



Chapter 21 City Tree Ordinance Code Summary FOR COMMERCIAL SITES

(Reproduce the following data on site/landscape plans)

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 fraction thereof, or if overhead power is present, one small maturing tree every 20' or fraction thereof.

Street: ALBEMARLE ROAD / 138,111 FT = 4.9 trees required / 4 trees provided

Street: _____ / LFT = _____ trees required / _____ trees provided

Street: _____ / LFT = _____ trees required / _____ trees provided

If overhead distribution power lines exist, only small maturing trees are allowed within 25' of lines.

INTERNAL TREE REQUIREMENTS

One tree per 10,000 sq. ft. of impervious area or fraction thereof. All parking spaces to be within 40 feet of a tree. Minimum landscape area as a percentage of entire site is 10% for new sites and 5% for renovated sites.

Calculations: Total Site Area (Entire site) = 51,012.8 sq. ft.
Impervious area = 33,750 sq. ft. (*)
Landscape area = 17,262.8 sq. ft. = 33.6% of total imperv.

(*) Internal tree requirement: Impervious area/10,000 = 3.3 trees required / 7 trees provided.

TREE SAVE AREA (TSA) REQUIREMENTS

A minimum 15 percent of the overall commercial site must be preserved as tree save area (Unless the site falls under one of the exceptions).

Site Zoning: NS Wedge, Corridor (transit), Center: N/A

Calculations: Total Site Area (Entire site) = 51,012.8 sq. ft. (a)
Total Tree Save Area = 7,652 sq. ft. (b)
Percentage Tree Save Area = 15% (b/a)

Option(s) if applicable: _____

REVISED: 06/27/20

LANDSCAPE NOTES/CALCULATIONS:

1. PIN: 109-102-04
DB: 33210, PG. 306, M4-643
SITE AREA: ±1,217 AC.

2. SITE ADDRESS: 8837 ALBEMARLE ROAD
CHARLOTTE, N.C. 28227

3. PROPERTY ZONING: NS
EXISTING USE: RESIDENTIAL
PROPOSED USE: COMMERCIAL

4. TREE ORDINANCE CALCULATIONS/PLANTING REQUIREMENTS:

INTERNAL (PARKING AREA) TREE REQUIREMENTS:

• (ONE LARGE MATURING SHADE TREE PER 10,000 S.F. SITE IMPERVIOUS = 33,662.3 S.F.)
3.36 TREES REQUIRED
7 TREES PROVIDED

• TREES FOR NEW AREAS OF CONSTRUCTION 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 ABUTTING PUBLIC STREET FROM PARKING LOT, SCREEN ADJACENT PROPERTY FROM PARKING LOT AND SCREEN RP = 263 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:

• A CONTINUOUS PERIMETER PLANTING STRIP, IS LOCATED ON THE PUBLIC RIGHT OF WAY BETWEEN THE CURB AND SIDEWALK.

• ONE SMALL MATURING TREE EVERY 30 LF. = TREES REQUIRED: 4.5

• TREES PROVIDED: 4 (SIGHT DISTANCE ISSUES PRESENT)

LEGEND

LARGE MATURING DECIDUOUS TREES:

SHUMARD OAK - 26 (QUERCUS SHUMARDII) OR APPROVED EQUAL (BUFFER TREES)

SUGAR MAPLE - 7 (ACER SACCHARUM) OR APPROVED EQUAL (INTERNAL TREES)

SMALL MATURING DECIDUOUS TREE:

KOUSSA DOGWOOD - 4 (CORNUS KOUSA) OR APPROVED EQUAL (PERIMETER TREES)

EVERGREEN SHRUB:

ROUNDLEAF JAPANESE HOLLY - 207 (ILEX CRENATA 'ROTUNDFOLIA') OR APPROVED EQUAL (BUFFER & SCREENING)

DWARF YAUPON HOLLY - 56 (ILEX VOMITORIA 'NANA') OR APPROVED EQUAL (PARKING LOT SCREENING)

GROUND COVER, MULCH OR OTHER APPROVED STABILIZATION MATERIAL

TREE SAVE

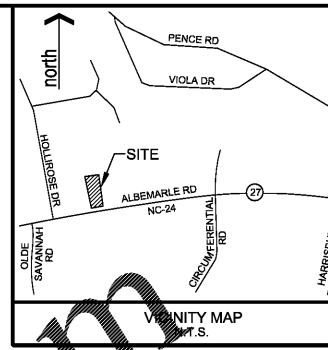
NOTE:

MINIMUM SIZE OF TREES TO BE PLANTED = 2" CALIPER INTERNAL TREES 3" CALIPER-STREET TREES

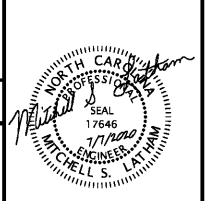
THE SPECIES OF ALL REQUIRED TREES TO BE PLANTED MUST BE ON THE CITY OF CHARLOTTE APPROVED PLANT SPECIES LIST

IF LESS THAN 15% OF THE SITE HAS EXISTING TREES, ADDITIONAL TREES ARE REQUIRED AT A RATE OF 36 TREES PER ACRE TO MEET COMMERCIAL TREE SAVE REQUIREMENTS:

• 36 TREES X 0.18 ACRES = 6.48 TREES



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



JULY 7, 2020
DATE

ALBEMARLE ROAD PARTNERS, LLC

568 JETTON STREET
SUITE 200
DAVIDSON, NC 28036
PH: 704-895-2084
watson@edmontlanddevelopment.com

ALBEMARLE ROAD SHOPS
8837 ALBEMARLE ROAD CHARLOTTE, NC 28227
LANDSCAPE PLAN

REVISIONS

PROJECT NO.: 2019.13
SCALE: 1" = 20'
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO.:
C8.0

CHARLOTTE URBAN FORESTRY - TREE PLANTING AND PRESERVATION REQUIREMENTS

(UPDATED 10/10/18)

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. 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 MINIMUM OF 12' TALL.

2. 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 1/2 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 CONTIGUOUS.

5. 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).

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.

8. SEE CLDS 40.01 & 40.09 (ON C7.0) FOR DETAILED TREE PLANTING REQUIREMENTS.

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

12. TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE CITY ARBORIST AND/OR NDDOT.

13. REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/ld) THEN CLICK TREES.

14. 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.

15. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES.

16. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS; CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

17. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 18" FROM ALL UNDERGROUND UTILITIES.

18. NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.

19. 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 18' FROM A TREE. SHOW SITE LIGHTING ON LANDSCAPE PLAN.

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

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

22. 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.

23. 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.

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

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

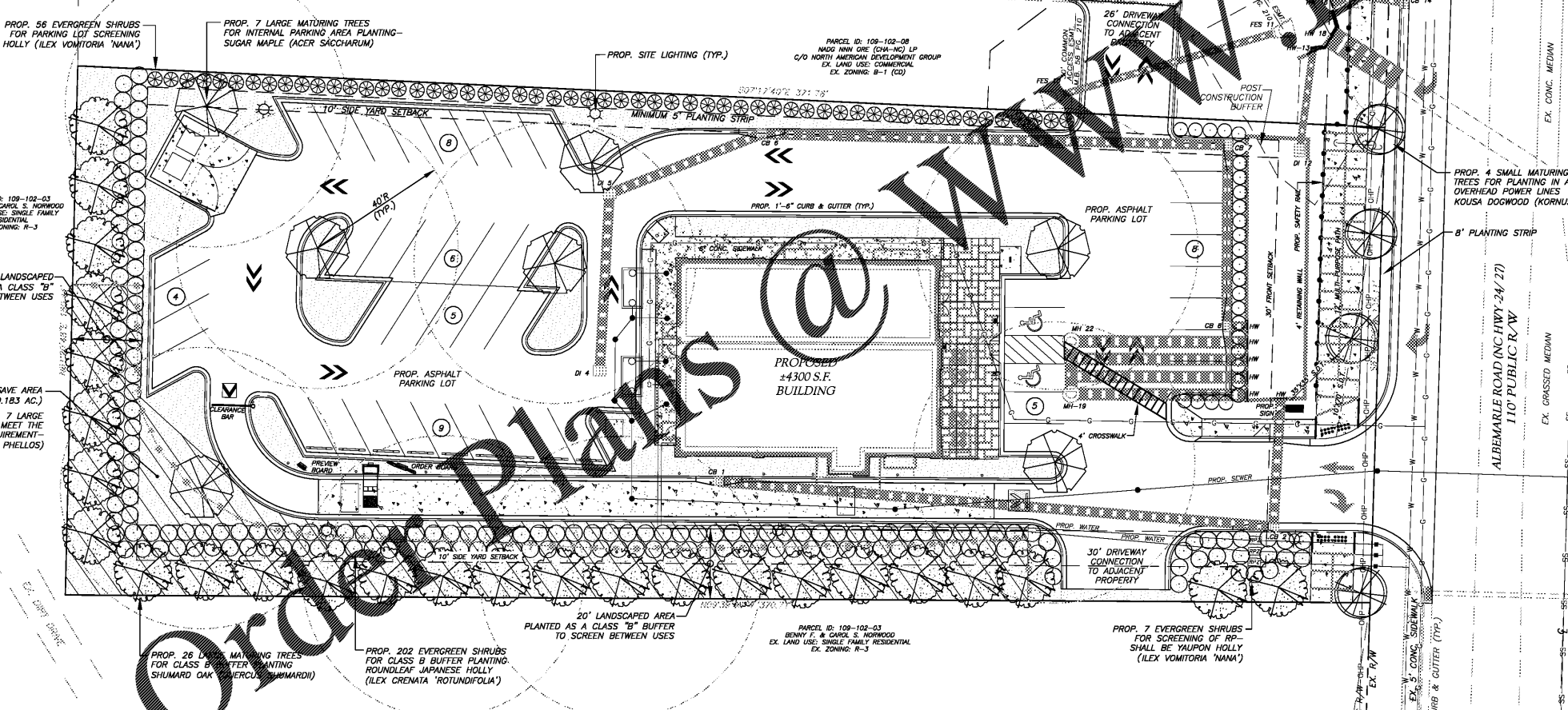
26. NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.

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

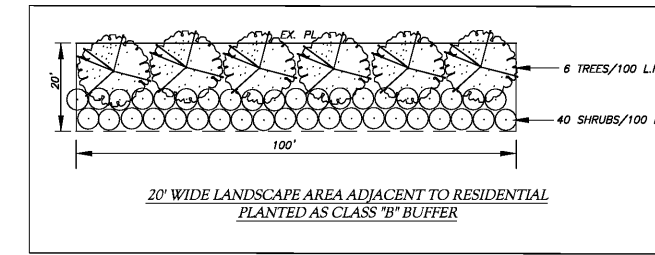
28. CONTACT URBAN FORESTRY SPECIALIST PRIOR TO ANY CRANE SET-UP, MACHINERY OPERATION OR TEMPORARY BUILDING ERECTION THAT MAY IMPACT CHARLOTTE TREE ORDINANCE PROTECTED TREES OR TREE SAVE AREAS, INCLUDING TREES LOCATED IN STREET RIGHT OF WAY. IMPACTS MAY INCLUDE BUT ARE NOT LIMITED TO: ENCROACHING WITHIN TREE DRIP-LINES, EXCAVATION, SOIL COMPACTION, TREE TRIMMING, ERECTING AND DISMANTLING OF CONSTRUCTION CRANES.

29. 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.

30. 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.



- NOTES:**
- 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.
 - TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-4733 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" 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.
 - BEFORE YOU DIG STOP... CALL THE NO ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.



Know what's below.
Call before you dig.

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

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