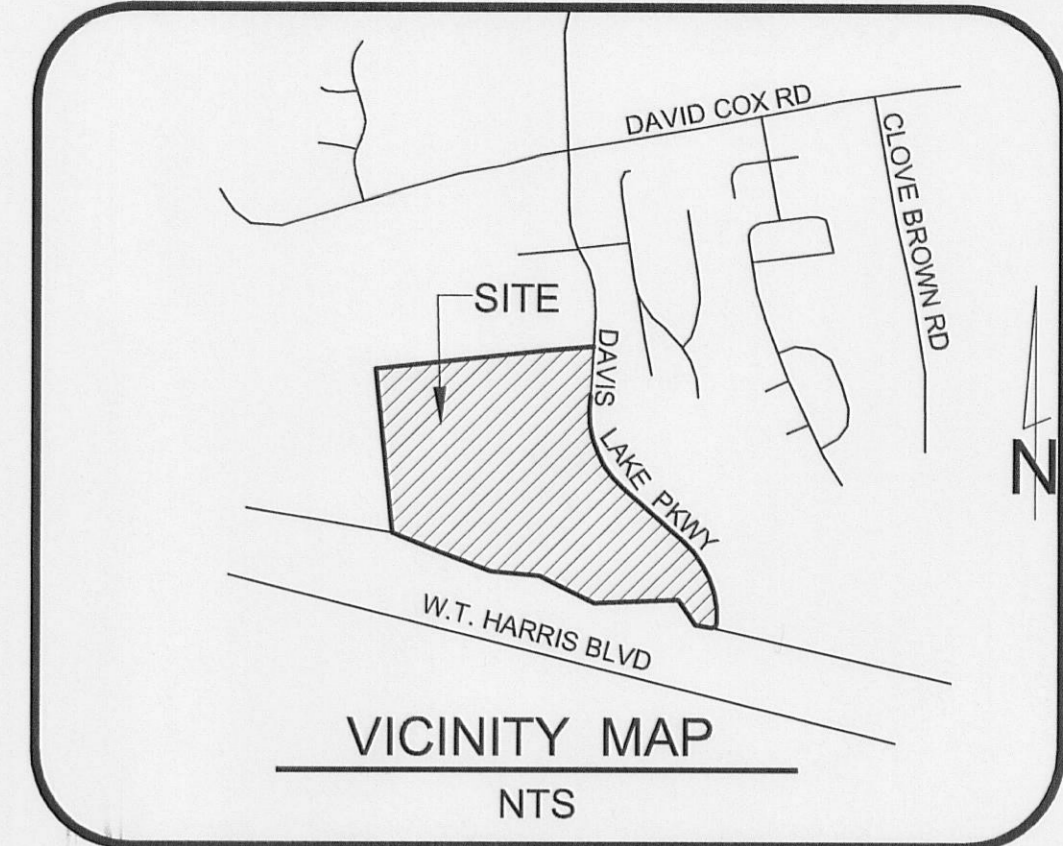




ADJACENT PROPERTY OWNERS

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>① R-15MF (CD)
04315287
HOA WOODCROFT AT DAVIS LAKE
9000 DAVID LAKE PKWY
CHARLOTTE, NC 28269</p> <p>② R-15MF (CD)
04315210
HARVEY FLEISHHAKER
4808 WHISTLING OAKS CT.
CHARLOTTE, NC 28269</p> <p>③ R-15MF (CD)
04315212
NATHAN AFERI
4812 WHISTLING OAKS CT.
CHARLOTTE, NC 28269</p> <p>④ R-15MF (CD)
04315290
MANAGEMENT CO. INC
EAST WEST PARTNERS
190 FINLEY GOLF COURSE RD.
CHAPEL HILL, NC 27514</p> <p>⑤ R-15MF (CD)
04315106
DAVIS COMMONS ARBON LLC
DAVIS COMMONS ARCHER LLC
DAVIS COMMONS ATKINSON LLC
2089 E FORT UNION BLVD.
SALT LAKE CITY, UT 84121</p> <p>⑥ MX-3
04323294
EC GRIFFITH CO
HARRIS WOODS LLC
#2A 1944 BRUSWICK AVE.
CHARLOTTE, NC 28207</p> <p>⑦ MX-3
04306202
HARRIS WOODS LLC
#2A 1944 BRUSWICK AVE.
CHARLOTTE, NC 28207</p> <p>⑧ R-12MF (CD)
04308510
MP THE OAKS LLC
C/O MCDOWELL PROPERTIES
601 MONTGOMERY ST. SUITE 2000
SAN FRANCISCO, CA 94111</p> | <p>⑨ I-1
04308512
BOULEVARD HOLDINGS LLC
C/O CWCAPTIAL ASSET
MANAGEMENT
7501 WISCONSIN AVE.
BETHESDA, MD 20814</p> <p>⑩ I-1
04322109
U-STORE-IT LP
PTA-CS#405
PO BOX 320099.
ALEXANDRIA, VA 22320</p> <p>⑪ I-1
04322103
CROW-CHILDRESS-KLEIN #8A
301 S COLLEGE ST.
SUITE 2800
CHARLOTTE, NC 28202</p> <p>⑫ MX-2 (INNOV)
04322101
LIMITED PARTNERSHIP HARRIS
WOODS LAND INVESTORS
1515 MOCKING BIRD LN SUITE #550
CHARLOTTE, NC 28209</p> <p>⑬ CC
04322114
CAMBRIDGE-DAVIS LAKE LLC
831 E MOREHEAD ST
SUITE #245
CHARLOTTE, NC 28202</p> <p>⑭ CC
04322113
CAMBRIDGE-DAVIS LAKE LLC
831 E MOREHEAD ST
SUITE #245
CHARLOTTE, NC 28202</p> <p>⑮ CC
04322115
TACO BELL OF AMERICA INC.
C/O TBC TAX #022835
LOUISVILLE, KY 40232</p> <p>⑯ CC
04322116
CHICK-FIL-A INC.
5200 BUFFINGTON RD
ATLANTA, GA 30349</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



**APPROVED BY
CITY COUNCIL**

NOV 18 2013

DEVELOPMENT DATA

Rezoned Acreage: TOTAL 16.56 ac

- Existing Parcel 5-Shopping Center Tract: ±15.826 ac
- Added Acreage-NCDOT excess RW: ±.614 ac
- Added Acreage-a portion of Parcel 3: ±.125 ac
- Less Subdivided Parcel 6: ±3.247 ac
- Revised Parcel 5 area: ±13.317 ac

*NOTE: The revised Parcel 5 area and the proposed Parcel 6 area (16.56 ac.) hereinafter referred to as the "Property".

Tax Parcel #: 04322108

Existing Zoning: CC

Proposed Zoning: CC SPA

Existing Uses: COMMERCIAL AND RETAIL

Proposed Uses: COMMERCIAL AND RETAIL

Maximum Gross Square feet of Development: TOTAL 160,000 sf (No Change)

- Existing Parcel 5: (No Change)
- Proposed Parcel 6: 15,000 sf

Maximum Building Height: 40' MAX

Setbacks:

- W.T. Harris Blvd: 14' Minimum Setback and Tree Save
- Davis Lake PKWY: 40' Minimum Open Space
- Access drive from W.T. Harris Blvd: 10' Back of Curb Setback
- Existing Drive from W.T. Harris Blvd Entry to Davis Lake Parkway Entry: 5' Back of Curb Setback

Floor Area Ratio: 22 (160,000sf / 721,615 sf)

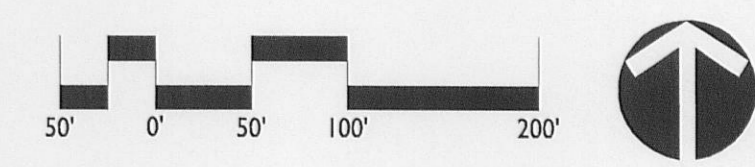
Parcels 5 Parking: No Change

Parcel 6 Parking: Per Ordinance Required

Open Space: Per Ordinance Required

LEGEND

- SITE BOUNDARY
- SETBACK



PETITION NUMBER: 2013-024

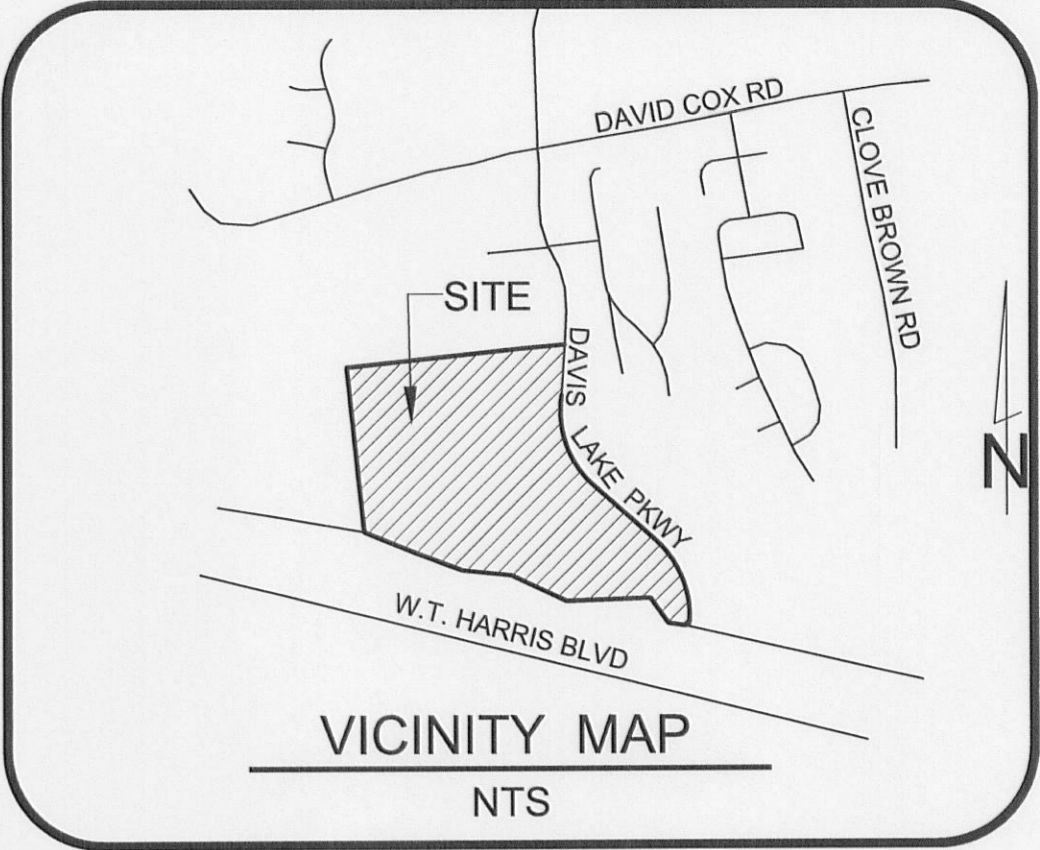
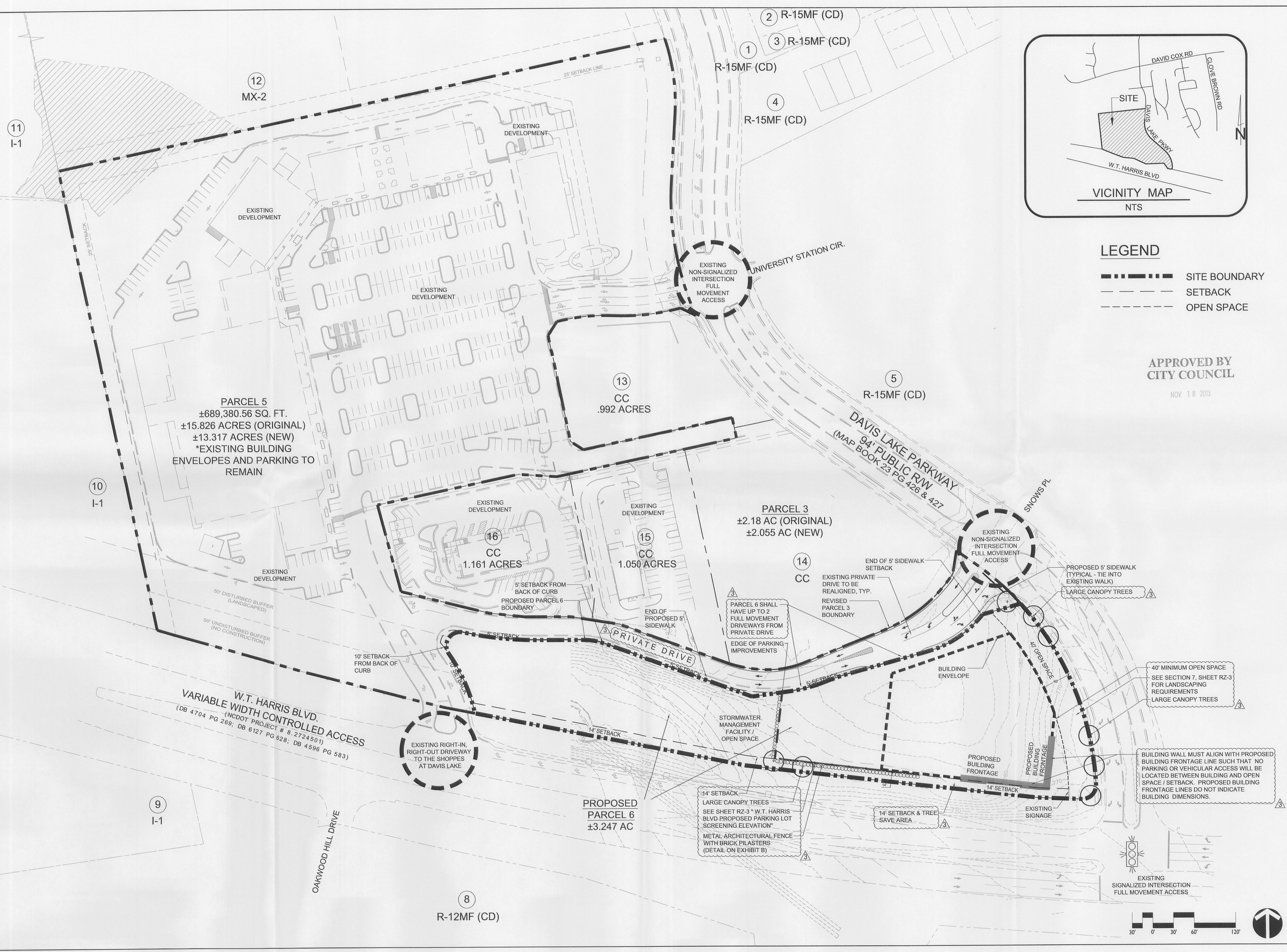
LandDesign
222 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC License# C-0658

INCORPORATED SEAL
NORTH CAROLINA

INCORPORATED
CAMBRIDGE PROPERTIES
100 East North Carolina Street, Suite 2000
Charlotte, North Carolina 28202 • Fax: 704/333-0394

SHOPPES AT DAVIS LAKE
Technical Data Sheet
PETITIONER: Cambridge-Davis Lake, LLC
REZONING PETITION NO. 2013-024

REVISIONS:
DATE: November 30, 2012
DESIGNED BY: 07.23.13
CHECKED BY: (2) 09.20.13 - REVS PER CITY COMMENTS
C.C. BY: (3) 10.25.13 - REVS PER CITY COMMENTS
PROJECT #1012325
SCALE: 1"=100'
SHEET #:
RZ-1



LEGEND

- SITE BOUNDARY
- SETBACK
- OPEN SPACE

APPROVED BY
CITY COUNCIL

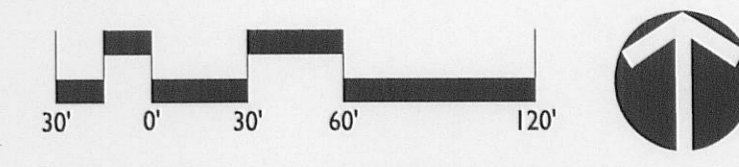
NOV 18 2013

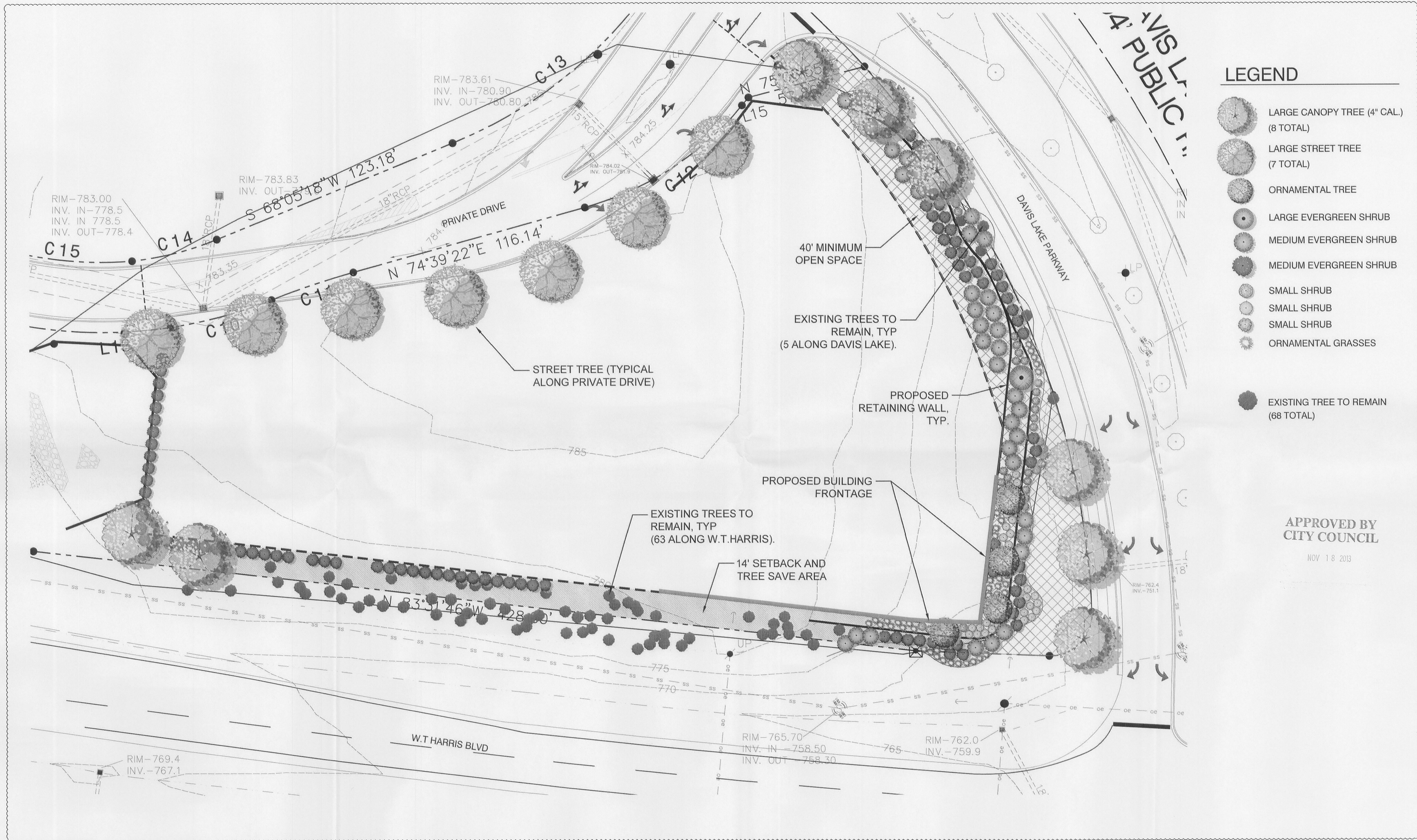


CAMBRIDGE PROPERTIES
INCORPORATED
801 East Wendover Avenue
Charlotte, North Carolina 28202
Tel: 704/335-2888

SHOPPES AT DAVIS LAKE
Schematic Site Plan
PETITIONER: Cambridge-Davis Lake, LLC
REZONING PETITION NO. 2013-024

REVISIONS:
DATE: November 30, 2012
DESIGNED BY:
DRAWN BY:
CHECKED BY:
C.C. BY: "1-60"
PROJECT #1012325
SHEET #:
RZ-2





- LEGEND**
- LARGE CANOPY TREE (4" CAL.) (8 TOTAL)
 - LARGE STREET TREE (7 TOTAL)
 - ORNAMENTAL TREE
 - LARGE EVERGREEN SHRUB
 - MEDIUM EVERGREEN SHRUB
 - SMALL SHRUB
 - SMALL SHRUB
 - SMALL SHRUB
 - ORNAMENTAL GRASSES
 - EXISTING TREE TO REMAIN (68 TOTAL)

APPROVED BY
CITY COUNCIL
NOV 18 2013

EXHIBIT E: SCHEMATIC LANDSCAPE PLAN
(NOT TO SCALE)

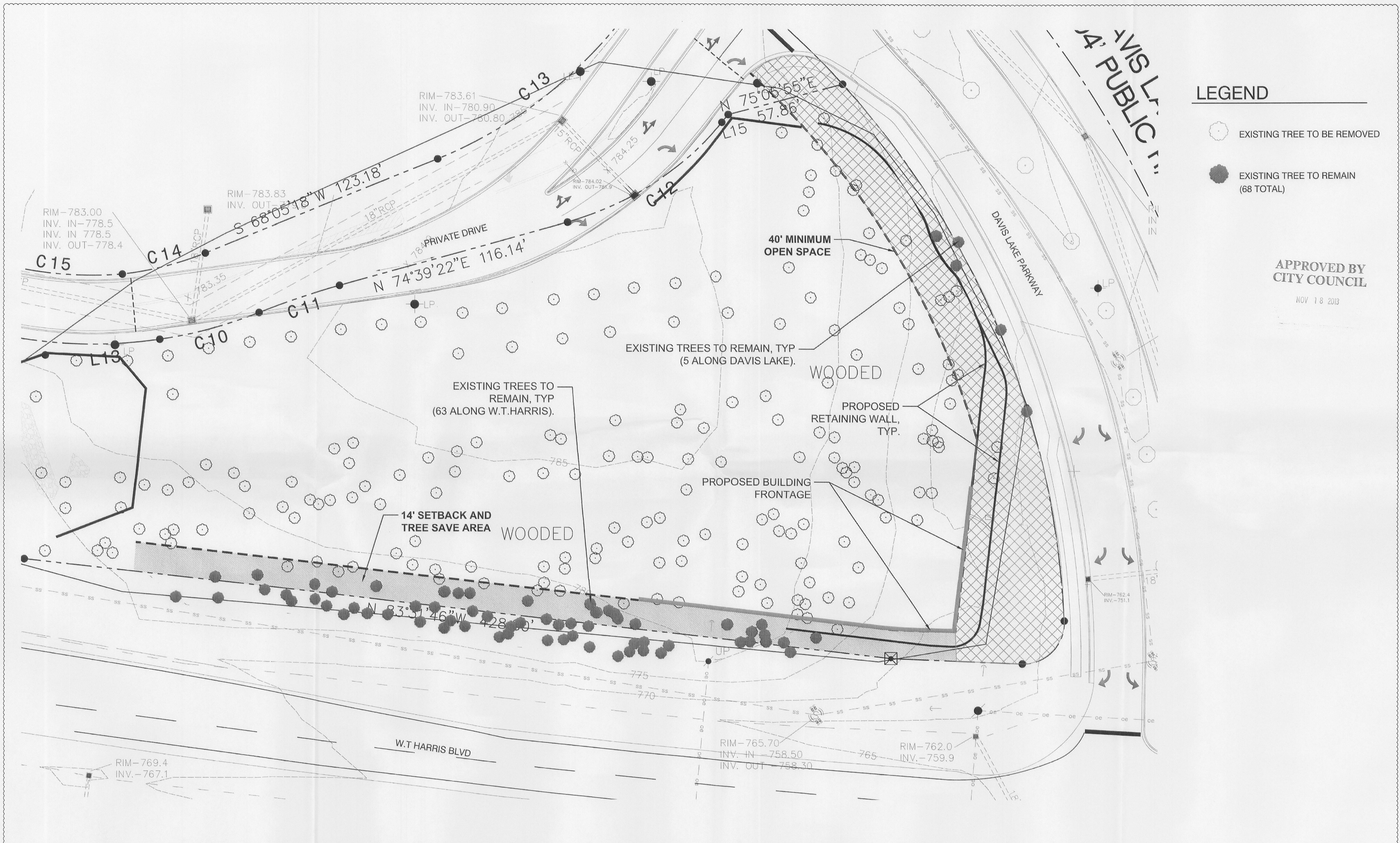
LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com

LAND DESIGN, INC.
CORPORATE
SEAL
NORTH CAROLINA

CAMBRIDGE PROPERTIES
AN EQUINOX REALTY COMPANY
833 East North Carolina Street, Suite 2000, Charlotte, North Carolina 28202 • Fax: 704/252-2294

SHOPPES AT DAVIS LAKE
Development Notes
PETITIONER: Cambridge-Davis Lake, LLC
REZONING PETITION NO. 2013-024

DATE: November 30, 2012
DESIGNED BY: [REDACTED]
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
C.C. BY: [REDACTED]
PROJECT #: 1012325
SHEET #:
RZ-4



- LEGEND**
- EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN (68 TOTAL)

APPROVED BY
CITY COUNCIL
NOV 18 2013



EXHIBIT F: EXISTING TREES AND TREESAVE PLAN
(NOT TO SCALE)