

ZONING CODE SUMMARY:

PROJECT NAME: COFFEY CREEK FLEX BUILDING  
ADDRESS: BEAM ROAD PARCEL ID#: 14106101  
OWNER: SUNCAP PROPERTY GROUP, LLC PHONE # 704-945-8008  
PLANS PREPARED BY: STEWART, INC. PHONE # 704-909-3516  
ZONING: B-D (CD) IN INDUSTRIAL CENTER JURISDICTION: CITY OF CHARLOTTE  
PROPOSED USE: OFFICE/WAREHOUSE  
BUILDING HEIGHT: 38'-0" Feet STORIES: 1-STORY  
BUILDING COVERAGE: 86,570 Sq. Ft. GROSS FLOOR AREA 85,162 Sq. Ft.  
LOT SIZE: 9.19 Sq. Ft. (Acres) NUMBER OF UNITS/SUITES: 2  
OPEN SPACE REQ.: N/A % OPEN SPACE PROVIDED: N/A Ac. = N/A %

YARD REQUIREMENTS:

Setback (front): 50 ft. from R/W  
Side Yard: 10 ft.  
Rear Yard: 10 ft.  
Building Separation: N/A ft. min.

REQUIRED BUFFERS:

Front: No / Yes 50 ft. Rear: No / Yes \_\_\_\_\_ ft.  
Side (L): No / Yes \_\_\_\_\_ ft. Side (R): No / Yes \_\_\_\_\_ ft.

REQUIRED SCREENING:

Front: No / Yes \_\_\_\_\_ ft. Rear: No / Yes \_\_\_\_\_ ft.  
Side (L): No / Yes \_\_\_\_\_ ft. Side (R): No / Yes \_\_\_\_\_ ft.  
Parking Only: Yes / No \_\_\_\_\_

PAVEMENT COVERAGE: 152,894 Sq. Ft. Acres

PARKING DATA: 1 PARKING SPACE PER 400 S.F. OF OFFICE REQUIRED.  
0.25 PARKING SPACES PER 1,000 S.F. OF WAREHOUSE SPACE.

TENANT 1:  
4,500 S.F. / 400 S.F. = 12 PARKING SPACES OFFICE REQUIRED.  
35,920 S.F. / 4,000 S.F. = 9 PARKING SPACES WAREHOUSE REQUIRED.  
89 PARKING SPACES PROVIDED INCLUDING 4 ACCESSIBLE SPACES. (1 VAN)  
TENANT 2:  
9,000 S.F. / 400 S.F. = 23 PARKING SPACES OFFICE REQUIRED.  
35,742 S.F. / 4,000 S.F. = 9 PARKING SPACES WAREHOUSE REQUIRED.  
85 PARKING SPACES PROVIDED INCLUDING 4 ACCESSIBLE SPACES. (1 VAN)

BICYCLE PARKING: LONG TERM = 2, OR 1 PER 40,000 S.F. REQUIRED.  
SHORT TERM = 1% OF CAR SPACES MINIMUM.

TENANT 1:  
40,420 S.F. / 40,000 S.F. = 1.01, 2 LONG TERM PROVIDED.  
0.01 X 88 = 0.88, 2 SHORT TERM SPACES PROVIDED.  
TENANT 2:  
44,742 S.F. / 40,000 S.F. = 1.12, 2 LONG TERM PROVIDED.  
0.01 X 90 = 0.90, 2 SHORT TERM SPACES PROVIDED.

GARBAGE COLLECTION: ON-SITE DUMPSTERS IN SCREENED ENCLOSURE.

PLANNING DEPARTMENT REVIEW

APPROVED: 5/1/16 John A. Smith

TELEPHONE: 704-336-2205

DATE: \_\_\_\_\_

CITY OF CHARLOTTE STANDARD NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CDM 50.05 (P SIGNS ONLY).
- SHOW TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SKEWING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA, ANY OTHER OBJECTS WHICH IMPEDS STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100' STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100' FLOOD ANALYSIS).
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

SITE NOTES:

- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLANS FOR DIMENSIONS, JOINTS AND INLAY SPECIFICATIONS NEAR THE BUILDING. THE CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS EVERY TEN (10) FEET MAXIMUM, OR AS INDICATED ON ARCHITECTURAL PLANS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM BEAM ROAD UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- ALL DIMENSIONS ARE IN FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.1 WITH DETECTABLE WARNING DOMES. IF EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE OF 1:12 FOR 6 FEET OR A MAXIMUM CROSS SLOPE OF 1:48, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY.
- ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEADING ONTO PUBLIC THOROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PER NCDOT STANDARDS.
- ALL LOT STRIPING, INCLUDING PARKING BAY STRIPING, SHALL BE WHITE REFLECTIVE PAINT. MATERIALS SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS.
- ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND ARE NOT INTENDED TO BE PAINTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE. REFER TO DETAILS ON SHEET C9.01.

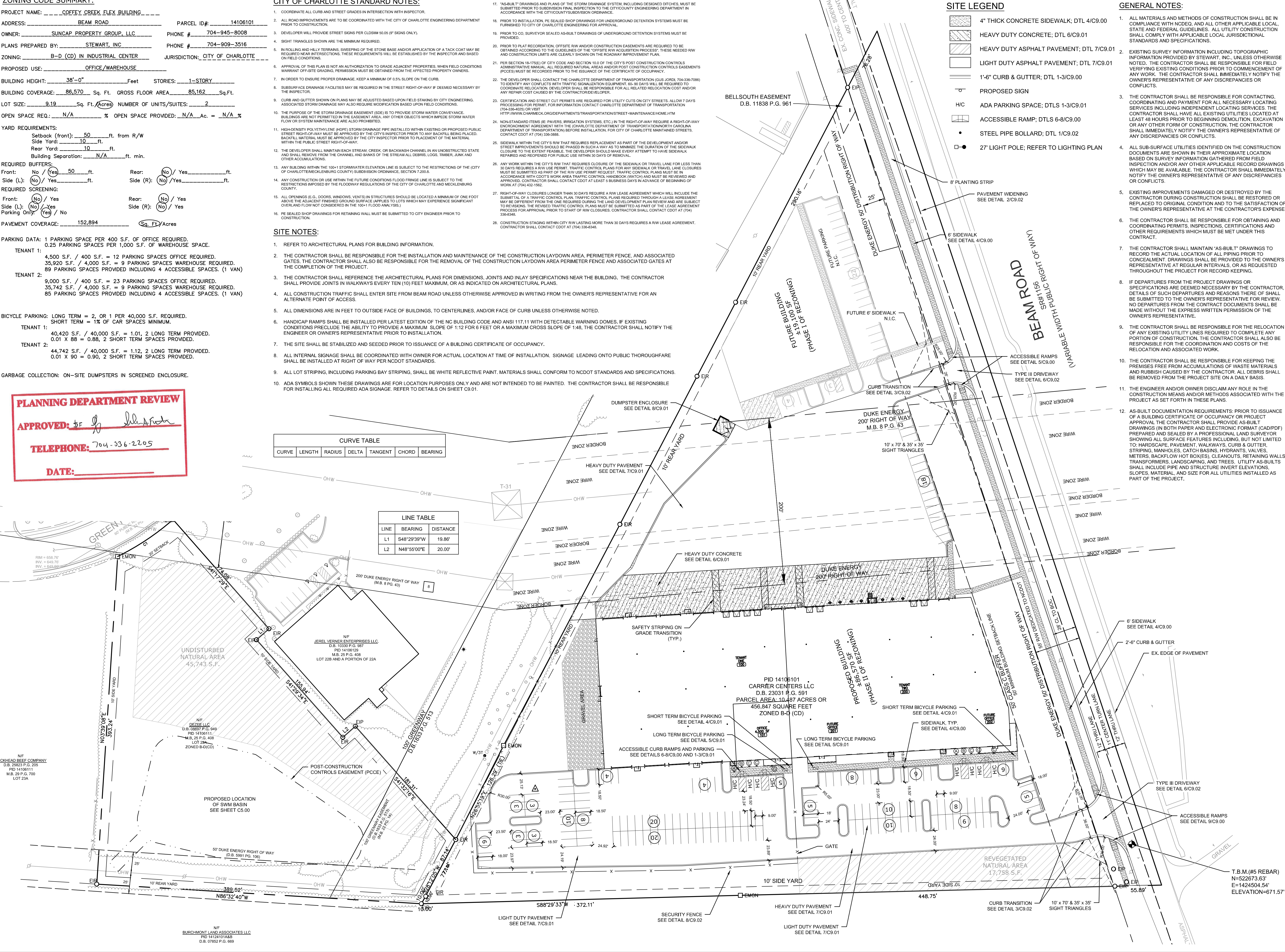
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S48°29'39"W	19.86'	
L2	N48°55'00"E	20.00'	

- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE SUBMITTED TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT FOR APPROVAL.
- PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLAT RECORDATION, OFFSITE RAW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE RAW ACQUISITION PROCESS" THESE NEEDED RAW AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PER SECTION 15-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCEES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (DUE JORDI 704-336-7098) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-34252) OR VISIT [HTTP://WWW.CHARMECK.ORG/DEPARTMENT/STREET-MAINTENANCE/HOME/HTM](http://www.charmeck.org/department/street-maintenance/home.htm)
- NON-STANDARD ITEMS (E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3886.
- SIDEWALK WITHIN THE CITY'S RAW THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S RAW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A RAW USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE RAW USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A RAW LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL. PRIOR TO START OF RAW CLOSURES, CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- CONSTRUCTION STAGING WITHIN CITY RAW LASTING MORE THAN 30 DAYS REQUIRES A RAW LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.

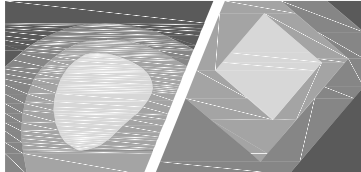
SITE LEGEND

- 4" THICK CONCRETE SIDEWALK; DTL 4/C9.00
- HEAVY DUTY CONCRETE; DTL 6/C9.01
- HEAVY DUTY ASPHALT PAVEMENT; DTL 7/C9.01
- LIGHT DUTY ASPHALT PAVEMENT; DTL 7/C9.01
- 1'-6" CURB & GUTTER; DTL 1-3/C9.00
- PROPOSED SIGN
- ADA PARKING SPACE; DTLS 1-3/C9.01
- ACCESSIBLE RAMP; DTLS 6-8/C9.00
- STEEL PIPE BOLLARD; DTL 1/C9.02
- 27" LIGHT POLE; REFER TO LIGHTING PLAN



GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH NCDOT, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, INC., UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW, NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD/PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL SURFACE FEATURES INCLUDING, BUT NOT LIMITED TO: HARDSCAPE, PAVEMENT, WALKWAYS, CURB & GUTTER, STRIPING, MANHOLES, CATCH BASINS, HYDRANTS, VALVES, METERS, BACKFLOW PREVENTERS, CLEANOUTS, RETAINING WALLS, TRANSFORMERS, LANDSCAPING, AND TREES. UTILITY AS-BUILTS SHALL INCLUDE PIPE AND STRUCTURE INVERT ELEVATIONS, SLOPES, MATERIAL, AND SIZE FOR ALL UTILITIES INSTALLED AS PART OF THE PROJECT.



STEWART

101 N. TRYON ST. STE. 1400  
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T 704.334.7925

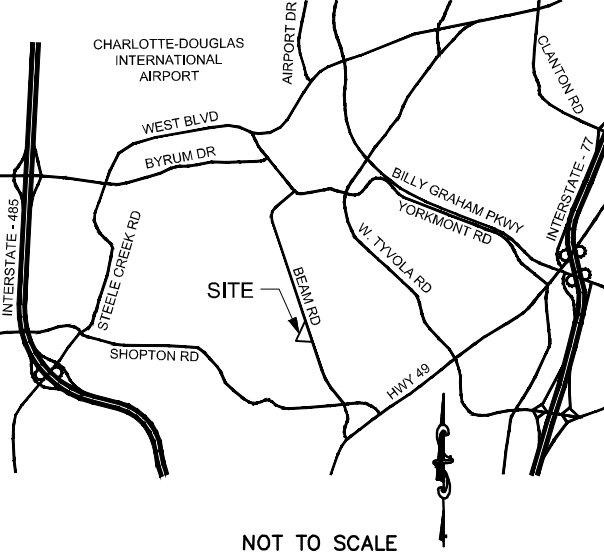
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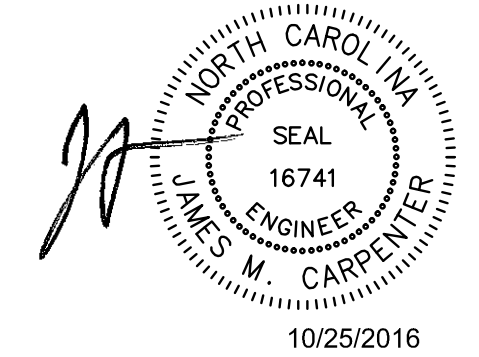
Project:

COFFEY CREEK FLEX BUILDING

Vicinity map:



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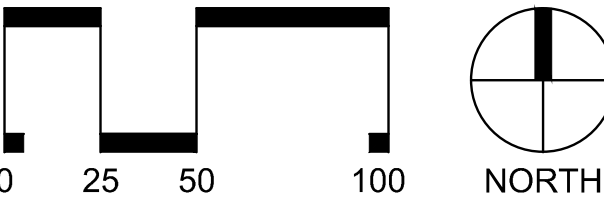


Issued for:

FOR CONSTRUCTION

No. Date Description

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SCALE: 1"=50'

Title:

SITE PLAN

Project number: X16014.00

Date: 10-25-2016

Drawn by: JMC

Approved by: JMC

Sheet:

C3.00



PLANNING DEPARTMENT REVIEW

APPROVED: 

TELEPHONE: 704-336-2205

DATE: \_\_\_\_\_

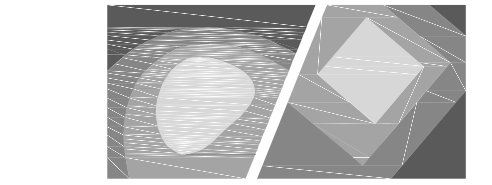
Plant Schedule				
Symbol	Quantity	Botanical Name	Common Name	Specifications
TREES				
	53	<i>Acer x freemanii</i>	Freeman Maple	2.5" cal, 8' height
	18	<i>Ilex x attenuata 'Fosteri'</i>	Foster Holly	2" cal, 15 gal
	14	<i>Amelanchier canadensis</i>	Shadbush Serviceberry	2" cal, 15 gal
	20	<i>Crataegus phaenopyrum</i>	Washington Hawthorn	2.5" cal, 8' height
	11	<i>Ulmus parvifolia</i>	Lacebark Elm	2.5" cal, 8' height
	20	<i>Liliodendron tulipifera</i>	Tulip Tree	2.5" cal, 8' height
	21	<i>Quercus phellos</i>	Willow Oak	2.5" cal, 8' height
SHRUBS and VINES				
	228	<i>Ilex crenata 'convexa'</i>	Convex Japanese Holly	4 gal, 4' o.c., min 2.5' tall
	38	<i>Forsythia intermedia</i>	Forsythia	3 gal., 3' o.c.
TURF and MULCH				
	89,388 SF	<i>Cynodon dactylon 'Sahara'</i>	Turf - Tall Fescue	Seed, over 2" topsoil
	107,348 SF	Triple ground hardwood mulch	Mulch	4" depth

CITY OF CHARLOTTE LANDSCAPE REQUIREMENTS

- TREE SAVE - SITE AC (11.85) X 15% = 1.78 AC @ 36 TREES PER AC.
  - TOTAL NEEDED 1.78 AC
  - PROVIDED TREE SAVE 1.78 AC (64 TREES REQ/ 77 PROVIDED)
  - 4,796 SF = 0.11 AC (4 TREES REQ/ 4 TREES PROVIDED)
  - 45,743 SF = 1.05 AC (38 TREES REQ/ 38 TREES PROVIDED)
  - 20,597 SF = 0.473 AC (18 TREES REQ/ 18 TREES PROVIDED)
  - 2,903 SF = 0.067 AC (3 TREES REQ/ 9 TREES PROVIDED)
  - 3,658 SF = 0.084 AC (3 TREES REQ/ 8 TREES PROVIDED)
- PERIMETER PLANTINGS
  - LARGE MATURING TREES 40' O.C. MIN.
  - 1016' / 40' = 26 TREES REQUIRED
  - 28 TREES PROVIDED
- INTERNAL PLANTINGS
  - A. 1 TREE PER 10,000 SF IMPERVIOUS
    - IMPERV. AREA = 239,464 SF
    - REQUIRED/PROVIDED: 24/28 TREES
  - B. PARKING AREA TREES
    - EA. SPACE 40'/60' FROM TREE
    - PROVIDED: 25 TREES
- SCREENING PLANTINGS
  - CONTINUOUS 5' WIDE MIN. PLANTING AREA
  - PROVIDED: EVERGREEN SHRUBS 5' O.C.
- BUFFER PLANTINGS (50' CLASS C BUFFER)
  - PROVIDED - 9 TREES PER 100'
  - PROVIDED - 20 SHRUBS PER 100'

LANDSCAPE SCHEDULE

- ACER X FREEMANII (FREEMAN MAPLE)
- LILIODENDRON TULIPIFERA (TULIP TREE)
- QUERCUS PHELLOS (WILLOW OAK)
- ILEX X ATTENUATA 'FOSTERI' (FOSTER HOLLY)
- CRATAEGUS PHAENOPYRUM (WASHINGTON HAWTHORNE)
- ULMUS PARVIFOLIA (LACEBARK ELM)
- AMELANCHIER CANADENSIS (SHADBUSH SERVICEBERRY)
- ILEX CRENATA 'CONVEXA' (CONVEX JAPANESE HOLLY)
- FORSYTHIA INTERMEDIA (FORSYTHIA)
- PROPOSED GROUND HARDWOOD MULCH
- KENTUCKY 31 TALL FESCUE
- TREE SAVE AREA



STEWART

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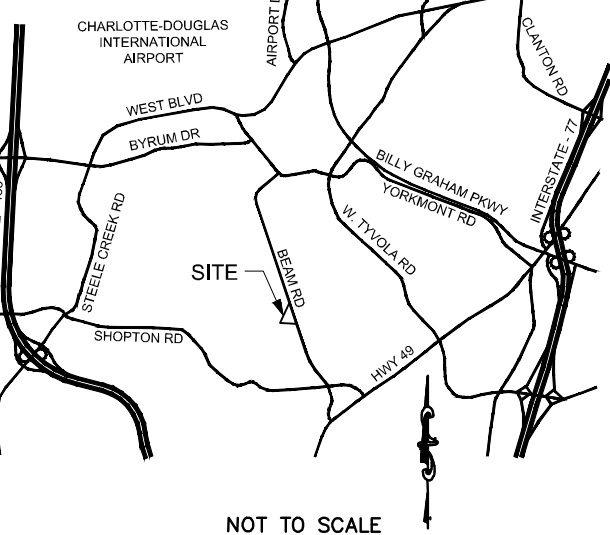
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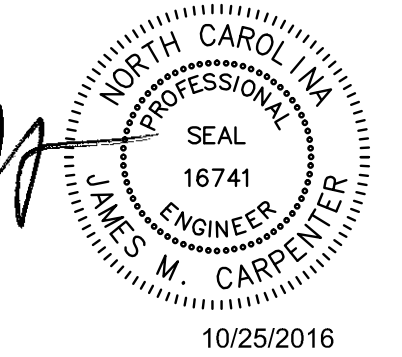
COFFEY CREEK FLEX BUILDING

Vicinity map:



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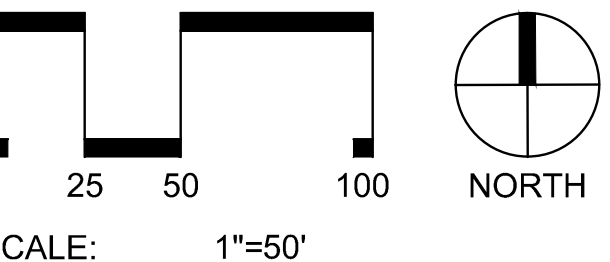
Seal:



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No.	Date	Description



Title:

LANDSCAPE PLAN

Project number: X16014.00  
Date: 10-25-2016  
Drawn by: JMC  
Approved by: JMC

L1.00