



Design Review

Davidson Elementary School K-8 Conversion

(Name of Project)

Development Process

Date Completed	Outline of Steps & Checklist
08/01/17	<input checked="" type="checkbox"/> 1. Initial Meeting
09/27/17	<input checked="" type="checkbox"/> 2. Application and Fee
10/18/2017	<input checked="" type="checkbox"/> 3. Design Review Board Preliminary Review (Informational)
	<input type="checkbox"/> 4. Planning Director Site Schematic Design Review
	<input type="checkbox"/> 5. Design Review Board Approval
	<input type="checkbox"/> 6. Building Construction Documents
	<input type="checkbox"/> 7. Site and Landscape Construction Documents
	<input type="checkbox"/> 8. Architect's Letter of Verification (Construction Documents)
	<input type="checkbox"/> 9. Building Permit Approval
	<input type="checkbox"/> 10. CD Submittal with PDF of All Approved Documents <i>Required within 45 Days of Approval</i>
	<input type="checkbox"/> 11. Architect's Letter of Verification (Construction/As-Built)
	<input type="checkbox"/> 12. Certificate of Occupancy

** For further information see Davidson Planning Ordinance Sections 14.11 Individual Building - 14.12 Design Review. Note that the Town of Davidson encourages all paper submittals to be on 30% or greater recycled paper.*



Design Review

CMS Davidson Elementary School K-8 Conversion
(Name of Project)

Application Requirements

Date Received

09/27/17



Application Fee per Town of Davidson Fee Schedule

09/27/17



Contact Information

09/27/17



General Statement of Intent
(Use, building type, approx. square footage, height, design features)

09/27/17



Statement of Compliance with Section 2

N/A



Master Plan or Conditional Planning Area
(Including all documents, plans, maps, and conditions of approval)

09/27/17



Environmental Inventory in accordance with Section 14.15.1
(Including adjacent properties and buildings)

09/27/17



General Description
(Including a description and color photographs to existing / adjacent site)

09/27/17



Site Schematic Design in accordance with Section 14.15.7

09/27/17



Building Schematic Design in accordance with Section 14.15.3
(Including rendered elevations of each façade per 14.15.3 C)

09/27/17



Landscape Schematic Design in accordance with Section 14.15.5

09/27/17



Building Perspective

09/27/17



Building Materials/Colors
(Roofing, siding, doors, windows, etc.)

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

Chris Tymoff

Applicant's Signature

09/27/17

Date



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(Name of Project)

Contact Information

Applicant's Information

Name: Chris Tymoff

E-Mail: ctymoffe@littleonline.com

Mailing Address: 5815 Westpark Drive
Charlotte, NC 28217

Business Phone: 704-561-5115 Mobile Phone: _____

Property Owner's Information

(If Different from Applicant)

Name: Mike Higgins for CMS Capital Program Services

E-Mail: m.higgins@cmsk12.nc.us

Mailing Address: 3301 Stafford Drive
Charlotte, NC 28208

Business Phone: _____ Mobile Phone: 704-201-3406

Architect's Information

Name of Firm: Little Diversified Architectural Consulting

Architect's Name: Tom Balke

E-Mail: tbalke@littleonline.com

Mailing Address: 5815 Westpark Drive
Charlotte, NC 28217

Business Phone: 704-561-3414 Mobile Phone: 704-718-0974



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(Name of Project)

Project Description

Application Date: 09/27/17

Project Location: 635 South Street

Tax Parcel(s): 00704123

Planning Area: Village Infill

Overlay District: Village Infill Overlay

Master or Cond. Plan: N/A
(Attach Conditions of Approval)

Gen. Statement of Intent: A new three story classroom wing is being added to allow for the addition of 6th-8th grades

Project Details:

• Project Type: ☒ Individual Bldg. ☐ Master Plan ☐ Conditional Planning Area
☐ Sign

• Building Type: ☐ Detached House ☐ Townhouse ☐ Attached House (Tri- or Quadplex)
☒ Institutional ☐ Live/Work ☐ Multi-family (Apts., Condos, Flats)
☐ Workplace ☐ Storefront ☐ Accessory Structure

• Use(s): Elementary School

• Height & Stories: 3 stories - 48'

• Square Footage: 36,269 SF

• Building Materials: Primarily brick

Architectural Features:

Existing Site Conditions: There is an existing elementary school on the site including several mobile classrooms that will be removed in conjunction with the construction of the new classrooms.

See 14.12.2.D



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Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.



Planning Ordinance

<http://www.townofdavidson.org/1006/Planning-Ordinance>

(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)



Section 2 Planning Areas



Permitted Use/Add'l Req.



Not Permitted



Permitted Building Type



Not Permitted



Meets Setback Criteria



Does Not Meet



Meets Open Space Criteria



Does Not Meet



Meets Density Criteria



Does Not Meet



Section 4 Design Standards



General Site Design Criteria (4.3)



General Building Design Criteria (4.4)



Specific Building Type Criteria (4.5)



Existing Industrial Campuses Criteria (4.6)



Renovation of Existing Structures Criteria (4.7)



Section 8 Parking & Driveways



Section 9 Tree Preservation, Landscaping & Screening



Section 10 Lighting



Section 22 Local Historic District Guidelines



September 27, 2017

Mr. Chad Hall
Town of Davidson, North Carolina

CMS Davidson PK-8 Building Addition

General Statement of Intent:

The purpose of the project is to add grades 6-8 to the existing Davidson Elementary School. The addition will consist of a 3 story classroom wing behind a portion of the existing school. Additional on-site vehicular stacking will be provided to help the facility comply with the NCDOT requirements and a new fire access drive will also be provided. A new soccer field will be constructed where the existing baseball field and mobile classrooms are currently located. Stormwater management will be required to meet the Post Construction Control Ordinance.

Section 2 - Planning Areas:

There is no Master Plan or Conditional Planning Area the project will be required to comply with. The Planning Area is the Village Overlay.

Section 4 – Design Standards:

The Town of Davidson Architectural and Site standards have been taken into consideration related to the building addition and associated site improvements.

Section 8 – Parking and Driveways

All new parking and driveways have been designed to meet the Town of Davidson requirements related to access location and parking configuration. There are no new parking spaces planned for the school. There are a few spaces for the greenway access that will be reconstructed.

Section 9 Tree Preservation, Landscape & Screening

A Site Survey is provided which indicates the location of significant vegetation, streams and adjacent facilities including one of the major access points to the Davidson Greenway. The majority of the developable portions of the site have been built upon. See photos for additional documentation of the site conditions.

We have also include a Landscape Plan which indicates the additional screening required along the street frontage for parking.

Section 10 – Lighting

Any new site lighting will meet the Town of Davidson requirements related to light trespass.

Section 22 – Local Historic District Guidelines

This section does not fall within this district, therefore the site does not need to comply with the requirements.

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A Design Development Site Plan is provided which indicates the location of the existing and proposed building and other vehicular access associated with the on-site stacking. All planned improvements meet the requirements of Section 14.15.7 of the Town of Davidson Planning Ordinance.

Schematic Building Design and Elevations are provided which indicate compliance with Section 14.15.3 of the Town of Davidson Planning Ordinance.

Schematic Landscape Plan indicating compliance with the parking lot screening requirements per Section 14.15.5 of the Town of Davidson Planning Ordinance is also provided.

Please feel free to contact us with any questions you may have on this preliminary design submittal.

Thank you.

Sincerely,
Chris Tymoff