TOWN OF DAVIDSON
BOARD OF COMMISSIONERS
Town Hall Board Room - 216 S. Main Street

November 14, 2017

WORK SESSION - 4:00 PM

(Held in the Town Hall Meeting Room)

I. AGENDA DISCUSSION ITEMS

(a) Public Facilities Status Report - Assistant Town Manager Dawn Blobaum

(b) Davidson Game Plan Quarterly Report - Town Manager Jamie Justice

---

REGULAR BOARD OF COMMISSIONERS MEETING - 6:00 PM

(Held in the Town Hall Meeting Room)

I. CALL TO ORDER

II. ANNOUNCEMENTS

(a) Blue Lights Memorial Tree - Police Chief Penny Dunn

III. CHANGES TO AGENDA

IV. PUBLIC COMMENTS

V. PRESENTATIONS

(a) Planning Board Report - Narrow Passage Conditional Planning Area Amendment

VI. PUBLIC HEARING

(a) Public Hearing Considering the Voluntary Contiguous Annexation of Narrow Passage - Town Attorney Cindy Reid

(b) Proposed Davidson Planning Ordinance (DPO) Text Amendments - Planning Director Jason Burdette

VII. CONSENT

(a) Consider Noise Ordinance Variance Request: Davidson College, Alumni Weekend Jun 8-10, 2018 - Town Manager Jamie Justice

(b) Consider Approval of Draft October Meeting Minutes

(c) Ordinance 2017-14 Request for Street Closure for Christmas in Davidson

(d) Ordinance 2017-17 Request for Street Closure for the North Mecklenburg Christmas Parade

(e) Direct Planning Board to Make a Recommendation within 30 Days on the Proposed DPO Text Amendments

(f) Approve Tax Levy Adjustments

(g) Consider Approval of Revised Regular Schedule

(h) Consider Approval of Resolution 2017-30 - Authorize the Town Manager to Approve and Execute the Amendment to the Contract with Smeal Holding, LLC - Town Manager Jamie Justice

VIII. NEW BUSINESS

(a) Consider Approval of Citizen Advisory Board Appointments - Town Manager Jamie Justice

IX. OLD BUSINESS

(a) Potts Sloan Beaty Project Consideration- Public Works Director Doug Wright

(b) Consider Approval of Ordinance 2017-13 to Extend the Corporate Limits to include Narrow Passage Annexation - Town Attorney Cindy Reid

(c) Consider Approval of Ordinance 2017-15: Narrow Passage Conditional Planning Area Amendment - Senior Planner Trey Akers

(d) Consider Approval of the Consistency Statement for Narrow Passage Conditional Planning Area Amendment -Senior Planner Trey Akers

(e) Consider Approval of Ordinance 2017-16: Davidson Commons East Conditional Planning Area Amendment (Hotel) - Planning Director Jason Burdette

(f) Consider Approval of the Consistency Statement for the proposed Davidson Commons East Conditional Planning Area Amendment (Hotel) - Planning Director Jason Burdette

(g) Consider Approval of Fire Station 2 Budget Amendment - Finance Director Piet Swart

X. SUMMARIZE MEETING ACTION ITEMS

XI. ADJOURN

Agenda Title: Public Facilities Status Report - Assistant Town Manager Dawn Blobaum

Summary: Brent Green of Creech and Associates will present their latest work on the new construction and renovation of town hall.

ATTACHMENTS:

	Description	Upload Date	Type
	Commissioner's Workshop 11-14-17 final	11/14/2017	Cover Memo

The Town of Davidson

Public Facilities Design Services

Board of Commissioners Update

November 14, 2017

CREECH & ASSOCIATES

Stantec

EDIFICE
GENERAL CONTRACTORS
The Art and Science of Construction

BACKGROUND INFORMATION

Public Facilities Planning Process

	2000	2016
Population	7,000	12,921
Police calls	4,000	14,000
Police officers	14	18/20
Fire calls	400	1400
Firefighters	volunteers	60 paid pt

The Town of Davidson

Guiding Principles for Downtown Public Facilities

1. Maintain the town's sense of community and complement the historic nature of downtown.
2. Retain a civic presence in downtown Davidson that is easily accessible to citizens.
3. Provide a sustainable parking solution for the long-term.
4. Provide space for community functions and governmental needs in a cost-effective manner.
5. Enhance pedestrian connectivity through the site and improve public amenities, open space, and event areas.
6. Expand the retail experience on Main Street.

The Town of Davidson
College Town. Lake Town. *Your Town.*

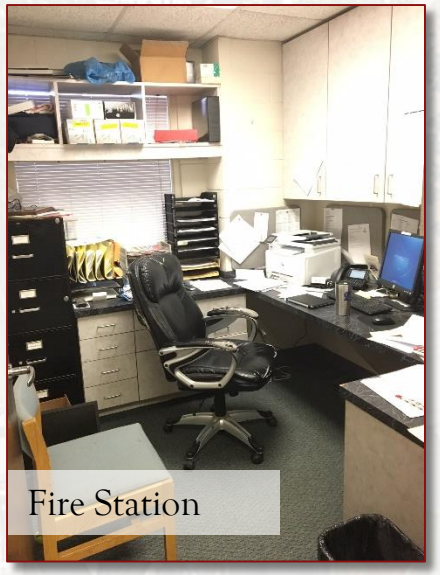
Agenda

- Space Needs Summary
- Public Workshops
- Design Drivers
- Site and Floor Plans
- Perspectives

SPACE NEEDS SUMMARY

Space Needs Summary

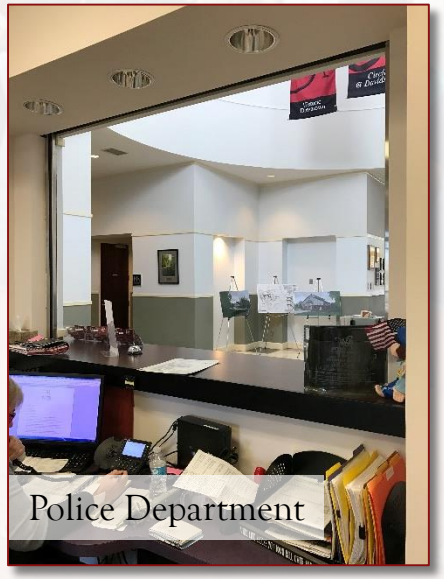
Town Hall


Fire Station

Police Department

Town Hall

Fire Station


Police Department

Town Administration

- 7,000 sf + Sloan House (1,400 sf) + Pump House (1,200 sf) currently occupied totaling 9,600 sf
- Today's needs with space for 20 year growth included projected as 25,525 sf
- Current building program with reduced growth is 22,205 sf (131% increase in space)

Police Department

- 3,000 sf currently occupied
- Today's needs with space for 20 year growth included projected as 17,408 sf
- Current renovation is 8,975 sf (199% increase in space)

Fire Station 1

- 6,000 sf currently occupied
- Today's needs with space for 20 year growth included will be 13,638 sf
- Current renovation is 8,040 sf* (34% increase in space)

* includes shared space in police renovation

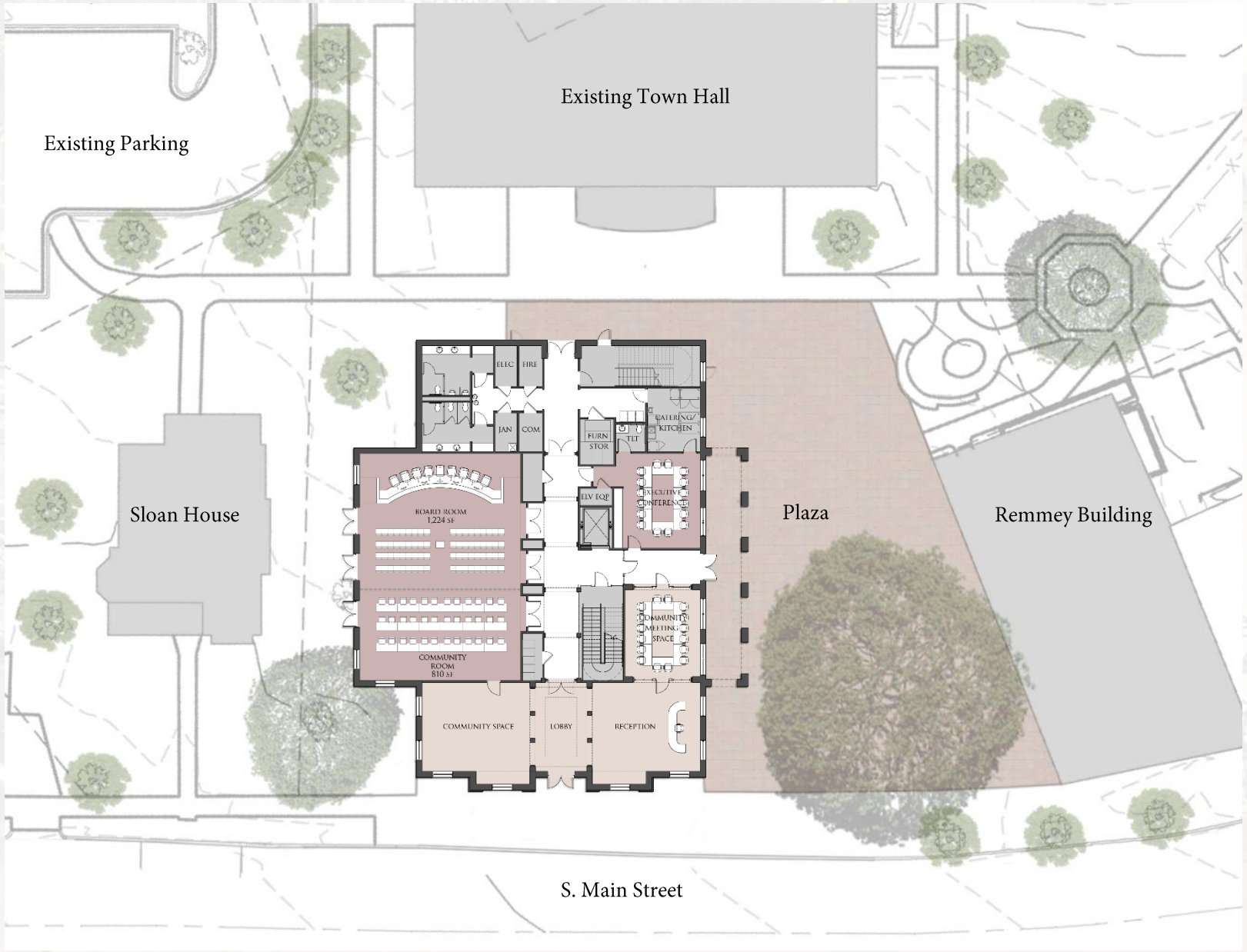
PUBLIC WORKSHOPS

Public Workshops

- All workshops were well attended and the community was engaged
- Multiple stations addressing various design topics
  - What makes Davidson great?
  - Architectural character and scale
  - Site planning options
  - Parking and mobility
  - Outdoor civic space needs
  - Indoor civic space needs
- *Core Takeaways*
  - *Public safety is important and Police Headquarters and Fire Station 1 should remain on site*
  - *Site in front of existing Town Hall was favored over the corner site for the new Town Hall*

DESIGN DRIVERS

Site Design Drivers



- West edge of new building aligns with existing Town Hall
- Adjacent to the S. Main Street setback
- Preserves drip line of existing large specimen tree
- Approx. 41 feet from the Remmey Building at the narrowest point
- Approx. 34 feet from existing Town Hall
- Approx. 19 feet from Sloan House

Where should the Board Room be located?

- *The Board Room/ Community Space is the largest space on the first floor and drives the layout*
- *Core and support areas are designed around this space*
- *These spaces traditionally have an axial entry sequence and prominent location in the building*
- *Desire daylight and ability to connect with exterior amenities*

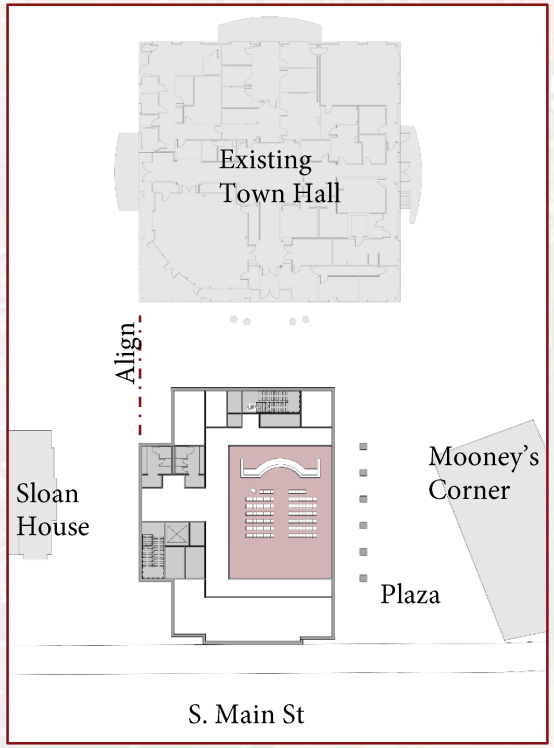
so…

- *Where should the Board Room be located?*

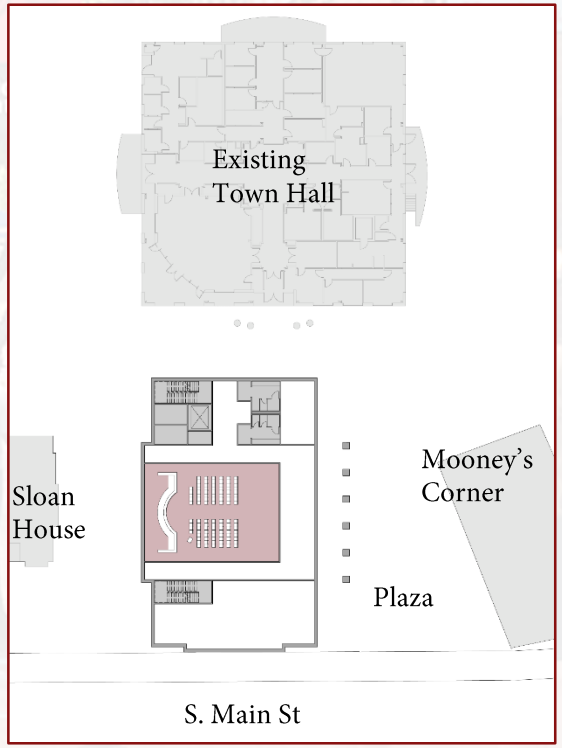
Where should the Board Room be located?

Building Design Drivers

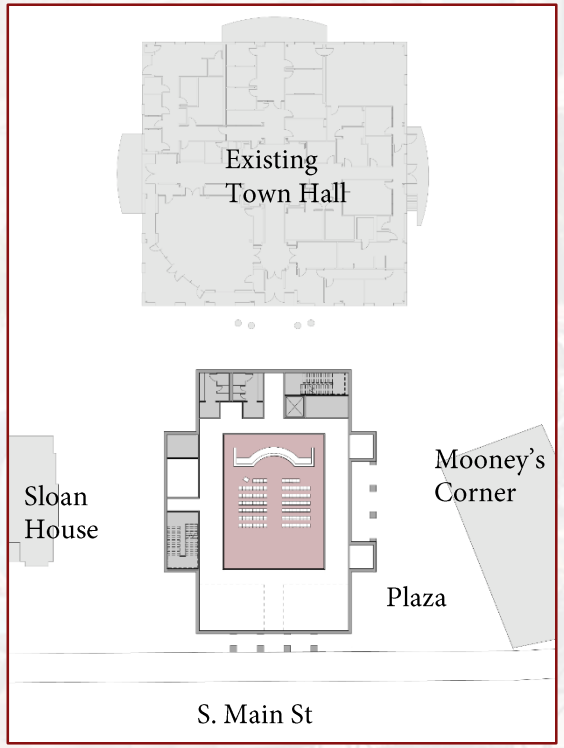
Option A
Adjacent to Plaza



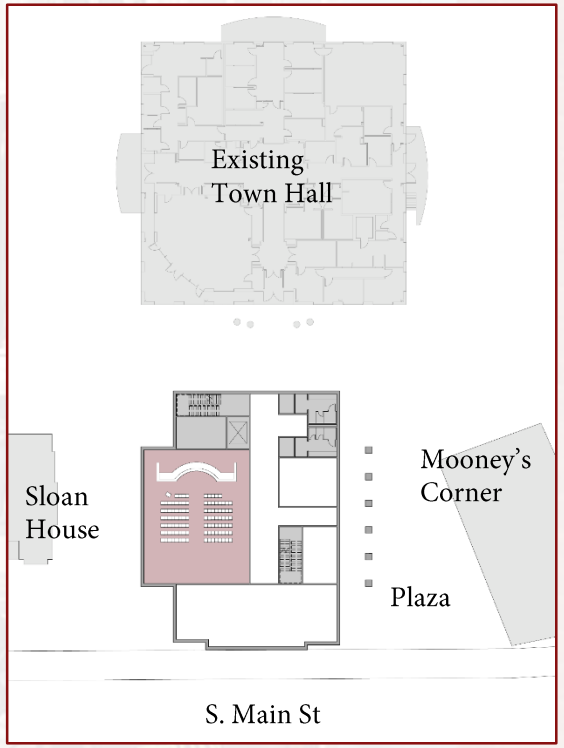
Option B
Rotated



Option C
Centered



Option D
Adjacent to Pocket Park



This was identified as the preferred option

How will citizens use the building?

- *Main Street entrance is the public front door to the facility*
- *Plaza entrance is secondary but will be heavily used*
- *Rear entrance considered "staff only" entrance to maintain security*
- *Most building core elements at the rear of the building*

  so…

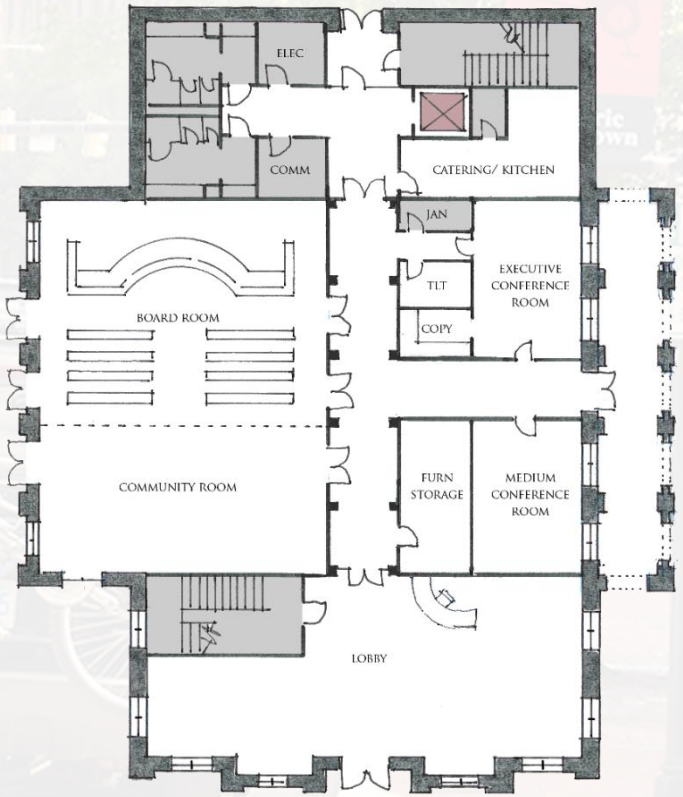
- *Where should the vertical public access be located?*

Where should the vertical public access be located?

Building Design Drivers

Option A

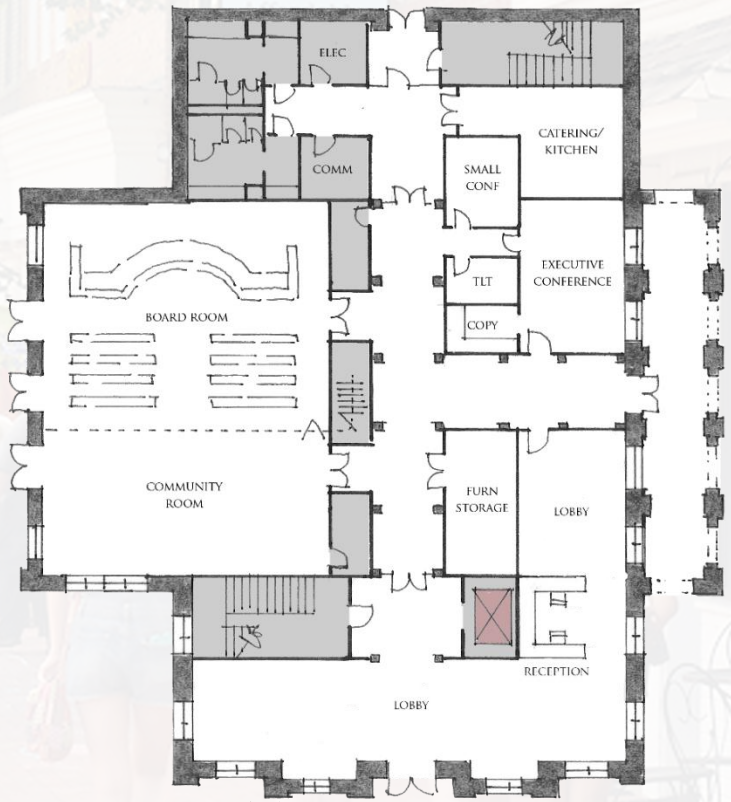
Elevator in Back



First Floor

Option B

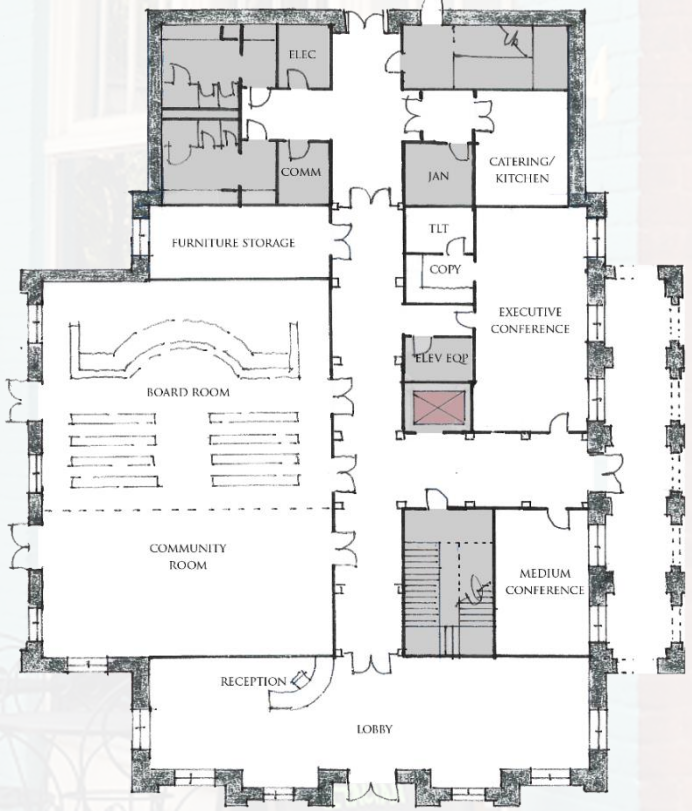
Elevator in Front



Second Floor

Option C

Elevator in Center

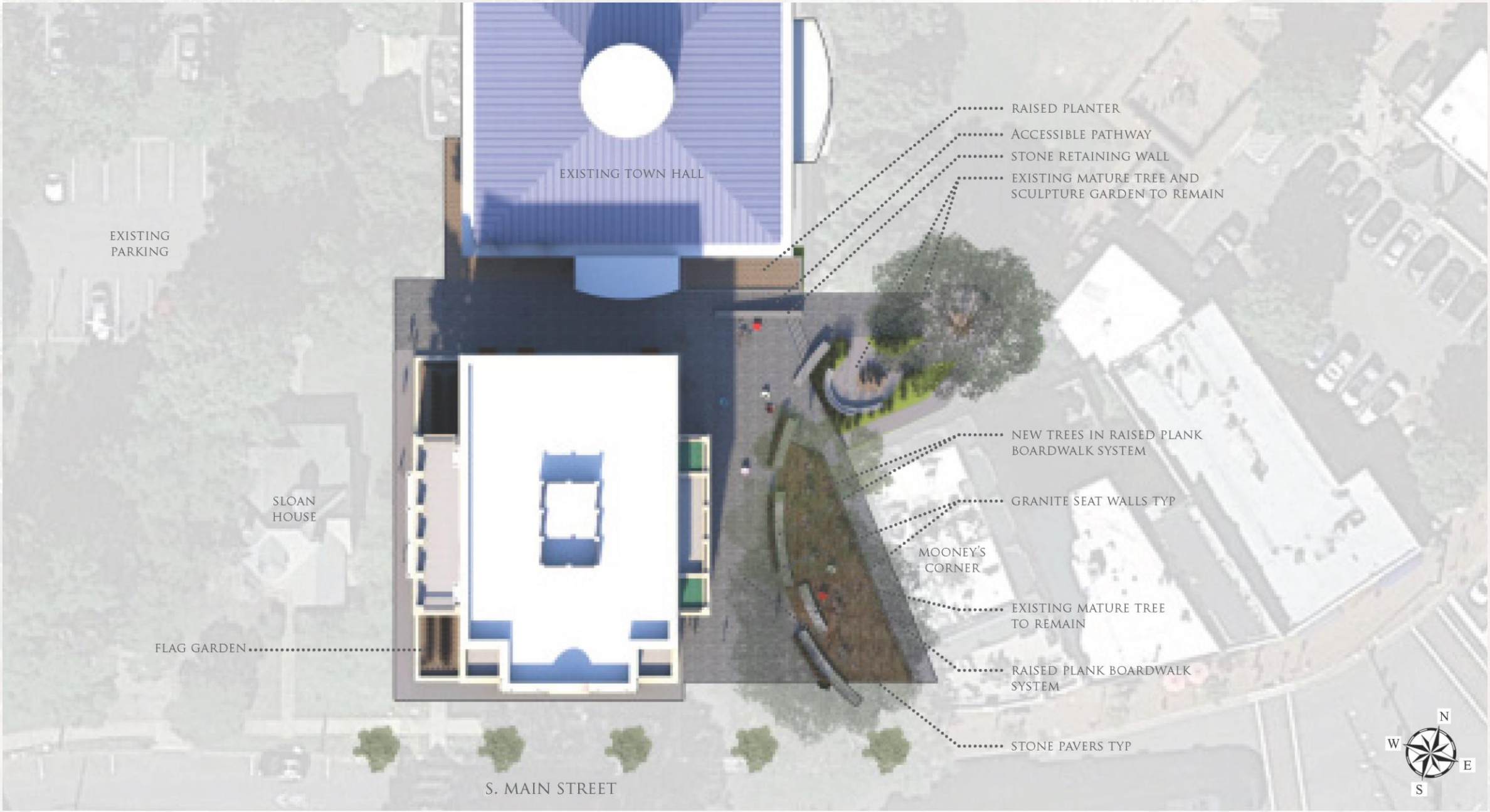


Third Floor

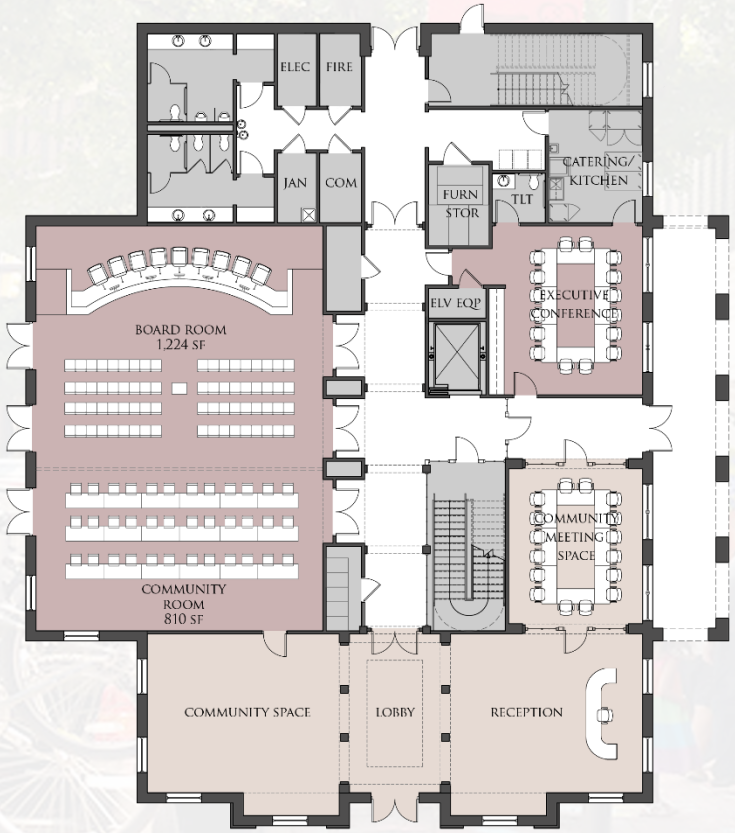
This was identified as the preferred option

SITE AND FLOOR PLANS

Site Plan

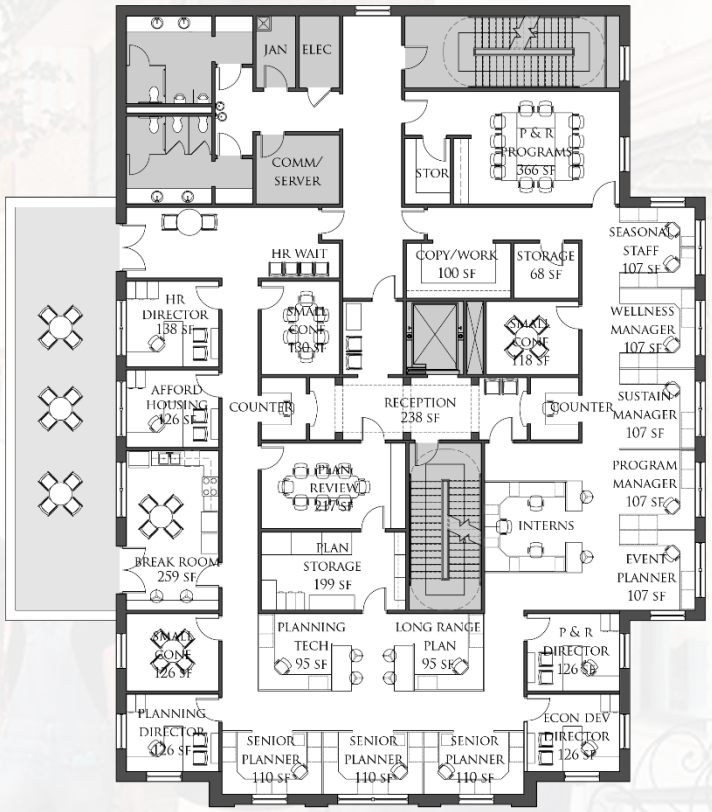

EXISTING TOWN HALL
EXISTING PARKING
SLOAN HOUSE
FLAG GARDEN
S. MAIN STREET
RAISED PLANTER
ACCESSIBLE PATHWAY
STONE RETAINING WALL
EXISTING MATURE TREE AND SCULPTURE GARDEN TO REMAIN
NEW TREES IN RAISED PLANK BOARDWALK SYSTEM
GRANITE SEAT WALLS TYP
MOONEY'S CORNER
EXISTING MATURE TREE TO REMAIN
RAISED PLANK BOARDWALK SYSTEM
STONE PAVERS TYP
N
W
E
S

New Town Hall Floor Plans



First Floor

Board Room Suite
Community Space



Second Floor

Parks and Recreation
Planning
Economic Development
Human Resources

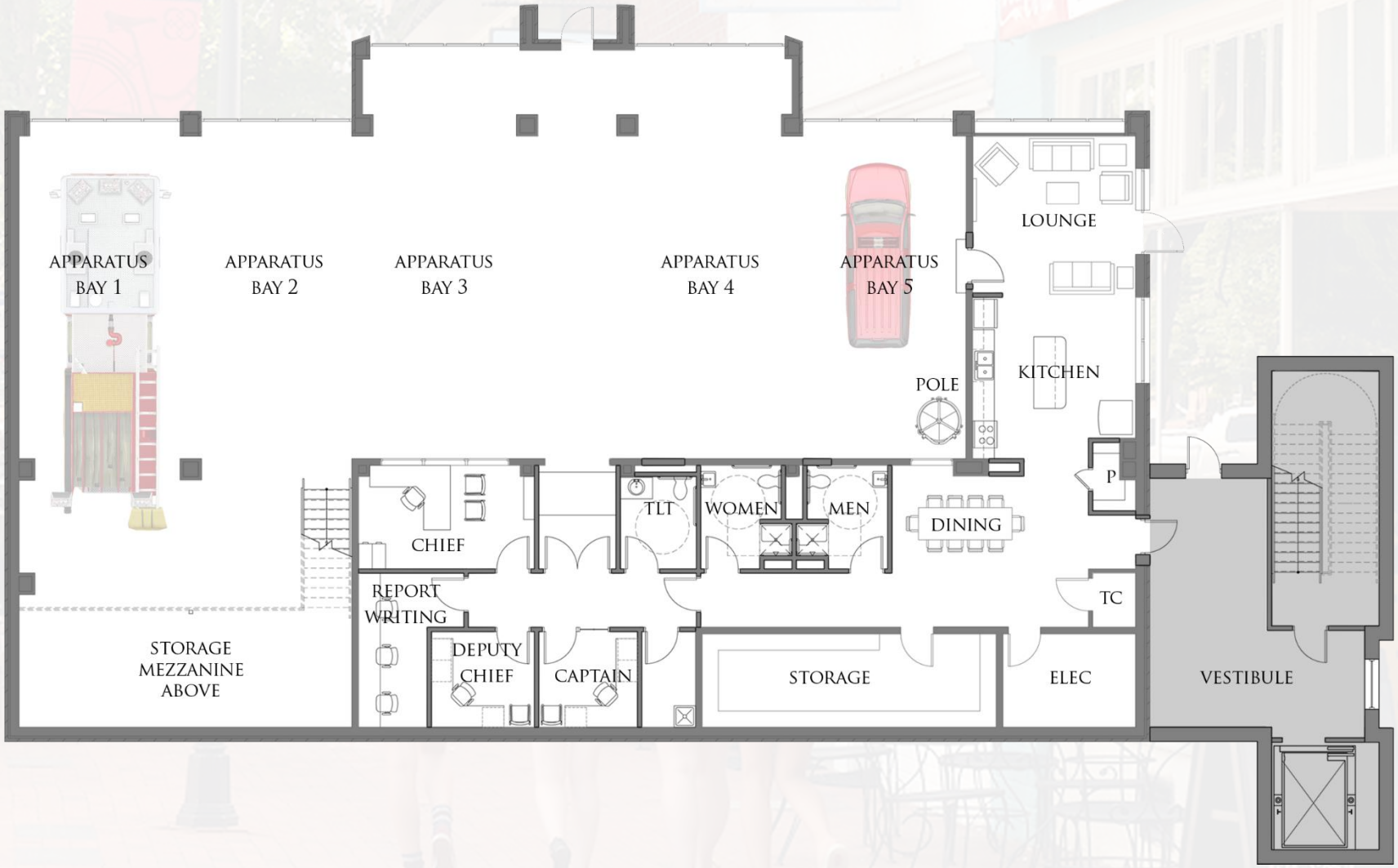
Third Floor

Administration
Mayor
Finance
Public Information Officer

Existing Town Hall Renovation Plan

Upper Level

Existing Town Hall Renovation Plan



Lower Level

BUILDING PERSPECTIVES

View South along S. Main

View North along S. Main

View South into Plaza

Town of Davidson
Historic Downtown
Local.
Affordable.
Handmade.
104

Q U E S T I O N S ??

Agenda Title: Davidson Game Plan Quarterly Report - Town Manager Jamie Justice

Summary: Discuss the Davidson Game Plan Quarterly Report

ATTACHMENTS:

	Description	Upload Date	Type
	Davidson Game Plan 2016-2017 - Nov 2017	11/10/2017	Cover Memo

Back to Table of Contents

Financial Plan

Point Person - Piet

Outcome
Develop a financial plan that provides guidance for revenue and expenditure decisions

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Evaluate Government Finance Officers Association resources to create a model for Davidson	February 2016-Fall 2016 (first draft), ongoing enhancement of scope	On track to provide first draft in Fall 2016				
2. Review financial metrics, including tax rate (compare to our Benchmark towns)			The model includes all major financial metrics utilized by the town, LGC and rating			
3. Decide on plan timeframe (5-10 years)			Currently 5 years			
4. Create revenue and expenditure categories and projection assumptions			Categories are in place; projection assumptions will be updated with each model			
5. Review/test-drive with board of commissioners to get feedback			First draft was presented to the board on January 10, 2017.			
6. Finalize financial plan model				Working model will be presented to the board in conjunction with public facilities discussion and budget. Model updates will be provided every year in August and January to the board.	Model has been used to provide "what if" projections on public facilities and bond referendum. We will continue to provide scenario testing as needed. Model incorporates revenue and expenditure budget projections, capital expenditures, financing options, and fund balance	Model updates will be presented to the board of commissioners in August and January each year. Model will be updated for January with three GO bonds and FY 17 audit information.

Financial Capital Projects

Point Person - Jamie/Piet

Outcome
Consider projects that could be financed with general obligation bonds and other financing tools

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Solicit needs for projects from various stakeholders	Capital projects financing plan by summer 2016; ongoing updates	Produced the "3-bucket" project list which was presented to the Board and citizens at multiple venues in spring 2016; Have run several scenarios with multiple variables on ways to finance the capital projects under consideration.	Waiting for public facilities steering committee to progress with possible options and cost estimates to run new scenarios.	A Public Facilities options and costs report will be presented to the Board on April 25th which will include potential financing options.		
(a) project possibilities for financing:						
(i.) Municipal building (fire station 1 and 2, police department)		Fire Station #2 will be financed (approved at August 9, 2016 meeting)	Fire Station #2 has been financed and construction is underway.	Public safety facilities will be included in the April 25th update for the Board.	The Public Facilities steering committee is vetting the two options for public facilities of new town hall and renovate existing town hall for police and fire or build new police facility and renovate existing town hall for administration and fire; potenital financing options have been evaluated.	The Town Board selected the option vetted by the steering committee to constuct a new town hall facility in front of existing town hall and renovate the existing town hall building for police and fire expansion as a two phase project. Currently in the design phase. Installment financing was selected per LGC guidance and staff
(ii.) Public works facilities (could include parks and recreation offices)			Architect is evaluating the two options for comparison to renovate existing building versus build new; also evaluating aesthetic improvements.		Architect has evaluated the two options for comparison to renovate existing building versus build new; also evaluated aesthetic improvements. Presentation at July 11th Board meeting.	Staff presented the updated information to the board of commissioners for the option to renovate the existing building on-site. Staff is currently considering other off-site options.
(iii.) Affordable housing						
(iv.) Sidewalks						
(v.) Road improvements						
(vi.) Greenways and athletic fields						
(vii.)Open space land purchases						
(viii.) Cultural facilities and partnerships (funding)						
2. Consider bonds for adding public assets (greenways, parks, roads, etc.)		The board has decided to not pursue a bond referendum (summer 2016), but will continue to review in the future.		The board is considering a possible GO bond referendum for November 2017 and will be discussed during the budget/CIP process.	On August 8, the board of commissioners will decide on placing a bond referendum for three bond orders totaling $15million on the November 7 ballot.	All three GO bond referenda passed.

(a) Research bond ratings process/referendum wording		We presented this information to the board, and based on preliminary analysis by First Tryon gave an estimate of the Bond Rating as "AA".				
(b) Educate stakeholders on general obligation bonds		We presented this information to the Board, as well as worked to educate our citizens on GO Bonds and other financing options for capital projects during various presentations during spring 2016.			A multi-modal GO bond education program regarding the GO bond referendum is underway	GO bond education program completed. Voters approved all three referenda.
(c) Determine if general obligation bonds should be pursued and decide on services/projects		The board has decided to not pursue a bond referendum (summer 2016), but will continue to review in the future.				
(d) Outline the general obligation bond process/timeline/referendum date		We have educated ourselves to be able to manage these processes effectively when we are ready to finance capital projects.				
3. Engage financial advisor, Local Government Commission, and bond counsel		We have developed a solid relationship with the LGC, First Tryon Financial Advisors and Parker Poe Bond Counsel				
4. Establish a schedule of capital projects with categorized financing options		We have developed a model, with First Tryon, which will allow us to complete financial analysis and feasibility on any capital project scenario. This model will be incorporated in to the Long-Term Financial Plan as well.	A next phase of financing scenarios will be created with updated capital projects and updated expenditure/revenue projections and will be included in the financial plan.	The updated capital projects schedule will be presented to the Board on April 25th, which includes Public Facilities and CIP needs and financing options.		
5. Develop a timeline for financing and completion of projects		Ongoing				Now that we have results of the November 7 referenda (all three passed), we will develop a timeline for proposed projects and financing.

MI-Connection

Point Person - Jamie

Outcome
Determine future options for MI-Connection

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Gather information needed for future decisions	Start spring 2016	In progress	In progress	In progress	In progress	In progress
2. Continue to analyze the MI-Connection business plan and projected results for future		In progress	In progress	In progress	Town Manager continues to serve on the MI-Connection Board of Directors and participates in bi-weekly operations update meetings.	Town Manager continues to serve on the Continuum Board of Directors and participates in bi-weekly operations update meetings. Provides quarterly updates to the board of commissioners. Last quarterly update at a board meeting was September 12th.
3. Create task force of Town of Davidson and Town of Mooresville board members for joint discussions regarding options and decision points (Town of Davidson Board of Commissioners will handle)		In progress	In progress	In progress	In progress	In progress

Back to Table of Contents

I-77 Managed Lanes Project

Point Person - Doug/Travis

Outcome
Mitigate the impacts of the project during construction

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
Work with NC Department of Transportation, I-77 Mobility Partners, Sugar Creek Construction, and other entities to plan for and mitigate the impacts of the project during construction (Travis)	Spring 2016 and ongoing	CATS CEO John Lewis briefed BoC on August 9, 2016; Davidson Police have agreement with Highway Patrol to respond if needed to accidents along I-77 in town jurisdiction in order to clear accidents faster and mitigate impact on the rest of Town, especially 115; Staff discussed the short ramps issue at exit 30 with I-77 Mobility Partners and SCC and they agreed to modify the designs to lengthen the ramps to allow for more space to mitigate that safety issue.	Staff meets regularly with I-77 Mobility Partners, Sugar Creek Construction, and NCDOT to receive project updates and share concerns should they arise.	Staff meets regularly with I-77 Mobility Partners, Sugar Creek Construction, and NCDOT to receive project updates and share concerns should they arise.	Staff meets regularly with I-77 Mobility Partners, Sugar Creek Construction (SCC), and NCDOT to receive project updates and share concerns should they arise. We are currently monitoring the work being done at Exit 30 to ensure that our citizens remain safe during the bridge construction process and while detours are in effect. We are also working to ensure that an effective landscaping plan is set to replace the tree canopy that was removed from the area.	Staff meets regularly with I-77 Mobility Partners, Sugar Creek Construction (SCC), and NCDOT to receive project updates and share concerns should they arise. We are currently monitoring the work being done at Exit 30 to ensure that our citizens remain safe during the bridge demolition/construction process and while detours are in effect. Currently residents on the west side of the highway no longer have a pedestrian lane during this phase of construction. We are working with SCC to mitigate. Landscaping plan for roundabouts is being finalized. Tracking towards project completion summer of 2018.
(a) Talk with Lake Norman Transportation Commission about doing this regionally		In progress	In progress			
(b) Assemble staff work group		Staff team meets monthly with I-77 Mobility Partners, Sugar Creek Construction and NCDOT. Doug, Jason, and Travis meet with the project team monthly and Cristina meets with the PIOs from I-77 Mobility Partners, Sugar Creek Construction and NCDOT monthly.	Staff team meets monthly with I-77 Mobility Partners, Sugar Creek Construction and NCDOT. Doug, Jason, and Travis meet with the project team monthly and Cristina discusses communications to citizens/stakeholders with their communication directors.	Staff team meets monthly with I-77 Mobility Partners, Sugar Creek Construction and NCDOT. Doug, Jason, and Travis meet with the project team monthly and Cristina discusses communications to citizens/stakeholders with their communication directors.	Staff team meets monthly with I-77 Mobility Partners, Sugar Creek Construction, and NCDOT. Jamie, Doug, Jason, and Travis meet with the project team monthly and Cristina discusses communications to citizens/stakeholders with their communications directors. Public safety staff are made aware of traffic situations and detour routes.	Staff team meets monthly with I-77 Mobility Partners, Sugar Creek Construction, and NCDOT. Jamie, Doug, Jason, and Travis meet with the project team monthly and Cristina discusses communications to citizens/stakeholders with their communications directors. Public safety staff are made aware of traffic situations and detour routes.

(c) Develop list of opportunities and challenges		Travis is point person with NCDOT to obtain landscape plan. We should have it in December 2016.	Landscape plan for Exit 30 received; Town suggesting we re-design and submit alternative to DOT for approval; also consider future phases post-completion for additional landscaping.	Retained landscape architect to design Exit 30 roundabouts; Worked with the project on the planned tree removal; Pursuing power and water conduits in project for future needs; Tracking accident activity in the project area.	Town-contracted landscape design complete. Tree removal discussion with contractor and the NCDOT has not been acceptable. Working to develop landscape area to replace lost trees.	Working to develop landscape area to replace lost trees after this project is complete.
(d) Provide information to citizens		Cristina meets with the PIOs from I-77 Mobility Partners, Sugar Creek Construction and NCDOT monthly and shares information with citizens via social media, in the Town Manager's Report and in the quarterly newsletter to ensure citizens are informed and stay safe throughout the construction process.	Cristina is working with I-77 Mobility Partners and Sugar Creek Construction to ensure they are communicating their plans for the managed lanes project and more importantly, the Exit 30 bridge project, so that our citizens are aware of dates, lanes changes, alternate routes and stay safe during this process. They will send communications to our businesses, schools, etc. Information was in the October newsletter. I-77 Mobility Partners and Sugar Creek Construction will present to the Davidson Board of Commissioners on December 13.	Cristina works with I-77 Mobility Partners and Sugar Creek Construction to ensure they are communicating their plans for the managed lanes project and more importantly, the Exit 30 bridge project, so that our citizens are aware of dates, lanes changes, alternate routes and stay safe during this process. They will send communications to our businesses, schools, etc. Jamie's most recent video update featured this project, and it was one of the "Hot Topics" covered in Civics 101 and the Civics 101 Reunion. As we get closer to the May 5 detour, we'll be sure to communicate route change and safety information to our citizens.	Cristina works with I-77 Mobility Partners and Sugar Creek Construction to ensure they are communicating their plans for the managed lanes project and more importantly, the Exit 30 bridge project, so that our citizens are aware of dates, lanes changes, alternate routes and stay safe during this process. They will send communications to our businesses, schools, etc. This project was one of the "Hot Topics" covered in the summer newsletter. This project is featured in the center of our website's homepage.	Cristina works with I-77 Mobility Partners and Sugar Creek Construction to ensure they are communicating their plans for the managed lanes project and more importantly, the Exit 30 bridge project, so that our citizens are aware of dates, lanes changes, alternate routes and stay safe during this process. They will send communications to our businesses, schools, etc. This project is featured in the center of our website's homepage.

Davidson Mobility Plan (Comprehensive Transportation Plan)

Point Person - Travis/Jason/Doug

Outcome
Create a mobility plan for Davidson to improve circulation around town for citizens

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Update of Circulation Plan (becomes the Davidson Mobility Plan)	FY2017	Finalizing RFP for September 2016 release.	In a holding pattern due to potential $100,000 grant funding from UPWP (Unified Planning Work Program) for FY 2018. Received support from Board of Commissioners to wait for funding decision (expected Feb 2017). Updated Circulation Plan in October 2016.	Notified in mid-March that UPWP funding is secured (though not available until July 1). Finalizing RFP for release in April with consultant selection in June.	RFP released. Selection of a consultant expected in early August.	Consultant selected, awaiting approval from NCDOT. Work anticipated to begin in mid-November. Projecting six-month process.
(a) Engage consultant for the update		In progress	On hold	In progress	In progress	In progress
(b) Outline a process that includes a task force and public input		In progress	On hold	In progress	In progress	In progress
(c) Identify stakeholders/partners		In progress	On hold	In progress	In progress	In progress

(d) Identify projects by priority level and determine implementation		Have draft transportation priorities document	On hold	In progress	In progress	In progress
2. Partner with Cornelius, Huntersville, Mooresville and Lake Norman Transportation Commission?		Attended North Meck alliance meetings. Regularly consult with LNTC.	Working with LNTC regularly to pursue funding opportunities. Presenting to North Meck Alliance in November.	Ongoing	In progress	In progress
3. Include vehicular, golf cart, pedestrian, bicycle, transit (both local and regional)		In progress	On hold	In progress	In progress	In progress
4. Look at innovative solutions (work with consultants), e.g. the intersection of Pine and Concord		Are in process of engaging engineers for interim projects	On hold	In progress	In progress	In progress

Greenways

Point Person - Doug/Kathryn

Outcome
Work with Mecklenburg County to evaluate the opportunities and accelerate the construction of our greenway system

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (Updated Nov 17)
1. Work with county to:	Summer 2016 and ongoing	County staff presented update on current projects and priorities at Aug 8 meeting w/Cornelius and Huntersville; Town will need to submit priorities in FY 17 for new 5-year CIP starting FY 18.	Priorities to submit to county are Summers Walk to River Run greenway segment and nature center projects.	Town submitted in January 2017 for new County 5-year CIP starting FY 18: Summers Walk to River Run greenway segment, Kincaid Trail Extension, the remainder of the Charlotte to Mooresville Trail through town, the connection from town center to Fisher Farm/Abersham/Allison.	The county is committed to completing the projects tied to the 2008 bond referendum before adding new projects to its list. Without a match, none of the northern towns have had success getting county P&R funding for projects except the North Meck Recreation Center.	The county's adopted CIP through 2023 shows primary funding in the north is for the North Meck Rec Ctr. We believe our best chance to partner with the county for greenways is if the town has a funding match.
(a) Determine options					BOC considering bond referendum, which would not only provide base funding but would also offer matches for county and state/federal grants.	Town residents passed bond referendum options on Nov. 7. If bonds are issued, this would provide base funding as well as matches for county and state/federal grants.
(b) Define what needs to be built				County beginning construction of greenway in Fisher Farm and Abersham Parks	Project 95% complete in Fisher Farm. Scheduled to work in Abersham by mid-July.	Greenway in Fisher Farm completed mid-August. Abersham portion scheduled for completion no later than December 31, 2017.
(c) Prioritize						
(d) Determine costs and funding options						
2. Need plan to show which greenways will be procured through development				A map in in development.	Map completed	

3. Consult Davidson Parks and Recreation Master Plan		Kincaid Trail Extension project design is being finalized and next step is ROW and potential DA funding in winter	Kincaid Trail Extension project design is being finalized and next step is ROW and potential DA funding in winter.	Kincaid Trail Extension right-of-way acquisition in process; County beginning construction of greenway in Fisher Farm and Abersham Parks	Kincaid Trail re-design and right-of-way acquisition in process. Construction of greenway in Fisher Farm and Abersham Parks underway.	Kincaid Trail re-design and right-of-way acquisition in progress. Construction of greenway in Fisher Farm complete and Abersham Parks underway.
4. Evaluate funding options			Applied for TAP grant for Kincaid Trail Ext.; will apply for DA as well.	Submitted STP-DA grant application for Kincaid Trail extension project	STBG-DA grant was approved for Kincaid Trail extension project.	Awaiting final paperwork for STBG-DA grant so the project can proceed.
5. Develop implementation schedule						

Back to Table of Contents

Catalyst Study- transitioned to Public Facilities

Point Person - Kim

Outcome
Determine what best serves the needs of the town in the downtown area and create a development strategy to meet those needs

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Public input process with small groups to address name, scale, etc. in February/March 2016	Contract with DFI expires December 2017	Well-attended public input sessions held in Feb., March and June.	N/A	N/A	N/A	N/A
2. Evaluate proposed scope for the project to include private development components and public facilities	Aug-16	Study will not include private development, focus will transition to public facilities (police, fire, public works, and administration) and a	N/A	N/A	N/A	N/A
3. Develop public-private partnership model and financial model	N/A	There is no public/private partnership because there is no private investment.	N/A	N/A	N/A	N/A

Economic Development Plan

Point Person - Kim

Outcome
Update Economic Development Strategic Plan for next 5 years to maximize the commercial development potential that meets the needs of the community

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)

1. Include South Main area	FY2017		Rose & Associates is consultant working on the EDSP 2017-2022. Initial presentation to the BOC on Oct. 25. Developing strategy and work plan.	Strategy and work plan finalized in April 2017.		Included in EDSP.
2. Include plans for east Davidson			Will include as part of the EDSP.	Part of EDSP work plan.		Included in EDSP.
3. Explore incubators (including PiES), entrepreneurship ideas (Davidson College), and co-working (similar to Packard Place in Charlotte)		In conversations.	Jamie participating in PiES strategic planning effort.	PiES and Launch LKN are exploring partnership ideas.	PiES merged with Launch LKN.	Launch LKN working with The Hub @ Davidson.
4. Commerce Station		Final approval pending for adding 2 spec buildings in the park.	Final approval pending for adding 2 spec buildings in the park.	Two speculative buildings have been approved; Road and utilities extension is underway; Reduced debt through loan payoff.	Two speculative buildings have been approved; Road and utilities extension is underway.	Two speculative buildings, road and utilities extension are underway. Discussions underway regarding acquiring adjacent properties for park expansion.
5. Expand cultural offerings (Kim and Dawn)		In conversations.		In conversations.	In conversations.	In conversations.

Back to Table of Contents

Comprehensive Plan

Point Person - Jason

Outcome

Update Comprehensive Plan to use as our guiding document

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Complete Comprehensive Plan	FY2017-18	Planned for FY18.	Planned for after the Mobility Plan	Seeking funding for FY2018; will not begin until after Mobility Plan finishes.	Not funded in FY2018; Should the Mobility Plan finish early, additional funding may be sought. Planned for completion in FY 19.	Will seek funding in FY19
(a) Get scope of work, timeline, and cost estimate		On hold	On hold	On hold	On hold	On hold
(b) Solicit input from planning board and other stakeholders		On hold	On hold	On hold	On hold	On hold
(c) Review process; how include planning board, citizens?		On hold	On hold	On hold	On hold	On hold

Rural Area Plan

Point Person - Jason

Outcome

Develop implementation strategy for the Rural Area Plan

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Seek Rural Area Plan approval in early summer 2016		In progress; bringing batches of text changes to commissioners for discussion. Planning for Dec or Jan adoption.	RAP adopted September 2016.	Complete	N/A	N/A
2. Update ordinance recommended by the Rural Area Plan by fall 2016		In progress. Planning for ordinance updates to be completed by December 2016 or Jan 2017.	Continue to bring batches of topics to commissioners for discussion. Trending towards January public hearing and February adoption.	Scheduled adoption 3/28/17.	Complete	N/A
3. Work with Charlotte Water to formalize sewer extension strategy		In progress. Planning for ordinance updates to be completed by December 2016 or Jan 2017.	In progress; Travis developed a build out sewer estimate for Charlotte Water; formal sewer extension request forthcoming - December 2016.	BoC approved in December 2016.	Complete	N/A
4. Implementation/timelines to come		In progress	In progress.	In progress	Complete	N/A

5. Consider affordable housing: incentivization via Rural Area Plan ordinance implementation		Proposing to include a variation in lot size requirement in the Neighborhood Edge Planning Area. 12.5% AH requirement to remain. Potential density bonus for AH in RPA.	Discussion item at 11/8 BoC meeting. Refinement needed.	Included in implementation strategy.	Complete	N/A

Back to Table of Contents

Affordable Housing

Point Person - Cindy

Outcome
Develop an affordable housing strategy in support of Davidson's values

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Conduct a needs assessment to better understand what the needs are	3 month check in Nov.2016 and Completed Jan 2017 (needs assessment), Draft plan for (implementation)	Assessment started Aug. 1 and will be finished in 6 months.	UNCC Urban Institute did a mid-point review with Town Board on 11/8/16.	Assessment is complete. Presented to Town Board 3/14/17. Public Charrette scheduled 5/8/17. Next steps- complete affordable housing goals and strategies, including how to best allocate PIL funds.	Needs Assessment, including a public meeting is complete. Affordable Housing Goals and Strategies is completed in draft form to be sent to the steering committee 7/1.	Affordable Housing Strategy Report presented to the Board of Commissioners on Aug. 21, 2017. Action plan under development.
2. Include options for on-site affordable housing when rezoning for RAP. Require 30% small lots and explore density bonus		Small lots are required. Density bonuses will work in a rezoning if there are density caps.	Discussion item at 11/8 BoC meeting. Refinement needed.	Different size lots (including smaller) are required in most planning areas.		
3. Review options for town properties (Bailey Springs and Beaty Street)		Bailey Springs RFP completed, sent and a developer has been selected by the AFH Steering Committee	Bailey Springs is moving forward with a neighborhood meeting on November 30.	Bailey Springs contract executed in next 30 days and construction will begin in early summer.	Should be processed through EPM by mid- July and lots deeded to JCB Urban and Habitat by late July. We have a significant wait list.	On schedule for lots to be transferred in November. Site preparation to begin in December.
(a) Review with affordable housing committee and with board			Bailey Springs project tentatively scheduled for January 2017 board meeting.	Done		
4. Affordable Housing committee report on payment-in-lieu funds:						
(a) Prioritize options for use			In progress. Final will be based on findings in the needs assessment; will develop draft scenarios Fall/Winter	Affordable housing strategies, based on housing assessment and other feedback, such as the survey,		Several in the Affordable Housing Strategy Report.
(b)Create a financial model		Same as (a)	Same as (a)	Same as (a)	Several in the Affordable Housing Strategy Report.	

Neighborhood Needs

Point Person - Cristina

Outcome
Service the needs of our neighborhoods; ensure that all feel supported by the town

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)

1. Gather and respond to current neighborhood requests to provide our municipal services; ensure citizen engagement from all areas of town		**Ongoing** -- as we hear requests from neighborhoods, we work to fulfill needs/develop solutions; reps know they can reach out to Cristina who will facilitate getting answers to their questions/solve problems that are within the town's purview.	Fall 2016: Met long-time street needs of the Bradford neighborhood by repaving their roads. Installed sidewalk on Apollinaire Drive. Chief Miller, Captain Ingram, and Mayor John Woods met with the Blackwelder Drive neighborhood on 11/9 to learn about the parking situation, explain the town's needs and ended up working out a solution. Officer Anthony Better was able to translate the conversation into Spanish for several	**Ongoing** -- as we hear requests from neighborhoods, we work to fulfill needs/develop solutions; reps know they can reach out to Cristina who will facilitate getting answers to their questions/solve problems that are within the town's purview. North Main Street meeting with DPD and Public Works date TBD.	Ongoing -- We hosted a meeting for neighborhood representatives in May. Reps continue to reach out to Cristina and other staff members to ask questions. We also engaged with the residents of Williams Place and the leaders of Davidson's places of worship to provide updates on town business, answer questions, and make connections. We will encourage participation from all neighborhoods in town at our National Night Out event on August 1.	Ongoing -- We hosted a meeting for neighborhood representatives in October. Reps continue to reach out to Cristina and other staff members to ask questions. We continue to seek reps from unrepresented neighborhoods. The next meeting is in January.
2. Use neighborhood representatives meetings to produce list of needs; visit homeowner association meetings/neighborhood events to explain efforts, gather needs			Cristina held a neighborhood representatives meeting and worked with staff to respond to issues/questions. Next meeting is January 9.	Hosted well-attended neighborhood reps meeting on January 9 -- Jamie provided updates and we answered questions/addressed concerns. Great group of citizens. Jamie will speak at the River Run Property Owners Association meeting on May 7. Cristina will hold a neighborhood representatives meeting on May 15. Jamie will attend and will provide updates on town projects and issues, and answer questions/address concerns. Jamie speaking to Rotary Club on April 3rd about public facilities and other projects.	We hosted a well-attended meeting for neighborhood representatives on May 15. Mayor Woods welcomed the group, and Police Officer Greg Frostbutter, Jamie Justice and Cristina Shaul provided information and updates.	We hosted a well-attended meeting for neighborhood representatives on October 2. Davidson Police Chief Penny Dunn, Jamie Justice and Cristina Shaul provided information and updates.
(a) Need to share clear expectations of what our municipal obligations are		We do this verbally or via email.		We do this verbally or via email.	We do this verbally or via email.	We do this verbally or via email.
3. West Davidson needs:						

(a) Review West Davidson Stakeholder Committee Report		Done.		Meet regularly with EPA and participate in monthly call with EPA, DEQ, and Health Department to focus on asbestos situation on the Metrolina site. Encouraging communications from these agencies with west side residents is a big priority.	Continue to interact with the EPA, DEQ, and Health Department. The town is serving as a clearing house for citizens related to this issue. Created a webpage for asbestos-related information at www.towofdavidson.org/asbestos The remediation project is going well.	EPA work is complete. Metrolina property owner is marketing the property/project; brownfields redevelopment project is on hold. The town is serving as a clearing house for citizens related to this issue. Created a webpage for asbestos-related information at www.towofdavidson.org/asbestos
(b) Gather neighborhood requests		Jamie and Cristina met with Evelyn Carr and Daisy Raeford (March 2016) to understand needs/issues. Encouraged them to form a neighborhood coalition. Jamie talks/meets regularly with Dan Carrigan & WSC.	October 20, 2016: A staff team met with the Hobbs Hill neighborhood to answer questions related to the Beaty Street RFP. Working with Dan Carrigan to promote the new RWP amphitheater. Jamie has communicated with Dan about PSB project.	Responded to questions from neighbors related to the Beaty Street RFP. Sent emails, created FAQs, held meetings. Jamie meets periodically with Dan Carrigan , Evelyn Carr, etc.	Continue to receive calls and emails from residents of West Davidson and answer them in a timely fashion.	Continue to receive calls and emails from residents of West Davidson and answer them in a timely fashion.
(c) Encourage/explore community participation		Meet with reps three times per year. The next meeting is October 3, 2016. Cristina encourages these reps to help promote information (ped. safety and encourage participation at events, public workshops, Civics 101, National Night Out, etc.); Staff has partnered with WSC on kids' amphitheater project.	Fall 2016: Mayor Woods met with children from the Hobbs Hill neighborhood in October. Kids Amphitheatre project has progressed to near completion.	Encouraged teens from west side to join Mayor's new teen council. Special outreach to citizens on west side to participate in Public Facilities Workshops. Hosted first-ever Civics 101 Reunion session for 75 Civics 101 graduates. We gave an update on "'hot topics" and encouraged citizens to stay connected with the town.	We are planning our annual National Night Out event for August 1 at the Ada Jenkins Center. We always have a great turn-out from West Davidson and will reach out to all neighborhoods in town to encourage participation. We are also planning a "meet & greet" with our new police chief at the Ada Jenkins Center.	We continue to reach out to neighborhoods to share information and request engagement. We'll promote Civics 101 this fall (starts February 2017).

Back to Table of Contents

Staffing Plan

Point Person - Dawn/Heather

Outcome
Create a staffing plan using data, staff recommendations, service levels, and metrics that provide a guide for staffing based on community growth and citizen needs (varies by department)

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q4 Status (updated Nov 17)
1. Implement needs we have from 2015 study	Short-term: Spring 2016; Long-term: Fall 2016					
2.Study long-range staffing needs in coordination with facilities plan		Included future staffing requirements in facilities information gathered 1st quarter FY17.		Comparing town-initiated numbers with design team numbers for future growth.	Future staffing levels incorporated in calculations for new and renovated facilities	Some future growth space in 22,000 sq. ft. version of new town hall. Space in renovated existing building will fulfill 10, possibly 15 years of growth for FD and PD.

Facilities Plan (Includes all departments, fire stations, public works, police departmen

Point Person - Dawn

Outcome
Prepare for Town's future service needs as our population grows to ensure that facilities are planned to provide services to citizens

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)

1. Space: Assess existing buildings, space needs for each department, cost per square foot, and site options	Summer 2016 (existing buildings); Fall 2016 (future space needs)	Reviewed site options for PW and PD on FS #2 site (summer 2016); decided that PD will not go on FS #2 site. Reviewing department locations downtown/town hall as part of ongoing project for public facilities. Will review options for PW site.	Town hall systems assessment will be complete before Thanksgiving. Steering committee in place to guide public facilities process. Will choose design team in December. Reviewing options for PW site w/architect.	Phase I of public facilities (downtown) underway. Design team and construction mgr on board. Steering committee meets monthly for updates. Will bring options to board on March 28. Working with architect on Public Works facility upgrade.	Public Works facility upgrade to be presented in July. Working on options to lower cost of new construction and renovation of existing town hall.	Schematic design will be completed this quarter. Exterior design will be reviewed informally by the DRB in November. Steering committee will preview on November 1. Working with partners on new public works facility space.
2. Analyze innovative energy efficiency options and best practices				Discussing with design team.	Discussing with design team.	Creech working on appropriate environmentally- and sustainability-conscious design.

Back to Table of Contents

Maintenance

Point Person - Doug

Outcome
Identify current infrastructure maintenance needs and develop a plan to address

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Create a new five-year plan for sidewalks and street paving; complete recommendations by March 1	Fall 2016 (begin implementation)	Five-Year streets plan complete; will review with Board prior to Spring 2017 streets repair project	Doing sidewalks: Apollinaire, Armour, Mock, and Mock Circle	Sidewalks on Apollinaire Dr., Armour St., Peninsula Dr. complete. Design complete for sidewalk on Grey Rd	Work on 5-year street resurfacing plan to start Summer 2017. Bids due on 7-20-17 for a portion of the 5-year plan. 5-year sidewalk plan in progress	Year 1 and 2 of 5-year resurfacing plan complete; Year 3 scheduled for spring-summer 2018. 5-year sidewalk plan in progress
2. Categories: storm water (handled as needed, funds are limited - will discuss during budget), streets, sidewalks, parks, athletic facilities, etc. Fall 2016		Streets plan complete		Five-year plan for Parks infrastructure complete	Storm water funding discussed at 5-9-17 board meeting	Storm water in progress, all others complete
3. Determine priorities at board meeting after March 1					Priorities discussed for parks and street resurfacing	
4. Implementation over the next five years				Working on implementation of first year of 5-year paving plan for summer of 2017		See #1 above
5. Review development process to consider improvements that ensure infrastructure that the town accepts is appropriate developer process		Working with other Meck townships to improve streets acceptance ordinance; implemented improved road subgrade testing for new development				Proposed improvements to streets acceptance process; public hearing to follow.

Back to Table of Contents

Active Space: Athletic Fields & Courts

Point Person -Kathryn

Outcome

To increase the athletic field, court, and other active recreation space available for use by citizens

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (updated Nov 16)	Q3 Status (updated Mar 17)	Q4 Status (updated Jun 17)	Q1 Status (updated Nov 17)
1. Consult master plan for guidance on athletic space	Spring 2016 (finalize priorities), Fall 2016 (funding), Winter 2017 (implementation)	Bailey Springs/River Run concept approved by Livability Board. Waiting for West Branch plans to potentially expand and/or relocate park amenities. South Street Park concept plan waiting on DE plans.	Decided to hold off on South Street Park plans and put county funds towards Bradford Park expansion.	Bailey Springs community park has begun design. Anticipate bidding project in summer and construction before end of calendar 2017. Bradford Park field turf/lighting to be bid by county in May/June with work this summer.	Park at Bailey Springs surveying work hampered by persistent rain but on schedule for bid by end of August and construction before end of calendar year 2017. Bradford Park field turf/lighting county bid delayed. Project schedule: Aug, 2017-Feb, 2018. BOC will receive project updates at 4 pm meeting on 8/8 on these and RWP, Lakeside, McEver 60/90 field, and Ada Jenkins Center options in terms of active space.	Park at Bailey Springs construction documents completed--waiting on two final permit approvals before going to informal bid. Anticipate in November with construction beginning soon after. Bradford Park field project on schedule for completion by February, 2018. Livability Board held public input session on active recreation ideas for Roosevelt Wilson Park (RWP) and Lakeside parcel on Oct. 28.
2. Needs assessment by Mecklenburg County Park & Recreation		August 8, 2016: joint meeting w/Cornelius, Huntersville, and Meck CO re regional facility and priorities. Follow-up agenda item/resolution to be considered by BOC 09/13/16.We believe Town will need to submit priorities in FY 17 for new 5-year CIP starting FY 19.		February 14: BOC approved greenway and park priorities to transmit to county staff. $1 million for design of North Meck Rec Ctr is recommended in county's FY18 budget. Construction funding to follow.	Adopted county budget includes design and construction for North Meck Recreation Center. Public info session is scheduled: Aug. 14, 5:30-6:30 pm, Bailey Middle School. Northern town P&R directors invited to meeting 7/20 to discuss timeline for design.	County P&R Director Jim Garges made North Meck Rec Ctr powerpoint presentation at Oct. 24 BOC mtg. Three representatives of Livability Board on county Steering Committee for project as well as staff rep. Next major public step: community kick-off early winter 2018

3. Livability Board input and recommendation				LB has been included in all park plans	Livability board (LB) has continued to be included in all park plans. All residents are invited to participate in the LB subcommittee work (Parks, Greenways, and Natural Assets/Trees)	Livability Board (LB) held Oct 28 public input session on active recreation ideas for Roosevelt Wilson Park and Lakeside. Three reps from LB serve on county Steering Committee re North Meck Rec Ctr
4. Talk with other entities for shared athletic space/partnerships			Decided to partner with county and Huntersville for expansion of Bradford Park for rectangular fields.	CSD approached to partner on field development for Bradford Park--awaiting response; Town in discussion with Ada Jenkins Center for a new shared use agreement for gym use and outdoor field use and potential park expansion; Beginning discussions with CMS for potential shared use agreement for new K-8 school.	Staff continues to pursue all partnerships--Davidson Elementary School expansion discussion is mainly discussed via a parent group formed by school. Several members have connections to P&R staff as well as livability board so are advocating for joint use agreement of field and indoor space.	Staff has been actively meeting with CMS to pursue partnership opportunities for joint use of field and/or gym space at Davidson Elementary. Staff is also working with Ada Jenkins re partnership on field and gym use for public. Also the joint use agreement with CSD remains key for the dept in programming.
5. List of target projects				Bailey Springs Park, Ada Jenkins Center, Bradford Park, Space by P&R office; Will look at existing parks; Will use Master Plan as a resource: http://www.townofdavidson.org/DocumentCenter/View/4635	Staff and consultant will share drawings for active, improved space at RWP, Lakeside, McEver 60/90 field, Ada Jenkins Center limitations at 8/8 meeting. Beaty property (if BOC acts on proposal--citizen committee would work with developer and livability board reps on plan).	Added to the previously listed projects, staff has reached out to the Bradford neighborhood to begin discussions re the idea of partnering on replacing their playground and potentially adding some active elements adjacent to it.
6. Cost estimates & financing/grant options				Will develop cost estimates and pursue grants if applicable and will work with landscape architect to developer cost estimates if needed; Will use Master Plan as a resource: http://www.townofdavidson.org/DocumentCenter/View/4635	Cost estimate, along with drawings, will be ready 8/8.	Staff prepared and presented cost estimates to the BOC for the active elements options, including RWP, Lakeside, and the 60/90 field at McEver. As other options are developed, cost options will be prepared.

Agenda Title: Blue Lights Memorial Tree - Police Chief Penny Dunn

Summary:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

Agenda Title: Planning Board Report - Narrow Passage Conditional Planning Area Amendment

Summary: Shawn Copeland from the Planning Board will provide a report of the Planning Board's consistency statement/inconsistency statement re: proposed Narrow Passage Conditional Planning Area Amendment.

ATTACHMENTS:

	Description	Upload Date	Type
	Planning Board Consistency/Inconsistency Statement	11/10/2017	Backup Material

TOWN OF DAVIDSON PLANNING BOARD
Consistency Statement
(PROPOSAL: NARROW PASSAGE CONDITIONAL PLAN AMENDMENT – LAND ADDITION)

SUMMARY OF ACTION TAKEN BY BOARD

Vote: 6-0 [Pettus Recused]

Description of Action: Planning Board members voted to approve the following statements, recommending approval of the land area addition and finding this request consistent with adopted plans; and, not recommending approval of the payment reduction, non-conforming garage, or signage requests and finding these inconsistent with adopted plans/ordinances.

PROPOSAL / REQUEST

The applicant requests an amendment to the approved Conditional Planning Area that would permit the addition of 1.07 acres to the proposed development. Additionally, the request includes a proposed modification to two conditions and creating a new condition. The amendment does not include a request to increase the number of units originally approved or project density.

SUMMARY OF PETITION / PROPOSAL

The project proposes to:

1. Add 1.07 acres of open space to the proposed development.
2. Modify two conditions as well as a new condition: A reduction in the previously-approved payment-in-lieu amount for the multi-use path bridge on the southern parcel; an increase in the amount of non-conforming garages permitted within the development; and, an increase in the amount of allowed construction signs from one to two (one for each road frontage).

<u>CONSISTENCY STATEMENT</u>

In the opinion of the Planning Board the proposed Narrow Passage land area addition and signage request are consistent with Davidson Comprehensive Plan and Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time.

The areas in which the Narrow Passage land area addition and signage requests are consistent with the Davidson Comprehensive Plan and Davidson Planning Ordinance are as follows:

- **Consistency with the Davidson Comprehensive Plan**:
  1. The proposal maintains and/or seeks to increase the amount of open space to be provided in the approved plan, which features a requirement for 70% open space via land set asides or payment-in-lieu.
     - *The Comp. Plan cites the loss of open space as an ongoing concern among citizens. Identified open space goals include preserving 50 percent of the ETJ (extra-territorial jurisdiction) as open space, providing public access to 50 percent of the open space in the ETJ, encouraging*

walkable, mixed-use communities, protecting the scenic quality and character of the rural areas, protecting water quality, and retaining equity for ETJ landowners (p. 23).

- *Protect and create meaningful open space is cited under the larger livability theme of enabling faithful stewardship of natural assets. Preserving most of the undeveloped rural area is listed as an ongoing initiative (p. 59-60). Constructing more off-road greenways is also listed as an ongoing initiative under this livability theme (p. 60).*

INCONSISTENCY STATEMENT

In the opinion of the Planning Board the proposed Narrow Passage payment reduction and non-conforming garage requests are not consistent with the Davidson Comprehensive Plan or Davidson Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time.

The areas in which the Narrow Passage payment reduction request is not consistent with the Davidson Comprehensive Plan is as follows:

- **Inconsistency with the Davidson Comprehensive Plan**:
  1. The proposal requests a reduction in the amount of previously agreed-upon funding to support the expansion of the town's greenway network in accordance with adopted plans, including related facilities such as bridges. This is not consistent with the Comprehensive Plan, which states:
     - *Build off-road greenways, trails, and bike improvement projects per the bicycle master plan (Pg. 51).*
- **Inconsistency with the Davidson Planning Ordinance:**
  1. The proposal seeks to increase the number of non-conforming garages, which is not consistent with the Davidson Planning Ordinance requirements.
     - *The ordinance specifies that in all planning areas, if the street-side elevation of the garage is side-loaded, i.e. oriented at least 90 degrees to the street, the attached garage may be flush with, but shall not project in front of, the front façade of the house. If the front property line is at least 75 feet wide and the front façade has a covered porch that covers at least 60 percent of the front façade, then a side loaded garage, i.e. oriented at least 90 degrees to the front façade, may be flush with the front plane of the covered porch but shall not project in front of this plane (4.5.2.F.4).*
  2. The proposal seeks to increase the amount of signage marketing the property from one sign total to one sign per road frontage, resulting in two signs total that meet the ordinance requirements for size, shape, display, etc. This request exceeds that amount of signage allowed by the ordinance.
     - *Maximum Number: One project construction sign or one project marketing sign is permitted per development. Project construction sign must be removed before a marketing sign is permitted and erected (11.5.6.G).*

Adopted this 30th day of October, 2017.

Agenda Title: Public Hearing Considering the Voluntary Contiguous Annexation of Narrow Passage - Town Attorney Cindy Reid

Summary: This annexation is a parcel of land which is 1.073 acres and connected to the rest of the Narrow Passage property.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Narrow Passage Petition	10/31/2017	Backup Material

PETITION REQUESTING ANNEXATION

Date: 7/5/17

Description of area/subdivision name: 1.073 acres shown on attached drawing

To the Board of Commissioners of the Town of Davidson:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Davidson.

2. The area to be annexed is contiguous to the Town of Davidson and the boundaries of such territory are as follows:

*(Insert Description of Boundaries)

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

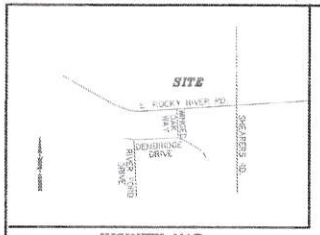
Name	Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1. NP Investments LLC	568 Jetton Street Suite 200 Davidson NC 28036	yes	
2.			
3.			

I, RUFUS JACKSON LOVE CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY DIRECT SUPERVISION. THAT THE RATIO OF PRECISION IS 1:10,000+ BEFORE ADJUSTMENTS; AND THAT THE ANGULAR ERROR WAS < 7.5 SECONDS PER TURN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF NOV. 2016

N.C.P.L.S. L-2844 LICENSE NO.

PROFESSIONAL LAND SURVEYOR



VICINITY MAP
NO SCALE

BASED ON NC GRID NAD 83' (2011)

Course	Bearing	Distance
L1	S 15°51'44" E	41.30'
L2	S 60°08'58" W	65.10'
L3	S 60°15'40" W	69.18'
L4	S 65°22'45" W	68.40'
L5	S 57°48'36" W	90.07'
L6	S 57°49'05" W	90.02'
L7	S 57°50'39" W	89.98'
L8	S 57°59'24" W	89.80'
L9	S 57°46'09" W	90.06'
L10	S 57°48'00" W	90.41'
L11	S 22°35'05" E	49.10'

PYRAMID
LAND SURVEYING
C-1341
RUFUS JACKSON LOVE
PROFESSIONAL LAND SURVEYOR L-2844
P.O. Box 11
Davidson, NC 28036
(704) 892-4249

LEGEND:

- PROPERTY LINE
- TIE LINE
- UNSURVEYED LINE
- EDGE OF PAVEMENT
- SETBACK LINE
- CP COMPUTED POINT
- PP POWER POLE

NOTES:

1. PART OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD ZONE.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. ALL MONUMENTS ARE EXISTING UNLESS OTHERWISE NOTED.

BOUNDARY SURVEY
FOR
K & M LAND & HOME
PROPERTY OF
CAROLYN LAWSON
EAST ROCKY RIVER ROAD
DEED BOOK 4969-135, PIN 003-092-40
DEWEESE TOWNSHIP, MECKLENBURG COUNTY
NORTH CAROLINA
NOVENBER 30, 2016

FILE NAME: NF-LAWSON-STRP-RECOM

100 0 100 200 300
GRAPHIC SCALE - FEET
1"=100'

Exhibit B

Being tax parcel 003-092-41 and parcel 4 of the property deeded to NP Investments, LLC as shown in deed book 31871 page 140 and farther described as follows; from a #4 rebar a corner of Jacob Paratore deed book 28,297-96 and Carolyn S. Lawson, deed book 4969-135 thence along the common line of NP Investments and the remainder of deed book 4969-135, S 57-49 W 354.76’ to a #5 rebar the point and place of beginning, thence S 22-35-05 E 40.1’ to a #4 rebar the northwest corner of lot 3 map book 19-219, thence with the rear lot lines of lots 4-11 of map book 19-219 seven calls, 1) S 57-48-36 W 90.07’ to a #6 rebar, 2) S 57-49-05 W 90.02’ to a #5 rebar, 3) S 57-50-38 W 89.98’ to a #5 rebar, 4) S 57-56-24 W 89.8’’ to a #4 rebar, 5) S 57-46-09 W 90.06’ to a #4 rebar, 6) S 57-46 W 90.41’ to a #3 rebar, 7) S 57-48-27 W 620.88’ to a point in the center or East Rocky River Road, thence with the center of the road N 76-09-35 W 54.98’ to a point in the line of NP Investments, deed book 31871-140, N 57-48-27 E 65.68’ to the northern margin of the 100’ right of way for East Rocky River Road, thence with the line of NP Investments N 57-49 E 1140.41’ to a #5 rebar the point and place of Beginning, containing 1.073 acres and being tract 4 of the property conveyed to NP Investments, LLC as shown in deed book 31871-140.

Agenda Title: Proposed Davidson Planning Ordinance (DPO) Text Amendments - Planning Director Jason Burdette

Summary: Public hearing for proposed text amendments to the DPO (Davidson Planning Ordinance). The proposed amendments are being undertaken to address the compatibility of building types in the Village Infill Planning Area; the inclusion of Government Services as a use in the Village Center Planning Area; and, the applicability of the Retail Overlay District requirements to Civic/Educational/Institutional buildings.

ATTACHMENTS:

Description	Upload Date	Type
DPO Text Amendments - Staff Analysis	11/8/2017	Cover Memo
DPO Text Amendments -Presentation	11/10/2017	Presentation

MEMO

Date: November 14, 2017
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: Davidson Planning Ordinance Proposed Text Amendments, Staff Analysis

---

1. TEXT AMENDMENTS

TEXT CHANGES – PROPOSED AMENDMENTS

The following is a list of proposed text changes to the Town of Davidson Planning Ordinance (DPO). The listed changes are being undertaken to address the compatibility of building types in the Village Infill Planning Area; the inclusion of Government Services as a use in the Village Center Planning Area; and, the applicability of the Retail Overlay District requirements to Civic/Educational/Institutional buildings. Additional changes that occur outside of Sections 2 and 4 are necessary to ensure that cross-references related to the proposed changes are consistent across the DPO.

PROPOSED TEXT CHANGES				
PAGE	**SECTION**	**TITLE**	**ISSUE**	**PROPOSED ACTION**
SECTION 2 – PLANNING AREAS				
2-5	2.1.4.D	BUILDING TYPES	The text amendments propose adding a new building type, Mixed Village housing, which must be included in the list of building type general descriptions.	Add a description of Mixed Village housing to the list of building types.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: Mixed Village Housing (Village Walkup, Village Courtyard): Mixed Village housing includes well-scaled buildings designed to fit within the context of surrounding residential or mixed-use neighborhoods. These buildings are a minimum of two stories, include a minimum of four to a maximum of eighteen units, feature individual or shared entrances, and provide walkable access to nearby destinations for multiple tenants. Examples of Mixed Village buildings include walkup and courtyard dwellings.	
2-8	2.2.1	VILLAGE CENTER PLANNING AREA PERMITTED USES	The Town Hall site lies within the Village Center Planning Area, which does	Correct this oversight to list Government Services as a permitted use in Table 2-1.

		TABLE 2-1	not list Government Services as a permitted use.	(P) means permitted without additional requirements.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: Permitted Uses – Civic/Educational/Institutional Uses, Government Services (P)	
2-12	2.2.2	VILLAGE COMMERCE PLANNING AREA PERMITTED USES TABLE 2-4	The Town Hall site lies within the Village Commerce Planning Area, which does not list Government Services as a permitted use.	Correct this oversight to list Government Services as a permitted use in Table 2-4. (P) means permitted without additional requirements.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: Permitted Uses – Civic/Educational/Institutional Uses, Government Services (P)	
2-19	2.2.4.A	VILLAGE INFILL PLANNING AREA DESCRIPTION	The text amendments propose to require certain building types while limiting the extent of any one building type's inclusion in a Master Plan.	Add a paragraph listing the building type requirements applicable to Master Plan projects greater than two acres within the planning area.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: The following standards apply to Master Plan projects on lots over three acres: No more than 60 percent of the units in each Master Plan development shall be single-family residential Detached House or Townhouse building types; and no more than 60 percent of the units in each Master Plan development shall be Attached House, Live/Work, or Mixed Village building types.	
2-21	2.2.4.C	VILLAGE INFILL PLANNING AREA BUILDING TYPES TABLE 2-11	The text amendments propose to address compatibility within the Village Infill Planning Area by removing one building type and adding an alternative building type.	In Table 2-11 Building Types, remove Multi-family from the Building Type column and replace with the Mixed Village building type.
TEXT CHANGES			Old Text: Building Type/Multi-family New Text: Mixed Village	
2-22	2.2.4.D	VILLAGE INFILL PLANNING AREA SETBACKS TABLE 2-13	The text amendments propose to address compatibility within the Village Infill Planning Area, which includes applying context-sensitive setback criteria to the Mixed Village building type so that these buildings adhere to the	▫ In Table 2-13 Setbacks, remove Multi-family from the Building Types column and replace with the Mixed Village building type. ▫ Adjust the Mixed Village setbacks to be consistent with single-family Detached Houses.

			same criteria as single-family Detached Houses and therefore reinforce a street's existing character.	
TEXT CHANGES			Old Text: Building Type/Multi-family; Setbacks Front (5' Min., 10' Max.), Side (10' Min., N/A Max.), Rear (5' Min., N/A Max.). New Text: Mixed Village; Setbacks Front († Min., †† Max.), Side († Min., †† Max.), Rear (20' Min., N/A Max.).	
2-86	2.3.6.B	RETAIL OVERLAY DISTRICT STANDARDS	The ordinance requires the front 35 feet of all buildings in the Retail Frontage Overlay District to be a retail use, which is not a consistent use for Civic, Educational, or Institutional buildings; but, these buildings should still feature active spaces on their ground floors.	Modify the standards to permit active and community-oriented spaces on the ground floor of these uses to meet the Retail Overlay District requirements. Reorganize the criteria to create a numbered list.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: B. Standards: 1. Retail Space: The front 35 feet…must be a retail use. 2. Community Spaces: In buildings whose primary use is Civic/Educational/Institutional, 20 percent of the first floor square footage must be reserved for publicly-accessible gathering (including galleries/lobbies) and/or community meeting or programming space. The gathering and/or community space must be located along a street-facing façade, pedestrian way, or public plaza.	
SECTION 4 – SITE & BUILDING DESIGN STANDARDS				
4-2	4.3.1.A.2	STANDARDS: PEDESTRIAN & VEHICULAR ACCESS	The text amendments propose to address compatibility within the Village Infill Planning Area by adding Mixed Village housing, which must be subject to the same standards for fronting streets and public spaces.	Add Mixed Village housing to the list of building required to front public streets and public spaces.
TEXT CHANGES			Old Text: Detached, attached, townhouse, and multi-family buildings shall have the primary pedestrian entry facing a fronting, primary street, a central courtyard, or pedestrian way. New Text: Detached, attached, townhouse, mixed village, and multi-family buildings shall have the primary pedestrian entry facing a fronting, primary street, a central courtyard, or pedestrian way.	

<table>
<tr><td>4-14</td><td>4.5.4</td><td>MIXED VILLAGE BUILDING TYPE</td><td>The text amendments propose to address compatibility within the Village Infill Planning Area by adding Mixed Village housing, which must be described and assigned criteria to govern these buildings' design.</td><td>Add Mixed Village housing to the list of building types and include relevant criteria to ensure their compatibility with surrounding residential and mixed-use neighborhoods.</td></tr>
<tr><td colspan="3">TEXT CHANGES</td><td colspan="2">Old Text: N/A [Does Not Exist]

New Text: Mixed Village Building: Mixed Village housing includes well-scaled buildings designed to fit within the context of surrounding residential or mixed-use neighborhoods. These buildings are a minimum of two stories, include individual or shared entrances, and provide walkable access to nearby destinations. Examples of Mixed Village buildings include walkup and courtyard dwellings, as described below. All Mixed Village buildings are subject to the Master Plan or Individual Building processes as well as and Design Review Board approval.

A. Village Walkup: Small-scale buildings comprised of 4-12 units that typically feature a shared entrance or corridor.
B. Village Courtyard: Small-scale buildings comprised of 10-18 units arranged around a courtyard and including individual or shared entrances.
C. Features:
1. Sites with multiple buildings shall arrange the buildings to front the street and to frame common open space and amenities. Village Courtyard buildings must include a courtyard, and courtyard proportions shall feature a maximum of 2:1 or minimum 1:2 height to width ratio. Courtyard depth shall be at least one times the width but not exceed two times the width of the courtyard opening.
2. Entrances should be differentiated architecturally to create a sense of human scale.
3. Building and outdoor unit entrances on the first floor shall face the street or courtyard and may include a porch, stoop, or similar element which provides a transition from the courtyard area/public sidewalk to the private space within the building or unit. The primary pedestrian entrance to end unit(s) of courtyard buildings shall face the primary fronting street. Units above the first floor shall be accessed from an interior stairwell. Entrances to common stairwells shall also have access from the courtyard or the fronting street. Exterior corridors fronting the street are not allowed.
4. Generally, parking shall be located behind the building where required.</td></tr>
</table>

SECTION 8 – PARKING				
8-3	8.3.2	EXCEPTIONS TO PARKING REQUIREMENTS	The proposed Mixed Village building type is similar to the attached and townhouse building types and therefore should be included in the list of building types able to meet parking criteria in a variety of ways.	Add the Mixed Village building type to the list featured in 8.3.2.
TEXT CHANGES			Old Text: Detached, attached, and townhouse building types may meet or contribute to meeting motor vehicle parking requirements with on-street parking if abutting portion of the fronting street is designed to meet the parking needs of the residential buildings. New Text: Detached, attached, mixed village, and townhouse building types may meet or contribute to meeting motor vehicle parking requirements with on-street parking if abutting portion of the fronting street is designed to meet the parking needs of the residential buildings.	
SECTION 16 – DEFINITIONS				
16-11	16.3	DEFINITIONS, C	The ordinance language must be updated to be consistent with the addition of new courtyard standards in Section 4.	Include a reference to Section 4 of the ordinance.
TEXT CHANGES			Old Text: Courtyard: For single-family detached building types, courtyard means an unroofed area that is bound on at least three sides by roofed interior spaces, provided the two opposing walls are each at least 10 feet in depth. New Text: Courtyard: For single-family detached building types, courtyard means an unroofed area that is bound on at least three sides by roofed interior spaces, provided the two opposing walls are each at least 10 feet in depth. For non-single family detached building types, see Section 4 for courtyard standards.	

5. PUBLIC PLANS AND POLICIES

The proposed text changes are consistent with the existing policy and ordinance frameworks adopted by the town. Most changes relate to the inclusion of Mixed Village building types in the ordinance, with a few other changes concerning the inclusion of Government Services as a use in the Village Center + Commerce Planning Areas and the applicability of the Retail Overlay District requirements to Civic/Educational/Institutional buildings. All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: “Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended.”

6. STAFF RECOMMENDATION

The proposed changes aim to: 1. Ensure the compatibility of building types within the Village Infill Planning Area by implementing context-sensitive standards; 2. Render Government Services an allowed use based on town hall's current location within the Village Commerce and Village Center Planning Areas; and, 3. Enable non-commercial buildings within the Retail Overlay District to contribute to a lively streetscape in a manner consistent with their Civic/Educational/Institutional functions. Specific explanations are provided in the table above. These changes are recommended for approval in order to accurately reflect the proposed Planning Area standards for each parcel.

DPO TEXT AMENDMENTS

TEXT AMENDMENTS – OVERVIEW

TOPICS COVERED

1. **Overview:** What We'll Discuss/Timeline
2. **Purpose:** Why We're Discussing It
3. **Background:** Why It's Important to Davidson
4. **Proposed Changes:** Draft Concepts/Changes
5. **Current Status & Next Steps:** Where We Are/Where We're Going

SECTIONS 2 & 4 – TEXT AMENDMENTS

PURPOSE

- **BOC DIRECTIVE**: Review Multi-Family Building Type in Village Infill Planning Area
- **CONCERNS:**
  - As Currently Exists: Compatibility
  - If Removed: Housing Choice (Historic, Future); Affordability
- **STRATEGY:** Find Middle Ground
- **PROPOSAL SUMMARY:**
  - Section 2: Modify Village Infill Planning Area Permitted Building Types
  - Section 4: Introduce Two New Building Types

BACKGROUND

214

DAVIDSON
WILDCATS

PLANNING PRINCIPLES

P1
CHARACTER

We must preserve Davidson's character and sense of community…This sense of community is enhanced by: Neighborhoods welcoming to all citizens…

P5
DIVERSITY

We will create a community where all persons are welcome and are able to fully and safely participate in community life. To encourage diversity of all economic levels, all races and ethnic groups, all ages, and all physical and mental abilities we will: Provide a mixture of housing types and prices in every neighborhood.

DAVIDSON COMPREHENSIVE PLAN

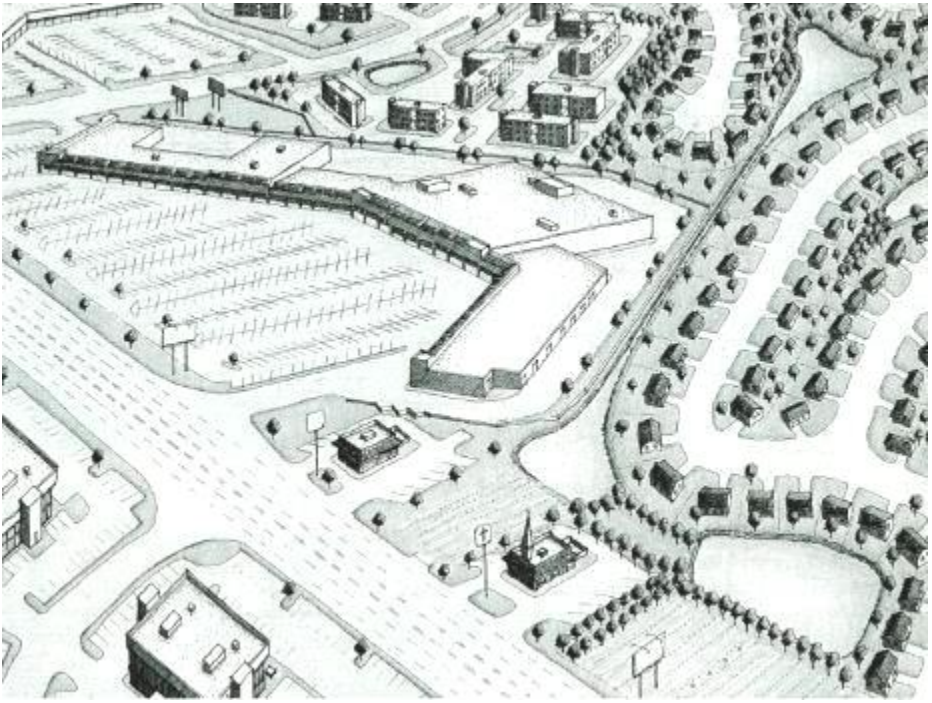
2010

---

*“Given the current population mix, and the lifestyle segments that this mix represents for economic forecasting purposes, it is likely that **at least half** of the incoming population will be looking alternatives to the single-family, detached housing unit, with many seeking townhome, apartment and condominium products.”*

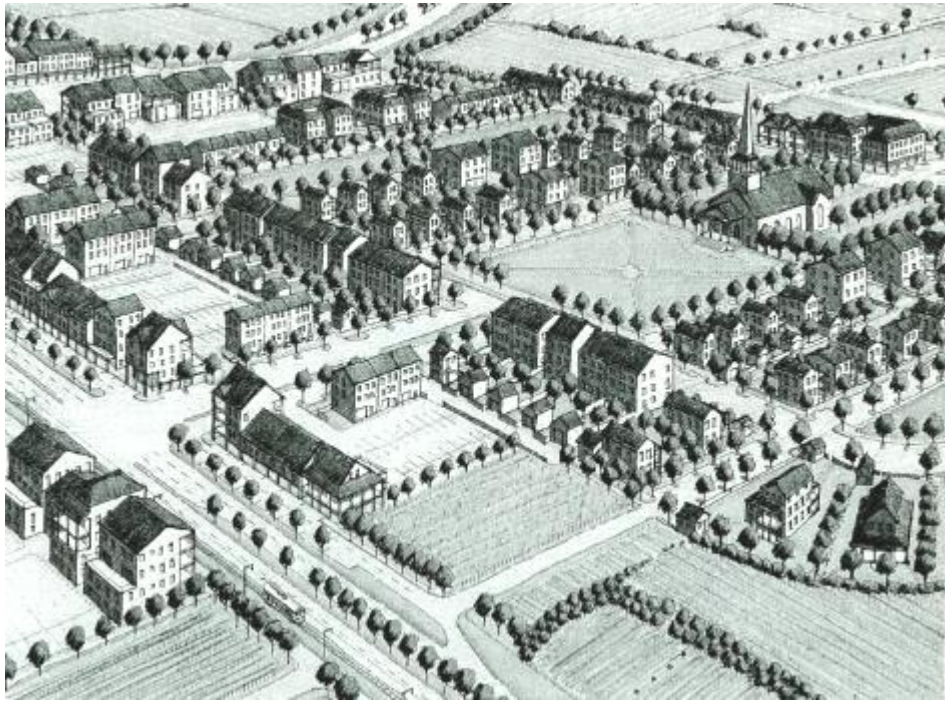
Source: Davidson Comprehensive Plan (29)

CONVENTIONAL DEVELOPMENT



- ‘Single Use’ Development
- Lack of Connectivity
- Reliance on Few, Large Roads

SMART GROWTH DEVELOPMENT



Images: Dover+Kohl & Partners

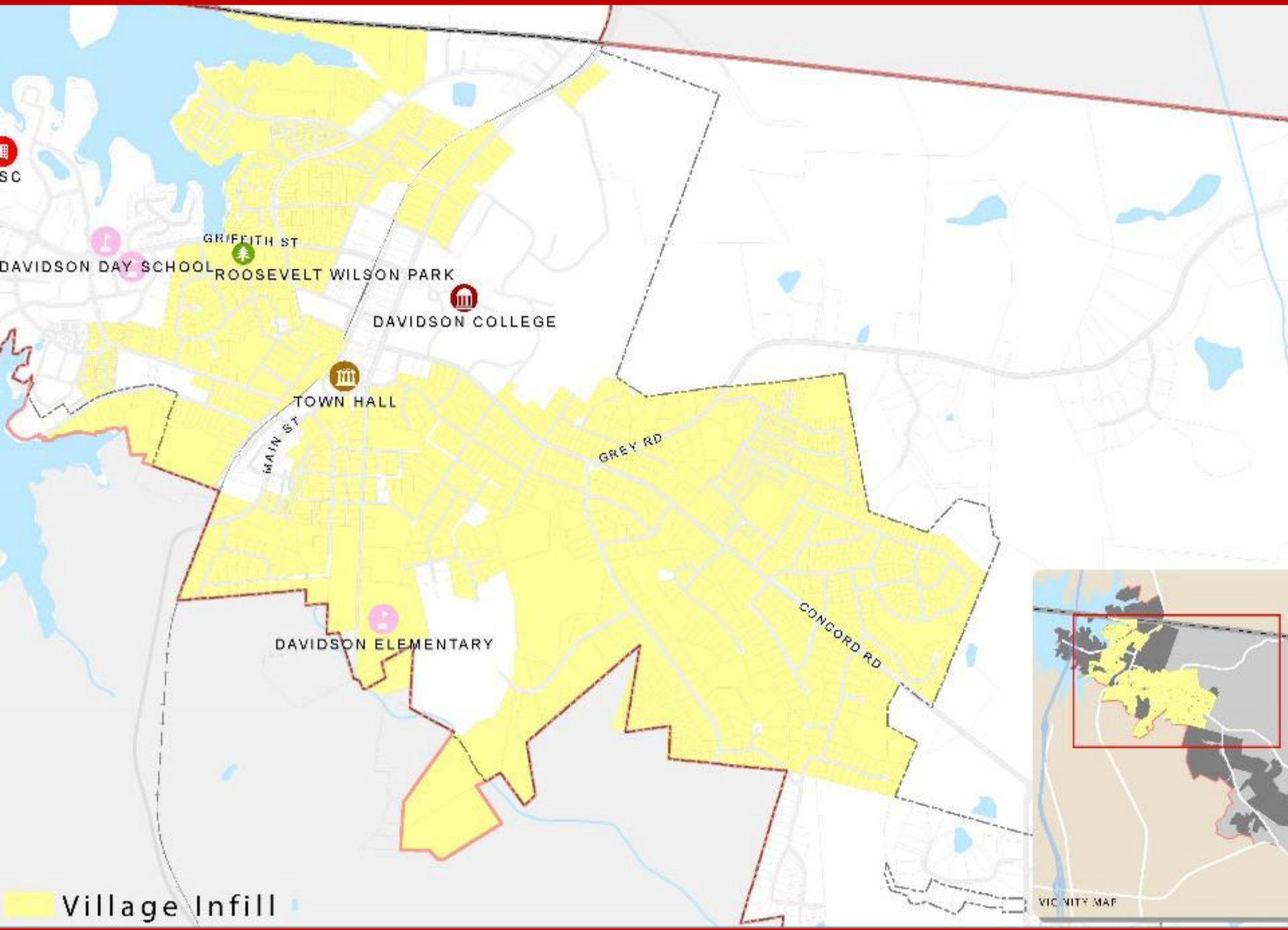
- Mixed-Use Development
- Compact/Walkable Nodes
- Variety of Lot Sizes + Housing Types
- Network of Streets/Options

DRAFT CONCEPTS/CHANGES

SECTIONS 2 & 4 TEXT AMENDMENTS

PURPOSE

- **BOC DIRECTIVE**: Review Multi-Family Building Type in Village Infill Planning Area
- **CONCERNS:**
  - As Currently Exists: Compatibility
  - If Removed: Housing Choice (Historic, Future); Affordability
- **STRATEGY:** Find Middle Ground
- **PROPOSAL SUMMARY:**
  - Section 2: Modify Village Infill Planning Area Permitted Building Types
  - Section 4: Introduce Two New Building Types


SC
GRIFFITH ST
DAVIDSON DAY SCHOOL
ROOSEVELT WILSON PARK
DAVIDSON COLLEGE
TOWN HALL
MAIN ST
GREY RD
CONCORD RD
DAVIDSON ELEMENTARY
Village Infill
VICINITY MAP

RESIDENTIAL FOCUS + FUNCTION

The Town of Davidson

College Town. Lake Town. *Your Town.*

Board of Commissioners Public Hearing
Jason Burdette, Planning Director
DPO Text Amendments
November 14, 2017

THE MISSING MIDDLE

DEFINED: *A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable living.*

The Town of Davidson
College Town. Lake Town. *Your Town.*

Board of Commissioners Public Hearing
Jason Burdette, Planning Director
DPO Text Amendments
November 14, 2017

SECTIONS 2 & 4 TEXT AMENDMENTS

NEW BUILDING TYPES

- **Multi-Family Building Type:** Remove from VIPA
- **Mixed Village Housing:** New/Create within VIPA
- **Mixed Village Includes:**
  - Village Walk-Up
  - Village Courtyard
- **Benefits:**
  - Respects Historic Precedents in Town
  - Accommodates Demographic Needs
  - Meets Market Demand

SECTIONS 2 & 4 TEXT AMENDMENTS

VILLAGE WALK-UP

- **Units:** 4-12 Dwelling Units
- **Height:**
  - Minimum 2 Stories
  - Maximum 3 Stories
  - Overlay Districts Applicable
- **Setbacks:**
  - Front: Must Meet Single-Family Detached Criteria
  - Side: Must Meet Single-Family Detached Criteria
  - Rear: 20' (min.)

Based on adjacent houses and amount of street frontage; reinforces existing streetscape.

VILLAGE WALKUP

VILLAGE WALKUP

434 Concord Rd.

627 Concord Rd.

SECTIONS 2 & 4 TEXT AMENDMENTS

VILLAGE COURTYARD

- **Units:** 10-18 dwelling units
- **Height:**
  - Minimum 2 Stories
  - Maximum 3 Stories
  - Overlay Districts Applicable
- **Setbacks:**
  - Front: Must Meet Single-Family Detached Criteria
  - Side: Must Meet Single-Family Detached Criteria
  - Rear: 20' (min.)

  Based on adjacent houses and amount of street frontage; reinforces existing streetscape.
- **Courtyard Criteria:** Emphasize Location, Proportion

VILLAGE COURTYARD

SECTIONS 2 & 4 TEXT AMENDMENTS

MIXED VILLAGE

- **Incentivizing a Mix of Building Types in Master Plans >3 acres:**
  - Minimum/Maximum:
    - » No more than 60 percent of the units in each Master Plan development shall be single-family residential Detached House or Townhouse building types;
    - » No more than 60 percent of the units in each Master Plan development shall be Attached House, Live/Work, and Mixed Village building types.
  - Master Plans: Applicable to Only to Master Plans > 3 Acres
    - » (i.e.) Master Plan = Two or more Principal Buildings or Public Infrastructure

SECTIONS 2 & 4 TEXT AMENDMENTS

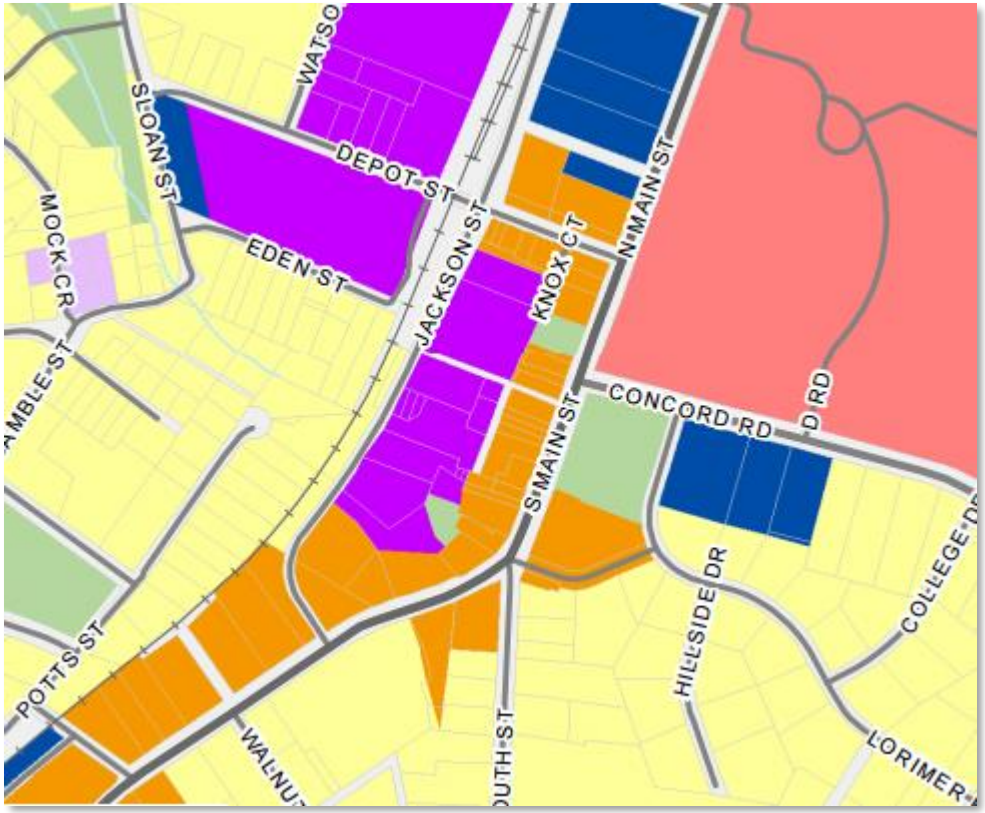
MIXED VILLAGE – OUTSTANDING QUESTIONS

- **Why do you propose requiring apartments in a residential neighborhood?**
  - Multi-family has been allowed in the Village Infill Planning Area since 1995. We're proposing to reduce the scale of multi-family building types to ensure compatibility with existing single-family residential.
- **Can I still build a single family home on my lot in the VIPA?**
  - Yes. Nothing prohibits this. A mix of housing types is *only* required when pursuing a Master Plan on a site greater than three acres.
  - Master Plan = Two or more principal buildings on a lot or new public street infrastructure.
- **How do you ensure neighborhood compatibility for Mixed Village buildings?**
  - All Mixed Village buildings would be subject to the Master Plan or Individual Building processes listed in our ordinance AND require Design Review Board approval

SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

- **Village Center Uses:**
  - Table 2-1
  - "Government Services" = An existing, non-conforming use in the Village Center Planning Area (i.e. Town Hall).



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

The Town of Davidson
College Town. Lake Town. *Your Town.*

Board of Commissioners Public Hearing
Jason Burdette, Planning Director
DPO Text Amendments
November 14, 2017

SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

- **Retail Overlay District**
  - Current Criteria:
    - » First 35’ of Building Must be Retail
    - » Applies to All New Development, Redevelopment, & and Changes of Use
  - Unintended Impact: If Primary Use is Civic/Educational/Institutional
  - Proposed Criteria:
    - » For Civic/Educational/Institutional Buildings: 20% of the first floor square footage must be reserved for publicly-accessible gathering (including galleries/lobbies) and/or community meeting or programming. This gathering and/or community space must be located along a street-facing façade.

TEXT AMENDMENTS

CURRENT STATUS & NEXT STEPS

- **Status:**

  - BOC Public Hearing [BOC/Citizen Input] on Nov. 14

- **Next Steps:**

  - PB Hearing/Recommendation on Nov. 27;
  - Potential BOC Decision Dec. 12

PUBLIC COMMENT

Agenda Title: Consider Noise Ordinance Variance Request: Davidson College, Alumni Weekend Jun 8-10, 2018 - Town Manager Jamie Justice

Summary: Davidson College is requesting a noise ordinance variance on June 8-10, 2018 for the annual alumni reunion celebration.

ATTACHMENTS:

	Description	Upload Date	Type
	Reunion Weekend 2018 Noise Ordinance Request	10/31/2017	Backup Material

October 20, 2017

Town of Davidson Board of Commissioners
216 South Main Street
Davidson, NC 28036

Dear Board of Commissioners,

Each June, after the students have completed their spring semester, Davidson College hosts Alumni Reunion Weekend. This year Reunion Weekend will take place on June 8-10, 2018. The program typically begins Friday around 1 p.m. and ends at Noon on Sunday. Alumni celebrating their 5th- 60th reunions come back to enjoy a weekend of fellowship with classmates, experience the beauty that is the Davidson campus, and re-engage with the college and Davidson community. The number of alumni and their families who travel for this unique program continues to increase each year. In 2017, we had just under 1,900 people return to campus.

The goals of Reunion Weekend include reconnecting alumni with the college and each other so they will continue to be advocates for Davidson. Alumni return for many reasons including nostalgia, desire to see faculty, staff, and old friends, to return to campus and to learn about current and future priorities of the college. To accomplish these goals, programs offered throughout the weekend include opportunities to be back in the classroom, a discussion with President Carol Quillen, social gatherings with other classmates and time to enjoy the Town of Davidson. Many area hotels, restaurants and businesses offer discounts and work with us to accommodate the increased number of people in town utilizing these venues during the weekend.

Last year we hosted the first-ever Late Night Party on the Saturday of Reunion Weekend. It took place from 9 p.m. – 1 a.m., following the class dinners that ended at 9 p.m. The party was created out of a repeated suggestion to incorporate live music and dancing after the dinners. The event was wildly successful and met with great enthusiasm.

This year, again, we would like to offer a late-night party, on Saturday, June 9, 2018 that would take place under a tent and include a cash bar, music and a dance floor as well as a space to continue visiting. Saturday class dinners would be scheduled from 7-10 p.m., rolling into the late-night party, which would take place from approximately 10 p.m. - 1 a.m. The late-night event would be held near the Union, under a tent on the grassy area by the old tennis courts. We would hire a cover (wedding) band that would play music for everyone to enjoy. Recognizing this would affect town neighbors, we would plan to notify residents accordingly. Classes are not in-session on the Davidson campus and Charlotte Mecklenburg schools will be out. We submit this application in hopes of lifting the town noise ordinance for this event on Saturday, June 9.

We appreciate your consideration of this request and would be happy to answer any questions you have.

Sincerely,

Marya Howell '91
Director of Alumni Relations
(704) 894-2642
mahowell@davidson.edu

Agenda Title: Consider Approval of Draft October Meeting Minutes

Summary: Approve Meeting Minutes from October 3, 2017
Approve Meeting Minutes from October 10, 2017
Approve Meeting Minutes from October 16, 2017
Approve Meeting Minutes from October 24, 2017

ATTACHMENTS:

Description	Upload Date	Type
Draft 2017-10-03 Minutes (1st Tue)	11/10/2017	Cover Memo
Draft 2017-10-10 Minutes (2nd Tue)	11/13/2017	Cover Memo
Draft 2017-10-16 Mintues (Coffee Chat)	11/13/2017	Cover Memo
Draft 2017-10-24 Minutes (4th Tue)	11/13/2017	Cover Memo

The Town of Davidson

College Town. Lake Town. *Your Town.*

October 3, 2017

REGULAR MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS

The Town of Davidson Board of Commissioners held regularly scheduled meeting on Tuesday, October 3, 2017 at the Davidson Library – 119 South Main Street, Davidson, NC 28036. Mayor Woods called the meeting to order at 4:00 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Jenest and Graham. Staff included Town Manager Jamie Justice and Planning Director Jason Burdette.

The board discussed the following topics: The "missing middle" housing, updating the FAQs for the Davidson Commons East Proposal, Beaty appraisal review, upcoming asbestos meeting and circles @ 30.

No action was taken.

The meeting adjourned at 5:15 p.m.

John M. Woods
Mayor

Attest:

Carmen Clemsic
Town Clerk

October 10, 2017

WORK SESSION
TOWN OF DAVIDSON BOARD OF COMMISSIONERS

No Work Session held on Oct 10, 2017

REGULAR MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS

The Town of Davidson Board of Commissioners held its regularly scheduled pre-meeting on Tuesday, October 10, 2017 in the Town Hall Board Room. Mayor Woods called the meeting to order at 6:00 p.m. Present were Mayor John Woods and Commissioners, Stacey Anderson, Beth Cashion, Jim Fuller, Rodney Graham and Brian Jenest. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Economic Development Manager Kim Fleming, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Parks and Recreation Director Kathryn Spatz, Public Works Director Doug Wright and Town Clerk Carmen Clemsic were also present.

Mayor Woods called the meeting to order at 6:11 p.m.

- **Announcements**

Mayor Woods recognized the Planning Department.

The Lake Norman Chapter of Puerto Rico Rises is hosting a collection drive to help the victims of Hurricane Maria in Puerto Rico. There's a collection box in our lobby. Please consider donating water, health and hygiene kits, over-the-counter medicines like aspirin and ibuprofen, diapers, etc. – there's more information in the lobby. They are hosting a collection event on October 22 from 1:00-3:00 p.m. at Grand Oak Elementary School more info in lobby
The next Davidson Coffee Chat is scheduled for Monday, October 16 at 9:00 a.m. at The Egg at Davidson
CATS is taking a fresh look at the transit vision for the north corridor of the county. CATS will visit the North Meck area over the next 18 months– they're hosting a meeting on Tuesday, October 17 from 6:00 to 7:30 p.m. at Cornelius Town Hall. Please share your thoughts on the Red Line.
The mayor and commissioners will be at a table along Main Street between Summit and Ben & Jerry's on Saturday, 10/21 to inform voters about the general obligation bonds on the November 7th ballot.
Halloween March is Friday, October 27 at 5:00 p.m. – line-up starts at the town hall steps.
The Davidson Parks & Recreation Livability Board will host a public input session on Saturday, 10/28 between 10am and 1pm at Roosevelt Wilson Park to seek input on potential active play features for the park. They will also celebrate the opening of the children's amphitheater constructed in partnership with the Westside Safety Committee. There will be a performance for youth and fall harvest activities for all.

The Second Annual Cookie Crumb Trail event to kick off the holiday shopping season and collect cookies at participating venues along Main Street and South Main Street is Saturday, November 4. Please sign up on our website.

- **Public Comments**

The public comment period of the meeting was closed at 6:32 p.m.

Matt Dellinger from the Planning Board provided a report on the Planning Boards Inconsistency Statement pertaining to the Davidson Commons East Proposal

- **Presentations**

The CATS Senior Transportation Planner Jason Lawrence provided an update on the North Corridor and Mobility Studies.

- **Public Hearing**

Senior Planner Trey Akers provided a synopsis of the Narrow Passage conditional second amendment to the plan last approved by the Board of Commissioners on August 13, 2016.

- **Consent Agenda**

Consider Approval of:

Budget Amendment 2018-09 - Amends the Public Facilities Project Fund to allow for expenditures approved by the Board per resolution 2017-22 and allocates fund balance.

Resolution 2017-24 Police and Fire Radio Financing and Budget Amendment 2018-11 – Police and Fire Radios

Draft September Board Meeting Minutes

Ordinance 2017-12 - Prescribing procedures for Disposing of Personal Property Valued at Less than $30K

Resolution 2017-27 - NCDOT relinquish St Maintenance responsibilities to the Town of Davidson for a portion of Robert Walker Dr

Revised Meeting Schedule

Davidson Village Inn Amendment to encroachment agreement

Resolution 2017-25 - Set the public hearing date Narrow Passage Annexation and Certificate of Sufficiency for Narrow Passage Annexation Petition

Commissioner Anderson made the motion to approve the consent agenda. The motion passed unanimously.

- **Old Business**

Town Manager Jamie Justice provided an update on the Beaty Street proposal termination.

Addendum - This agenda item was moved from Consent to Old Business during the Changes to Agenda Items for board discussion. Consider Approval of Resolution 2017-26 - Approving the use of Construction Manager at Risk Services Pursuant to G.S. 143-128.1 New Public Facilities

Commissioner Cashion motioned to approve the Recommendation Prequalification Policy for Constriction Manager at Risk and Resolution 2017-26. Motion passed unanimously.

Addendum - This item was added to Old Business during the Changes to Agenda item on the agenda. - BA 2018-12 Viewshed replacement project (Area of Woodie's Auto)

Commissioner Anderson motioned to approve Budget Amendment 2018-12. Motion passed unanimously.

- **Adjourn**

The meeting adjourned at 8:30 p.m.

_____
John M. Woods,
Mayor

Attest:

_____
Carmen Clemsic
Town Clerk

The Town of Davidson

College Town. Lake Town. *Your Town.*

October 16, 2017

REGULAR MEETING – COFFEE CHAT
TOWN OF DAVIDSON BOARD OF COMMISSIONERS

The Town of Davidson Board of Commissioners held its regularly scheduled meeting at Davidson Town Hall, 216 S. Main Street, Davidson, NC 28036. Present were Mayor Woods; Commissioners Anderson, Cashion, and Graham. Commissioners Fuller and Jenest were absent. Staff included: Town Manager Jamie Justice, Public Information Officer Cristina Shaul, Police Chief Penny Dunn, Deputy Fire Chief Joel Cherry.

The meeting began at 9:04 a.m.

Deputy Fire Chief Joel Cherry spoke about the Fire Department and the Town Manager and Commissioners answered citizens questions.

No actions were taken.

The meeting adjourned at 10:00 a.m.

_____
John M. Woods,
Mayor

Attest:

_____
Carmen Clemsic
Town Clerk

October 24, 2017

WORK SESSION
THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS

The Town of Davidson Board of Commissioners held its regularly scheduled work session on Tuesday, October 24, 2017. The Mayor called the meeting to order at 4:05 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Graham and Jenest. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Police Chief Penny Dunn, Fire Chief Bo Fitzgerald, Human Resources Manager Heather James, and Town Clerk Carmen Clemsic were also present.

- **Charlotte Mecklenburg Schools Bond Discussion – Dr. Clayton Wilcox and Ann Clark**

Ann Clark and Dr. Calyton Wilcox presented information on the proposed school bonds referendum.

- **Livability Board Bi-annual Update – Livability Board Chair Marty Metzger, David Cable and Rebecca Chaffin**

Dave Cable and Marty Metzker of the Livability Board provided an update on work related to proposed changes to the Tree Ordinance and development of the park at Bailey Springs.

- **Proposed Text Amendments for Information and Discussion Only – Planning Director Jason Burdette**

Planning Director Jason Burdette provided information on the proposed text amendments to the planning ordinance regarding the "missing middle" housing type in the village infill planning area.

- **Proposed Street Acceptance Ordinance Changes – Public Works Director Doug Wright**

Public Works Director Doug Wright provided information regarding proposed ordinance changes related to the Town's acceptance of streets completed by developers for Town ownership and maintenance. The proposed changes are being considered by all the towns in Mecklenburg County.

REGULAR MEETING
THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, October 24, 2017. The Mayor called the meeting to order at 6:09 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Graham and Jenest. Town Manager Jamie Justice, Assistant Town Manager Dawn

Blobaum, Town Attorney Cindy Reid, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Police Chief Penny Dunn, Fire Chief Bo Fitzgerald, Human Resources Manager Heather James and Town Clerk Carmen Clemsic were also present.

- **Announcements**

Officer Meghan O'Brien received the Lake Norman Chamber of Commerce Davidson Police Officer of the Year at their annual Public Safety Luncheon.
On Wednesday, October 25 starting at 5:00 a.m., the Davidson Department of Public Works will sweep (in the street-sweeping truck) the following streets:

North Main Street to Glasgow, Concord Road from Main Street to Thompson Street, and South Main Street to Davidson Town Hall/Jackson Street

The only time the streets can be swept periodically is when no cars are parked in the downtown area. We hope the noise won't be too troubling to residents.
Friday, October 27 is our annual Halloween March. Line-up starts at town hall at 5:00 pm. – please come join us in costume.
The Parks and Recreation Department is hosting a public information session at Roosevelt Wilson Park from 10:00 a.m. to 1:00 p.m. to gather feedback on play features. They will also celebrate the opening of the new amphitheater along Sloan Street, a joint collaboration with the Westside Safety Committee, and provide fall harvest activities for all. Please join us!
Davidson Connections is Thursday, November 2 at 9:00 a.m. at Snap Fitness – come network with the group.
On Sunday, November 5, please meet Mayor John Woods at Mimosa Cemetery to place flags at the graves of veterans. Groups will leave from Mimosa to place flags at the other cemeteries in town.
Tuesday, November 7 is Election Day. Voters vote according to address – town hall, Hopewell Baptist Church or, if you live in Davidson Pointe, Peninsula Baptist Church
Join us for our annual Veteran's Day ceremony on Saturday, November 11 at 11:00 a.m. in front of town hall to honor our veterans.

Resolution 2017-28 Support the 2017 Bonds for Charlotte-Mecklenburg Schools

Anderson to adopt the Resolution 2017- 28 Charlotte Mecklenburg Schools. The motion passed unanimously.

Discussion

- **North Mecklenburg Recreation Center Update – Mecklenburg County Parks and Recreation Department Director Jim Garges**

Mr. Garges explained the project team for the construction of the North Mecklenburg recreation center. The service area is 10-15 drive from residents in the area. There is number of program needs such as: adult fitness, special events, water fitness and education/life skills are just a few examples. Community input through stakeholder meetings for the development of the facility is essential to this process. Connectivity to the site such as greenways, shuttle service, etc. There will be a fee for residents to utilize the facility. The Town recognized Jim Garges for his help to Town of Davidson 2017-29.

- **Potts – Sloan – Beaty Project Discussions with North Carolina Department of Transportation**

Town Manager Jamie Justice explained providing another option for mobility in town. Mr. Justice reviewed the recent citizen surveys and plans dating back to 1981 that refer to the corridor along with several other plans adopted by the Town. Additional active communication to residents has been shared through various outlets such as the town newsletter since 2013. Ben Taylor with Kimley-Horn updated the board with the current status of the project. Currently, NCDOT and Kimley-Horn are in the design stage with flexible concepts. The design speed will 25 MPH. NCDOT has conducted asbestos study, no burial site and stream and wetlands

alternatives have been considered. There are three connector alternatives that range in price and alignment. The board will take action on the alignment choice at the upcoming meeting in November.

- **Planning Board Bi-Annual Update**

Planning Board Chair Mickey Pettus explained the role of the planning board including the sequenced process, planning principles and zoning within the code. Mr. Pettus explained the inconsistency statement regarding the Griffith Street Hyatt Place Hotel Conditional Request. In the coming year, the board would like to educate and reeducate planning process.

- **Planning Davidson Commons East Hotel Update**

Planning Director Jason Burdette and Senior Planner Trey Akers provided an update on the proposed Davidson Commons East Hotel proposed conditions including an updated landscape plan which will replant an additional 20 trees that is not required by ordinance. Mr. Burdette noted that the developer has changed the number of proposed parking spaces from 98 to 111. The Board of Commissioners discussed the Planning Board's inconsistency statement with two members of the Planning Board.

- **Proposed Street Acceptance Ordinance Changes**

Public Works Director Doug Wright gave an overview of the current process which includes: development plat submitted, bond required and streets are built. The current issues with the language of the ordinance allows for road life is compromised, potential hazard from raised manholes, unable to enforce speeding and very difficult to plow roads.

- **Commissioner Reports**

Mayor John Woods, Centralina Council of Governments and Metropolitan Transit Commission

Commissioner Stacey Anderson, Arts & Science Council
ASC is willing to partner with schools.

Commissioner Beth Cashion, Visit Lake Norman and North Mecklenburg Alliance
Commissioner Fuller, Lake Norman Chamber
Commissioner Graham: Lake Norman Regional Economic Development Organization
Commissioner Jenest, Charlotte Regional Transportation Planning Organization and Lake Norman Transportation Commission

Commissioner reports were postponed until next meeting with the exception of ASC.

The meeting adjourned at 9:45 p.m.

_____
John M. Woods
Mayor

Attest:

_____
Carmen Clemsic
Town Clerk

Agenda Title: Ordinance 2017-14 Request for Street Closure for Christmas in Davidson

Summary: NCDOT (North Carolina Department of Transportation) requires the Town of Davidson to pass a local ordinance to close a portion of Main Street for Christmas in Davidson.

ATTACHMENTS:

	Description	Upload Date	Type
	Ordinance 2017-14 Request for Street Closure for Christmas in Davidson	11/6/2017	Cover Memo

College Town. Lake Town. *Your Town.*

ORDINANCE 2017-14
REQUEST FOR STREET CLOSURE
FOR CHRISTMAS FESTIVAL IN THE TOWN DAVIDSON, NORTH CAROLINA

WHEREAS, the Town of Davidson Board of Commissioners requests that North Carolina Department of Transportation undertake the formal steps necessary for Town of Davidson, North Carolina to conduct "Christmas in Davidson" an annual festival on held on US Highway 115, between the intersection of Davidson-Concord Road and Highway 115 to the intersection of Jackson Street and Highway 115, on Thursday, November 30, Friday, December 1 and Saturday, December 2, 2017 from approximately 5:00 P.M. – 10:00 P.M; and

WHEREAS, the Town of Davidson Board of Commissioners believes that it is in the best interest of the citizens of Town of Davidson that NC Department of Transportation act favorably on said request.

NOW THEREFORE BE IT ORDAINED by the Town of Davidson Board of Commissioners pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the day(s) and times set forth below on the following described portion of a State Highway System route:

Dates:	Thursday, November 30 Friday, December 1 Saturday, December 2
Time:	5:00 P.M. – 10:00 P.M.
Route Description:	US Highway 115, between the intersection of Davidson-Concord Road and Highway 115 to the intersection of Jackson Street

This ordinance to become effective when signs are erected giving notice of the limits and times of the festival, and implementation of adequate traffic control to guide through vehicles around festival route.

This the 14th day of November, 2017.

_____
John M. Woods, Mayor

_____
Carmen Clemsic, Town Clerk

Agenda Title: Ordinance 2017-17 Request for Street Closure for the North Mecklenburg Christmas Parade

Summary: NCDOT (North Carolina Department of Transportation) requires the Town of Davidson to pass a local ordinance to close a portion of Main Street for the North Mecklenburg Christmas Parade.

ATTACHMENTS:

	Description	Upload Date	Type
	O2017-17 Request for Street Closure for the North Mecklenburg Christmas Parade	11/10/2017	Cover Memo

College Town. Lake Town. *Your Town.*

ORDINANCE 2017-17
REQUEST FOR STREET CLOSURE
FOR THE NORTH MECKLENBURG CHRISTMAS PARADE IN THE TOWN
DAVIDSON, NORTH CAROLINA

WHEREAS, the Town of Davidson Board of Commissioners requests that North Carolina Department of Transportation undertake the formal steps necessary for Town of Davidson, North Carolina to conduct a Christmas Parade US Highway 115, between the Griffith Street and Highway 115 to the Town of Cornelius corporate bounty on US Highway 115, on Saturday, December 2, 2017 from approximately 1:00 P.M. – 3:00 P.M; and

WHEREAS, the Town of Davidson Board of Commissioners believes that it is in the best interest of the citizens of Town of Davidson that NC Department of Transportation act favorably on said request.

NOW THEREFORE BE IT ORDAINED by the Town of Davidson Board of Commissioners pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the day(s) and times set forth below on the following described portion of a State Highway System route:

Dates:	Saturday, December 2
Time:	1:00 P.M. – 3:00 P.M.
Route Description:	US Highway 115, between the Griffith Street and Highway 115 to the Town of Cornelius corporate bounty on US Highway 115

This ordinance to become effective when signs are erected giving notice of the limits and times of the festival, and implementation of adequate traffic control to guide through vehicles around festival route.

This the 14th day of November, 2017.

_____
John M. Woods, Mayor

_____
Carmen Clemsic, Town Clerk

Agenda Title: Direct Planning Board to Make a Recommendation within 30 Days on the Proposed DPO Text Amendments

Summary: The Davidson Planning Ordinance requires that the Planning Board provide a recommendation to the Board of Commissioners within 30 days of the public hearing.

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

Agenda Title: Approve Tax Levy Adjustments

Summary: The Town received tax levy adjustment refund check requests from Mecklenburg County Assessor's Office (As approved by the Board of Equalization and Review (BER)) for $349.40, on 2 parcels. These refunds will be issued directly by the Town. Details regarding these refund requests are available in the Finance Office.

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

Agenda Title: Consider Approval of Revised Regular Schedule

Summary: Approval of revised regular schedule meeting will cancel the Coffee Chat scheduled on Monday, Nov 20, 2017.

ATTACHMENTS:

	Description	Upload Date	Type
	Regular Meeting Schedule 2017	11/10/2017	Cover Memo

Board of Commissioners Meeting Schedule 2017

Month	** Informal Meeting 4:00 P.M. (1st Tuesday of the month)	* Work Session - 4:00 P.M. * Regular Meeting - 6:00 P.M. (2nd Tuesday of the month)	* Work Session - 4:00 P.M. * Regular Meeting - 6:00 P.M. (4th Tuesday of the month)	Informal Meeting *** 9:00 A.M. - 6:30 P.M. **** (3rd Monday of the month)
January	3	10	24	23
February	7	14	27	20 ****
March	7	14	28	*** 20
April	4	11	25	17 ****
May	2	9	23	*** 15
June	6	13	No Meeting	No Meeting
July	No Meeting	11	No Meeting	No Meeting
August	1	8	22	No Meeting
September	5	12	26	18 ****
October	3	10	24	*** 16
November	7	14	No Meeting	No Meeting
December	5	12	No Meeting	No Meeting
Additional Meetings	**Retreat** Date: Jan 27, 2017 Time: 9:30 a.m. - 3:30 p.m. Location: The Duke Endowment	**Civics 101** 9:30 a.m. - 11:30 a.m. or 6:30 p.m. - 8:30 p.m. Town Hall - 216 South Main St. March 30, 2017		

*All Pre-Meetings, Regular and Work Session Meetings are held at Town Hall, Meeting Room - 216 South Main St.

**1st Tuesday of the month meetings will be held at Davidson Library Community Room - 119 South Main Street

***3rd Monday of the month meetings at 9:00 A.M. are held at Our Town Cinema - 227 Griffith Street

****3rd Monday of the month meetings at 6:30 P.M. are held at The Egg - 231 Griffith Street

Agenda Title: Consider Approval of Resolution 2017-30 - Authorize the Town Manager to Approve and Execute the Amendment to the Contract with Smeal Holding, LLC - Town Manager Jamie Justice

Summary: To authorize the Town Manager to Approve and Execute the Amendment to the Contract with Smeal Holding, LLC for the purchase of a new fire apparatus tanker truck. The tanker truck will be fully funded by the Northstar Fire District and therefore this change will have no affect on the Town's general fund budget.

ATTACHMENTS:

	Description	Upload Date	Type
	R2017-30 - Authorize Town Manager to Approve and Execute Amendment Contract with SMEAL	11/10/2017	Cover Memo

The Town of Davidson

College Town. Lake Town. *Your Town.*

RESOLUTION 2017-30

A Resolution to Authorize the Town Manager to Approve and Execute the Amendment to the Contract with Smeal Holding, LLC

WHEREAS, on September 26, 2017 the Board approved a contract with Smeal Holding to purchase three fire apparatus (2 pumpers and a tanker). The contract amount to purchase the tanker was $306,488; and

WHEREAS, final review of the contract specifications for the tanker identified several design and functionality concerns. The two primary changes were to increase the primary pump pressure to allow fire suppression directly from the tanker if necessary and the inclusion of "foam" capability, which is necessary for certain hazardous materials responses on the I-77 and Highway 73 corridors, as well as, manufacturing facilities; and

WHEREAS, the changes required will add an additional $22,000 to the cost of the tanker; and

WHEREAS, the amendment to the contract will increase the contract amount to $328, 488; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Commissioners of the Town of Davidson, do hereby the Town Board does hereby authorize and direct the Town Manager to approve and execute the amendment to the contract with Smeal Holding, LLC

Adopted this 14th of November, 2017.

_____

John M. Woods
Mayor

Attest

_____

Carmen Clemsic
Town Clerk

Agenda Title: Consider Approval of Citizen Advisory Board Appointments - Town Manager Jamie Justice

Summary: The Citizen Advisory Board nominating committee met on October 26, 2017 and recommended appointees for the following boards: Planning, Design Review, Livability and Public Art Commission.

ATTACHMENTS:

	Description	Upload Date	Type
	Advisory Board Nominations to BoC - 2018	10/31/2017	Cover Memo

The Town of Davidson

College Town. Lake Town. *Your Town.*

Advisory Board Nominations 2018

Design Review Board	Term

TOTAL TERMS EXPIRING: ONE (1)
ADDITIONAL POSITIONS ADDED TO THE BOARD: TWO (2) PROPOSED
EXTRATERRITORIAL JURISDICTION: ONE (1) REQUIRED - POSITION CURRENTLY FILLED

John Burgess	January 1, 2018 – December 31, 2020 (reappointment)
Lorraine Degree	January 1, 2018 – December 31, 2020 (new position)
EB Dyer	January 1, 2018 – December 31, 2020 (new position)

Planning Board	Term

TOTAL TERMS EXPIRING: THREE (3)
ADDITIONAL POSITIONS ADDED TO THE BOARD: ONE (1) PROPOSED
EXTRATERRITORIAL JURISDICTION: ONE (1) REQUIRED - POSITION CURRENTLY FILLED

Matt Dellinger	January 1, 2018 – December 31, 2020 (reappointment)
Michael Flake	January 1, 2018 – December 31, 2020 (new appointment)
Mickey Pettus	January 1, 2018 – December 31, 2019 (reappointment)
John Swope	January 1, 2018 – December 31, 2020 (new position)

The Town of Davidson

College Town. Lake Town. *Your Town.*

Livability Board	Term

TOTAL TERMS EXPIRING: FOUR (4)
ADDITIONAL POSITIONS ADDED TO THE BOARD: TWO (2) PROPOSED
MID-TERM VACANCY: TWO (2)
EXTRATERRITORIAL JURISDICTION: ONE (1) REQUIRED, UNLESS THERE ARE NO APPLICANTS

David Cable	January 1, 2018 – December 31, 2020 (reappointment)
John Cock	January 1, 2018 – December 31, 2020 (reappointment)
Patrick Coleman	January 1, 2018 – December 31, 2019 (mid-term appointment)
Jim Dumser	January 1, 2018 – December 31, 2018 (new position)
Amy Hartz	January 1, 2018 – December 31, 2019 (mid-term appointment)
Deborah Keenan	January 1, 2018 – December 31, 2019 (new position)
Jason Parker	January 1, 2018 – December 31, 2020 (new position)
Craig Probst	January 1, 2018 – December 31, 2020 (new appointment)

Public Art Commission	Term

TOTAL TERMS EXPIRING: FOUR (4)
ADDITIONAL POSITIONS ADDED TO THE BOARD: ONE (1) PROPOSED
MID-TERM VACANCY: ONE (1)
EXTRATERRITORIAL JURISDICTION (ETJ): NOT REQUIRED

Susan Andre	January 1, 2018 – December 31, 2020 (reappointment)
Jane Avinger	January 1, 2018 – December 31, 2018 (reappointed – filling mid-term)
Libby Cable	January 1, 2018 – December 31, 2020 (new position)
Suzanne Churchill	January 1, 2018 – December 31, 2020 (new position)
Michael McFadden	January 1, 2018 – December 31, 2020 (reappointment)
Margo Williams	January 1, 2018 – December 31, 2019 (reappointment)

Agenda Title: Potts Sloan Beaty Project Consideration- Public Works Director Doug Wright

Summary: Project consultants Kimley-Horn will provide a general update for the Potts-Beaty-Sloan Corridor project. We are seeking direction from the town board on which option they prefer for the connector road between Potts Street and Sloan Street. There are three options to consider.

ATTACHMENTS:

	Description	Upload Date	Type
	U-5907 Council Meeting 11-14-2017	11/13/2017	Cover Memo

The Town of Davidson

College Town. Lake Town. *Your Town*.

Agenda
11-14-2017

- Overview of the project elements
  - Connector from Potts to Sloan
  - Multi-use trail along Potts/Sloan
  - Roundabout (Beaty/Griffith)
- Update on U-5873 (Potts/NC 115 Intersection)
- Schedule

Design Process

- Functional plans – No survey. A starting point for planning.
- Preliminary/Final Design – Survey and real impacts are developed

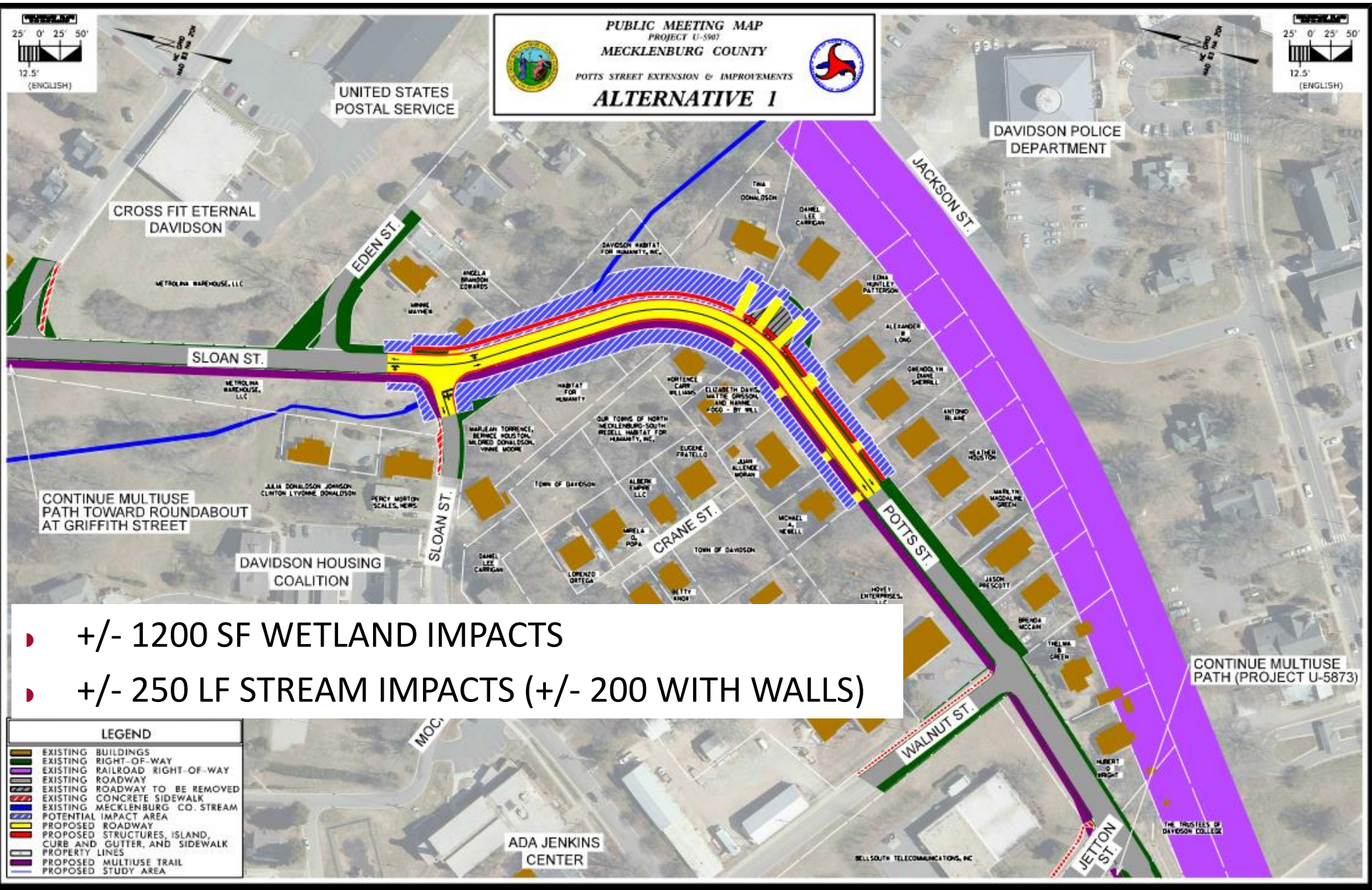
- At Functional, we want feedback because the public knows more about the area than we do
- At Preliminary/Final, we take into account concerns and refine the design on survey

Design Process

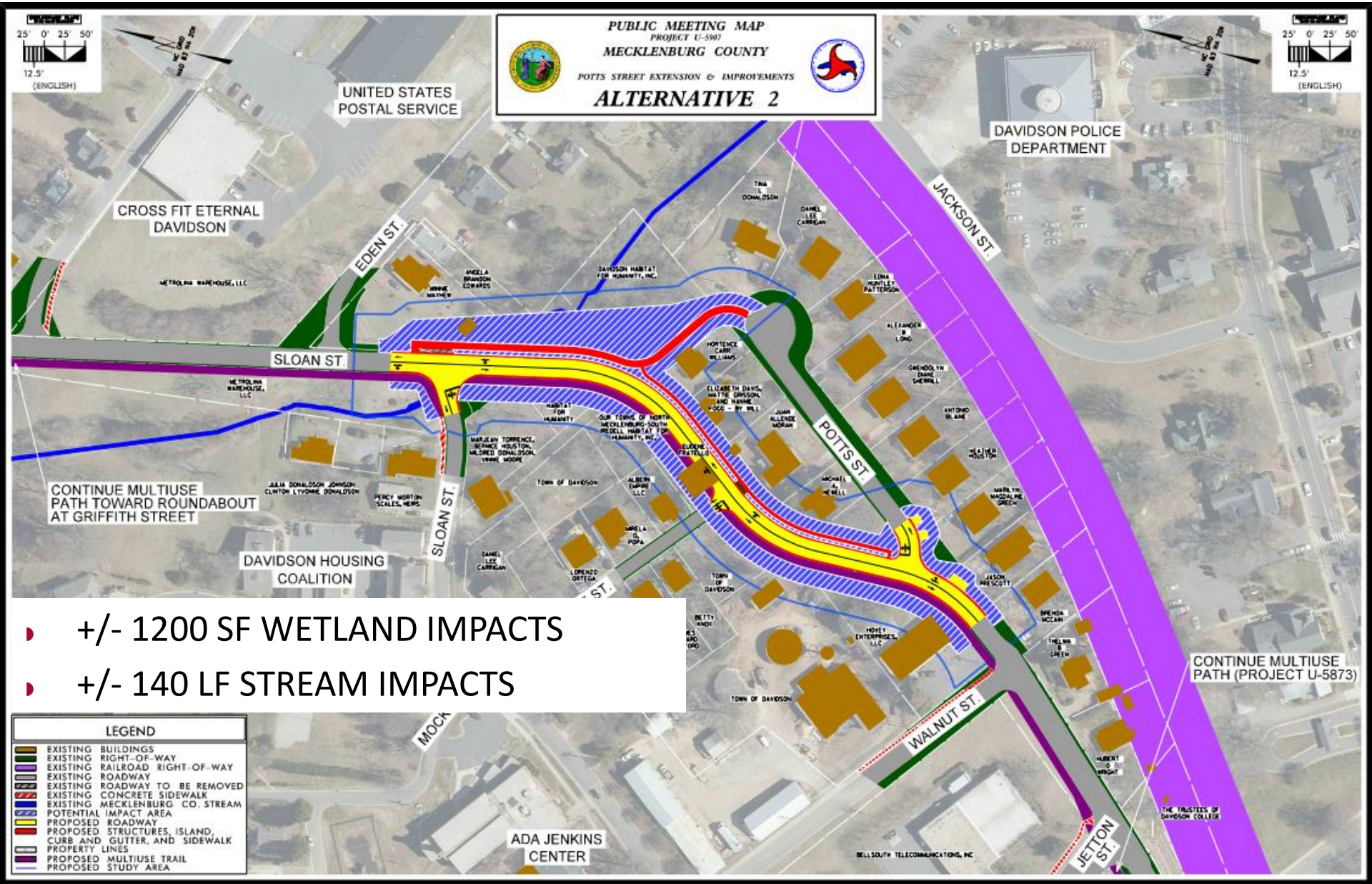
- Our concepts are <u>not</u> final – they are flexible
- Examples:
  - A multiuse trail – We will try to minimize disturbance as best we can. It may require the trail to meander to avoid impacts.
  - Realignment – Once we get survey, we will have detailed information about trees, utilities, and other features that will help drive the design.
  - Building impacts – We can evaluate curves to try to reduce impacts.

Connector Alignment Alternatives

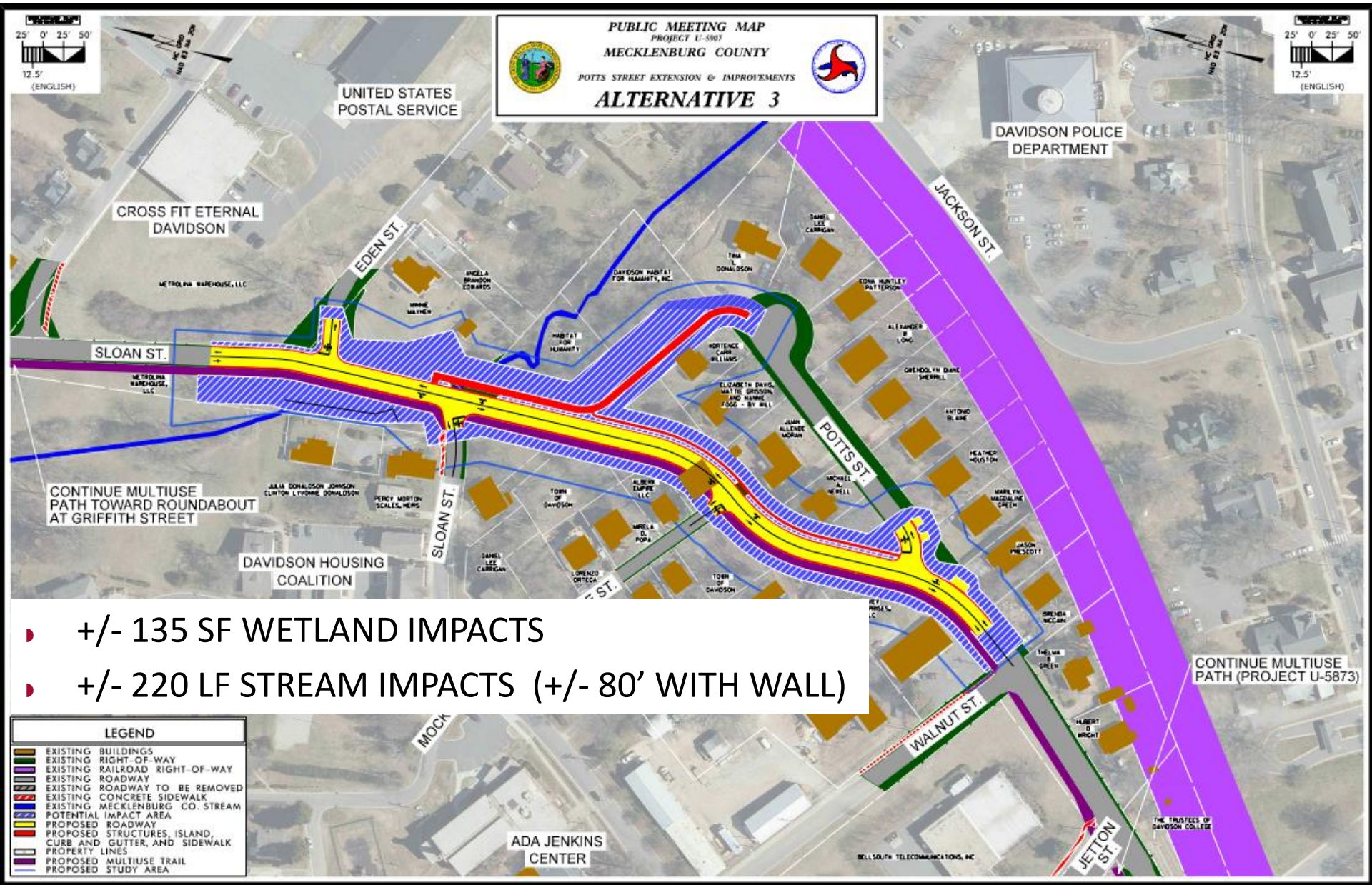
- 3 Alternatives



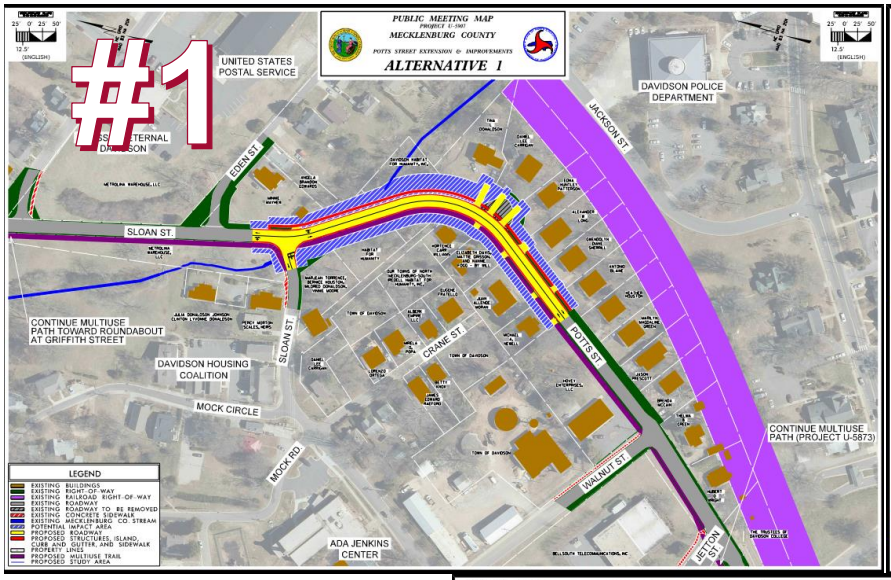
- +/- 1200 SF WETLAND IMPACTS
- +/- 250 LF STREAM IMPACTS (+/- 200 WITH WALLS)

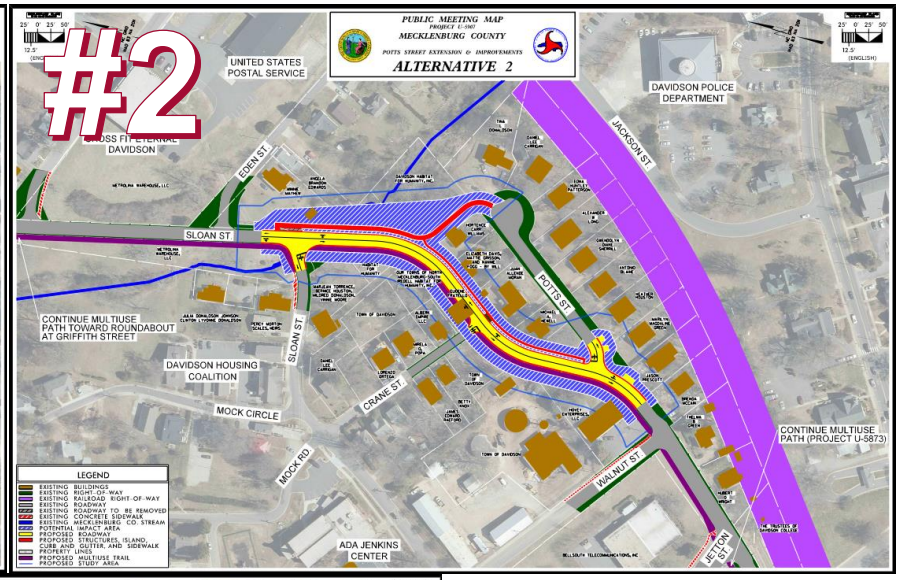


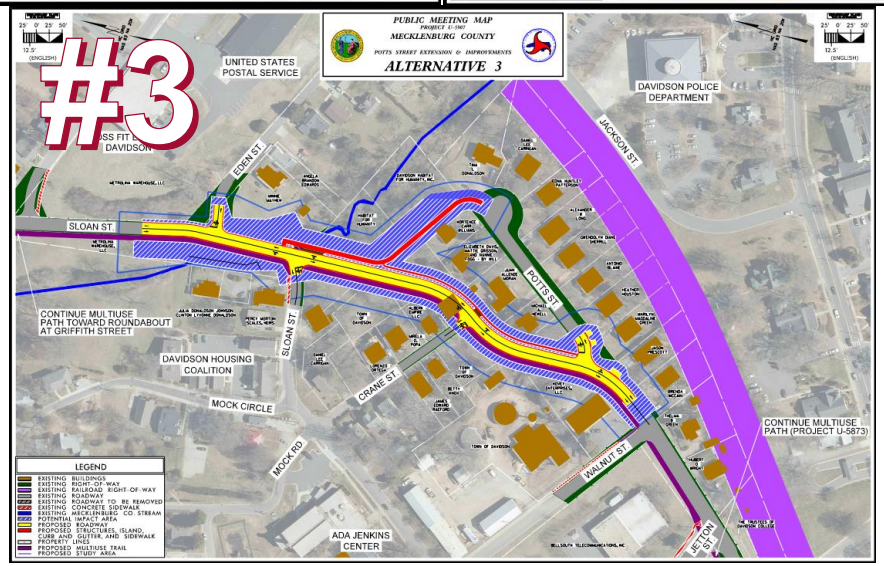
- +/- 1200 SF WETLAND IMPACTS
- +/- 140 LF STREAM IMPACTS



- +/- 135 SF WETLAND IMPACTS
- +/- 220 LF STREAM IMPACTS (+/- 80’ WITH WALL)


#1
PUBLIC MEETING MAP
PROJECT U-1907
MECKLENBURG COUNTY
POTTS STREET EXTENSION & IMPROVEMENTS
ALTERNATIVE 1
UNITED STATES POSTAL SERVICE
DAVIDSON POLICE DEPARTMENT
JACKSON ST.
EDEN ST.
SLOAN ST.
CONTINUE MULTIUSE PATH TOWARD ROUNDABOUT AT GRIFFITH STREET
DAVIDSON HOUSING COALITION
SLOAN ST.
CRANE ST.
POTTS ST.
MOCK CIRCLE
MOCK RD.
WALNUT ST.
CONTINUE MULTIUSE PATH (PROJECT U-5873)
ADA JENKINS CENTER
JETTON ST.
LEGEND
EXISTING BUILDINGS
EXISTING RIGHT-OF-WAY
EXISTING RAILROAD RIGHT-OF-WAY
EXISTING ROADWAY
EXISTING ROADWAY TO BE REMOVED
EXISTING CONCRETE SIDEWALK
EXISTING MECKLENBURG CO. STREAM
POTENTIAL IMPACT AREA
PROPOSED ROADWAY
PROPOSED STRUCTURES, ISLAND, CURB AND GUTTER, AND SIDEWALK
PROPERTY LINES
PROPOSED MULTIUSE TRAIL
PROPOSED STUDY AREA


#2
PUBLIC MEETING MAP
PROJECT U-1907
MECKLENBURG COUNTY
POTTS STREET EXTENSION & IMPROVEMENTS
ALTERNATIVE 2
UNITED STATES POSTAL SERVICE
DAVIDSON POLICE DEPARTMENT
JACKSON ST.
EDEN ST.
SLOAN ST.
CONTINUE MULTIUSE PATH TOWARD ROUNDABOUT AT GRIFFITH STREET
DAVIDSON HOUSING COALITION
SLOAN ST.
CRANE ST.
POTTS ST.
MOCK CIRCLE
MOCK RD.
WALNUT ST.
CONTINUE MULTIUSE PATH (PROJECT U-5873)
ADA JENKINS CENTER
JETTON ST.
LEGEND
EXISTING BUILDINGS
EXISTING RIGHT-OF-WAY
EXISTING RAILROAD RIGHT-OF-WAY
EXISTING ROADWAY
EXISTING ROADWAY TO BE REMOVED
EXISTING CONCRETE SIDEWALK
EXISTING MECKLENBURG CO. STREAM
POTENTIAL IMPACT AREA
PROPOSED ROADWAY
PROPOSED STRUCTURES, ISLAND, CURB AND GUTTER, AND SIDEWALK
PROPERTY LINES
PROPOSED MULTIUSE TRAIL
PROPOSED STUDY AREA

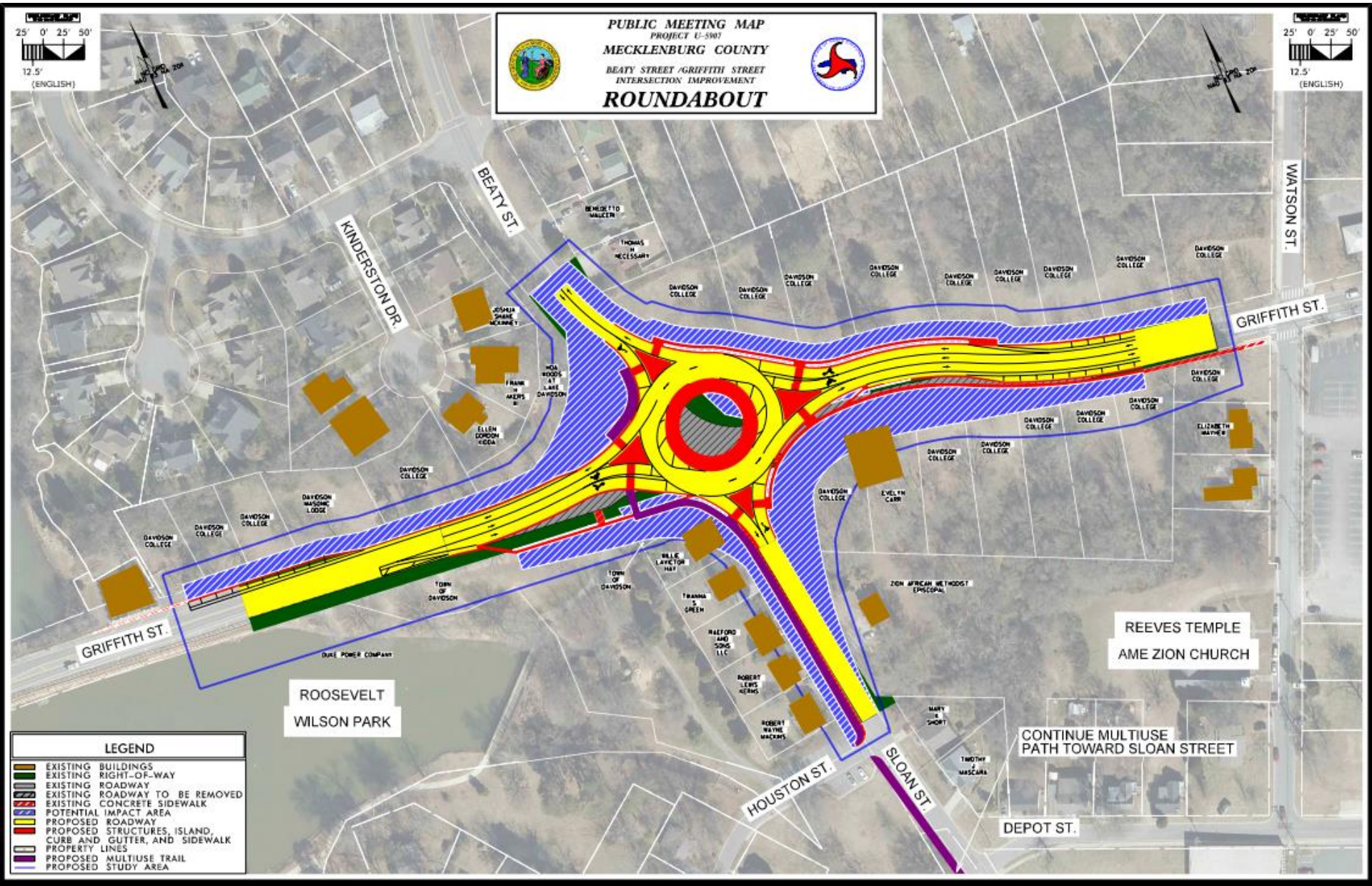

#3
PUBLIC MEETING MAP
PROJECT U-1907
MECKLENBURG COUNTY
POTTS STREET EXTENSION & IMPROVEMENTS
ALTERNATIVE 3
UNITED STATES POSTAL SERVICE
DAVIDSON POLICE DEPARTMENT
JACKSON ST.
EDEN ST.
SLOAN ST.
CONTINUE MULTIUSE PATH TOWARD ROUNDABOUT AT GRIFFITH STREET
DAVIDSON HOUSING COALITION
SLOAN ST.
CRANE ST.
POTTS ST.
MOCK CIRCLE
MOCK RD.
WALNUT ST.
CONTINUE MULTIUSE PATH (PROJECT U-5873)
ADA JENKINS CENTER
JETTON ST.
LEGEND
EXISTING BUILDINGS
EXISTING RIGHT-OF-WAY
EXISTING RAILROAD RIGHT-OF-WAY
EXISTING ROADWAY
EXISTING ROADWAY TO BE REMOVED
EXISTING CONCRETE SIDEWALK
EXISTING MECKLENBURG CO. STREAM
POTENTIAL IMPACT AREA
PROPOSED ROADWAY
PROPOSED STRUCTURES, ISLAND, CURB AND GUTTER, AND SIDEWALK
PROPERTY LINES
PROPOSED MULTIUSE TRAIL
PROPOSED STUDY AREA

Connector Alternative Comparison

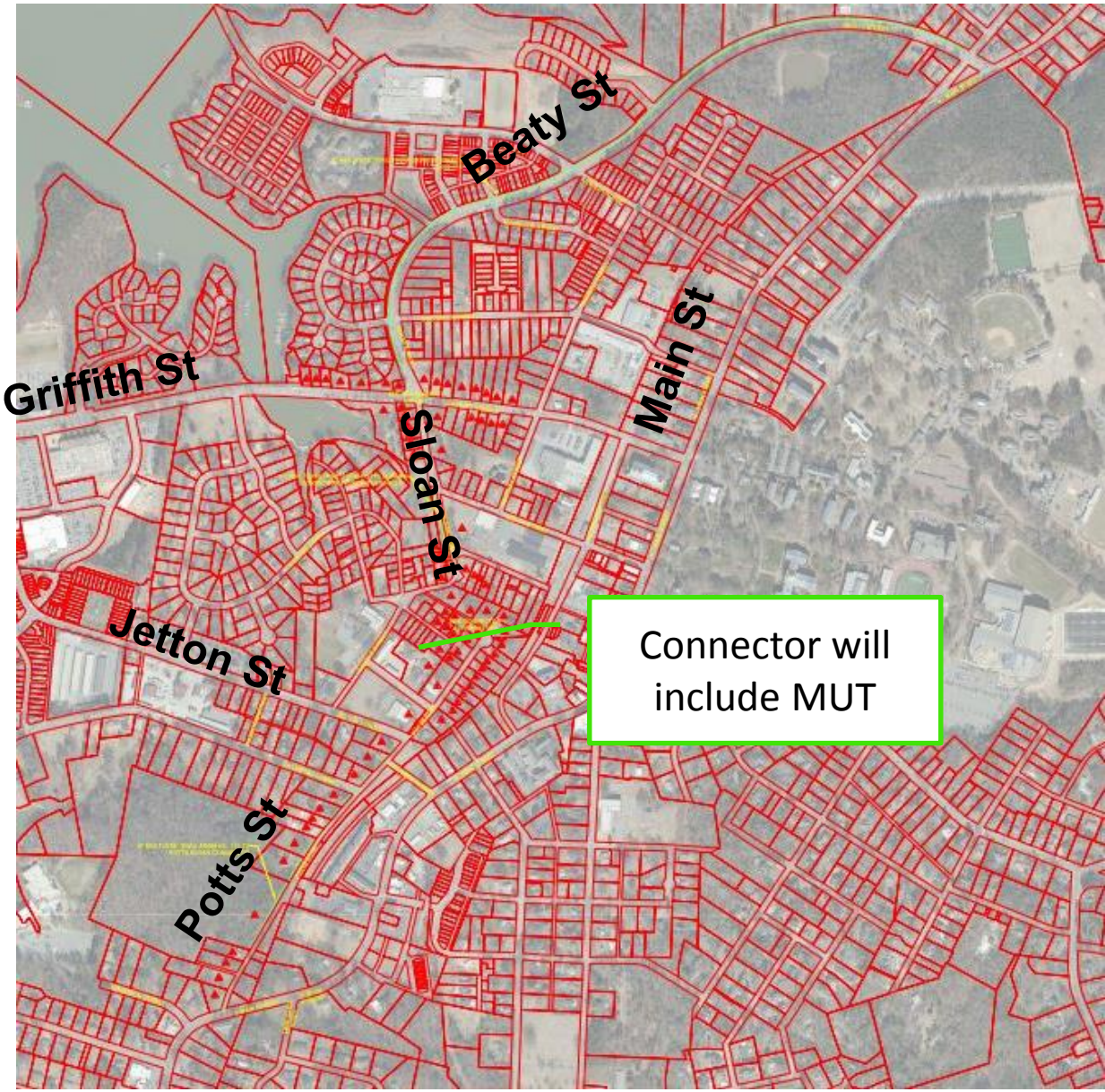
	Alternative #1	Alternative #2	Alternative #3
CONSTRUCTION	$ 500,000	$ 650,000	$ 730,000
ROW	$ 50,000	$ 190,000	$ 200,000
ENVIRONMENTAL	$ 190,000	$ 245,000	$ 195,000
TOTAL CONNECTOR	$ 740,000	$ 1,085,000	$ 1,125,000

Costs are planning level only and will change

Roundabout at Beaty/Griffith


PUBLIC MEETING MAP
PROJECT U-5907
MECKLENBURG COUNTY
BEATY STREET /GRIFFITH STREET
INTERSECTION IMPROVEMENT
ROUNDABOUT
25' 0' 25' 50'
12.5'
(ENGLISH)
BEATY ST.
KINDERSTON DR.
GRIFFITH ST.
WATSON ST.
SLOAN ST.
HOUSTON ST.
DEPOT ST.
ROOSEVELT
WILSON PARK
REEVES TEMPLE
AME ZION CHURCH
CONTINUE MULTIUSE
PATH TOWARD SLOAN STREET
DAVIDSON COLLEGE
TOWN OF DAVIDSON
DUKE POWER COMPANY
LEGEND
EXISTING BUILDINGS
EXISTING RIGHT-OF-WAY
EXISTING ROADWAY
EXISTING ROADWAY TO BE REMOVED
EXISTING CONCRETE SIDEWALK
POTENTIAL IMPACT AREA
PROPOSED ROADWAY
PROPOSED STRUCTURES, ISLAND, CURB AND GUTTER, AND SIDEWALK
PROPERTY LINES
PROPOSED MULTIUSE TRAIL
PROPOSED STUDY AREA

Multi-Use Trails (MUTs)



Construction Costs

Roundabout	1,600,000
MUT – Potts Street from NC 115 to Jetton Street	$ 200,000
MUT – Sloan Street from new connector to Griffith Street	$ 150,000
MUT – Beaty Street from Griffith Street to NC 115	$ 350,000

Note: Does not include Right-of-Way or Utilities

Costs are planning level only and will change

Public Comments: Project U-5907

- Extension
  - No preference between extension options
  - Concern about additional impacts to homes
  - Concern about trucks and additional traffic
- Multiuse Trail
  - Concern about impact to historic homes and district
  - Request to move or narrow trail to reduce impacts
- Griffith/Sloan Roundabout
  - Traffic calming requested
  - Concern about pedestrian and bicyclist safety

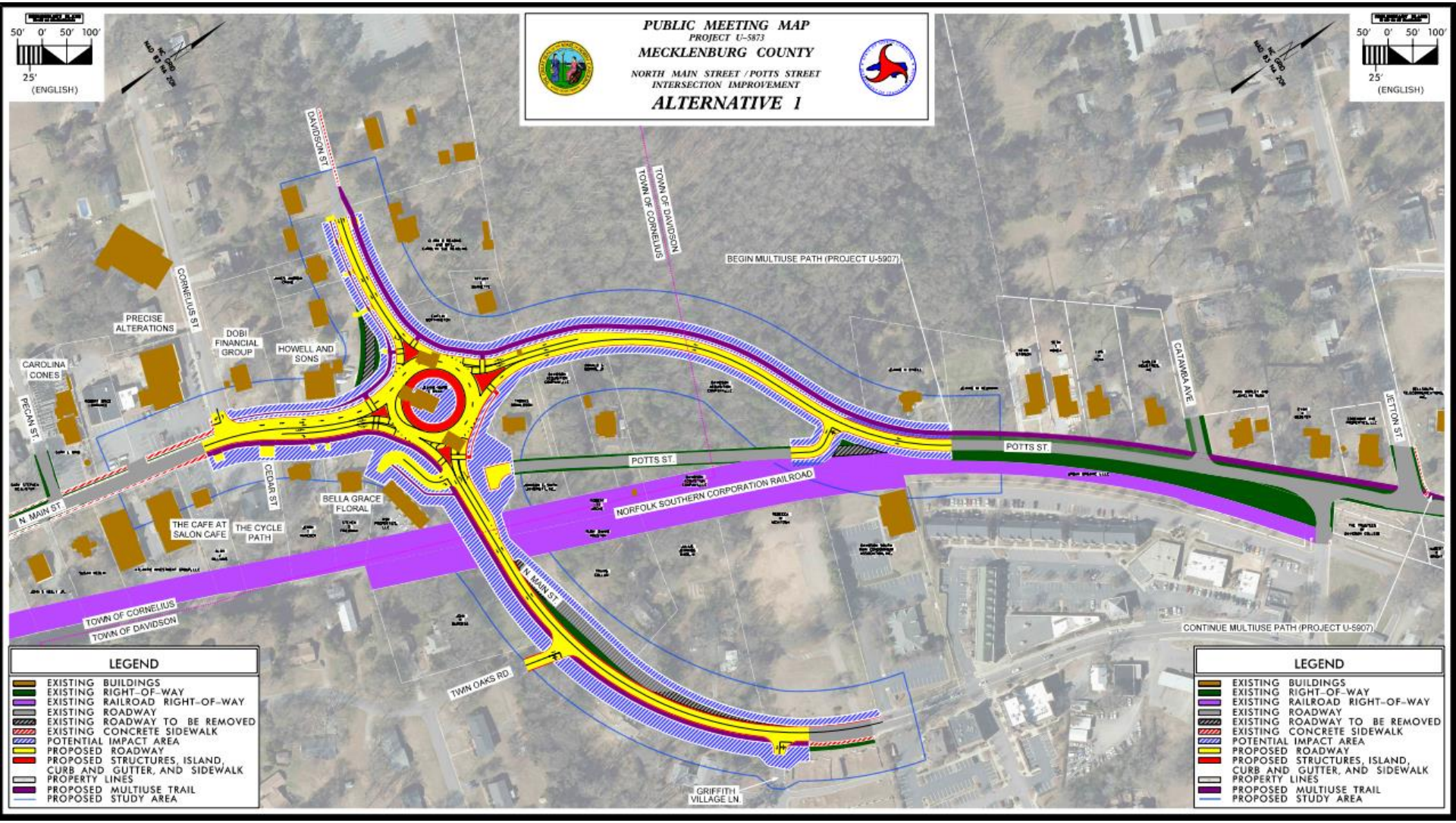
Public Comments: Project U-5907

- Town to take over maintenance – Design will retain a 25mph speed limit.
- Multiuse Trail - SHPO
  - Concern about impact to historic homes and district
  - Request to move or narrow trail to reduce impacts
    - CONCEPTS IN THE WORKS
    - Meetings with SHPO on going

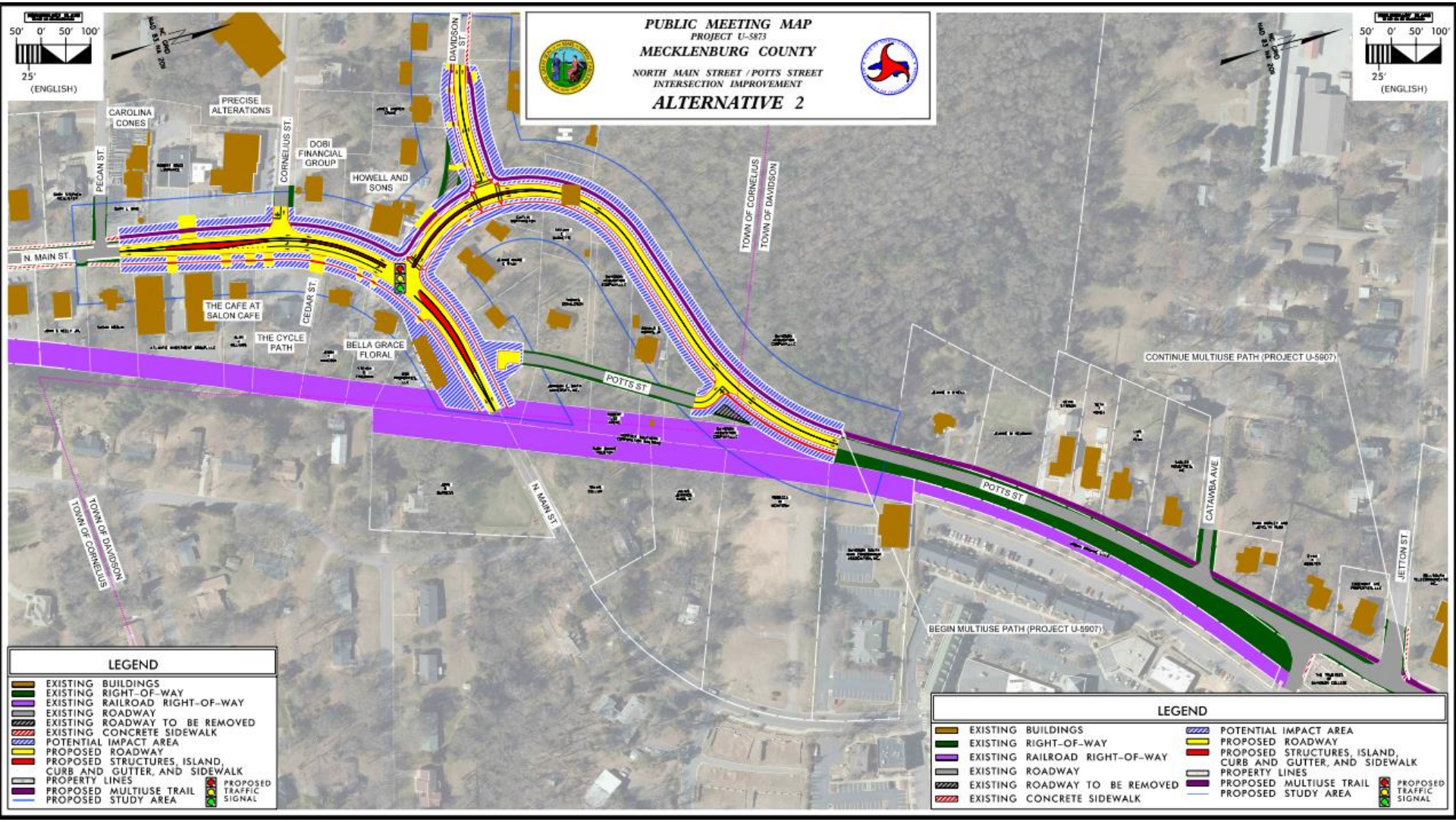
U-5873
Potts/NC 115 Intersection

- 2 Alternatives
- Refining design to reduce impacts

U-5873 – Alternative #1



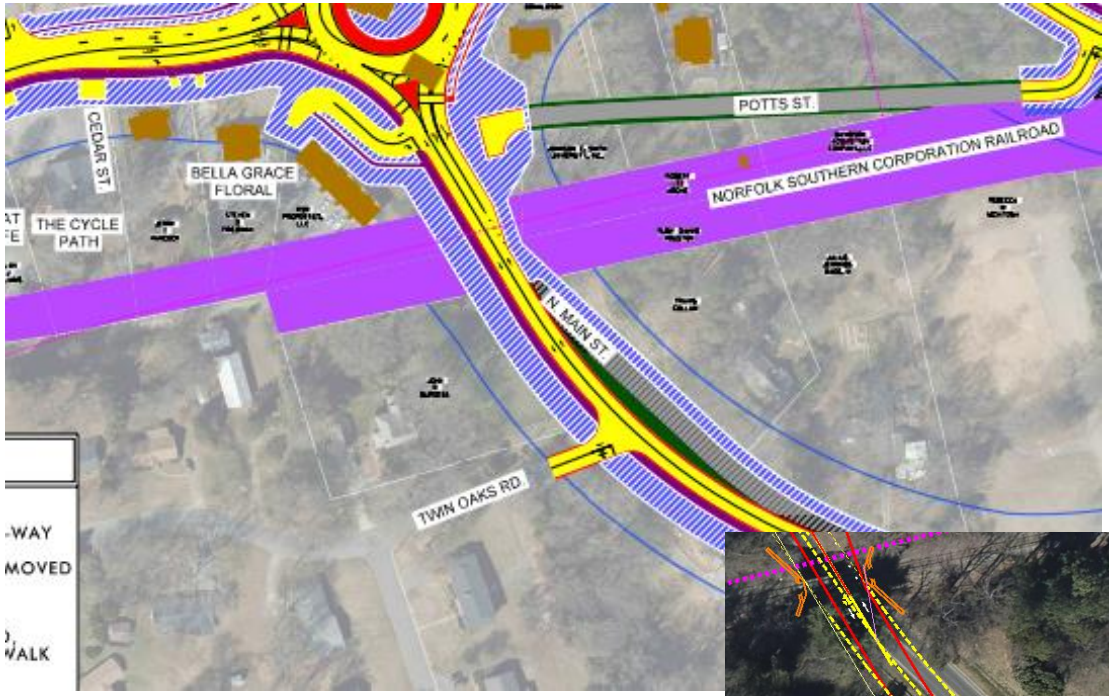
U-5873 – Alternative #2

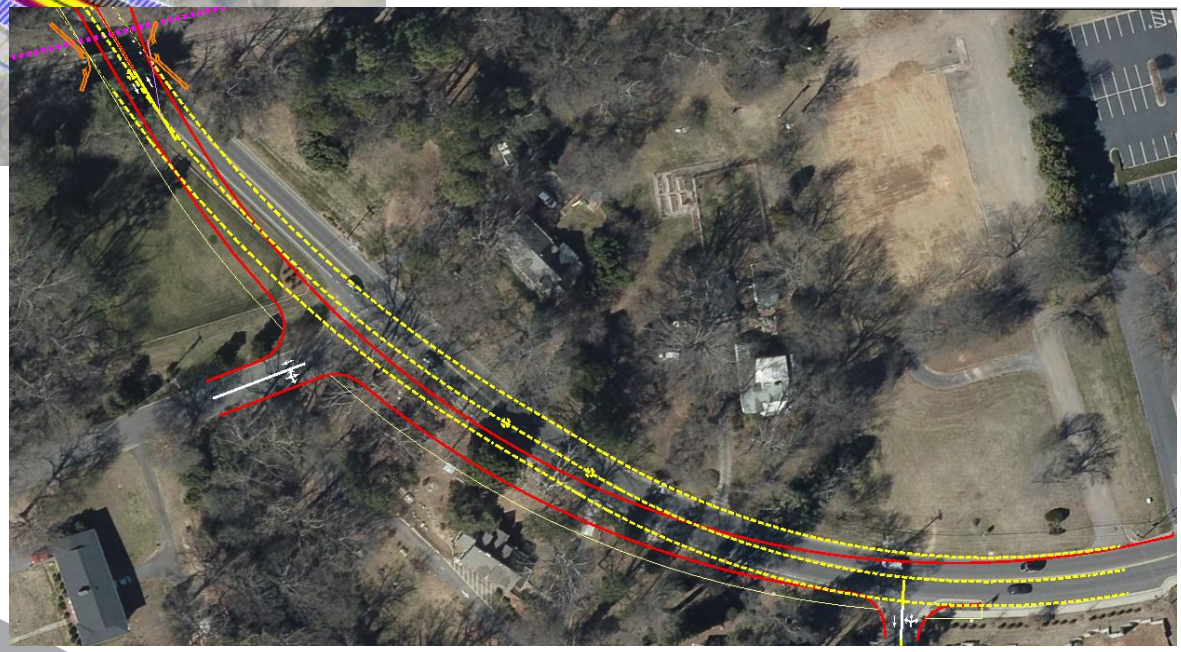


Public Comments: Project U-5873

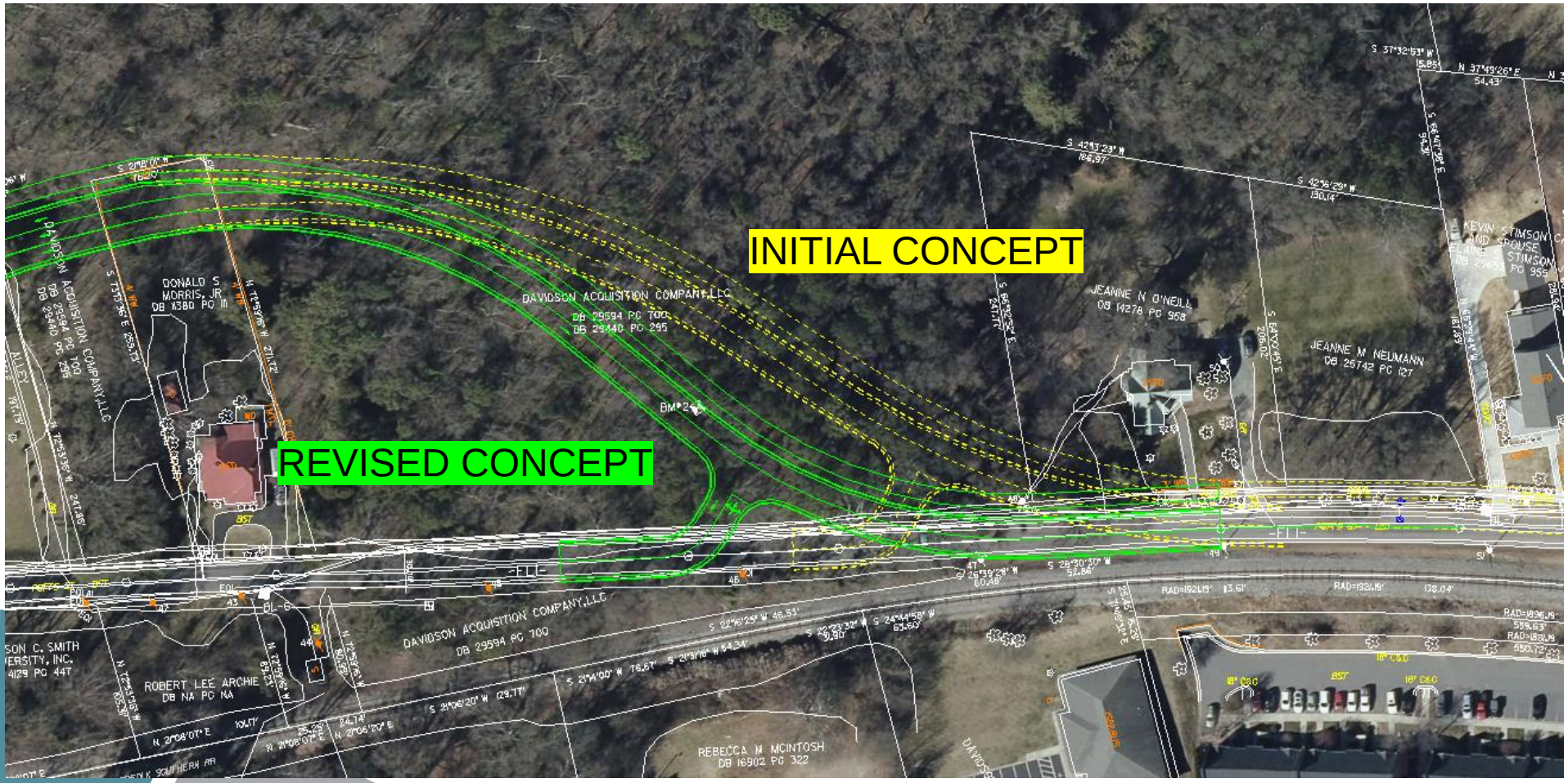
- Intersection (Cornelius)
  - Concern about speed through intersection
  - Concern about reduced access to YMCA with intersection
  - Concern about queues with intersection
  - Request to reduce size of roundabout
- Pedestrian Path (Davidson)
  - Concern about impact to Green School
  - Request to eliminate, move, or narrow path

Current refinement – U5873





Current refinement (U-5873)



Project Schedule (U-5907 and U-5873)

- Right of Way Plans — Oct 2018
- Real Estate — Oct 2018 - July 2019
- Construction Begins — Jan 2020

Questions?

Agenda Title: Consider Approval of Ordinance 2017-13 to Extend the Corporate Limits to include Narrow Passage Annexation - Town Attorney Cindy Reid

Summary: Consider Approval of Ordinance 2017-13 to Extend the Corporate Limits to include Narrow Passage Annexation

ATTACHMENTS:

	Description	Upload Date	Type
	O2017-13 Annexation Narrow Passage - Ordinance to Extend the Corporate Limits	10/31/2017	Cover Memo
	Narrow Passage Annexation Petition	11/14/2017	Cover Memo

College Town. Lake Town. *Your Town.*

ORDINANCE 2017-07

TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DAVIDSON TO INCLUDE NARROW PASSAGE

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall Meeting Room at 6:00 p.m. on November 14, 2017 after due notice in the Mecklenburg Times on Friday, November 3, 2017; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Davidson, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Davidson as of June 30, 2018:

(See page 3 and page 4 for Metes and Bounds Description)

Section 2. Upon and after June 30, 2018, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Davidson and shall be entitled to the same privileges and benefits as other parts of the Town of Davidson. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Davidson shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg Board of Elections, as required by G.S. 163-288.1.

Prepared by and return to: Cindy Reid, Attorney
216 South Main Street
PO Box 579
Davidson NC 28036

Adopted this 14th day of November, 2017.

_____
John M. Woods,
Mayor

ATTEST:

_____
Carmen Clemsic
Town Clerk

APPROVED AS TO FORM:

_____
Cindy Reid
Town Attorney

PETITION REQUESTING ANNEXATION

Date: 7/5/17

Description of area/subdivision name: 1.073 acres shown on attached drawing

To the Board of Commissioners of the Town of Davidson:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Davidson.

2. The area to be annexed is contiguous to the Town of Davidson and the boundaries of such territory are as follows:

*(Insert Description of Boundaries)

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

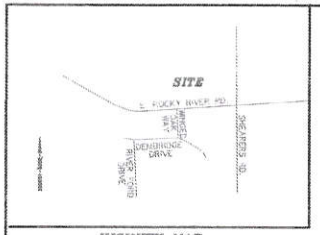
Name	Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1. NP Investments LLC	568 Jetton Street Suite 200 Davidson NC 28036	yes	
2.			
3.			

I, RUFUS JACKSON LOVE CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY DIRECT SUPERVISION. THAT THE RATIO OF PRECISION IS 1:10,000+ BEFORE ADJUSTMENTS; AND THAT THE ANGULAR ERROR WAS < 7.5 SECONDS PER TURN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF NOV. 2016

N.C.P.L.S. L-2844 LICENSE NO.

PROFESSIONAL LAND SURVEYOR



VICINITY MAP
NO SCALE

BASED ON NC GRID NAD 83' (2011)

Course	Bearing	Distance
L1	S 15°51'44" E	41.30'
L2	S 60°08'58" W	65.10'
L3	S 60°15'40" W	69.18'
L4	S 65°22'45" W	68.40'
L5	S 57°48'36" W	90.07'
L6	S 57°49'05" W	90.02'
L7	S 57°50'39" W	89.98'
L8	S 57°59'24" W	89.80'
L9	S 57°46'09" W	90.06'
L10	S 57°48'00" W	90.41'
L11	S 22°35'05" E	49.10'

PYRAMID
LAND SURVEYING
C-1341
RUFUS JACKSON LOVE
PROFESSIONAL LAND SURVEYOR L-2844
P.O. Box 11
Davidson, NC 28036
(704) 892-4249

LEGEND:

- PROPERTY LINE
- TIE LINE
- UNSURVEYED LINE
- EDGE OF PAVEMENT
- SETBACK LINE
- CP COMPUTED POINT
- PP POWER POLE

NOTES:

1. PART OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD ZONE.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. ALL MONUMENTS ARE EXISTING UNLESS OTHERWISE NOTED.

BOUNDARY SURVEY
FOR
K & M LAND & HOME
PROPERTY OF
CAROLYN LAWSON
EAST ROCKY RIVER ROAD
DEED BOOK 4969-135, PIN 003-092-40
DEWEESE TOWNSHIP, MECKLENBURG COUNTY
NORTH CAROLINA
NOVENBER 30, 2016

FILE NAME: NF-LAWSON-STRP-RECOM

100 0 100 200 300
GRAPHIC SCALE - FEET
1"=100'

Agenda Title: Consider Approval of Ordinance 2017-15: Narrow Passage Conditional Planning Area Amendment - Senior Planner Trey Akers

Summary: The applicant requests an amendment to the plan approved by the Board of Commissioners on August 13, 2016 to permit the addition of 1.07 acres to the proposed development. Additionally, the request includes a proposed modification to two conditions as well as a new condition: A reduction in the previously-approved payment-in-lieu amount for the multi-use path bridge on the southern parcel; an increase in the amount of non-conforming garages permitted within the development; and, an increase in the amount of allowed construction signs from one to two (one for each road frontage).

ATTACHMENTS:

	Description	Upload Date	Type
	Draft Ordinance 2017-15	11/9/2017	Ordinance
	Narrow Passage CPA - Staff Analysis	11/10/2017	Backup Material
	Narrow Passage CPA - Presentation	11/10/2017	Presentation

Ordinance 2017-15
Narrow Passage Conditional Planning Area
Map Amendment

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the "Town Board") adopts the following text and map amendments to the **Davidson Planning Ordinance.** The change listed below is to add land area and change the terms of development for the Narrow Passage Conditional Planning Area.

15215 East Rocky River Road (Parcel ID #00309241), along the southeastern boundary of the Narrow Passage Conditional Planning Area: Narrow Passage Property

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00309241	N/A	Conditional Planning Area	Conditional Planning Area
Reason: The applicant requests an amendment to the plan approved by the Board of Commissioners on August 13, 2016 to permit the addition of 1.07 acres to the proposed development. Additionally, the request includes a proposed modification to two conditions as well as a new condition: A reduction in the previously-approved payment-in-lieu amount for the multi-use path bridge on the southern parcel; an increase in the amount of non-conforming garages permitted within the development; and, an increase in the amount of allowed construction signs from one to two (one for each road frontage).			

Adopted on the 14th of November 2017.

Attest:

_____
Carmen Clemsic
Town Clerk

_____
John M. Woods
Mayor

MEMO

Date: November 14, 2017
To: Board of Commissioners
From: Jason Burdette Planning Director
Re: Narrow Passage, Amendment to a Conditional Planning Area – Staff Analysis

---

1. INTRODUCTION

APPLICANT INFO

- **Developer:** Jeff Watson, Piedmont Land Development
- **Owners:** Narrow Passage LLC
- **Site Designer:** Woodbine Design, PC (Peyton Woody)
- **Area:** 60.37 acres (Total)
- **Location:** 19615 Shearer Rd. (Parcel ID #00323193)
  15201 East Rocky River Road (Parcel ID# 00309201)
  15210 East Rocky River Road (Parcel ID# 00725101)
  15215 East Rocky River Road (Parcel ID# 00309241) [Requested Addition]

REQUEST

The applicant requests an amendment to the plan approved by the Board of Commissioners on August 13, 2016 to permit the addition of 1.07 acres to the proposed development. Additionally, the request includes a proposed modification to two conditions as well as a new condition: A reduction in the previously-approved payment-in-lieu amount for the multi-use path bridge on the southern parcel; an increase in the amount of non-conforming garages permitted within the development; and, an increase in the amount of allowed construction signs from one to two (one for each road frontage).

SUMMARY OF PETITION

The applicant requests an amendment to the approved Conditional Planning Area that would permit the addition of 1.07acres to the proposed development. The amendment does not include a request to increase the number of units/lots originally approved (the plan is approved for 40-units, including one duplex). Annexation of the development is required per Condition 5; this includes any land added to the development. Per Condition 9. Open Space Deficiency Contribution, the request would lower the per lot payment-in-lieu for open space required of each future homeowner because the overall open space provided by the development would be increased by 1.07acres if the request is approved.

2. PLANNING STAFF REVIEW

BACKGROUND

As part of the sewer extension amendment approved in September 2016, the applicant requested the option to expand the amount of open space provided by the development through the acquisition of 15215 East Rocky River Road (Parcel ID# 00309240). This action was undertaken by the applicant in December 2016, and staff was informed of the action in the spring of 2017. In the summer of 2017 the applicant met with town staff to understand how to revise the plan, and to propose modifications to two conditions and inclusion of a new condition.

The revised proposal illustrating the additional land area was submitted on August 30, 2017 and was deemed to be complete on September 5, 2017. This review considers compliance with the Davidson Planning Ordinance adopted June 11, 2001, as amended; the Conditional Planning Area plan approved for this project on September 13, 2016; and, applicable plans.

PLANNING AND DEVELOPMENT STANDARDS

As noted earlier, the proposal does not include modifications to the number of lots/units approved or the site's infrastructure layout. Clearing and grading work for the originally approved plan has already begun and this proposal does not seek to modify that work. The only physical modification proposed is the addition of Parcel ID# 00309241, which was purchased by the applicant in December 2016 and lies along the project's southeastern boundary. The proposal would extend the project boundary southeast to the rear of lots that front East Rocky River Road, and would extend the parcel between Lots 34-35 to be dedicated to the Town to the new boundary. No additional modifications, including clearing, to this land area are proposed.

The proposal does not alter the following, previously approved project Conditions, General Notes, or Davidson Planning Ordinance standards as they apply to the approved site design, including: 1. Mix of Building Types; 2. Lot Width; 3. Infrastructure (except 3b. Multi-Use Path Bridge); 4. Affordable Housing; 5. Annexation; 6. Walking Paths & Common Open Space; 7. HERS Rating; 8. Permanent Open Space; 9. Open Space Deficiency Contribution; 10. Sewer Connection; and, all General Conditions. Although the majority of approved Conditions and General Notes are not affected, the proposal requests revision to Condition 3b. Multi-Use Path Bridge; Condition 11. Design Standards; and, the addition of a new Condition 12. Signage.

Note: The approved plan includes a specific condition regarding the amount of open space that the development must provide (70%) – either through land set asides or payment-in-lieu (9. Open Space Deficiency Contribution). Accordingly, any open space land that is reduced or any qualifying land that is acquired – as proposed here – would be factored into the required payment-in-lieu for each lot. This condition will not be modified as a result of this amendment.

PROPOSED CONDITIONS

As put forward by the applicant, the proposal would affect Condition 3b. Multi-Use Path Bridge by lowering the permitted payment-in-lieu; Condition 11. Design Standards by allowing an additional five non-compliant garages; and, add a new Condition 12. Signage permitting the installation of one additional construction sign on Shearer Road where none currently exists.

The proposed conditions are below, with revisions highlighted and staff commentary following each

condition:

3. **Infrastructure:**

   b. **Multi-Use Path Bridge:** As part of the multi-use path that the Developer has agreed to construct on the south side of the East Rocky River Road, as shown on the Plan, Developer is obligated to deposit with the Town a sum equal to its share to construct a bridge across a water course up to the Developer's property line. The Developer's share of the cost to construct the bridge is based upon the percentage of the bridge located on the Developer's property. Accordingly, Developer may either (1) pay to the Town the sum of ~~$80,000~~ **$40,000** as a payment in lieu of constructing the bridge over the West Branch of the Rocky River, or (2) if Developer acquires an appropriate easement, Developer may elect to construct the entire bridge. In the event that the Developer elects to construct the bridge as set forth in (2), Developer shall provide to the Town the estimate for such cost and the Town shall reimburse the Developer for the portion of the bridge located on the adjoining property (PID # 00725133) upon completion of the bridge, not to exceed $15,000. If the Developer elects to construct the entire bridge, but is unable to secure the easement on the adjoining property, the Town will either obtain the easement or will reduce the payment in (1) above from $40,000 to $20,000. [Note: the estimated cost for the developer to construct the bridge is significantly lower than the estimated cost for the Town to construct to the bridge, which accounts for the disparity in the above payment amounts.]

   Staff Analysis: Staff does not support the proposed reduction in payment. The applicant maintains that the original plan approval included the installation of the path directly along East Rocky River Road, and that the path in this alignment can be constructed at less cost. However, the following points bear mentioning:

   - The approved plans' conditions have always referenced the location of the path and attendant facilities on the southern parcel.
   - The applicant has not fully explored the bridge construction as requested by staff repeatedly in 2016-2017. Specifically, flood models of any potential bridge have yet to be submitted to Meck. County Land Use & Environmental Services for official review. Therefore, the actual cost of the facility remains unknown.
   - The original payment value of $80,000 is already significantly less than the estimated cost of the applicant's portion of the facility, a point noted during the original approval in 2015 and re-verified with Meck. County Parks & Rec. staff in the summer of 2017.

   Given these issues, revision to lower the payment-in-lieu amount is not recommended. However, since at this point the easement for the other side of the bridge is nearly finalized (the plat is under review currently), staff recommends revision to the condition to include only the language related to the required payment-in-lieu: "Developer shall pay to the Town the sum of $80,000 as a payment-in-lieu of constructing the bridge over the West Branch of the Rocky River."

11. **Design Standards:** The Developer voluntarily consents to the condition that all homes constructed in the development shall comply with the DPO criteria governing building design, including aesthetics; provided, however, ~~25% of the garages~~ **garages on 12 of the homes** in the development are exempt from the placement criteria listed in DPO Section 5 (Garages & Accessory Structures, Rural Planning Area). To qualify, the garage must be side-loaded (i.e. oriented at least 90 degrees to any road abutting the lot) or rear-loaded.

Staff Analysis: Staff does not support the proposed increase in non-conforming garages. The approved plans currently allow for up to seven non-conforming garages; the requested increase to 12 garages would result in an additional five garages. Because the ten homes at the development's entrance include alley-fed garages, the request effectively pertains to the remaining 30 lots. Therefore, the request for 12 of these lots' garages to be non-conforming represents 40% of the non-alley-fed lots in the development.

The Davidson Planning Ordinance includes standards regulating the massing and location of garages to serve the public interest, including public safety (crossing distance/site lines), impervious coverage, and quality of life through an improved and safe streetscape atmosphere (tree spacing distance, space for sidewalk facilities, etc.). The ordinance applies these criteria equally to all development, including individuals that apply for building permits for home renovations or construction of new dwellings – and that work within the ordinance framework to find feasible, scaled design solutions for each site. To make an exception to these rules and processes would not be consistent with existing policy or regulations. Nor is difficulty in siting a certain size garage on a lot considered worthy of a variance, which are granted for hardships in which owners are deprived of the reasonable/material use of a property.

12. **Signage:** The Developer may install a second sign on Shearer Road in addition to the sign on Rocky River road which shall not exceed 64 square feet (4x8 2 sided) and shall be approved by TOD through the sign ordinance.

    Staff Analysis: Staff supports the proposed increase in allowed construction signs in so far as the signs conform to the Davidson Planning Ordinance regulations. Given the property's frontage along two major roads – including an entrance set back from Shearer Rd. and no entrance/connection along East Rocky River Rd. – this request is reasonable. Staff recommends simplifying the condition language to read: "The Developer may install a second construction sign on Shearer Road, in addition to the sign on Rocky River Road, in accordance with the Davidson Planning Ordinance requirements."

3. PUBLIC PLANS AND POLICIES

Below is a list of town-adopted plans considered during the proposed Narrow Passage Conditional Planning Area rezoning in 2015. A summary of these plans' and the applicability of each to the project was provided in the Planning Board and Board of Commissioners analyses (June/July 2015).

- The *Davidson Greenprint Plan: Natural Assets Inventory (2008)*
- The *Davidson Walks and Rolls: Active Transportation Master Plan (2013)*
- The *Parks and Recreation Master Plan (2014)*
- The *Mecklenburg County Greenways and Trails Master Plan (2008)*
- The *Davidson Bicycle Transportation Plan (2008)*
- The *General Principles for Planning in Davidson (2001)*
- The *Davidson Comprehensive Plan (2010)*

Since that time the Town has adopted the Rural Area Plan, which aims to accommodate, direct, and manage conservation and growth in its 3,800 acre rural area over the next few decades. The plan was approved in September 2016 and contemplates a standard of development for the Rural Planning Area similar to the proposed plan. Specifically, the Rural Area Plan proposes a revision to

the Rural Planning Area standards that would require a min. of 40-70% open space, with varying levels of density permitted. The proposal to increase the amount of open space provided to move closer towards the approved master plan's target of 70% is consistent with the Rural Area Plan.

4. PLANNING BOARD RECOMMENDATION

At their October 30th meeting the Planning Board formally reviewed the proposal and provided a recommendation. The board asked questions about why extra signage was needed; why additional non-conforming garages were requested; and, for background information regarding the request for a significant reduction in payment for the unconstructed bridge. Ultimately the Planning Board voted to recommend the land area addition but none of the proposed condition modifications.

5. STAFF RECOMMENDATION

Because the proposal does not include a request to alter the previously-approved project layout, density, or open space criteria, the plan remains – in effect – the same as it was when approved in August 2015. Based on these circumstances, and because the proposal works towards increased compliance with the approved 70% open space target, staff recommends approval of the proposed land addition the development. Staff also recommends approval of the signage condition, as revised in this analysis; staff does not recommend approval of the proposed bridge payment-in-lieu or garage condition modifications.

6. ATTACHMENTS

- Narrow Passage Plans

Conditions for the Narrow Passage Conditional Rezoning
August 25, 2017

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 one structure containing 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.** As part of the multi-use path that the Developer has agreed to construct on the south side of the East Rocky River Road, as shown on the Plan, Developer is obligated to deposit with the Town a sum equal to its share to construct a bridge across a water course up to the Developer's property line. The Developer's share of the cost to construct the bridge is based upon the percentage of the bridge located on the Developer's property. Accordingly, Developer may either (1) pay to the Town the sum of $40,000 as a payment in lieu of constructing the bridge over the West Branch of the Rocky River, or (2) if Developer acquires an appropriate easement, Developer may elect to construct the entire bridge. In the event that the Developer elects to construct the bridge as set forth in (2), Developer shall provide to the Town the estimate for such cost and the Town shall reimburse the Developer for the portion of the bridge located on the adjoining property (PID # 00725133) upon completion of the bridge, not to exceed $15,000. If the Developer elects to construct the entire bridge, but is unable to secure the easement on the adjoining property, the Town will either obtain the easement or will reduce the payment in (1) above from $40,000 to $20,000. [Note: the estimated cost for the developer to construct the bridge is significantly lower than the estimated cost for the Town to construct to the bridge, which accounts for the disparity in the above payment amounts.]

   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:** All or a portion of the project may be developed with sewer service via an extension in accordance with Charlotte Water policy. Rights-of-way for this extension must be acquired by the developer. All or a portion of the project may be developed with on-site septic tank and drain field systems. On-site sewage disposal systems must 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:** Outside of the hamlet area, each lot and the front yard area of each lot shall maintain at least two large mature trees per 5,000 square feet of parcel area, OR one large mature tree and one small mature tree per 3,000 square feet of parcel area. The hamlet pod shall contain more formalized landscaping in accordance with the approved plan.

   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. **Greenway (Southern Parcel):** The Developer shall satisfy the greenway obligation on the southern parcel (PID #00725101) and adjacent parcels by connecting the path along East Rocky River Rd. to Dembridge Dr. via an easement that retains as much of the existing tree stand as possible along East Rocky River Rd. and connects to Dembridge Dr. at the existing gravel path/berm entrance adjacent to PID 00724307. See Exhibit "NP Handout - Greenway Options & Area Sewer Context."

   h. **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.

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

   j. **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):

   a. No very low income (up to 50% AMI) units are required;
   b. 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
   c. Payment in lieu of providing affordable housing units is permitted at the rate of $26,550 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, Primary Conservation Areas, and Common Open Spaces shown on the Plan are privately owned, but shall be accessible by the public and such use shall be subject to the rules and regulations of the recorded Declaration of Protective Covenants for the Property ("Declaration"), which rules and regulations shall not treat the public differently than they treat property owners. These matters shall be acknowledged on the final plat and the recorded 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 target 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 privately owned open space to recreational uses, passive open space, community gardens and composting, leash-free pet areas, utilities, septic fields, trails, fitness stations, a parking area for the greenway trail as shown on the Plans, biking, hiking, drainage areas and storm drain facilities and other typical open space uses as approved by the Town Planning Director. The Declaration shall also provide that the uses of the open space as provided above may not be revised or amended without the vote of at least 80% of the owners of the lots within the Property.

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. No building permit on a lot shall be issued until the contribution for that lot is paid. The contribution required for each lot shall be calculated according to the actual open space listed on the approved plans and is based on a goal of 70% open space. For example, if the actual open space provided in the Property is 64.17 this results in a deficiency from the goal of 5.8% x 59.29 = 3.4 acres of open space deficiency. The per-acre price of $21,500.00 is applied to the 3.4 acres of open space deficiency to arrive at the open space deficiency contribution of $73,100.00/38 = $1,923.68 per lot. The open space deficiency acreage of 3.4 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/Owner shall grant an easement for a sewer line at that location. This obligation shall be enforceable against the property owners association or other entity that acquires title to the applicable open space.

11. **Design Standards.** The Developer voluntarily consents to the condition that all homes constructed in the development shall comply with the DPO criteria governing building design, including aesthetics; provided, however, garages on 12 of the homes in the development are exempt from the placement criteria listed in DPO Section 5 (Garages & Accessory Structures, Rural Planning Area). To qualify, the garage must be side-loaded (i.e. oriented at least 90 degrees to any road abutting the lot) or rear-loaded.

12. **Signage.** The Developer may install a second sign on Shearer Road in addition to the sign on Rocky River road, in accordance with the Davidson Planning ordinance requirements.

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 complimentary 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.

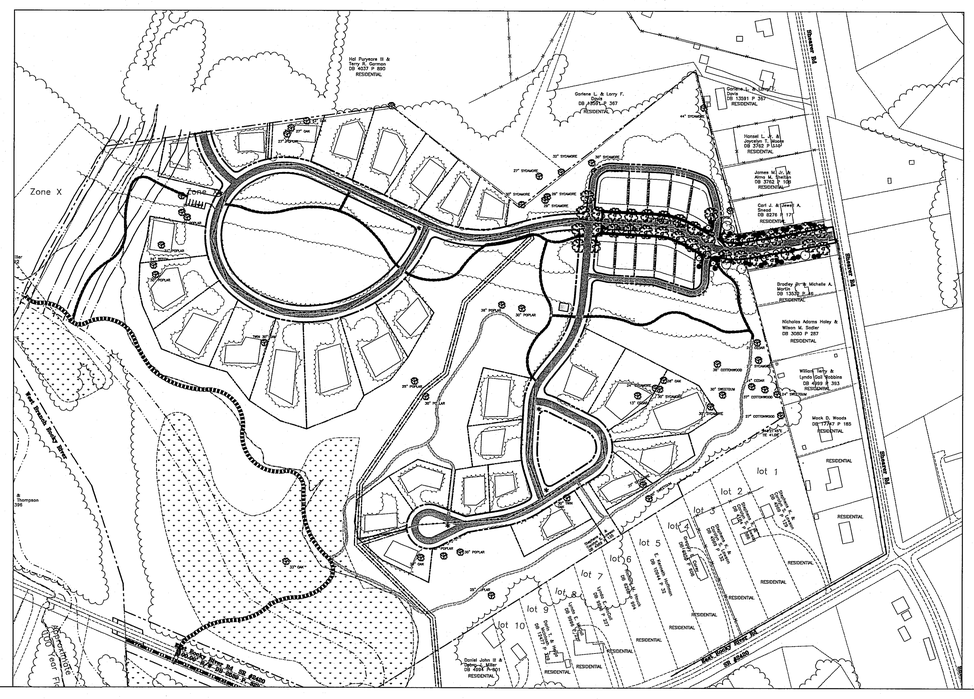
5. Undisturbed Open Space. Undisturbed Open Space may be used for passive recreational uses, such as natural bike trails and walking trails that don't create impervious cover or erosion.

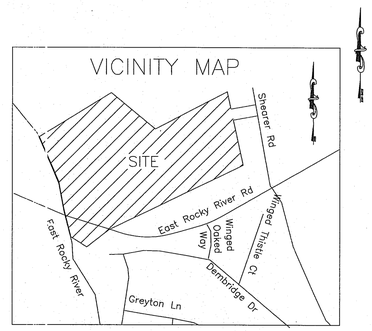
6. Phasing. In the event the property is not phased, all infrastructure shall be built or bonded prior to first final Plat approval. In the event the Property is phased, however, the walking paths and Greenway trail shall be built as a part of the first phase and shall appear on the first Final Plat 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
(64.55 % Open Space)
Davidson, Mecklenburg County, North Carolina





Applicant:

Karl Plattner
Post Office Box 2603
Davidson, North Carolina 28036

704-987-3836

Owner:

K & M Land and Home
Post Office Box 1138
Davidson, North Carolina 28036

~~September 5, 2014~~
~~August 4, 2015~~
~~September 15, 2015~~
~~June 14, 2016~~
~~August 25, 2017~~
November 7, 2017

1 Cover Sheet
2 Existing Conditions/Environmental Inventory
3 Schematic Site Plan
4 Schematic Landscape Plan
5 Site Plan
6 Details
7 Photo Index

15. 11/7/17: Conditions
14. 8/25/17: Conditions & Open Space
13. 8/17/16: note 3.d.
12. 8/17/16: note 3.e.
11. 8/16/16: note 3.d.
10. 6/13/16: amendment
9. 9/15/16: town comments

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.

Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com 980.722.2669 20816 N. Main Street, Suite 204
davidson@woodbinedesign.com 704.315.8367 Cornelius, NC 28031
pwoody@woodbinedesign.com

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS
SEAL

NORTH CAROLINA WOODBINE DESIGN P.C. NO: C-4063 CERTIFICATE OF AUTHORIZATION

N
NORTH ARROW
0 100 200 400
Graphic Scale 1" = 200 ft.

Project: NARROW PASSAGE SUBDIVISION
Location: SHEARER RD., DAVIDSON, NC Mecklenburg , Co.
Sheet Title: Cover Sheet

DEVELOPER/OWNER
K & M Land and Home
PO Box 1138
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

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.

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man
www.woodbinedesign.com 980.722.2669 20816 N. Main Street, Suite 204
pwoodbine@woodbinedesign.com 704.315.8367 Cornelius, NC 28031
pwoody@woodbinedesign.com

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.
SEAL

NORTH CAROLINA WOODBINE DESIGN P.C. NO: C-4063 CERTIFICATE OF AUTHORIZATION

NORTH ARROW

Graphic Scale 1" = 100 ft.

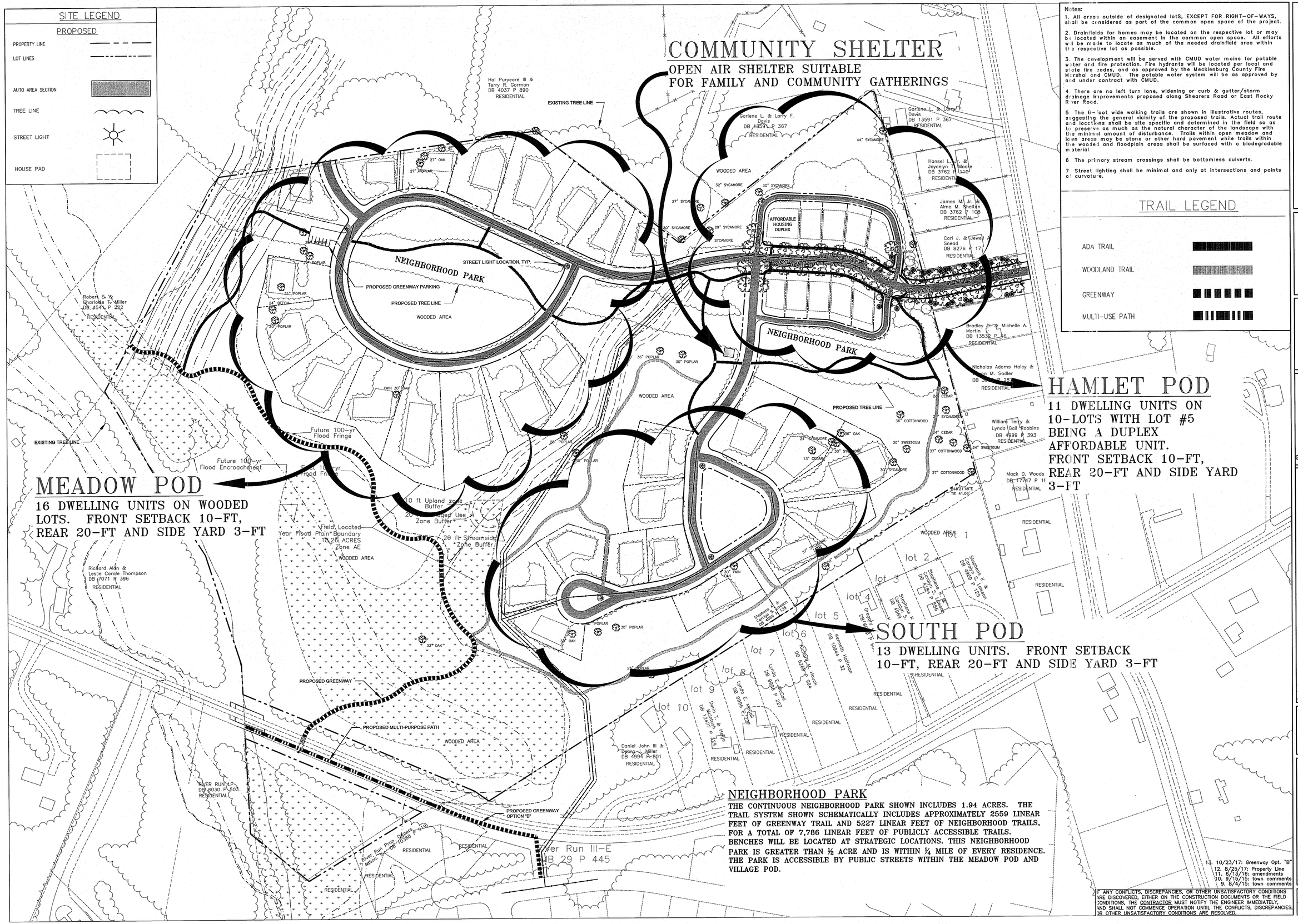
Project: NARROW PASSAGE SUBDIVISION
Location: SHEARER RD., DAVIDSON, NC
Mecklenburg Co.
Sheet Title: Existing Conditions and Site Inventory

OWNER
K & M Land and Home
PO Box 1138
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. 6/19/15: Jason Comments
4. 7/2/15: TOWN COMMENTS
5. 9/15/15: TOWN COMMENTS
6. 6/1/16: amendments
7. 8/25/17: Property Line

Sheet 2 Of 7
Project Number 14007



Notes:

1. All areas outside of designated lots, EXCEPT FOR RIGHT-OF-WAYS, shall be considered as part of the common open space of the project.

2. Drainfields for homes may be located on the respective lot or may be located within an easement in the common open space. All efforts will be made to locate as much of the needed drainfield area within the respective lot as possible.

3. The development will be served with CMUD water mains for potable water and fire protection. Fire hydrants will be located per local and state fire codes, and as approved by the Mecklenburg County Fire Marshal and CMUD. The potable water system will be as approved by and under contract with CMUD.

4. There are no left turn lane, widening or curb & gutter/storm drainage improvements proposed along Shearers Road or East Rocky River Road.

5. The 6-foot wide walking trails are shown in illustrative routes, suggesting the general vicinity of the proposed trails. Actual trail route and locations shall be site specific and determined in the field so as to preserve as much as the natural character of the landscape with the minimal amount of disturbance. Trails within open meadow and lawn areas may be stone or other hard pavement while trails within the wooded and floodplain areas shall be surfaced with a biodegradable material.

6. The primary stream crossings shall be bottomless culverts.

7. Street lighting shall be minimal and only at intersections and points of curvature.

TRAIL LEGEND

ADA TRAIL
WOODLAND TRAIL
GREENWAY
MULTI-USE PATH

Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com 980.722.2669 20816 N. Main Street, Suite 204
rburgess@woodbinedesign.com 704.315.8367 Cornelius, NC 28031
rwoody@woodbinedesign.com

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS
SEAL

NORTH CAROLINA WOODBINE DESIGN P.C. NO: C-4063 CERTIFICATE OF AUTHORIZATION

NORTH ARROW
Graphic Scale 1" = 100 ft.

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

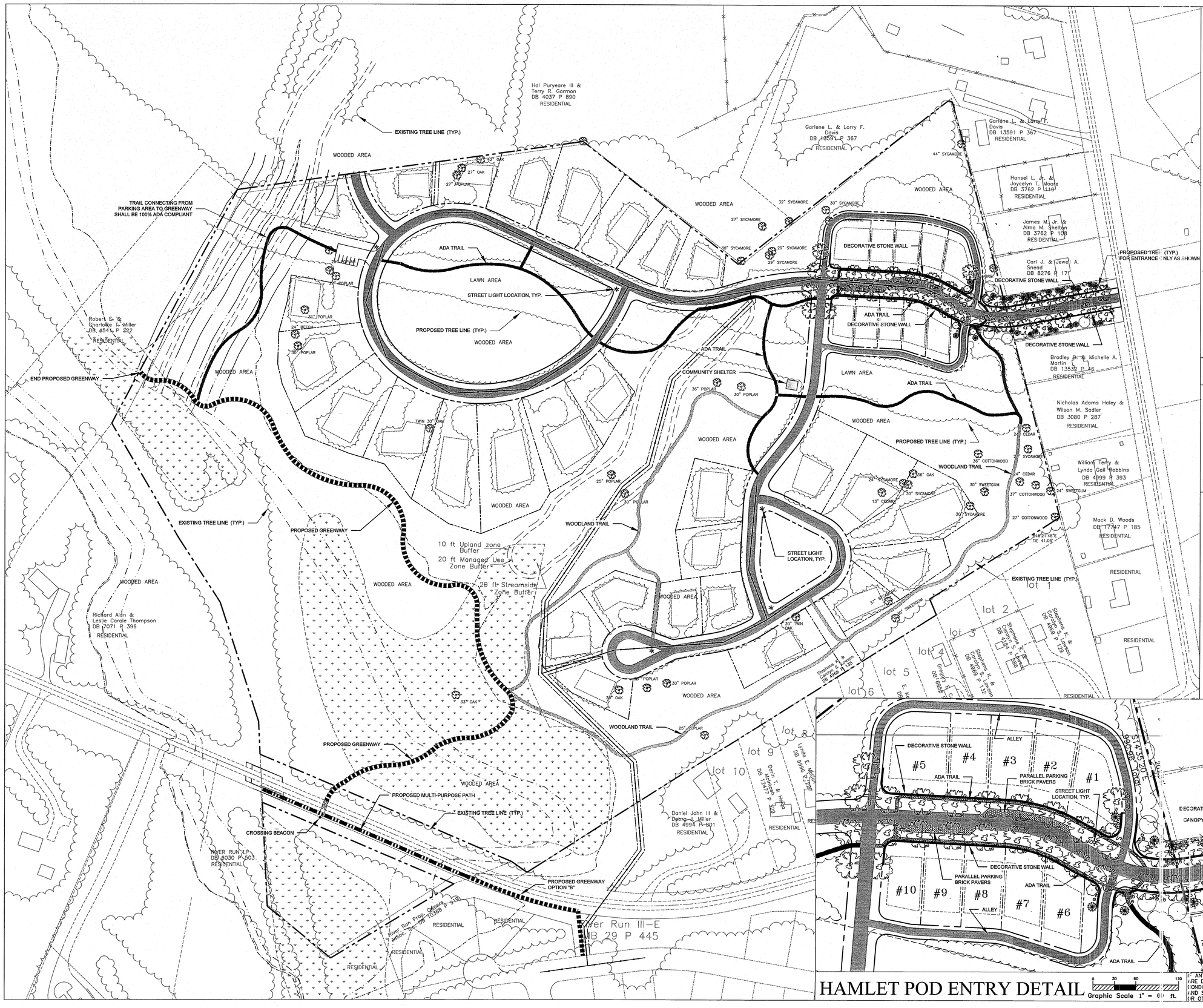
DEVELOPER/OWNER
K & M Land and Home
PO Box 1138
Davidson, NC 28036

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

Revisions
1. 10/15/14: Added sheets & clarifications.
2. 1/15/15: Added note w/ water service
3. 2/4/15: Edit note #4
4. 3/6/15: REVIEW COMMENTS
5. 4/13/15: TOWN COMMENTS
6. 4/22/15: TOWN COMMENTS
7. 5/27/15: per workshop
8. 6/23/15: town comments
9. 8/4/15: town comments
10. 9/15/15: town comments
11. 6/13/16: amendments
12. 8/25/17: Property Line
13. 10/23/17: Greenway Opt. "B"

Sheet 3 Of 7
Project Number 14007

F 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.



HAMLET POD ENTRY DETAIL

Graphic Scale 1" = 60 ft.

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.

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.

Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com 980.722.2669 20816 N. Main Street, Suite 204
rburgess@woodbinedesign.com 704.315.8367 Cornelius, NC 28031

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.
SEAL

NORTH CAROLINA WOODBINE DESIGN P.C. NO: C-4063 CERTIFICATE OF AUTHORIZATION

NORTH ARROW

Graphic Scale 1" = 100 ft.

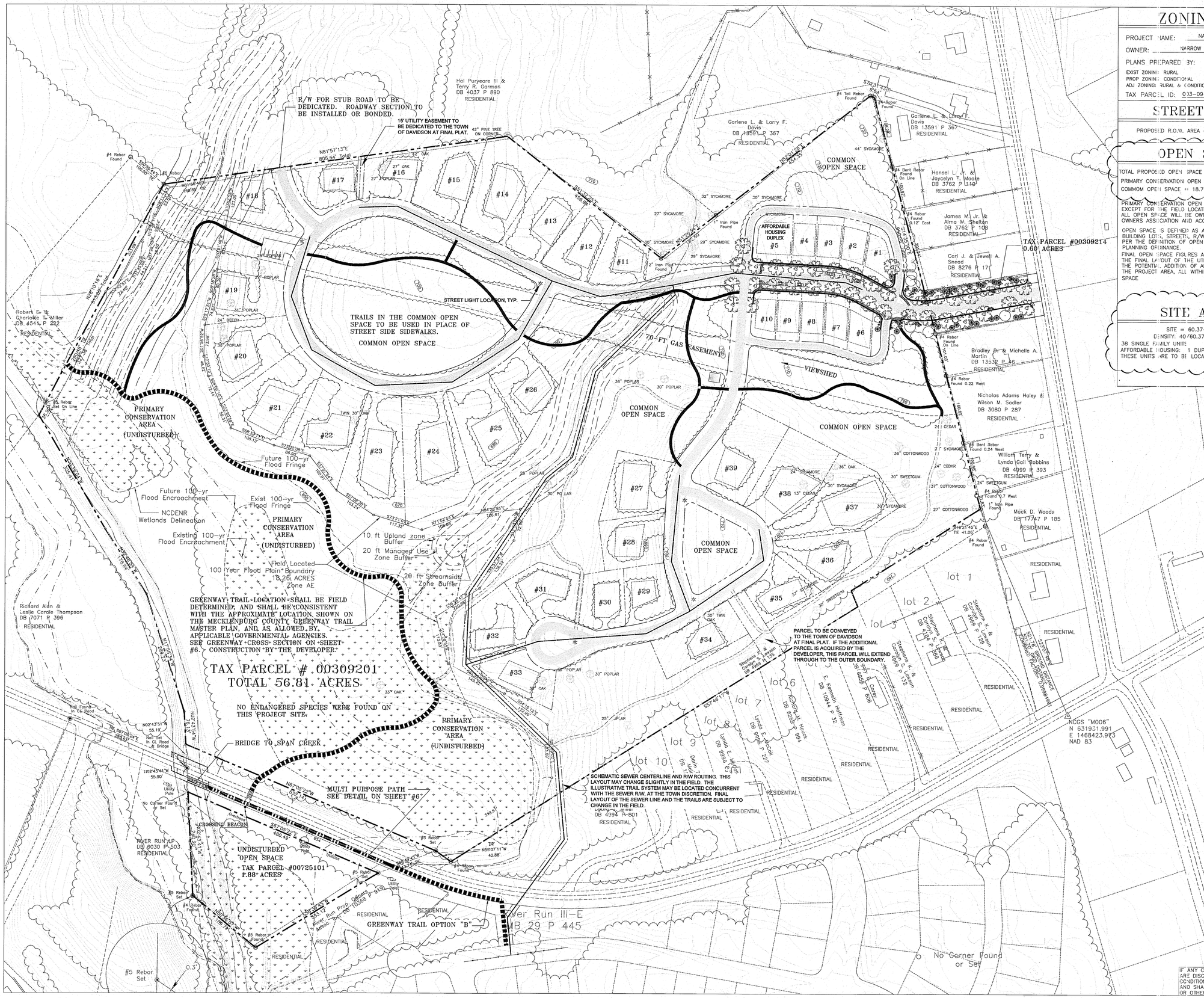
Project: NARROW PASSAGE SUBDIVISION
Location: SHEARER RD., DAVIDSON, NC
Mecklenburg , Co.
Sheet Title: Schematic Landscape Plan

DEVELOPER/OWNER
K & M Land and Home
PO Box 1138
Davidson, NC 28036

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

Revisions
2. 1/15/15: resubmmittal
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
9. 9/15/15: town comments
10. 6/13/16: amendments
11. 8/25/17: Property Line
12. 10/25/17: Greenway Opt. B

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

EXIST ZONING: RURAL
PROP ZONING: CONDITIONAL
ADJ ZONING: RURAL & CONDITIONAL

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 = 38.97-ACRES = 64.55%
PRIMARY CONSERVATION OPEN SPACE = 20.23 AC=33.55%
COMMOM OPEN SPACE = 18.74-ACRES = 31%

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.

FINAL OPEN SPACE FIGURES ARE DEPENDENT UPON THE FINAL LAYOUT OF THE UTILITY SYSTEMS AND UPON THE POTENTIAL ADDITION OF ADDITIONAL PROPERTY TO THE PROJECT AREA, ALL WITHIN THE COMMON OPEN SPACE

SITE AREA

SITE = 60.37-ACRES
DENSITY: 40/60.37=0.66 DU/AC
38 SINGLE FAMILY UNITS
AFFORDABLE HOUSING: 1 DUPLEX UNIT
THESE UNITS ARE TO BE LOCATED IN THE ENTRY POD

LOT SUMMARY

Lot #	Acres
1	0.18
2	0.16
3	0.16
4	0.15
5	0.23
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	0.66
15	0.50
16	0.34
17	0.36
18	0.38
19	0.41
20	0.65
21	0.70
22	0.61
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	0.39
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, AND IS SUBJECT TO THE OVERALL PROJECT AREA POTENTIALLY BEING EXPANDED.

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.

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.

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man
www.woodbinedesign.com 880.722.2669 20816 N. Main Street, Suite 204
rburgess@woodbinedesign.com 704.315.8367 Cornelius, NC 28031
pwoody@woodbinedesign.com

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.
SEAL

NORTH CAROLINA WOODBINE DESIGN P.C. NO: C-4063 CERTIFICATE OF AUTHORIZATION

NORTH ARROW

0 100' 200'

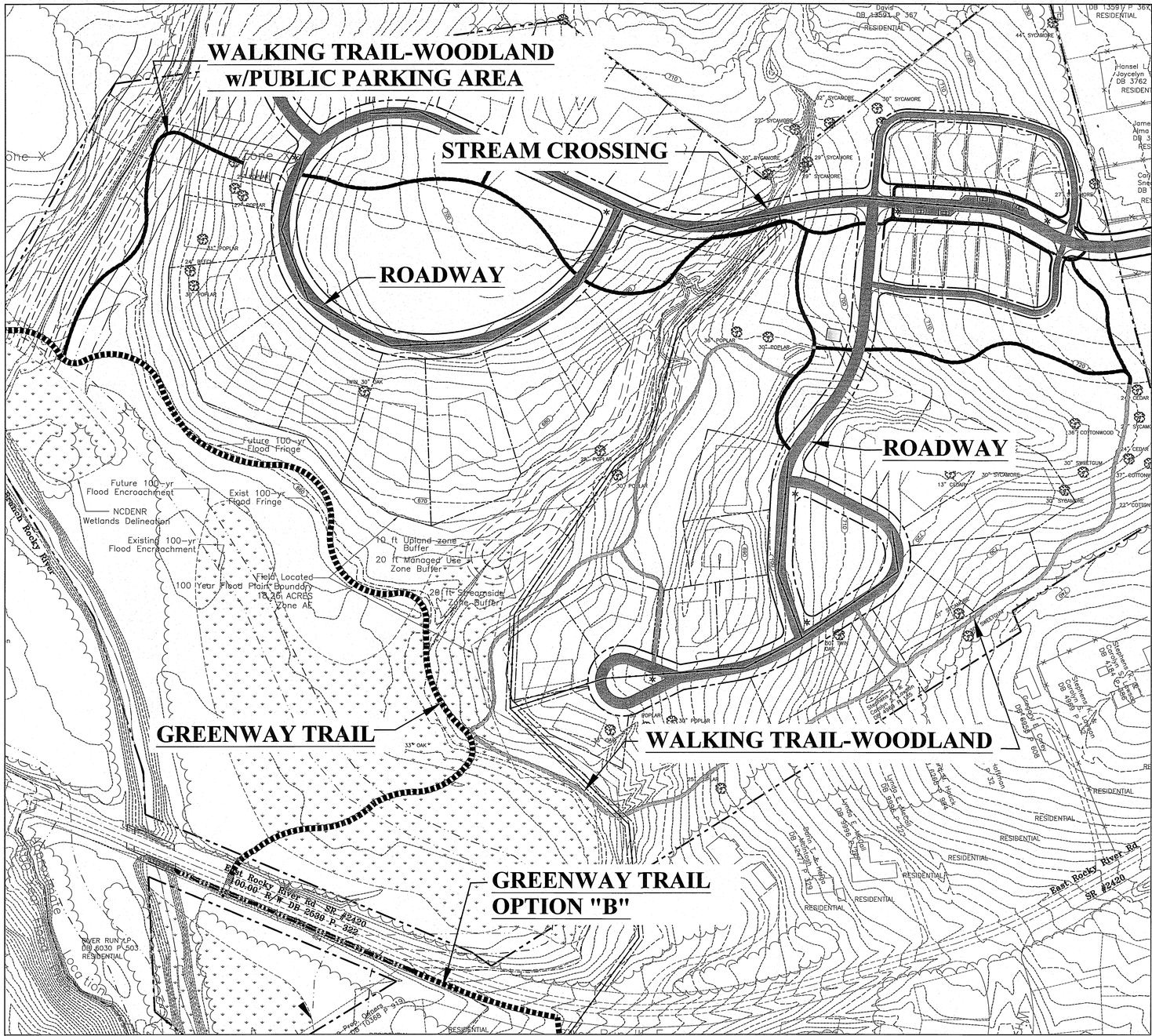
Project: NARROW PASSAGE SUBDIVISION
Location: SHEARER RD., DAVIDSON, NC Mecklenburg , Co.
Sheet Title: CONCEPTUAL SITE PLAN

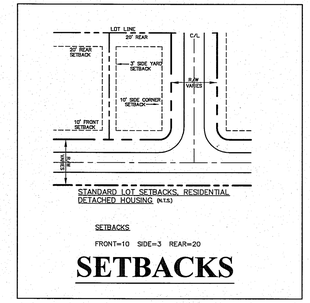
DEVELOPER/OWNER
K & M Land and Land
PO Box 1138
Davidson, NC 28036

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

Revisions
1. 10/15/14: added sheets & clarifications
2. 1/15/15: resubmittol
3. 3/6/15: REVIEW COMMENTS
4. 4/13/15: TOWN COMMENTS
5. 4/22/15: MOVED GREENWAY, ADDED TRAILS IN OPEN SPACE, ADDED PVMT IN STUB ROAD.
6. 6/23/15: town comments
7. 7/2/15: town comments
8. 9/15/15: town comments
10. 8/16/16: swr and notes
9. 6/13/16: swr and notes
11. 8/18/17: Open Space
12. 10/23/17: Greenway Opt. "B"

Sheet 5 Of 7
Project Number 14007





STANDARD LOT SETBACKS, RESIDENTIAL DETACHED HOUSING (k13)

SETBACKS

FRONT=10 SIDE=3 REAR=20

SETBACKS

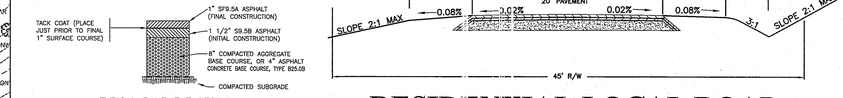
SITE LEGEND

PROPOSED

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

EXISTING

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

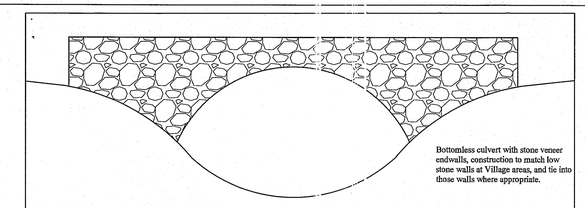


TYPICAL PAVEMENT SECTION
NOT TO SCALE
(FOR USE IN CORNELIUS AND DAVIDSON)

RESIDENTIAL LOCAL ROAD

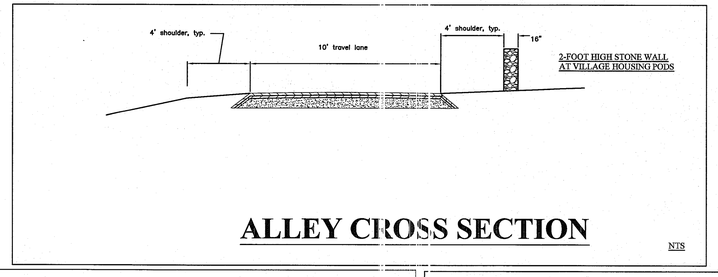
NTS

NOTE: DETAIL FROM NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.



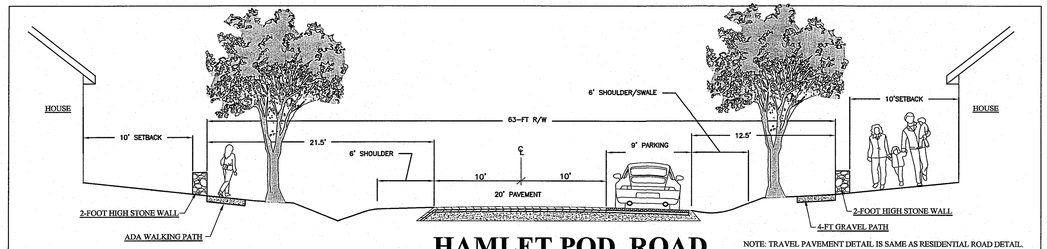
STREAM CROSSING, TYP

NTS



ALLEY CROSS SECTION

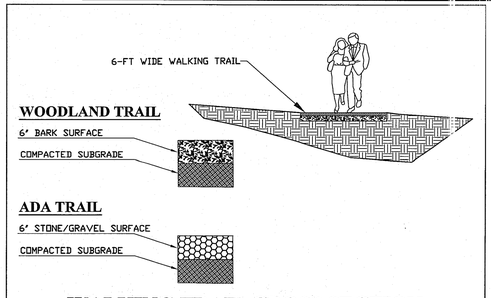
NTS



HAMLET POD ROAD CROSS-SECTION

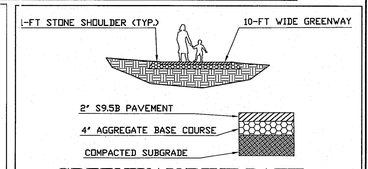
NTS

NOTE: TRAVEL PAVEMENT DETAIL IS SAME AS RESIDENTIAL ROAD DETAIL. THE GUEST PARKING AREA IS 80mm PAVERS BANDED WITH CONCRETE EDGE, SET ON STONE BASE PER MANUFACTURER RECOMMENDATIONS.



WALKING TRAIL CROSS SECTION

NTS



GREENWAY/BIKE PATH CROSS SECTION

NTS

GREENWAY AND BICYCLE PATH TO BE CONSTRUCTED PER MECKLENBURG COUNTY STANDARDS.

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, OF OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

Woodbine Design, P.C.
Land planning & civil engineering
20816 N. Main Street, Suite 204
Cornelius, NC 28031
980.722.2669
704.315.8367
www.woodbinedesign.com
rburgess@woodbinedesign.com
pwoody@woodbinedesign.com

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS, JR.
10/24/17
SEAL

NORTH CAROLINA WOODBINE DESIGN P.C. NO: C-4063 CERTIFICATE OF AUTHORIZATION

NORTH ARROW

Graphic Scale 1" = 100 ft.

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

DEVELOPER/OWNER
K & M Land and Land
PO Box 1138
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. 4/22/15: 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
9. 9/15/15: town comments
10. 6/13/16: amendments
11. 8/25/17: Property Line

Sheet 6 Of 7
Project Number 14007

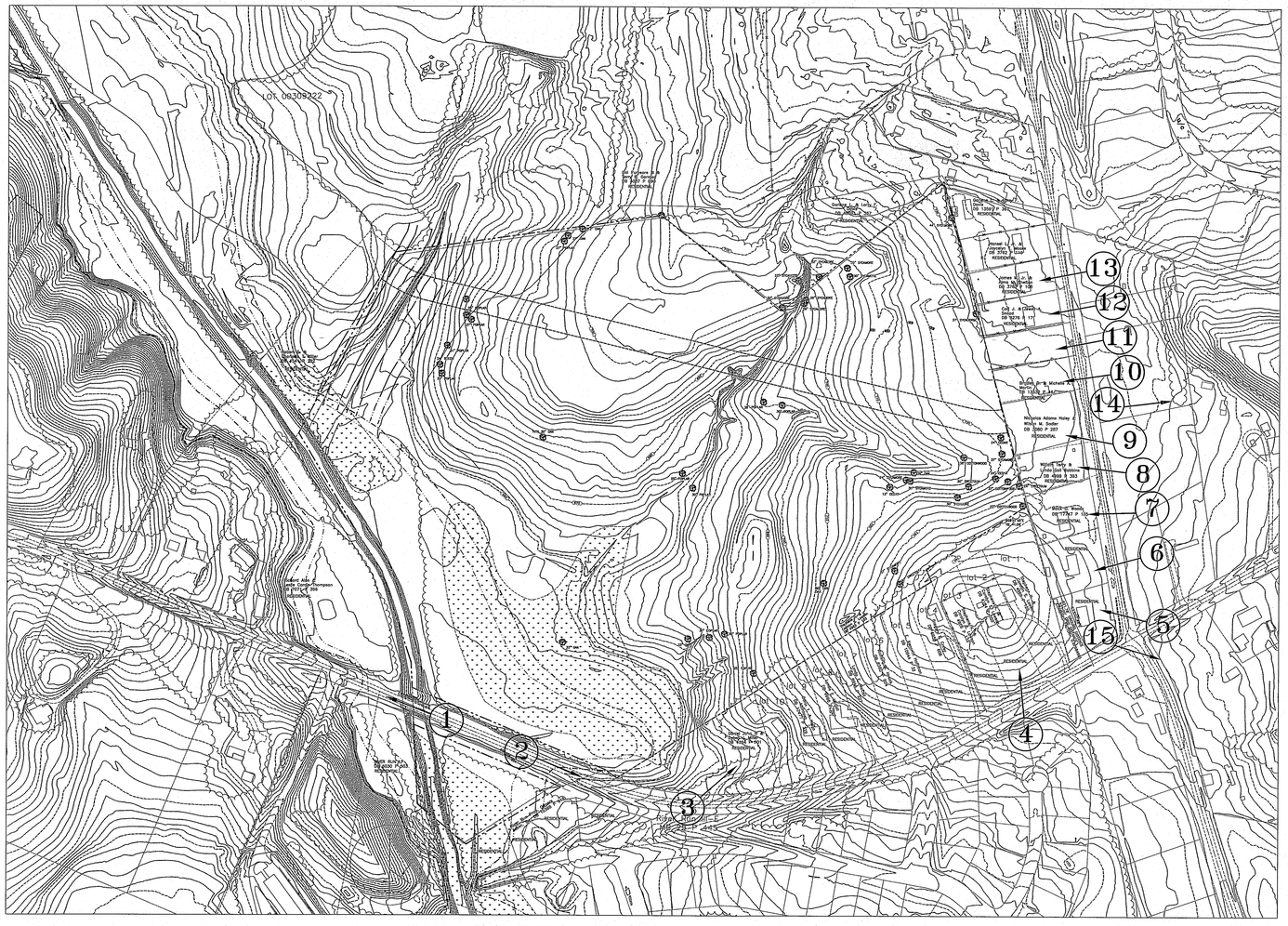
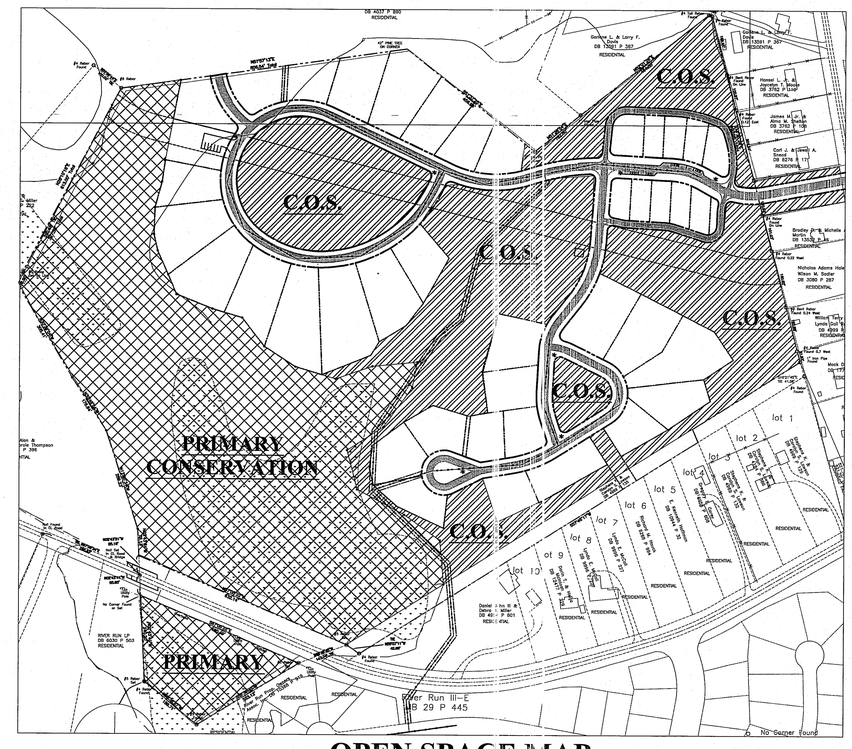


PHOTO INDEX



OPEN SPACE MAP

1"=200-ft

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

Woodbine Design, P.C.
Land planning & civil engineering
blendline, inspire & man
www.woodbinedesign.com
rburgess@woodbinedesign.com 980.722.6869
pwoody@woodbinedesign.com 704.212.8387
20814 N. Main Street, Suite 204
Cornelius, NC 28031

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS, JR.

SEAL

NORTH CAROLINA WOODBINE DESIGN P.C. NO: C-4063 CERTIFICATE OF AUTHORIZATION

N W E S

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
K & M Land and Home
PO Box 1138
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. 8/4/15: town comments
4. 9/15/15: town comments
5. 6/13/16: amendments
6. 8/25/17: Property Line

Sheet 7 Of 7
Project Number 14007

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.

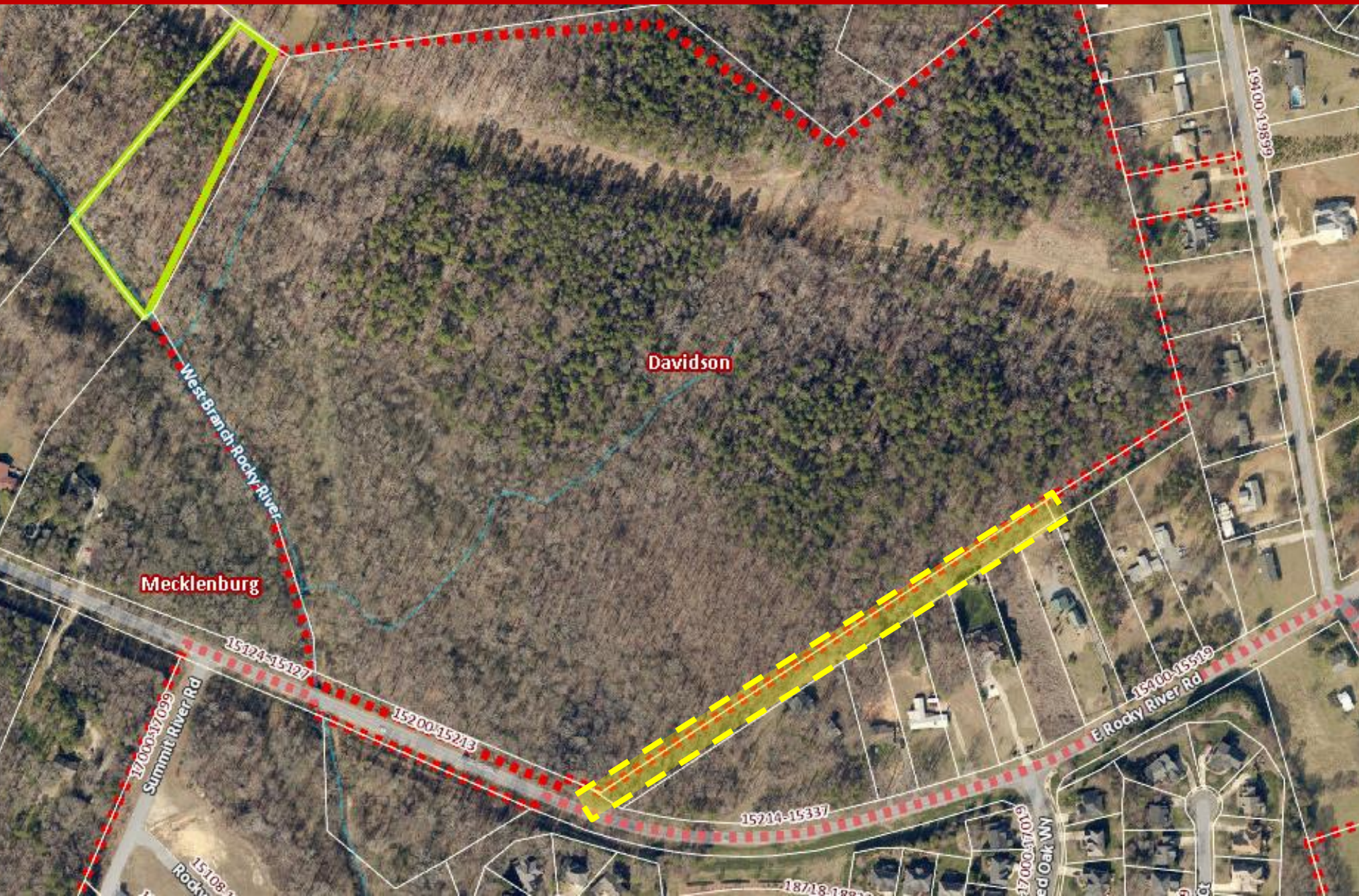
NARROW PASSAGE CONDITIONAL MASTER PLAN AMENDMENT

The Town of Davidson

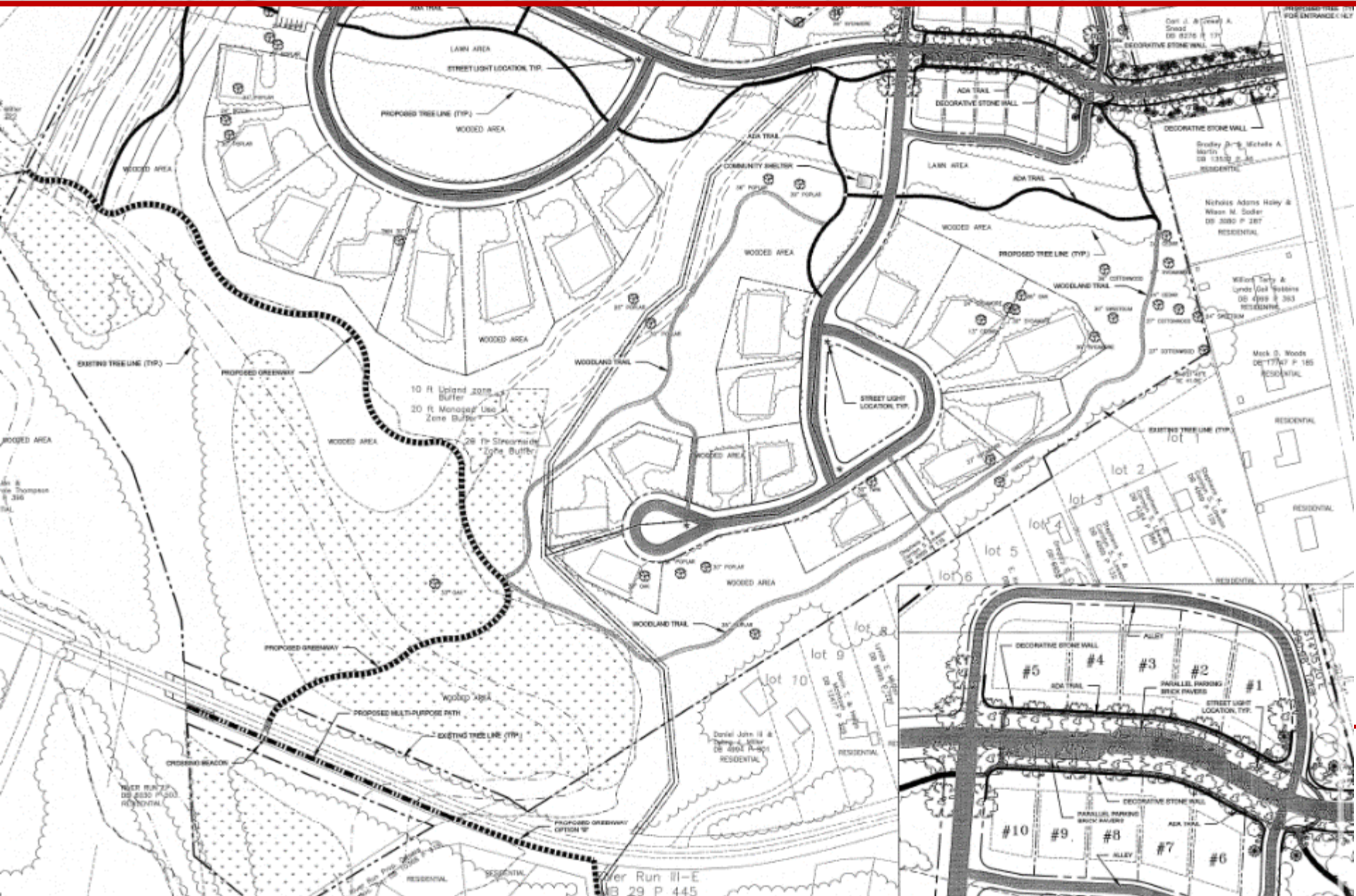
College Town. Lake Town. *Your Town.*

Narrow Passage Conditional Master Plan Amendment
Board of Commissioners Presentation
Trey Akers, Planning Dept.
November 14, 2017

NARROW PASSAGE – CONTEXT



NARROW PASSAGE – LAYOUT [UNCHANGED]



PLAN AMENDMENTS

SUMMARY

- **Land Area Addition**
  - Proposed: 1.07 Acres/Southeastern Boundary
  - No Additional Site Changes Proposed
    - » Staff Response: Recommended
- **Applicant Proposed Condition Modifications**
  - Number of Construction Signs: Request = 2 [1 on Shearer, 1 on East Rocky River]
    - » Staff Response: Recommended
  - Multi-Use Bridge Payment-in-Lieu: Request = Reduction from $80,000 to $40,000
    - » Staff Response: Not Recommended
  - Number of Non-Conforming Garages: Request = Increase Overall Number to 12
    - » Staff Response: Not Recommended

STAFF RECOMMENDATION

SUMMARY

- **Land Area Addition + Construction Sign Condition:**
  - Approval Recommended
- **Bridge Payment + Garage Conditions:**
  - Approval Not Recommended

PLANNING BOARD RECOMMENDATION

SUMMARY

- **Land Area Addition:**
  - Approval Recommended
- **Bridge Payment + Garage + Construction Sign Conditions:**
  - Approval Not Recommended

QUESTIONS/DISCUSSION

Agenda Title: Consider Approval of the Consistency Statement for Narrow Passage Conditional Planning Area Amendment -Senior Planner Trey Akers

Summary: State statute requires that whenever a governing body adopts map or text amendments, they are required to adopt a consistency statement with respect to the comprehensive plan, or any other adopted plan.

ATTACHMENTS:

	Description	Upload Date	Type
	Narrow Passage CPA - Draft Consistency Statement	11/10/2017	Backup Material

TOWN OF DAVIDSON BOARD OF COMMISSIONERS
Consistency Statement
(PROPOSAL: NARROW PASSAGE CONDITIONAL PLAN AMENDMENT – LAND ADDITION)

SUMMARY OF ACTION TAKEN BY BOARD

Vote:

Description of Action:

PROPOSAL / REQUEST

The applicant requests an amendment to the approved Conditional Planning Area that would permit the addition of 1.07 acres to the proposed development. Additionally, the request includes a proposed modification to two conditions and creating a new condition. The amendment does not include a request to increase the number of units originally approved or project density.

SUMMARY OF PETITION / PROPOSAL

The project proposes to:

1. Add 1.07 acres of open space to the proposed development.
2. Modify two conditions as well as create a new condition: A reduction in the previously-approved payment-in-lieu amount for the multi-use path bridge on the southern parcel; an increase in the amount of non-conforming garages permitted within the development; and, an increase in the amount of allowed construction signs from one to two (one for each road frontage).

<u>CONSISTENCY STATEMENT</u>

In the opinion of the Board of Commissioners the proposed Narrow Passage land area addition and signage request are consistent with Davidson Comprehensive Plan and Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time.

The areas in which the Narrow Passage land area addition and signage requests are consistent with the Davidson Comprehensive Plan and Davidson Planning Ordinance are as follows:

- **Consistency with the Davidson Comprehensive Plan**:

  1. The proposal maintains and/or seeks to increase the amount of open space to be provided in the approved plan, which features a requirement for 70% open space via land set asides or payment-in-lieu.
     - *The Comp. Plan cites the loss of open space as an ongoing concern among citizens. Identified open space goals include preserving 50 percent of the ETJ (extra-territorial jurisdiction) as open space, providing public access to 50 percent of the open space in the ETJ, encouraging walkable, mixed-use communities, protecting the scenic quality and character of the rural areas, protecting water quality, and retaining equity for ETJ landowners (p. 23).*

- *Protect and create meaningful open space is cited under the larger livability theme of enabling faithful stewardship of natural assets. Preserving most of the undeveloped rural area is listed as an ongoing initiative (p. 59-60). Constructing more off-road greenways is also listed as an ongoing initiative under this livability theme (p. 60).*

- **Consistency with the Davidson Planning Ordinance**:

  1. The proposal seeks to increase the amount of signage marketing the property from one sign total to one sign per road frontage, resulting in two signs total that meet the ordinance requirements for size, shape, display, etc.
     - *The ordinance notes that the purpose of signage is to establish reasonable and improved standards to assist property owners and business owners in understanding town expectations (11.1.A).*

<u>INCONSISTENCY STATEMENT</u>

In the opinion of the Board of Commissioners the proposed Narrow Passage payment reduction and non-conforming garage requests are not consistent with the Davidson Comprehensive Plan or Davidson Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time.

The areas in which the Narrow Passage payment reduction request is not consistent with the Davidson Comprehensive Plan is as follows:

- **Inconsistency with the Davidson Comprehensive Plan**:

  1. The proposal requests a reduction in the amount of previously agreed-upon funding to support the expansion of the town's greenway network in accordance with adopted plans, including related facilities such as bridges. This is not consistent with the Comprehensive Plan, which states:
     - *Build off-road greenways, trails, and bike improvement projects per the bicycle master plan (Pg. 51).*

- **Inconsistency with the Davidson Planning Ordinance**:

  1. The proposal seeks to increase the number of non-conforming garages, which is not consistent with the Davidson Planning Ordinance requirements.
     - *The ordinance specifies that in all planning areas, if the street-side elevation of the garage is side-loaded, i.e. oriented at least 90 degrees to the street, the attached garage may be flush with, but shall not project in front of, the front façade of the house. If the front property line is at least 75 feet wide and the front façade has a covered porch that covers at least 60 percent of the front façade, then a side loaded garage, i.e. oriented at least 90 degrees to the front façade, may be flush with the front plane of the covered porch but shall not project in front of this plane (4.5.2.F.4).*

Adopted this 14th day of November, 2017.

Agenda Title: Consider Approval of Ordinance 2017-16: Davidson Commons East Conditional Planning Area Amendment (Hotel) - Planning Director Jason Burdette

Summary: The applicant requests a Conditional Master Plan Amendment to develop a commercial hotel on 2.1 acres. The proposed hotel size would be approximately 74,500 square feet, four stories in height, and feature +/- 115 rooms. See staff analysis for for specific details.

ATTACHMENTS:

Description	Upload Date	Type
Draft Ordinance 2017-16	11/9/2017	Ordinance
Davidson Commons East CPA - Staff Analysis	11/10/2017	Backup Material
Davidson Commons East CPA - Presentation	11/10/2017	Presentation

Ordinance 2017-16
Davidson Commons East Conditional Planning Area
Map Amendment

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the "Town Board") adopts the following text and map amendments to the **Davidson Planning Ordinance.** The change listed below is to change the terms of development for Lots 4A-B within the Davidson Commons East Conditional Planning Area.

---

131 Davidson Gateway Drive (Parcel IDs #00323190, #00323191), at the intersection of Davidson Gateway Drive and Griffith Street: Davidson Commons East Hyatt Place Hotel

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00323190 00323191	N/A	Conditional Planning Area	Conditional Planning Area
Reason: The applicant requests a Conditional Master Plan Amendment to develop a commercial hotel on 2.1 acres. The proposed hotel size would be approximately 74,500 square feet, four stories in height, and feature +/- 115 rooms. The proposal includes a pedestrian plaza along Griffith St. and a retail space on the site's northwest corner at the intersection of Griffith St. and Davidson Gateway Dr.			

Adopted on the 14th of November 2017.

Attest:

_____
Carmen Clemsic
Town Clerk

_____
John M. Woods
Mayor

MEMO

Date: November 14, 2017
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: Davidson Commons East Hotel, Staff Analysis for Conditional Master Plan Amendment

---

1. INTRODUCTION

APPLICANT INFO

- **Developer:** Nish Patel, Beacon IMG, Inc.
- **Owner:** Davidson Commons East Condominium Associates
- **Attorney:** Susan K. Irvin
- **Site Designer:** Geoscience Group, Inc.
- **Architect:** The RBA Group
- **Location:** 131 Davidson Gateway Drive (Parcel IDs #00323190, #00323191)
- **Area:** 2.1 acres

REQUEST

The applicant requests a Conditional Master Plan Amendment to develop a commercial hotel on 2.1 acres. The proposed hotel size would be approximately 74,500 square feet, four stories in height, and feature +/- 115 rooms. The proposal includes a pedestrian plaza along Griffith St. and a retail space on the site's northwest corner at the intersection of Griffith St. and Davidson Gateway Dr.

SUMMARY OF PETITION

In addition to the programmatic aspects described above, the application includes specific conditions pertaining to: Use; Building Type/Height/Setbacks; Parking (Vehicular and Bicycle); Public Art; Light Pollution Reduction; Pedestrian Improvements (Crosswalks, Mid-Block Crossing, Multi-Use Path); Buffering (Tree Replacement); Plaza Design; Retaining Wall(s); and, Construction Sequencing. A summary of the conditions is included in Section 2 of this memo, and a complete list of the conditions is included as Attachment A.

[CONTINUED BELOW]

2. PLANNING STAFF REVIEW

BACKGROUND

The proposal seeks to replace an existing conditional master plan approved in 2006 and which has since been amended multiple times. Common law vested rights for these lots were established through a series of actions, including a public charrette and plan amendments, taken from 2007-2013. Originally, the four lots along Davidson Gateway Drive (Lots 4A-D) were part of the Davidson Commons Master Plan and envisioned to become 42 townhomes. In 2007, the Davidson Commons East Conditional Master Plan proposed to replace these 42 townhomes with 16 single-family detached homes on Lots 4C-D and two commercial buildings consisting of 24 office/retail/residential condominiums on Lots 4A-B (Attachment B). The commercial buildings were approved to be two to three stories in height (no linear height was specified); initial plans projected their size to be 22,188 square feet each (44,376 square feet total). In response to market conditions the owner requested a plan amendment in 2008 that allowed a greater proportion of commercial uses, though the overall building and site designs remained unchanged. This resulted in the total commercial area increasing to 24,000 square feet, with 18,000 square of residential – for a total of 37,000 square feet. Architectural designs for the two mixed-use buildings were approved by the Design Review Board in 2008, but the individual site plans for these lots were not submitted for review and therefore the projects did not move forward through the development process.

In 2010 the Davidson Commons East Conditional Master Plan was once again amended, with the 16 single-family detached homes on Lots 4C-D evolving to become two mixed-use buildings of two- to three-stories and an athletic field (Attachment C). The commercial building on Lot 4C, Woodies Automotive, was approved in 2013 via another Conditional Master Plan amendment and constructed in 2014.

The proposed hotel site comprises Lots 4A-B, the two northernmost lots along Davidson Gateway Dr., with Lot 4A fronting both Davidson Gateway Dr. and Griffith Street. Currently, Lots 4A-B function as a surface parking lot and Lot 4D is largely a graded, grassy plain. The Conditional Master Plan seeks to replace the existing, approved plan for two mixed-use commercial/residential buildings of two to three stories each to permit a hotel featuring four stories.

PROCESS/TIMELINE

The applicant met with town staff at various times during 2016 to discuss the development of the 2.1 acre tract of land as a commercial hotel. During those conversations, staff and the applicant discussed the process to move the project forward. The property's current designation as a Conditional Planning Area and the site/building's proposed features, some of which do not fully comply with the planning ordinance, led the applicant to request a Conditional Master Plan amendment (DPO 14.5).

In August 2016 the applicant officially filed a concept plan, which was deemed to be a complete submittal on 8/26/16. Based on the concept plan submittal date, this staff analysis considers compliance with the Davidson Planning Ordinance in effect on August 26, 2017.

The concept plan was reviewed by Mecklenburg County staff and the Davidson Planning Department, who made comments prior to the October 3, 2016 Public Input Session (PIS). About 75 citizens attended the PIS, providing feedback on the proposed plan. Some of this feedback was incorporated in the latest design (see Public Comment discussion below). Subsequently, the developer performed a

Transportation Impact Analysis (TIA) so that the proposal's effects on traffic were more clearly understood; this was required because the estimated building's size at the time of the sketch plan submittal exceeded 75,000 SF, the threshold over which commercial projects must perform a TIA. From November 2016 – February 2017 the TIA was performed by a consultant, reviewed, and accepted by Planning Dept. staff (see the TIA discussion below). The TIA and PIS Report were posted to the project webpage in March 2017.

In late February the project team re-engaged the Planning Dept. staff with revised designs based on the PIS and TIA. From February to May the applicant worked to provide further revisions and clarifications, officially submitting a Conditional Master Plan on 5/31/17. The application and requested revisions were again reviewed by Mecklenburg County staff and the Davidson Planning Dept., and were deemed complete on 7/7/17. Additional revisions were performed in July and the documents resubmitted on 7/24/17, with minor revisions again made and submitted on 9/5/17.

In early to mid-August 2017, staff conduct a series of public engagement events including a site walk, lunch and learn presentation, and individual as well as group meetings with surrounding neighborhoods, interested citizens, and other stakeholders. The resulting feedback was presented to the Board of Commissioners and Planning Board at their August Work Session and meetings. A summary of that information is included in the Staff Memo & Feedback Overview Presentation posted on the Documents tab of the project webpage. As a result of the feedback received, the Board of Commissioners provided the project team with Action Items to address prior to/at the September public hearing; items were addressed throughout September and October at various Planning Board and Board of Commissioner meetings. Additional information regarding the project timeline and schedule can be found on the project webpage.

CONTEXT

As noted earlier, the proposed hotel lies on two parcels at the corner of Davidson Gateway Dr. and Griffith Street. The site slopes eastward toward an intermittent stream, across which is a Town-owned property and low-density residential homes. Woodies Automotive is immediately adjacent to the south, and across Davidson Gateway Drive to the west is the Community School of Davidson's elementary-middle school campus (CSD). Across Griffith St. to the north is Spinnaker Cove, a low-density residential development. Moving beyond the immediately adjacent uses, the site lies on the eastern edge of a targeted growth node (described in greater detail below). This area, known as the Circles @ 30, features a mix of uses including hotel, office, retail, restaurant, and higher-density residential buildings. The site is nearly equidistant between both I-77 and downtown, lying roughly one-half mile from each.

PLANNING AND DEVELOPMENT STANDARDS

Below is a summary of general planning and development standards relating to this proposal. Note: For the purpose of this analysis, the Lakeshore Planning Area is considered to be the "underlying" planning area for the proposed site.

LAND USE

The existing, approved plan permitted the development of two, three-story mixed-use buildings – one fronting Davidson Gateway Dr. and one fronting Griffith Street. This plan allowed commercial, office, retail, and residential uses to be located in each building. These uses are consistent with the overall pattern of uses in the Circles @ 30 area.

The proposed plan updates and clarifies the specific uses allowed on Lots 4AB by utilizing the 2015 DPO terms. The specific uses requested are: Hotel/Inn; Commercial Services; Restaurant; and, Retail, Primary & Secondary. Examples of each of these uses exist both near and in the broader vicinity of the subject site. The proposed hotel use is not permitted by the underlying zoning but would be consistent with the existing and future land uses envisioned for the Circles @ 30 area.

BUILDING TYPE, HEIGHT, & SETBACKS

Building types vary throughout the Circles @ 30 area and range from detached, attached, and multi-family residential buildings to retail and office buildings that fit with the current DPO's Storefront and Workplace building types. The plan amendment proposes the construction of a Workplace building. This building type requires features such as principal entries fronting primary streets, a minimum level of 65% façade transparency on the ground floor, and architecturally-distinguished floor levels and entryways.

This building type is permitted in the Lakeshore Planning Area, with an allowable height of two to four stories; height feedback requested by the Board of Commissioners indicates the hotel would be 49'. When surveying other buildings in the immediate and broader vicinity, the proposed height is consistent with that of existing buildings. For comparison, approximate height values for nearby buildings are: One Harbor Place (Sabi Restaurant) is three stories, or 51' to parapet; Two Harbor Place (Dunkin' Donuts) is three stories, or 57' to parapet; The Linden is four stories, or 48' to parapet; Woodies Automotive is two stories, or 36' to parapet; and, Homewood Suites is five stories, or 59'. Notably, these buildings are adjacent to other commercial or high-density residential areas. Where the buildings approach the higher-density residential blocks there is a transition, or "step-down," in height that occurs across a right-of-way. This transition typically spans less than two stories in height differential between the commercial building and adjacent residential property.

Lastly, the project proposes 0' setbacks. This is consistent with the permitted setbacks for Storefront and Workplace buildings in the Lakeshore Planning Area as well as existing buildings close by (Woodies, Davidson Day School, Harbor Place One & Two, Homewood Suites, and The Linden). In this location, where pedestrian mobility is important, buildings with active ground floor uses placed close to the sidewalk activate the streetscape – as evidenced by many of the uses in the nearby Davidson Commons and Linden buildings along Jetton Street. On Davidson Gateway Dr. the building will be adjacent to the sidewalk; along Griffith St., the building will be setback approximately 20' or more behind a pedestrian plaza. The previously approved plan featured similar setbacks, though the building along Griffith St. retained the existing tree canopy whereas the current proposal includes a plaza and formalized streetscape with street trees.

STREETSCAPE

With its location on a corner, the proposed hotel will front two streets: Griffith St. and Davidson Gateway Drive. The site's location in a highly-walkable area means that close attention should be paid to the pedestrian experience along each of these streets. At 10' wide, the sidewalk along Davidson Gateway Dr. continues and expands the established pathway from Woodies to Griffith St., and includes a low-rise wall to screen surface-level parking from pedestrians. Along Griffith St., the sidewalk width increases to approximately 13' and continues at an expanded width east to the property line. Additionally, in front of the plaza area the plan proposes a decorative brick wall along this walkway, which must meet a three foot maximum height in the front setback permitted by DPO 4.3.1.D. Behind

this area lies a plaza intended to function as an inviting, semi-public space. It is designed to be ADA-accessible and to allow easy access from Griffith St. via low-rise steps and an at-grade ramp originating near the retail component. These features, in combination with additional landscaping, decorative paving, and fountains, aim to create a permeable, engaging public realm. Along both frontages street trees and landscaping must be provided in accordance with DPO 9.4.1.

PARKING, ACCESS, & TRANSPORTATION

The plan proposes to utilize a mix of parking formats including off-street surface parking (78), on-street parking (18), and a shared parking arrangement with the adjacent Woodies Automotive building (15), for a total of 111 spaces. For commercial properties, DPO Table 8-1 lists a minimum parking requirement of two spaces per 1,000 SF of commercial floor area. At 74,500 SF in total building area, this results in a required parking minimum of 149 spaces (which translates to 1.3 spaces per room). This table considers only gross commercial floor area and does not distinguish between different uses that may generate different trip patterns. Nearby jurisdictions utilize a one parking space per hotel room requirement while also factoring in parking for meeting spaces included within the building; in mixed-use districts the ratio is 0.5 spaces per room. Continuing, DPO 8.3.2.D allows for adjacent non-residential uses to share up to 50% of the required off-street parking spaces available, which in this case would allow for use of 14-15 existing spaces on the Woodies property (15 have been indicated by the developer). The DPO also allows for consideration of off-site parking in select contexts, but this is not permitted in the underlying planning area.

The current proposal represents a 38-space difference in the required (149) and proposed parking (111). However, as noted above, usage patterns vary depending on the nature of each commercial space. In this case, assigning one parking space to each hotel room may not accurately reflect actual parking demand. Based on their experience developing and operating the nearby Homewood Suites Hotel, the developer believes that parking area to be over-built after observing actual usage patterns – the parking lot at this site is only 84% full on sold out nights, with peak demand occurring after 6:00 pm. The developer noted that many visitors do not arrive at that hotel in their own private car but instead utilize taxis, corporate transportation, or ride-sharing services that do not require their use of parking facilities. They also noted that their highest demand for employee parking is during the day, when the parking lot has sufficient capacity for workers and guests. Their experience in this local context informed the current proposal. At 111 spaces, the proposed parking ratio is 0.97 spaces per room; if the Homewood Suites experience is an accurate indicator, then on sold out nights the hotel could anticipate needing 97 parking spaces.

Regarding access, the proposal eliminates the first curb cut off of Davidson Gateway Dr. and instead utilizes the existing shared driveway with Woodies to provide site access. This provides two benefits: 1. It affords a better pedestrian experience along Davidson Gateway Dr. by eliminating a potential conflict point between vehicles and pedestrians; and, 2. It satisfies the requirements of Table 8-2, which discourages off-set driveways.

Lastly, concerning other transportation requirements listed in the DPO, Section 6.10 deals with Transportation Impact Analysis (TIA). These exercises are used to evaluate whether the scale of development is appropriate for a particular site and what improvements may be necessary on- and off-site to provide safe and efficient access and traffic flow. These studies assist in understanding travel patterns in and around the site, which is especially helpful considering the project's proximity to schools – uses which generate a very high amount of traffic, both motorized and non-motorized, during certain periods of time each weekday.

Based on the estimated building's size at the time of the sketch plan submittal, the developer was required to perform a Transportation Impact Analysis (TIA) so that the proposal's effects within its land use context were more clearly understood. From November 2016 – February 2017 the TIA was performed by a consultant, reviewed, and accepted by the Planning Dept. staff (see the project webpage for the full report). The analysis compared the proposed hotel with the previously-approved master plan, which allowed two mixed-use buildings to be constructed on the same site. At all locations, the impacts of the previously approved development were projected to be much greater than the proposed hotel use (Pg. iii). The report concluded that the proposed development will not have a significant impact on the surrounding roadways or multi-modal infrastructure in the project vicinity. It did note that the intersection at Davidson Gateway Dr. and Griffith St. is expected to experience a slight up-tick in wait time during the morning (iv). However, the report stated that this should be anticipated for any level of development that occurs on the subject site and characterized the delay as minimal (iii).

Notwithstanding these points, pedestrian safety throughout this area remains imperative given the site's proximity to nearby schools. The proposal presents the opportunity to secure improvements at select locations, a topic discussed in greater detail in the Staff Recommendation section below.

OPEN SPACE/PARKS

The Lakeshore Planning Area requires a minimum of 5% of the development to be dedicated open space. For this site, that equates to roughly 4,500 SF of open space. Per DPO 7.2.2, development within 0.25 miles of an existing public park may receive a reduction in the required open space area, not to exceed 25%. This site's proximity to Roosevelt Wilson Park enables a reduction of up to 1,125 SF, leaving 3,375 SF of required open space. At 7,311 feet and considering the illustrated design, the proposed plaza area along Griffith St. meets the criteria listed in DPO 7.4.

WATER QUALITY

The site is located in the Lake Norman Watershed Critical Area. This means that it is limited in the total amount of impervious coverage it can provide on-site (i.e. hardscape surfaces). Based on prior approvals, the total allowed amount for Lots 4A-D is 120,521 SF. Over the years, the various plans and plan amendments associated with this site have allocated the allowed impervious coverage in different ways. For example, Woodies Automotive is now constructed and that site's impervious coverage has been subtracted from 120,521, leaving Lots 4A, B, and D to split the remaining value. The chart included as part of the proposed project conditions specifies these values (see Attachment A). Lots 4AB are allocated 52,360 SF, collectively, and the proposed plan illustrates 52,323 SF of impervious coverage, which meets the requirement.

ADDITIONAL CONSIDERATIONS

Two additional topics relevant to this site's design have been identified and are introduced below. These have been reviewed closely on multiple occasions by the Planning Board and Board of Commissioners.

ADJACENT USES

To the site's southeast lies low-density residential development. Unlike properties to the north, these properties are not separated from the project by a street. Moreover, these properties' elevation sits below that of the project site. Although the Town's form-based code favors well-scaled transitions between uses rather than isolating buffers (especially in non-rural areas), in some cases wherein the rear properties adjoin different uses vegetated cover may be appropriate.

To address this issue and compensate for the removal of tree canopy cover along Griffith St., the proposal includes replanting the site's eastern buffer with additional large, mature tree cover. The proposed plan would remove 21 mature trees on Griffith St. and at least 15 on the project's eastern buffer, resulting in 36 mature trees removed. To address this issue, the east/southeastern area of the site adjacent to residential uses will include: Seven trees along the parking lot perimeter, as required per ordinance; six extra-large mature trees, 69 large mature trees, and 28 small mature trees below the parking lot that will assist in screening the retaining wall; and, five existing, mature trees that will be retained as part of the proposed plan – including a 20" Willow Oak around which the retaining wall will be adjusted to preserve the root system. All told, there will be approximately 103 mature trees and 194 shrubs planted in the eastern buffer. See Sheet L1.2 for planting details.

TREE CANOPY/GRIFFITH STREET

Currently the site features stands of mature trees along Griffith Street. Along with trees on the north side of the street, these create a canopy that frames the street. The stands are less formalized than the trees one block west along Griffith that line the street for the length of the CSD campus. The 2007 Conditional Master Plan revision included a 0.21-acre public open space along Griffith St. with the intent of preserving the existing tree stands. However, the 2010 amendment removed this provision. Retaining the tree stands means that the building must be set back further from the roadway, which potentially results in the following tradeoffs:

1. A building setback that is inconsistent with the DPO's setback standards for the Lakeshore Planning Area as well as new construction that has occurred throughout the Circles @ 30 area. However, pedestrian features such as plazas, walkways, and sidewalk cafes may be included as part of the front setback area.
2. A less viable commercial retail location at the corner of Davidson Gateway Dr. and Griffith Street.
3. A less formalized streetscape than occurs on adjacent properties and that is required throughout new development in the Circles @ 30 area.
4. Limitations on the building and site design, including the amount of parking able to be provided on-site.

These tradeoffs were carefully considered throughout the site design process, including with regards to feedback about amenities received at the 10/3/16 PIS; the tradeoffs noted above; and, town-adopted plans and goals (listed below in Plans & Policies). The revised plan reflects a building location consistent with town requirements and aims for targeted growth nodes, resulting in the replacement of the existing Griffith St. canopy with a plaza, formalized streetscape, and retail component. To address the loss of trees along Griffith St., the formalized streetscape contains mature tree plantings consistent with other development and, to the site's south/southeast, the plan proposes replantings as described in the Adjacent Uses and Proposed Conditions sections.

PROPOSED CONDITIONS

The applicant requests specific conditions as part of this conditional rezoning. Please see Attachment A for a copy of the proposed conditions. The proposed conditions can be summarized as follows:

1. **Zoning:** The applicant requests the Conditional Planning Area designation.
2. **Building Design:**
    a. **Schematic Design:** The applicant proposes the attached Conditional Master Plan.

b. **Uses:** The applicant proposes the following uses: Hotel, Commercial Services, Restaurant and Retail, Primary and Secondary.
c. **Retail:** The applicant agrees to designate the retail component as Retail Primary or Retail Secondary (DPO 16.3).
d. **Environmental Design:** The applicant does not agree to LEED certification. The applicant proposes meeting LEED/Light Pollution Reduction criteria only, and making commercially reasonable efforts for other sustainable features.
e. **Building Type:** The applicant proposes a Workplace building type.
f. **Height:** The applicant proposes a height of 2-4 Stories.

3. **Site Design:**
   a. **Public Art:** The applicant proposes to reserve space for art and to work with the Public Art Commission in finding a suitable on-site location; the applicant will not make a financial contribution to public art.
   b. **Buffers and Trees:**
      i. Eastern Buffer:
         1. Replanting Ratio: The applicant requests relief from DPO 9.3.2 Preservation of Existing Vegetation. The applicant proposes to replant all mature trees removed at a 1:1 ratio, including three oak trees.
         2. Tree Types & Caliper: The applicant proposes to plant a mix of tree species, including large/maturing evergreen and deciduous species, with a minimum 4-5 inch caliper at time of planting.
         3. Clearing Near Preserved Areas: The applicant proposes utilizing only hand-held implements to clear vegetation outside of preservation areas to minimize remaining vegetation damage.
         4. Monitoring: The applicant agrees to daily monitoring reports for tree protection during construction.
   c. **Plaza:** The applicant agrees that the plaza design, including enhanced plantings, will be subject to approval of the Design Review Board; the applicant also agrees that the plaza will be publicly-accessible.
   d. **Crosswalk:** The applicant agrees to the construction of two, patterned crosswalks across Davidson Gateway Dr.
   e. **Stream Crossing:** The applicant does not agree to construct the multi-use path bridge. The applicant proposes paying 50% of the bridge's construction costs, not to exceed $102,000.
   f. **Mid-Block Crossing:** The applicant proposes making a $61,000 contribution towards a mid-block crossing across Griffith St. from Spinnaker Cove Dr. to the CSD property.
   g. **Benches:** The applicant agrees to construct two benches along Griffith St. as part of the public art experience.
   h. **Multi-Use Path:** The applicant proposes construction of an 8.5' sidewalk/path in front of the building along Griffith Street, and agrees to pay 50% of the bridge costs connecting the path to Roosevelt Wilson Park.
   i. **Retaining Wall:** The applicant proposes a retaining wall as described in the conditions [i.e. 13'-60' from the eastern boundary; maximum height 13', tiered three times; maximum height of any tier 5'.
   j. **Setbacks:** The applicant proposes 0' setbacks.
   k. **[Parking Lot] Walkway:** The applicant requests relief from DPO 8.4.5 Pedestrian Access, which requires provision of a sidewalk through a parking lot greater than 36 spaces.
   l. **Transit Amenities:** The applicant agrees to the construction of two transit stops – one each on the south and north sides of Griffith St.

4. **Parking:**
   a. **Required Parking:** The applicant proposes counting 111 parking spaces towards their requirements, including a mix of on-site, shared, and on-street parking along the project boundary. Note: On-street parking is public and not exclusively available to the proposed project.
   b. **Reciprocal Easement Agreement:** The applicant proposes to utilize shared parking with Woodies, per an existing civil agreement. DPO 8.3.2.D permits up to 50% to be shared.
   c. **Bicycle Sharing:** The applicant agrees to construct a bicycle sharing station and/or make available bicycles to hotel patrons.
   d. **Bicycle Parking:** The applicant agrees to provide 6 long term spaces and 12 short-term spaces, and to incorporate public art into some of the bicycle parking designs.
5. **Construction Sequence:** The applicant agrees to conduct all construction staging on the site and off-site improvements shall be completed during summer, weekends and school holidays.
6. **Impervious Coverage:** The applicant agrees to meet the 52,360 square feet impervious coverage limitation.
7. **Amendments:** The applicant proposes standards for plan amendments.
8. **Plat Notes:** The applicant proposes standards for recording the plat notes.

3. PUBLIC PLANS AND POLICIES

Below is a list of town-adopted plans and a brief summary of each plan's applicability to the proposed Davidson Commons East Conditional Planning Area Hotel:

- The ***General Principles for Planning in Davidson*** *(2015)* include tenets to guide development in Davidson. Principles relevant to this proposed development are listed below. They can be summarized as: Davidson should focus on appropriately-scaled, high-quality infill development that balances residential and commercial uses, and in all cases strives to create vibrant pedestrian environments and public spaces.
  1. We must preserve Davidson's character and sense of community.
  3. We must encourage alternative means of active transportation.
     - Development and redevelopment in walkable, mixed-use, connected neighborhoods.
     - Planning commercial centers so walking, bicycling, and riding public transit to these destinations are viable options.
  4. We must use our scarce land resources wisely.
     - Encouraging development that uses green design, energy conservation, and flexible spaces.
     - Ensuring that development builds up and not out.
  6. We must manage growth so the town can provide public facilities and services apace with development.
     - Encouragement of economic growth without jeopardizing our sense of community.
     - Decisions based on the long-term goals of the comprehensive plan rather than a short term benefit.
  7. We must enhance our quality of life through architecture and design. Livable environments include well-designed buildings, a dynamic public realm, and seamless connections between the two. This means that:
     - Private buildings and public infrastructure must work together to shape public space and to build community character.

- The design of our public spaces, parks, and plazas will encourage social interaction, cultural experiences, and recreational opportunities.
- Public art will animate our civic spaces.

- The ***Davidson Comprehensive Plan*** *(2010)* establishes a wide-ranging set of goals for the community to pursue, many of which are listed below. The Core Values and Goals emphasize Davidson's small-town character; the creation of commercial business opportunities; safe, interesting pedestrian areas and public spaces; and, prioritizing development in designated growth areas.

  CORE VALUES

  - Core Values, Character: Davidson's traditional character is that of a small town, so land planning will reflect its historic patterns of village-centered growth, with connection of neighborhoods, reservation of rural area, and provision of public spaces (Pg. 4).
  - Core Values, Economy: Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities (Pg. 4).

  GOALS & RECOMMENDATIONS

  - Diverse Business/Job Opportunities:
    - Goal 1: Encourage independent and/or specialty retail in downtown and the Exit 30 area (Pg. 47).
    - Goal 2: Support and expand hotel and conferencing capabilities (48).
  - Safe & Vibrant Public Spaces:
    - Vision: "Eyes on the street" and lively community gathering spaces provide safe places for children, pedestrians, and visitors. The town and private developers should continue to design, build, and manage public spaces (such as streets, greenways, parks, civic buildings, and commercial centers) that allow people of all ages and abilities to interact, create, and learn (49).
    - Goal 1: Continue to require human-scale, pedestrian-friendly architecture, brick sidewalks, attractive lamp posts and welcoming store fronts (50).
    - Goal 2: Ongoing Initiatives: New amenities such as public art, play equipment, and landscaping will energize existing transportation corridors, the transit station area, and park properties (50); Provide venues to display Davidson College student and faculty sculpture exhibits off campus (50).
    - Goal 3: Consider traffic access management policies such as limited driveways along major roads; Improve crosswalk and lane marking visibility (50-51).
  - Enable Faithful Stewardship:
    - Goal 3: Encourage rainwater capture and reuse in all new developments (61).
  - Safe & Efficient Public Services:
    - Goal 2: Anticipate greater public safety concerns during the development review process (63).
  - Maintain Quality Design & Sound Planning Principles:
    - Goal 1: Prioritize infill and mixed-use development within or near already developed areas (65); Provide additional mixed use centers close to existing neighborhoods (65).

- Goal 2: Ensure compatibility and connectivity of new development with the surrounding context (66); Promote the use of green and local materials in new development (66); Coordinate new development proposals with approved small area plans (66); Continue to discourage franchise architecture (66).

TARGETED GROWTH PLAN

- Preferred Growth Framework Criteria (71):
  - Growth should create a balance of commercial and residential development.
  - Development should be walkable and vibrant public spaces.
  - Growth should create a full range of employment and housing opportunities.
  - Growth should result in a more balanced local property tax base.
  - Growth should create high-quality pedestrian environments.
- Regional Commercial Center - Circles at 30 Area (72):
  - The Exit 30 area offers development potential for larger footprint development that may not be accommodated in the downtown. The visibility and proximity of the Exit 30 area to I-77 and waterfront will provide opportunities for employment growth.

- The ***Circles @ 30 Small Area Plan*** *(2013)* aims to create a new, vibrant town center built according to the same principles as the historic downtown. Although not adopted, the plan contains several points that speak directly to the subject site. Recommendations relevant to this proposed development include:
  - Continued two to four story mixed-use development along Griffith Street (pg. 9);
  - Required retail frontage on Griffith Street (10);
  - Smaller-scale development along Davidson Gateway Drive (i.e. two to three stories, 16);
  - Consideration of angled parking on Davidson Gateway Drive (17).

4. PUBLIC INPUT SESSION & STAKEHOLDER ENGAGEMENT

On October 3, 2016 about 75 citizens attended a Public Input Session to learn more about the proposal and share feedback. Staff collected feedback from conversations as well as from the comment cards submitted (49) and provided them to the applicant, who produced a PIS Report accepted by staff on 10/26/16. The report summarized the breadth of the comments as follows:

- Transportation: Concern about increased traffic and regarding the amount and type of parking provided, including whether on-street parking should be provided or whether parking could be shared with Woodies.
- Safety: Concern about the hotel's proximity to nearby schools as well as the town's public safety units' ability to respond to a four- to six-story hotel fire.
- Environmental: Concern for impacts on the intermittent stream along the eastern boundary, and a desire to maintain existing trees along Griffith St.
- Aesthetics: Concern regarding the proposed six story building height and compatibility with surrounding uses.
- Amenities: Positive interest in the proposed amenities, including additional meeting spaces, lodging for visitors to the town (including businesses and the college), and potential restaurant and/or retail facilities on-site.

In the report the applicant provided a response to each of these items, which is posted on the project webpage. Notably, the revised plan responds directly to several of the issues raised, including: The completion of a Transportation Impact Analysis outlining the traffic impacts; the provision of a variety of parking arrangements to meet the projected demand; a reduction in height and the completion of advanced architectural renderings for clearer illustration of the building's character; and, additional landscaping to replace mature tree canopy cover and provide a buffer to adjacent residential uses.

Additional opportunities for public feedback were provided in August 2017, where citizens were able to comment on the revised plans. Over the course of three weeks staff conducted a series of public engagement events including: A site walk of the subject property and surrounding streets; a lunch and learn presentation, which was recorded and posted online for review by citizens; meetings with residents of surrounding neighborhoods; and, individual as well as group meetings with interested citizens and other stakeholders. The resulting feedback was presented to the Board of Commissioners and Planning Board at their August Work Session and meetings. Many of the comments reflected the October 2016 Public Input Session feedback, including citizen concerns about safety for adjacent students/residents; increased traffic congestion and limited parking capacity; height of the proposed building; and, environmental issues related to stormwater runoff, tree canopy loss/buffering, and light pollution. Positive comments were received regarding the site's proposed amenities, such as the plaza area and retail component, as well as for site-related improvements such as additional on-street parking and expanded sidewalk areas. A detailed synopsis of the feedback received is included in the Staff Memo & Feedback Overview Presentation posted on the Documents tab of the project webpage.

5. PLANNING BOARD RECOMMENDATION

At their September 25th, 2017 meeting the Planning Board formally reviewed the proposal. Board members asked questions about the size and height of specimen trees in the project's NE corner; the replanting of the Woodies Automotive site with surplus trees from replanting on the hotel site; the height of the retaining wall; the proposed parking capacity and requirements; how the light pollution reduction criteria would be met; and, views from adjacent parcels.

Members recommended against approval of the proposal, identifying issues or concerns with the following: Previous planning efforts (inconsistency with Core Values, Goals); height differential between proposal/adjacent properties; traffic generated by proposed use; amount of parking proposed; planning principles (inconsistency with Items 1, 4, 5, 6); and, watershed effects. At their October 24th Work Session the Board of Commissioners reviewed the recommendation and concerns with the Planning Board Chair.

6. STAFF RECOMMENDATION

Since the September 12th Board of Commissioners hearing the applicant has further revised the proposed plan and conditions. Highlighted in Section 2, the revised conditions reflect agreed-upon items.

As noted earlier in the staff analysis, the proposed use, building type, and site design standards are generally consistent with the Circles @ 30 area. The proposal also aligns with a number of goals described in the Town's Planning Principles and Comprehensive Plan. The proposed parking ratio of 0.97 per room is less than required by ordinance; but, it falls within the range of other nearby jurisdictions'

hotel requirements (0.5-1.0 spaces per room) and exceeds the amount stated to be needed at Homewood Suites, whose parking lot is reportedly 84% full on sold out nights. Through conditional agreements the proposal pledges to: Ensure an active primary or secondary retail use on the site's NW corner; address light pollution; provide substantial vegetative screening along the eastern boundary; construct transit stops and bicycle parking/sharing facilities, along with a multi-use path on Griffith Street; pay half the cost of a multi-use path bridge connecting to Roosevelt Wilson Park; reserve space for public art; provide enhanced plaza design approved by the Design Review Board; pay for the cost of a mid-block crossing on Griffith St. and construct two crosswalks on Davidson Gateway Drive; and, schedule off-site construction activities to mitigate impacts to adjacent uses.

Based on the revised plans and conditions, staff recommends approval of the conditional master plan and associated conditions.

1. ATTACHMENTS/RESOURCES

- Attachment A: Applicant's Proposed Conditions
- Attachment B: 2007 Davidson Commons East Conditional Master Plan
- Attachment C: 2010 Davidson Commons East Conditional Master Plan Amendment
- Attachment D: 2017 Davidson Commons East Hotel Conditional Master Plan (See Project Website)

ATTACHMENT A: Hotel Proposed Conditions

DAVIDSON COMMONS EAST LOTS 4A-B: HOTEL SITE CONDITIONS
11/14/17

CONDITIONS:

1. **Zoning:** The zoning of Tracts 4-A, 4-B, 4-C and 4-D of Davidson Commons East, consisting of 6.4 acres, more or less (the "Site"), is CPA (Conditional Planning Area), as shown on the Davidson Commons East Conditional Master Plan, as amended November 10, 2010, April 9, 2013 and November 14, 2017 (the "Plan"); the underlying zoning is LPA (Lakeshore Planning Area). Phase II of the Plan was approved for a Change of Use on November 10, 2010 and an amendment to the conditions of Tract 4-C within Phase II was approved on April 9, 2013. These conditions are specific and limited to the hotel site proposal and do not modify any previously approved plans.

2. **Building Design & Uses:**
   a. **Schematic Design:** Development must be in substantial conformance to the approved Plan, understanding that adjustments may need to be made as a result of engineering requirements and existing site conditions during design and construction phases. The Plan is schematic in nature and may be altered or modified in a manner that a master plan differs from a preliminary plat. The adjustments, and the development of Plan, are subject to the Davidson Planning Ordinance ("DPO") standards in effect on November 14, 2017, as modified by the conditions contained herein, and the criteria established by the Plan.
   b. **Uses:** Permitted uses on Tracts 4-A and 4-B shall include Hotel/Inn, Commercial Services, Restaurant and Retail, Primary and Secondary.
   c. **Retail:** The proposed retail component shall meet the DPO definition of Retail Primary or Retail Secondary (DPO 16.3).
   d. **Environmental Design:** The Applicant shall commit to meet the LEED certification requirements for Light Pollution Reduction. Confirmation that the requirements have been met shall be provided via a letter of verification from the Applicant's LEED-accredited, registered architect at design and after installation.
   e. **Building Type:** The hotel building shall be a Workplace building type in accordance with DPO 4.5.6.
   f. **Height:** The Tract 4-A and 4-B three-story (3) Height Restriction is hereby amended to provide that the height allowed for the proposed hotel building located on Tracts 4-A and 4-B, as shown on the amended Master Plan, shall be a Minimum of Two (2) Stories and a Maximum of Four (4) Stories.
3. **Site Design:**
   a. **Public Art:** Space will be reserved on Tracts 4A or 4B within a plaza or sidewalk area along Griffith Street for public art and the art shall be determined by Davidson Public Art Commission in coordination with the Applicant. No financial contribution is required of the Applicant in connection with such art.
   b. **Buffers and Trees:** In lieu of the requirements of Section 9.3.2 of the DPO, the following conditions shall apply:

i. **Eastern Buffer:**

1. **Replanting Ratio:** The eastern buffer will be replanted at a 1:1 ratio for all mature trees that are removed or damaged during construction, as determined by the Mecklenburg County Site Inspector.
2. **Tree Types & Caliper**: Replanted tress must be at least 4-5 inch caliper trees at time of installation and shall be a mix of large, maturing deciduous and evergreen species. The replanted trees shall include at least three white oak trees to replace the three white oak trees removed on the northeast corner of the site.
3. **Clearing Near Preserved Areas:** Areas within the tree protection fence shall be cleared by hand utilizing hand-held implements; mechanized vehicles shall be prohibited from operating within the tree protection fence and limbing of trees to reduce the tree canopy coverage is prohibited. These conditions shall apply to the tree canopy coverage area for mature trees located within the tree protection fence but whose canopy coverage extends outside of the protection area.
4. **Monitoring:** During construction, the Applicant commits to daily monitoring and reports about tree protection for saved specimens and any identified preserved areas. These daily reports shall be compiled and submitted weekly to the Mecklenburg County Site Inspector.
5. **Replanting Guarantee:**
   a. Financial Assurance: The Applicant shall obtain a performance bond (or increase the amount of an existing performance bond) from a surety bonding company authorized to do business in North Carolina and approved by the Board of Commissioners or its designee. The bond shall be payable to the Town and shall be in an amount equal to 125% of the estimated cost to complete the buffer, and to provide a warranty of the revegetation and reseeding.
   b. Initial Inspection. After the Applicant has completed the initial revegetation, the Town shall inspect and approve such initial revegetation to ensure such installation is in compliance the Davidson Planning Ordinance and/or manufacturer recommendations.
   c. Second Inspection and Warranty Period. After installation of all required plantings, a twenty-four (24) month warranty for trees of 4-5 inch caliper at planting and eighteen (18) month warranty for all other plantings (as applicable, "warranty period") shall commence from the date of the notification to the Town of complete installation. At the end of the warranty period, the Town shall re-inspect to verify that growth has occurred and that the site has stabilized. If any areas need to be replanted or reseeded, the Town shall notify the Applicant and the Applicant shall perform any necessary replanting or reseeding.
   d. Remedies: Subject to the subsequent sentence, upon default of the Applicant to complete any necessary replanting and reseeding, the Town may obtain and use all or any portion of the funds necessary to complete the replanting and reseeding based on actual construction costs. The Town shall return any bond funds not spent in completing such work. Prior to using funds, the Town shall notify the Applicant, its successors or assigns, of the default and provide ten (10) days to cure the default. If the Applicant, or its successors or assigns, has not diligently commenced to cure such default within ten (10)

days, the Town shall have the right to obtain and use funds for the revegetation or warranty corrections to be replanted, reseeded, or stabilized.

c. **Plaza:** The design of the Plaza and ornamental tree plantings in the plaza area will be subject to approval of the Design Review Board. The plaza area will be publicly accessible and identified as such on the Final Plat.

d. **Crosswalk:** As shown on the Plan, Applicant will construct textured/patterned crosswalks to be approved by the Planning Director – one crosswalk at the intersection of Davidson Gateway and Griffith Street and one crosswalk across Davidson Gateway from the entrance driveway of Woodies to the CSD site.

e. **Multi-Use Path Bridge:** Subject to the provisions of this sub-section (e), the Applicant agrees to pay up to $102,000 ("Applicant's share") towards the cost of a multi-use path bridge on the site's eastern boundary, as illustrated in the Walks & Rolls Plan Figure 4-2. One-half of the payment shall be made at the time of Final Plat approval and one-half of the payment shall be made upon the issuance of the Certificate of Occupancy. The Applicant shall pay fifty percent (50%) of the actual construction costs (not including soft costs, such as the costs of plans and permits or management fees) of the 10′ multi-use bridge along Griffith Street over the stream on the Site's eastern boundary as shown on Walks and Rolls Plan *Figure 4-2,* but, in any event, the Applicant shall not pay more than One Hundred and Two Thousand and No/100 Dollars ($102,000.00) for such bridge. The payment shall be held in escrow and used only for the construction of the bridge. In the event the Applicant's share is less than $102,000, the Applicant shall be reimbursed the remaining amount.

f. **Mid-Block Crossing (Griffith St.)**: The Applicant agrees to pay $61,000 towards the cost of a mid-block crossing. The payment shall be made at the time of the issuance of a certificate of occupancy for the hotel unless the Town is prepared to construct the mid-block crossing prior to the issuance of the certificate of occupancy, then in such event, the Applicant shall make such payment at the time of Final Plat approval. The payment shall be held in escrow and used only for construction of the mid-block crossing.

g. **Benches:** The Applicant shall install two benches along Griffith Street as a part of the public art experience.

h. **Multi-Use Path:** The Applicant shall provide a multi-use path as shown on the Plan. Tree grates shall not interfere with cyclists' ability to safely move through the area (i.e. small-diameter openings and installed perpendicular to the travel path).

i. **Retaining Wall:** The retaining wall will be setback 13′ – 60′ from the eastern boundary. The maximum height of the retaining wall at the head wall is 13′ and the wall is tiered three times. The maximum height of any tier is 6′ throughout the Site. The approximate location and length of the wall is shown on the Plan. The modular block retaining wall design shall be approved by the Design Review Board.

j. **Setbacks:** The hotel building shall front on Griffith Street with minimum front and side setbacks of 0′.

k. **Parking Lot Walkway:** In lieu of DPO 8.4.5 Pedestrian Access; a sidewalk between parking aisles shall not be required.

l. **Transit Amenities:** The Applicant shall install two transit stops in the following locations: 1. In front of the hotel; and 2. at the Mid-Block Crossing on the north side of Griffith St. Designs shall be in accordance with CATS standards and shall include a bench and bicycle parking. A Certificate of Occupancy shall not be issued until the transit stops, as installed, are approved by CATS.

4. **Parking:**
   a. **Required Parking:** The plan shall provide a mix of parking formats including off-street surface parking (78), on-street parking (18), and a shared parking arrangement with the adjacent Woodies Automotive building (15), for a total of 111 spaces. On-street parking is shown on the Plan.
   b. **Bicycle Sharing:** A bike sharing station shall be installed by the Applicant and/or cycles shall be made available to hotel patrons for use around town.
   c. **Bicycle Parking:** The plan shall provide 6 long term and 12 short-term bicycle parking spaces. Bicycle parking spaces shall incorporate some public art features as reasonably determined by the Applicant in conjunction with the Davidson Public Art Commission.

5. **Construction Sequence:** The Applicant shall conduct all construction staging on the Site and off-site improvements shall be completed during summer, weekends and school holidays.

6. **Impervious Coverage:**

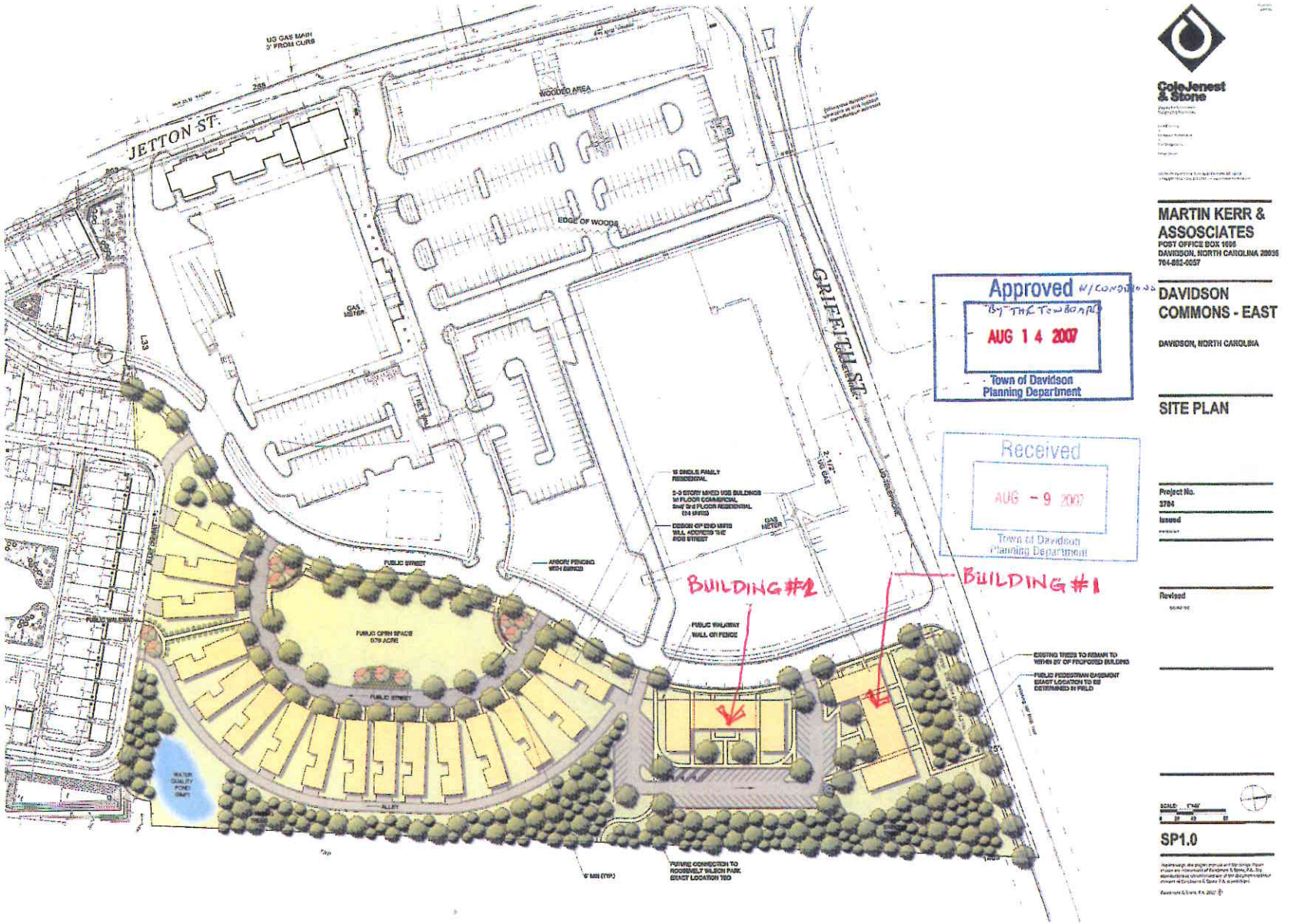
Impervious Calculations	Approved	% of Total	Existing
Tract 4-A	26,180	21.72%	12,709.50
Tract 4-B	26,180	21.72%	12,709.50
Tract 4-C	34,161	28.34%	34,161
Tract 4-D	34,000	28.21%	Unimproved
Total	120,521	100%	59,580

The 52,323 square feet of impervious cover allocated to Tracts 4-A and 4-B may be distributed among such Tracts in accordance with the approved amended Master Plan and may also be redistributed between Tracts if requested by the Applicant and approved by the Planning Director.

7. **Amendments:** The Applicant may request an amendment to the Plan and approved zoning without the written consent of any other owner of all or any portion of the property shown on the Plan so long as the recorded Declaration of Protective Covenants for the property contains a valid and enforceable provision with the stated purpose of granting power of attorney to the Declarant to execute an amendment to the Plan and approved zoning on behalf of such owners. Developer understands that the Town cannot waive the rights of property owners.

8. **Plat Notes:** In the event the event of an amendment to the plat of the Site, entitled Davidson Commons East Map 1, recorded in Map Book 49, Pages 655 – 657, Mecklenburg County Public Registry, as amended in Map Book 55, Pages 623, Mecklenburg County Public Registry (the "Plat"), the notes included on the Plat shall be included on the subdivision plat of the Site as modified by the provisions herein.

ATTACHMENT B: 2007 Davidson Commons East Conditional Master Plan



ATTACHMENT C: 2010 Davidson Commons East Conditional Master Plan Amendment

Site Plan Notes

PART I - COMMITMENT:

Davidson Commons East consisting of 6.4 acres, more or less (the "Site"), is to be developed in two Phases. Phase II of the plan is hereby submitted for a change of use from single family residential to a commercial use. Phase I is not part of this change of use request.

The building configurations, placements, and sizes shown on the Site Master Plan are schematic in nature and may be altered and/or modified during design development and construction document phases. Parking layouts and green spaces may also be modified to accommodate final building configurations in accordance with the Planning Ordinance. The building and parking envelopes depicted on the Site Plan may vary and encroach upon each other as necessary while maintaining the general intent of the building and parking envelope layout depicted thereon.

PART II - STATEMENT OF INTENT:

It is the intention of petitioner to create a commercial development within the Site.

PART III - PERMITTED DEVELOPMENT WITHIN Phase II – Requested Change of Use:

- Commercial Use Including, but not limited to Office, and/or Restaurant, and/or Retail, and/or Automobile Service, and/or Health Institutions
- Up to 3 Stories, not to exceed 50 feet in height to the top of the Parapet Wall
- 2 or more building
- Buildings May Be Connected
- Maximum Square Footage of Commercial Building 40,800 SF
- Outdoor Public gathering space to be included in building design plan.

Site Plan As Depicted:

- Two – 20,400 SF Buildings – 2 Stories
- 160 Parking Spaces
- 3/4 Acre Park

PART IV - DESIGN GUIDELINES:

SECTION 1 - OFF STREET PARKING

- Surface off street parking to conform to Town of Davidson restrictions as listed in section 10.2 of the planning ordinance. (From Table 10.2.2)

	Auto Parking Minimum	Auto Parking Maximum
Commercial (excluding retail)	2 spaces per 1000 square feet of commercial use	3.5 spaces per 1000 square feet
Retail	2 spaces per 1000 square feet of commercial use	5 spaces per 1000 square feet for retail use

SECTION 2 - TOWN PARK AREA/PASSIVE PLAY AREA

- Petitioner will grant the use of the Park either to be conveyed to Town of Davidson or to be dedicated as a permanent easement to the Town in the form of a "Park Easement Agreement," as part of Phase II of the development.
- Areas to be cleared and graded to create open fields/play areas within the Passive Play Area. Passive Play Area shall be a maximum of 3/4 acre and will be located adjacent to Central Park Circle.

SECTION 3 - IMPERVIOUS

- Impervious allocation will remain as per approved 2007 plan.

Impervious Calculations:	Impervious SF Per Approved Plan	Contingency (see Note 2)	Total SF w/ Contingency
Phase I	43,143	5,000	48,143
Phase II	72,378		72,378
Total	115,521	5,000	120,521
Total Allowed			130,521.93068

Note 2: Developer reserves the right to use the unused contingency from one phase in the other; however, total impervious area for whole site shall not exceed total of 130,521.93068 Sq. Ft.

General Development Notes:

- Phases may be subdivided
- Subdivided lots to have cross-easements for shared parking
- Total aggregate building square footage and parking spaces not to exceed total allowed for project but may vary from phase to phase based on final plan.

*** CAUTION ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG 1-800-632-4949

DAVIDSON COMMONS EAST
Phase II - Change of Use

October 18, 2010

Scale: 1" = 40' 0 20 40 100

Martin Kerr & Associates
P.O. Box 1696
Davidson, North Carolina 28036
704 892-0057

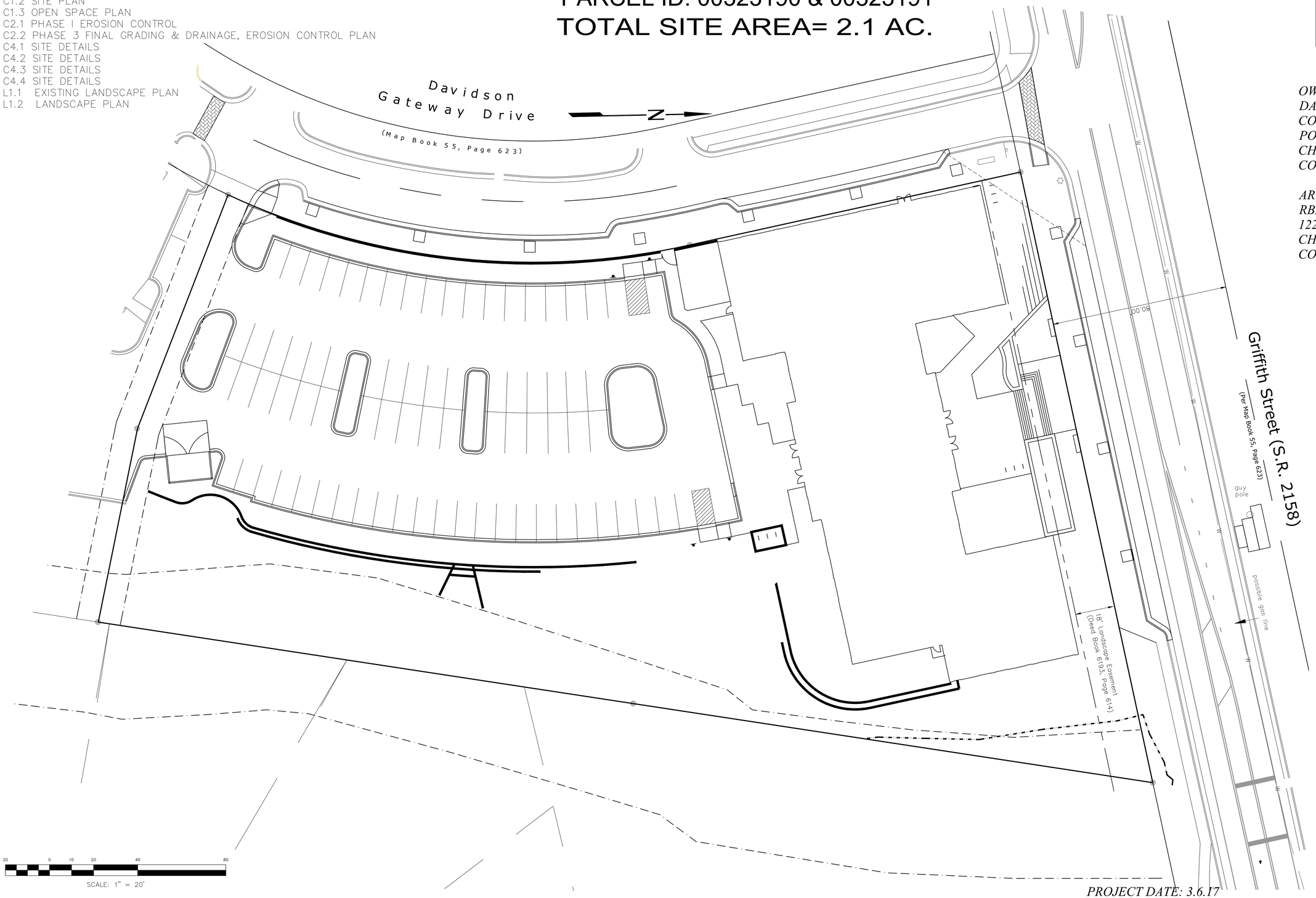
HYATT PLACE
DAVIDSON, NORTH CAROLINA

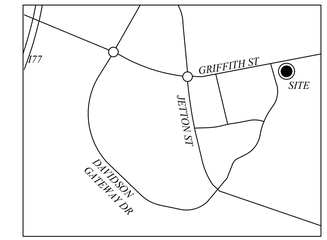
ATTACHMENT D: Davidson Commons East Lots 4AB Hotel - Conditional Master Plan

CONDITIONAL MASTER PLAN
PARCEL ID: 00323190 & 00323191
TOTAL SITE AREA= 2.1 AC.

INDEX OF SHEETS

CS COVER SHEET
C0 EXISTING CONDITIONS AND DEMOLITION PLAN
C1.0 GENERAL NOTES & CONDITIONS
C1.1 SITE PLAN
C1.2 SITE PLAN
C1.3 OPEN SPACE PLAN
C2.1 PHASE I EROSION CONTROL
C2.2 PHASE 3 FINAL GRADING & DRAINAGE, EROSION CONTROL PLAN
C4.1 SITE DETAILS
C4.2 SITE DETAILS
C4.3 SITE DETAILS
C4.4 SITE DETAILS
L1.1 EXISTING LANDSCAPE PLAN
L1.2 LANDSCAPE PLAN





VICINITY MAP
1"=700'

OWNER:
DAVIDSON COMMONS EAST
CONDOMINIUM ASSOCIATES LLC
PO BOX 1696
CHARLOTTE, NORTH CAROLINA
CONTACT: NISH PATEL

ARCHTECT:
RBA GROUP
122-B WEST BLAND STREET
CHARLOTTE, NORTH CAROLINA
CONTACT: DAVE MALUSHIZKY

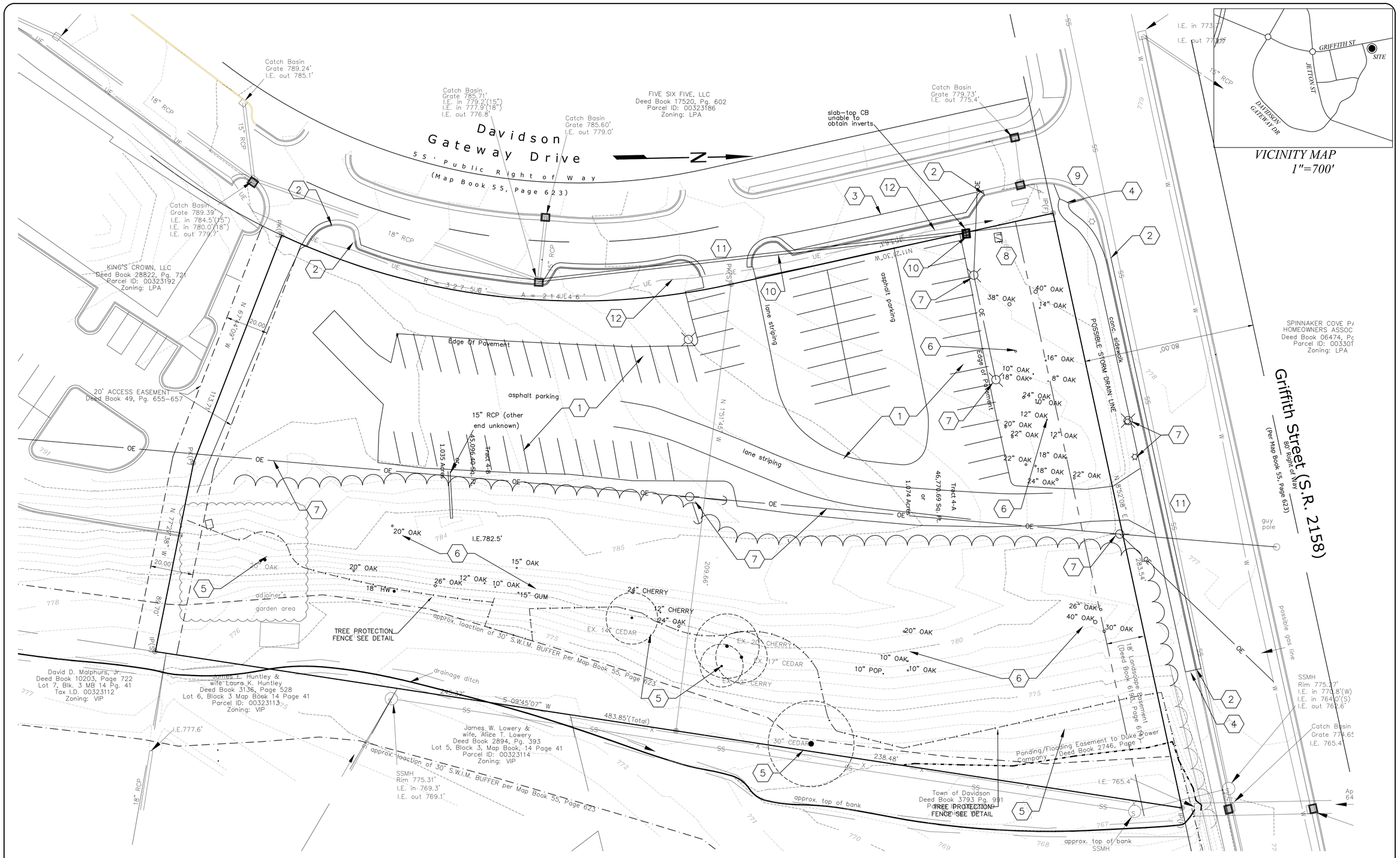
NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER KEVIN S. CALDWELL
11.7.17

GEoSCIENCE GROUP
Incorporated
500-K Clanton Road
Charlotte, NC 28217
(704) 525-2003

NC FIRM LICENSE: F-0585(ENG)
NC FIRM LICENSE: C-279(LA)

PROJECT DATE: 3.6.17

CS



DEMO PLAN KEYED NOTES

1. REMOVE EXISTING ASPHALT LOT
2. SAWCUT AND REMOVE CURB AND GUTTER
3. SAWCUT AND REMOVE ASPHALT
4. SAWCUT AND REMOVE SIDEWALK
5. TREES TO REMAIN (OUTSIDE TREE PROTECTION FENCE)
6. TREES TO BE REMOVED (INSIDE TREE PROTECTION FENCE)
7. REMOVE AND RELOCATE POWER POLES AND LINES, COORDINATE WITH DUKE POWER ON WHERE THE RELOCATION TAKES PLACE PRIOR TO ANY REMOVAL
8. REMOVE AND RELOCATE UTILITY BOX, COORDINATE WITH SPECIFIC UTILITY DEPARTMENT PRIOR TO ANY REMOVAL
9. ADA RAMP TO REMAIN
10. REMOVE AND RELOCATE STORM DRAIN AND PIPE, SEE SHEET C2.2 FOR RELOCATION. CONTRACTOR TO FIELD INVESTIGATE WHERE UNKNOWN PIPE TERMINUS IS AND COORDINATE WITH ENGINEER FOR SOLUTION OF RELOCATION
11. DRIVEWAY TO BE REMOVE, COORDINATE WITH TOWN OF DAVIDSON PRIOR TO REMOVAL
12. COORDINATE WITH DUKE POWER ABOUT UNDERGROUND ELECTRICAL LINE PRIOR TO CONSTRUCTION

811 Know what's below. Call before you dig.

SCALE: 1" = 20'

DRAWING SCALE	1"=20'
PROJECT DATE	7-7-17
DESIGNED BY	JLR
PROJECT MANAGER	JLR
DRAWN BY	JLR
PROJECT NUMBER	7-7-17
TASK	PHASE
FILE NAME	
PLOT DATE	

REV.		DATE
3.	REV PER TOWN OF DAVIDSON	10.4.17

GEOSCIENCE GROUP
Geoscience Group, Inc.
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2007
www.geosciencegroup.com
NC FIRM LICENSE F-0585(TWO)
NC FIRM LICENSE C-2790(LA)

Drawing Status
- [x] PRELIMINARY NOT FOR CONSTRUCTION
- [ ] ISSUED FOR BIDDING
- [ ] ISSUED FOR PERMIT
- [ ] ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER JEFFREY B. CALDWELL 10.4.17

EXISTING CONDITIONS AND DEMOLITION PLAN

C0

DAVIDSON COMMONS EAST LOTS 4A-B: HOTEL SITE
CONDITIONS
9/20/17

CONDITIONS:

1. **Zoning:** The zoning of Tracts 4-A, 4-B, 4-C and 4-D of Davidson Commons East, consisting of 6.4 acres, more or less (the "Site"), is CPA (Conditional Planning Area), as shown on the Davidson Commons East Conditional Master Plan, as amended November 10, 2010, April 9, 2013 and _____ 2017 (the "Plan"). The Site is to be developed in two phases. Phase II of the Plan was approved for a Change of Use on November 10, 2010 and an amendment to the conditions of Tract 4-C within Phase II was approved on April 9, 2013.

2. **Building Design:**
   a. **Schematic Design:** The building configurations, placements, and sizes shown on the Master Plan are schematic in nature and may be altered and/or modified during design development and construction document phases in accordance with the approved plan. Parking layouts and open spaces may also be modified to accommodate final building configurations in accordance with the Davidson Planning Ordinance ("DPO").
   b. **Retail:** The proposed retail component shall meet the DPO definition of Retail Primary or Retail Secondary (DPO 16.3).
   c. **Environmental Design:** Applicant will commit to LEEDS certification on Light Pollution Reduction. Applicant will make commercially reasonable efforts to design the building as efficiently as possible.
   d. **Building Type:** The hotel building shall be a Workplace building type in accordance with DPO 4.5.6.
   e. **Height:** The Tract 4-A and 4-B Height Restriction is hereby amended to provide that the height allowed for the building located on Tracts 4-A and 4-B, as shown on the amended Master Plan, is a Minimum of Two (2) Stories and a Maximum of Four (4) Stories.

3. **Site Design:**
   a. **Public Art:** Space will be reserved on Tracts 4A or 4B within a plaza or sidewalk area along Griffith Street for public art and the art shall be determined by Davidson Public Art Commission in coordination with Applicant. No financial contribution is required of Applicant.
   b. **Buffers and Trees:**
      i. **Eastern Buffer:**
         1. **Replanting Ratio:** The eastern buffer will be replanted at a 1:1 ratio for all mature trees that are removed during construction, including the three white oak trees on the northeast corner of the site (which will be replaced with oak trees).

         2. **Tree Types & Caliper:** Replanted tress must be at least 4-5 inch caliper trees and shall be a mix of large, maturing deciduous and evergreen species.
         3. **Clearing Near Preserved Areas:** Areas outside of tree/vegetation protection areas shall be cleared by hand utilizing hand-held implements.
         4. **Monitoring:** During construction, the developer commits to daily monitoring and reports about tree protection for saved specimens and any identified preserved areas.
      ii. **Woodies Buffer:** If a surplus of trees remains after replanting within the buffer, some of the surplus trees may be located on the Woodies Automotive lot if acceptable to the Planning Director and Woodies Automotive.
   c. **Plaza:** The design of the Plaza and ornamental tree plantings in the plaza area will be subject to approval of the Design Review Board. The plaza area will be publicly accessible.
   d. **Crosswalk:** As shown on the Plan, Applicant will construct textured/patterned crosswalks - one crosswalk at the intersection of Davidson Gateway and Griffith Street and one crosswalk across Davidson Gateway from the entrance driveway of Woodies to the CSD site.
   e. **Stream Crossing:** At the time of the issuance of a certificate of occupancy for the hotel, Applicant shall pay fifty percent (50%) of the actual construction costs (not including soft costs, such as the costs of plans and permits or management fees) of the 10' multi-use bridge along Griffith Street over the stream on the Site's eastern boundary as shown on Walks and Rolls Plan Figure 4-2, but, in any event, Applicant shall not pay more than Seventy-Five Thousand and No/100 Dollars ($75,000.00) for such bridge. The payment shall be made at the time of the issuance of the certificate of occupancy and shall be held in escrow and used only for the construction of the bridge.
   f. **Mid-Block Crossing:** Prior to issuance of a certificate of occupancy for the hotel, Applicant will pay to the Town the amount of $30,000.00, which shall be held in escrow and used only for the construction of the Mid-Block Crossing. This payment represents fifty percent (50%) of the actual cost to construct the Mid-Block Crossing, which percentage is much more than Applicant's proportionate share, in conjunction with other stakeholders, of the cost of the Mid-Block Crossing.
   g. **Benches:** Applicant agrees to install two benches along Griffith Street as a part of the public art experience.
   h. **Multi-Use Path:** Applicant will provide a multi-use path as shown on the Plan. Tree grates shall not interfere with cyclists ability to safely move through the area (i.e. small-diameter openings and installed perpendicular to the travel path).
   i. **Retaining Wall:** The retaining wall will be setback 13' - 60' from the eastern boundary. The maximum height of the retaining wall at the head wall is 13' and the wall is tiered three times. The maximum height of any tier is 5' throughout the Site. The approximate location and length of the wall is shown on the Plan.
   j. **Setbacks:** The hotel building shall front on Griffith Street with minimum front and side setbacks of 0'.

   k. **Walkway:** DPO 8.4.5 Pedestrian Access, provides, that in large parking lots (36 spaces or greater), a sidewalk perpendicular to the main building shall be put in place. This cannot be accomplished due to the proximity to the eastern buffer and the impervious requirements and this sidewalk shall not be included in the Plan.
   l. **Transit Amenities:** As part of the Mid-Block crossing, on the south side of Griffith St., Applicant will install of a transit stop in accordance with CATS Standard 60.03C and 7.4.2.B.5.

4. **Parking:**
   a. **Required Parking:** The parking requirement for lots 4-A and 4-B is 2 spaces per 1,000 square feet of building area, or 149 spaces; however, typical parking for a Hotel is 1 space per hotel room, or 115 spaces for this hotel. Parking provided on the plan totals 113 spaces (which include on-street parking that is available for public use). On-street parking is shown on the November 10, 2010 amendment to the Plan. The proposed parking is 120% of the typical requirement for a hotel.
   b. **Reciprocal Easement Agreement:** Parking provided includes the shared parking in accordance with the Reciprocal Easement Agreement recorded in Book 30349, Page 645, Mecklenburg County Public Registry. This easement parking allows use of the additional spaces, which would only be required on sold out nights.
   c. **Bicycle Sharing:** A bike sharing station will be installed by Applicant and/or cycles shall be made available to hotel patrons for use around Town.
   d. **Bicycle Parking:** Bicycle parking provided is 6 long term spaces and 12 short-term spaces. Bicycle parking spaces will incorporate some public art features as reasonably determined by Applicant in conjunction with the Davidson Public Art Commission.

5. **Construction Sequence:** Applicant agrees to conduct all construction staging on the Site and off-site improvements shall be completed during summer, weekends and school holidays.

6. **Impervious Coverage:**

Impervious Calculations	Approved	% of Total	Existing
Tract 4-A	26,180	21.72%	12,709.50
Tract 4-B	26,180	21.72%	12,709.50
Tract 4-C	34,161	28.34%	34,161
Tract 4-D	34,000	28.21%	Unimproved
Total	120,521	100%	59,580

The 52,360 square feet of impervious cover allocated to Tracts 4-A and 4-B may be distributed among such Tracts in accordance with the approved amended Master Plan and may also be redistributed between Tracts if requested by the Applicant and approved by the Planning Director was modified prior to completion of such improvements. After completion, modifications of such improvements shall be permitted with Planning Director approval if such modifications do not exceed the total permitted impervious area for the combined Tracts and do not constitute a major amendment.

7. **Uses:** Permitted uses on Tracts 4-A and 4-B shall include Hotel, Commercial Services, Restaurant and Retail, Primary and Secondary.

8. **Ordinance Modifications:** If, at some point, modifications are made to the Ordinance by the Board of Commissioners, the Applicant may voluntarily agree to apply such modifications to the Plan in a manner consistent with the Ordinance as it changes from time to time. Such modifications to the Ordinance shall in no way impact the Applicant's vested rights established per the Ordinance once the Plan is approved.

9. **Amendments:** The Applicant may request an amendment to the Plan and approved zoning without the written consent of any other owner of all or any portion of the property shown on the Plan so long as the recorded Declaration of Protective Covenants for the property contains a valid and enforceable provision with the stated purpose of granting power of attorney to the Declarant to execute an amendment to the Plan and approved zoning on behalf of such owners. Developer understands that the Town cannot waive the rights of property owners.

10. **Plat Notes:** In the event the event of an amendment to the plat of the Site, entitled Davidson Commons East Map 1, recorded in Map Book 49, Pages 655 - 657, Mecklenburg County Public Registry, as amended in Map Book 55, Pages 623, Mecklenburg County Public Registry (the "Plat"), the notes included on the Plat shall be included on the subdivision plat of the Site as modified by the provisions herein.

REMOVED CONDITIONS:

- The pedestrian trail shown on the Master Plan from the eastern portion of the Site to the Town of Davidson property is removed.

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE DEMOLITION AND REMOVAL OF THE EXISTING IMPROVEMENTS INDICATED TO BE REMOVED.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE LOCAL UTILITY COMPANIES FOR THE REMOVAL OR RELOCATION OF LIGHT POLES, POWER POLES/LINES, GAS LINES, ETC.
3. CONTRACTOR TO SAW-CUT EXISTING PAVEMENT AND CURB/GUTTER FOR REMOVAL AS REQUIRED.
4. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLAN OR 12 INCHES, WHICHEVER IS LESS, CONTACT THE DESIGN ENGINEER AND THE OWNER PRIOR TO PROCEEDING.
5. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
7. ALL DEMOLITION DEBRIS SHALL BE REMOVED AND TRANSPORTED TO A LICENSED LANDFILL OR OTHER FACILITY.
8. THE TRENCHES WHERE EXISTING UTILITIES HAVE BEEN REMOVED OR RELOCATED SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY DEMOLITION WORK.

EROSION CONTROL & WATER QUALITY INSPECTOR:
~~[illegible]~~ TOWN OF DAVIDSON
~~[illegible]~~ NICK FINELLI 980.721.9390

LAND DEVELOPMENT INSPECTOR:
TOMMY KEZIAH, TOWN OF DAVIDSON
(704) 634-6753

ZONING INSPECTOR:
BRIAN SIFFORD, TOWN OF DAVIDSON
(980) 721-0924

GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SITE BOUNDARY INFORMATION TAKEN FROM SURVEY BY LAND DESIGN
3. OMIT
4. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ETC. WITH APPROPRIATE UTILITY COMPANIES WHO WILL VERIFY LOCATION, MATERIALS AND ADEQUACY OF PROPOSED COVER AND PLACEMENT.
5. CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT ENGINEER FOR EXISTING BUILDING DEMOLISHING AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
6. CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH N.C.D.O.T. AND CITY OF CHARLOTTE.
7. ALL CONSTRUCTION TO CONFORM TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL DETAILS AND SPECIFICATIONS.
8. ALL DRAINAGE FACILITIES, CURB CUTS AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
11. A RIGHT OF WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
12. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
13. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
14. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS.
15. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
16. URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.
17. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
18. ALL ROAD IMPROVEMENTS AT PROVIDENCE ROAD ARE TO BE COORDINATED WITH THE NCDOT PRIOR TO CONSTRUCTION
19. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY).
20. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
21. OMIT
22. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
23. APPROVAL OF THIS SITE IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRENT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
24. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE IN THE CURB.
25. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
26. CURB AND GUTTER SHOWN ON PLANS ALONG PROVIDENCE ROAD. ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATIONS BASED UPON FIELD CONDITIONS.
27. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
28. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
29. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
30. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

NPDES Stormwater Discharge Permit for Construction Activities (NCG01) — NCDENR/Division of Water Quality

NEW STABILIZATION TIMEFRAMES
(Effective Aug. 3, 2011)

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, slopes	5 days	None
High Quality Water (HQW) Zones	5 days	None
Slopes steeper than 3:1	5 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	5 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	5 days	None, except for perimeters and HQW Zones.

EROSION CONTROL NOTES

1. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
2. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
3. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
4. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
5. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE MECKLENBURG COUNTY LUESA.
6. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. SLOPES GREATER THAN 10 FEET REQUIRE ADEQUATE TERRACING (MCLDSM #30.1) OR SOILS ENGINEER TO VERIFY STABILITY OF SLOPES GREATER THAN 2:1.
7. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
8. ALL 'STD.' NUMBERS REFER TO THE MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS MANUAL (MCLDS).
9. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
10. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
11. TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT-OF-WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
12. ALL EMBANKMENTS MUST BE CONSTRUCTED PER SECTION 4.0.6 EMBANKMENT REQUIREMENTS IN THE BMP DESIGN MANUAL.
13. SOIL COMPACTION TESTS ARE REQUIRED ON ANY BERM >=5' IN HEIGHT FROM THE NATURAL GRADE. SOIL COMPACTION MUST BE AT 95% PROCTOR AND CERTIFIED BY A LICENSED SOIL ENGINEER.

GENERAL GRADING & SITE NOTES:

1. THE UTILITIES LOCATIONS SHOWN ON THE DRAWINGS REPRESENTS THE DESIGNERS UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE OMISSION OF, OR THE INCLUSION OF UTILITY LOCATIONS ON PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTACT U-LOCO (800-632-4949).
2. ALL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
3. ALL CONSTRUCTION AND CONSTRUCTION MATERIALS WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
4. ALL HANDICAP RAMPS, PARKING SPACES, ETC. TO MEET ALL ADA AND NC ACCESSIBILITY CODES.
5. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE LOCATION AND DIMENSIONS OF BUILDING AND SURROUNDING AREAS.
6. TOP SOIL TO BE STRIPPED AND STOCKPILED IN AREA DESIGNATED BY OWNER.
7. ANY UNSUITABLE MATERIALS ON SITE ARE TO BE QUALIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO REMOVING. CONTRACTOR MUST NOTIFY OWNER OR OWNER REPRESENTATIVE IN CASE UNSUITABLE MATERIAL IS UNCOVERED.
8. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO WORK ON ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, UTILITY WORK, CLEARING OR OTHER WORK NOT ON THE OWNER OF RECORDS PROPERTY, THE CONTRACTOR MUST OBTAIN WRITTEN AGREEMENT, OR OBTAIN AN EASEMENT FROM THE OWNER(S) BEFORE PROCEEDING.
9. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON ALL CURB AND GUTTER.
10. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
11. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
12. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPT OF TRANSPORTATION TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
13. HDPE STORM PIPE INSTALLED WITHIN EXISTING OR PROPOSED STREET R/W MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
14. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
15. THE SWIMMING POOL AREA, INCLUDING POOL DECK GRADING AND STORM DRAINAGE WILL BE PERMITTED SEPARATELY.
16. GRADING AND STORM DRAINAGE FOR PHASE 3 RETAIL BUILDING, PHASE 3 OFFICE BUILDING AND ASSOCIATED PARKING WILL BE PERMITTED SEPARATELY.
17. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING.
18. NON-STANDARD ITEMS (ie: PAVERS, IRRIGATIONS SYSTEMS, ETC) IN THE RIGHT-OF-WAY REQUIRE A R/W ENCROACHEMENT AGREEMENT WITH THE CHARLOTTE DEPT. OF TRANSPORTATION BEFORE INSTALLATION.
19. ANY WORK PERFORMED IN THE PUBLIC RIGHT OF WAY LASTING 30 DAYS OR LESS REQUIRES A RIGHT OF WAY USE PERMIT. CONTACT BOB STALEY AT 704-432-1562 TO OBTAIN. ANY WORK IN PUBLIC R/W LASTING 31 OR MORE DAYS REQUIRES A RIGHT OF WAY LEASE. CONTACT LINDA POISSANT AT 704-336-2562 TO OBTAIN.
20. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CDOT AT (704)336-4025.

CONSTRUCTION & EROSION CONTROL SEQUENCE

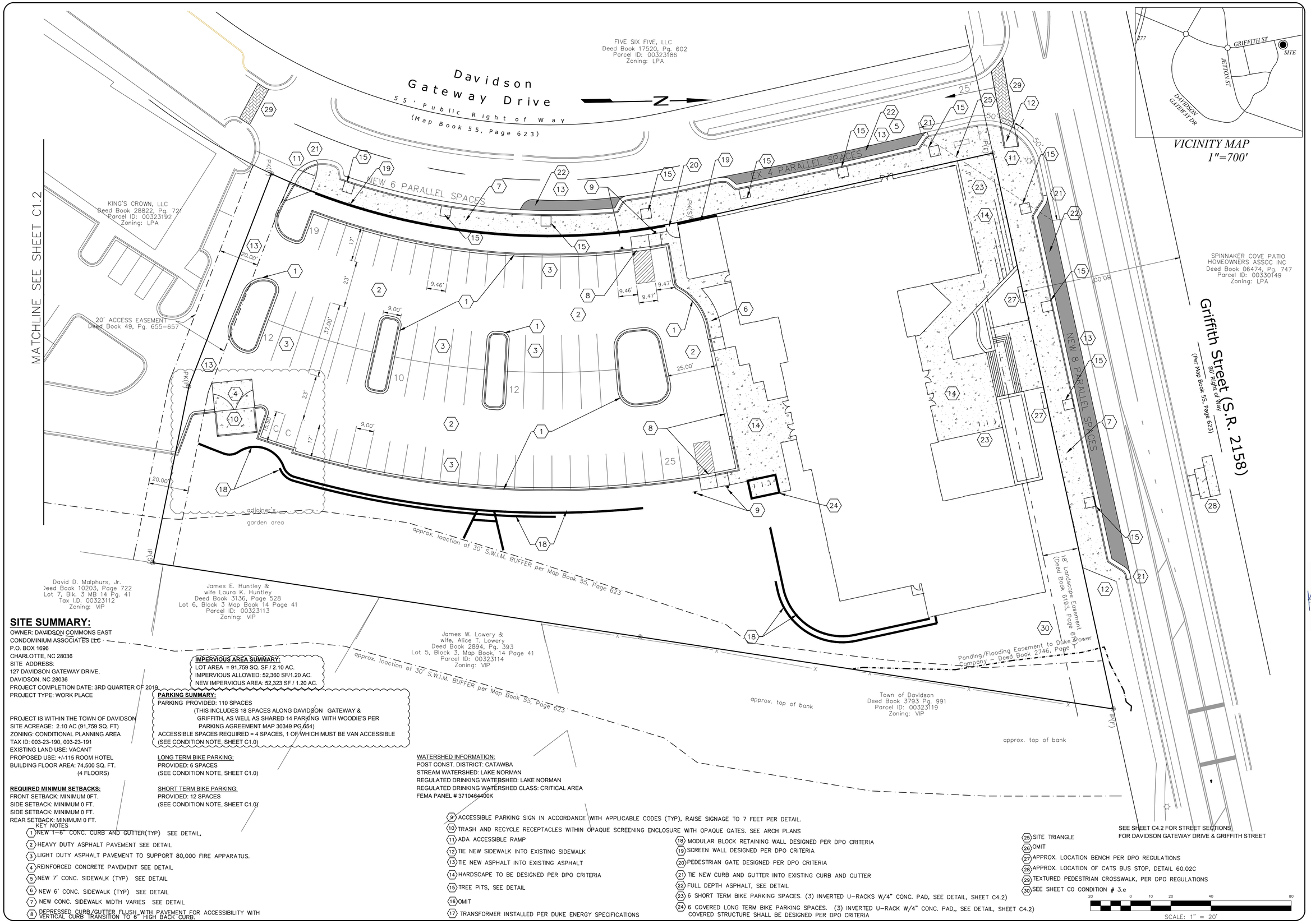
1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE MECKLENBURG COUNTY LUESA.
2. SET UP AN ON-SITE PRECONSTRUCTION CONFERENCE WITH TEH MECKLENBURG COUNTY LUESA EROSION CONTROL INSPECTOR TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VILOATION OF THE EROSION CONTROL ORDINANCE AND CODE AND IS SUBJECT TO FINE.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE THEN INSTALL TREE PROTECTION BARRICADES PRIOR TO ANY ADDITIONAL ON-SITE ACTIVITIES. THEN INSTALL SILT FENCE ALONG THE PROJECT PERIMETER AND OTHER MEASURES AS SHOWN ON THE PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
4. CALL FOR ON-SITE INSPECTION BY EROSION CONTROL INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
6. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE, MAINTAIN EROSION CONTROL DEVICES AS NEEDED.
7. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
8. SEE SITE DEMOLITION PLAN SHEET C0 FOR PHASING OF REMOVAL OF EXISTING CURB ALONG ONE HARBOUR PLACE PARKING. THE PURPOSE OF THIS IS TO DIRECT STORMWATER TO THE STORM DRAINAGE SYSTEM AND PREVENT RUNOFF FROM THE ASPHALT PARKING AREA ABOVE FROM ENTERING THE DISTURBED AREA OF THIS PROJECT.
9. COORDINATE WITH EROSION CONTROL INSPECTOR WHEN EROSION CONTROL MEASURES CAN BE REMOVED.
10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, MECKLENBURG COUNTY EROSION CONTOL ORDINANCE, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
11. THE CONTRACTOR SHALL FOLLOW ALL NPDES RULES AND REGULATIONS AND SHALL CHECK, MAINTAIN AND REPAIR ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS OR AFTER 1/2" OR MORE RAINFALL. CONTRACTOR SHALL KEEP A RAIN GAUGE ON-SITE AT ALL TIMES, AND SHALL ALSO KEEP A DETAILED LOG OR JOURNAL OF RAIN GAUGE MEASUREMENTS AND MAINTENANCE PROCEDURES UTILIZED.
12. THE LAND DEVELOPMENT INSPECTOR SHALL BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTION.

ENHANCED EROSION CONTROL MEASURES

1. ARE REQUIRED TO BE INSTALLED IN GOOSE CREEK WATERSHED AREA, MCDOWELL AREA, CRITICAL AND PROTECTED WATERSHED DISTRICTS FOR LAKE NORMAN, MY. ISLAND AND LAKE WYLIE, AND 303(d) LISTED STREAMS INCLUDING LAND WITHIN 500' OF THE STREAM (McDOWELL CREEK, ROCKY RIVER, CLARKE CREEK, LONG CREEK IRWIN CREEK, SUGAR CREEK, LITTLE SUGAR CREEK, MCALPINE CREEKM MCKEE CREEK, SIXMILE CREEK, NORTH FORK CROOKED CREEK AND GOOSE CREEK.
2. SURFACES WATER DRAW DOWN DEVICES (RISERS OR SKIMMER SHALL BE INSTALLED IN ALL SEDIMENT BASINS. FOREBAYS SHALL BE USED IN CONJUNCTION WITH ALL SEDIMENT BASIN. ROCK FOREBAY EMBANKMENTS MAY BE IN LIEU OF POROUS BAFFLES.
3. POLYACRYLAMIDES (PAM) SHALL BE USED TO REDUCE TURBIDITY AND SUSPENDED SOLIDS WHENEVER A SEDIMENT TRAP, BASIN, PIT, HOLE OR BUILDING FOUNDATION IS BEING PUMPED OUT TO REMOVE SEDIMENT LADEN WATER. PAM IS NOT REQUIRED WHEN ANY OF THE ABOVE IS BEING PUMPED TO AN APPROVED SEDIMENT BASIN ON SITE. THIS ACTIVITY MUST BE INSPECTED AND APPROVED BY THE MECKLENBURG COUNTY EROSION CONTROL INSPECTOR.
4. DOUBLE SILT FENCE SHALL BE USED ALONG WETLANDS, STREAMS, LAKES OR OTHER SURFACE WATER BODIES AS WELL AS ADJACENT TO ALL S.W.I.M. OR OTHER WATER QUALITY BUFFER. HIGH HAZARD SILT FENCE WITH WIRE BACKING AND WASHED STONE WILL BE INSTALLED AS DETERMINED NECESSARY BY THE COUNTY ENGINEER OR FIELD INSPECTOR.
5. TEH AMOUNT OF UNCOVERED AREA AT ANY ONE TIME SHALL BE LIMITED TO NO MORE THAN 20 ACRES, UNLESS APPROVED BY THE COUNTY ENGINEER.
6. A 10-FOOT BUFFER SHALL BE PROVIDED AROUND THE OUTSIDE EDGE OF DRAINAGE FEATURE SUCH AS INTERMITTENT AND PERENNIAL STREAMS, PONDS AND WETLANDS. INCIDENTAL DRAINAGE IMPROVEMENTS OR REPAIRS WILL BE PERMITTED WITHIN THE BUFFER S APPROVED BY COUNTY STAFF.
7. INSTALLATION OF TEMPORARY GROUND COVER OR SEEDING MUST BE PERFORMED WITHIN 5 WORKING DAYS OR SLOPE DRAINS INSTALLED AFTER FILL SLOPES ARE BROUGHTUP TO HEIGHT.
8. PERMANENT TERRACES SHALL BE INSTALLED ON 2:1 OR STEEPER SLOPES OVER 19 FEET IN HEIGHT TO REDUCE RUNOFF VELOCITY COMING DOWN THE SLOPES.

PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC, WASHINGTON, D.C.
2. ALL PLANTS SHALL BE COMPACT, UNIFORM, AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS. THE CLIENT'S LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THICK COMPOSTED/MILLED PINE BARK.
4. ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
5. ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
6. CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
7. THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
8. SYMBOLS: B&B = BALLED AND BURLAPPED; O.C.=ON CENTER; GAL.=GALLON CONTAINER, M.S.=MULTI-STEM; HT.=HEIGHT, CAL.=CALIPER.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL PROVIDE ALL QUANTITIES ILLUSTRATED ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE CONTRACTOR SHALL VERIFY THE PLANT IDENTITY WITH THE LANDSCAPE ARCHITECT AND THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTOR'S INITIAL BID.
10. S



SITE SUMMARY:

OWNER: DAVIDSON COMMONS EAST CONDOMINIUM ASSOCIATES LLC
P.O. BOX 1696
CHARLOTTE, NC 28036
SITE ADDRESS:
127 DAVIDSON GATEWAY DRIVE,
DAVIDSON, NC 28036
PROJECT COMPLETION DATE: 3RD QUARTER OF 2019
PROJECT TYPE: WORK PLACE

PROJECT IS WITHIN THE TOWN OF DAVIDSON
SITE ACREAGE: 2.10 AC (91,759 SQ. FT)
ZONING: CONDITIONAL PLANNING AREA
TAX ID: 003-23-190, 003-23-191
EXISTING LAND USE: VACANT
PROPOSED USE: +/-115 ROOM HOTEL
BUILDING FLOOR AREA: 74,500 SQ. FT.
(4 FLOORS)

REQUIRED MINIMUM SETBACKS:
FRONT SETBACK: MINIMUM 0FT.
SIDE SETBACK: MINIMUM 0 FT.
SIDE SETBACK: MINIMUM 0 FT.
REAR SETBACK: MINIMUM 0 FT.

IMPERVIOUS AREA SUMMARY:
LOT AREA = 91,759 SQ. SF / 2.10 AC.
IMPERVIOUS ALLOWED: 52,360 SF/1.20 AC.
NEW IMPERVIOUS AREA: 52,323 SF / 1.20 AC.

PARKING SUMMARY:
PARKING PROVIDED: 110 SPACES
(THIS INCLUDES 18 SPACES ALONG DAVIDSON GATEWAY & GRIFFITH, AS WELL AS SHARED 14 PARKING WITH WOODIE'S PER PARKING AGREEMENT MAP 30349 PG.654)
ACCESSIBLE SPACES REQUIRED = 4 SPACES, 1 OF WHICH MUST BE VAN ACCESSIBLE
(SEE CONDITION NOTE, SHEET C1.0)

LONG TERM BIKE PARKING:
PROVIDED: 6 SPACES
(SEE CONDITION NOTE, SHEET C1.0)

SHORT TERM BIKE PARKING:
PROVIDED: 12 SPACES
(SEE CONDITION NOTE, SHEET C1.0)

WATERSHED INFORMATION:
POST CONST. DISTRICT: CATAWBA
STREAM WATERSHED: LAKE NORMAN
REGULATED DRINKING WATERSHED: LAKE NORMAN
REGULATED DRINKING WATERSHED CLASS: CRITICAL AREA
FEMA PANEL # 3710464400K

KEY NOTES

1. NEW 1'-6" CONC. CURB AND GUTTER(TYP) SEE DETAIL,
2. HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL
3. LIGHT DUTY ASPHALT PAVEMENT TO SUPPORT 80,000 FIRE APPARATUS.
4. REINFORCED CONCRETE PAVEMENT SEE DETAIL
5. NEW 7' CONC. SIDEWALK (TYP) SEE DETAIL
6. NEW 6' CONC. SIDEWALK (TYP) SEE DETAIL
7. NEW CONC. SIDEWALK WIDTH VARIES SEE DETAIL
8. DEPRESSED CURB/GUTTER FLUSH WITH PAVEMENT FOR ACCESSIBILITY WITH VERTICAL CURB TRANSITION TO 6" HIGH BACK CURB.
9. ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH APPLICABLE CODES (TYP), RAISE SIGNAGE TO 7 FEET PER DETAIL.
10. TRASH AND RECYCLE RECEPTACLES WITHIN OPAQUE SCREENING ENCLOSURE WITH OPAQUE GATES. SEE ARCH PLANS
11. ADA ACCESSIBLE RAMP
12. TIE NEW SIDEWALK INTO EXISTING SIDEWALK
13. TIE NEW ASPHALT INTO EXISTING ASPHALT
14. HARDSCAPE TO BE DESIGNED PER DPO CRITERIA
15. TREE PITS, SEE DETAIL
16. OMIT
17. TRANSFORMER INSTALLED PER DUKE ENERGY SPECIFICATIONS
18. MODULAR BLOCK RETAINING WALL DESIGNED PER DPO CRITERIA
19. SCREEN WALL DESIGNED PER DPO CRITERIA
20. PEDESTRIAN GATE DESIGNED PER DPO CRITERIA
21. TIE NEW CURB AND GUTTER INTO EXISTING CURB AND GUTTER
22. FULL DEPTH ASPHALT, SEE DETAIL
23. 6 SHORT TERM BIKE PARKING SPACES. (3) INVERTED U-RACKS W/4" CONC. PAD, SEE DETAIL, SHEET C4.2)
24. 6 COVERED LONG TERM BIKE PARKING SPACES. (3) INVERTED U-RACK W/4" CONC. PAD,, SEE DETAIL, SHEET C4.2) COVERED STRUCTURE SHALL BE DESIGNED PER DPO CRITERIA
25. SITE TRIANGLE
26. OMIT
27. APPROX. LOCATION BENCH PER DPO REGULATIONS
28. APPROX. LOCATION OF CATS BUS STOP, DETAIL 60.02C
29. TEXTURED PEDESTRIAN CROSSWALK, PER DPO REGULATIONS
30. SEE SHEET C0 CONDITION # 3.e

SEE SHEET C4.2 FOR STREET SECTIONS FOR DAVIDSON GATEWAY DRIVE & GRIFFITH STREET

SCALE: 1" = 20'

REV.		DATE
1.	REV PER TOWN OF DAVIDSON	8.5.17
2.	REV PER TOWN OF DAVIDSON	9.20.17
3.	REV PER TOWN OF DAVIDSON	10.4.17
4.	REV PER TOWN OF DAVIDSON	10.25.17
5.	REV PER TOWN OF DAVIDSON	11.7.17

DRAWING SCALE 1"=20'
PROJECT DATE 7.7.17
PROJECT NUMBER
TASK PHASE
PLOT DATE
FILE NAME
PROJECT MANAGER JLR
DESIGNED BY JLR
DRAWN BY JLR

GEOSCIENCE GROUP
Mailing:
Post Office Box 1
Cornelius, NC 28031
Phone: 704.525.2003
Fax: 704.525.2003
www.geoscienceprogroup.com
NC FIRM LICENSE C-0585(TWO)
NC FIRM LICENSE C-2790(LA)

- PRELIMINARY NOT FOR CONSTRUCTION
- ISSUED FOR BIDDING
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION

Drawing Status

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER JEFFREY S. CALDWELL
7.7.17

SITE PLAN

C1.1

VICINITY MAP
1"=700'

20 0 10 20 40 80
SCALE: 1" = 20'

GEOSCIENCE GROUP
Mailing Address:
Post Office Box 1
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2013
www.geosciencegroup.com
NC FIRM LICENSE C-0585(NG)
NC FIRM LICENSE C-2790(A)

PROJECT MANAGER	DRAWING SCALE	REV.	DATE
AJR	1"=20'		
DESIGNED BY	PROJECT DATE		
JLR	7.7.17		
APPROVED BY	PROJECT NUMBER		
AJR	1		
TASK	PHASE		
FILE NAME	PLOT DATE		

Drawing Status

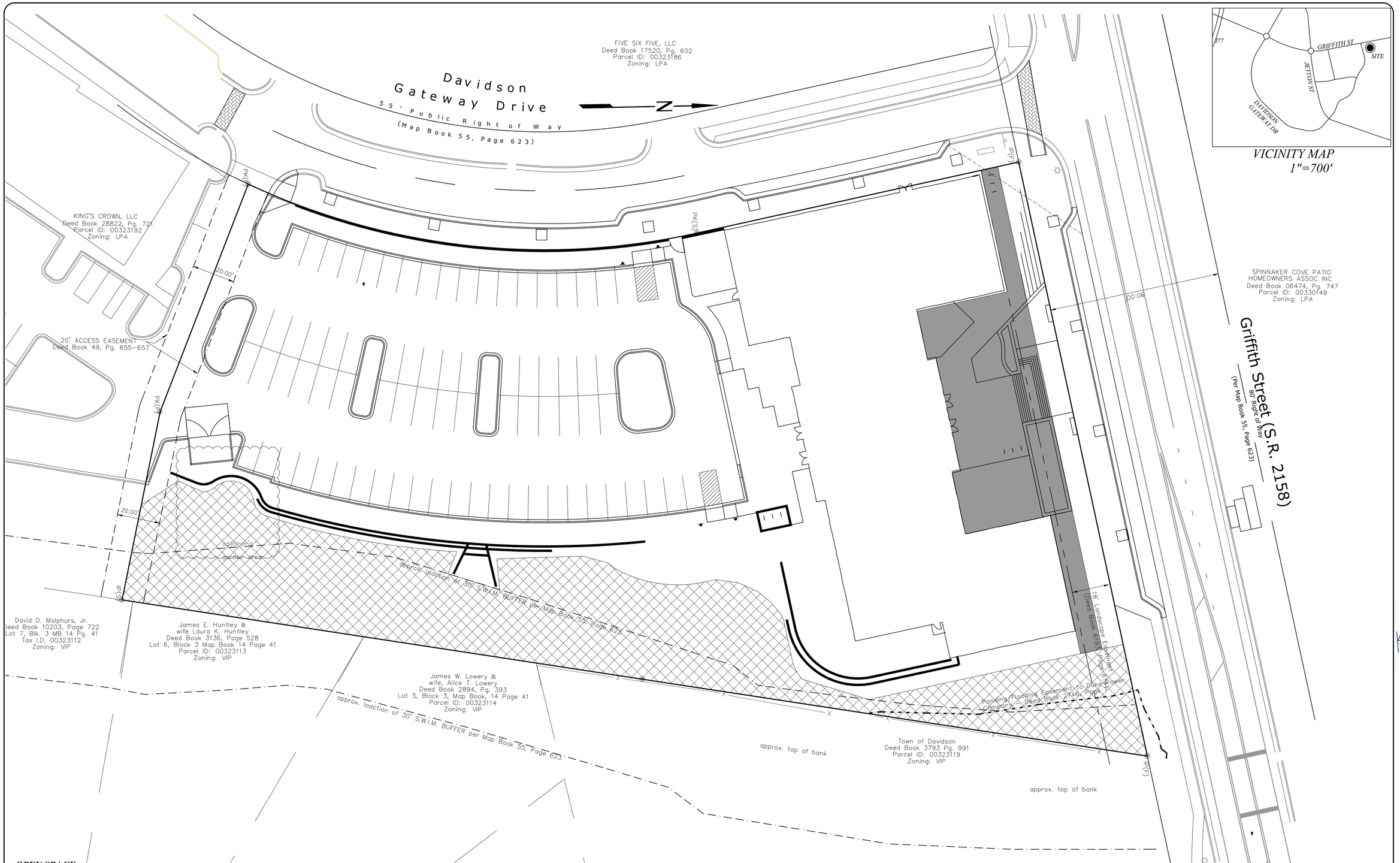
- [x] PRELIMINARY NOT FOR CONSTRUCTION
- [ ] ISSUED FOR BIDDING
- [ ] ISSUED FOR PERMIT
- [ ] ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER AARON S. CALDWELL
7.7.17

SITE PLAN

C1.2



OPEN SPACE:

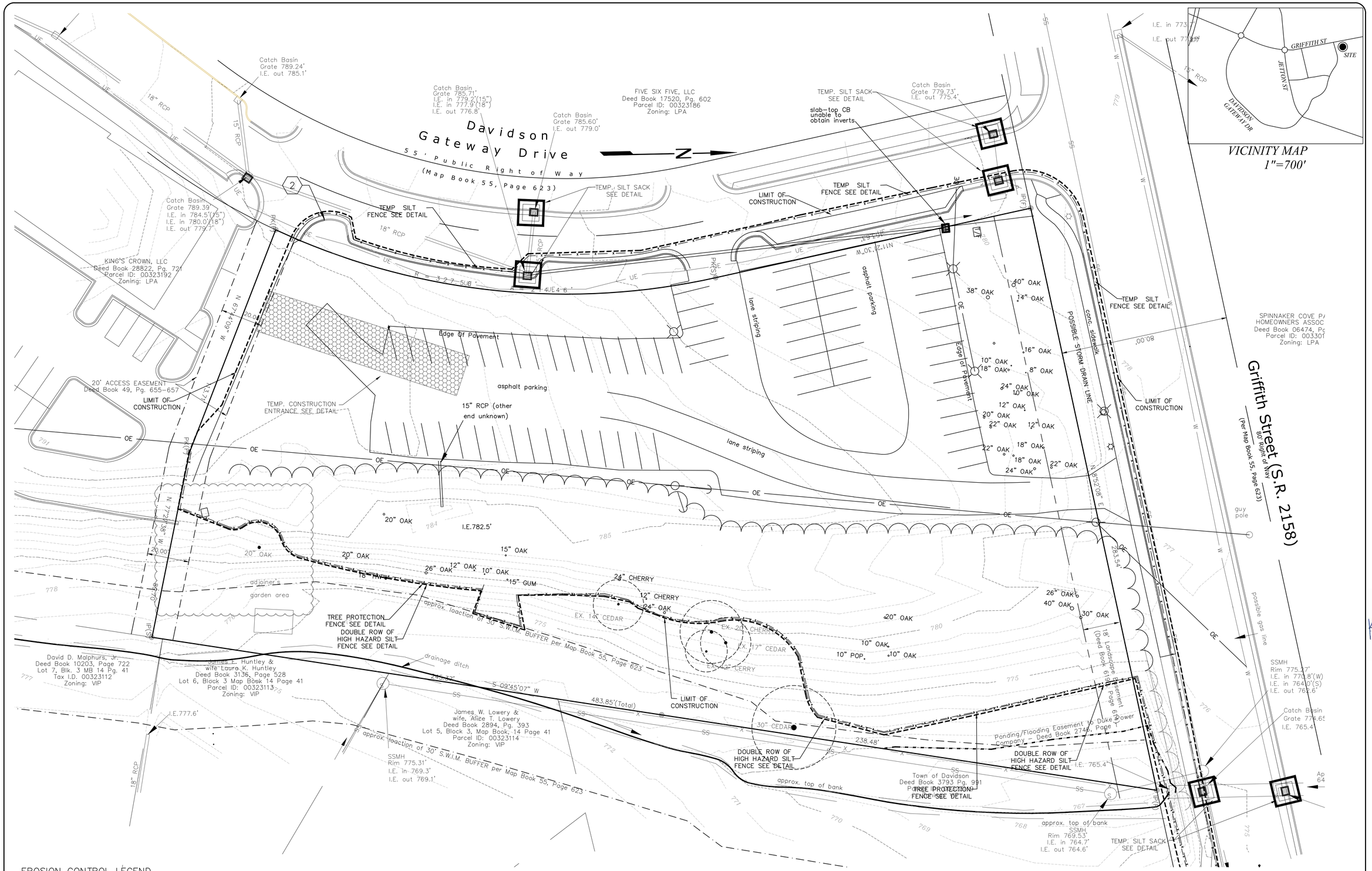
TOTAL OPEN SPACE REQUIRED (5% OF TOTAL AREA): 2.1 (0.05) = 4,574 FT²
TOTAL POST CONSTRUCTION OPEN SPACE REQUIRED (10% OF TOTAL AREA: 2.1(0.1)= 9,148 FT²

PROVIDED:
PRIMARY CONSERVATION AREA: 18,836 FT²(20.5%)

ADDITIONAL OPEN SPACE: 6,142 FT²

TOTAL: 24,978 FT²

PROJECT MANAGER	JLR
DESIGNED BY	JLR
DRAWN BY	JLR
FILE NAME	
DRAWING SCALE	1"=20'
PROJECT DATE	11.7.17
PROJECT NUMBER	77
TASK	PHASE
POST DATE	
REV.	
5.	NOT FOR TOWN OF DAVIDSON 11.7.17



EROSION CONTROL LEGEND

- DENUDED/DISTURBED LIMITS
- TEMPORARY SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION (SEE PLAN FOR TYPE)
- SILT SACK
- TREE PROTECTION FENCE

Know what's below. Call before you dig.

SCALE: 1" = 20'

PROJECT MANAGER	AJR
DESIGNED BY	AJR
DRAWN BY	AJR
CHECKED BY	AJR
DRAWING SCALE	1"=20'
PROJECT DATE	7.7.17
PROJECT NUMBER	7.7.17
TASK	
PHASE	
PLOT DATE	
FILE NAME	

REV.		DATE
3.	REV PER TOWN OF DAVIDSON	10.4.17
5.	REV PER TOWN OF DAVIDSON	11.7.17

GEOSCIENCE GROUP
Mailing: 9800 Kincey Road Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2002
www.geosciencegroup.com
NC FIRM LICENSE C-0585(TWO)
NC FIRM LICENSE C-2790(LA)

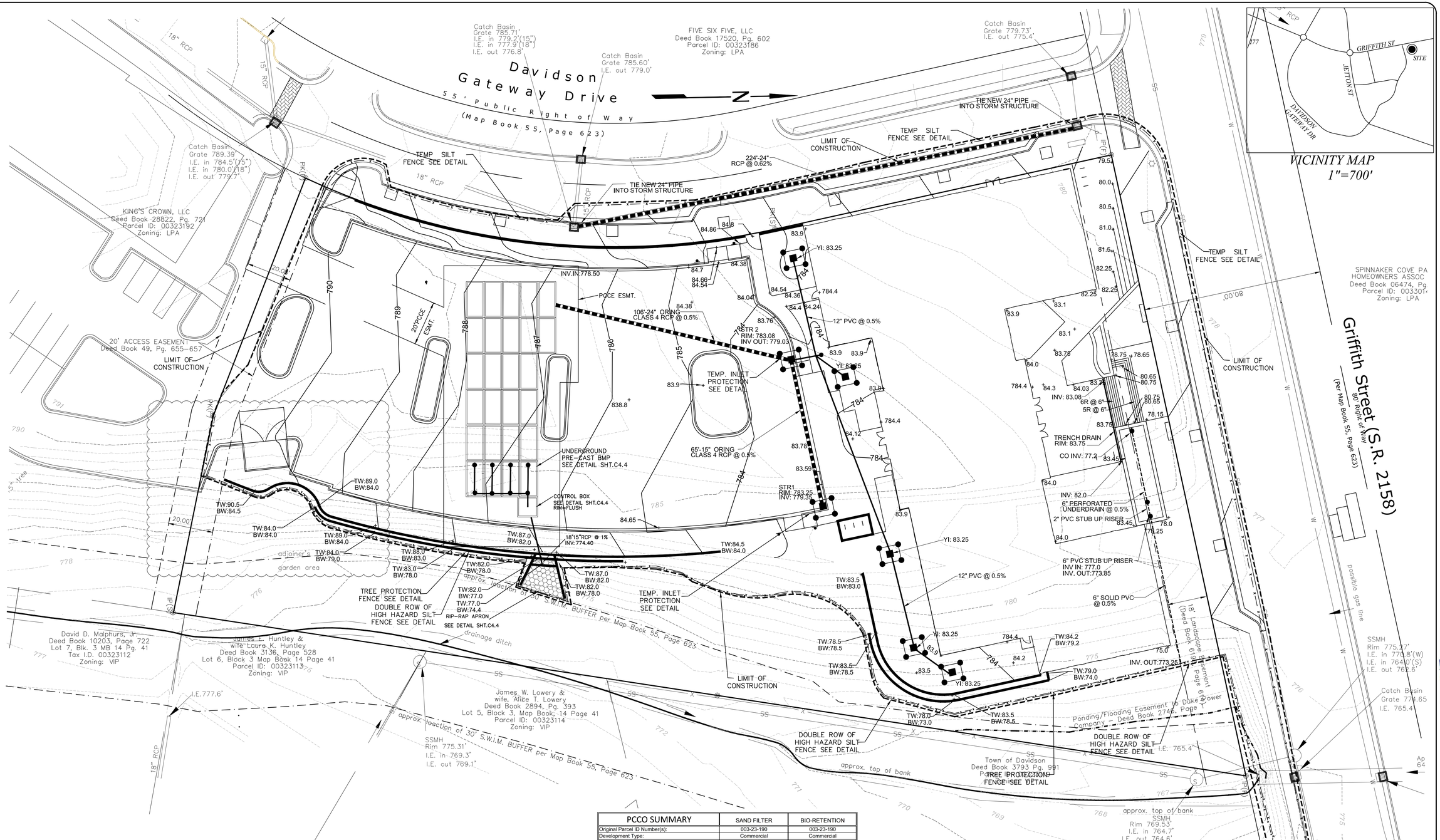
Drawing Status
- [x] PRELIMINARY NOT FOR CONSTRUCTION
- [ ] ISSUED FOR BIDDING
- [ ] ISSUED FOR PERMIT
- [ ] ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER TERRYNS CALDWELL 11.7.17

PHASE 1 – EROSION CONTROL PLAN

C2.1



BMP Inset Table
Bioretention Garden

Project Name:	**HYATT PLACE**
Sequence ID:	
Surface Area (sq. ft.):	462
Drainage Area (acres):	0.05
Land Use/Development Type:	COMMERCIAL
Percent Built-Upon Area:	100
Maximum Pool Depth (ft.):	1.25
Sand Depth (ft.):	4
Mulch Depth (in.):	3
Flow Diverter Present (Y/N):	N
Regulated By:	PCCO
Treatment Effectiveness:	OPTIMAL
NC State Plane X (easting):	35-30-13
NC State Plane Y (northing):	80-51-49

BMP INSERT TABLE SAND FILTER

Project Name:	**BMP 1**
Sequence ID:	1
Drainage Area (acres):	1.37
Land Use/Development Type:	Commercial
Percent Built-Upon Area:	88
Sediment Chamber Length (ft.):	15'
Sediment Chamber Width (ft.):	30'
Sediment Chamber Height (ft.):	2'
Sand Filter Type:	UNDERGROUND
Media Depth (ft.):	2.5'
Flow Diverter Present (Y/N):	N
Regulated By:	PCCO
Treatment Effectiveness:	Optimal
NC State Plane X (easting):	35-30-12
NC State Plane Y (northing):	80-51-49

PCCO SUMMARY	SAND FILTER	BIO-RETENTION
Original Parcel ID Number(s):	003-23-190	003-23-190
Development Type:	Commercial	Commercial
Subject to PCCO? Y/N	YES	YES
If NO, why?		
Watershed:	Central Catawba	Central Catawba
Disturbed Area (ac):	1.95	1.95
Site Area (ac):	2.1	2.1
	BMP	BMP
Total on-site Drainage Area (ac):	1.37	0.05
Existing Built-upon-area (SF):	18,399	1860
Existing BUA to be removed (SF):	18,399	0
Existing BUA to remain (SF):	0	0
Proposed New BUA (SF):	52,272	2,178
Proposed % BUA:	88	100
Density (High / Low)	HIGH	HIGH
Total Post-Project BUA for site:	52,272	2,178
Development or Redevelopment?	Development	Development
Natural Area Required (ac):	YES	YES
Natural Area provided, total (ac):	N/A	N/A
Undisturbed Treed Natural Area Preserved (ac):	0.45	0.45
Total stream buffer protected on-site (ac):	0	0
Transit Station Area? Y/N	N	N
Distressed Business District? Y/N	N	N
Mitigation Type (if applicable)	N/A	N/A
Natural Area mitigation? Y/N	N	N
Buffer Mitigation? Y/N	N	N
Total Phosphorous Mitigation? Y/N	N	N

DENUDED AREA: 1.95 acres

Know what's below. Call before you dig.

SCALE: 1" = 20'

REV.		DATE
1.	REV PER TOWN OF DAVIDSON	8.5.17
2.	REV PER TOWN OF DAVIDSON	10.25.17
5.	REV PER TOWN OF DAVIDSON	11.7.17

DRAWING SCALE 1"=20'
PROJECT DATE 7.7.17
PROJECT NUMBER
TASK PHASE
POST DATE
PROJECT MANAGER JLR
DESIGNED BY JLR
DRAWN BY JLR
FILE NAME

GEOSCIENCE GROUP
Mailing: 8000 Sharon Road Charlotte, NC 28210
Phone: 704-525-2003
Fax: 704-525-2001
www.geosciencegroup.com
NC FIRM LICENSE C-0585(CNG)
NC FIRM LICENSE C-2790(LA)

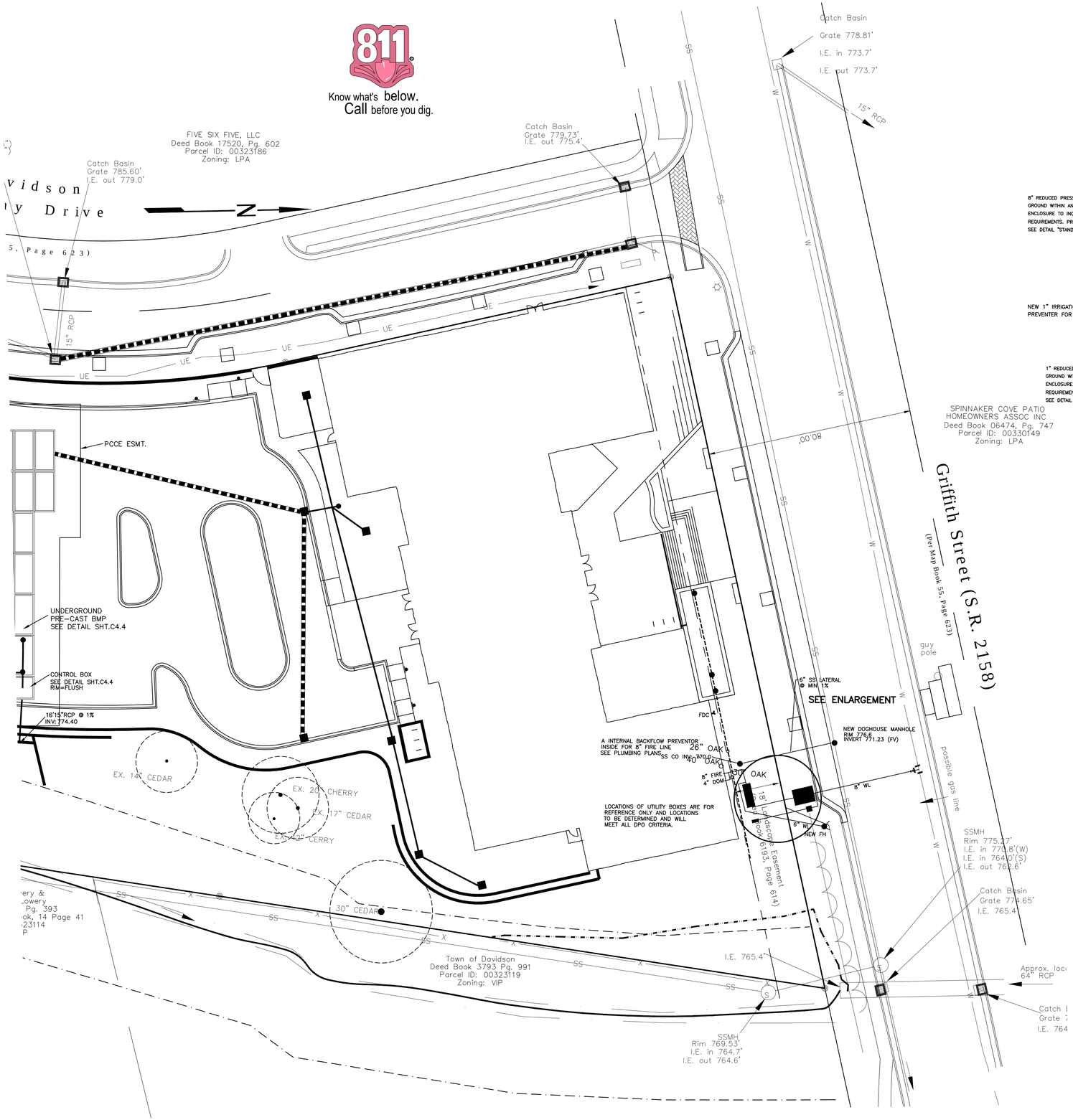
Drawing Status
- [x] PRELIMINARY NOT FOR CONSTRUCTION
- [ ] ISSUED FOR BIDDING
- [ ] ISSUED FOR PERMIT
- [ ] ISSUED FOR CONSTRUCTION

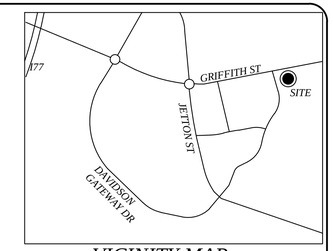
HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER KEVIN S. CALDWELL 11.7.17

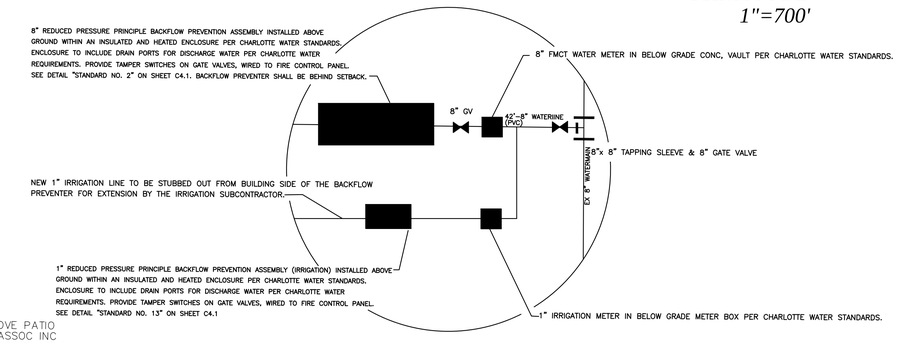
GRADING PLAN

C2.2





VICINITY MAP
1"=700'



UTILITY NOTES:

1. THE UTILITIES AND THE LOCATIONS THEREOF, SHOWN ON THE DRAWING, REPRESENT THE DESIGNER'S UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTACT U-LOCO (1-800-632-4949) PRIOR TO DIGGING.

2. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

3. CONTRACTOR TO COORDINATE WITH OTHER UTILITY COMPANIES TO PREVENT CONFLICTS (I.E., PIPE CROSSINGS) WHEN LAYING PIPE. SOME UTILITIES MAY NEED TO BE ADJUSTED IN FIELD. CONTACT ENGINEER IMMEDIATELY IF SUCH A CASE ARISES.

4. CONTRACTOR TO COORDINATE ANY UTILITY REMOVALS AND RELOCATIONS WITH CMUD, DUKE POWER, PIED. NAT. GAS, AND OWNER.

5. USE WYES, BENDS & TEES AS NECESSARY FOR UTILITY CONSTRUCTION.

6. CONTRACTOR TO OBTAIN APPROVED LISTS FOR MAKES & MODELS OF ALL METERS AND BACKFLOW DEVICES FROM CHARLOTTE WATER.

7. MINIMUM COVER OVER ALL WATER LINES IS TO BE 3'.

8. MINIMUM SEPARATION DISTANCES FOR SANITARY SEWER LINES FROM:
   A. WATER LINES – 18" VERTICAL OR 10' HORIZONTAL
   B. STORM SEWERS – 12" VERTICAL

9. D.I.P. WITH MECHANICAL JOINT ENDS MAY BE SUBSTITUTED WHERE SEPARATION DISTANCES BETWEEN THE SANITARY SEWER LINE AND WATER LINE OR STORM SEWER CANNOT BE MAINTAINED. PIPE MUST BE LAID SUCH THAT FULL SECTIONS OF PIPE ARE CENTERED ON THE CROSSING POINT & EXTEND A DISTANCE OF 10' ON EACH SIDE OF THE POINT OF CROSSING.

10. SEWER SERVICE LATERALS ARE SHOWN AT ANTICIPATED LOCATIONS. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS WITH DEVELOPER.

11. ALL CONSTRUCTION AND CONSTRUCTION MATERIALS SHALL CONFORM TO CHARLOTTE WATER SPECIFICATIONS AND DETAILS.

12. CONTRACTOR TO PROVIDE ALL EROSION CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL AUTHORITIES.

13. ALL TAP FEES FOR WATER METER, SANITARY SEWER, GAS, ELECTRICAL, ETC, AS WELL AS CAPACITY CHARGES, SHALL PAID BY THE OWNER.

14. ALL SITE WATER AND SEWER SHOWN SHALL BE INSPECTED AND APPROVED BY THE MECKLENBURG COUNTY LUESA PLUMBING INSPECTOR PRIOR TO TRENCH BACKFILL.

15. WATERLINE, WATER METER AND BACKFLOW PREVENTER SIZES SHOWN ARE APPROXIMATE PENDING FINAL PLUMBING DESIGN TO BE PROVIDED BY OTHERS. CONTRACTOR SHALL CONFIRM WATERLINE SIZE AND COORDINATE WATERLINE SYSTEM WITH THE PLUMBING ENGINEER AND FIRE PROTECTION ENGINEER PRIOR TO CONSTRUCTION.

16. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.

EACH CHARLOTTE WATER REQUIRED BPA IS REQUIRED TO BE TESTED BY CHARLOTTE WATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

CONTRACTOR TO COORDINATE WITH CHARLOTTE WATER WITH REGARD TO THE CONNECTIONS OF THE PROPOSED WATER & SANITARY SEWER LINES. CONTRACTOR TO LOCATE & VERIFY EXISTING WATER MAIN & SANITARY SEWER LATERALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN PROPOSED DESIGN PRIOR TO CONSTRUCTION.

THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTIONS POINTS, OR ANY OTHER WATER-USING APPURTENANCES CONNECTED TO THE WATER SUPPLY LINES BETWEEN ANY WATER METER AND ITS CHARLOTTE WATER REQUIRED BACKFLOW PREVENTER.

NOTE: CONTRACTOR TO REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION OF ALL UTILITY CONNECTIONS TO BUILDING

CONTRACTOR TO COORDINATE ELECTRICAL SERVICE SIZE AND LOCATION WITH ELECTRIC UTILITY.

20 0 10 20 40 80
SCALE: 1" = 20'

PROJECT MANAGER	DRAWING SCALE	REV.	DATE
JLR	1"=20'		
DESIGNED BY	PROJECT DATE	2. REV PER TOWN OF DAVIDSON	9.20.17
JLR	7.7.17		
DRAWN BY	PROJECT NUMBER		
JLR	CH16.0115.C2		
CHECKED BY	FILE NAME		
JLR			
	PLOT DATE		

GEOSCIENCE GROUP
Professional Engineering
10824 Clarion Road
Charlotte, NC 28273
Phone: 704.525.2093
Fax: 704.525.2093
www.geoscienceengineering.com
NC FIRM LICENSE C-0585(704)
NC FIRM LICENSE C-2790(L4)

Drawing Status
- [x] PRELIMINARY NOT FOR CONSTRUCTION
- [ ] ISSUED FOR BIDDING
- [ ] ISSUED FOR PERMIT
- [ ] ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA

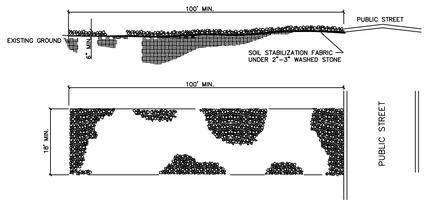
NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER KEVIN S. CALDWELL
9.20.17

UTILITY PLAN

C3.1

NOTES:

1. A STABILIZED ENTRANCE PAD OF 2"-3" WASHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SEE STD. NO. 30.11B.
6. COUNTY MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 10.24 & 10.25) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE.



APPROVED DATE: 02/2007

NOT TO SCALE

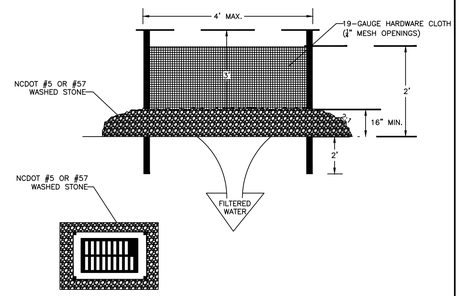
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

STABILIZED CONSTRUCTION ENTRANCE

STD. NO. 30.11A REV.

GENERAL NOTES:

1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUNDCOVER.

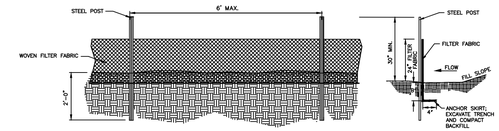


NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

HARDWARE CLOTH AND GRAVEL INLET PROTECTION

STD. NO. 30.09 REV.



GENERAL NOTES:

1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. TURN SILT FENCE UP SLOPE AT ENDS.
5. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
6. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
7. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
8. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

TEMPORARY SILT FENCE

STD. NO. 30.06A REV.

TEMPORARY SEEDING FOR WARM AND COOL SEASON

	EARLY SUMMER SEASON	STEEP SLOPES
SEEDING MIXTURE	40 lbs/acre of German millet 80 lbs/acre of tall fesue	120 lbs/acre Rye (grain) 80 lbs/acre tall fesue
SEEDING DATES	May 1 – August 15 Refertilize if growth is not fully adequate. Apply 4000 lbs/acre straw or equivalent hydroseeding.	October 25 – December 30 Between December 30 – February 15, add 50 lbs/acre of annual Kobe lespedeza. Apply 4000 lbs/acre straw or equivalent hydroseeding.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10–10–10 fertilizer.	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10–10–10 fertilizer.

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

SEEDING SCHEDULE (SEASONAL)

STD. NO. 30.17B REV.

	GENTLE SLOPES	STEEP SLOPES
SEEDING MIXTURE	80 lbs/acre of tall fesue	100 lbs/acre tall fescue 30 lbs/acre Sericea lespedeza (unscarified after August 15) 10 lbs/acre Kobe lespedeza
SEEDING DATES	FALL: August 25 – October Late winter: February 15 – April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kobe lespedeza over fall–seeded tall fescue is very effective.	FALL: August 25 – October 15 Late winter: February 15 – April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kobe lespedeza over fall–seeded tall fescue is very effective.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10–10–10 fertilizer.	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10–10–10 fertilizer.

NOTE 1
Ground Cover-- Protective cover must be established on all disturbed areas within 5 calendar days after land disturbing activity is completed or has temporarily ceased.

NOTE 2
Graded slopes and fills--Protective cover must be established on all graded slopes and fills within 5 calendar days after a phase of grading is completed or has temporarily ceased.

APPROVED DATE: 02/2007

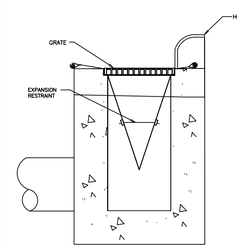
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

SEEDING SCHEDULE

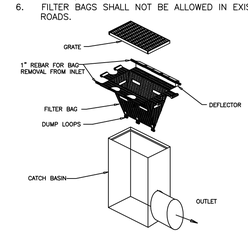
STD. NO. 30.17A REV.

NOTES

1. INLET MAINTENANCE SHALL BE DOCUMENTED IN PROJECT LOG BOOK.
2. FILTER TYPES SHALL BE APPROVED BY THE INSPECTOR PRIOR TO INSTALLATION.
3. FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
4. FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE.
5. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME).
6. FILTER BAGS SHALL NOT BE ALLOWED IN EXISTING TOWN OR NCDOT ROADS.



SECTION



INSTALLATION

APPROVED DATE: 02/2007

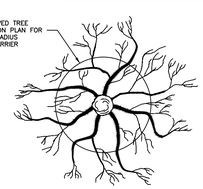
NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

CATCH BASIN INLET PROTECTION

STD. NO. 30.15 REV.

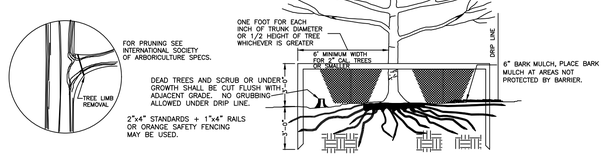
SEE APPROVED TREE PRESERVATION PLAN FOR REQUIRED RADIUS OF TREE BARRIER



PLAN VIEW OF ROOT ZONE

NOTES:

1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

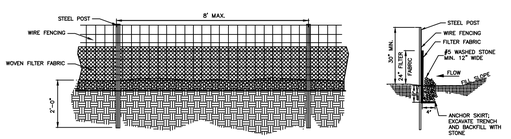


APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

TREE PROTECTION

STD. NO. 40.02 REV.



GENERAL NOTES:

1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. WIRE FENCING SHALL BE AT LEAST #10 GAGE WITH A MINIMUM OF 6 LINE WIRES WITH 6" STAY SPACING.
5. TURN SILT FENCE UP SLOPE AT ENDS.
6. WIRE AND WASHED STONE IS REQUIRED TO BE SHOWN ON PLANS AT THE TOE OF SLOPES GREATER THAN 10 FEET VERTICAL (2:1 SLOPE)
7. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
8. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
9. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
10. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

HIGH HAZARD TEMPORARY SILT FENCE

STD. NO. 30.06B REV.

DATE	REV.	DRAWING SCALE NTS	PROJECT MANAGER AJR
		PROJECT DATE 7-7-17	DESIGNED BY AJR
		PROJECT NUMBER 17-3	APPROVED BY AJR
		TASK PHASE	FILE NAME
		PLOT DATE	

GEOSCIENCE GROUP
Mailing: 9600 Harris Corners Pkwy, Suite 300
Charlotte, NC 28269
Phone: 704-525-2003
Fax: 704-525-2013
www.geosciencegroup.com
NC firm LICENSE C-0585(NG)
NC firm LICENSE C-278(LA)

PRELIMINARY NOT FOR CONSTRUCTION

ISSUED FOR BIDDING

ISSUED FOR PERMIT

ISSUED FOR CONSTRUCTION

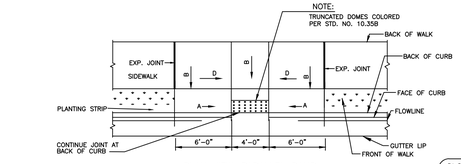
Drawing Status

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER KEVIN S. CALDWELL
7.7.17

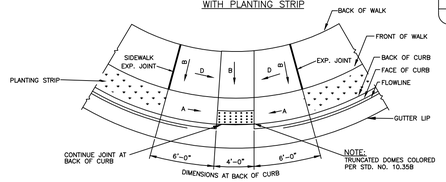
SITE DETAILS

C4.1



PLAN VIEW–PARALLEL RAMP WITH PLANTING STRIP

SLOPE "A"	12:1
SLOPE "B"	1/4"/FT
SLOPE "D"	3/8"/FT



PLAN VIEW–DIAGONAL RAMP WITH PLANTING STRIP

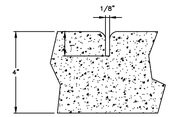
APPROVED DATE: 02/2007

NOT TO SCALE

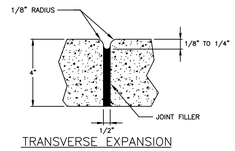
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

ACCESSIBLE RAMP STANDARD WITH PLANTING STRIP 2'–6" CURB AND GUTTER

STD. NO. 10.31A REV.



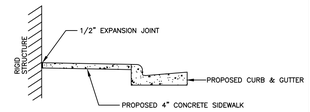
GROOVE JOINT IN SIDEWALK



TRANSVERSE EXPANSION JOINT IN SIDEWALK

GENERAL NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 5'.
4. WIDTH OF SIDEWALKS ON NON–THOROUGHFARE STREETS SHALL BE A MINIMUM OF 5'.
5. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
6. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.
7. ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.



DETAILS SHOWING EXPANSION JOINTS FOR CONCRETE SIDEWALK

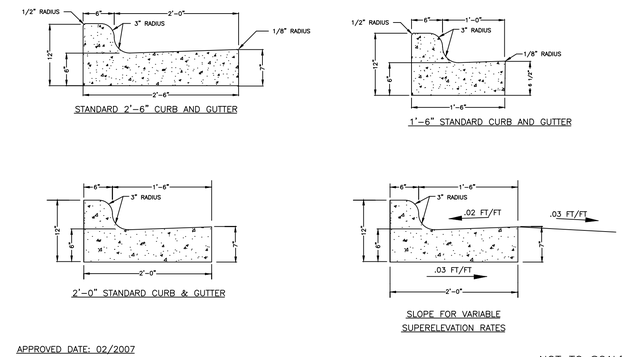
APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

CONCRETE SIDEWALKS

STD. NO. 10.22 REV.



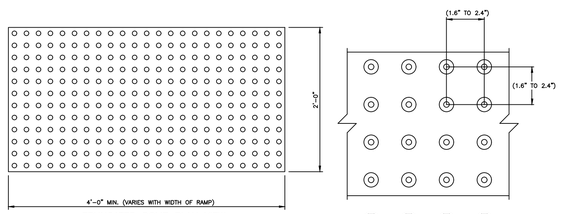
APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

STANDARD CURB AND GUTTER

STD. NO. 10.17A REV.

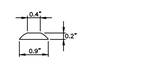


TRUNCATED DOME PLAN VIEW

TRUNCATED DOME SPACING

NOTES:

1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIDGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE COUNTY ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE COUNTY ENGINEER FOR MATERIAL TYPE AND INSTALLATION (IE. RESURFACING).
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
6. DECTECTABLE WARNING AREA SHALL BE COLORED BLACK IN ALL LOCATIONS.
7. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 psi CONCRETE.
8. MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.



TRUNCATED DOME SECTION

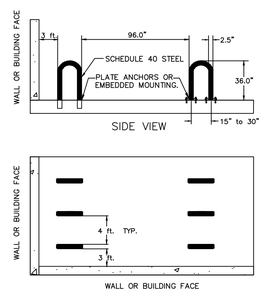
APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

TRUNCATED DOMES PLAN AND CROSS–SECTION

STD. NO. 10.35B REV.



NOTES:

1. BIKE RACKS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
2. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL BY THE TOWN AND/OR COUNTY.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.

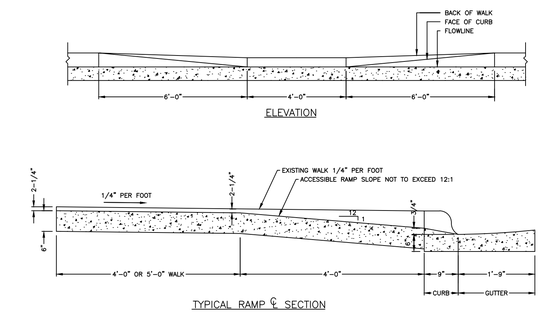
APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

INVERTED "U" RACK FOR BICYCLE PARKING

STD. NO. 50.20 REV.



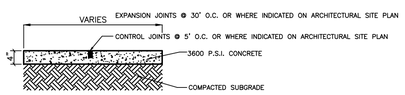
APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

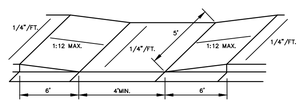
ACCESSIBLE RAMP SECTIONS WITH PLANTING STRIP 2–6" CURB AND GUTTER

STD. NO. 10.31B REV.



CONCRETE SIDEWALK DETAIL

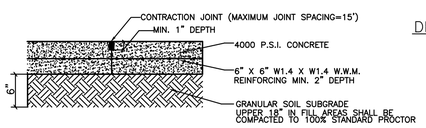
NOT TO SCALE



*NOTE
ACCESSIBLE RAMP SHALL BE IN ACCORDANCE WITH NC ACCESSIBILITY CODE, VOL. 1–C AND SHALL BE ADA COMPLIANT

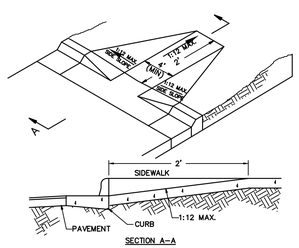
DEPRESSED CURB AT ACCESSIBLE PARKING SPACES AND RAMP

NOT TO SCALE



REINFORCED CONCRETE DETAIL
SOLID WASTE ENCLOSURE PAD AND 10' APPROACH APRON

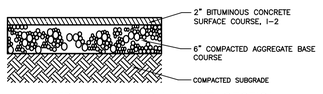
NOT TO SCALE



ACCESSIBLE CURB RAMP

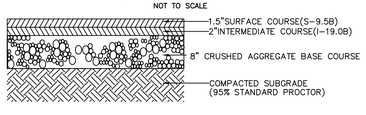
NOT TO SCALE

*NOTE
ALL ACCESSIBLE RAMPS, SIGNAGE, ETC. SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, THE NC ACCESSIBILITY CODE AND ANSI. PROVIDE DETECTIBLE WARNING (TRUNCATED DOMES) WHERE APPLICABLE.



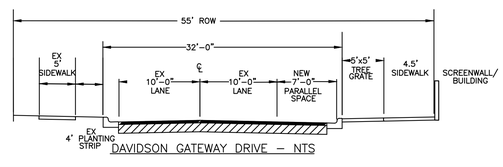
MEDIUM DUTY PAVEMENT SECTION
(AUTO AREAS)

NOT TO SCALE

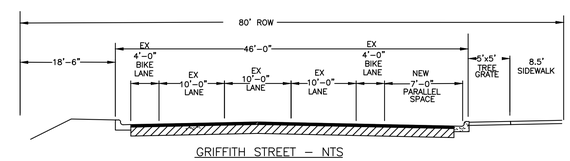


STANDARD HEAVY DUTY PAVEMENT SECTION

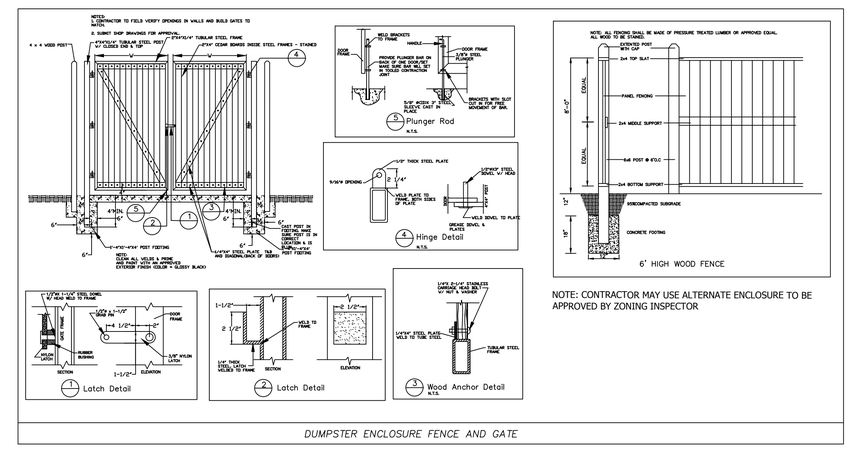
NOT TO SCALE



DAVIDSON GATEWAY DRIVE – NTS



GRIFFITH STREET – NTS



NOTE: CONTRACTOR MAY USE ALTERNATE ENCLOSURE TO BE APPROVED BY ZONING INSPECTOR

DUMPSTER ENCLOSURE FENCE AND GATE

PROJECT MANAGER	AJR
DESIGNED BY	AJR
DRAWING SCALE	NTS
PROJECT DATE	7.7.17
PROJECT NUMBER	2013
APPROVED BY	AJR
TASK	PHASE
FILE NAME	
PLOT DATE	
REV.	
DATE	

GEOSCIENCE GROUP
Northern Office
9800 Mt. Pleasant Road
Cornelius, NC 28031
Phone: 704.525.2003
Fax: 704.525.2023
www.geosciencegroup.com
NC FIRM LICENSE C-0585(NW)
NC FIRM LICENSE C-278(LA)

Drawing Status

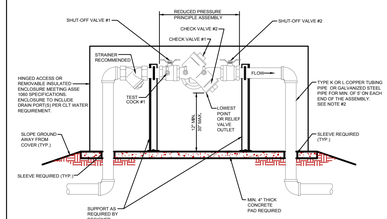
- [x] PRELIMINARY NOT FOR CONSTRUCTION
- [ ] ISSUED FOR BIDDING
- [ ] ISSUED FOR PERMIT
- [ ] ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER KEVIN S. CALDWELL
7.7.17

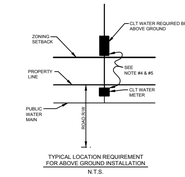
SITE DETAILS

C4.2



NOTES:

1. BACKFLOW PREVENTION ASSEMBLIES (BPA's) SHALL CONFORM TO CLT WATER SPECIFICATIONS. SHUT-OFF VALVES ARE SPECIFIC TO EACH APPROVED BPA AND NO SUBSTITUTIONS OF SHUT-OFF VALVES ARE PERMITTED. REFER TO CLT WATER APPROVED LIST OF BPA's.
2. PIPE MATERIAL AND FITTINGS SHALL BE AS SPECIFIED IN CLT WATER STANDARDS & SPECIFICATIONS.
3. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CLT WATER ENCLOSURE INFORMATION - HEATED INSULATED ENCLOSURE IS RECOMMENDED. NO INSULATION SHALL BE WRAPPED AROUND BPA.
4. ALL LOCATIONS FOR BPA'S REQUIRE CLT WATER APPROVAL AND MUST BE OUTSIDE OF ZONING SET-BACK DIRECTLY BEHIND METER.
5. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLT WATER - REQUIRED BACKFLOW PREVENTER.
6. EACH CLT WATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLT WATER - APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE. TEST RESULTS SHALL BE SUBMITTED TO CLT WATER WITHIN 30 DAYS AND TESTED ANNUALLY THEREAFTER SUBMITTING RESULTS TO CLT WATER.
7. ALL INSTALLATIONS INTENDED FOR ADDRESSING CLT WATER REQUIREMENTS, REQUIRE PRIOR APPROVAL FROM THE APPROPRIATE CLT WATER BACKFLOW INSPECTOR.

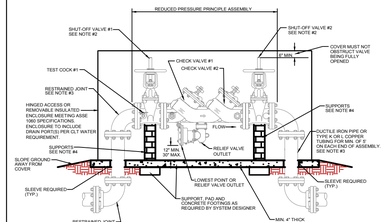


TYPICAL LOCATION REQUIREMENT FOR ABOVE GROUND INSTALLATION
N.T.S.

NO SCALE

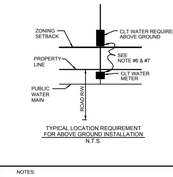
REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP) 1/2 & 2" ABOVE GROUND

CHARLOTTE WATER — TRANSFORMING LIVES — BACKFLOW PREVENTION



NOTES:

1. BACKFLOW PREVENTION ASSEMBLIES (BPA's) SHALL CONFORM TO CLT WATER SPECIFICATIONS. SHUT-OFF VALVES ARE SPECIFIC TO EACH APPROVED BPA AND NO SUBSTITUTIONS OF SHUT-OFF VALVES ARE PERMITTED. REFER TO CLT WATER APPROVED LIST OF BPA's.
2. FIRE LINE SERVICES SHALL HAVE OUTSIDE STEM AND YOKE (OS & Y) HANDWHEEL OPERATORS OR BUTTERFLY VALVES, AND LISTED ON APPROVED LIST AS FIRE APPROVED. IF SERVING FIRE SPRINKLERS, TAMPER SWITCHES ARE REQUIRED.
3. PIPE MATERIAL AND FITTINGS SHALL BE AS SPECIFIED IN CLT WATER STANDARDS SPECIFICATION. ALL JOINTS SHALL BE RESTRAINED WITH MEGALUG RESTRAINTS OR APPROVED EQUAL.
4. SUPPORT OF ASSEMBLY SHALL BE DESIGNED BY OWNER. 8" - 12" SHALL BE SUPPORTED AT EACH VALVE AND SHALL NOT BLOCK RELIEF VALVE ON DRAIN PORT.
5. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CLT WATER ENCLOSURE INFORMATION - HEATED INSULATED ENCLOSURE ARE REQUIRED FOR FIRE LINE SERVICES. NO INSULATION SHALL BE WRAPPED AROUND BPA.
6. ALL LOCATIONS FOR BPA'S REQUIRE CLT WATER APPROVAL AND MUST BE OUTSIDE OF ZONING SET-BACK DIRECTLY BEHIND METER.
7. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER - USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLT WATER - REQUIRED BACKFLOW PREVENTER.
8. EACH CLT WATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLT WATER - APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE. TEST RESULTS SHALL BE SUBMITTED TO CLT WATER WITHIN 30 DAYS AND TESTED ANNUALLY THEREAFTER SUBMITTING RESULTS TO CLT WATER.
9. ALL INSTALLATIONS INTENDED FOR ADDRESSING CLT WATER REQUIREMENTS, REQUIRE PRIOR APPROVAL FROM THE APPROPRIATE CLT WATER BACKFLOW INSPECTOR.

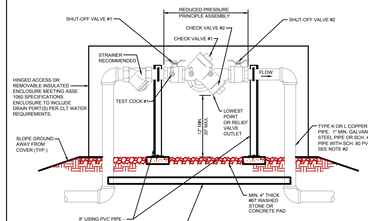


TYPICAL LOCATION REQUIREMENT FOR ABOVE GROUND INSTALLATION
N.T.S.

NO SCALE

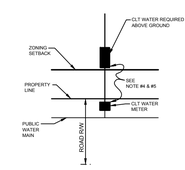
REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP) 2 1/2 - 12" ABOVE GROUND

CHARLOTTE WATER — TRANSFORMING LIVES — BACKFLOW PREVENTION



NOTES:

1. BACKFLOW PREVENTION ASSEMBLIES (BPA's) SHALL CONFORM TO CLT WATER SPECIFICATIONS. SHUT-OFF VALVES ARE SPECIFIC TO EACH APPROVED BPA AND NO SUBSTITUTIONS OF SHUT-OFF VALVES ARE PERMITTED. REFER TO CLT WATER APPROVED LIST OF BPA's.
2. PIPE MATERIAL AND FITTINGS SHALL BE AS SPECIFIED IN CLT WATER STANDARDS & SPECIFICATIONS. IF USING PVC PIPE / FITTINGS, VERTICAL SUPPORT IS REQUIRED AND HORIZONTAL BRACING IS RECOMMENDED.
3. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CLT WATER ENCLOSURE INFORMATION - HEATED INSULATED ENCLOSURE IS RECOMMENDED. NO INSULATION SHALL BE WRAPPED AROUND BPA.
4. ALL LOCATIONS FOR BPA'S REQUIRE CLT WATER APPROVAL AND MUST BE OUTSIDE OF ZONING SET-BACK DIRECTLY BEHIND METER.
5. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLT WATER - REQUIRED BACKFLOW PREVENTER.
6. EACH CLT WATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLT WATER - APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE. TEST RESULTS SHALL BE SUBMITTED TO CLT WATER WITHIN 30 DAYS AND TESTED ANNUALLY THEREAFTER SUBMITTING RESULTS TO CLT WATER.
7. ALL INSTALLATIONS INTENDED FOR ADDRESSING CLT WATER REQUIREMENTS, REQUIRE PRIOR APPROVAL FROM THE APPROPRIATE CLT WATER BACKFLOW INSPECTOR.

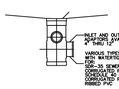


TYPICAL LOCATION REQUIREMENT FOR ABOVE GROUND INSTALLATION
N.T.S.

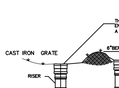
NO SCALE

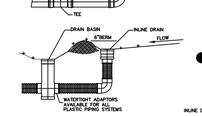
REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP) 3/4" - 1" ABOVE GROUND

CHARLOTTE WATER — TRANSFORMING LIVES — BACKFLOW PREVENTION

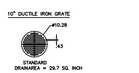


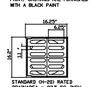
10" YARD INLET DETAIL
(FOR PAVED AREAS, PEDESTRIAN TRAFFIC)
NOT TO SCALE

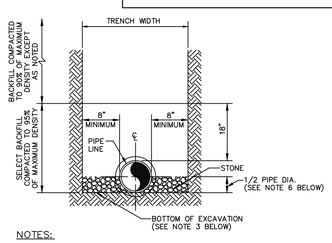




15x15 TYPICAL YARD INLET INSTALLATIONS
TYPICAL INSTALLATION OF DRAIN BASIN AND INLINE DRAIN



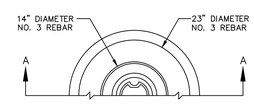




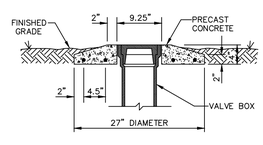
NOTES:

1. BACKFILL TO 95% OF MAXIMUM DENSITY WHERE EXCAVATIONS CUT THROUGH PAVEMENTS, CURBS, DRIVEWAYS AND SIDEWALKS, AND UNDER OR ADJACENT TO STRUCTURES.
2. STONE TO BE SIZE 1/2" TO 1-1/2", WELL TAMPED.
3. STONE IS REQUIRED TO 6" BELOW PIPE WHERE WET CONDITIONS OR ROCK IS ENCOUNTERED, ONLY AS DIRECTED.
4. HAND SHAPE TRENCH BOTTOM FOR LOWER QUADRANT OF PIPE AND BELLS.
5. PROVIDE MINIMUM 3'-0" COVER OVER PIPE.
6. STONE TO 1/2 PIPE DIA. NOT REQUIRED FOR C-900 P.V.C. OR DUCTILE IRON PIPE.

STANDARD WATER LINE TRENCH
NOT TO SCALE

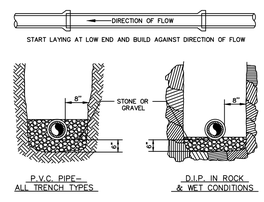


PLAN



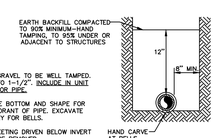
SECTION A–A

STANDARD VALVE BOX PROTECTOR
NOT TO SCALE



NOTES:

1. STONE OR GRAVEL TO BE WELL TAMPED. SIZE 1/2" TO 1-1/2". INCLUDE IN UNIT PRICE BID FOR PIPE.
2. HAND CARVE BOTTOM AND SHAPE FOR LOWER QUADRANT OF PIPE. EXCAVATE ADDITIONALLY FOR BELLS.
3. TRENCH SHEETING DRIVEN BELOW INVERT MUST NOT BE REMOVED.



D.I.P. NORMAL
STANDARD SEWER LINE TRENCH
NOT TO SCALE

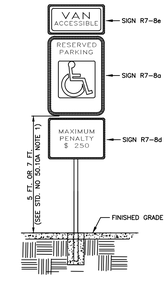
LEGEND AND BORDER – GREEN
BACKGROUND – WHITE

SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6

R7-8d PENALTY SIGNS ARE REQUIRED TO ACCOMPANY ALL R7-8a PARKING SIGNS ERECTED AFTER DECEMBER 31,1990

NOTE:

SUPPLEMENTAL ACCESSIBLE SIGN (R7-8e) USED IF THERE IS ONLY ONE REQUIRED ACCESSIBLE PARKING SPACE (MUST BE VAN ACCESSIBLE) AND AT EACH ADDITIONAL REQUIRED VAN ACCESSIBLE SPACE. (SEE STD. NO. 50.10B)



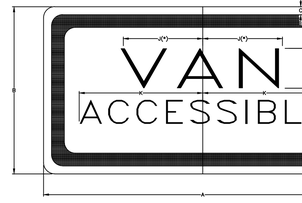
APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

SUPPLEMENTAL ACCESSIBLE SIGN (R7-8d)

STD. NO. 50.10C REV.



R7-8e

DIMENSIONS (INCHES)										
A	B	C	D	E	F	G	H	J	K	L
12	6	3/8	3/8	1-1/2	1-1/20	1/2	1D	2-1/2	4	1-1/2

* INCREASE SPACING 50%
D–FHWA (FEDERAL HIGHWAY ADMINISTRATION/USDOT) SERIES D LETTERS

LEGEND AND BORDER – GREEN
BACKGROUND – WHITE

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

SUPPLEMENTAL ACCESSIBLE SIGN (R7-8e)

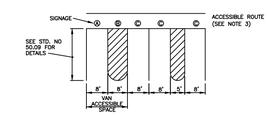
STD. NO. 50.10B REV.

ACCESSIBLE PARKING REQUIREMENTS

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	1
301 TO 400	8	1
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 8 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 8 ACCESSIBLE SPACES
SECTION 4.1.2 (5) OF THE AMERICANS WITH DISABILITIES ACT (ADA). SEE 4.1.2.(5) (a) FOR MEDICAL CARE FACILITIES		

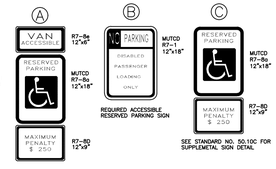
NOTES:

1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8a & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADED BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.



ONE OUT OF EVERY EIGHT (8)ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.

PARKING SPACE PAVEMENT MARKINGS



SEE STANDARD NO. 50.10B & 50.10C FOR SUPPLEMENTAL SIGN DETAIL

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

ACCESSIBLE PARKING AND SIGNAGE STANDARDS

STD. NO. 50.10A REV.

PROJECT MANAGER	AJR
DESIGNED BY	AJR
DRAWN BY	AJR
APPROVED BY	AJR
TAG	PHASE
FILE NAME	PLOT DATE
DRAWING SCALE	1"=20'
PROJECT DATE	2-7-2007
PROJECT NUMBER	2-3-3
REV.	DATE

GEOSCIENCE GROUP
Geotechnical
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2013
www.geosciencegroup.com
NC FIRM LICENSE # C-0585(CNG)
NC FIRM LICENSE # C-278(LA)

PRELIMINARY NOT FOR CONSTRUCTION

ISSUED FOR BIDDING

ISSUED FOR PERMIT

ISSUED FOR CONSTRUCTION

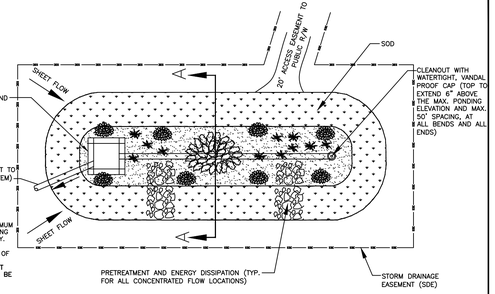
Drawing Status

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER ADAM S. CALDWELL 7.7.17

SITE DETAILS

C4.3



PLAN

NOTES:

1. ALL BIORETENTION SHALL HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS-SLOPE 5%. IN ADDITION, A 10-FOOT WIDE PERMANENT MAINTENANCE ACCESS EASEMENT MUST BE PROVIDED AROUND THE PERIMETER OF ALL BMPS TO ALLOW FOR ADEQUATE MAINTENANCE AND REPAIR.
2. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH OR PLANTINGS.
3. AMENDED SOIL WILL ONLY BE PERMITTED WITH A VALID SOIL ANALYSIS REPORT.
4. INSTALL WIRE SCREENING AROUND ALL OUTLET OPENINGS TO PREVENT LOSS OF MULCH.

NOT TO SCALE

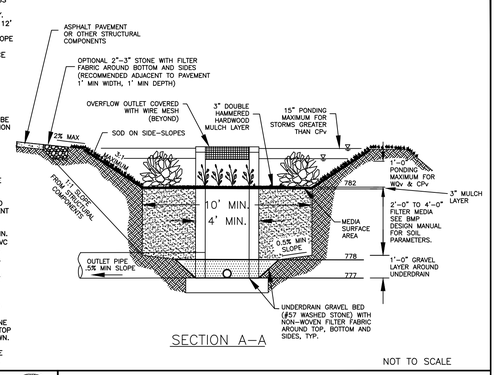
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

BIORETENTION PLAN
BMP FIG. 4.1.2

STD. NO. 21.00 | REV.

NOTES:

1. ALL BIORETENTION FACILITIES SHALL HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS-SLOPE 5%. IN ADDITION, A 10-FOOT WIDE PERMANENT MAINTENANCE ACCESS EASEMENT MUST BE PROVIDED AROUND THE PERIMETER OF ALL BMPS TO ALLOW FOR ADEQUATE MAINTENANCE AND REPAIR.
2. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH OR PLANTINGS.
3. AMENDED SOIL WILL ONLY BE PERMITTED WITH A VALID SOIL ANALYSIS REPORT. NO AMENDED SOIL SHALL BE ALLOWED ON THE SIDE SLOPES.
4. INSTALL WIRE SCREENING AROUND ALL OUTLET OPENINGS TO PREVENT LOSS OF MULCH.
5. UNDERDRAIN PIPE SHOULD BE MIN. 6" PERFORATED SCHEDULE 40 PVC (PER AASHTO M278) OR DOUBLE WALL HDPE (PER AASHTO M252). PERFORATIONS SHOULD BE 3/8" SPACED 3" ON CENTER ALONG 4 LONGITUDINAL ROWS SPACED 90° APART.
6. UNDERDRAIN CLEANOUTS SHOULD EXTEND A MIN. OF 6" ABOVE MAXIMUM PONDING ELEVATION. ONE CLEANOUT MAY BE FLUSH WITH TOP OF SURFACE TO ALLOW DRAWDOWN.
7. ONLY SMALL MATURING TREES ARE ALLOWED TO BE PLANTED IN THE AMENDED SOILS.



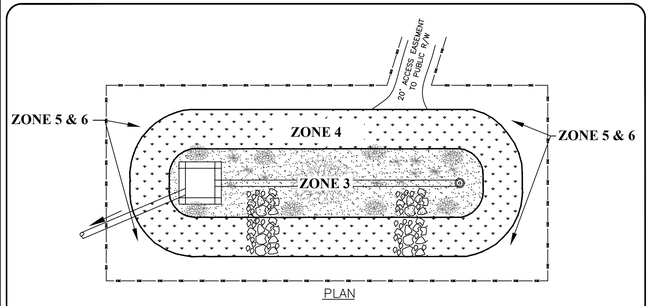
SECTION A–A

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

BIORETENTION CROSS-SECTION
BMP FIG. 4.1.3

STD. NO. 21.01 | REV. 2



PLAN

NOTES:

1. PLANTING ZONES AND PLANT SELECTION PER THE BMP DESIGN MANUAL, CHAPTER 6 & APPENDICES.
2. ALL PLANTINGS SHALL BE LOCAL NATIVE SPECIES.
3. IRRIGATION MAY BE PROVIDED FOR INITIAL ESTABLISHMENT AND DRY SEASONS.

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

BIORETENTION PLANTING PLAN
BMP FIG. 4.1.4

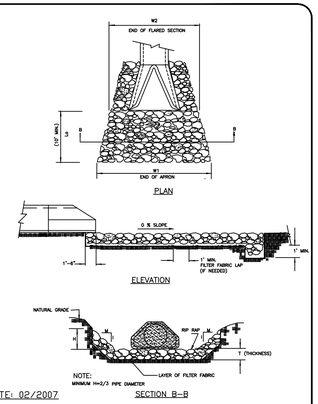
STD. NO. 21.02 | REV.

NOTES:

1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
2. REFER TO THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR RIPRAP APRON DESIGN STANDARDS.
3. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
4. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
5. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.
6. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
7. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
8. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
9. FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.
10. ANY DISTURBED AREA FROM END OF APRON TO RECIEVING CHANNEL MUST BE STABILIZED.

USE USDA NOMOGRAPH FROM NC SEDIMENT AND EROSION CONTROL MANUAL OR CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR DESIGN DATA.

APRON #	La	W1	W2	*T	H	RIP-RAP
1	10'	6'	4'	1.2'	1	AVG.SIZE 6"



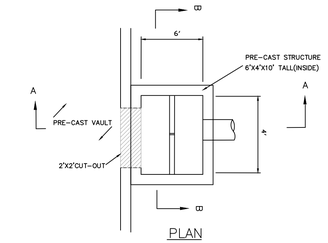
* d50 (see fig 8.06 ddb "NC SEDIMENT AND EROSION CONTROL MANUAL"
dmax = 1.5 x d50
T = 1.5 X dmax.

APPROVED DATE: 02/2007

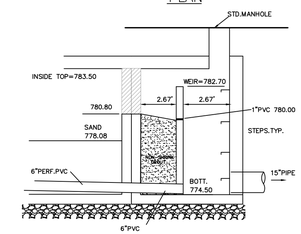
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

RIP RAP APRON AT PIPE OUTFALLS OTHER THAN AT SWIM

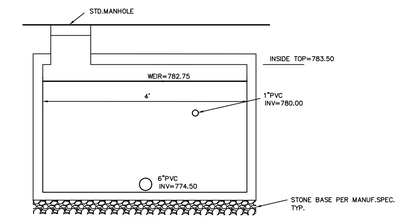
STD. NO. 20.23 | REV.



PLAN



SECTION A–A



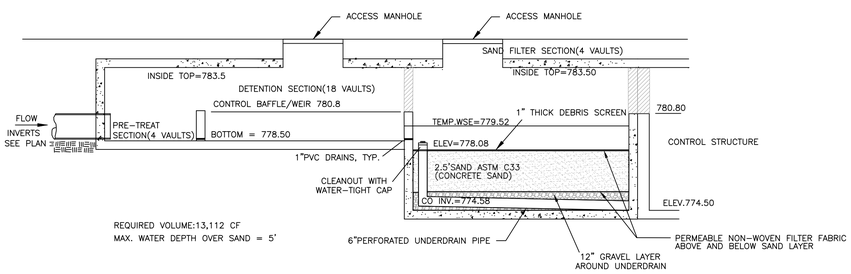
SECTION B–B

PRIOR TO INSTALLATION, CONTRACTOR SHALL PROVIDE PE SEALED SHOP DRAWINGS

PRIOR TO CO, CONTRACTOR SHALL PROVIDE SURVEYOR SEALED AS-BUILT DRAWINGS OF STORM WATER DETENTION SYSTEM TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL

CONTROL BOX

NOT TO SCALE



SECTION THRU FILTER

NOT TO SCALE

SECTION THRU UNDERGROUND SAND FILTER–BMP

NOTES:

ADEQUATE SOIL BEARING CAPACITY AS REQUIRED BY VAULT MANUFACTURER SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER. VAULTS TO HAVE A CONCRETE BOTTOM AND A CONTAINMENT MEMBRANE AT BOTTOM, UP WALLS, TO TOP OF STRUCTURE. VAULTS SHALL HAVE FLUSH TO THE BOTTOM OPENINGS BETWEEN VAULTS, EXCEPT WALLS THAT SEPARATE THE PRE-TREATMENT TO THE SAND FILTER AREA, AND THE DETENTION TO THE SAND FILTER AREA. THESE WALLS SHALL ONLY HAVE THE WEIR AND ORIFICE OPENINGS AS DETAILED ABOVE.

PRIOR TO INSTALLATION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS

PRIOR TO CO, CONTRACTOR SHALL PROVIDE SURVEYOR SEALED AS-BUILT DRAWINGS OF STORM WATER DETENTION SYSTEM TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL

VAULTS TO BE "OLD-CASTLE" PRE-CAST OR EQUAL

DATE	REV.	

DRAWING SCALE 1"=20'
PROJECT DATE 7.7.17
PROJECT NUMBER
TASK PHASE
PLOT DATE
PROJECT MANAGER AJR
DESIGNED BY AJR
APPROVED BY AJR
FILE NAME

GEOSCIENCE GROUP
Mailing: 9000 Harris Corporate Blvd
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2013
www.geosciencegroup.com
NC FIRM LICENSE C-0593(NG)
NC FIRM LICENSE C-2790(LA)

Drawing Status

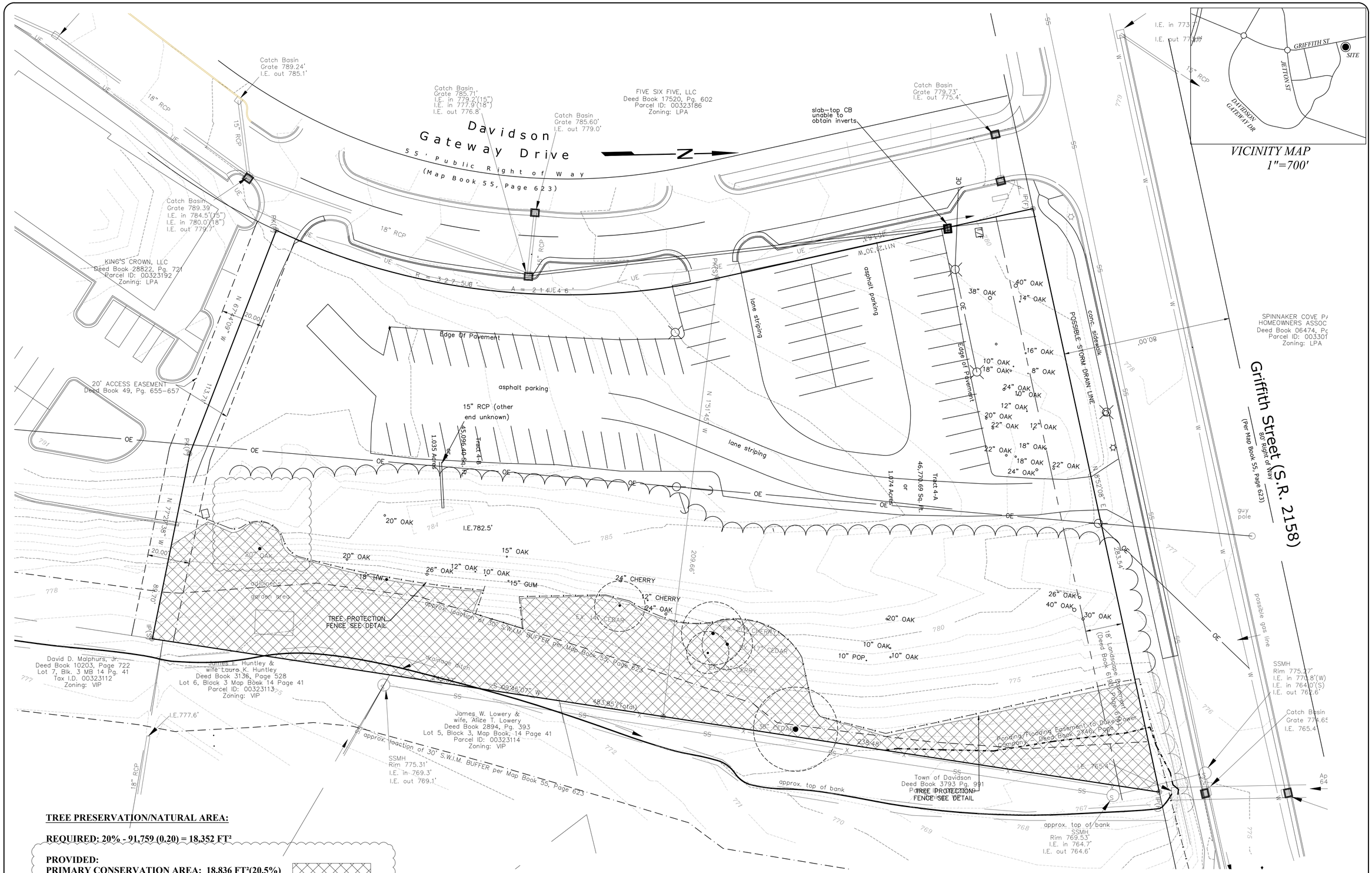
- [x] PRELIMINARY NOT FOR CONSTRUCTION
- [ ] ISSUED FOR BIDDING
- [ ] ISSUED FOR PERMIT
- [ ] ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 10725 ENGINEER ADAMS CALDWELL 7.7.17

SITE DETAILS

C4.4



TREE PRESERVATION/NATURAL AREA:

REQUIRED: 20% - 91,759 (0.20) = 18,352 FT²

PROVIDED:
PRIMARY CONSERVATION AREA: 18,836 FT²(20.5%)

EXISTING TREE CANOPY TO BE SAVED.

44 EXISTING TREES (20%) = 8.8 TREES TO BE SAVED.
5 EXISTING WERE SAVED. DEVELOPER SHALL MITIGATE FOR THE 4 DEFICIENT TREES. MITIGATION= 1.5 TREES(4)= 6 TREES
6 TREES TO BE PLANTED IN THE EASTERN BUFFER SEE L1.2 FOR TREE LOCATION.

REV.		DATE
1.	REV PER TOWN OF DAVIDSON	8.5.17
3.	REV PER TOWN OF DAVIDSON	10.4.17
5.	REV PER TOWN OF DAVIDSON	11.7.17

PROJECT MANAGER: JLR
DESIGNED BY: JLR
DRAWING SCALE: 1"=20'
PROJECT DATE: 7.7.17
PROJECT NUMBER: 17-0
DRAWN BY: JLR
CHK: JLR
PHASE:
FILE NAME:
PLOT DATE:

GEOSCIENCE GROUP, P.A.
Mailing: 9000 Harris Corporate Blvd
Charlotte, NC 28269
Phone: 704.525.2003
Fax: 704.525.2083
www.geoscienceprofgroup.com
NC FIRM LICENSE C-0585(TWO)
NC FIRM LICENSE C-2790(LA)

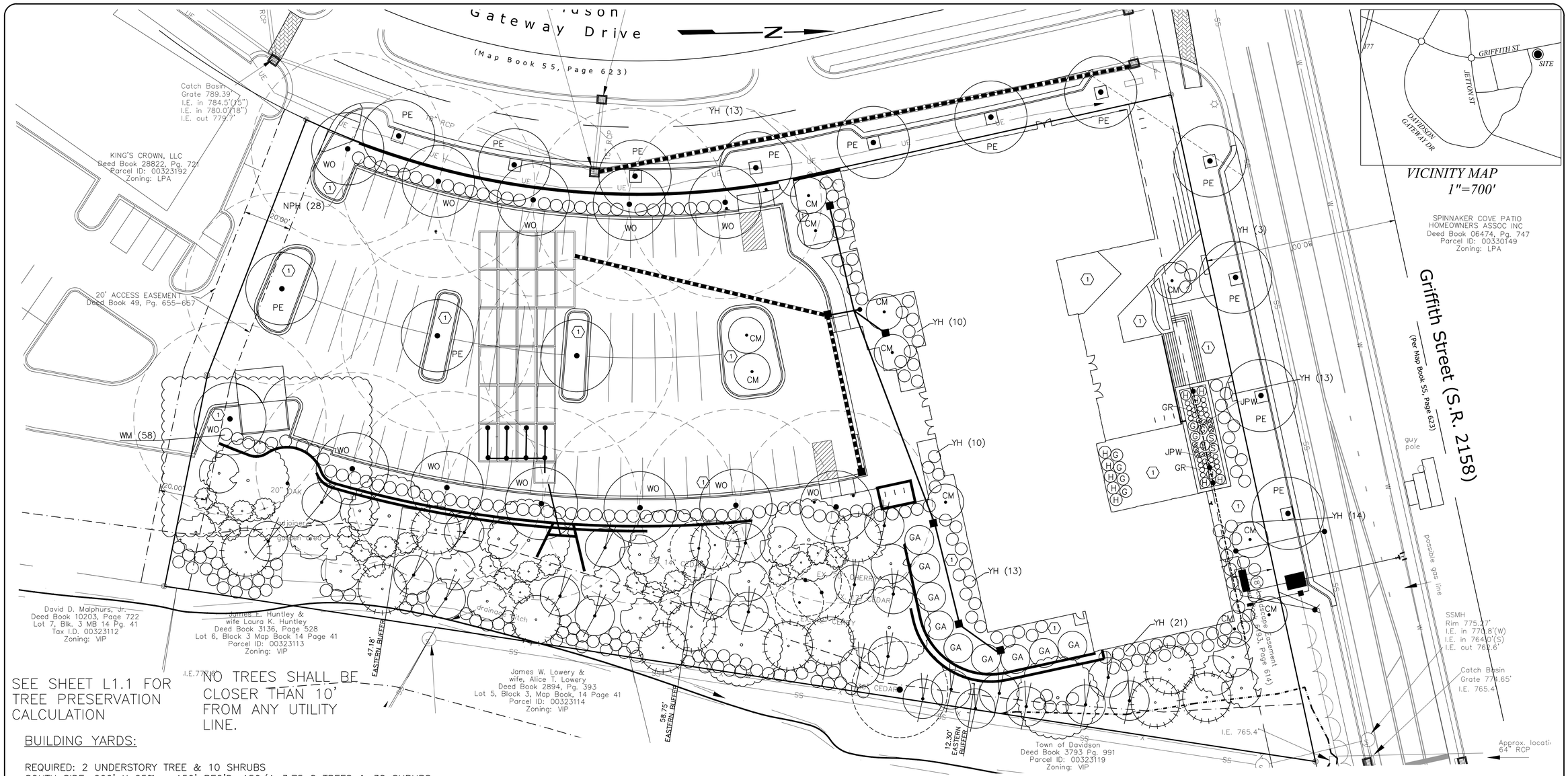
Drawing Status
- ■ PRELIMINARY NOT FOR CONSTRUCTION
- ☐ ISSUED FOR BIDDING
- ☐ ISSUED FOR PERMIT
- ☐ ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1608 JOSHUA L. RINE
11.7.17

EXISTING LANDSCAPE PLAN

L1.1



SEE SHEET L1.1 FOR TREE PRESERVATION CALCULATION

NO TREES SHALL BE CLOSER THAN 10' FROM ANY UTILITY LINE.

BUILDING YARDS:

REQUIRED: 2 UNDERSTORY TREE & 10 SHRUBS
SOUTH SIDE: 200' X 25% = 150' REQ'D: 150/4=3.75 8 TREES & 38 SHRUBS
PROV'D: 11 TREES & 38 SHRUBS
EAST SIDE: 100' X 25% = 75' REQ'D: 150/4=1.87 4 TREES & 19 SHRUBS
PROV'D: 17 TREES & 21 SHRUBS
NORTH SIDE: CONDITIONAL (SPACE FOR OPEN SPACE PLAZA TO THE PUBLIC)
WEST SIDE: CONDITIONAL (CONCRETE FLUSH WITH BUILDING FOR RETAIL SPACE)

TREE COVERAGE

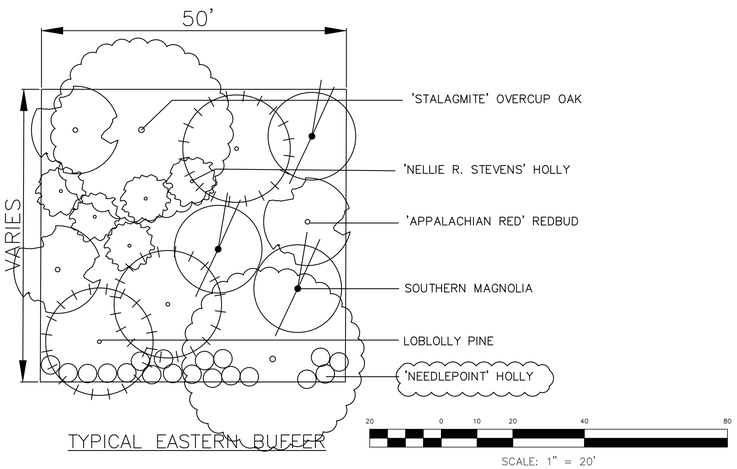
TREE COVERAGE REQUIREMENT:
2 LARGE MATURING TREES PER 9,000 SQUARE FEET OF PARCEL AREA
91,759FT² / 9,000FT² (2): = 10.4 USE 21 TREES
PROVIDED: 6 EX. LARGE MATURING TREES, NEW 69 LARGE MATURE TREES & NEW 28 SMALL MATURING TREES = 103 TREES

APPROX. CANOPY COVERAGE:
REQUIRED: 15% OF PARCEL AREA:
91,759FT²(0.15)= 13,764FT²
PROVIDED: ONLY THE EASTERN BUFFER = 25,692 FT² = 28%

BUFFER REQUIREMENT: FOR EVERY 100 FEET = 40 SHRUBS AND 6 LARGE MATURE
REQUIRED: 480 LINEAR FEET= 4.8(6)= 28.8 = 29 TREES, 4.8(40) 192 SHRUBS
PROVIDED: 55 TREES – 38 EVERGREEN (69%), 194 SHRUBS

IRRIGATION NOTES

1. PROVIDE AND INSTALL A MULTI-ZONE IRRIGATION SYSTEM WITH ELECTRONIC PROGRAMMABLE CONTROLLER FOR ALL AREAS TO RECEIVE PLANTING. ALL TREE, SHRUB AND GROUNDCOVER PLANTINGS SHALL RECEIVE DRIP IRRIGATION. ALL TURF AREAS SHALL RECEIVE SPRAY IRRIGATION. A SHOP DRAWING SUBMITTAL FOR THE IRRIGATION SYSTEM IS REQUIRED FOR APPROVAL PRIOR TO CONSTRUCTION. IRRIGATION SHOP DRAWING SHALL BE PREPARED BY AN IRRIGATION ASSOCIATION CERTIFIED DESIGNER. IRRIGATION DESIGN AND CONSTRUCTION SHALL INCLUDE ALL NECESSARY ELECTRICAL AND PLUMBING, INCLUDING IRRIGATION METER AND BACKFLOW PREVENTER.



TYPICAL EASTERN BUFFER

PLANTING SCHEDULE (TYP)

** QUANTITIES ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ACTUAL PLANT MATERIAL SHOWN ON PLANS.

	SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT/SIZE	COMMENTS
HERBACEOUS	JPW	10	EUPATORIUM DUBIUM 'LITTLE JOE'	'LITTLE JOE' JOE PYE WEED	1 GAL.		PLANT 12" OC
HERBACEOUS	GR	24	SOLIDAGO RUGOSA 'FIREWORKS'	'FIREWORKS' GOLDENROD	1 GAL.		PLANT 12" OC
GRASS	S	3	PANICUM VIRGINIANA 'SHENANDOAH'	'SHENANDOAH' SWITCHGRASS	3 GAL.		PLANT 3' OC
GRASS	G	3	PANICUM VIRGINIANA 'NORTH WIND"	'NORTH WIND' SWITCHGRASS	3 GAL.		PLANT 3' OC
SHRUB	H	8	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' INKBERRY HOLLY	3 GAL.	MIN. 24" TALL	PLANT 4' OC
SHRUB	NPH	106	ILEX CORNUTA 'NEEDLEPOINT'	'NEEDLEPOINT' HOLLY	7 GAL CONTAINER	MIN. 24"W X 24"T	PLANT 5' OC
SHRUB	YH	185	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORNE	5 GAL CONTAINER	MIN. 24"W X 24"T	PLANT 5' OC
SHRUB	WM	58	'SOUTHERN BAYBERRY' MORELLA CERIFERA	'SOUTHERN BAYBERRY' WAX MYRTLE	5 GAL CONTAINER	MIN. 5' HT	PLANT 5' OC
SHRUB	ST	24	ILEX x'NELLIE R. STEVENS	'NELLIE R. STEVENS' HOLLY	7 GAL CONTAINER	MIN. 8' HT	PLANT 8' OC
SM TREE	CM	11	LAGERSTROEMIA INDICA 'SIOUX'	SIOUX CRAPLE MYRTLE	B & B	2-2.5" CAL. MIN. 8'	
SM TREE	RB	17	CERCIS CANADENSIS 'APPALACHIAN RED'	'APPALACHIAN RED' REDBUD	B & B	2-2.5" CAL. MIN. 8-10'	
LG TREE	MG	24	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	B & B	12' HT FULL SPECIMAN 3" – 3.5" CAL	
(2) LG TREE	PE	14	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	B & B	4" – 5" CAL	
(2) LG TREE	WO	12	QUERCUS PHELLOS 'HIGHTOWER'	WILLOW OAK	B & B	3-3.5"* CAL. MIN. 8'	
LG TREE	QL	8	QUERCUS LYRATA 'QLSTK'	STALAGMITE OVERCUP OAK	B & B	4" – 5" CAL	
(2) LG TREE	LP	13	PINUS TAEDA	LOBLOLLY PINE	B & B	4" – 5" CAL	
LG TREE	GA	9	THUJA (STANDISHII X PLICATA) 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	2-2.5" CAL. MIN. 8-10'	

(1) INDICATES TURF AREAS TO RECEIVE SOD. ALL TURF AREAS SHALL BE 'GEO' ZOYSIA (OR APPROVED EQUIVALENT) SOD INSTALLED OVER A SMOOTH AND LEVEL PREPARED PLANTING BED THAT HAS BEEN AMENDED WITH TOPSOIL

(2) INDICATES WHICH TREES THAT ARE DEDICATED TO THE 1:1 REQUIREMENT

(3) THE RETAINING WALL AND ITS PROXIMITY TO THE EXISTING 21" WILLOW OAK WILL BE ADJUSTED TO SAVE THE 21" WILLOW OAK DURING THE EPM PLAN REVIEW PROCESS. THE WALL AS SHOWN MAY HAVE TO BE MODIFIED DURING THIS PROCESS.

NOTE: WHEN PLANTING BEYOND PCCO BUFFER CONTACT LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR ADJUSTMENT FROM EXISTING VEGETATION. ALL EXISTING VEGETATION SHALL BE PROTECTED INSIDE THE PCCO BUFFER.

NOTE: LANDSCAPE CONTRACTOR MUST PROVIDE BILL OF SALE OR NURSERY DOCUMENTATION FOR ALL PLANTS SOURCED FOR THIS PROJECT AS A REQUIRED SUBMITTAL TO VERIFY THAT THE PLANTS USED IN THIS PLANTING ARE TRUE TO THE SPECIES, SIZE AND CULTIVAR/SELECTION SPECIFIED. ANY TREE OR PLANT FOUND TO BE OTHER THAN THE SPECIFIC CULTIVAR/SELECTION SPECIFIED SHALL BE REMOVED AND REPLACED WITH THE CORRECT CULTIVAR/SELECTION AT THE CONTRACTOR'S EXPENSE.

REV.		DATE
1.	REV PER TOWN OF DAVIDSON	8.5.17
2.	REV PER TOWN OF DAVIDSON	9.20.17
3.	REV PER TOWN OF DAVIDSON	10.4.17
4.	REV PER TOWN OF DAVIDSON	10.25.17
5.	REV PER TOWN OF DAVIDSON	11.7.17

PROJECT MANAGER: JLR
DESIGNED BY: JLR
DRAWN BY: JLR
CHECKED BY: JLR
DRAWING SCALE: 1"=20'
PROJECT DATE: 7.7.17
PROJECT NUMBER:
TASK:
PHASE:
FILE NAME:
PLOT DATE:

GEOSCIENCE GROUP
Mailing: P.O. Box 1777, Davidson, NC 28036
Shipping: 19725 Jetton Road, Cornelius, NC 28031
Phone: 704.525.2003
Fax: 704.525.2003
www.geoscienceprofgroup.com
NC FIRM LICENSE C-0585(CIVIL)
NC FIRM LICENSE C-2790(LA)

PRELIMINARY NOT FOR CONSTRUCTION
ISSUED FOR BIDDING
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION
Drawing Status

HYATT PLACE
DAVIDSON, NORTH CAROLINA

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT 1608 JOSHUA L. PINE
11.7.17

LANDSCAPE PLAN

L1.2

DAVIDSON COMMONS EAST HOTEL

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

DCE HOTEL PRESENTATION – OVERVIEW

TOPICS COVERED

1. **Overview:** Process/Timeline
2. **Context:** Project Site Location/Vicinity
3. **Proposed Plan:** Renderings, Site/Building Details
4. **Proposed Conditions:** Review & Update to Proposed Conditions
5. **Public Hearing:** Summary of Feedback [Sept. 2017]
6. **Planning Board Recommendation:** Overview of Decision
7. **Staff Recommendation:** Overview of Staff Decision

DCE HOTEL – PROCESS/TIMELINE

2015 Concept Discussed

- Oct. 6: Applicant Informally Proposes Hotel Concept

2016 Concept Explored

- April - August: Site Review/Sketch Plan Created
- August 26: Preliminary Sketch Plan Submitted (DPO 14.5.2)
- September: Application Review, Public Input Session (PIS) Materials Prepared
- October 3: Public Input Session, Prelim. Staff Analysis Produced, Feedback Collected
- November - February 2017: Transportation Impact Analysis Undertaken

2017 Concept Refined/Approval Sought

- Mid-February: Transportation Impact Analysis (TIA) Finalized, Accepted by Staff
- March - May: Revised Design Discussed (TIA, PIS Feedback)
- May 31: Revised Conditional Master Plan Amendment Application Submitted (14.5.4)
- July 31: Joint Work Session (Board of Commissioners/Planning Board)
- August 1-11: Stakeholder/Public Engagement – Site Walk, Lunch & Learn/ Recorded (Feedback Collected)
- August 22: Board of Commissioners Work Session (Project Update/Feedback Received)
- August 28: Planning Board Meeting (Project Update)
- September 12: Board of Commissioners Meeting (Public Hearing)
- September 25: Planning Board Meeting (Recommendation)
- September 26: Board of Commissioners Work Session (Conditions Discussion)
- October 24: Board of Commissioners Work Session (PB Rec., Conditions, Parking, Landscape Discussed)

CONTEXT & VICINITY

DCE HOTEL – CONTEXT

DCE HOTEL – CIRCLES @ 30 VICINITY

PROPOSED PLAN

DCE HOTEL – PROPOSED PLAN

The Town of Davidson

College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

DCE HOTEL – PROPOSED PLAN

The Town of Davidson

College Town. Lake Town. *Your Town.*

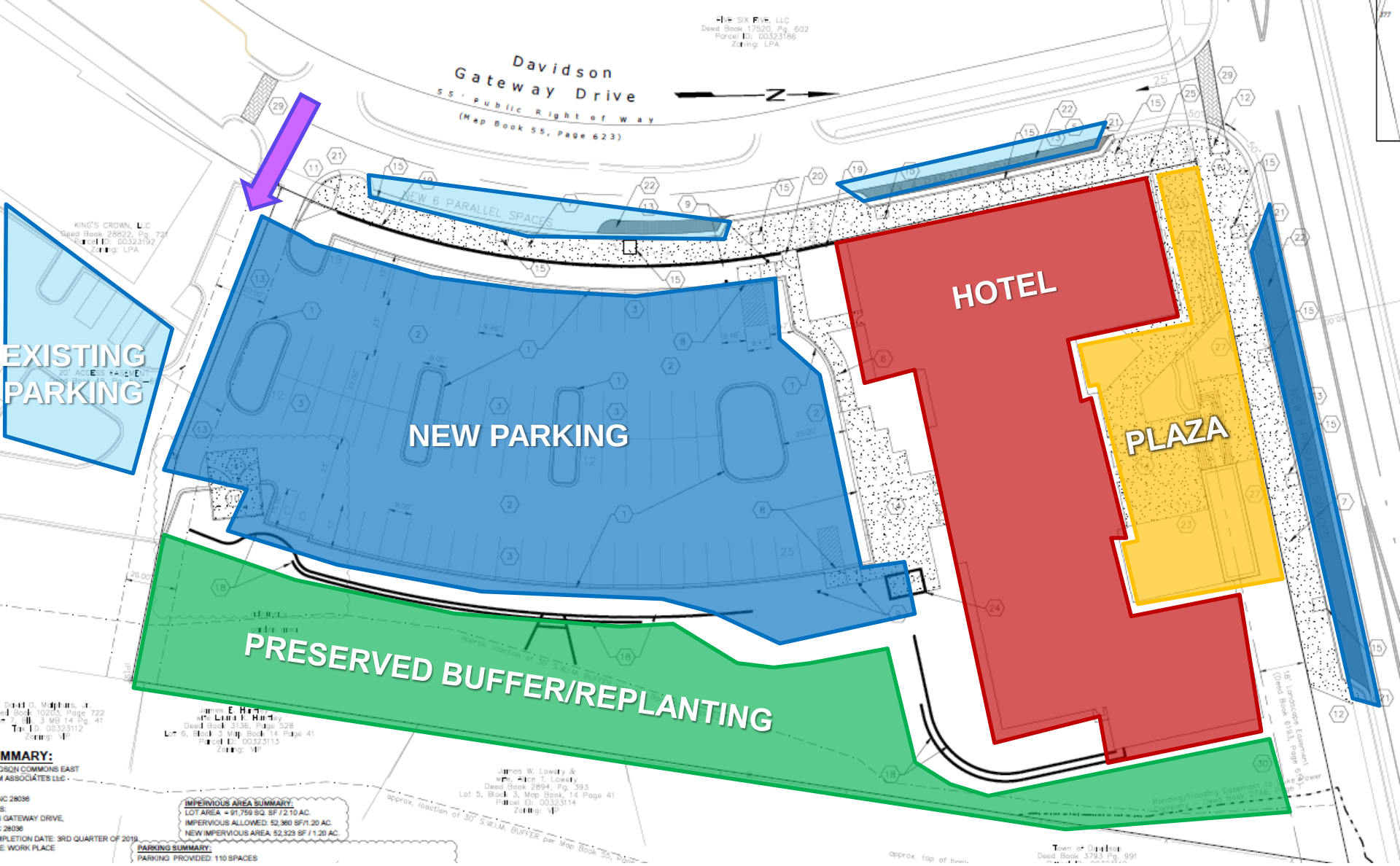
Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

DCE HOTEL – PROPOSED PLAN

The Town of Davidson

College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017



The Town of Davidson

College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

DCE HOTEL – PLAN DETAILS

SUMMARY

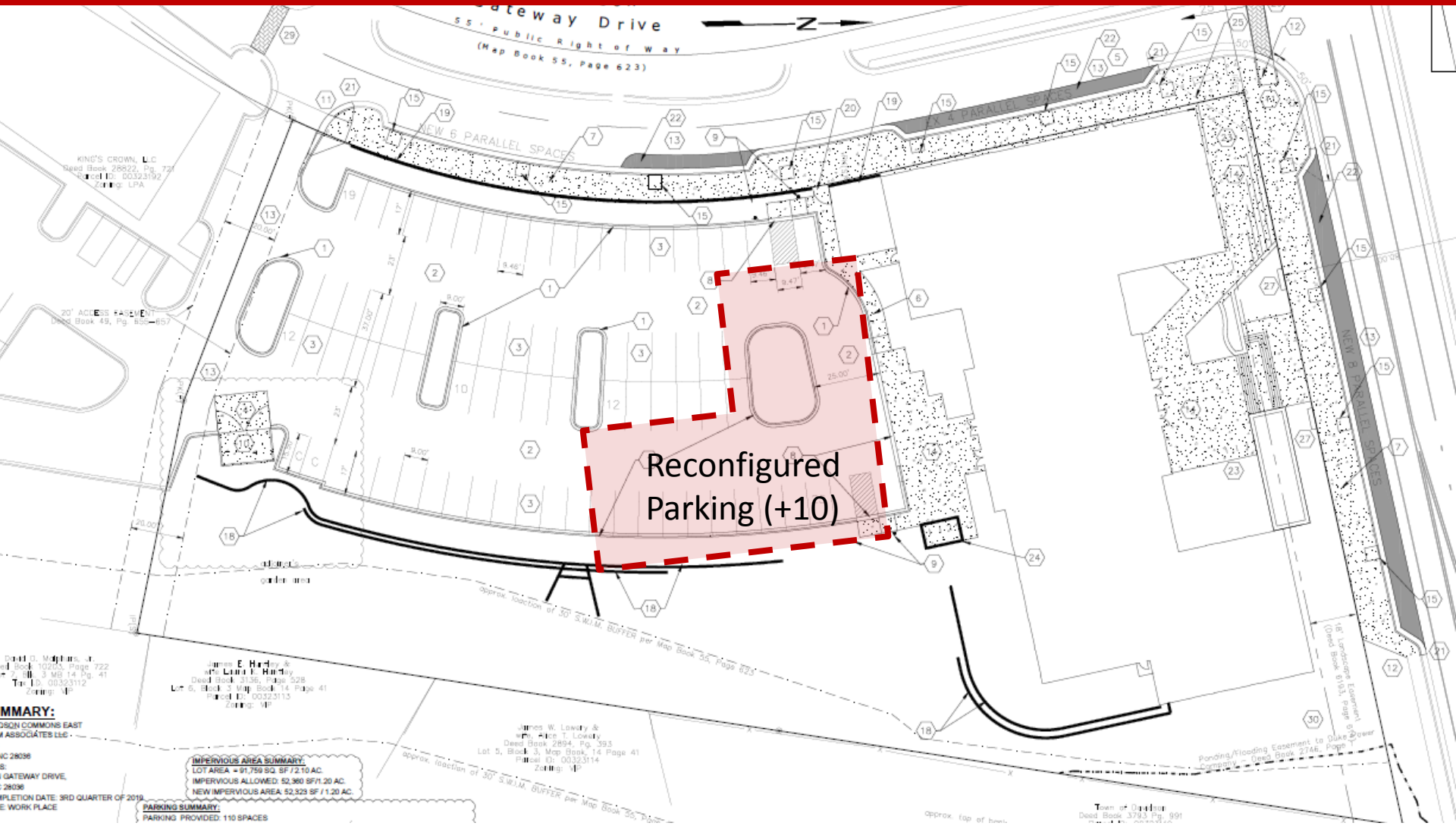
- **Land Use**
  - Proposed: Hotel/Inn; Commercial Services; Restaurant; Retail
  - Existing in Vicinity: All Requested Uses
- **Building Type, Height, & Setbacks**
  - Proposed: Workplace Building, Four Stories (49'), 0' Setbacks
  - Existing in Vicinity: Workplace, Storefront Two to Five Stories (36' - 59'), 0' Setbacks
- **Streetscape**
  - Proposed: Formalized, 10' - 13'
  - Existing in Vicinity: Formalized, 8' - 15' +

DCE HOTEL – PLAN DETAILS

SUMMARY

- **Parking, Access, & Transportation**
  - TIA: Minimal/No Change; Less Impact than Two Commercial Buildings
  - Required: 149 Parking Spaces [1.3 Spaces/Room]
  - Proposed: 111 Parking Spaces [0.97 Spaces/Room]
    - Includes Surface, On-street Existing + New, Shared/Woodies
    - Homewood Suites: 84% Capacity on Sold-Out Night
- **Open Space/Parks**
  - Required: 3,375 SF [Includes Adjacent Park Discount of 25%]
  - Proposed: 7,311 SF Plaza
- **Water Quality**
  - Required: 52,360 SF
  - Proposed: 52,323 SF

DCE HOTEL – PROPOSED PLAN PARKING UPDATE



The Town of Davidson

College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

DCE HOTEL – PLAN DETAILS

SUMMARY

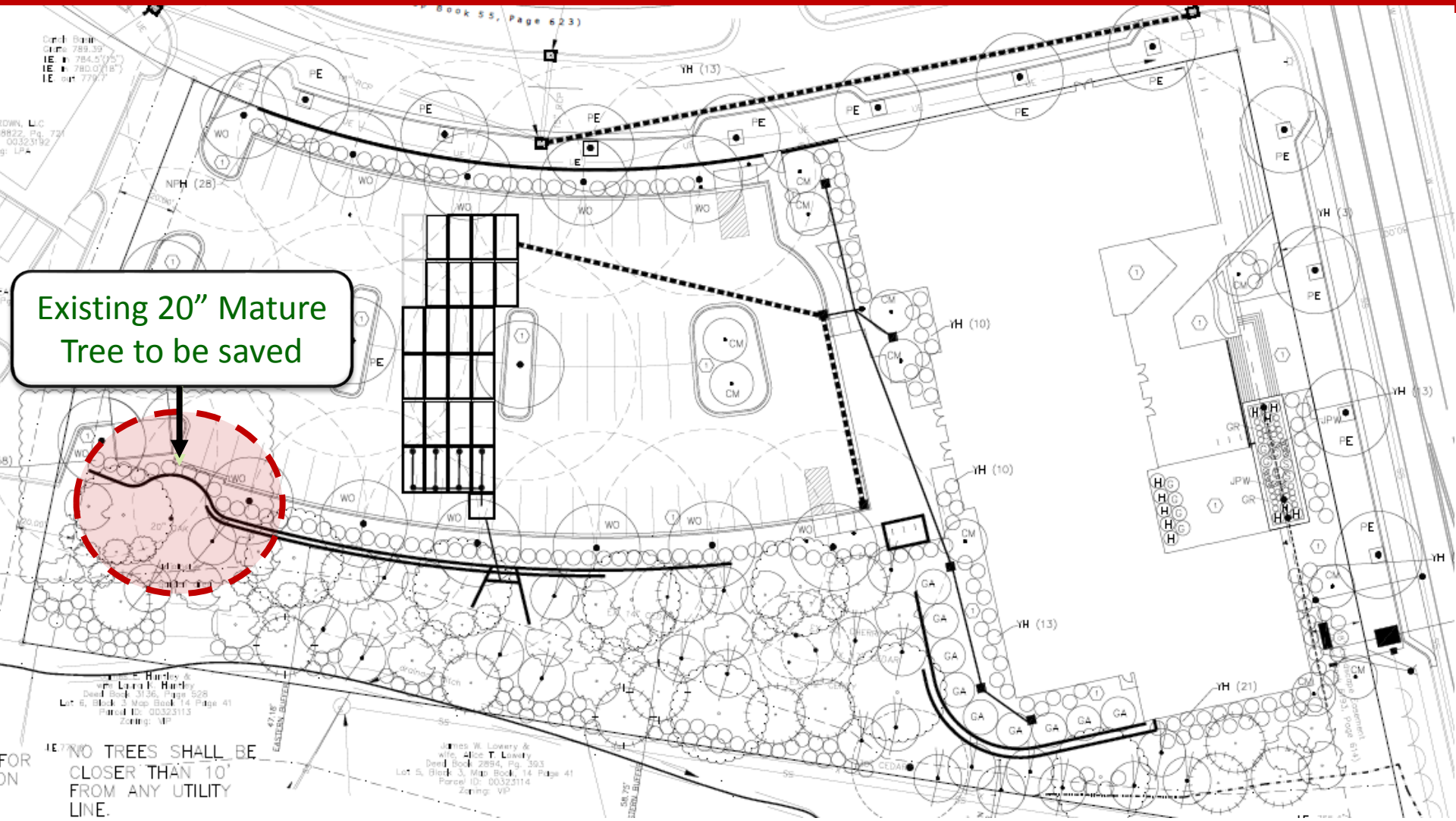
- **Parking, Access, & Transportation**
  - TIA: Minimal/No Change; Less Impact than Two Commercial Buildings
  - Required: 149 Parking Spaces [1.3 Spaces/Room]
  - Proposed: 111 Parking Spaces [0.97 Spaces/Room]
    - Includes Surface, On-street Existing + New, Shared/Woodies
    - Homewood Suites: 84% Capacity on Sold-Out Night
- **Open Space/Parks**
  - Required: 3,375 SF [Includes Adjacent Park Discount of 25%]
  - Proposed: 7,311 SF Plaza
- **Water Quality**
  - Required: 52,360 SF
  - Proposed: 52,323 SF

DCE HOTEL – PLAN DETAILS

SUMMARY

- **Tree Canopy/Griffith**
  - Existing: Stands of Mature Trees, Frame Street
  - Proposed: Replace with Formalized Streetscape, Replant Eastern Buffer
    - Tradeoffs: Plaza/Pedestrian Realm, Retail Viability, Parking Capacity, Consistency with Existing/Adjacent Properties + New Buildings
- **Adjacent Uses/Buffer**
  - Existing: Mature Tree Cover/Eastern Border [Woodies Precedent]
  - Proposed: Retained/Replanted Eastern Border [1:1 # Mature Removed]
    - Removed 36 Trees: 22 + 15 (Griffith + Eastern Boundary)
    - Replanting 103 Trees: 6 Ex. Lg. Trees, 69 Lg. Trees, 28 Sm. Mature Trees

DCE HOTEL – PROPOSED PLAN LANDSCAPE UPDATE



The Town of Davidson

College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

DCE HOTEL – PROPOSED CONDITIONS

SUMMARY

1. **Zoning:** Conditional Planning Area.
2. **Building Design:**
   a. **Schematic Design:** Conditional Master Plan.
   b. **Uses:** Hotel, Commercial Services, Restaurant and Retail, Primary and Secondary.
   c. **Retail:** Retail Primary or Retail Secondary (DPO 16.3).
   d. **Environmental Design:** LEED/Light Pollution Reduction criteria only, and commercially reasonable efforts for other sustainable features.
   e. **Building Type:** Workplace building type.
   f. **Height:** 2-4 Stories (49').
3. **Site Design:**
   a. **Public Art:** Space reservation/Public Art Commission guidance.

DCE HOTEL – PROPOSED CONDITIONS

SUMMARY

3. **Site Design:**
   - b. **Buffers and Trees:**
     - i. Eastern Buffer:
       1. Replanting Ratio: Relief rom DPO 9.3.2; Replant at 1:1 ratio.
       2. Tree Types & Caliper: Mix of tree species, min. 4-5 inch caliper.
       3. Clearing Near Preserved Areas: Hand-held implements only.
       4. Monitoring: Daily monitoring reports.
     - ~~ii. Woodies Buffer: Replanted with DEC Hotel surplus trees.~~ } ***Additional plantings undertaken by Town 10/2017.***
   - c. **Plaza:** Enhanced plantings, publicly-accessible, Design Review Board approval.
   - d. **Crosswalk:** Two, patterned crosswalks across Davidson Gateway Dr.
   - e. **Stream Crossing:** Will pay 50% of the bridge's construction costs ($102,000).
   - f. **Mid-Block Crossing:** Spinnaker Cove Dr. to the CSD property ($61,000.00).
   - g. **Benches:** Two along Griffith St. as part of public art experience.

DCE HOTEL – PROPOSED CONDITIONS

BRIDGE TO ROOSEVELT WILSON PARK

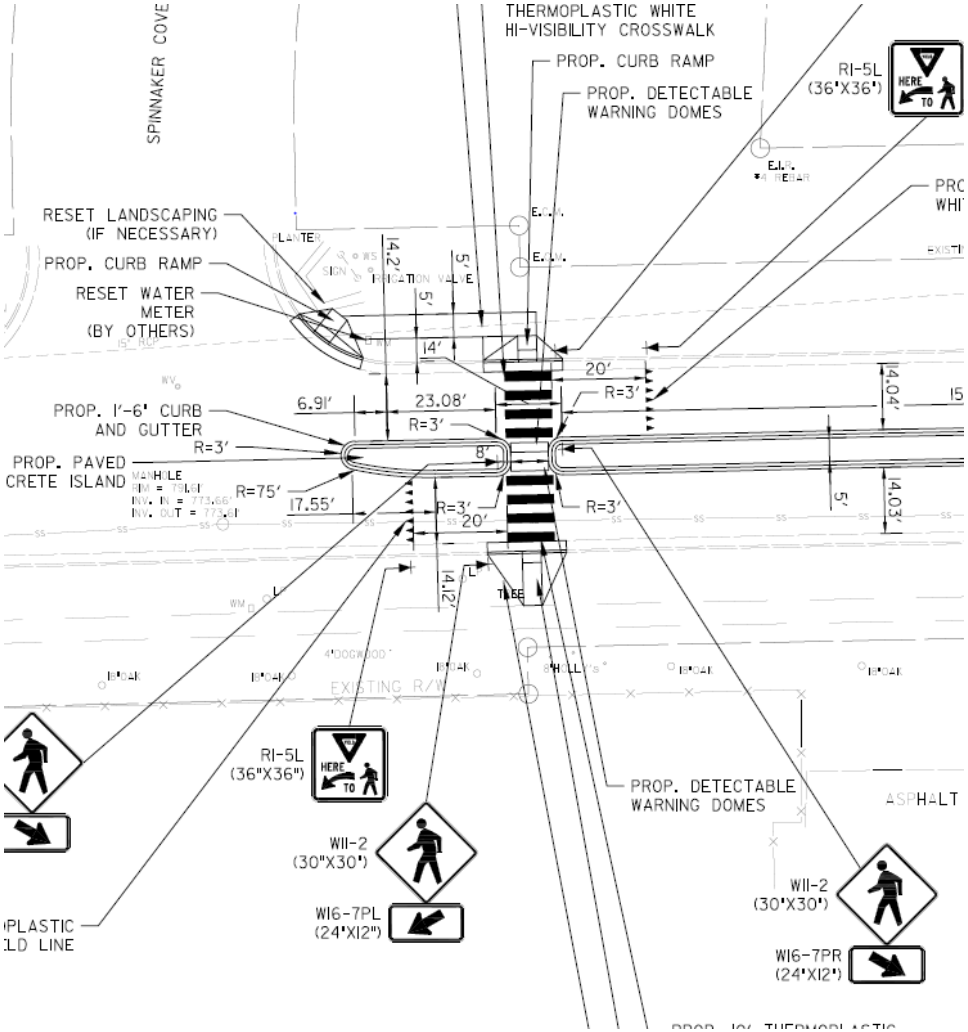
The Town of Davidson
College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

DCE HOTEL – PROPOSED CONDITIONS

MID-BLOCK CROSSING

Source: Michigan Complete Streets Coalition



The Town of Davidson

College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

DCE HOTEL – PROPOSED CONDITIONS

SUMMARY

3. **Site Design:**
   - h. **Multi-Use Path:** 8.5’-14’ sidewalk/path along Griffith Street.
   - i. **Retaining Wall:** Maximum height 13’, three tiered; max. tier height 6’.
   - j. **Setbacks:** 0’
   - k. **[Parking Lot] Walkway:** Requests relief from DPO 8.4.5 Pedestrian Access.
   - l. **Transit Amenities:** Will construct two transit stops – each side of Griffith St.
4. **Parking:**
   - a. **Required Parking:** 111 parking spaces; mix of on-site, shared, and on-street parking along project boundary. Note: On-street parking = publicly available.
   - b. **Reciprocal Easement Agreement:** Per DPO 8.3.2.D permits up to 50% to be shared with Woodies.

DCE HOTEL – PROPOSED CONDITIONS

SUMMARY

4. **Parking:**
   c. **Bicycle Sharing:** Installation of sharing station or bicycles for guests.
   d. **Bicycle Parking:** 6 long term spaces/12 short-term spaces; public art focus.
5. **Construction Sequence:** Off-site improvements completed summer, weekends and school holidays.
6. **Impervious Coverage:** Will meet 52,360 square feet limit.
7. **Amendments:** The applicant proposes standards for plan amendments.
8. **Plat Notes:** The applicant proposes standards for recording the plat notes.

DCE HOTEL – PUBLIC HEARING COMMENTS

SUMMARY

- **Use/Location:**
  - Appropriate Use/Wrong Location
  - Not Permitted in Underlying LPA
  - Viability of Hotel
  - Differs from Previously Approved Plan
- **Traffic:** Existing School Issues Exacerbated
- **Safety:** Proximity to Schools
- **Homeowner Concerns:**
  - Adjacency To Existing Residential
  - Buffer Screening

DCE HOTEL – PLANNING BOARD RECOMMENDATION

SUMMARY

- **Issues:**
  - » Previous Plan Efforts (Inconsistency with Core Values, Goals);
  - » Height Differential Between Proposal/Adjacent Properties;
  - » Traffic Generated by Proposed Use;
  - » Amount of Parking Proposed;
  - » Planning Principles (Inconsistency with Items 1, 4, 5, 6);
  - » Watershed Effects.
- **Approval Not Recommended**

DCE HOTEL – STAFF RECOMMENDATION

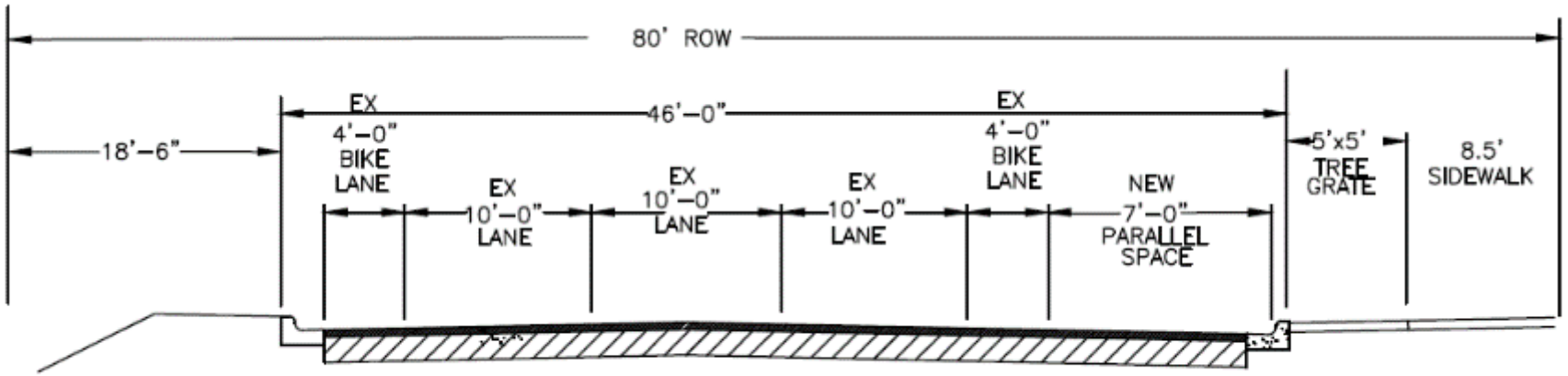
SUMMARY

- **Consistency with Circles @ 30:** Use, building type, and site design standards.
- **Plan/Policy Alignment:** Planning Principles, Comp. Plan.
- **Parking:** 0.97 spaces/room consistent with hotel uses.
- **Conditions:**
  - » Active Retail
  - » Address Light Pollution
  - » Provide Substantial Vegetative Screening
  - » Transit Stops & Bicycle Parking/Sharing Facilities
  - » Multi-Use Path on Griffith Street; Pay Half Bridge Cost
  - » Public Art Space Reservation
  - » Enhanced Plaza Design/Design Review Board Approval
  - » Mid-Block Crossing on Griffith Street; Two Crosswalks Davidson Gateway Drive
  - » Construction Sequencing
- **Approval Recommended:** Condition Language Revisions Complete

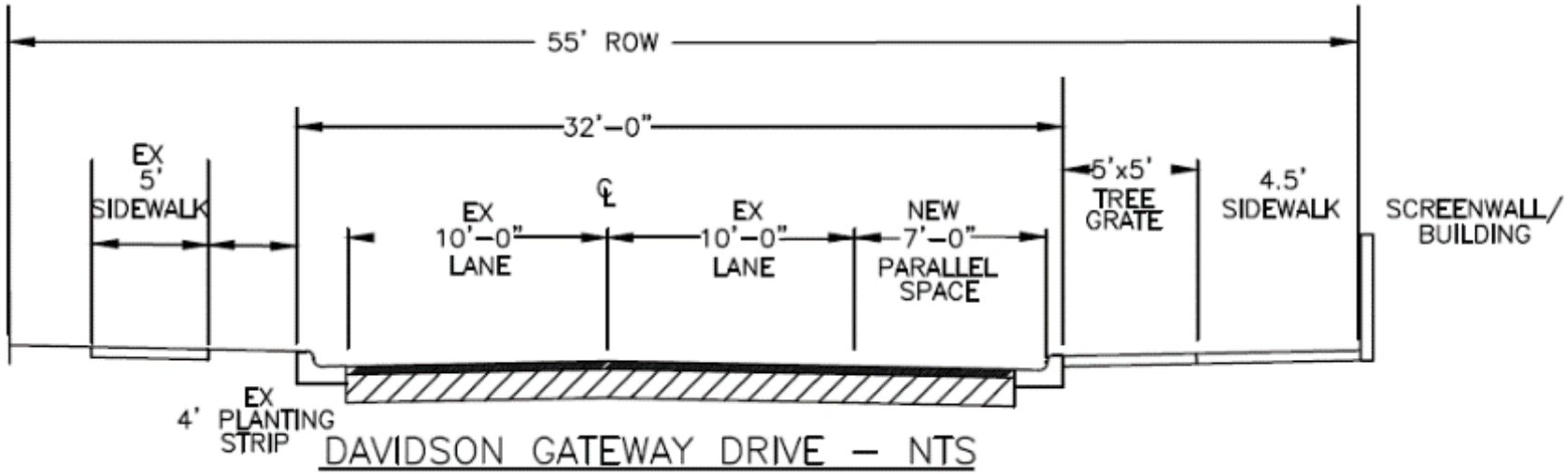
DISCUSSION

ADDITIONAL SLIDES

PROPOSED STREET SECTIONS



GRIFFITH STREET – NTS



DAVIDSON GATEWAY DRIVE – NTS

The Town of Davidson

College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

Agenda Title: Consider Approval of the Consistency Statement for the proposed Davidson Commons East Conditional Planning Area Amendment (Hotel) - Planning Director Jason Burdette

Summary: State statute requires that whenever a governing body adopts map or text amendments, they are required to adopt a consistency statement with respect to the comprehensive plan, or any other adopted plan.

ATTACHMENTS:

	Description	Upload Date	Type
	Draft Consistency Statement - Davidson Commons East Conditional Master Plan Amendment	11/8/2017	Backup Material

TOWN OF DAVIDSON BOARD OF COMMISSIONERS
Consistency Statement
(PROPOSAL: DCE HOTEL CONDITIONAL MASTER PLAN AMENDMENT)

SUMMARY OF ACTION TAKEN BY BOARD

Vote:

Description of Action:

PROPOSAL / REQUEST

The applicant requests a Conditional Master Plan Amendment to the Davidson Commons East (DCE) Conditional Master Plan to develop a commercial hotel on 2.1 acres. The proposed hotel size would be approximately 74,500 square feet, four stories in height, and feature +/- 115 rooms. The proposal includes a pedestrian plaza along Griffith St. and a retail space on the site's northwest corner at the intersection of Griffith St. and Davidson Gateway Dr.

SUMMARY OF PETITION / PROPOSAL

The project proposes to:

1. Construct a four-story Workplace building with 0' setbacks;
2. Include a publicly-accessible plaza and retail component along Griffith Street;
3. Incorporate public art into the plaza design;
4. Provide a mix of parking formats including on-site, shared, and on-street;
5. Replant/establish mature tree canopy cover on the site's eastern buffer.

<u>CONSISTENCY STATEMENT</u>

In the opinion of the Board of Commissioners the proposed DCE Hotel master plan is consistent with Davidson Comprehensive Plan and Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time.

The areas in which the DCE Hotel master plan is consistent with the Davidson Comprehensive Plan and Davidson Planning Ordinance are as follows:

- **Consistency with the Davidson Comprehensive Plan**:

  1. The proposal maintains and/or seeks to create a balanced tax revenue base through the inclusion of commercial enterprises, including the construction of hotel commercial spaces.
     - *The Comp. Plan cites Davidson's economic health as essential to the town remaining a sustainable community, and recommends that town government judiciously encourage and guide the location of new business opportunities (Pg. 4).*

     - *The Comp. Plan specifically identifies the need to support and expand hotel and conferencing capabilities (48).*

- **Consistency with the Davidson Planning Ordinance (Planning Principles)**:

  1. Planning Principle #7 cites the importance of well-designed buildings and public spaces in proposed development projects:

     7. We must enhance our quality of life through architecture and design. Livable environments include well-designed buildings, a dynamic public realm, and seamless connections between the two. This means that:

     - *Private buildings and public infrastructure must work together to shape public space and to build community character.*
     - *The design of our public spaces, parks, and plazas will encourage social interaction, cultural experiences, and recreational opportunities.*
     - *Public art will animate our civic spaces.*

Adopted this 14th day of November, 2017.

Agenda Title: Consider Approval of Fire Station 2 Budget Amendment - Finance Director Piet Swart

Summary: BA 2018-13 Appropriates fund balance to complete fire station #2. As presented in September 2016, $130,000 is required.

ATTACHMENTS:

	Description	Upload Date	Type
	Presentation	11/10/2017	Cover Memo
	BA 2018-13	11/10/2017	Cover Memo

The Town of Davidson

College Town. Lake Town. *Your Town*.

The Town of Davidson

College Town. Lake Town. *Your Town.*

Fire Station #2
November 14, 2017

September 2016
Total Construction Costs

Construction contract:	$1,859,021
Soft costs:	$ 270,500
Total:	$2,129,521

November 2017
Total Construction Costs

Construction contract with changes:	$1,883,657
Projected soft costs:	$ 246,346
Total Projected Costs:	$2,130,003

The Town of Davidson

College Town. Lake Town. *Your Town.*

Fire Station #2
September 27, 2016

BA 2018-13

AMENDMENT TO THE BUDGET ORDINANCE

BE IT ORDAINED by the Governing Board of the Town of Davidson, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2018:

Section 1: To amend the General Fund, the appropriations are to be changed as follows:

Acct. No.	Account	Decrease	Increase
10-10-4340-440	Contract Services		$ 20,000.00
10-10-4340-510	Equipment		$ 60,000.00
10-10-4340-580	C/O Building/Land		$ 50,000.00

Section 2: To amend the General Fund, the estimated revenues are to be changed as follows:

Acct. No.	Account	Decrease	Increase
10-00-3990-980	Fund Balance Appropriated		$ 130,000.00

Section 3: To amend the Fire Station Project Fund, the appropriations are to be changed as follows:

Acct. No.	Account	Decrease	Increase
35-10-4340-500	Construction		$ 50,000.00

Section 4: To amend the Fire Station Project Fund, the estimated revenues are to be changed as follows:

Acct. No.	Account	Decrease	Increase
35-10-4340-000	Contribution From General Fund		$ 50,000.00

Section 5: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 14th day of November, 2017