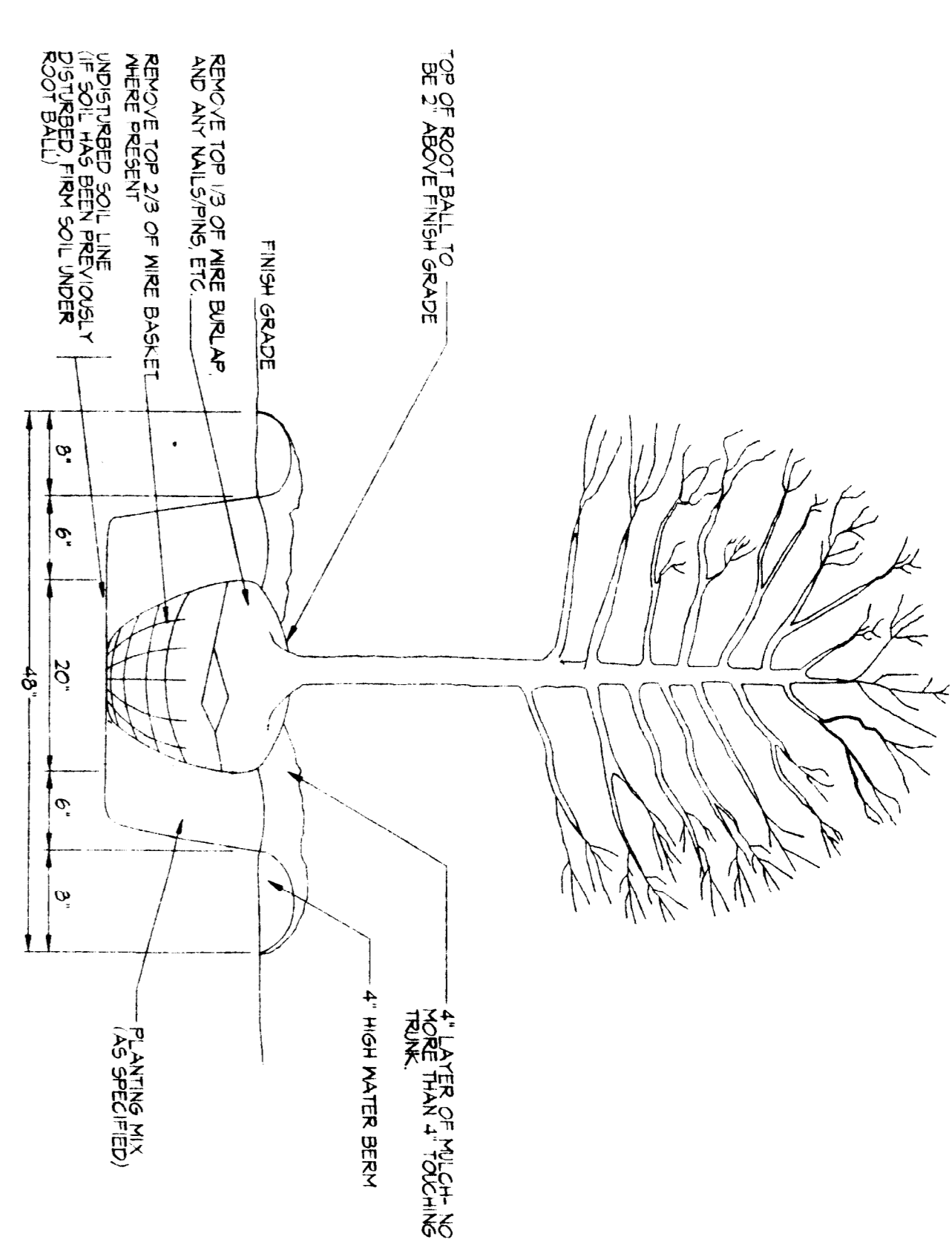


COMMON NAME	SPERMALYNE	SIZE	QUANTITY
K-1	RED DUTCH	2 1/2' CALIPER	42
K-2	OCTAGON STAR RED DUTCH	2 1/2' CALIPER	42
N-1	SPRING STAR VIBERNUM	6' HEIGHT	31
N-2	SPRING STAR VIBERNUM	6' HEIGHT	31
O-1	CORONA DOGWOOD	6' HEIGHT	62
N-3	PLANT VIBERNUM	6' HEIGHT	62
N-4	PLANT VIBERNUM	6' HEIGHT	62
N-5	PLANT VIBERNUM	6' HEIGHT	62
L-1	SHALLOO PINE	50' HEIGHT	8
L-2	SHALLOO PINE	50' HEIGHT	8
L-3	SHALLOO PINE	50' HEIGHT	8
L-4	SHALLOO PINE	50' HEIGHT	8
L-5	SHALLOO PINE	50' HEIGHT	8
L-6	SHALLOO PINE	50' HEIGHT	8
L-7	SHALLOO PINE	50' HEIGHT	8
L-8	SHALLOO PINE	50' HEIGHT	8
V-1	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-2	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-3	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-4	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-5	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-6	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-7	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-8	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-9	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-10	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-11	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-12	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-13	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-14	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-15	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-16	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-17	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-18	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-19	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-20	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-21	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-22	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-23	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-24	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-25	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-26	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-27	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-28	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-29	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-30	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-31	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-32	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-33	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-34	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-35	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-36	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-37	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-38	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-39	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-40	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-41	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-42	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-43	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-44	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-45	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-46	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-47	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-48	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-49	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-50	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-51	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-52	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-53	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
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V-60	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-61	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-62	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-63	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-64	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-65	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-66	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-67	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-68	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-69	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16
V-70	JAVIERRE BLACK PINE	5 1/2' HEIGHT	16

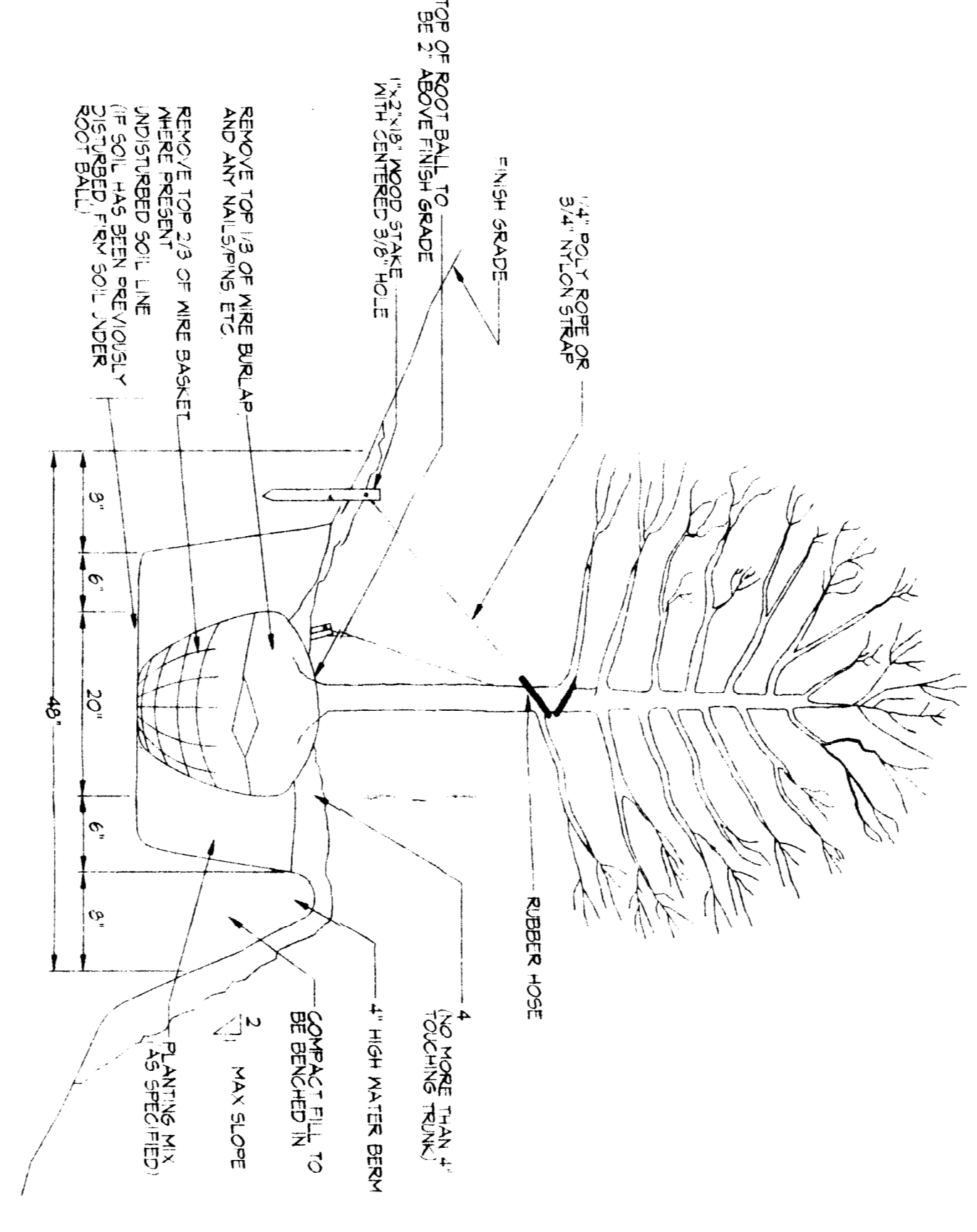
THE ABOVE LISTED TREES AS WELL AS THE LANDSCAPE SEEDS ALONG DAVIS LANE PARKWAY AND THE PERIMETER OF THE SHOPPING CENTER SHOULD BE SUBJECT TO THE FOLLOWING MINIMUM PLANTING REQUIREMENTS FOR ALL PLANTINGS TO BE INSTALLED AT ANY TIME FOR THE SITE:

(A) TWO CROWN FEET OF 1 1/2" TO 2" CALIPER  
 (B) TWO DIAMETER FEET OF 6 FEET HEIGHT MINIMUM  
 (C) TWO DIAMETER FEET OF 4 TO 5 FEET HEIGHT MINIMUM  
 (D) TWO DIAMETER FEET OF 2" CALIPER  
 (E) EIGHT DISBURSED SHEDS AT 30" HEIGHT MINIMUM  
 (F) SIX DISBURSED SHEDS AT 20" HEIGHT MINIMUM

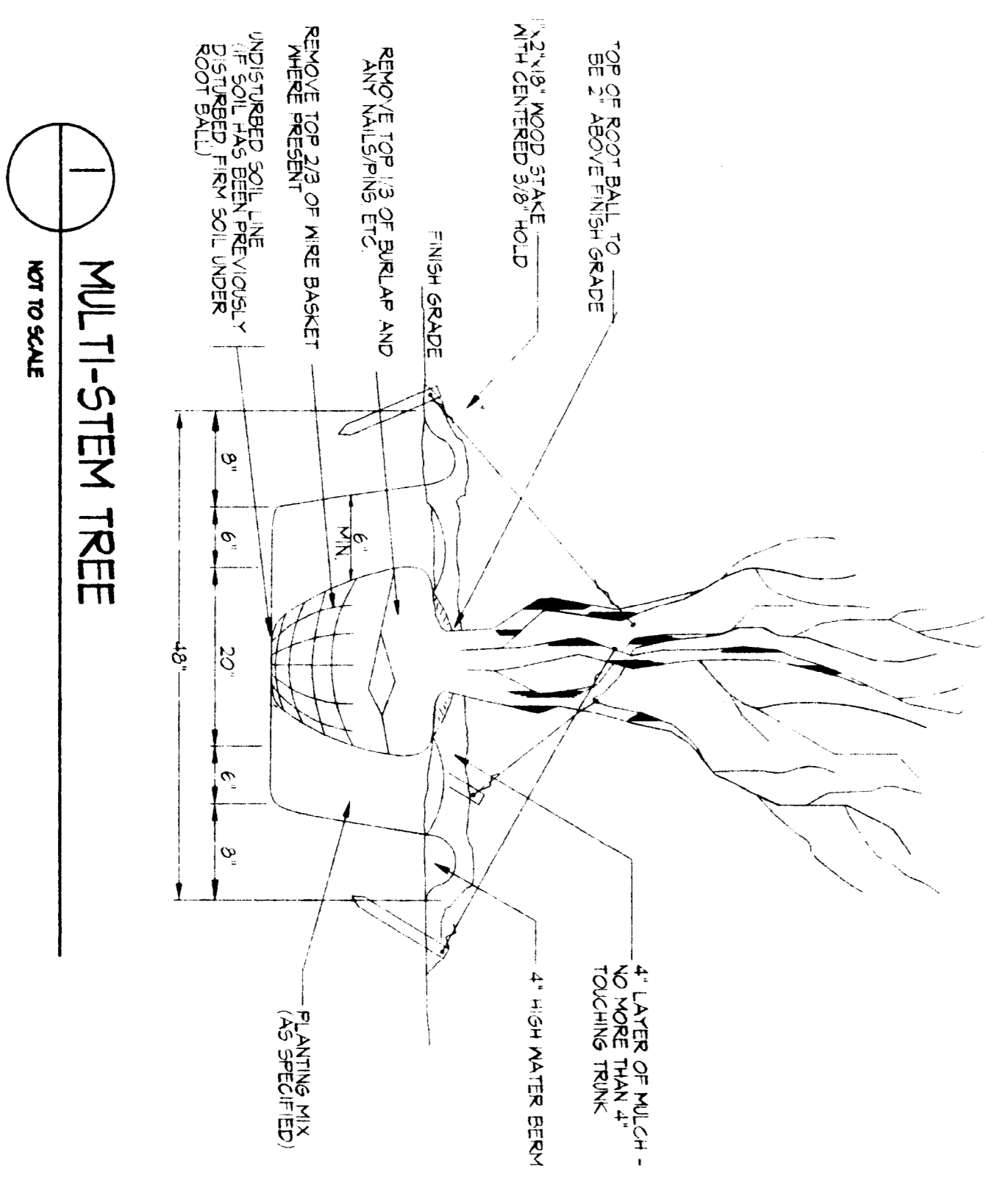
TOTAL QUANTITY: 342  
 TOTAL VOLUME: 346



**3 SINGLE STEM TREE**  
NOT TO SCALE



**2 PLANTING ON A SLOPE**  
NOT TO SCALE



**1 MULTI-STEM TREE**  
NOT TO SCALE

- GENERAL NOTES**
1. 4-6 INCH DIAMETER RED ALYBIS SHOULD BE PLANTED IN ROWS
  2. 6-8 INCH DIAMETER RED ALYBIS SHOULD BE PLANTED IN ROWS
  3. 10-12 INCH DIAMETER RED ALYBIS SHOULD BE PLANTED IN ROWS
  4. 14-16 INCH DIAMETER RED ALYBIS SHOULD BE PLANTED IN ROWS
  5. 18-20 INCH DIAMETER RED ALYBIS SHOULD BE PLANTED IN ROWS

- GENERAL NOTES - TREE PLANTING**
1. ALL TREES TO BE PLANTED WITH MULCH AND MULCH BALL (MULCH BALL SHOULD BE 2' IN DIAMETER)
  2. MULCH BALL SHOULD BE PLANTED WITH MULCH BALL (MULCH BALL SHOULD BE 2' IN DIAMETER)
  3. MULCH BALL SHOULD BE PLANTED WITH MULCH BALL (MULCH BALL SHOULD BE 2' IN DIAMETER)
  4. MULCH BALL SHOULD BE PLANTED WITH MULCH BALL (MULCH BALL SHOULD BE 2' IN DIAMETER)
  5. MULCH BALL SHOULD BE PLANTED WITH MULCH BALL (MULCH BALL SHOULD BE 2' IN DIAMETER)

ATTACHED TO ADMINISTRATIVE SHEETS:  
 DRAWING: 1449  
 BY: MARTIN R. GRANTON, JR.

DALTON MORAN ROBINSON  
 Architects  
 Interior Designers  
 Land Planners

Win-Dixie  
 Marketplace

CITY MARKETPLACE  
 SHOPPING CENTER INVESTMENTS  
 5533 WINDY HILL LANE  
 BOCA RATON, FL 33433

Project Number: 482500  
 Date: 22 FEB 1998  
 Revision:

LANDSCAPE NOTES & DETAILS  
 SHEET NUMBER: MD-L-1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION

TO: Robert Brundage  
 Zoning Administrator

FROM: Martin R. Granton, Jr.  
 Planning Director

DATE: February 24, 1999

SUBJECT: Administrative Approval for Petition No. 98-960 Shopping Center Group, Inc. Tax Parcels No. 043-082-14 and 21

Attached is a specific landscape plan for the above site. Since the areas indicated were graded in error the developer has had to make adjustments to the plan. This plan and find it in compliance with the requirements of the zoning ordinance. The developer has submitted the plan for your review and approval. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

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DALTON  
MORAN  
ROBINSON

*Architectural*

Architects  
Interior Designers  
Land Planners

11117 TOWNHALL BLVD  
CHARLOTTE, NC 28273  
704.375.0110  
FAX 704.375.0111

*Winn-Dixie*  
**Marketplace**

**CITY**  
**MARKETPLACE**  
CHARLOTTE  
NORTH CAROLINA

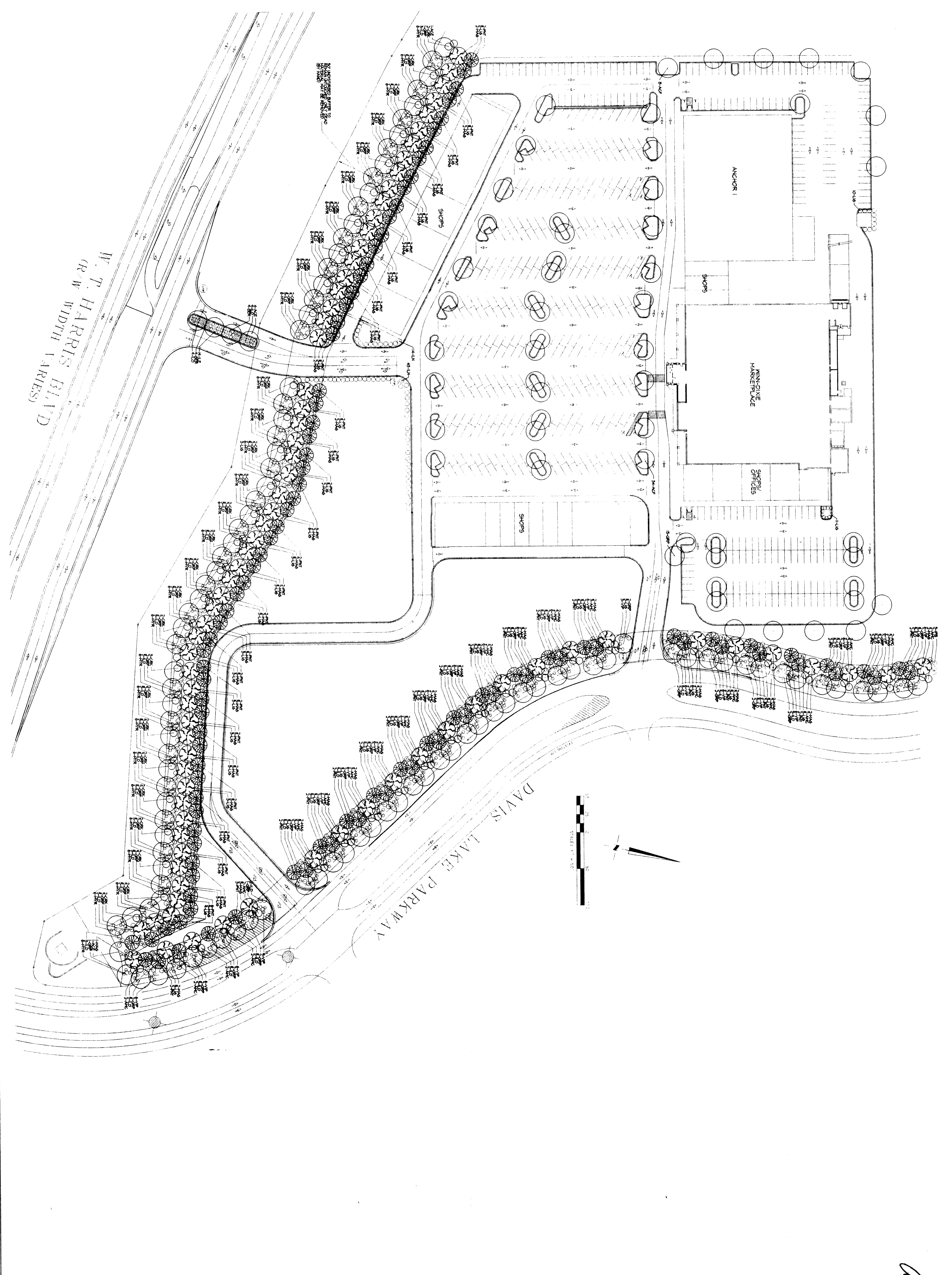
**SHOPPING  
CENTER  
INVESTMENTS**  
5533  
WINDRIFF LANE  
BOCA RATON,  
FL 33433

Project Number: 4528.00  
Drawn By: BJD  
22 FEB 1991  
Revisions:

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PLANTING PLAN  
SHEET NUMBER  
**MD-L.2**

NOT RELEASED FOR CONSTRUCTION



INDEX OF SHEETS

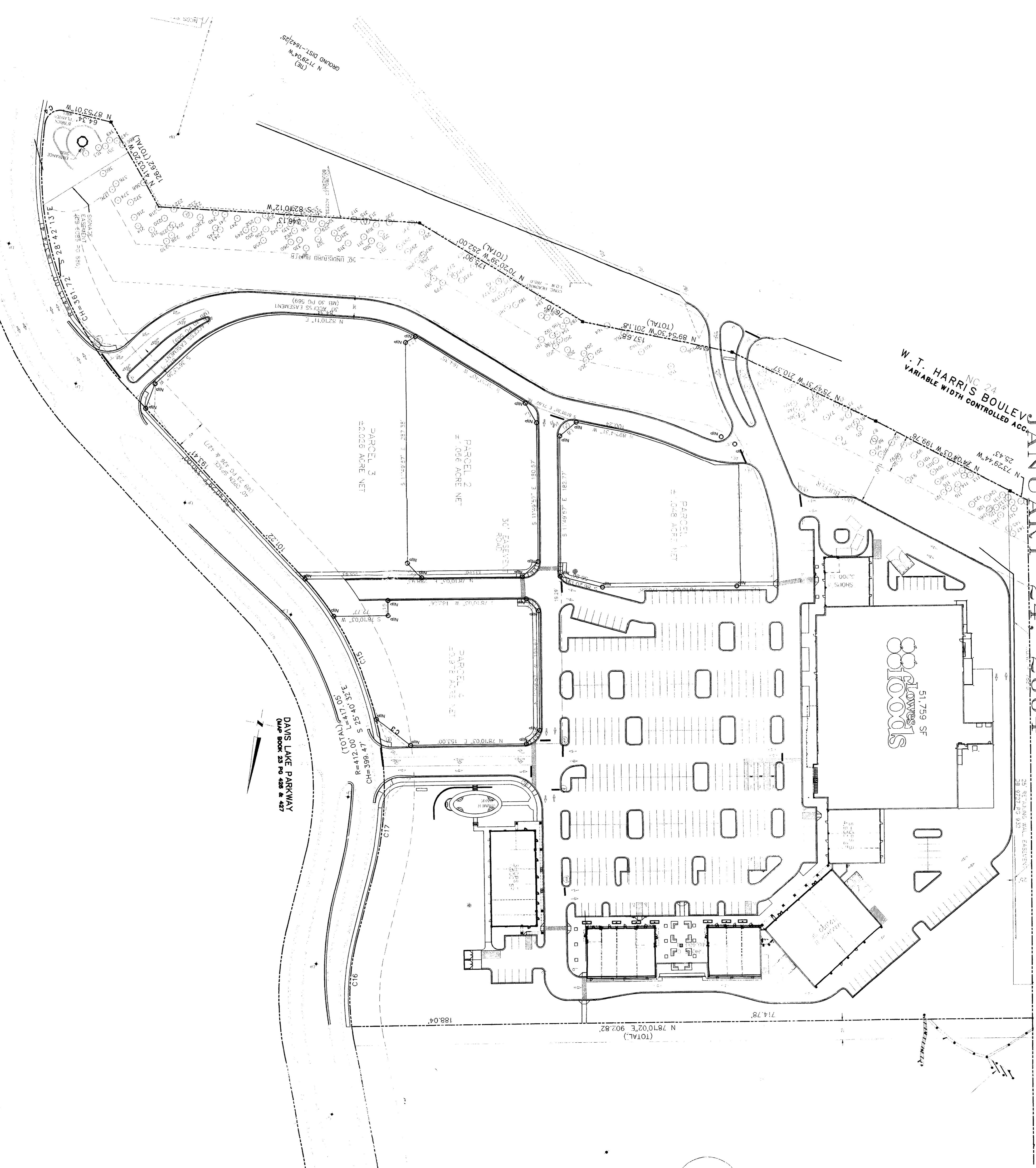
- COVER SHEET
- C1.1 OVERALL SITE PLAN
- C1.2 40 SCALE SITE PLAN
- C1.3 SIGHT DISTANCE PROFILES
- C2.1 GRADING AND EROSION CONTROL PLAN
- C2.2 GRADING AND EROSION CONTROL PLAN
- C3.1 EROSION CONTROL PLAN
- C3.1 EROSION CONTROL PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C5.1 LANDSCAPE PLAN
- C6 SITE DETAILS
- C7 SITE DETAILS
- C8 SITE DETAILS
- C9 SITE DETAILS
- C10 SITE DETAILS

ENGINEERING PLANS

# FOR SHOPPERS AT DAVIS LAKE

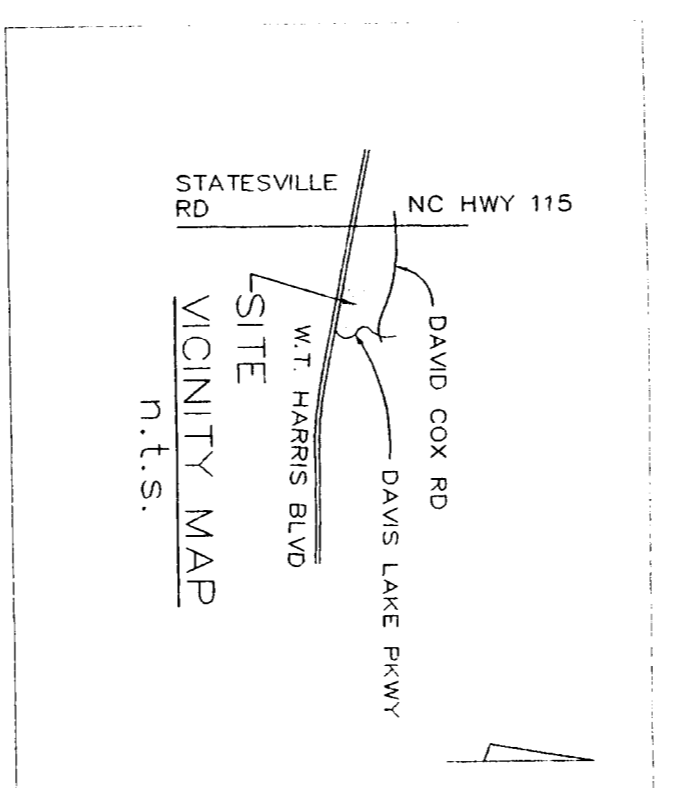
MECKLENBURG COUNTY, NORTH CAROLINA

NOVEMBER 17, 2003  
JANUARY 2, 2004  
JANUARY 24, 2004



LEGEND

SS	EXISTING 6" DIA. STAKE
○	PROPOSED 6" DIA. STAKE
□	EXISTING SAND SIGN
○	PROPOSED SAND SIGN
—	EXISTING WATER MAIN
—	PROPOSED WATER MAIN
—	EXISTING GAS MAIN
—	PROPOSED GAS MAIN
—	EXISTING 4" DIA. WATER
—	PROPOSED 4" DIA. WATER
—	EXISTING 6" DIA. WATER
—	PROPOSED 6" DIA. WATER
—	EXISTING 8" DIA. WATER
—	PROPOSED 8" DIA. WATER
—	EXISTING 10" DIA. WATER
—	PROPOSED 10" DIA. WATER
—	EXISTING 12" DIA. WATER
—	PROPOSED 12" DIA. WATER
—	EXISTING 14" DIA. WATER
—	PROPOSED 14" DIA. WATER
—	EXISTING 16" DIA. WATER
—	PROPOSED 16" DIA. WATER
—	EXISTING 18" DIA. WATER
—	PROPOSED 18" DIA. WATER
—	EXISTING 20" DIA. WATER
—	PROPOSED 20" DIA. WATER
—	EXISTING 22" DIA. WATER
—	PROPOSED 22" DIA. WATER
—	EXISTING 24" DIA. WATER
—	PROPOSED 24" DIA. WATER
—	EXISTING 26" DIA. WATER
—	PROPOSED 26" DIA. WATER
—	EXISTING 28" DIA. WATER
—	PROPOSED 28" DIA. WATER
—	EXISTING 30" DIA. WATER
—	PROPOSED 30" DIA. WATER
—	EXISTING 32" DIA. WATER
—	PROPOSED 32" DIA. WATER
—	EXISTING 34" DIA. WATER
—	PROPOSED 34" DIA. WATER
—	EXISTING 36" DIA. WATER
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—	EXISTING 38" DIA. WATER
—	PROPOSED 38" DIA. WATER
—	EXISTING 40" DIA. WATER
—	PROPOSED 40" DIA. WATER
—	EXISTING 42" DIA. WATER
—	PROPOSED 42" DIA. WATER
—	EXISTING 44" DIA. WATER
—	PROPOSED 44" DIA. WATER
—	EXISTING 46" DIA. WATER
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—	EXISTING 50" DIA. WATER
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—	EXISTING 54" DIA. WATER
—	PROPOSED 54" DIA. WATER
—	EXISTING 56" DIA. WATER
—	PROPOSED 56" DIA. WATER
—	EXISTING 58" DIA. WATER
—	PROPOSED 58" DIA. WATER
—	EXISTING 60" DIA. WATER
—	PROPOSED 60" DIA. WATER



**GEOSCIENCE GROUP, INC.**  
 500-K CANTON RD. CHARLOTTE, NC 28217  
 704-525-2003

**CAMBRIDGE DAVIS LAKE, LLC**  
 1043 WOODHEAD STREET SUITE 202  
 CHARLOTTE, NC  
 704-333-2393

**LANDTEC**  
 2530 W SUGAR CREEK ROAD  
 CHARLOTTE, NC 28262  
 704-494-0401

ATTACHED TO ADMINISTRATIVE PLAN  
 APPROVED BY: *[Signature]*  
 DATE: 1/2/04



### CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: February 12, 2004  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Dean Campbell, Interim Planning Director

SUBJECT: Administrative Approval for Petition No. 96-96) by Shopping Center Group, Inc.

*Element's still being submitted. See plan sheet 3/11/04/3/11/04*

Attached are specific plans including site layout, landscaping and building elevations for the above petition. Since these specific plans meet the requirements of the zoning ordinance, I am administratively approving these specific plans. Please use these specific plans when submitting requests for building permits and certificates of occupancy.  
 Note that all notes and cross-sections shown on the original plans still apply.



COVER SHEET

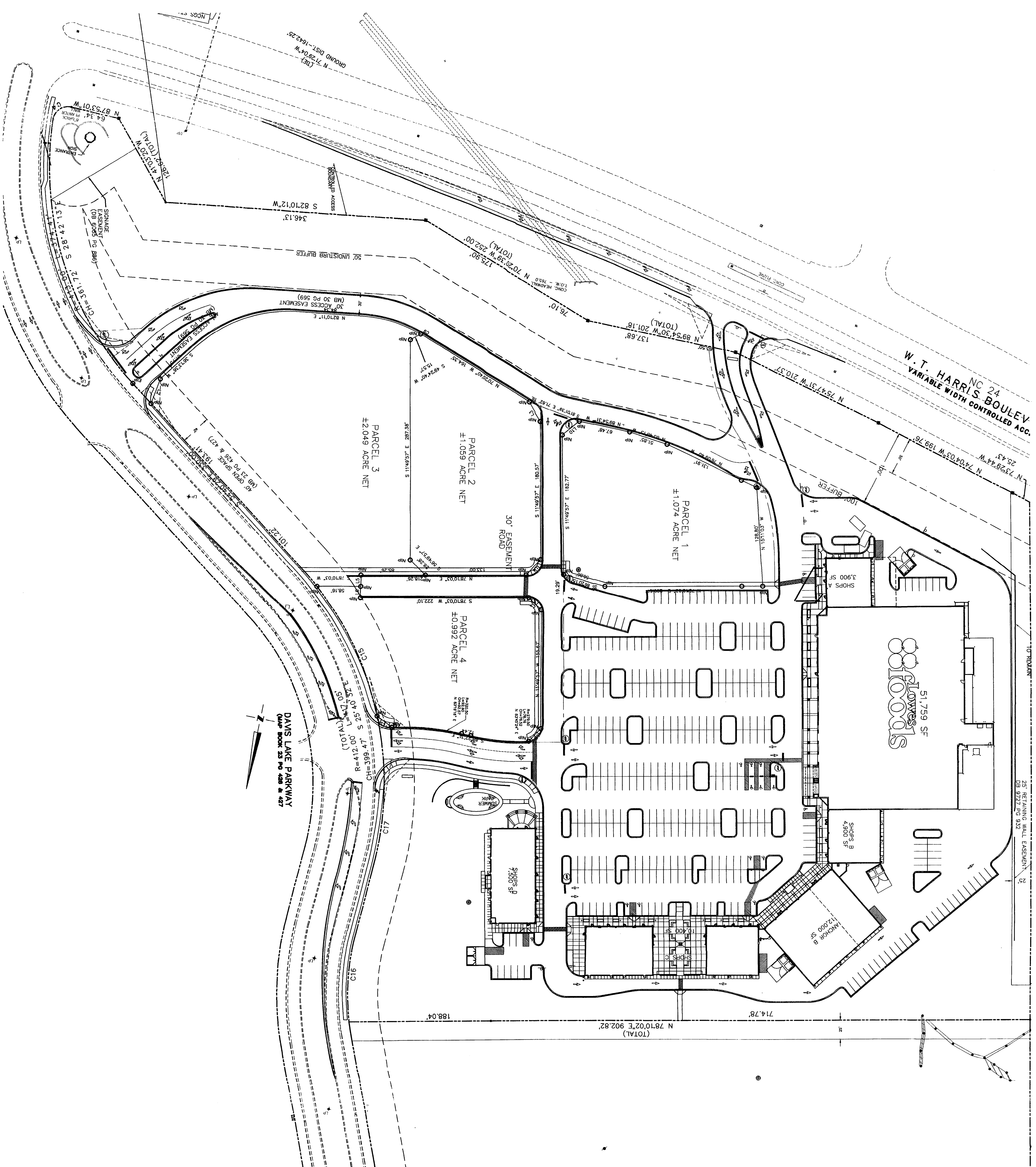
C1.1 OVERALL SITE PLAN  
 C1.2 40 SCALE SITE PLAN  
 C1.3 SIGHT DISTANCE PROFILES  
 C2.1 PHASE 1 GRADING AND EROSION CONTROL PLAN  
 C2.2 PHASE 1 GRADING AND EROSION CONTROL PLAN  
 C2.3 PHASE 2A GRADING AND EROSION CONTROL PLAN  
 C2.4 PHASE 2B GRADING AND EROSION CONTROL PLAN  
 C2.5 PHASE 3 GRADING AND EROSION CONTROL PLAN  
 C3.1 PHASE 3 GRADING AND EROSION CONTROL PLAN  
 C3.2 TRENCH DRAIN ENLARGEMENT & DETAIL  
 C4.1 UTILITY PLAN  
 C4.2 UTILITY PLAN  
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 C6 SITE DETAILS  
 C7 SITE DETAILS  
 C8 SITE DETAILS  
 C9 SITE DETAILS  
 C10 SITE DETAILS

ENGINEERING PLANS

FOR SHOPPES AT DAVIS LAKE

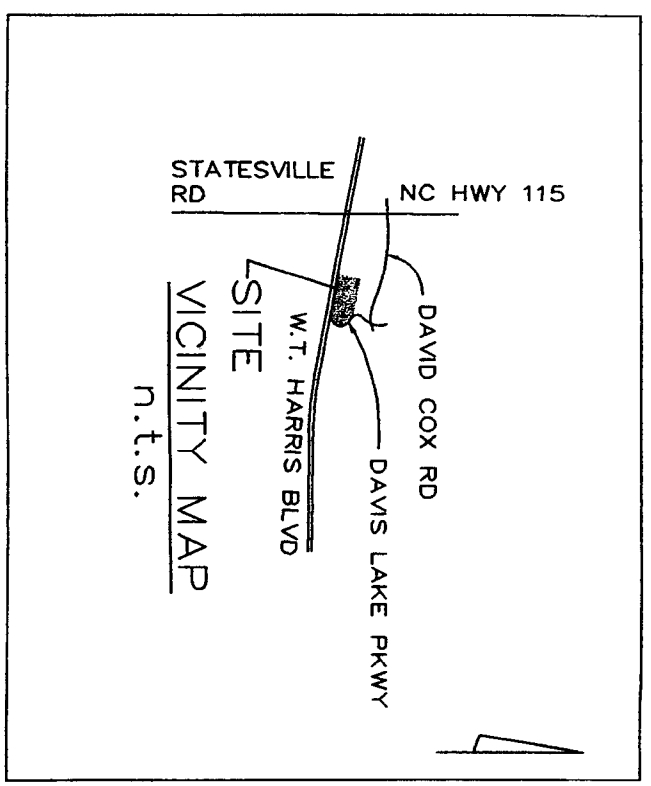
MECKLENBURG COUNTY, NORTH CAROLINA

CHARLOTTE  
 FEBRUARY 17, 2004  
 MARCH 18, 2004  
 MARCH 29, 2004  
 APRIL 6, 2004  
 APRIL 14, 2004



LEGEND

—●—	EXISTING & SAN. S.W.R.	—●—	EXISTING SAN. S.W.R. MANHOLE
—○—	PROPOSED SAN. S.W.R. MANHOLE	—○—	PROPOSED SAN. S.W.R. MANHOLE
—W—	EXISTING WATER MAIN	—W—	EXISTING WATER MAIN
—W—	PROPOSED WATER MAIN	—W—	PROPOSED WATER MAIN
—V—	EXISTING WATER VALVE	—V—	PROPOSED WATER VALVE
—V—	EXISTING FIRE HYDRANT	—V—	PROPOSED FIRE HYDRANT
—W—	WATER JETTER	—W—	UNDERGROUND TELEPHONE
—W—	UNDERGROUND CABLE	—W—	OVERHEAD ELECTRIC
—W—	UNDERGROUND ELECTRIC	—W—	UTILITY POLE/OUT WIRE
—W—	TOWER LINE	—W—	EXISTING GAS MAIN
—W—	EXISTING GAS MAIN	—W—	PROPOSED WATER R/W
—W—	PROPOSED WATER R/W	—W—	ROAD/STREET R/W
—W—	PROPERTY LINE	—W—	EDGE OF PAVEMENT
—W—	GROUND PROFILE	—W—	EXISTING ROW FM
—W—	MARSH	—W—	CREEK OR BRANCH
—W—	RP - RAP	—W—	BUILDING
—W—	RAILROAD	—W—	RAILROAD
—W—	GUARD RAIL	—W—	BRIDGE
—W—	FENCE (LABEL TYPE)	—W—	FENCE (LABEL TYPE)
—W—	STREET SIGN (LABEL TYPE)	—W—	STREET SIGN (LABEL TYPE)



**DESIGN COMPANY:** GEOSCIENCE GROUP, INC.  
 PLANS PREPARED BY: 500-K QUINTON RD. CHARLOTTE, NC 28217  
 ADDRESS: 704-525-2003 (FAX) 704-525-2051  
 PHONE: 704-525-2003

**DEVELOPER:** CAMBROE DAVIS LAKE, LLC  
 ADDRESS: 1043 WOREHEAD STREET SUITE 202  
 CHARLOTTE, NC 28202  
 PHONE: 704-333.2393

**SURVEYOR:** LAMITEC  
 ADDRESS: 2530 W. SUGAR CREEK ROAD  
 CHARLOTTE, NC 28202  
 PHONE: 704-491-0401

**ATTACHED TO ADMINISTRATIVE APPROVAL**  
 DATED: 1/16/04  
 APPROVED BY: [Signature]

SCALE: 1" = 60'

CHARLOTTE - MECKLENBURG PLANNING COMMISSION  
 INTER - OFFICE COMMUNICATION

TO: Robert Brandon  
 Zoning Administrator

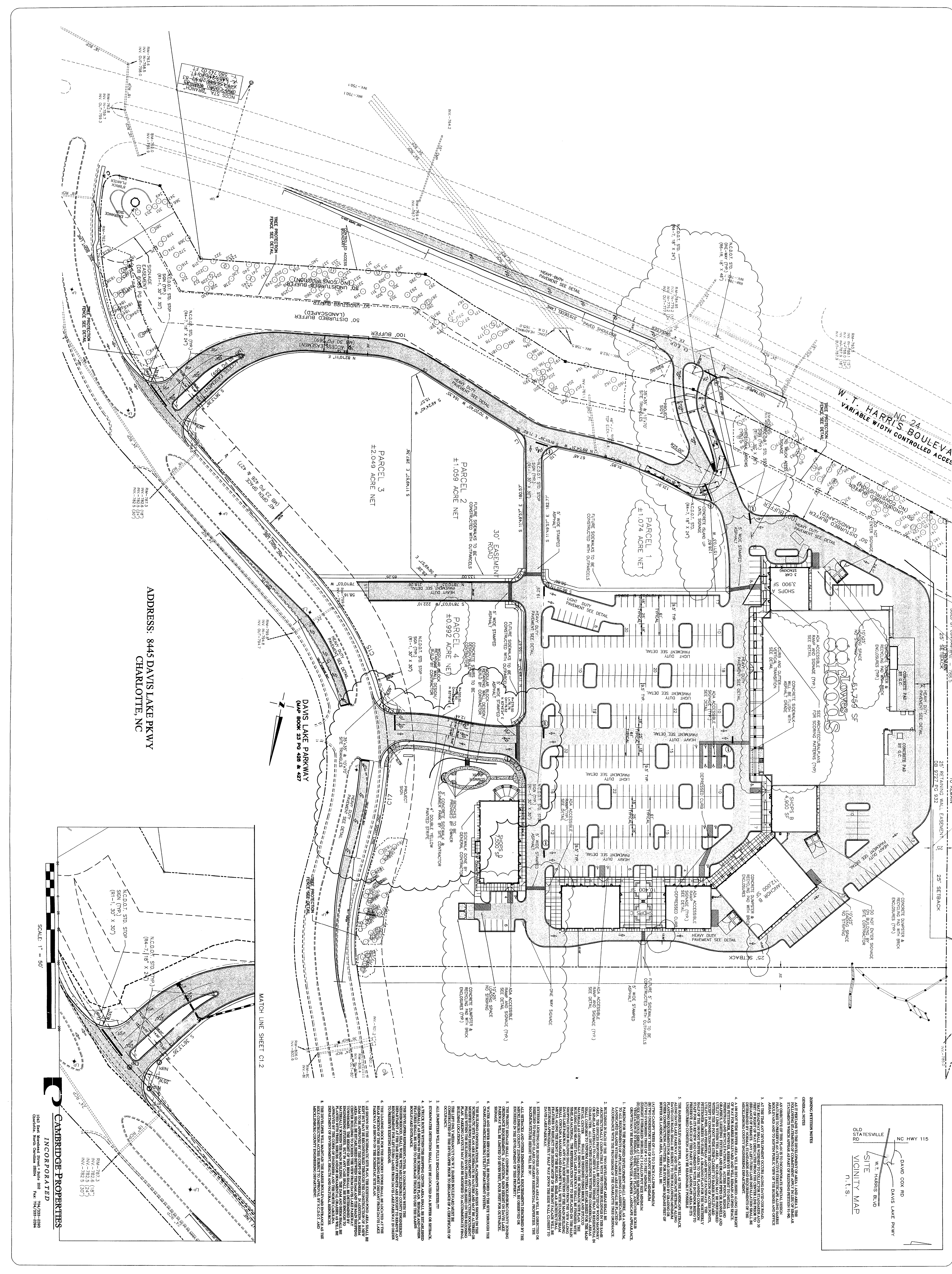
FROM: Debra Campbell  
 Interim Planning Director

DATE: April 16, 2004

SUBJECT: Administrative Approval for Petition No. 96-59(c) by Shopping Center Group, Inc.

Attached are REVISSED specific plans including site layout and landscaping for the above petition. Since these specific plans meet the intent of the conditional plans I am administratively approving these specific plans. Please use these specific plans when evaluating requests for building permits and certificate of occupancy. The building elevations attached to the administrative approval dated February 12, 2004 still apply. Note that all notes and cross-sections shown on the original plans still apply.

*See May 18, 2004 Administrative Approval*



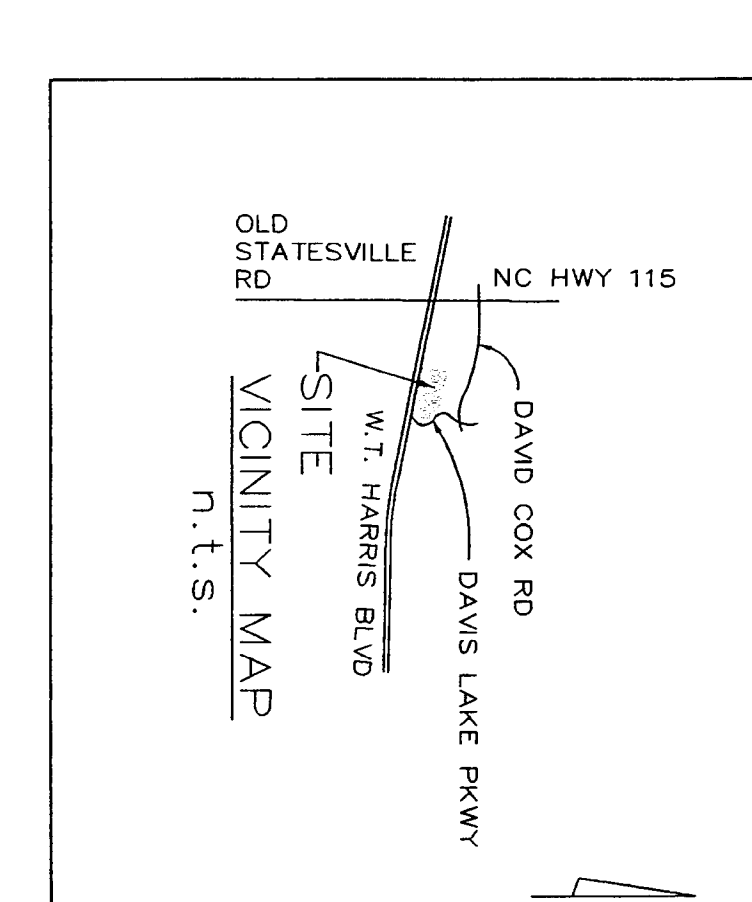
ADDRESS: 8445 DAVIS LAKE PKWY  
CHARLOTTE, NC

DAVIS LAKE PARKWAY  
(MAP BOOK 23 PG 426 & 427)

SCALE: 1" = 50'

CAMBRIDGE PROPERTIES  
INCORPORATED

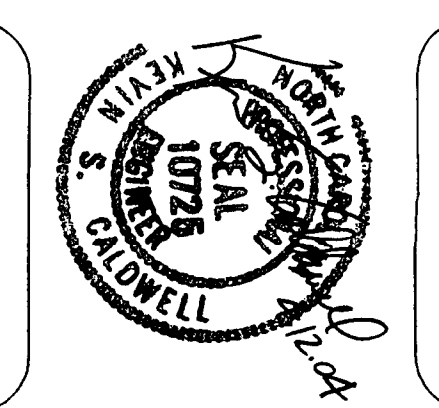
1045 East Main Street, Suite 200  
Charlotte, North Carolina 28202  
Tel: 704/252-2284



- ZONING REGULATIONS**
1. ALL PERMITTED USES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
  2. THE ZONING DISTRICT SHALL BE DETERMINED BY THE CITY PLANNING DEPARTMENT.
  3. THE ZONING DISTRICT SHALL BE DETERMINED BY THE CITY PLANNING DEPARTMENT.
  4. THE ZONING DISTRICT SHALL BE DETERMINED BY THE CITY PLANNING DEPARTMENT.
  5. THE ZONING DISTRICT SHALL BE DETERMINED BY THE CITY PLANNING DEPARTMENT.
  6. THE ZONING DISTRICT SHALL BE DETERMINED BY THE CITY PLANNING DEPARTMENT.
  7. THE ZONING DISTRICT SHALL BE DETERMINED BY THE CITY PLANNING DEPARTMENT.
  8. THE ZONING DISTRICT SHALL BE DETERMINED BY THE CITY PLANNING DEPARTMENT.

C1.1

# OVERALL SITE PLAN



SHOPPES AT DAVIS LAKE  
CHARLOTTE, NORTH CAROLINA  
CAMBRIDGE PROPERTIES

PROJECT MANAGER	DATE	REVISION #	DESCRIPTION
AS SHOWN	NOV 2003	1	REV FOR PLANNING COMMISSION
REV 1	NOV 2003	2	REV FOR CITY OF CHARLOTTE
REV 2	NOV 2003	3	REV FOR CITY OF CHARLOTTE
REV 3	NOV 2003	4	REV FOR CITY OF CHARLOTTE
REV 4	NOV 2003	5	REV FOR CITY OF CHARLOTTE
REV 5	NOV 2003	6	REV FOR CITY OF CHARLOTTE
REV 6	NOV 2003	7	REV FOR CITY OF CHARLOTTE
REV 7	NOV 2003	8	REV FOR CITY OF CHARLOTTE
REV 8	NOV 2003	9	REV FOR CITY OF CHARLOTTE
REV 9	NOV 2003	10	REV FOR CITY OF CHARLOTTE
REV 10	NOV 2003	11	REV FOR CITY OF CHARLOTTE

800-K Clanton Road  
Charlotte, NC 28217  
704-525-2003  
704-525-2005 (fax)

DAVID COX RD  
DAVIS LAKE PKWY  
W.T. HARRIS BLVD  
MARTIN LUTHER KING JR BLVD  
MCCLESVILLE RD  
SITE VICINITY MAP  
n.t.s.

**GENERAL SITE NOTES**

TOPOGRAPHIC SURVEY DATA PROVIDED BY:  
2330 W. HARRIS CREEK ROAD  
CHARLOTTE, NC 28262  
PH: (704) 494-0401  
OWNER/ENGINEER: LAKE, U.S.  
CONSTRUCTION MANAGEMENT  
CHARLOTTE, NC 28202  
PH: (704) 333-2353  
ARCHITECT:  
2719 LULLY MILL ROAD  
ONE ON ONE DESIGN  
PH: (704) 843-8827

- ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 3600 PSI CONCRETE WITH 1" DEEP GROOVE CONTROL JOINTS. JOINT EXPANSION JOINTS ADJACENT TO ALL ROAD STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
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- DUMPSTER BE SET COUNTERED AND AN EQUAL SPACE (AREA) SHALL BE PROVIDED FOR RECYCLING.
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ANCHOR A: 51,759 SF  
ANCHOR B: 12,000 SF  
SHOPS A: 3,900 SF  
SHOPS B: 4,900 SF  
SHOPS C: 10,400 SF  
SHOPS D: 7,500 SF  
TOTAL: 90,459 SF  
REQUIRED: 4.0 SPACES/1,000 SF = 362  
SHOWN: 4.4 SPACES/1,000 SF = 391

**SITE SUMMARY**

EXISTING ZONING: CC DISTRICT

**ANCHOR A:** 51,759 SF  
**ANCHOR B:** 12,000 SF  
**SHOPS A:** 3,900 SF  
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**TOTAL:** 90,459 SF  
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\*SHOPPING CENTER AREA INCLUDES 100' BUFFER AND ACCESS ROAD

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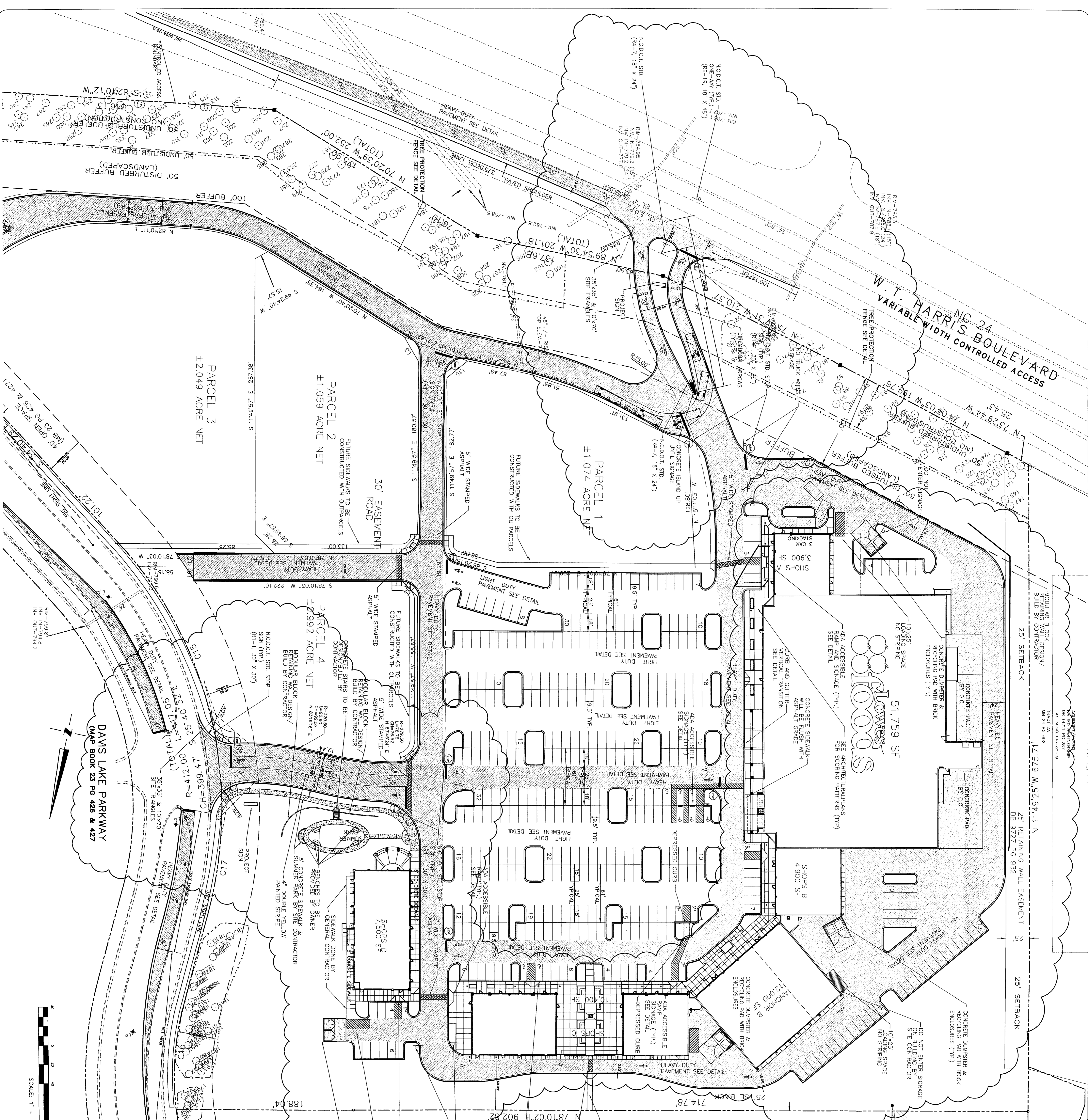
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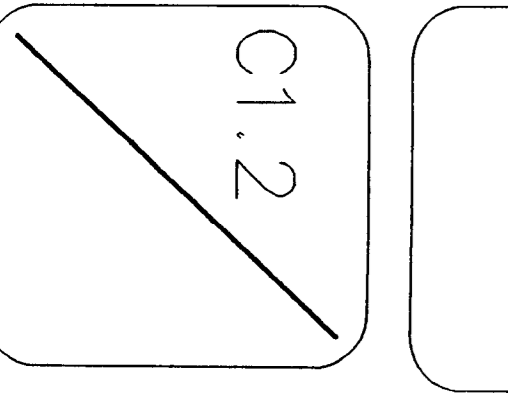
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**PROJECT INFORMATION**

PROJECT NAME: SHOPPES AT DAVIS LAKE  
 ADDRESS: 8445 DAVIS LAKE PARKWAY, CHARLOTTE, NC 28226  
 PLANS PREPARED BY: GEORGINA GROUP, INC. PHONE: 704/525-2003  
 FAX: 704/525-2004  
 ZONING: CC DISTRICT, CITY OF CHARLOTTE, NORTH CAROLINA  
 PROPOSED USE: RETAIL SHOPPING CENTER/OFFICE



**SITE PLAN**

SHOPPES AT DAVIS LAKE  
 CHARLOTTE, NORTH CAROLINA  
 CAMBRIDGE PROPERTIES

**REVISIONS**

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11-21-24
2	REVISED PER PERMITS COMMENTS	11-21-24
3	REVISED PER CITY OF CHARLOTTE	12-18-24
4	REVISED PER CITY OF CHARLOTTE	01-04-25
5	REVISED PER CITY OF CHARLOTTE	01-14-25
6	REVISED PER BUILDING STANDARDS/SURVEY ON DAVIS WOODS BLVD.	01-14-25

**CAMBRIDGE PROPERTIES INCORPORATED**

1045 East Wendover Street, Suite 202  
 Charlotte, North Carolina 28203  
 Tel: 704/253-2594

# PLANTING NOTES:

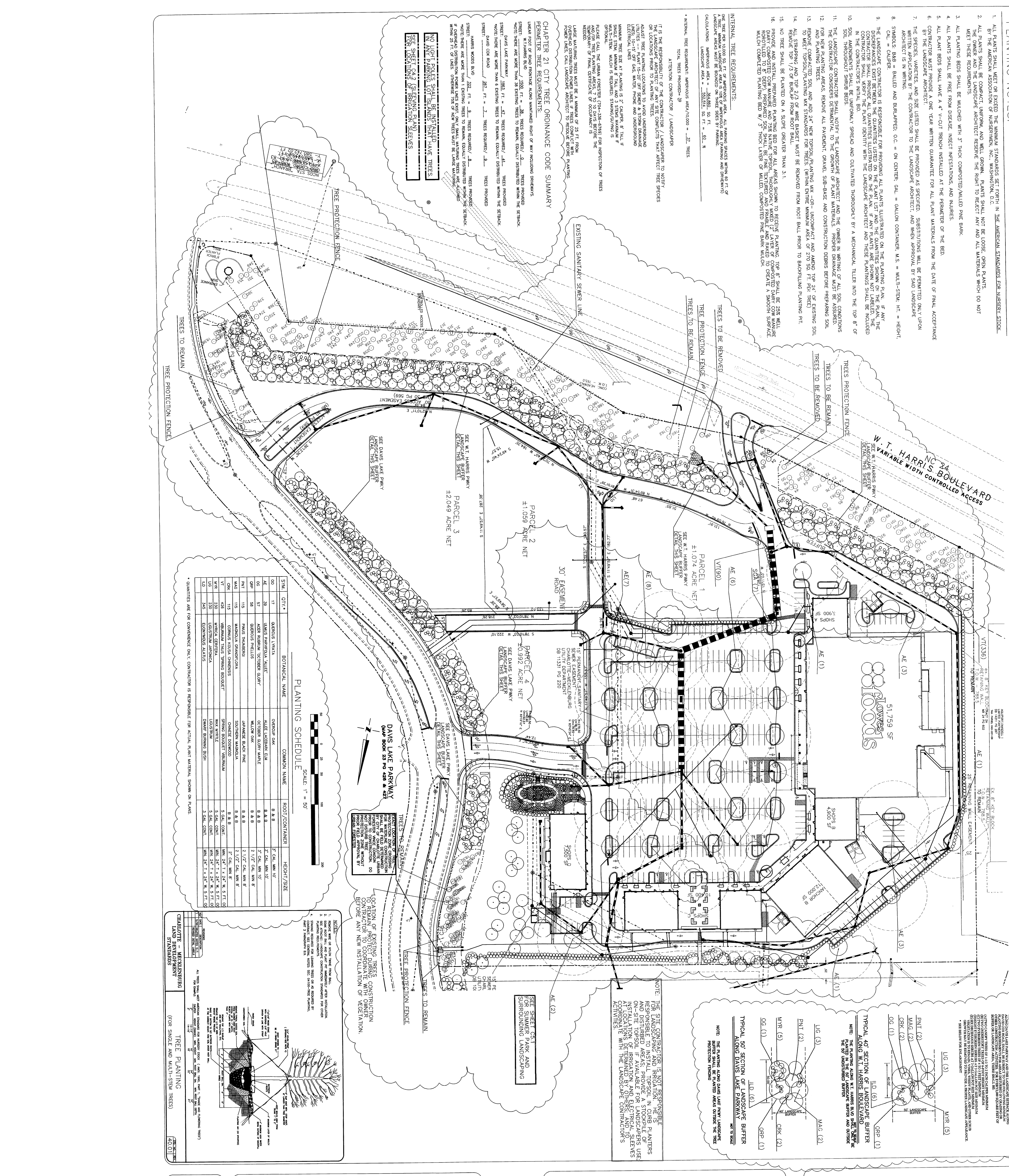
1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.
2. ALL PLANTS SHALL BE CONTACT UNIFORM AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS.
3. ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
4. ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
5. CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
6. THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
7. SWAGB'S BARB = BALLED AND BURLAPPED. O.C. = ON CENTER. O.A.L. = GALLON CONTAINER. M.S. = MULTI-STEM. HT. = HEIGHT. C.A.L. = CALIBER.
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANNING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL REMOVE ALL QUANTITIES ILLUSTRATED ON THE PLAN IN EXCESS OF THE PLANT LIST AND THE QUANTITIES LISTED ON THE CONTRACTOR'S INITIAL BID.
9. SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 8" OF SOIL THROUGHOUT SHRUB BEDS.
10. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED.
11. FOR NEW PLANTING AREAS REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
12. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL PLANTING AREAS. UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MINIMUMS WITHIN ENTIRE ANNUAL AERIAL (270 SQ. FT. PER TREE)
13. ALL STRIPING AND TOP 2" OF ROOT BALL MUST BE REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
14. REMOVE TOP 1/3 OF BROWN ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
15. NO TREE SHALL BE PLANTED ON A SLOPE GREATER THAN 3:1.
16. PROVIDE AND INSTALL PREPARED PLANTING BEDS FOR ALL AREAS SHOWN TO RECEIVE PLANTING. TOP 8" SHALL BE 25% WLL. PROVIDE AND INSTALL PREPARED PLANTING BEDS FOR ALL AREAS SHOWN TO RECEIVE PLANTING. TOP 8" SHALL BE 25% WLL. REPOBTED TO 3" DEEP. PREPARED SOIL SHALL BE FINE TEXTURED AND FRAGILE AND RAISED TO CREATE A SMOOTH SURFACE. MUCH COMPLETED PLANTING BED W/ 3" THICK LAYER OF MULCH, COMPOSTED PINE SHAW, MULCH.

**INTERNAL TREE REQUIREMENTS:**  
 ALL TREES SHALL BE 100% OF ANNUAL AERIAL (270 SQ. FT. PER TREE) UNLESS OTHERWISE NOTED. CALCULATIONS: UNIFORM AERIAL =  $\frac{100\% \times 270}{100} = 270$  UNIFORM AERIAL = 270 SQ. FT. PER TREE. TOTAL TREES PROVIDED = 39

IT IS THE RESPONSIBILITY OF THE CONTRACTOR / LANDSCAPER TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS THAT AFFECT TREE SPECIES OR LOCATIONS FROM THE PLANNING PLAN TO THE POINT OF PLANTING. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE 100% OF ANNUAL AERIAL (270 SQ. FT. PER TREE) UNLESS OTHERWISE NOTED. ALL TREES SHALL BE 100% OF ANNUAL AERIAL (270 SQ. FT. PER TREE) UNLESS OTHERWISE NOTED. ALL TREES SHALL BE 100% OF ANNUAL AERIAL (270 SQ. FT. PER TREE) UNLESS OTHERWISE NOTED.

**CHAPTER 21 CITY TREE ORDINANCE CODE SUMMARY**  
**PERMETER TREE REQUIREMENTS:**  
 WITAMERS BLVD / 1500 FT. = 38 TREES REQUIRED / 0.0 TREES PROVIDED  
 STREET THERE ARE MORE THAN 28 EXISTING TREES TO REMAIN, EQUALLY DISTRIBUTED WITHIN THE SETBACK.  
 DAVIS LAKE PARKWAY / 1283 FT. = 42 TREES REQUIRED / 41 TREES PROVIDED  
 STREET THERE ARE MORE THAN 28 EXISTING TREES TO REMAIN, EQUALLY DISTRIBUTED WITHIN THE SETBACK.  
 HARRIS WOODS BLVD / 222 FT. = 9 TREES REQUIRED / 8 TREES PROVIDED  
 STREET THERE ARE MORE THAN 28 EXISTING TREES TO REMAIN, EQUALLY DISTRIBUTED WITHIN THE SETBACK.

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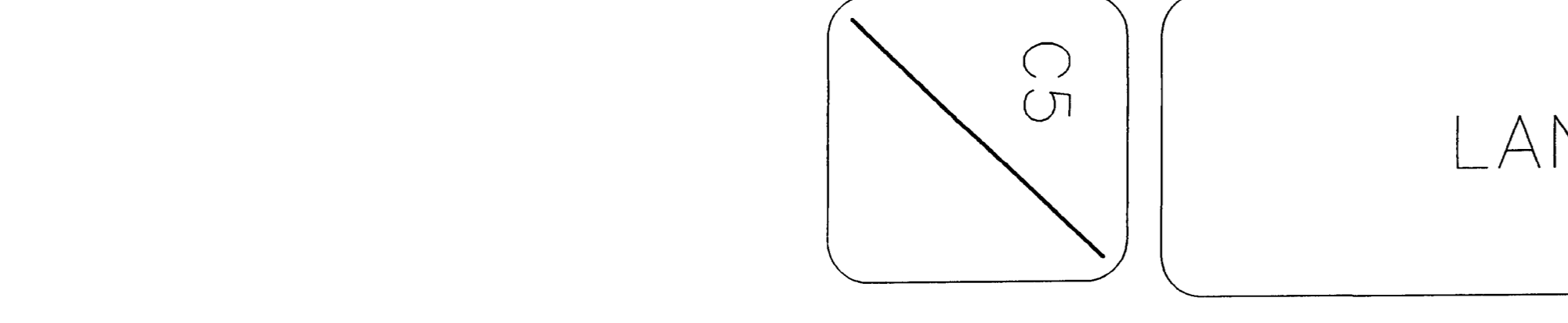
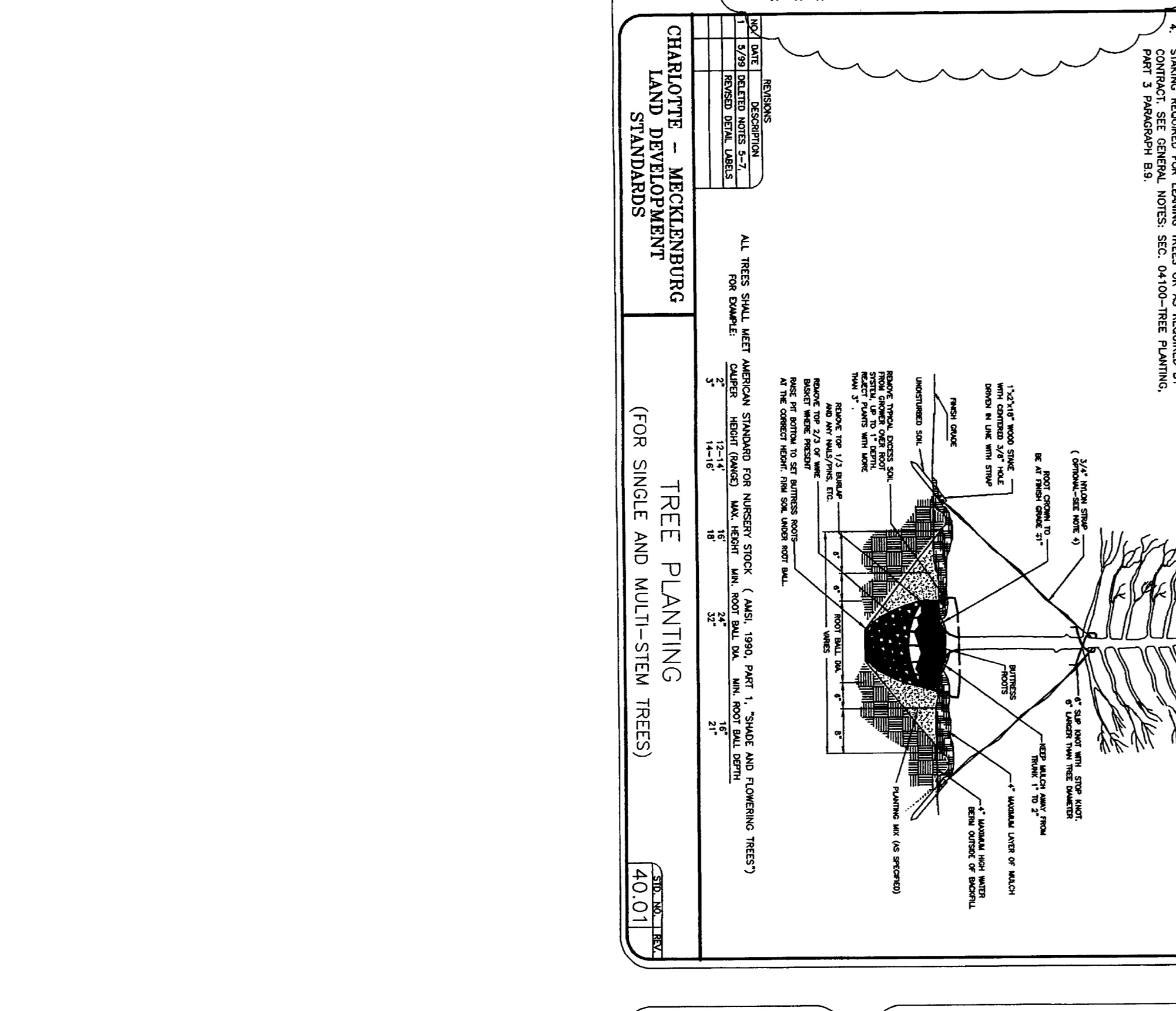


### PLANTING SCHEDULE

SCALE: 1" = 50'

SYML	QTY *	BOTANICAL NAME	COMMON NAME	ROOT CONTAINERS	HEIGHT / SIZE
00	17	QUERCUS VARIATA	OVERCUP OAK	B & B	5" DIA. MIN. 10'
01	30	QUERCUS VARIATA	OVERCUP OAK	B & B	5" DIA. MIN. 10'
02	38	QUERCUS VARIATA	OVERCUP OAK	B & B	5" DIA. MIN. 10'
03	57	AZER BIHARIUM	OCTOBER GLORY	B & B	5" DIA. MIN. 10'
04	58	QUERCUS PHAEOLIS	WILLOW OAK	B & B	5" DIA. MIN. 10'
05	110	PRINUS THUNBERGII	JAPANESE BLACK PINE	B & B	2 1/2" DIA. MIN. 5'
06	115	MANGROVIA GRANDIFOLIA	SOUTHERN MANGROVE	B & B	2 1/2" DIA. MIN. 5'
07	465	CORNUS KUSNA	SPRING BLOOMER	B & B	2" DIA. MIN. 5'
08	230	VIBURNUM WILSONI	SPRING BLOOMER	B & B	2" DIA. MIN. 5'
09	230	VIBURNUM WILSONI	SPRING BLOOMER	B & B	2" DIA. MIN. 5'
10	345	EDONANDRA ALATA	DAWN GLOAMING	B & B	2" DIA. MIN. 5'

\* QUANTITIES ARE FOR CONFORMANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ACTUAL PLANT MATERIAL SHOWN ON PLANS.



### NOTES:

1. ALL TREES SHALL BE 100% OF ANNUAL AERIAL (270 SQ. FT. PER TREE) UNLESS OTHERWISE NOTED.
2. ALL TREES SHALL BE CONTACT UNIFORM AND WELL GROWN.
3. ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
4. ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
5. CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
6. THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
7. SWAGB'S BARB = BALLED AND BURLAPPED. O.C. = ON CENTER. O.A.L. = GALLON CONTAINER. M.S. = MULTI-STEM. HT. = HEIGHT. C.A.L. = CALIBER.
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANNING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL REMOVE ALL QUANTITIES ILLUSTRATED ON THE PLAN IN EXCESS OF THE PLANT LIST AND THE QUANTITIES LISTED ON THE CONTRACTOR'S INITIAL BID.
9. SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 8" OF SOIL THROUGHOUT SHRUB BEDS.
10. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED.
11. FOR NEW PLANTING AREAS REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
12. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL PLANTING AREAS. UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MINIMUMS WITHIN ENTIRE ANNUAL AERIAL (270 SQ. FT. PER TREE)
13. ALL STRIPING AND TOP 2" OF ROOT BALL MUST BE REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
14. REMOVE TOP 1/3 OF BROWN ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
15. NO TREE SHALL BE PLANTED ON A SLOPE GREATER THAN 3:1.
16. PROVIDE AND INSTALL PREPARED PLANTING BEDS FOR ALL AREAS SHOWN TO RECEIVE PLANTING. TOP 8" SHALL BE 25% WLL. PROVIDE AND INSTALL PREPARED PLANTING BEDS FOR ALL AREAS SHOWN TO RECEIVE PLANTING. TOP 8" SHALL BE 25% WLL. REPOBTED TO 3" DEEP. PREPARED SOIL SHALL BE FINE TEXTURED AND FRAGILE AND RAISED TO CREATE A SMOOTH SURFACE. MUCH COMPLETED PLANTING BED W/ 3" THICK LAYER OF MULCH, COMPOSTED PINE SHAW, MULCH.

### REOD. LANDSCAPE BUFFERS

FOR SINGLE AND MULTI-STEM TREES

NOTE: THE SITE CONTRACTOR IS NOT RESPONSIBLE FOR LANDSCAPING AND IRRIGATION. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING PLANTS AND DISTURBED AREAS. PROVIDE FOR LANDSCAPERS USE AT LOCATIONS DETERMINED BY OTHERS AND TO COORDINATE WITH THE LANDSCAPE CONTRACTOR'S ACTIVITIES.

SHOPPES AT DAVIS LAKE  
 CHARLOTTE, NORTH CAROLINA  
 CAMBRIDGE PROPERTIES

PROJECT NUMBER	DRAWING SCALE	REV.	REV FOR PLANNING CONDOIN
40001	1" = 50'	1	REV FOR PLANNING CONDOIN
		2	REV FOR CITY OF CHARLOTTE
		3	REV FOR PLANNING CONDOIN
		4	REV FOR PLANNING CONDOIN



COVER SHEET

C1.1 OVERALL SITE PLAN

C1.2 40 SCALE SITE PLAN

C1.3 SIGHT DISTANCE PROFILES

C2.1 PHASE 1 GRADING AND EROSION CONTROL PLAN

C2.2 PHASE 2A GRADING AND EROSION CONTROL PLAN

C2.3 PHASE 2A GRADING AND EROSION CONTROL PLAN

C2.4 PHASE 2A GRADING AND EROSION CONTROL PLAN

C2.5 PHASE 2B GRADING AND EROSION CONTROL PLAN

C3.1 PHASE 3 GRADING AND EROSION CONTROL PLAN

C3.2 PHASE 3 GRADING AND EROSION CONTROL PLAN

C3.3 PHASE 3 GRADING AND EROSION CONTROL PLAN

C4.1 UTILITY PLAN

C4.2 UTILITY PLAN

C5 LANDSCAPE PLAN

C5.1 LANDSCAPE PLAN

C5.2 LANDSCAPE PLAN

C6 SITE DETAILS

C7 SITE DETAILS

C8 SITE DETAILS

C9 SITE DETAILS

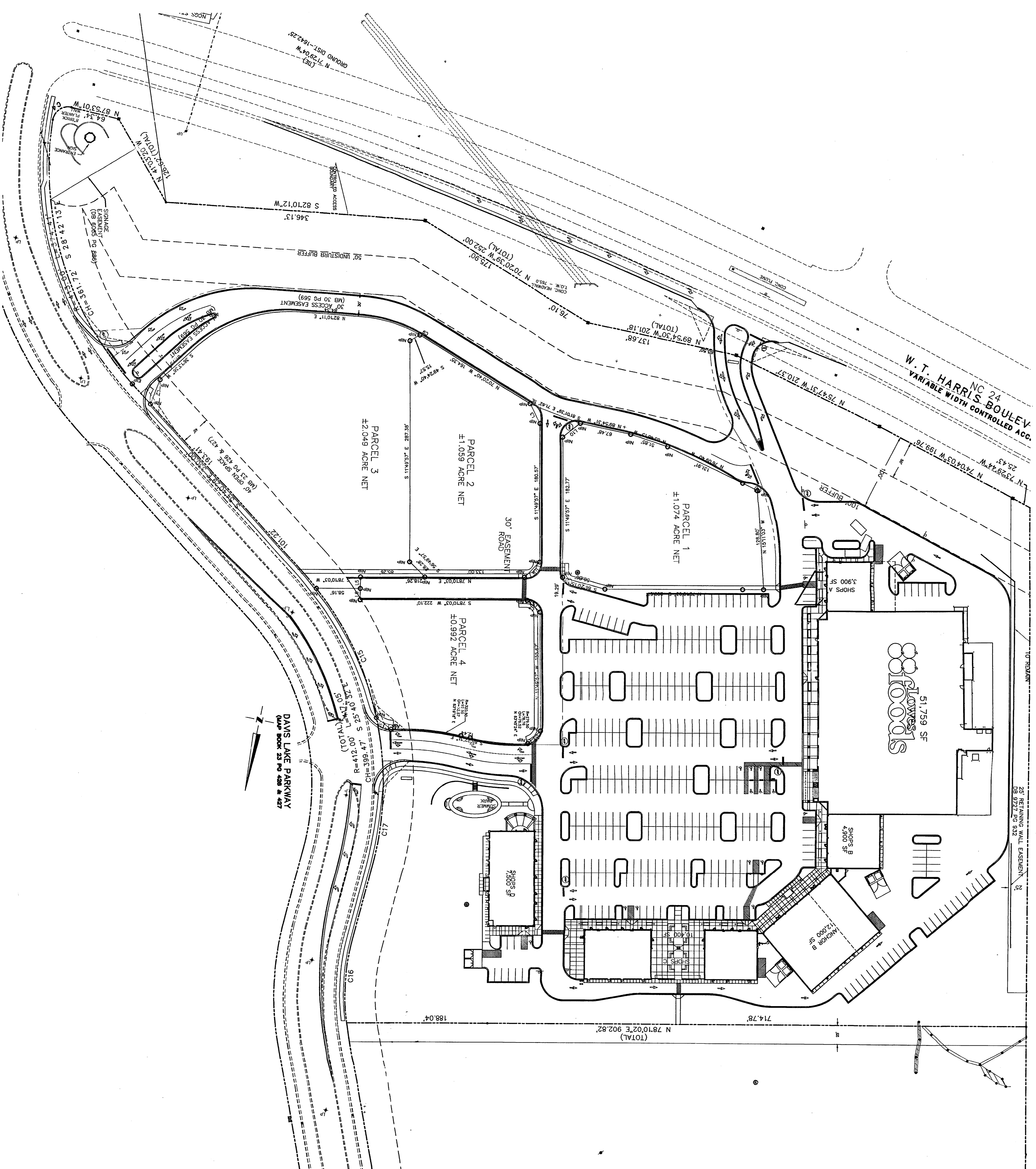
C10 SITE DETAILS

ENGINEERING PLANS

FOR SHOPPES AT DAVIS LAKE

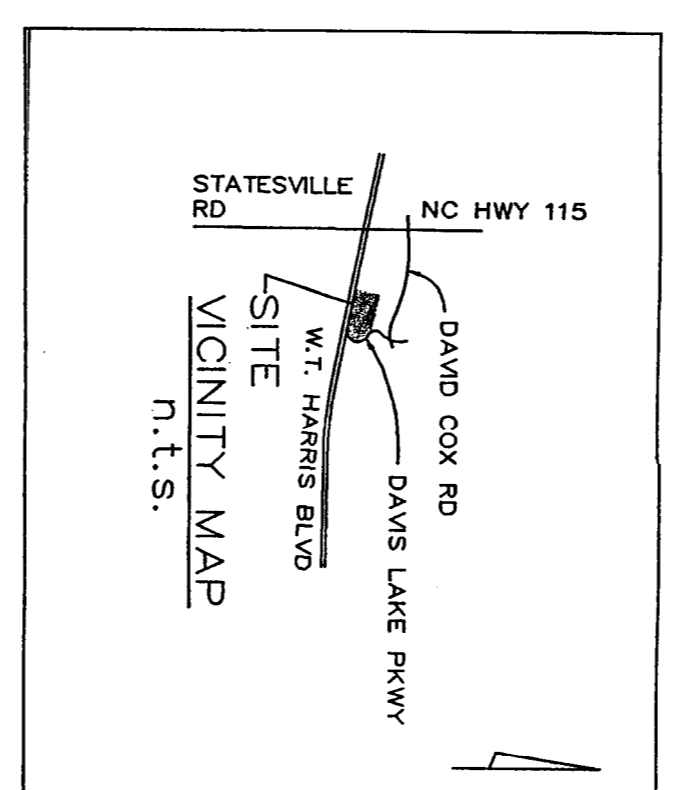
MECKLENBURG COUNTY, NORTH CAROLINA

FEBRUARY 17, 2004  
 MARCH 18, 2004  
 MARCH 29, 2004  
 APRIL 6, 2004  
 APRIL 14, 2004



LEGEND

SS	EXISTING & SAN. SWR.
○	PROPOSED & SAN. SWR.
○	EXISTING SAN. SWR. MANHOLE
○	PROPOSED SAN. SWR. MANHOLE
—	EXISTING WATER MAIN
—	PROPOSED WATER MAIN
—	EXISTING WATER VALVE
—	PROPOSED WATER VALVE
—	EXISTING FIRE HYDRANT
—	PROPOSED FIRE HYDRANT
—	WATER LEAK
—	UNDERGROUND TELEPHONE
—	UNDERGROUND CABLE
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC
—	UTILITY POLE/BOY WIRE
—	TOWER LINE
—	EXISTING GAS MAIN
—	GAS VALVE
—	EXISTING WATER F/W
—	PROPOSED WATER F/W
—	ROAD/STREET F/W
—	PROPERTY LINE
—	EDGE OF PAVEMENT
—	GROUND PROFILE
—	EXISTING IRON PN
—	WATER
—	CREEK OR BRANCH
—	RIP - RAP
—	TREE
—	BUILDING
—	RAILROAD
—	QUARD RAIL
—	PIERS
—	BRIDGE
—	FENCE ( LABEL TYPE )
—	STREET SIGN ( LABEL TYPE )

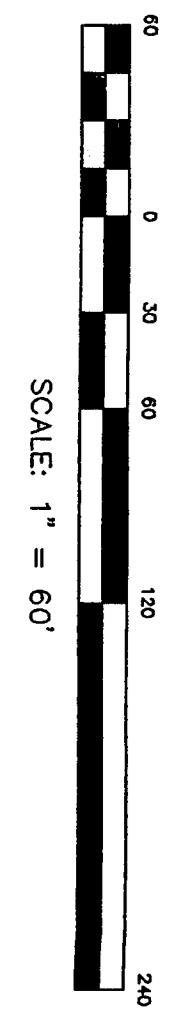


DESIGN COMPANY: **GEOSCIENCE GROUP, INC.**  
 PLANS PREPARED BY: 500-K CANTON RD. CHARLOTTE, NC 28217  
 ADDRESS: 704-525-2003 (FAX) 704-525-2051  
 PHONE: 704-333-2393

DEVELOPER: **CAMBRIDGE DAVIS LAKE, LLC.**  
 ADDRESS: 1043 WOREHEAD STREET SUITE 202  
 CHARLOTTE, NC 28202  
 PHONE: 704-333-2393

SURVEYOR: **LANDTEC**  
 ADDRESS: 2530 W SUGAR CREEK ROAD  
 CHARLOTTE, NC 28282  
 PHONE: 704-494-0401

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: May 18, 2004  
 BY: DELL



CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION

TO: Robert Brando, Zoning Administrator  
 FROM: Debra Campbell, Planning Director

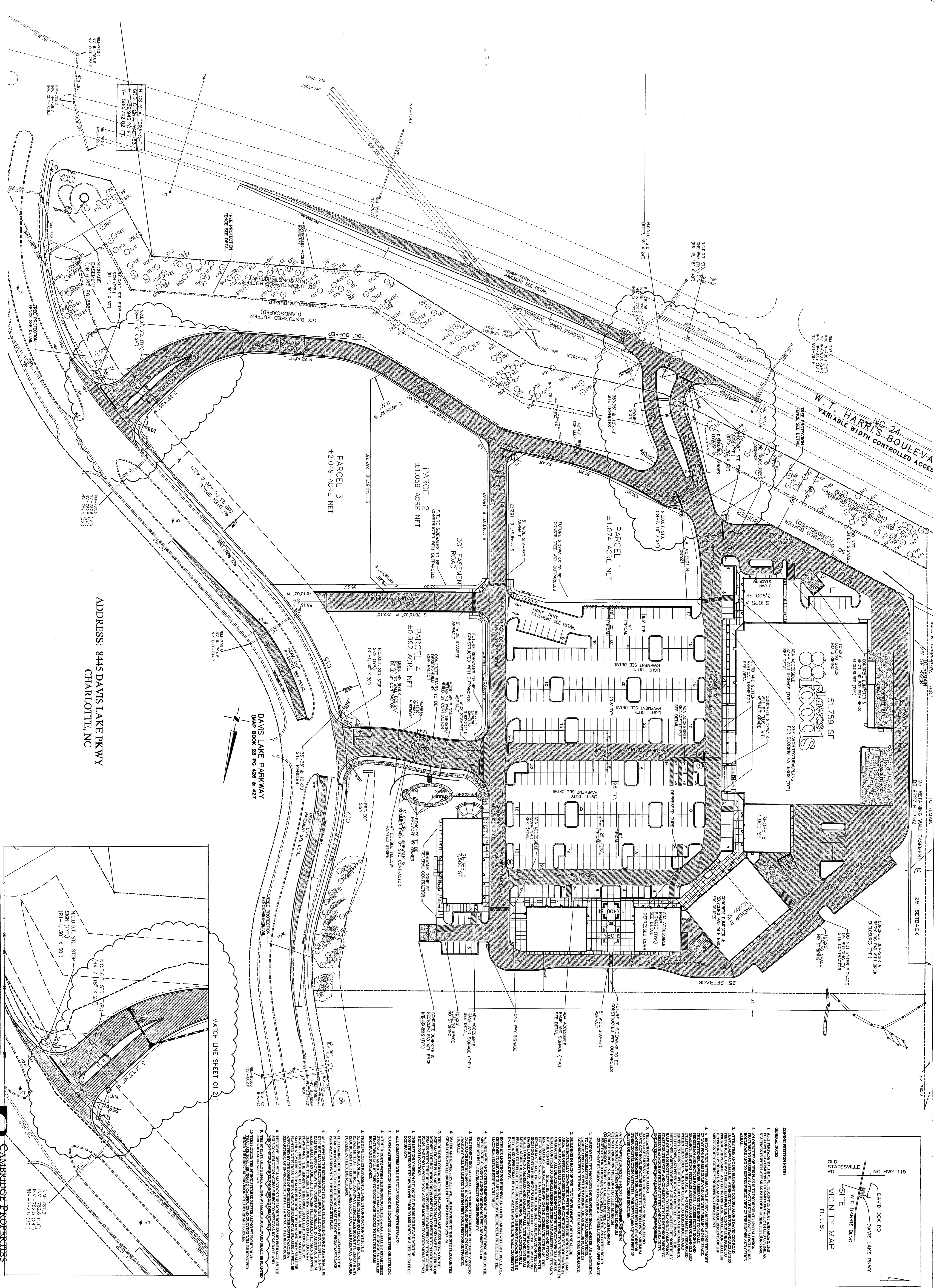
DATE: May 18, 2004

SUBJECT: Administrative Approval for Petition No. 96-569 by Shopping Center Group, Inc.

Attached are REVISED specific plans including site layout and landscaping for the above petition. Since these specific plans meet the intent of the conditional plan I am administratively approving these specific plans. Please use these specific plans when evaluating requests for building permits and certificates of Non-Conformance. The building elevations attached are the administrative approval dated February 12, 2004 and apply.

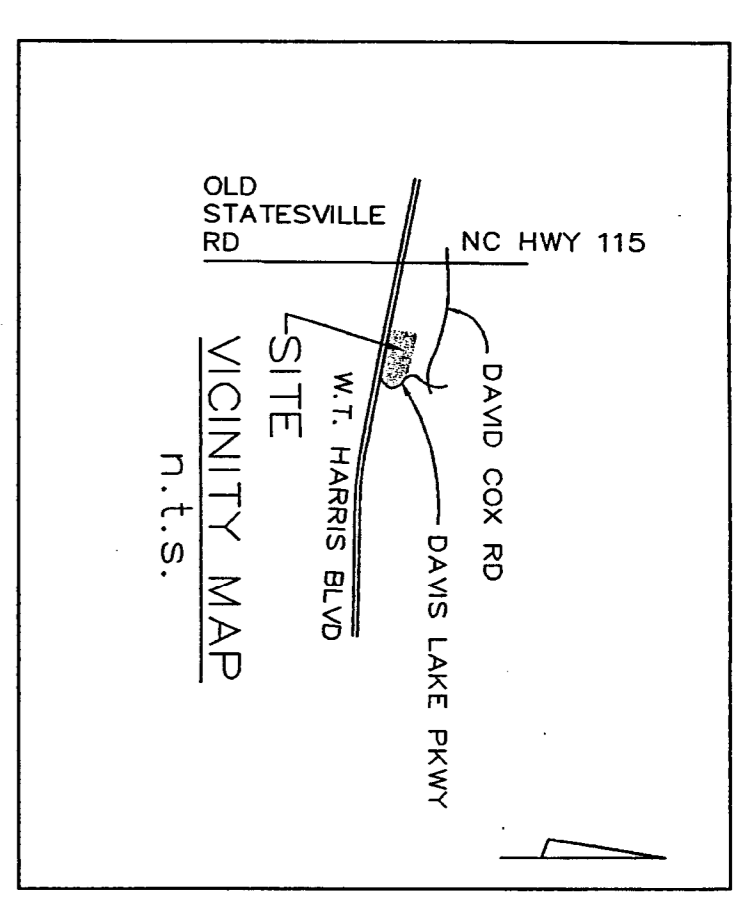
Note that all other ordinance requirements still apply.

*See above for administrative approval dated 5/18/04 for revised notes.*

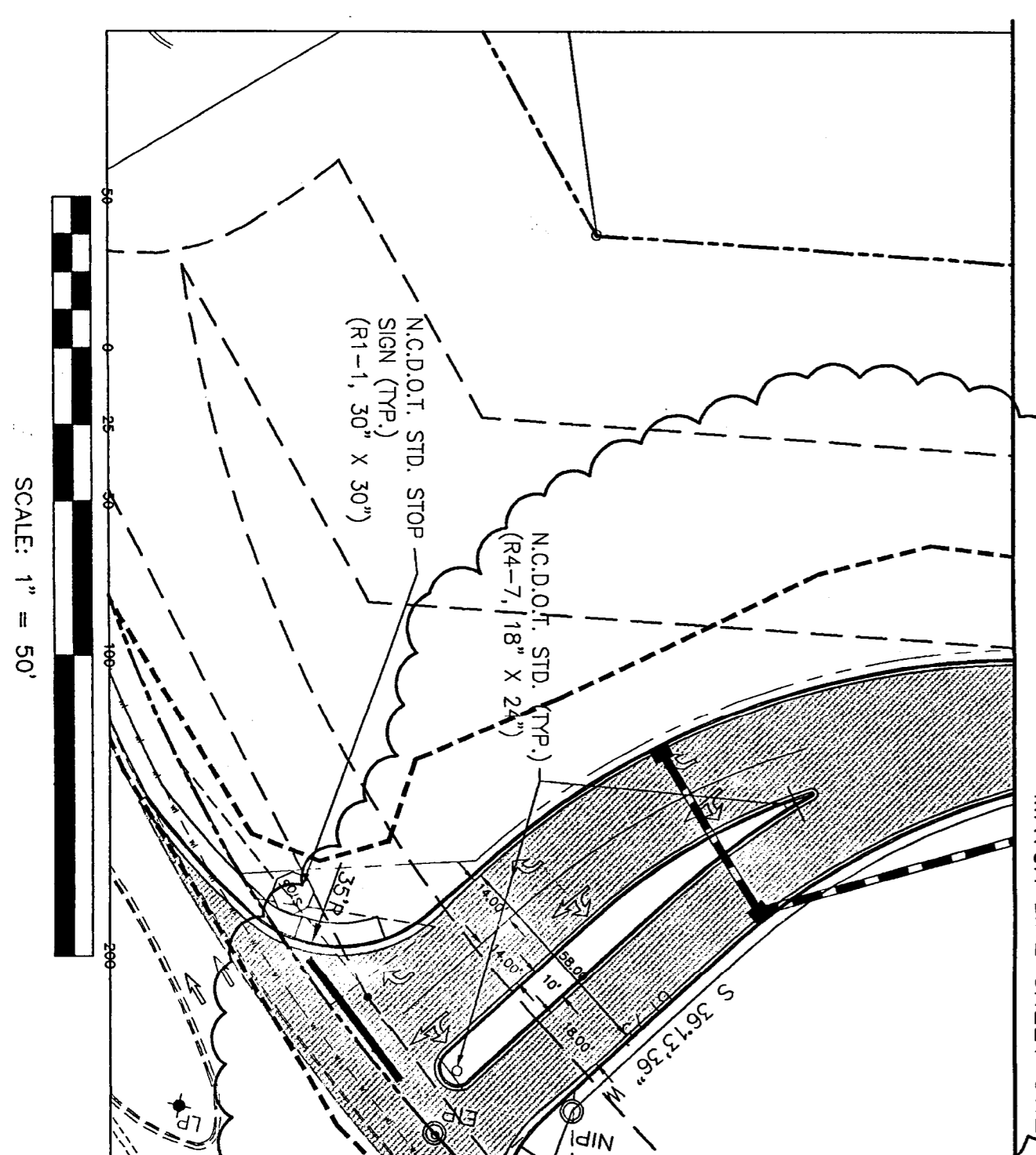


ADDRESS: 8445 DAVIS LAKE PKWY  
CHARLOTTE, NC

DAVIS LAKE PARKWAY  
MAP BOOK 23 PG 428 & 427



- ZONING PERMIT NOTES**
1. ALL PERMITS TO BE OBTAINED FROM LOCAL LAND AND WATER, THE LOCAL HEALTH DEPARTMENT, AND THE LOCAL PUBLIC WORKS DEPARTMENT. THE PERMITTING AGENCIES SHALL BE ADVISED OF ANY CHANGES TO THE PROJECT WHICH MAY AFFECT THE PERMITTING AGENCIES' INTERESTS.
  2. AN EASEMENT FOR THE PLANTING AND MAINTENANCE OF TREES SHALL BE OBTAINED FROM THE CITY OF CHARLOTTE. THE EASEMENT SHALL BE FOR THE PLANTING AND MAINTENANCE OF TREES ALONG THE RIGHT-OF-WAY OF THE PROJECT. THE EASEMENT SHALL BE FOR THE PLANTING AND MAINTENANCE OF TREES ALONG THE RIGHT-OF-WAY OF THE PROJECT. THE EASEMENT SHALL BE FOR THE PLANTING AND MAINTENANCE OF TREES ALONG THE RIGHT-OF-WAY OF THE PROJECT.
  3. THE PROJECT SHALL BE SUBJECT TO THE CITY OF CHARLOTTE'S TREE PRESERVATION ORDINANCE. THE PROJECT SHALL BE SUBJECT TO THE CITY OF CHARLOTTE'S TREE PRESERVATION ORDINANCE. THE PROJECT SHALL BE SUBJECT TO THE CITY OF CHARLOTTE'S TREE PRESERVATION ORDINANCE.
  4. A 10' BUFFER FROM THE RIGHT-OF-WAY SHALL BE SET ASIDE FOR THE PLANTING AND MAINTENANCE OF TREES. THE BUFFER SHALL BE SET ASIDE FOR THE PLANTING AND MAINTENANCE OF TREES. THE BUFFER SHALL BE SET ASIDE FOR THE PLANTING AND MAINTENANCE OF TREES.
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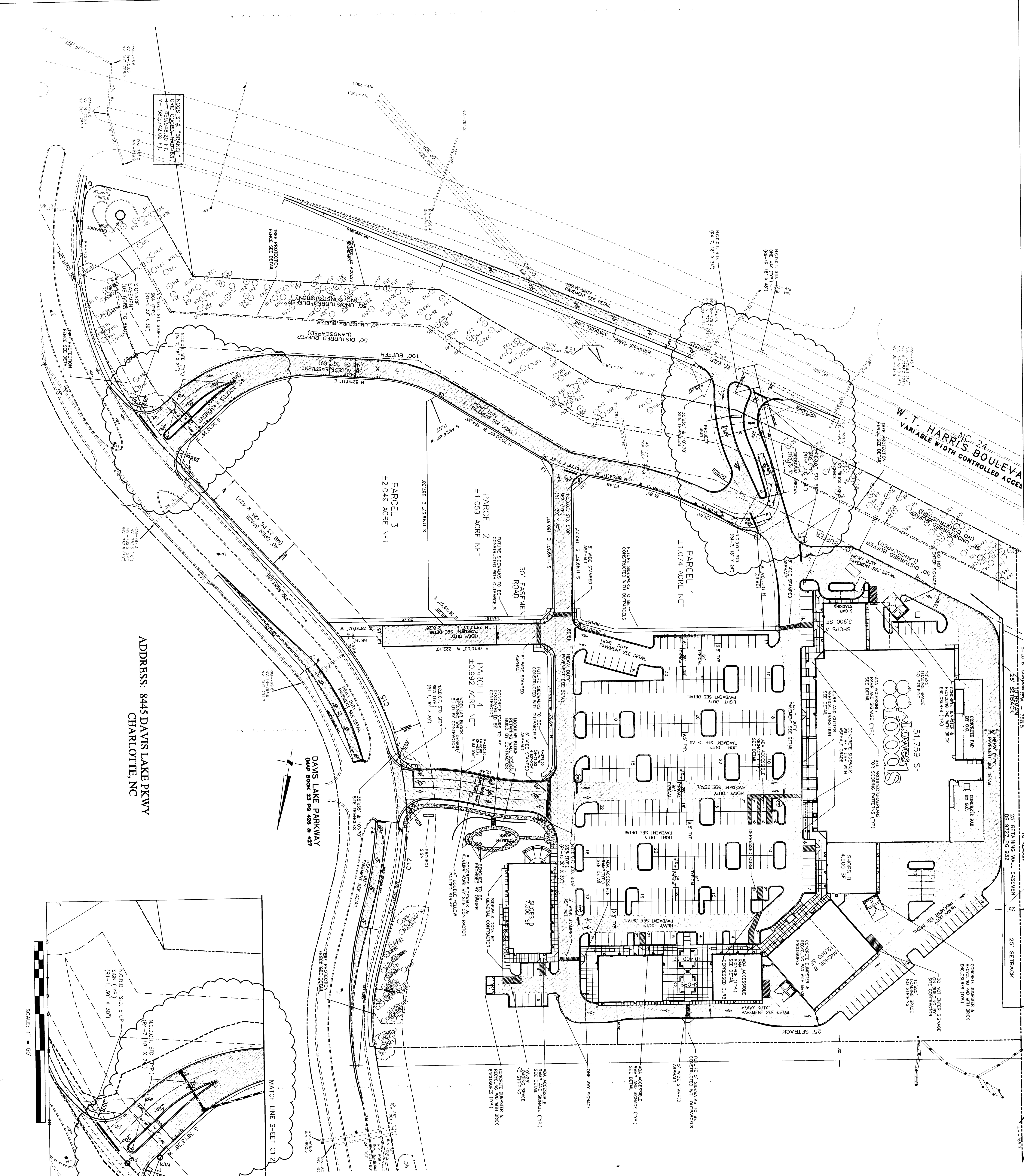


**CAMBRIDGE PROPERTIES**  
INCORPORATED  
1645 East Moreland Street • Suite 202  
Charlotte, North Carolina 28204  
Tel: 704/353-2894

SHOPPES AT DAVIS LAKE  
CHARLOTTE, NORTH CAROLINA  
CAMBRIDGE PROPERTIES

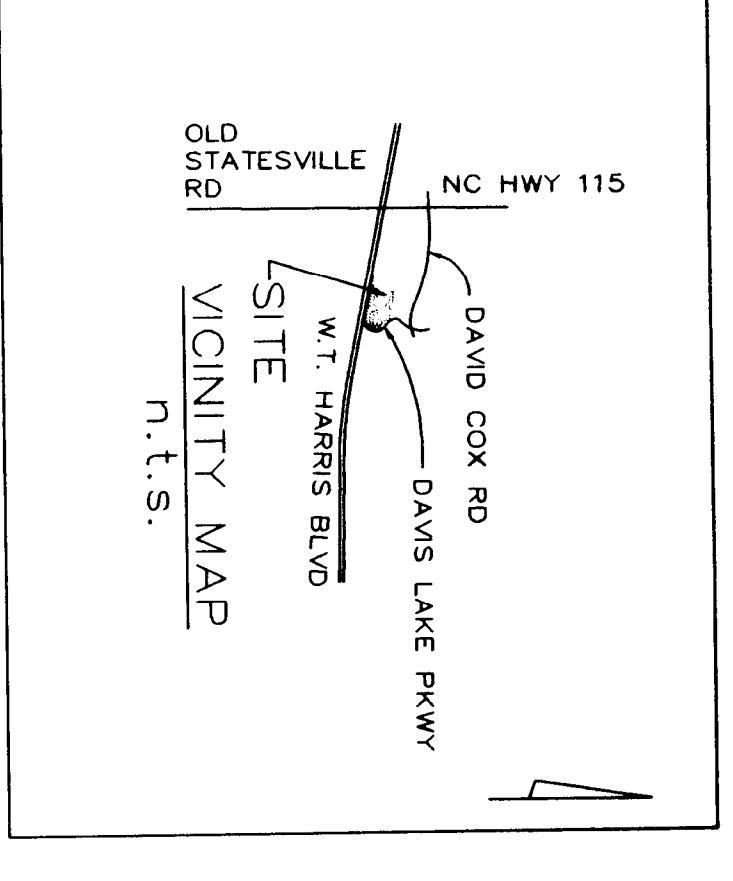
REV.	DATE	DESCRIPTION
1	11-21-04	ISSUED FOR PERMITS
2	1-27-05	REVISED PER PERMITS
3	2-18-05	REVISED PER PERMITS
4	3-18-05	REVISED PER PERMITS
5	3-18-05	REVISED PER PERMITS
6	3-18-05	REVISED PER PERMITS
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28	3-18-05	REVISED PER PERMITS
29	3-18-05	REVISED PER PERMITS
30	3-18-05	REVISED PER PERMITS

**C1.1**  
**OVERALL SITE PLAN**

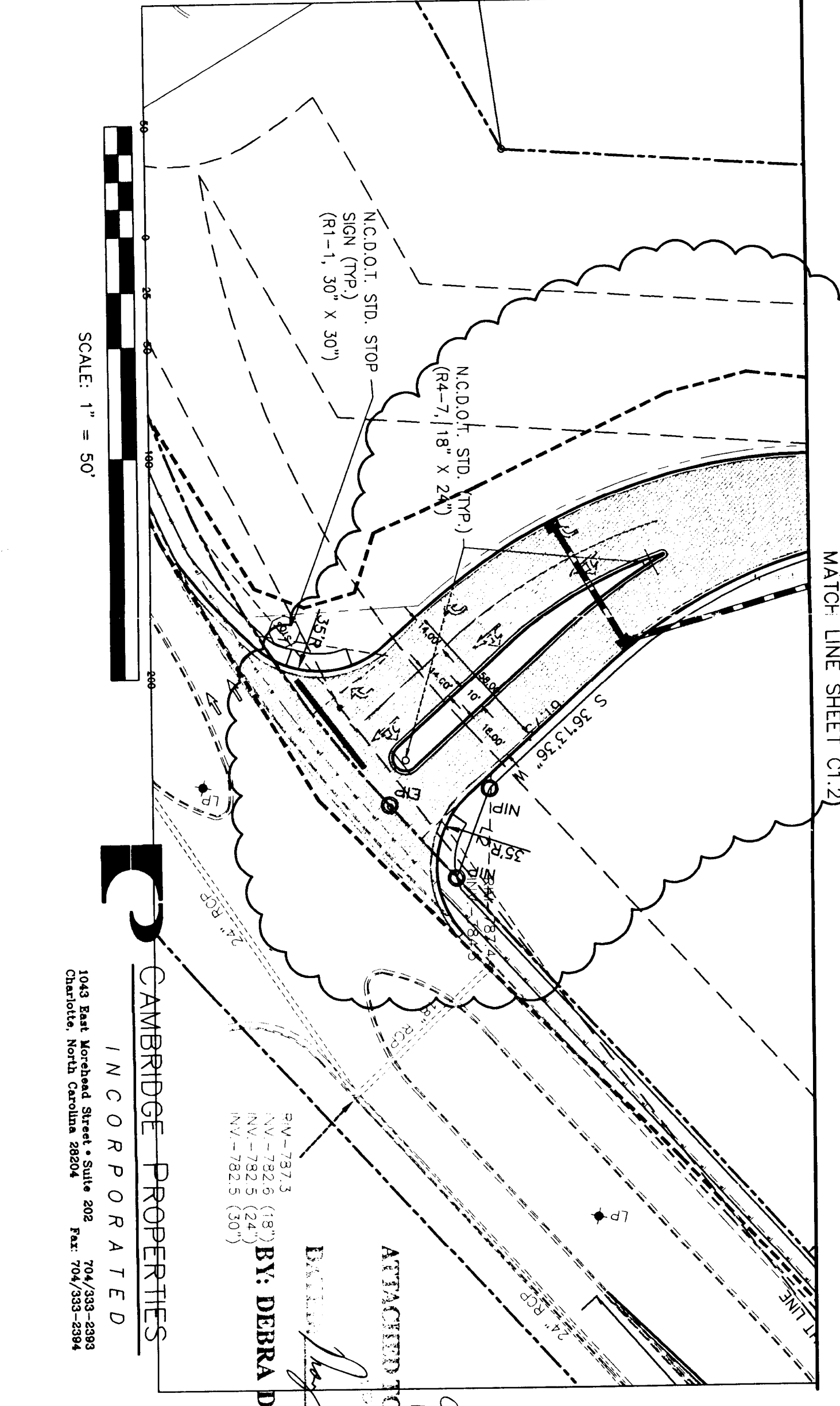


ADDRESS: 8445 DAVIS LAKE PKWY  
CHARLOTTE, NC

DAVIS LAKE PARKWAY  
Map Book 25 PG 428 & 429



- GENERAL NOTES**
1. ALL UTILITIES TO BE DELETED OR RELOCATED TO THE PROPOSED DEVELOPMENT SHALL BE SHOWN AS A DASHED LINE WITH AN 'X' MARKED AT THE POINT OF DELETION OR RELOCATION. ALL UTILITIES TO BE MAINTAINED SHALL BE SHOWN AS A SOLID LINE WITH AN 'X' MARKED AT THE POINT OF MAINTENANCE. ALL UTILITIES TO BE MAINTAINED SHALL BE SHOWN AS A SOLID LINE WITH AN 'X' MARKED AT THE POINT OF MAINTENANCE.
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  10. ALL UTILITIES TO BE MAINTAINED SHALL BE SHOWN AS A SOLID LINE WITH AN 'X' MARKED AT THE POINT OF MAINTENANCE.



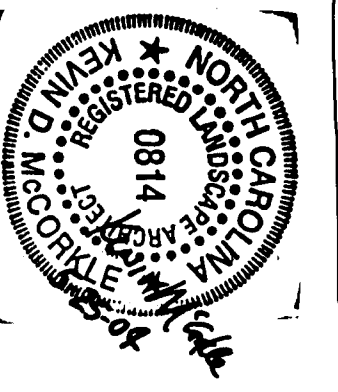
SCALE: 1" = 50'

MAP TOP LINE SHEET C1.2

CAMBRIDGE PROPERTIES  
INCORPORATED  
1043 East Bernard Street, Suite 205  
Charlotte, North Carolina 28204  
Tel: 704/251-2934  
Fax: 704/251-2934

ATTRACTED TO ADMINISTRATIVE REVIEW BY: DERRA D. CAMPBELL

OVERALL SITE PLAN



SHOPPES AT DAVIS LAKE  
CHARLOTTE, NORTH CAROLINA  
CAMBRIDGE PROPERTIES

GEOSCIENCE GROUP  
11220 NC Highway 100  
Charlotte, NC 28226  
704-435-2003  
704-435-2005 (fax)

NO.	REVISION	DATE	BY	CHKD BY
1	AS SHOWN	10/1/2003	DAVID COX	DAVID COX
2	REV. PER PLANNING COMMISSION			
3	REV. PER CITY OF CHARLOTTE			
4	REV. PER CITY OF CHARLOTTE			
5	REV. PER CITY OF CHARLOTTE			

C1.1

TO: Robert Bunker  
Zoning Administrator

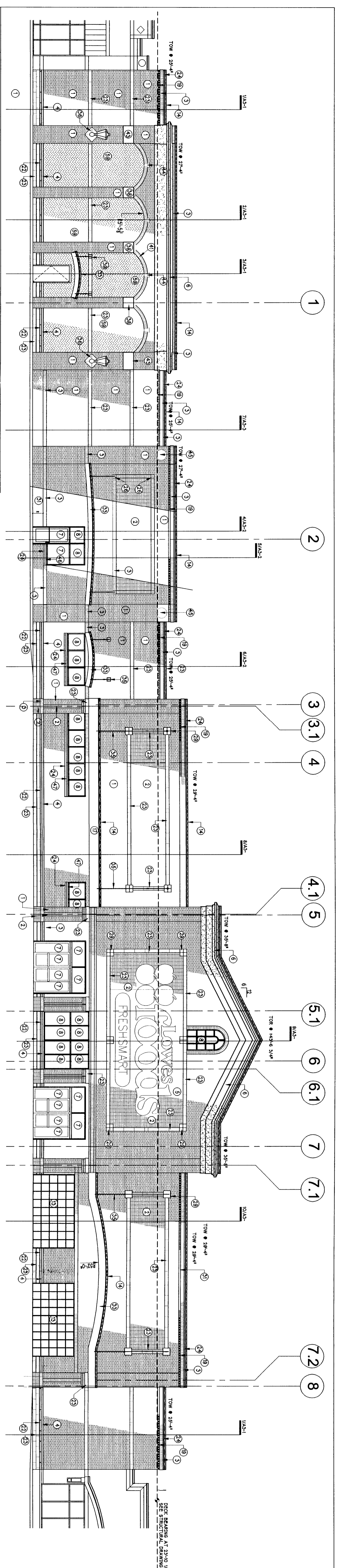
FROM: Derra Campbell  
Planning Director

DATE: May 28, 2004

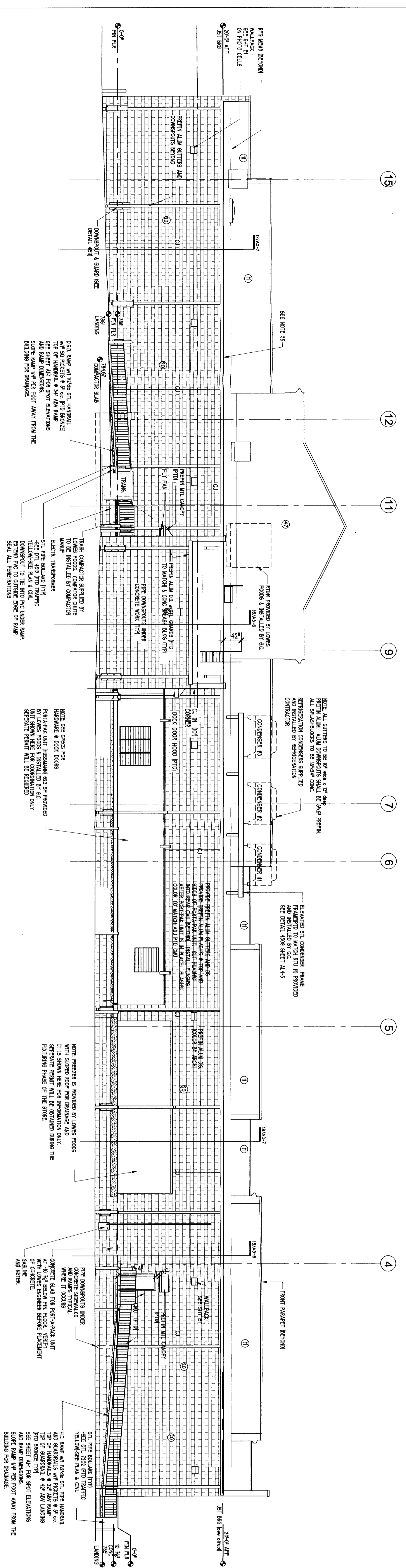
SUBJECT: Administrative Approval for Petition No. 96-960 by Shopping Center Group, Inc.

CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION  
INTER-OFFICE COMMUNICATION

Attached is a REVISED sheet C1.1 site plan for the above petition. Please replace sheet C1.1 in the administrative approval dated May 18, 2004 with this revised site plan. The plan has been revised to clarify the fence requirements and setbacks of the main building from Davis Lake Parkway. Evaluating requests for building permits and certificates of occupancy. Please see the plan with the building elevations attached to the administrative approval dated February 12, 2004 and applicable. Note that all other ordinance requirements still apply.



2100 FRONT ELEVATION (EAST) 1/8"=1'-0"



2110 REAR ELEVATION (WEST) 1/8"=1'-0"

TAG	MATERIAL
1	FACEBRICK VENEER COLOR A WITH COLOR MATCHING RUNNING BAND
2	BRICK SOLIDER COURSE WITH COLOR MATCHING BAND
3	BRICK SOLIDER COURSE WITH COLOR MATCHING BAND
4	EXTENSION INSULATION FINISH SYSTEM WITH PAPER FACE
5	1/4" CLEAR THERMOPLASTIC GLASS WITH SECTION 2406 OF THE NCSCB
6	1/4" CLEAR THERMOPLASTIC GLASS WITH SECTION 2406 OF THE NCSCB
7	1/4" CLEAR THERMOPLASTIC GLASS WITH SECTION 2406 OF THE NCSCB
8	1/4" INSULATED FLOAT GLASS WITH SECTION 2406 OF THE NCSCB
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54	1/4" INSULATED FLOAT GLASS WITH SECTION 2406 OF THE NCSCB
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99	1/4" INSULATED FLOAT GLASS WITH SECTION 2406 OF THE NCSCB
100	1/4" INSULATED FLOAT GLASS WITH SECTION 2406 OF THE NCSCB

31	ROCK CAST MEDALLION H1 OHMS40
32	ROCK CAST MEDALLION 2424 OHMS40
33	ROCK CAST MEDALLION OHMS40
34	FACE BRICK CUT AS REQUIRED TO FORM DESIGN, COLOR B TO MATCH COLOR OF BRICK
35	TRIPLE SOLIDER COURSE A
36	STEEL TRUSS CAMPOST PAINTED
37	ROCK CAST MEDALLION CUT FROM OHMS40 SOLID EACH
38	ROCK CAST MEDALLION 2404 OHMS40
39	ROCK CAST MEDALLION 2404 OHMS40
40	ROCK CAST MEDALLION 2404 OHMS40
41	ROCK CAST MEDALLION 2404 OHMS40
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96	ROCK CAST MEDALLION 2404 OHMS40
97	ROCK CAST MEDALLION 2404 OHMS40
98	ROCK CAST MEDALLION 2404 OHMS40
99	ROCK CAST MEDALLION 2404 OHMS40
100	ROCK CAST MEDALLION 2404 OHMS40

**IMPORTANT NOTE**

CONCRETE BLOCK FOUNDATIONS:

1. ALL FOUNDATIONS SHALL BE FINISHED WITH A PLASTER FINISH.
2. ALL FOUNDATIONS SHALL BE FINISHED WITH A PLASTER FINISH.
3. ALL FOUNDATIONS SHALL BE FINISHED WITH A PLASTER FINISH.
4. ALL FOUNDATIONS SHALL BE FINISHED WITH A PLASTER FINISH.
5. ALL FOUNDATIONS SHALL BE FINISHED WITH A PLASTER FINISH.
6. ALL FOUNDATIONS SHALL BE FINISHED WITH A PLASTER FINISH.

ALL EXT. WALL MOUNTED BOARDS AND OTHER ACCESSORIES TO BE MOUNTED ON UNFINISHED SOUL. ALL PENETRATIONS BLOCK FILL AND PAINT WALL BEHIND ATTACHING UNIT.

ATTACHED TO APPROPRIATE W.T.V.S.

DATE: 1/13/04

APPROVED BY: [Signature]

96-91CS

Cambridge Properties Incorporated

204 Matthews Street, Suite 202  
Charlotte, North Carolina 28204

Owner

THE SHOPPES AT DAVIS LAKE

WT HARRIS BLDG.  
AND DAVIS LAKE PARKWAY  
CHARLOTTE, NC

Drawn By: GNV  
Issue Date: 2/11/04  
Drawing File Name: A2-1.dwg  
Revisions:

Project Number: 29-03

Building: LOWES  
Sheet: A2-1

PRELIMINARY NOT FOR CONSTRUCTION PERMIT

ISSUED FOR BIDDING

ISSUED FOR CONSTRUCTION

Drawing Status:

**ONE ON ONE**  
DESIGN  
a division of ONE  
2719 LILLY HILL RD.  
CHARLOTTE, NC 28210  
FAX: 704.843.8487  
email: davis@oneononedesign.com

APPROVED BY LOWES FOODS  
BY: RON JORDAN, DATE: XX

**No. 290**

TO: Robert Branston  
Zoning Administrator

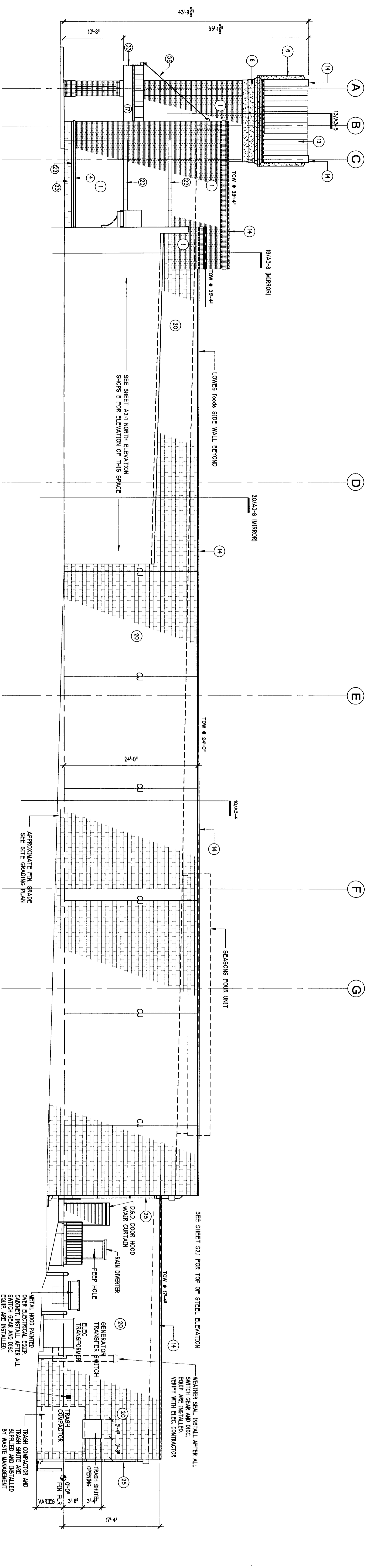
FROM: [Signature]  
District Campbell  
Interim Planning Director

DATE: February 12, 2004

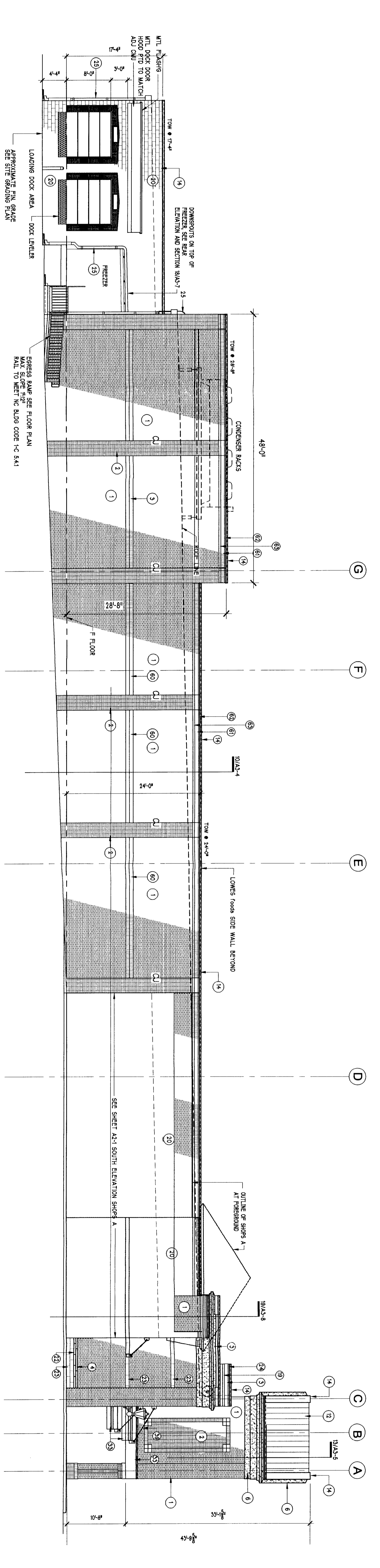
SUBJECT: Administrative Approval for Petition No. 96-910 by Shopping Center Group, Inc.

Attached are specific plans including site layout, landscaping and building elevations for the above petition. Specific design specific plans meet the intent of the controlling zoning code, and any other applicable provisions of the zoning code. Plans are submitted for your review and approval. Please use these specific plans when evaluating requests for building permits and site plan approvals. Note that all notes and cross-sections shown on the original plans still apply.

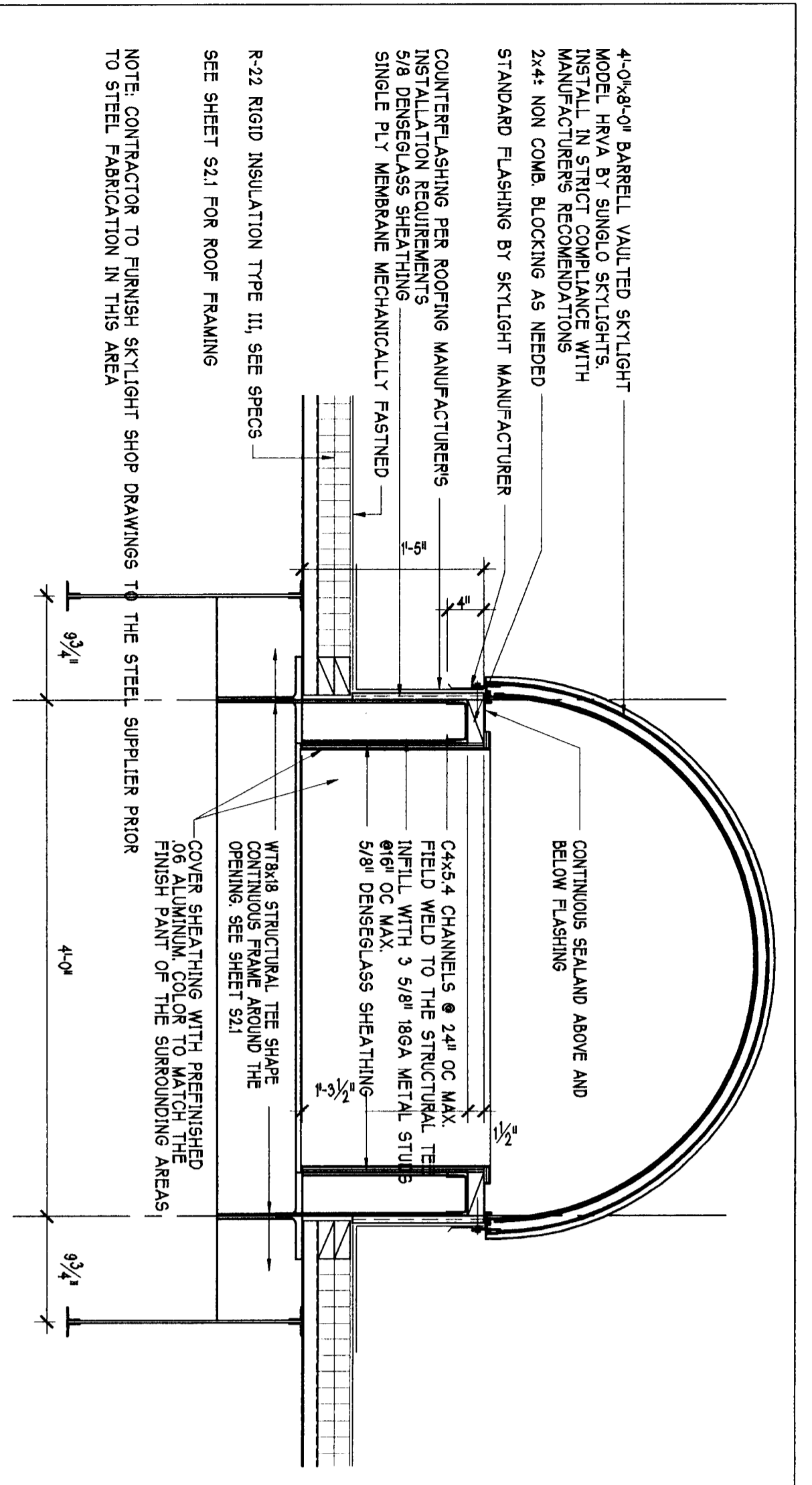
Elmer  
See administrator 5/13/04



2200 SIDE ELEVATION (NORTH) 1/8"=1'-0"



2210 SIDE ELEVATION (SOUTH) 1/8"=1'-0"



2221 SECTION AT BARREL VAULTED SKYLIGHT 1"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION  
 ISSUED FOR PERMIT  
 ISSUED FOR BIDDING  
 ISSUED FOR CONSTRUCTION  
 Drawing Status

**1 ON 1**  
 ONE OF ONE DESIGN  
 "a division of one"  
 2719 HULLY HILL RD  
 704 643-8497  
 FAX: 704 643-8261  
 email: charlotte@cambridgeproperties.com

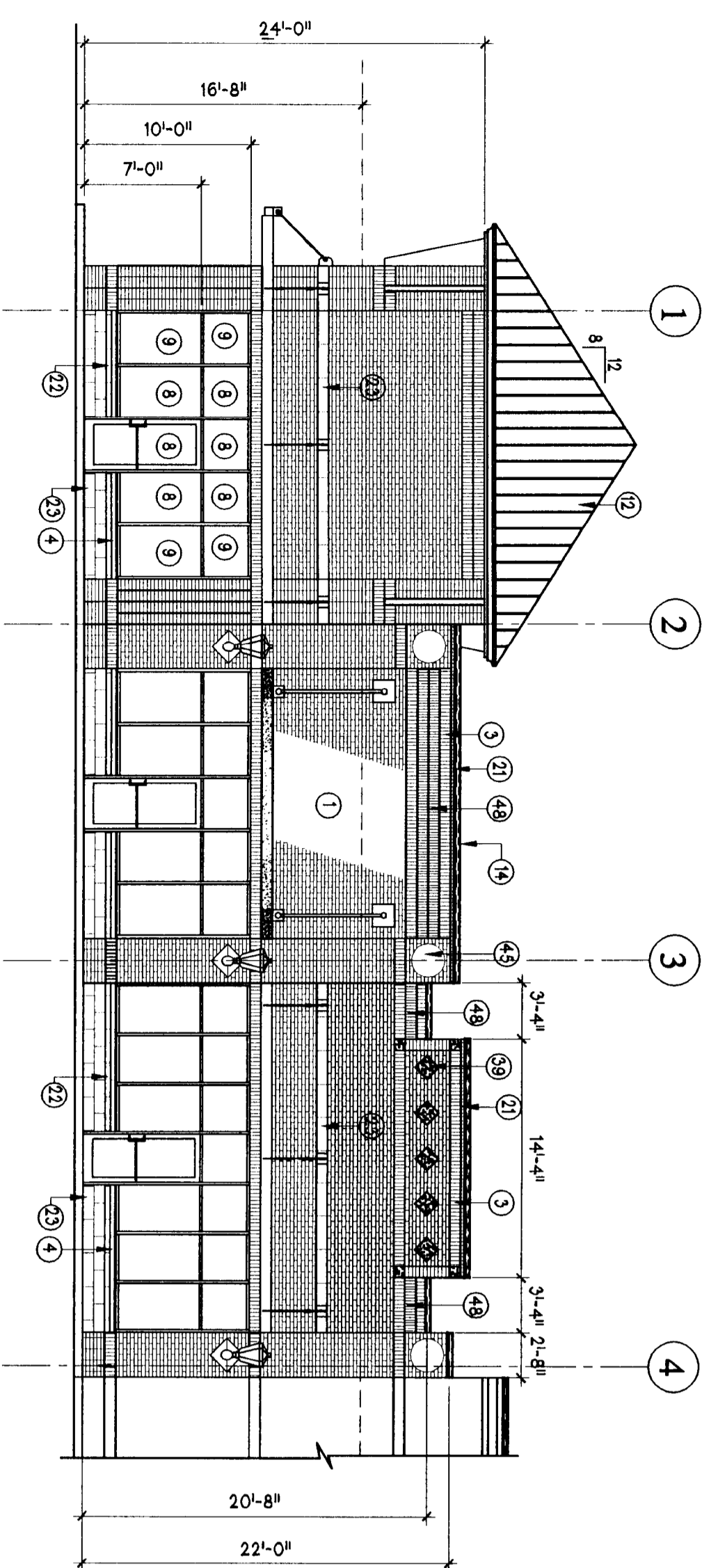
APPROVED BY LOWES FOODS  
 BY: RON JORDAN, DATE: XX  
  
P.O. Box 66666, Winston-Salem, NC 27114 Ph: 336-866-6100

**CAMBRIDGE PROPERTIES INCORPORATED**  
 1043 East Morehead Street • Suite 202 704/353-2385  
 Charlotte, North Carolina 28204 Fax: 704/353-2394  
 Owner

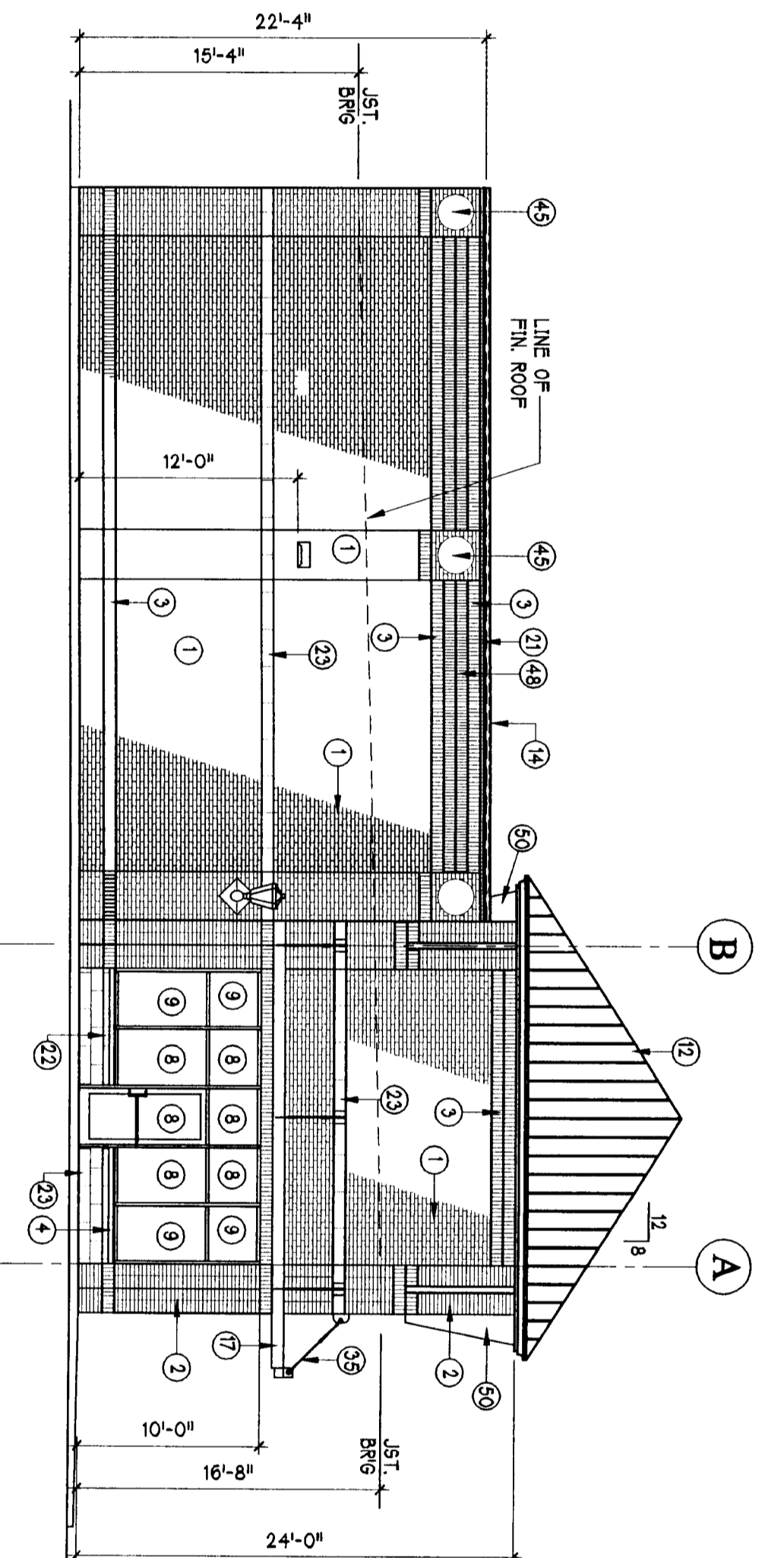
EXTERIOR ELEVATIONS MATERIAL SCHEDULE

THE SHOPPES AT DAVIS LAKE  
 WT HARRIS BLVD. AND DAVIS LAKE PARKWAY  
 CHARLOTTE, NC  
 Project

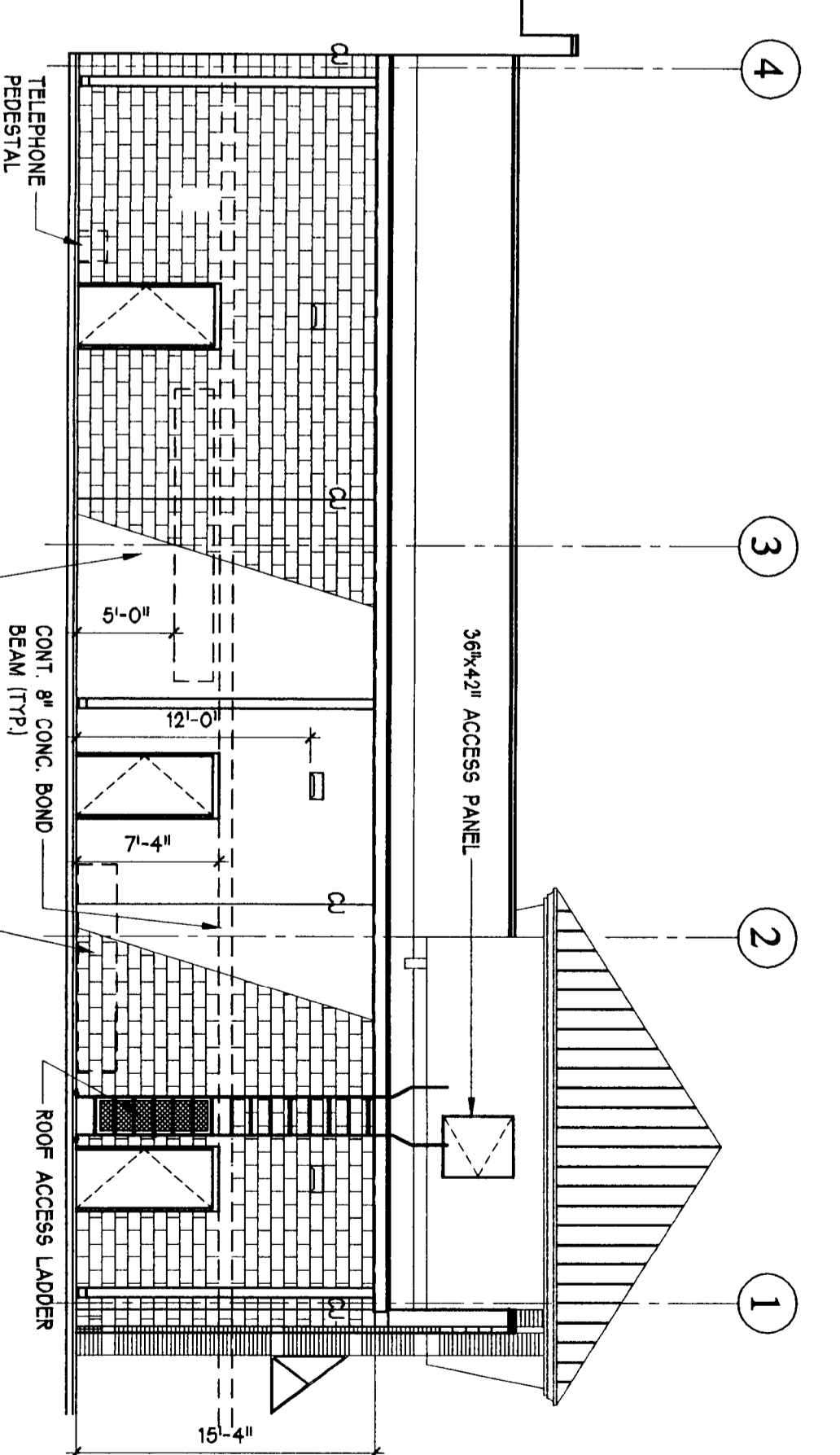
Drawn By: CNV  
 Issue Date: A2-2.0MW  
 Revisions:  
 No. Date  
 No. Date  
 No. Date  
 No. Date  
 No. Date  
 Project Number: 29-03  
 Building: **Lowes**  
 Sheet: **A2-2** of



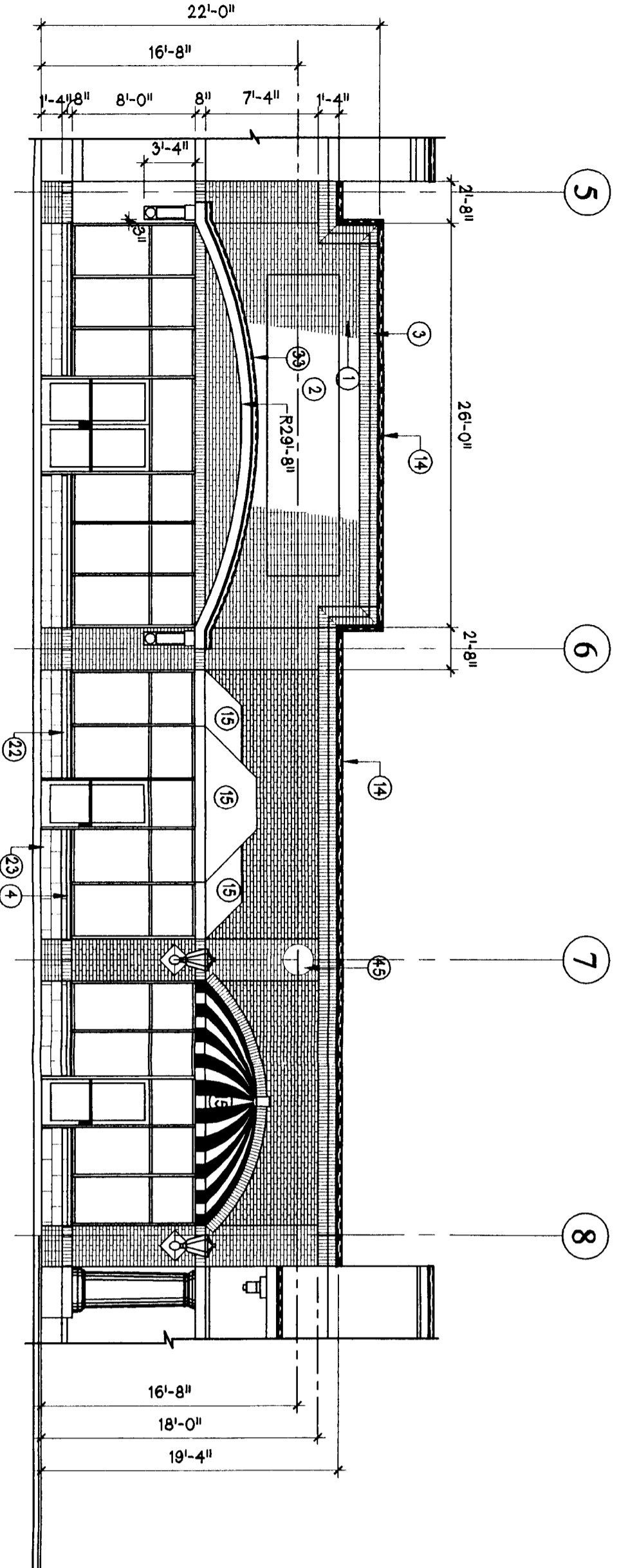
1 EAST ELEVATION - SHOP "A" 1/8"=1'-0"



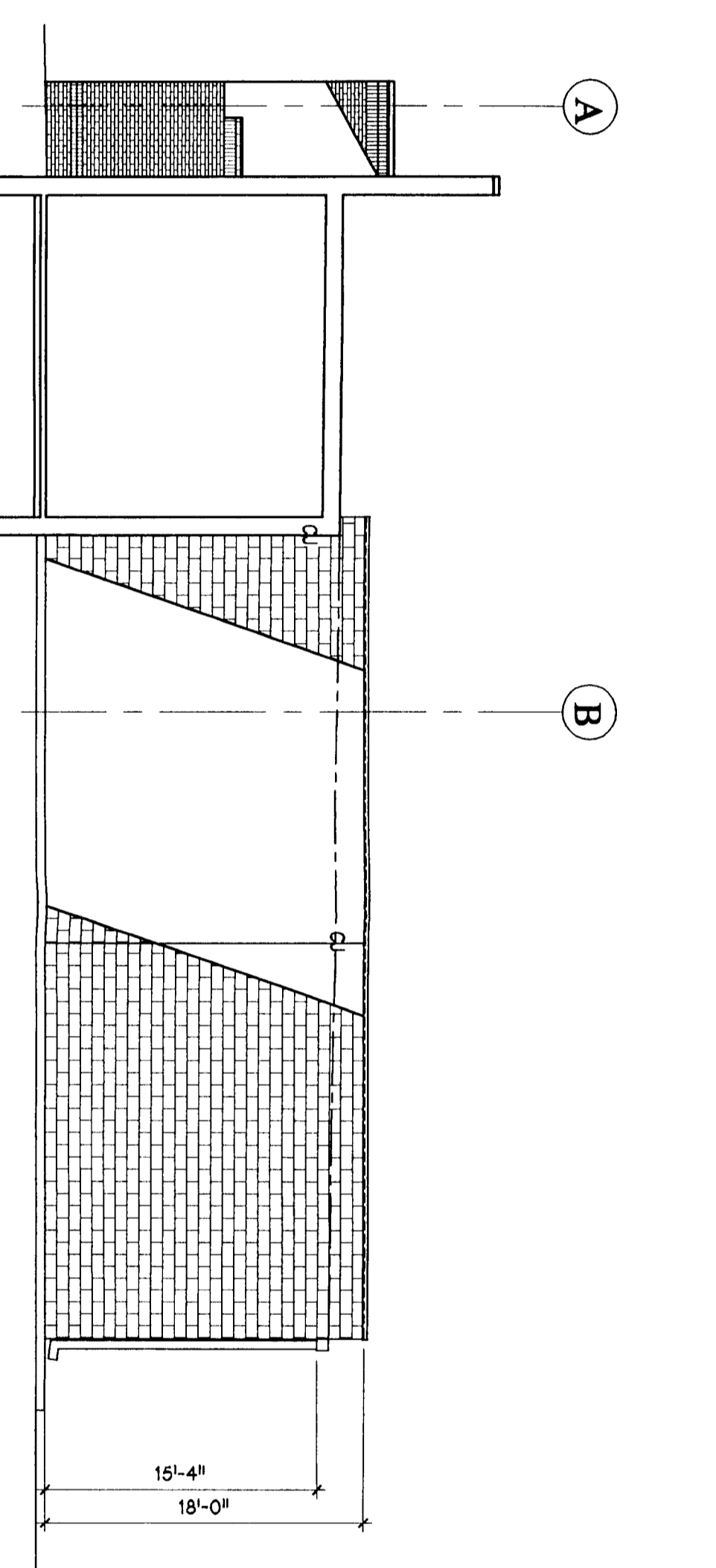
2 SOUTH ELEVATION - SHOP "A" 1/8"=1'-0"



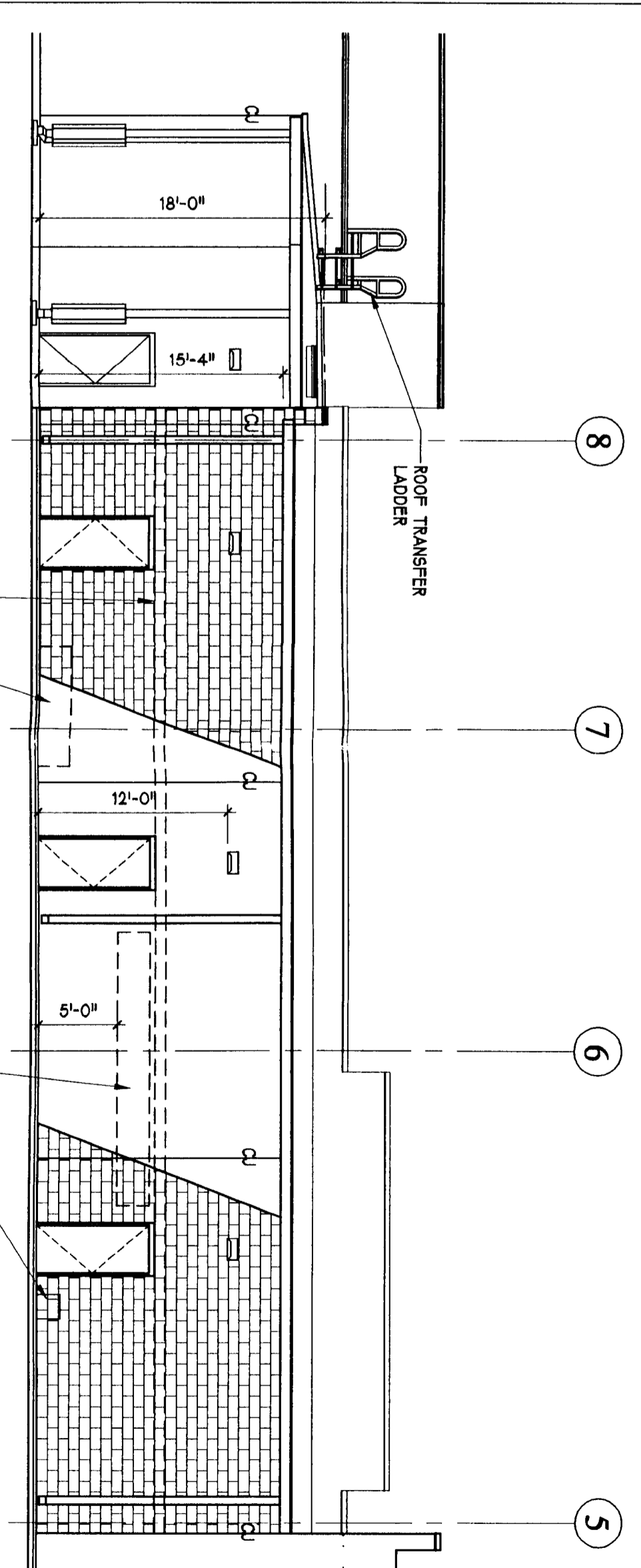
3 WEST ELEVATION - SHOP "A" 1/8"=1'-0"



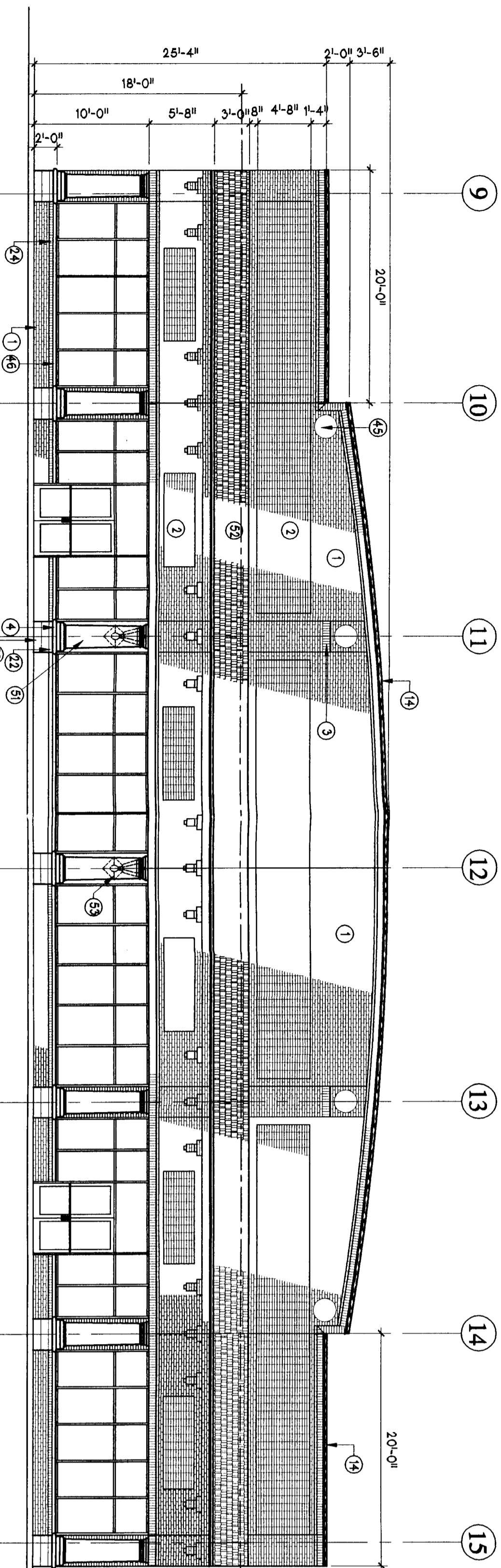
4 EAST ELEVATION - SHOP "B" 1/8"=1'-0"



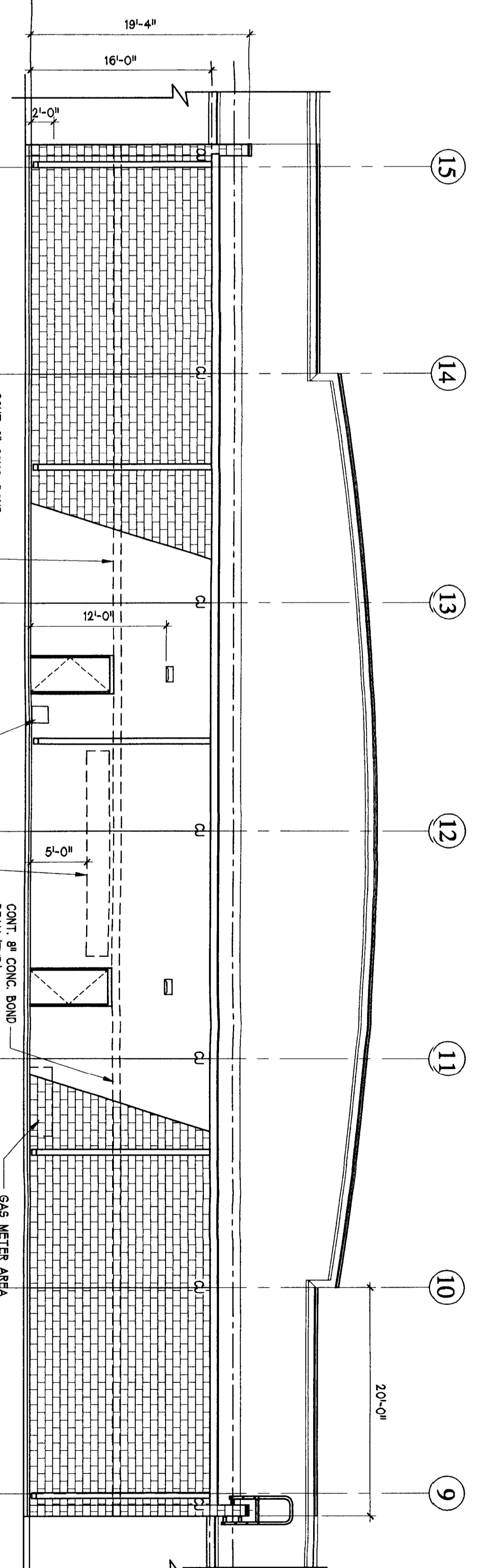
5 NORTH ELEVATION - SHOP "B" 1/8"=1'-0"



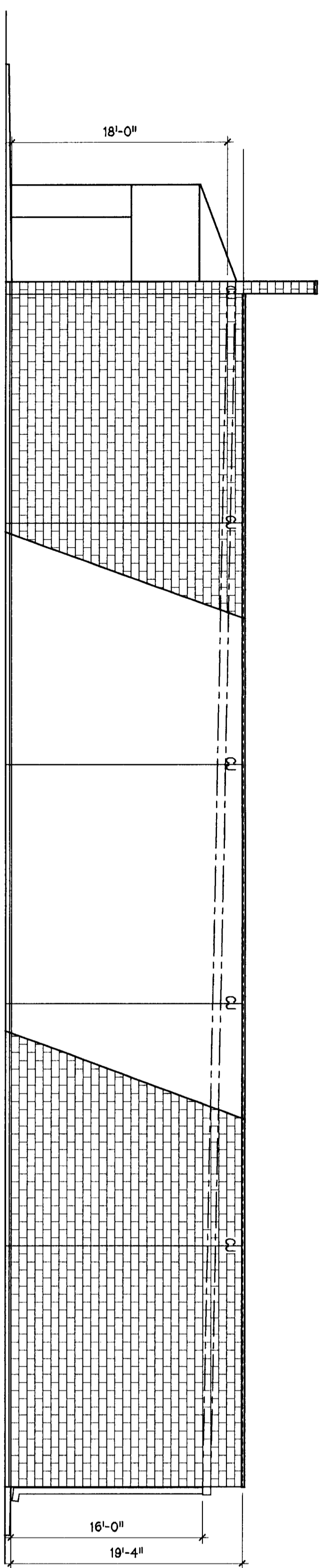
6 WEST ELEVATION - SHOP "B" 1/8"=1'-0"



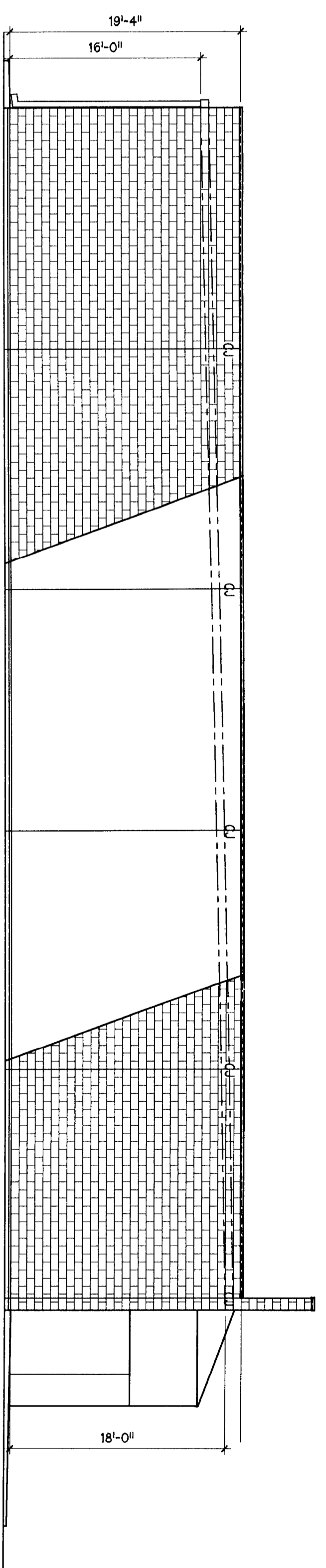
7 EAST ELEVATION - ANCHOR "B" 1/8"=1'-0"



8 WEST ELEVATION - ANCHOR "B" 1/8"=1'-0"



9 NORTH ELEVATION - ANCHOR "B" 1/8"=1'-0"



10 SOUTH ELEVATION - ANCHOR "B" 1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION  
 ISSUED FOR PERMIT  
 ISSUED FOR BIDDING  
 ISSUED FOR CONSTRUCTION  
 Drawing Status

**1 ON 1**  
 ONE ON ONE DESIGN  
 a division of one\*  
 2719 LILLY HILL RD  
 CHARLOTTE, NC 28210  
 TEL: 704.843.6611  
 FAX: 704.843.6611  
 email: dco@oneononedesign.com

**CAMBRIDGE PROPERTIES INCORPORATED**  
 1043 East Morehead Street - Suite 202 Charlotte, North Carolina 28204 Tel: 704/333-2393 Fax: 704/333-2394

**EXTERIOR ELEVATIONS SHOPS "A" SHOPS "B" ANCHOR "B"**

**THE SHOPPES AT DAVIS LAKE**

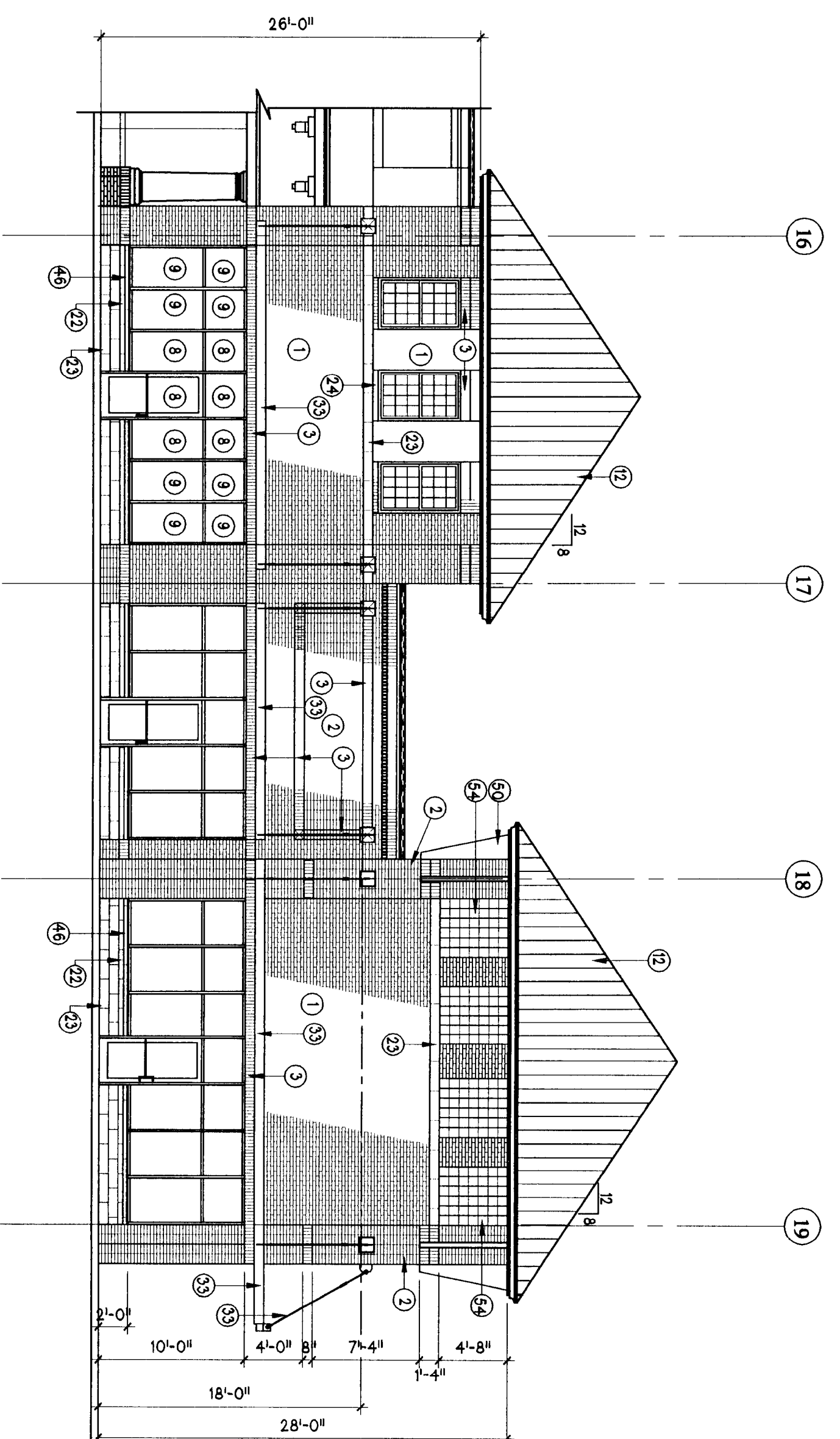
WT HARRIS BLVD. AND DAVIS LAKE PARKWAY  
 CHARLOTTE, NC

Drawn By: ANV  
 Issue Date: XX  
 Drawing File Name: A2-1.DWG  
 Revision:

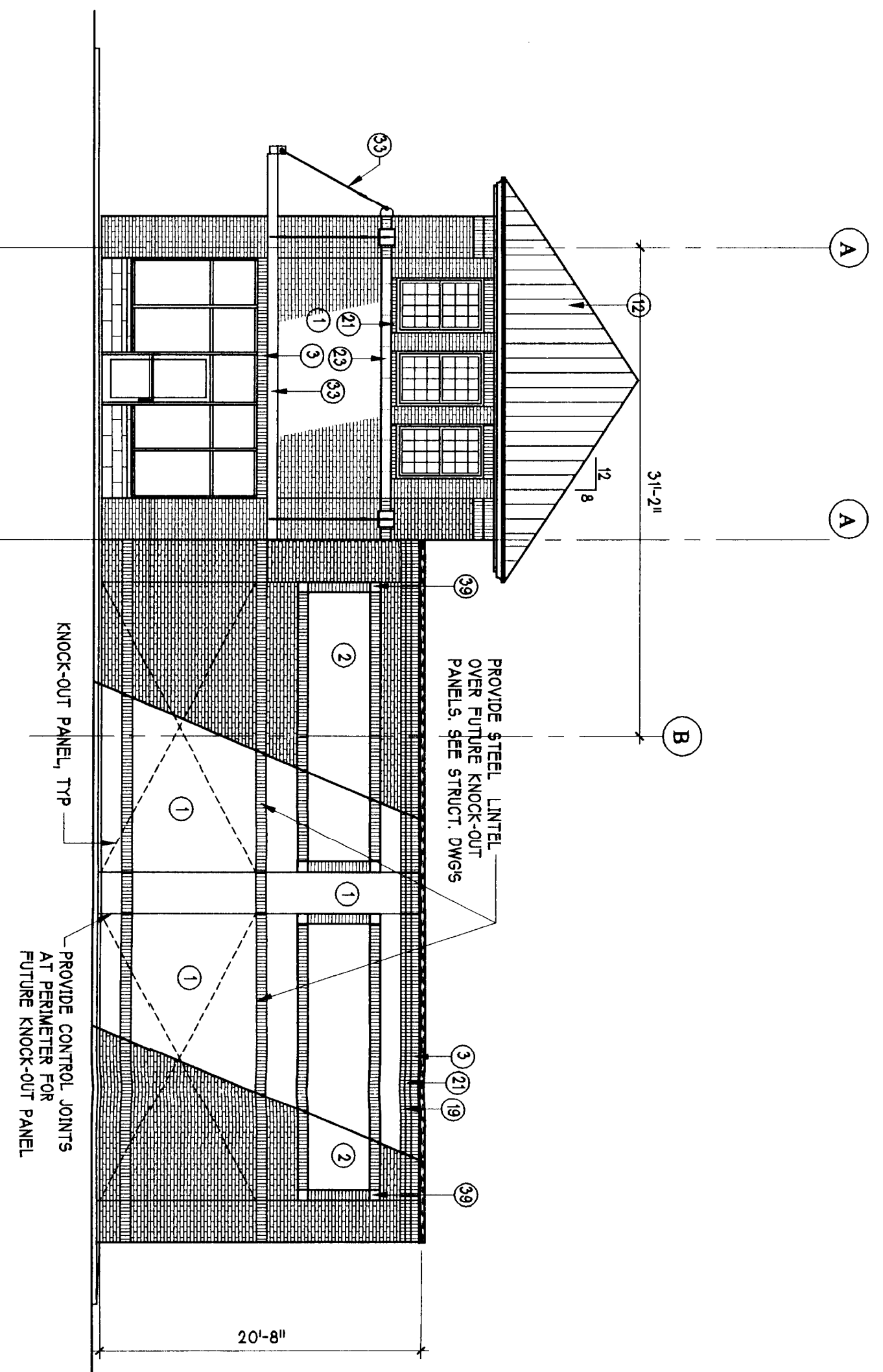
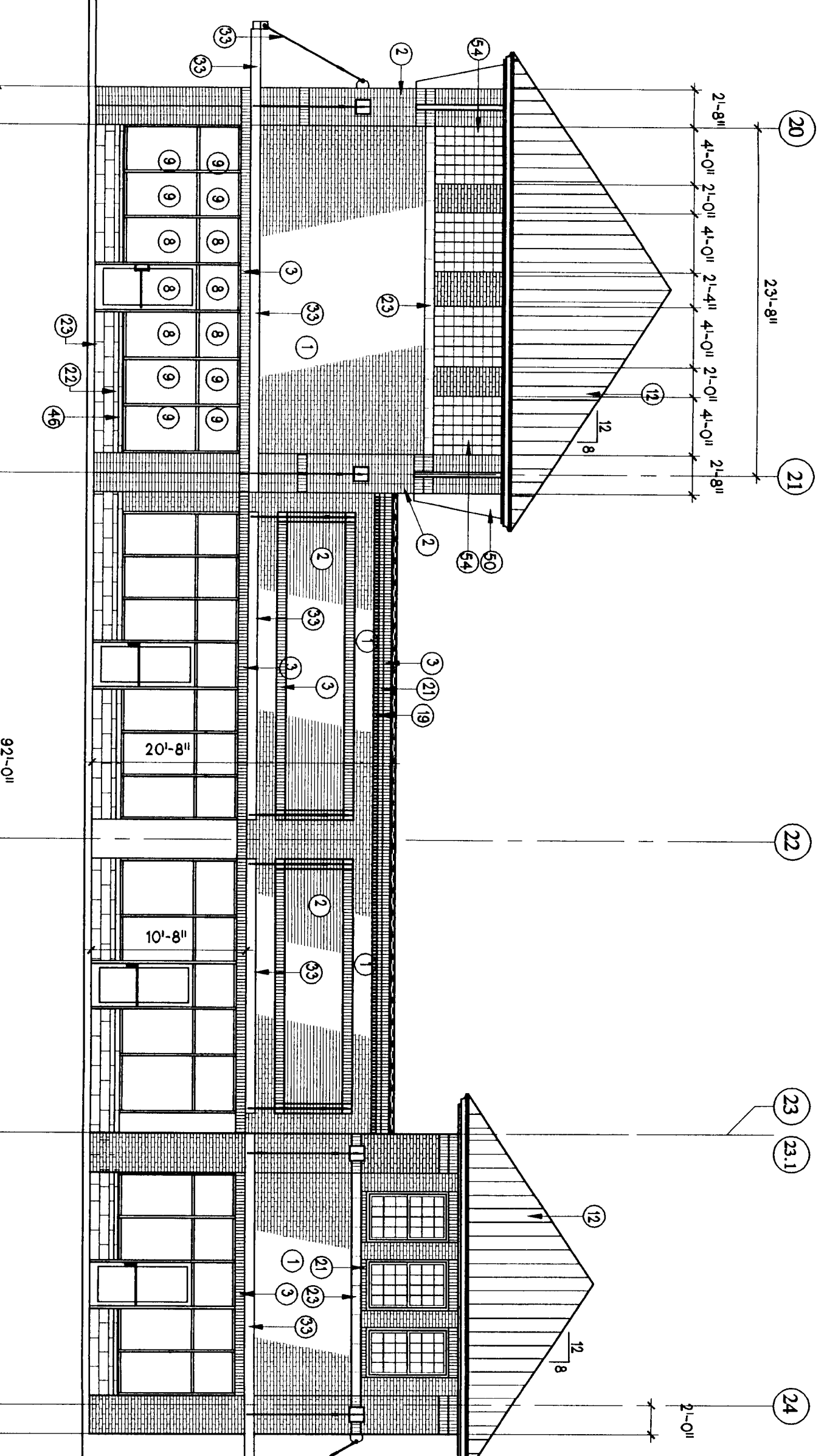
Project Number: 29-03

Building: SHOPS

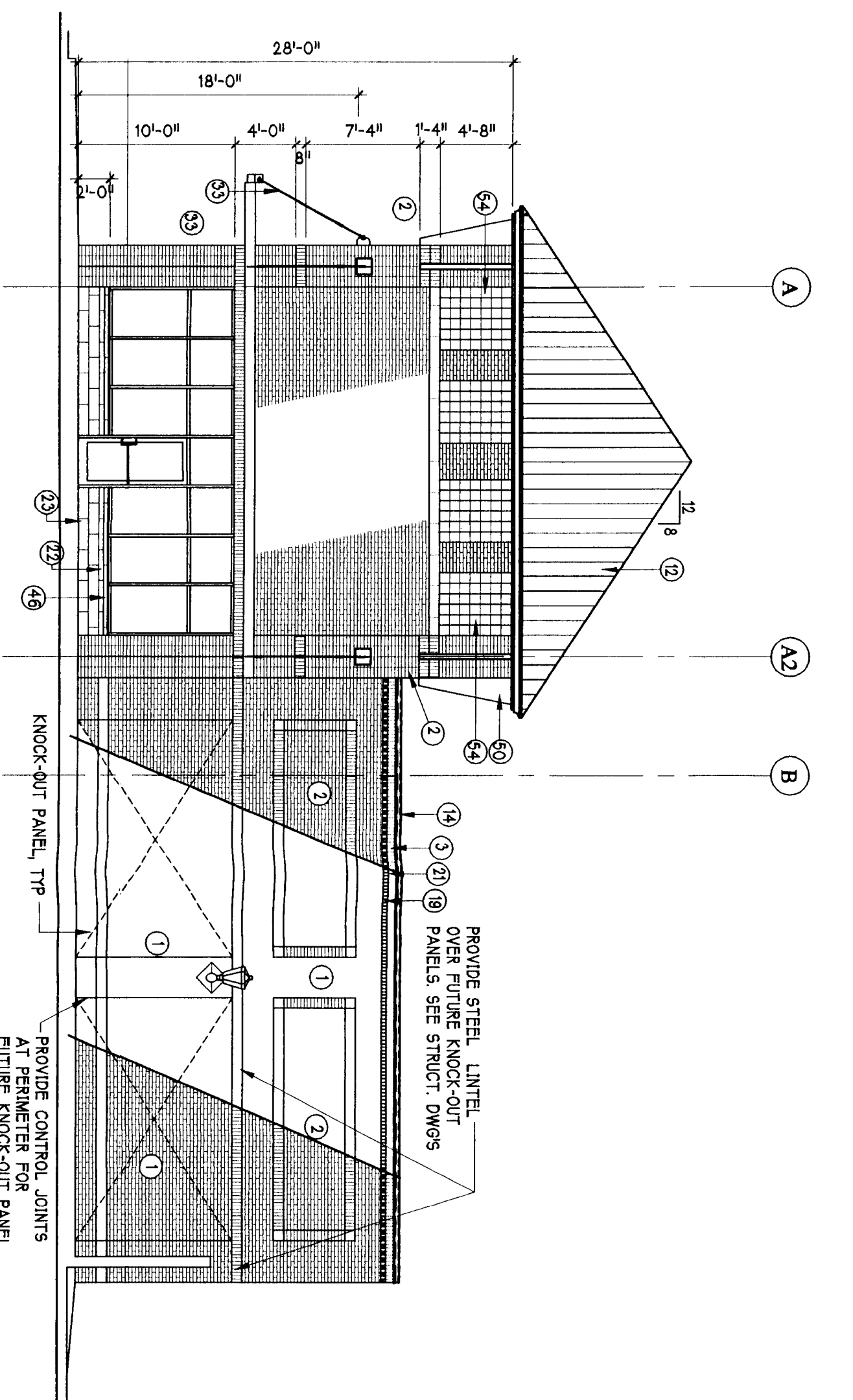
Sheet: A2-1 of



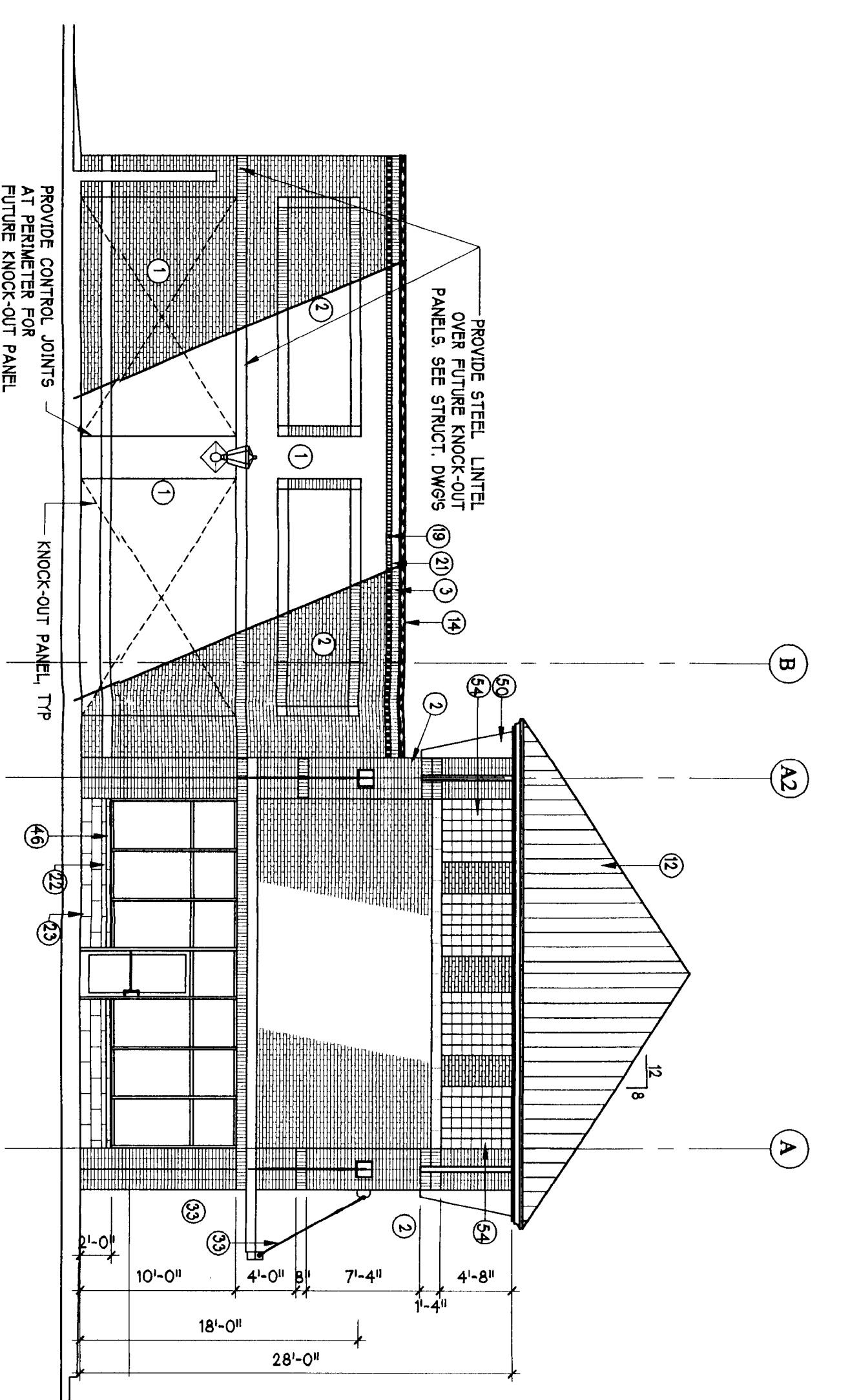
11 SOUTH ELEVATION - SHOPS "C" 1/8"=1'-0"



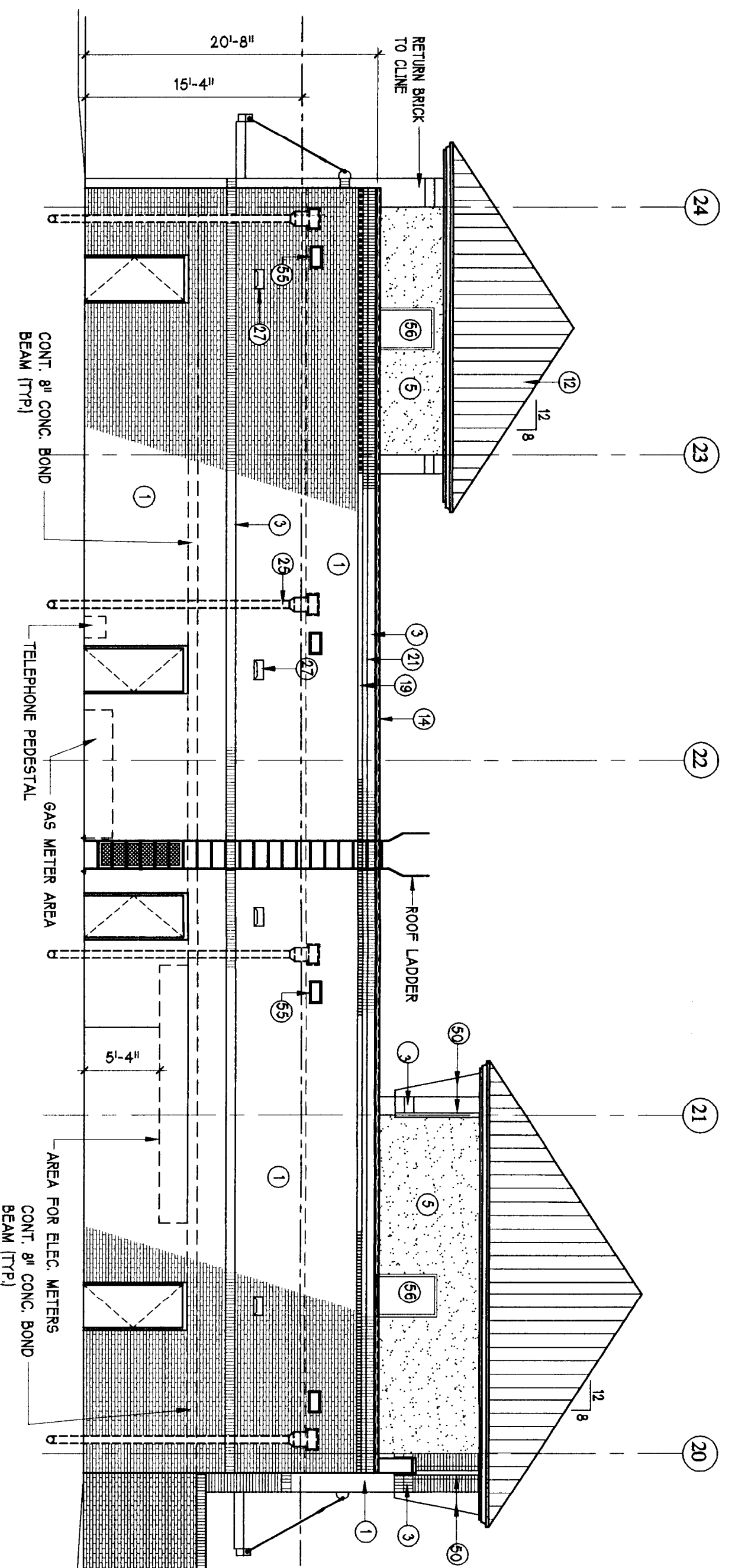
12 EAST ELEVATION - SHOPS "C" 1/8"=1'-0"



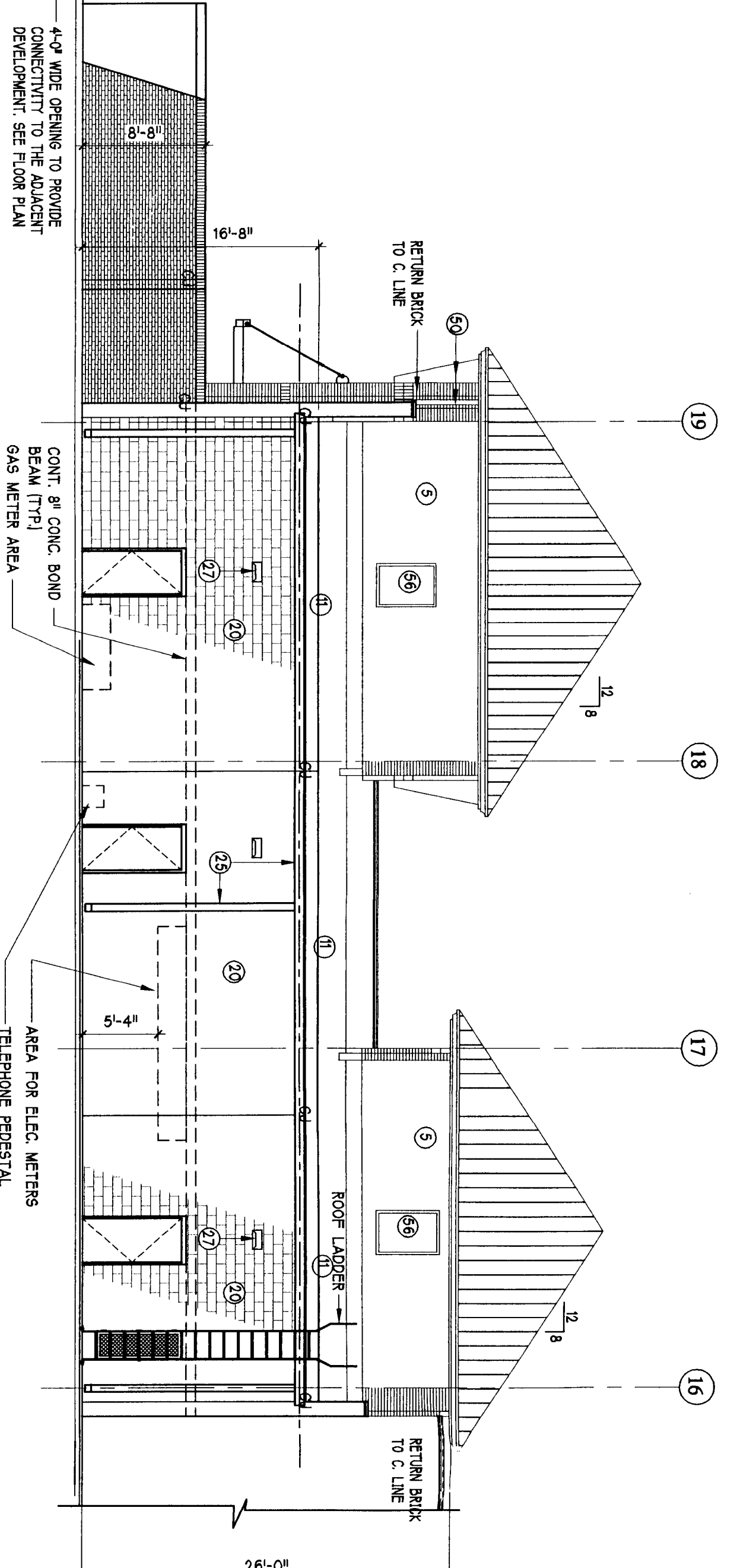
13 COURTYARD WEST ELEVATION - SHOPS "C" 1/8"=1'-0"



14 COURTYARD EAST ELEVATION - SHOPS "C" 1/8"=1'-0"



15 NORTH ELEVATION - SHOPS "C" 1/8"=1'-0"



- PRELIMINARY NOT FOR CONSTRUCTION
- ISSUED FOR PERMIT
- ISSUED FOR BIDDING
- ISSUED FOR CONSTRUCTION

**1 ON 1**  
 ONE ON ONE DESIGN  
 a division of one\*  
 2719 LILLY MILL RD  
 CHARLOTTE, NC 28210  
 FAX: 704.684.4851  
 email: dlc@oneonone.com

**CAMBRIDGE PROPERTIES INCORPORATED**  
 1043 East Morehead Street - Suite 202  
 Charlotte, North Carolina 28204  
 Tel: 704/333-2383  
 Fax: 704/333-2394

EXTERIOR ELEVATIONS SHOPS "C"

Sheet Title

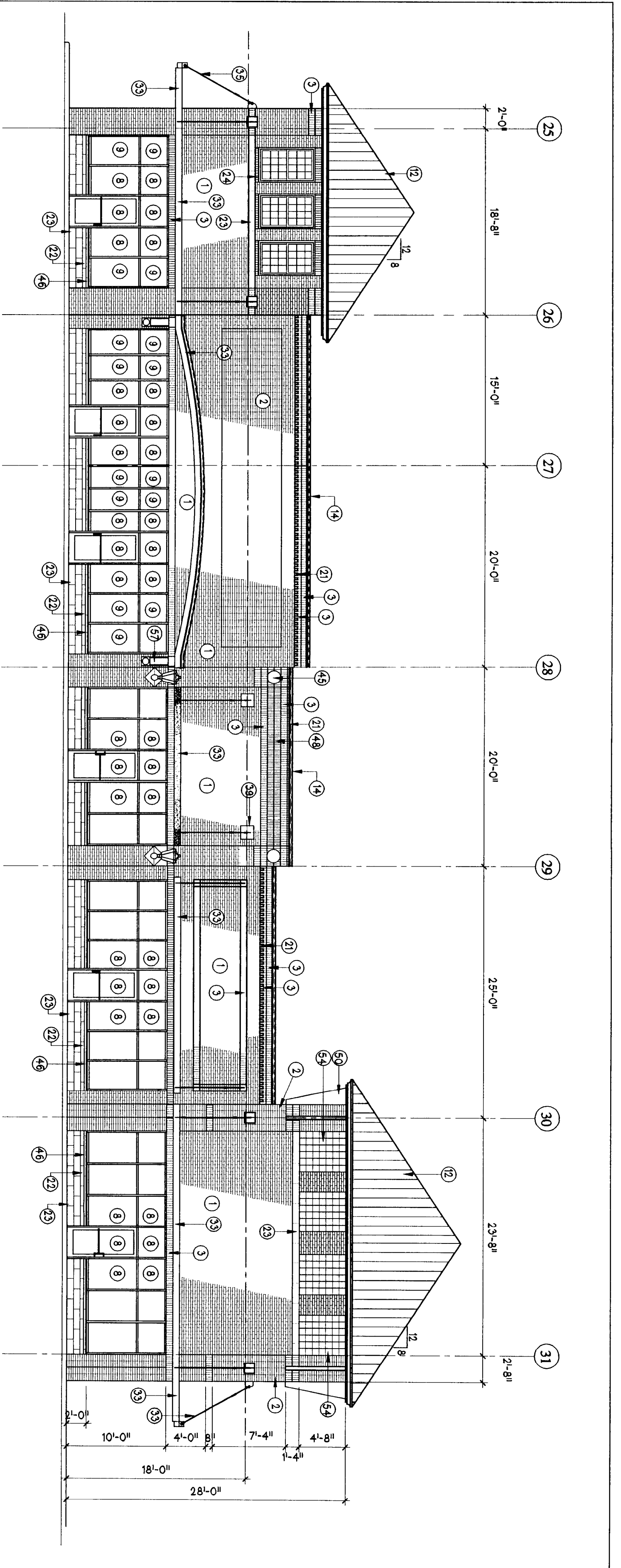
WT HARRIS BLVD.  
 AND DAVIS LAKE PARKWAY  
 CHARLOTTE, NC

Drawn By: DNV  
 Issue Date: XX  
 Drawing File Name: A2-2.DWG  
 Reproduced:

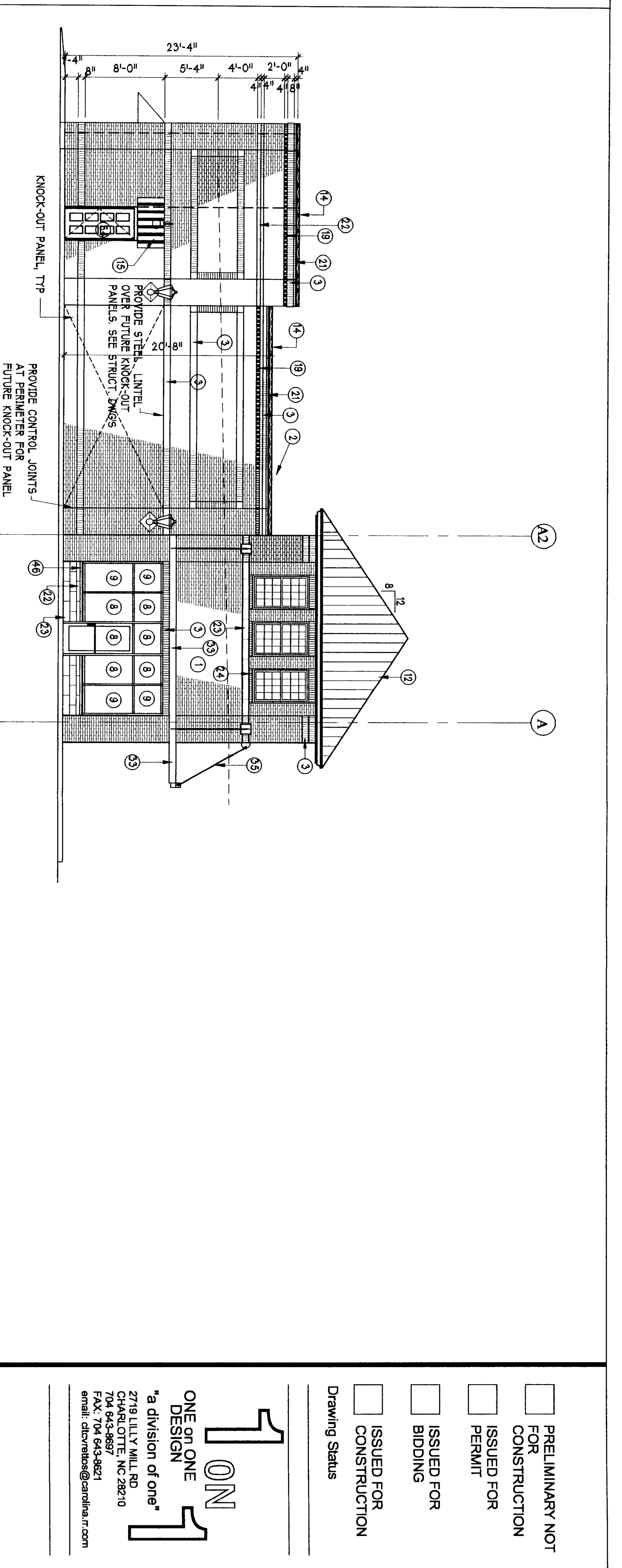
Project Number: 29-03

Building SHOPS

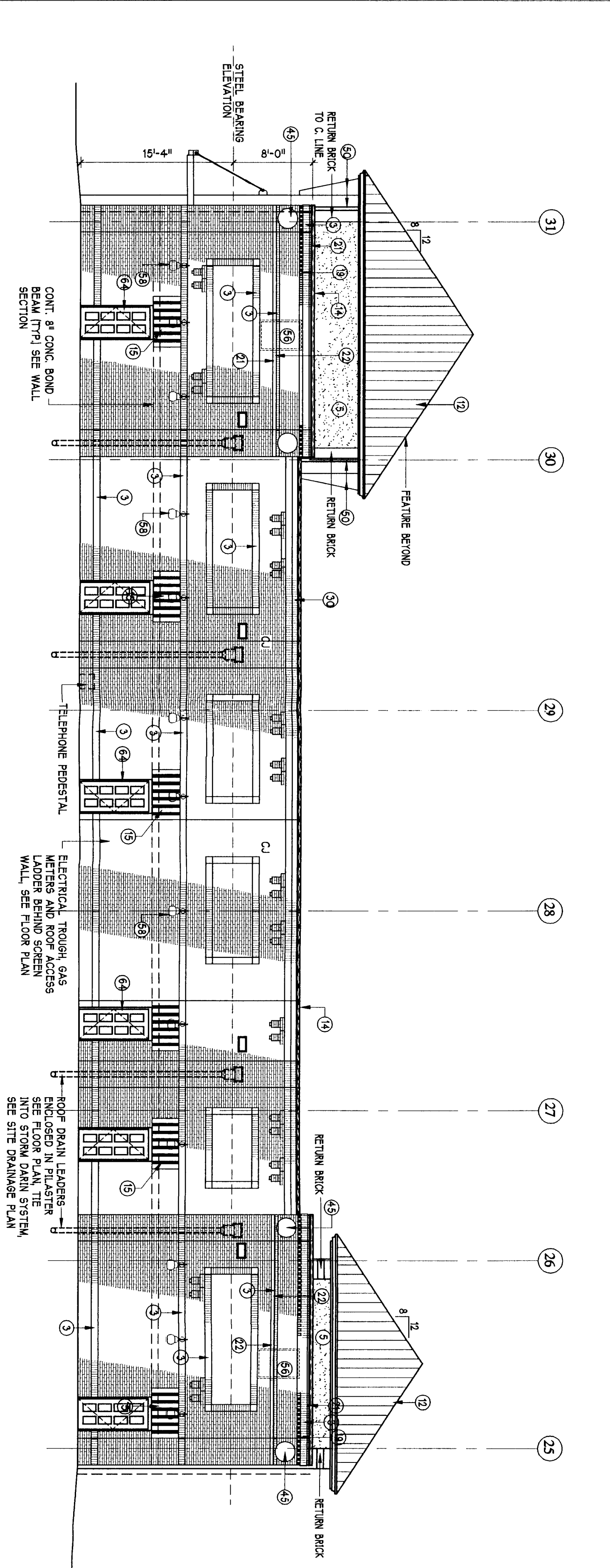
Sheet A2-2 of



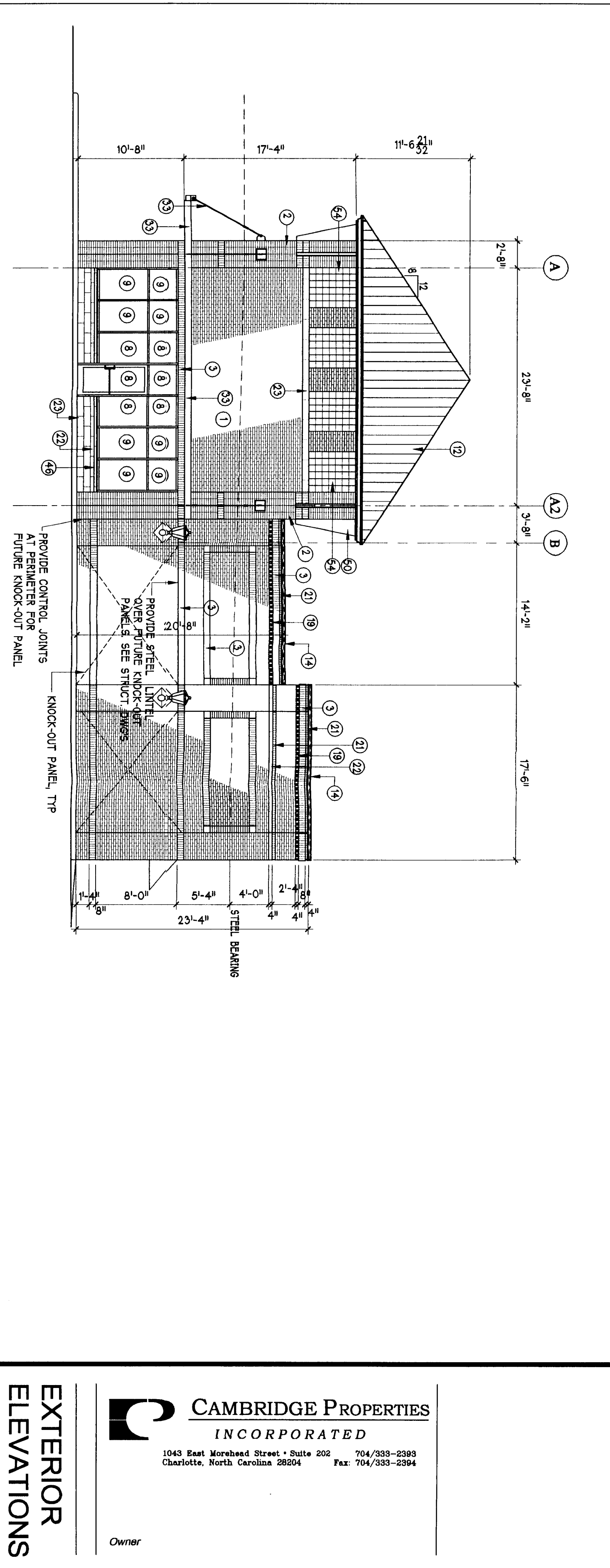
16 WEST ELEVATION - SHOPS "D" 1/8"=1'-0"



17 NORTH ELEVATION - SHOPS "D" 1/8"=1'-0"



18 EAST ELEVATION - SHOPS "D" 1/8"=1'-0"



19 SOUTH ELEVATION - SHOPS "D" 1/8"=1'-0"

TAG	MATERIAL	TAG	MATERIAL
1	FACEROCK VENEER COLOR A	21	BRICK HEADER
2	WITH COLOR MATCHING KIMING BOND	22	ROCK CAST STRETCHER 4X4X4 ST004
3	WITH COLOR MATCHING	23	ROCK CAST STRETCHER 4X4X4 ST005
4	WITH COLOR MATCHING	24	BRICK ROWLOCK CORNER 3/4" UNDER #46
5	ROCK CAST BAND BOND	25	PREFINISHED ALUM. GUTTER AND DOWNSPOUT
6	EXTERIOR INSULATION FINISH SYSTEM (EIFS) WITH POLYURETHANE ADHESIVE AND GYPSUM CORE. COLOR TO BE DETERMINED LATER	26	ROCK CAST MEDALION 8x8 QM40
7	EIFS CORNICE COLOR TO BE DETERMINED	27	WALL ROCK LIGHT FUTURE SECTION OF FUTURE AT 9'-9" AFF
8	1/4" CLEAR THERMO GLASS, MET SECTION 2406 OF THE NC93C	28	TIM
9	1/4" INSULATED FLOAT GLASS, MET SECTION 2406 OF THE NC93C	29	ROCK CAST QM40 MEDALION H
10	1/4" INSULATED FLOAT GLASS, ENTIRE WINDOW, MET SECTION 2406 OF THE NC93C	30	DOUBLE HEADER
11	1/4" ALUMINUM SPANDREL, ENTIRE WINDOW, MET SECTION 2406 OF THE NC93C	31	BACK OF RAFTER, COVERED WITH SINGLE PLY
12	ALUMINUM LINES ON SELECTED BY OWNER	32	ROOFING MEMBRANE OR OTHER MATERIAL
13	STANDING SEAM METAL ROOFING SYSTEM	33	METAL CORNER SEE WALL SECTION
14	EQUAL TO REFERRED PREWATERED GALVALUME	34	ROOFING BLOCKING FOR SIGN SEE SECTION H1A3-4
15	1/8" POLYURETHANE GLAZING, ALL LITES	35	1/4" TE. ROD WITH THIMBUCKLE
16	CORNER, SNAP-LOCK CORING SYSTEM	36	ROCK CAST MEDALION QM40 24x24 SCENE AND LAV. DIAGONAL
17	CANVAS AWNING COLOR TO BE DETERMINED	37	ROCK CAST MEDALION H1 QM40
18	PARABOLIC FOR A UNIFORM LIVE LOAD OF 8 LB	38	ROCK CAST MEDALION 24x24 QM40
19	OF THE WEBC. 2002. THE FRAME WILL BE 1" NAIL	39	ROCK CAST MEDALION QM40
20	DESIGN LOADS AND PL. LANE SPACED TO BE	40	5/8" ROCK CAST MEDALION QM40
21	SECTION 503 OF THE RCBC 2003	41	FACE BRICK CUT AS REQUIRED TO FORM DESIGN COLOR B
22	SEE SECTION 503 OF THE RCBC 2003	42	TRIPLE SOLIDER COLOR A
23	TO THE APPLICABLE STRIPPED MATERIAL	43	STEEL TRUSS CLAMP, PAINTED
24	PATTERN AND COLOR SELECTED BY OWNER	44	ROCK CAST MEDALION CUT FROM QM40 20x4 EACH
25		45	ROCK CAST MEDALION 22x5-048
26		46	SCULPT STONE MEDALION 24X4-048
27		47	ROCK CAST STUO
28		48	ARCHITECTURAL METAL PANEL, SEE WALL SECTION
29		49	SOLIDER COURSE TURN AT 45 DEGREES
30		50	SCULPT STONE MEDALION
31		51	STEEL BRACKET
32		52	FIBERGLASS REINFORCED CONCRETE COLUMN
33		53	ROOFING TILE
34		54	WALL SCOUR AT PLASTER BEHIND COLUMN
35		55	GLASS BLOCK
36		56	OVERFLOW SCOPPER
37		57	24x6 ACCESS HATCH
38		58	DECORATIVE STEEL BRACKET OR FRON
39		59	FACEROCK VENEER COLOR B
40		60	WITH SOLID METAL FINISHING BOND
41		61	DOUBLE SOLIDER COLOR B
42		62	SOLIDER, COLOR B
43		63	ROCKWOLK COLOR B
44		64	BRICK ROWLOCK, COLOR B - ALTERNATE PRODUCTION
45		65	8 PANEL STEEL DOOR EQUAL TO AAWELD
46		66	-
47		67	-

**IMPORTANT NOTE**

CONCRETE BLOCK BOND SEQUENCE:  
 1. BLOCKFILL (NO) WITHOUT TINTING THE BLOCK FILLS  
 2. APPLY FIRST COAT OF FINISH PAINT SLIGHTLY TINTED TO FINAL COLOR.  
 3. APPLY SECOND COAT OF FINISH PAINT SLIGHTLY TINTED TO FINAL COLOR.  
 4. APPLY FINISH COAT OF FINISH PAINT, TINTED TO THE FINAL COLOR SELECTION.  
 5. ONLY AFTER THE FINAL COAT OF FINISH PAINT IS APPLIED, SEAL THE TOP AND SIDES OF ALL BLOCKS, THROUGHS, ETC.

ALL EXT. WALL MOUNTED BOXES AND OTHER ACCESSORIES TO BE MOUNTED ON UNFINISHED SECTIONS. ALL ACCESSORIES TO BE MOUNTED ON UNFINISHED SECTIONS. ATTACHMENTS MUST BE MOUNTED ON UNFINISHED SECTIONS.





## Charlotte-Mecklenburg Planning Department

**DATE:** March 2, 2016

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 1996-009C The Shopping Center Group, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

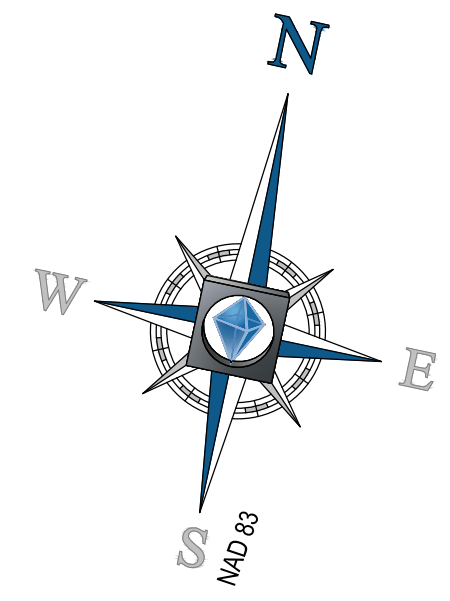
- Site layout for a proposed retail use (NTB Tire)
- Building elevations
- Landscaping plan

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the County Commissioners.

**Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.**

**Signage was note reviewed as part of this request.**



Attached to Administrative  
Approval

*Solomon A. Fortune* **Solomon A. Fortune**

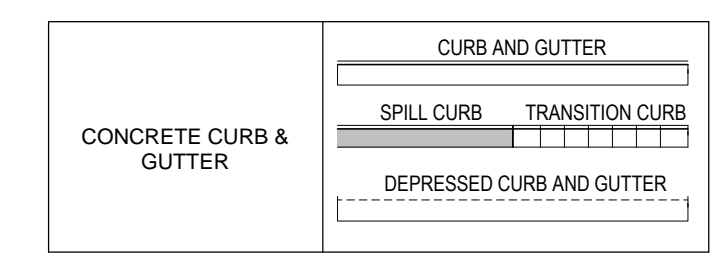
**PAVEMENT LEGEND**

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

**GENERAL NOTES**

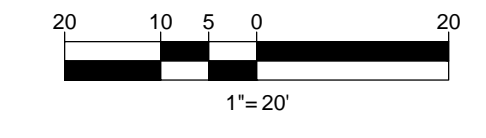
- DEVELOPER/APPLICANT:  
ASTON PROPERTIES  
610 E. MOREHEAD ST SUITE 100  
CHARLOTTE, NC 28202  
CONTACT: BRYAN SMITH  
PHONE: (704) 319-4521
- THIS PLAN IS BASED UPON THE FOLLOWING:  
ASTON - SANDY PORTER, LLC  
"ALTA SURVEY FOR 8435 DAVID LAKE PKWY  
CITY OF CHARLOTTE, NORTH CAROLINA"  
DATED: 09/21/15  
PROJECT NO.: 53876
- EX. SITE INFORMATION  
OWNER: CAMBRIDGE - DAVIS LAKE, LLC.  
ADDRESS: 8435 DAVID LAKE PKWY  
CHARLOTTE, NC  
PARCEL NUMBER: 4322114  
D.B. 165809, P.N. 493  
AREA: 0.992 ACRES
- PROPOSED SITE INFORMATION  
OWNER: ASTON PROPERTIES, INC.  
8435 DAVID LAKE PKWY  
CHARLOTTE, NC  
AREA: 0.992 AC
- EXISTING USE:  
CC - COMMERCIAL CENTER  
PROPOSED USE:  
CC - COMMERCIAL CENTER
- SITE SIZES AND COVERAGES  
TOTAL ACREAGE: 0.992 AC  
IMPERVIOUS AREA: 0.62 AC  
BUILDING AREA (GSF): 7,348 S.F.  
BUILDING TO LAND: 17.00%  
BUILDING HEIGHT: 25.0 FT
- ZONING ORDINANCE PROVISIONS
 

	REQUIRED	PROPOSED
A) SETBACKS/BUFFERS/STRIP:		
FRONT - E (DAVID LAKE PKWY)	40 FT	111.48 FT
REAR - W (COMMERCIAL)	10 FT	10.00 FT
SIDE - N (COMMERCIAL)	0 FT	14.4 FT
SIDE - S (COMMERCIAL)	0 FT	37.96 FT
B) MAXIMUM BUILDING HEIGHT:	65.00 FT	25.00 FT
C) PARKING REQUIRED:		
1 SPACE / 250 S.F. GFA (RETAIL)		29 SPACES
1 SPACE / 1,250 S.F. * 1 SPACE (INCLUDES HANDICAP AND VAN ACCESSIBLE SPACES)		29 SPACES
HANDICAP PARKING REQUIRED:		
HANDICAP - 2% - 50 SPACES VAN ACCESSIBLE	2 TOTAL SPACES	2 SPACES
STANDARD DIMENSION ACCESSIBLE DIMENSION	9 FT X 18 FT	27 SPACES
	8 FT X 18 FT	2 SPACES
BICYCLE PARKING		
LONG-TERM (2 OR 1 PER 12,000 SF)	2 SPACES	2 SPACES
SHORT TERM (5% OF AUTO PARKING)	2 SPACES	2 SPACES
- THE PROPERTY BOUNDARIES WERE ORIGINATED FROM THE SOURCE LABELED IN NOTE 2.
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- THERE ARE NO WETLANDS NOR STREAMS LOCATED ON THE SITE.
- THERE ARE NO AREAS TO BE DEDICATED OR RESERVED FOR THE PUBLIC OR A LOCAL JURISDICTION.
- PUBLIC WATER AND SEWER, STORM DRAIN, GAS, ELECTRIC AND TELEPHONE UTILITIES ARE AVAILABLE TO THE SITE.
- BUILDING BRICK FACADE COLOR TO MATCH EXISTING CENTER.



**SITE KEYNOTES**

- CURB & GUTTER (TYP.)
- PROPOSED FLUSH CURB
- PROPOSED ADA COMPLIANT SIDEWALK RAMP
- PROPOSED BOLLARD MOUNTED ADA PARKING SIGN
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- EXISTING RETAINING WALL
- PROPOSED CONC. SIDEWALK (WIDTH VARIES)
- PROPOSED STRIPING (TYP.)
- PROPOSED ADA SYMBOL (TYP.)
- PROPOSED STOP SIGN AND STOP BAR
- PROPOSED CONCRETE BOLLARD
- PROPOSED 2 LONG TERM BICYCLE PARKING SPACES WITH CANOPY COVER
- PROPOSED DIRECTIONAL MARKINGS
- PROPOSED DRIVE-THROUGH GARAGE DOOR
- PROPOSED SITE LIGHTS
- PROPOSED TRASH AND RECYCLE ENCLOSURE
- PROPOSED USED TIRE ENCLOSURE
- RELOCATED TRANSFORMER
- PROPOSED SAFETY RAILING
- PROPOSED RETAINING WALL
- PROPOSED LIMITS OF EXPOSED FOUNDATION
- PROPOSED SANITARY CLEANOUT ROUTE
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- MODIFY EXISTING GRATE INLET TO MANHOLE
- PROPOSED SAWCUT
- PROPOSED 1" RPPA BACKFLOW
- PROPOSED 1" WATER METER
- PROPOSED 4" RPPA BACKFLOW
- PROPOSED OIL SEPARATOR
- PROPOSED TREE LINE
- PROPOSED 2 SHORT TERM BICYCLE PARKING SPACES
- PROPOSED PAVEMENT MARKING FOR ACCESSIBLE ROUTE
- PROPOSED 10'X50' LOADING ZONE
- PROPOSED FDC
- PROPOSED STAMPED ASPHALT TO MATCH EXISTING CROSSWALK STYLE
- PROPOSED CROSSWALK AND RESTRIPING OF STOP BAR
- PROPOSED 4" FIRE LINE WATER METER
- PROPOSED CONCRETE APRON



**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
No. 36308

11/11/16

**REVISIONS**

REV	DATE	COMMENT	BY
1	12/10/15	PER CITY COMMENTS	IBG
2	12/17/15	PER COMMENTS	BWR
3	1/8/16	PER CITY COMMENTS	BWR

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PROJECT No.: NCC152094  
DRAWN BY: IBG  
CHECKED BY: BWR  
DATE: 11/18/15  
SCALE: 1" = 20'  
CAD ID: S50

**NTB DAVIS LAKE**

FOR  
**ASTON PROPERTIES INC.**

LOCATION OF SITE  
THE SHoppes AT DAVIS LAKE  
8435 DAVIS LAKE PKY  
CHARLOTTE, NC 28269  
MECKLENBURG COUNTY

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NC, PLLC, NCBELS P-1132

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Fax: (980) 272-3401  
NC@BohlerEng.com

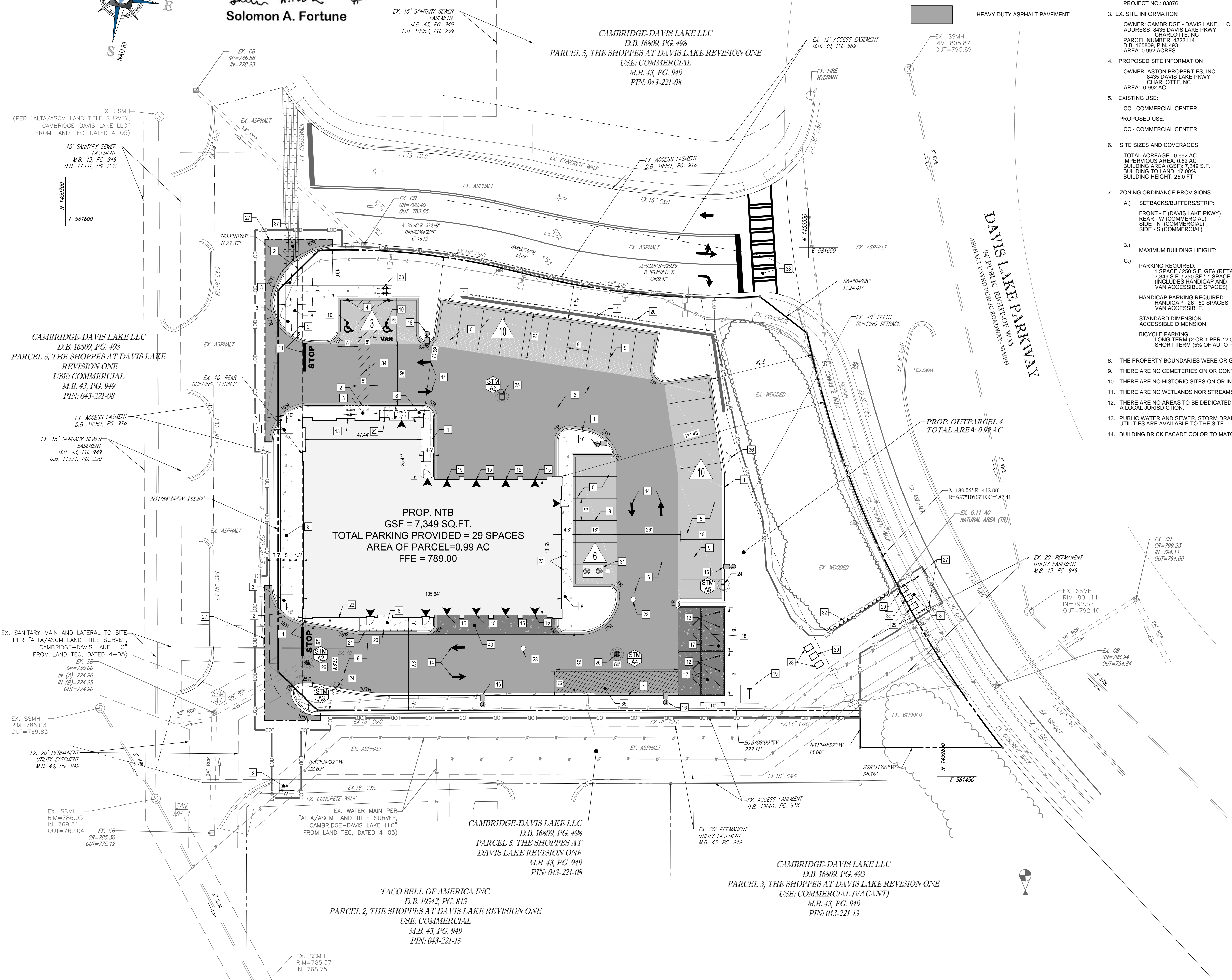
*Solomon A. Fortune*

REGISTERED PROFESSIONAL ENGINEER  
No. 36308

11/11/16

SHEET TITLE:  
**SITE PLAN**

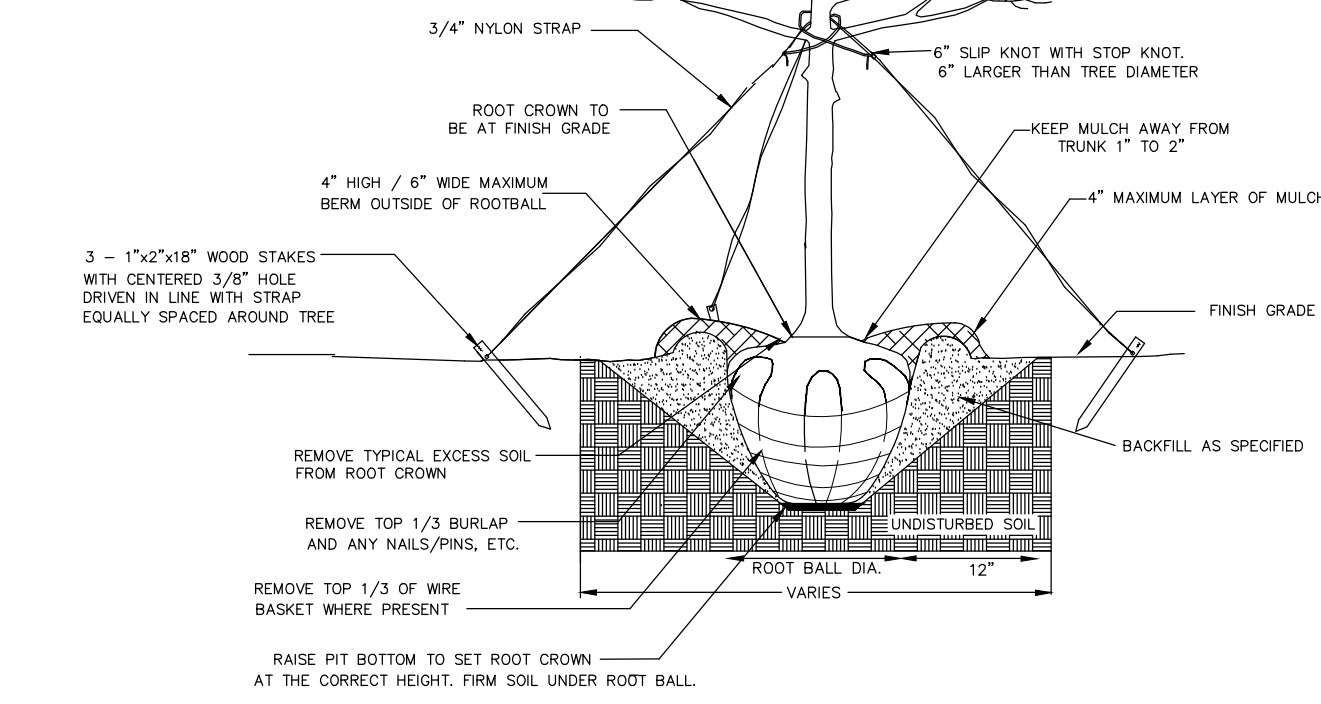
SHEET NUMBER:  
**C-6**





**NOTES:**

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.

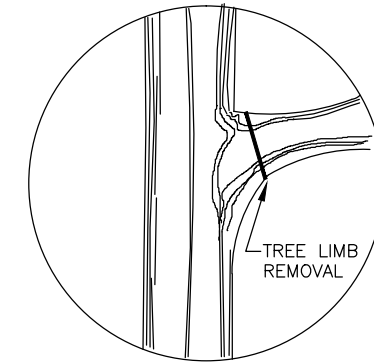
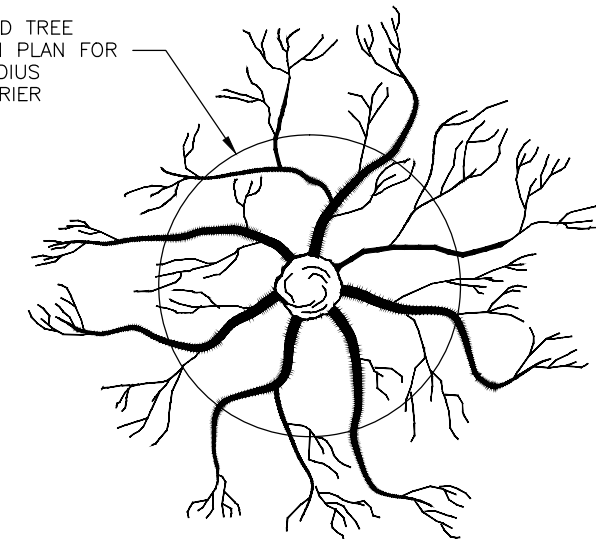


ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)  
FOR EXAMPLE:

CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12"-14"	16"	24"	16"
3"	14"-16"	18"	32"	21"

NOT TO SCALE

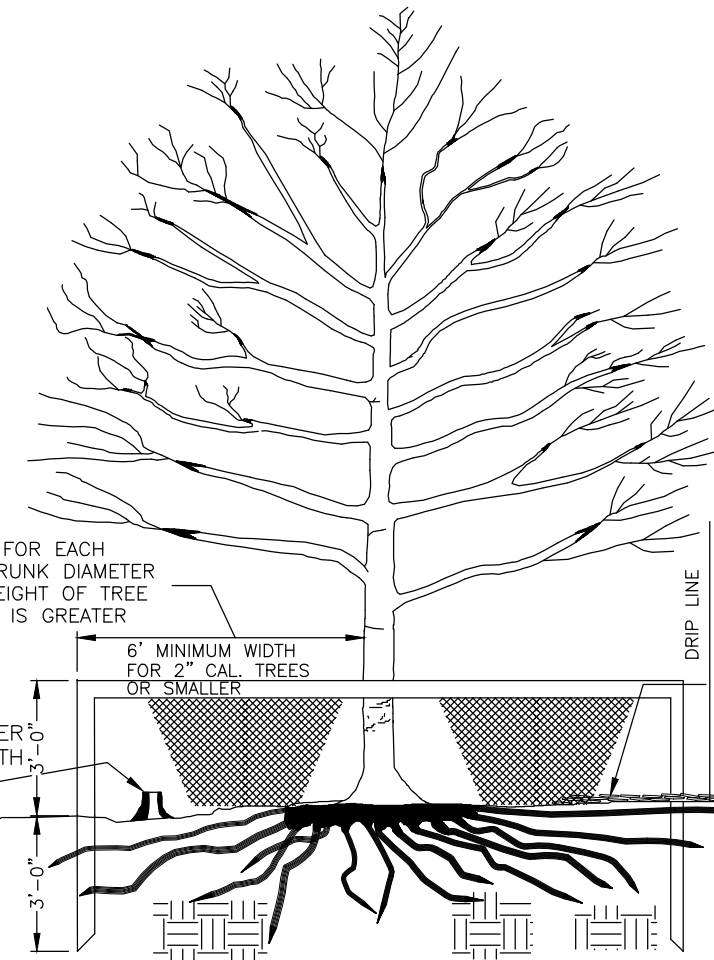
SEE APPROVED TREE PRESERVATION PLAN FOR REQUIRED RADIUS OF TREE BARRIER



FOR PRUNING SEE INTERNATIONAL SOCIETY OF ARBORICULTURE SPECS.  
DEAD TREES AND SCRUB OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. NO CRUSING ALLOWED UNDER DRIP LINE.  
2"x4" STANDARDS + 1"x4" RAILS OR ORANGE SAFETY FENCING MAY BE USED.

**NOTES:**

1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.



**CITY OF CHARLOTTE**  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

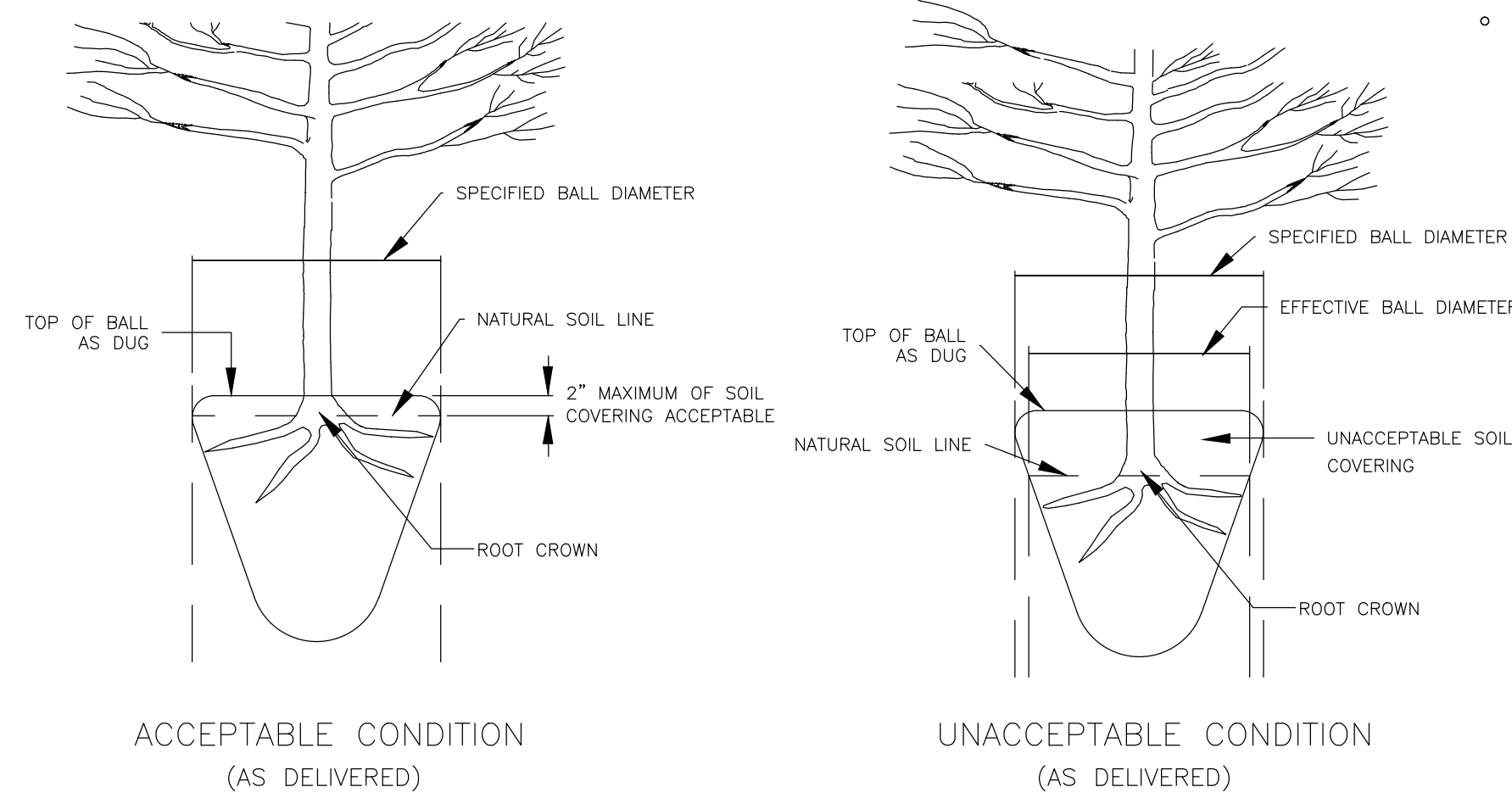
**TREE PLANTING**  
(FOR SINGLE AND MULTI-STEM TREES)

STD. NO. REV. 40.01

**CITY OF CHARLOTTE**  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

**TREE PROTECTION DETAIL**

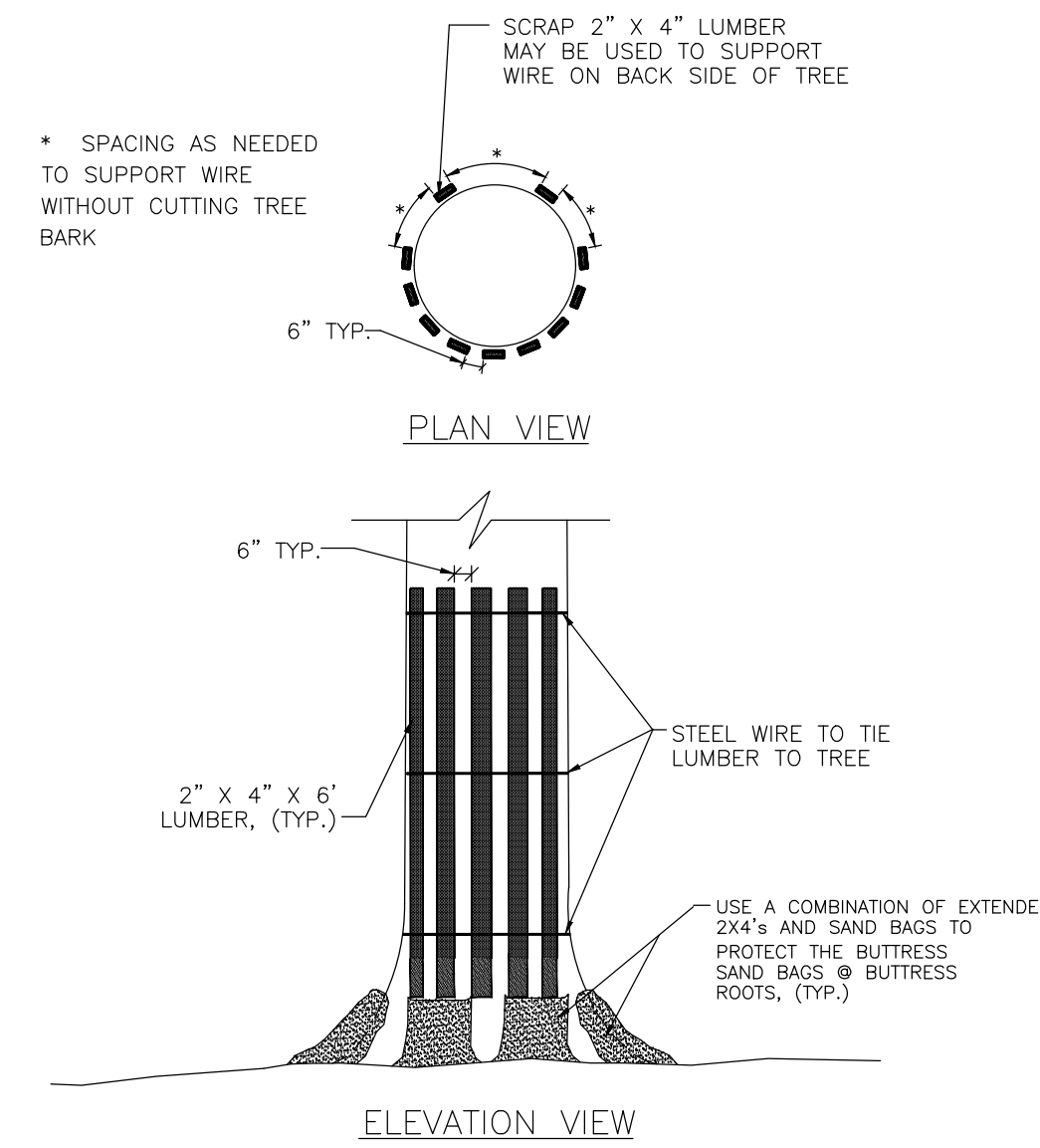
STD. NO. REV. 40.02



**NOTE:**  
A ROOT FLARE EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE CITY ARBORIST TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF CITY ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.

**NOTES:**

1. THIS TREE BUMPER DETAIL SHALL BE USED WHEN WORKING WITHIN 10' OF AN EXISTING TREE TO BE PROTECTED.
2. ALL TREES SHALL BE SAVED UNLESS NOTED OTHERWISE ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. LUMBER, WIRE, AND SANDBAGS MAY BE REUSED AT OTHER TREES.
4. THE INTENT OF THIS DETAILS TO PROTECT EXISTING TREES FROM DAMAGEDURING CONSTRUCTION ESPECIALLY FROM BACKHOE ARM SWING. AN ALTERNATE APPROACH MAYBE USED IF APPROVED IN WRITINGBY THE ENGINEER AFTER CONSULTATION WITH THE CITY ARBORIST OR HIS DULY AUTHORIZED REPRESENTATIVE.



**CITY OF CHARLOTTE**  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

**ROOT FLARE DEPTHS**  
(TREE ROOT BALL CONDITION ON TREES FROM SUPPLIERS)

STD. NO. REV. 40.09 9

**CITY OF CHARLOTTE**  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

**TEMPORARY TREE PROTECTION DETAIL**

STD. NO. REV. 40.12

**BOHLER ENGINEERING**  
NC, PLLC  
800 WEST HILL STREET, SUITE 101  
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Phone: (980) 272-3400  
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• CHARLOTTE, NC  
• CHARLOTTE, NC  
• TAMPA, FL

**REVISIONS**

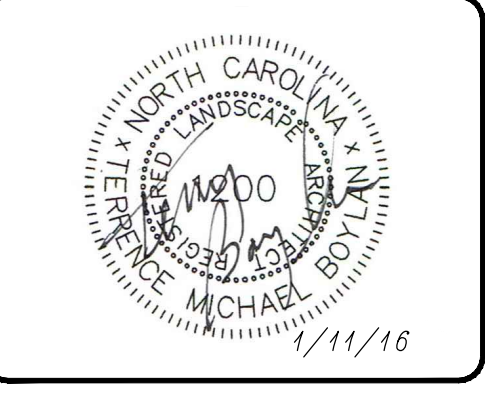
REV	DATE	COMMENT	BY
1	12/10/15	PER CITY COMMENTS	IBG
2	12/17/15	PER COMMENTS	BWR
3	1/8/16	PER CITY COMMENTS	BWR

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IT'S THE LAW

PROJECT No.: NCC152094  
DRAWN BY: IBG  
CHECKED BY: BWR  
DATE: 11/18/15  
SCALE: AS NOTED  
CAD ID: SSO

**NTB DAVIS LAKE**  
FOR  
**ASTON PROPERTIES INC.**  
LOCATION OF SITE  
THE SHOPPES AT DAVIS LAKE  
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CHARLOTTE, NC 28269  
MECKLENBURG COUNTY

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SHEET TITLE:  
**LANDSCAPE NOTES AND DETAILS**

SHEET NUMBER:  
**L-2**

Attached to Administrative

Approval

*Solomon A. Fortune*  
Solomon A. Fortune

1

NOTE:  
BUILDING MATERIALS AND COLORS  
MATCH THOSE OF THE SHOPPING  
CENTER AND AS APPROVED BY THE  
OWNER

FINISH SCHEDULE	
EF-1	FRANK BLUE / SW6967 / Semi Gloss
EF-2	GOLD FINCH / SW6905 / Semi Gloss
EF-3	LATTE / SW6108 / Semi Gloss
EF-4	WEATHERVANE / SW2927 / Semi Gloss
EF-5	CYBERSPACE / SW7076 / Semi Gloss
EF-6	NATURAL WHITE
EF-7	GENERAL SHALE PHOENIX
EF-8	PALMETTO .25 GREYSTONE

NOTE: UNLESS OTHERWISE NOTED, ALL MORTAR COLOR TO BE "IVORY BUFF" BY LAFARGE. MORTAR COLOR AT ROCKCAST TO BE "CRYSTAL WHITE"



NORTH ELEVATION- FACES ENTRANCE ROAD TO SHOPPING CENTER



SOUTH ELEVATION - FACES TACO BELL

ROBERT C. NITISHIN, AIA  
ARCHITECT  
2265 ROSWELL ROAD  
SUITE 100  
MARIETTA, GEORGIA 30062  
770-509-4894 TELEPHONE  
770-509-4895 FACSIMILE

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ASTON PROPERTIES  
610 E. MOREHEAD STREET  
SUITE 100  
CHARLOTTE, N.C.

**NTB**  
TIRE & SERVICE CENTERS  
The Shoppes at Davis Lake  
Charlotte, N.C.

20150037  
ISSUED FOR CONSTRUCTION  
12/17/2015

REV	DATE	PERMIT COMMENT
1		1/5/16

A-4

Attached to Administrative

Approval

*Solomon A. Fortune*  
Solomon A. Fortune

1

NOTE:  
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MATCH THOSE OF THE SHOPPING  
CENTER AND AS APPROVED BY THE  
OWNER

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EF-7	GENERAL SHALE PHOENIX
EF-8	PALMETTO .25 GREYSTONE

NOTE: UNLESS OTHERWISE NOTED, ALL  
MORTAR COLOR TO BE "IVORY BUFF" BY  
LAFARGE. MORTAR COLOR AT ROCKCAST  
TO BE "CRYSTAL WHITE"

ROBERT C. NITISHIN, AIA  
ARCHITECT  
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MARIETTA, GEORGIA 30062  
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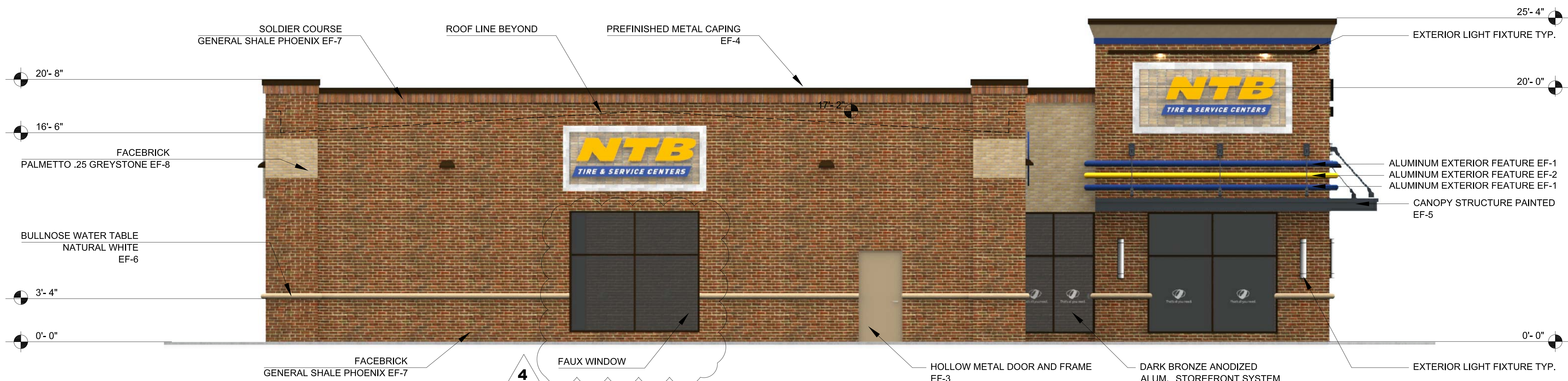


ASTON PROPERTIES  
610 E. MOREHEAD STREET  
SUITE 100  
CHARLOTTE, N.C.

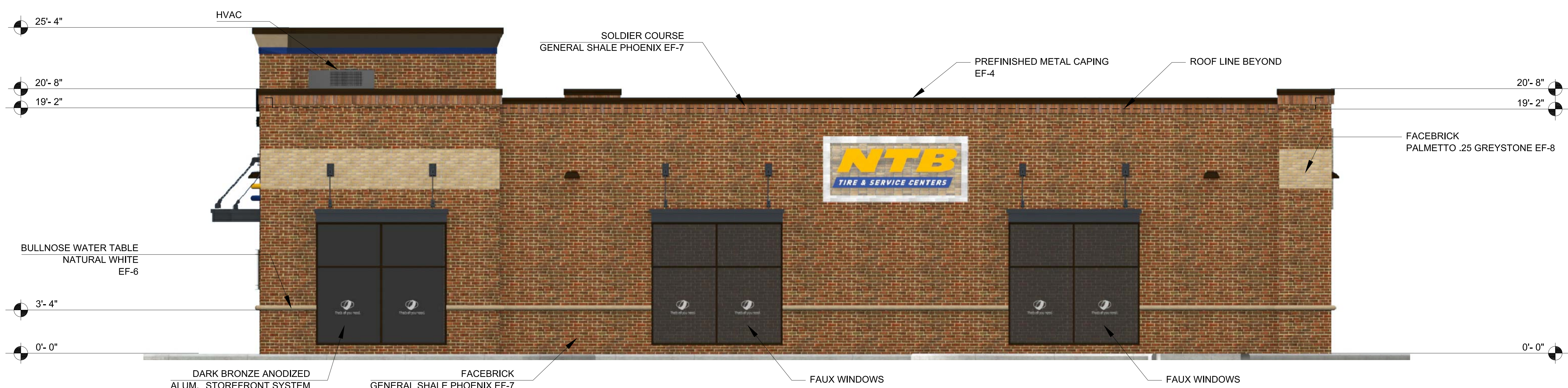
NTB  
TIRE & SERVICE CENTERS  
The Shoppes at Davis Lake  
Charlotte, N.C.

20150037  
ISSUED FOR  
CONSTRUCTION  
12/17/2015

REV	DATE	PERMIT COMMENT
1	1/5/16	PERMIT COMMENT
4	2/16/16	PERMIT COMMENT



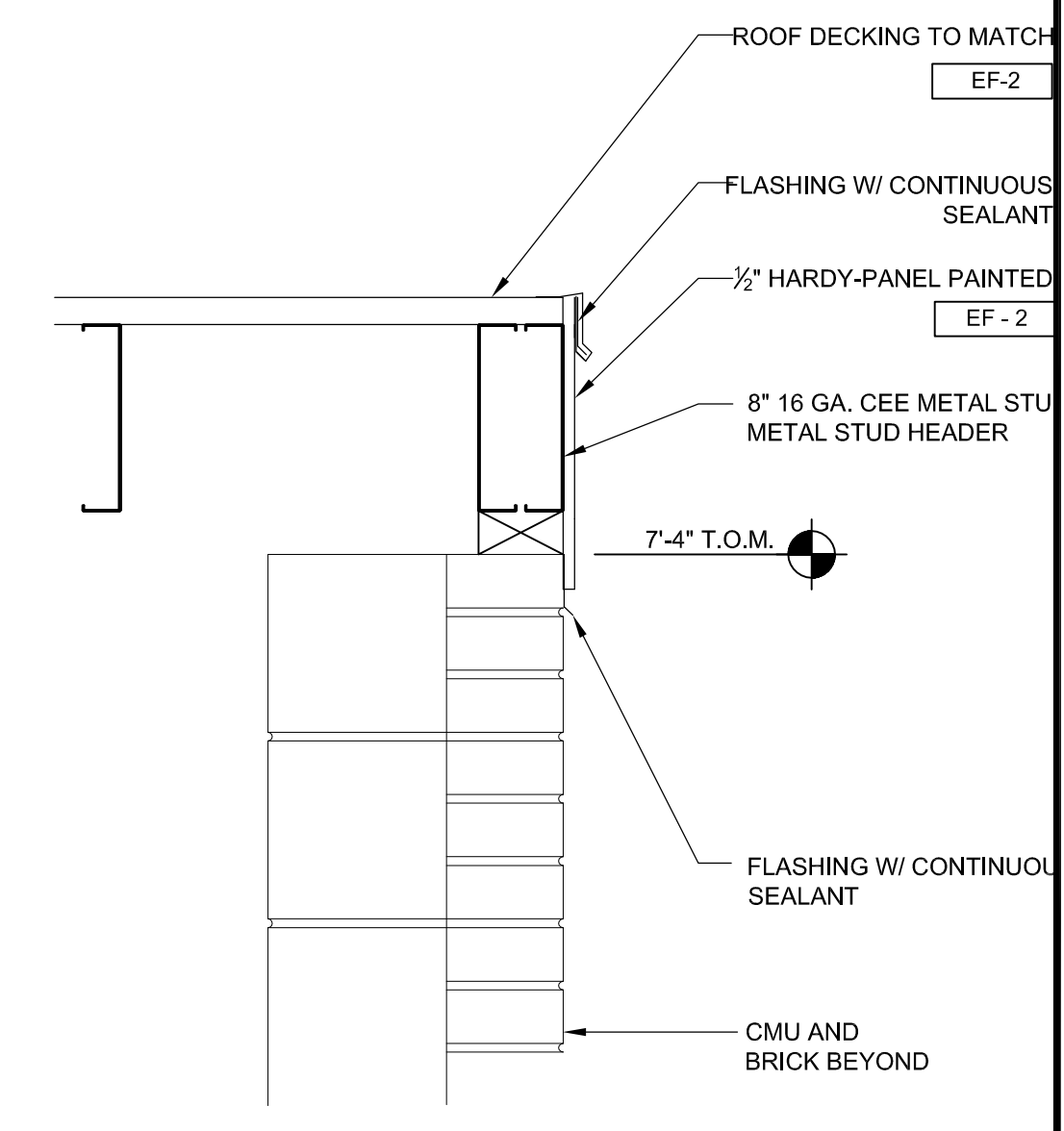
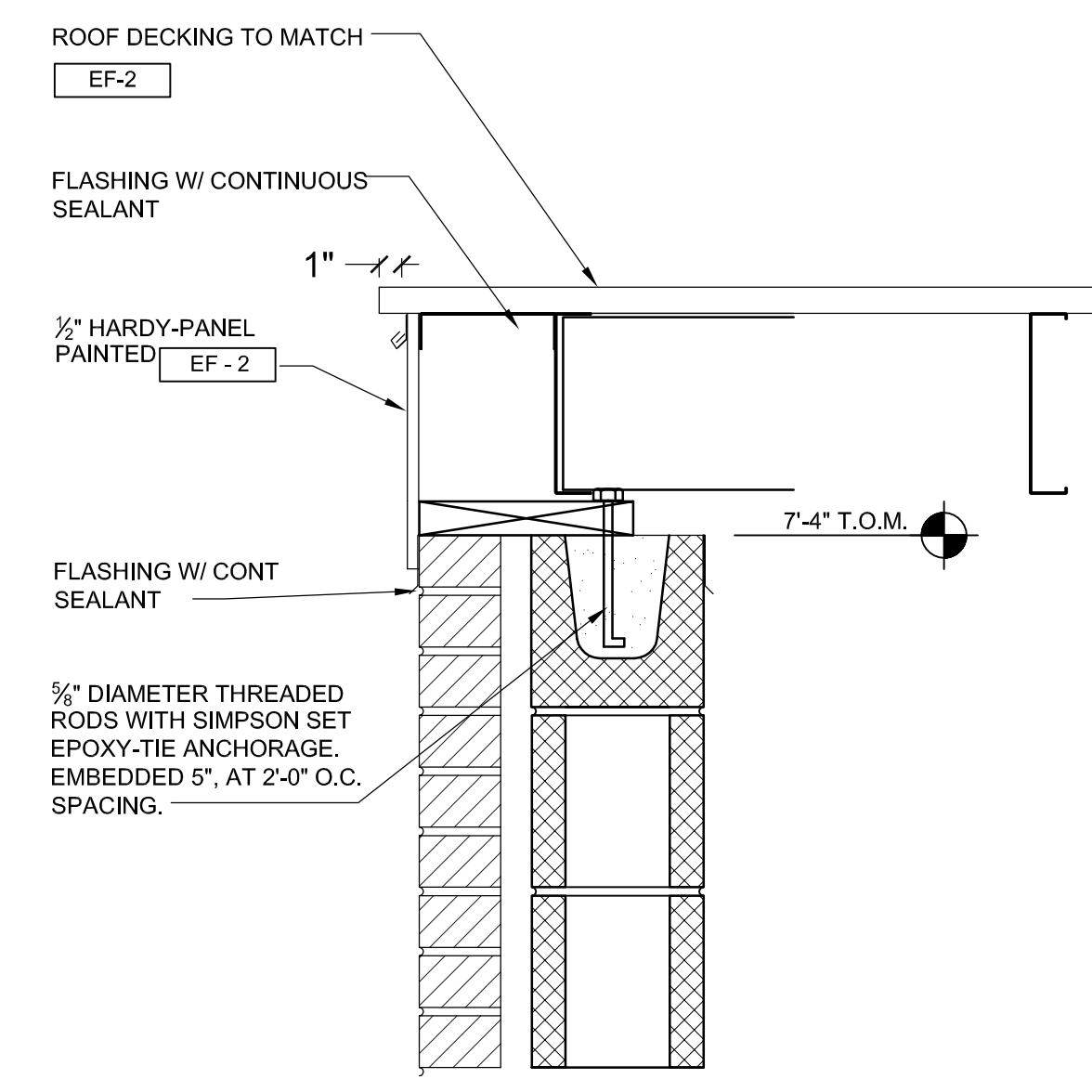
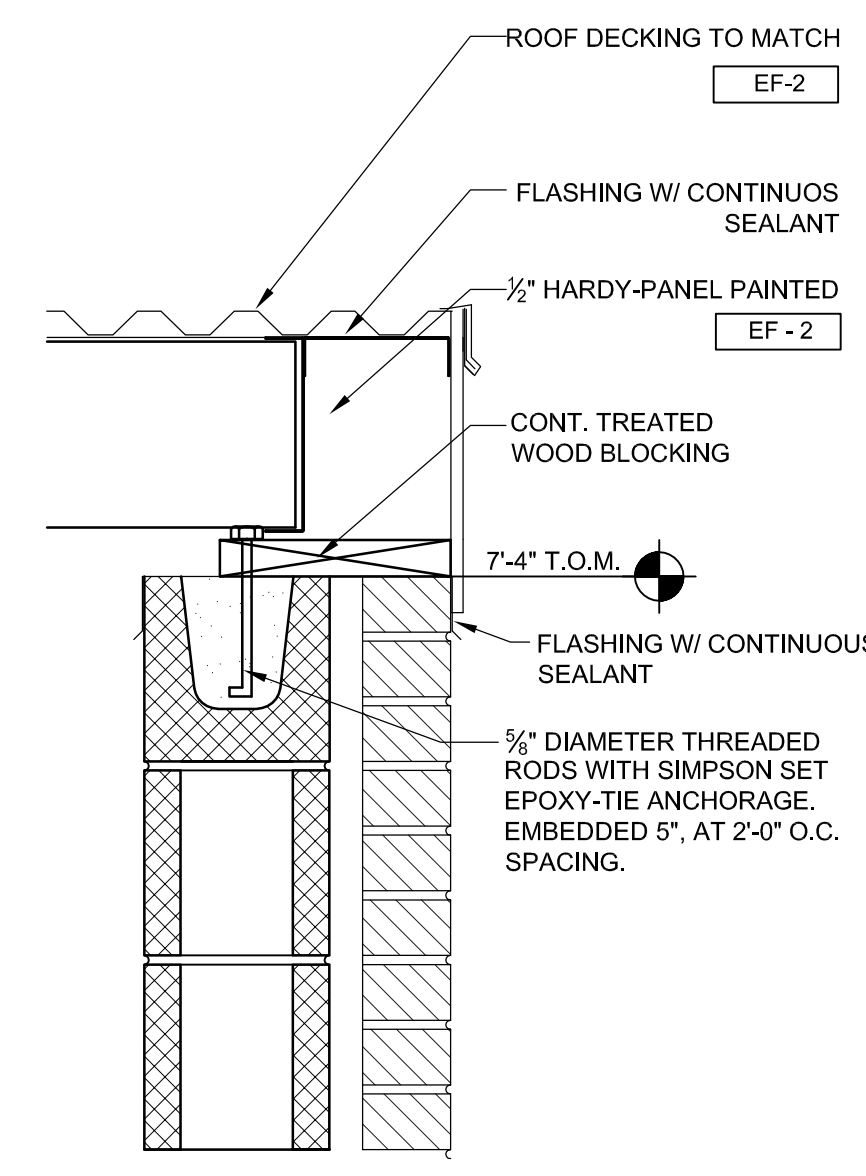
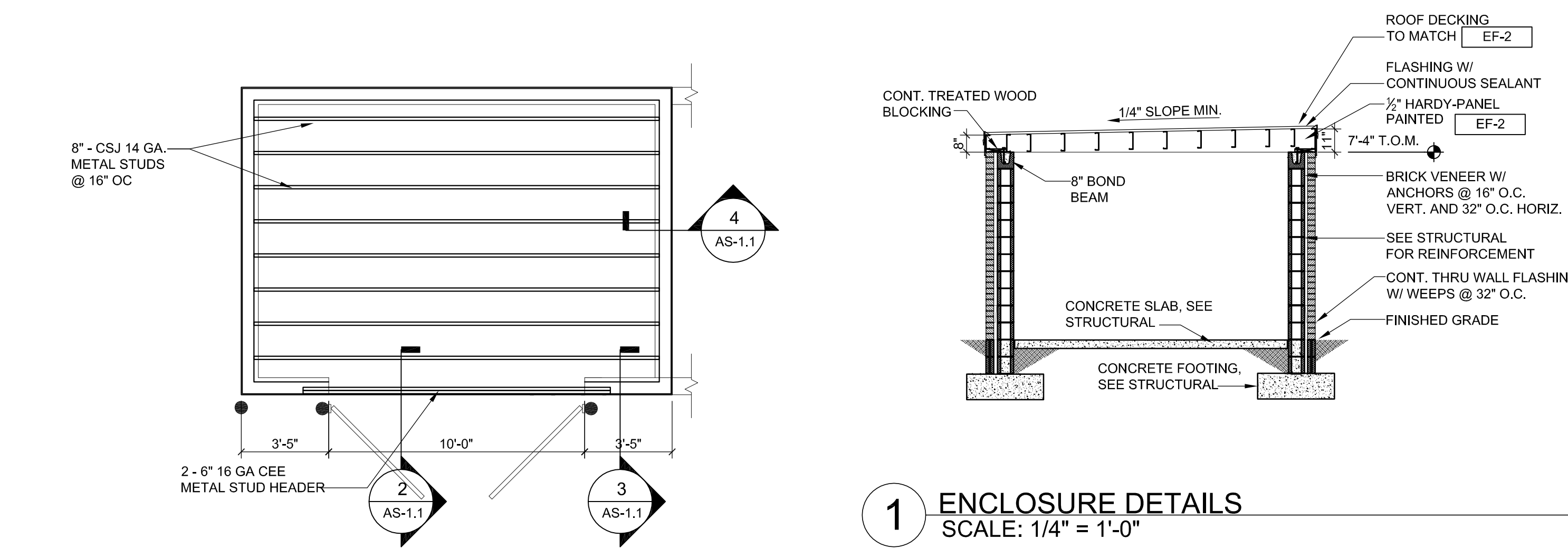
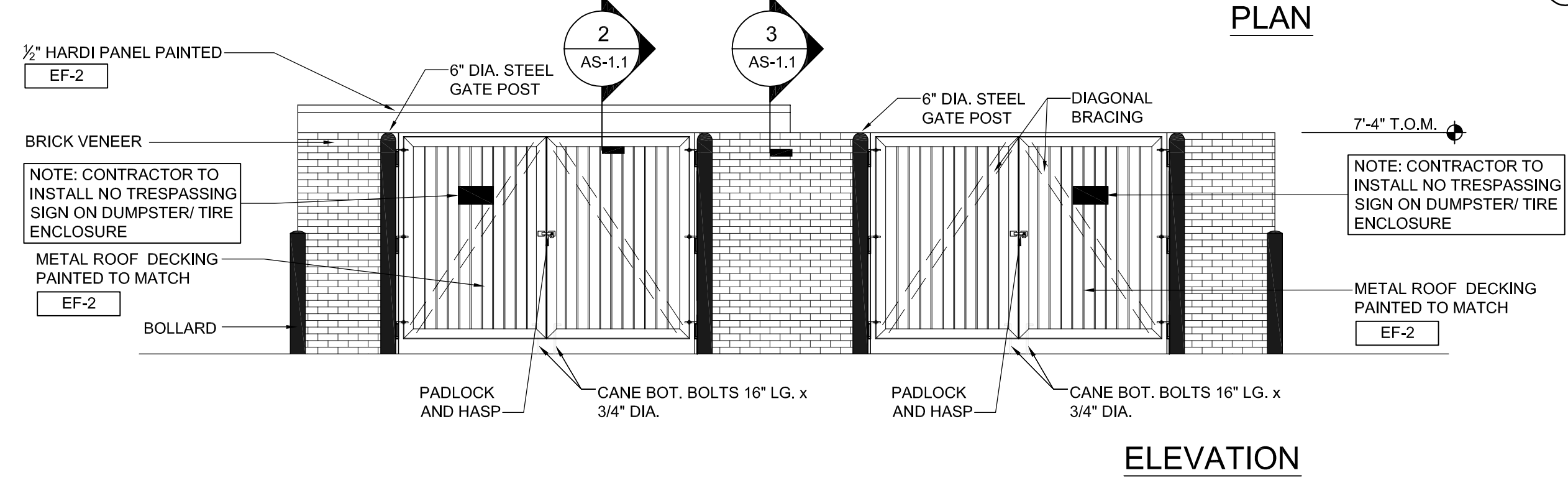
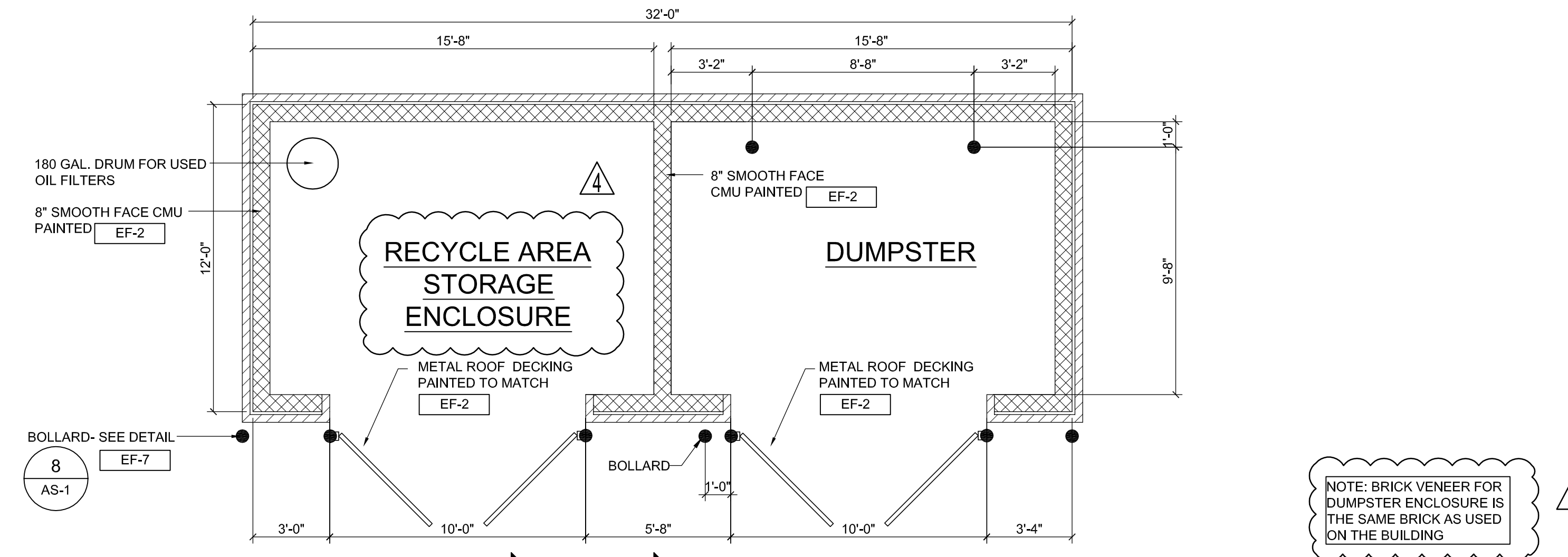
**EAST ELEVATION - FACES DAVIS LAKE PARKWAY**



**WEST ELEVATION - FACES HARRIS TEETER**

Attached to Administrative  
Approval

*Solomon A. Fortune* \$F  
Solomon A. Fortune



4 DETAIL  
SCALE: 1-1/2" = 1'-0"

3 DETAIL  
SCALE: 1-1/2" = 1'-0"

2 DETAIL  
SCALE: 1-1/2" = 1'-0"

ROBERT C. NITISHIN, AIA  
ARCHITECT  
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8435 Davis Lake Parkway  
Charlotte, N.C.

20150037  
ISSUED FOR  
CONSTRUCTION  
12/17/2015

REV	DATE	PERMIT COMMENTS
1	1/5/16	
2	2/16/16	

ARCHITECTURAL  
SITE DETAILS  
**AS-1.1**