

Site Data:

Zoning: NC 73 Planning Area (NC, NG, & NE)

Total Site: +/- 178.85 Acres

Total Proposed Development

483 Units:
240 Single-family
243 Apartments/Flats/Townhomes
404,680 SF Office/Retail

Gross Project Density: 2.70 Units per Acre

Neighborhood Center Total Area: 41.9 acres

125,700 SF Office/Retail (Minimum Required)
502,800 SF Office/Retail (Maximum Permitted)
404,680 SF Office/Retail (Proposed)
146 Apartments/Flats
21 Live/Work or Townhomes
12 Small Lot (40')
NC Residential Density: 4.27 Units per Acre

Open Space (Required): 0.84 Acres (2%)
Open Space (Provided): 5.39 Acres (12.8%)

Neighborhood General Total Area: 26.36 acres

64 Townhomes/Live-Work Units
27 Single-family 60 foot lots
1 Bed and Breakfast Inn (or 2 Single-family lots)
NG Residential Density: 3.71 Units per Acre

Open Space (Required): 2.64 Acres (10%)
Open Space (Provided): 4.70 Acres (18%)

Neighborhood Edge Total Area: 110.56 acres

West: 84 units
3 Single-family 60 foot lots
10 Single-family 70 foot lots
18 Single-family 80 foot lots
48 Single-family 90 foot lots
5 Single-family 100+ foot lots
East: 129 units
23 Single-family 40 foot lots
45 Single-family 60 foot lots
34 Single-family 70 foot lots
6 Single-family 80 foot lots
11 Single-family 90 foot lots
8 Single-family 100+ foot lots
2 Single-family 1 acre+ lots

NE Residential Density: 1.92 Units per Acre

Open Space (Required-Base): 45.25 Acres (45%)

Less Credits:

Publicly Accessible Open Space: 42.14 acres
Credit of 10% = 4.2 acres

Parkway Street Length: 1840 lf w/ 60 ft ROW
Parkway Street Length: 1810 lf w/ 50 ft ROW
Credit of 50% = 2.3 acres

Open Space (Required-Net): 38.75 Acres (35%)
Open Space (Provided): 39.94 Acres (36%)

Required Affordable Housing

483 units X 12.5% = 60 units
Very Low Income: 60 X 30% = 18 units
Low Income: 60 X 50% = 30 units
Moderate Income: 60 X 20% = 12 units

Note: All required Affordable Housing shall be provided in accordance with Section 6.3 of the Davidson Planning Ordinance.



The site plan on this sheet represents the conceptual build-out of the Master Plan. Minor adjustments to lots and streets are expected through the engineering process. In addition, the final development plan(s) for the NC area may vary significantly from this illustrative.

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A Neighborhood Plan for Davidson East

Project # 06072
PM: SCH Drawn by: SCH

Revision Dates:
Town Board Workshop 04.05.06
Staff Review 06.29.06
Planning Board 07.21.06
Planning Board 08.28.06
Planning Board 09.25.06
Planning Board 10.30.06
Town Council 11.14.06
Town Board FYI 04.24.07
Planning Board FYI 04.30.07
Town Board FYI 05.22.07
Planning Board 5.29.07
Town Board 6.12.07



1 inch equals 200 feet