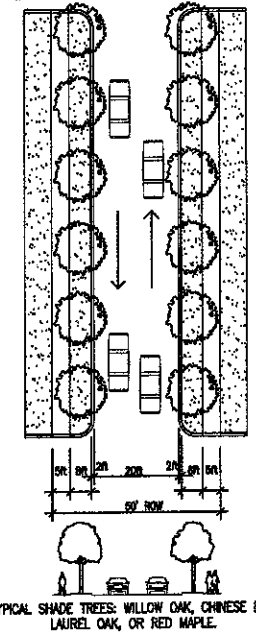


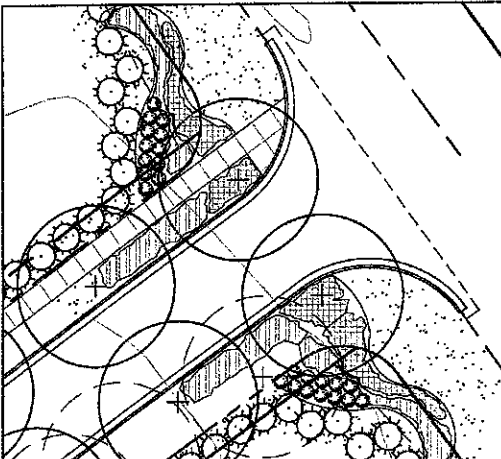
Local Street - 50 ft R.O.W.



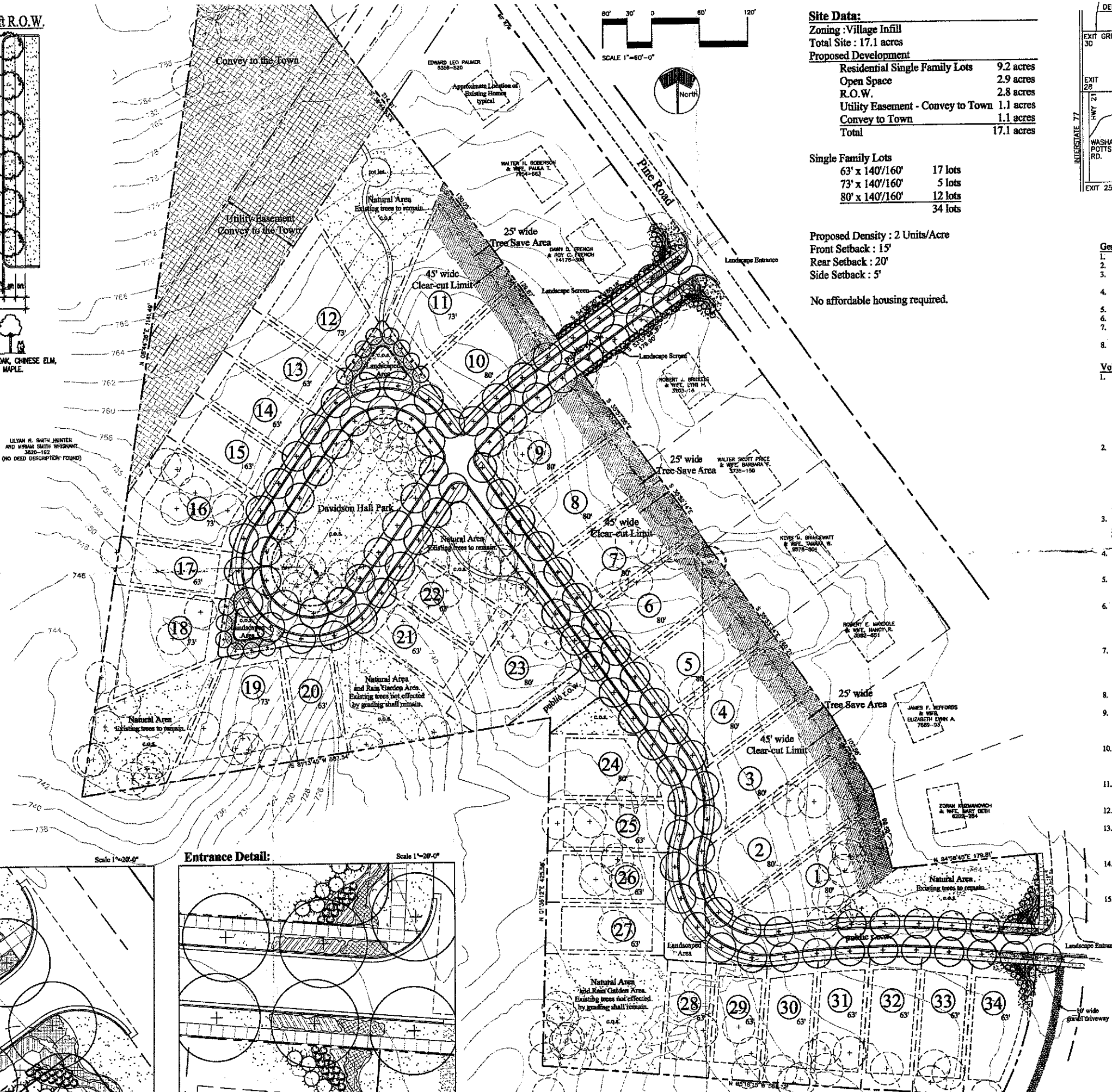
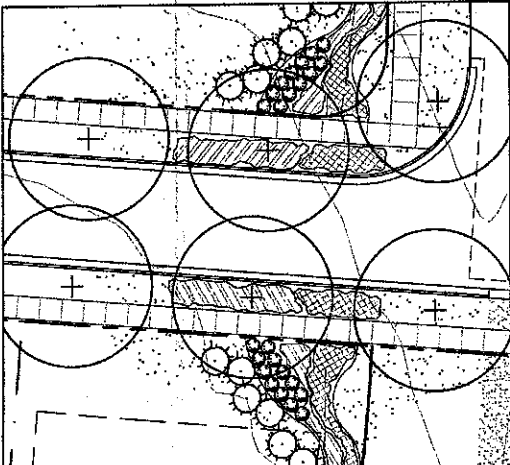
TYPICAL SHADE TREES: WILLOW OAK, CHINESE ELM, LAUREL OAK, OR RED MAPLE.

LIZON H. SMITH, JUNIOR AND MRS. SMITH WISEMAN, 3620-162 (NO DEED DESCRIPTION FOUND)

Entrance Detail:



Entrance Detail:



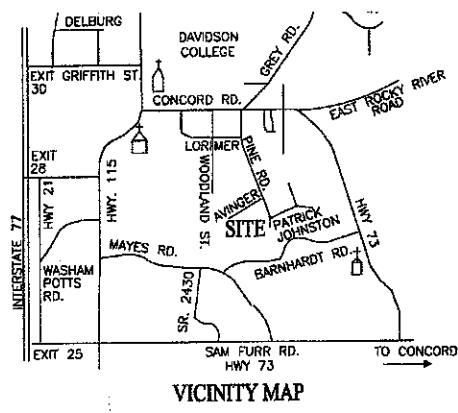
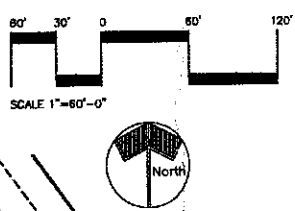
Site Data:

Zoning: Village Infill
 Total Site: 17.1 acres
 Proposed Development:
 Residential Single Family Lots 9.2 acres
 Open Space 2.9 acres
 R.O.W. 2.8 acres
 Utility Easement - Convey to Town 1.1 acres
 Convey to Town 1.1 acres
 Total 17.1 acres

Single Family Lots:
 63' x 140'/160' 17 lots
 73' x 140'/160' 5 lots
 80' x 140'/160' 12 lots
 34 lots

Proposed Density: 2 Units/Acre
 Front Setback: 15'
 Rear Setback: 20'
 Side Setback: 5'

No affordable housing required.



General Notes:

- This project shall meet all specifications of the Davidson Planning Ordinance.
- All new streets will be publicly dedicated to the Town of Davidson.
- Park and common open space shall be maintained by the Homeowner's Association, accessible by the public.
- Park area and Rain Garden area to be defined by landscaping. Park area shall include 1-2 benches or chairs.
- Refer to Planning Ordinance 7.9 for Termination of Approvals.
- Landscape plans to be reviewed and approved during the permitting process.
- All natural areas, common open spaces subject to detention requirements and grading from Mecklenburg County requirements.
- Estimated projection completion - two years, one phase.

Voluntary Conditions:

- The developer agrees to the voluntary contribution in an amount not to exceed \$3000 for the purpose of either improving the visual end of Pine Road at its intersection with Patrick Johnson Lane or for the improvement of Hudson Place Park. The details of these site improvements will be described in Preliminary Plat documents. The design will allow for access to the property at the end of the rights-of-way, but creates the visual affect of private property with landscaping and other amenities. This is in addition to our planned on-site improvements along the western edge of the rights-of-way as it borders Lot 34.
- To better facilitate pedestrian travel and mitigate existing conditions across Pine Road from the sidewalk along Avinger to the sidewalk along Pine Road (all parts of the greenway), the developer voluntarily agrees to contribute an amount not to exceed \$5000 toward the construction of a crosswalk and adequate signage. The crosswalk can be combined with a traffic calming device, such as a speed table and/or pair of curb extensions. The Town will work with the developer to combine traffic calming and pedestrian crossing into a design appropriate to its context at Avinger and Pine Roads.
- The developer agrees to install a combined traffic calming device and pedestrian crossing across Pine Road from the northern most entrance into the site with a budget amount not to exceed \$3000. The Town will work with the developer to design an appropriate solution after the approval of the Master Plan. The proposed Davidson Hall Park will meet the standards for a Neighborhood Park as defined by the Planning Ordinance. Final specifications will be detailed as part of the preliminary Plat.
- The developer will convey the fee simple title under the utility rights-of-way over to the Town, along with the northern triangular piece, so the Town can pursue future public recreation activities.
- The developer agrees to the establishment of a 25' wide undisturbed "tree save" along the rear yards of lots 1-11 to be protected during the site and home development process. After the issuance of a Certificate of Occupancy and the conveyance of the lot to the homeowner, the removal of trees in this zone shall require a tree removal permit from the Town of Davidson.
- The developer agrees to designate a limit for initial lot development clear cutting of trees at 45' from the back property line of lots 1-11, provided that the area between the 45' clear cut limit and the 25' "tree save" area (total of additional 20 feet) may be selectively cleared during lot by lot development in accordance with requests of the home purchaser or needs of the developer.
- The developer agrees to the establishment of a 15' "build to" building line along the front yards of lots 1-11, including the front porch of the homes.
- The developer agrees to a maximum 5,500 square footage, excluding a basement, permitted for lots 1-11. After the issuance of a Certificate of Occupancy and the conveyance of the lot to the homeowner, the amount of square footage permitted on the lots shall be subject to the ordinances of the Town of Davidson.
- The developer agrees to work with a Neighborhood Review Board (NRB) consisting of three Pine Road residents (Mary Beth Kuzmanovich, Susan Dailey, Tamara Bringspatt) to consult with the developer and builder on preliminary engineering plans and entrance landscape design.
- The developer agrees to limiting working hours within the development during construction to 7:00am to 7:00pm, Monday thru Saturday, interior work hours shall not apply, i.e. painters or other interior trades.
- The developer agrees to provide larger caliper street trees, exceeding the minimum required ordinance of the Town of Davidson.
- The developer agrees to the voluntary contribution in an amount not to exceed \$30,000 for the purpose of adding trees to the back yards of lots 1-11. The location and size of proposed trees to be determined by developer and the Neighborhood Review Board (NRB).
- The developer agrees to provide seven natural areas (as shown on plan), subject to Mecklenburg County stormwater management regulations. The developer shall provide a lot lot in one area and shall provide benches and a drinking fountain in the park area, for the benefit of the surrounding community.
- See Exhibit F for typical architectural footprints on lots 1-11.

GROUP
 Asheville, Carolina Denver, New York St. Louis

Office: 100 S. Main Street, Suite B, Davidson, NC 28026
 704.844.8800
 704.844.8801

Project Team:

Professional Seal:

Project Title: **DAVIDSON HALL**

20700 PINE ROAD, DAVIDSON, NORTH CAROLINA

MASTER PLAN

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| No. | Revision Description | Date |
|-----|----------------------|------|
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Sheet Title: **SITE PLAN**

Project Number: 07148
 Drawn By:
 TDH
 Issue Date: NOVEMBER 18, 2007

Sheet Number: **B**

Approval: 11/27/07
 [Signature]