CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: September 14, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning Director

SAF EJ

SUBJECT: Administrative Approval for Petition No. 1995-051C & 2000-134 Childress Klein Properties, 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.

- Proposed building elevations for a new retail building.
- Proposed site layout.

Reasons for Staff's support of the request:

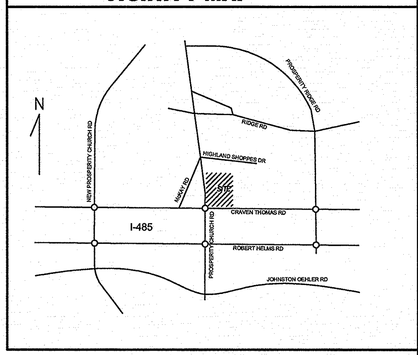
- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council and County Commissioners.

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

Signage was note reviewed as part of this request.

www.charmeck.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

VICINITY MAP



PROJECT SUMMARY

PROPERTY

PROJECT NAME: HIGHLAND CREEK RETAIL

OWNER/DEVELOPER: HIGHLAND CREEK RETAIL, LLC

PLANS PREPARED BY: BURTON ENGINEERING ASSOCIATES PHONE #: (704)553-8881

ZONING: NS PETITION NO.: 2000-134 TAX PARCEL: 029-31-142

JURISDICTION: CHARLOTTE WATERSHED DISTRICT: CATAWBA

FEMA PANEL No.: 3710456900J FEMA PANEL DATE: 03/02/09 FLOOD ZONE: OUT

LOT SIZE: 1.139 ACRES

YARD REQUIREMENTS

SETBACK (FRONT): 14 FT. FROM B/C

SIDE YARD (L): 20 FT. SIDE YARD (R): 0 FT.

REAR YARD: 10 FT.

REQUIRED BUFFERS:

FRONT: NO/YES____ FT. REAR: NO/YES____ FT.

SIDE(L): NO/YES____ FT. SIDE (R): NO/YES____ FT.

REQUIRED SCREENING:

FRONT: NO YES REAR: NO YES

SIDE (L): NO YES SIDE (R): NO YES

PARKING ONLY: NO YES

PAVEMENT COVERAGE: SEE LANDSCAPE PLAN

INTERIOR LANDSCAPING: SEE LANDSCAPE PLAN

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

BUILDING

PROPOSED USE: RETAIL

BUILDING HEIGHT: 20'-0" FEET, STORIES: 1

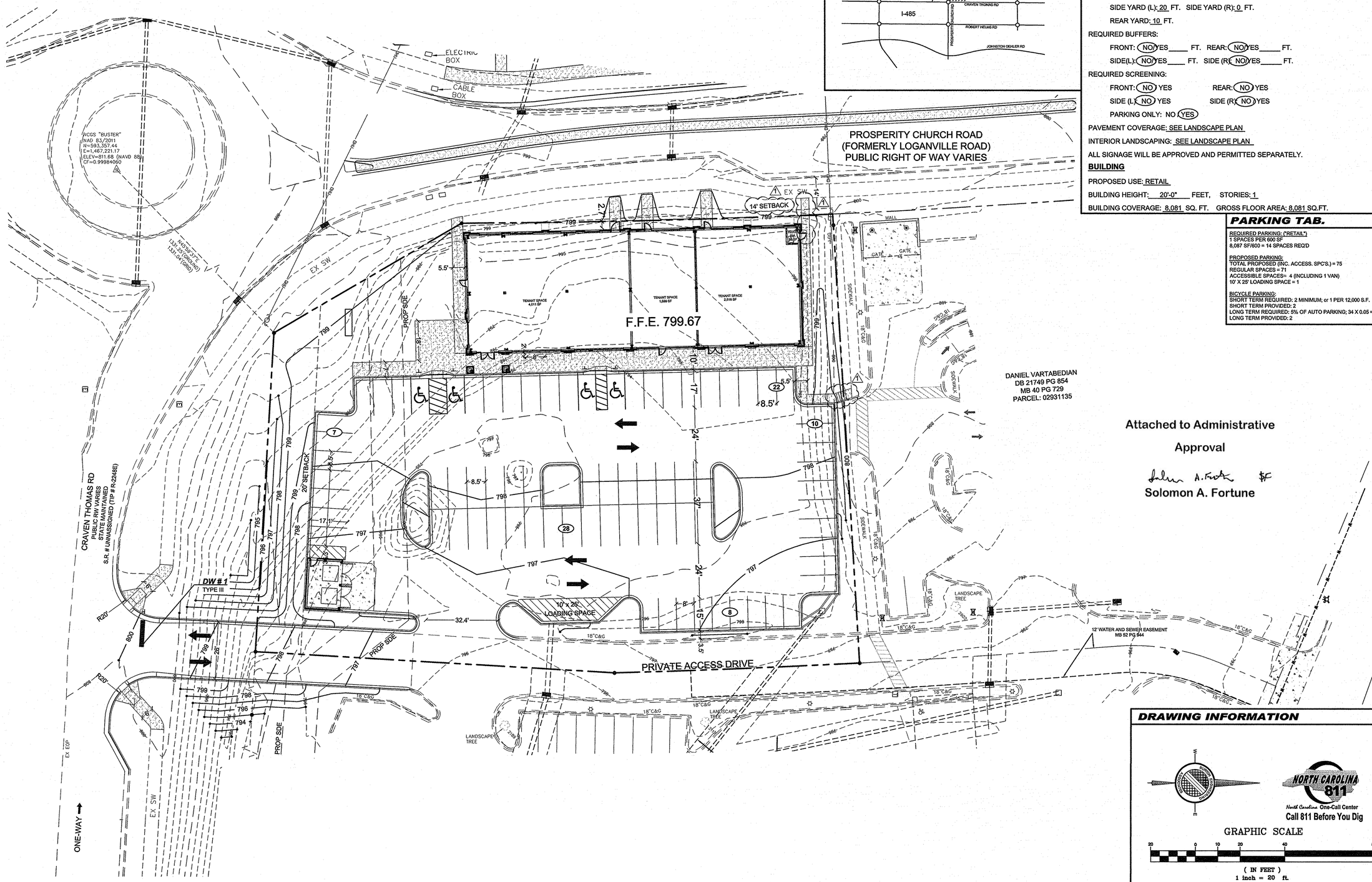
BUILDING COVERAGE: 8,081 SQ. FT. GROSS FLOOR AREA: 8,081 SQ.FT.

PARKING TAB.

REQUIRED PARKING: ("RETAIL")
1 SPACES PER 600 SF
8,087 SF/600 = 14 SPACES REQ'D

PROPOSED PARKING:
TOTAL PROPOSED (INC. ACCESS. SPC'S.) = 75
REGULAR SPACES = 71
ACCESSIBLE SPACES= 4 (INCLUDING 1 VAN)
10' X 25' LOADING SPACE = 1

BICYCLE PARKING:
SHORT TERM REQUIRED: 2 MINIMUM; or 1 PER 12,000 S.F.
SHORT TERM PROVIDED: 2
LONG TERM REQUIRED: 5% OF AUTO PARKING; 34 X 0.05 = 1.7
LONG TERM PROVIDED: 2



Attached to Administrative Approval

Solomon A. Fortune

DRAWING INFORMATION

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NORTH CAROLINA 811
North Carolina One-Call Center
Call 811 Before You Dig

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Engineer's Seal:

NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CARLTON T. BURTON 8-24-15

Project: HIGHLAND CREEK RETAIL
5815 HIGHLAND SHOPPES DR
CHARLOTTE, NORTH CAROLINA

Sheet Title: SCHEMATIC SITE PLAN

Engineer	CTB
Drawn By	ChB
Date	07/29/15
Revisions	1 - 08/24/15 - ADMIN REVIEW COMMENTS
Project Number	597-001

AA1.0

Sheet 1 of 2

P:\DWG\597-001 HIGHLAND CREEK RETAIL\597-001 SITE PLAN 1.DWG AA-1 8/24/2015 2:28:55 PM LANIER-T.CTB CHASE

PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	PURPOSE	ROOT/CONTAINER	HEIGHT/SIZE	SPACING
LE	4	ULMUS PARVIFOLIA	LACEBARK ELM	INTERNAL TREE	B & B	2" CAL., MIN. 8' TALL	AS SHOWN
TP	8	LIRIODENDRON TULIPIFERA	POPLAR, TULIP	STREET TREE	B & B	3" CAL., MIN. 10' TALL, 6' CLEAR	40' O/C
RL	50	ILEX CRENATA 'ROTUNDIFOLIA'	'ROUNDLEAF' JAPANESE HOLLY	SCREENING	5 GAL.	2' H x 2' W	5' OC
TCM	2	LAGERSTROEMIA FAURIEI 'TUSCARORA'	'TUSCARORA' CRAPE MYRTLE	STREET TREE	B & B	2" CAL., MIN. 8' TALL, 5' CLEAR	30' O/C

STREET TREE'S TO HAVE A STRONG CENTRAL LEADER, NO TOPPING ALLOWED.

TREE REQUIREMENTS

CHAPTER 21 TREE ORDINANCE CODE SUMMARY
PERIMETER TREE REQUIREMENTS
PROSPERITY CHURCH RD
263± L.F./40'= (7) LARGE MATURING TREES REQUIRED
(6) NEW TREES
(0) EXISTING TREES
CRAVEN THOMAS RD
143± L.F./40'= (4) LARGE MATURING TREES REQUIRED
(6) NEW TREES
(0) EXISTING TREES

IF OVERHEAD DISTRIBUTION LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25 FT. OF LINES. OTHERWISE 75% OF NEW TREES MUST BE LARGE MATURING.

INTERNAL TREE REQUIREMENTS
1 TREE/10,000 S.F. IMPERVIOUS AREA
IMPERVIOUS AREA = (28,460) S.F. (ASPHALT, CONC., ETC.)
IMPERVIOUS AREA = (8,087) S.F. (BUILDING)
IMPERVIOUS AREA = (34,547) S.F. (TOTAL)
LANDSCAPE AREA = (15,088) S.F. (30%)
SITE AREA = (49,614.84) S.F.
IMPERVIOUS AREA/10,000 S.F.= (4) TREES REQUIRED ((4) PROVIDED)

ATTENTION CONTRACTOR/LANDSCAPER:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 704-336-6769 OR URBAN FORESTER NAMED ON APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

TREE PLANTING NOTES

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQ. FT. PER TREE).
4. LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREE CONFLICTS WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE **BEFORE** PLANTING.
5. PLEASE CALL 704-336-6769 FOR AN INSPECTION OT TREE PROTECTION AND/OR TREE PLANTING AREAS 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

URBAN FORESTRY NOTES

CHARLOTTE URBAN FORESTRY - TREE PLANTING AND PRESERVATION REQUIREMENTS
PLANT MATERIAL
1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, 13. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT SHALL BE 10' TALL, IF MULTI-STEM TREES ARE SPECIFIED THEN THEY SHALL BE A MINIMUM OF 12' TALL.

2. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN ¼ INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED (CLDS.40.09).

3. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.

4. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.

5. PERIMETER TREES IN URBAN ZONES SHALL BE 3" IN CALIPER AND BE FREE OF BRANCHES UP TO 6' FROM THE TOP OF THE BALL.

6. A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.

7. 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.

PLANTING REQUIREMENTS
8. SEE CLDS 40.01 (ON PLAN) FOR DETAILED TREE PLANTING REQUIREMENTS.

9. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/MATERIALS.

10. ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.

11. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER LARGE MATURE TREE AND 200 SQUARE FEET PER SMALL MATURE TREE).

12. REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: HTTP://LANDPERMITS.CHARMECK.ORG THEN CLICK TREES.

UTILITY ISSUES
13. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

14. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

15. NO LIGHT POLES, UTILITY POLES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.

16. COMMERCIAL SCALE LIGHTING (> 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (≤ 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE. SHOW SITE LIGHTING ON LANDSCAPE PLAN.

TREE SAVE AND PRESERVATION
17. TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.

18. SHOW TREE PROTECTION AND TREES SAVE AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.

19. COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAT WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED. A 10' NO BUILD ZONE AROUND TREE SAVE AREAS MUST BE REFERENCED ON THE PLAT.

20. THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.

21. ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.

22. NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.

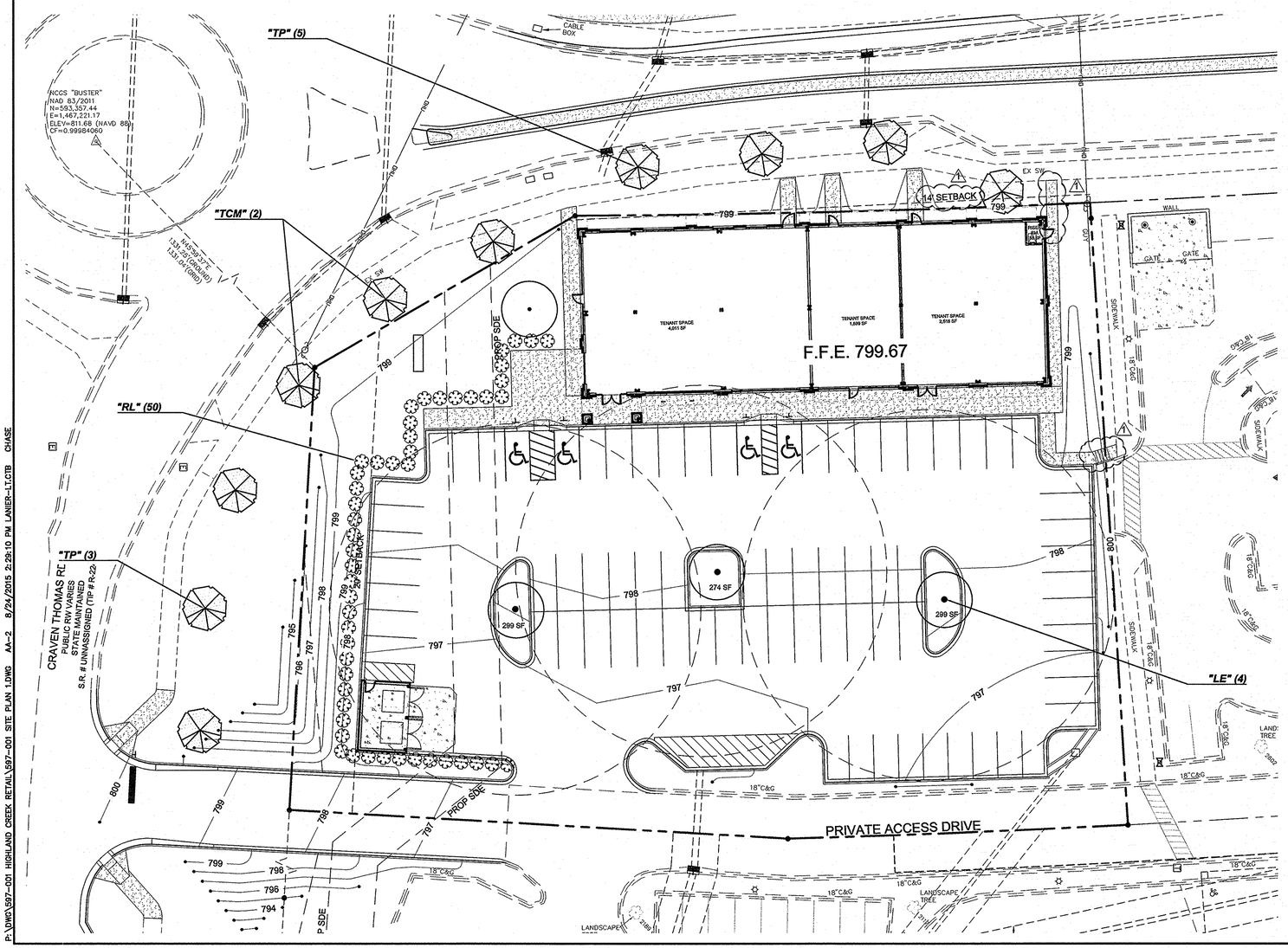
23. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY ARBORIST (704)336-4262.

GENERAL
24. CALL (704) 336-3622 FOR AN INSPECTION OF TREE PROTECTION/PLANTING AREAS, A MINIMUM OF 5 DAYS BEFORE A CO IS NEEDED.

25. VISIT CITY OF CHARLOTTE'S LAND DEVELOPMENT WEBSITE FOR ADDITIONAL INFORMATION AND URBAN FORESTRY REQUIREMENTS: HTTP://LANDPERMITS.CHARMECK.ORG THEN CLICK TREES.

LANDSCAPE NOTES

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
2. ALL PLANTS SHALL BE COMPACT, UNIFORM, AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS. THE CLIENT'S LANDSCAPE ARCHITECT RESERVES THE RIGHT, IN OUR SOLE OPINION, TO REJECT ANY AND ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.
3. ALL PLANTING BEDS SHALL BE MULCHED A MINIMUM OF 4" WITH PINE NEEDLE MULCH.
4. ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
5. ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
6. CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
7. 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.
8. SYMBOLS: B&B = BALLED AND BURLAPPED; O.C. = ON CENTER; GAL. = GALLON CONTAINER, M.S. = MULTI-STEM; HT. = HEIGHT, CAL. = CALIPER.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL PROVIDE ALL QUANTITIES ILLUSTRATED ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE CONTRACTOR SHALL VERIFY THE PLANT IDENTITY WITH THE LANDSCAPE ARCHITECT AND THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTOR'S INITIAL BID.
10. SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 12" OF SOIL THROUGHOUT SHRUB BEDS.
11. 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.
12. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
13. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
14. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE REMOVED FROM ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
15. ALL SIGNAGE AND SITE LIGHTING TO BE COORDINATED AROUND THE TREES LOCATED ON THE PLANTING PLAN. ALL TREES SHOWN ON THE PLANTING PLAN MUST GO IN AS SPECIFIED. ANY CHANGES TO THE PLANTING PLAN COULD RESULT IN A DELAY IN RECEIVING AND OCCUPANCY PERMIT.
16. CONSULT PLANT LIST FOR PLANT SIZES AND SPECIFICATIONS.
17. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION. NOTIFY ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
18. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. QUANTITIES ARE FOR CONVENIENCES ONLY.
19. MULCH TO BE PINE NEEDLES.
20. GENERAL CONTRACTOR TO SEED ALL DISTURBED AREAS BEYOND PARKING LOT PERIMETER. LANDSCAPE CONTRACTOR SHALL SEED ALL AREAS WITHIN PARKING AS NOTED.
21. CONTRACTOR MAY CONTACT THE CITY INSPECTOR FOR A PRELIMINARY MEETING TO NEGOTIATE CREDIT FOR EXISTING TREES IN THE BUFFER AREA.



Attached to Administrative Approval

Solomon A. Fortune

DRAWING INFORMATION

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH CAROLINA 811
North Carolina One-Call Center
Call 811 Before You Dig

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Engineer's Seal:
NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CHARLTON T. BURTON
8-24-15

Project
HIGHLAND CREEK RETAIL
5815 HIGHLAND SHOPPES DR
CHARLOTTE, NORTH CAROLINA

Sheet Title
LANDSCAPE PLAN

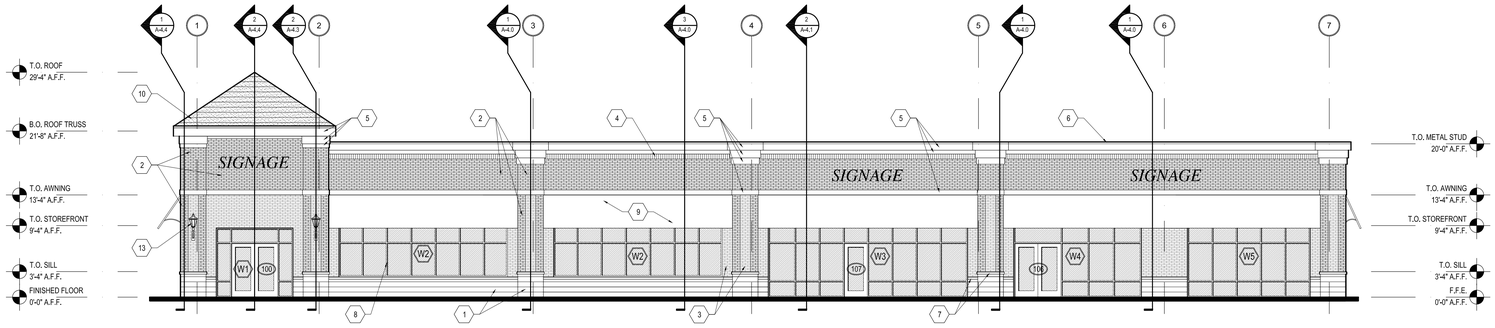
Engineer	CTB
Drawn By	ChB
Date	07/29/15
Revisions	1 - 08/24/15 - ADMIN REVIEW COMMENTS
Project Number	597-001

AA-2
Sheet 2 of 2

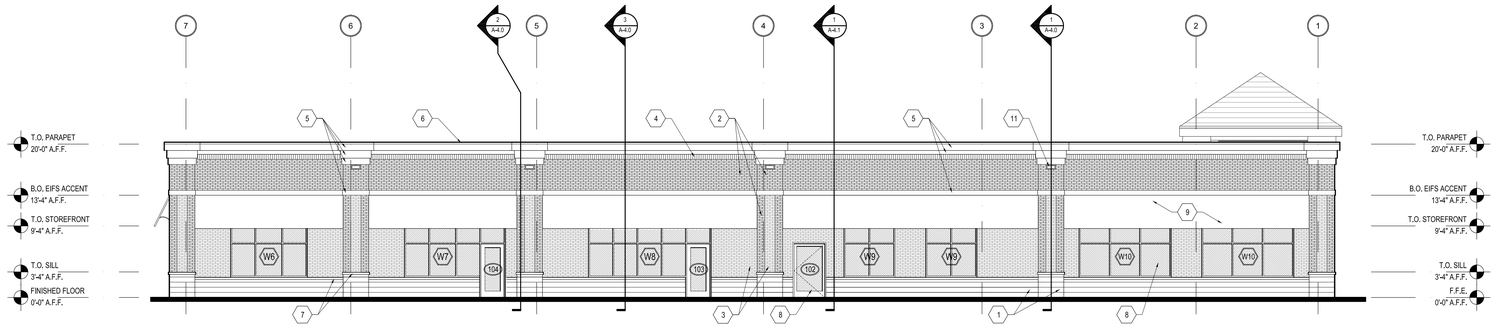
P:\DWG\597-001 HIGHLAND CREEK RETAIL\597-001 SITE PLAN 1.DWG AA-2 8/24/2015 2:29:10 PM LANIER-LT.CTB CHASE

KEYED NOTES

1. SPLIT FACE MASONRY VENEER - JOHNSON OR APPROVED EQUAL - COLOR TO BE SELECTED BY ARCHITECT
2. BRICK VENEER - TAYLOR OR APPROVED EQUAL - COLOR #1 TO BE SELECTED BY ARCHITECT
3. BRICK VENEER - TAYLOR OR APPROVED EQUAL - COLOR #2 TO BE SELECTED BY ARCHITECT
4. BRICK VENEER - SOLIDER COURSE - TAYLOR OR APPROVED EQUAL - COLOR #1 TO BE SELECTED BY ARCHITECT
5. DRAINABLE EIFS - DRYVIT OR APPROVED EQUAL - COLOR #1 TO BE SELECTED BY ARCHITECT
6. PREFINISHED ALUMINUM METAL COPING - COLOR TO MATCH ADJACENT MATERIAL
7. CAST STONE SILL - COLOR TO BE SELECTED BY ARCHITECT
8. ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING - KAWNEER OR APPROVED EQUAL - COLOR/FINISH TO BE SELECTED BY ARCHITECT. TENANTS TO SUBMIT PROPOSED LOCATIONS OF WINDOW FILM OR ALTERNATE TREATMENTS WITH UFFIT SUBMITTAL.
9. CANVAS AWNING WITH ALUMINUM FRAME - SUNBRELLA OR APPROVED EQUAL - COLOR TO BE SELECTED BY ARCHITECT
10. ASPHALT SHINGLE ROOFING - COLOR TO BE SELECTED BY ARCHITECT
11. PREFINISHED METAL OVERFLOW SCUPPER BOX - COLOR TO BE SELECTED BY ARCHITECT
12. HOLLOW METAL DOOR - PAINTED - COLOR TO BE SELECTED BY ARCHITECT
13. LIGHT FIXTURE - FIXTURE TO MATCH SCONCE LIGHTING ON EXISTING SHOPPING CENTER - SEE ELECTRICAL
14. LIGHT FIXTURE - SEE ELECTRICAL



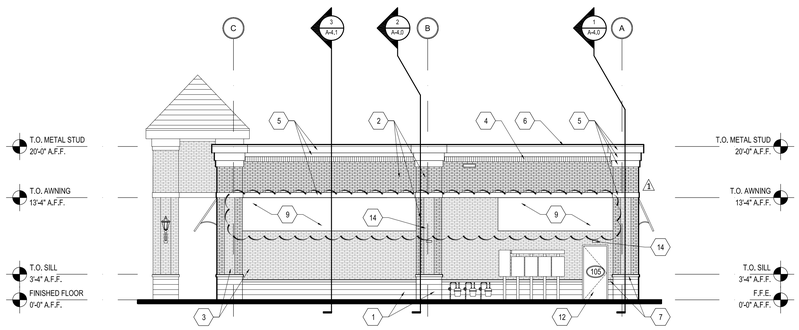
1 A3.0 EAST ELEVATION
Scale: 1/8"=1'-0"



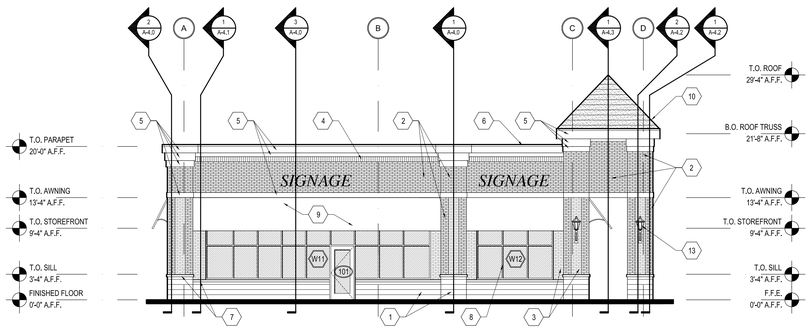
2 A3.0 WEST ELEVATION
Scale: 1/8"=1'-0"

Attached to Administrative Approval

Solomon A. Fortune



3 A3.0 NORTH ELEVATION
Scale: 1/8"=1'-0"



4 A3.0 SOUTH ELEVATION
Scale: 1/8"=1'-0"

ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043

STAMPS

ROBERT LEE JOHNSON JR. REGISTERED ARCHITECT 5612 NORTH CAROLINA CHARLOTTE, NC
8.24.15

ROBERT JOHNSON ARCHITECT, INC. CERT NO. 526 NORTH CAROLINA CHARLOTTE, NC

CONSULTANT

SHOPPES AT HIGHLAND CREEK

CHARLOTTE, NC

PROJECT NUMBER 1514

ISSUE DATE

FOR CONSTRUCTION	08.24.15
1 REVISED PER COUNTY	09.10.15

DRAWING DATA

DRAWN BY:	TH
CHECKED BY:	RJ
FILE NUMBER:	1514_A3.0.dwg

SHEET TITLE

EXTERIOR ELEVATIONS

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SHEET NUMBER

A3.0