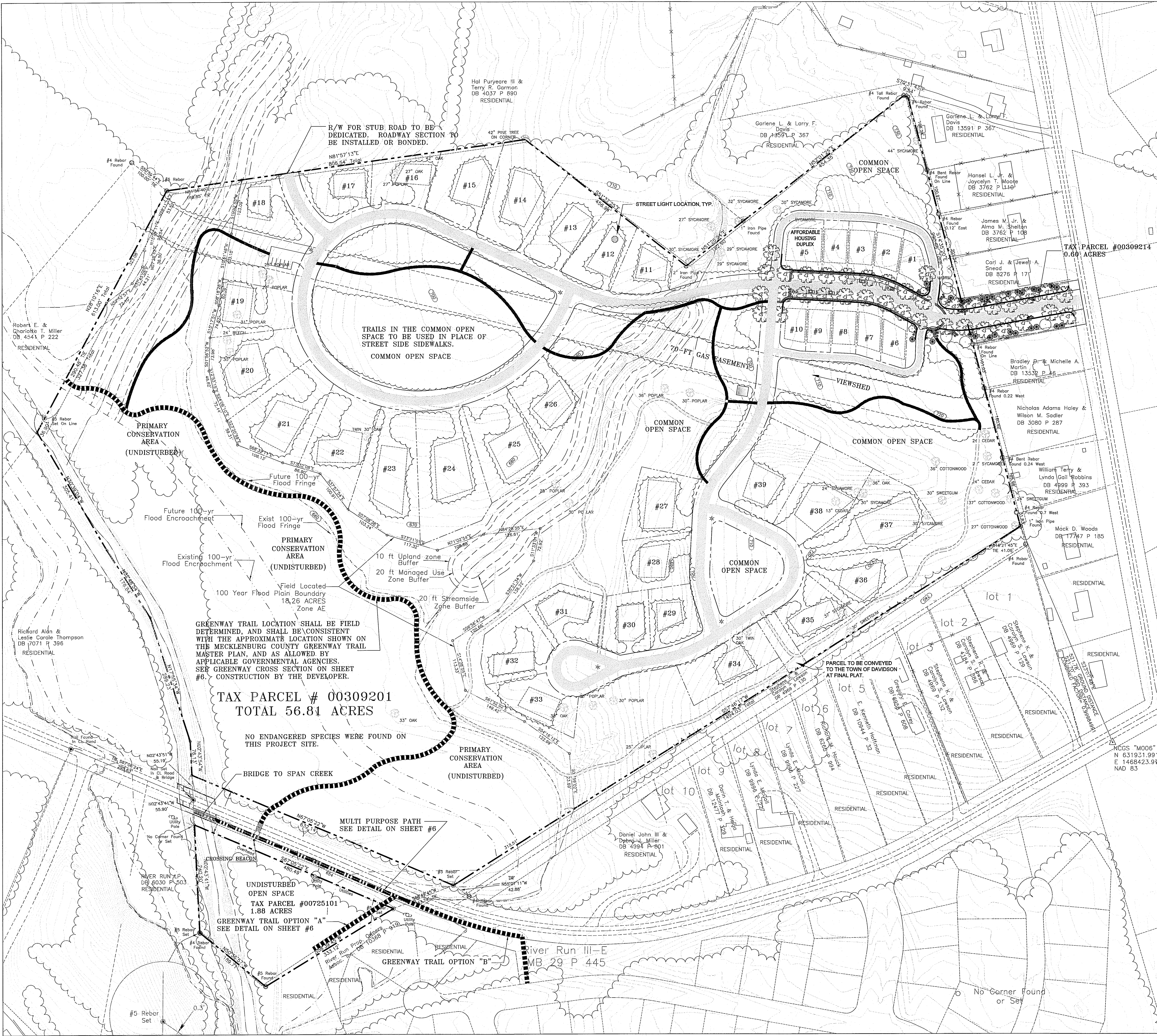
Drawn By
PW

Date
9/5/14

Revisions

1.	10/15/14: Added sheets & clarifications.
2.	1/15/15: resubmittal
3.	3/6/15: REVIEW COMMENTS
4.	4/13/15: TOWN COMMENTS
5.	5/27/15: per workshop
6.	6/23/15: town comments
7.	7/2/15: town comments
8.	8/4/15: town comments

Sheet 4 of 7
Project Number 14007



ZONING CODE SUMMARY

PROJECT NAME: NARROW PASSAGE SUBDIVISION
OWNER: NARROW PASSAGE HOLDINGS INC. PHONE # (704) 589-6589
PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669
ZONING: CONDITIONAL DISTRICT JURISDICTION: DAVIDSON
TAX PARCEL ID: 003-09-201, 007-25-101, 003-09-214

STREET R.O.W

PROPOSED R.O.W. AREA = 5.49-ACRES

OPEN SPACE

TOTAL PROPOSED OPEN SPACE = 37.9-ACRES = 64.17%
PRIMARY CONSERVATION OPEN SPACE 20.23 AC = 34.25%
COMMON OPEN SPACE = 17.67-ACRES = 29.9%

PRIMARY CONSERVATION OPEN SPACE IS UNDISTURBED EXCEPT FOR THE FIELD LOCATED WOODLAND TRAILS. ALL OPEN SPACE WILL BE OWNED BY THE PROPERTY OWNERS ASSOCIATION AND ACCESSIBLE TO THE PUBLIC.
OPEN SPACE IS DEFINED AS AREAS NOT DIVIDED INTO BUILDING LOTS, STREETS, R/W, PARKING, OR EASEMENTS PER THE DEFINITION OF OPEN SPACE IN THE DAVIDSON PLANNING ORDINANCE.

SITE AREA

SITE = 59.29-ACRES
DENSITY: 39/59.29=0.66 DU/AC
AFFORDABLE HOUSING: 5 UNITS
THESE UNITS ARE TO BE LOCATED IN THE ENTRY POD

LOT SUMMARY

Lot #	Acres
1	0.19
2	0.16
3	0.16
4	0.15
5	0.33
6	0.15
7	0.15
8	0.15
9	0.15
10	0.15
11	0.31
12	0.39
13	0.50
14	0.50
15	0.50
16	0.34
17	0.38
18	0.41
19	0.41
20	0.65
21	0.70
22	0.51
23	0.77
24	0.87
25	0.63
26	0.41
27	0.45
28	0.38
29	0.31
30	0.31
31	0.31
32	0.43
33	0.35
34	0.44
35	0.32
36	0.45
37	0.72
38	0.59
39	0.63

TOTAL LOT ACREAGE = 15.90-ACRES

IMPERVIOUS AREA DATA

NOTE: THIS SITE IS A LOW DENSITY OPTION OF 10% OR LESS IMPERVIOUS. THIS SITE DOES NOT REQUIRE STORM WATER MANAGEMENT.

NOTE: THIS ILLUSTRATIVE PLAN REPRESENTS AN IMPERVIOUS AREA OF 7.56% FOR ROADWAYS, ALLEYS, HOUSES AND DRIVEWAYS, BUT THE FINAL DEVELOPMENT WILL BE ALLOWED TO BUILD UP TO A TOTAL OF 10% IMPERVIOUS WITHOUT HAVING TO SUBMIT FOR ZONING PLAN REVISION.

SITE LEGEND

PROPOSED

- PROPERTY LINE
- LOT LINES
- AUTO AREA SECTION
- TREE LINE
- STREET LIGHT
- HOUSE PAD

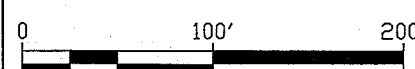
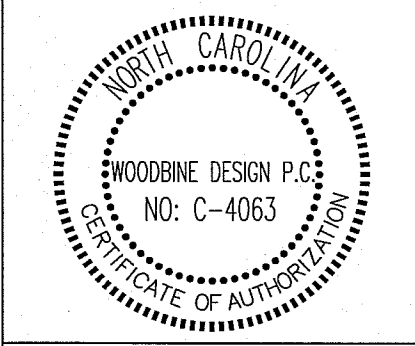
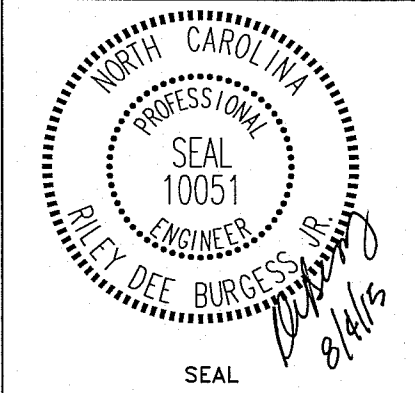
EXISTING

- 795
- 10' CONTOURS
- 2' CONTOURS
- TREE LINE
- PROPERTY LINE

NOTE: SEPTIC DRAIN AREAS MAY EXTEND BEYOND HOUSE PAD ENVELOPES THAT ARE SHOWN, DEPENDENT ON FIELD CONDITIONS.

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Ruralgas@woodbinedesign.com
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Cornelius, NC 28031

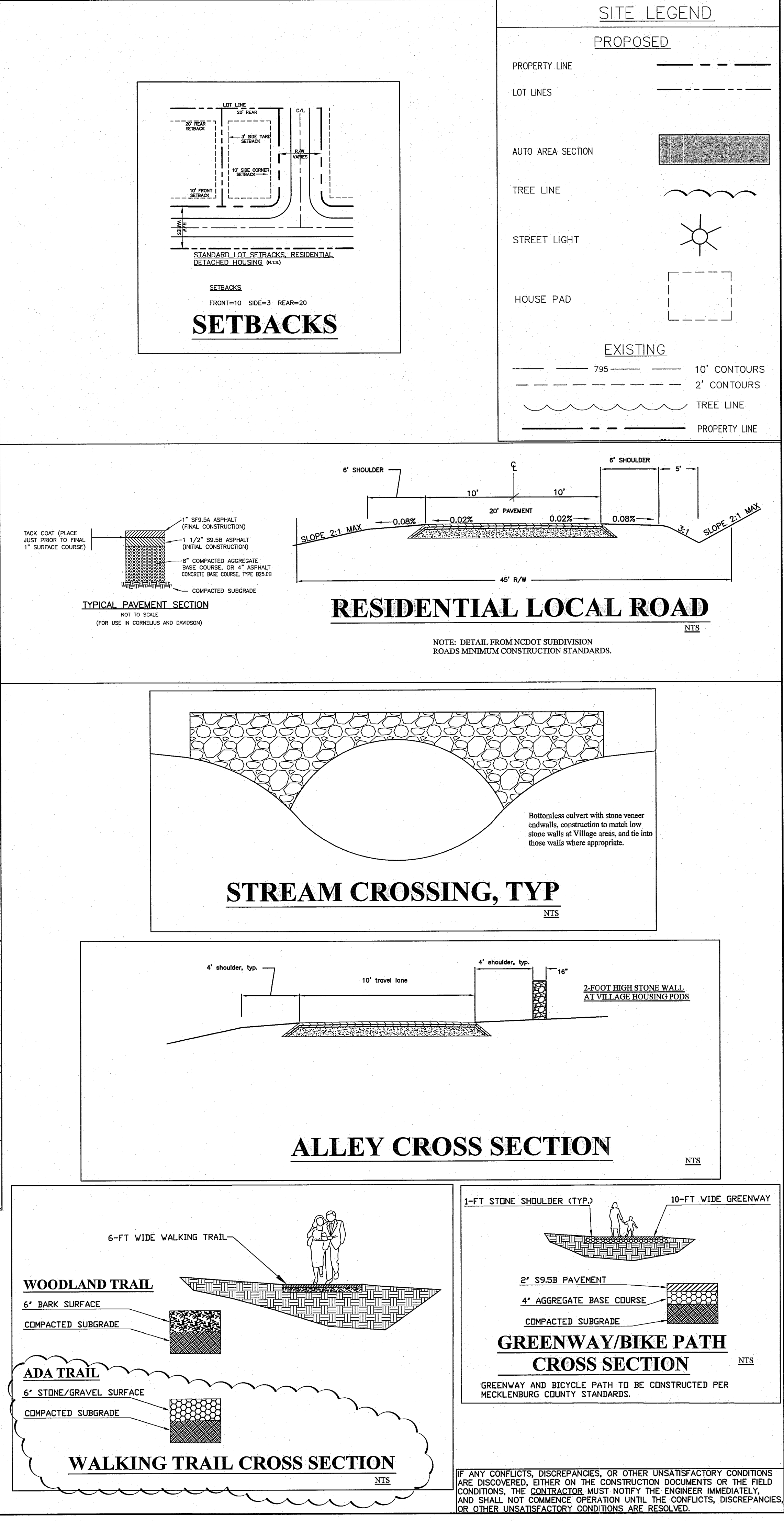
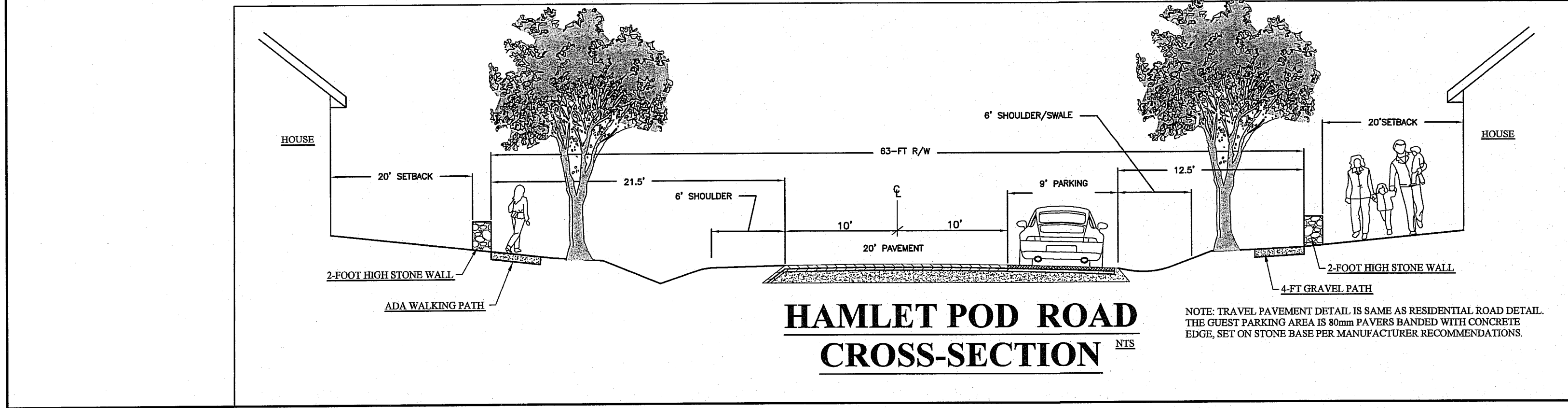
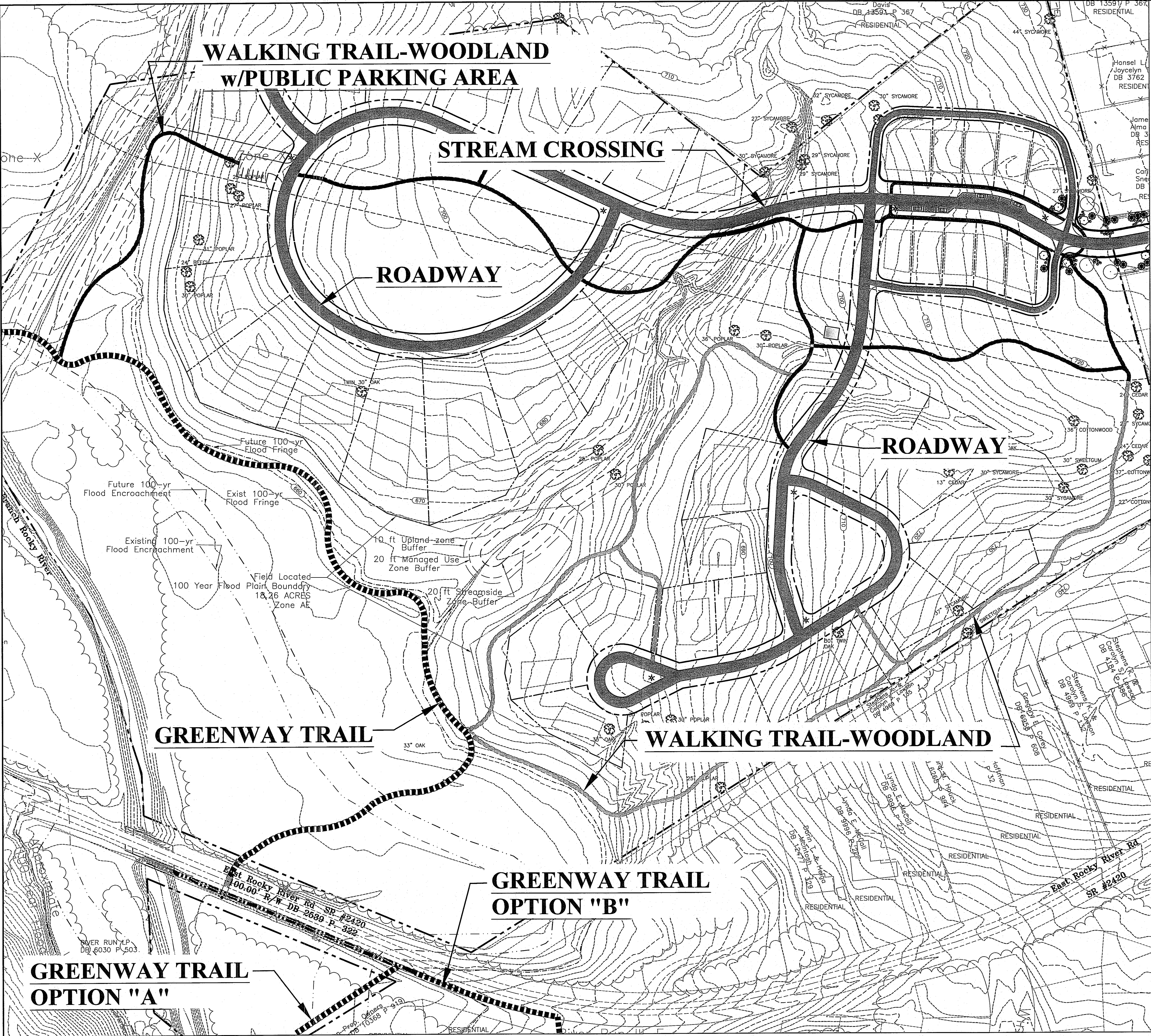


NARROW PASSAGE SUBDIVISION
SHEARER RD., DAVIDSON, NC
Mecklenburg, Co.
CONCEPTUAL SITE PLAN

DEVELOPER/OWNER
Narrow Passage Holdings, Inc.
13422 Scanlan Way
Davidson, NC 28036

Designed By Woodbine Design
Drawn By PW
Date 8/1/14

- Revisions
- 10/15/14: Added sheets & clarifications.
 - 1/15/15: resubmittal
 - 3/6/15: REVIEW COMMENTS
 - 4/13/15: TOWN COMMENTS
 - 4/22/15: MOVED GREENWAY, ADDED TRAILS IN OPEN SPACE, ADDED PVMT IN STUB ROAD.
 - 6/23/15: town comments
 - 7/22/15: town comments



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PROFESSIONAL SEAL
10051
DEE BURGESS, P.E.
SEAL

PROFESSIONAL SEAL
C-4063
WOODBINE DESIGN P.C.
CERTIFICATE OF AUTHORIZATION

North Arrow
0 50 100 200
Graphic Scale 1" = 100 ft

Project NARROW PASSAGE SUBDIVISION
Location SHEARER RD., DAVIDSON, NC
Mecklenburg, Co.
Sheet Title Site Details

DEVELOPER/OWNER
Narrow Passage Holdings, Inc.
13422 Scanlon Way
Davidson, NC 28036

Designed By Woodbine Design
Drawn By PW
Date 9/5/14

Revisions
1. 10/15/14: Added sheets & clarifications.
2. 1/15/15: resubmittal
3. 3/8/15: REVIEW COMMENTS
4. 4/22/15: REVIEW COMMENTS
5. 5/27/15: per workshop
6. 6/23/15: town comments
7. 7/2/15: town comments
8. 8/4/15: town comments

Sheet 6 of 7
Project Number 14007

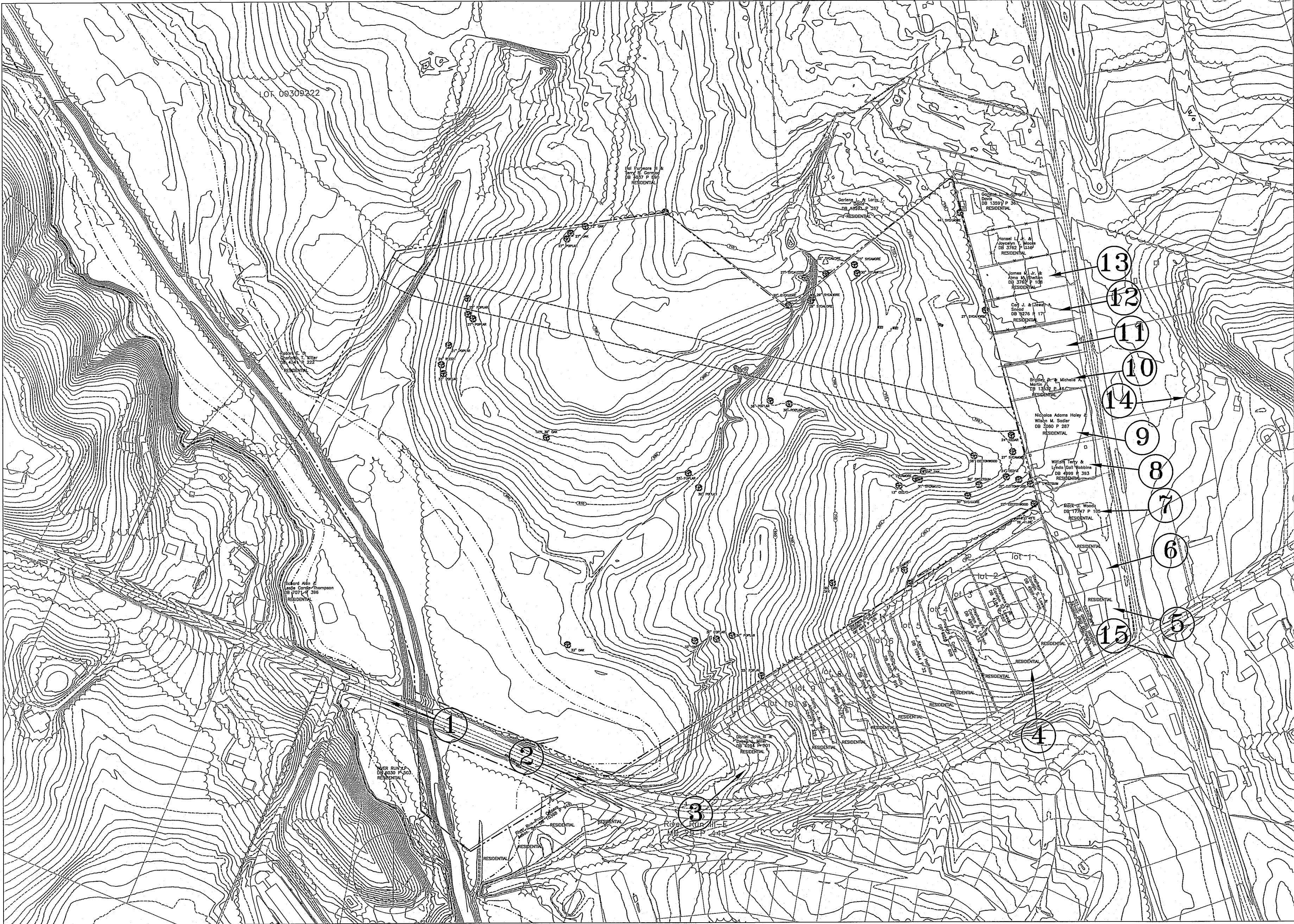
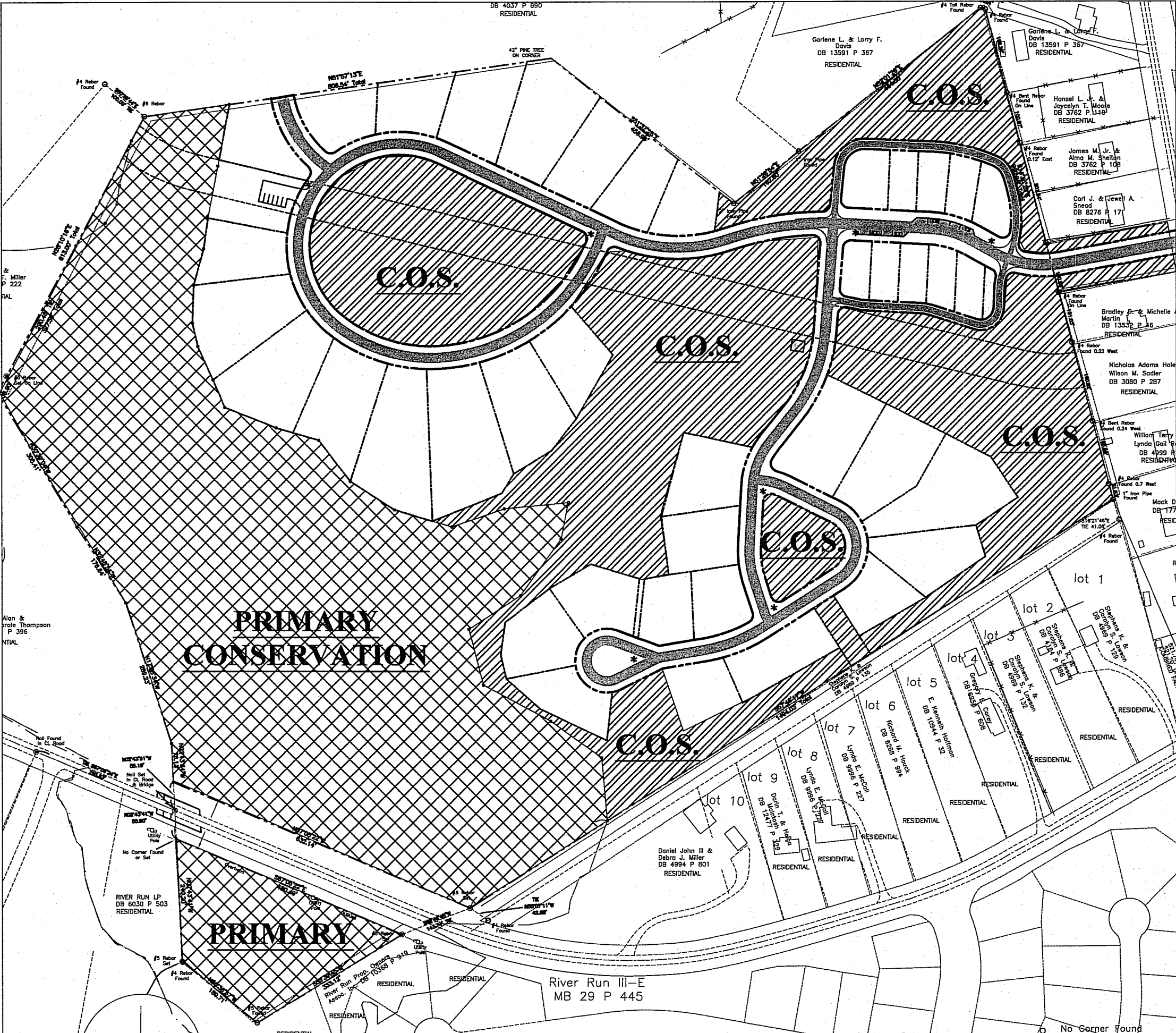


PHOTO INDEX



OPEN SPACE MAP

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SITE LEGEND

PROPOSED

PROPERTY LINE

LOT LINES

AUTO AREA SECTION

TREE LINE

STREET LIGHT

HOUSE PAD

EXISTING

795

10' CONTOURS

2' CONTOURS

TREE LINE

PROPERTY LINE

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NORTH CAROLINA

PROFESSIONAL SEAL

10051

ENGINEER

RILEY DEE BURGESS JR.

8/4/15

SEAL

NORTH CAROLINA

WOODBINE DESIGN P.C.

NO. C-4063

CERTIFICATE OF AUTHORITY

NORTH ARROW

0 50 100 200

Graphic Scale 1" = 100 ft.

Project

NARROW PASSAGE SUBDIVISION

Location

SHEARER RD., DAVIDSON, NC

Mecklenburg, Co.

Sheet Title

Vicinity Photo Index

DEVELOPER/OWNER

Narrow Passage Holdings, Inc.

13422 Scanlan Way

Davidson, NC 28036

Designed By

Woodbine Design

Drawn By

PW

Date

9/5/14

Revisions

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2. 1/15/15: resubmittal

3. 8/4/15: town comments

Sheet 7 Of 7

Project Number 14007