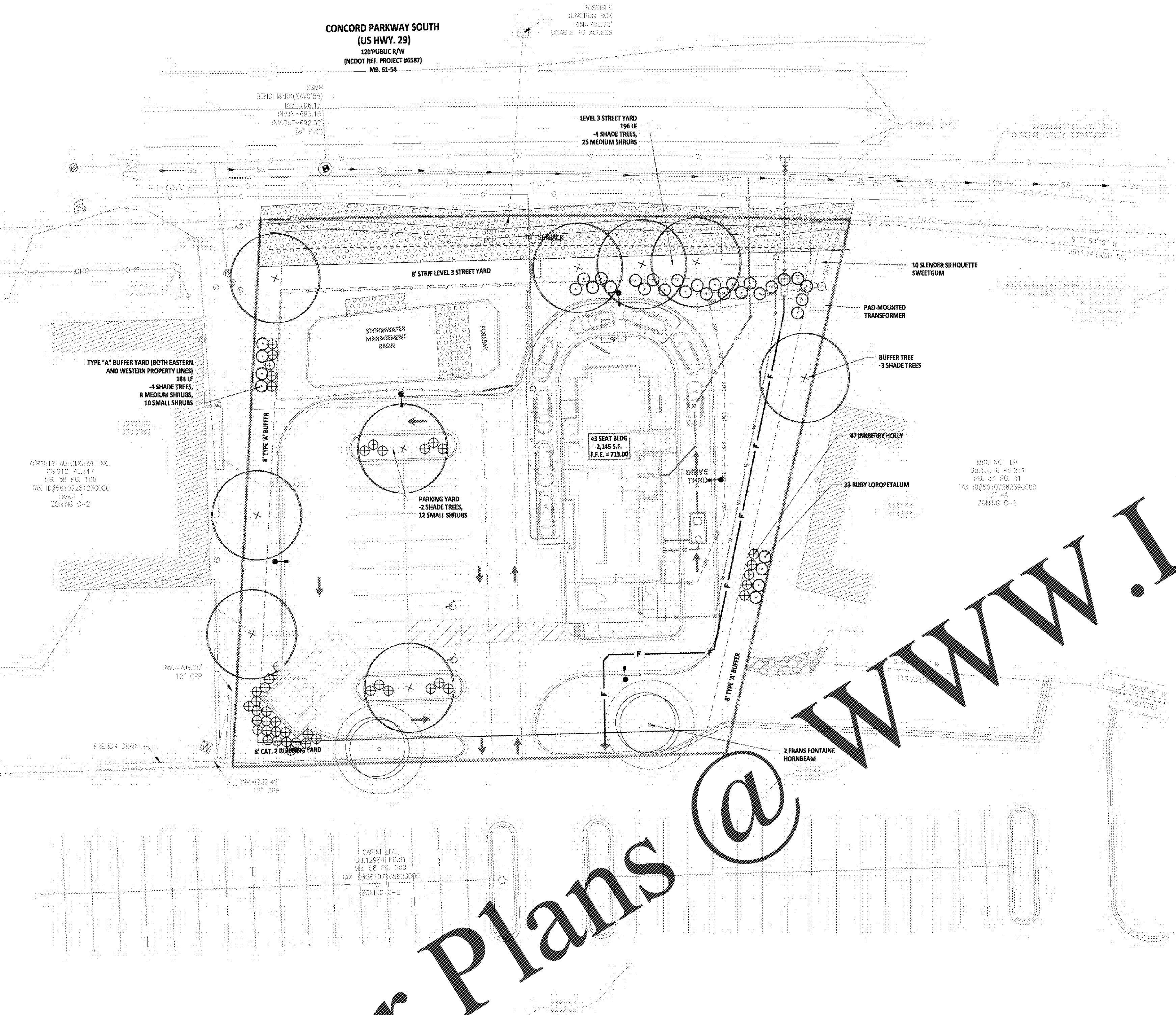
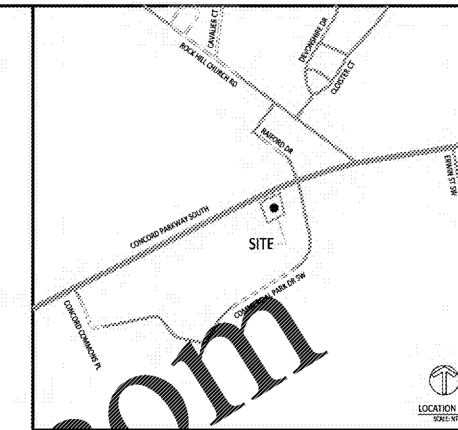


LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- GAS LINE
- POWER LINE (OVERHEAD)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- FENCE
- POWER LINE (UNDERGROUND)
- LANDSCAPE BUFFER
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- RIPRAP



LANDSCAPE NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ANSI A300 STANDARD FOR TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT-STANDARD PRACTICES.
2. ALL PLANT STOCK SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK.
3. ALL PLANTING AREAS SHALL MEET THE REQUIREMENTS OF THE CONCORD DEVELOPMENT ORDINANCE ARTICLE 11 AND TECHNICAL STANDARDS ARTICLE 7.
4. HEIGHT AND WIDTH OF PLANT MATERIAL SUPERSEDES CONTAINER SIZE.
5. UTILITIES SHALL BE LOCATED BEFORE PLANTING. WWW.NC811.ORG.
6. PLANTING LOCATIONS WILL BE ADJUSTED TO PROVIDE SUFFICIENT SPACE FOR UTILITIES, EASEMENTS, STREET LIGHTING, TRAFFIC SIGNS, AND SIGHT TRIANGLES. 3' CLEARANCE AROUND ALL SIDES OF FIRE HYDRANTS AND UTILITY APPURTENANCES. ON PUBLIC STREETS, NO TREES SHALL BE PLANTED WITHIN 75' OF APPROACHING A STOP SIGN. NO PLANTS OR SIGNS OVER 2' WITHIN ANY SIGHT TRIANGLES.
7. ANY PROPOSED REDESIGN OF THE APPROVED PLANTING PLAN OR PLANT SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE CITY ARBORIST BEFORE INSTALLATION.
8. ALL TREES AND THEIR PLANTED LOCATIONS SHALL BE INSPECTED BY CITY STAFF BEFORE APPROVAL. ANY PLANT MATERIAL WHICH HAS DIED, TURNED BROWN, OR DEFOLIATED PRIOR TO INSPECTION SHALL BE REPLACED.
9. ANY PROPOSED PRIVATE IRRIGATION SHALL MAY BISECT BUT NOT RUN PARALLEL WITHIN UTILITY EASEMENTS OR STREET RIGHT OF WAYS, AND SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD CODE OF ORDINANCES CHAPTER 62, SECTION 62-164.

PLANT INSTALLATION & MAINTENANCE NOTES:

1. ALL LANDSCAPING SHALL BE OF NURSERY STOCK QUALITY AND SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.
2. ALL LANDSCAPING SHALL BE ADAPTABLE TO CLIMATIC CONDITIONS OF THE AREA.
3. LARGE TREES SHOULD NOT BE PLANTED WITHIN EASEMENTS AND A MINIMUM OF 6' FROM UTILITY LINES, UNLESS OTHERWISE SPECIFIED BY REVIEWING AGENCY. SHRUBS MAY BE PLANTED IN EASEMENTS, BUT A MINIMUM OF 3' FROM UTILITY LINES, UNLESS OTHERWISE SPECIFIED BY REVIEWING AGENCY.
4. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION.
5. ALL LANDSCAPING SHALL AT ALL TIMES PRESENT A HEALTHY, NEAT, CLEAN, ORDERLY, DISEASE-FREE AND PEST-FREE APPEARANCE.
6. ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
7. EXCESS SOIL SHALL BE DISPOSED OF IN A LEGAL MANNER.
8. ANY DEAD PLANT MATERIAL OR MATERIAL THAT FAILS TO SHOW HEALTHY GROWTH MUST BE REMOVED WITHIN 30 DAYS.
9. REPLACEMENT OF REMOVED PLANT MATERIAL MUST TAKE PLACE WITHIN 90 DAYS OF REMOVAL OR NOTIFICATION BY THE CITY, WHICHEVER OCCURS FIRST.
10. ANY REPLACEMENT PLANT MATERIAL MUST MEET THE SIZE AND OTHER CHARACTERISTICS OF NEWLY PLANTED MATERIAL.
11. IF USING STAKES AND GUYS SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO THE SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OF PLASTIC OR HOSE-COVERED WIRE. AFTER THE WARRANTY PERIOD HAS ENDED, STAKES AND GUYS SHALL BE REMOVED.
12. CONTRACTOR IS RESPONSIBLE TO CONTACT MISS UTILITIES (811) 48 HOURS PRIOR TO COMMENCEMENT OF WORK. CONTACT LANDSCAPE ARCHITECT IF FIELD CONFLICTS/DISCREPANCIES ARISE.
13. CONTRACTOR RESPONSIBLE TO VERIFY PLANT COUNTS. PLANTING PLAN SHALL GOVERN IN THE CASE OF A CONFLICT.
14. ALL PLANTS SHALL MEET OR EXCEED STANDARDS AS DETERMINED BY THE AMERICAN STANDARD OF NURSERY STOCK.
15. CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
16. WHEN POSSIBLE, PLANTING SHALL BE INSTALLED BETWEEN SEPTEMBER 1 - JUNE 30TH AND IN FAVORABLE WEATHER CONDITIONS. WHEN PLANTING MUST BE PERFORMED OUTSIDE OF SPECIFIED DATES, PLANTS MUST BE WATERED ON A REGULAR BASIS TO ENSURE VIABILITY.
17. PLANT VARIETIES, SIZES AND LAYOUT SHALL CONFORM ACCURATELY TO THE LANDSCAPE PLAN. CONTACT LANDSCAPE ARCHITECT FOR FIELD CONFLICTS.
18. DISTURBED AREAS SHALL BE SEEDED OR MULCHED.
19. PLANT SUBSTITUTIONS SHALL BE BROUGHT TO THE ATTENTION OF AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. MULCH USED ON-SITE SHALL BE OF A NON-DYED, NATURAL HARDWOOD VARIETY TO BE INSTALLED AT A MAXIMUM DEPTH OF 3".

TOPSOIL / PLANTING MIX MINIMUM REQUIREMENTS:

1. TOPSOIL/PLANTING MIX SHOULD BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHOULD BE UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHOULD BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. TOPSOIL SHOULD NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
2. TOPSOIL/PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH 5.5-7.0 AND THE FOLLOWING COMPOSITION:

CLAY (RED CLAY, WELL PULVERIZED)	MINIMUM 10%; MAXIMUM 35%
COMPOST*/ORGANIC	MINIMUM 5%; MAXIMUM 10%
SILT	MINIMUM 30%; MAXIMUM 50%
COARSE SAND (FREE OF ROCKS, 0.5 TO 1.0 MM F)	MINIMUM 30%; MAXIMUM 45%

3. ORGANIC MATERIAL SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS
4. RECOMMENDATIONS:
5. ALL PLANTING AREAS SHOULD BE TESTED FOR PROPER DRAINAGE. DRAINAGE SHOULD BE CORRECTED AS NECESSARY TO INSURE PROPER TREE GROWTH AND SURVIVAL. THE FOLLOWING LEVEL OF NUTRIENT ELEMENTS IS RECOMMENDED FOR PROPER GROWTH:

CALCIUM	55 - 80%
MAGNESIUM	10 - 30%
POTASSIUM	5 - 8%

SEEDING SCHEDULE FOR LAWNS & SLOPES (MAXIMUM 3:1):

DATE	TYPE	PLANTING RATE
AUG 15 - NOV 1	TALL FESCUE	300 LBS/ACRE
NOV 1 - MAR 1	TALL FESCUE AND ABRUZZI RYE	300 LBS/ACRE OR ANNUAL RYE
MAR 1 - APR 15	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
MAR 1 - JUL 15	HULLED COMMON BERMUDA GRASS OR HYBRID BERMUDA GRASS OR CENTIPEDE GRASS OR ZOYSIA GRASS OR ST. AUGUSTINE GRASS	200 LBS/ACRE
APR 15 - JUN 30	WEEPING LOVE GRASS OR BAHIA GRASS	25 LBS/ACRE
JUL 1 - AUG 15	TALL FESCUE AND	120 LBS/ACRE
	*** BROWNTOP MILLET	35 LBS/ACRE
	*** OR SORGHUM-SUDAN HYBRIDS	30 LBS/ACRE

PLANT SCHEDULE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
		TREES				
	12	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SWEETGUM	3" CALIPER	B & B	10' MINIMUM HEIGHT
	2	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	2" CALIPER	B & B	8' MINIMUM HEIGHT
		SHRUBS				
	33	LOROPETALUM CHINENSE 'RUBY'	RUBY LOROPETALUM	#3	CONT.	36-42" MIN. HEIGHT
	47	ILEX GLABRA	INKBERRY HOLLY	#3	CONT.	18-24" MIN. HEIGHT

REQUIRED CALCULATIONS

STREET YARD REQUIREMENTS:
PROPERTY LINE ALONG CONCORD PARKWAY SOUTH
196 LF
REQUIRED: CLASS 3 STREET YARD
1 SHADE TREE PER 40'-50'
.5 POINTS PER LINEAR FOOT (98 POINTS)
4 SHADE TREES, 25 MEDIUM SHRUBS
PROVIDED: 4 SHADE TREES, 25 MEDIUM SHRUBS
BUILDING YARD REQUIREMENTS:
LEFT SIDE OF BUILDING ADJACENT TO PARKING LOT
90 LF
REQUIRED: CATEGORY 1 BUILDING YARD
1 ORNAMENTAL TREE PER 30'
8 SMALL SHRUBS PER 30'
.4 POINTS PER LINEAR FOOT (36 POINTS)
PROVIDED: 2 ORNAMENTAL TREES, 24 SMALL SHRUBS

PARKING LOT YARD REQUIREMENTS:
REQUIRED: 1 SHADE TREE AND 8 SMALL SHRUBS PER 10 PARKING SPACES
2 SHADE TREES, 12 SMALL SHRUBS
PROVIDED: 2 SHADE TREES, 12 SMALL SHRUBS
BUFFER YARD REQUIREMENTS:
EASTERN AND WESTERN PROPERTY LINES
184 LF (E) , 184 LF (W)
REQUIRED: TYPE "A" BUFFER YARD
1 SHADE TREE PER 100'
.2 POINTS PER LINEAR FOOT (37 POINTS)
2 SHADE TREES, 4 MEDIUM SHRUBS, 5 SMALL SHRUBS (E)
2 SHADE TREES, 4 MEDIUM SHRUBS, 5 SMALL SHRUBS (W)
PROVIDED: 2 SHADE TREES, 4 MEDIUM SHRUBS, 5 SMALL SHRUBS (E)
2 SHADE TREES, 4 MEDIUM SHRUBS, 5 SMALL SHRUBS (W)

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 34936 CURTIS MATTHEW JONES

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON. AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

POPEYE'S
915 CONCORD PARKWAY SOUTH
CONCORD, NC 28027

MODIFICATION LOG

JOB NUMBER:	C200030
CHECKED BY:	CMJ
DRAWN BY:	CDA
DATE:	8-19-2020

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226
704-375-2438
FIRM # C-3881

LANDSCAPE PLAN

SHEET: C7.1

Order Plans @ www.LDPline.com