



## Charlotte-Mecklenburg Planning Department

**DATE:** January 23, 2015

**TO:** Mark Fowler  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

SF LP

**SUBJECT:** Administrative Approval for Petition No. 2013-005 Charlotte Knights

Attached is the revised site plan for the petition above. This request allows the modification of the installation of a required sidewalk and timing of the installation of a fence. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

**Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.**

**Signage was note reviewed as part of this request.**



**CITY OF CHARLOTTE TREE PLANTING NOTES**

- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MINIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
- ALL STRAPPING AND TOP 1/2 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/2 OF THE BURLAP FROM THE ROOT BALL FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRMEL SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 15" NEW TOP SOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOP SOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 214 SQ FT PER TREE).
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES).
- ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
- PLEASE CALL 704-336-3622 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 1 TO 2 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED. NOTE TO LANDSCAPER: AN AREA 15' IN WIDTH ALONG ROW WHERE STREET TREES ARE PLANTED SHALL BE DISED TO A DEPTH OF 18".
- CONTACT GARY TURNER, URBAN FORESTER AT 704-336-4990 PRIOR TO BEGINNING WORK.

**SEEDBED PREPARATION NOTES**

- GRADE SLOPES AND FILLS - THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 15 WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
- GROUND COVER - WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 15 WORKING DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.
- SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.
- LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTION SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.
- IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME ACCORDING TO SEEDING SPECIFICATIONS (IF APPLICABLE).
- IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT.
- LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

**PLANT SCHEDULE NOTES**

- ALL PLANT MATERIAL SHALL COMPLY WITH THE SIZING AND GRADING STANDARDS AS SET FORTH IN THE MOST CURRENT EDITION OF ANSI Z60.180 - AMERICAN STANDARD FOR NURSERY STOCK.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN AUTHORIZATION OF THE PROJECT LANDSCAPE ARCHITECT.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE LANDSCAPE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO PLANT INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY THEIR WORK.
- ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY PROJECT LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF TRIFLE SHREDDED HARDWOOD MULCH. REFERENCE DETAILS AND SPECIFICATIONS FOR DEPTH AND TYPE OF MULCH.
- ALL PROPOSED TREES WITHIN SIGHT TRIANGLES TO BE LIMBED UP TO CLEAR SIGHT OBSTRUCTION.
- ALL PLANTING PER CITY OF CHARLOTTE-HECKLENBURG LAND DEVELOPMENT STANDARDS (CHLDS) AND LANDSCAPE CONSTRUCTION STANDARDS.

- Allow the installation of the required sidewalk, tree pits and trees along the property frontage on West Fourth Street to be delayed to October 31 2015. If permitting has been initiated for new development along the property frontage on West Fourth Street prior to October 31, 2015, defer the installation of the required sidewalk, tree pits and trees, to be installed as a requirement of that new development. If construction of such new development has not begun within 120 days of building permit approval, the required sidewalk, tree pits and trees shall have been installed.
- Allow a temporary sidewalk, 6 feet in width, adjacent to the curb, along the property frontage on West Fourth Street, until the required sidewalk, tree pits and trees are installed, or construction begins on new development along the frontage.
- Allow a temporary black vinyl coated chain link fence with gate along property frontage on West Fourth Street, placed at least 12 feet from the back of curb, to be removed when the permanent sidewalk is installed or construction begins for new development.

**PLANT SCHEDULE**

TREES	CODE/ITY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	01/10	OSAKI YACONIA / YACONIA PAVONISSEATA	150	2-50"	12-14'
	1R/11	ACER RUBRA / RED MAPLE 'REALSPECT'	610	2-55"	12-14'
	01/3	QUERCUS LAEVOFOLIA / LAEVOLOK	610	2-55"	12-14'

SOIL MIX BACKFILL UNDER STRUCTURAL CONCRETE (SEEDSITES)

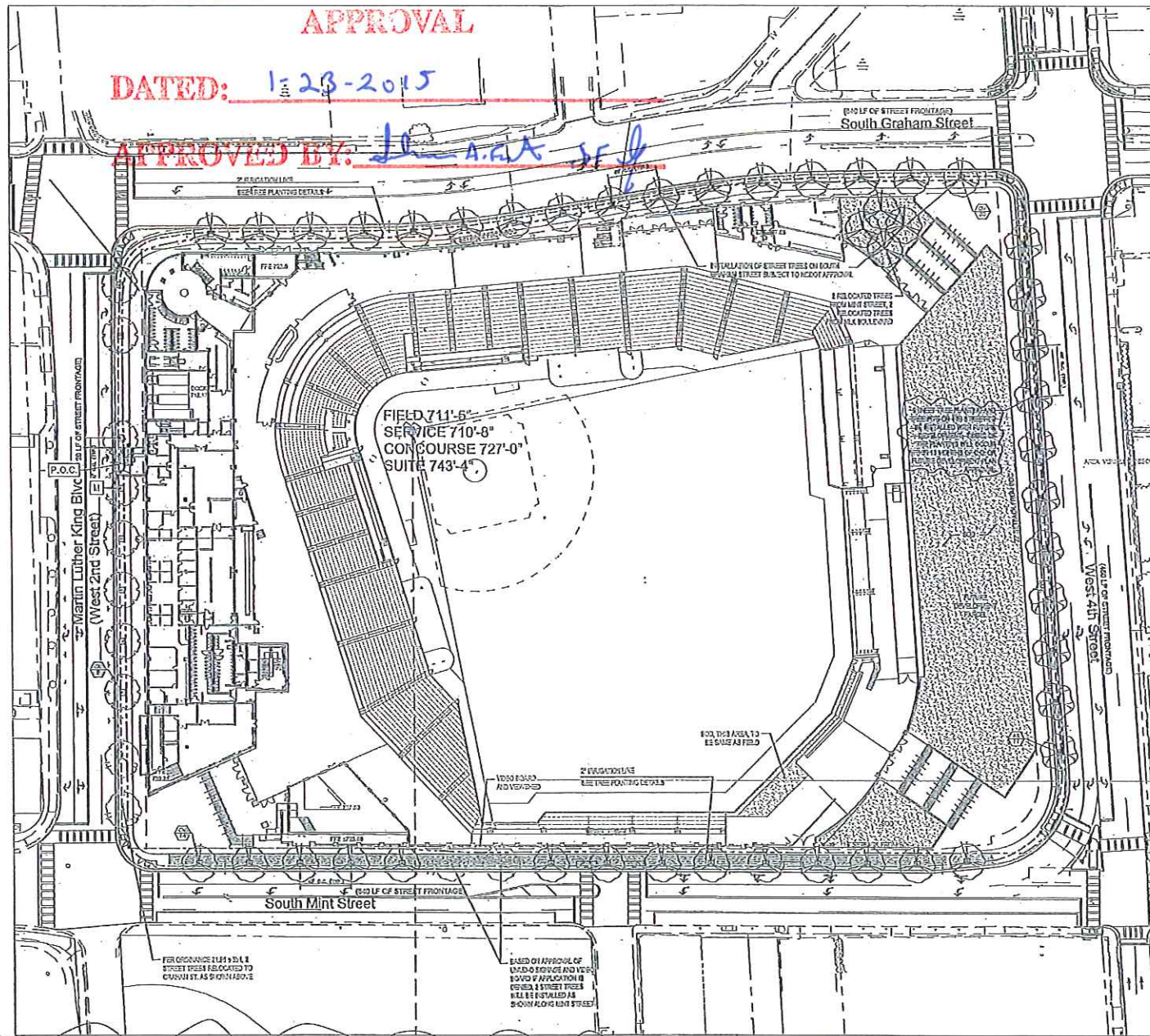
**Planting to be placed 40 CG**

- 11/10/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 1-23-2015

APPROVED BY: *[Signature]*



\* Notes per Admin Approval 1-23-2015



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CHARLOTTE, NC FISHKIND, VA  
CONSULTANT



Kimley-Horn  
and Associates, Inc.

**BB&T BALLPARK -  
UMUD-O REZONING**

324 SOUTH MINT STREET  
CHARLOTTE, NC 28202



CHARLOTTE  
KNIGHTS

APPROVED BY  
CITY COUNCIL

MAR 25 2015

REVISION	DATE	DESCRIPTION
		ADDENDUM OR MODIFICATION
	1/05/2014	4th St. Sidewalk Revision
UMUD-O	10/22/2012	SIGNAGE PERMITS 2012
UMUD-O	2007	PETITION 2007-158 APPROVED
ISSUE	DATE	DESCRIPTION
		FULL SET ISSUES

PROJECT NO: 01100001  
P.M.R.: Scott Mangan  
DESIGN BY: Kyle Bough  
JOB CAPTAIN: Jay Banks  
DRAWN BY: Kyle Bough  
CHECKED BY: Jay Banks

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SHEET TITLE  
**LANDSCAPE PLAN**

SHEET IDENTIFIER

**C-8.0**

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