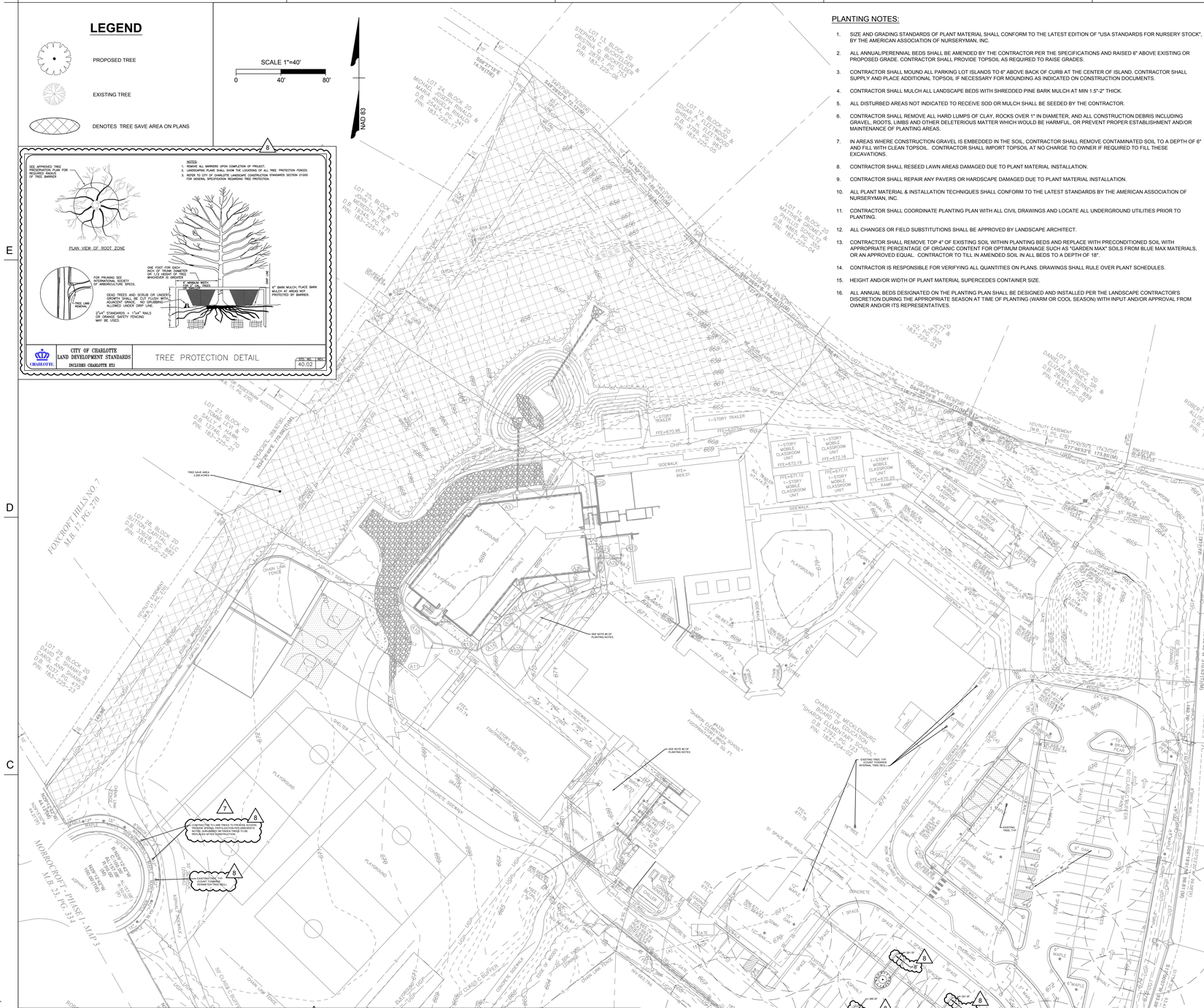
LEGEND

- PROPOSED TREE
- EXISTING TREE
- DENOTES TREE SAVE AREA ON PLANS

SCALE 1"=40'

0 40' 80'

NAD 83



PLANTING NOTES:

1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
2. ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 6" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
3. CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 6" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
4. CONTRACTOR SHALL MULCH ALL LANDSCAPE BEDS WITH SHREDDED PINE BARK MULCH AT MIN 1.5"-2" THICK.
5. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEEDED BY THE CONTRACTOR.
6. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, ROCKS OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF PLANTING AREAS.
7. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 6" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
8. CONTRACTOR SHALL RESEED LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
9. CONTRACTOR SHALL REPAIR ANY PAVERS OR HARDSCAPE DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
10. ALL PLANT MATERIAL & INSTALLATION TECHNIQUES SHALL CONFORM TO THE LATEST STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
11. CONTRACTOR SHALL COORDINATE PLANTING PLAN WITH ALL CIVIL DRAWINGS AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
12. ALL CHANGES OR FIELD SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL REMOVE TOP 4" OF EXISTING SOIL WITHIN PLANTING BEDS AND REPLACE WITH PRECONDITIONED SOIL WITH APPROPRIATE PERCENTAGE OF ORGANIC CONTENT FOR OPTIMUM DRAINAGE SUCH AS "GARDEN MAX" SOILS FROM BLUE MAX MATERIALS, OR AN APPROVED EQUAL. CONTRACTOR TO TILL IN AMENDED SOIL IN ALL BEDS TO A DEPTH OF 18".
14. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON PLANS. DRAWINGS SHALL RULE OVER PLANT SCHEDULES.
15. HEIGHT AND/OR WIDTH OF PLANT MATERIAL SUPERCEDES CONTAINER SIZE.
16. ALL ANNUAL BEDS DESIGNATED ON THE PLANTING PLAN SHALL BE DESIGNED AND INSTALLED PER THE LANDSCAPE CONTRACTOR'S DISCRETION DURING THE APPROPRIATE SEASON AT TIME OF PLANTING (WARM OR COOL SEASON) WITH INPUT AND/OR APPROVAL FROM OWNER AND/OR ITS REPRESENTATIVES.

URBAN FORESTRY NOTES:

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 A MINIMUM OF 12' TALL.
2. 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).
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 CONFIGURATION.
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 FOR DETAILED TREE PLANTING REQUIREMENTS.
9. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/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 NCDOT.
13. REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: 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 15' 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 15' 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 TREES 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 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 then click Trees

PERIMETER TREE REQUIREMENTS

LINEAR FEET OF ROAD FRONTAGE ALONG PUBLIC MAINTAINED RIGHT-OF-WAY, INCLUDING DRIVEWAYS

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.

GOVERNORS HILL LANE / 157 LF

REQUIRED: 4 LARGE MATURING TREES

PROVIDED: 8 EXISTING LARGE MATURING TREES

CORTELYOU ROAD / 400 LF (200' EACH SIDE)

REQUIRED: 10 LARGE MATURING TREES

PROVIDED: 12 EXISTING LARGE MATURING TREES

INTERNAL TREE REQUIREMENTS

ONE TREE PER 10,000 SQ.FT. OF IMPERVIOUS AREA OR FACTION THEREOF. ALL PARKING SPACES TO BE WITHIN 40 FEET OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF PROJECT AREA IS 10% FOR NEW SITES AND 5% FOR RENOVATED SITES.

TOTAL PROJECT AREA:	613,325 SF (14.08 AC)
IMPERVIOUS AREA :	272,234 SF (6.25 AC)*
REQ. LANDSCAPE AREA:	61,333 SF (10.0%)
PROV. LANDSCAPE AREA:	109,272 SF (17.8%)

* INTERNAL TREE REQUIREMENT: IMPERVIOUS AREA/10,000 = 27 TREES REQUIRED/ 5 PROPOSED TREES, 22+ EXISTING TREES PROVIDED

TREE SAVE AREA: 15% OF TOTAL SITE AREA REQUIRED
0.15 x 14.08 ACRES = 2.11 ACRES TREE SAVE REQUIRED
2.265 ACRES TREE SAVE PROVIDED

NOTE:

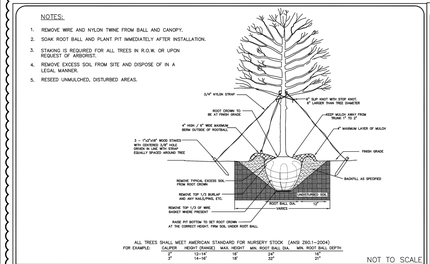
URBAN FORESTRY STAFF WILL MAKE A BASIC ASSESSMENT ON REQUIRED TREES FOR STRUCTURE AND HEALTH AT THE TIME FINAL CO IS REQUESTED. MAY REQUIRE TO REPLACE TREE 1:1.

ARBORIST NOTES:

1.	RED MAPLE	DEEP ROOT BIO-FERTILIZE FERTILIZE SOIL OF RED MAPLE IN FRONT OF SCHOOL TO THE RIGHT AS YOU FACE THE MAIN ENTRANCE. HEARTWOOD® PROPRIETY BLEND OF FERTILIZER, ARBORPLEX, IS DESIGNED TO INCREASE THE HEALTH OF THE SOIL. 1. ORGANIC MATERIAL LIKE BLACK SEA KELP, YUCCA EXTRACT, AND BLACK WORM CASTINGS TO IMPROVE SOIL TEXTURE AND INCREASE NUTRIENT ABSORPTION. 2. BENEFICIAL BACTERIA WHICH NATURALLY FIX NITROGEN AND MAKE OTHER NUTRIENTS AVAILABLE WHILE MYCORRHIZAL FUNGI AID WITH PLANT NUTRIENT AND WATER UPTAKE. 3. COMMONLY LACKING ESSENTIAL MACRONUTRIENTS AND MICRONUTRIENTS FOR TREES LIVING OUT OF THE NATURAL NUTRIENT CYCLE REQUIRE. THIS NEEDS TO BE DONE AS SOON AS POSSIBLE TO ALLOW TREE TO STORE ENERGY PRIOR TO CONSTRUCTION DAMAGES.
2.	RED MAPLE	GROWTH REGULATOR APPLY GROWTH REGULATOR TO RED MAPLE LISTED AS 1 ABOVE. CAMBISTAT, THE PLANT GROWTH REGULATOR (PGR) WE USE, IS SCIENTIFICALLY PROVEN TO IMPROVE THE HEALTH OF TREES. RESEARCH SHOWS THAT CAMBISTAT GENTLY SLOWS THE GROWTH OF TREES, ALLOWING THE TREE TO REDIRECT SOME OF ITS ENERGY FROM CANOPY GROWTH TO DEFENSE CHEMICALS, FIBROUS ROOT PRODUCTION, AND OTHER USES. THE RESULTING BENFIT OF THE RELLOCATION OF ENERGY WILL HELP YOUR TREE BE HEALTHIER AND MORE DURABLE. YOU WILL SEE GREENER LEAVES, LESS INSECT AND DISEASE INJURY, AND YOUR TREES WILL BE BETTER ABLE TO WITHSTAND DROUGHT AND OTHER ENVIRONMENTAL STRESSES.
3.	RED MAPLE	SYSTEMATIC TREATMENT SYSTEMATIC TREATMENT FOR GLOOMY SCALE AND BORERS FOR TREE LISTED IN 1 ABOVE.
4.	RED MAPLES	DEEP ROOT BIO-FERTILIZE FERTILIZE THE 2 RED MAPLES ON GOVERNORS HILL AT THE END OF CUL-DE-SAC. TREES ARE ON BOTH SIDES OF THE HOLE IN THE WALL WHERE TRUCKS WILL BE DRIVING THRU.
5.	RED MAPLES	GROWTH REGULATOR APPLY GROWTH REGULATOR FOR 2 RED MAPLES LISTED AS 4 ABOVE.
6.	RED MAPLES	SYSTEMIC TREATMENT APPLY SYSTEMIC TREATMENT FOR 2 RED MAPLES LISTED AS 4 ABOVE FOR TREATMENT OF GLOOMY SCALE AND BORERS.
7.	RED MAPLES	SOIL REJUVENATION USE AIR SPADE TO RADIAL TRENCH AND VERTICAL MULCH 2 RED MAPLES LISTED AS 4 ABOVE. THIS WILL HELP AERATE SOIL AND HELP THE TREES STORE ENERGY PRIOR TO CONSTRUCTION.
8.	VARIOUS	INSTALL PROTECTIVE FENCING COST OF FENCING WILL RUN 10-15$ FOR EVERY 10 FEET. BARRIERS WILL NEED TO BE INSTALLED AROUND THE DRIP EDGE OF TREES IN CONSTRUCTION ZONE.
9.	RED MAPLES	PRUNING/COMMERCIAL PROVIDE 15 FEET OF CLEARANCE OVER THE GATE FOR 2 RED MAPLES LISTED IN 4 ABOVE. HAUL RESULTING DEBRIS.
10.	RED MAPLES	ROOT PRUNE/TRENCH USE AIR SPADE FOR TREES LISTED ON LINE 4 TO EXPOSE THE ROOTS WHERE THE PATH OF TRUCKS WILL BE DRIVING. CLEAN CUT ROOTS UP TO 12 INCHES BELOW GRADE. THIS IS FOR BOTH TREES.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC	REMARKS
QS	4	QUERCUS SHUMARDII	SHUMARD OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER



PLANTINGS IN STREET RIGHT-OF-WAY

GENERAL NOTES

1. TREE GRATES AND ASSOCIATED IRRIGATION SYSTEMS ARE REQUIRED AT VARIOUS LOCATIONS IN THE UPTOWN AREAS TO COMPLY WITH THE UPTOWN STREETSCAPE STANDARDS. THESE IMPROVEMENTS ARE NOT MAINTAINED BY THE CITY OF CHARLOTTE. PLANTINGS IN THE RIGHT OF WAY OF CITY OR STATE MAINTAINED STREETS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED THROUGH CDOT OR NCDOT. THE CITY'S ENCROACHMENT AGREEMENT REVIEW/APPROVAL PROCESS MAY INCLUDE ADDITIONAL REQUIREMENTS. CONTACT CDOT OR NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
2. A DRAINAGE SYSTEM IS REQUIRED AS SHOWN FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREETS. ALL IRRIGATION/DRAINAGE SYSTEMS NOT REQUIRED BY THE UPTOWN STREET GUIDELINES REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED BY CDOT OR NCDOT FOR CITY OR STATE-MAINTAINED ROADS, RESPECTIVELY. CONTACT CDOT OR NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
3. AN INSPECTION SCHEDULE IS NEEDED FOR TREES THAT WILL BE PLANTED IN THE STREET RIGHT OF WAY DUE TO ZONING OR OTHER REQUIREMENTS. LANDSCAPE INSPECTION INCLUDE THE FOLLOWING:

SUBDRAINAGE INSPECTION
TREE PIT WELL OR PLANTING STRIP INSPECTION
FINAL INSPECTION AND CLEANUP
TREE APPROVALS/INSPECTIONS – PRIOR TO PURCHASING THE TREES, TO BE MADE BY THE CITY ARBORIST OR ASSISTANT CITY ARBORIST – 336-4262.
THIS MAY INCLUDE PHOTO APPROVAL OR PARTICIPATION IN TAGGING THE TREES.
TREE PLANTING INSPECTION
PRE-MAINTENANCE
FINAL WALK THROUGH
ALL OF THE ABOVE INSPECTIONS WILL BE PERFORMED BY THE CITY LAND DEVELOPMENT DIV. (URBAN FORESTRY SECTION) EXCEPT FOR THE TREE APPROVALS AS NOTED.

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ
TREE PLANTING–NOTES
(DRAINAGE AND INSPECTION)
40.10

SHARON ELEMENTARY SCHOOL ADDITION

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SUBMITTAL

February 19, 2020

FOR CONSTRUCTION ONLY

REVISIONS

0	10-16-19	SD SUBMITTAL
1	11-06-19	50% DD SUBMITTAL
2	12-11-19	100% DD SUBMITTAL
3	01-09-20	50% CD SUBMITTAL
4	01-28-20	95% CD SUBMITTAL
5	03-04-20	CITY COMMENTS
6	03-13-20	REVIEW CYCLE 1
7	03-23-20	BID ADDENDUM 1
8	03-27-20	BID ADDENDUM 2

SHEET

LANDSCAPING PLAN

L100

DESIGN: BVC
DRAWN: RAS
REVIEW: BVC

CN 8414

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