



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

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Charlotte
Raleigh

January 17, 2018

Chad Hall
Senior Planner
Town of Davidson
216 South Main Street
Davidson, NC 28036

Re: WestBranch DRB Statement of Compliance

Dear Chad,

Please see the Statement of Compliance below as it relates to the WestBranch Amenity DRB Application.

Planning Ordinance

The proposed site elements comply with all regulations, as well as the Town of Davidson's Planning Ordinance, and support the General Planning Principals (see Statement of Intent).

Section 2 Planning Areas

The proposed site elements comply with the permitted uses, and meet the building type requirements of the Neighborhood General Overlay District. Additionally, all design features proposed meet the necessary setback requirements.

Please note the Density Criteria is not relevant to this application.

Section 4 Design Standards

The proposed site elements comply with, and support, the purpose and intent of the site and building design standards. The pool amenity area brings activities and visually interesting features closer to the street, and encourages walking by orienting buildings to Caite Ridge Road and Robert Walker Drive. The neighborhood park is compatible with the surrounding areas and through careful building placement and site design, spatially defines multiple uses in the park. The materials, scale, and architecture of all proposed site elements are consistent throughout the neighborhood to create a uniformity of design.

Please note the Specific Building Type Criteria, Existing Industrial Campuses Criteria, and Renovation of Existing Structures Criteria are not relevant to this application.

Section 8 Parking & Driveways

This section is not relevant to this application.

Section 9 Tree Preservation, Landscaping, and Screening

The landscape plans (not submitted for review, but available upon request) comply with tree coverage requirements as part of the overall development for WestBranch Residential. There are no removals proposed in this application. Appropriate tree preservation measures will be taken to comply with the Ordinance as indicated on the Approved Construction Documents for WestBranch Residential.

Section 10 Lighting

This section is not relevant to this application.

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design



Section 22 Local Historic District Guidelines

This section is not relevant to this application.

By:

Stephanie N. Holland, RLA

cc:

Mr. Brian C. Jenest, RLA - CJS
Mr. Casey Werner, PE - CJS
Mr. Griffin Query- Lennar Carolinas, LLC