



Master Plan

WestBranch

(Name of Project)

Application Requirements

Date Filed		Application Requirement
<u>12.29.15</u>	<input checked="" type="checkbox"/>	Application Fee per Town of Davidson Fee Schedule
<u>12.29.15</u>	<input checked="" type="checkbox"/>	Contact Information
<u>12.29.15</u>	<input checked="" type="checkbox"/>	General Statement of Intent <i>(Including intended uses, location of uses, and approximate acreage of each use)</i>
<u>12.29.15</u>	<input checked="" type="checkbox"/>	Environmental Inventory in accordance with Section 14.15.1 <i>(Including adjacent properties and buildings)</i>
<u>12.29.15</u>	<input checked="" type="checkbox"/>	General Description <i>(Including a description and color photographs of existing / adjacent sites)</i>
<u>12.29.15</u>	<input checked="" type="checkbox"/>	Statement of Compliance with the Ordinance
<u>12.29.15</u>	<input checked="" type="checkbox"/>	Preliminary Sketch Plan <i>(Including all features listed in the Ordinance: Parcel data and boundaries, proposed building envelopes, existing and proposed streets, etc.)</i>
<u>TBD</u>	<input type="checkbox"/>	Public Input Session Report
<u>TBD</u>	<input type="checkbox"/>	Master Plan Schematic Design <i>(Including all components identified in the Ordinance, such as the Landscape Schematic Design, Illustrative Renderings, etc.)</i>
<u>TBD</u>	<input type="checkbox"/>	Traffic Impact Analysis per Section 6 <i>(If applicable)</i>
<u>TBD</u>	<input type="checkbox"/>	Updated Master Plan Schematic Design <i>(For Planning Board Review)</i>

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.

Mark R. McQuay
Applicant's Signature

01/13/16

Date



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Contact Information

Applicant's Information

Name:

David Nelson on behalf of Lennar Carolina's, LLC

E-Mail:

David.Nelson@lennar.com

Mailing Address:

11230 Carmel Commons Blvd.

Charlotte, NC 28226

Business Phone:

704.309.3288

Mobile Phone: _____

Property Owner's Information

(If Different from Applicant)

Name:

Susan K Irvin on behalf of R.Y. Westmoreland & Sons, Inc.

E-Mail:

susan@skirvinlaw.com

Mailing Address:

P.O. Box 2376

Davidson, NC 28036

Business Phone:

704.896.0820

Mobile Phone: _____

Design Team Information

(If Applicable)

Name of Firm:

ColeJenest & Stone, PA

Architect's Name:

Mark R. McAuley, PE, LEED AP

E-Mail:

mmcauley@colejeneststone.com

Mailing Address:

200 S. Tryon Street, Suite 1400

Charlotte, NC 28202

Business Phone:

704.971.4533

Mobile Phone: _____



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Project Description

Application Date: 12.29.15

Project Location: Robert Walker Drive, Davidson, NC 28036

Tax Parcel(s): 007-28-106, 007-28-108, 007-28-101, 007-28-110, 007-15-216

Planning Area: Neighborhood Services, Neighborhood General, Rural, Unincorporated

Overlay District: N/A

Gen. Statement of Intent:
(Describe project aims)
Develop a residential community on approximately 170 acres by incorporating detached single-family housing and attached single family housing. An area will also be designated for future commercial use.
With connections to adjacent neighborhoods, improved pedestrian routes, and offsite improvements, the site will become an integral extension of the surrounding communities.

Project Details:

• Use(s): Detached single family housing and attached single family housing.
Area to be designated for future commercial use.

• Building Type:

<input checked="" type="checkbox"/> Detached House	<input checked="" 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 Structures

• Residential Units (#): 306

• Height & Stories: _____

• Civic Uses: _____

• Open Space: 96 Acres

• Square Footage (per Use): Detached - 1,677,060 SF + Attached - 348,480 SF + Commercial - 174,240 SF

• Public Amenities: _____

• Other: Stormwater - 174,240 SF + R.O.W. - 849,420 SF

Architectural Features:

Existing Site Conditions: See sheet SP-2.0



Master Plan Review

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Statement of Compliance

INITIALS/DATE

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.

MM/12.29.15



Planning Ordinance

<http://www.townofdavidson.org/1006/Planning-Ordinance>

(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)

MM/12.29.15



Section 2 Planning Areas



Permitted Use/Add'l Req.



Not Permitted

MM/12.29.15



Permitted Building Type



Not Permitted

MM/12.29.15



Meets Setback Criteria



Does Not Meet

MM/12.29.15



Meets Open Space Criteria



Does Not Meet

MM/12.29.15



Meets Density Criteria



Does Not Meet

MM/12.29.15

MM/12.29.15



Section 4 Design Standards

MM/12.29.15



General Site Design Criteria (4.3)

MM/12.29.15



General Building Design Criteria (4.4)

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Specific Building Type Criteria (4.5)

MM/12.29.15



Section 5 Affordable Housing

MM/12.29.15



Section 6 Subdivision & Infrastructure Standards

MM/12.29.15



Section 7 Parks & Open Space

MM/12.29.15



Section 8 Parking & Driveways

MM/12.29.15



Section 9 Tree Preservation, Landscaping & Screening

MM/12.29.15



Section 10 Lighting

MM/12.29.15



Section 22 Local Historic District Guidelines