
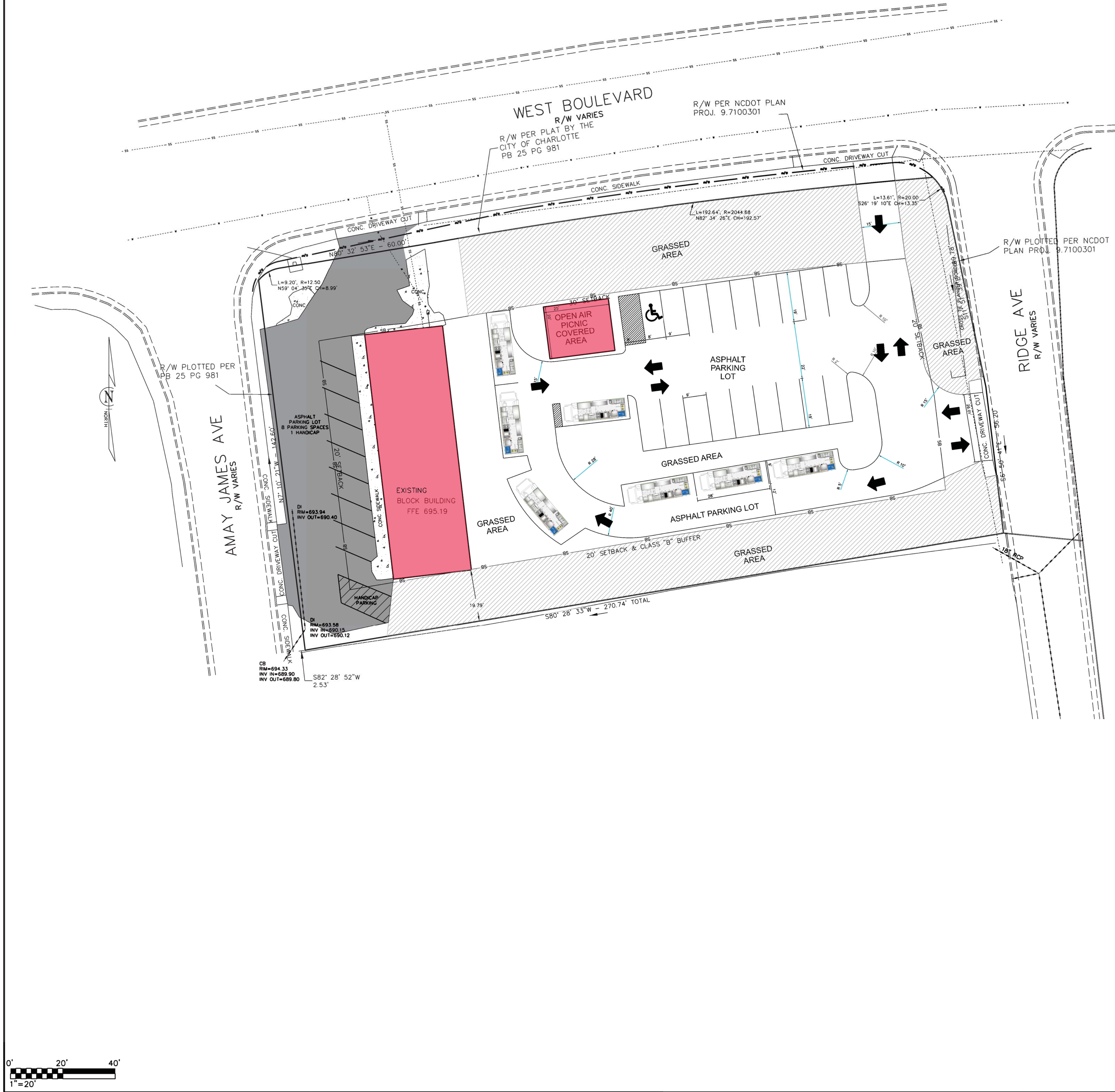


2/17/2026	APPROVALS		PREPARED BY		SEALS		PROJECT		SHEET TITLE		NO.	DATE	REVISIONS	BY	SCALE: 1" = 20'	
	Project Engr: _____		 JOEL E. WOOD & ASSOCIATES PLANNING • ENGINEERING • MANAGEMENT P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390		 		FOOD TRUCK SITE PLAN CHARLOTTE, NORTH CAROLINA PREPARED FOR NEW LEGACY PROPERTY GROUP LLC		EXISTING CONDITIONS							DATE: 12/15/2025
	Drawn By: _____															JOB NO.:
	Checked By: _____															
	Review: _____															
Bid: _____																
Construction: _____																

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2/17/2026



CDOT GENERAL NOTES

1. NON-STANDARD ITEMS (IE: PRIVATE IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROUCHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION; NORTH CAROLINE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT 704-336-3888.
2. ANY WORK WITHIN THE CITY'S ROW THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A ROW USE PERMIT OR ROW LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT 704-336-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT 704-336-8548 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
3. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (JUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
4. DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ, 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

GENERAL NOTES:

DEVELOPER: (SAME AS OWNER)

PROPERTY OWNER:
NEW LEGACY PROPERTY GROUP LLC
4325 E. WT HARRIS BLVD SUITE 43584
CHARLOTTE NC 28225
PHONE NUMBER (912) 507-8992
DEED BOOK 34752; PAGE 687
PLAT BOOK 61; PAGE 582

PERSON RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING
STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN:
(SAME AS DEVELOPER)

TAX PARCEL NUMBER: 14518204,14518203, 14518228, 14518202,1418201, 14518227

ZONING DISTRICT: CG (GENERAL COMMERCIAL)

EXISTING STRUCTURES: (SEE PLAN)

PROPOSED STRUCTURES: CHURCH

EASEMENTS: (SEE PLAN)

RIGHTS-OF-WAY: (SEE PLAN)

DRAINAGE WAYS: (SEE PLAN)

FLOODWAYS: (SEE PLAN)

WETLANDS: PROJECT WILL COMPLY WITH ALL LOCAL, STATE,
AND FEDERAL REGULATIONS REGARDING PRESER-
VATION OF WETLANDS.

SIGNAGE: TO BE PERMITTED SEPARATELY

ROAD IMPROVEMENTS: NO ROAD IMPROVEMENTS PROPOSED

ON SITE WASTE DISPOSAL: NO WASTE TO BE BURIED ON SITE

CONSTRUCTION TO BEGIN APPROXIMATELY AS PER THE
FOLLOWING SCHEDULE:

BEGIN: MARCH 30, 2026
END: DEC. 30 2026

PROPOSED BUILDING HEIGHT: 36'

OPEN SPACE REQUIRED= 25% * 0.89 ACRES = 0.22 AC
OPEN SPACE PROVIDED= 0.25 AC = 28%



NOTES:

1. THE UTILITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

2. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.

3. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.

5. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A. STANDARDS AT H/C PARKING SPACES SHOWN.

6. ALL DIMENSIONS ARE TO BE FACE OF CURB UNLESS OTHERWISE NOTED.

7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

8. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DENSITY (ASTM D 698) IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 100 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.

9. UNLESS SPECIFIED/DETAILED WITHIN THE CONTRACT DRAWINGS, CONTRACTOR SHALL PREPARE A CONCRETE JOINT LAYOUT PLAN IN ACCORDANCE WITH ACI 224.3R-95 OR ACI 330.1-03 FOR CONCRETE SURFACES AND PROVIDE TO ENGINEER, OWNER AND ARCHITECT FOR SHOP DRAWING APPROVAL PRIOR TO CONCRETE INSTALLATION.

10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

11. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.

12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM. TOP OF TOPSOIL LAYER SHALL BE PLACED 1" BELOW TOPS OF CURBS, WALKS, OR PAVEMENT ELEVATIONS WHERE TOPSOIL ABUTS THOSE AREAS.

13. CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED.

14. CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.

15. TRASH COLLECTION BY ROLL OUTS AND NOT DUMPSTER, NO DUMPSTER PAD TO BE INSTALLED.



APPROVALS	
Project Engr:	_____
Drawn By:	_____
Checked By:	_____
Review:	_____
Bid:	_____
Construction:	_____

JOEL E. WOOD & ASSOCIATES

PLANNING • ENGINEERING • MANAGEMENT

P.O. BOX 296 CLOVER, SC 29710

(803) 684-3390

SEALS

NORTH CAROLINA PROFESSIONAL ENGINEER

JOEL E. WOOD

NORTH CAROLINA PROFESSIONAL ENGINEER

JOEL E. WOOD

INFORMATION ONLY

PROJECT

FOOD TRUCK SITE PLAN

CHARLOTTE, NORTH CAROLINA

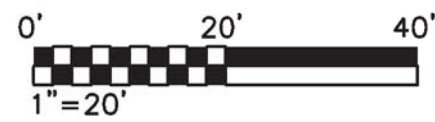
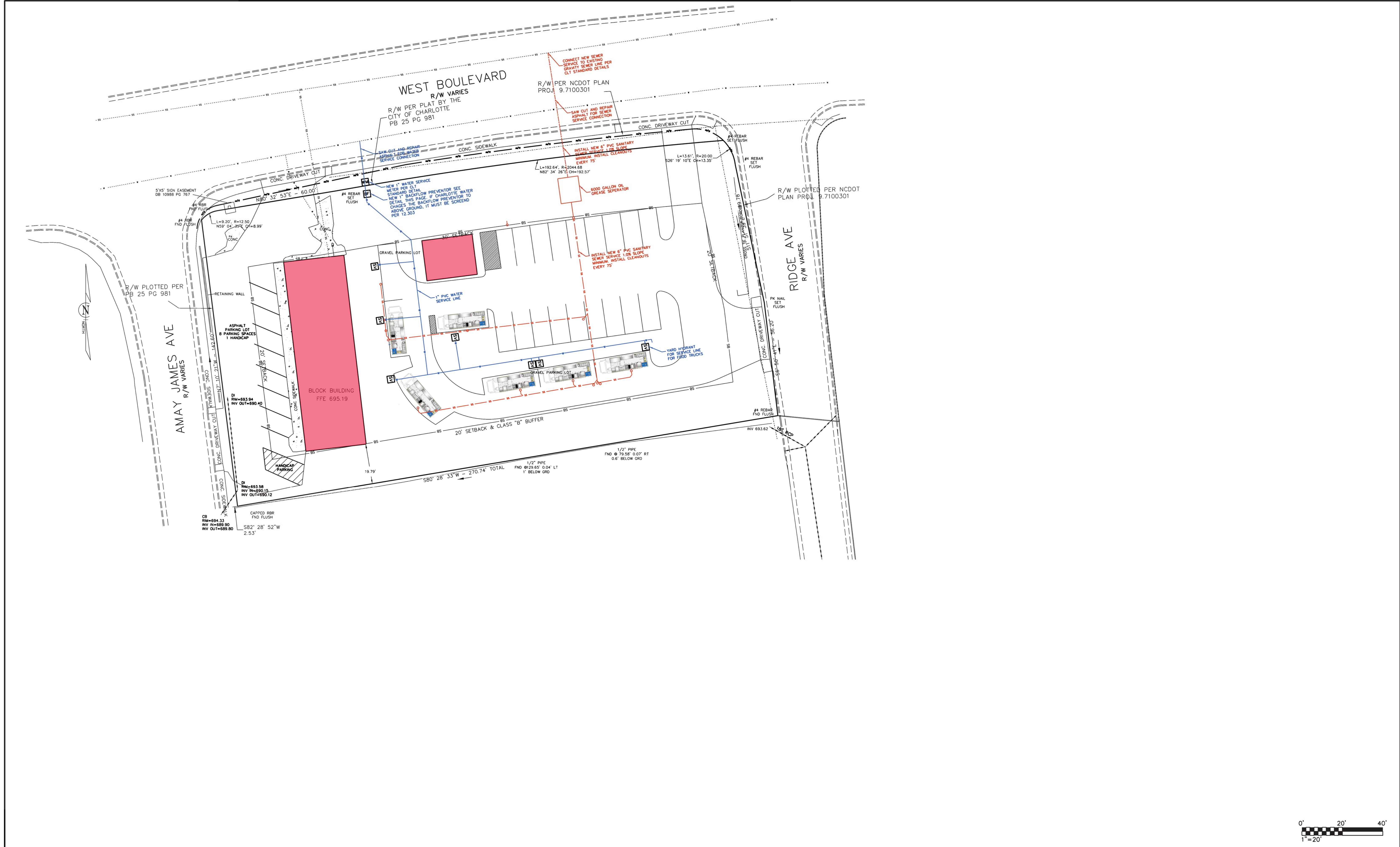
PREPARED FOR

NEW LEGACY PROPERTY GROUP LLC

SHEET TITLE		NO.	DATE	REVISIONS	BY	SCALE: 1" = 20'
SITE PLAN						DATE: 12/15/2025
						JOB NO.:
						SHEET
						C300

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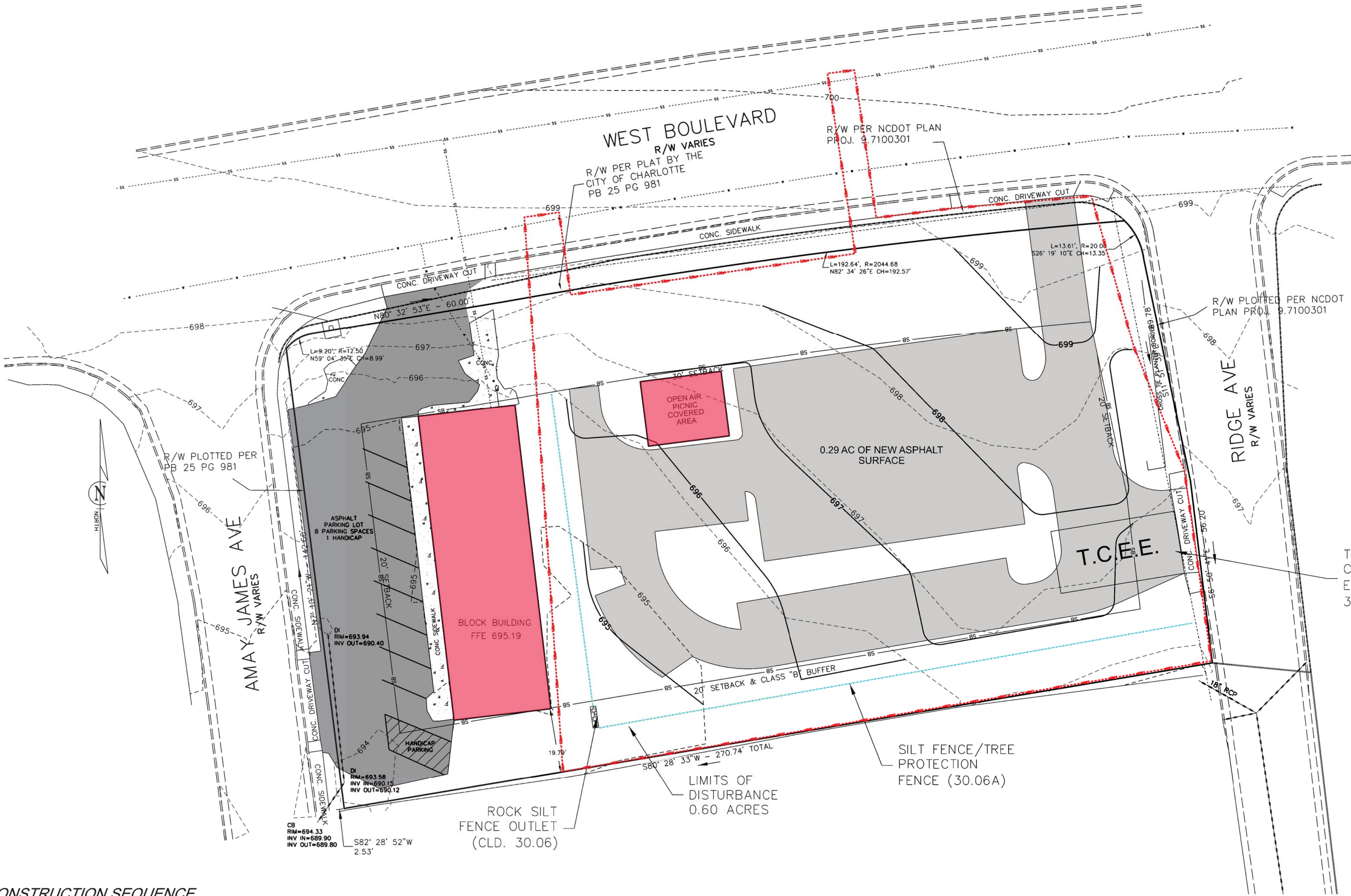
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APPROVALS		PREPARED BY		SEALS		PROJECT		SHEET TITLE		NO.	DATE	REVISIONS		BY	SCALE: 1" = 20'		
Project Engr: _____		<div><div><div>W</div></div><div>JOEL E. WOOD & ASSOCIATES</div><div>PLANNING • ENGINEERING • MANAGEMENT</div></div> <div>P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390</div>		<div><div><div>NORTH CAROLINA</div><div>PROFESSIONAL ENGINEER</div><div>JOEL E. WOOD</div><div>10000</div></div><div><div>NORTH CAROLINA</div><div>PROFESSIONAL ENGINEER</div><div>JOEL E. WOOD</div><div>10000</div></div></div> <div>INFORMATION ONLY</div>		FOOD TRUCK SITE PLAN		UTILITY PLAN									DATE: 12/15/2025
Drawn By: _____																	JOB NO.:
Checked By: _____																	
Review: _____						CHARLOTTE, NORTH CAROLINA											
Bid: _____						PREPARED FOR											
Construction: _____						NEW LEGACY PROPERTY GROUP LLC											

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2/17/2026



CONSTRUCTION SEQUENCE

1. OBTAIN GRADING/EROSION CONTROL PERMIT FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
2. SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND-DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO A FINE.
3. INSTALL SILT FENCE, INLET PROTECTION, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
4. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT THEN CLEARING AND GRUBBING MAY BEGIN.
5. CONSTRUCT DITCH AT EXISTING CULVERT AND INSTALL FILTER BERM PRIOR TO BEGINNING ANY FURTHER CLEARING AND GRADING.
6. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
7. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
8. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
9. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING & DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

PCSO SUMMARY			
Original Parcel ID Number(s):	14518204,14518203, 14518228, 14518202,1418201, 14518227		
Development Type:	Commercial		
Subject to PCSO? Y/N	NO		
If NO, why?	Below BUA/Disturbance Thresholds		
Watershed:	Central Catawba		
Disturbed Area (ac):	0.6		
Site Area (ac):	0.89		
	DA#1	DA#2	
Total on-site Drainage Area (ac):	0.89		
Existing Built-upon-area (SF):	0.79		
Existing BUA to be removed (SF):	0.25		
Existing BUA to remain (SF):	0.54		
Proposed New BUA (SF):	0		
Proposed % BUA:	0.00%		
Density (High / Low)	High		
Total Post-Project BUA for site:	0.54 AC		
Development or Redevelopment?	Redevelopment		
Natural Area Required (ac):		0	
Natural Area provided, total (ac):		0	
Undisturbed Treed Natural Area Preserved (ac):		0	
Total stream buffer protected on-site (ac):		0	
Transit Station Area? Y/N		No	
Distressed Business District? Y/N		No	
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N		No	
Buffer Mitigation? Y/N		No	
Total Phosphorous Mitigation? Y/N		No	

GRADED 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 30 WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUNDCOVERS, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

GROUNDCOVER:

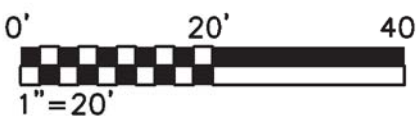
WHENEVER LAND-DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISED OF MORE THAN ONE ACRE, OR IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUNDCOVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 30 WORKING DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN, PROVIDED THAT THIS SUBSECTION(c) SHALL NOT APPLY TO CLEARED LAND FORMING THE BASIN OF A RESERVOIR LATER TO BE INUNDATED. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDING ON FILED CONDITIONS.

STANDARD SEEDBED PREPARATION NOTES:

1. SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.
2. AREAS TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP. TOTAL SEEDBED PREPARED DEPTH SHALL BE 4"-6" DEEP.
3. LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH THE ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.
4. IF NO SOIL TEST IS TAKEN, LIME AND FERTILIZER TO BE APPLIED ACCORDING TO SEEDING SPECIFICATIONS LISTED. IN ADDITION, PROVIDE 15 lbs/1000 sf OF SUPERPHOSPHATE.
5. IF SOIL TEST TAKEN, PROVIDE FERTILIZER ACCORDING TO SOIL TEST REPORT.
6. LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

EROSION CONTROL NOTES

1. TOPOGRAPHIC INFORMATION TAKEN FROM: SURVEY PROVIDED BY: ISAACS GROUP
2. AREA DISTURBED IS APPROXIMATELY 0.6 ACRES.
3. CONTRACTOR TO PROVIDE LOCATION OF ALL OFF-SITE & ON SITE WASTE BURIAL AREAS.
4. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMO. LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
5. FAILURE TO SCHEDULE AN ON-SITE MEETING W/ THE CITY'S EROSION CONTROL COORD. 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 18 OF THE CITY CODE AND SUBJECT TO A FINE.
6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY'S ENG. DEPT.
7. ALL "STD." NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
8. SEE DETAIL SHEETS FOR CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
9. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
10. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDED IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN. ALL GRADED SLOPES MUST BE SEEDED AND MULCHED WITHIN 15 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDED AND MULCHED WITHIN 90 DAYS.
11. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
12. CONTRACTOR SHALL NEED INITIAL CONSTRUCTION ENTRANCE AT CENTER OF THE SITENEXT TO THE DUMPSTER UNTIL GRADING IS SUCH THAT THE SHOWN CONSTRUCTION ENTRANCE IS POSSIBLE.
13. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
14. FEMA MAP PANNEL NUMBER: 3710457600J DATED 3/2/09
15. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (CLDSM #30.16)



APPROVALS		PREPARED BY		SEALS		PROJECT		SHEET TITLE		NO.	DATE	REVISIONS		BY	SCALE: 1" = 20'		
Project Engr: _____ Drawn By: _____ Checked By: _____		<div><div><div>W</div><div>JOEL E. WOOD & ASSOCIATES</div><div>PLANNING • ENGINEERING • MANAGEMENT</div></div><div>P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390</div></div>		<div><div><div>NORTH CAROLINA PROFESSIONAL ENGINEER</div><div>JOEL E. WOOD</div></div><div>INFORMATION ONLY</div></div>		FOOD TRUCK SITE PLAN		SEDIMENT & EROSION CONTROL PLAN									DATE: 12/15/2025
													JOB NO.:				
														SHEET C500			
Review: _____ Bid: _____ Construction: _____						CHARLOTTE, NORTH CAROLINA PREPARED FOR NEW LEGACY PROPERTY GROUP LLC											

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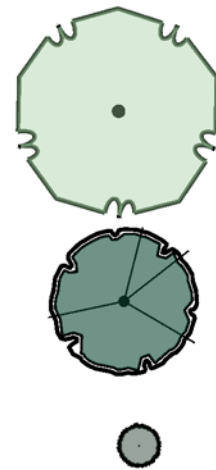
LANDSCAPING REQUIREMENTS

INTRERNAL PLANTING:

REQ'D PLANTING AREA = 10% OF TOTAL IMPERVIOUS SURFACE
= 34,412 SF OF IMPERVIOUS x 10% = 3,441 SF
INTERNAL LANDSCAPING IMPERVIOUS AREA = 1 LMT REQ'D PER 10,000 SF IMPERVIOUS AREA
= 34,412 SF OF IMPERVIOUS
= 34,412/ 10,000
= 3.4 TREES REQUIRED
= 4 TREES PROVIDED

PERIMETER PLANTING:

ONE LMT REQ'D PER 40' OF STREET FRONTAGE
WEST BLVD. = 261 LF
WEST BLVD. REQUIRED STREET TREES = 261 LF/ 40 LF = 6.5 LMT 7 LMT
WEST BLVD. PROVIDED STREET TREES = 7 EXISTING LMT
WEST BLVD. STREET TREES = 7 NEW TREES TO MEET 40'
EACH PARKING SPACE MUST BE WITHIN 40 FEET OF A TREE



Quercus Shumardii 13 2.5" Caliper

Magnolia Grandiflora 8 2.5" Caliper

LOROPETALUM 111 2' HIGH BY 2' WIDE

APPROVALS

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PREPARED BY

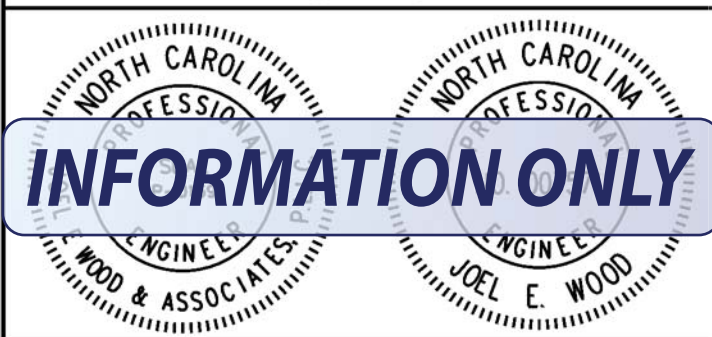


JOEL E. WOOD & ASSOCIATES
PLANNING • ENGINEERING • MANAGEMENT

P.O. BOX 296 CLOVER, SC 29710

(803) 684-3390

SEALS



PROJECT

FOOD TRUCK SITE PLAN

CHARLOTTE, NORTH CAROLINA

PREPARED FOR

NEW LEGACY PROPERTY GROUP LLC

SHEET TITLE

LANDSCAPE PLAN

CHARLOTTE URBAN FORESTRY - TREE PLANTING AND PRESERVATION REQUIREMENTS (UPDATED 10/10/16)

PLANT MATERIAL:

- 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.
- 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 1/4" 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).
- 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. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- 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).
- 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.
- 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.

PLANTING REQUIREMENTS:

- SEE CLDS 40.01 & 40.09 (ON PLAN) FOR DETAILED TREE PLANTING REQUIREMENTS.
- PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/MATERIALS.
- ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- 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).
- TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE CITY ARBORIST AND/OR NC DOT.
- REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/LD) THEN CLICK TREES.

UTILITY ISSUES:

- 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.
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES.
- IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS; CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.
- NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.
- 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.

TREE SAVE AND PRESERVATION:

- TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
- SHOW TREE PROTECTION AND TREES SAVE AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.
- COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAT WITH THE MECKLENBURG COUNTY RECTOR OF DEEDS BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED. A 10 NO BUILD ZONE AROUND TREE SAVE AREAS MUST BE REFERENCED ON THE PLAT.
- 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.
- THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.
- ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.
- NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY ARBORIST (704) 336-4282.
- 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: ENCRORCHING WITHIN TREE DRIP-LINES, EXCAVATION, SOIL COMPACTION, TREE TRIMMING, ERECTING AND DISMANTLING OF CONSTRUCTION CRANES.

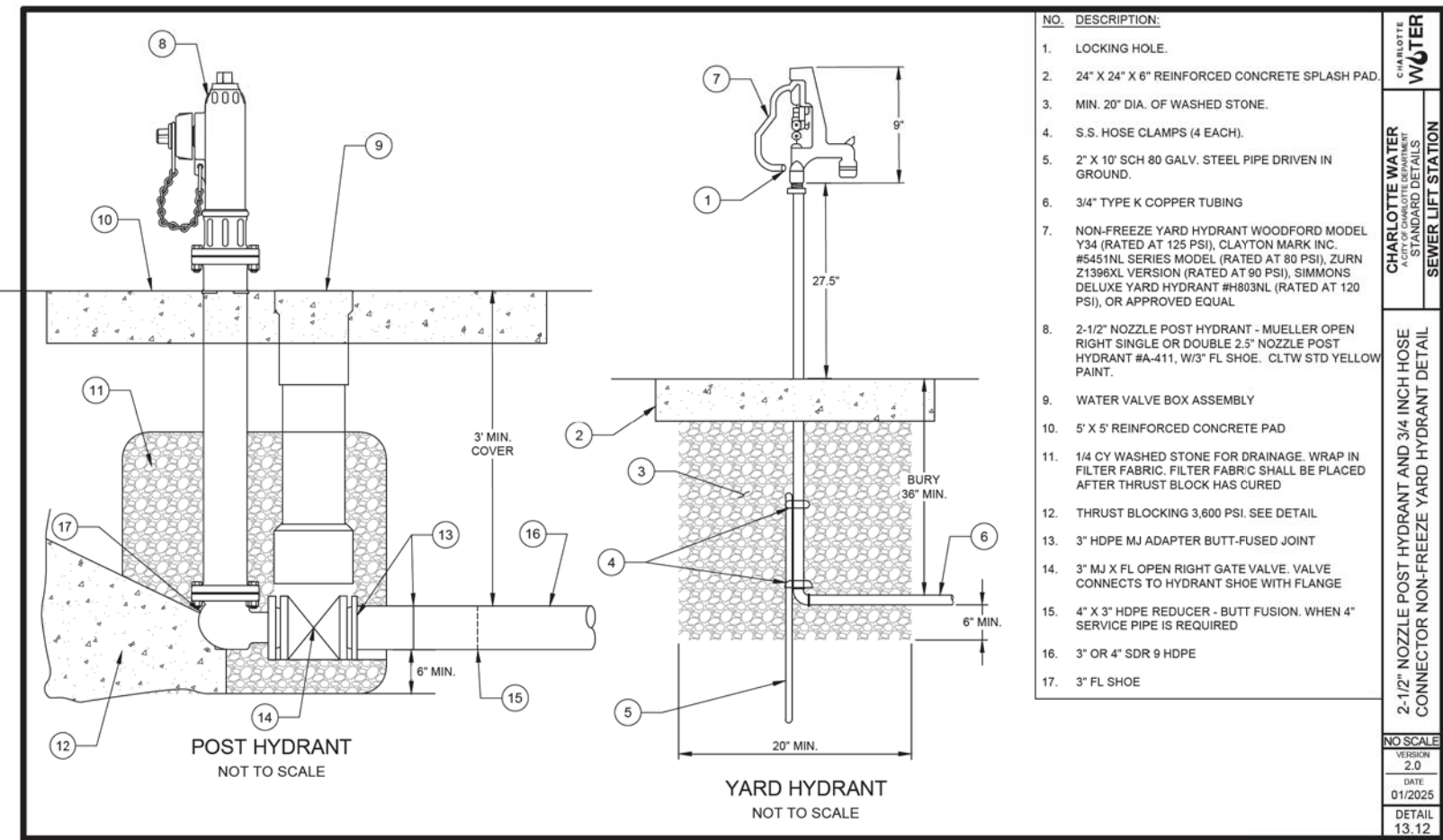
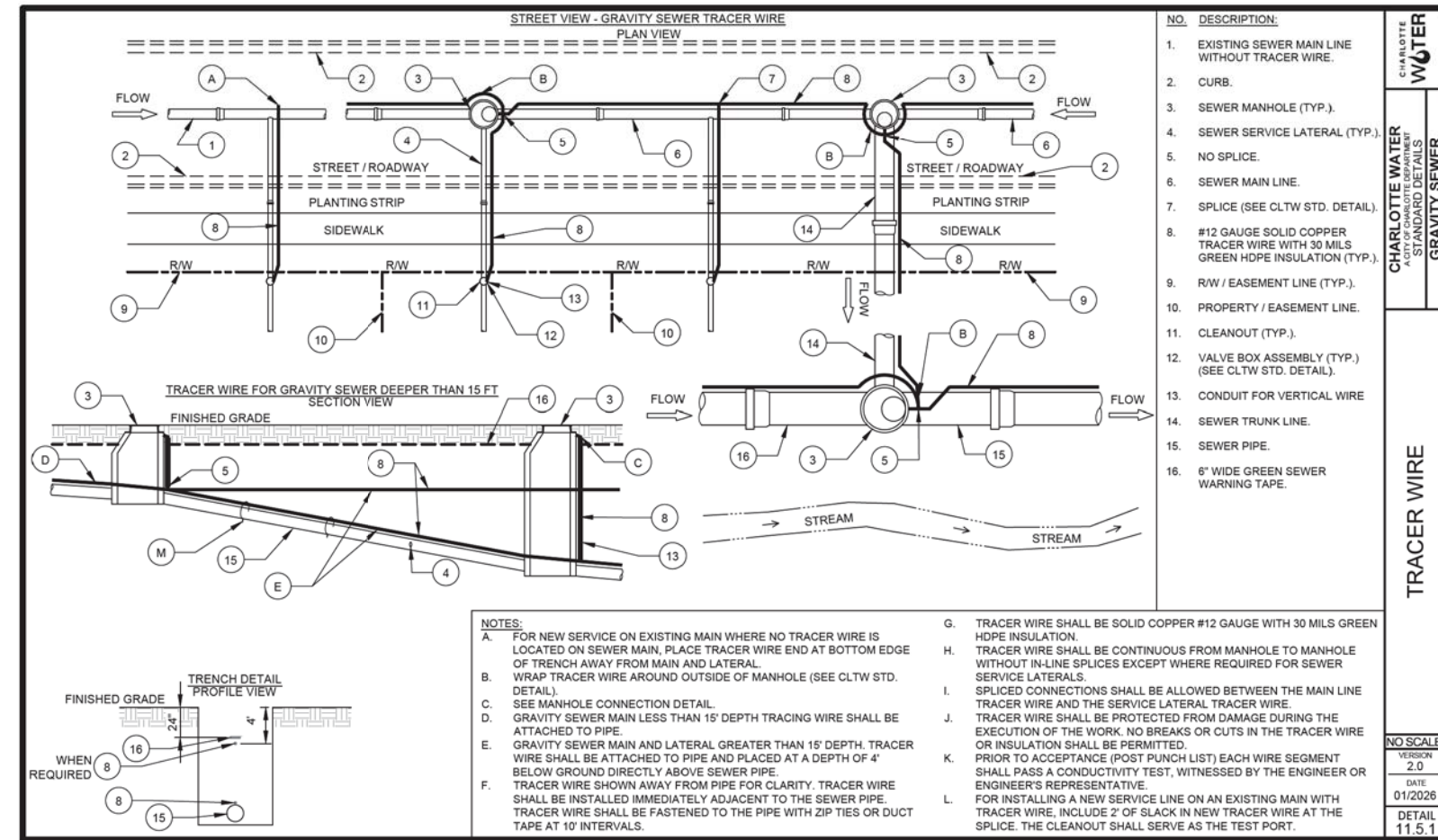
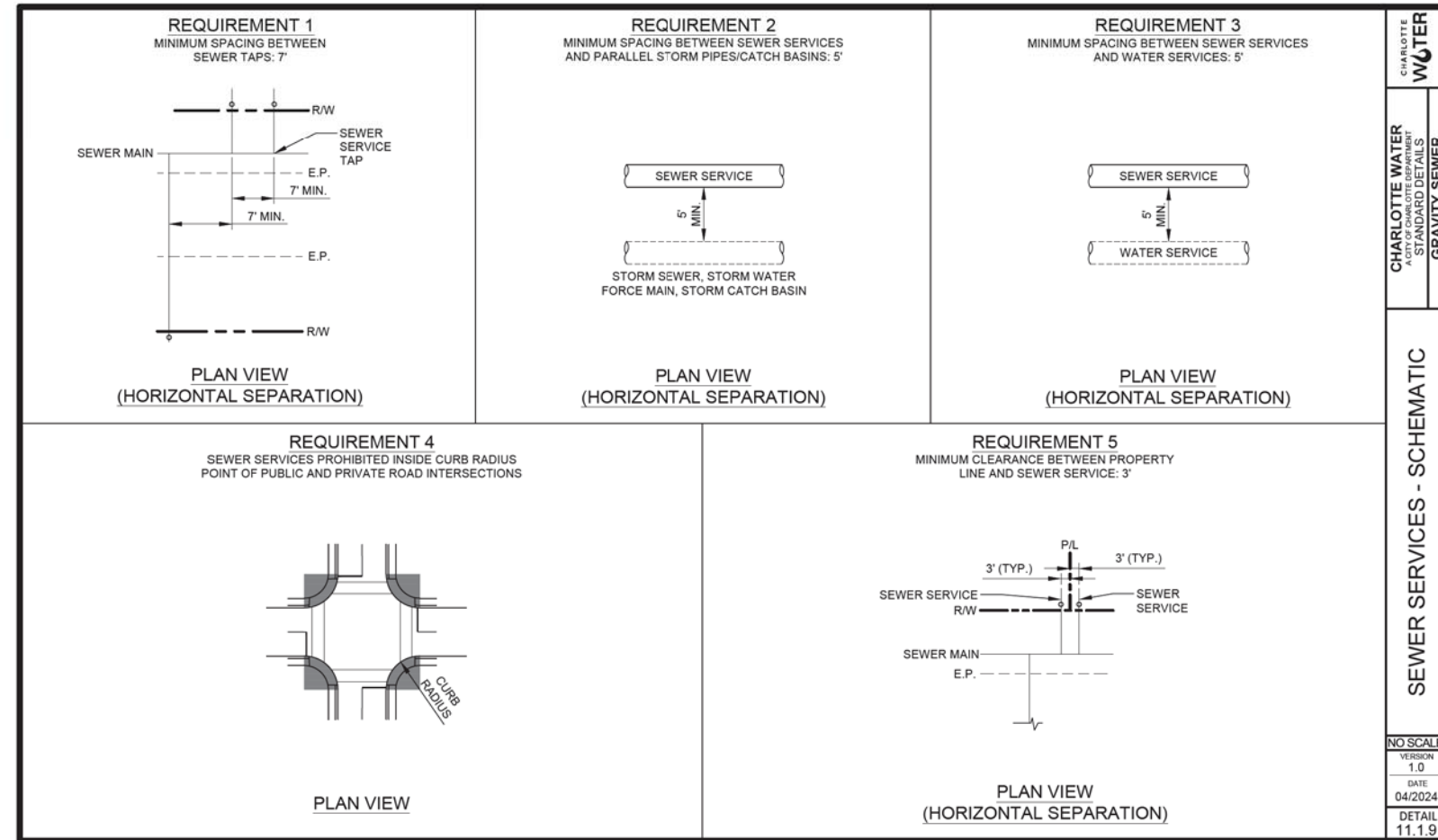
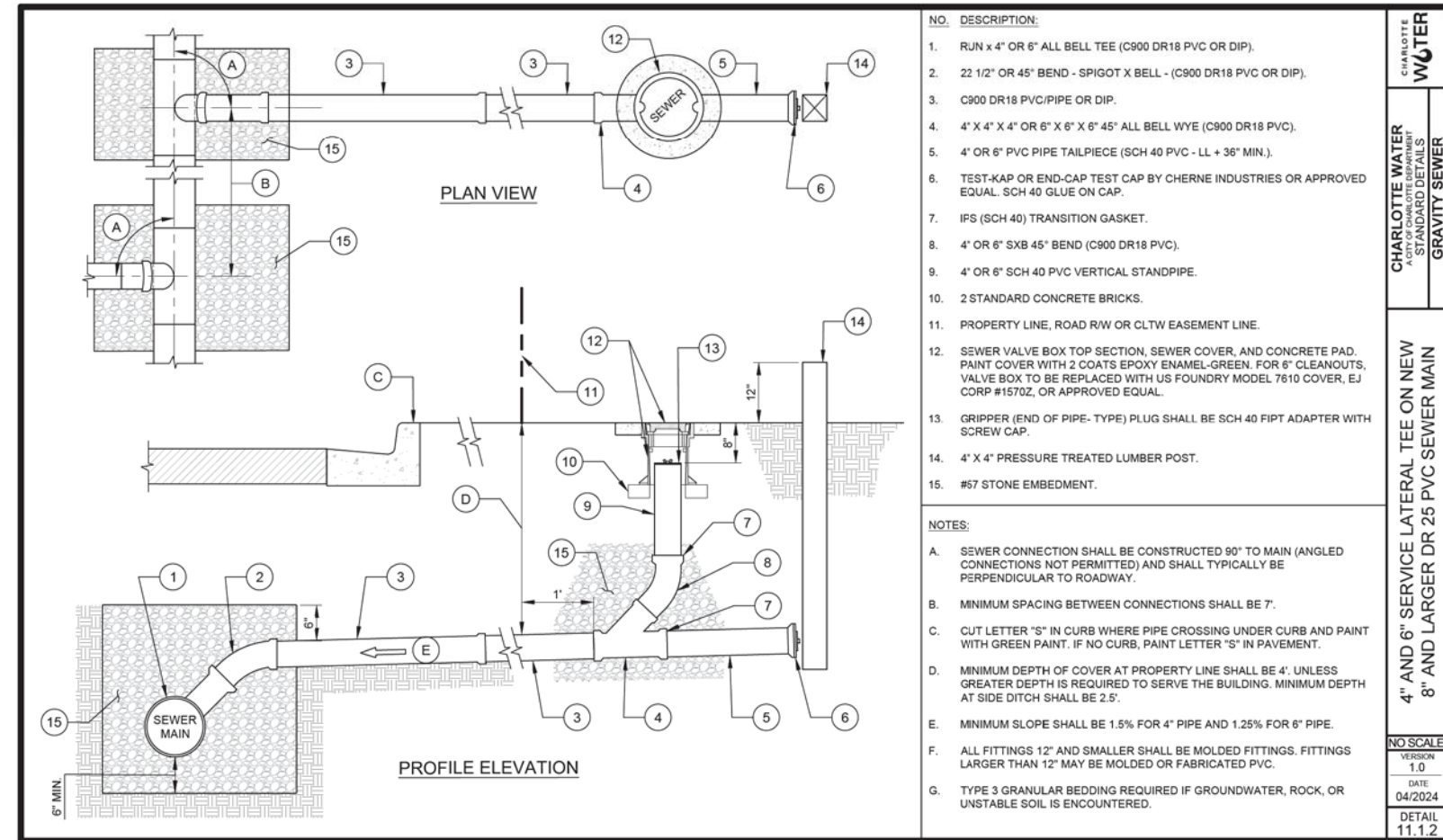
GENERAL:

- 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.
- VISIT CITY OF CHARLOTTE'S LAND DEVELOPMENT WEBSITE FOR ADDITIONAL INFORMATION AND URBAN FORESTRY REQUIREMENTS: [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/LD)

CDOT GENERAL NOTES:

- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ, 704-336-4691) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

0' 20' 40'
1" = 20'



APPROVALS		PREPARED BY		SEALS		PROJECT		SHEET TITLE		NO.	DATE	REVISIONS	BY	SCALE: NTS		
Project Engr: _____ Drawn By: _____ Checked By: _____		<div><div><div>W</div><div>JOEL E. WOOD & ASSOCIATES</div><div>PLANNING • ENGINEERING • MANAGEMENT</div></div><div>P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390</div></div>		<div><div><div>NORTH CAROLINA PROFESSIONAL ENGINEER</div><div>JOEL E. WOOD</div><div>40196</div></div><div>INFORMATION ONLY</div><div><div>JOEL E. WOOD</div><div>40196</div><div>NORTH CAROLINA PROFESSIONAL ENGINEER</div></div></div>		FOOD TRUCK SITE PLAN		DETAILS								DATE: 12/15/2025
Review: _____ Bid: _____ Construction: _____						CHARLOTTE, NORTH CAROLINA PREPARED FOR NEW LEGACY PROPERTY GROUP LLC									JOB NO.:	
															SHEET C702	