Town of Davidson
Design Review Board Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Wednesday, June 17, 2026 at 5:30 PM

I. CALL TO ORDER

II. SILENT ROLL CALL

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Meeting Minutes
Summary: The Board will consider approval of the April 15, 2026, meeting minutes.

V. OLD BUSINESS

VI. NEW BUSINESS

VII. INFORMAL FYI REVIEW

a. Davidson Commons East Lot 4AB – Haversack Commercial Building
Summary: The Design Review Board will provide informal feedback on schematic plans for the Haversack commercial building located at 131 Davidson Gateway Drive.

VIII. ADJOURN

Design Review Board
Meeting Minutes
April 15, 2026

A meeting of the Town of Davidson ***Design Review Board*** was held in Community Room 120 at Davidson Town Hall, 251 South Street, Davidson, NC 28036.

I. CALL TO ORDER: 5:31 p.m.

II. ROLL CALL AND DETERMINATION OF QUORUM:

Members Present signified by ☒:

☒ Andrew Gale	☒ Bob Jensen	☒ Rusty Miller (Vice Chair)
☒ Tom Gibbs	☒ Erica Kennedy	
☐ Rachel Johnson (Chair)	☒ Dave Malushizky	

Town Representatives: Lindsay Laird, Senior Planner

III. CHANGES TO THE AGENDA: Move election of a DRB Vice Chair up in the agenda before old business.

IV. REVIEW/APPROVAL OF THE MINUTES:

a. February 18, 2026, Minutes
Motion to recommend approval of minutes:
- **Motion:** Tom Gibbs
- **Second:** Dave Malushizky
- **Vote:** 6-0 (Motion Passed)

V. OTHER ITEMS:

a. Elect a DRB Vice Chair
Motion to nominate Rusty Miller as DRB Vice Chair for 2026:
- **Motion:** Erica Kennedy
- **Second:** Tom Gibbs
- **Vote:** 6-0 (Motion Passed)

VI. OLD BUSINESS: N/A

VII. NEW BUSINESS:

a. Summit Farms Bakery & Market Buildings – Review & Recommendation
Project architects from Redline Design Group gave an overview of the next two commercial buildings proposed as part of the Summit Farms Conditional Planning Area: the bakery and market buildings. Architectural features of the bakery building include a barn vernacular, "built over time" aesthetic approach with wood siding, a gable roof with eaves, and punched opening windows. Architectural features of the market building include a barn vernacular, "built over time" aesthetic approach with wood siding, a gable roof with eaves, and an open breezeway between the main building and an adjacent bookstore.

After discussion, a motion was made to recommend approval of building schematic designs for the two buildings in accordance with the Davidson Planning Ordinance and design conditions noted by staff with the following conditions for the design team to review:

- *Market Building:*
  - *Porch: Resolve beam dimension, as well as the trim at the window head (I.e. drop the porch beam and bring the window up to create a consistent line).*
  - *Roof: Resolve the hip roof return at the overhang above the creamery/pizza window. Show all gutters & downspouts, including those on the dormer.*
  - *Windows: Arrange mullions & muntins to create more vertical proportions.*
  - *Railing: Include latest railing detail.*
- *Bakery Building:*
  - *Windows: Arrange mullions & muntins to create more vertical proportions.*
  - *Roof: Show all gutters & downspouts.*
- *Updated plans must be sent to DRB members for review via email prior to issuance of a building permit.*

- **Motion:** Dave Malushizky
- **Second:** Tom Gibbs
- **Vote:** 6-0 (Motion Passed)

VIII. INFORMAL PRELIMINARY REVIEWS: N/A

IX. ADJOURNMENT: The meeting adjourned at 6:11 p.m.

APPROVAL OF MEETING MINUTES:

Date: _____ By: _____

DESIGN REVIEW BOARD: PRELIMINARY STAFF REPORT

Date: June 17, 2026
To: Design Review Board
From: Lindsay Laird, Senior Planner
Re: Davidson Commons East (Haversack) – Preliminary Review

INTRODUCTION

APPLICANT INFO

- **Project:** Davidson Commons East Lot 4AB – Haversack Commercial Building
- **Location:** 131 Davidson Gateway Drive (Parcel IDs 00323190 & 00323191)
- **Applicant:** Christopher Nadeau
- **Designer:** ODA Architecture
- **Planning Area:** Lakeshore Planning Area

PROJECT DESCRIPTION

The proposed Haversack commercial building will be +/-60,000 SF, 4-story (+/-62'-8") building with a mix of uses including retail/restaurant, office, and research laboratory space. Building materials include brick/masonry, fiber cement, aluminum storefront, and metal/glass awnings.

The application notes the following architectural features:

> The design showcases a contemporary mixed-use building with strong masonry character, featuring a red brick façade accented by lighter brick detailing, large storefront glazing, and modern metal canopies that enhance the pedestrian experience. The design uses varied window patterns, arched openings, varying façade depths, and articulated vertical elements to break down the scale of the long facades, creating visual rhythm and depth. The prominent corner features an enhanced entry moment with roofline variation. Overall language draws inspiration from the historic character and vernacular of Davidson through materiality, scaled proportions, and detailing.

PLANNING STAFF REVIEW

Below is a summary of planning and development standards related to this proposal. The Design Review Board should provide feedback on items in *red*.

DAVIDSON PLANNING ORDINANCE

Planning Area Standards

- **2.2.6.B Permitted Uses:** Compliant - Proposed uses permitted in Lakeshore Planning Area
- **2.2.6.C Building Types**: Compliant - Storefront Building Type
- **2.2.6.C Height:** Compliant **-** Minimum 2-stories, Maximum 4-stories
- **2.2.6.D Setbacks:** Compliant

General Site Design Standards

- **4.3.1.A Pedestrian & Vehicle Access:** Compliant – Primary pedestrian entry faces fronting primary street. Multiple entrances are provided on each fronting street.
- **4.3.1.B Building Location & Orientation:** Compliant – Building fronts on public street/plaza.
- **4.3.1.C Building Height:** Compliant - Minimum 2-stories, Maximum 4-stories
- **4.3.1.D Retaining Walls:** The maximum height of retaining walls behind the front building line is six feet. In front of the building line the maximum height of retaining walls is three feet. Taller retaining walls may be tiered, with a minimum two-foot separation between walls. Compliance with retaining wall standards will be verified by town staff through site construction document review.
- **4.3.1.E Loading/Service Areas, Mechanical Equipment and Utilities:** Mechanical equipment (except small items such as fans and vents), utility meters, storage areas, solid waste containers (including dumpsters, compactors, recycling containers, and solid waste and recycling handling areas), transformers, generators, HVAC units and similar features, or other utility hardware on the building, roof, or ground shall be screened from public view with materials similar to the structure; OR they shall be so located as not to be visible from a primary fronting public street. In certain cases, screening using natural materials may be preferable.
  The DRB should confirm that mechanical equipment is adequately screened.
- **4.3.1.F Encroachments:** N/A
- **4.3.1.G Development Plans with Multiple Buildings:** Compliant – Building site is part of the Davidson Commons East Master Plan.
- **4.3.1.H Public Spaces:** Compliant – Urban open space is fronted by streets/buildings, visible, and easily accessible.

- **General Building Design Standards**

  - **4.4.1 General Building Design Standards:** Building design should be complementary with prevalent architectural features of the surrounding neighborhood.
    Discuss whether proposed building designs are compatible with prevalent architectural features of surrounding buildings.
  - **4.4.1.A Building Height:** Compliant - Minimum 2-stories, Maximum 4-stories
  - **4.4.1.B Form and Massing:** For large scale buildings, the front façade shall create repetitive bays, or the façade shall be divided into an asymmetrical, yet balanced, composition. Buildings on a corner or axial termini should be designed with additional height or architectural embellishments to emphasize their location.
    Confirm building facades are divided into an asymmetrical, yet balanced, composition.
  - **4.4.1.C Façade Articulation:** All buildings visible from a public street or park/open space shall have: A recognizable base and a recognizable top distinguished from the body of the building. Large buildings shall be modulated through use of repetitive bays.
    Confirm that building facades are adequately articulated.
  - **4.4.1.D Façade Transparency:** Compliant – See item 4.5.6.B below.
  - **4.4.1.E Materials:** Materials shall be selected for suitability to the type of building and design for which they are used. Building materials and colors shall be complementary to the materials already being used in the neighborhood.
    Discuss whether materials/colors are suitable for the building type and whether materials are compatible with surrounding buildings.
  - **4.4.1.F Architectural Details:** Window and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. Additionally, architectural elements like openings, sills, bulkheads, columns, and other architectural features shall be used to establish human scale at the street level. The main entry to a building should be emphasized at the street level. Appropriate methods include, but are not limited to: a. Recessing the door within a larger cased opening. b. Flanking the door with columns, decorative fixtures or other details. c. An awning or canopy, providing a sheltered transition to the interior.
    Confirm that architectural details are arranged and proportioned so that vertical dimensions dominate horizontal dimensions. Confirm that architectural elements establish human scale at the street/plaza level and that entrances are adequately emphasized.

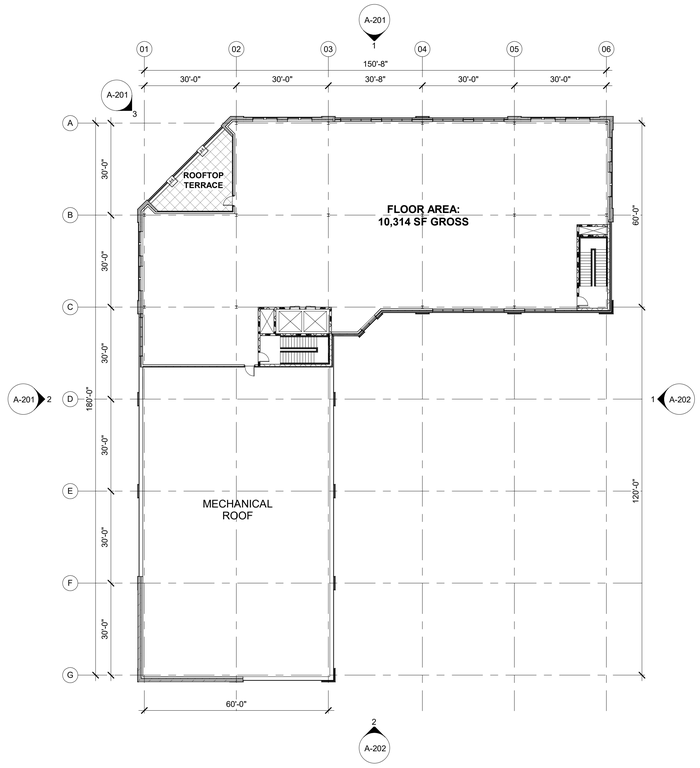
Specific Building Type Requirements – Storefront Building Type

- **4.5.6.A First Floor Retail Use:** Compliant
- **4.5.6.B Transparency Requirement:** Compliant – First floor façade facing Griffith Street is 67% transparent and the first floor façade facing Davidson Gateway Drive is 69% transparent. Upper floors exceed the minimum 30% transparency requirement.

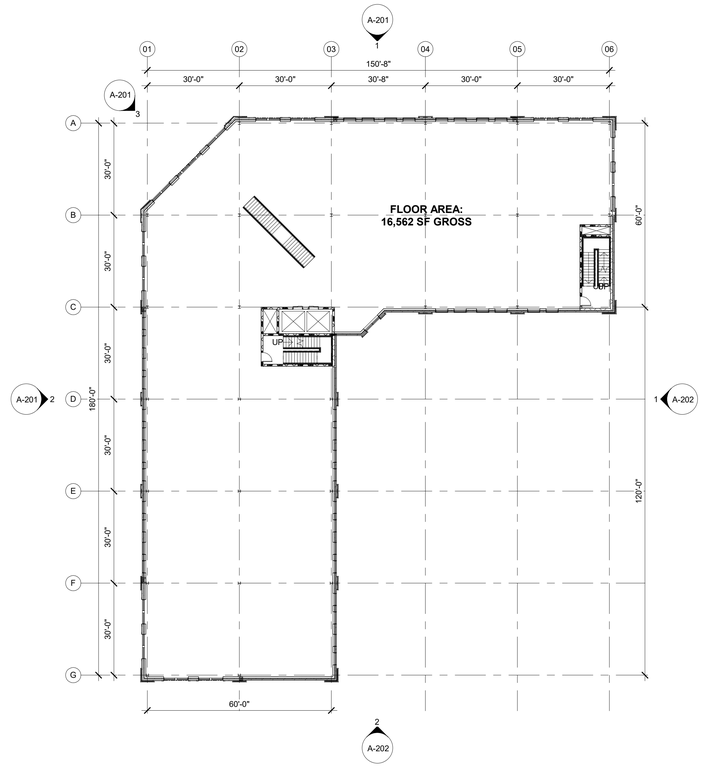
- **4.5.6.C First Floor Height:** Compliant – First floor height is 16’-8” while upper floors are 14’-0”
- **4.5.6.D Dominant Vertical Proportions:** *Confirm that architectural details are arranged and proportioned so that vertical dimensions dominate horizontal dimensions*
- **4.5.6.E Use Requirements:** Compliant
- **4.5.6.F Entrances from Each Street:** Compliant
- **4.5.6.G Major Entrances Distinguished:** Compliant
- **4.5.6.H Principal Entrance on Street or Public Plaza:** Compliant
- **4.5.6.I Secondary Entrances:** Compliant

RESOURCES & ATTACHMENTS

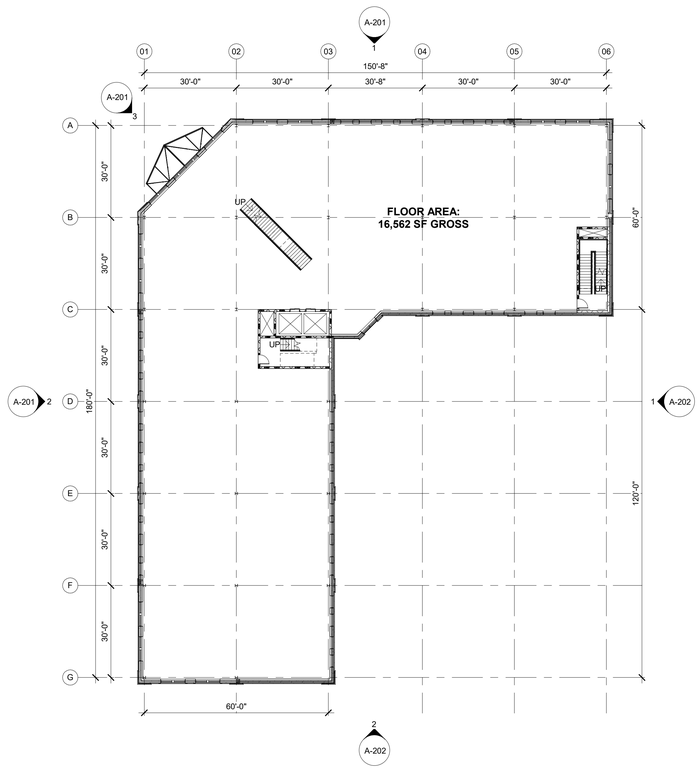
- Polaris 3g (Mecklenburg County GIS Mapping Tool)
- Davidson Planning Ordinance (DPO)
  - Section 2. Planning Areas
  - Section 4. Site & Building Design Standards
- Haversack Development Project Webpage



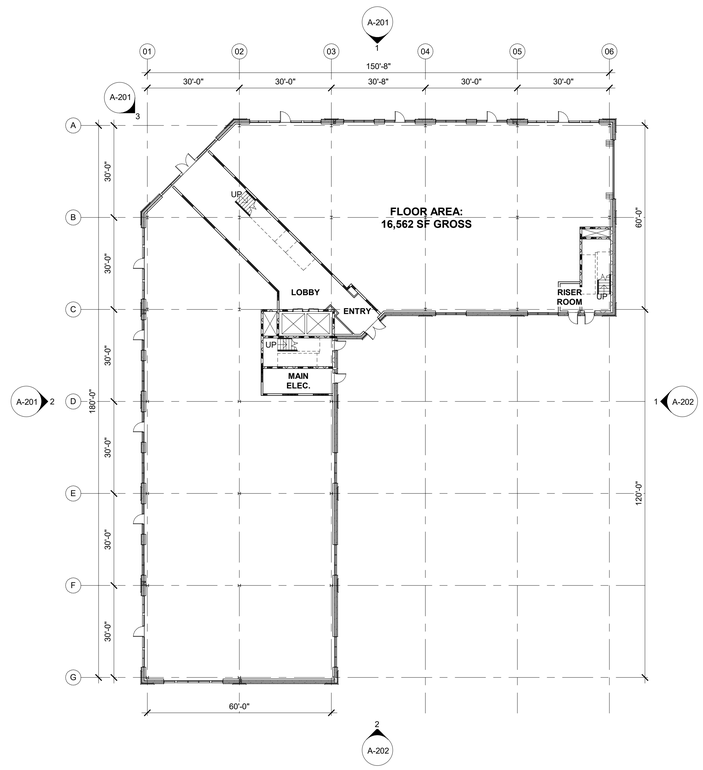
4 FOURTH FLOOR scale: 1" = 20'-0"



3 THIRD FLOOR scale: 1" = 20'-0"



2 SECOND FLOOR scale: 1" = 20'-0"



1 FIRST FLOOR scale: 1" = 20'-0"

ODA Architecture
2010 South Tryon St., Suite 1a
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704.332.1615
www.oda.us.com

SEAL:

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CONSULTANT:

HAVERSACK

DAVIDSON COMMONS EAST

131 DAVIDSON GATEWAY DR., NORTH CAROLINA
ODA PROJECT # 263927

DESIGN REVIEW

MAY 27, 2026

REVISIONS

No.	Description	Date

FLOOR PLANS

A-101

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EXTERIOR MATERIAL PALETTE



BRICK 1 - RED BRICK



EIFS 1 - LIGHT GRAY



BRICK 2 - LIGHT GRAY/TAN BRICK



EIFS 2 - BLACK



STONE VENEER - DARK GRAY



BLACK STOREFRONT



VIEW 3 - STREET FRONTAGE PERSPECTIVE FROM DAVIDSON GATEWAY DR.



VIEW 5 - PERSPECTIVE SHOWING SOUTH ELEVATION AND REAR SIDE PARKING



VIEW 2 - STREET FRONTAGE PERSPECTIVE FROM GRIFFITH ST.



VIEW 4 - PERSPECTIVE SHOWING EAST ELEVATION AND REAR SIDE PARKING



VIEW 1 - STREET CORNER PERSPECTIVE AT INTERSECTION OF GRIFFITH ST AND DAVIDSON GATEWAY DR.

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131 DAVIDSON GATEWAY DR., NORTH CAROLINA
ODA PROJECT # 263927

DESIGN REVIEW

MAY 27, 2026

REVISIONS

No.	Description	Date

EXTERIOR RENDERINGS AND MATERIAL PALETTE

A-200

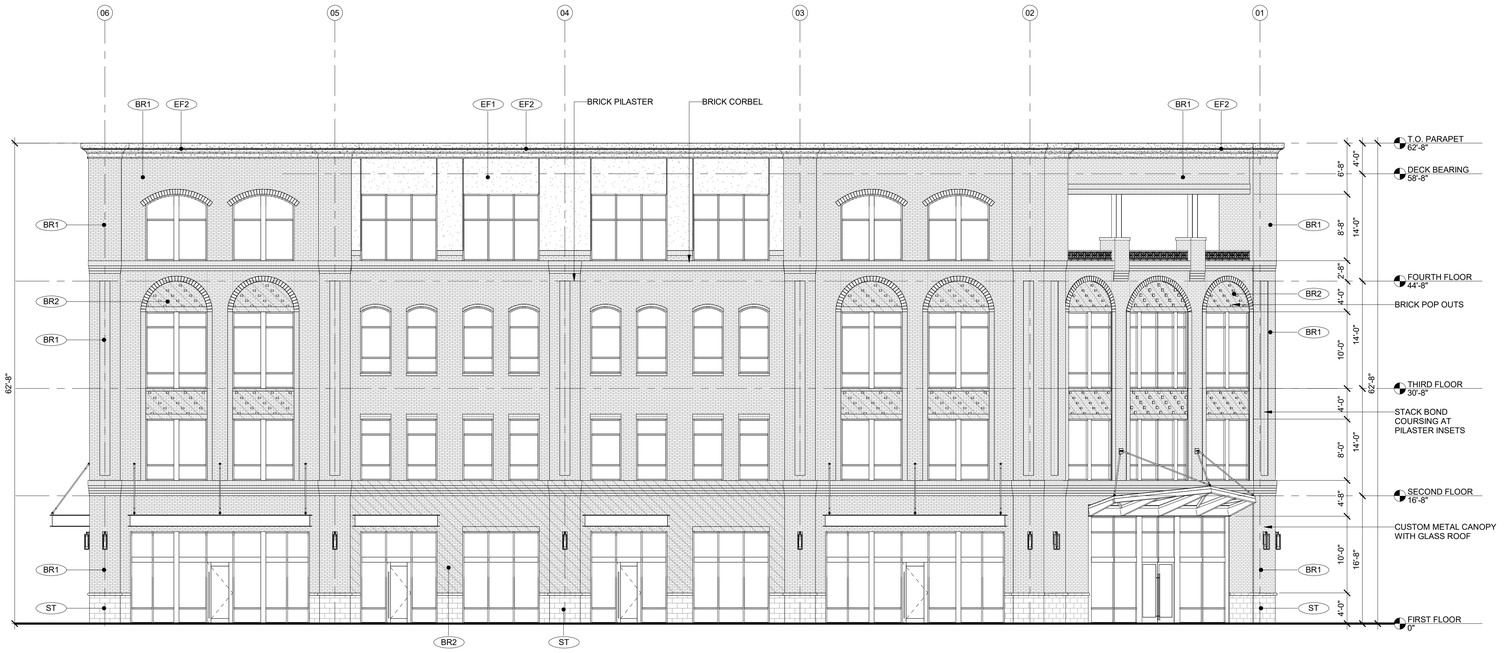
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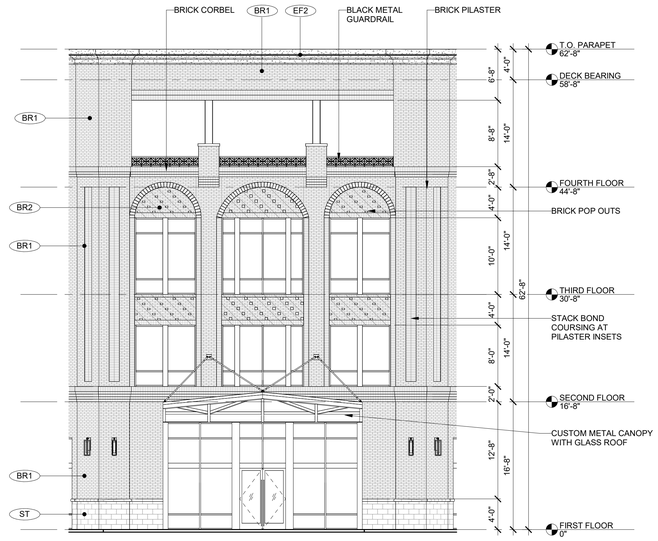
EXT. FINISH LEGEND

- EF1 **EIFS 1** — COLOR: LIGHT GRAY
- EF2 **EIFS 2** — COLOR: BLACK
- BR1 **BRICK 1** — COLOR: DARK RED
- BR2 **BRICK 2** — COLOR: LIGHT GRAY/TAN
- ST **STONE VENEER** — COLOR: DARK GRAY

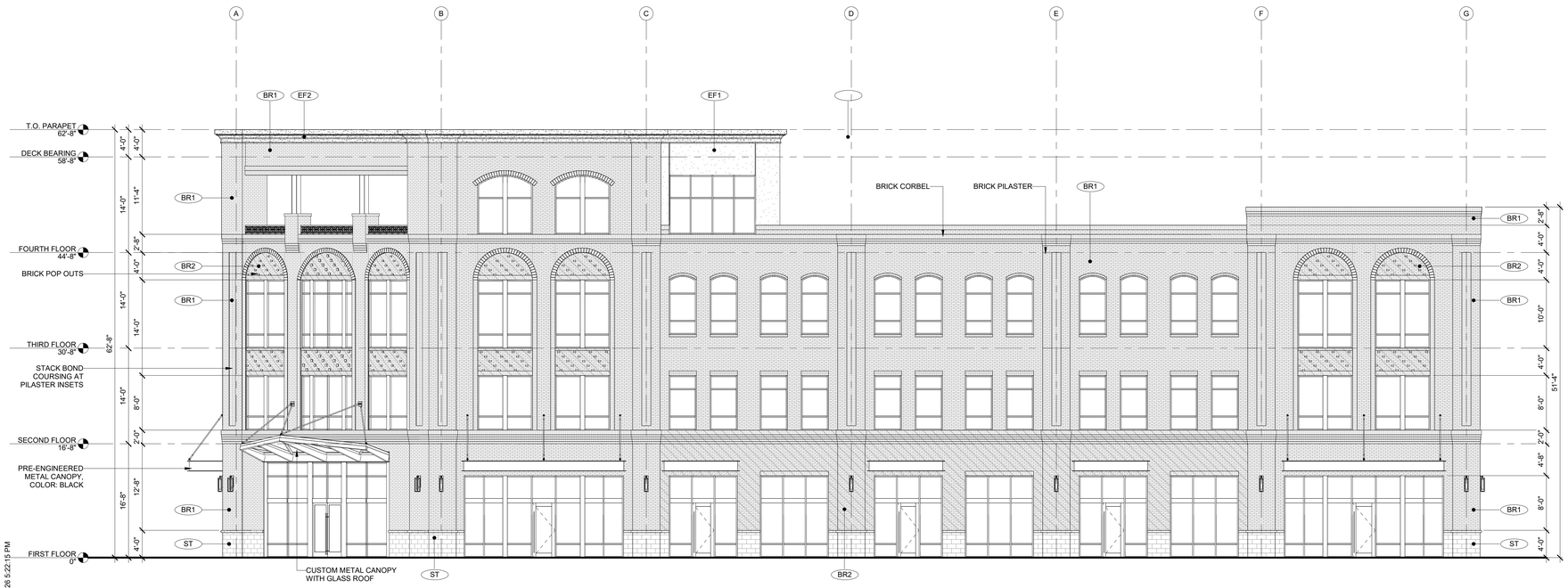
EXTERIOR STOREFRONT: BLACK



1 GRIFFITH STREET ELEVATION - NORTH — scale: 1/8" = 1'-0"



3 STREET CORNER ELEVATION — scale: 1/8" = 1'-0"



2 DAVIDSON GATEWAY DR. ELEVATION - WEST — scale: 1/8" = 1'-0"

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DAVIDSON COMMONS EAST

131 DAVIDSON GATEWAY DR., NORTH CAROLINA
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DESIGN REVIEW

MAY 27, 2026

REVISIONS

No.	Description	Date

BUILDING ELEVATIONS

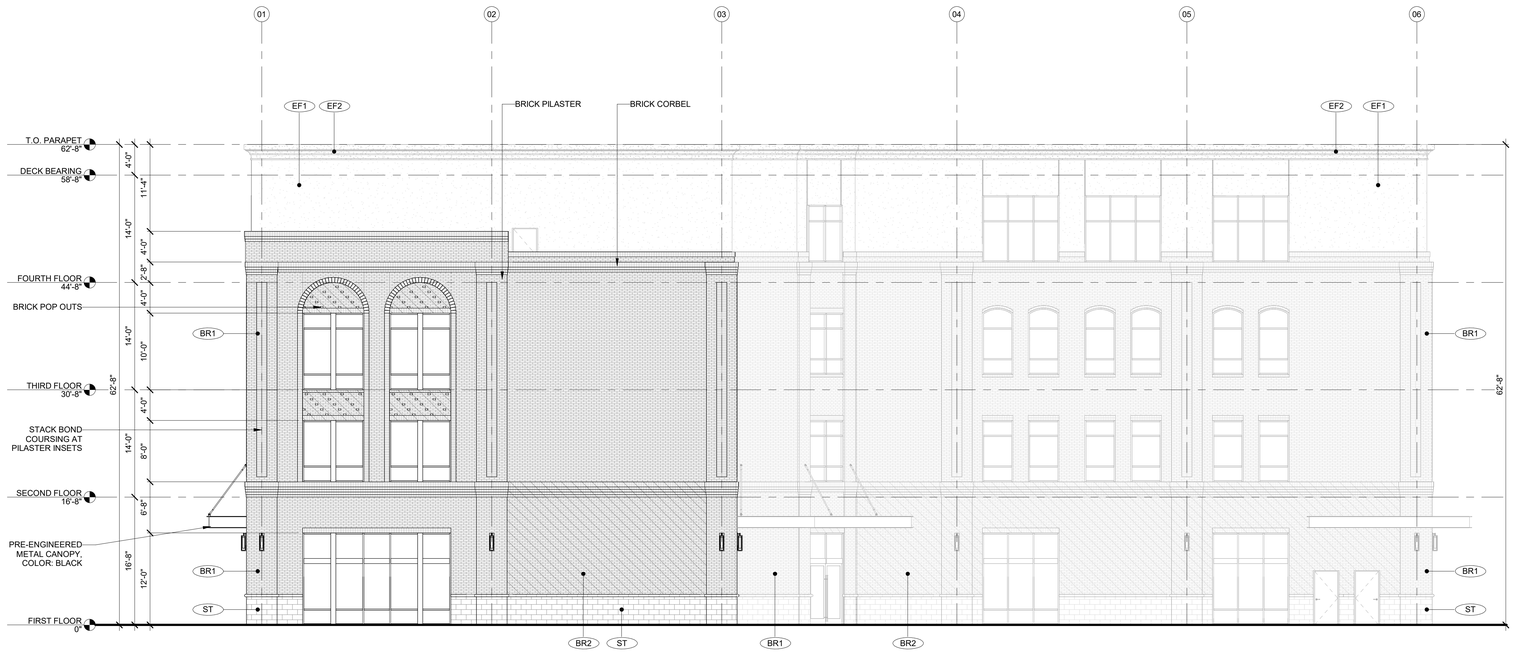
A-201

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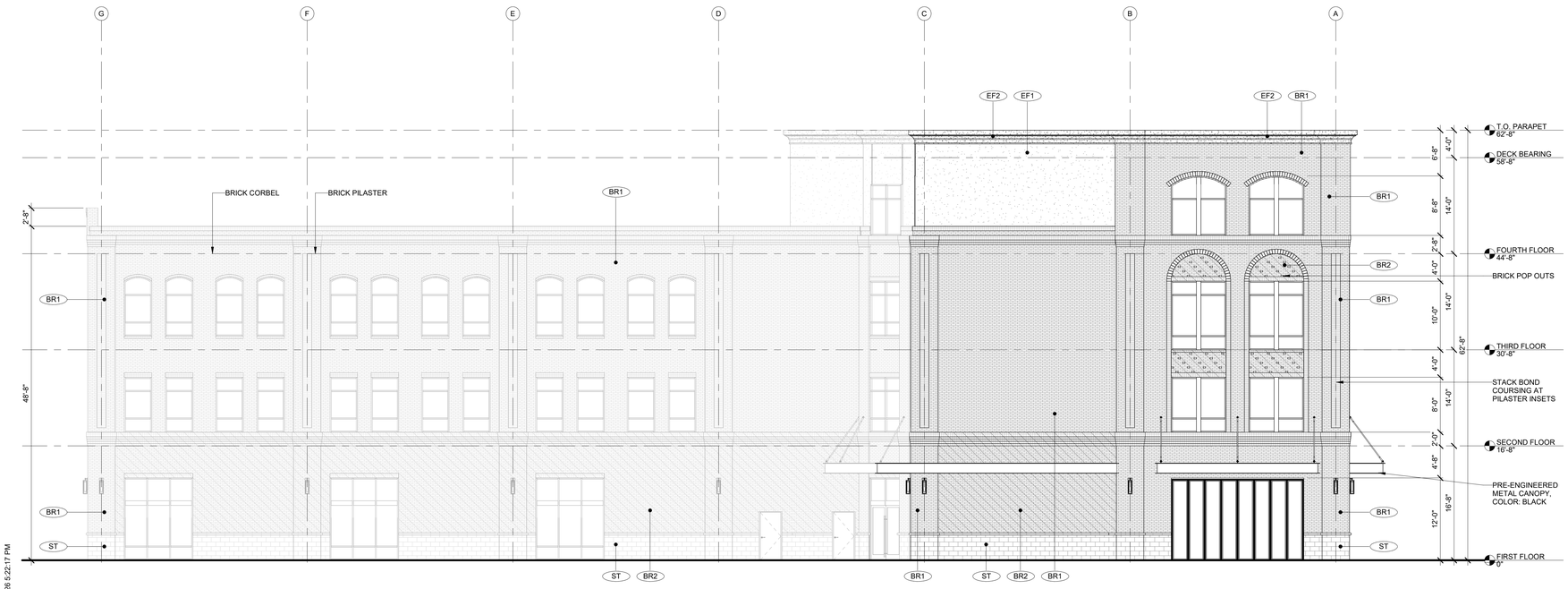
EXT. FINISH LEGEND

- EF1 **EIFS 1** — COLOR: LIGHT GRAY
- EF2 **EIFS 2** — COLOR: BLACK
- BR1 **BRICK 1** — COLOR: DARK RED
- BR2 **BRICK 2** — COLOR: LIGHT GRAY/TAN
- ST **STONE VENEER** — COLOR: DARK GRAY

EXTERIOR STOREFRONT: BLACK



2 SOUTH ELEVATION — scale: 1/8" = 1'-0"



1 EAST ELEVATION — scale: 1/8" = 1'-0"

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131 DAVIDSON GATEWAY DR., NORTH CAROLINA
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DESIGN REVIEW

MAY 27, 2026

REVISIONS

No.	Description	Date

BUILDING ELEVATIONS

A-202

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EIFS AREA REQUIRED TO BE <25% OF THE FACADE

TOTAL ELEVATION AREA = 10,481 SF
TOTAL EIFS AREA PROVIDED = 589 SF (6%)



4 EIFS DIAGRAM - GRIFFITH STREET ELEVATION - NORTH — scale: 1/16" = 1'-0"

EIFS AREA REQUIRED TO BE <25% OF THE FACADE

TOTAL ELEVATION AREA = 8,192 SF
TOTAL EIFS AREA PROVIDED = 185 SF (2%)



3 EIFS DIAGRAM - DAVIDSON GATEWAY DR. ELEVATION - WEST — scale: 1/16" = 1'-0"

UPPER FLOOR REQUIRED GLAZING AREA IS 30%

2nd - 4th FLOOR FACADE AREA = 7,111 SF
2nd - 4th FLOOR GLAZING AREA = 2,106 SF (30%)



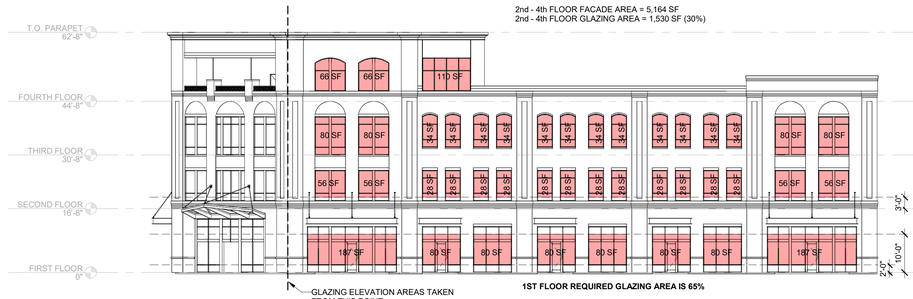
1ST FLOOR REQUIRED GLAZING AREA IS 65%

1st FLOOR FACADE AREA = 1,335 SF
1st FLOOR GLAZING AREA = 902 SF (67%)

2 TRANSPARENCY DIAGRAM - GRIFFITH STREET ELEVATION - NORTH — scale: 1/16" = 1'-0"

UPPER FLOOR REQUIRED GLAZING AREA IS 30%

2nd - 4th FLOOR FACADE AREA = 5,164 SF
2nd - 4th FLOOR GLAZING AREA = 1,530 SF (30%)



1ST FLOOR REQUIRED GLAZING AREA IS 65%

1st FLOOR FACADE AREA = 1,230 SF
1st FLOOR GLAZING AREA = 854 SF (69%)

1 TRANSPARENCY DIAGRAM - DAVIDSON GATEWAY DR. ELEVATION - WEST — scale: 1/16" = 1'-0"

DAVIDSON COMMONS EAST

131 DAVIDSON GATEWAY DR., NORTH CAROLINA
ODA PROJECT # 263927

DESIGN REVIEW

MAY 27, 2026

REVISIONS

No.	Description	Date

EXTERIOR DIAGRAMS

A-203

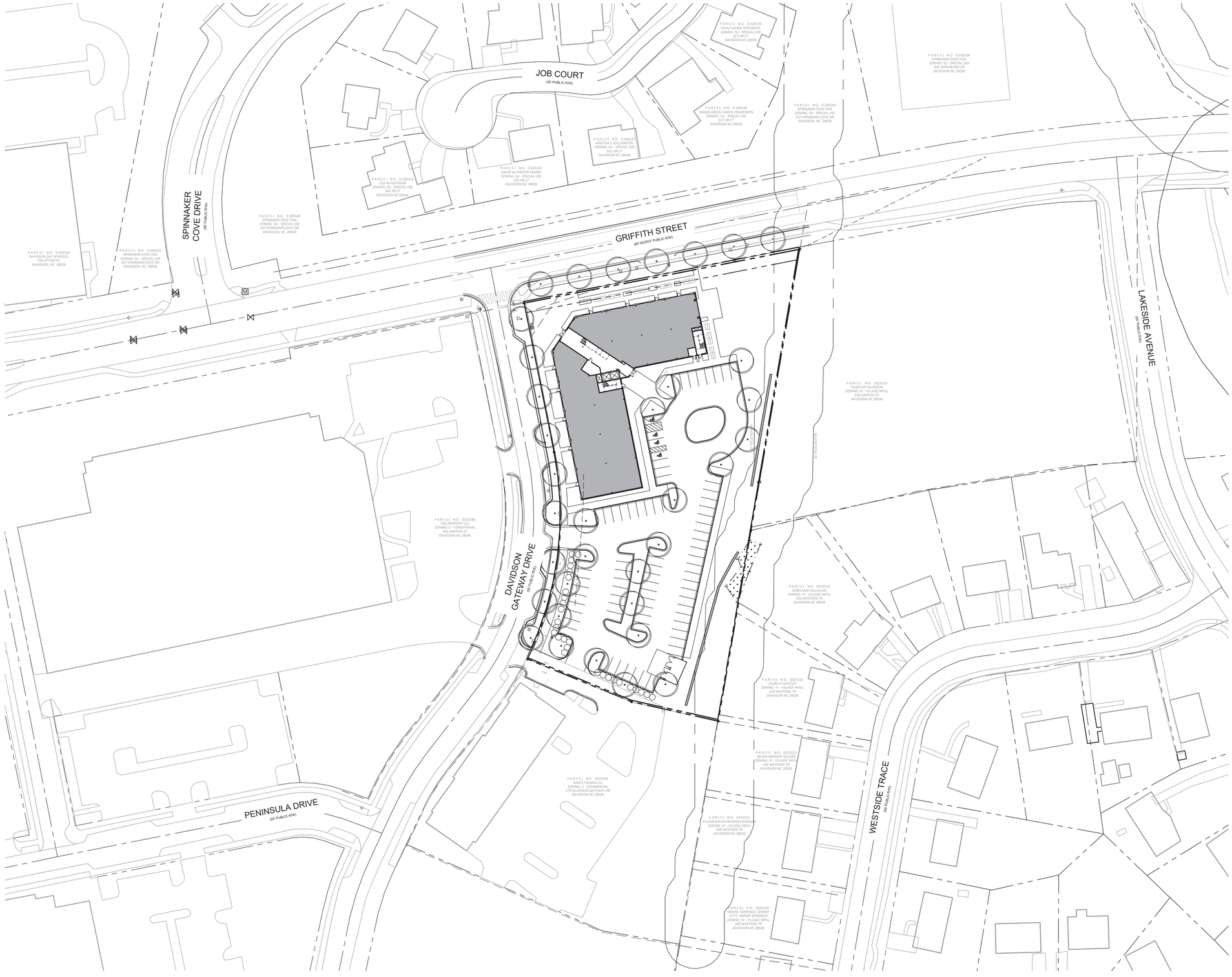
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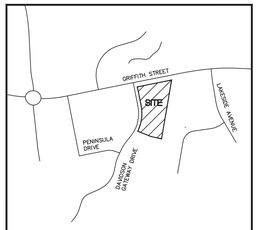
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DAVIDSON COMMONS EAST - HAVERSACK CONCEPT

DAVIDSON, MECKLENBURG COUNTY, NORTH CAROLINA

ACCELA # CSP-500124





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY PREPARED BY BOLTON & MENK, INC.: 1801 GRAHAM STREET, SUITE 320, CHARLOTTE, NC 28206. (704)-376-1555 / WWW.BOLTON-MENK.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS.

SHEET LIST

IB-00	COVER SHEET
IB-01	ENVIRONMENTAL INVENTORY
IB-02	EXISTING CONDITIONS
IB-03	SITE SCHEMATIC DESIGN
IB-04	BUILDING DESIGN PRECEDENTS
IB-05	LANDSCAPE SCHEMATIC DESIGN
IB-06	OPEN SPACE DESIGN PRECEDENTS
IB-07	SITE GRADING AND DRAINAGE PLAN
IB-08	PCCO DRAINAGE AREA MAP
	PHYSICAL AND TOPOGRAPHIC SURVEY

PROPERTY INFO: DAVIDSON COMMONS EAST TRACT 4AB

PARCEL TAX ID: 00323190 AND 00323191
PARCEL SIZE: 2.11 ACRES

PROPERTY OWNER: DAVIDSON COMMONS EAST CONDOMINIUM ASSOCIATES, LLC
P.O. BOX 1696
DAVIDSON, NC 28036

APPLICANT: CHRISTOPHER NADEAU
HAVERSACK, INC.
630 DAVIDSON GATEWAY DRIVE
SUITE 250
DAVIDSON, NC 28036
CHRISTOPHER@GOHAVERSACK.COM
(980) 279-8411

ARCHITECT: ODA ARCHITECTURE
JESSICA HOKE, AIA
2010 SOUTH TYRON STREET
SUITE 1A
CHARLOTTE, NC 28202
JHOKE@ODA.US.COM
(704) 926-3361

L ARCHITECT/: BOLTON & MENK, INC.
ENGINEER SEAN PAONE
1801 NORTH GRAHAM STREET
SUITE 320
CHARLOTTE, NC 28206
SEAN.PAONE@BOLTON-MENK.COM
(704) 293-6338

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NC 28206
Phone: (704) 376-1555
Email: Charlotte@bolton-menk.com
www.bolton-menk.com

HAVERSACK, INC.
630 DAVIDSON GATEWAY DRIVE
SUITE 250
DAVIDSON, NC 28036

DAVIDSON COMMONS EAST - HAVERSACK

DAVIDSON GATEWAY DRIVE
AND GRIFFITH STREET
DAVIDSON, NORTH CAROLINA

INDIVIDUAL BUILDING PROCESS COVER SHEET

PROJECT NO:
25X.14114200

REVISIONS:
05/27/26 – RESUBMITTAL BASED ON TOD/MECK COMMENTS AND DRB SUBMITTAL

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

N

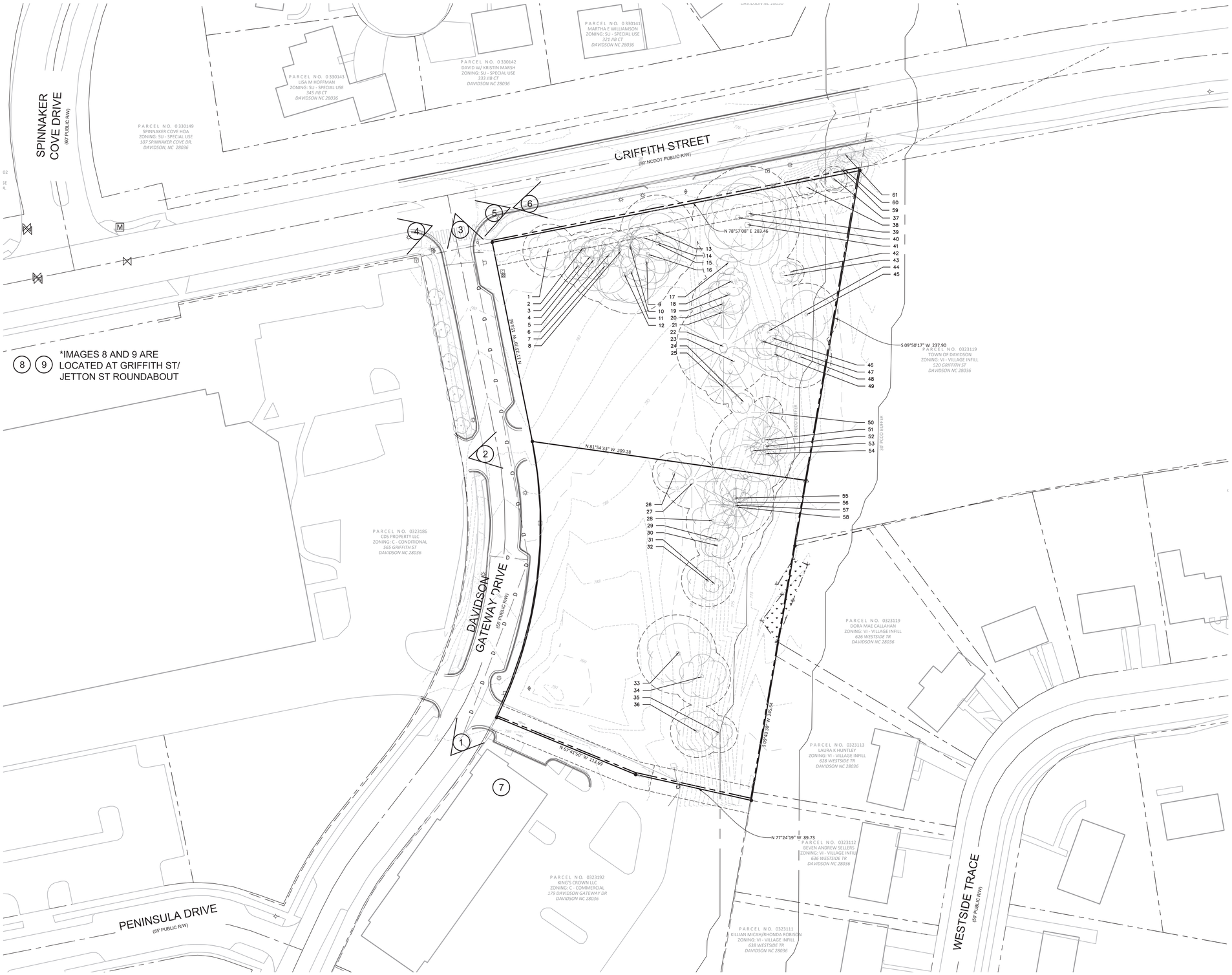
SCALE: 1"=40'
0 20' 40' 80'

SCALE:	
DATE:	02/13/26
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

IB-00

FILE NO.:

INDIVIDUAL TREE INVENTORY		
TREE I. D. #	TREE SPECIES	TREE DIAMETER (in.)
1	OAK	20"
2	OAK	14"
3	OAK	14"
4	OAK	10"
5	OAK	20"
6	OAK	10"
7	OAK	28"
8	OAK	18"
9	OAK	28"
10	OAK	12"
11	OAK	32"
12	OAK	28"
13	OAK	28"
14	OAK	12"
15	OAK	30"
16	OAK	28"
17	OAK	10"
18	OAK	14"
19	OAK	20"
20	OAK	24"
21	PINE	12"
22	PINE	36"
23	OAK	14"
24	OAK	10"
25	PINE	14"
26	POPLAR	16"
27	CEDAR	20"
28	OAK	20"
29	OAK	18"
30	OAK	12"
31	OAK	8"
32	OAK	20"
33	HICKORY	30"
34	HICKORY	22"
35	OAK	14"
36	HICKORY	20"
37	OAK	10"
38	OAK	8"
39	OAK	36"
40	OAK	34"
41	OAK	40"
42	OAK	12"
43	OAK	10"
44	HICKORY	10"
45	MIMOSA	24"
46	OAK	18"
47	OAK	18"
48	MIMOSA	24"
49	OAK	18"
50	CEDAR	12"
51	PINE	16"
52	CEDAR	16"
53	OAK	32"
54	OAK	14"
55	BLACK CHERRY	30"
56	ELM	14"
57	CEDAR	20"
58	CEDAR	14"
59	OAK	24"
60	OAK	16"
61	OAK	8"



LEGEND

- EXISTING TREE
- EXISTING PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINES
- PHOTO LOCATION
- VIEWSHED*

*VIEWSHEDS REFLECT THE DIRECTION OF EXISTING SITE PHOTOS AND HAVE NO ASSOCIATION WITH SITE SETBACKS.

TREE INVENTORY

SUMMARIZED TREE INVENTORY	
TREE DIAMETER (in.)	TREE I.D. #
8	31,38,61
10	4,6,17,24,37,42,44,
12	10,14,21,30,43,50,
14	2,3,18,23,25,35,54,56,58
16	26,51,52,60
18	8,29,46,47,49,
20	1,5,19,27,28,32,36,57,
22	34
24	20,45,48,59
28	7,9,12,13,16,
30	15,33,55,
32	11,53,
34	40
36	22,39,
40	41

EXISTING SPECIMEN TREE		
TREE I.D. #	TREE SPECIES	TREE DIAMETER (in.
7	OAK	28"
9	OAK	28"
11	OAK	32"
12	OAK	28"
13	OAK	28"
15	OAK	30"
16	OAK	28"
20	OAK	24"
22	PINE	36"
33	HICKORY	30"
39	OAK	36"
40	OAK	34"
41	OAK	40"
45	MIMOSA	24"
48	MIMOSA	24"
53	OAK	32"
55	BLACK CHERRY	30"

PLANNING AREA TREE INVENTORY:

LAKESHORE (LK)

TOTAL EXISTING TREES = 61

TOTAL EXISTING SPECIMEN TREES = 18

TOTAL EXISTING TREE CANOPY = 36,586.69 SF OR 0.84 ACRES

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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DAVIDSON COMMONS EAST - HAVERSACK

DAVIDSON GATEWAY DRIVE
AND GRIFFITH STREET
DAVIDSON, NORTH CAROLINA

INDIVIDUAL BUILDING PERMIT - ENVIRONMENTAL INVENTORY

PROJECT NO:
25X.14114200

REVISIONS:
05/27/26 – RESUBMITTAL BASED ON TOD/MECK COMMENTS AND DRB SUBMITTAL

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

N

SCALE: 1"=30'
0 15' 30' 60'

SCALE:	
DATE:	02/13/26
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

IB-01

FILE NO.:



1



2



3

NOTE:
SHEET IB-01 IDENTIFIES PHOTO LOCATIONS AS WELL AS VIEWSHEDS. VIEWSHEDS REFLECT THE DIRECTION OF EXISTING SITE PHOTOS AND HAVE NO ASSOCIATION WITH SITE SETBACKS.

PHOTOS FROM DAVIDSON GATEWAY DRIVE



4



5



6

PHOTOS FROM GRIFFITH STREET



7



8



9

PHOTOS OF SURROUNDING ARCHITECTURE

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DAVIDSON COMMONS EAST - HAVERSACK

DAVIDSON GATEWAY DRIVE
AND GRIFFITH STREET
DAVIDSON, NORTH CAROLINA

INDIVIDUAL BUILDING PERMIT - EXISTING CONDITIONS

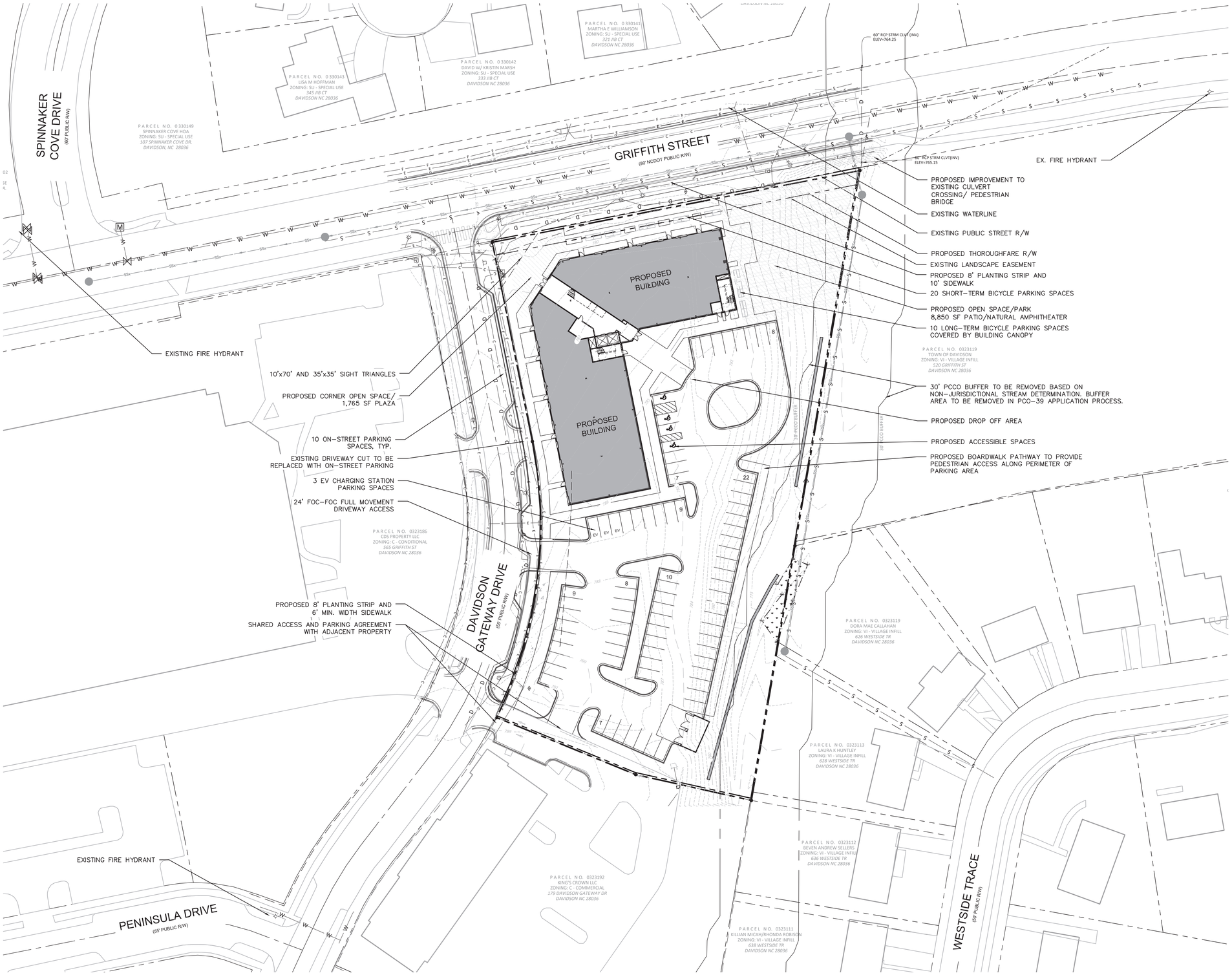
PROJECT NO:
25X.14114200

REVISIONS:
05/27/26 – RESUBMITTAL BASED ON TOD/MECK COMMENTS AND DRB SUBMITTAL

BOLTON & MENK, INC.
CORPORATE SEAL
F-1409
C-596
NORTH CAROLINA

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LEGEND

SYMBOL

- PROJECT BOUNDARY
- IMPERVIOUS SIDEWALK
- 2'-6" CURB & GUTTER
- 1'-6" CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED ACCESSIBLE PARKING SPACES
- PARK SPACE
- OPEN SPACE
- PERMEABLE PAVEMENT

DEVELOPMENT SUMMARY

PROJECT NAME:	DAVIDSON COMMONS EAST – HAVERSACK
OWNER/APPLICANT:	HAVERSACK, INC.
JURISDICTION:	TOWN OF DAVIDSON
PLANNING AREAS + PARCEL ID:	LAKESHORE (LK) 00323190 AND 00323191
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
SITE ACREAGE:	2.106 AC
TOTAL BLDG SQUARE FOOTAGE:	60,000 SF
BUILDING HEIGHT:	FOUR STORIES
BUILDING SETBACKS:	
LAKESHORE (LK)	
FRONT:	0' MIN, 0' MAX
SIDE:	0' MIN, N/A MAX
REAR:	N/A MAX, N/A MAX
PARKING:	118 TOTAL PARKING SPACES•
	80 SURFACE ON-SITE SPACES
	(INCLUDING 4 ADA SPACES AND 3 EV SPACES)
	16 ON-STREET PARKING SPACES
	22 PARKING SPACES THROUGH SHARED ACCESS AND PARKING AGREEMENT WITH ADJACENT PROPERTY

•INTENDED USES TO PROMOTE PEDESTRIAN CONNECTIVITY THROUGH WALKABILITY AND BICYCLE ACCESS TO COMPLIMENTARY USES FOR LIVE, WORK, AND PLAY.

WOODIES AUTO SHOP:	37 TOTAL PARKING SPACES
REQUIRED PARKING:	19.40 OR 20 SPACES (2 SPACES/1,000 SF)
SHARED PARKING REDUCTION:	5 SPACES OR 25% WITH SHARED PARKING AGREEMENT
ADJUSTED PARKING REQ:	15 SPACES
REMAINING AVAILABLE PRKG:	22 SPACES

OPEN SPACE:

– LAKESHORE REQUIRED:	±0.11 AC OR 4,587 SF (5%)
– LAKESHORE PROVIDED:	±0.24 AC OR 10,615 SF (11.57%)•

•MAY BE MODIFIED IN PERMITTING DESIGN AS LONG AS MINIMUM LAKESHORE PLANNING AREA REQUIREMENTS ARE MET

PARK SPACE:

– LAKESHORE REQUIRED:	±0.055 AC (5% OF OPEN SPACE)
– LAKESHORE PROVIDED:	±0.203 AC OR 8,850 SF (62.28% OPEN SPACE)•

•MAY BE MODIFIED IN PERMITTING DESIGN AS LONG AS MINIMUM LAKESHORE PLANNING AREA REQUIREMENTS ARE MET

WATERSHED:	LAKE NORMAN CRITICAL AREA:
	PROPOSED HIGH DENSITY DEVELOPMENT (UP TO 50% BUA PERMITTED IN LAKE NORMAN CRITICAL WATERSHED)•

•TRACT 4AB WERE PART OF A MASTER DEVELOPMENT AND 52,360 SQUARE FEET IMPERVIOUS AREA REMAIN FOR TRACTS 4AB

IMPERVIOUS :

TOTAL SITE AREA:	91,737.36 SF OR 2.106 ACRES
EX. IMPERVIOUS (PRE-1993):	24,280 SF
PARKING AREA:	33,031 SF
BUILDING/SIDEWALK AREA:	34,758 SF
	67,789 SF (IMPERVIOUS SUBTOTAL)
PERVIOUS ISLANDS:	8,676 SF
	59,113 SF (IMPERVIOUS AREA)
TRACT 4AB ALLOCATION:	52,360 SF

ESTIMATED CONSTRUCTION START DATE:	NOV 2026
ESTIMATED CONSTRUCTION COMPLETION:	JUNE 2028

PLANTING AND TREE REQUIREMENTS PER ORDINANCE. ALL LOTS SUBJECT TO TABLE 9-1 OF ORDINANCE REGARDING TREE CANOPY COVERAGE AND TREE PLANTING REQUIREMENT.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

SCALE: 1"=30'

0 15' 30' 60'

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DAVIDSON COMMONS EAST - HAVERSACK

DAVIDSON GATEWAY DRIVE
AND GRIFFITH STREET
DAVIDSON, NORTH CAROLINA

INDIVIDUAL BUILDING PERMIT - SITE LAYOUT

PROJECT NO:
25X.14114200

REVISIONS:
05/27/26 – RESUBMITTAL BASED ON TOD/MECK COMMENTS AND DRB SUBMITTAL

BOLTON & MENK CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

SCALE:	
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IB-03

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SEE ARCHITECTURAL PLANS AND ELEVATIONS

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DAVIDSON COMMONS EAST - HAVERSACK

DAVIDSON GATEWAY DRIVE
AND GRIFFITH STREET
DAVIDSON, NORTH CAROLINA

INDIVIDUAL BUILDING PERMIT - BUILDING DESIGN PRECEDENTS

PROJECT NO:
25X.14114200

REVISIONS:
05/27/26 – RESUBMITTAL BASED ON TOD/MECK COMMENTS AND DRB SUBMITTAL

BOLTON & MENK, INC.
SEAL
F-1409
C-996
NORTH CAROLINA

SCALE:
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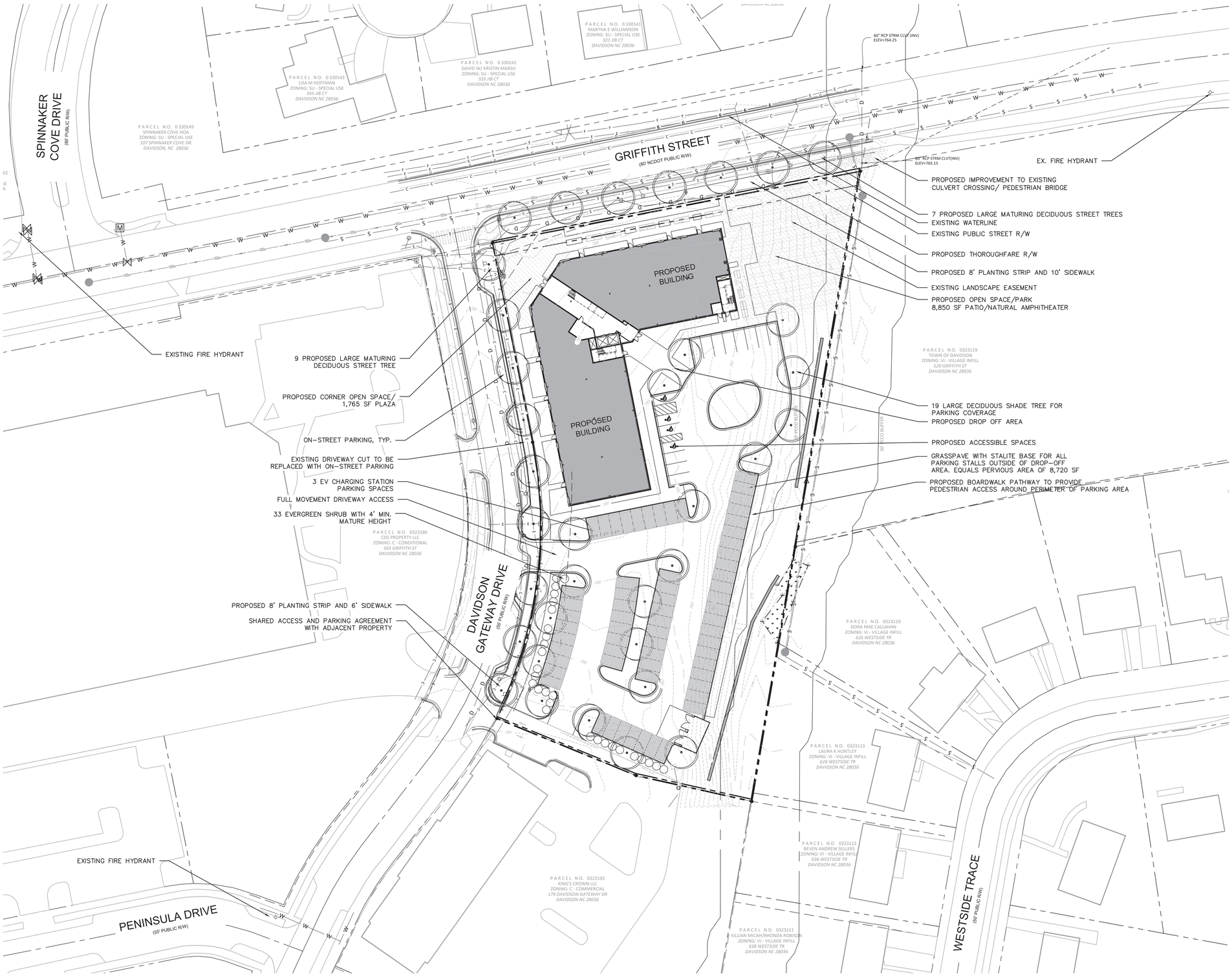
FILE NO.:

INDIVIDUAL TREE INVENTORY		
TREE I.D. #	TREE SPECIES	TREE DIAMETER (in.)
1	OAK	20"
2	OAK	14"
3	OAK	14"
4	OAK	10"
5	OAK	20"
6	OAK	10"
7	OAK	28"
8	OAK	18"
9	OAK	28"
10	OAK	12"
11	OAK	32"
12	OAK	28"
13	OAK	28"
14	OAK	12"
15	OAK	30"
16	OAK	28"
17	OAK	10"
18	OAK	14"
19	OAK	20"
20	OAK	24"
21	PINE	12"
22	PINE	36"
23	OAK	14"
24	OAK	10"
25	PINE	14"
26	POPLAR	16"
27	CEDAR	20"
28	OAK	20"
29	OAK	18"
30	OAK	12"
31	OAK	8"
32	OAK	20"
33	HICKORY	30"
34	HICKORY	22"
35	OAK	14"
36	HICKORY	20"
37	OAK	10"
38	OAK	8"
39	OAK	36"
40	OAK	34"
41	OAK	40"
42	OAK	12"
43	OAK	10"
44	HICKORY	10"
45	MIMOSA	24"
46	OAK	18"
47	OAK	18"
48	MIMOSA	24"
49	OAK	18"
50	CEDAR	12"
51	PINE	16"
52	CEDAR	16"
53	OAK	32"
54	OAK	14"
55	BLACKCHERRY	30"
56	ELM	14"
57	CEDAR	20"
58	CEDAR	14"
59	OAK	24"
60	OAK	16"
61	OAK	8"

PLANNING AREA TREE INVENTORY:

LAKESHORE (LK)
TOTAL EXISTING TREES = 58
TOTAL EXISTING SPECIMEN TREES = 17 (REQUIRED 1.7 OR 2 TREES 10%)
PROPOSED SPECIMEN TREES TO REMAIN = MIN. 2 TREES (10%)

LAKESHORE (LK)
TOTAL EXISTING CANOPY COVERAGE = 17 SPECIMEN TREES @ 1,000 SF = 17,000 SF
REQUIRED CANOPY COVERAGE TO REMAIN = 1,700 SF (10% OF EXISTING CANOPY)
PROPOSED CANOPY COVERAGE TO REMAIN = 35,000 SF
- 33 PROPOSED LARGE MATURING TREES @ 1,000 SF PER TREE = 33,000 SF
- 2 EXISTING LARGE SPECIMEN TREES @ 1,000 SF PER TREE = 2,000 SF



LEGEND

SYMBOL

- PROJECT BOUNDARY
- IMPERVIOUS SIDEWALK
- 2'-6" CURB & GUTTER
- 1'-6" CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED ACCESSIBLE PARKING SPACES
- PARK SPACE
- OPEN SPACE
- GRASSPAVE ON STALITE
- LARGE MATURING CANOPY TREE
- EVERGREEN SHRUB

DEVELOPMENT SUMMARY

PROJECT NAME: DAVIDSON COMMONS EAST – HAVERSACK
OWNER/APPLICANT: HAVERSACK, INC.
JURISDICTION: TOWN OF DAVIDSON

PLANNING AREAS + PARCEL ID: LAKESHORE (LK) 00323190 AND 00323191

EXISTING USE: VACANT
PROPOSED USE: COMMERCIAL

SITE ACREAGE: 2.106 AC

OPEN SPACE:
- LAKESHORE REQUIRED: ±0.11 AC OR 4,587 SF (5%)
- LAKESHORE PROVIDED: ±0.24 AC OR 10,615 SF (11.57%)*

*MAY BE MODIFIED IN PERMITTING DESIGN AS LONG AS MINIMUM LAKESHORE PLANNING AREA REQUIREMENTS ARE MET

PARK SPACE:
- LAKESHORE REQUIRED: ±0.055 AC (5% OF OPEN SPACE)
- LAKESHORE PROVIDED: ±0.203 AC OR 8,850 SF (62.28% OPEN SPACE)*

*MAY BE MODIFIED IN PERMITTING DESIGN AS LONG AS MINIMUM LAKESHORE PLANNING AREA REQUIREMENTS ARE MET

WATERSHED: LAKE NORMAN CRITICAL AREA: PROPOSED HIGH DENSITY DEVELOPMENT (UP TO 50% BUA PERMITTED IN LAKE NORMAN CRITICAL WATERSHED)*

*TRACT 4AB WERE PART OF A MASTER DEVELOPMENT AND 52,360 SQUARE FEET IMPERVIOUS AREA REMAIN FOR TRACTS 4AB

IMPERVIOUS:
TOTAL SITE AREA: 91,737.36 SF OR 2.106 ACRES
EX. IMPERVIOUS (PRE-1993): 24,280 SF

PARKING AREA: 33,031 SF
BUILDING/SIDEWALK AREA: 34,758 SF
67,789 SF (IMPERVIOUS SUBTOTAL)
PERVIOUS ISLANDS: 17,396 SF
50,393 SF (IMPERVIOUS AREA)
TRACT 4AB ALLOCATION: 52,360 SF
1,967 SF (REMAINING BALANCE)

*IMPERVIOUS AREA TO BE MITIGATED THROUGH THE USE OF GRASSPAVE ON STALITE BASE IN THE PARKING STALL AREAS AND ADDITIONAL PLANTING AREAS IN PATIO AREAS

TREE PRESERVATION:

EXISTING TREES ON SITE: 61 TREES
LAKESHORE PRESERVATION REQUIREMENT: 10% OR 6 TREES
TREES TO REMAIN: 6 TREES (37, 38, 45, 59, 60, AND 61)*

*PRELIMINARY SITE GRADING WILL BE MODIFIED IN CONSTRUCTION DOCUMENTS AND PERMITTING REVIEW TO MAINTAIN THESE TREES

TREE CANOPY:

SITE AREA: 91,737.36 SF
LAKESHORE CANOPY COVERAGE REQUIREMENT: 13,761 SF (15% TOTAL SITE AREA)

EXISTING TREES TO REMAIN: 4,000 SF
2 LARGE TREES (1,000 SF/TREE)
2 MEDIUM TREES (800 SF/TREE)
2 SMALL TREES (200 SF/TREE)

PROPOSED TREES TO BE PLANTED: 19,000 SF
19 LARGE SHADE TREES (1,000 SF/TREE)

PROPOSED CANOPY COVERAGE: 23,000 SF OR 25%

North Carolina 811 www.NC811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

N

SCALE: 1"=30'
0 15' 30' 60'

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DAVIDSON GATEWAY DRIVE
AND GRIFFITH STREET
DAVIDSON, NORTH CAROLINA

INDIVIDUAL BUILDING PERMIT - LANDSCAPE SCHEMATIC DESIGN

PROJECT NO:
25X.14114200

REVISIONS:
05/27/26 – RESUBMITTAL BASED ON TOD/MECK COMMENTS AND DRB SUBMITTAL

BOLTON & MENK CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

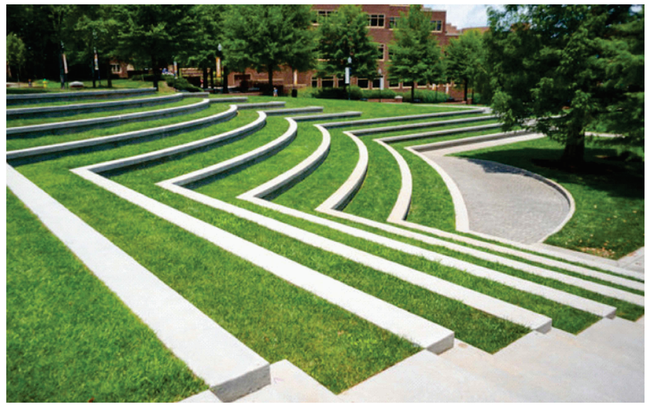
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GRIFFITH STREET AND DAVIDSON GATEWAY PLAZA PRECEDENTS







PATIO/ NATURAL AMPHITHEATER PRECEDENTS

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DAVIDSON GATEWAY DRIVE
AND GRIFFITH STREET
DAVIDSON, NORTH CAROLINA

INDIVIDUAL BUILDING PERMIT - OPEN SPACE PRECEDENTS

PROJECT NO:
25X.14114200

REVISIONS:
05/27/26 – RESUBMITTAL BASED ON TOD/MECK COMMENTS AND DRB SUBMITTAL

BOLTON & MENK, INC.
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C-996
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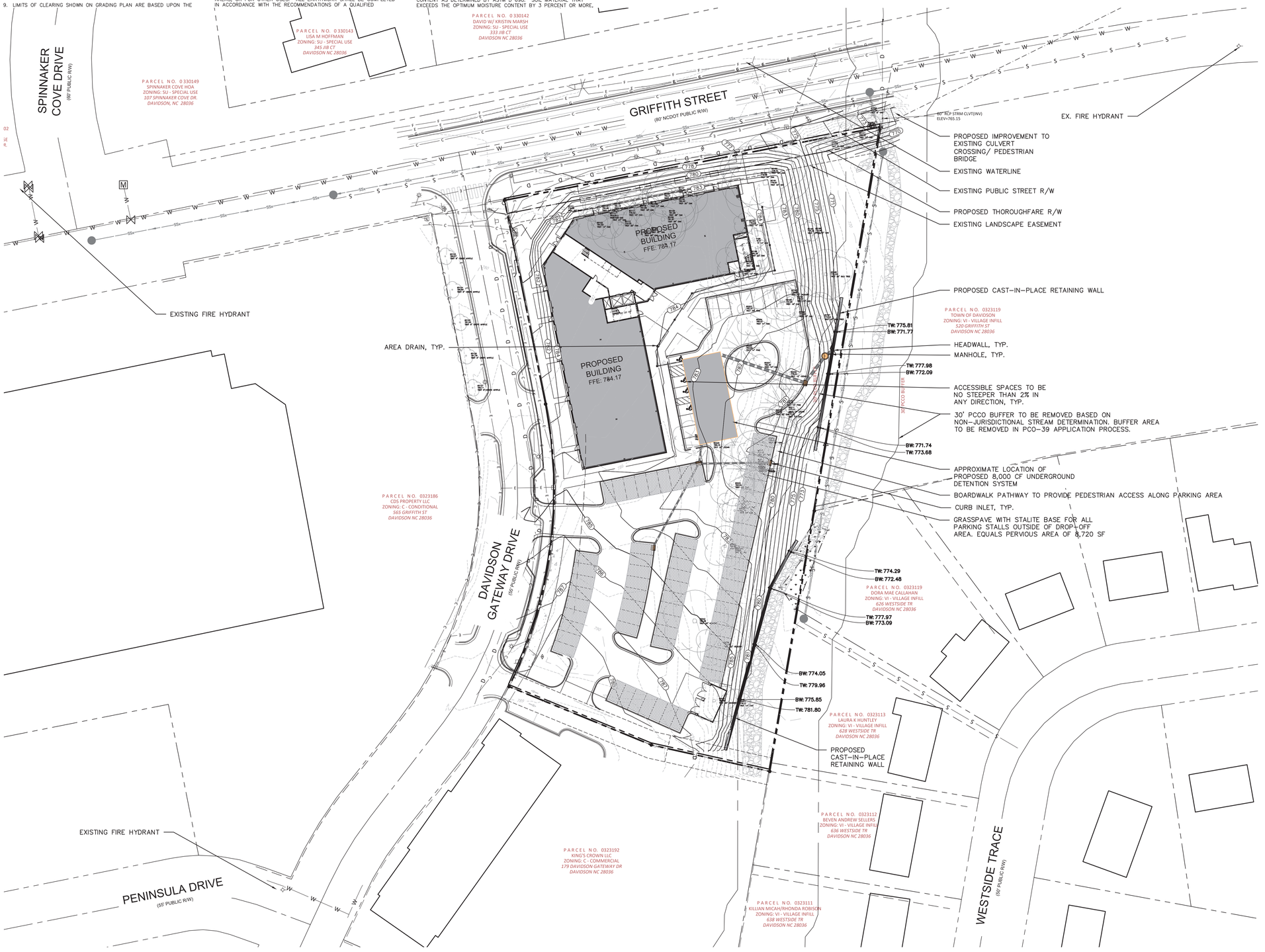
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GRADING AND EARTHWORK NOTES

1. CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
2. REFER TO EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE REQUIREMENTS.
3. ON-SITE BURIAL PITS REQUIRE A PERMIT.
4. ANY GRADING BEYOND THE DENUDED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
5. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
9. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
10. ALL ELEVATIONS ARE IN REFERENCE TO THE SITE BENCHMARK. CONTRACTOR SHALL VERIFY THE BENCHMARK PRIOR TO GROUND BREAKING.
11. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN WITHIN ROADWAYS, PARKING LOTS, AND SIDEWALK AREAS REFLECT FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
12. GRADES SHALL BE ESTABLISHED TO PROVIDE A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. GRADING SHALL COMPLY WITH COMPACTION REQUIREMENTS AND GRADE CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. WHERE NO SPOT GRADES ARE INDICATED, THE GRADE SHALL BE ESTABLISHED BASED ON INTERPOLATION OF THE ELEVATIONS BETWEEN ADJACENT SPOT GRADES WHILE MAINTAINING APPROPRIATE TRANSITION AT STRUCTURES AND PAVING, AND UNINTERRUPTED DRAINAGE FLOW INTO INLETS.
13. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW GRADED AREAS TO NEW OR EXISTING DRAINAGE INLETS, OR SHEET OVERLAND.
14. ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT 2.0% MAXIMUM.
15. COLEJENEST AND STONE, P.A., HAS NOT PERFORMED ANY GEOTECHNICAL EVALUATIONS OF THE SUBJECT PROPERTY AND HAS NOT MADE ANY DETERMINATIONS AS TO THE SUITABILITY OF SITE SOILS FOR USE AS FILL BENEATH PROPOSED BUILDINGS, DRIVEWAYS, PARKING AREAS, OR FOR OTHER USES. ALL EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL BE RETAINED BY THE OWNER.
16. ALL FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DENSITY WITHIN THE TOP 12 INCHES AND A MINIMUM 95% OF MAXIMUM STANDARD PROCTOR DENSITY BELOW 12-INCH DEPTH. FILL WITHIN LANDSCAPED AREAS SHALL BE COMPACTED TO MINIMUM 90% OF MAXIMUM STANDARD PROCTOR DENSITY. MAXIMUM STANDARD PROCTOR DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 698. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR ADDITIONAL EARTHWORK SPECIFICATIONS AND REQUIREMENTS.
17. FOR SLOPE CONSTRUCTION 3:1 AND STEEPER AND EXCEEDING 5 FEET IN VERTICAL HEIGHT, THE CONTRACTOR SHALL COORDINATE WITH A GEOTECHNICAL ENGINEER ON THE SUITABILITY OF SOILS PLANNED FOR THESE SLOPES AND FOLLOW RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER FOR SLOPE CONSTRUCTION. ALL SUCH SLOPES SHALL BE TRACKED TOP TO BOTTOM AND STABILIZED WITH A ROLLED EROSION CONTROL BLANKET CONSISTING OF POLYPROPYLENE NETTING AND A STRAW/COCONUT FIBER MATRIX, STAKED TO MANUFACTURER'S RECOMMENDATIONS. TOP SOIL PLACEMENT ON SLOPES SHALL BE INSTALLED IN A BENCHED PATTERN.
18. ALL PROJECT SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. IF THE GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL. SUCH ADDITIONAL AUTHORIZED EXCAVATION SHALL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR UNIT PRICES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL FILL AND BACKFILL MATERIAL WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 698. SOIL MATERIAL THAT EXCEEDS THE OPTIMUM MOISTURE CONTENT BY 3 PERCENT OR MORE, AND IS TOO WET TO COMPACT TO THE SPECIFIED DRY UNIT WEIGHT, SHALL BE SCARIFIED AND AIR DRIED, LIME STABILIZED, OR REMOVED AND REPLACED.
20. CONTRACTOR SHALL PROVIDE ALL DEWATERING MEASURES NECESSARY, INCLUDING WELL POINTS, SUMP PUMPS, TEMPORARY SHORING, ETC., TO ENSURE COMPLETION OF STABLE EXCAVATION AND BACKFILL OPERATIONS. GROUNDWATER SHALL BE MAINTAINED A MINIMUM OF 2 FT. BELOW THE BOTTOM OF ALL EXCAVATIONS.
21. CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER AND PROVIDE ANY AND ALL SHORING DETERMINED TO BE NECESSARY TO PROTECT EXISTING BUILDING FOUNDATIONS OR OTHER ADJACENT IMPROVEMENTS.
22. OWNER SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY CONTROL TESTING. TESTING AGENCY SHALL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D2922 AND ASTM D2937, AS APPLICABLE. TEST SHALL BE PERFORMED AT EACH COMPACTED BACKFILL LAYER AT A RATE OF NOT LESS THAN ONE TEST FOR EACH 2500 SF OF FILL AREA OR ONE TEST PER EACH 100 LF OF WALL OR TRENCH LENGTH.
23. ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC., THAT ARE NOT OTHERWISE LANDSCAPED PER THE LANDSCAPING PLAN, SHALL BE STABILIZED WITH A NEW LAWN SEEDED IN ACCORDANCE WITH THE SEEDING SPECIFICATION. CONTRACTOR SHALL MAINTAIN SEEDED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

RETAINING WALL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A QUALIFIED ENGINEER TO COMPLETE THE DESIGN AND PERMITTING OF ALL PROPOSED SEGMENTAL CONCRETE BLOCK RETAINING WALLS SHOWN ON THE DRAWINGS. THE DESIGN OF ALL RETAINING WALLS IS TO BE CONDUCTED IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODE, SECTION 1807. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A NORTH CAROLINA LICENSED ENGINEER, SHALL BE SUBMITTED TO THE LOCAL PLAN REVIEW AUTHORITY PRIOR TO CONSTRUCTION. A NORTH CAROLINA LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL INSPECTION AUTHORITY THAT THE RETAINING WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED ENGINEERED DRAWINGS, IN COMPLIANCE WITH SECTION 1704 OF THE NORTH CAROLINA STATE BUILDING CODE.
2. BOTTOM OF WALL ELEVATIONS (BW) REFERENCE THE BOTTOM OF WALL AT FINISHED GRADE, TYPICAL IN ALL AREAS. REFER TO WALL STRUCTURAL PLANS BY OTHERS FOR TOP AND BOTTOM OF FOOTING ELEVATIONS.
3. ALL RETAINING WALLS GREATER THAN 4 FT (RESIDENTIAL) OR 5 FT (COMMERCIAL) IN HEIGHT REQUIRE A BUILDING PERMIT PRIOR TO CONSTRUCTION.



LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
100	PROPOSED INDEX CONTOUR	-/-
100.00	PROPOSED SPOT ELEVATION	-/-
HP	PROPOSED HIGH POINT	-/-
	PROPOSED DRAINAGE SWALE	-/-
	PROPOSED STORM DRAINAGE	-/-
C.O.	PROPOSED ROOF DRAIN LINE	-/-
CI	PROPOSED CURB INLET	-/-
DI	PROPOSED DROP INLET	-/-
STCB	PROPOSED SLAB TYPE CATCH BASIN	-/-
AD	PROPOSED AREA DRAIN	-/-
DCI	PROPOSED DOUBLE CURB INLET	-/-
MH	PROPOSED MANHOLE	-/-
	PROPOSED IRRIGATION SLEEVES (2) 4" DIA. SCHEDULE 40 PVC	-/-
JB	PROPOSED JUNCTION BOX	-/-
	PROPOSED GRAVEL AND RIPRAP APRON	-/-
HW	PROPOSED HEAD WALL	-/-
FES	PROPOSED FLARED END SECTION	-/-
	GRASSPAVE ON STALITE	

S.W.I.M. BUFFER NOTES

1. THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6 INCH CALIPER PER 1000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. NO FILL MATERIAL CAN BE BROUGHT INTO ANY OF THE BUFFER ZONES.
2. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
3. THE OUTSIDE BUFFER BOUNDARY MUST BE CLEARLY MARKED BY ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES AT THE SITE. THIS FENCING IS CALLED OUT ON THE PLANS.
4. NO SEDIMENT BASINS, OPEN CHANNELS, OR PIPED STORM WATER ARE ALLOWED IN OR THROUGH THE BUFFER. DRAINAGE AREAS MUST ALLOW WATER TO SHEET FLOW ACROSS THE BUFFER TO FILTER OUT POLLUTANTS.
5. THE BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF THE BANK OF EACH SIDE OF THE STREAM.
6. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS. THIS IRON IS CALLED OUT ON PLANS.
7. ANY ACTIVITY IN THE BUFFER WILL COMPLY WITH THE SWIM STREAM BUFFER SECTION OF THE CHARLOTTE- MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
8. EDUCATIONAL MATERIALS CONCERNING THE BUFFER MUSTL BE DISTRIBUTED TO EACH BUILDER AND HOMEOWNER PRIOR TO ANY BUILDING CONSTRUCTION AND CERTIFICATE OF OCCUPANCY.
9. BUFFER REQUIREMENTS MUST BE REFERENCED IN HOMEOWNERS' ASSOCIATION DOCUMENTS.
10. ALL SUB-CONTRACTORS MUST BE NOTIFIED OF THE BUFFER REGULATIONS PRIOR TO DEVELOPMENT.
11. CONTRACTOR MUST PROVIDE PLANTINGS BELOW STORM WATER OUTFALLS TO PREVENT EROSION.
12. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).

North Carolina 811 www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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DAVIDSON GATEWAY DRIVE
AND GRIFFITH STREET
DAVIDSON, NORTH CAROLINA

INDIVIDUAL BUILDING PERMIT - SITE GRADING & DRAINAGE PLAN

PROJECT NO:
25X.14114200

REVISIONS:
05/27/26 – RESUBMITTAL BASED ON TOD/MECK COMMENTS AND DRB SUBMITTAL

BOLTON & MENK CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

JOHN H. CARLSON PROFESSIONAL ENGINEER SEAL 056434 NORTH CAROLINA
05/27/26

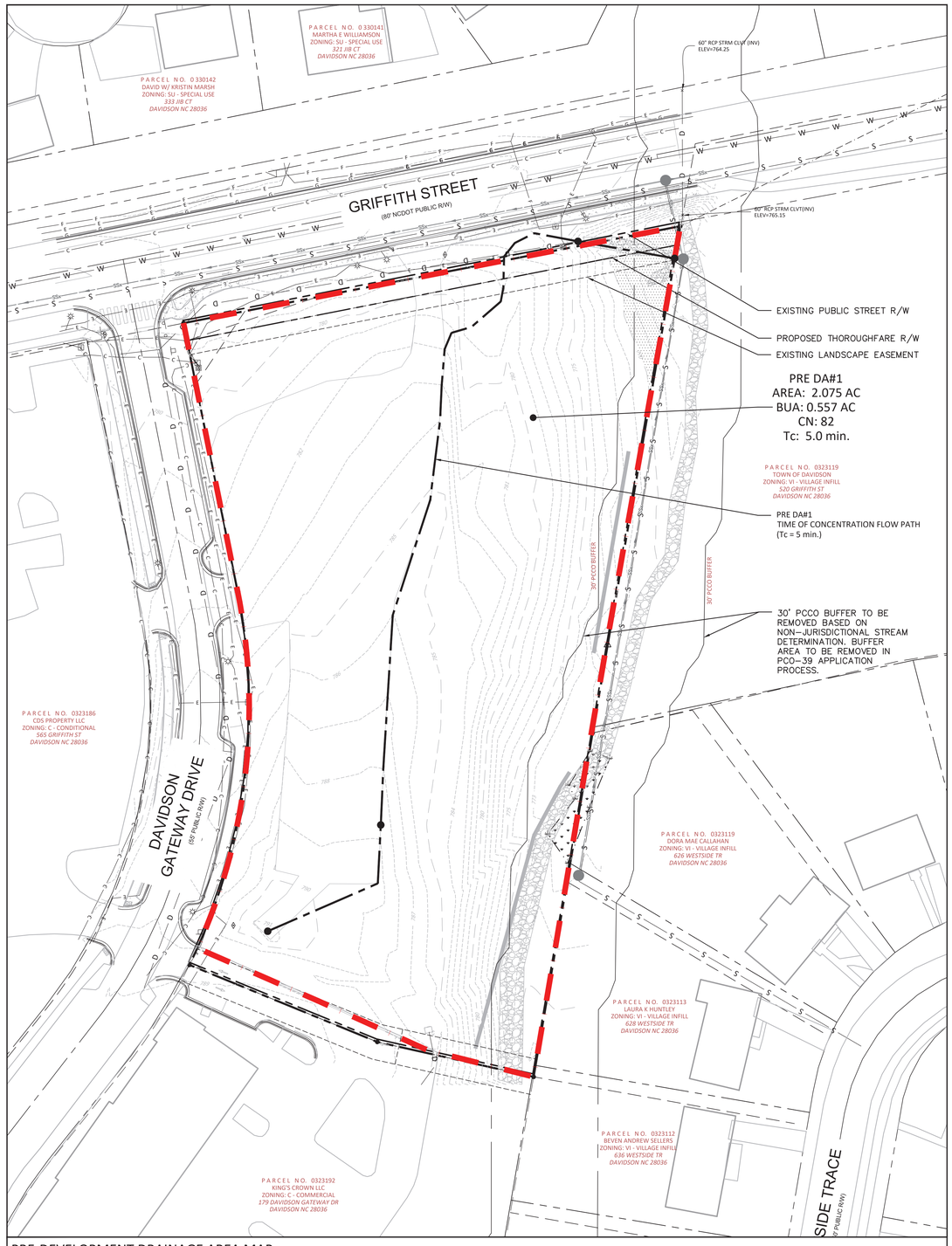
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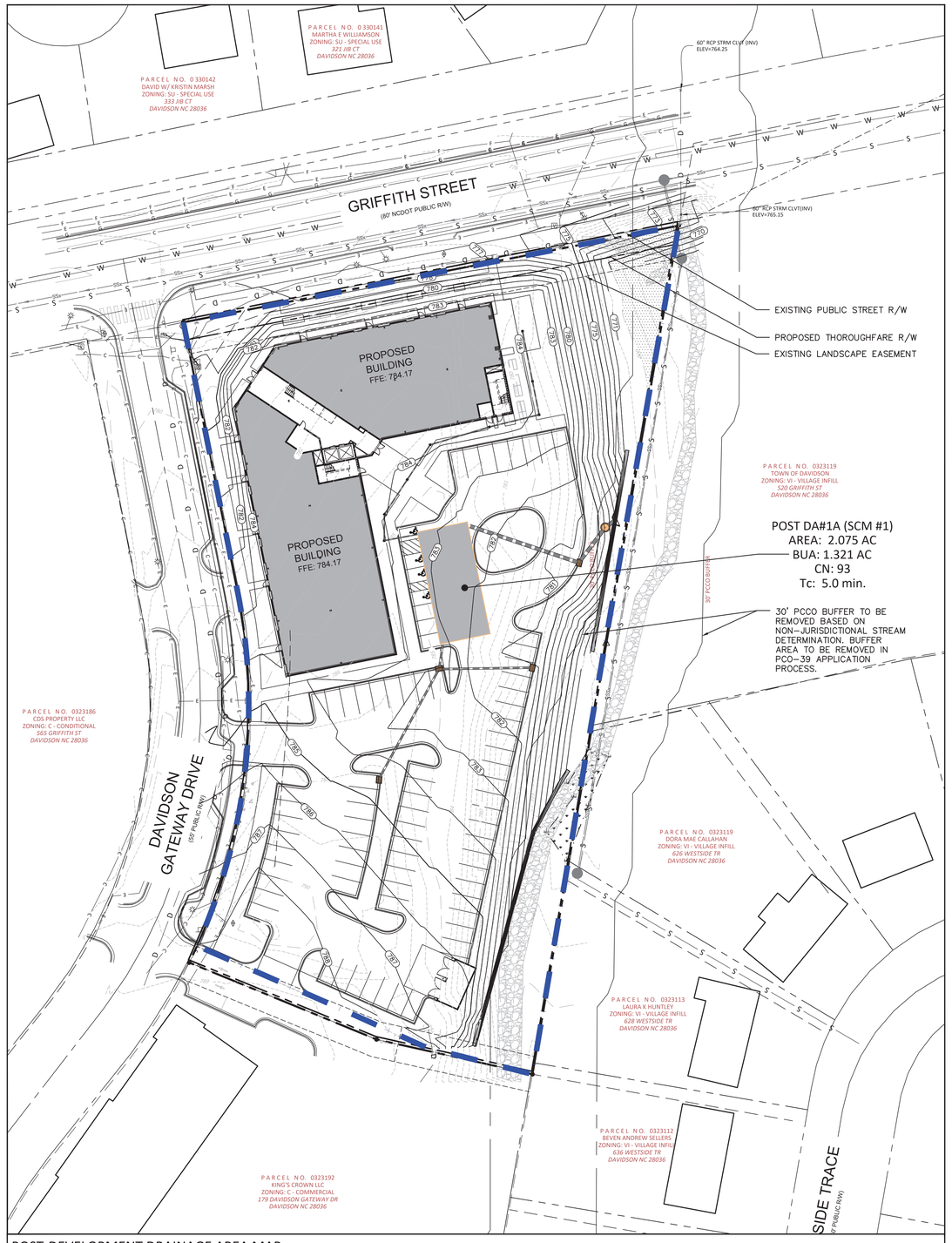
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PRE-DEVELOPMENT DRAINAGE AREA MAP



POST-DEVELOPMENT DRAINAGE AREA MAP

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INDIVIDUAL BUILDING PERMIT - PCCO MAP

PROJECT NO:
25X.14114200

REVISIONS:
05/27/26 – RESUBMITTAL BASED ON TOD/MECK COMMENTS AND DRB SUBMITTAL

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 056434 ENGINEER JOSHUA A. DOLL
05/27/26

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SCALE: 1"=30'
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