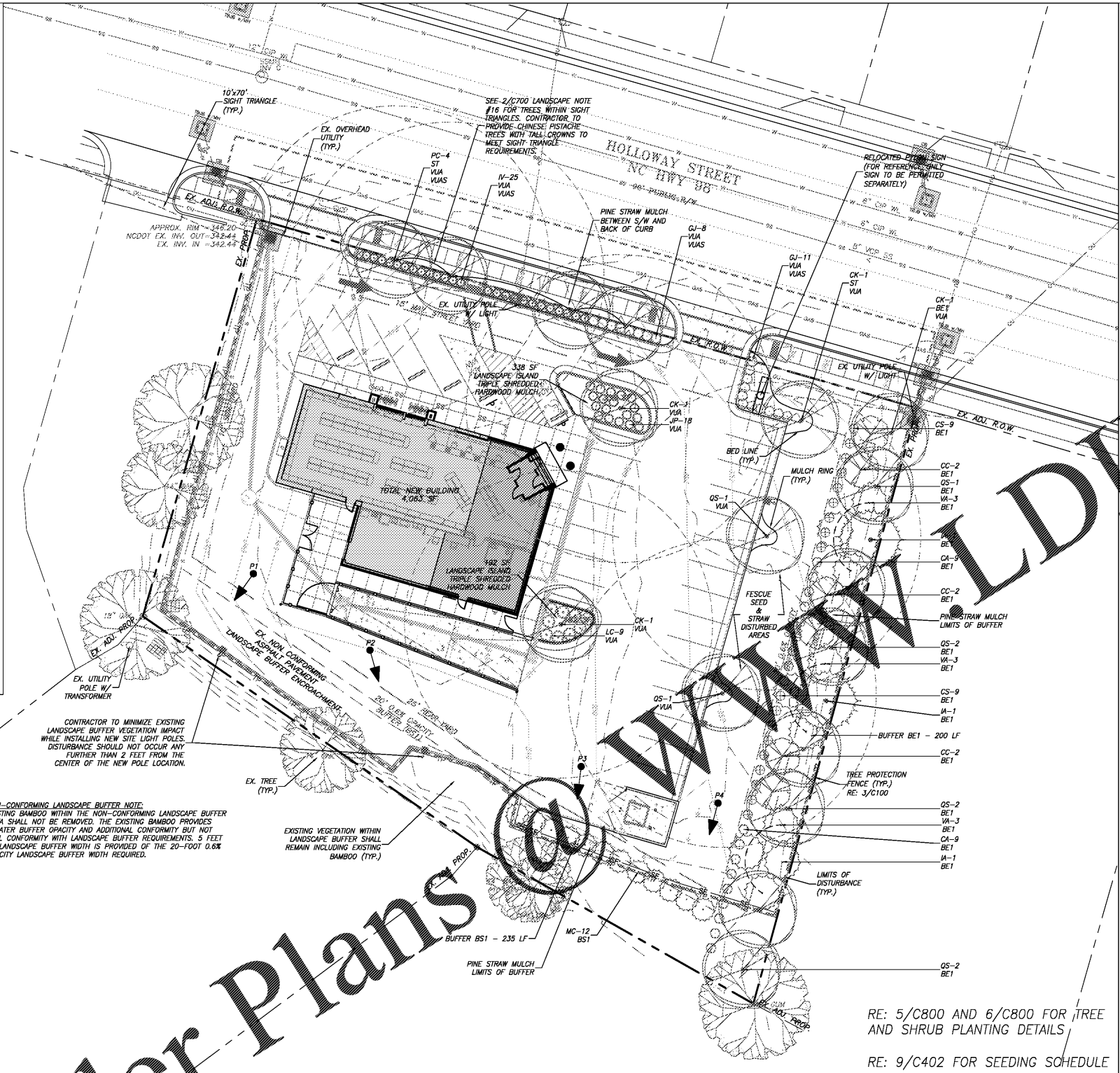


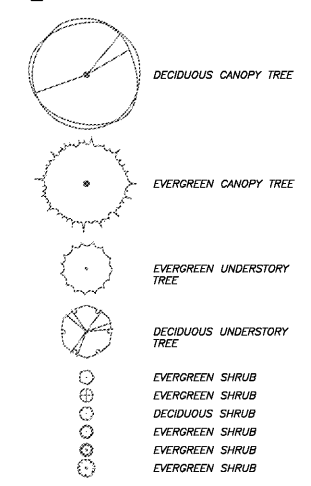
(P1) EXISTING VEGETATION PICTURE
(P2) EXISTING VEGETATION PICTURE
(P3) EXISTING VEGETATION PICTURE
(P4) EXISTING VEGETATION PICTURE



2/C700
LANDSCAPE NOTES

- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- IN LAWN AREAS, 2" TOPSOIL SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING.
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THE RESPONSIBLE PARTY WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAISED TO BOTH ORIGINAL GRADE AND REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY CONTRACTOR AT HIS OWN COST TO THE OWNER.
- IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
- ALL UNPAVED SURFACES SHALL BE COVERED WITH PLANTS, MULCH, OR GRASS.
- PINE STRAW SHALL BE USED AS MULCH OR GROUND COVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION AS SPECIFIED BY DURHAM CITY CODE SECTION 46-87.
- FOR STREET TREES WITHIN SIGHT TRIANGLE DISTANCE TRIANGLES, TREES WILL BE LIMBED TO EIGHT FEET HIGH, AS MEASURED FROM THE GRADE OF THE STREET OR DRIVE PER URBAN PARAGRAPH 12.3.10.3.
- CANOPY TREES SHALL BE PLANTED AT LEAST 18 FEET APART.
- DECIDUOUS UNDERSTORY TREES SHALL BE PLANTED AT LEAST 12 FEET APART.
- THE SPACING BETWEEN CANOPY AND DECIDUOUS UNDERSTORY TREES SHALL BE AT LEAST SIX FEET.
- SHRUBS SHALL NOT BE PLANTED CLOSER THAN THREE FEET ON CENTER.
- TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY A MINIMUM OF 10 FEET.

9/C700
SYMBOL KEY



RE: 5/C800 AND 6/C800 FOR TREE AND SHRUB PLANTING DETAILS
RE: 9/C402 FOR SEEDING SCHEDULE

1/C700
LANDSCAPE PLAN
SCALE: 1" = 20'



4/C700
STREET TREE CALCULATIONS

STREET TREES SHALL BE PLANTED AT A RATE OF ONE 2" CALIPER TREE PER EVERY 40 LINEAR FEET OF ROW (MINUS DRIVEWAY WIDTHS). LOCATIONS OF TREES MAY BE VARIED ALONG AS THERE IS A MINIMUM OF ONE TREE EVERY 100 LINEAR FEET OF STREET FRONTAGE.
HOLLOWAY STREET:
223 LF / 40 = 6 STREET TREES REQUIRED
TREES PROVIDED = 6
TOTAL NUMBER OF STREET TREES PROVIDED = 6
STREET TREES HAVE BEEN DENOTED AS (ST) ON THIS PLAN.

5/C700
BUFFER CALCULATIONS

FEET = 235 LF
0.6X OPAQ. ALT. 1 - MIXED EVERGREEN
REQUIREMENTS:
4 DECIDUOUS CANOPY TREES PER 100 LF
2.35 x 4 = 9.4 DECIDUOUS CANOPY TREES REQUIRED/PROVIDED
1 EVERGREEN CANOPY TREES PER 100 LF
2.35 x 1 = 2.35 EVERGREEN CANOPY TREES REQUIRED/PROVIDED
3 DECIDUOUS UNDERSTORY TREES PER 100 LF
2.35 x 3 = 7.05 DECIDUOUS UNDERSTORY TREES REQUIRED/PROVIDED
5 EVERGREEN UNDERSTORY TREES PER 100 LF
2.35 x 5 = 11.75 EVERGREEN UNDERSTORY TREES REQUIRED/PROVIDED
18 SHRUBS PER 100 LF
2.35 x 18 = 42.3 SHRUBS REQUIRED/PROVIDED
BUFFER PLANTINGS PROVIDED VIA EXISTING BUFFER PLANTINGS AND SUPPLEMENTAL EVERGREEN SHRUB PLANTINGS.

BUFFER BE1 = 200 LF
20' 0.6X OPAQ. ALT. 1 - MIXED EVERGREEN
REQUIREMENTS:
4 DECIDUOUS CANOPY TREES PER 100 LF
2.00 x 4 = 8 DECIDUOUS CANOPY TREES REQUIRED/PROVIDED
1 EVERGREEN CANOPY TREES PER 100 LF
2.00 x 1 = 2 EVERGREEN CANOPY TREES REQUIRED/PROVIDED
3 DECIDUOUS UNDERSTORY TREES PER 100 LF
2.00 x 3 = 6 DECIDUOUS UNDERSTORY TREES REQUIRED/PROVIDED
5 EVERGREEN UNDERSTORY TREES PER 100 LF
2.00 x 5 = 10 EVERGREEN UNDERSTORY TREES REQUIRED/PROVIDED
18 SHRUBS PER 100 LF
2.00 x 18 = 36 SHRUBS REQUIRED/PROVIDED
BUFFER TREES AND SHRUBS HAVE BEEN DENOTED AS (BE1) ON THIS PLAN

4/C700
VIA VISIBLE FROM STREETS

PROVIDE A LANDSCAPED AREA, ADJACENT TO AND OUTSIDE OF THE STREET ROW OR ACCESS EASEMENT, EQUAL TO SIX SQUARE FEET FOR EACH LINEAR FOOT OF STREET FRONTAGE, LESS DRIVEWAYS. ONE CANOPY TREE REQUIRED PER 40 LF OF STREET FRONTAGE (LESS DRIVEWAYS). ONE SHRUB REQUIRED PER 3 LF OF STREET FRONTAGE (LESS DRIVEWAYS).
TOTAL STREET FRONTAGE = 168 LF (HOLLOWAY ST.)
124 LF x 6 SF = 744 SF LANDSCAPED AREA REQUIRED/PROVIDED
124 LF / 40 = 3.1 = 4 CANOPY TREES REQUIRED/PROVIDED
124 LF / 3 = 41.3 = 42 SHRUBS REQUIRED/PROVIDED
PERIMETER VEHICULAR USE AREA TREES AND SHRUBS HAVE BEEN DENOTED AS (VIAS) ON THIS PLAN.

7/C700
VIA CALCULATIONS

TREES SHALL BE PLANTED AT A RATE OF ONE 2-INCH CALIPER CANOPY TREE PER 2,000 SF OF VEHICULAR USE AREA. SHRUBS SHALL BE PLANTED AT A RATE OF ONE PER 250 SF OF VEHICULAR USE AREA.
TOTAL VIA AREA = 17,584 SF
17,584 / 2,000 = 8.8 = 9 CANOPY TREES REQUIRED/PROVIDED
17,584 / 250 = 70.3 = 71 SHRUBS REQUIRED/PROVIDED
15% OF TOTAL VIA AREA REQUIRED FOR VIA PLANTINGS = 2,638 SF
TOTAL VIA PLANTING AREA PROVIDED = 3,316 SF
3,316 SF / 17,584 SF = 18% OF TOTAL VIA AREA PROVIDED FOR PLANTINGS
VEHICULAR USE AREA TREES AND SHRUBS HAVE BEEN DENOTED AS (VIAs) ON THIS PLAN.

8/C700
PLANT SCHEDULE

PLANT SCHEDULE	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL*	HT*	ROOT	REMARKS
DECIDUOUS CANOPY TREES								
25.71%	CK	4	<i>Cornus kousa</i>	Kousa Dogwood	2.5"	10'-12'	B&B	Full, Match, Straight leader
	QS	9	<i>Quercus shumardii</i>	Shumard Oak	2"	12-14'	B&B	Full, Match, Straight leader
	PC	4	<i>Pistacia chinensis</i>	Chinese Pistache	4"	14-16'	B&B	Full, Match, Tall Crown for Sight Triangles**
EVERGREEN CANOPY TREES								
	IA	3	<i>Ilex x attenuata 'Savannah'</i>	Savannah Holly	1.5"	6-10'	B&B	Full, Match, Straight leader
DECIDUOUS UNDERSTORY TREES								
25.71%	VA	9	<i>Viburnum awabuki 'Chirido'</i>	Chindo Viburnum	-	8-10'	B&B	Full, Match, Straight leader
EVERGREEN/DECIDUOUS SHRUBS								
	CA	18	<i>Calliargus americana</i>	Beautyberry	-	15"	3 GAL	Full, Match
	CS	18	<i>Camellia sinensis</i>	Tea Camellia	-	15"	3 GAL	Full, Match
	GD	19	<i>Gardenia jasminoides 'Radicans'</i>	Dwarf Gardenia	-	15"	3 GAL	Full, Match
	IV	25	<i>Ilex vomitoria 'Schilling's'</i>	Schilling's Dwarf Holly	-	15"	3 GAL	Full, Match
	JP	18	<i>Juniperus procumbens 'Nana'</i>	Nan's Garden Juniper	-	15"	3 GAL	Full, Match
	LC	9	<i>Laropetalum chinensis 'Savama'</i>	Daruma Loropetalum	-	15"	3 GAL	Full, Match
	MC	12	<i>Myrica carifera</i>	Wick Myrtle	-	15"	3 GAL	Full, Match

*CAL. AND HT. REFERS TO SIZE OF PLANT MATERIAL AT TIME OF INSTALLATION. ALL PLANT MATERIAL SPECIFIED MUST MEET OR EXCEED THE PLANT CAL. AND HT. AT TIME OF INSTALLATION.
**SEE 2/C700 LANDSCAPE NOTE #16 FOR TREES WITHIN SIGHT TRIANGLES.



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Project
HOLLOWAY STREET
ABC STORE

1928 AND 1930
HOLLOWAY STREET
DURHAM, NC 27707
DURHAM COUNTY NC

P.I.N. 0831-12-95-2949
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2. 11/21/2019 COMMENTS
3. 12/20/2019 BIO PLANS

CONSTRUCTION DRAWINGS
NOT ISSUED
FOR CONSTRUCTION

Sheet Title
LANDSCAPE
PLAN

Sheet Number

C700