



## 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

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### 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 1.07 acres 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 1.07 acres 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



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**

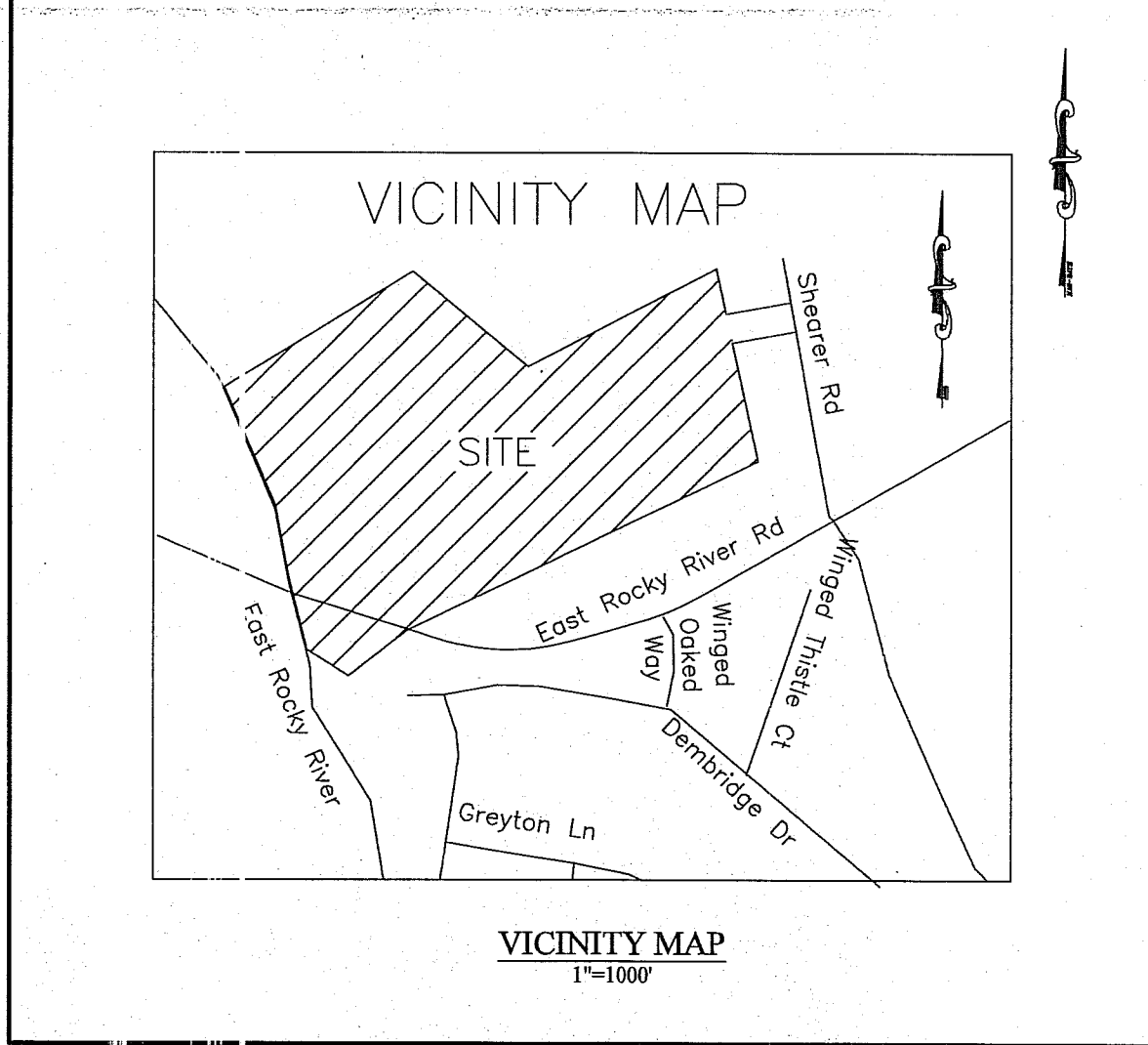
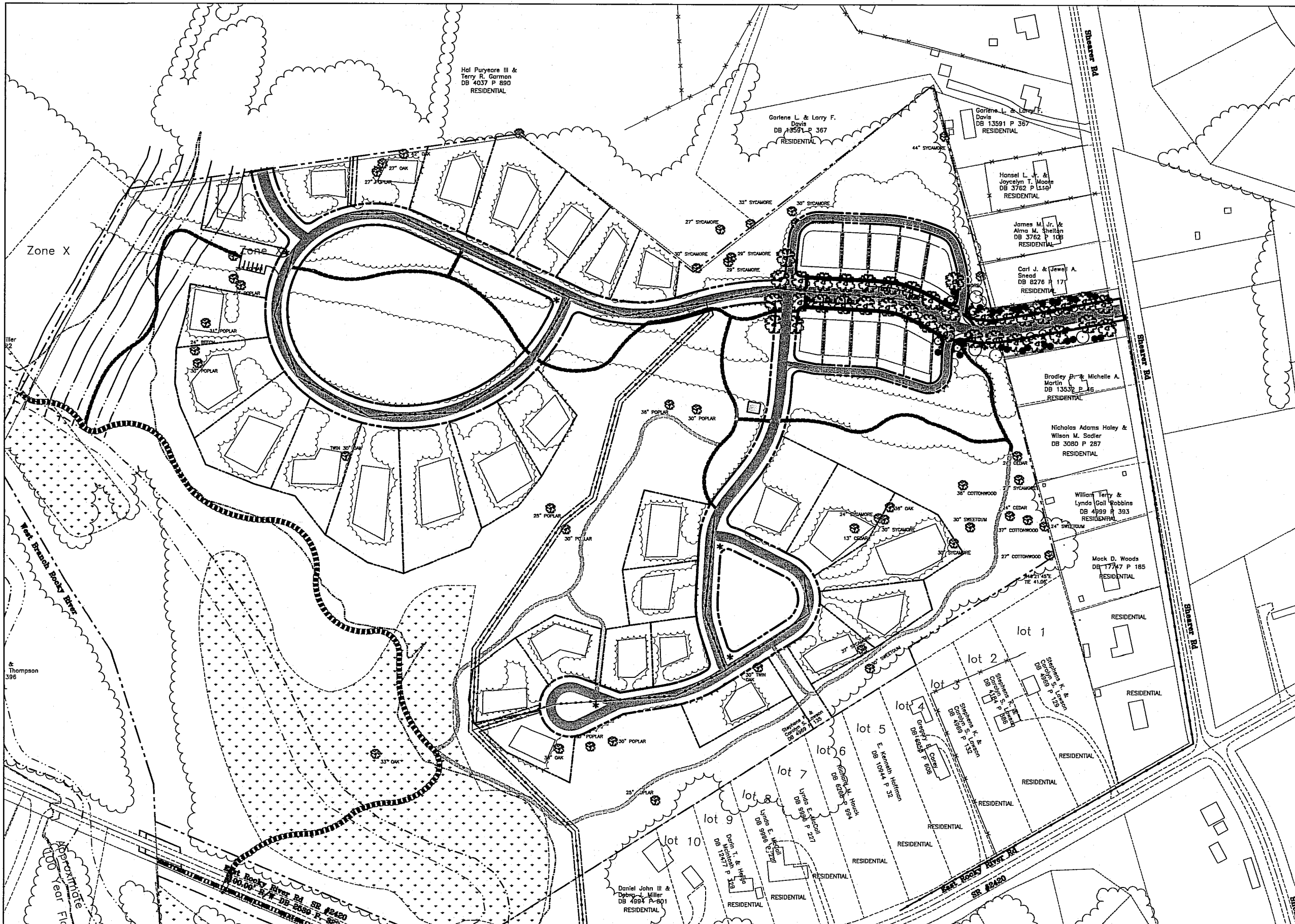
- Mix of Building Types:** All structures constructed or placed on the Property shall be detached single family and one structure containing two duplex residences and such accessory structures as are permitted by the DPO in the RPA. This includes relief from the Storefront/Workplace and other Attached House requirements listed in DPO Section 4.8.3.
- Lot Width:** Pursuant to DPO Section 4.8.15.2, no minimum or maximum lot sizes are required of the project.
- Infrastructure**
  - 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.
  - 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 subdivided property (PID # 00725101) up to a maximum of \$15,000. If the Developer elects to construct the 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.]
  - Street Lights:** The locations of street lights shall be as shown on the Plans. Fixtures and specifications shall be in accordance with the DPO.
  - 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.
  - 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.
  - 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.
  - 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 Dendridge Dr. via an easement the existing tree stand as possible along East Rocky River Rd. and connects to Dendridge Dr. at the existing gravel path/berm entrance adjacent to PID 00724307. See Exhibit "NP Handout - Greenway Options & Area Sewer Context."
  - 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.
  - Parking:** Parking for greenway access as shown on the Plan shall contain at least six (6) spaces.
  - 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.
- Affordable Housing:** Affordable housing units shall be provided in compliance with DPO Section 6.3, except that (all of the following):
  - No very low income (up to 50% AMI) units are required;
  - 2 units shall be included, either as separate and detached single-family homes or together as a duplex, for the moderate income buyer (between 100% and 120% AMI); and
  - Payment in lieu of providing affordable housing units is permitted at the rate of \$26,550 each in place of three of the required affordable units.
- 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.
- 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.
- HERS Rating:** Houses will be designed to target a HERS rating of 65.
- 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, hiking, fishing, 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.
- 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 greenways 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 (\$8 = \$1,223.68 per lot. The open space deficiency amount 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.
- 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.
- 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.
- 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:**

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

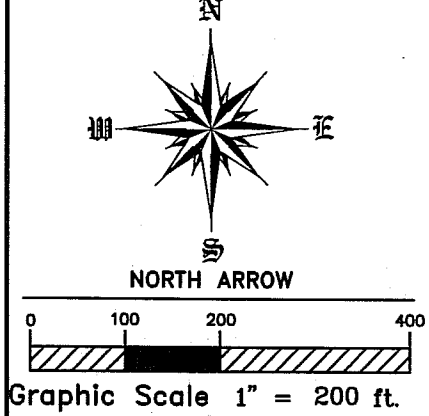
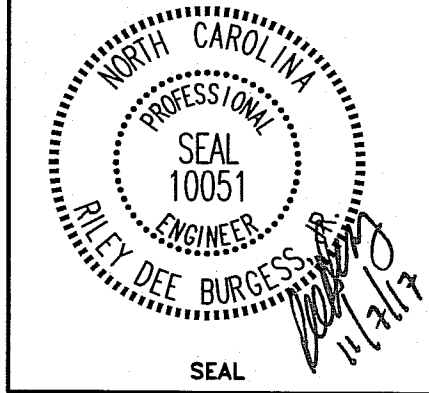
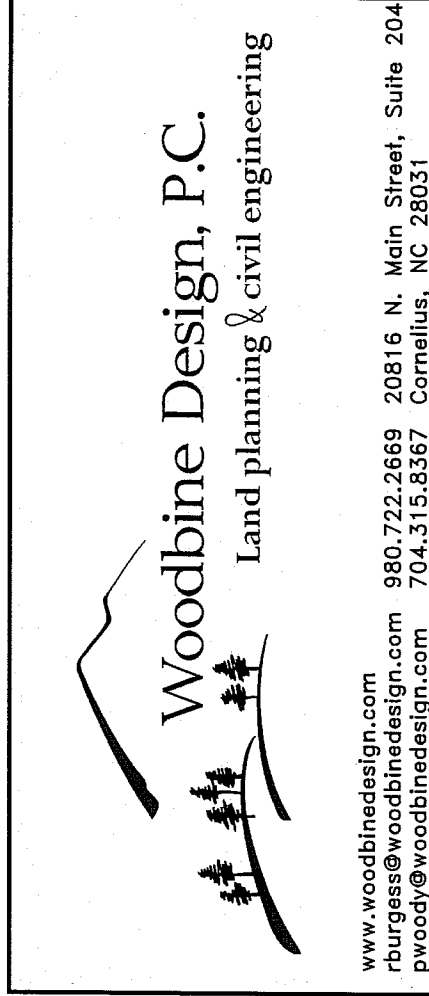
K & M Land and Home  
Post Office Box 1138  
Davidson, North Carolina 28036

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.  | 9/15/15: 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.



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

DEVELOPER/OWNER

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

Designed By	Woodbine Design.
Drawn By	P.W.
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





**EXISTING**

795 10' CONTOURS  
2' CONTOURS  
TREE LINE  
PROPERTY LINE  
SIGNIFICANT TREE  
SUITABLE SOILS FOR SEPTIC  
NCDNR WETLAND DELINEATION

**Woodbine Design, P.C.**  
Land planning & civil engineering  
blending nature & man  
www.woodbinedesign.com  
purgess@woodbinedesign.com  
980.725.2669 20816 N. Main Street, Suite 204  
Cornelius, NC 28031

**NORTH CAROLINA**  
PROFESSIONAL SEAL  
10051  
P.L. DEE BURGESS  
SEAL

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

**NORTH ARROW**  
Graphic Scale 1" = 100 ft.

**NARROW PASSAGE SUBDIVISION**  
SHEARER RD., DAVIDSON, NC  
Mecklenburg, Co.  
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. 6/15/15: 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

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.



**SITE LEGEND**

**PROPOSED**

PROPERTY LINE

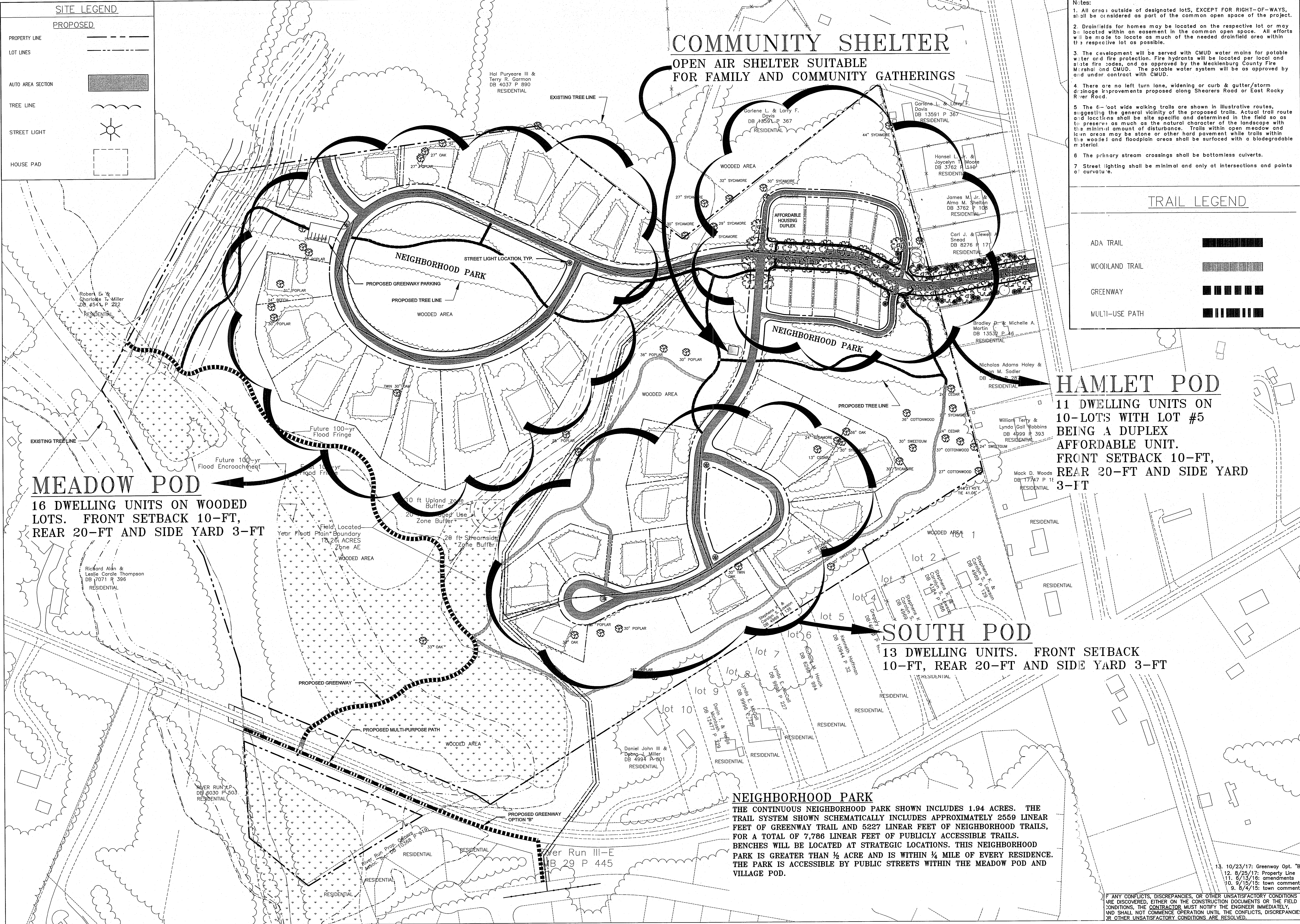
LOT LINES

AUTO AREA SECTION

TREE LINE

STREET LIGHT

HOUSE PAD



**Woodbine Design, P.C.**  
Land planning & civil engineering

www.woodbinedesign.com  
980.722.2869  
rburgess@woodbinedesign.com  
704.315.8387

20816 N. Main Street, Suite 204  
Cornelius, NC 28031

**NORTH CAROLINA**  
PROFESSIONAL SEAL  
10051  
CIVIL ENGINEER  
J. DEE BURGESS  
10/25/17

SEAL

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

**NORTH ARROW**

Graphic Scale 1" = 100 ft.

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

**Schematic Site Plan**

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

**Designed By**  
Woodbine Design

**Drawn By**  
PW

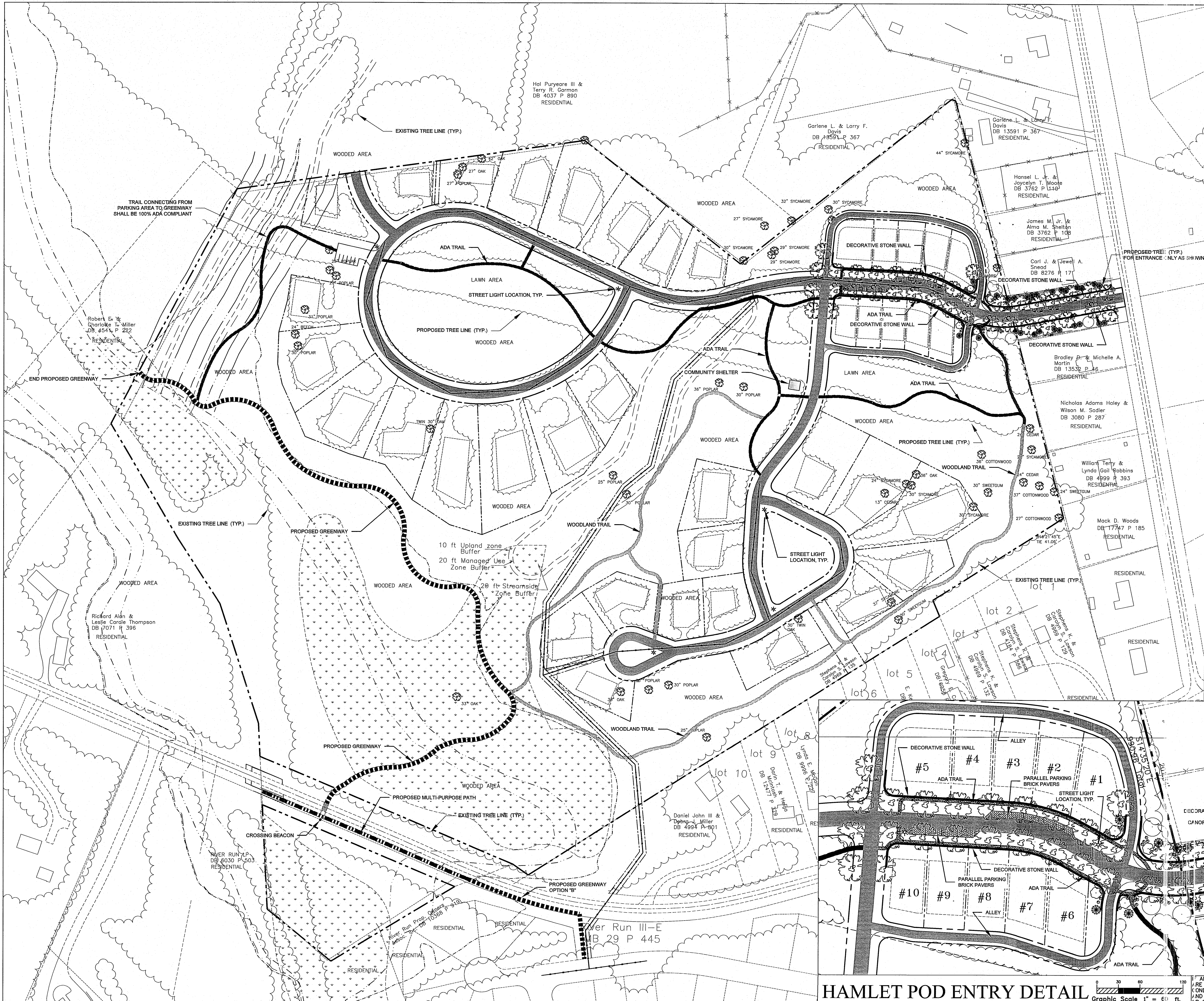
**Date**  
9/5/14

**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. 8/15/16: amendments
11. 8/15/16: amendments
12. 8/25/17: Property Line
13. 10/23/17: Greenway Opt. "B"

**Sheet 3 of 7**  
**Project Number 14007**





**PROPOSED**

PROPERTY LINE

LOT LINES

AUTO AREA SECTION

TREE LINE

STREET LIGHT

HOUSE PAD

**EXISTING**

TREE LINE

PROPERTY LINE

SIGNIFICANT TREE

**TRAIL LEGEND**

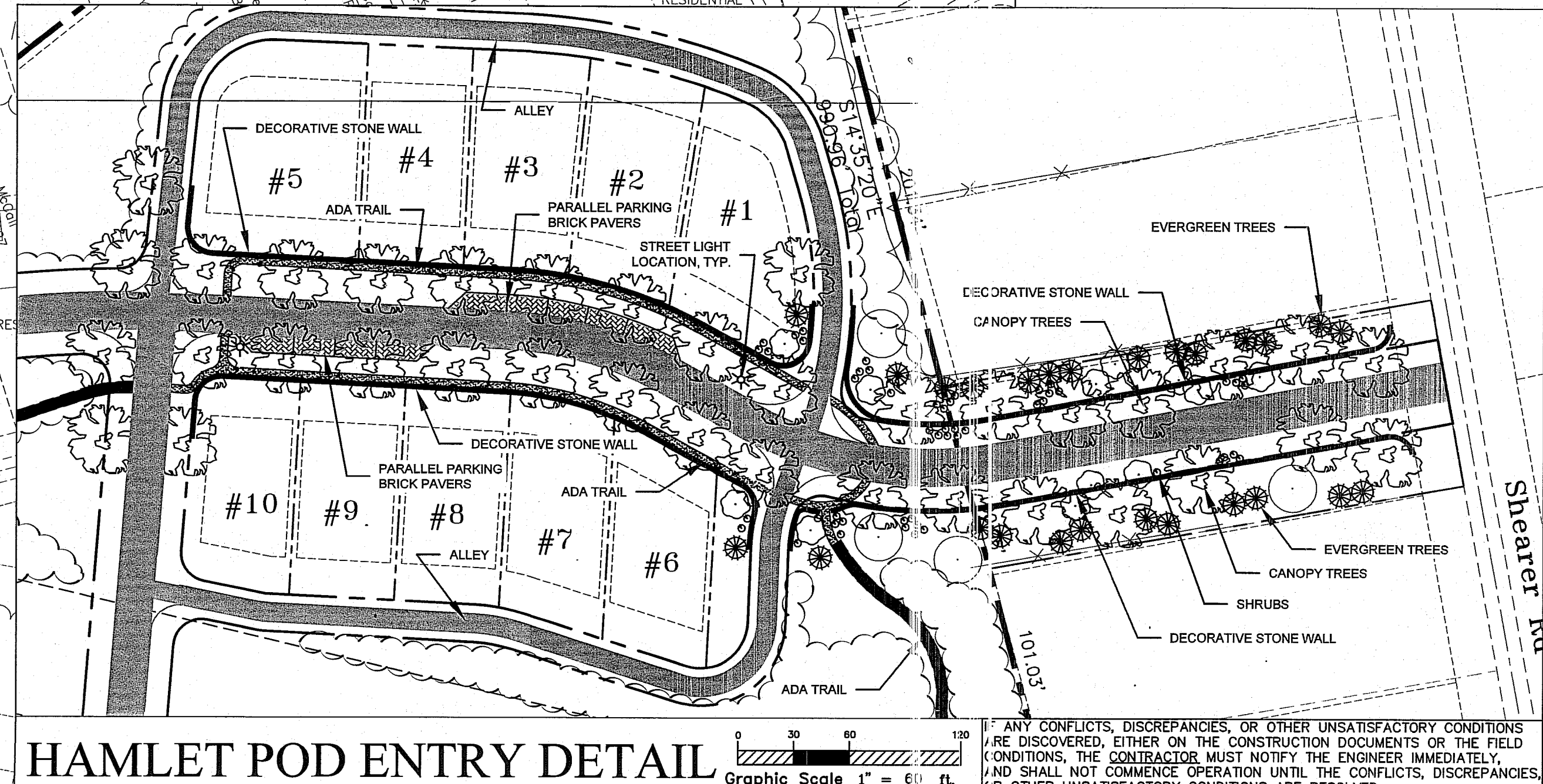
ADA TRAIL

WOODLAND TRAIL

GREENWAY

MULTI-USE PATH

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



**Woodbine Design, P.C.**  
Land planning & civil engineering

**NORTH CAROLINA**  
PROFESSIONAL SEAL  
10051  
P.L. DEE BURGESS  
10/2/17

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

**NORTH ARROW**

**Graphic Scale 1" = 100 ft.**

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

**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

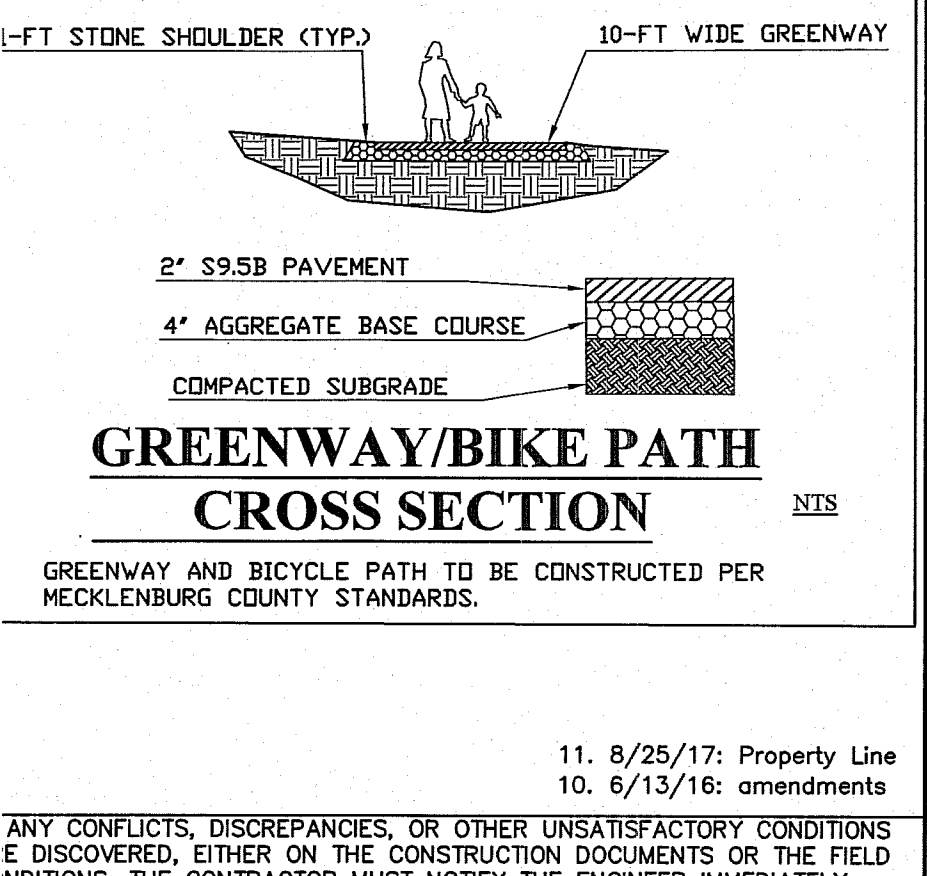
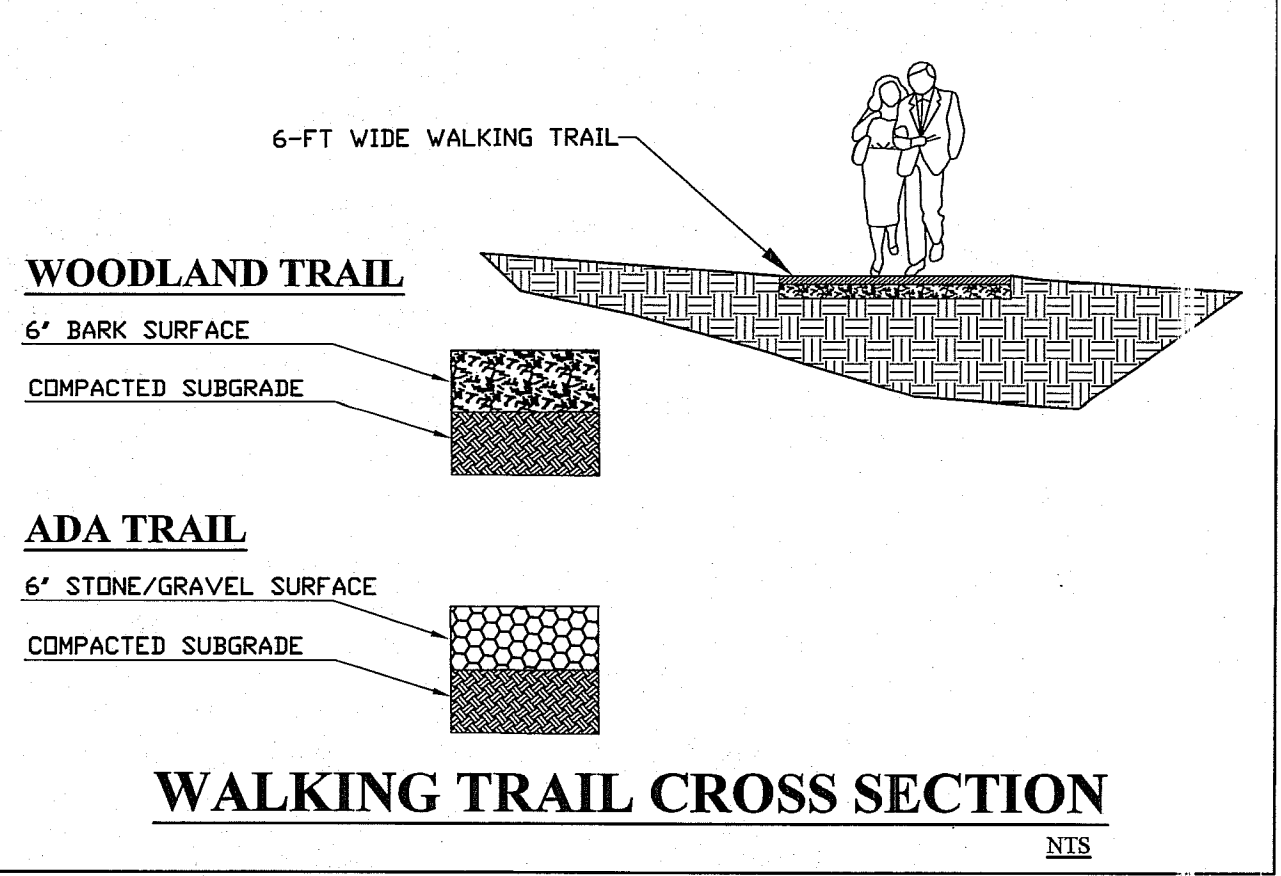
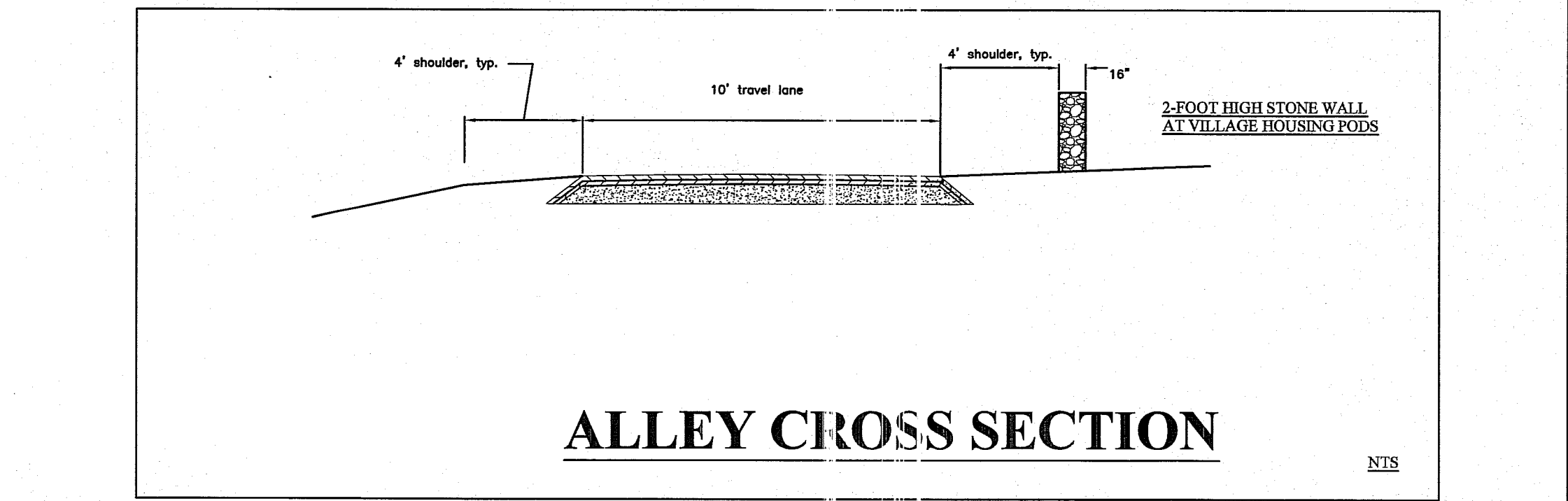
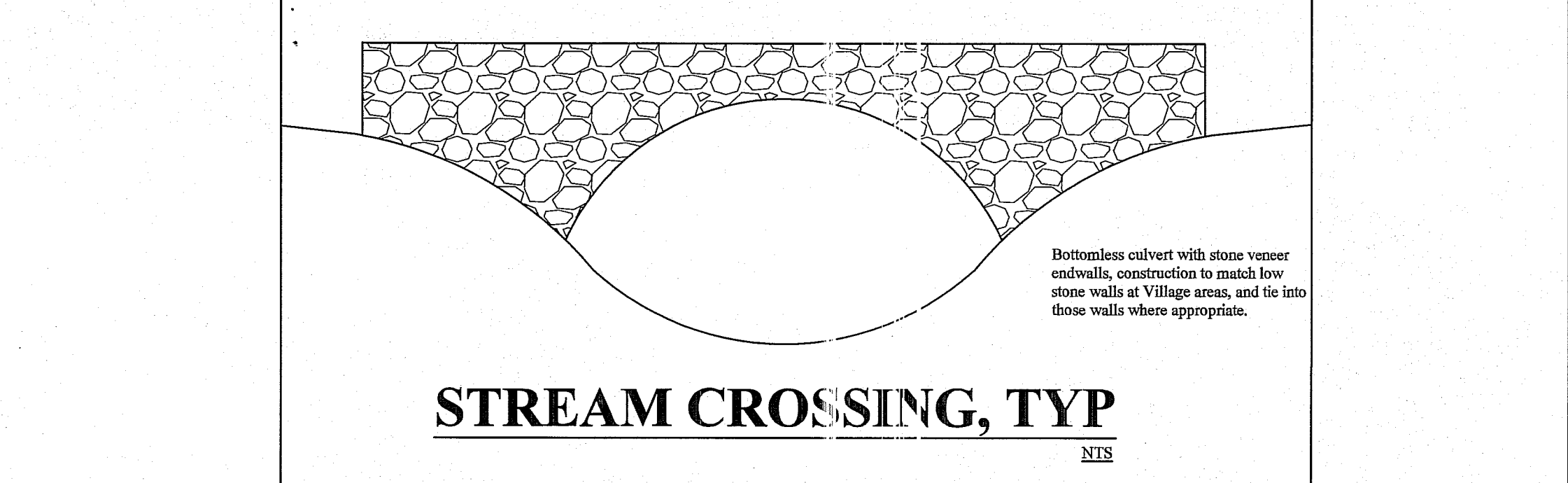
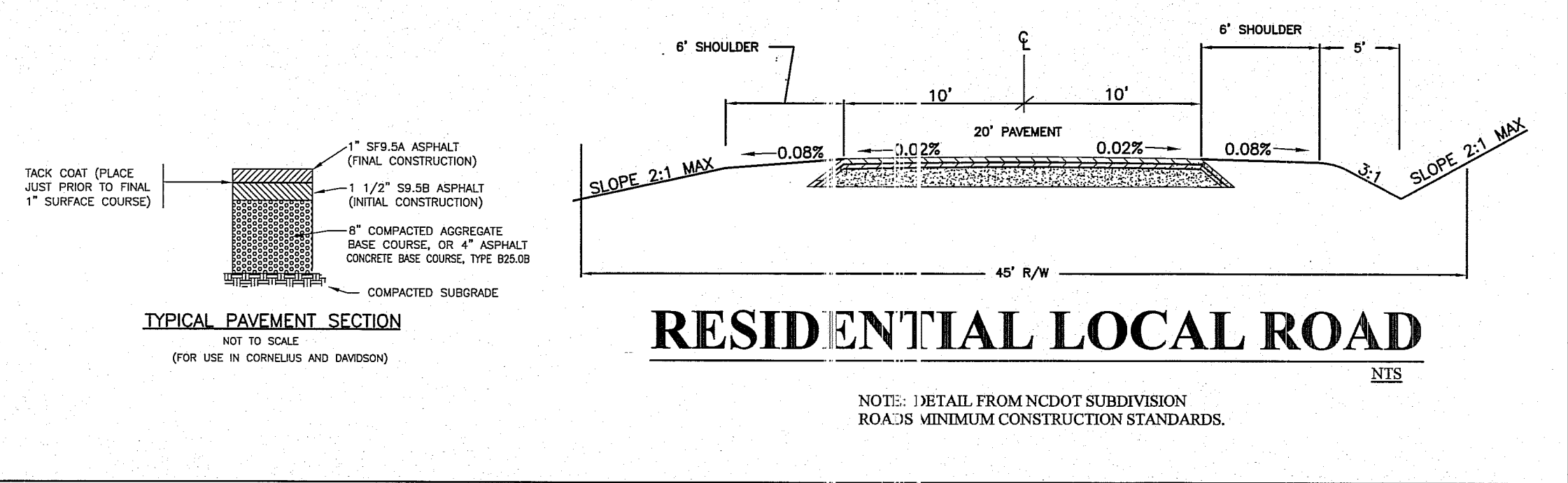
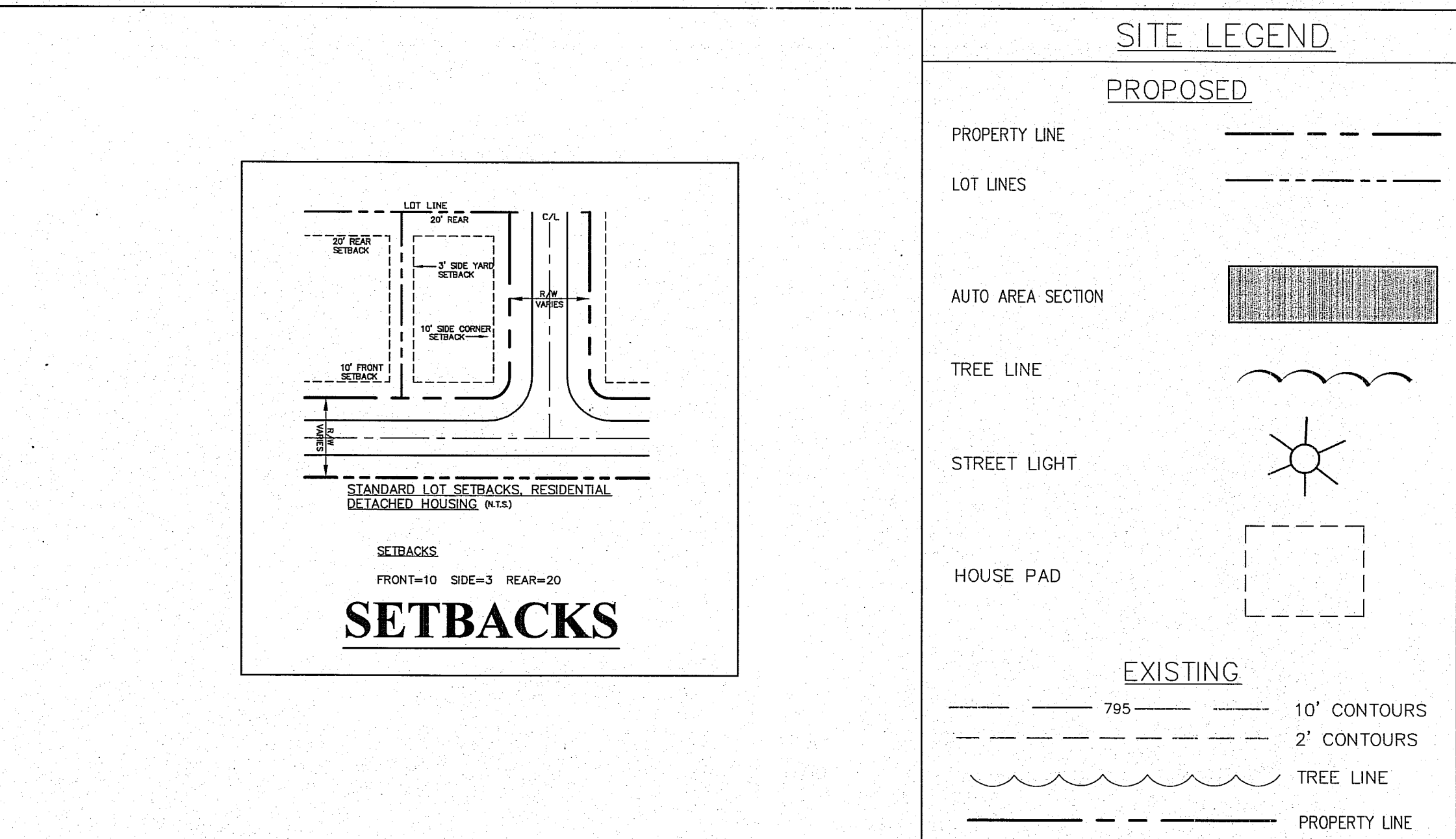
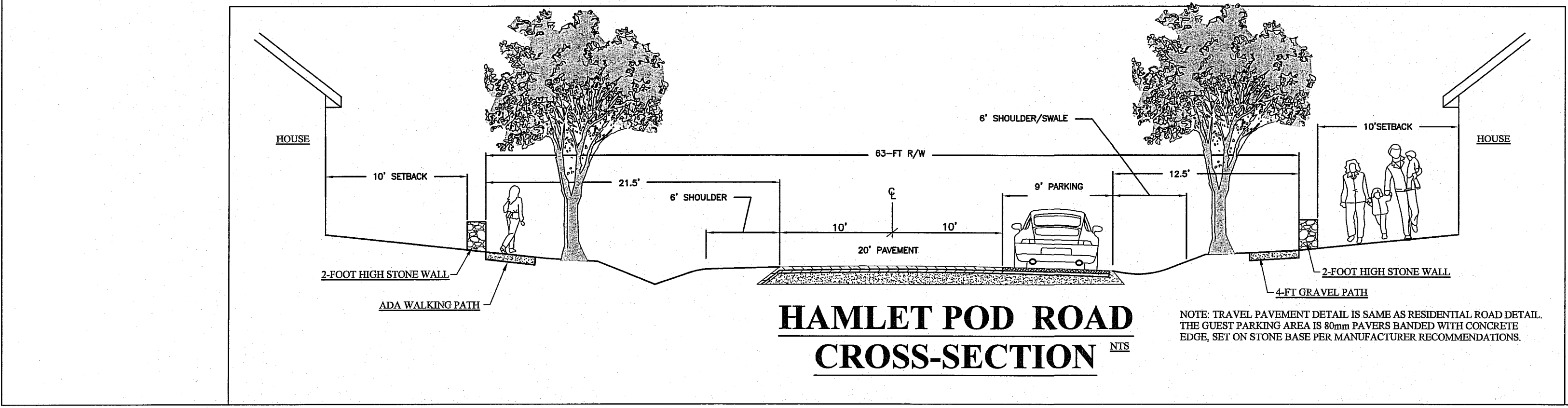
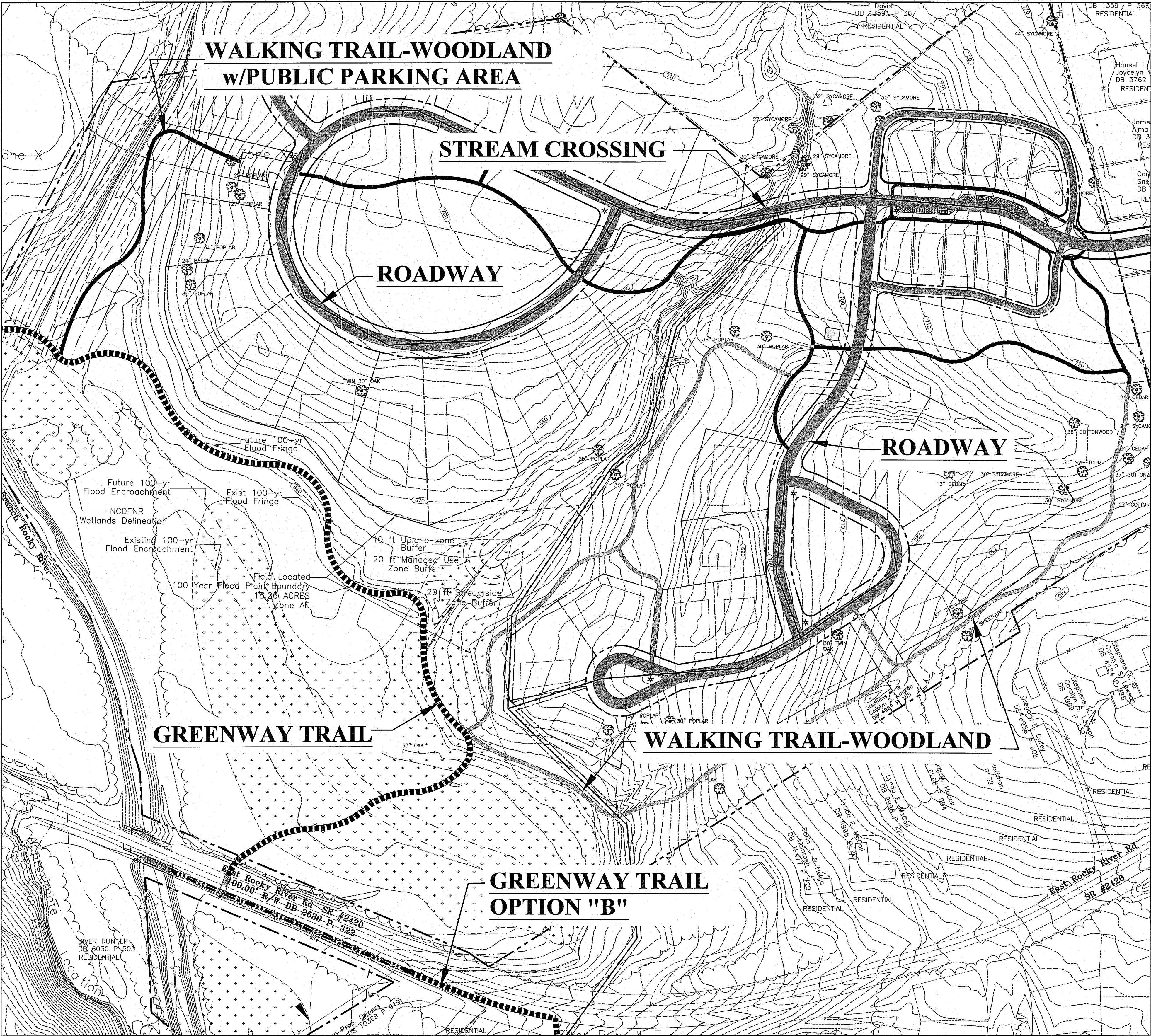
**Revisions**  
2. 1/15/15: resubmittal  
3. 3/6/15: REVIEW COMMENTS  
4. 4/13/15: TOWN COMMENTS  
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**Sheet 4 of 7**  
Project Number 14007









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ENGINEER  
BRIAN DEE BURGESS  
10/24/17  
SEAL

NORTH CAROLINA  
PROFESSIONAL  
SEAL  
10051  
ENGINEER  
WOODBINE DESIGN P.C.  
NO: C-4063  
10/24/17  
SEAL

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

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

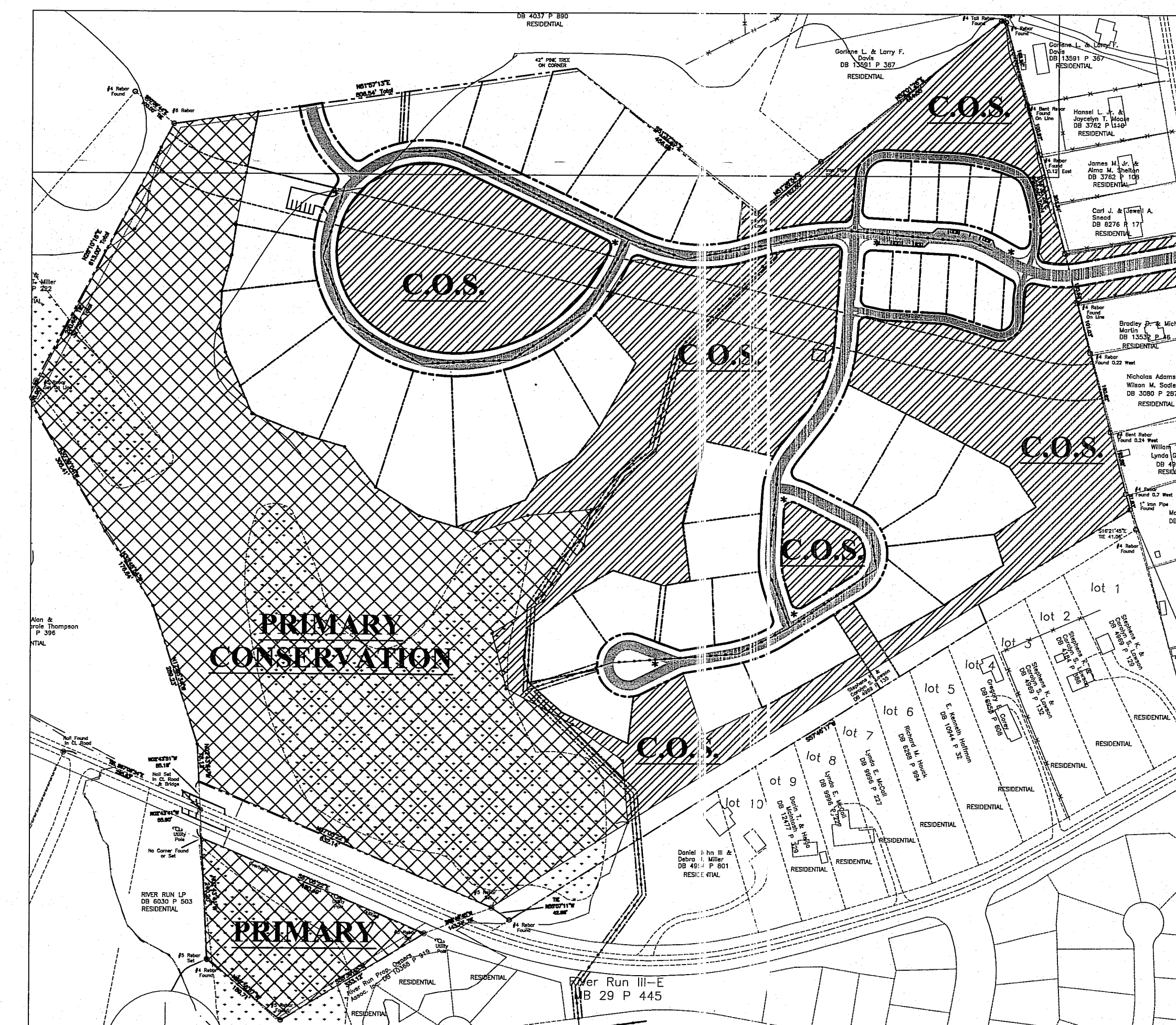
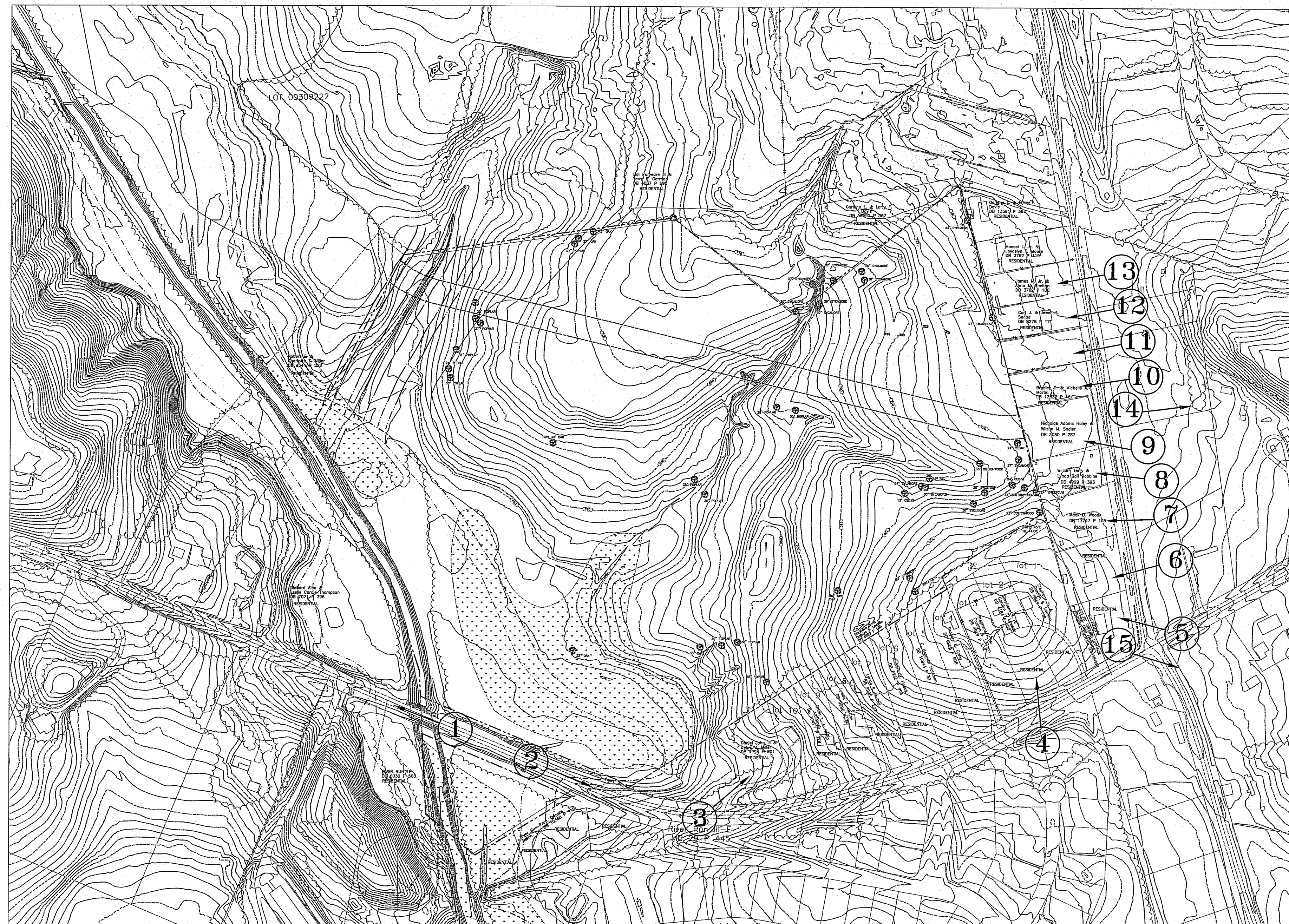
DEVELOPER/OWNER  
K & M Land and Land  
PO Box 1138  
Davidson, NC 28036

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

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9. 9/15/15: town comments

Sheet 6 of 7  
Project Number 14007





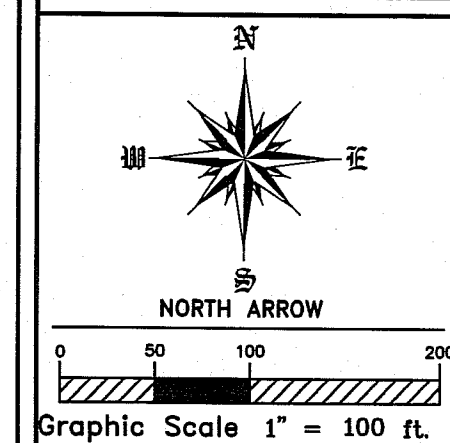
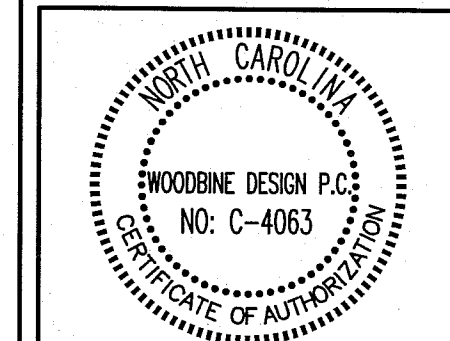
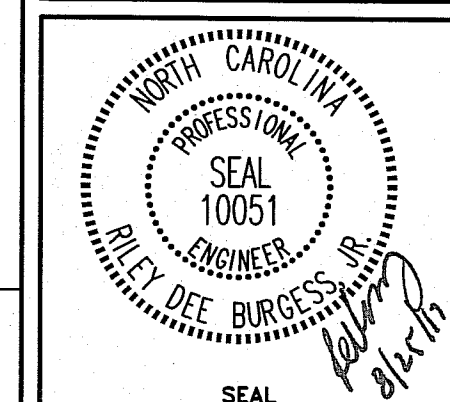
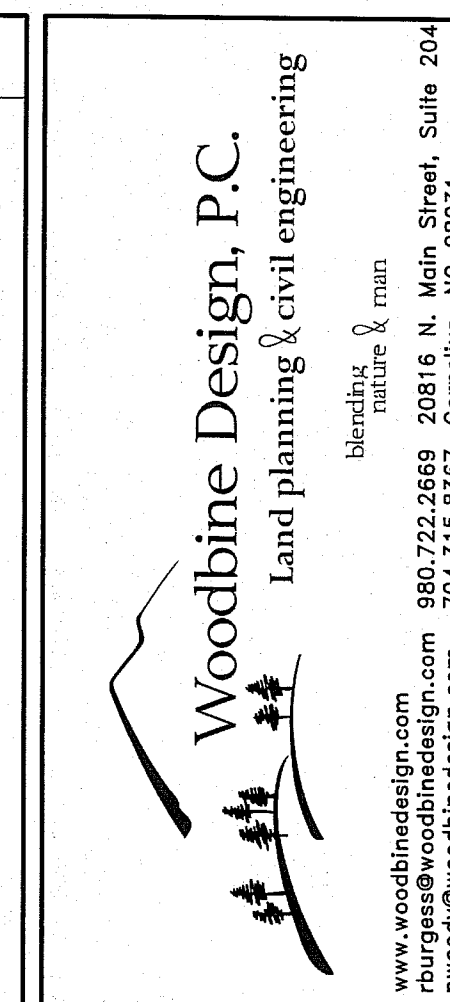
The diagram illustrates a site plan with various proposed and existing features. The plan is divided into several sections by lot lines and property lines.

**PROPOSED**

- PROPERTY LINE:** Indicated by a solid line.
- LOT LINES:** Indicated by dashed lines.
- AUTO AREA SECTION:** A rectangular area with a cross-hatched pattern.
- TREE LINE:** Indicated by a wavy line.
- STREET LIGHT:** A circular symbol with radiating lines.
- HOUSE PAD:** A rectangular area with a dashed border.

**EXISTING**

- 795:** A numerical value associated with a specific line.
- 10' CONTOURS:** Indicated by a wavy line.
- 2' CONTOURS:** Indicated by a dashed line.
- TREE LINE:** Indicated by a wavy line.
- PROPERTY LINE:** Indicated by a solid line.



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
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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.