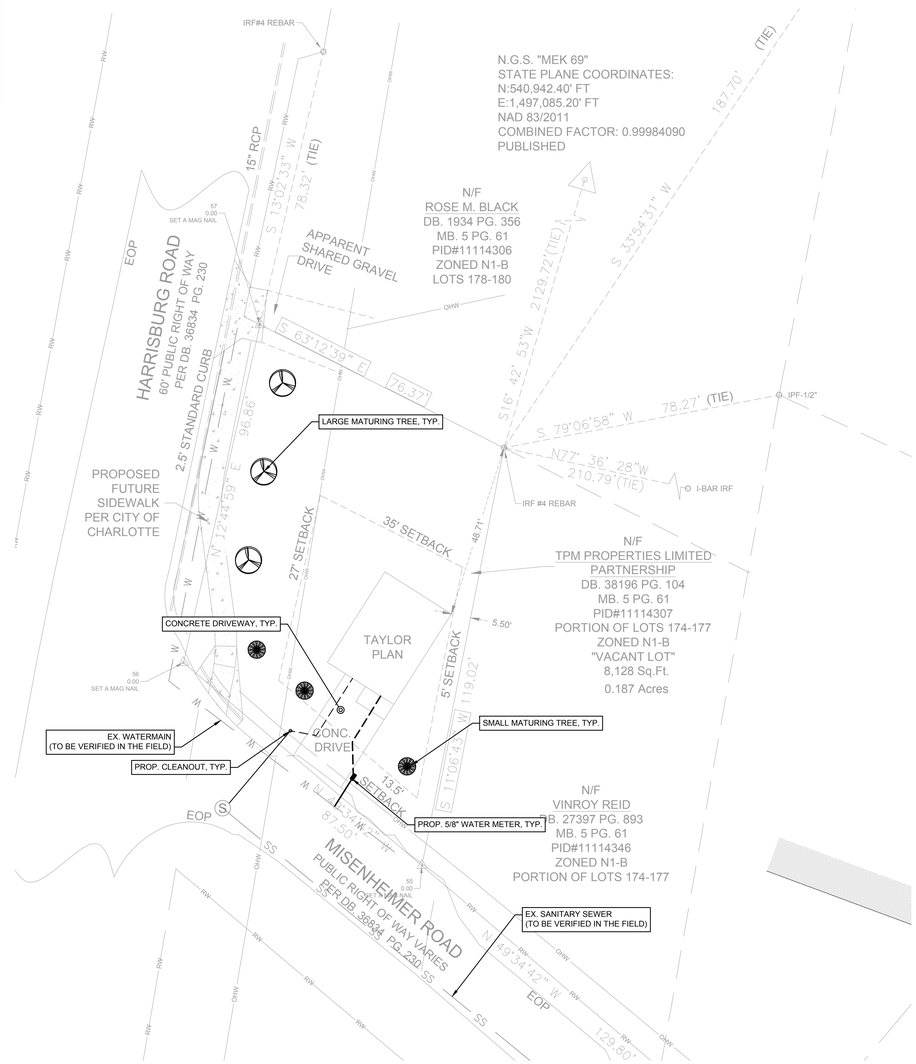
FINAL APPROVAL
DATE: 7/18/2024
PROJECT NUMBER: LDIRL-2024-02569

Note: Per City UDO Article 24, Land disturbing activities shall not restrict or block the storm drainage so as to obstruct or interrupt the natural flow of waters on the property, create standing water thereon, or cause flooding of neighboring properties. Grading activities shall not block the natural flow of drainage.
Note: The Accela LDIRL review and approval does not include a zoning review or indicate zoning approval. The design and/or layout of the building(s) may be subject to change at the time zoning conducts their review through the Mecklenburg County building permit review process. Changes required upon zoning review may affect the validity of the LDIRL approval.

Landscape Plantings

Symbol	Type	Botanical Name	Common Name	Quantity	Caliper at planting	Height at planting
	Small Maturing	Magnolia stellata	Star Magnolia	3	2"	8'
	Large Maturing	Acer saccharum	Sugar Maple	3	2.5"	8'



TOTAL PROPOSED BUA = 2,150 SF

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 FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

APPROVED
By Samuel Balding at 7/17/2024 9:34:41 AM

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, maximum 3 to 5 trunks, and minimum 10' tall. 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.

2. All new trees must have straight trunks with strong central leaders intact to the top of the crown unless multistem 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 ½ 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. A minimum of 75% of new trees must be native species, and 75% of required trees must be large mature species except in situations with overhead power line conflicts.

Planting Requirements
4. Follow CLDS 40.01 & 40.09 (on plan) for detailed tree planting requirements.

5. Plastic hose parts will NOT be accepted for tree staking. See CLDS 40.01 for approved staking method/materials.

6. All strapping, and top 1/3 of wire basket and burlap must be cut away and removed from root ball when planting.

7. 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 the entire 274 square feet of planting area.

8. Review soil requirements in the Charlotte Tree Manual.

9. Required trees shall be located at least ten feet from buildings unless otherwise approved by the Chief Urban Forester.

10. The minimum spacing between large maturing trees may be reduced from 40 feet to 30 feet. The minimum spacing between small maturing trees may be reduced from 30 feet to 20 feet.

Utility Issues
11. If any utility is being installed in or near any required tree(s) or Protected Area(s), call Urban Forester to resolve prior to utility installation.

12. Large maturing trees may not be planted within 25' of overhead power distribution or transmission lines.

13. If trees conflict with power lines or utilities, call Urban Forester to resolve BEFORE planting.

14. Adjust tree planting locations to avoid underground utilities. Plant 10' from all underground utilities.

Heritage Tree and Preservation
15. Tree protection fencing and signage must be installed and verified by Urban Forestry PRIOR to starting ANY construction activity. (SEE CMLD Std. 40.02)

16. Any alterations to Protected areas or Code Required trees must be reviewed by Urban Forestry prior to any changes.

17. No structure will be allowed within 10' of tree save areas unless approved by Urban Forestry.

18. All heritage trees and trees on public property are protected and removal must be permitted by the City. Contact your Urban Forester.

General
19. Call for an inspection of tree protection/planting areas, a minimum of 5 days before a CO is needed.

20. Visit City of Charlotte's Land Development website for additional information.
https://www.charlottenc.gov/Growth-and-Development/Getting-Started-on-Your-Project

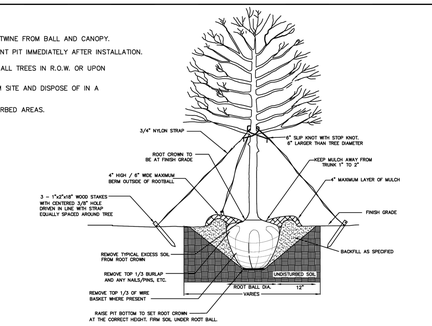
PERIMETER TREE REQUIREMENTS:
SHOW LINEAR FEET OF ROAD FRONTAGE ALONG PUBLIC MAINTAINED RIGHT-OF-WAY, INCLUDING DRIVEWAYS. CALCULATE ONE LARGE MATURING TREE EVERY 40 LINEAR FEET OR FACTION THEREOF, OR IF OVERHEAD POWER IS PRESENT, ONE SMALL MATURING TREES EVERY 30 FEET OR FACTION THEREOF.

STREET: **HARRISBURG RD** / 97 LFT = 3 TREES REQUIRED / 3 TREES PROVIDED
STREET: **MISENHEIMER RD** / 88 LFT = 3 TREES REQUIRED / 3 TREES PROVIDED

NO HERITAGE TREES EXIST ON THE PROPERTY.

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

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



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

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

NOT TO SCALE

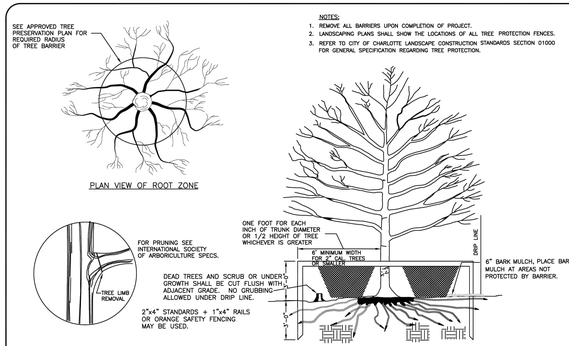
CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)
STD. NO. 40.01 REV.

SEE APPROVED TREE PRESERVATION PLAN FOR REQUIRED RADIUS OF TREE BARRIER

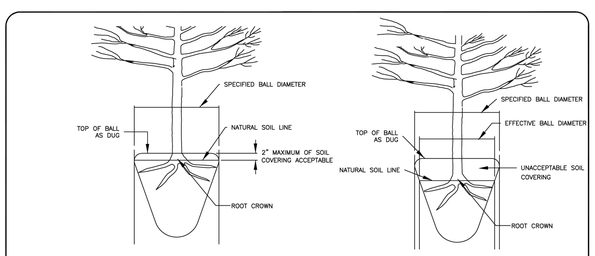
PLAN VIEW OF ROOT ZONE

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



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

TREE PROTECTION DETAIL
STD. NO. 40.02 REV.



ACCEPTABLE CONDITION
(AS DELIVERED)

UNACCEPTABLE CONDITION
(AS DELIVERED)

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

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

ROOT FLARE DEPTHS
(TREE ROOT BALL CONDITION ON TREES FROM SUPPLIERS)
STD. NO. 40.09 REV. 9

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910-840-2661
NC FIRM # P-2147

NORTH CAROLINA PROFESSIONAL SEAL 048418 ENGINEER JOSH W. BUTLER
2024.07.08 11:26:52-04'00'

9251 MISENHEIMER RD
PROJECT ADDRESS: 9251 Misenheimer Rd, Charlotte, NC 28215

NO.	BY	DATE	REVISION

PROJECT #: 2024-088 DATE: 7/8/2024
DRAWN BY: JB CHECKED BY: JB
TITLE
SITE PLAN
SHEET NO.
C-1.0

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