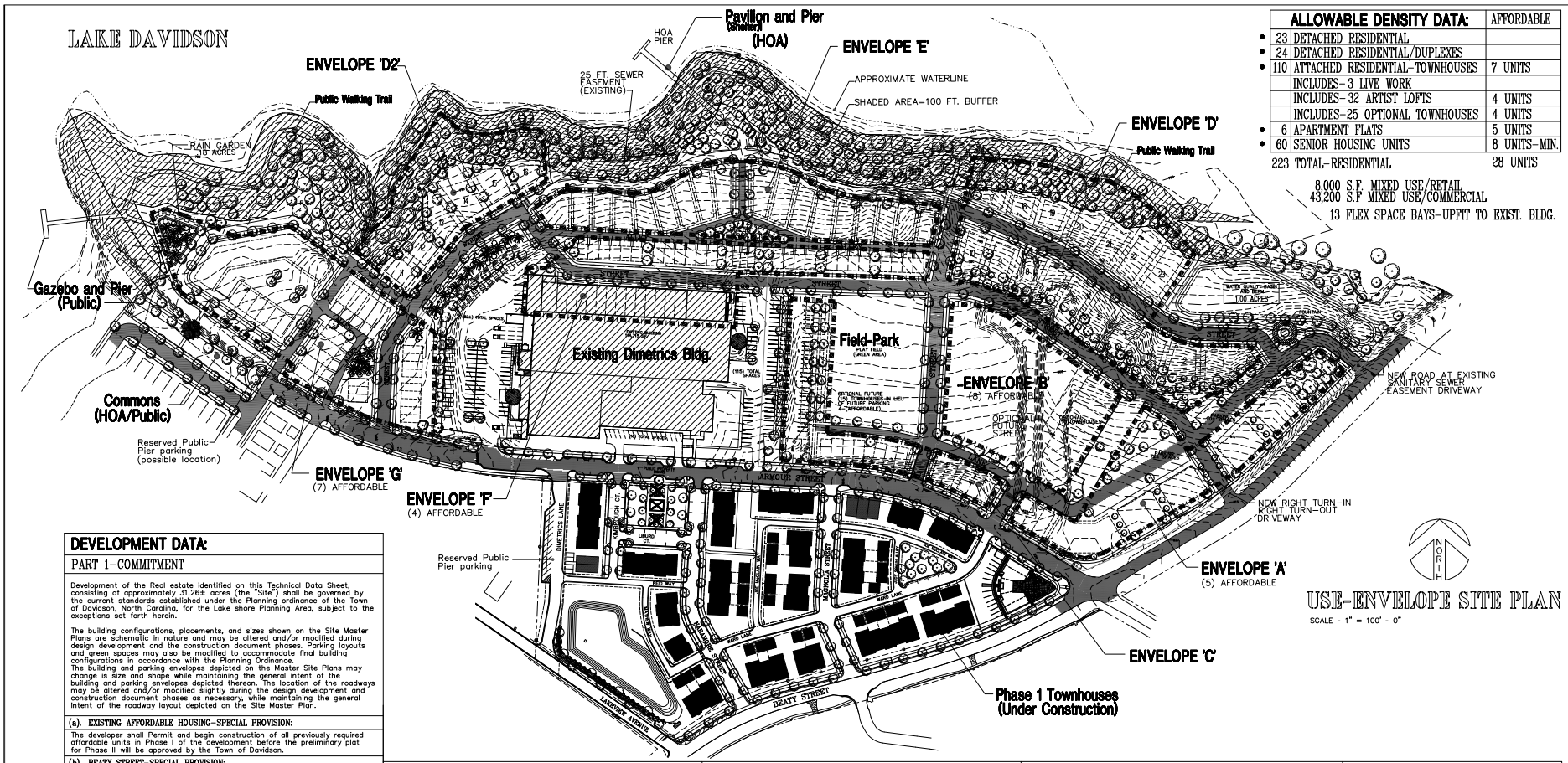

USE-ENVELOPE SITE PLAN

SCALE - 1" = 100' - 0"

ALLOWABLE DENSITY DATA:		AFFORDABLE
• 23	DETACHED RESIDENTIAL	
• 24	DETACHED RESIDENTIAL/DUPLEXES	
• 110	ATTACHED RESIDENTIAL-TOWNHOUSES	7 UNITS
	INCLUDES- 3 LIVE WORK	
	INCLUDES- 32 ARTIST LOFTS	4 UNITS
	INCLUDES-25 OPTIONAL TOWNHOUSES	4 UNITS
• 6	APARTMENT FLATS	5 UNITS
• 60	SENIOR HOUSING UNITS	8 UNITS-MIN.
223	TOTAL-RESIDENTIAL	28 UNITS

8,000 S.F. MIXED USE/RETAIL
43,200 S.F MIXED USE/COMMERCIAL
13 FLEX SPACE BAYS-UPFIT TO EXIST. BLDG.

DEVELOPMENT DATA:

PART I-COMMITMENT

Development of the Real estate identified on this Technical Data Sheet, consisting of approximately 31.26± acres (the "Site") shall be governed by the current standards established under the Planning ordinance of the Town of Davidson, North Carolina, for the Lake shore Planning Area, subject to the exceptions set forth herein.

The building configurations, placements, and sizes shown on the Site Master Plans are schematic in nature and may be altered and/or modified during design development and the 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 Master Site Plans may change is size and shape while maintaining the general intent of the building and parking envelopes depicted thereon. The location of the roadways may be altered and/or modified slightly during the design development and construction document phases as necessary, while maintaining the general intent of the roadway layout depicted on the Site Master Plan.

(a). EXISTING AFFORDABLE HOUSING-SPECIAL PROVISION:

The developer shall Permit and begin construction of all previously required affordable units in Phase I of the development before the preliminary plat for Phase II will be approved by the Town of Davidson.

(b). BEATY STREET-SPECIAL PROVISION:

The developer shall shall widen the west side of Beaty Street, north of Armour Street and fronting Phase II to match what was constructed along Beaty Street fronting Phase I.

PART II-STATEMENT OF INTENT:

It is the intention of the Petitioner to create a mixed-use development within this site.

PART III-PERMITTED DEVELOPMENT WITHIN THE SITE:

•MIXED USE AT BEATY STREET:(ENVELOPE A)

Commercial Mixed-Use including but not limited to Retail and Office.
-Building ht. up to 3 stories,-or as allowed per Lake Shore District Zoning.
-Approximately 51,000 S.F. in 2 or more seperate buildings.
Upper floor residential is permitted depending on market conditions.

•SENIOR HOUSING:(ENVELOPE B)
(48 TO 60 UNITS)

Developer Options:

(A). Market rate sale/rental units for seniors 60 and over.
-One and Two bedrooms residences ranging from 750 to 1250 S.F.
(B). Work with the Town of Davidson Housing Coalition to establish Tax Credits and develop it accordingly with their cooperation.
If this option is chosen the developer may increase the affordable component of senior housing units and decrease the affordable component of units elsewhere on the site. 12.5% affordable units as a percentage of the total units will be maintained.
(C). Addition Townhouses and a future street may be developed within the Envelope depending on the footprint required for the Senior Housing. These are part of the 'OPTIONAL TOWNHOUSES' category in the DENSITY DATA chart on this sheet.

•TOWNHOUSES AT ARMOUR STREET:(ENVELOPE C)

Residential Use and/or Live-Work
-Building ht. up to 3 stories,-or as allowed per Lake Shore District Zoning.
Includes (15) 'OPTIONAL TOWNHOUSES'in lieu of future parking requirements at the existing Mixed-use building. These townhouses are part of the 'OPTIONAL TOWNHOUSES' category in the 'DENSITY DATA' chart on this sheet.

•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 to save healthy trees within a 10 ft. setback of all property lines and/or 15 ft. beyond the building footprints.

•SINGLE FAMILY/DUPLEX:(ENVELOPE E)

Lots to have minimum of 42' road frontage. Garages are rear access.
-Setbacks: Front-10 ft. Side-5 ft. Rear-5 ft.
Every effort shall be made during the development and construction process to save healthy trees within a 10 ft. setback of all property lines and/or 15 ft. beyond the building footprints.

•LOFT TOWNHOUSES AND FLEX SPACE: (ENVELOPE F)

Residential Use and/or Live-Work-(Loft Townhouses)-Garages are rear access.
Commercial, Retail, Office or live-Work Use-(Flex Space Upfit/New)
-Developer's option to demolish and rebuild the rear portion of the existing building as required to create the 'Flex Space' portion of the construction.

•TOWNHOUSES AT THE COMMONS: (ENVELOPE G)

Residential Use-Attached units with attached garages.
-Building ht. up to 3 stories or 40 ft.
-Multiple Buildings are allowed.

•EXISTING DIMETRICS BUILDING:

-It is anticipated that the building will have a new facade on the North elevation creating 13-15 new Flex Space units. the typical size will be 20'x60' to accommodate a mix of users from lofts to retail to office/industrial space. The tenant mix will be market driven.
-The new facade will be built at the same time as the new street it faces.

PART III- DESIGN GUIDELINES:

(1). 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 Beaty Street. An area of Beaty Street in front of 'Envelope 'A' will be widened in anticapation of future on-street parking to match what was done in along Beaty 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.
(2). Approximately 10 spaces within 'Envelope G' 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.

(2). LANDSCAPING:
-Landscaping, irrigation and screening shall be installed in accordance with the Town of Davidson Planning Ordinance as each Phase is developed. Street trees shall be provided along public streets according to the Town Ordinace.
-Developer to receive credit for the trees saved outside the 100 ft. lake shore buffer. To be credited according to the Town Tree Ordinances.

(3). SIGNS:
-All street and building signage will comply with the Town Signage Ordinances.

(4). LIGHTING:
-All street and building lighting will comply with the Town Signage Ordinances.

(5). AMENITIES/OPEN SPACE:
-The Developer will build a private pier to accommodate up to (10) boat slips, along with a gazebo for the lake front residents.
-Individual ownership of the lake front lots 11-20 to be structured such that:
(A). Public has access to the trail and from the trail to the waters edge.
(B). HOA has maintenance responsibilty from 2 ft. above the path to the waters edge.
(C). individual lot owners retain whatever rights of ownership deemed necessary for pursuing individual docks as permissible by local ordinances.

(6). STORM WATER MANAGEMENT:
(A). Storm water shall be managed in accordance with the requirements of Chapter 16 of the Town of Davidson Planning Ordinance.
A maximum of 50% built -upon ratio will be maintained. Developer may use the entire 'Site' to achieve this requirement.
(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 retention 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 Beaty and Griffith and traffic calming improvements at the intersection of Beaty and Armour.

(2). COMMONS AREA, GAZEBO AND PIER:
Developer will donate land to the Town of Davidson located at the end of Armour Street in order to create a 'Common' Square.
(A). Upon the development of the adjacent 32± townhouses, the Developer will at his expense, complete the square and build the public Gazebo along with the 'Walking Pier'. The Developer will work with the Town to determine the size and design requirements of the Gazebo and Pier to arrive at a mutually agreed upon facility.The Gazebo shall include elec. service.
(B). The Town will own and maintain the Common, Gazebo and Pier.
(C). The proposed pier shall be 8 ft. wide with a 10 ft. wide "T-head" Railing design to accommodate people in wheel chairs.

(3). LAKE SHORE BUFFER AND PUBLIC WALKING TRAIL:
Developer will dedicate a 100 ft. buffer along the lake shore.
(A). Approximately 30 ft. from the shore line the developer will provide an easement for natural 'Public Walking Trail' approximately 6ft. wide. It will be structured as a public 'permanent easement' to be maintained by the community HOA or the Town of Davidson.
(B). No fencing along the trail shall be closer than 15 ft. from the property line abutting the trail, The HOA will limit the type and ht. of the fencing so as to blend in with the natural surroundings.
(C). The Public Walking Trail shall be approx. 6 ft. and be constructed of wood chips or other pervious materials as allowed in the buffer area and as agreed upon by the developer and the Town of Davidson. Benches and trash receptacles will be located every 300 ft. along the trail.

(4). FIELD-PARK:
Developer will provide a Public Field-Park of approx. 1.25 acres to be maintained by the Town of Davidson.
In the event that the Town fails to maintain above, the HOA will participate.
The Field-Park will include game tables, benches and a grassed interior area. The final design will be approved by the Town of Davidson staff.
-It is anticipated that all the proper legalities and insurance needs will be worked out in detail with the Town of Davidson for items 1,2,3 and 4 above.

PART V- PHASING:

(1). HORIZONTAL PHASING-ROADS AND UTILITIES

HORIZONTAL PHASE A:
Construction of roads and infrastructure as shown in the site plan, east the existing Dimetrics parking lot, south of Lake Davidson, west of Beaty 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 Waking Trail.
-Horizontal Phases may be combined.

(2). VERTICAL PHASING-UNITS

PHASE A:
-The construction of the single family units in lots 1 thru 10 and 17 thru 23.
-Construction of units along Armour St. across from the existing construction.

PHASE B:
-The construction of the units shown in Envelope 'E' including the renovation and additions to the Existing Dimetrics building shown as Envelope 'F'.

PHASE C:
-The construction at the end of Armour St., including the 'Common, Gazebo and Pier, along with the adjacent townhouses and single family units in Envelopes 'F' and 'D2'

PHASE D:
-The Senior Housing.

PHASE E:
-The construction of the Mixed Use along Beaty St.

-Unit contruction Phasing may be altered or Vertical phases combined depending upon market conditions.

PART VI- SITE DATA:

ACREAGE:
-Approximately 31.36± Acres

ZONING:
-The subject property is within the critical Watershed of the Lakeshore Planning Area.

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DAVIDSON BAY DEVELOPMENT

DAVIDSON,
NORTH CAROLINA

FOR:
DAVIDSON BAY

Content:

PROPOSED
USE-ENVELOPE
SITE PLAN

Project	10405
Date	
Revisions	11/24/06
	12/11/06
	01/08/07
	01/22/07
	01/29/07
	02/06/07
	02/12/07
	03/01/07
	03/07/07

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Sheet
SP1.2