

Site Plan Notes

PART I - COMMITMENT

Davidson Commons East consisting of 6.4 acres, more or less (the "Site"), is to be developed in two phases. Phase I of the plan is hereby submitted for a change of use from single family residential to a commercial use. Phase II is not part of this change of use request.

The building configurations, placements, and sizes shown on the Site Master Plan are schematic in nature and may be altered and/or modified during design development and construction document phases. Parking layouts and green spaces may also be modified to accommodate final building configurations in accordance with the Planning Codebook. The building and parking envelopes depicted on the Site Plan may vary and thorough upon each other as necessary while maintaining the general intent of the building and parking envelope layout depicted thereon.

PART II - STATEMENT OF INTENT

It is the intention of petitioner to create a commercial development within the Site.

PART III - PERMITTED DEVELOPMENT WITHIN PHASE II - Requested Change of Use:

- Commercial Use including, but not limited to Office, and/or Restaurant, and/or Retail, and/or Administrative Service, and/or Health Institutions
- Up to 3 Stories, not to exceed 30 feet in height to the top of the Parapet Wall
- 2 or more Building
- Buildings May Be Connected
- Maximum Square Footage of Commercial Building 40,000 SF
- Outdoor Public gathering space to be included in building design plan.

Site Plan Assumptions

- Two 20,000 SF Buildings - 2 Stories
- 100 Parking Spaces
- 3/4 Acre Park

PART IV - DESIGN GUIDELINES

SECTION 1 - OFF STREET PARKING

- Surface off street parking to conform to Town of Davidson restrictions as listed in section 16.2 of the planning ordinance. (From Table 16.2.2)

	Asp. Parking Intensity	Asp. Parking Intensity
Commercial Building Intensity	2 spaces per 1000 sq. ft. of building area	3.5 spaces per 1000 sq. ft. of building area
Retail	2 spaces per 1000 sq. ft. of building area	4 spaces per 1000 sq. ft. of building area

SECTION 2 - TOWN PARK AREA/PASSED PLAY AREA

- Petitioner will grant the use of the Park either to be conveyed to Town of Davidson or to be dedicated as a permanent easement to the Town in the form of a "Park Easement Agreement," as part of Phase I of the development.
- Area to be shared and graded to create open play/park area within the Phase II Play Area. Phase II Play Area shall be a minimum of 1/4 acre and will be located adjacent to Central Park Chm.

SECTION 3 - IMPROVEMENTS

- Improvement allocation will remain as per approved 2007 plan.

Improvement	Improvement	Improvement	Total SF of
Improvement	Improvement	Improvement	Improvement
Phase I	22,278	5,000	27,278
Phase II	22,278	5,000	27,278
Total	44,556	10,000	54,556

Note: If Davidson requires for right to use the shared play/park area, please see the other. However, total improvement area for which this site shall not exceed total of 120,000 SF (100% of total).

General Development Notes:

- Phases may be subdivided
- Subdivided lots to have cross easements for shared parking
- Total aggregate building square footage and parking spaces not to exceed total allowed for project and may vary from phase to phase based on final plan.



DAVIDSON COMMONS EAST Phase II - Change of Use

October 18, 2010

Scale: 1" = 40' 0 20 40 100

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*** CAUTION ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.
THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES
NOT SHOWN HEREON. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-633-6949