

# THE PINES AT DAVIDSON (Name of Project)

**Project Description** 

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Application Date:	APRIL 18, 2018
Project Location:	400 AVINGER LANE, DAVIDSON
Tax Parcel(s):	
Planning Area:	SPECIAL USE
Overlay District:	
Master or Cond.Plan (Attach Conditions of Approval)	YES
Gen. Statement of Intent:	ADDITION OF (2) VILLA FEPAREMENTS (1) SKILLED NURSING ADDITION, MULT-PURPOSE ADDITION & FITHESS ADDITION PER APPROVED MASTER TLAN
Project Details:	Individual Bld Master Plan Conditional Planning Area
• Project Type:	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):	SKILLED NURSING/INDEPENDENT SENDE HOUSING
<ul><li>Height &amp; Stories:</li></ul>	(2) -30' / (4) 55'
Square Footage:  Delibio - Materials	BELCK / SIDING
<ul> <li>Building Materials:</li> </ul>	BICK / SIVING
Architectural	
Features:	
Existing Site	EXISTING CAMPUS
Conditions:	
See 14.12.2.D	



#### THE PINES AT PAVIDSON

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Contact Information

	Applicant's Information		
Name:	DAVE MALUSHIZKY		
E-Mail:	DAVEMOTHERBASEOUP.COM		
Mailing Address:	122 W BLAND ST SUITEB		
	CHARLOTTE NC, 28203		
Business Phone:	190 256 7660 Mobile Phone: 704 975 5960		
Property Owner's Information (If Different from Applicant)			
Name:	DAVID PAINTY % THE PINES		
E-Mail:	DRAIN EYETHEPINES@DAVIDSON.OPG-		
Mailing Address:	400 Aveneer Lane		
	DAVIDSON NC 22034		
Business Phone: 87	7 432 9951 Mobile Phone:		
	Architect's Information		
Name of Firm:	SAME AS APPLICANT		
Architect's Name:			
E-Mail:			
Mailing Address:			
Business Phone:	Mobile Phone:		

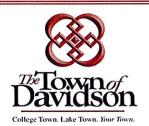


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#### **Development Process**

	Development 110000		
Date Completed	Outline of Steps & Checklist		
2.12.12	Ø	1. Initial Meeting	
4.12.12	Ø	2. Application and Fee	
4.18.13	×	3. Design Review Board Preliminary Review (Informational)	
2.13	<b>X</b>	4. Planning Director Site Schematic Design Review	
		5. Design Review Board Approval	
		6. Building Construction Documents	
		7. Site and Landscape Construction Documents	
		8. Architect's Letter of Verification (Construction Documents)	
		9. Building Permit Approval	
		10. CD Submittal with PDF of All Approved Documents  Required within 45 Days of Approval	
		11. Architect's Letter of Verification (Construction/As-Built)	
		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			



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#### Application Requirements

Date Received	3				
4.18.18	×	Application Fee per Town of Davidson Fee Schedule			
2.12.12	X	Contact Information			
		General Statement of Intent (Use, building type, approx. square footage, height, design features)			
4.18.12	风	Statement of Compliance with Section 2			
	X	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)			
4.18.13	X	Site Schematic Design in accordance with Section 14.15.7			
4.18.12	×	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			
4.18.18	X	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.					
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Applicant's Signature Date					



### THE PINES AT DAVIDSON

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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	Section 2 Planning Areas		
 Permitted Use/Add'l Req. N	lot Permitted		
 Permitted Building Type N	Not Permitted		
 Meets Setback Criteria D	Does Not Meet		
 Meets Open Space Criteria	Does Not Meet		
 Meets Density Criteria D	Does Not Meet		
 Section 4 Design Standards			
 General Site Design Criteria (4.3)	General Site Design Criteria (4.3)		
 General Building Design Criteria (4.4	General Building Design Criteria (4.4)		
 Specific Building Type Criteria (4.5)	Specific Building Type Criteria (4.5)		
 Existing Industrial Campuses Criteria	Existing Industrial Campuses Criteria (4.6)		
 Renovation of Existing Structures Cr	Renovation of Existing Structures Criteria (4.7)		
 Section 8 Parking & Driveways	Section 8 Parking & Driveways		
 Section 9 Tree Preservation, Landscap	Section 9 Tree Preservation, Landscaping & Screening		
 Section 10 Lighting	Section 10 Lighting		
 Section 22 Local Historic District Guidelines			