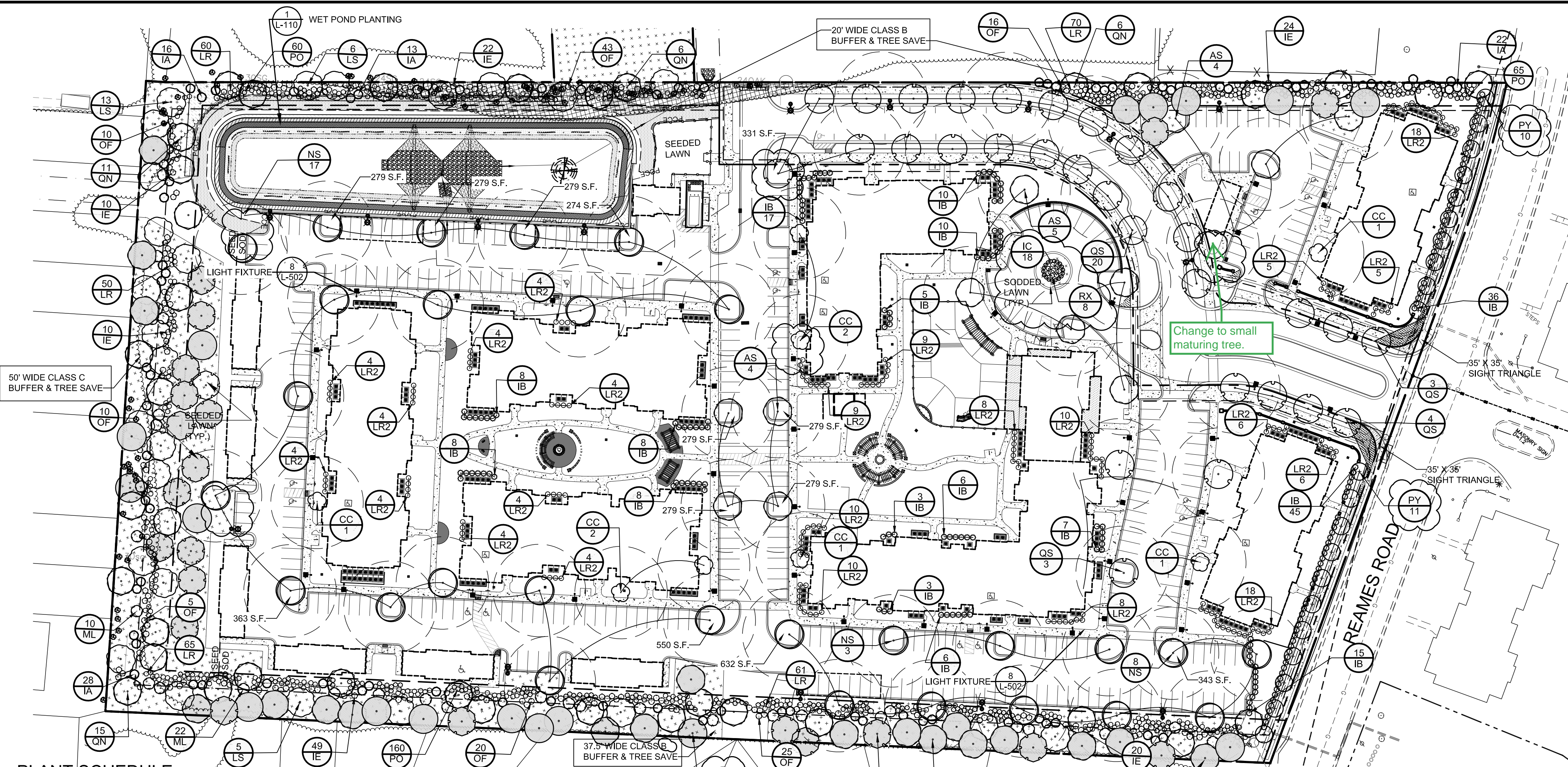


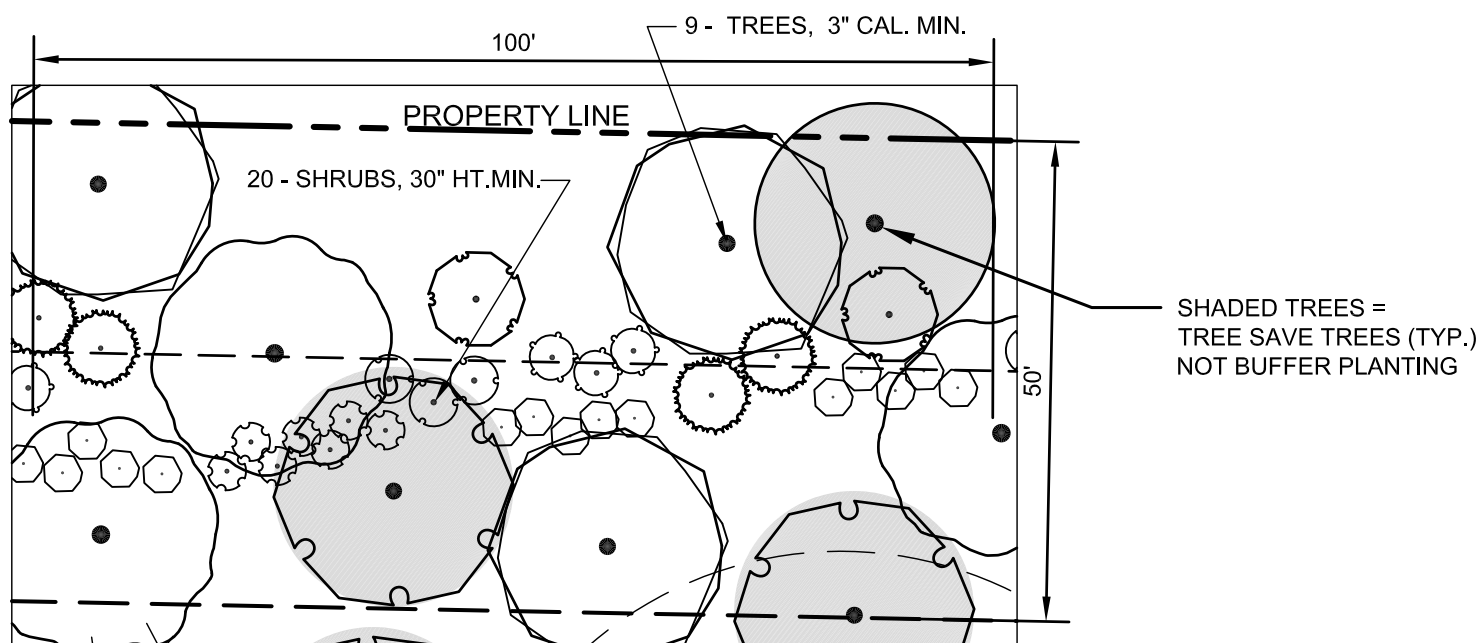
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL	SIZE	SPACING
AS	34	Acer saccharum	Sugar Maple	B & B	2" Cal. Min.	8' ht. min.	40' o.c.
CC	8	Cercis canadensis	Eastern Redbud	B & B	2" Cal. Min.	8' ht. min.	15' o.c.
IA	84	Ilex opaca	American Holly	B & B	3" Cal. Min.	10' ht. min.	8' o.c. min.
LS	24	Liquidambar rotundiloba	Sweet Gum	B & B	3" Cal. Min.	10' ht. min.	40' o.c.
LT	16	Liriodendron tulipifera	Tulip Tree	B & B	2" Cal. min.	8' ht. min.	
ML	32	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	B & B	3" Cal. Min.	10' ht. min.	10' o.c.
NS	28	Nyssa sylvatica	Sour Gum	B & B	2" Cal. Min.	8' ht. min.	40' o.c.
PY	21	Prunus x yedoensis	Yoshino Cherry	B & B	2" Cal. Min.	8' ht. min.	15' o.c.
QN	38	Quercus nuttallii	Nuttall Oak	B & B	3" Cal. Min.	10' ht. min.	40' o.c.
QP	22	Quercus phellos	Willow Oak	B & B	2" Cal. min.	8' ht. min.	
QS	30	Quercus shumardii	Shumard Red Oak	B & B	2" Cal. Min.	8' ht. min.	40' o.c.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	H&S	SPACING	
IB	198	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	7 gal	30"Ht., 24"spd.	5' o.c.	
IE	121	Ilex x 'Emily Bruner'	Emily Bruner Holly	7 gal	30"Ht., 24"spd.	5' o.c.	
LR2	162	Ligustrum japonicum 'Recurvifolium'	Wax leaf ligustrum	7 gal	30"Ht., 24"spd.	5' o.c.	
LR	306	Loropetalum chinense 'Ruby'	Ruby Loropetalum	7 gal	30"Ht., 24"spd.	4' o.c.	
OF	134	Osmanthus x fortunei	Fortunei Osmanthus	7 gal	30"Ht., 24"spd.	5' o.c.	
PO	299	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	7 gal	30"Ht., 24"spd.	4' o.c.	

NOTE:
SEE LANDSCAPE & IRRIGATION NOTES & DETAILS SHEET L-109.

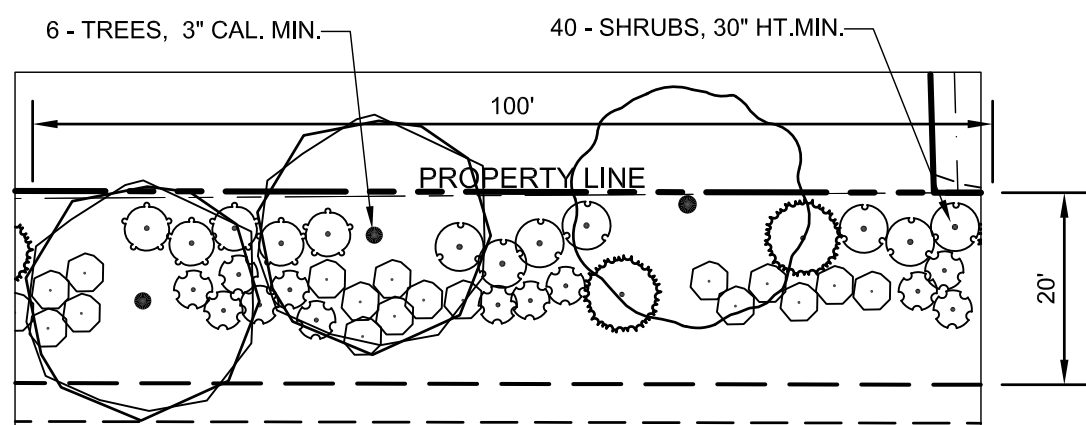


1 TYPICAL 'C' BUFFER PLANTING - (50' BUFFER) / 100 L.F.
SCALE: 1"=20'

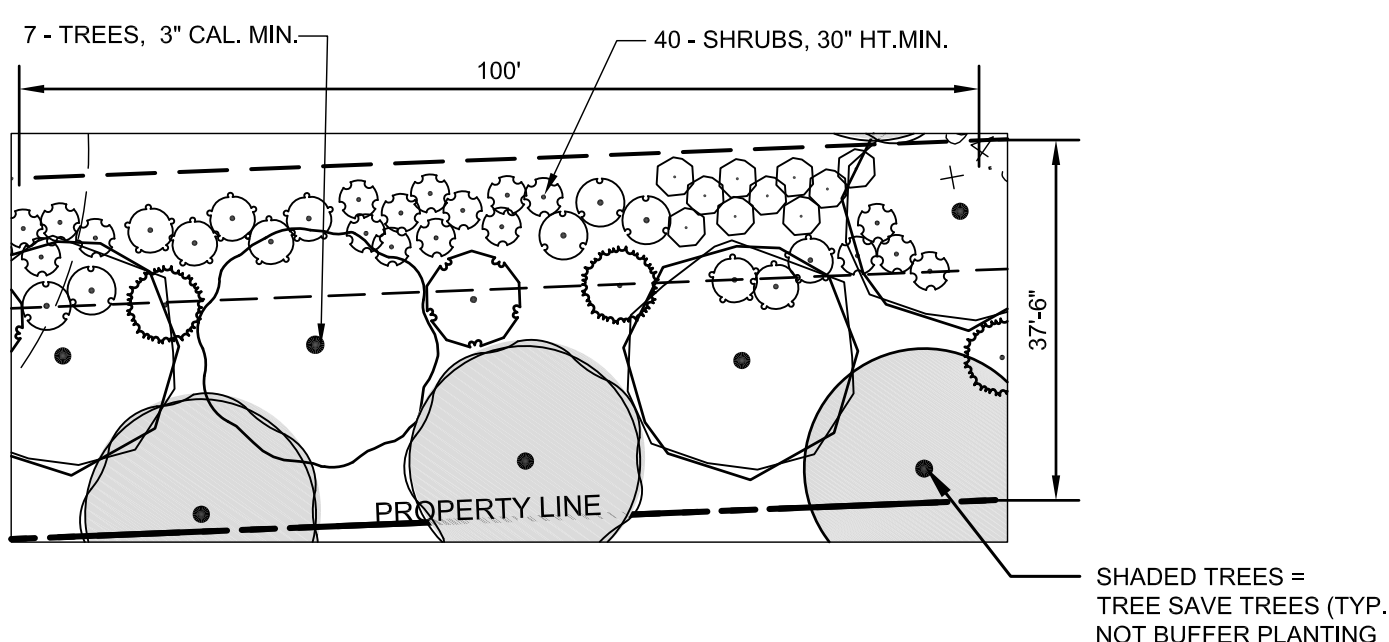
TREE SAVE CALCULATIONS:

SITE ACREAGE: 14.86 AC (15% = 2.23 AC)
EXISTING TREES ON SITE (TO REMAIN): .84 AC
EXISTING TREE SAVE LOST = 8,707 SF
TREE SAVE LOST X 0.5 MITIGATION PENALTY = 4,353.5 SF = .10 AC
15% + 0.5 T/S LOST = 2.23 AC + .10 AC = 2.33 AC (TREE SAVE REQUIRED)
TREE SAVE PROVIDED ON SITE: = 102,973 S.F. = 2.36 AC

TREE SAVE TREES REQUIRED = 2.33 AC - .84 AC (TREES TO REMAIN) = 1.49 AC
X 36/ TREES/AC = 54 TREES REQUIRED
TREE SAVE TREES PROVIDED = 67 PROPOSED TREES



2 TYPICAL 'B' BUFFER PLANTING - (20' BUFFER) / 100 L.F.
SCALE: 1"=20'



3 TYPICAL 'B' BUFFER PLANTING - (37.5' BUFFER) / 100 L.F.
SCALE: 1"=20'

TREE ORDINANCE DATA

SEE SITE PLAN SHEET L-103 FOR TREE ORDINANCE CALCULATIONS.

NOTE:
CONTRACTOR SHALL COORDINATE WITH INSPECTOR TO EVALUATE
EXISTING TREES & VEGETATION TO REMAIN WITHIN BUFFER ZONE WHICH
CAN BE CREDITED TO MEET BUFFER PLANTING REQUIREMENTS.
CONTRACTOR SHALL SUPPLEMENT TREES AND SHRUBS AS REQUIRED TO
MEET BUFFERING REQUIREMENTS.

PERIMETER TREE REQUIREMENTS: (SETBACK ALONG PUBLIC STREET):

REAMES ROAD = 617 L.F. TOTAL FRONTAGE
TREES REQUIRED = 15 LARGE MATURING OR 21 SMALL MATURING (617 L.F. FRONTAGE)
TREES PROPOSED = (21) SMALL MATURING TREES
20'-30' O.C. (LOCATED UNDER POWER LINES)

INTERNAL PLANTING AREA REQUIREMENTS:

MINIMUM LANDSCAPE AREA REQUIRED = 10% OF IMPERVIOUS SITE AREA
TOTAL SITE AREA = 14.32 ACRES (APARTMENT SITE)
IMPERVIOUS SITE AREA = 343,078 S.F. = 7.78 ACRES
LANDSCAPE AREA REQUIRED = 343,078 (X) 0.10 = 34,307 S.F. = .78 ACRES

INTERNAL TREE REQUIREMENTS:

TREE: 10,000 SF OF IMPERVIOUS SITE AREA
IMPERVIOUS SITE AREA = 343,078 S.F.
TREES REQUIRED = 343,078 / 10,000 = 35 TREES
TREE PROVIDED = 35 MIN.
*ALL REQUIRED SURFACE PARKING SPACES MUST BE WITHIN 40' OF THE TRUNK OF A TREE

SCREENING REQUIREMENTS:

SERVICE AREAS & PARKING AREAS TO BE SCREENED FROM PUBLIC VIEW
WITH EVERGREEN SHRUBS 5' O.C. MAX., 2.5' MIN. HT. X 24" WIDTH MIN.
AT PLANTING & 5-6' MIN. HT. WITHIN 4-YRS.

MULTI-FAMILY BUFFER REQUIREMENTS:

CLASS 'B' BUFFER (37.5' WIDE)

37.5' BUFFER REQUIRED = (7 TREES 3" CAL. & 40 SHRUBS 30" HT. / 100 L.F.)

1000 L.F. X 7 TREES / 100 L.F. = 70 TREES REQUIRED
TREES PROPOSED = 70 PROVIDED (68% LARGE MAT / 71% EVERGREEN)
20 - LARGE MAT. DECIDUOUS
28 - LARGE MAT. EVERGREEN
22 - SMALL MAT. EVERGREEN
(40% LARGE MATURING (MIN.) / 25% EVERGREEN (MIN.))

1000 L.F. X 40 SHRUBS / 100 L.F. = 400 SHRUBS
SHRUBS PROPOSED = 400 PROVIDED
400 - EVERGREEN SHRUBS 2.5' HT. / 24" WIDTH = 100 % EVERGREEN

CLASS 'C' BUFFER (50' WIDE)

50' BUFFER REQUIRED = (9 TREES 3" CAL. & 20 SHRUBS 30" HT. / 100 L.F.)

545 L.F. X 9 TREES / 100 L.F. = 49 TREES REQUIRED
TREES PROPOSED = 49 PROVIDED (80% LARGE MAT / 51% EVERGREEN)
24 - LARGE MAT. DECIDUOUS
15 - LARGE MAT. EVERGREEN
10 - SMALL MAT. EVERGREEN
(40% LARGE MATURING (MIN.) / 25% EVERGREEN (MIN.))

545 L.F. X 20 SHRUBS / 100 L.F. = 109 SHRUBS
SHRUBS PROPOSED = 109 PROVIDED
109 - EVERGREEN SHRUBS(2.5' HT. / 24" WIDTH) = 100 % EVERGREEN

CLASS 'B' BUFFER (20' WIDE)

20' BUFFER REQUIRED = (6 TREES 3" CAL. & 40 SHRUBS 30" HT. / 100 L.F.)

900 L.F. X 6 TREES / 100 L.F. = 54 TREES REQUIRED
TREES PROPOSED = 54 PROVIDED (100% LARGE MAT / 66% EVERGREEN)
18 - LARGE MAT. DECIDUOUS
36 - LARGE MAT. EVERGREEN
(40% LARGE MATURING (MIN.) / 25% EVERGREEN (MIN.))

900 L.F. X 40 SHRUBS / 100 L.F. = 360 SHRUBS
SHRUBS PROPOSED = 360 PROVIDED
360 - EVERGREEN SHRUBS(2.5' HT. / 24" WIDTH) = 100 % EVERGREEN

LEGEND

- UT — EXISTING UNDERGROUND TELEPHONE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC LINE
- W — EXISTING AND PROPOSED WATER LINE
- SETBACK OR BUFFER LINE
- TREE PROTECTION AREA
- ACCESSIBLE PARKING SPACE
- PROPOSED BICYCLE PARKING
- PROPOSED AC CONDENSER
- PROPOSED PEDESTRIAN FIXTURE (12' HEIGHT MAX)
- PROPOSED STREET LIGHT (21' HEIGHT MAX)
- PROPOSED RETAINING WALL
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED TREE SAVE AREA
- PROPOSED PCCO NATURAL AREA

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 11/20/17

PROXIMITY AT NORTHLAKE
PREVIOUSLY KNOWN AS: BROOKLINE WEST APTS.
OWNER: BROOKLINE RESIDENTIAL, LLC
SITE ADDRESS: 8635 REAMES RD
CHARLOTTE, NC 28216

CODE REQUIRED PLANTING PLAN



CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO 3599 SC LA: NO 211

Project Manager: LHC

Drawn By: LHC

Checked By: MDL

Date: 6/15/2017

Project Number: 15038

Sheet Number:

L-108

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WET POND PLANT LIST											
ZONE	DESCRIPTION	DEPTH	ZONE AREA	MIN. REQ'D PLANTS PER ZONE	PROPOSED PLANT QUANTITY	PLANT KEY	COMMON NAME	BOTANICAL NAME	SPACING ON-CENTER	MIN. SIZE	NOTES
2	SHALLOW WATER BENCH	0.5' BELOW TO 1.0' BELOW PERM. POND ELEV.	2272 SF	1136 (0.5/S.F.)	318 477 341	B-1 B-2 B-3	WATER PLANTAIN PICKERELWEED MARSH MALLOW	ALISMA SUBCORATUM PONTEDERIA CORDATA HIBISCUS MOSCHEUTOS	0.5' 0.5'	2"x5" PLUG 2"x5" PLUG	USE TRIANGULAR SPACING FOR ZONE 2 PLANTINGS.
3	SHORELINE FRINGE	0.5' ABOVE TO 0.5' BELOW PERM. POND ELEV.	4824 SF	2412 (0.5/S.F.)	723 868 434 387	C-1 C-2 C-3 C-4	SOFT RUSH BUSHY BEARDGRASS LIZARD'S TAIL BLUE FLAG IRIS	JUNCUS EFFUSUS ANDROPOGON GLOMERATUS SAURURUS CERNUUS IRIS VIRGINICA	0.5' 0.5' 0.5' 0.5'	2"x5" PLUG 2"x5" PLUG 2"x5" PLUG 2"x5" PLUG	USE TRIANGULAR SPACING FOR ZONE 3 PLANTINGS.
4A	RIPARIAN FRINGE (NON-EMBANKMENT)	2 YR. WATER SURFACE ELEV (1.5' ABOVE PERM POND) TO 0.5' ABOVE PERM. POND ELEV.	2048 SF	19 TOTAL TREES & SHRUBS, PLUS 1 LARGE MAT.TREES (400/AC. TREES & SHRUBS, PLUS 20 LARGE MAT. TREES/ AC.)	1 1 1 1 5 5 6	T-1 T-2 T-3 T-4 S-6 S-7 S-8	RIVER BIRCH PERSIMMON RED MAPLE 'AUTUMN SPIRE' EASTERN RED CEDAR LOBLOLLY PINE RED CHOKEBERRY COMMON WINTERBERRY SILKY DOGWOOD	BETULA NIGRA DIOSPYROS VIRGINIANA ACER RUBRUM 'AUTUMN SPIRE' JUNIPERUS VIRGINIANA PINUS TAEDA ARONIA ARBUTIFOLIA ILEX VERTICILLATA CORNUS AMONIUM	6'-6" 6'-6" 6'-6" 6'-6" 6'-6" 4'-8" 4'-8" 4'-8"	2" CAL.	USE "RANDOM SPACING" OF TREES AND SHRUBS IN ZONE 4; 10% OF TREES MUST BE LARGE MATURING TREES MIN., 400 PLANTS/AC. MIN. REQUIRED, PLUS 20 LARGE MATURING TREES/AC.; SEED AREA WITH WET MEADOW MIX
4B	RIPARIAN FRINGE (EMBANKMENT)	2 YR. WATER SURFACE ELEV (1.5' ABOVE PERM POND) TO 0.5' ABOVE PERM. POND ELEV.	1783 SF	0 TREES & 0 SHRUBS (EMBANKMENT)		T-1 T-2 T-3 T-4 T-5 S-6 S-7 S-9	RIVER BIRCH PERSIMMON RED MAPLE 'AUTUMN SPIRE' EASTERN RED CEDAR LOBLOLLY PINE RED CHOKEBERRY COMMON WINTERBERRY AMERICAN BEAUTYBERRY	BETULA NIGRA DIOSPYROS VIRGINIANA ACER RUBRUM 'AUTUMN SPIRE' JUNIPERUS VIRGINIANA PINUS TAEDA ARONIA ARBUTIFOLIA ILEX VERTICILLATA CALLICARPA AMERICANA	6'-6" 6'-6" 6'-6" 6'-6" 6'-6" 4'-8" 4'-8" 4'-8"	2" CAL.	USE "RANDOM SPACING" OF TREES AND SHRUBS IN ZONE 4; 10% OF TREES MUST BE LARGE MATURING TREES MIN., 400 PLANTS/AC. MIN. REQUIRED, PLUS 20 LARGE MATURING TREES/AC.; SEED AREA WITH WET MEADOW MIX
5A	FLOODPLAIN TERRACE (NON-EMBANKMENT)	2 YR. TO 10 YR. STORM ELEV.	1662 SF +/-	15 TOTAL TREES & SHRUBS, PLUS 1 LARGE MAT.TREES (400/AC. TREES & SHRUBS, PLUS 20 LARGE MAT. TREES/ AC.)	1 0 1 1 0 4 4 5	T-1 T-2 T-3 T-4 T-5 S-6 S-7 S-9	RIVER BIRCH PERSIMMON RED MAPLE 'AUTUMN SPIRE' EASTERN RED CEDAR LOBLOLLY PINE RED CHOKEBERRY COMMON WINTERBERRY AMERICAN BEAUTYBERRY	BETULA NIGRA DIOSPYROS VIRGINIANA ACER RUBRUM 'AUTUMN SPIRE' JUNIPERUS VIRGINIANA PINUS TAEDA ARONIA ARBUTIFOLIA ILEX VERTICILLATA CALLICARPA AMERICANA	6'-6" 6'-6" 6'-6" 6'-6" 6'-6" 4'-8" 4'-8" 4'-8"	2" CAL.	USE "RANDOM SPACING" OF TREES AND SHRUBS IN ZONE 5; 10% OF TREES MUST BE LARGE MATURING TREES MIN., 400 PLANTS/AC. MIN. REQUIRED, PLUS 20 LARGE MATURING TREES/AC.; SEED AREA WITH WET MEADOW MIX
5B	FLOODPLAIN TERRACE (EMBANKMENT)	2 YR. TO 10 YR. STORM ELEV.	1374 SF +/-	0 TREES & 0 SHRUBS (EMBANKMENT) (400/AC.)		T-1 T-2 T-3 T-4 T-5 S-6 S-7	RIVER BIRCH PERSIMMON RED MAPLE 'AUTUMN SPIRE' EASTERN RED CEDAR LOBLOLLY PINE RED CHOKEBERRY COMMON WINTERBERRY AMERICAN BEAUTYBERRY	BETULA NIGRA DIOSPYROS VIRGINIANA ACER RUBRUM 'AUTUMN SPIRE' JUNIPERUS VIRGINIANA PINUS TAEDA ARONIA ARBUTIFOLIA ILEX VERTICILLATA CALLICARPA AMERICANA	6'-6" 6'-6" 6'-6" 6'-6" 6'-6" 4'-8" 4'-8"	2" CAL.	USE "RANDOM SPACING" OF TREES AND SHRUBS IN ZONE 5; 10% OF TREES MUST BE LARGE MATURING TREES MIN., 400 PLANTS/AC. MIN. REQUIRED, PLUS 20 LARGE MATURING TREES/AC.; SEED AREA WITH WET MEADOW MIX
6	UPLAND SLOPES	10 YR. STORM ELEV.	14,619 SF +/-	0 TREES & SHRUBS (SEEDED GRASSES MIX ONLY)			*DRY MEADOW SEED MIX (SEE PLANTING NOTES ON THIS SHEET)				*SEED WITH DRY MEADOW SEED MIX AT 15 LBS/AC. (SEE PLANTING NOTES ON THIS SHEET)

NO WOODY VEGETATION ON EMBANKMENTS

BMP WET POND PLANTING NOTES

- TREES OR SHRUBS SHALL NOT BE PLANTED ON DAM EMBANKMENT SIDES OR TOP .
- MULCH SHALL NOT BE APPLIED IN ZONES 1, 2, AND 3.
- NATIVE DRY MEADOW SEED MIX = "RIPARIAN AND UPLAND MIX" PER APPENDIX C, CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL."
- NATIVE WET MEADOW SEED MIX = "FACW MEADOW MIX" PER APPENDIX C, CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL."
- MULCH EACH TREE AND SHRUB IN ZONE 4 WITH 3" DEPTH OF DOUBLE HAMMERED HARDWOOD BARK (18" DIA. @ EACH SHRUB AND TREE). AFTER TREES, SHRUBS, AND MULCH ARE INSTALLED, SEED ENTIRE ZONE 4 WITH FACW MIX AND COVER WITH EROSION MAT: SC150 STRAW / COCONUT BLANKET BY NORTH AMERICAN GREEN (OR APPROVED EQUAL), CUT OUT OPENING IN EROSION MAT AT EACH MULCHED TREE OR SHRUB.
- MULCH SEEDED AREAS WITH APPROVED HYDROSEED MULCH.
- PLANTING SEASON: CONFORM TO SEASONAL PLANTING GUIDELINES PER CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL, SECTION 6.3.4. WHEN PLANTING MUST BE DELAYED DUE TO SEASON, INSTALL TEMPORARY SEEDING OF DENUDED AREAS AND MAINTAIN UNTIL PROPER PLANTING SEASON.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL BMP PLANTINGS FOR 12 MONTHS AFTER INITIAL ACCEPTANCE OF INSTALLATION, INCLUDING RE-SEEDING OF BARE AREAS AFTER INITIAL INSTALLATION AS REQUIRED TO ESTABLISH PERMANENT GROUND COVER OF SEEDED AREAS, AND SUPPLEMENTAL WATERING AS REQUIRED TO ESTABLISH PLANTINGS.
- GOOSE EXCLUSION FENCING SHALL BE INSTALLED BY THE CONTRACTOR ON BOTH SIDES OF THE PLANTING. SHELVES FOR ZONES 2 & ZONE 3 BETWEEN 24" & 42" OF HEIGHT PER CM BMP DESIGN MANUAL 6.3.3.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPLACEMENT OF PLANT MATERIAL EATEN BY GOOD UNTIL SUCCESSFUL ESTABLISHMENT OF VEGETATION.
- MONITORING AND REMOVAL OF INVASIVE SPECIES (INCLUDING CATTAILS) SHALL BE INCLUDED IN REQUIRED MAINTENANCE.
- EACH ZONE IS TO BE PLANTED WITH MULTIPLE SPECIES OF PLANTS IF MORE THAN ONE SPECIES IS LISTED IN THE PLANT LIST.
- SEE SHEETS L-204 & L-205 FOR WET POND PLAN

SDRMF-2017-00057



FINAL APPROVAL

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

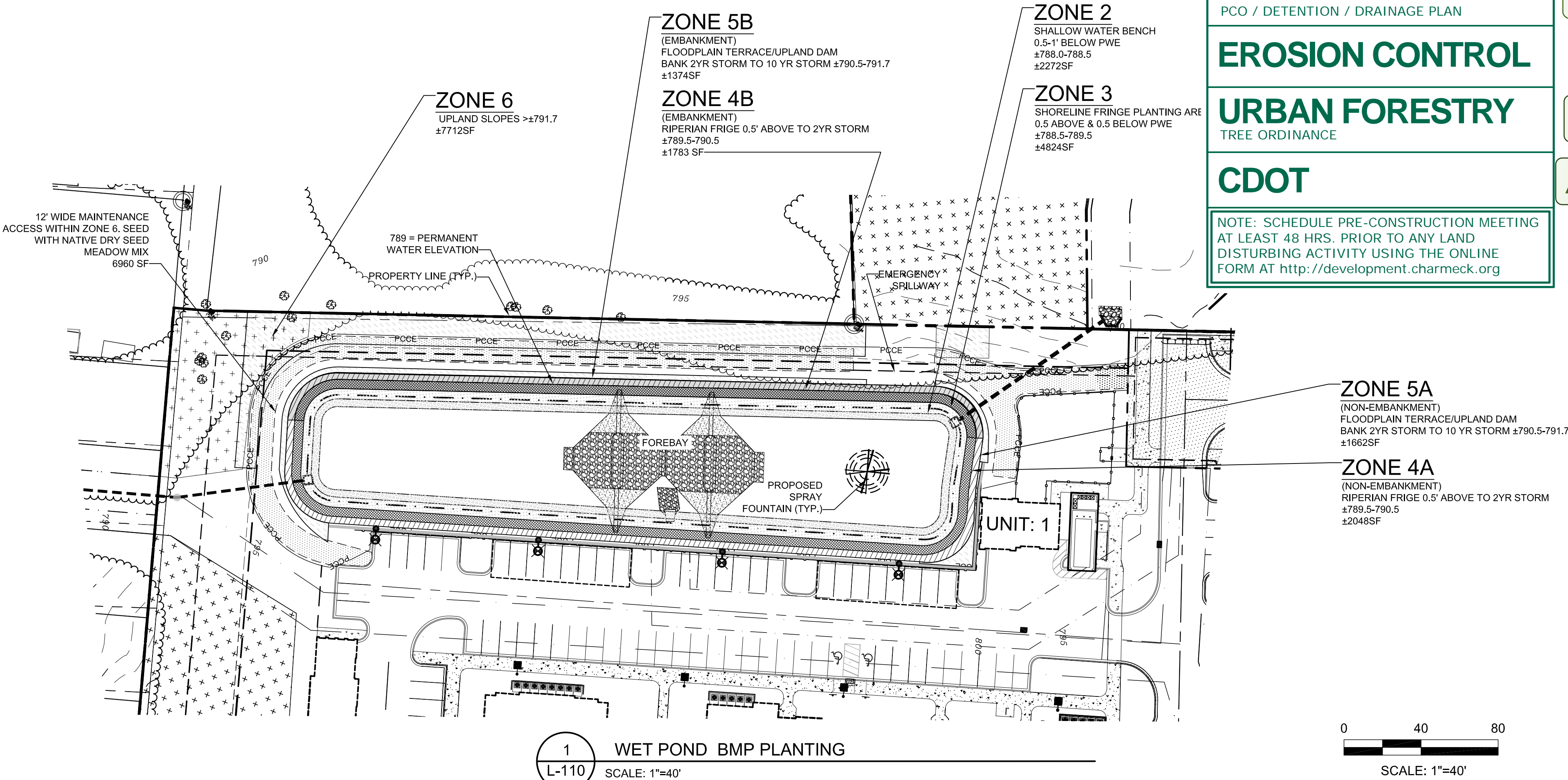
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

APPROVED

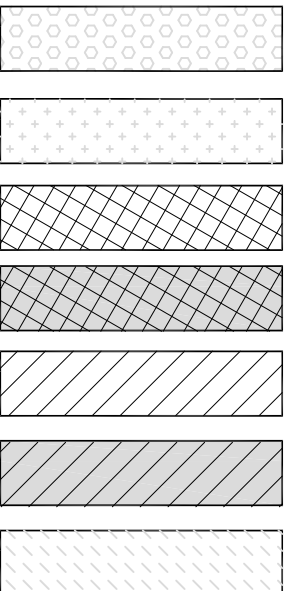
By mark chapman at 4:45 pm, Nov 17, 2017

APPROVED

APPROVED



LEGEND



POST CONSTRUCTION CONTROLS EASEMENT
PROPOSED STORM DRAIN

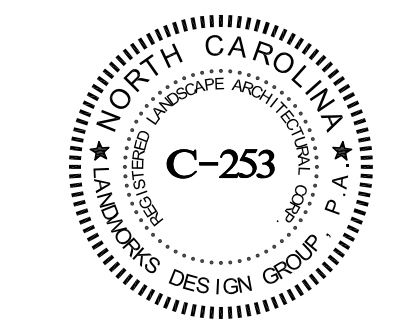
1 WET POND BMP PLANTING
L-110 SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description
1	8/21/17	LDG	1ST REVIEW COMMENTS
2	10/11/17	LDG	2ND REVIEW COMMENTS

PROXIMITY AT NORTHLAKE
PREVIOUSLY KNOWN AS: BROOKLINE WEST APTS.
OWNER: BROOKLINE RESIDENTIAL, LLC
SITE ADDRESS: 8635 REAMES RD
CHARLOTTE, NC 28216

WET POND PLANTING PLAN



CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: LHC

Drawn By: LHC

Checked By: MDL

Date: 6/15/2017

Project Number: 15038

Sheet Number:

L-110