

Sun Valley Station Phase II

6402 Old Monroe Road, Indian Trail, NC 28079

100% CONSTRUCTION DOCUMENTS

September 30th, 2025 V3 Project #: 250539

PROJECT REVISIONS

PROJECT TEAM

Civil Engineering & Landscape Architecture



V3 Southeast
3700 South Boulevard, Suite 200
Charlotte, NC 28209
phone: 704-940-2883
www.v3co.com

Owner



The Moser Group, Inc
231 Post Office Drive #88
Indian Trail, NC 28079
phone: 704-882-1700

REGULATORY APPROVALS

PROJECT CERTIFICATION CHECKLIST

- TREE SAVE PLAT
 - UNDISTURBED OPEN SPACE PLAT
 - STORM DRAINAGE CERTIFICATION
 - BUA AS-BUILT
 - SCM AS-BUILT
 - STORM SYSTEM AS-BUILT
 - INSTALLATION OF PIPE ANTISEEP COLLARS WITNESSED
 - SANITARY SEWER CERTIFICATION
 - PRIVATE AS-BUILTS
 - PUBLIC AS-BUILTS
 - AIR PRESSURE TEST
 - MANDREL TEST
 - VACUUM TEST
 - WATER DISTRIBUTION CERTIFICATION
 - HYDROSTATIC TEST
 - ALLOWABLE LEAKAGE TEST
 - TOTAL COLIFORM
 - RESIDUAL CHLORINE TEST
 - PRIVATE AS-BUILTS
 - PUBLIC AS-BUILTS
- NOTIFY CIVIL ENGINEER 48 HOURS IN ADVANCE OF ANY REQUIRED TESTING OR WITNESSED INSTALLATION. CONTRACTOR IS REQUIRED TO PERFORM A PRE-TEST ON ALL WATER AND SEWER LINES AT LEAST 24 HOURS PRIOR TO CIVIL ENGINEER ARRIVING ON SITE.

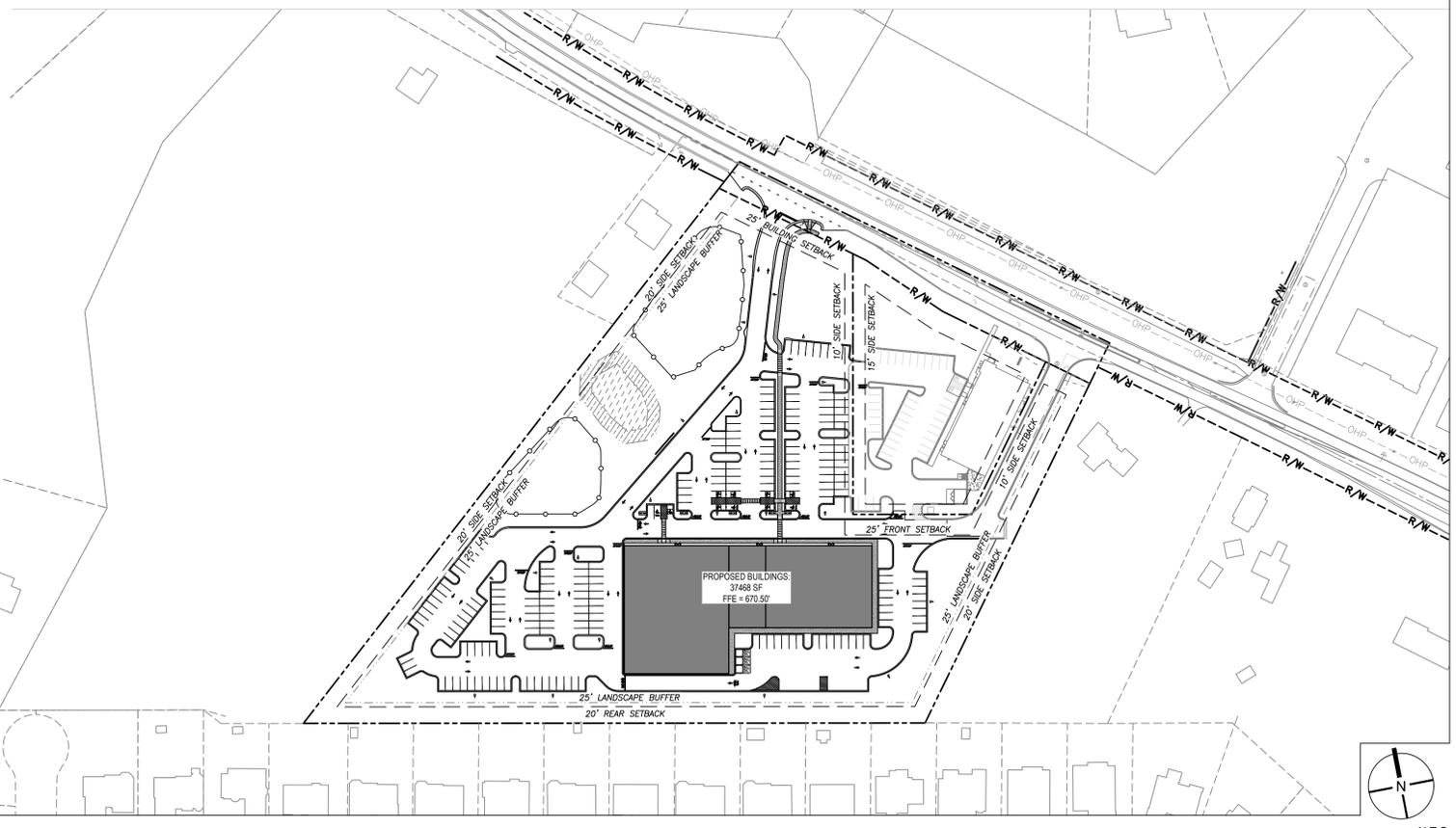
VICINITY MAP



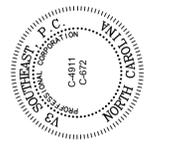
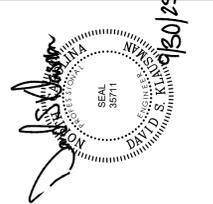
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C-5.0	EAGLE ENGINEERING OVERALL UTILITY PLAN (FOR REFERENCE ONLY)		
C-5.1	EAGLE ENGINEERING UTILITY PLAN AND PROFILE (FOR REFERENCE ONLY)		

SITE OVERVIEW MAP



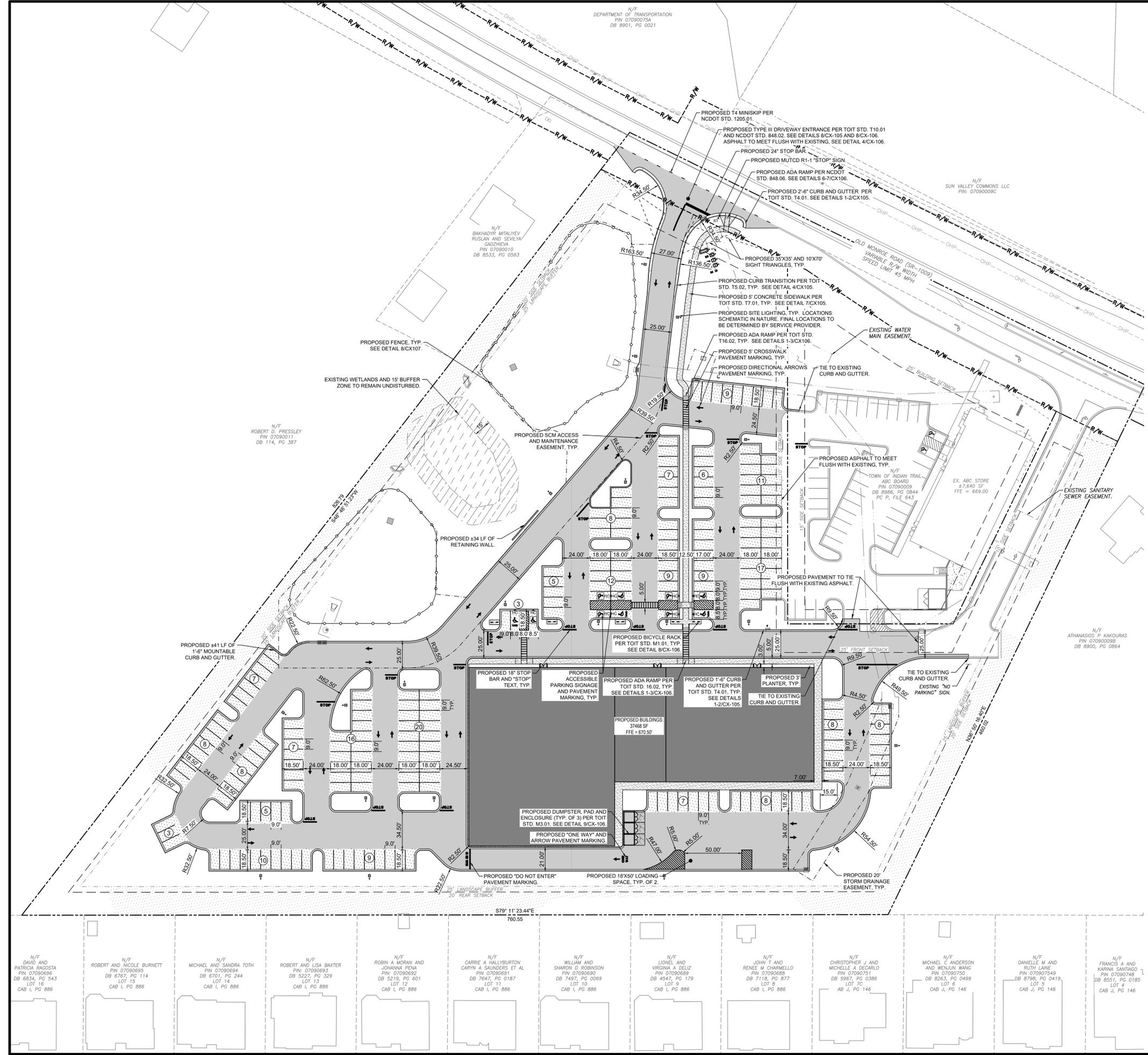
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September 30th, 2025 V3 Project #: 250539
COVER SHEET CO-100

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LEGEND

- PROPOSED SIDEWALK
- PROPOSED ACCESSIBLE RAMP
- PROPOSED DIRECTIONAL ACCESSIBLE RAMP
PROPOSED FLUSH CURB AT RAMP
- PROPOSED 1'-6" & 2'-0" CURB AND GUTTER
- PROPOSED 1'-6" MOUNTABLE CURB & GUTTER
- PROPOSED ACCESSIBLE SPACE MARKING
PROPOSED VAN ACCESSIBLE SPACE MARKING
PROPOSED ACCESSIBLE & VAN SIGNAGE
- PROPOSED STOP SIGN
PROPOSED BIKE RACK
PROPOSED SITE LIGHTING
PROPOSED BOLLARD
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED 4" STEEL FENCE
- EXISTING STORMWATER EASEMENT
EXISTING SANITARY SEWER EASEMENT
EXISTING WATER MAIN EASEMENT
- PROPOSED STORMWATER EASEMENT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT

ZONING SUMMARY:

OWNER: SUN VALLEY STATION, LLC
 OWNER PHONE #: (704) 882-1700
 OWNER ADDRESS: 231 POST OFFICE DRIVE, UNIT 8B, INDIAN TRAIL, NC 28079

CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
 V3 SOUTHEAST PHONE #: (704) 940-2883

PARCEL NUMBER: 07-090-008A ZONING DESIGNATION: CX-RD
 PARCEL SIZE: 7.243 ACRES DISTURBED AREA: 6.21 ACRES
 JURISDICTION: TOWN OF INDIAN TRAIL REZONING PETITION NO: 20190045

PCSO WATERSHED: CATAWBA

SETBACK AND YARD REQUIREMENTS
 FRONT: 25'
 SIDE (RESIDENTIAL): 20'
 SIDE (COMMERCIAL): 10'
 REAR: 20'

BUFFERS REQUIRED
 SIDE: 25'
 REAR: 25'

PARKING SUMMARY (4 SPACES PER 1,000 SF)
 REQUIRED: 150 (37,500 SF / 1,000 X 4)
 PROVIDED: 222 (REGULAR: 212; ACCESSIBLE: 10 INC. 3 VAN SPACE)
 LOADING SPACES: 2 (18'X50')

BICYCLE PARKING SUMMARY (1 SPACE PER 25 PARKING SPACES)
 REQUIRED: 9
 PROVIDED: 10

MAXIMUM BUILDING HEIGHT: 5'

- ### DIMENSION CONTROL NOTES:
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS.
 - CONTRACTOR SHALL STAKE SITE AS INDICATED ON THE CONSTRUCTION DOCUMENTS. PRIOR TO COMMENCEMENT OF CONSTRUCTION NOTIFY V3 SOUTHEAST IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
 - ALL DIMENSIONS ARE TO FACE OF BUILDING, BACK OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS SHALL BE FIVE (5) FEET WIDE UNLESS OTHERWISE NOTED.
 - ALL SITE/CIVIL DETAILS SHALL BE CONSTRUCTED ACCORDING TO THE CONSTRUCTION DOCUMENTS.
 - ALL CURB AND GUTTER RADII SHALL BE 4.50 FEET, BACK OF CURB, UNLESS OTHERWISE NOTED.
 - STOP SIGNS SHALL BE R1-1, 30 INCHES X 30 INCHES. SIGNS SHALL COMPLY WITH STANDARDS SET FORTH IN THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - STOP BARS SHALL BE 18 INCHES WIDE AND THE WIDTH OF THE APPLICABLE LANE.
 - PARKING AND ACCESSIBLE SPACE STRIPES SHALL BE 4 INCHES WIDE.
 - ALL PAVEMENT MARKINGS SHALL BE PAINTED WHITE, UNLESS OTHERWISE NOTED.
 - IT IS ASSUMED IRRIGATION DESIGN WILL BE COMPLETED BY THE LANDSCAPE CONTRACTOR. TWO (2) INCH SCHEDULE 40 PVC SLEEVES SHALL BE PROVIDED UNDER ALL IMPERVIOUS SURFACES TO CONNECT LANDSCAPE AREAS. FINAL SLEEVE AND IRRIGATION DESIGN SHALL BE PROVIDED TO V3 SOUTHEAST FOR REVIEW.
 - ALL NEWLY PLACED CURB AND GUTTER LINES THAT EXHIBIT MORE THAN ONE CRACK PER TEN-FOOT SECTION SHALL BE REMOVED AND REPLACED IN ITS ENTIRETY. A SINGLE CURBLINE CRACK WITHIN A TEN-FOOT SECTION SHALL BE SAWCUT AND EPOXY FILLED PROVIDED DIFFERENTIAL SETTLEMENT OR HORIZONTAL SEPARATION HAS NOT OCCURRED. CRACKS THAT EXHIBIT DIFFERENTIAL SETTLEMENT GREATER THAN ONE-EIGHTH (1/8) INCH OR HORIZONTAL SEPARATION GREATER THAN ONE-QUARTER (1/4) INCH WITHIN A TEN-FOOT SECTION, SHALL REQUIRE THE ENTIRE TEN-FOOT CURB AND GUTTER SECTION TO BE REPLACED.

North Carolina
 811
 (704) 940-2883

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 THE TOWN OF INDIAN TRAIL.



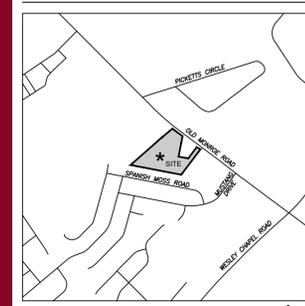
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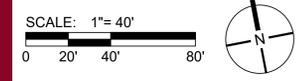


VICINITY MAP NTS

TOPOGRAPHIC SURVEY DATED MARCH 24, 2023 PROVIDED BY EAGLE ENGINEERING, 2013A VAN BUREN AVE, INDIAN TRAIL, NC, (704) 882-4222.



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DATE: 09.30.25 PM: SNH
 DRAWN BY: RSW REVIEWED BY: DSK
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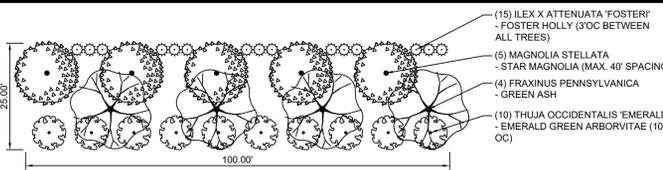
DIMENSION CONTROL PLAN

REVISIONS:

NO.	DESCRIPTION	DATE

CS-101

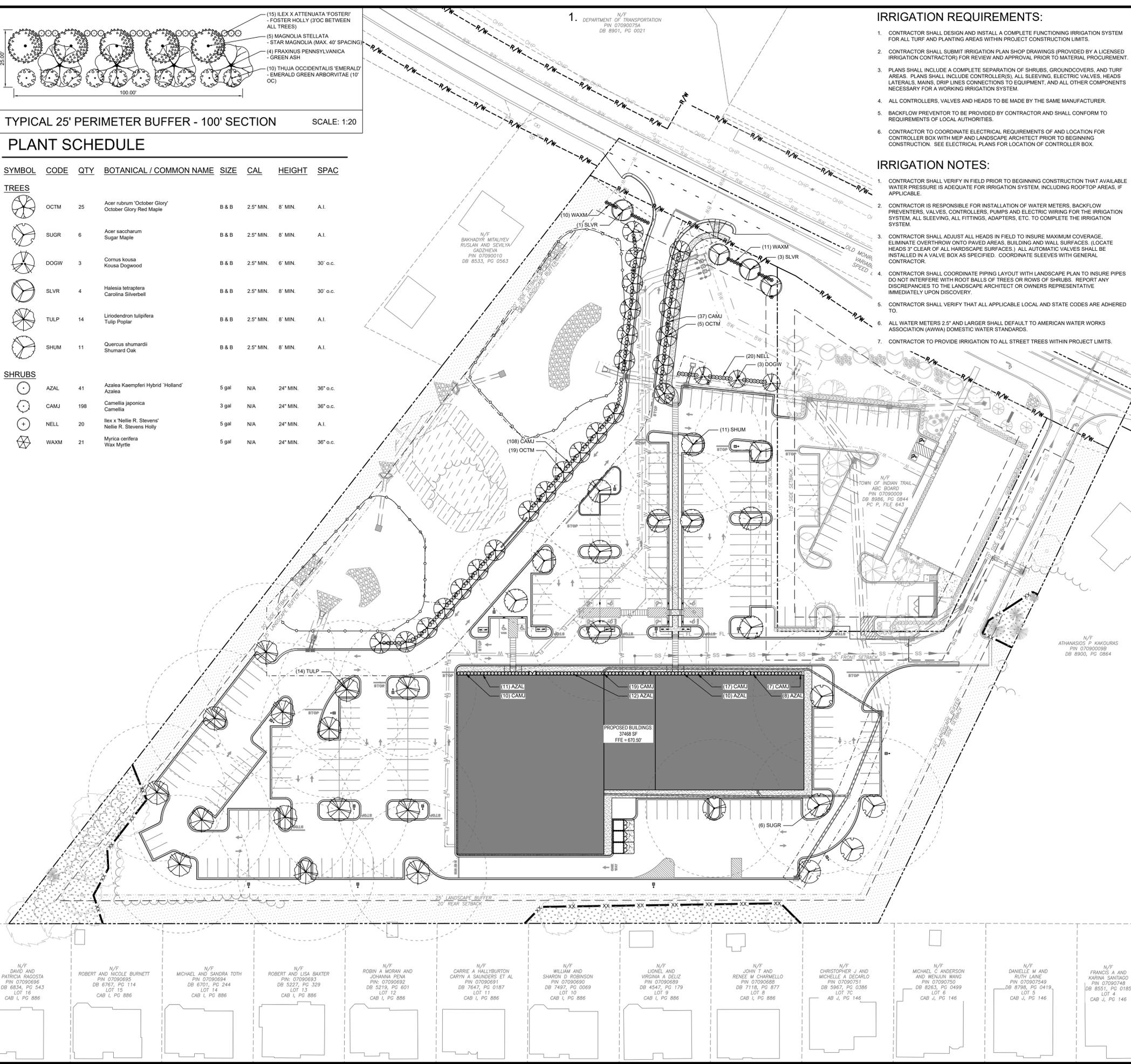
100% CONSTRUCTION DOCUMENTS



TYPICAL 25' PERIMETER BUFFER - 100' SECTION SCALE: 1:20

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	SPAC
TREES							
	OCTM	25	Acer rubrum 'October Glory' October Glory Red Maple	B & B	2.5" MIN.	8' MIN.	A.I.
	SUGR	6	Acer saccharum Sugar Maple	B & B	2.5" MIN.	8' MIN.	A.I.
	DOGW	3	Cornus kousa Kousa Dogwood	B & B	2.5" MIN.	6' MIN.	30' o.c.
	SLVR	4	Halesia tetraptera Carolina Silverbell	B & B	2.5" MIN.	8' MIN.	30' o.c.
	TULP	14	Liriodendron tulipifera Tulip Poplar	B & B	2.5" MIN.	8' MIN.	A.I.
	SHUM	11	Quercus shumardii Shumard Oak	B & B	2.5" MIN.	8' MIN.	A.I.
SHRUBS							
	AZAL	41	Azalea Kaempferi Hybrid 'Holland' Azalea	5 gal	N/A	24" MIN.	36" o.c.
	CAMJ	198	Camellia japonica Camellia	3 gal	N/A	24" MIN.	36" o.c.
	NELL	20	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	5 gal	N/A	24" MIN.	A.I.
	WAXM	21	Myrica cerifera Wax Myrtle	5 gal	N/A	24" MIN.	36" o.c.

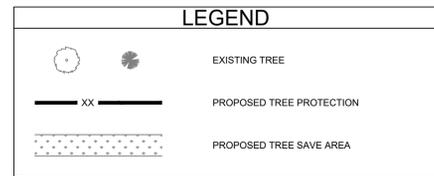


IRRIGATION REQUIREMENTS:

- CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FUNCTIONING IRRIGATION SYSTEM FOR ALL TURF AND PLANTING AREAS WITHIN PROJECT CONSTRUCTION LIMITS.
- CONTRACTOR SHALL SUBMIT IRRIGATION PLAN SHOP DRAWINGS (PROVIDED BY A LICENSED IRRIGATION CONTRACTOR) FOR REVIEW AND APPROVAL PRIOR TO MATERIAL PROCUREMENT.
- PLANS SHALL INCLUDE A COMPLETE SEPARATION OF SHRUBS, GROUNDCOVERS, AND TURF AREAS. PLANS SHALL INCLUDE CONTROLLER(S), ALL SLEEVING, ELECTRIC VALVES, HEADS, LATERALS, MAINS, DRIP LINES CONNECTIONS TO EQUIPMENT, AND ALL OTHER COMPONENTS NECESSARY FOR A WORKING IRRIGATION SYSTEM.
- ALL CONTROLLERS, VALVES AND HEADS TO BE MADE BY THE SAME MANUFACTURER.
- BACKFLOW PREVENTOR TO BE PROVIDED BY CONTRACTOR AND SHALL CONFORM TO REQUIREMENTS OF LOCAL AUTHORITIES.
- CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS OF AND LOCATION FOR CONTROLLER BOX WITH MEP AND LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER BOX.

IRRIGATION NOTES:

- CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO BEGINNING CONSTRUCTION THAT AVAILABLE WATER PRESSURE IS ADEQUATE FOR IRRIGATION SYSTEM, INCLUDING ROOFTOP AREAS, IF APPLICABLE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF WATER METERS, BACKFLOW PREVENTERS, VALVES, CONTROLLERS, PUMPS AND ELECTRIC WIRING FOR THE IRRIGATION SYSTEM. ALL SLEEVING, ALL FITTINGS, ADAPTERS, ETC. TO COMPLETE THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL ADJUST ALL HEADS IN FIELD TO INSURE MAXIMUM COVERAGE. ELIMINATE OVERTHROW ONTO PAVED AREAS, BUILDING AND WALL SURFACES. (LOCATE HEADS 3' CLEAR OF ALL HARDSCAPE SURFACES.) ALL AUTOMATIC VALVES SHALL BE INSTALLED IN A VALVE BOX AS SPECIFIED. COORDINATE SLEEVES WITH GENERAL CONTRACTOR.
- CONTRACTOR SHALL COORDINATE PIPING LAYOUT WITH LANDSCAPE PLAN TO INSURE PIPES DO NOT INTERFERE WITH ROOT BALLS OF TREES OR ROWS OF SHRUBS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE IMMEDIATELY UPON DISCOVERY.
- CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE LOCAL AND STATE CODES ARE ADHERED TO.
- ALL WATER METERS 2.5" AND LARGER SHALL DEFAULT TO AMERICAN WATER WORKS ASSOCIATION (AWWA) DOMESTIC WATER STANDARDS.
- CONTRACTOR TO PROVIDE IRRIGATION TO ALL STREET TREES WITHIN PROJECT LIMITS.



LANDSCAPE SUMMARY

PARKING AREA PERIMETER (89 LF) - UDO SECTION 810.030	3 PROVIDED
MEDIUM DECIDUOUS TREES REQUIRED AT 3' OC	20 PROVIDED
EVERGREEN SHRUBS AT 3' OC REQUIRED BETWEEN TREES:	
PERIMETER BUFFER - PER UDO SECTION 810.080	1,976 LF
25' WIDE BUFFER:	
4 LARGE DECIDUOUS TREES PER 100 LF:	94.04 REQUIRED
5 SMALL / ORNAMENTAL TREES PER 100 LF:	98.80 REQUIRED
EVERGREEN SHRUBS BETWEEN TREES AT 3' OC (15"/100 LF):	296.4 REQUIRED
10 LARGE EVERGREEN SHRUBS PER 100 LF:	197.60 REQUIRED*
4 LARGE DECIDUOUS TREES PER 100 LF:	80 PROVIDED
5 SMALL / ORNAMENTAL TREES PER 100 LF:	99 PROVIDED
EVERGREEN SHRUBS BETWEEN ALL TREES AT 3' OC:	297 PROVIDED
10 LARGE EVERGREEN SHRUBS PER 100 LF:	198 PROVIDED*
*CAN BE SUBSTITUTED WITH A SOLID WALL OR FENCE, OR 3' HIGH BERM INTEGRATED WITH THE (3) REQUIRED PLANTINGS.	
NOTE: EXISTING VEGETATION TO BE UTILIZED WHERE FEASIBLE OR APPLICABLE WITHIN LIMITS OF PERIMETER BUFFER YARDS ALONG SIDE AND REAR PROPERTY LINES.	
BUILDING YARD - UDO SECTION 810.140	
3' WIDE PLANTER REQUIRED	108 PROVIDED
SHRUBS AT 3' OC:	
ENTRANCE DRIVE YARD - UDO SECTION 810.150	
9' WIDE PLANTER REQUIRED WITH 1 LARGE DECIDUOUS TREE PER 200 SF AND CONTINUOUS EVERGREEN HEDGE	
EXIT SIDE (1,214 SF / 200 SF):	6.04 TREES REQUIRED
ENTRY SIDE (3,663 SF / 200 SF):	18.32 TREES REQUIRED
EXIT SIDE:	6 TREES PROVIDED
ENTRY SIDE:	19 TREES PROVIDED
EVERGREEN SHRUBS:	145 PROVIDED
INTERIOR PARKING AREA - UDO SECTIONS 810.160 AND 840.020	
REQUIRED:	
MINIMUM 35% CANOPY COVERAGE OR 1 TREE PER 15 SPACES (WHICHEVER RESULTS IN GREATER TREE COUNT) REQUIRED. MINIMUM OF (3) SPECIES TO BE UTILIZED. ALL SPACES TO BE WITHIN 60' OF TREE TRUNK.	
MINIMUM ISLAND WIDTH TO BE 9' AND PLACED EVERY 15 SPACES.	
235 (15 x 15.67 TREES	
119,469 SF x 0.35 = 41,813.80; 41,814 / 1,600 = 26.13 TREES	
(LG = 1,600 SF, MED = 900, SM = 400)	
LARGE DECIDUOUS TREES:	31 PROVIDED
STREET YARD - UDO SECTION 810.180	
MEDIUM DECIDUOUS TREES REQUIRED AT 3' OC:	3 PROVIDED
EVERGREEN SHRUBS AT 3' OC REQUIRED BETWEEN TREES:	21 PROVIDED**
**CAN BE SUBSTITUTED WITH FENCE OR WALL (MAX. HT. 4'), OR 3' HIGH BERM WITH EVERGREEN SHRUBS AT 3' OC.	

PLANTING NOTES:

- ALL PLANT MATERIAL AND INSTALLATION TECHNIQUES SHALL CONFORM TO THE LATEST STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
- CONTRACTOR SHALL COORDINATE PLANTING PLAN WITH ALL CIVIL DRAWINGS AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON PLANS. DRAWINGS SHALL RULE OVER PLANT SCHEDULES.
- HEIGHT AND/OR WIDTH OF PLANT MATERIAL SUPERCEDES CONTAINER SIZE.
- 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.
- 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 SITEONE MATERIALS, OR AN APPROVED EQUAL. CONTRACTOR TO TILL IN AMENDED SOIL IN ALL BEDS TO A DEPTH OF 12"-18".
- PLANTER BACKFILL SOIL SHALL BE A PRE-CONDITIONED SOIL WITH APPROPRIATE PERCENTAGE OF ORGANIC CONTENT FOR OPTIMUM DRAINAGE SUCH AS "GARDEN MAX" SOILS FROM SITEONE MATERIALS, OR AN APPROVED EQUAL.
- 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.
- 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.
- CONTRACTOR SHALL MULCH ALL LANDSCAPE BEDS WITH 1.5-2" THICK DOUBLE HAMMERED HARDWOOD MULCH.
- ALL IRRIGATION SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR. FINAL DESIGN SHALL BE PROVIDED TO V3 SOUTHEAST FOR REVIEW.
- ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEEDED / SODDED BY THE CONTRACTOR.
- CONTRACTOR SHALL RESEED / RESEED LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
- CONTRACTOR SHALL REPAIR ANY PAVERS OR HARDSCAPE DAMAGED DUE TO PLANT MATERIAL INSTALLATION AT NO CHARGE TO OWNER.
- ALL CHANGES OR FIELD SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- SEE DETAILS 1,2,4,5/CX-107 FOR PROPOSED TREE PLANTINGS. SEE DETAIL 1/CX-108 FOR PROPOSED SHRUB PLANTINGS. SEE DETAIL 9/CX-102 FOR PROPOSED GROUND COVER PLANTINGS.
- TREE PITS TO BE INSPECTED BY URBAN FORESTRY DURING EXCAVATION AND BACKFILLING.
- 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.
- MINIMUM TREE SIZE AT PLANTING SHALL BE 3-INCH CALIPER FOR LARGE MATURING TREES AND 2-INCH CALIPER FOR SMALL MATURING TREES. UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM 3 TRUNKS, AND A MINIMUM 8-FOOT TALL, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- 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.
- CONTRACTOR SHALL REMOVE ALL STRAPPING AND TOP 1/3 OF WIRE BASKET AND BURLAP FROM ROOT BALL.
- PROPOSED SITE LIGHTING SCHEMATIC IN NATURE. FINAL LOCATIONS TO BE DETERMINED BY SERVICE PROVIDER.



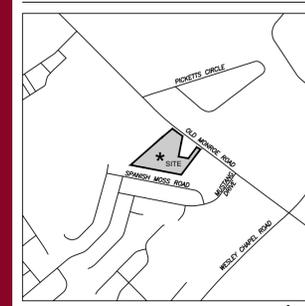
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DATE: 09.30.25	PM: SNH
DRAWN BY: RSW	REVIEWED BY: DSK
PROJECT NUMBER: 250539.00	

LANDSCAPE PLAN

REVISIONS:



LP-101

- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
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