

# **TREE ORDINANCE NOTES:**

## **INTERNAL TREE REQUIREMENTS:**

One (1) tree per 10,000 sq. ft. of impervious area is required.  
All parking spaces must be within 60 ft. of the trunk of a tree.  
Minimum landscape area as a percentage of entire site is 10% for new site.

Calculations:  
Site area = 3.6 Acres  
Site impervious area = ±60,000 sq.ft.  
Required landscape area = 10% of total impervious area = 6,000 sq. ft.  
Provided landscape area = ± 104,720 sq. ft. = 63% of site.  
\*Internal tree requirement: impervious area/10,000 = Minimum 7 trees.  
Provided internal trees = 8 New trees

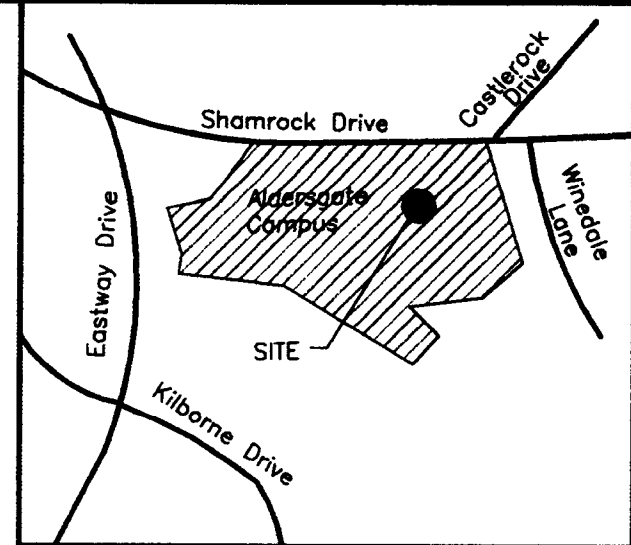
## **LANDSCAPE NOTES**

1. ALL TREES, SHRUBS AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN (ANSI 260.1)
2. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GROWING CONDITIONS.
4. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
5. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OF ALL PLANT MATERIAL.
6. MULCH A MINIMUM 4 FOOT AREA AROUND EACH TREE AND - MULCH A CONTINUOUS AREA AROUND ALL SHRUB BEDS. MULCH SHALL BE 3-4" THICK. SEE SPECIFICATIONS FOR TYPE.
7. ALL STRAPPING 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.
8. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED AND CLEARLY PAINTED WITHIN 10 DAYS OF ANY GROUND DISTURBING ACTIVITY. OWNER WILL NOT PAY FOR UTILITY REPAIRS DUE TO FAILURE TO MARK AND OBSERVE UTILITY LOCATIONS.
9. ALL DISTURBED AREAS SHALL BE SEEDED AS SPECIFIED.
10. 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 6 FEET TALL.
11. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASES AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/ PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE). CALL 336-6768 FOR AN INSPECTION OF SOIL BEFORE PLANTING TREES.
12. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - PLANT 15" FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS WATER, PHONE AND ELECTRICAL LINES).
13. TREES TO BE PLANTED TO CITY OF CHARLOTTE STANDARD 40.01 AND 40.09.
14. PLEASE CALL 336-6768 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS. 1 TO 2 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
15. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

## **SITE DEVELOPMENT DATA:**

EXISTING ZONING: R-17MF  
JURISDICTION: CHARLOTTE  
TAX PARCEL: # 101-021-01  
WESLEY GLEN PHASE 2 AREA: ± 3.6 AC.  
PROPOSED NEW UNITS: 11  
REQUIRED PARKING: 22 (N/A 2 Car Garages)  
DENSITY THIS PHASE: 2.9 DU/AC.  
MAXIMUM BLDG. HEIGHT = 40'  
UNITS SHALL BE INDEPENDENT LIVING UNITS  
(NOT Land for sale)

MIN. OPEN SPACE: 45% = 74,407 SF  
OPEN SPACE PROVIDED: 81.8% = 10,197 SF  
MIN. BUILDING SEPARATION: 16'



Vicinity Map - NTS

## **SITE NOTES**

1. DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
5. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
7. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
8. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2000 EDITION AS AMENDED.
9. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
11. CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
12. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
13. LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
14. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
15. ALL ROAD IMPROVEMENTS IN PUBLIC STREET TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
16. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.
17. ALL NON-STANDARD ITEMS IN THE PUBLIC RIGHT-OF-WAY WILL NEED AN ENCROACHMENT AGREEMENT W/ CITY BEFORE THEY CAN BE APPROVED OR INSTALLED. THIS PLAN SET DOES NOT HAVE ANY NON-STANDARD ITEMS IN THE RIGHT-OF-WAY. PLEASE CONTACT LINDA FORBENT, 704.336.2565, FOR FURTHER INFORMATION.
18. IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY USE PERMIT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT PAT MORGAN, 704.336.2565, FOR FURTHER INFORMATION.
19. IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF LESS THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY USE PERMIT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT PAT MORGAN, 704.336.2565, FOR FURTHER INFORMATION.
20. DEVELOPER WILL PROVIDE STREET SIGNS PER CALDS #50.05 (9" SIGNS ONLY)
21. SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
22. IN RELIANT AND HELIUM PLANTING, EMBEDDING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED. NEAR INTERSECTIONS, THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
23. NON-STANDARD ITEMS (IN PAVEMENT, 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.
24. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
25. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
26. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SIDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
27. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
28. ANY BUILDING WITHIN THE 100+1 SWEL IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.6.
29. ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD PRONE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODING REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
30. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
31. CURB AND BUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE OFFSITE R/W ACQUISITION PROCESS. THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
32. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
33. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY AND/OR COUNTY TO REMOVE OR TRIM THE REMOVAL OF ANY TREE. ALL TREES OVER 6" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6886 FOR REQUIRED PERMITS.
34. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES, WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
35. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
36. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025).
37. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4646. IT'S THE LAW.
38. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE DESIGN AND DEVELOPMENT STANDARDS MANUAL (CALDS) AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
39. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY STREET RIGHT-OF-WAY OR PUBLIC SIDEWALK REQUIRES A CERTIFICATE ISSUED BY CDD.
40. ALL CONSTRUCTION AND IMPROVEMENTS SHALL COMPLY WITH CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CALDS), REVISED EFFECTIVE 01/01/08. A COPY OF THIS MANUAL IS AVAILABLE ONLINE AT <http://calds.charlotte-nc.org>

## **BASE INFORMATION SOURCE NOTE:**

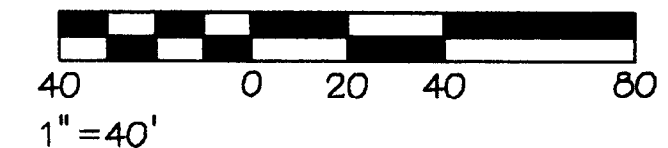
EXISTING CONDITIONS BASE DATA HAS BEEN COMPILED FROM THE FOLLOWING SOURCES:

AERIAL TOPOGRAPHICAL SURVEY PREPARED BY AERO-DYNAMICS, CORP. USING PHOTOGRAMMETRIC METHODS OF AERIAL PHOTOGRAPHY DATED JANUARY 16, 1999. GROUND CONTROL SURVEY BY PATTERSON, BROWER & ASSOCIATES, P.A.  
ORIGINAL BOUNDARY SURVEY BY PATTERSON, BROWER, & ASSOC. DATED 3/26/99.  
DIGITAL CONSTRUCTION DOCUMENTS DONE BY FREEMAN WHITE ARCHITECTS AND SITE SOLUTIONS FOR VARIOUS PHASES OF WORK FROM APPROX. 2000-2002.

DIGITAL CONSTRUCTION DOCUMENTS DONE BY DPH ASSOCIATES FOR WESLEY GLEN PHASE 1 COTTAGE AREA, DATED 2004-2005.  
PRIVATE UTILITY AS-BUILT SURVEY BY R.B. PHARR IN CONJUNCTION WITH PHASE 1 WESLEY GLEN, DATED 2005.  
LIMITED FIELD SURVEY OF STORM AS-BUILT AND SPOT ELEVATIONS WITHIN NEW PROPOSED DEVELOPMENT AREA BY R.B. PHARR DATED MARCH 31, 2008.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL FIELD CONDITIONS WHICH RELATE TO THIS PHASE OF WORK AND SHALL NOTIFY OWNER IF DISCREPANCIES OR CONFLICTS ARE DISCOVERED.  
SITE SOLUTIONS IS NOT RESPONSIBLE FOR FIELD DISCREPANCIES IN BASE INFORMATION.

SEE SHEET C001 FOR OVERALL CAMPUS PLAN



## **SOLID WASTE COLLECTION NOTE:**

ROLL-OUT GARBAGE COLLECTION SHALL BE PROVIDED. ROLL OUT TRUCK COLLECTION FOR "COTTAGE" UNITS IS CURRENTLY PROVIDED BY THE CITY. HOWEVER, IF CITY CHANGES SERVICE FOR ROLL OUT TRUCK PICK UP, ALDERSGATE WILL ARRANGE FOR PRIVATE COMPANY TRUCK PICK UP. TRUCKS WILL BE STORED BEHIND COTTAGES OR IN GARAGES.

POSSIBLE FUTURE LOCATION FOR DUMPSTER AND RECYCLE BIN IS INDICATED ON THE SITE PLAN.

CITY STANDARD SOLID WASTE REQUIREMENTS:

ONE 6 C.Y. DUMPSTER / 30 UNITS  
OR ONE 90 C.Y. COMPACTOR / 90 UNITS  
\*SERVICE IS FOR ELDERLY RESIDENTS.

NO INTERNAL LOT LINES SHOWN



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Scale:



Wesley Glen - Phase 2

FOR

Aldersgate CCRC

3800 Shamrock Drive  
Charlotte, NC

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL

Project No: 3066  
Drawn By: AHB  
Designed By: AHB  
Checked By: AHB  
Date: April 30, 2008

Revisions:  
Rev. per City review comments 06.30.08

FOR FINAL REVIEW

Sheet Title:

SITE PLAN

Sheet No:

C100