



Residential Single-Lot Tree Preservation (Tier 3) Checklist

Residential Single-Lot Tree Preservation permits are used when building a new single home, duplex, triplex or quadraplex on a single lot. To properly review Tier 3 permits, there is some minimal information that is needed. The following is a list of items/information is needed on the plans. Plans are approved when all necessary information is shown on the plan and meets the standards set in the UDO, Charlotte Tree Manual, planting notes and the planting details.

A landscape style plan which includes,

- Address/Parcel Number
- Site Zoning
- Property Lines
- Limits of Disturbance (LOD)
- Outline of current and proposed building, driveway, and utilities
- Frontage length in feet (for each road/street)
- Location where the required frontage tree(s) will be planted.
- Standard City tree planting notes and details (see below for links)
- Species and size of trees being planted (min 2" caliper and 8' tall)
- Summary Table with the following information
 - Total site acreage
 - Frontage calculations
 - Number of trees to be planted

If any of the following items apply, they will also need to shown on the plans.

Heritage Trees

- Location, Species, and Diameter (DBH) of any heritage tree (see definition) that are currently on the property.
- Location, Species, and Diameter (DBH) of any Right of Way (ROW) trees.
- Location and area (acreage) of any Tree Save Areas (TSA) on the property.
- Show tree protection fencing for Heritage Tree(s), Right of way tree(s) and Tree Save Areas being saved.

- When mitigation is required for Heritage Trees: Identify the mitigation options that will be used (see Charlotte Tree Manual for additional information)
 - Specimen tree option: Show the location and size of the specimen tree to be used with required tree protection measures.

Or

- Mitigation Fee option: \$1,500 per heritage tree and one new tree planted per heritage tree.
- And/Or**
- Planting additional mitigation trees option.
 - Each additional tree planted reduces the mitigation fee by \$250
 - 6 additional trees in addition to the 1 required tree would reduce the mitigation fee to \$0.

Trees in the Right-of-way (City Trees)

City trees are considered assets of the City of Charlotte and protected all at time. Trees within the right-of-way can be removed in accordance with the Charlotte Tree Manual. Mitigation for these trees is \$200.00 per inch of diameter when authorized to be removed.

Tree Save

- Identify the existing Tree Save boundary on the plans per the approved plat.
- Show tree protection fencing between the tree save and the construction activity.
- A 10' no build zone applies to all Tree Save areas.
- **Tree save cannot be removed from a property and payment in lieu is not an option.**
- Tree Save can potentially be relocated to another acceptable area on the property but only with updated plat and only if the new tree save meets all requirements set out in the Charlotte Tree Manual. An updated plat must also be submitted, approved and recorded with Mecklenburg County.

Planting Notes

<https://www.charlottenc.gov/files/sharedassets/city/v/1/growth-and-development/getting-started/documents/urban-forestry/charlotte-tree-manual/charlotte-urban-forestry-land-development-notes-residential-03122024.pdf>

Planting Details (40.01, 40.02 and 40.09)

<https://www.charlottenc.gov/Growth-and-Development/Getting-Started-on-Your-Project/cldsm/4000-Series>

Required frontage planting.

1 large maturing shade tree is required for every 40' of lot frontage. If there are overhead powerlines, then small maturing trees may be used but the spacing is reduced to 30'.

Example- The lot frontage of the property is 55'

55' / 40' spacing = 1.3 but since you cannot have part of a tree, 2 trees are required.

If you have a corner lot, both frontages need to be addressed.

Street #1 = 160 feet / 40' spacing = 4 (4 trees are required)

Street #2 = 50 feet /30' spacing due to overhead power lines = 1.6 (2 trees are required)

Heritage tree mitigation options

Heritage tree removal has required mitigation that needs to be shown on the plans. This will most likely be easiest to be shown both visually and or in text form depending on what options are chosen. Please be aware that these options are for each heritage tree being removed.

- Option #1 is to pay \$1500 (this should be shown via text on the plan) and replant 1 tree
- Option #2 is to plant additional mitigation trees (Each new tree planted reduces the mitigation fee by \$250)
- Option #3 is to preserve a large mature Specimen Tree (no other mitigation is required, but the specimen tree is now considered code required and is protected)

Heritage Tree. Any tree native to North Carolina per the US Department of Agriculture Natural Resource Conservation Service Plants Database with a DBH of 30 inches or greater.

Specimen Tree. A tree or group of trees considered to be an important community asset due to its unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance as determined by the City. Examples include large hardwoods (e.g., oaks, poplars, maples, etc.) and softwoods (e.g., pine species) in good or better condition with a DBH of 20 inches or greater, and smaller understory trees (e.g., dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of ten inches or greater.