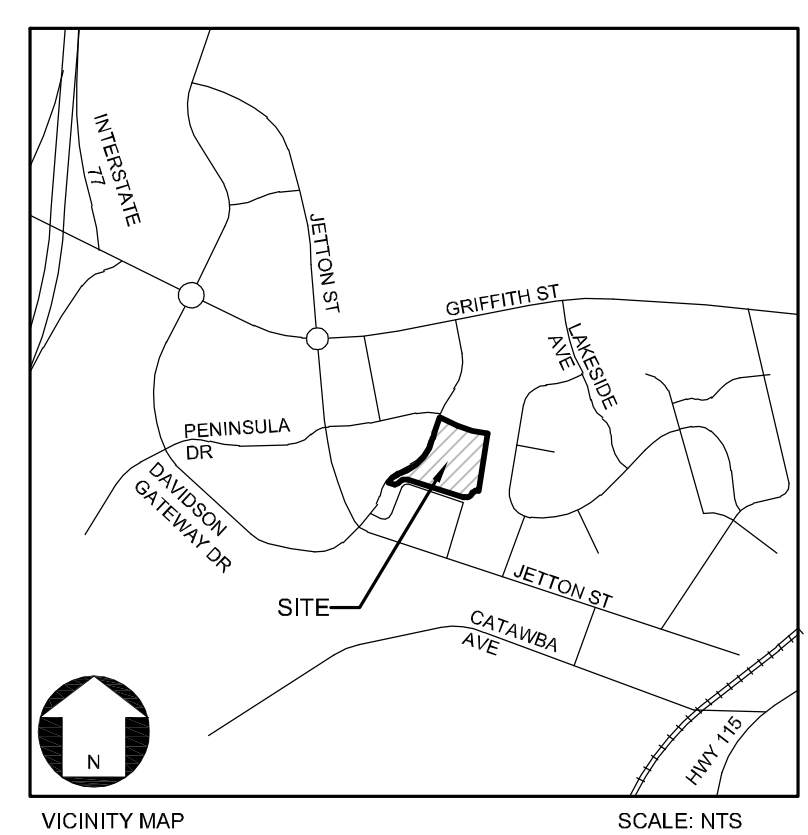


LEGEND:

- ROAD CENTERLINE: ————
- EXISTING BUILDING: ————
- PROPERTY BOUNDARY: - - - - -
- EXISTING LOT LINE: - - - - -
- CONTOUR LINE: - - - - -
- EXISTING PAVEMENT: ————
- 50' BOUNDARY: ————
- EXISTING EASEMENT: - - - - -
- EXISTING WATER BODY: ————
- ACR: ————
- GRASS PAVE FOR FIRE TRUCK ACCESS: [Pattern]
- PROPOSED LOADING SPACE: [Pattern]



SITE DATA:

PARCEL ID: 00323193
ACREAGE: 3.135 AC
EXISTING USE: VACANT; COMMERCIAL/RECREATIONAL
EXISTING ZONING: CONDITIONAL PLANNING AREA (UNDERLYING ZONING - LAKESHORE PLANNING AREA)
PROPOSED ZONING: CONDITIONAL PLANNING AREA (PLAN AMENDMENT)
PROPOSED USE: SINGLE-FAMILY DETACHED (30 UNITS), DUPLEX (4 UNITS), 34 UNITS TOTAL (10.8 DU)
AFFORDABLE HOUSING: MIN. 12.5% = 34 UNITS X .125 = 4.25 = 4 UNITS REQUIRED
4 TOTAL UNITS PROPOSED (DUPLEX) (1 UNIT AT 50%, 3 UNITS AT 80% AMI)

OWNER NAME: DAVIDSON COMMONS EAST CONDOMINIUM ASSOCIATES, LLC

BUILDING HEIGHT:	MIN. HT.	MAX. HT.
DETACHED HOUSE	2 STORIES	3 STORIES

BUILDING TYPE:	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
DETACHED HOUSE:	MIN. 0, MAX. 20	MIN. 3, MAX. NA	MIN. 20, MAX. NA

NATURAL AREA/UNDISTURBED OPEN SPACE: .69 AC (MATURE HARDWOOD FOREST)
PROPOSED COURTYARD (PARK/PUBLIC SPACE): 4885 S.F.
PROPOSED MULCH PATHS: 1543 S.F.
PROP. COURTYARD + PROP. MULCH PATHS: 6428 S.F.
PUBLICLY ACCESSIBLE OPEN SPACE: 71-1.13 AC

PROJECT TIMELINE: PROPOSED START OF CONSTRUCTION: JANUARY 2021
PROPOSED PROJECT COMPLETION: DECEMBER 2023

- SITE NOTES:**
- MASTER PLAN: The plan, associated notes, and conditions are a condition of approval and based upon the Davidson Planning Ordinance in effect on October 9, 2019.
 - MODIFICATIONS: The site configurations and placements (including but not limited to lot sizes, parking layouts, and open spaces) are schematic in nature and may be altered and/or modified during the Preliminary Plat process in accordance with ordinance requirements and Planning Director approval.
 - SUBDIVISION: The site may be subdivided to create individual lots, rights-of-way, open spaces, and easement access areas.
 - BUILT-UPON AREA: The project proposes 47,000 square feet (SF) of built-upon area, or BUA (i.e. impervious hardscape). Through previous plat recordations and owner allocations this lot is permitted 33,386 SF of BUA. After Conditional Master Plan approval the project must secure the remaining BUA required to execute the plan through the Built-Upon Area Averaging process (DPO 17.8).
 - OPEN SPACES: Designated park and open space areas shall be privately-maintained but publicly-accessible via recorded public access easements. The proposed public park shall serve as the previously-required plaza and must be developed generally as shown on the schematic design; access to the park and within the park must meet ADA accessibility requirements.
 - TREE PRESERVATION: All tree preservation requirements shall be met, including ordinance-specified protective measures during construction detailed in Planning Ordinance effective November 1, 2019, Sections 9.3.2.E-F and 15.3.1.
 - CENTRAL PARK CIRCLE ALLEY: The Central Park Circle alley shall remain a one-way alley.

- FIRE NOTES:**
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS OF 80,000 LBS.
 - APPARATUS LANES/ROADS SHALL MEET A MINIMUM WIDTH OF 20'.
 - DRIVEWAY APRONS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS OF 80,000 LBS.

TREE PLANTING/ LANDSCAPE NOTES:

STREET TREES:
STREET TREES REQUIRED
DAVIDSON GATEWAY DR: 524 L.F. / 40 = 13 LARGE MATURING TREES REQUIRED
STREET TREES PROVIDED:
8 LARGE MATURING STREET TREES - Quercus shumardii 3" Cal.
5 COLUMNAR/FASTIGIATE TREES - Carpinus betulus 'Fastigiata' 3" Cal.

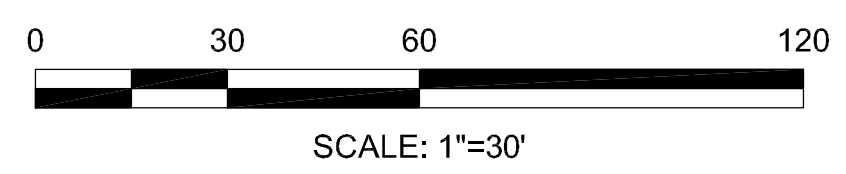
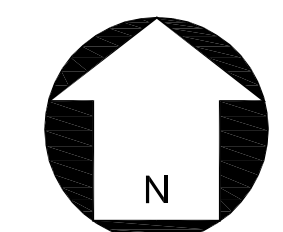
LANDSCAPE SCREENING:
(SEE DETAIL 1 SHEET MP-6)

SEE SCHEMATIC LANDSCAPE PLAN SHEET MP-6

B.U.A. CALCULATIONS:

BUILDING	29,150 S.F.
DRIVEWAY APRONS	1,488 S.F.
SHARED DRIVE	4,721 S.F.
ALLEY	6,054 S.F.
(639 S.F. PAVEMENT, ASPH.)	1,732 S.F.
SIDEWALK & SWY GATHERING	2,263 S.F.
GRASS PAVE	739 S.F.
PAVER/STAMPED ASPHALT (EXCLUDING ALLEY)	587 S.F.
AFFORDABLE UNIT PARKING	587 S.F.
TOTAL:	46,734 S.F. = 1.07 AC. = 34% B.U.A.
BUA ALLOCATED:	33,386 S.F.
BUA PROPOSED FROM TRANSFER:	15,896 S.F.
TOTAL BUA AVAILABLE:	49,282 S.F.
TOTAL BUA PROPOSED:	46,734 S.F.

This Plan is A Preliminary Design. NOT Released For Construction.



Project Manager:	LHC
Drawn By:	SCJ
Checked By:	MDL
Date:	2/24/ 2020
Project Number:	19017
Sheet Number:	