

**LANDSCAPING & IRRIGATION NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING AND IRRIGATION FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SODDED AREAS, SHRUB BEDS, PARKING LOT ISLANDS, ROADSIDE SIGN BASE(S), MONUMENT PLANTERS, AND OTHER DISTURBED AREAS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING INCLUDING PROVIDING AS-BUILT DRAWINGS WHERE REQUIRED.
- IRRIGATION CONTRACTOR SHALL BE EXPERIENCED IN IRRIGATION DESIGN AND INSTALLATION AND SHALL PROVIDE PROOF OF CERTIFICATION AS A "CERTIFIED IRRIGATION CONTRACTOR" ACCORDING TO THE IRRIGATION ASSOCIATION OF AMERICA. CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM INSTALLATION WITH 100% COVERAGE OF DESIGNATED PLANTING AREAS USING HEAD TO HEAD COVERAGE, MINIMIZING POSSIBLE OVERTHROW ONTO NON-POROUS SURFACES. IRRIGATION SYSTEM SHALL BE ZONED AND TIED AS APPROPRIATE TO MEET PLANT MATERIAL AND LAWN AREA WATERING REQUIREMENTS. TIMER/CONTROL TO BE LOCATED INSIDE BUILDING NEAR ELECTRICAL PANEL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
- IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC WEED BLOCK LANDSCAPE MESS UNDER THE MULCH TO PREVENT WEED GROWTH.
- CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR GREATER DIAMETER. OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0 OR AS APPLICABLE TO THE REGION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE DATE (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT THE BUSINESS OPENS FOR BUSINESS TO THE PUBLIC. CONTRACTOR TO WARRANT ALL LANDSCAPING FOR A TOTAL OF 1 YEAR.
- GENERAL CONTRACTOR TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL GRASS AREAS. GRASS (SOD) TO BE LEVEL, ROLLED AND MOWABLE.
- ALL LANDSCAPING TREES, SHRUBS, ETC. SHALL NOT INTERFERE WITH THE VISIBILITY OF SIGNAGE.
- CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
- ALL PLANTING AREAS WITHIN PROPERTY BOUNDARY ARE TO BE WATERED WITH A FULL AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WITH FREEZE GUARD. ALL IRRIGATION COMPONENTS SHALL BE CONTAINED WITHIN THE BOUNDARY OF THE SITE. IRRIGATION TO PLANTING AREAS OUTSIDE OF THE PROPERTY BOUNDARY SHALL ORIGINATE FROM IRRIGATION HEADS WITHIN THE PROPERTY BOUNDARY. CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED IRRIGATOR WHO SHALL PROVIDE DETAILED IRRIGATION DRAWINGS WITH SUPPORTING PRESSURE LOSS AND FLOW CALCULATIONS. THESE SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AS SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
- OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED WITH HARDWOOD ONLY. PINE STRAW OR EQUIVALENT IS NOT AN ACCEPTABLE MULCH.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" ARE ONLY GUIDELINE. SPECIFICATIONS AND SHALL BE CONSIDERED MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL IRRIGATION SLEEVING TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR. VERIFY LOCATIONS WITH IRRIGATION CONTRACTOR. SLEEVING SHALL BE SCH 40 PVC AND SHALL BE BURIED 18"-24" BELOW FINISHED GRADE. ENDS OF SLEEVES SHALL EXTEND 12" PAST THE EDGES OF ALL PAVING AND CURBS AND SHALL BE CLEARLY MARKED FOR FUTURE USE BY THE IRRIGATION CONTRACTOR.

PRESIDENTIAL PARK WEST  
PROPERTY OWNER, LLC  
DB 8468 PG 932  
PB 151 PG 77  
LAND USE: RETAIL  
ZONING: IL/CC  
TIER: SUBURBAN

MONRO MUFFLER BRAKE, INC.  
DB 7156 PG 927  
PB 165 PG 169  
LAND USE: RETAIL  
ZONING: CC  
TIER: SUBURBAN

LANDSCAPING LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	MIN. INSTALLED SIZE
	SOUTHERN SUGAR MAPLE	ACER BARBATUM	26	2" CAL.
	EASTERN REDBUD	CERCIS CANADENSIS	24	1" CAL.
	SHANTUNG MAPLE	ACER TRUNCATUM	7	1" CAL.
	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	41	15" HEIGHT
	DWARF GARDENIA	GARDENIA JASMINOIDES 'RADICANS'	42	15" HEIGHT
	JAPANESE HOLLY	ILEX CRENATA 'COMPACTA'	37	15" HEIGHT
	DWARF SOUTHERN WAX MYRTLE	MYRICA CERIFERA 'DON'S DWARF'	39	15" HEIGHT
	NANDINA (NON FRUIT BEARING)	NANDINA DOMESTICA 'FIRE POWER'	38	15" HEIGHT
	SOD (BERMUDA) (PIN SOD ON SLOPES)			
	HARDWOOD MULCH (4" MIN. THICKNESS)			

**LANDSCAPING CALCULATIONS:**

**INTERIOR PARKING LANDSCAPING:**  
 REQUIRED: 1 TREE PER 2,000 SF OF VEHICLE USE AREA  
 = 15,215 SF / 2,000 SF = 7.6 TREES  
 PROVIDED: = 8 TREES

REQUIRED: 1 SHRUB PER 250 SF OF VEHICLE USE AREA  
 = 15,215 SF / 250 SF = 60.86 SHRUBS  
 PROVIDED: = 65 SHRUBS

**STREET/PERIMETER LANDSCAPING:**  
 REQUIRED: 1 UNDERSTORY TREE PER 30' OF FRONTAGE  
 = 210' / 30' = 7 TREES  
 PROVIDED: = 7 TREES

REQUIRED: 1 SHRUB PER 3'  
 = 210' / 3' = 70 SHRUBS  
 PROVIDED: = 70 SHRUBS

**SOUTH DECIDUOUS BOUNDARY BUFFER:**  
 REQUIRED: 4 CANOPY TREES + 6 UNDERSTORY TREES + 38 SHRUBS PER 100 LINEAR FEET  
 = 135' / 100' = 5.4 CANOPY TREES + 8.1 UNDERSTORY TREES + 51 SHRUBS  
 EXISTING: = 1 CANOPY TREES + 2 UNDERSTORY TREES + 26 SHRUBS  
 PROVIDED: = 5 CANOPY TREES + 7 UNDERSTORY TREES + 26 SHRUBS

**NORTH DECIDUOUS BOUNDARY BUFFER:**  
 REQUIRED: 2 CANOPY TREES + 2 UNDERSTORY TREES + 12 SHRUBS PER 100 LINEAR FEET  
 = 107' / 100' = 2.14 CANOPY TREES + 2.14 UNDERSTORY TREES + 12.84 SHRUBS  
 PROVIDED: = 3 CANOPY TREES + 3 UNDERSTORY TREES + 30 SHRUBS

**TREE COVERAGE CALCULATIONS:**

**TREE COVERAGE:**  
 REQUIRED: 15% TREE COVERAGE REQUIRED FOR NON-RESIDENTIAL SUBURBAN TIER SITE  
 = 40,285 SF \* 15% = 6,043 SF OF TREE COVERAGE  
 PROVIDED: = 6,050 SF

**2" CALIBER HARDWOOD:**  
 STANDARD: 175 SF / 1 TREE  
 PROVIDED: = 22 \* 175 SF = 3,850 SF

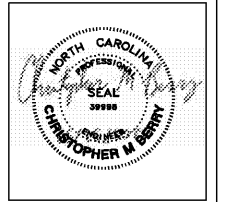
**1" CALIBER HARDWOOD:**  
 STANDARD: 100 SF / 1 TREE  
 PROVIDED: = 22 \* 100 SF = 2,200 SF

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**BERRY ENGINEERS LLC**  
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 3465 KETTER SW, SUITE 109  
 CLEVELAND, TN 37312  
 TEL: (423) 790-5880  
 DBA BERRY ENGINEERS, PLLC; FIRM LICENSE: P-1188

**DEVELOPER:**  
 BELTERRA PARTNERS, LLC.  
 728 SHADES CREEK PKWY  
 SUITE 130  
 BIRMINGHAM, AL 35209

**PROJECT:**  
 O'REILLY AUTO PARTS  
 2801 S MIAMI BLVD  
 DURHAM, NC



REVISIONS	
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**SHEET NAME:**  
 SITE LANDSCAPING PLAN

**DATE:** 06/15/2019

**DRAWN BY:** CSH

**CHECKED BY:** CMB

**PROJECT NO.:** 19065

**SHEET NUMBER:**  
 L-01

