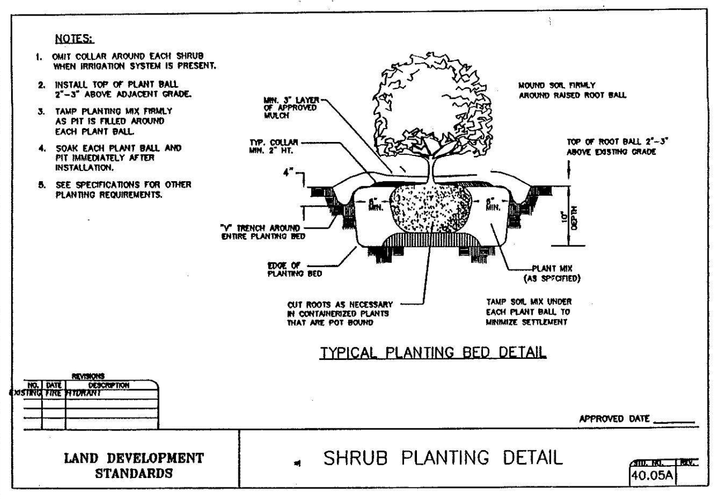
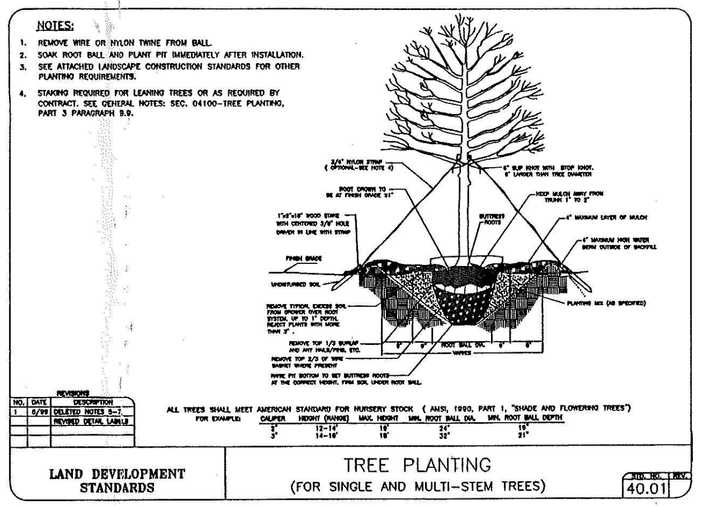
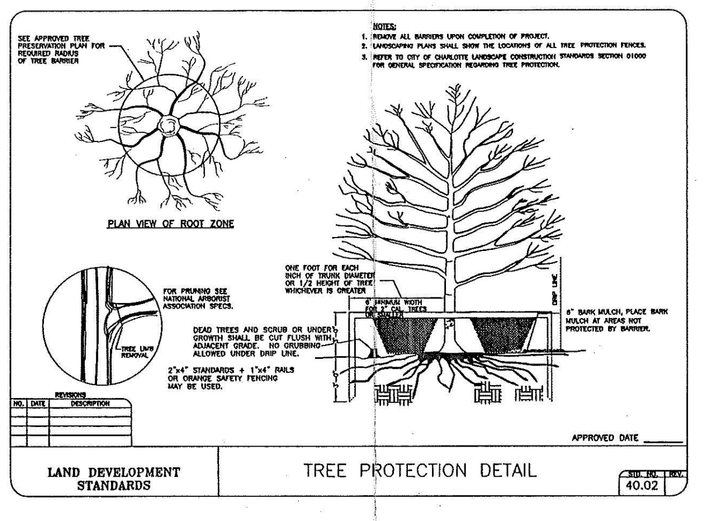


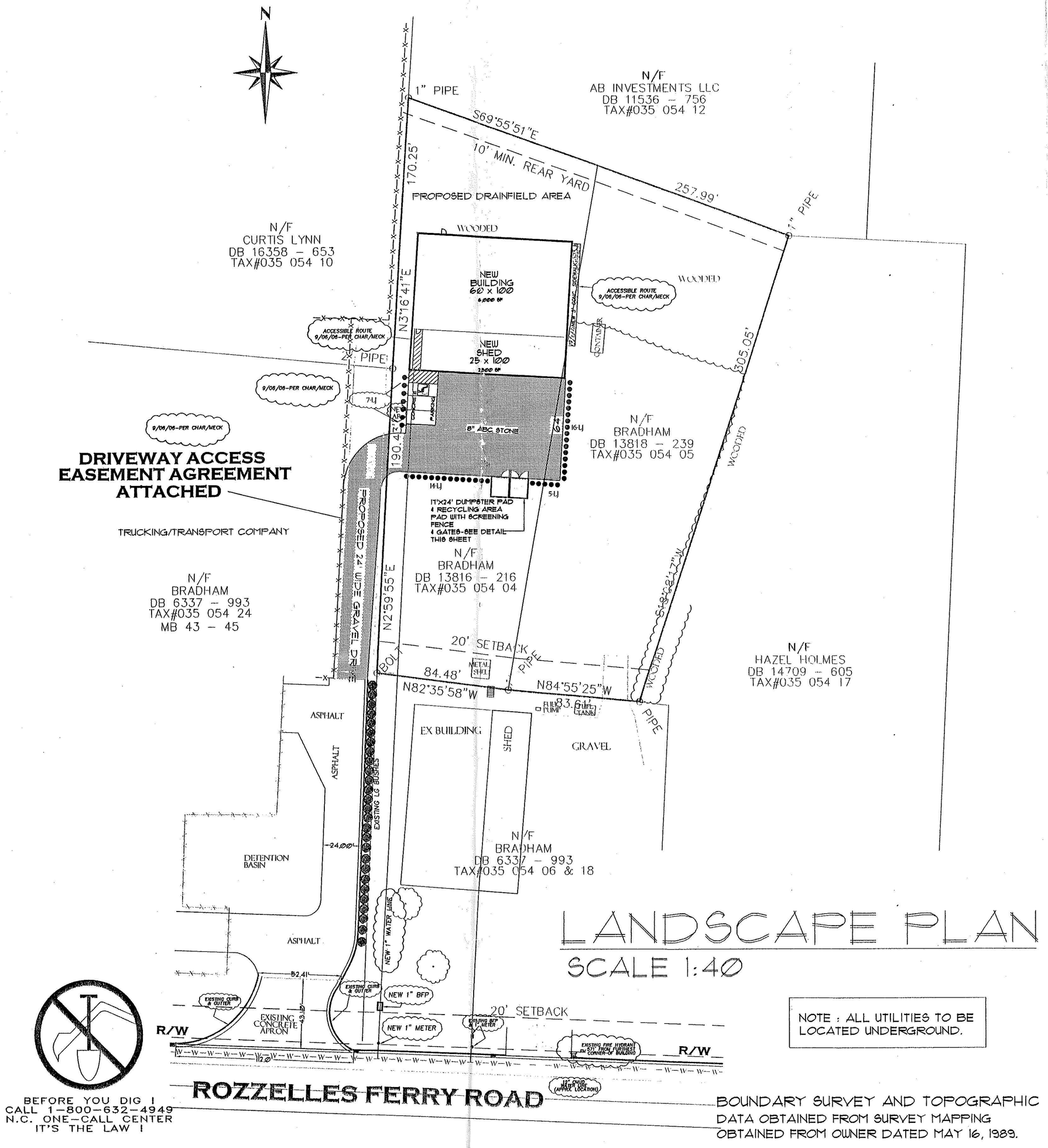

# PLANT LIST

| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | ROOT | CALIPER | HEIGHT | REMARKS |
|---|---|---|---|---|---|---|---|
| SHADE TREES (LARGE MATURING) | | | | | | | |
| LY | 0 | CUPRESSOCYPARIS LEYLANDII | LEYLAND CYPRESS | B & B | 2" MIN. | 10' | EVERGREEN |
| AR | ( 1 NEW) | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | B & B | 2" MIN. | 10' | LG MATURING |
| QP | 0 | QUERCUS PHELLOS | WILLOW OAK | B & B | 2" MIN. | 10' | |
| ORNAMENTAL TREES (SMALL MATURING) | | | | | | | |
| IF | 0 | ILEX FOSTERI | FOSTER HOLLY | B & B | 2" MIN. | 6' - 8' | EVERGREEN |
| PY | 0 | PRUNUS YEDOENSIS | YOSHINO CHERRY | B & B | 1.5" MIN. | 6' | |
| LI | 0 | LAGERSTROEMIA INDICA 'NATCHEZ' | NATCHEZ CRAPE MYRTLE | B & B | 1" MIN. | 8' | |
| SHRUBS (LARGE) | | | | | | | |
| MC | 0 | MYRICA CERIFERA | WAX MYRTLE | 3 GAL. | | | 5' O.C. |
| LJ | ( 35 NEW) | LIGUSTRUM JAPONICUM | JAPANESE PRIVET | 5 GAL. | 2" VIDE | 2' HIGH | 5' O.C. |
| SHRUBS (MEDIUM) | | | | | | | |
| PJ | 0 | PIERIS JAPONICA | JAPANESE ANDROMEDA | 3 GAL. | | | 4' O.C. |
| AG | 0 | ABELIA GRANDIFLORA | GLOSSY ABELIA | 3 GAL. | | | 4' O.C. |
| ND | 0 | NANDINA DOMESTICA | NANDINA | 3 GAL. | | | 4' O.C. |
| SHRUBS (SMALL) | | | | | | | |
| BT | 0 | BERBERIS THUNBERGII 'CRIMSON PYGMY' | CRIMSON PYGMY BARBERRY | 1 GAL. | | | 3' O.C. |
| ICH | 0 | ILEX CRENATA 'HELLERI' | HELLER HOLLY | 1 GAL. | | | 3' O.C. |
| IV | 0 | ILEX VOMITORIA | YAUPON HOLLY | 1 GAL. | | | 3' O.C. |
| GROUNDCOVER | | | | | | | |
| LM | 0 | LIRIOPE MUSCARI 'BIG BLUE' | BIG BLUE LIRIOPE | 1 QT. | | | 12" O.C. |

CATHEY & ASSOCIATES, INC.
4462 RACEWAY DR.
CONCORD, NC 28027
P.O. BOX 819
HARRISBURG, N.C. 28075
(704) 793-4032
FAX (704) 793-4137

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LICENSED CONTRACTORS IN THEIR RESPECTIVE TRADES SHALL FOLLOW ALL OSHA SAFETY GUIDELINES.

NORTH CAROLINA REGISTERED PROFESSIONAL SEAL 4842 ENGINEER RAYMOND H. CATHEY
12/01/06




# LANDSCAPE PLAN
SCALE 1:40

NOTE : ALL UTILITIES TO BE LOCATED UNDERGROUND.

BEFORE YOU DIG ! CALL 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW !

BOUNDARY SURVEY AND TOPOGRAPHIC DATA OBTAINED FROM SURVEY MAPPING OBTAINED FROM OWNER DATED MAY 16, 1989.

## TREE PROTECTION NOTES

1. NO SOIL DISTURBANCE OR COMPACTION/CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE PROTECTION ZONE.
2. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
3. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES, APPENDIX 30 OR LAND DEVELOPMENT STANDARDS MANUAL 40.02
4. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL "104-336-6769 FOR INSPECTION OF TREE PROTECTION BY URBAN FORESTER.
5. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH , RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
6. BRUSH, VINES, AND SMALL TREES ( 4" IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY. CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (LEAVING AT LEAST 2/3 OF THE BRANCHES TO IMPROVE VISIBILITY.)
7. EXPOSED TREE ROOTS MUST BE CUT CLEANLY CUT WITH SHARP PRUNING TOOL , BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.
8. TREE PROTECTION FENCE IS TO BE LOCATED 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.

## PARKING LOT SCREENING

SHALL MEET THE REQUIREMENTS OF SECTION 12.303, SHRUBS SHALL BE EVERGREEN, AT LEAST SEE CONDITIONAL USE PETTION # 82-75 DATED 1/18/83

## BUFFER SCREENING

THE EXISTING B-1(CD) ZONING FOR THE PROPERTY ABUTS EXISTING B-1(CD) AND RM-22 ZONING ON SEE CONDITIONAL USE PETTION # 82-75 DATED 1/18/83

## PERIMETER TREE AREA

CHAPTER 21 OF THE CITY CODE REQUIRES A CONTINOUS PLANTING STRIP WITH A MINIMUM WIDTH OF 8' BE PROVIDED WITHIN THE SETBACK WHERE THE PROPERTY ABUTS THE PUBLIC RIGHT OF WAY. PROVIDE SMALL MATURING TREES AT 30' SPACING, DUE TO OVERHEAD POWER LINES

## INTERNAL LANDSCAPING

CALL INTERNAL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 12.208 AND 12.21 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. PARKING AREAS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 21 OF THE CITY CODE, "TREES".

## GENERAL NOTES

1. TREES LOCATED WITHIN THE STREET RIGHT-OF-WAY AND THE TREE PROTECTION ZONE (BUILDING SETBACK WHER PROPERTY ABUTS THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED FROM DAMAGE OR REMOVAL IN ACCORDANCE WITH LANDSCAPE ORDINANCE)
2. NO FILL DIRT DEEPER THAN ONE INCH SHALL BE ALLOWED UNDER THE DRIP LINE OF THE TREE
3. NO GRUBBING IS PERMITTED IN THE PROTECTED ROOT ZONE. STUMPS, DEAD TREES AND ANY SHRUBS GROUTH TO BE REMOVED SHALL BE CUT FLUSH OR GROUND CUT.
4. DO NOT REMOVE BARRIERS UNTIL COMPLETION OF PROJECT AND THEN FILL ALL HOLES.
5. ROOT PRUNING SHALL BE KEPT TO AN ABSOLUTE MINIMUM. THE CUT SHALL BE MADE NO MORE THAN SIX INCHES BEHIND THE BACK OF THE CURB AND TO A DEPTH OF TWO INCHES (2") BELOW THE SOIL SURFACE. ROOT PRUNING EQUIPMENT SHALL BE KEPT SHARP TO ENSURE THAT ROOTS ARE CUT CLEANLY AND ARE NOT BROKEN OR TORN BY DULL OR UNSUITABLE EQUIPMENT. ANY EXPOSED ROOTS SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO AIR.
6. PRUNING OF EXISTING TREES SHALL BE DONE ACCORDING TO NAA (NATIONAL ARBORISTS ASSOC) STANDARDS IN A MANNER THAT PRESERVES THE THE NATURAL CHARACTER OF THE CROWN. A PERMIT IS REQUIRED FOR PRUNING IN THE STREET RIGHT-OF-WAY AND TREE PROTECTION ZONE.
7. TREES SHALL BE FERTILIZED BY THE DRILL HOLE OR DEEP ROOT LIQUID INJECTION METHOD PER NAA
8. STANDARDS FOR SCREENING SHALL CONFORM TO SCREENING AND LANDSCAPING REQUIREMENTS OF THE LANDSCAPING ORDINANCES.
9. TREES THAT DIE AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE TO THESE SPECIFICATIONS SHALL BE REMOVED AND REPLACED WITH A NEW TREE AS FOLLOWS:

| EXISTING TREE | REPLACEMENT TREE |
|---|---|
| LESS THAN 12" CALIPER | ONE (1) 4" CALIPER TREE |
| 12 - 20 INCHES DBH | TWO (2) 4" CALIPER TREES |
| 21 - 28 INCHES DBH | THREE (3) 4" CALIPER TREES |
| 29 - 36 INCHES DBH | FOUR (4) 4" CALIPER TREES |
| MORE THAN 36 INCHES DBH | FIVE (5) 4" CALIPER TREES |

THEIR NATURAL HEIGHT/ FORM WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER.)

10. ORDINANCE - REQUIRED TREES MUST BE MAINTAINED IN TREE FORM AND ALLOWED TO GROW TO MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES) ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3-5 TRUNKS, AND MINIMUM 8 FEET TALL.

ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS! REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL-OR-UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/ PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MAXIMUM AREA OF 214 SF PER TREE). CALL 336-6769 FOR AN INSPECTION SOIL BEFORE PLANTING TREES.

LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER BEFORE

CALL 336-6769 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS

ONE TO TWO DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - "PLANT IT" OFF CENTER ; STORM DRAINAGE LINES, OFF GAS, WATER, PHONE, AND UNDERGROUND ELECTRICAL LINES.

NO PARKING LOT LIGHTING ALLOWED IN ISLANDS WITH TREES.

(18) Trees within the street right of way are protected by law. A permit is required from the City Arborist at (704) 336-5153 prior to the removal of any right-of-way" 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."

## SITE DATA

ZONING: I-1(CD)
PIN # 03903412
TOTAL AREA - 3.837 AC.
147,538 SF
DENUDED AREA - 0.21 AC.
EXIST.BUILDING AREA -4,760 SF
NEW BUILDING AREA -6,000 SF
TOTAL BUILDING AREA -11,760 SF

EXIST.IMPERVIOUS AREA - 20,369 SF
NEW IMPERVIOUS AREA - 7,000 SF
TOTAL IMPERVIOUS AREA - 27,369 SF
% IMPERVIOUS AREA - 19%

BUILDING SETBACKS
FRONT -20'
REAR - 10'
SIDE - 0'

## DRIVEWAY ACCESS

ZONING: I-1(CD)
PIN # 03903402
TOTAL AREA - 3.837 AC.
147,538 SF
EXIST.PAVEMENT - 15,609 SF

LEGEND

| | |
|---|---|
| SIGN | EXISTING SIGN |
| NIP ● | NEW IRON PIN (#4 REBAR) |
| EIP ○ | EXISTING IRON PIN (#4 REBAR) |
| ☼ | EXISTING LIGHT POLE |
| R/W | RIGHT-OF-WAY |
| | EXISTING TREE TO REMAIN |
| | EXISTING TREE TO BE REMOVED |
| FH | EXISTING FIRE HYDRANT |
| WV | EXISTING WATER VALVE |
| WM | EXISTING WATER METER |
| GV | EXISTING GAS VALVE |
| GM | EXISTING GAS METER |
| SMH ST MH | EXISTING SEWER MANHOLE / EXISTING STORM MANHOLE |
| UP | EXISTING UTILITY POLE |
| | EXISTING ITEMS TO BE REMOVED |
| | EXISTING PAVING TO BE REMOVED |
| | SAWCUT LINE |
| | EXISTING CURB AND GUTTER |
| -X-X- | EXISTING FENCE |
| -UE- | EXISTING UNDERGROUND ELECTRIC LINE |
| -OH- | EXISTING OVERHEAD POWER LINE |
| -T- | EXISTING UNDERGROUND TELEPHONE LINE |
| -SS- | EXISTING SANITARY SEWER LINE |
| -W- | EXISTING WATER LINE |
| -G- | EXISTING GAS LINE |
| -ST- | EXISTING STORM DRAIN |
| +999.2 | EXISTING SPOT ELEVATION |
| DI | EXISTING DRAINAGE STRUCTURE |
| | EXISTING DOWNSPOUT |
| CO | EXISTING CLEANOUT |
| | TEMPORARY TREE PROTECTION BARRICADE |

## CHARLOTTE CHAPTER 21 CITY TREE ORDINANCE CODE SUMMARY

PERIMETER TREE REQUIREMENTS:

Linear feet of road frontage along maintained right of way including driveways

Street: 30 / 30 FL. = trees required/ 2 trees provided EXISTING RED MAPLES
Street: ____ / ____ FL. = trees required/ ____ trees provided
Street: ____ / ____ FL. = trees required/ ____ trees provided

If overhead distribution power lines exist, only small maturing trees are allowed within 25 ft. of lines. Otherwise 75% of new trees must be large maturing.

INTERNAL TREE REQUIREMENTS:

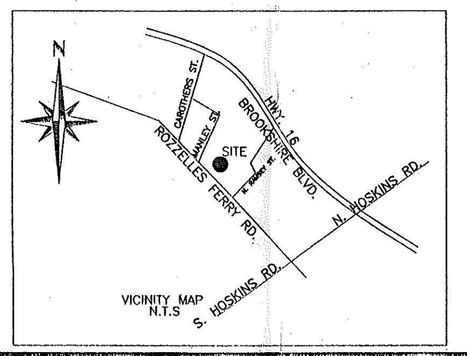
One tree per 10,000 sq. ft. of impervious area. All parking spaces within 60ft. of a tree. Minimum landscape area as a percentage of entire site is 5% for renovated sites and 10% for new sites.

Calculation: (entire site) Impervious area = 104,838 sq.ft.
Landscape area = 9,278 sq.ft. = 9 %of total impserv
Total Site Area = 147,538 sq.ft.

*Internal tree requirement: Impervious area/10,000= 10 trees

ATTENTION CONTRACTOR/LANDSCAPER

IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-6769 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.




## OWNER

BRADHAM BROTHERS, INC.
6128 ROZZELLES FERRY RD.
CHARLOTTE, N.C. 28216

## DESIGNER

RAYMOND CATHEY, PE
4260 RACEWAY DR.
CONCORD, N.C. 28027
704-793-4092

PROJECT TITLE: NEW BUILDING DESIGN FOR: BRADHAM BROTHERS, INC.
6128 ROZZELLES FERRY ROAD, CHARLOTTE, NC 28214

SHEET TITLE: LANDSCAPE PLAN

DATE: MAY 2006
DRAWN BY:
CHECKED BY: RAY CATHEY
REVISIONS: 9/08/06-PER CHAR/MECK

SHEET C-03

05756-3