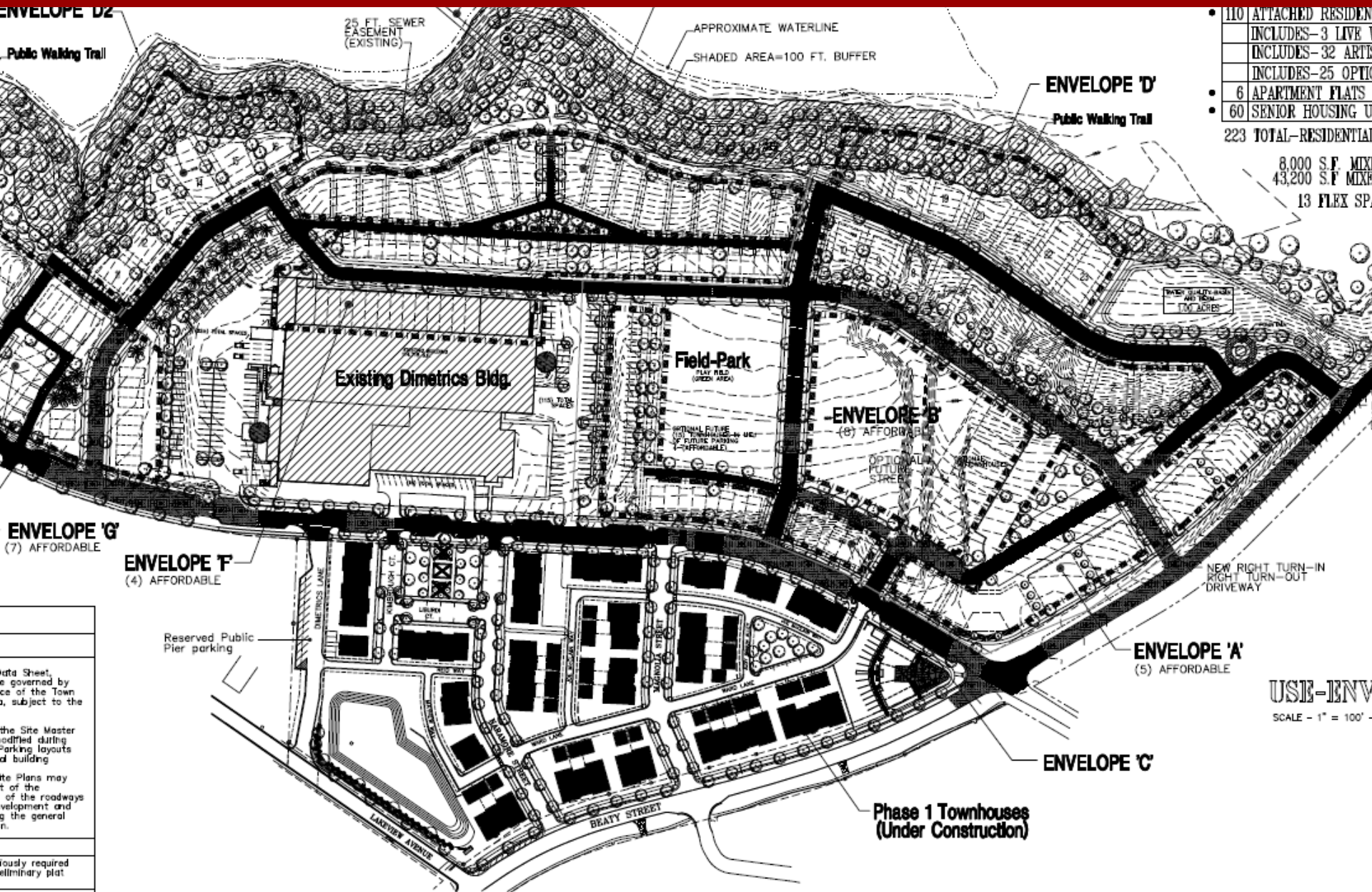


DAVIDSON BAY PROPOSED MASTER PLAN AMENDMENT



Phase 2

Phase 1



Site Sheet, as governed by the Town of, subject to the Site Master Plan, modified during the development and construction process. The Site Plans may be modified during the development and construction process. The Site Plans may be modified during the development and construction process. The Site Plans may be modified during the development and construction process.

• SINGLE FAMILY: (ENVELOPE D, D2)

Lots to have minimum of 60'-1" road frontage. Garages are front access.
-Setbacks: Front-10 ft. Side-15 ft. combined Rear-10 ft.
Every effort shall be made during the development and construction process

PART III- DESIGN GUIDELINES:

(1). PARKING

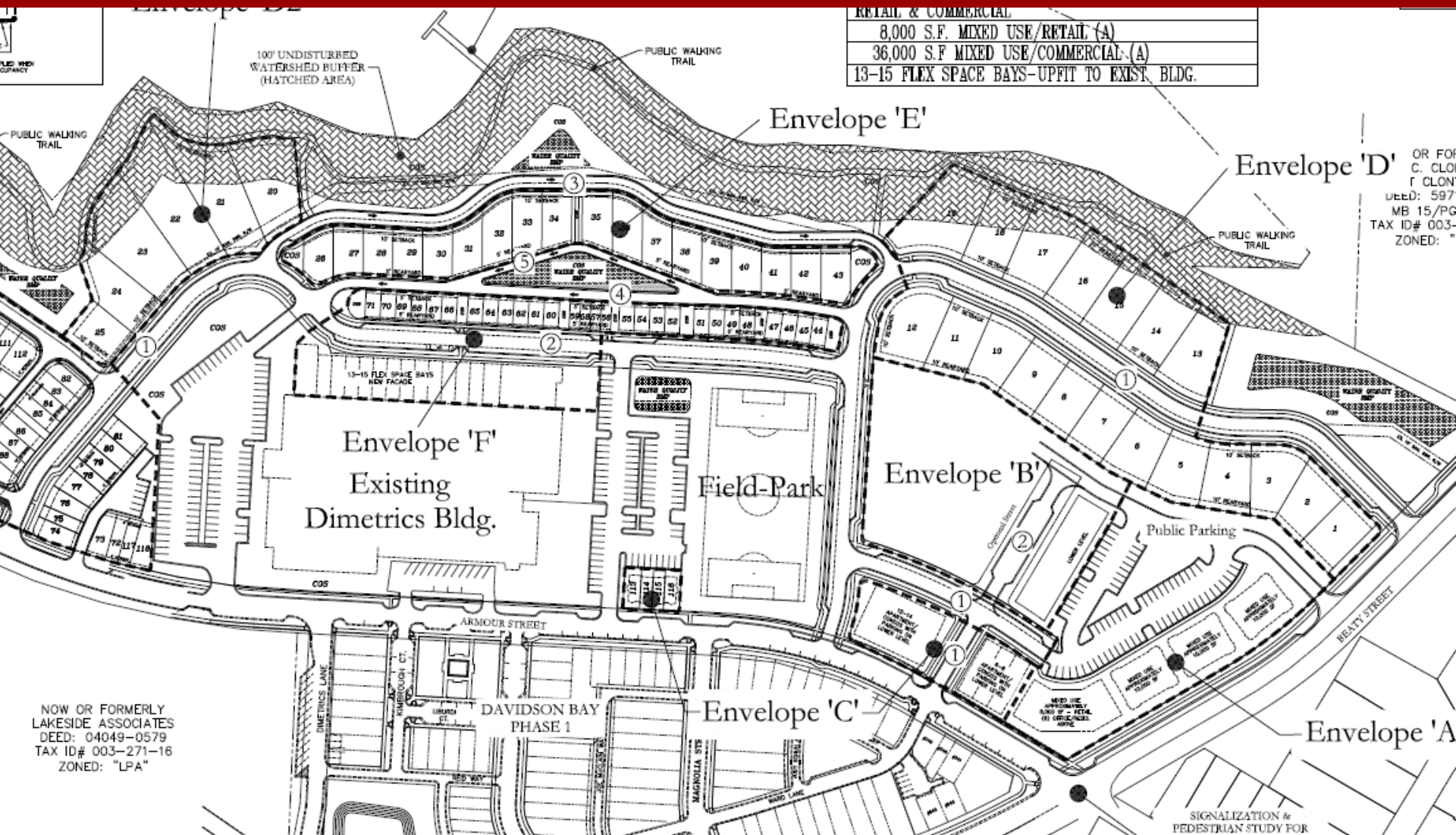
(A). PUBLIC ON-STREET/OFF-STREET

-Typical on-street parking shall be located on one side of the street

- (B). Storm water management will be installed as each phase is developed.
- (C). Developer will in addition to the retention area shown, utilize Rain Gardens or other measures to collect and filter storm water as allowed by ordinance and as deemed feasible by Engineering analysis.
- (D). Developer reserves the right to purchase additional land next to the existing

PART V

- (1). HORIZONTAL
- (2). HORIZONTAL
- (3). HORIZONTAL
- (4). HORIZONTAL
- (5). HORIZONTAL
- (6). HORIZONTAL
- (7). HORIZONTAL
- (8). HORIZONTAL
- (9). HORIZONTAL
- (10). HORIZONTAL
- (11). HORIZONTAL
- (12). HORIZONTAL
- (13). HORIZONTAL
- (14). HORIZONTAL
- (15). HORIZONTAL
- (16). HORIZONTAL
- (17). HORIZONTAL
- (18). HORIZONTAL
- (19). HORIZONTAL
- (20). HORIZONTAL
- (21). HORIZONTAL
- (22). HORIZONTAL
- (23). HORIZONTAL
- (24). HORIZONTAL
- (25). HORIZONTAL
- (26). HORIZONTAL
- (27). HORIZONTAL
- (28). HORIZONTAL
- (29). HORIZONTAL
- (30). HORIZONTAL
- (31). HORIZONTAL
- (32). HORIZONTAL
- (33). HORIZONTAL
- (34). HORIZONTAL
- (35). HORIZONTAL
- (36). HORIZONTAL
- (37). HORIZONTAL
- (38). HORIZONTAL
- (39). HORIZONTAL
- (40). HORIZONTAL
- (41). HORIZONTAL
- (42). HORIZONTAL
- (43). HORIZONTAL
- (44). HORIZONTAL
- (45). HORIZONTAL
- (46). HORIZONTAL
- (47). HORIZONTAL
- (48). HORIZONTAL
- (49). HORIZONTAL
- (50). HORIZONTAL
- (51). HORIZONTAL
- (52). HORIZONTAL
- (53). HORIZONTAL
- (54). HORIZONTAL
- (55). HORIZONTAL
- (56). HORIZONTAL
- (57). HORIZONTAL
- (58). HORIZONTAL
- (59). HORIZONTAL
- (60). HORIZONTAL
- (61). HORIZONTAL
- (62). HORIZONTAL
- (63). HORIZONTAL
- (64). HORIZONTAL
- (65). HORIZONTAL
- (66). HORIZONTAL
- (67). HORIZONTAL
- (68). HORIZONTAL
- (69). HORIZONTAL
- (70). HORIZONTAL
- (71). HORIZONTAL
- (72). HORIZONTAL
- (73). HORIZONTAL
- (74). HORIZONTAL
- (75). HORIZONTAL
- (76). HORIZONTAL
- (77). HORIZONTAL
- (78). HORIZONTAL
- (79). HORIZONTAL
- (80). HORIZONTAL
- (81). HORIZONTAL
- (82). HORIZONTAL
- (83). HORIZONTAL
- (84). HORIZONTAL
- (85). HORIZONTAL
- (86). HORIZONTAL
- (87). HORIZONTAL
- (88). HORIZONTAL
- (89). HORIZONTAL
- (90). HORIZONTAL
- (91). HORIZONTAL
- (92). HORIZONTAL
- (93). HORIZONTAL
- (94). HORIZONTAL
- (95). HORIZONTAL
- (96). HORIZONTAL
- (97). HORIZONTAL
- (98). HORIZONTAL
- (99). HORIZONTAL
- (100). HORIZONTAL



RETAIL & COMMERCIAL
8,000 S.F. MIXED USE/RETAIL (A)
36,000 S.F. MIXED USE/COMMERCIAL (A)
13-15 FLEX SPACE BAYS-UPFIT TO EXIST. BLDG.

OR FOR
C. CLO
F. CLO
DEED: 597
MB 15/PG
TAX ID# 003-
ZONED: "

NOW OR FORMERLY
LAKESIDE ASSOCIATES
DEED: 04049-0579
TAX ID# 003-271-16
ZONED: "LPA"

PART III- DESIGN GUIDELINES:

(I). PARKING

(A). PUBLIC ON-STREET/OFF-STREET:

-Typical on-street parking shall be informal and on one side of the street except for Armour Street which will have formal parallel parking on both sides.
-Public off-street parking will be provided behind the mixed-use building on Beatty Street. An area of Beatty Street in front of Envelope 'A' will be widened in anticipation of future on-street parking to match what was done in along Beatty Street in Phase I.
(Refer to public parking for the public pier section B below.)

(B). PUBLIC PIER AND GAZEBO PARKING:

-The Developer will reserve public parking for the Pier and Commons area in two locations.
(1). Approximately 12 spaces along Dimetrics Lane located off Armour Street will be utilized during business hours by tenant of Lurid building.
(2). Approximately 10 spaces within Envelope 'C' designated as Public Pier Parking. The exact location will be mutually agreed upon by the Town of Davidson and the Developer before this Phase of construction begins.

(B). Storm water management will be installed as each phase is developed.

(C). Developer will utilize to the BMP areas shown, Rain Gardens or other measures to collect and filter storm water as allowed by ordinance and as deemed feasible by Engineering analysis.

(D). Developer reserves the right to purchase additional land next to the existing extension area to move or expand it as required.

PART IV- DEVELOPERS PUBLIC AREA COMMITMENTS:

(1). TRAFFIC IMPROVEMENTS:

Developer to donate \$50,000.00 upon the Town's request for installation of the traffic signal at the intersection of Beatty and Griffith and traffic calming improvements at the intersection of Beatty and Armour.

(2). COMMONS AREA GAZEBO AND PIER:

(A). Developer will donate land to the Town of Davidson located at the end of Armour Street in order to create a Commons Square.
(A). Upon the development of the adjacent 31st townhouses, the Developer will at his expense, complete the commons and build the public Gazebo along with the Walking Pier. The Developer will work with the Town to determine

PART V- PHASING:

(1). HORIZONTAL PHASING-ROADS AND UTILITIES

HORIZONTAL PHASE A
Construction of roads and infrastructure as shown in the site plan, east of the existing Dimetrics parking lot, south of Lake Davidson, west of Beatty Street and north of Armour Street. It will include construction of the Field-Park.

HORIZONTAL PHASE B
Construction of roads and infrastructure as shown for the remainder of the development, including the Public Pier, Gazebo and Walking Trail.
-Horizontal Phases may be combined or further defined.

(2). VERTICAL PHASING-UNITS

PHASE A
-The construction of the single family units in lots 1 thru 15.

SIGNALIZATION &
PEDESTRIAN STUDY FOR
BEATY STREET AND ARMOUR
STREET INTERSECTION
REQUIRED

Revision Note:

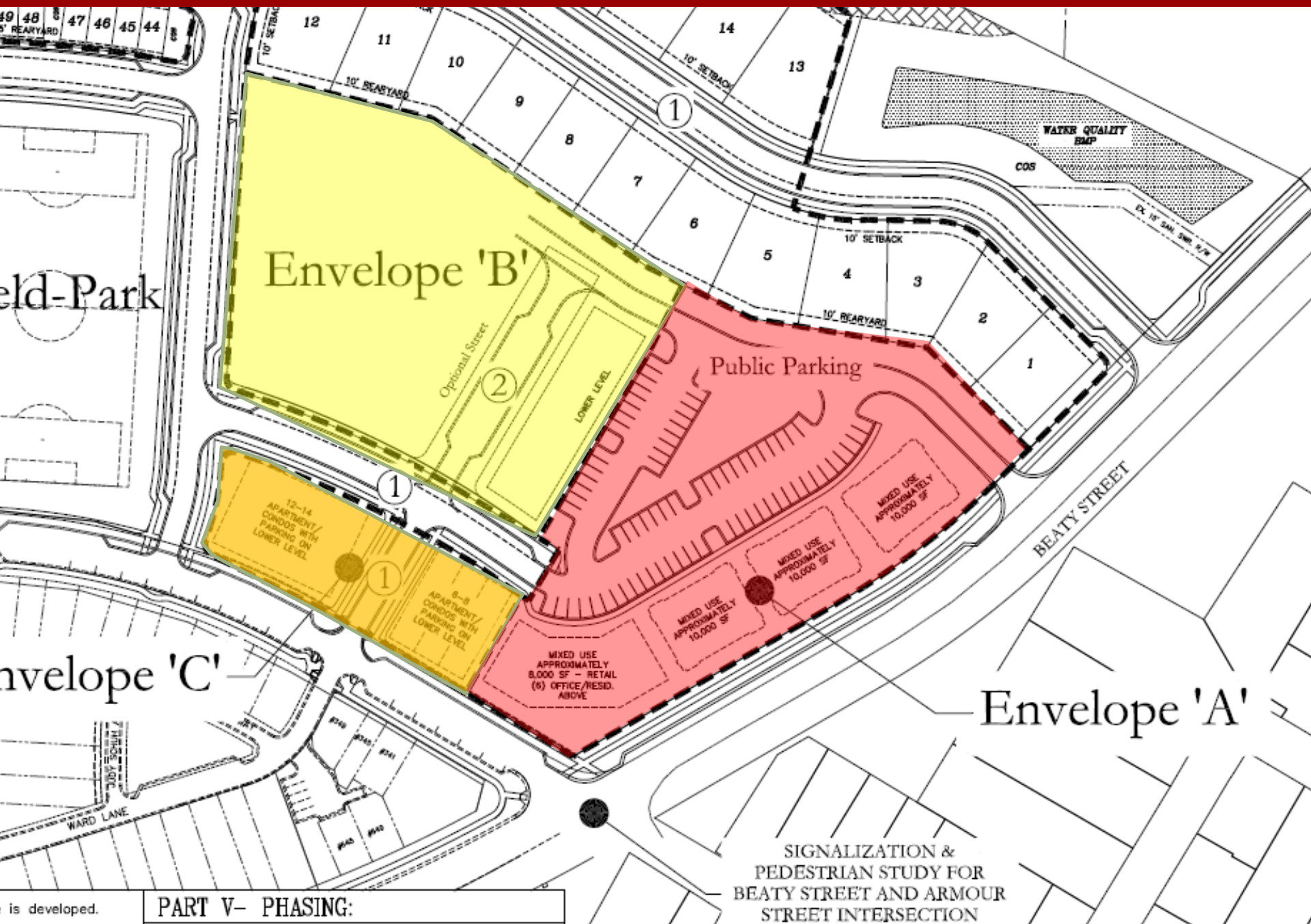
8-06-10 The Existing Affordable revised to reflect the 6 afford

Revision Note:

4-15-10 This plan is to revise 118. The Existing Affordable revised to reflect the afforda

GRAPHIC

Building Envelopes A + B + C



is developed.

PART V- PHASING:

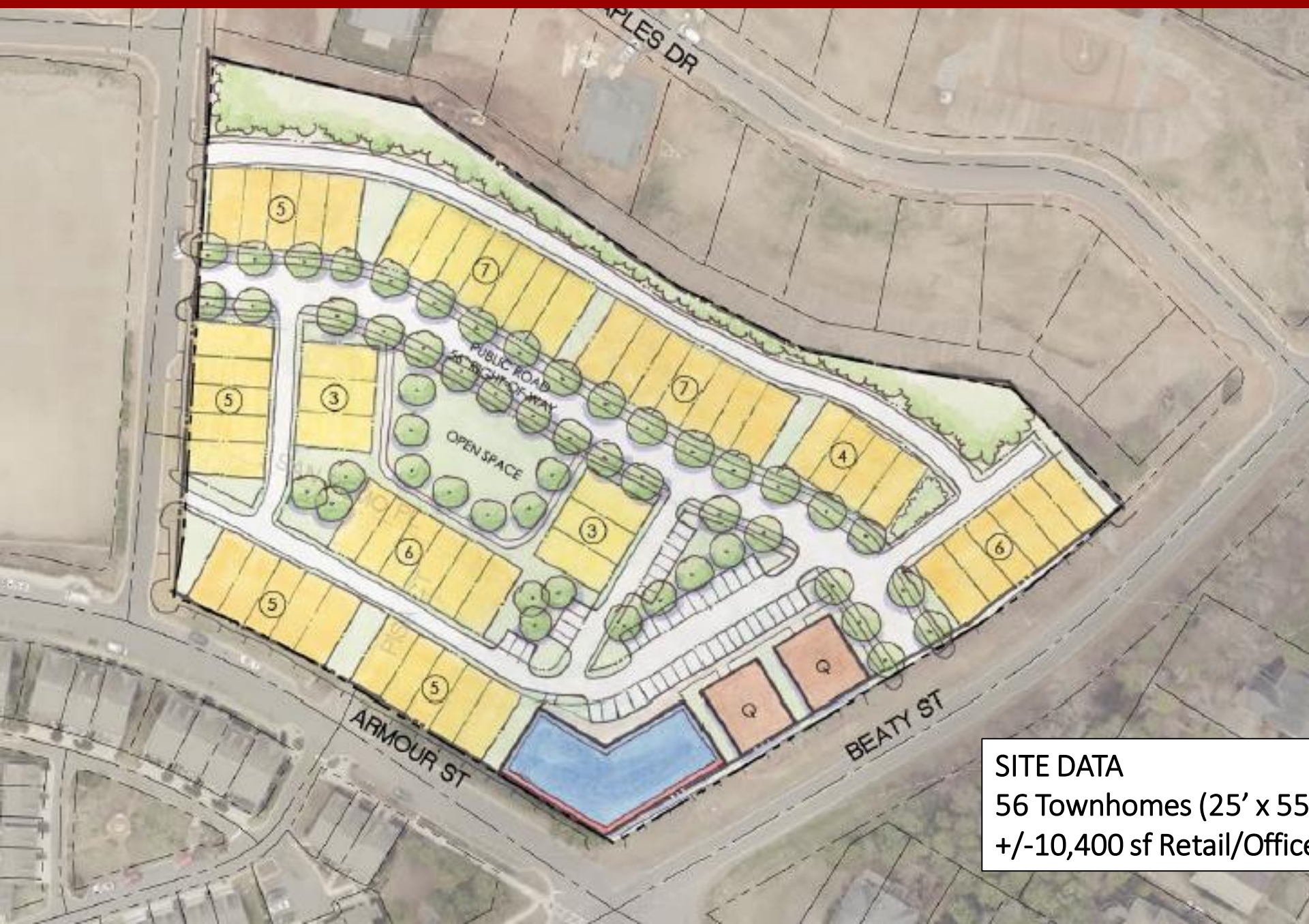
SIGNALIZATION &
PEDESTRIAN STUDY FOR
BEAUTY STREET AND ARMOUR
STREET INTERSECTION

Proposed Hopper Development Master Plan Amendment for Building Envelopes A + B + C [JAN. 2019]



SITE DATA
56 Townhomes (25' x 55'
+/-10,400 sf Retail/Office

Proposed Hopper Development Master Plan Amendment for Building Envelopes A + B + C [MARCH 2020]



SITE DATA
56 Townhomes (25' x 55')
+/-10,400 sf Retail/Office

DAVIDSON BAY MASTER PLAN AMENDMENT

APPROVED UNITS and COMMERCIAL OVER TIME

Building Envelopes A+B+C

2007	2010	Revised Proposed
+/-51,200 sf	+/-38,000 sf	+/-20,400 sf
69-81 du	84-108 du	56 du + 8 quad units

Net Units Across Phases 1 and 2

2007	2010	Proposed
280	288	245

DISCUSSION