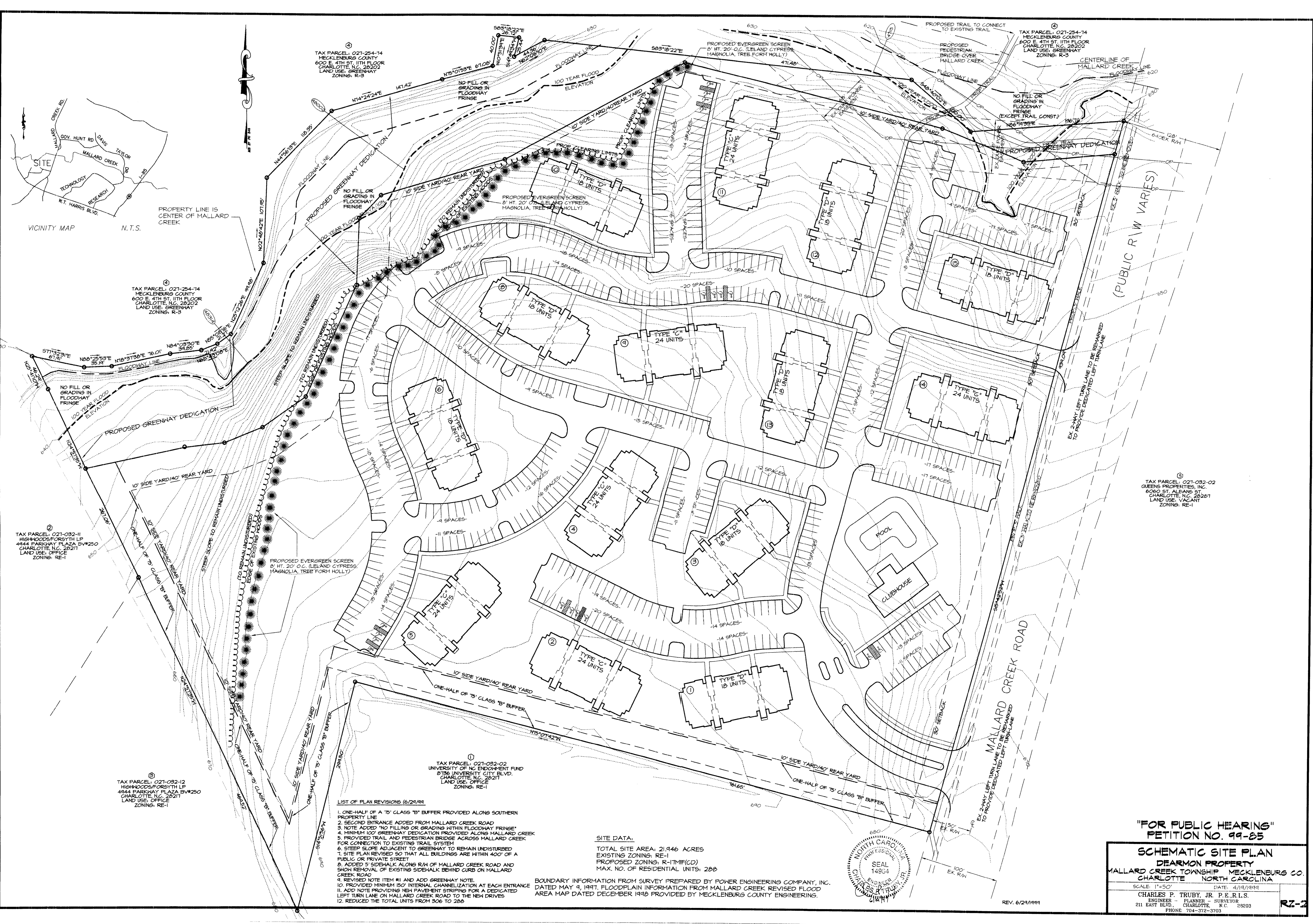
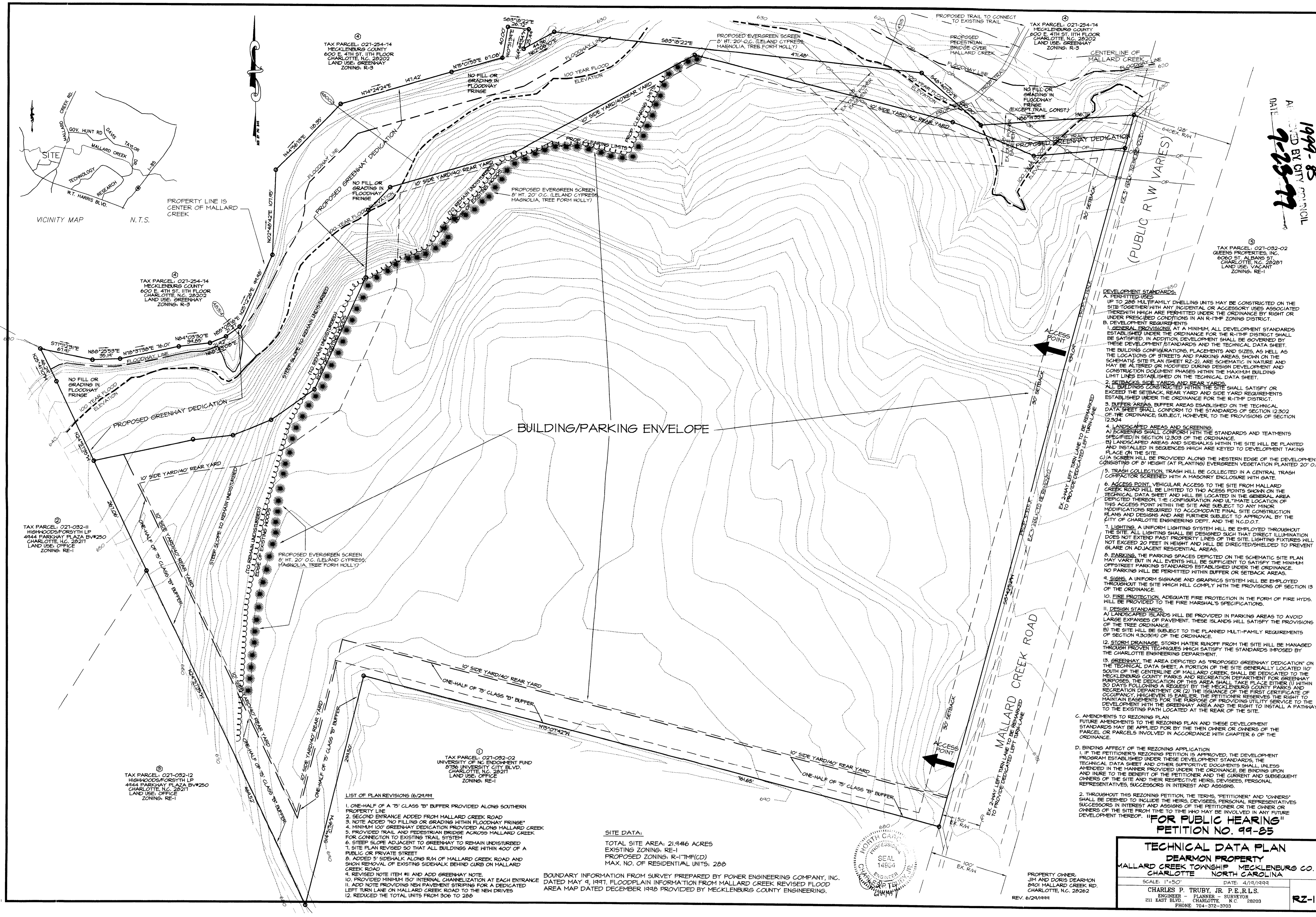
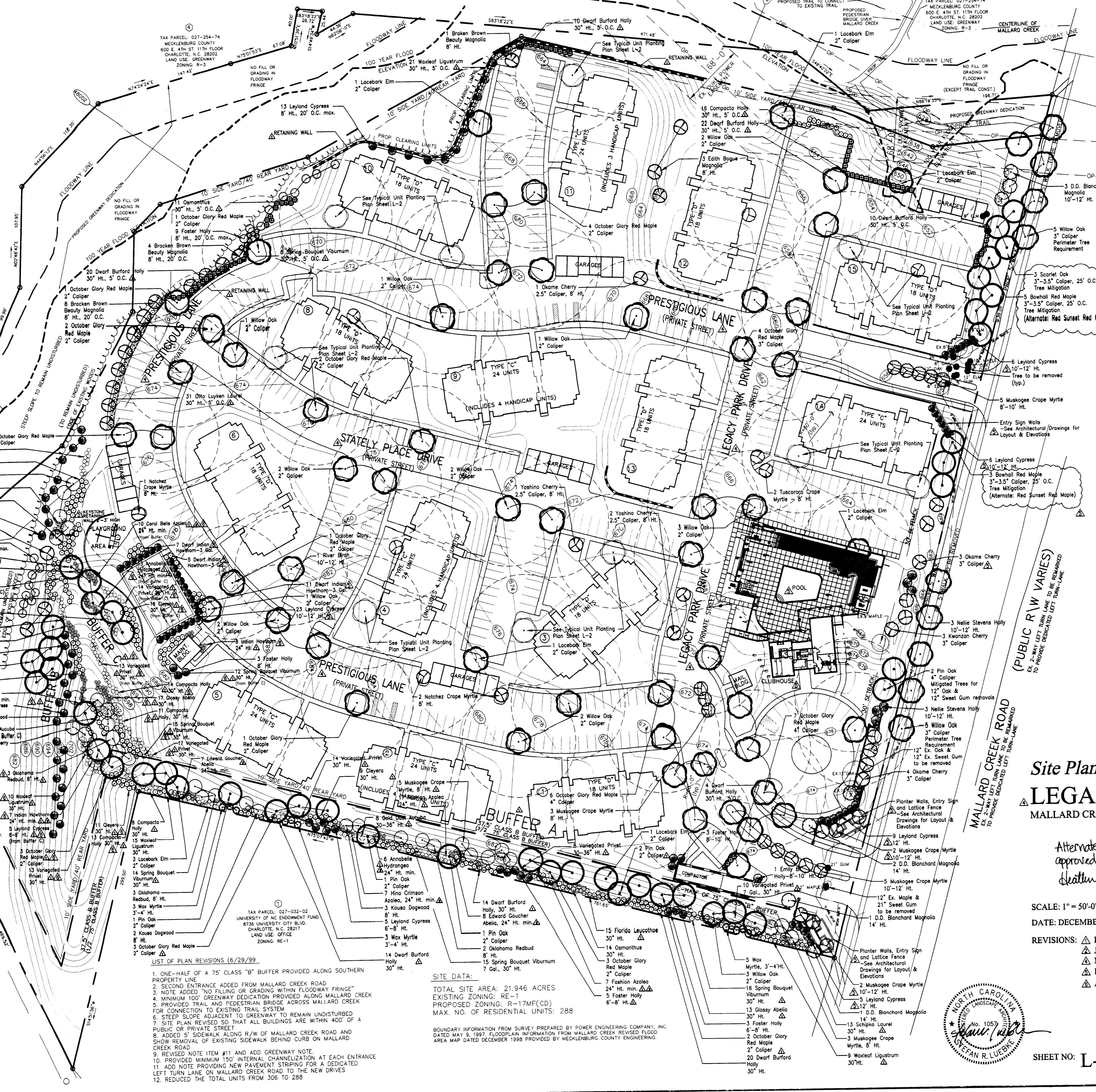
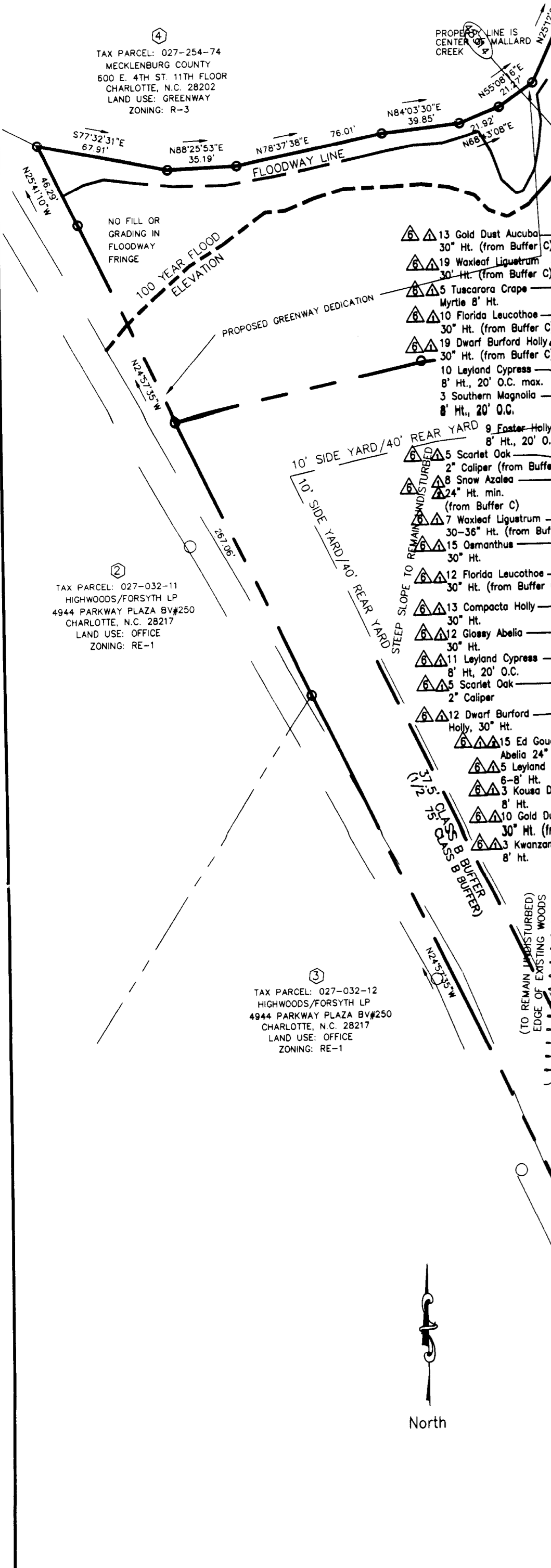


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PLANT	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	COND.	NOTES
TREES						
1	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
2	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
3	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
4	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
5	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
6	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
7	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
8	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
9	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
10	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
11	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
12	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
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14	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
15	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
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30	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
31	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
32	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
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37	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
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73	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
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75	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
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78	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
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99	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
100	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
SHRUBS						
101	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
102	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
103	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
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108	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
109	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
110	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
111	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
112	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
113	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
114	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
115	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
116	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
117	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
118	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
119	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen
120	1	3'-3.5'	Asplenium Platyneuron	Shielded Red Maple	B & B	Specimen



**TREE ORDINANCE COMPLIANCE NOTES**

**PERIMETER PLANTING REQUIREMENTS:**  
Mallard Creek Road frontage: 939.09' = 24 large maturing trees required  
Existing Trees: (2) 6' trees, (1) 7' tree, (2) 8' trees, (1) 9' tree, (3) 10' trees, (2) 11' trees, (2) 12' trees, (1) 13' tree  
Required Trees: 10, 10 trees provided

**INTERNAL PLANTING REQUIREMENTS:**  
Impervious Area = 388,000 sq ft  
Landscape Area = 567,968 sq ft  
Total Site Area = 955,968 sq ft  
Landscape Area = 59% of site

Total Impervious Area = 388,000 sq ft = 39 trees required  
= 200 sq ft of unobstructed landscape space per tree with a minimum width of 8 feet per tree will be provided.  
= All internal trees will be max. 60' from all parking spaces.  
= Refer to grading plan for utility location(s)  
= A continuous planting strip with a minimum average width of 8' right-of-way

**Buffer A = 732 Ln. Ft.**  
Trees Required = 51  
Large Maturing Provided = 38  
Evergreen Trees provided = 13  
Shrubs Required = 292  
Shrubs Provided = 292

**Buffer B = 299.50 Ln. Ft.**  
Trees Required = 21  
Large Maturing Provided = 16  
Evergreen Trees provided = 5  
Shrubs Required = 120  
Shrubs Provided = 121

**Buffer C = 629 Ln. Ft.**  
Trees Required = 252  
Shrubs Provided = 258

400 Ln. Ft. of Buffer C has existing trees that meet buffer requirements. 229 Ln. Ft. supplemented with 11 Large Maturing Trees and 5 Evergreen Trees

**TREE PLANTING GENERAL NOTES**

- Minimum tree size at planting is 2-inch caliper (for single stem trees). All multi-stem plants must be tree form, maximum 3 to 5 trunks, and minimum 8 feet tall.
- All staking 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 the burlap from root ball.
- For new planting areas, remove all pavement, gravel sub-base and construction debris; remove compacted soil and add 24" new topsoil/planting mix standards for trees (within entire minimum area of 200 square feet per tree).
- Large maturing trees must be a minimum 25 to 30 feet from overhead distribution or transmission lines. If trees conflict with power lines or signs, call Urban Forester to resolve BEFORE planting.
- Please call 336-3599 for an inspection for tree protection and/or tree planting areas, or 336-3599 for 336-2291 for temporary or final Certificate of Occupancy is needed.

**TREE PROTECTION GENERAL NOTES**

- No soil disturbance or compaction, construction materials, traffic, burial pits, trenching or other local disturbing activity allowed in the tree protection zone, except as shown on approved plans.
- Tree barricades must be installed before any demolition, grading or construction and not removed until final inspection by Urban Forester.
- Before demolition, grading or construction begins, call 336-3599 or 336-2291 for inspection of tree protection barricades by Urban Forester.

**TREE MITIGATION**

- The following trees were removed within the setback and require replacement:  
9' Maple, (2) 11' Elm, (2) 10' Elm, 13' Elm, 10' Cedar, (2) 12' Elm, (2) 8' Oak
- 11 trees are required to be replaced.
- 11 3'-3.5" tree have been provided, see this sheet

# Site Planting Plan

## LEGACY PARK APARTMENTS

MALLARD CREEK TOWNSHIP MECKLENBURG COUNTY  
CHARLOTTE, NORTH CAROLINA

Attended Buffer approved 4/24/01 (encl) *Deatman, Davis*

PREPARED FOR:  
STATE STREET COMPANIES  
211 EAST BOULEVARD  
CHARLOTTE, NORTH CAROLINA 28203

PREPARED BY:  
**Mayflower Design Studio**

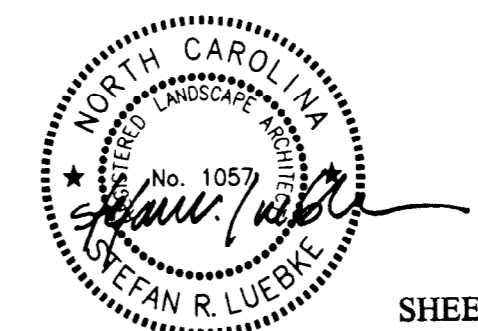
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DATE: DECEMBER 13, 1999  
REVISIONS:   
▲ FEBRUARY 7, 2000  
▲ JULY 17, 2000  
▲ NOVEMBER 22, 2000  
▲ DECEMBER 15, 2000  
▲ APRIL 23, 2001

SHEET NO: L-1

99-05

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**LIST OF PLAN REVISIONS (6/29/99)**

- ONE-HALF OF A 75" CLASS "B" BUFFER PROVIDED ALONG SOUTHERN PROPERTY LINE
- SECOND ENTRANCE ADDED FROM MALLARD CREEK ROAD
- NOTE ADDED "NO FILLING OR GRADING WITHIN FLOODWAY FRINGE"
- MINIMUM 100' GREENWAY DEDICATION PROVIDED ALONG MALLARD CREEK FOR CONNECTION TO EXISTING TRAIL SYSTEM
- STEEP SLOPE ADJACENT TO GREENWAY TO REMAIN UNDISTURBED
- SITE PLAN REVISED SO THAT ALL BUILDINGS ARE WITHIN 400' OF A PUBLIC OR PRIVATE STREET
- ADDED 5' SIDEWALK ALONG R/W OF MALLARD CREEK ROAD AND SHOW REMOVAL OF EXISTING SIDEWALK BEHIND CURB ON MALLARD CREEK ROAD
- REVISED NOTE ITEM #11 AND ADD GREENWAY NOTE
- PROVIDED MINIMUM 150' INTERNAL CHANNELIZATION AT EACH ENTRANCE
- ADD NOTE PROVIDING NEW PAVEMENT STRIPING FOR A DEDICATED LEFT TURN LANE ON MALLARD CREEK ROAD TO THE NEW DRIVES
- REDUCED THE TOTAL UNITS FROM 309 TO 288

**SITE DATA:**  
TOTAL SITE AREA: 21,946 ACRES  
EXISTING ZONING: RE-1  
PROPOSED ZONING: R-17MF(CD)  
MAX. NO. OF RESIDENTIAL UNITS: 288

BOUNDARY INFORMATION FROM SURVEY PREPARED BY POWER ENGINEERING COMPANY, INC. DATED MAY 9, 1997. FLOODPLAIN INFORMATION FROM MALLARD CREEK REVERSED FLOOD AREA MAP DATED DECEMBER 1998 PROVIDED BY MECKLENBURG COUNTY ENGINEERING.