

Public Street Section Details

Gazebo and Walking Pier (Public)

Envelope 'G'
Commons (HOA, Public)

DAVIDSON LAKE
Envelope 'D'

HOA Pier

Envelope 'E'

Envelope 'D'

Envelope 'F'
Existing Dimetrics Bldg.

Field-Park

Envelope 'B'

Envelope 'C'

Approved

AUG 16 2010

Town of Davidson
Planning Department

DEVELOPMENT DATA:

PART I - COMMITMENT

Development of the Real estate identified on this Technical Data Sheet, consisting of approximately 32.28 acres (the "Site") shall be governed by the current standards established under the Planning Ordinance of the Town of Davidson, North Carolina, for the Lakeshore 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 in size and shape while maintaining the general intent of the building and parking envelopes depicted thereon. The location of the roadway 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. The developer at the time of this revision has completed the 6-800 affordable units previously required for Phase I. (804, 805, 806 Armour Street & 803-A & 803-B Kimbrough Court). The remaining 2-500 affordable units required for Phase I will be constructed on lots 112 thru 116 on shown on this plan. The 2 constructed affordable units #646 & #649 Betty Street will be applied to the Phase 2 affordable requirement.

(B). BEATY STREET - SPECIAL PROVISION

The developer shall align the east side of Beaty Street, north of Armour Street and fronting Phase I 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 the 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 50,000 S.F. to 2 or more separate buildings. Upper floor residential is permitted depending on market conditions.

*** SENIOR HOUSING: (ENVELOPE B)**

+/- 2.0 ACRES (80 TO 90 UNITS)

Developer Options:

(A). Market rate sale/rental units for seniors 55 and over. - One and two bedroom 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). A future street may be developed.

*** 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.

*** SINGLE FAMILY: (ENVELOPE D, D2)**

Lots to have minimum of 60'-1" front setbacks. 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 phases to save healthy trees within a 10 ft. setback of all property lines and/or 10 ft. beyond the building footprints.

*** SINGLE FAMILY/DUPLEX (ENVELOPE E)**

Lots to have minimum of 62' front setbacks. Garages are rear access. -Setbacks: Front-10 ft., Side-5 ft., Rear-5 ft. Every effort shall be made during the development and construction phases to save healthy trees within a 10 ft. setback of all property lines and/or 10 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 Loft/Work)

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 area will be 20'-80' to accommodate a mix of users from lofts, retail, school to office/industrial uses. 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 (Refer to public parking for the public pier section B below.)
 - (B). PUBLIC PIERS AND GAZEBOS: -The Developer will reserve public parking for the Pier and Commons area in two locations. -Approximately 12 spaces along Dimetrics Lane located off Armour Street will be utilized during business hours by tenants of Liard Building.
 - (2). APPROXIMATELY 10 SPACES WITHIN 'ENVELOPE G' DESIGNATED AS PUBLIC PARKING. The exact location will be mutually agreed upon by the Town of Davidson and the Developer before this Phase of construction begins.
 - (3). LANDSCAPING: -Landscape, irrigation and screening shall be installed in accordance with the Town of Davidson Planning Ordinance and the standards of the landscape design plan. -Developer to provide along public streets according to the Town Ordinance. -Developer to provide credit for the trees along the 100 ft. lake shore buffer. To be credited according to the Town Fire Ordinance.
 - (4). SIGNAGE: -All street and building signage will comply with the Town Signage Ordinances.
 - (5). LIGHTING: -All street and building lighting will comply with the Town Signage Ordinances.
 - (6). AMBULANCE/EMERGENCY SPACE: -The Developer will build a private pier to accommodate up to (10) boat slips. If permissible by local ordinances for the lots directly adjacent to the lake, individual ownership of the lake front lots 13-25 to be structured such that:
 - (A). Public has access to the trail and from the trail to the waters edge.
 - (B). HOA has maintenance responsibility from 2 ft. above the path to the edge.
 - (C). Individual lot owners directly adjacent to the lake retain whatever rights necessary for passing individual docks as permissible by local ordinances.
 - (7). STORM WATER MANAGEMENT:
 - (A). Storm water will be managed in accordance with the requirements of Chapter 16 of the Town of Davidson Planning Ordinance. A storm water pond shall be constructed. 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 utilize the BMP grass shown, Rich Captiva or other materials to collect and filter storm water as shown by ordinance and as deemed feasible by Engineering analysis.
 - (D). Developer retain the right to require additional land next to the existing conditions to be moved or expanded if required.
- (2). 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.
- (3). COMMONS AREA, GAZEBO AND PIER: Developer will donate 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 316 townhouses, the Developer will build the Commons Square and build the public gazebo along with the walking pier. The Developer will work with the Town to determine the site and design requirements of the Gazebo and Pier to arrive at a mutually agreed upon facility. The Gazebo shall include an electric service. (B). The Town will own and maintain the Commons, Gazebo and Pier. (C). The Commons shall be 60 ft. wide with a 10 ft. wide 'T-head' railing design to accommodate people in wheel chairs.
- (4). LAKE SHORE BUFFER AND PUBLIC WALKING TRAIL: Developer will donate a 100 ft. buffer along the lake shore. (A). Approximately 20 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 'Commons 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. (C). The Public Walking Trail shall be approximately 8 ft. and be constructed of wood chips or other pervious materials as depicted in the buffer area and as required upon the Town of Davidson Planning Ordinance. The walking trail shall be located every 300 ft. along the trail.
- (5). FIELD-PARK: Developer will provide a Public Field/Soccer Field of approx. 1.25 acres to be constructed by the school. Use to be coordinated with the school. The field will be donated to the Town in the event that the Town fails to maintain the field the HOA will participate. (A). Public has access to the trail and from the trail to the waters edge. (B). HOA has maintenance responsibility from 2 ft. above the path to the edge. (C). Individual lot owners directly adjacent to the lake retain whatever rights necessary for passing individual docks as permissible by local ordinances. (D). Storm water management will be installed in accordance with the requirements of Chapter 16 of the Town of Davidson Planning Ordinance. A storm water pond shall be constructed. Developer may use the entire Site to achieve this requirement.

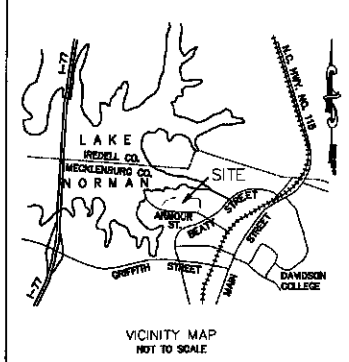
- (6). STORM WATER MANAGEMENT will be installed as each phase is developed.
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- (8). Developer retain the right to require additional land next to the existing conditions to be moved or expanded if required.

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 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 316 townhouses, the Developer will build the Commons Square and build the public gazebo along with the walking pier. The Developer will work with the Town to determine the site and design requirements of the Gazebo and Pier to arrive at a mutually agreed upon facility. The Gazebo shall include an electric service. (B). The Town will own and maintain the Commons, Gazebo and Pier. (C). The Commons shall be 60 ft. wide with a 10 ft. wide 'T-head' railing design to accommodate people in wheel chairs.
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- (4). FIELD-PARK: Developer will provide a Public Field/Soccer Field of approx. 1.25 acres to be constructed by the school. Use to be coordinated with the school. The field will be donated to the Town in the event that the Town fails to maintain the field the HOA will participate. (A). Public has access to the trail and from the trail to the waters edge. (B). HOA has maintenance responsibility from 2 ft. above the path to the edge. (C). Individual lot owners directly adjacent to the lake retain whatever rights necessary for passing individual docks as permissible by local ordinances. (D). Storm water management will be installed in accordance with the requirements of Chapter 16 of the Town of Davidson Planning Ordinance. A storm water pond shall be constructed. Developer may use the entire Site to achieve this requirement.

ALLOWABLE DENSITY DATA:

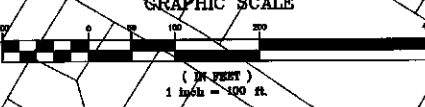
RESIDENTIAL	AFFORDABLE
25 DETACHED RESIDENTIAL (D & D2)	
18 DETACHED RESIDENTIAL/DUPLEXES (E)	
108 ATTACHED RESIDENTIAL-TOWNHOUSES	
INCLUDES- 29 ARTIST LOFTS (F & G)	4 UNITS
INCLUDES- 73 TOWNHOUSES (B,C & G)	11 UNITS
INCLUDES- 6 APARTMENT FLATS (A)	
80 SENIOR HOUSING UNITS (B)	
231 TOTAL-RESIDENTIAL	
TOTAL AFFORDABLE PROVIDED	15 UNITS
*TOTAL AFFORDABLE REQUIRED (12.5%)	29 UNITS
*REMAINING AFFORDABLE UNITS MAY BE CONSTRUCTED WITHIN ANY ENVELOPE	
RETAIL & COMMERCIAL	
8,000 S.F. MIXED USE/RETAIL (A)	
38,000 S.F. MIXED USE/COMMERCIAL (A)	
13-15 FLEX SPACE BAYS-UPPT TO EXIST BLDG.	



Approved
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Revision Note:
8-08-10 The Existing Affordable Housing-Special Provision has been revised to reflect the 6 affordable units proposed for lots 113 thru 116.

Revision Note:
4-15-10 This plan is to revise lots 72-81 and to add lots 117 and 118. The Existing Affordable Housing-Special Provision has been revised to reflect the affordable units constructed.



SHEET TITLE
MASTER PLAN

PROJECT
DAVIDSON BAY PHASE 2
TOWN OF DAVIDSON, MECKLENBURG CO., NC
FOR: BEATY STREET DEVELOPMENT, LLC.

DATE: 12/1/08
DRAWN BY: JWH
CHECKED BY: MAH
SCALE: 209--66

PREPARED BY: YARBROOK WILLIAMS & HOGUE, INC.
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DAVIDSON, NC 28026
919.596.9222

DRAWN BY: GERALD GOLDBACH R.A.
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704.376.0358 FAX 704.376.0322

DATE: 1 of 1 SHEETS