



**TOWN OF DAVIDSON
DESIGN REVIEW BOARD
7:00PM: Board Room in Town Hall at 216 S Main St, Davidson, NC**

April 18, 2018

I. CALL TO ORDER

II. SILENT ROLL CALL

III. REVIEW/APPROVAL OF THE MINUTES

(a) Minutes 2018March21

IV. OLD BUSINESS

(a) Davidson College - Roof Replacement

V. NEW BUSINESS

(a) WestBranch Amenities: Clubhouse and Mail Kiosk

VI. OTHER ITEMS

VII. ADJOURN



Agenda Title: Minutes 2018March21

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes	4/11/2018	Exhibit

Meeting Minutes

Design Review Board

Town of Davidson, NC
March 21, 2018

A meeting of the Town of Davidson *Design Review Board* was held in the Town Hall, Administrative Conference Room, 216 S. Main St.

Call to Order: 7:01 p.m.

Silent Roll Call and Determination of Quorum:

Members Present signified by :

Bob Lauer, Chair
 John Burgess
 Mike Kessler

Bruce Barteldt
 Tom Goodwin
 Bob Sipp

Brian Bumann
 Lorraine Degree
 EB Dyer

Town Staff Present: Chad Hall (Senior Planner)

Changes to the Agenda: Orientation on agenda, but may remove due to timing and attendance.

Review/Approval of the Minutes

A motion was made (MK) to approve meeting minutes of February 21, 2018 as written. It was seconded (LD) and the motion was approved unanimously.

Consent Item: No items.

Old Business:

1. Sofas and Cheers

Located at 216 Eden Street
Village Commerce Planning Area
Proposed paint scheme
Larry Hendricks (Sofas and Cheers) – Not Present

Chad Hall introduced the paint scheme for the pilasters and other façade elements. Without the applicant in attendance, the project discussed with conditions:

1. Only the taller pilasters and top cornice band are to be painted in Trout Gray, as submitted; additionally, the returns of these pilasters are also to be painted Trout Gray; and
2. Other than as approved above, no other façade painting shall occur, including:
 - a. Painting along the cornice, and
 - b. Painting of the shorter pilasters; and
 - c. Painting of dentils.
3. The pedestrian door and roll-up door are permitted to be painted Tropical Orange.

The motion (BS) was seconded (BBarteldt) and approved unanimously.

New Business:

1. Davidson College Watson Life Science Building

Located at 225 Concord Road
College Campus, Local Historic District
Proposed replacement of slate roof
Represented by Ronnie Shirley (Davidson College)

Chad Hall introduced the project, which is replacement of a slate roof. It was pointed out that while the two buildings are attached, the roofs do not connect.

There was much discussion amongst the HPC related to the slate roof. The discussion drifted from health and safety concerns over falling slate to the root cause of this issue, being that the roof is quite young in the typical lifespan of a slate roof. Ronnie Shirley indicated that it seemed to be either a quality of slate issue or installation, if not a combination of both, since the problem is systemic over the entire roof area.

Though there is precedent on campus to allow a switch from slate to metal, the HPC felt strongly about maintaining a slate roof at this location, particularly given the church next door and the connectivity of this building to the Dana Science Lab.

The Design Guidelines state that, in order to replace a roof with a different material, it must be “not technically feasible to replace the damaged roof materials in kind.” The experience of the HPC believes that slate can and should be replaced, with a higher quality slate and/or with a different installer.

After discussion, a motion was made (BBarteldt) to continue the slate roof replacement request to allow time for the applicant to thoroughly investigate options for acquiring better slate and confirming why the current roof is failing. It was seconded (JB) and approved. There was one dissenting vote on the continuance (BS).

2. 303 Catawba Avenue

Located at 303 Catawba Avenue
Accessory Structure over 650 square feet
Village Infill
Represented by Angie Lauer and Tim Pratt

Before reviewing this case, a motion was made (MK) and seconded (TG) to recuse Bob Lauer from the Board and to appoint Bruce Barteldt as Chair for the project. The motion was approved.

Chad Hall introduced the project for an accessory structure over 650 square feet. The design is very similar to other accessory structures that have been constructed in the area, also reviewed by the DRB.

Colors were shared and lighting was discussed briefly. Applicant stated that gutters would be white.

After discussion, a motion was made (MK) to approve as submitted. It was seconded (BS) and approved unanimously.

After approving this project, a motion was made (MK) and seconded (BS) to have Bob Lauer rejoin the Board. The motion was approved.

Other Items: Davidson Ice House did not build stairs per DRB approval. Staff has authority to fine. DRB asked for applicant to return to explain change in materials before fining.

Adjourn: A motion was made to adjourn (BL), seconded (BBarteldt), and approved unanimously. The meeting was adjourned at 8:37 pm.

Approval of Minutes:

Date: _____ By: _____

Please note: This is a summary of the meeting and not to be considered a complete transcript.



Agenda Title: Davidson College - Roof Replacement

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Analysis	4/11/2018	Presentation
☐ Application	4/11/2018	Exhibit

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
April 18, 2018

Project: Davidson College – Watson Life Science Building: Replace roof
Location: 225 Concord Road
Applicant: Davidson College
Designer: n/a
Planning Area: College Campus (Local Historic District)

The applicant proposes the replacement of the existing slate roof on the Watson Life Science Building with a standing metal seam roof. At the March 21 HPC meeting, a long discussion occurred related to the “technical feasibility” to replace the roof with new slate. Since the March meeting, the applicant has explored options and is prepared to speak with HPC in April.

Per the application, the current slate roof is listed as deteriorating and staff was informed that falling slate from this building has become a safety issue. The applicant’s original wishes were to replace the slate with a baked-on enamel standing metal seam roof in the color of gray.

The building is located within the College Campus Planning Area and is also located within the Local Historic District. In this area of campus, there are a mixture of different roof materials, including slate and standing metal seam.

DAVIDSON PLANNING ORDINANCE:

Section 4.4.1.E.4a&b – General Building Design Standards - Materials

- a) *Building materials and colors shall be complimentary to the material already being used.*
- b) *If dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.*

Section 4.4.1.E.6 – General Building Design Standards - Materials

Where any sloped roofs and structural canopies are used, they shall be covered with:

- a) *Asphalt shingles* b) *Clay tile* c) *Slate* d) *Concrete tile* e) *Ribbed metal* f) *wood shake/shingle*

Local Historic District Design Guidelines: Roofs (pages 10-11)

- 1. *Retain and preserve roofs that contribute to the overall historic character and form of a building including the roof shape, pitch, line, overhang, and any functional or decorative features.*
- 2. *Retain and preserve roof cladding materials which contribute to the overall historic character of a building.*
- 4. *Replace in kind any portion of a roof that is damaged or deteriorated beyond repair. Match distinctive historic roofing materials in design, material, dimension, pattern,*

texture, color, and detail. Limit replacement to the damaged area if feasible. Consider installing substitute roof materials for slate, tile, or metal standing seam roofs only if it is not technically feasible to replace the damaged roof materials in kind.

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180418_DRB Agenda\Dav College continued\20180418_Dav Coll Bldg_Roof replacement-Staff Analysis.doc



Certificate of Appropriateness

Davidson College Watson Life Science Roof
 (Name of Project)

Application Requirements

Date Received

- Application Fee per Town of Davidson Fee Schedule
- Contact Information
- Project Description
(including General Statement of Intent)
- Statement of Compliance with Section 9 and Section 22
- Master Plan or Conditional Planning Area
(including all documents, plans, maps, and conditions of approval)
- Environmental Inventory in accordance with Section 8.2
(including adjacent properties and buildings)
- Color Photos
(including existing and adjacent sites and building(s) taken from the perspective of the public streets adjacent to the site)
- Site Schematic Design in accordance with Section 8.8
- Building Schematic Design in accordance with Section 8.4
- Landscape Schematic Design in accordance with Section 8.6
- Building Perspective in accordance with Section 8.4 D
- Building Materials/Colors
- 4-Sided Building Elevations and Color Front Elevations

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.

Donald A. Stein

Applicant's Signature

3/5/2018
Date



Certificate of Appropriateness

DAVIDSON COLLEGE WATSON LIFE SCIENCE ROOF
(Name of Project)

Contact Information

Applicant's Information

Name:

RONNIE SHIRLEY - DAVIDSON COLLEGE

E-Mail:

ROSHIRLEY@DAVIDSON.EDU

Mailing Address:

Box 7166
DAVIDSON, N.C. 28035-7166

Business Phone:

704-894-2015

Mobile Phone:

704-507-4835

Property Owner's Information

(If Different from Applicant)

Name:

SAME

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:

Architect's Information

Name of Firm:

Architect's Name:

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:



Certificate of Appropriateness

DAVIDSON COLLEGE - WATSON LIFE SCIENCE ROOF
(Name of Project)

Project Description

Application Date: 3/1/2018

Project Location: 225 Concord Rd. Davidson
(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s): 316201A

Planning Area: _____

Master or Conditional Plan: _____
(Include any conditions of approval)

General Statement of Intent: TO REPLACE DETERIORATING SLATE ROOF WITH A BAKED ON ENAMEL STANDING SEAM ROOF

Project Details:
Project Type: new structure addition exterior alteration
 sign vendor cart demolition

Building Type: BRICK

Building Materials: METAL STANDING SEAM

Colors: GRAY

Architectural Features: _____

Existing Site Conditions: (include significant physical, environmental, and cultural features; significant and heritage trees, existing structures; and infrastructure and street layout)



CERTIFICATE OF APPROPRIATENESS

The Design Review Board hereby certifies that the application

RONNIE SHIRLEY - DAVIDSON COLLEGE
Name of Applicant

DAVIDSON COLLEGE - WATSON LIFE SCIENCE ROOF
Name of Project

225 CONCORD RD. DAVIDSON, N.C. 28035-7166
Address

is approved for:

new structure addition or expansion exterior alteration or reconstruction relocation
 demolition sign(s) vendor cart exterior lighting exterior paint color(s)
 other

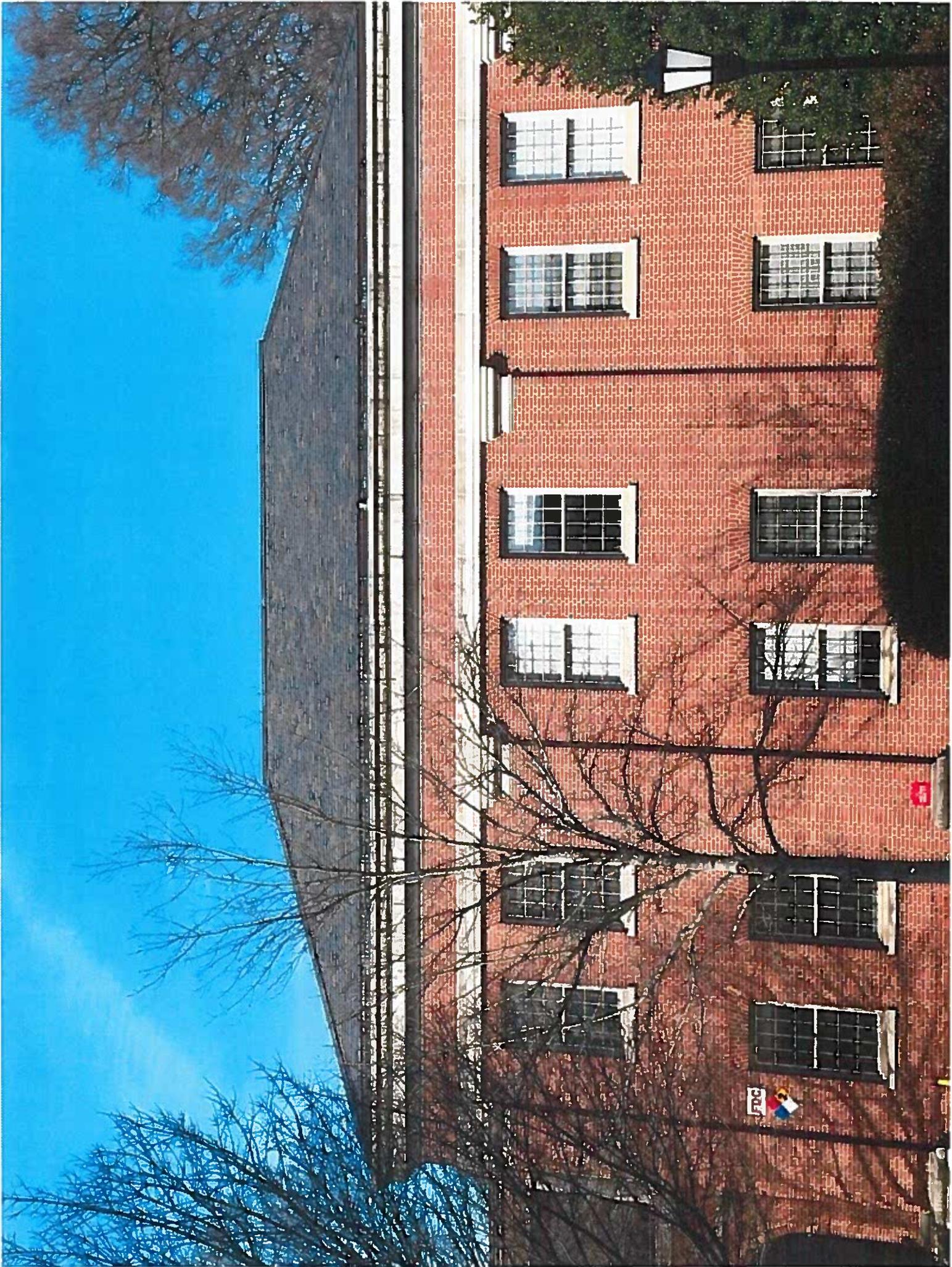
The following conditions are attached to this approval:

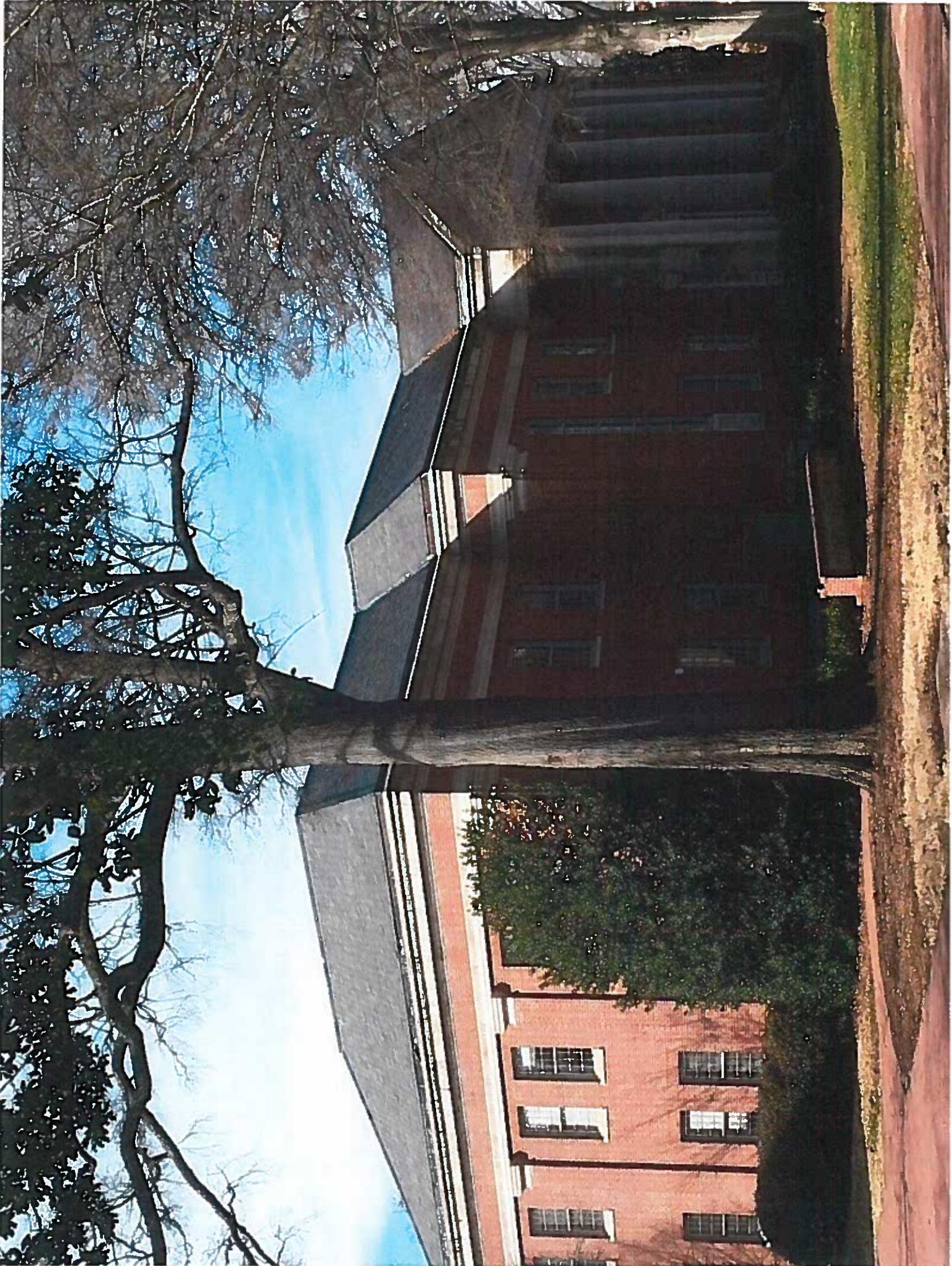
This certificate is not a permit. This certificate does not relieve any party of the responsibility of filing for and obtaining all required permits or of following all other applicable codes, ordinances, and regulations. This certificate does not negate any protective covenants or deed restrictions on the property. Any change in the applicant's plans requires the filing of a revised application with the Town of Davidson, NC.

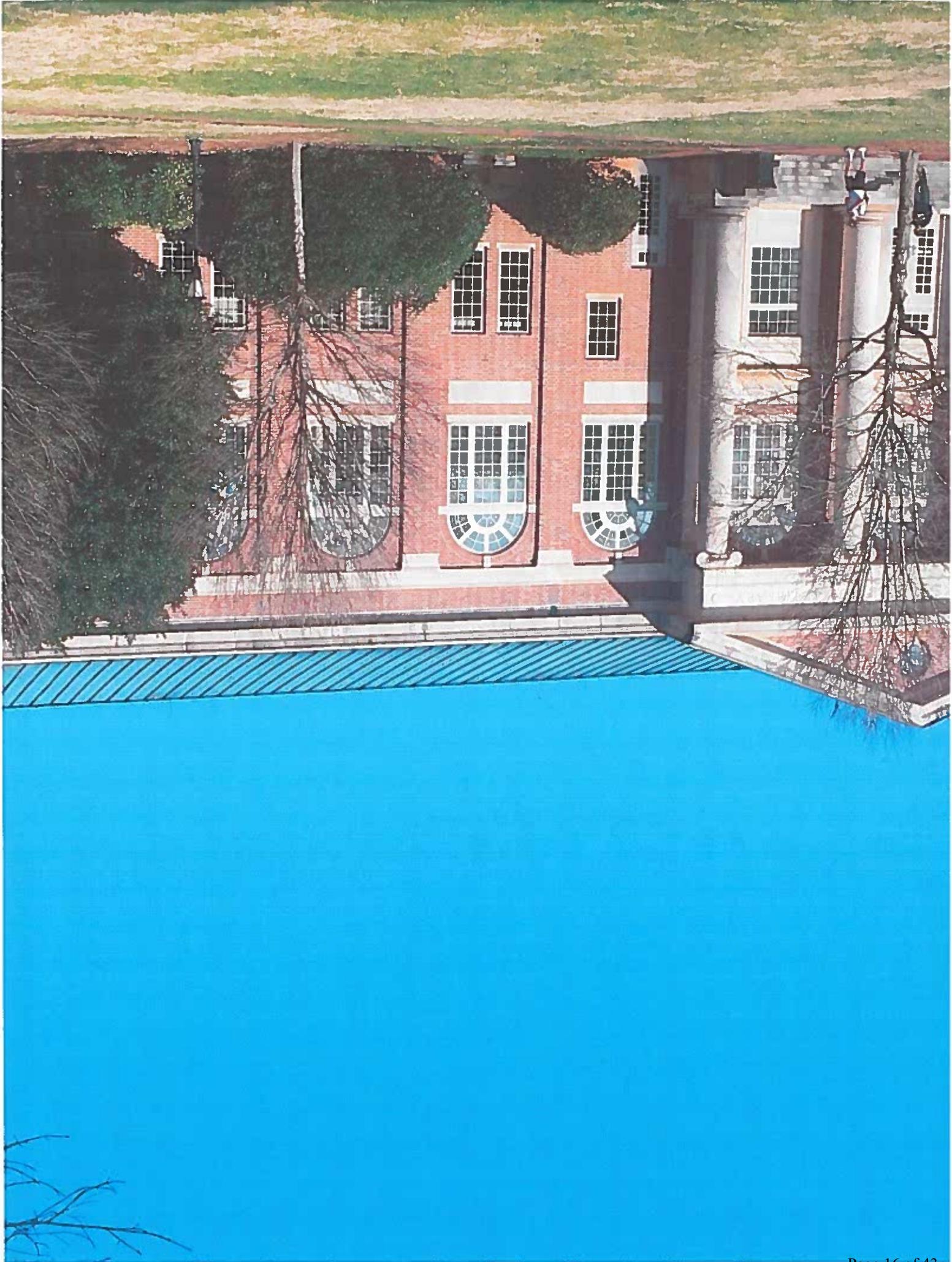
Chair, Historic Preservation Commission

Date













Agenda Title: WestBranch Amenities: Clubhouse and Mail Kiosk

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Analysis	4/11/2018	Presentation
☐ Site	4/11/2018	Exhibit
☐ Clubhouse Building	4/11/2018	Exhibit
☐ Clubhouse Rendering	4/11/2018	Exhibit
☐ Mail Kiosk	4/11/2018	Exhibit
☐ Application	4/11/2018	Exhibit
☐ Compliance	4/11/2018	Exhibit
☐ Intent	4/11/2018	Exhibit

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
April 18, 2018

Project: WestBranch Amenity Areas

Location: 1) Clubhouse/Amenity Building at 13450 Caite Ridge Lane; and
2) Mail Kiosk in block bound by Hudson Place, Claire’s Creek Lane and Sawyer Glen Lane

Applicant: ColeJenest&Stone (Casey Werner) and Lennar (Griffin Query)

Designer: Pace Development Group (Scott McIntyre)

Planning Area: Neighborhood General

Two amenity projects are proposed at WestBranch. The first is a clubhouse and amenity area at 13450 Caite Ridge Lane. The second project is a mail kiosk within the park area bound by Hudson Place, Claire’s Creek Lane and Sawyer Glen Lane.

Amenity Building at 13450 Caite Ridge Lane

The proposed amenity building is a single story, symmetrical structure with a brick base, board and batton siding and hipped roofs. Brick is to be oversized southport with buff mortar. In discussing colors with the applicant, the board and batton is to be Iron Gray. Columns are to be cedar and the shutters appear to match. Trim may be Cobblestone. The roof is described as “weathered wood” asphalt shingle. Centered on the building is a cupola with black metal roofing; color of cupola is white.

There are two wings to the building, with one being for mail kiosks and the other for mechanical. The central area of the building is a covered pool pavilion and restrooms. Staff is curious as to whether or not the front windows will be of spandrel glass or truly transparent.

No signage is proposed as part of this submittal. No lighting is shown. HVAC location has not been identified. And while not a DRB review item, staff would like to remind the applicant to provide bicycle parking.

Mail Kiosk in Park

A mail kiosk is proposed within the park bound by Hudson Place, Claire’s Creek Lane and Sawyer Glen Lane, located on the south portion of the park. This is a square 16’x16’ structure with three kiosks within it. It is open on the park side; lattice screens the view of the kiosks on the other three sides. The structure has a brick column base with cedar posts; wood brackets are on each column. The structure is capped with a metal roof. Colors are not listed.

No signage is proposed as part of this submittal. No lighting is shown. While not a DRB review item, staff would like to remind the applicant to provide bicycle parking.

AMENITY BUILDING (13450 CAITE RIDGE LANE)

DAVIDSON PLANNING ORDINANCE:

4.3 GENERAL SITE DESIGN STANDARDS

Section 4.3.1 Standards

B. Building Location and Orientation

3. *Significant street vistas should terminate in a focal point, such as a distinct building, architectural or natural feature.*

E. Loading/Service Areas, Mechanical Equipment and Utilities

2. *Mechanical equipment (except small items such as fans and vents), utility meters, storage areas, solid waste containers (including dumpsters, compactors, recycling containers, and solid waste and recycling handling areas), transformers, generators, HVAC units and similar features, or other utility hardware on the building, roof, or ground shall be screened from public view with materials similar to the structure; OR they shall be so located as not to be visible from a primary fronting public street.*

4.4 GENERAL BUILDING DESIGN STANDARDS

Section 4.4.1 Standards

B. Form and Massing

3. *Buildings on a corner or axial termini should be designed with additional height or architectural embellishments to emphasize their location.*

C. Facade Articulation

All building facades visible from a public street or park/open space shall have:

1. *A recognizable base, distinguished from the body of the building by features such as, but not limited to:
 - a. *Thicker walls, ledges or sills;*
 - b. *Visually heavier materials (such as brick, stone, tile or other masonry) than those used on the body of the building; and/or*
 - c. *Lighter or darker colored materials, mullions, panels or planters.**
2. *A recognizable top, occupying the highest portion of the building and distinguished from the body of the building by features such as, but not limited to:
 - a. *A dimensional cornice capping the top of a building wall;*
 - b. *Different materials or differently colored materials;*
 - c. *A roof overhang with brackets; and/or*
 - d. *Stepped parapets.**

E. Materials

1. *Materials shall be selected for suitability to the type of building and design for which they are used.*
3. *All sides of the building should use materials consistent with those on the front if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, comparable quality, and compatible materials.*
4. *Building materials and colors shall be:
 - a. *Complementary to the materials already being used in the neighborhood, or*
 - b. *If dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.**

F. Architectural Details

1. *Windows and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.*
2. *Architectural treatments which create the appearance of false entrances facing the street are prohibited. Faux windows and doors are prohibited. Visible false fronts are prohibited.*
4. *Fenestration shall be architecturally related to the style, materials, colors, and details of the building.*
6. *The main entry to a building should be emphasized at the street level. Appropriate methods include, but are not limited to:*
 - a. *Recessing the door within a larger cased opening.*
 - b. *Flanking the door with columns, decorative fixtures or other details.*
 - c. *An awning or canopy, providing a sheltered transition to the interior.*

4.5 SPECIFIC BUILDING TYPE RECOMMENDATIONS

Section 4.5.1 Institutional Buildings

Institutional buildings are typically used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community.

Institutional buildings serve as places of assembly. They have a sense of prominence within their respective neighborhoods. Their uses may include churches, libraries, post offices, and schools.

All institutional buildings are subject to the Individual Building process and Design Review Board approval.

- A. *The scale and architectural sophistication of these buildings should support their civic importance and complement Davidson's existing civic buildings.*

MAIL KIOSK IN PARK

4.4 GENERAL BUILDING DESIGN STANDARDS

Section 4.4.1 Standards

E. Materials

1. *Materials shall be selected for suitability to the type of building and design for which they are used.*

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- A. *The scale and architectural sophistication of these buildings should support their civic importance and complement Davidson's existing civic buildings.*

Section 6.3.2 Development Prohibitions

The following elements shall be prohibited from all types of development:

- E. *Individual mailboxes.*

Section 7.4.1 Standards for all Parks

F. Minimum Amenities

3. Bicycle parking, appropriate to the use, as determined by the planning ordinance, is required. (See Section 8.6 for bicycle parking standards).

BOTH STRUCTURES (Courtesy Information – Not for DRB review)

8.3 TYPE & AMOUNT OF PARKING

Section 8.3.1 Amount Required

For bicycle parking, the minimum number of required short term spaces is 2.

8.6 BICYCLE PARKING STANDARDS

8.6.1 General Design Principles

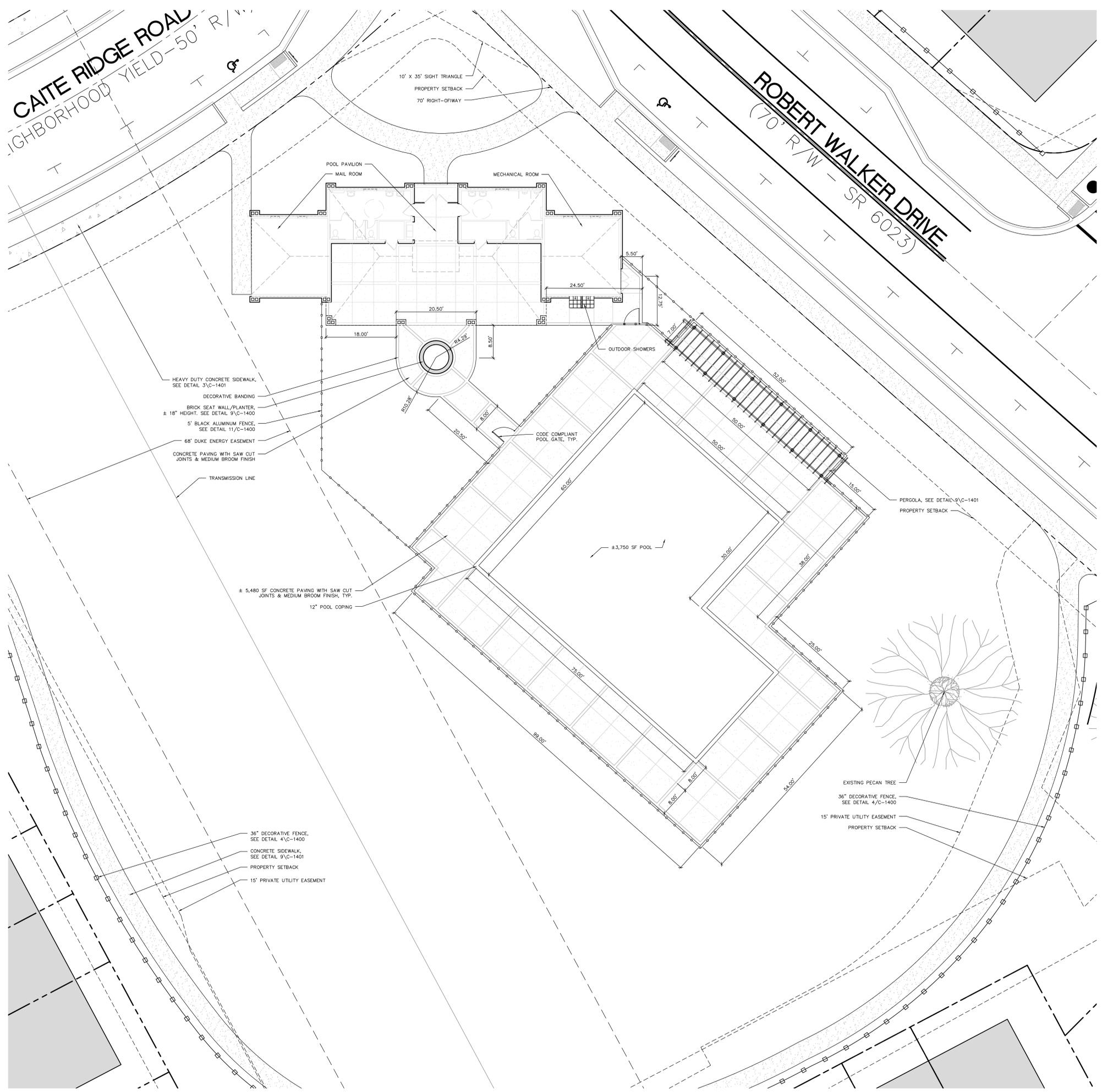
All non-residential and multi-family residential buildings shall include an area for parking bicycles. Bicycle parking standards are based on the number of users for each building type and the expected time needed to park the bike. All bicycle parking requirements (short- and long-term) should be demonstrated on site plans or final plats for the development.

The minimum number of bicycle parking spaces per any multi-family or non-residential use, when required is two or one rack. A single “inverted U” bicycle parking rack will count as two bicycle parking spaces. The maximum required short-term bicycle spaces shall be 20, or 10 racks for any single development. See Section 8.3 for numbers of spaces per type of use.

8.6.2 Short-term Bicycle Parking

A short term bicycle parking space is defined as a rack to which the frame and at least one wheel can be secured using varying types of bike locks (U-lock, wire cable, etc.). This type of parking is appropriate for short-term parking such as shopping areas, libraries, other places where the typical parking duration is less than two hours.

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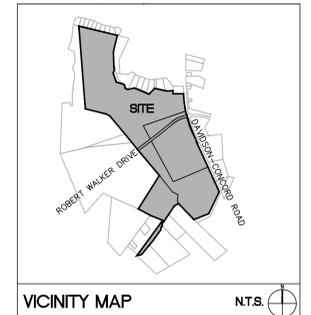


HEAVY DUTY CONCRETE SIDEWALK, SEE DETAIL 3/C-1401
 DECORATIVE BANDING
 BRICK SEAT WALL/PLANTER, ± 18" HEIGHT, SEE DETAIL 9/C-1400
 5' BLACK ALUMINUM FENCE, SEE DETAIL 11/C-1400
 68' DUKE ENERGY EASEMENT
 CONCRETE PAVING WITH SAW CUT JOINTS & MEDIUM BROOM FINISH
 TRANSMISSION LINE

± 5,480 SF CONCRETE PAVING WITH SAW CUT JOINTS & MEDIUM BROOM FINISH, TYP.
 12" POOL COPING

36" DECORATIVE FENCE, SEE DETAIL 4/C-1400
 CONCRETE SIDEWALK, SEE DETAIL 9/C-1401
 PROPERTY SETBACK
 15' PRIVATE UTILITY EASEMENT

EXISTING PECAN TREE
 36" DECORATIVE FENCE, SEE DETAIL 4/C-1400
 15' PRIVATE UTILITY EASEMENT
 PROPERTY SETBACK



SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY ISSUE DATE: SEPTEMBER 25, 2016.
 PROVIDED BY SURVEYOR'S ESP ASSOCIATES, P.A., P.O. BOX 730, 3475 LAKEMOUNT BLVD, CHARLOTTE, NC, 28241, 704.583.4949

ColeJenest & Stone

Shaping the Environment
 Realizing the Possibilities

Land Planning
 + Landscape Architecture
 Civil Engineering
 + Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 p+ 704.376.1555 f+ 704.376.7851
 url+ www.colejeneststone.com

LEGEND

SYMBOL	DESCRIPTION	DETAIL
[Symbol]	PROPOSED SIDEWALK	10/C-801
[Symbol]	PROPOSED STANDARD ACCESSIBLE RAMP	17/C-801
[Symbol]	PROPOSED DIRECTIONAL ACCESSIBLE RAMP	19/C-801
[Symbol]	PROPOSED DOUBLE DIRECTIONAL ACCESSIBLE RAMP	19/C-801
[Symbol]	HEAVY DUTY CONCRETE	2/C-801
[Symbol]	PROPOSED STREET SIGN	3,4/C-802
[Symbol]	PROPOSED STOP SIGN	R1-1
[Symbol]	PROPOSED 1" CONCRETE RIBBON CURB	20/C-805
[Symbol]	PROPOSED 2'-0" CURB & GUTTER	9/C-801
[Symbol]	PROPOSED LITTER RECEPTACLE	18/C-1400
[Symbol]	PROPOSED STREET LIGHT	-/-

NOTE:
 ALL DIMENSIONS ARE APPROXIMATE
 AND SUBJECT TO VARIATION
 THROUGHOUT THIS DECISION
 PROCESS

Lennar Carolinas, LLC

11230 CARMEL COMMONS BLVD
 CHARLOTTE, NC 28226

WestBranch Amenity

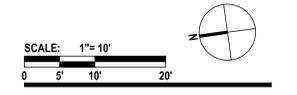
ROBERT WALKER DRIVE
 DAVIDSON, NC 28036

DIMENSION CONTROL PLAN - POOL AMENITY ENLARGEMENT

Project No.
 4418

Issued
 01/17/18

Revised

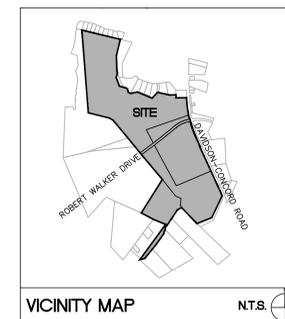
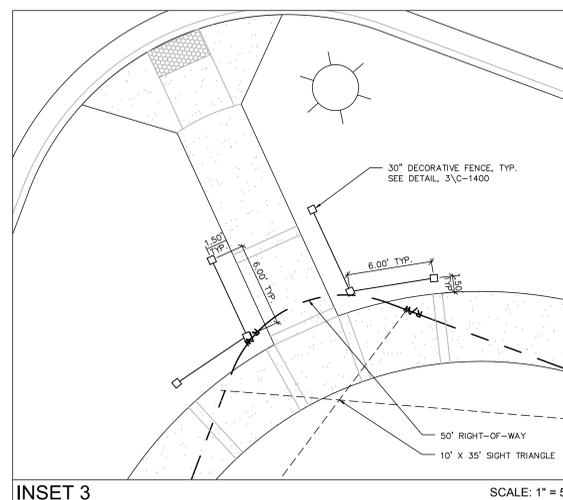
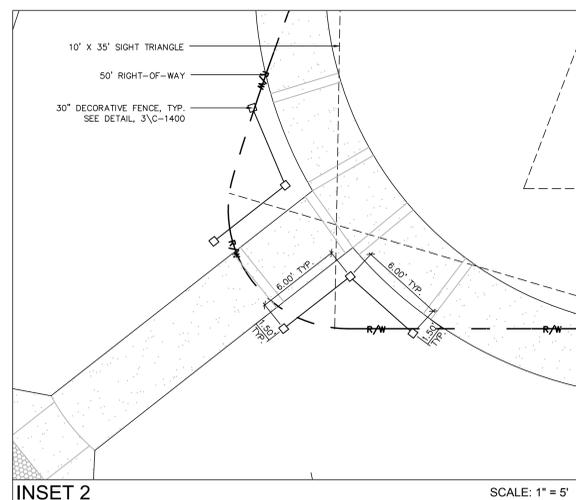
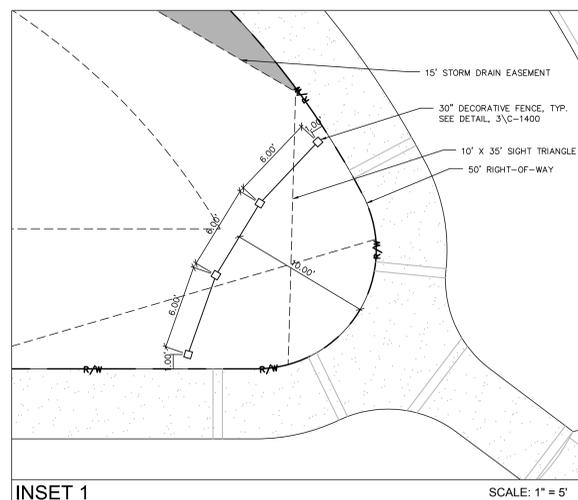
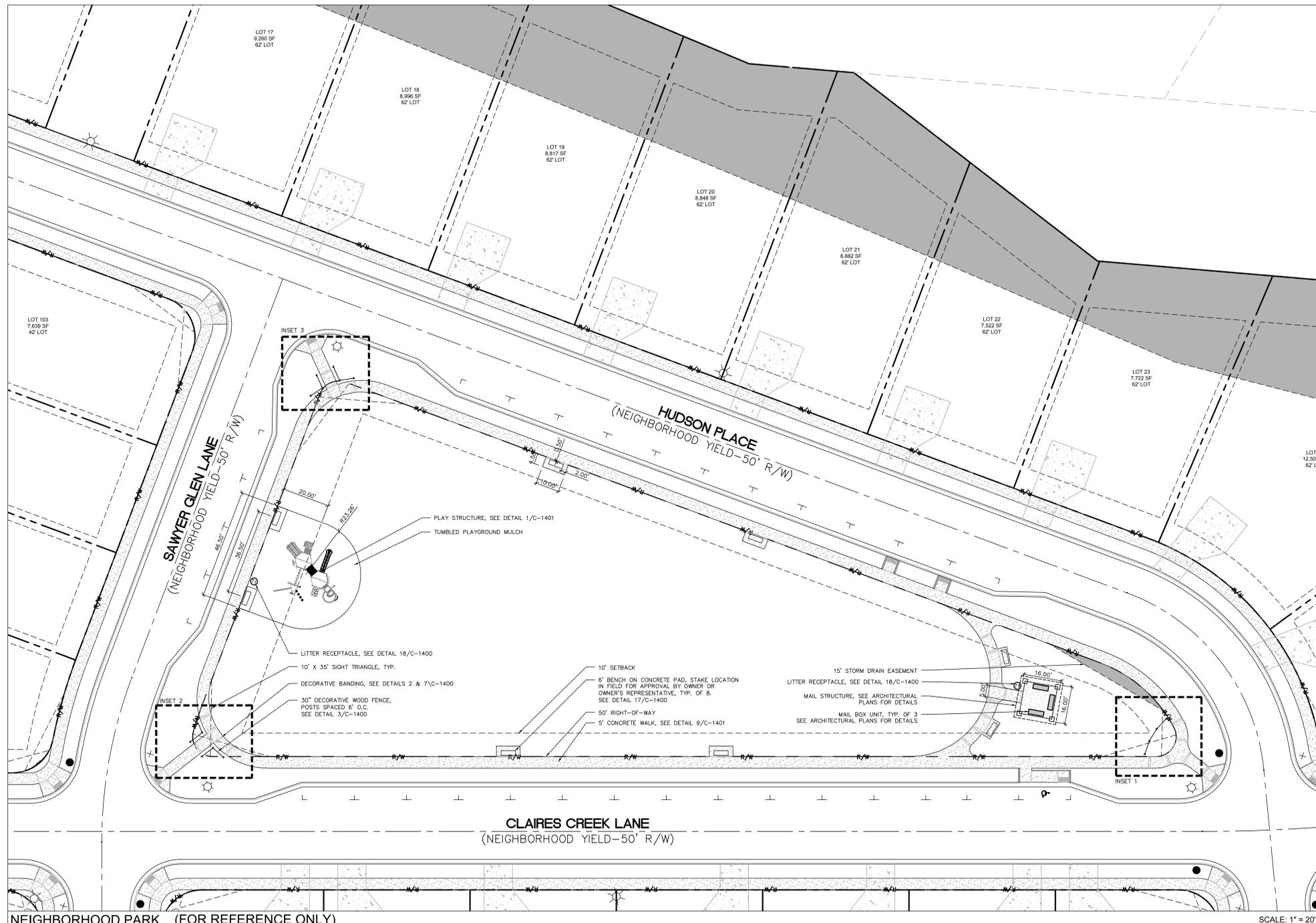


C-1102

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

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SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY ISSUE DATE: SEPTEMBER 25, 2016.
 PROVIDED BY SURVEYOR'S ESP ASSOCIATES, P.A., P.O. BOX 730, 3475 LAKEMOUNT BLVD, CHARLOTTE, NC, 28241, 704.583.4949



Shaping the Environment
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Land Planning
 + Landscape Architecture
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LEGEND

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Lennar Carolinas, LLC

11230 CARMEL COMMONS BLVD
 CHARLOTTE, NC 28226

WestBranch Amenity

ROBERT WALKER DRIVE
 DAVIDSON, NC 28036

DIMENSION CONTROL PLAN - NEIGHBORHOOD PARK

Project No.
 4418

Issued
 01/17/18

Revised



12/08/17



C-1103

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

Lennar Carolinas, LLC

11230 CARMEL COMMONS BLVD
CHARLOTTE, NC 28226

**WestBranch
Amenity**

ROBERT WALKER DRIVE
DAVIDSON, NC 28036

DETAILS

Project No.

4418

Issued

01/17/18

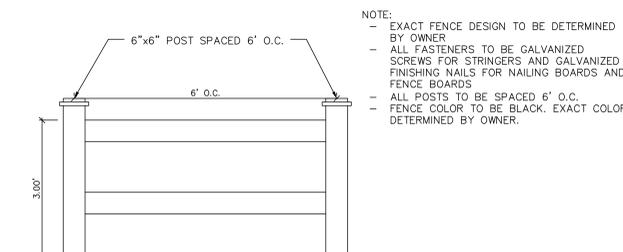
Revised



C-1400

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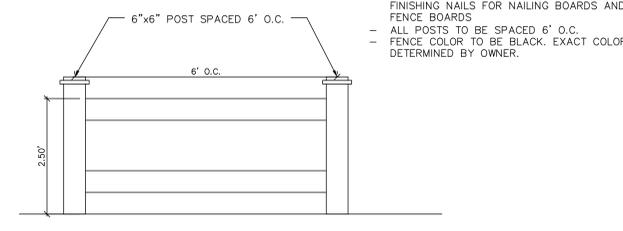
ColeJenest & Stone, P.A. 2017 ©



NOTE:
- EXACT FENCE DESIGN TO BE DETERMINED BY OWNER
- ALL FASTENERS TO BE GALVANIZED SCREWS FOR STRINGERS AND GALVANIZED FINISHING NAILS FOR NAILING BOARDS AND FENCE BOARDS
- ALL POSTS TO BE SPACED 6' O.C.
- FENCE COLOR TO BE BLACK, EXACT COLOR DETERMINED BY OWNER.

WOOD FENCE: 36' HT.

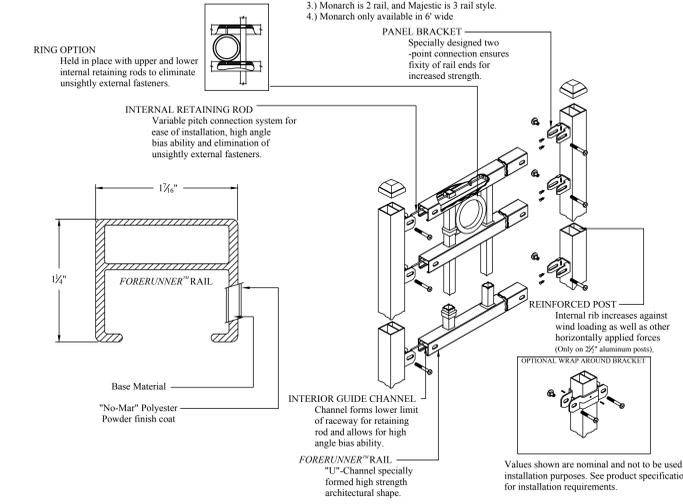
NTS. 4



NOTE:
- EXACT FENCE DESIGN TO BE DETERMINED BY OWNER
- ALL FASTENERS TO BE GALVANIZED SCREWS FOR STRINGERS AND GALVANIZED FINISHING NAILS FOR NAILING BOARDS AND FENCE BOARDS
- ALL POSTS TO BE SPACED 6' O.C.
- FENCE COLOR TO BE BLACK, EXACT COLOR DETERMINED BY OWNER.

WOOD FENCE: 30' HT.

NTS. 3



NOTES:
1.) Post size depends on fence height and wind loads. See ECHOLON Plus post sizing chart.
2.) Panels also available for 6' on center post spacing
3.) Monarch is 2 rail, and Majestic is 3 rail style.
4.) Monarch only available in 6' wide

RING OPTION
Held in place with upper and lower internal retaining rods to eliminate unsightly external fasteners.

PANEL BRACKET
Specially designed two-point connection ensures rigidity of rail ends for increased strength.

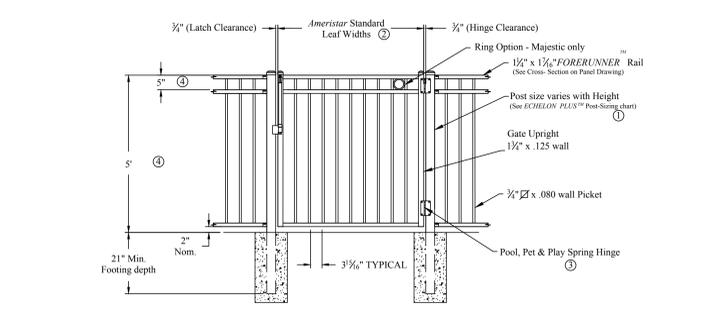
INTERNAL RETAINING ROD
Variable pitch connection system for ease of installation, high angle bias ability and elimination of unsightly external fasteners.

FORERUNNER™ RAIL
"No-Mat" Polyester Powder finish coat

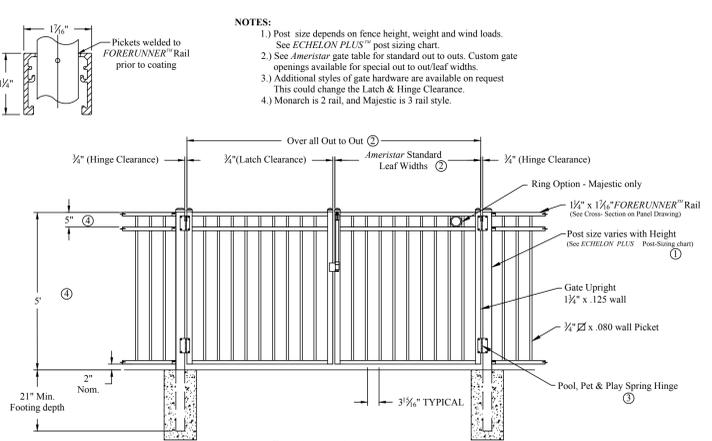
REINFORCED POST
Internal rib increases against wind loading as well as other horizontally applied forces (Only on 2" aluminum posts)

OPTIONAL WRAP AROUND BRACKET

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.



Single gate Arrangement



Double gate Arrangement

NOTES:
1.) Post size depends on fence height, weight and wind loads. See ECHOLON PLUS post sizing chart.
2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Monarch is 2 rail, and Majestic is 3 rail style.

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

POOL GATES

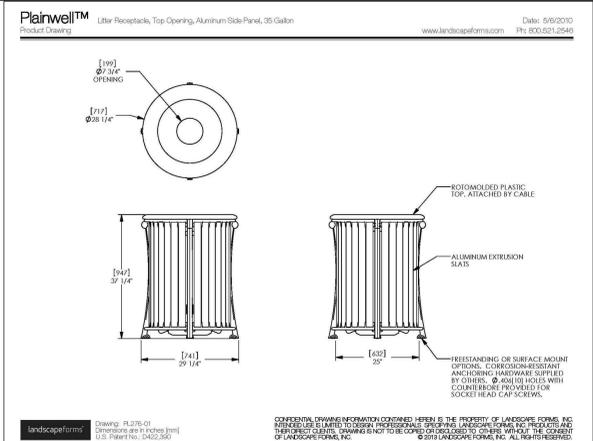
NTS. 19

POOL FENCE

NTS. 11

WOOD FENCE: 30' HT.

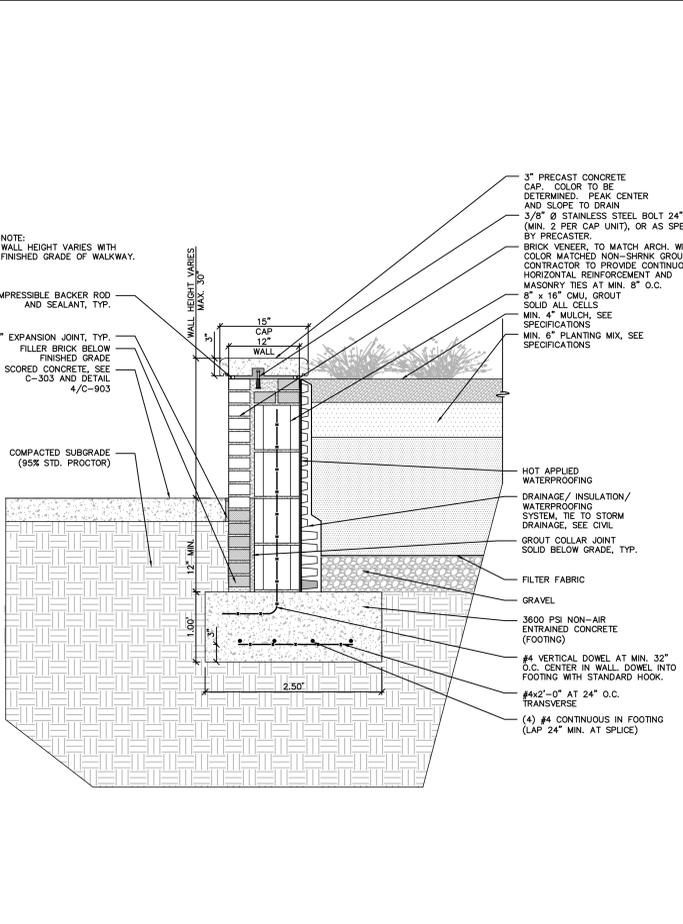
NTS. 3



Plainwell™
Litter Receptacle, Top Opening, Aluminum Side Panel, 55 Gallon
Product Drawing
Date: 8/9/2010
Ph: 800.521.2546

NOTE:
- PRECAST CONCRETE CAP, COLOR TO BE DETERMINED BY ARCHITECT.
- 4" THICK, 3000 PSI CONCRETE DECKING WITH FIBER MESH, TYP.
- 1" SAND SETTING BED
- 4" MIN. MORTAR EDGE RESTRAINT, SET 1" BELOW TOP OF PAVERS.

NTS. 18



NOTE:
WALL HEIGHT VARIES WITH FINISHED GRADE OF WALKWAY.

COMPRESSIBLE BACKER ROD AND SEALANT, TYP.

2" EXPANSION JOINT, TYP. FILLER BRICK BELOW FINISHED GRADE SCORED CONCRETE, SEE C-303 AND DETAIL 4/C-903

COMPACTED SUBGRADE (95% STD. PROCTOR)

WALL HEIGHT VARIES MAX. 30"

15" CAP 12" WALL

HOT APPLIED WATERPROOFING

DRAINAGE / INSULATION / WATERPROOFING SYSTEM, TIE TO STORM DRAINAGE, SEE CIVIL

GROUT COLLAR JOINT SOLID BELOW GRADE, TYP.

FILTER FABRIC

GRAVEL

3600 PSI NON-AIR ENTRAINED CONCRETE (FOOTING)

#4 VERTICAL DOWEL AT MIN. 32" O.C. CENTER IN WALL, DOMEL INTO FOOTING WITH STANDARD HOOK.

#4x2'-0" AT 24" O.C. TRANSVERSE

(4) #4 CONTINUOUS IN FOOTING (CAP 24" MIN. AT SPLICE)

NTS. 17

BRICK PLANTER + SEATWALL

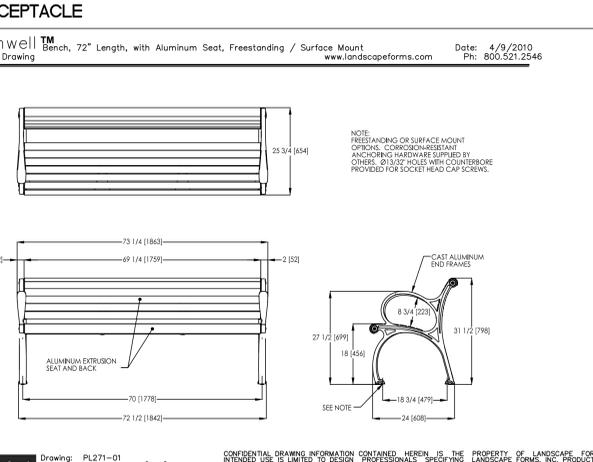
NTS. 9

GREENWAY PATH

NTS. 8

POOL COPING TO CONCRETE

NTS. 1



Plainwell™
Bench, 72" Length, with Aluminum Seat, Freestanding / Surface Mount
Product Drawing
Date: 4/9/2010
Ph: 800.521.2546

NOTE:
- PRECAST CONCRETE CAP, COLOR TO BE DETERMINED BY ARCHITECT.
- 4" THICK, 3000 PSI CONCRETE DECKING WITH FIBER MESH, TYP.
- 1" SAND SETTING BED
- 4" MIN. MORTAR EDGE RESTRAINT, SET 1" BELOW TOP OF PAVERS.

NTS. 17

BRICK PLANTER + SEATWALL

NTS. 9

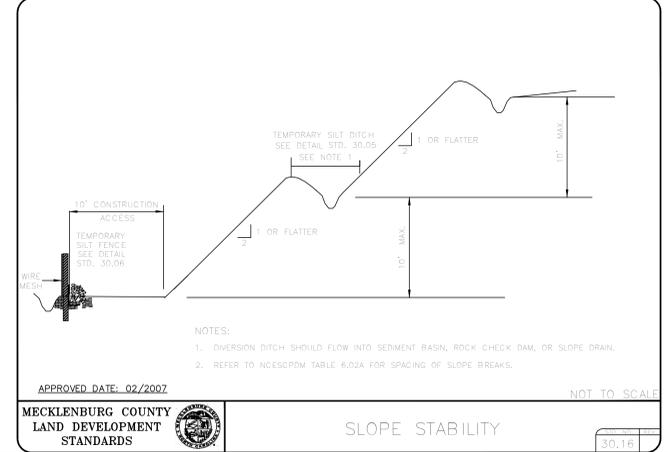
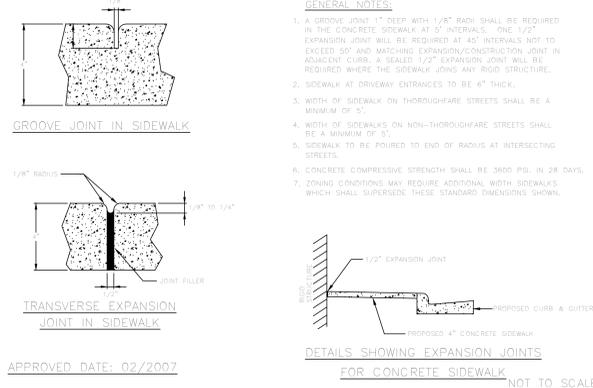
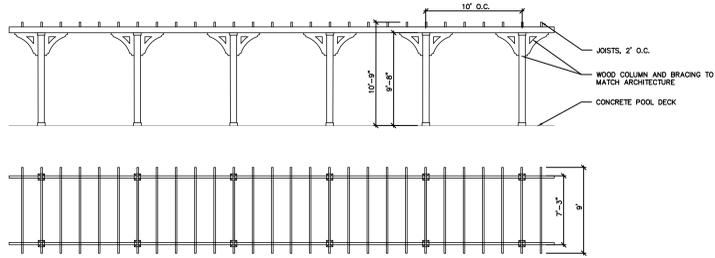
GREENWAY PATH

NTS. 8

POOL COPING TO CONCRETE

NTS. 1

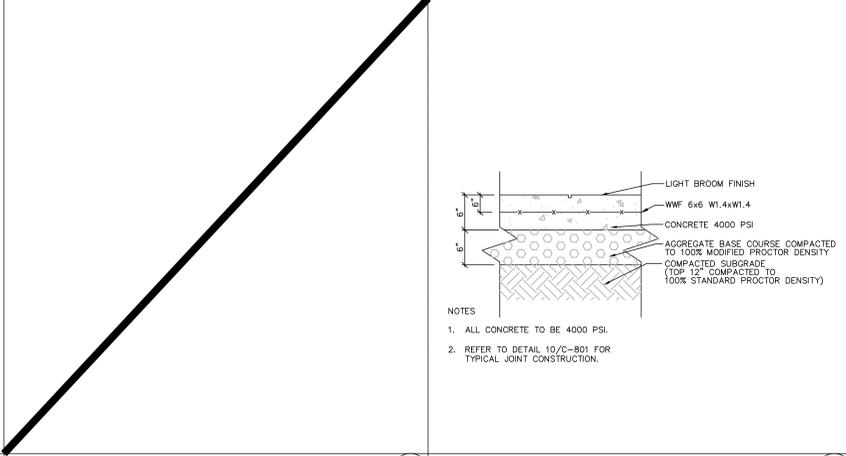
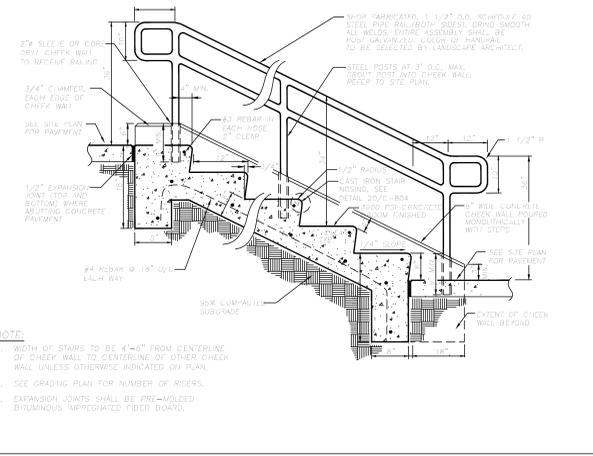
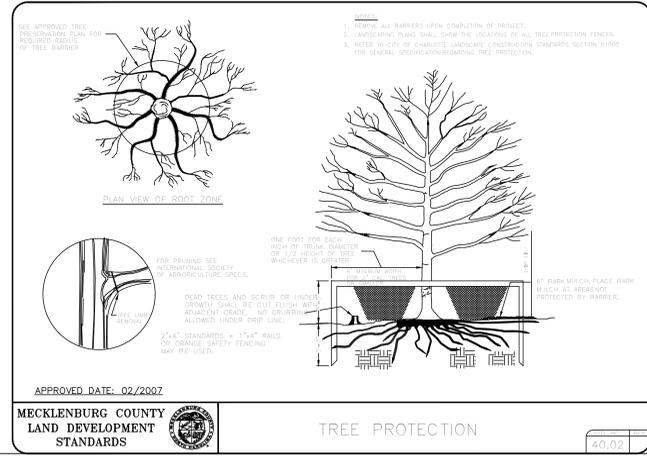
PARK BENCH



PERGOLA PLAN + SECTION

CONCRETE SIDEWALKS

SLOPE STABILITY

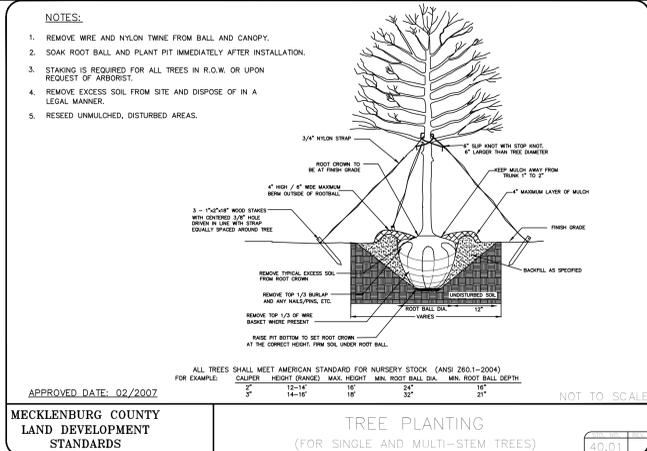


TREE PROTECTION

CONCRETE STAIRS WITH CHEEK WALL

SLOPE STABILITY

HEAVY DUTY CONCRETE

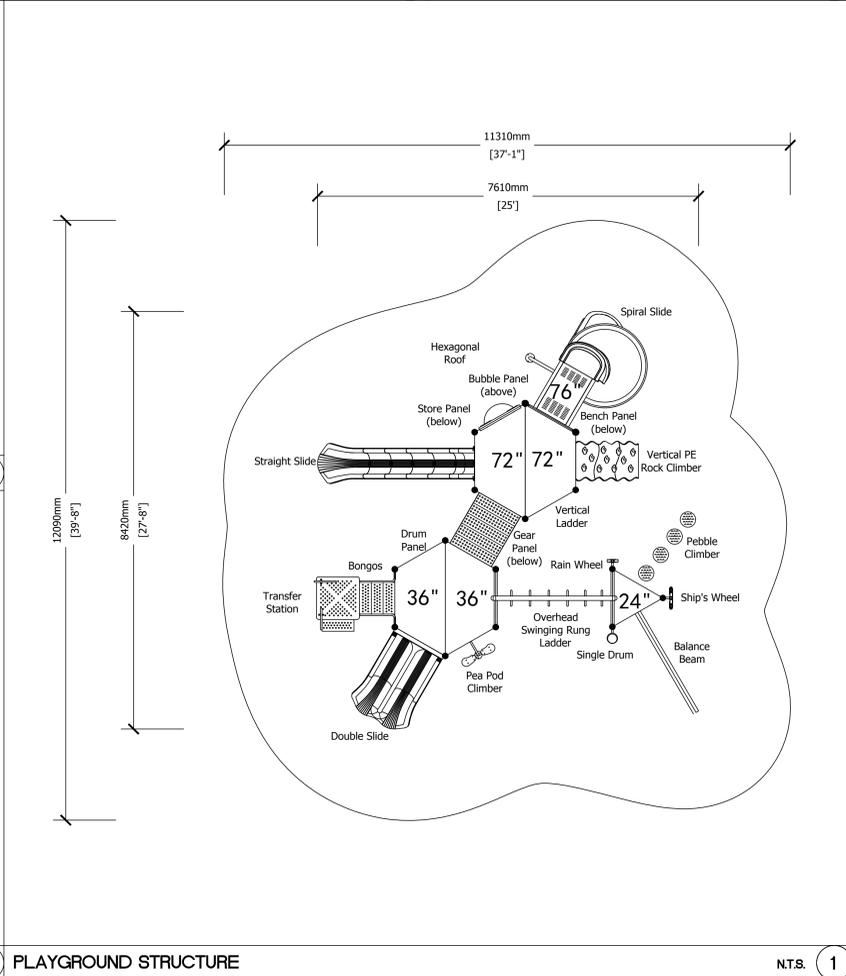


SEEDING SCHEDULE (SEASONAL)

	EARLY SUMMER SEASON	STEEP SLOPES
SEEDING MIXTURE	40 lbs/acre of German millet 80 lbs/acre of tall fescue	120 lbs/acre Rye (grain) 80 lbs/acre tall fescue
SEEDING DATES	May 1 - August 15	October 25 - December 30
SEEDING AMENDMENTS	Refer to fertilization schedule for details. Apply 4000 lbs/acre straw or equivalent hydrossedding.	Between December 30 - February 15, add 50 lbs/acre of annual Kobe lespedeza. Apply 4000 lbs/acre straw or equivalent hydrossedding.

APPROVED DATE: 02/2007

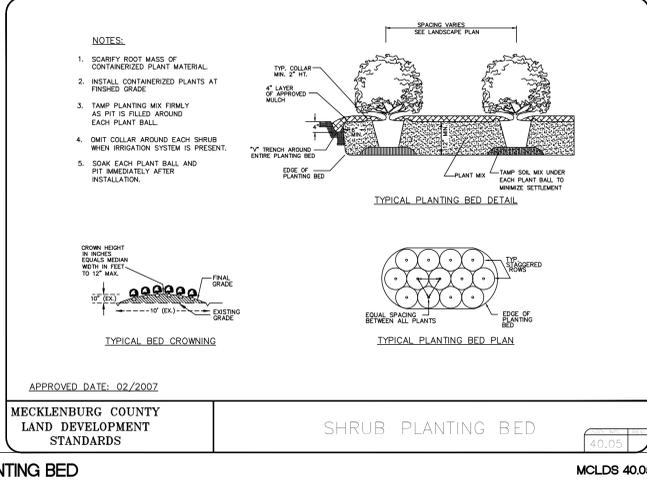
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS



TREE PLANTING

SEEDING SCHEDULE (SEASONAL)

SLOPE STABILITY



SEEDING SCHEDULE

	GENTLE SLOPES	STEEP SLOPES
SEEDING MIXTURE	80 lbs/acre of tall fescue	100 lbs/acre tall fescue 30 lbs/acre Serotum lespedeza (unscarified after August 15) 10 lbs/acre Kobe lespedeza
SEEDING DATES	FALL: August 25 - October Late winter/February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass. Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective.	FALL: August 25 - October 15 Late winter/February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass. Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.

APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

ColeJenest & Stone

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+ Urban Design

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Charlotte, North Carolina 28202

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url+ www.colejeneststone.com

Lennar Carolinas, LLC

11230 CARMEL COMMONS BLVD
CHARLOTTE, NC 28226

WestBranch
Amenity

ROBERT WALKER DRIVE
DAVIDSON, NC 28036

DETAILS

Project No.
4418

Issued
01/17/18

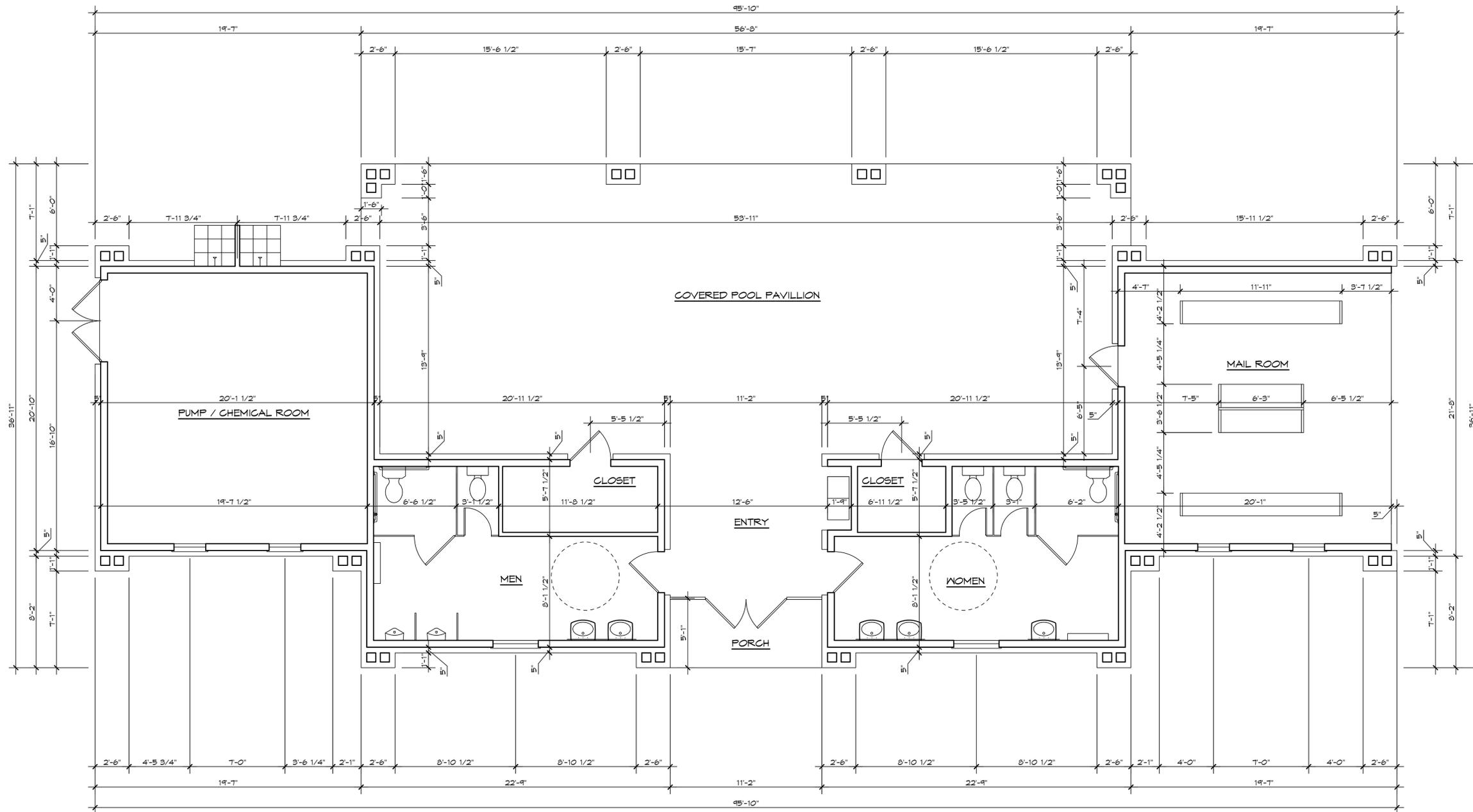
Revised



C-1401

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FLOOR PLAN
SCALE: 1/4" = 1'-0"

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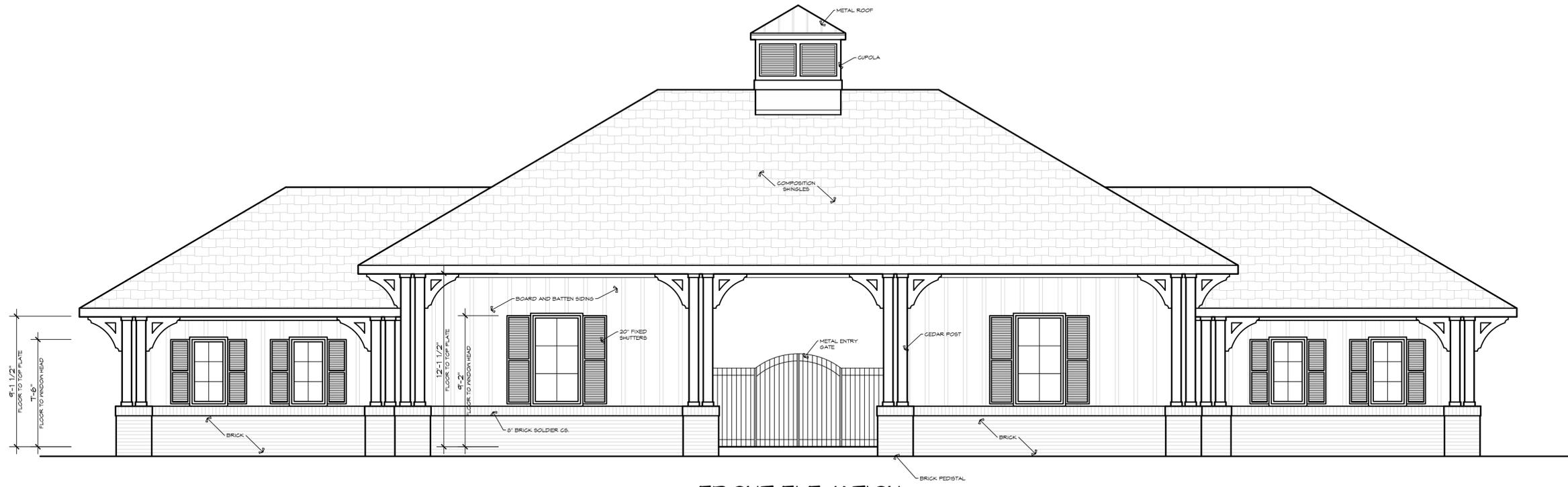
NO.	DATE	REVISION	BY

SCOTT A. MCINTYRE
ARCHITECT
24 SACHA LANE
TRAVELERS REST, SC 29690
PHONE: 828-545-5447

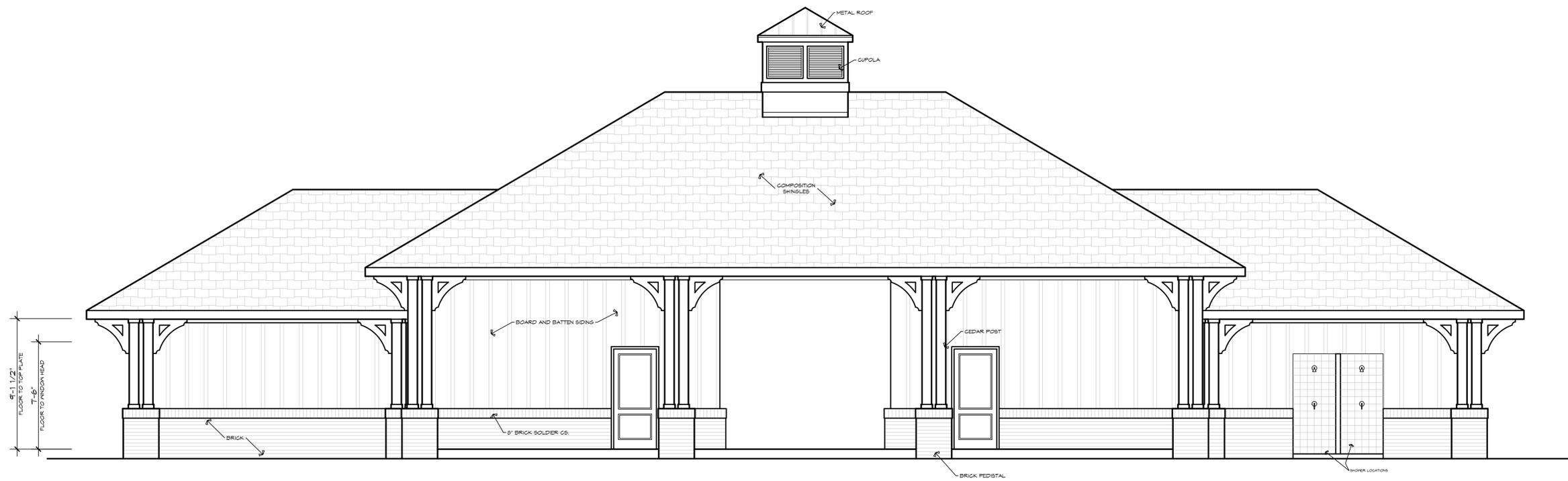
WESTBRANCH AMENITY CENTER
DAVIDSON NORTH CAROLINA
PACE DEVELOPMENT GROUP, INC.
CHARLOTTE NORTH CAROLINA

JOB NO. PACE
DRAWN BY. DT
CHECKED BY. SAM
DATE. 1/2018
SHEET NO.

A-1



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

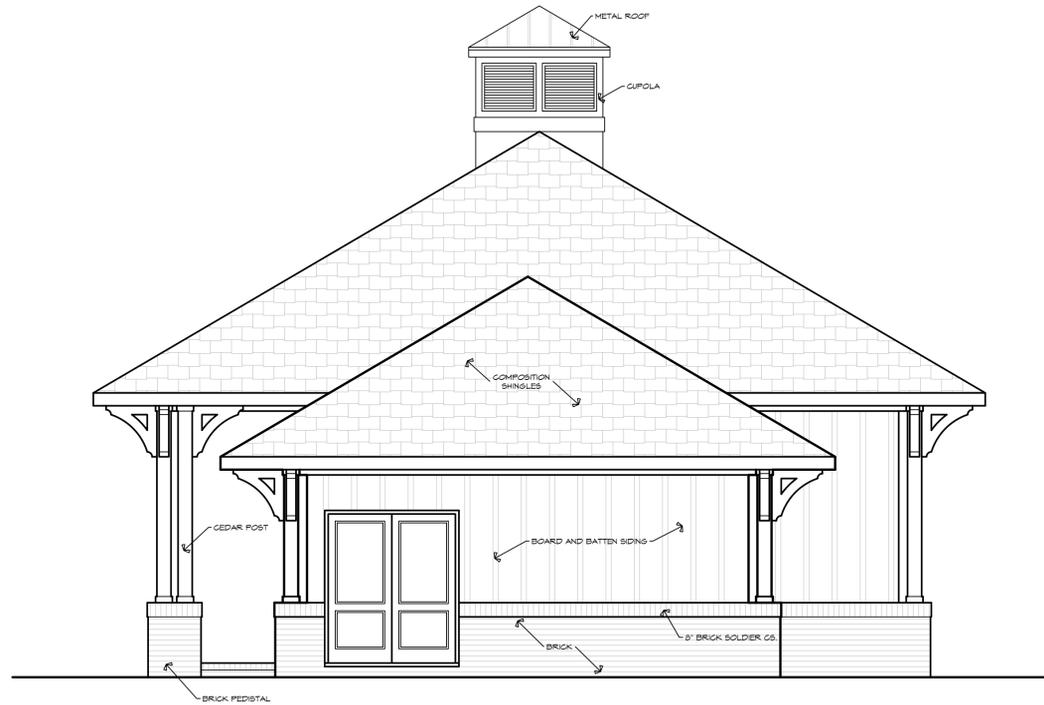
NO.	DATE	REVISION	BY:

SCOTT A. MCINTYRE
ARCHITECT
24 SACHA LANE
TRAVELERS REST, SC 29690
PHONE: 828-545-5497

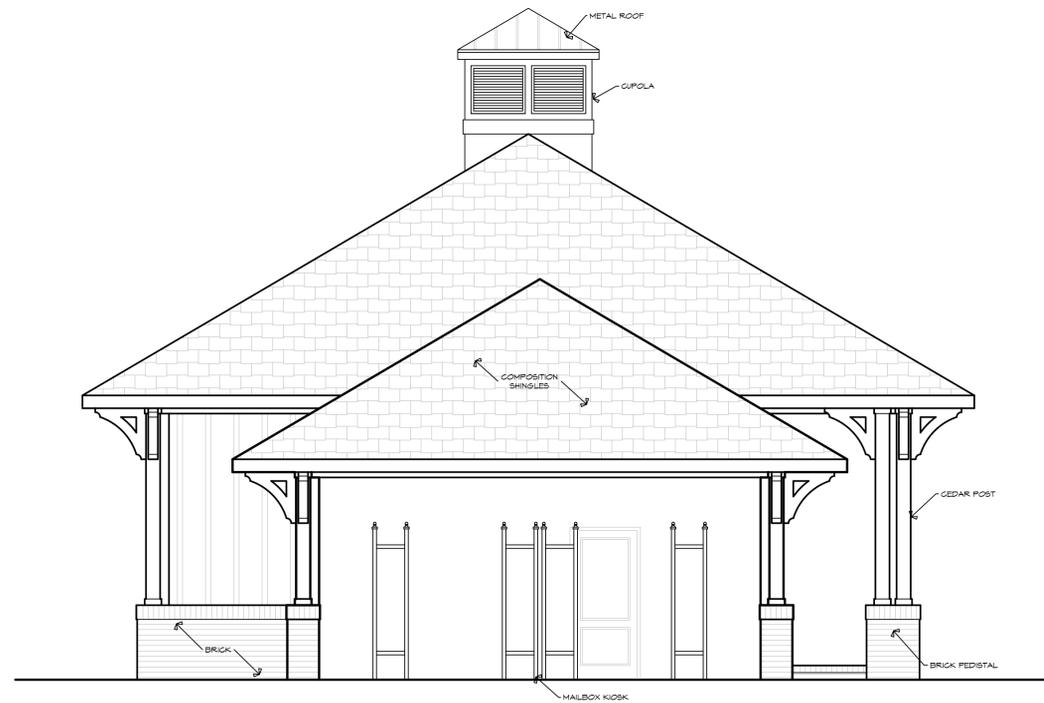
WESTBRANCH AMENITY CENTER
DAVIDSON NORTH CAROLINA
PACE DEVELOPMENT GROUP, INC.
CHARLOTTE NORTH CAROLINA

JOB NO:	PACE
DRAWN BY:	DT
CHECKED BY:	SAM
DATE:	1/2018
SHEET NO:	

A-2



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION	BY

SCOTT A. MCINTYRE
ARCHITECT
24 SACHA LANE
TRAVELERS REST, SC 29690
PHONE: 828-545-5497

WESTBRANCH AMENITY CENTER
DAVIDSON NORTH CAROLINA
PACE DEVELOPMENT GROUP, INC.
CHARLOTTE NORTH CAROLINA

JOB NO. PACE
DRAWN BY. DT
CHECKED BY. SAM
DATE 1/2018
SHEET NO.

A-3



WESTBRANCH LANDSCAPE + AMENITIES

POOL PAVILION PERSPECTIVE

DAVIDSON NORTH CAROLINA

APRIL 18, 2018

THIS PLAN IS SCHEMATIC IN NATURE. LOCATIONS OF ROADS, LOTS, AND ALL OTHER AREAS INCLUDING OFF-SITE ROAD IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.



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



Design Review

WestBranch Amenities

(Name of Project)

Contact Information

Applicant's Information

Name: Casey Werner (Cole Jenest & Stone)

E-Mail: cwerner@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: _____



Design Review

WestBranch Amenities

(Name of Project)

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: 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): 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



Design Review

WestBranch Amenities

(Name of Project)

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

- 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**



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

PEOPLE • PRIDE • PROGRESS • PARTNERSHIPS

• 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: Michael A. Macchato Date: 08/04/2016

Result: Approved as noted
 Approved with Modifications
 Approved with Performance Reservation (Attached)



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 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.



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



January 17, 2018

**ColeJenest
& Stone**

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Land Planning
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Landscape Architecture
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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

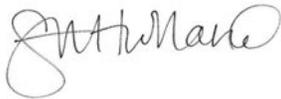
Dear Chad,

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