

VICINITY MAP

SURVEY DISCLAIMER
 ALTA/NSPS LAND TITLE SURVEY ISSUE NOVEMBER 01, 2017 PROVIDED BY ATLAS PINEVILLE, NORTH CAROLINA
 PHONE: 980-949-8478

- LEGEND**
- EXISTING TREELINE
 - PROPOSED TREELINE
 - EXISTING TREE
 - PROPOSED TREE
 - PROPOSED SHRUBS
 - PROPOSED SEED/SOD
 - LIMITS OF SEED



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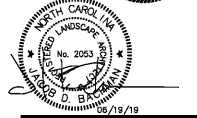
20101 West Catawba Avenue
 Cornelius
 North Carolina 28031

PLANTING PLAN

Project No.
 4493

Issued
 03/28/19

Revised



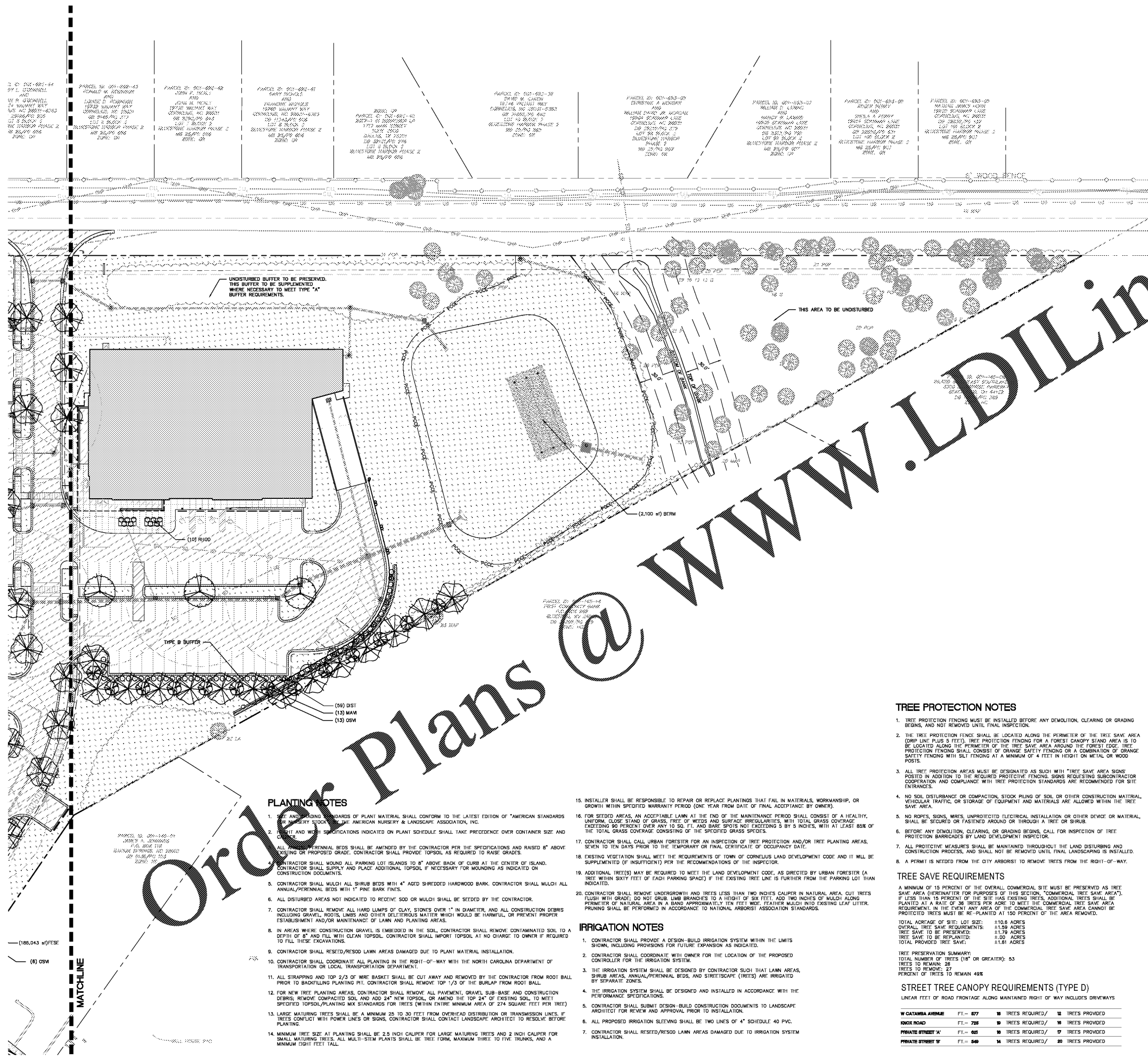
SCALE: 1"=30'

0 15' 30' 60'

C-701

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PLANTING NOTES

- SIZE AND PLANTING METHODS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC.
- HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE AND CALIBER.
- ALL PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 8" ABOVE FINISH OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS INDICATED ON CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" 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.
- CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH 4" AGED SHREDDED HARDWOOD BARK. CONTRACTOR SHALL MULCH ALL ANNUAL/PERENNIAL BEDS WITH 1" PINE BARK FINES.
- ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEED BY THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, RODS, LIMBS AND OTHER DELETERIOUS MATERIAL WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
- CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
- CONTRACTOR SHALL COORDINATE ALL PLANTING IN THE RIGHT-OF-WAY WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL TRANSPORTATION DEPARTMENT.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW TREE PLANTING AREAS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR AMEND THE TOP 24" OF EXISTING SOIL TO MEET SPECIFIED TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE).
- LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
- MINIMUM TREE SIZE AT PLANTING SHALL BE 2.5 INCH CALIPER FOR LARGE MATURING TREES AND 2 INCH CALIPER FOR SMALL MATURING TREES. ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TO FIVE TRUNKS, AND A MINIMUM EIGHT FEET TALL.

IRRIGATION NOTES

- CONTRACTOR SHALL PROVIDE A DESIGN-BUILD IRRIGATION SYSTEM WITHIN THE LIMITS SHOWN, INCLUDING PROVISIONS FOR FUTURE EXPANSION AS INDICATED.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE LOCATION OF THE PROPOSED CONTROLLER FOR THE IRRIGATION SYSTEM.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY CONTRACTOR SUCH THAT LAWN AREAS, SHRUB AREAS, ANNUAL/PERENNIAL BEDS, AND STREETSCAPE (TREES) ARE IRRIGATED BY SEPARATE ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PERFORMANCE SPECIFICATIONS.
- CONTRACTOR SHALL SUBMIT DESIGN-BUILD CONSTRUCTION DOCUMENTS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PROPOSED IRRIGATION SLEEVING SHALL BE TWO LINES OF 4" SCHEDULE 40 PVC.
- CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO IRRIGATION SYSTEM INSTALLATION.

TREE PROTECTION NOTES

- TREE PROTECTION FENCING MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING OR GRADING BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
- THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STAND AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
- ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
- NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL, OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
- NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
- BEFORE ANY DEMOLITION, CLEARING, OR GRADING BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY LAND DEVELOPMENT INSPECTOR.
- ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.
- A PERMIT IS NEEDED FROM THE CITY ARBORIST TO REMOVE TREES FROM THE RIGHT-OF-WAY.

TREE SAVE REQUIREMENTS

A MINIMUM OF 15 PERCENT OF THE OVERALL COMMERCIAL SITE MUST BE PRESERVED AS TREE SAVE AREA (HEREINAFTER FOR PURPOSES OF THIS SECTION, "COMMERCIAL TREE SAVE AREA"). IF LESS THAN 15 PERCENT OF THE SITE HAS EXISTING TREES, ADDITIONAL TREES SHALL BE PLANTED AT A RATE OF 36 TREES PER ACRE TO MEET THE COMMERCIAL TREE SAVE AREA REQUIREMENT. IN THE EVENT ANY AREA OF THE COMMERCIAL TREE SAVE AREA CANNOT BE PROTECTED, TREES MUST BE RE-PLANTED AT 150 PERCENT OF THE AREA REMOVED.

TOTAL ACREAGE OF SITE, LOT SIZE:	110.6 ACRES
OVERALL TREE SAVE REQUIREMENTS:	17.59 ACRES
TREE SAVE TO BE PRESERVED:	11.79 ACRES
TREE SAVE TO BE REPLANTED:	5.80 ACRES
TOTAL PROVIDED TREE SAVE:	17.59 ACRES

TREE PRESERVATION SUMMARY:
 TOTAL NUMBER OF TREES (18" OR GREATER): 53
 TREES TO REMAIN: 26
 TREES TO BE REPLANTED: 27
 PERCENT OF TREES TO REMAIN: 49%

STREET TREE CANOPY REQUIREMENTS (TYPE D)

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDES DRIVEWAYS

STREET	FT	TREES REQUIRED	TREES PROVIDED
W CATAWBA AVENUE	FT-- 877	18	18
ROCK ROAD	FT-- 726	16	16
PRIVATE STREET 'A'	FT-- 603	13	13
PRIVATE STREET 'B'	FT-- 540	14	14

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