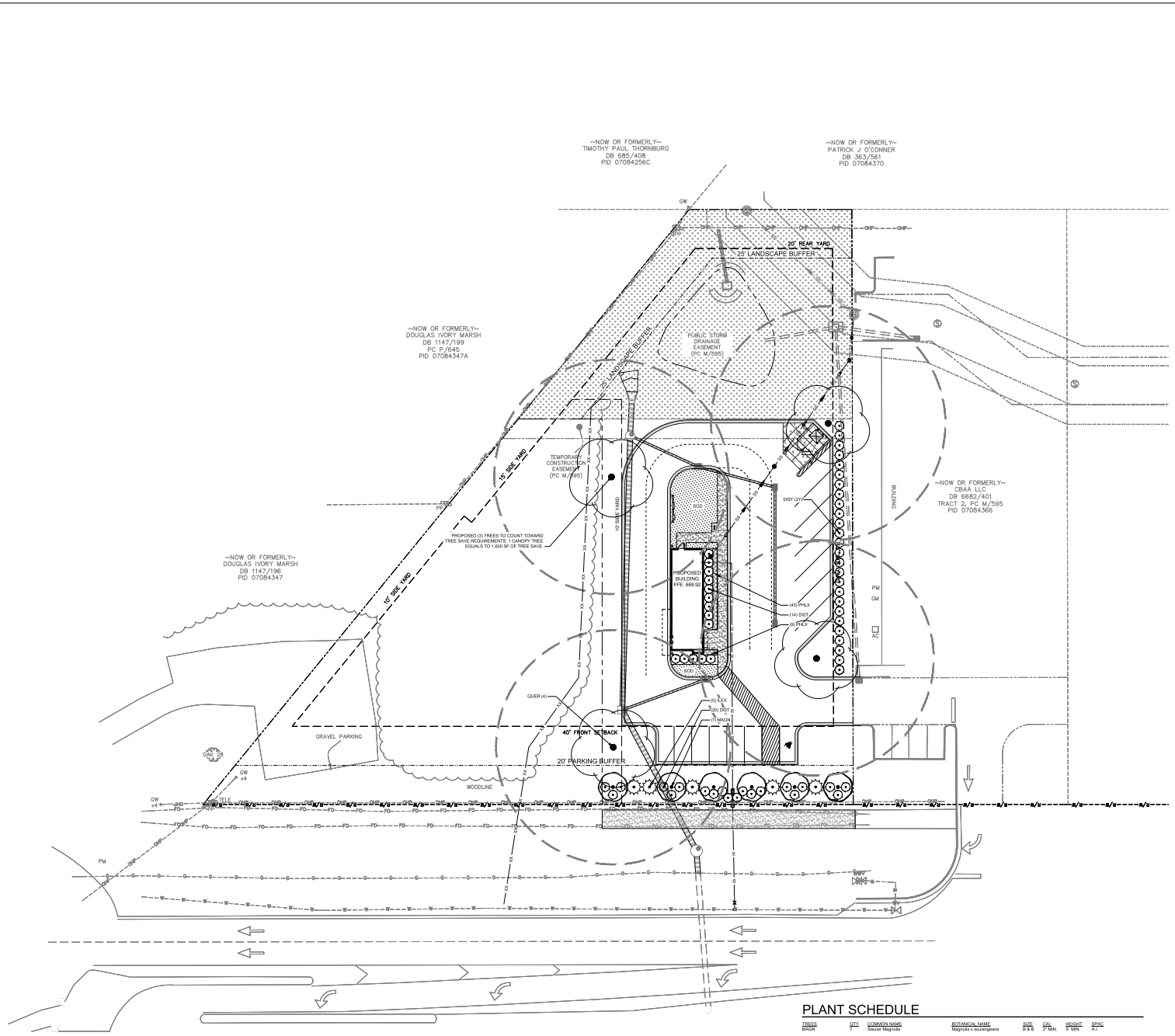

LEGEND

SYMBOL		DETAIL
XX	PROPOSED TREE PROTECTION FENCING	6/CX-101
	PROPOSED UNDISTURBED NATURAL AREA	-/-
	PROPOSED TREE	5/CX-101
	PROPOSED TREE	5/CX-101
	PROPOSED SHRUBS	2/CX-102
	PROPOSED GROUND COVER	4/CX-102

PLANTING NOTES:

1. ALL PLANT MATERIAL & INSTALLATION TECHNIQUES SHALL CONFORM TO THE LATEST STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
2. CONTRACTOR SHALL COORDINATE PLANTING PLAN WITH ALL CIVIL DRAWINGS AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON PLANS. DRAWINGS SHALL RULE OVER PLANT SCHEDULES.
4. HEIGHT AND/OR WIDTH OF PLANT MATERIAL SUPERCEDES CONTAINER SIZE.
5. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, ROCKS OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF PLANTING AREAS.
6. CONTRACTOR SHALL REMOVE TOP 4" OF EXISTING SOIL WITHIN PLANTING BEDS AND REPLACE WITH PRECONDITIONED SOIL WITH APPROPRIATE PERCENTAGE OF ORGANIC CONTENT FOR OPTIMUM DRAINAGE SUCH AS "GARDEN MAX" SOILS FROM STECINE MATERIALS, OR AN APPROVED EQUAL. CONTRACTOR TO TILL IN AMENDED SOIL IN ALL BEDS TO A DEPTH OF 12"-18".
7. PLANTER BACKFILL SOIL SHALL BE A PRE-CONDITIONED SOIL WITH APPROPRIATE PERCENTAGE OF ORGANIC CONTENT FOR OPTIMUM DRAINAGE SUCH AS "GARDEN MAX" SOILS FROM STECINE MATERIALS, OR AN APPROVED EQUAL.
8. CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 6" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
9. ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 6" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
10. ALL ANNUAL BEDS DESIGNATED ON THE PLANTING PLAN SHALL BE DESIGNED AND INSTALLED PER THE LANDSCAPE CONTRACTOR'S DISCRETION DURING THE APPROPRIATE SEASON AT TIME OF PLANTING (WARM OR COOL SEASON) WITH INPUT AND APPROVAL FROM OWNER OR ITS REPRESENTATIVES.
11. CONTRACTOR SHALL MULCH ALL LANDSCAPE BEDS WITH 1.5-2" THICK DOUBLE HAMMERED HARDWOOD MULCH.
12. ALL IRRIGATION SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR. FINAL DESIGN SHALL BE PROVIDED TO V3 SOUTHEAST FOR REVIEW
13. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEEDED / SODDED BY THE CONTRACTOR.
14. CONTRACTOR SHALL RESOD / RESEED LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
15. CONTRACTOR SHALL REPAIR ANY PAVERS OR HARDSCAPE DAMAGED DUE TO PLANT MATERIAL INSTALLATION AT NO CHARGE TO OWNER.
16. ALL CHANGES OR FIELD SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
17. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
18. MINIMUM TREE SIZE AT PLANTING SHALL BE 3 INCH CALIPER FOR LARGE MATURING TREES AND 2 INCH CALIPER FOR SMALL MATURING TREES. ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TRUNKS, AND A MINIMUM EIGHT FEET TALL UNLESS OTHERWISE SPECIFIED ON THE PLANS.
19. LARGE MATURING TREES SHALL BE A MINIMUM 25 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH OVERHEAD LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
23. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 18" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
24. CONTRACTOR SHALL REMOVE ALL STRAPPING AND TOP 1/3 OF WIRE BASKET AND BURLAP FROM ROOT BALL.

PLANTING REQUIREMENTS:

TOTAL FRONT PERIMETER: 129 LF
1 SMALL MATURING TREE PER 30 LF: **5 TOTAL TREES REQUIRED**
5 PROPOSED SMALL MATURING TREES PROVIDED

REQUIRED BUFFER: N/A

PARKING LOT COVERAGE: 10,325 SF
25% CANOPY COVERAGE REQUIRED = 3,613.75 SF
4 LARGE MATURING (1,600 SF CANOPY) = **6,400 SF CANOPY COVERAGE PROVIDED**

UNDISTURBED/NATURAL TREE SAVE AREA NOTES:

1. ALL INVASIVE SPECIES SHALL BE REMOVED FROM DESIGNATED TREE SAVE AREAS PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
2. IN AREAS WHERE INVASIVE SPECIES HAVE CHOKED OUT HEALTHY NATIVE TREES:
   - REMOVE AND CLEAR ALL INVASIVE PLANTS.
   - REMOVE AND CLEAR ALL TREES AND SHRUBS THAT ARE DEAD OR IN POOR HEALTH.
   - REPLANT AREA IN ACCORDANCE WITH THE TREE ORDINANCE (36 TREES PER ACRE)
3. ALL PLANTED TREES MUST MEET THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR NURSERY STOCK AND BE A MINIMUM OF 2" CALIPER.
4. MULCH ALL PLANTED TREES WITH PINE STRAW TO A DEPTH OF 2".
5. TREE SAVE AREA SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION. BASED ON FIELD REVIEW FROM CITY URBAN FORESTER, TREE SAVE AREA MAY BE ADJUSTED IN THE FIELD PER URBAN FORESTERS REVIEW.
6. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE TREE SAVE AREA SHALL BE SURVEYED AND RECORDED WITH THE COUNTY. A PRELIMINARY AS-BUILT SURVEY SHALL BE SUBMITTED TO V3 SOUTHEAST FOR REVIEW AND ACCEPTANCE PRIOR TO BEING RECORDED.

UNDISTURBED/NATURAL TREE SAVE AREA CALCULATION:

TOTAL PARCEL AREA: 31,450 SF (0.722 AC).

REQUIRED TREE SAVE AREA: 31,450 SF x 15% = 4,718 SF (0.11 AC).

PROPOSED TREE SAVE AREA: 0 SF MINIMUM (0 AC).

PROPOSED TREE SAVE TO BE PLANTED: 4,800 SF MINIMUM (0.11 AC).

PROPOSED TREE SAVE AREA AS SHOWN ON PLAN: 4,800 SF (0.11 AC.)

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CAL	HEIGHT	SPAC
MAGN	7	Sauzer Magnolia	Magnolia x soulangeana	B & B	2" MIN.	6' MIN.	A.I.
QUER	4	Panachelli Shumard Oak	Quercus shumardii 'DSFTC'	B & B	2" MIN.	8' MIN.	A.I.
SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**CAL**	**HT**	**SPAC**
DIST	61	Pink Edisonia® Coppertone™ Distylium	Distylium x 'PIDIST-4'	7 gal	N/A	24" MIN.	5' o.c.
ILEX	5	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	7 gal	N/A	24" MIN.	8' o.c.
GROUND COVERS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**CAL**	**HT**	**SPAC**	**SPACING**
PHLX	52	Creeping Phlox	Phlox stolonifera 'Spring Delight'	1 gal	N/A	N/A	18" o.c.	18" o.c.

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION WATER.

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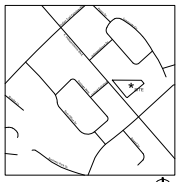

VICINITY MAP N.T.S.

TOPOGRAPHIC SURVEY DATED FEBRUARY 16, 2023 PROVIDED BY CAROLINA SURVEYORS LLC, P.O. BOX 267 PINEVILLE, NC. 704.889.7677.

SOUTHEAST DESIGN GROUP, P.A. C-0911 C-0472 NORTH CAROLINA

R. AUSTIN COLEMAN SEAL 043764 NORTH CAROLINA

4/5/23

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SCALE: 1"= 20'
0 10' 20' 40'

DATE: 04.05.23	PM: RAC
DRAWN BY: AJR	REVIEWED BY: DSK

PROJECT NUMBER: 221384

LANDSCAPE PLAN

REVISIONS:

LP-101

100% CONSTRUCTION DOCUMENTS