

Site Data

Total Acreage in Application	68.96 acres
Less Acreage East of Duke Row	3.28 acres
Net Acreage in Development Plan	65.68 acres
Proposed Development	
Detached Homes (100 ft or greater)	23
Detached Homes (70-80 ft)	27
Detached Homes (60-70 ft)	4
Attached Homes/Lots 40 ft or less	32
Total Homes	86
Proposed Project Density	1.3 units/acre

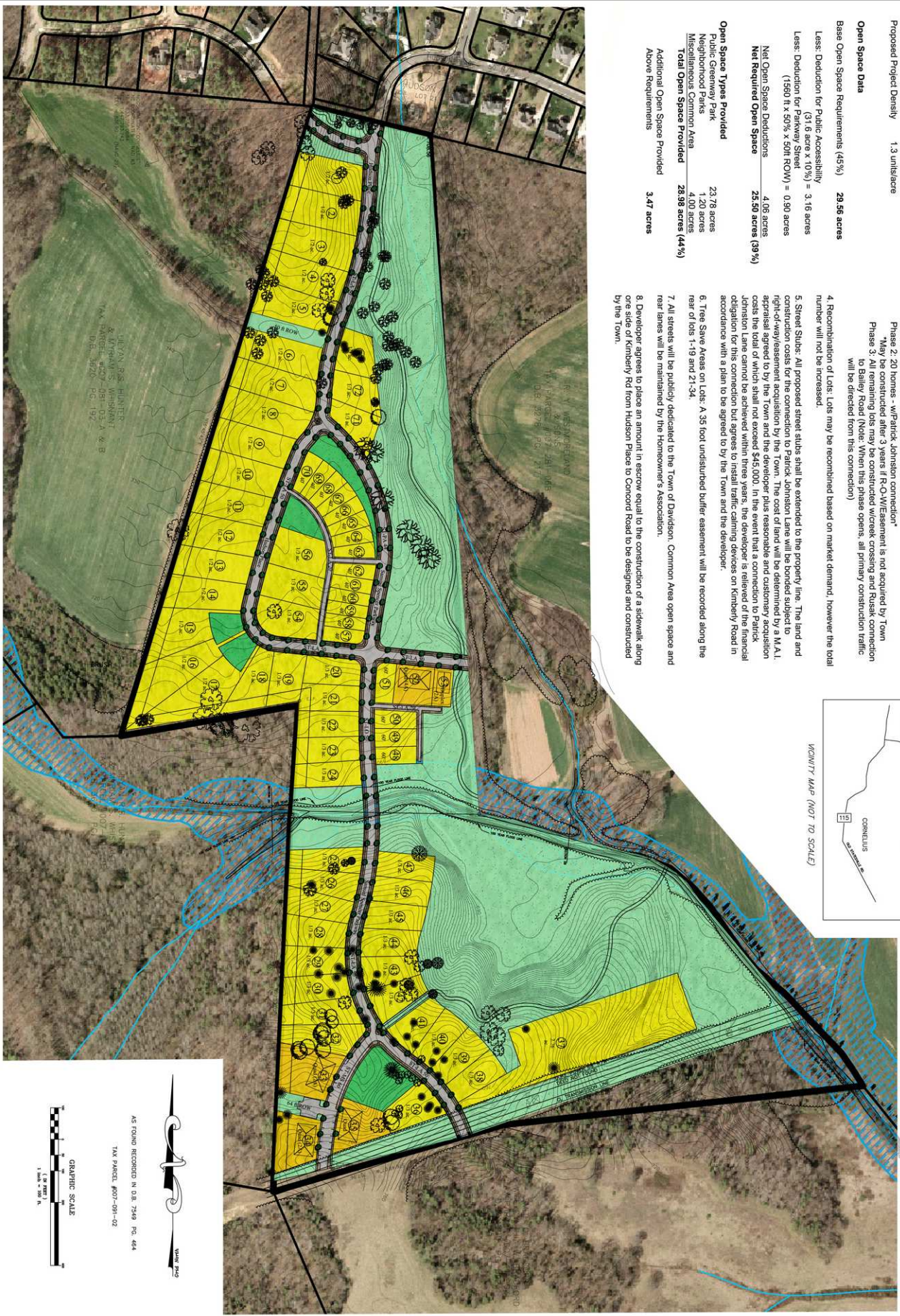
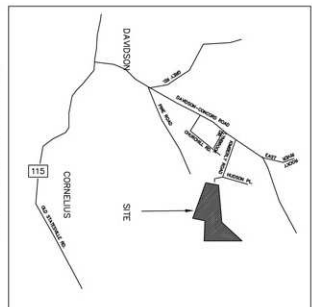
Open Space Data

Base Open Space Requirements (45%)	29.56 acres
Less: Deduction for Public Accessibility (31.6 acres x 10%) = 3.16 acres	
Less: Deduction for Parkway Street (1560 ft x 50% x 50ft ROW) = 0.90 acres	
Net Open Space Deductions	4.06 acres
Net Required Open Space	25.50 acres (39%)

Open Space Types Provided	
Public Greenway Park	23.78 acres
Neighborhood Parks	1.20 acres
Miscellaneous Common Area	1.00 acres
Total Open Space Provided	26.98 acres (44%)
Additional Open Space Provided Above Requirements	3.47 acres

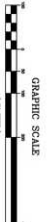
Notes:

- This project will meet all specifications of the Davidson Planning Ordinance.
- Affordable housing requirement per Section 6.3: 10 units
 - The affordable housing lots are indicated on lots 33, 34, 52 and 53. The developer reserves the right to redistribute the units anywhere in the neighborhood.
 - If not constructed prior to the creek crossing to the south, the Developer will bond construction of the units on a pro-rata basis by phase for up to 6 years.
- Proposed Phasing:
 - Phase 1: 26 homes - w/Hudson Place connection
 - Phase 2: 20 homes - w/Patrick Johnson connection
 - Phase 3: All remaining lots may be constructed w/creek crossing and Busck connection to Bailey Road. (Note: When this phase opens, all primary construction traffic will be directed from this connection)
- Recombination of lots: Lots may be recombined based on market demand, however the total number will not be increased.
- Street Stubs: All proposed street stubs shall be extended to the property line. The land and construction costs for the connection to Patrick Johnson Lane will be bonded subject to right-of-way/assessment acquisition by the Town. The cost of land will be determined by a W.A.I. appraisal agreed to by the Town and the developer plus reasonable and customary acquisition costs the total of which shall not exceed \$45,000. In the event that a connection to Patrick Johnson Lane cannot be achieved within three years, the developer is relieved of the financial obligation for this connection but agrees to install traffic calming devices on Kimberly Road in accordance with a plan to be agreed to by the Town and the developer.
- Tree Save Areas on Lots: A 35 foot undisturbed buffer easement will be recorded along the rear of lots 1-19 and 21-34.
- All streets will be publicly dedicated to the Town of Davidson. Common Area open space and rear lanes will be maintained by the Homeowners Association.
- Developer agrees to place an amount in escrow equal to the construction of a sidewalk along one side of Kimberly Rd from Hudson Place to Concord Road to be designed and constructed by the Town.



AS FOUND RECORDED IN O.B. 7549 PG. 464

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The Professional Engineer Seal is required for all construction documents. The seal is not valid unless the project is in the State of North Carolina. The seal is not valid unless the project is in the State of North Carolina. The seal is not valid unless the project is in the State of North Carolina.

DESIGN FOR: ARTISAN CUSTOM HOMES
HUDSON PLACE - PHASE 2

DAVIDSON, NC 28036

PROJECT NUMBER: 2024-001
 DATE: 01/15/2024
 SHEET TITLE: PHASE 2
 SHEET NUMBER: 2024-001-02