



January 17, 2018

**ColeJenest  
& Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
+  
Landscape Architecture  
+  
Civil Engineering  
+  
Urban Design

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

Re: WestBranch Amenity DRB Statement of Intent

Dear Chad,

The WestBranch Amenity DRB application is requesting approval for the landscape site elements mentioned below at the WestBranch neighborhood. The site features support the General Principles for Planning in Davidson, specifically the preservation of Davidson's character and sense of community. The neighborhood park and pool amenity area encourage community open space and engaging public spaces, and a neighborhood welcoming to all citizens. Additionally, the pool amenity and neighborhood park enhance the quality of life through architecture and design with the creation of public spaces that encourage social interaction and recreational opportunities.

1. The Neighborhood Park is approximately 1 acre, and features a mail kiosk (see below), open lawn, benches, and a playground. The multiple uses encourage passive and active recreation opportunities for all neighborhood members. Careful placement of the kiosk, benches, and playground maximize the effectiveness of the small park. Street trees and park trees will be planted to provide shade and enhance the space. All park entries will be landscaped, and will feature the 2-rail fence found throughout the neighborhood.
2. The Neighborhood Park Mail Kiosk is an open air structure located at the intersection of Hudson Place and Claires Creek Lane, and is intended to be a gathering place for neighborhood members. It is approximately 256 square feet, stands 13' high, and is composed of brick and wood columns. The structure has been sized and placed in response to all setbacks, site triangles, utility and landscape easements. Please see the enclosed plans for additional information. A site plan has been included.
3. The Pool Amenity Area features a pool pavilion (see below), a planted focal element, community gathering areas, and the pool. The pool is designed to provide 3 lap lanes at 75 yds, as well as a zero-entry open swim area. In addition to the 8' minimum clear pool deck, the pool area provides ample area for chaise lounges, tables, and additional site furniture. A pergola structure overlooks the pool from Robert Walker Drive, which screens the active use from the public road, and acts as an architectural feature. Areas around the fenced pool will be landscaped in compliance with all easements.
4. The Pool Pavilion is located at the intersection of Caite Ridge Road and Robert Walker Drive, and is intended to be a gathering place for neighborhood members. The building stands 31.5' tall to the cupola, is 2,816 sf, and houses the pool area restrooms, mechanical equipment, and outdoor showers. A separate entry provides access to the mail box units. The back portion of the



pool pavilion is open air, which blends with the uncovered gathering space. The space between the pool pavilion and the fenced pool area will be landscaped to create a garden feel.

By:

---

Stephanie N. Holland, RLA

cc:

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