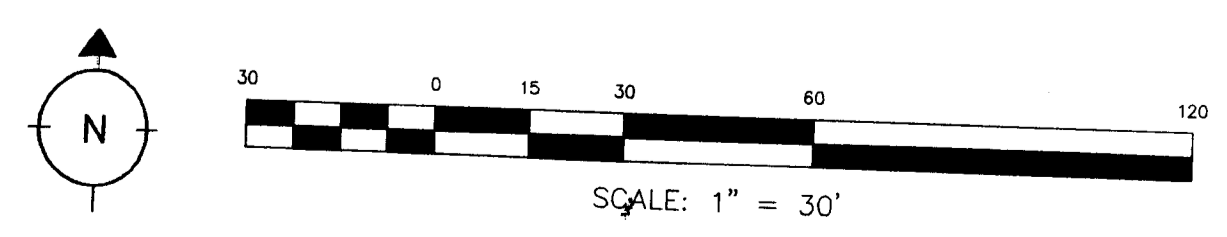
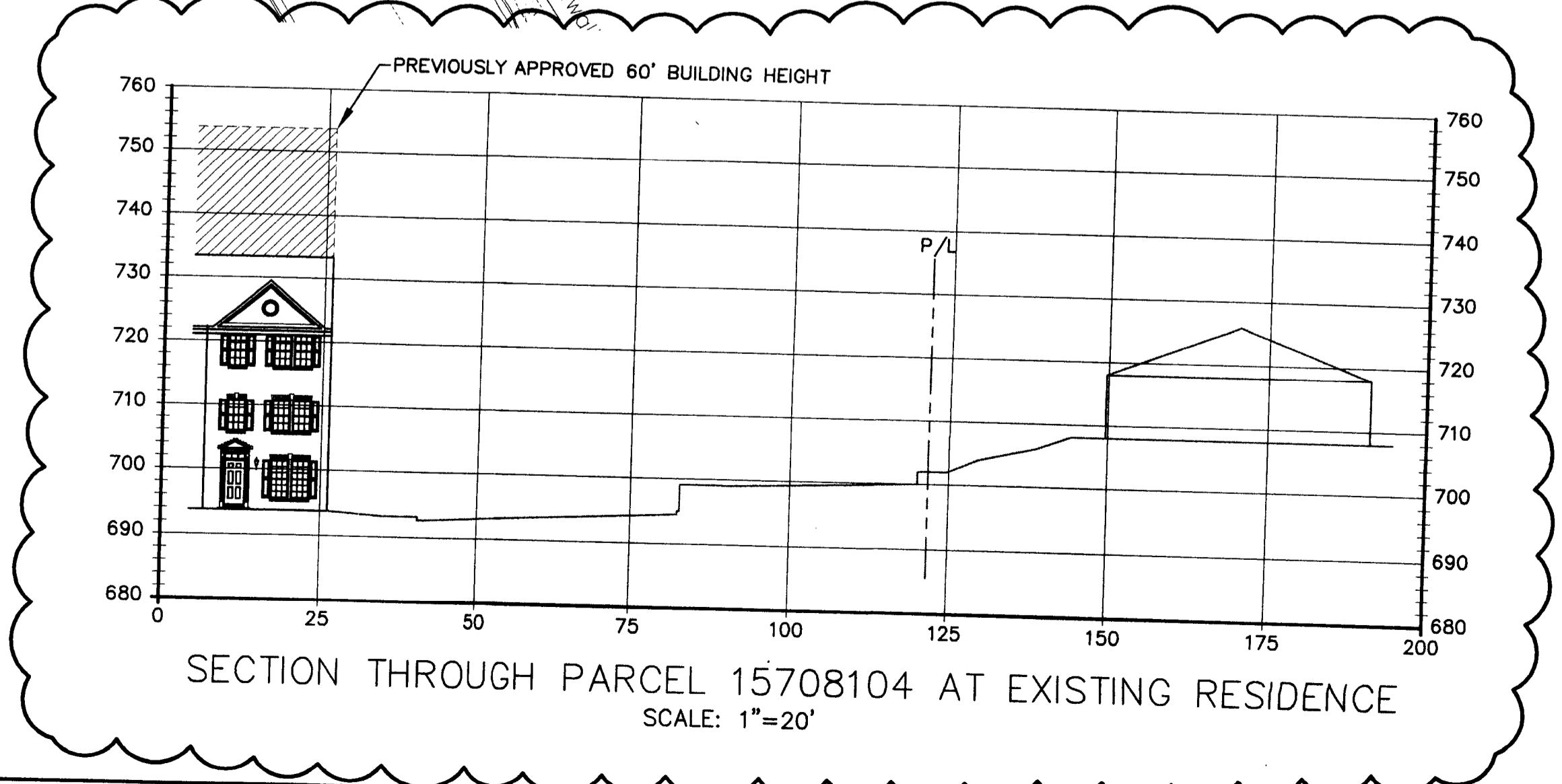
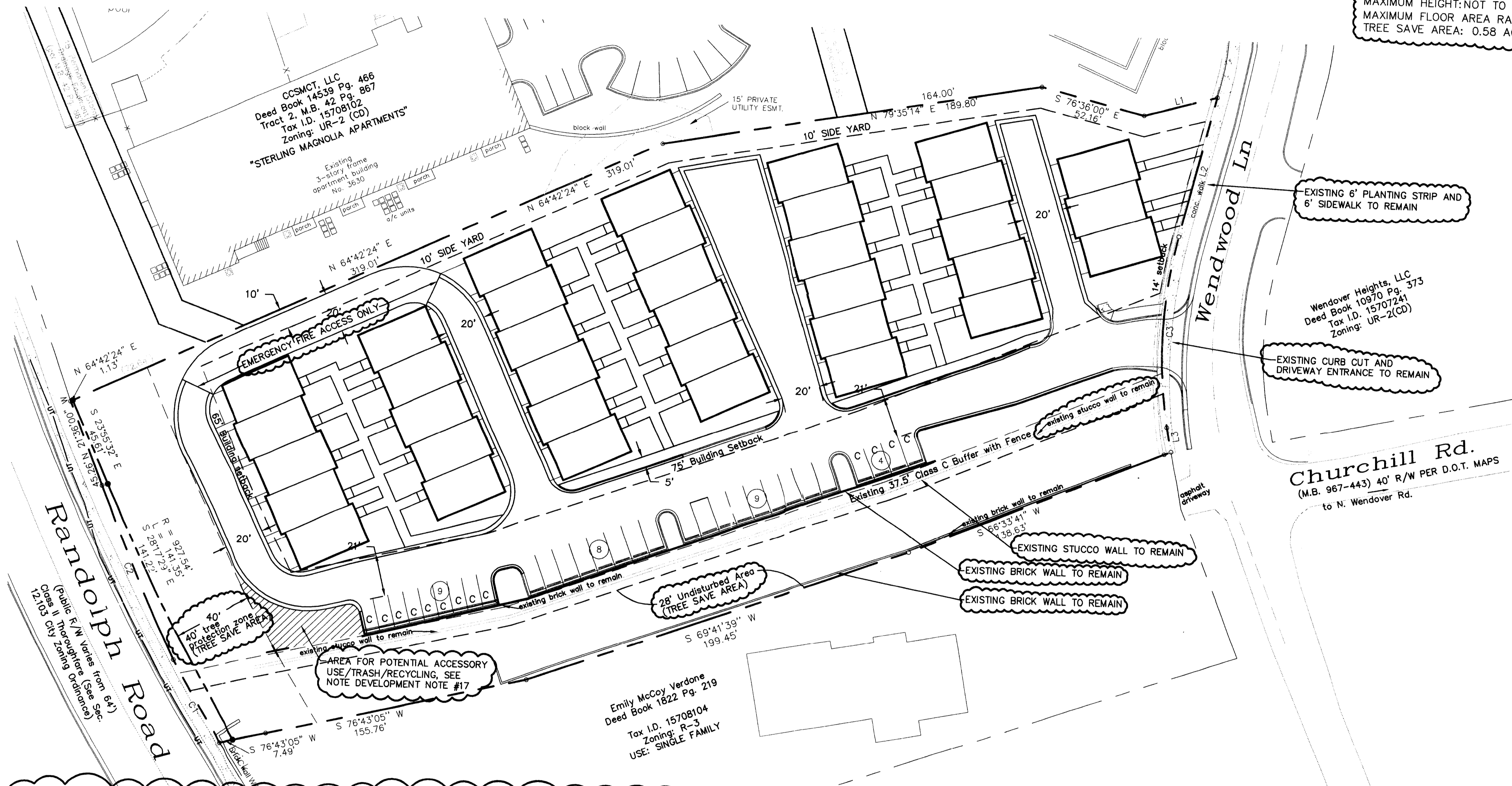


SITE DATA:
 TAX PARCEL: 15708103
 SITE AREA: 2.577 ACRES
 EXISTING ZONING: UR-2(CD)
 PROPOSED ZONING: UR-2(CD) SPA
 PROPOSED NUMBER OF UNITS: 36
 PROPOSED DENSITY: 13.97 UNITS/ACRE
 MINIMUM PARKING REQUIRED: 1 SPACE PER UNIT
 MAXIMUM PARKING: 2 SPACES PER UNIT
 PARKING PROVIDED: 2 GARAGE SPACES PER UNIT PLUS 30 SURFACE SPACES
 (GARAGE SPACES COUNT TOWARD THE MINIMUM REQUIRED SPACES BUT NOT THE MAXIMUM ALLOWED SPACES)
 MAXIMUM HEIGHT: NOT TO EXCEED 40'
 MAXIMUM FLOOR AREA RATIO (FAR): 1
 TREE SAVE AREA: 0.58 ACRES: 22.7% OF SITE AREA



APPROVED BY
 CITY COUNCIL
 11/18/09

FOR PUBLIC HEARING
 2008-019

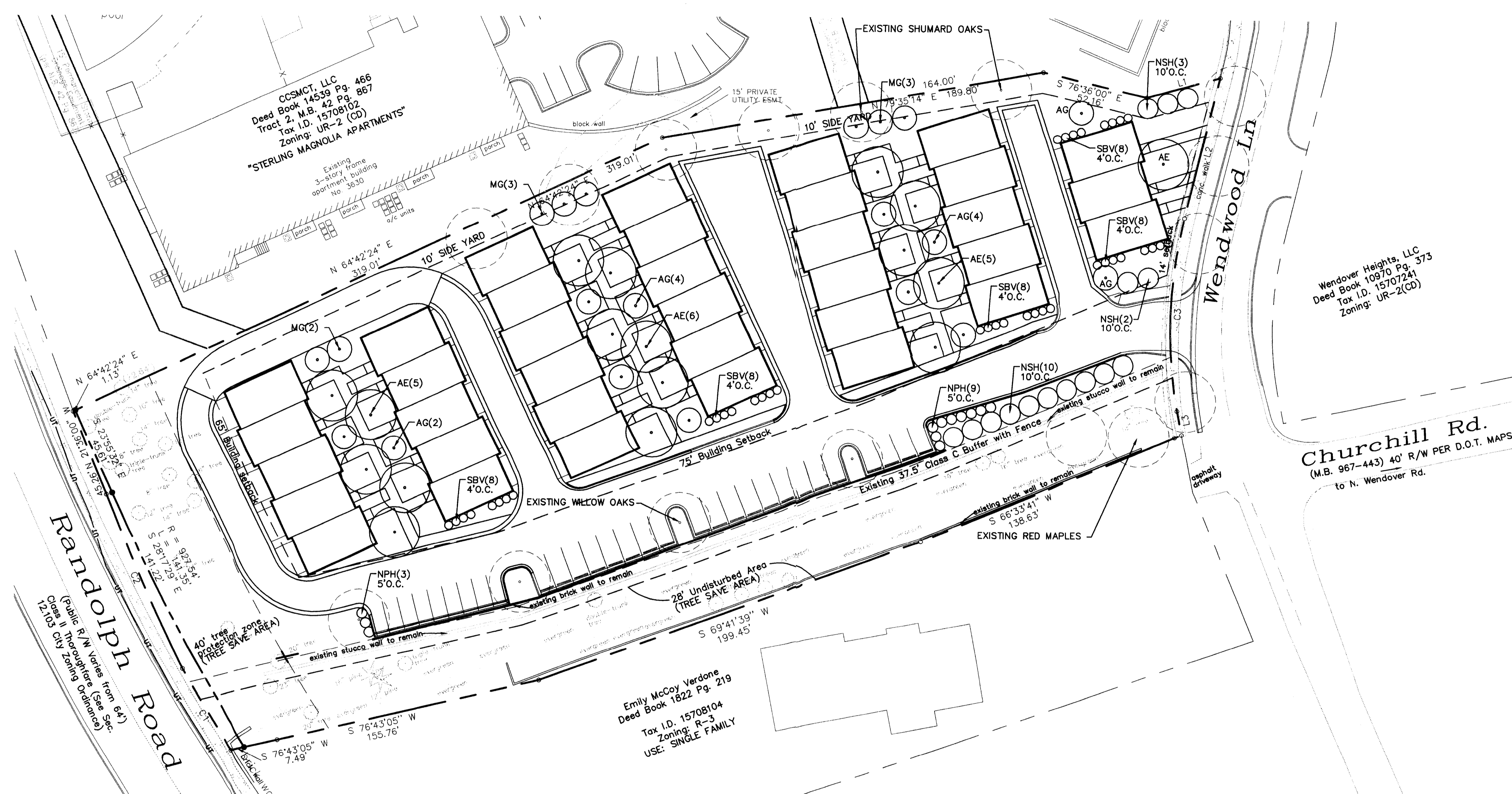
DATE	BY	REVISION

PROSCIENCE GROUP
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 Charlotte, NC 28217
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 www.proscienceng.com

WENDWOOD VIEW
 THE BOULEVARD COMPANY
 CHARLOTTE, NORTH CAROLINA

ILLUSTRATIVE SITE PLAN

RZ-2



PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C.
- ALL PLANTS SHALL BE COMPACT, UNIFORM, AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS. THE CLIENT'S LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THICK COMPOSTED/MILLED PINE BARK.
- ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
- ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
- CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
- SYMBOLS: B&B = BALLED AND BURLAPPED; O.C. = ON CENTER; GAL. = GALLON CONTAINER, M.S. = MULTI-STEM; HT. = HEIGHT, CAL. = CALIPER.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL PROVIDE ALL QUANTITIES ILLUSTRATED ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE CONTRACTOR SHALL VERIFY THE PLANT IDENTITY WITH THE LANDSCAPE ARCHITECT AND THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTOR'S INITIAL BID.
- SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 8" OF SOIL THROUGHOUT SHRUB BEDS.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
- REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQ. FT. PER TREE). ALL TREES WILL BE PLANTED IN AMENDED SOILS IF EXISTING SUITABLE TOPSOIL HAS BEEN REMOVED.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- NO TREE SHALL BE PLANTED ON A SLOPE GREATER THAN 3:1.

- PROVIDE AND INSTALL PREPARED PLANTING BED FOR ALL AREAS SHOWN TO RECEIVE PLANTING. TOP 8" SHALL BE 20% WELL DIARY COMPOSTED COW MANURE AND 70% NATIVE TOPSOIL THOROUGHLY MIXED (2" LAYER OF COMPOSTED DAIRY COW MANURE ROTOTILLED TO 8" DEEP). PREPARED SOIL SHALL BE FINE TEXTURED AND FIRMLY AND BAKED TO CREATE A SMOOTH SURFACE. MULCH COMPLETED PLANTING BED WITH 3" THICK LAYER OF MILLED, COMPOSTED PINE BARK MULCH.
- ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH CMLD STANDARD 440.01

Emily McCoy Verdone
Deed Book 1822 Pg. 219
Tax I.D. 15708104
Zoning: R-3
USE: SINGLE FAMILY

PLANTING SCHEDULE

** QUANTITIES ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ACTUAL PLANT MATERIAL SHOWN ON PLANS.

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT/SIZE	COMMENTS
AE	17	ULMUS PARVIFOLIA 'ALLEE'	'ALLEE' LAGERBARK ELM	B & B	3" CAL. MIN. 6'	
NSH	15	ILEX X NELLIE STEVENS'	'NELLIE STEVENS' HOLLY	B & B	MIN. 10'-12' FTG	
NPH	12	ILEX CORNUTA 'NEEDLEPOINT'	'NEEDLEPOINT' HOLLY	B & B	MIN. 24" X 24"	PLANT 5' ON CENTER
SBV	40	VIBURNUM TINUS 'SPRING BOUQUET'	'SPRING BOUQUET' VIBURNUM	5 GAL. CONT.	MIN. 24" X 24"	
MG	8	MAGNOLIA GRAND 'BRACKEN'S BROWN BEAUTY'	'BRACKEN'S BROWN BEAUTY' MAGNOLIA	B & B	MIN. 10'-12' FTG	
AG	12	AMELANCHIER X GRAND 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	3" CAL. MIN. 6'	



APPROVED BY
CITY COUNCIL
APR 26 2023

DATE	
REV.	
DRAWING SCALE	
PROJECT DATE	
PROJECT NUMBER	
PROJECT NAME	
APPROVED BY	
DATE	

WENDWOOD VIEW
THE BOULEVARD COMPANY
CHARLOTTE, NORTH CAROLINA

LANDSCAPE PLAN

L1