



Design Review

WestBranch Amenities

(Name of Project)

Application Requirements

Date Received

- ☒ Application Fee per Town of Davidson Fee Schedule
- ☒ Contact Information
- ☒ General Statement of Intent
(Use, building type, approx. square footage, height, design features)
- ☒ Statement of Compliance with Section 2
- ☐ Master Plan or Conditional Planning Area
(Including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 14.15.1
(Including adjacent properties and buildings)
- ☒ General Description
(Including a description and color photographs to existing / adjacent site)
- ☒ Site Schematic Design in accordance with Section 14.15.7
- ☒ Building Schematic Design in accordance with Section 14.15.3
(Including rendered elevations of each façade per 14.15.3 C)
- ☐ Landscape Schematic Design in accordance with Section 14.15.5
- ☒ Building Perspective
- ☐ 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.

Applicant's Signature

1/17/18

Date



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Contact Information

Applicant's Information

Name: Casey Werner (Cole Jenest & Stone)

E-Mail: cwner@colejeneststone.com

Mailing Address: 200 South Tryon Street, Suite 1400

Charlotte, NC 28201

Business Phone: 704-376-1555 Mobile Phone:

Property Owner's Information

(If Different from Applicant)

Name: Griffin Query (Lennar Carolinas)

E-Mail: griffin.query@lennar.com

Mailing Address: 11230 Carmel Commons Blvd

Charlotte, NC 28226

Business Phone: 704-542-8300 Mobile Phone:

Architect's Information

Name of Firm: Pace Development Group

Architect's Name: Scott A. McIntyre

E-Mail:

Mailing Address: 24 Sacha Lane

Travelers Rest, SC 29690

Business Phone: 828-545-5997 Mobile Phone:



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Project Description

Application Date:	1/17/18
Project Location:	WestBranch Parkway at Davidson-Concord Road
Tax Parcel(s):	#00728106
Planning Area:	Neighborhood General
Overlay District:	N/A
Master or Cond. Plan (Attach Conditions of Approval)	See Attached
Gen. Statement of Intent:	Seeking DRB approval for amenities areas for WestBranch neighborhood: pool amenity area and neighborhood park

Project Details:

• Project Type:	<input checked="" type="checkbox"/> Individual Bldg.	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Conditional Planning Area
	<input type="checkbox"/> Sign		
• Building Type:	<input type="checkbox"/> Detached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached House (Tri- or Quadplex)
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Live/Work	<input type="checkbox"/> Multi-family (Apts., Condos, Flats)
	<input type="checkbox"/> Workplace	<input type="checkbox"/> Storefront	<input type="checkbox"/> Accessory Structure
• Use(s):	Community-wide use: pool, neighborhood park, mail kiosks		
• Height & Stories:	mail kiosk: 13' ht; pool pavilion: 31.5'		
• Square Footage:	mail kiosk: 144 sf; pool pavilion: 2,816 sf		
• Building Materials:	brick, hardi plank siding, metal or arch. shingle roof		
Architectural Features:	pavilion-style mail kiosk with brick columns, pool pavilion with board and batten and brick base		
Existing Site Conditions:	site is currently being graded for development and utilities are being installed.		
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.

N/A

N/A

N/A

N/A

N/A

N/A

N/A

- ☒ **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**
- | | |
|---|--|
| <input checked="" type="checkbox"/> Permitted Use/Add'l Req. | <input type="checkbox"/> Not Permitted |
| <input checked="" type="checkbox"/> Permitted Building Type | <input type="checkbox"/> Not Permitted |
| <input checked="" type="checkbox"/> Meets Setback Criteria | <input type="checkbox"/> Does Not Meet |
| <input checked="" type="checkbox"/> Meets Open Space Criteria | <input type="checkbox"/> Does Not Meet |
| <input type="checkbox"/> Meets Density Criteria | <input type="checkbox"/> Does Not Meet |
- ☒ **Section 4 Design Standards**
- | |
|--|
| <input checked="" type="checkbox"/> General Site Design Criteria (4.3) |
| <input checked="" type="checkbox"/> General Building Design Criteria (4.4) |
| <input type="checkbox"/> Specific Building Type Criteria (4.5) |
| <input type="checkbox"/> Existing Industrial Campuses Criteria (4.6) |
| <input type="checkbox"/> 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**



MECKLENBURG COUNTY
Land Use & Environmental Services Agency
Water & Land Resources

08/04/2016

Email address: davidnelson@lennar.com

David Nelson
11230 Carmel Commons Boulevard
Charlotte, NC 28276

Re: **WestBranch (#363919)**
Approval of Concept Plan as noted

Dear Mr. Nelson:

Please be advised that the Concept Plan Application that you submitted for **WestBranch (#363919)** has been approved as noted by this Office.

The Planning Department for the Town of Davidson is being notified of this approval by copy of this letter.

If you have any questions, please give me a call at 980-314-3240.

Sincerely,

Michael A MacIntyre, P.E.
Mecklenburg County Project Manager

CC: Davidson Planning Department – Jason Burdette
Engineer of Record – Mark McAuley – ColeJenest & Stone, PA
EPM File

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• 2145 Suttle Avenue • Charlotte, North Carolina 28208-5237 •
www.mecklenburgcountync.gov



Concept Approval Form

Mecklenburg County Land Use and Environmental Services

Project Number: 363919

Name of Development: WestBranch

Street Number and Name:

Original Tax Parcel #: 00728106

Jurisdiction: MECKLENBURG

Zoning Designation: Neighborhood General Neighborhood Services Rural

Total Area of Project: 98.42 acres

Total Disturbed Area: 98.42 acres % Built Upon: 75.19

Land Development Fees Paid: Yes

[] Amendment to Permit #

Type of Development: Subdivision Conceptual / Sketch Plan Review

Owner

Name: David Nelson

Address: 11230 Carmel Commons Boulevard, Charlotte, NC 28226

Phone: (704) 309-3288

Fax:

Email: davidnelson@lennar.com

Financial Responsible Party

Name: David Nelson

Address: 11230 Carmel Commons Boulevard, Charlotte, NC 28226

Phone: (704) 309-3288

Fax:

Email: davidnelson@lennar.com

Designer

Name: Mark McAuley

Address: 200 S. Tryon, Charlotte, NC 28202

Phone: (704) 971-4533

Fax:

Email: mmcauley@colejeneststone.com

Watershed District Where Project is Located:

Project Density Based on Drainage Area: High Density

Pollutant Removal Efficiency Required: 85% TSS & 70% TP

Buffers Required: Yes

Acknowledgement that Volume Control Will Be Provided For The 1-year, 24 hour storm for post development: Yes

Peak Control Provided: 10 Year, 6 Hour and 25 Year, 6 Hour

Open Space Required: 17.5%

Sewer: Charlotte-Mecklenburg Utilities

Water: Charlotte-Mecklenburg Utilities

Total Phosphorus Mitigation Approved: NA

Development / Redevelopment Mitigation Approved: NA

Open Space Mitigation Approved: NA

Reviewed By:

Date:

08/04/2016Result: ☒ Approved as noted

[] Approved with Modifications

[] Approved with Performance Reservation (Attached)