



Master Plan

SUMMERS WALK PH 6

(Name of Project)

Application Requirements

Date Filed	
<u>1/24/19</u>	<input checked="" type="checkbox"/> Application Fee per Town of Davidson Fee Schedule
<u>1/24/19</u>	<input checked="" type="checkbox"/> Contact Information
<u>1/24/19</u>	<input checked="" type="checkbox"/> General Statement of Intent <i>(Including intended uses, location of uses, and approximate acreage of each use)</i>
<u>1/24/19</u>	<input checked="" type="checkbox"/> Environmental Inventory in accordance with Section 14.15.1 <i>(Including adjacent properties and buildings)</i>
<u>1/24/19</u>	<input checked="" type="checkbox"/> General Description <i>(Including a description and color photographs of existing / adjacent sites)</i>
<u>1/24/19</u>	<input checked="" type="checkbox"/> Statement of Compliance with the Ordinance
<u>1/24/19</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>N/A</u>	<input type="checkbox"/> Public Input Session Report
<u>1/24/19</u>	<input checked="" 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>N/A</u>	<input type="checkbox"/> Traffic Impact Analysis per Section 6 <i>(If applicable)</i>
<u>N/A</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.


Applicant's Signature

1/24/19
Date



Master Plan

SUMMERS WALK PH. 6

(Name of Project)

Contact Information

Applicant's Information

Name: BLUE HEEL DEVELOPMENT

E-Mail: BEN@BLUEHEELDEVELOPMENT.COM

Mailing Address: 442 S. MAIN ST. STE. 100
DAVIDSON, NC 28036

Business Phone: 704.439.6897 Mobile Phone: _____

Property Owner's Information

(If Different from Applicant)

Name: SAME

E-Mail: _____

Mailing Address: _____

Business Phone: _____ Mobile Phone: _____

(If Applicable)

Design Team Information

Name of Firm: DEWBERRY ENGINEERS INC.

Architect's Name: TIM DERYLAK, PE

E-Mail: TDERYLAK@DEWBERRY.COM

Mailing Address: 9300 HARRIS CORNERS PKWY STE 220
CHARLOTTE NC 28269

Business Phone: 704.625.5087 Mobile Phone: _____



Master Plan

SUMMERS WALK PH. 6

(Name of Project)

Project Description

Application Date:

01/24/19

Project Location:

SUMMERS WALK SUBDIVISION

Tax Parcel(s):

00747101, 00747112, 00747113

Planning Area:

[Handwritten mark]

Overlay District:

TND-0

Gen. Statement of Intent:

(Describe project aims)

DEV. 19.83 ACRE VACANT LAND TO
40 SINGLE FAMILY TOWNHOMES
AND 1 SINGLE FAMILY DETACHED
HOME.

Project Details:

• Use(s):

RESIDENTIAL

• 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 (#):

41

• Height & Stories:

2-3, NO MORE THAN 32ft.

• Civic Uses:

NONE

• Open Space:

NONE REQUIRED

• Square Footage (per Use):

APPROX. 60,000 SF RESIDENTIAL

• Public Amenities:

NONE

• Other:

NONE

Architectural Features:

TO BE DETERMINED BY SUMMERS
WALK HOA.

Existing Site Conditions:

VACANT



Master Plan Review

SUMMERS WALK PHASE 6

(Name of Project)

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.

ID/01-24-19

- 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)
- Section 5 Affordable Housing**
- Section 6 Subdivision & Infrastructure Standards**
- Section 7 Parks & Open Space**
- Section 8 Parking & Driveways**
- Section 9 Tree Preservation, Landscaping & Screening**
- Section 10 Lighting**
- Section 22 Local Historic District Guidelines**