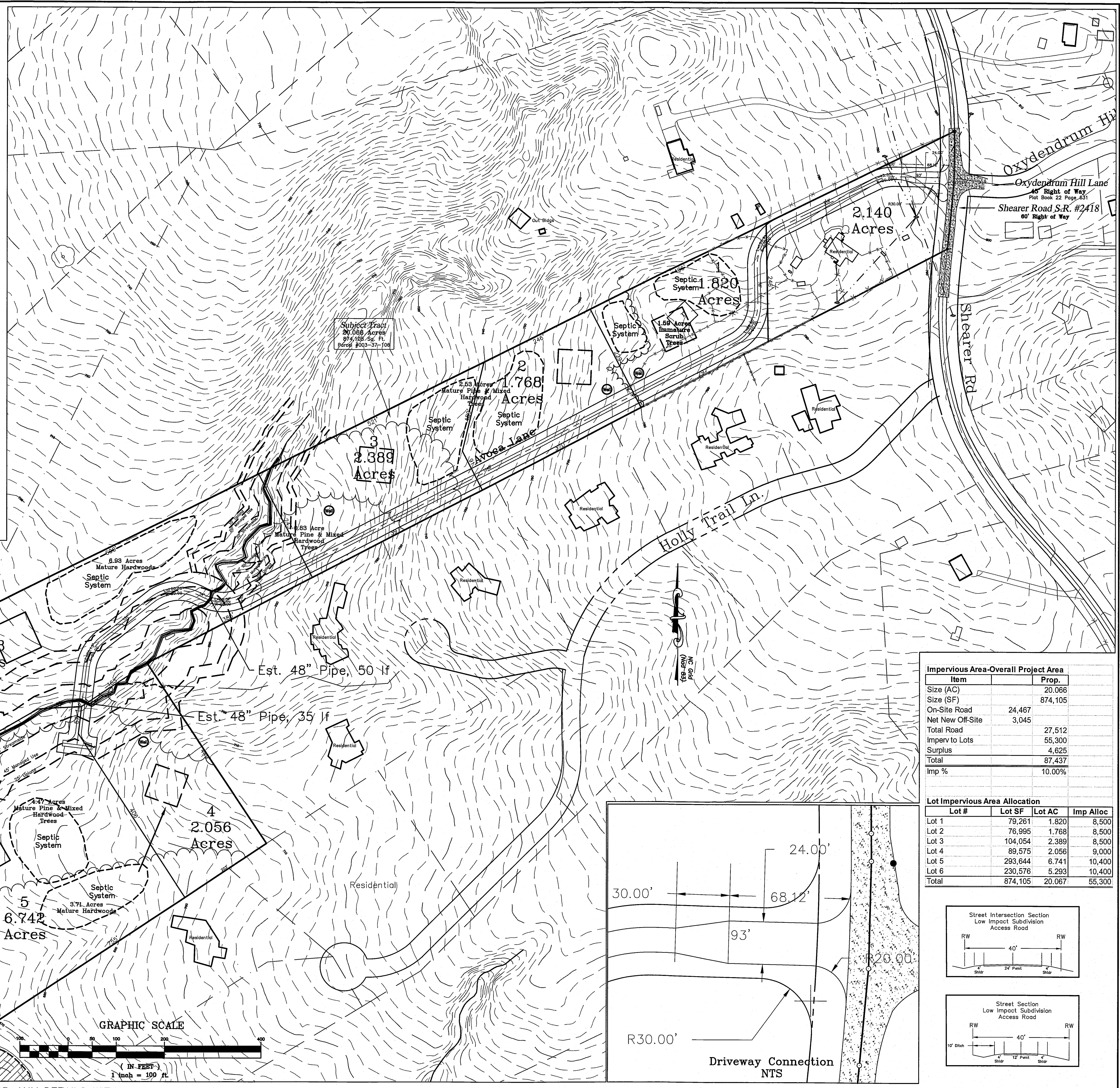


Parcel Notes:
 Parcel ID: 00337106, 20427 Shearer Rd, Davidson, NC.
 Map Book 57/201.
 Parcel Size: 20.066 acres.
 Parcel Zoning: RPA (Davidson, NC)
 Post Construction District: Davidson-Yadkin <50 acres;
 50' Buffer from top of bank; 20' Streamside, 20' Managed Use; 10' Upland Zone; 50' Buffer from top of bank; 30' Streamside; 45' Managed Use; 25' Upland Zones.
 Low Density Development <=10%. Storm water runoff from development by vegetated conveyances where practicable per Sect 3, 304.A.
 High Density Development >10%. Storm water quality treatment and volume control required per Sect 3, 304.B. This tract is in the NC Forestry/Agriculture program.
 Stream delineation by Wetland and Natural Resources Consultants. Army Corps of Engineers field review of stream delineation and proposed stream crossings as shown has been conducted. Confirming letter in the application package.

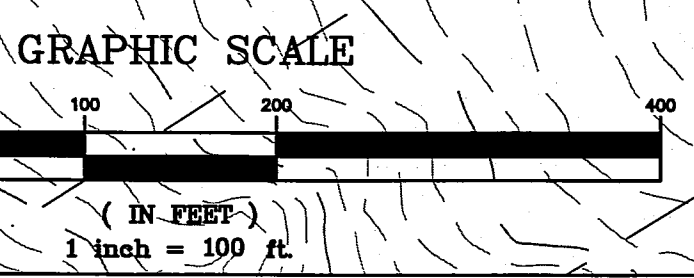
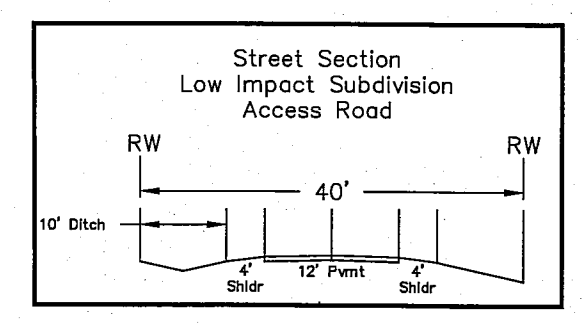
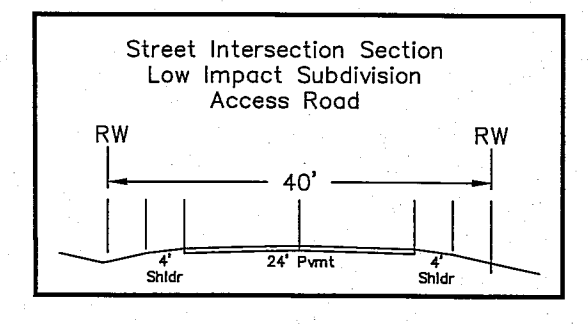
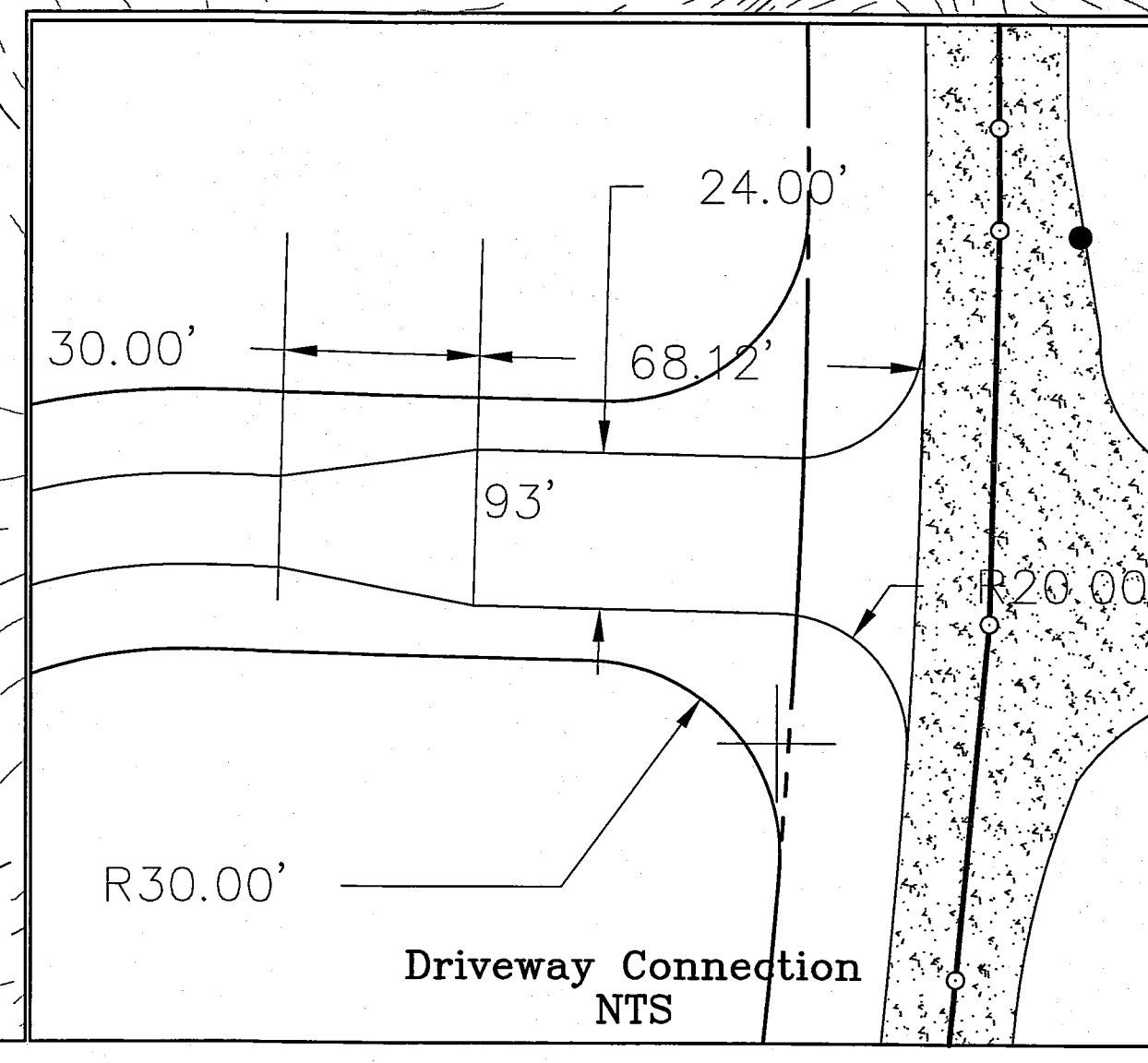
Project Notes:
 * These notes are a part of the Schematic Design plan (the "Plan"), dated 2/4/15 and prepared by Piedmont Design Associates, P.A., and submitted by Goehring Estates, LLC ("Owner"). These notes shall also be a part of the preliminary and final plans approved in connection with the Minor Subdivision process of the Town of Davidson for Low Impact Subdivisions in effect on 2/4/15 (the "Effective Date"), which is the date of filing of the application for Minor Subdivision of the Property.
 * Schematic Plan: The configurations, placements, and sizes of the building footprints and lots, as well as the exact location of the Private Drive and connection to Shearer Rd, are schematic in nature, and subject to the provisions set forth herein, may be altered or modified during design development and construction phases established on the Plan and subject to the standards of the Town of Davidson Planning Ordinance in effect on the Effective Date (the "Ordinance"). Required setbacks, side and rear yards will be noted on the final recorded plat.
 * Proposed Development: Low Impact Subdivision
 * Number of Lots: 6
 * Average Minimum Lot Size: 2 acres.
 * Setbacks (Minimum): F_{rt} = 10', Side = 3', Rear = 20', 3 Stories (Maximum).
 * Building Type: Detached Residential and Agricultural Bldgs.
 * Access: A private drive, identified as Avoca Lane on the Plan (the "Private Drive"), provides access to the lots within the Property as shown on the Plan. The pavement width of the Private Drive shall be at least 12', and shall be within an easement width of at least 20' as shown on the Plan. Maintenance of the Private Drive shall be accomplished through protective covenants recorded in the Mecklenburg County Public Registry at such time as the final plat of the Property is recorded (the "Protective Covenants"). A property owners' association shall be established pursuant to the Protective Covenants to insure maintenance and repair of the Private Drive as set forth therein. The Private Drive shall be open to the public and shall be privately maintained by the owners of the lots shown on this plat pursuant to the Protective Covenants. Per this Plan, Applicant proposes a 14' wide road within a 40' driveway easement to be constructed for a length of approximately 2370 linear feet. See detail below. Permitting of stream crossings by the Army Corps of Engineers to be provided with construction drawings. Driveway access to Shearer Rd. will be permitted by NCDOT. Driveway rough grading plan shown on S-3. Profile shown on S-4.

* Uses: All uses permitted in the Rural Planning Area on the Effective Date are permitted on the Property, provided, however, uses shall also be governed by the Protective Covenants. Lots 5 and 6 (the "agricultural lots") shall initially be used for bona fide farm purposes, including sheds, pens, equipment storage buildings, outdoor storage and equipment areas, principal residences on each lot, barns and other accessory buildings, including buildings with living quarters, and each agricultural lot shall be exempt from the exercise of the Town of Davidson's extra territorial jurisdiction, including zoning regulations; except that, if either lot ceases to be used for bona fide farm purposes for a period of one year, such lot shall become subject to the Town of Davidson's extra territorial jurisdiction for any continuous period thereafter during which the lot is not used for bona fide farm purposes. Any of the following shall be evidence of a bona fide farm use: 1) A farm sales tax exemption certificate issued by the Department of Revenue; 2) A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to G.S. 105-277.3; 3) A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return; 4) A forest management plan; 5) A Farm Identification Number issued by the United States Department of Agriculture Farm Service Agency.
 * The Owner hereby imposes the following restriction which shall be a real covenant that runs with the land and is binding upon, and enforceable by, the owner of the lots shown on this plat. No lot shall be subdivided, except that lot lines may be relocated as long as no additional lots are created. Recombination, condominiumization or reduction of parcels may occur in accordance with the regulations of the Ordinance and applicable laws of the State of North Carolina.
 * Affordable Housing: The agricultural lots are exempt from the affordable housing requirements. The low impact subdivision for four non-agricultural lots will be required to comply with the affordable housing provisions of the Ordinance. An election may be made to make a payment in lieu of construction of the affordable housing required for a four unit development in the amount of \$34,700.00, which shall be paid in increments of \$8,675.00 per non-agricultural lot at the time of the issuance of the building permit for such lot.
 * Public utilities throughout the site will be below ground.
 * Trash pickup will be provided privately through the HOA.
 * Each lot will be served by private well and septic system. Septic System soils evaluation and proposed septic system areas have been provided by SME Engineering, Mecklenburg County Health Dept. will provide final evaluation after Schematic plan approval.
 * Maximum Impervious Area per Davidson-Yadkin Post Construction District Low Density Regulations = 10%. See impervious area allocation table shown below. Surplus impervious area to be allocated at Developer's discretion.
 * Undisturbed Open Space: As shown on the Plan, impervious cover is limited to 10% of the total acreage of the Property. Undisturbed open space may be used for passive recreational uses, such as natural bike trails and walking trails that don't create impervious cover or erosion, as determined by Owner and as set forth in the Protective Covenants. Any required greenway easement shall be applicable to the non-agricultural lots and shall be located within or adjacent to the non-agricultural lots at a location selected by the Owner prior to final plat approval.
 * Estimated Time of Completion: December 2016.
 * Ordinance Modifications: If, at some point, modifications are made to the Ordinance by the Town Board, the Owner may voluntarily agree to apply such modifications to the Plan in a manner consistent with the Ordinance as it changes from time to time. Such modifications to the Ordinance shall in no way impact the Owner's rights established per the Ordinance once the Plan is approved. The Owner may request an amendment to the Plan and approved zoning in accordance with the Ordinance without the written consent of any other owner of all or any portion of the property shown on the Plan unless such amendment constitutes a change in the building or use of the portion of the property owned by such owner.



Impervious Area-Overall Project Area		
Item	Size (AC)	Prop.
Size (AC)	20.066	
Size (SF)		874,105
On-Site Road	24,467	
Net New Off-Site	3,045	
Total Road		27,512
Imperv to Lots		55,300
Surplus		4,625
Total		87,437
Imp %		10.00%

Lot Impervious Area Allocation			
Lot #	Lot SF	Lot AC	Imp Alloc
Lot 1	79,281	1.820	8,500
Lot 2	76,995	1.768	8,500
Lot 3	104,054	2.389	8,500
Lot 4	89,575	2.056	9,000
Lot 5	293,644	6.741	10,400
Lot 6	230,576	5.293	10,400
Total	874,105	20.067	55,300



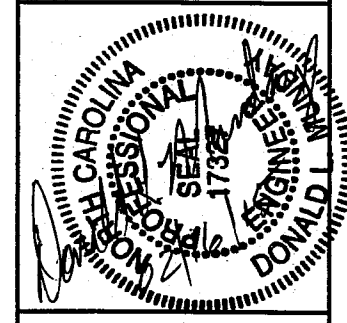
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Location: PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A. Owner: _____ Approved: _____ Date of Issue: _____

PIEDMONT DESIGN
 ENGINEERING/SURVEYING/PLANNING
 Associates, P.A.
 State 101 Westfield Center
 1225 East Weyburn Drive
 Charlotte, NC 28211
 Phone: (704) 664-7888 Fax: (704) 664-1778 www.pdapa.com
 NCEM S.L. License #: C-1007

PREPARED FOR:
GOEHRING ESTATES, LLC
 230 HICKS CREEK RD
 TROUTMAN, NC 28166
 704-699-4565

SCHEMATIC DESIGN
 GREEN LEVEL
 SHEARER RD
 DAVIDSON, NC 28036



REVISIONS	BY

Date: 2/4/15
 Scale: 1" = 100'
 Drawn: RAB
 Checked: DLM
 Project: 2014-07-01
 Job: 2014-07-01
 Sheet: **S-2**
 of _____ Sheets