

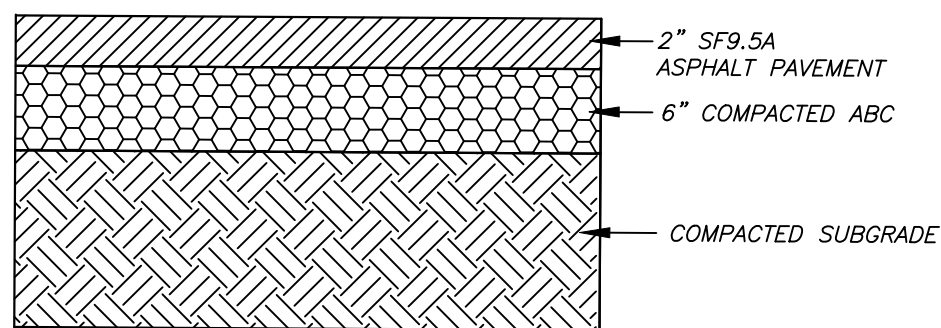


Know what's below.  
Call before you dig.

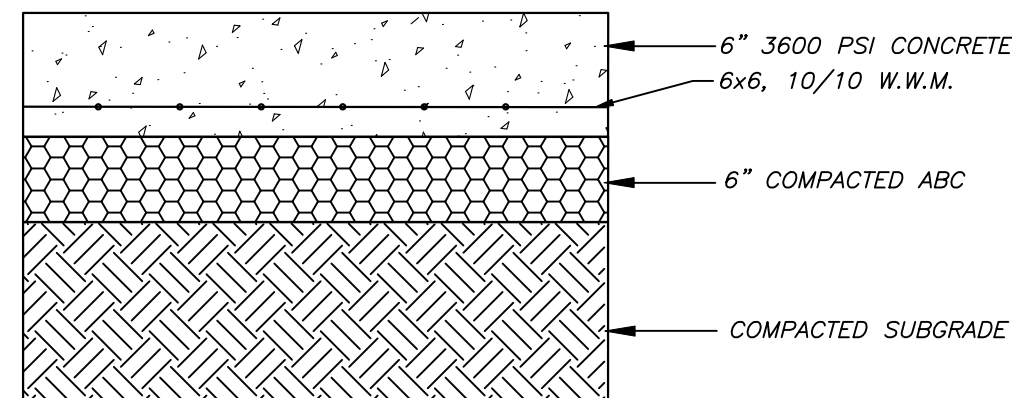
1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

#### NOTES:

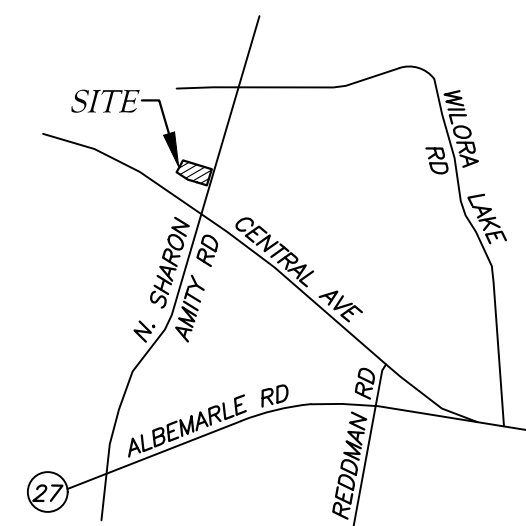
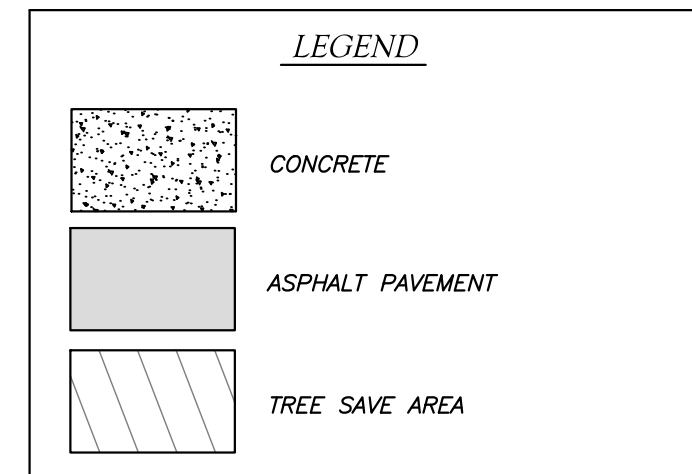
1. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT
2. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 6" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
3. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.



STANDARD  
ASPHALT PAVING DETAIL  
N.T.S.



CONCRETE PAD FOR DUMPSTER  
N.T.S.



VICINITY MAP  
N.T.S.

**LWE**  
LATHAM-WALTERS  
ENGINEERING, INC.

N.C. CORP. LIC. C-1815  
16507-A NORTH CROSS DRIVE  
HUNTERSVILLE, N.C. 28078  
PHONE: (704) 895-8484  
FAX: (704) 237-4362



JUNE 11, 2018  
DATE

TZEGGAI YOHANNES  
ADULIS, LLC

2022 TANFIELD DRIVE  
MATTHEWS, NC 28105  
(704) 517-8030  
yohannesinc@hotmail.com

3717 SHARON AMITY  
3717 N. SHARON AMITY RD CHARLOTTE, NC 28205

SITE PLAN

#### SITE NOTES:

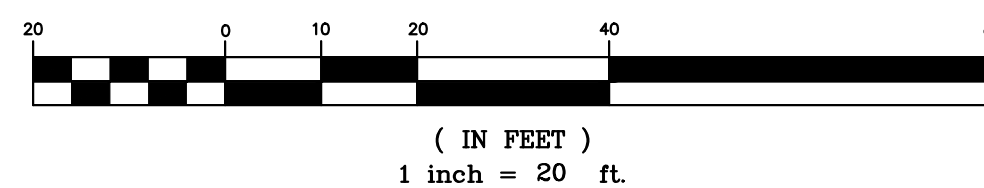
1. PARCEL ID: 101-212-11  
DB: 18288-PG: 611, MB: 6-823  
SITE AREA: ±0.921 AC. IN TOTAL PARCEL
2. SITE ADDRESS: 3717 N. SHARON AMITY ROAD  
CHARLOTTE, NC 28205
3. PROPERTY ZONING: 0-2  
EXISTING USE: VACANT  
PROPOSED USE: OFFICE
4. SETBACKS:  
FRONT SETBACK: 20'  
SIDE YARD: 5'  
REAR YARD: 20'  
MAX BLDG. HEIGHT: 40'
5. TOTAL AREA OF BUILDING = 5000± S.F. GFA
6. PARKING DATA:  
PARKING REQUIRED: 20 SF = 20 SPACES  
TOTAL PARKING PROVIDED: 23 SPACES  
H.C. PARKING REQ'D: 2 SPACES  
H.C. PARKING PROVIDED: 2 SPACES (VAN ACCESSIBLE)  
**BICYCLE PARKING SPACES REQUIRED:**  
LONG TERM = 2 OR 1 PER 1000 S.F.  
SHORT TERM = 58 OF AUTO PARKING  
**BICYCLE PARKING SPACES PROVIDED:**  
LONG TERM = 2 PROVIDED  
SHORT TERM = 2 PROVIDED (23 SPACES X .05)
7. TREE SAVE DATA:  
TREE SAVE AREA REQUIRED: ±0.92 AC. x 15% = 0.138 AC.  
TREE SAVE AREA PROVIDED: 0.14 AC.  
TREE SAVE PERCENTAGE: (0.14/0.92) x 100% = 15.22%  
NATURAL AREA REQUIRED: N/A  
NATURAL AREA PROVIDED: N/A
8. IMPERVIOUS CALCULATIONS:  
PROP. IMPERVIOUS: 19,993 SF  
**IMPERVIOUS PERCENTAGE:**  
19,993 SF / 40,075 SF x 100 = 49.89% IMPERVIOUS
9. STREAM WATERSHED: BRIAR  
POST CONSTRUCTION DISTRICT: CENTRAL CATAWBA
10. FEMA FLOOD PANEL: SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEMA FLOOD INSURANCE RATE MAP #3710457300K, DATED 02/19/2014
11. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:  
WILLIAMS LAND SURVEYING, INC.  
274 BAYMOUNT DRIVE  
STATESVILLE, NC 28625  
704-876-3996
12. SEE SITE DETAILS ON SHEET C9.0 AND C9.1

#### PCCO SUMMARY

|                                                |                                  |      |
|------------------------------------------------|----------------------------------|------|
| Original Parcel ID Number(s):                  | 10121211                         |      |
| Development Type:                              | Commercial                       |      |
| Subject to PCCO? Y/N                           | N                                |      |
| If NO, why?                                    | Below BUA/Disturbance Thresholds |      |
| Watershed:                                     | Central Catawba                  |      |
| Disturbed Area (ac):                           | 0.72 Ac                          |      |
| Site Area (ac):                                | 0.921 Ac                         |      |
|                                                | DA#1                             | DA#2 |
| Total on-site Drainage Area (ac):              | 0.921                            |      |
| Existing Built-upon-area (SF):                 | 2217 SF                          |      |
| Existing BUA to be removed (SF):               | 2217 SF                          |      |
| Existing BUA to remain (SF):                   | 0                                |      |
| Proposed New BUA (SF):                         | 19993 SF                         |      |
| Proposed % BUA:                                | 49.89%                           |      |
| Density (High / Low)                           | H                                |      |
| Total Post-Project BUA for site:               | 19993 SF                         |      |
| Development or Redevelopment?                  | Development                      |      |
| Natural Area Required (ac):                    | 0.00 Ac                          |      |
| Natural Area provided, total (ac):             | 0.00 Ac                          |      |
| Undisturbed Treed Natural Area Preserved (ac): | 0.14 Ac                          |      |
| Total stream buffer protected on-site (ac):    | 0.00 Ac                          |      |
| Transit Station Area? Y/N                      | N                                |      |
| Distressed Business District? Y/N              | N                                |      |
| Mitigation Type (if applicable)                | N/A                              |      |
| Natural Area mitigation? Y/N                   | N                                |      |
| Buffer Mitigation? Y/N                         | N                                |      |
| Total Phosphorous Mitigation? Y/N              | N                                |      |

SEE SHEET C4.0 FOR CITY OF CHARLOTTE LAND DEVELOPMENT CHECKLIST NOTES.

#### GRAPHIC SCALE



#### REVISIONS

- Δ 5/1/17 REVISED PER CITY OF CHARLOTTE COMMENTS
- Δ 6/21/17 REVISED PER MECK. COUNTY COMMENTS
- Δ 7/19/17 REVISED PER MECK. COUNTY COMMENTS
- Δ 8/11/18 MAINTENANCE ACCESS ADDED TO REAR OF BLDG.

PROJECT NO.: 2016.45

SCALE: 1" = 20'

DRAWN BY: PAB

CHECKED BY: MSL

SHEET NO:

C1.0



APPROVED  
By V Condon at 7:29 am, Jul 17, 2018

As Noted

LANDSCAPE NOTES/CALCULATIONS:

- PIN: 101-212-11  
DB: 18288, PG: 611, MB 6-823  
SITE AREA: ±0.921 ACRES IN TOTAL PARCEL
- SITE ADDRESS: 3717 N. SHARON AMITY ROAD  
CHARLOTTE, NC 28205
- PROPERTY ZONING: O-2  
EXISTING USE: VACANT  
PROPOSED USE: OFFICE
- PLANTING REQUIREMENTS:  
INTERNAL (PARKING AREA) TREE REQUIREMENTS:  
(ONE LARGE MATURING SHADE TREE PER 10,000 S.F.)  
SITE IMPERVIOUS = 18,662 S.F.):  
2 TREES REQUIRED  
5 TREES PROVIDED (4 LARGE, 1 SMALL MATURING)  
TREES MUST BE PLANTED SO THAT EACH PARKING SPACE IS NO MORE THAN 40' FROM A TREE TRUNK.  
PARKING SCREENING REQUIREMENTS:  
MIN. 5' WIDE PLANTED AREA TO SCREEN ADJUTING PUBLIC STREET FROM PARKING LOT, SCREEN ADJACENT PROPERTY FROM PARKING LOT AND SCREEN RP = TOTAL OF 88 EVERGREEN SHRUBS PROVIDED

SHRUBS USED IN ANY SCREENING OR LANDSCAPING MUST BE EVERGREEN, AT LEAST TWO (2) TO TWO AND ONE-HALF (2½) FEET TALL WITH A MINIMUM SPREAD OF TWO (2) FEET WHEN PLANTED AND NO FURTHER APART THAN FIVE (5) FEET.

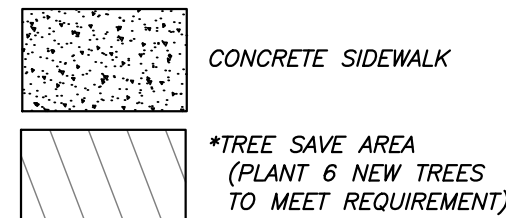
PERIMETER TREE PLANTING REQUIREMENTS:  
±150 L.F. ALONG N. SHARON AMITY ROAD  
TREES SPACED @ 40' O.C. =  
4 LARGE MATURING TREES REQUIRED  
4 LARGE MATURING TREES PROVIDED

TREESAVE/NATURAL AREA CALCULATIONS:  
TREE SAVE AREA REQUIRED:  
±0.021 AC. X 15% = ±0.14 AC.  
TREE SAVE AREA PROVIDED: ±0.14 AC.  
TREE SAVE PERCENTAGE: (±0.14/0.92)  
X 100% = 15.22% PROVIDED

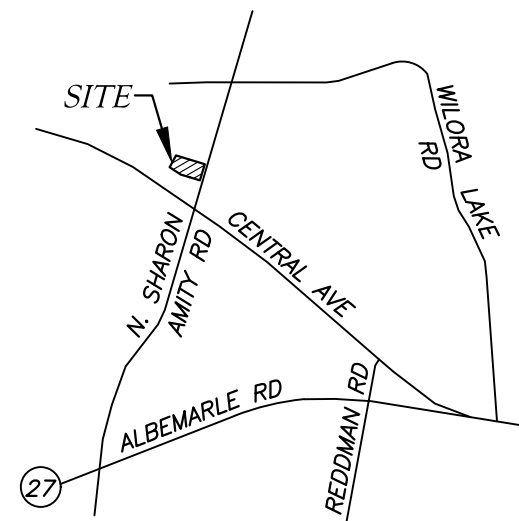
\*(IF LESS THAN 15% OF THE SITE HAS EXISTING TREES, ADDITIONAL TREES ARE REQUIRED AT A RATE OF 36 TREES PER ACRE)

NATURAL AREA REQUIRED: N/A  
NATURAL AREA PROVIDED: N/A

LEGEND

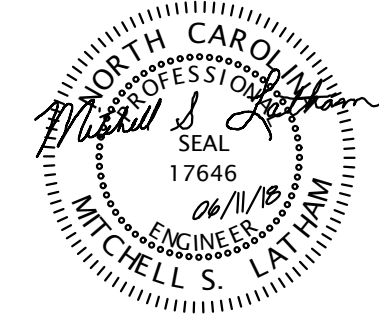


NOTE:  
URBAN FORESTER MAY REQUIRE  
"IN FIELD" ADDITIONAL VEGETATION  
IF EXISTING VEGETATION DOES  
NOT MEET BUFFER REQUIREMENTS



VICINITY MAP  
N.T.S.

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ENGINEERING, INC.  
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16507-A NORTHCROSS DRIVE  
HUNTERSVILLE, N.C. 28078  
PHONE: (704) 895-8484  
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JUNE 11, 2018  
DATE

TZEGGAI YOHANNES  
ADULIS, LLC

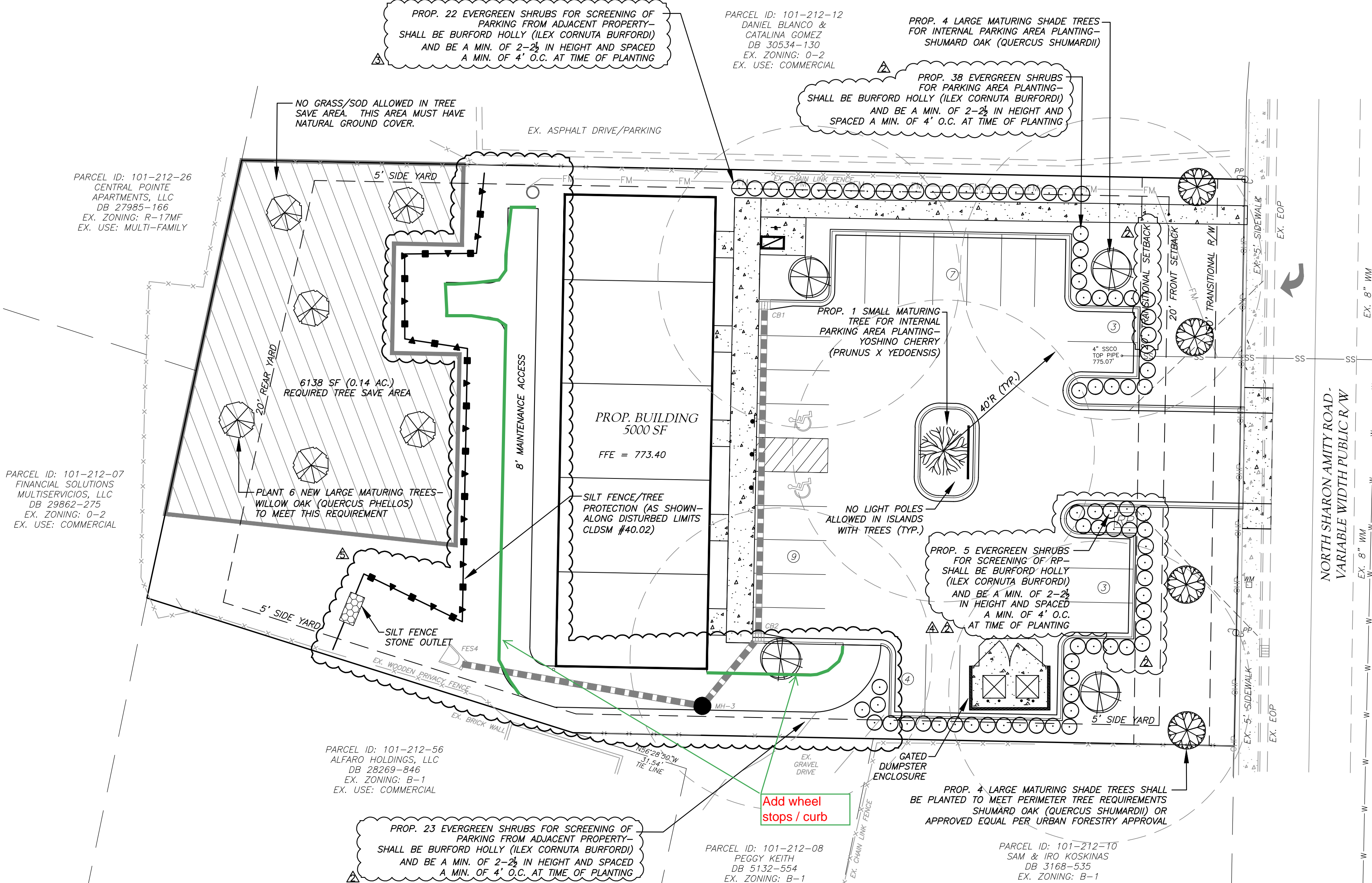
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MATTHEWS, NC 28105  
(704) 517-8030  
yohannesinc@hotmail.com

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LANDSCAPE PLAN

CHARLOTTE URBAN FORESTRY - TREE PLANTING AND PRESERVATION REQUIREMENTS:  
(UPDATED 10/10/16):

- PLANT MATERIAL**
- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. 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.
  - 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 MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. 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).
  - 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.
  - ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
  - PERIMETER TREES IN URBAN ZONES SHALL BE 3" IN CALIPER AND BE FREE OF BRANCHES UP TO 6' FROM THE TOP OF ROOT CROWN (BALL).
  - 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.
  - 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.
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  - SEE CLDS 40.01 & 40.09 (ON C8.0) FOR DETAILED TREE PLANTING REQUIREMENTS.
  - PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/MATERIALS.
  - ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
  - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET).
  - TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE CITY ARBORIST AND/OR NCDOT.
  - REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/LD) THEN CLICK TREES.
  - UTILITY ISSUES
  - IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S) OR TREE SAVE AREA(S), CALL URBAN FORESTRY SPECIALIST TO RESOLVE PRIOR TO UTILITY INSTALLATION.
  - LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES.
  - IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS; CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
  - ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.
  - NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.
  - 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
  - TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
  - SHOW TREE PROTECTION AND TREES SAVE AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.
  - 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.
  - TREE SAVE AREAS SHALL BE FREE OF INVASIVE PLANT SPECIES. IF AN AREA PROPOSED FOR TREE SAVE CONTAINS INVASIVE PLANT SPECIES AT TIME OF PROPOSAL, SUCH INVASIVE PLANT SPECIES SHALL BE REMOVED PRIOR TO FINAL CO.
  - THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.
  - ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.
  - NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.
  - ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY ARBORIST (704)336-4262.
  - CONTACT URBAN FORESTRY SPECIALIST PRIOR TO ANY CRANE SET-UP, MACHINERY OPERATION OR TEMPORARY BUILDING ERECTION THAT MAY IMPACT CHARLOTTE TREE ORDINANCE PROTECTED TREES OR TREE SAVE AREAS, INCLUDING TREES LOCATED IN STREET RIGHT OF WAY. IMPACTS MAY INCLUDE BUT ARE NOT LIMITED TO: ENCRoACHING WITHIN TREE DRIP-LINES, EXCAVATION, SOIL COMPACTION, TREE TRIMMING, ERECTING AND DISMANTLING OF CONSTRUCTION CRANES.
  - GENERAL
  - SUBMIT REQUIRED CO/HOLD RELEASE FORM AT [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/LD) FOR AN INSPECTION OF TREE PROTECTION/PLANTING AREAS, A MINIMUM OF 5 DAYS BEFORE THE CO/HOLD RELEASE IS NEEDED.
  - VISIT CITY OF CHARLOTTE'S LAND DEVELOPMENT WEBSITE FOR ADDITIONAL INFORMATION AND URBAN FORESTRY REQUIREMENTS: [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/LD) THEN CLICK TREES.



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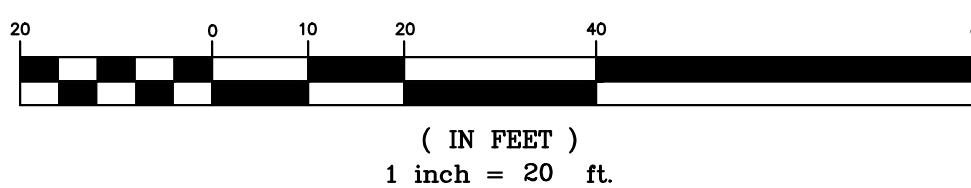
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GRAPHIC SCALE



REVISIONS

- |   |         |                                           |
|---|---------|-------------------------------------------|
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| Δ | 6/21/17 | REVISED PER MECK. COUNTY COMMENTS         |
| Δ | 7/13/17 | REVISED PER MECK. COUNTY COMMENTS         |
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| Δ | 6/11/18 | MAINTENANCE ACCESS ADDED TO REAR OF BLDG. |

PROJECT NO.: 2016.45

SCALE: 1" = 20'

DRAWN BY: PAB

CHECKED BY: MSL

SHEET NO:

C8.0