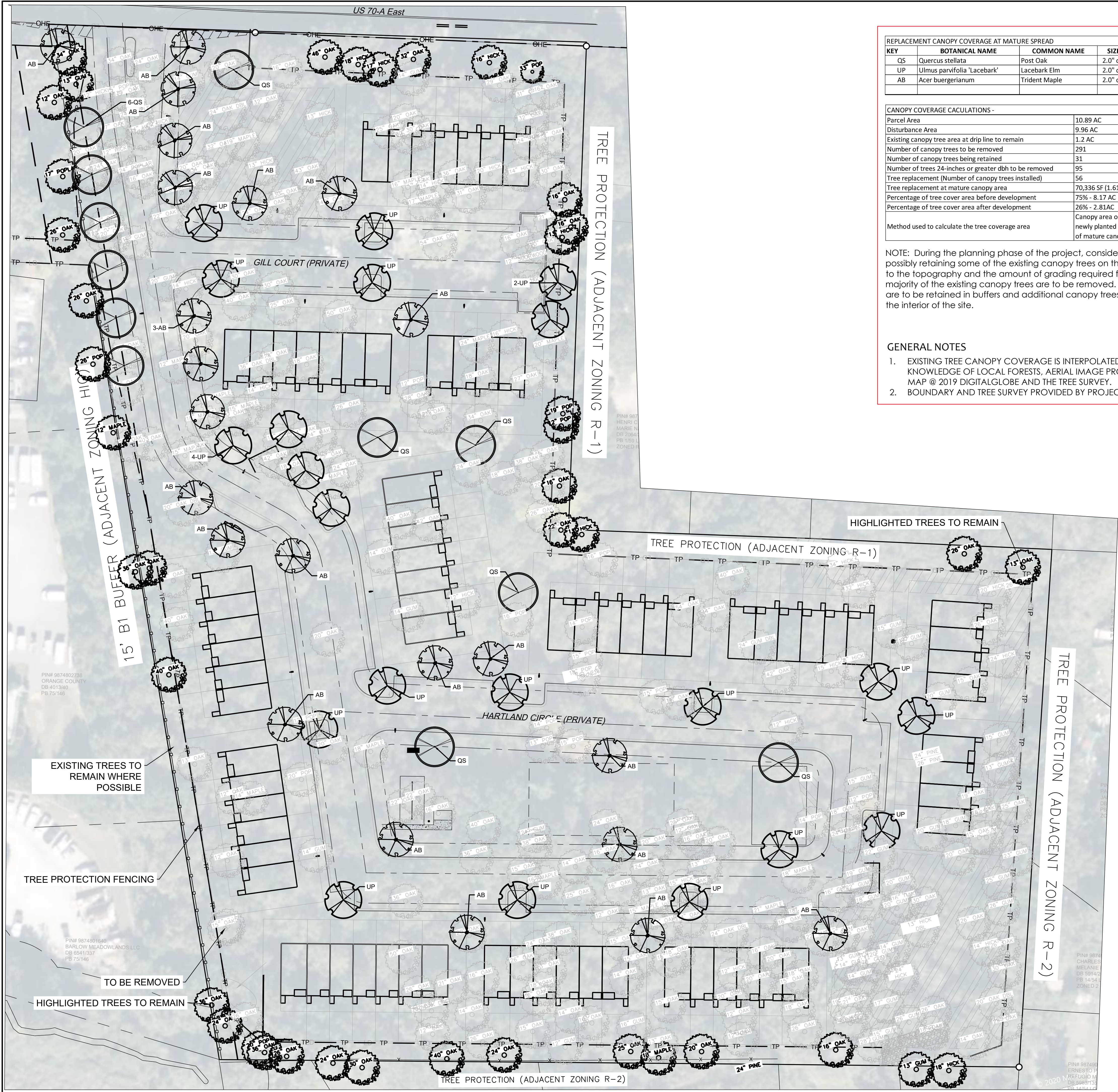




| REPLACEMENT CANOPY COVERAGE AT MATURE SPREAD |                             |               |          |      |           |                |                       |                       |
|----------------------------------------------|-----------------------------|---------------|----------|------|-----------|----------------|-----------------------|-----------------------|
| KEY                                          | BOTANICAL NAME              | COMMON NAME   | SIZE     | QTY. | AVE HT FT | AVE SPD FT (D) | AVE SF OF COVERAGE EA | MATURE CANOPY AREA SF |
| QS                                           | Quercus stellata            | Post Oak      | 2.0" cal | 12   | 45        | 40             | 1256                  | 15072                 |
| UP                                           | Ulmus parvifolia 'lacebark' | Lacebark Elm  | 2.0" cal | 21   | 45        | 40             | 1256                  | 26376                 |
| AB                                           | Acer buergerianum           | Trident Maple | 2.0" cal | 23   | 45        | 40             | 1256                  | 28888                 |
|                                              |                             |               |          |      |           |                |                       | 70336                 |

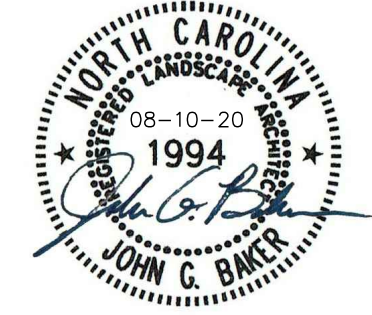
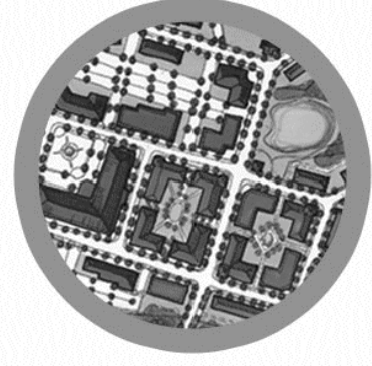
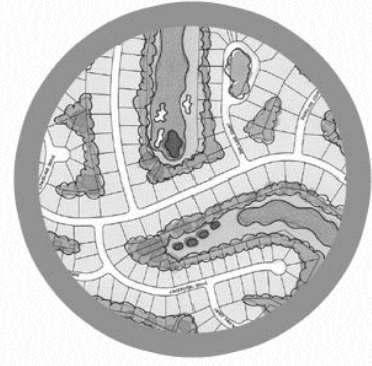
| CANOPY COVERAGE CALCULATIONS -                         |                                                                                                                 |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Parcel Area                                            | 10.89 AC                                                                                                        |
| Disturbance Area                                       | 9.96 AC                                                                                                         |
| Existing canopy tree area at drip line to remain       | 1.2 AC                                                                                                          |
| Number of canopy trees to be removed                   | 291                                                                                                             |
| Number of canopy trees being retained                  | 31                                                                                                              |
| Number of trees 24-inches or greater dbh to be removed | 95                                                                                                              |
| Tree replacement (Number of canopy trees installed)    | 56                                                                                                              |
| Tree replacement at mature canopy area                 | 70,336 SF (1.61AC)                                                                                              |
| Percentage of tree cover area before development       | 75% - 8.17 AC                                                                                                   |
| Percentage of tree cover area after development        | 26% - 2.81AC                                                                                                    |
| Method used to calculate the tree coverage area        | Canopy area of existing trees retained plus newly planted trees at estimated square feet of mature canopy area. |

- SYMBOLS LEGEND
- FIRE HYDRANT
  - OVERHEAD LIGHTING

## Tree Inventory (removal, retain, & new)

NOTE: During the planning phase of the project, consideration was given to possibly retaining some of the existing canopy trees on the site. However, due to the topography and the amount of grading required for the project, the majority of the existing canopy trees are to be removed. Existing canopy trees are to be retained in buffers and additional canopy trees are planted within the interior of the site.

- GENERAL NOTES
- EXISTING TREE CANOPY COVERAGE IS INTERPOLATED FROM KNOWLEDGE OF LOCAL FORESTS, AERIAL IMAGE PROVIDED BY BING MAP @ 2019 DIGITALGLOBE AND THE TREE SURVEY.
  - BOUNDARY AND TREE SURVEY PROVIDED BY PROJECT ENGINEER.



| REVISIONS: |                   |
|------------|-------------------|
| 6-19-20    | COMMENTS REVISION |
| 7-20-20    | COMMENTS REVISION |
| 8-10-20    | COMMENTS REVISION |

TREE PROTECTION PLAN  
EAST VILLAGE AT MEADOWLANDS  
1317 HWY 70A  
HILLSBOROUGH, NC 26278

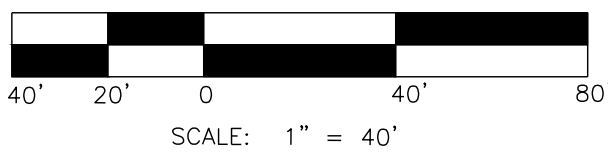
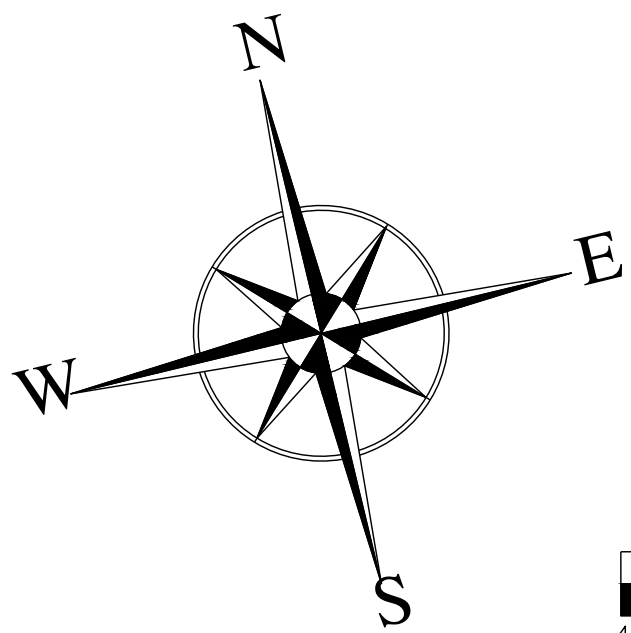
SCALE:  
1:40  
DRAWN BY:  
JCB  
PROJECT #

DATE:  
05-18-20

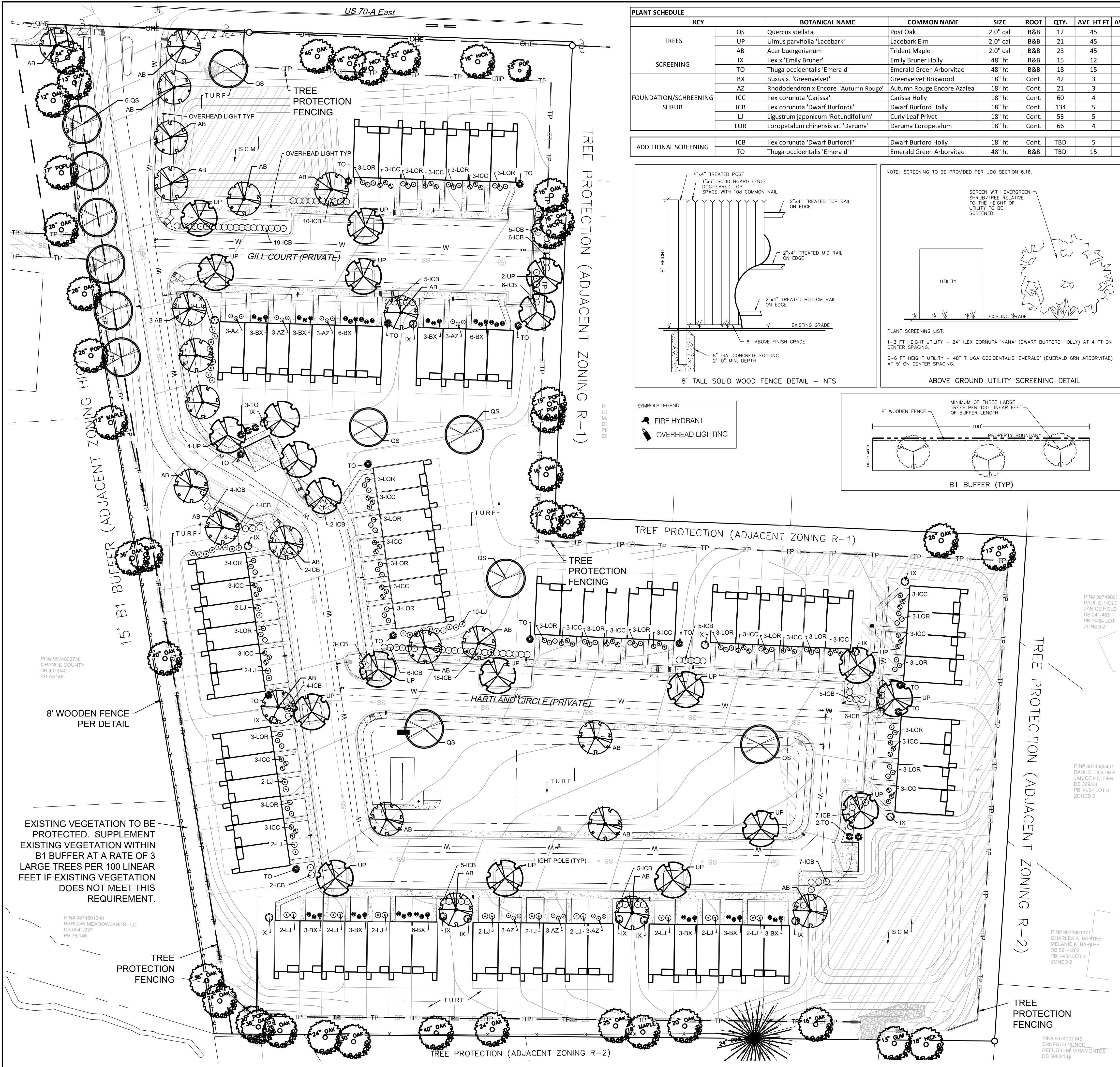
SHEET

L-2

OF







**PARKING LANDSCAPE REQUIREMENTS**

ONE SHADE TREE REQUIRED PER SEVEN REQUIRED PARKING SPACES  
TREES REQUIRED - 152 REQUIRED SPACES / 7 = 22 PROVIDED = 22

5' PLANTING AREA BETWEEN PARKING AND BUILDING FACE:  
PROVIDED AT THE BUILDING FRONT AND ALONG DRIVE LANE.

MIN 300 SF LANDSCAPE ISLAND CONTAINING A SHADE TREE - A WAIVER IS REQUESTED DUE TO SOME ISLANDS ARE SLIGHTLY UNDERSIZED.

**BUFFER REQUIREMENTS**

RSU ADJACENT TO R-1 AND R-2 ZONING HAS NO BUFFER REQUIREMENT.

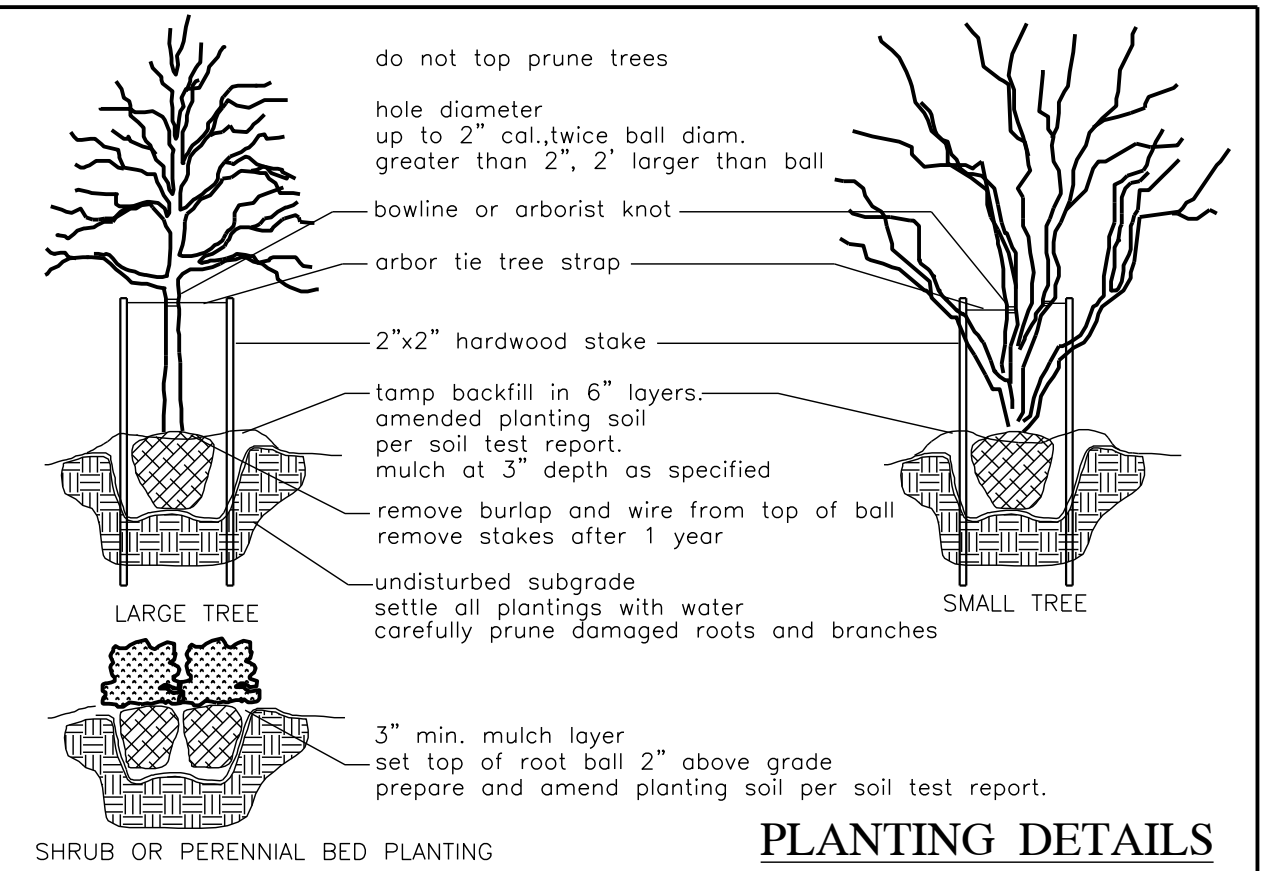
RSU ADJACENT TO HIC ZONING - 15' B-1 AT 3 LARGE SHADE TREES PER 100' REQUIRED. BUFFER PROVIDED BY EXISTING VEGETATION TO THE GREATEST EXTENT POSSIBLE, SUPPLEMENT WITH SHADE TREE IF REQUIRED.

**SCREEN REQUIREMENTS**

EVERGREEN SCREEN - PROVIDED AT DUMPSTER, PARKING LOT AND PER TYPICAL DETAIL FOR ABOVE GROUND UTILITIES.

**SHADE TREE REQUIREMENTS**

SHADE TREES PER MIN 40' ON CENTER - PROVIDED WHERE NOT IN CONFLICT WITH OVERHEAD LIGHTING AND UTILITIES.

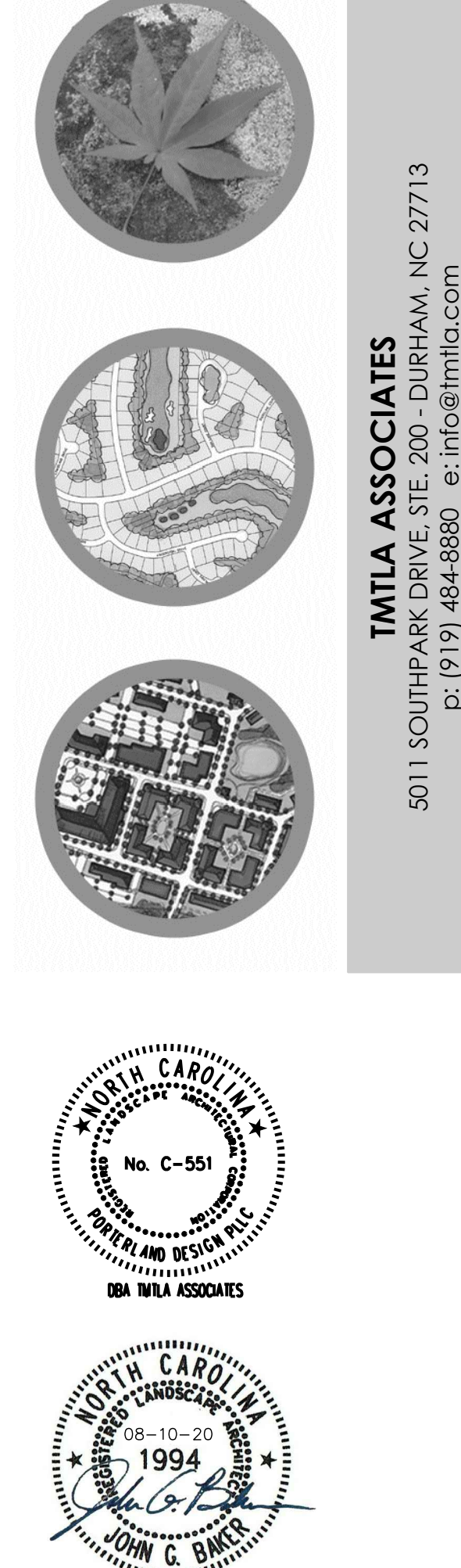
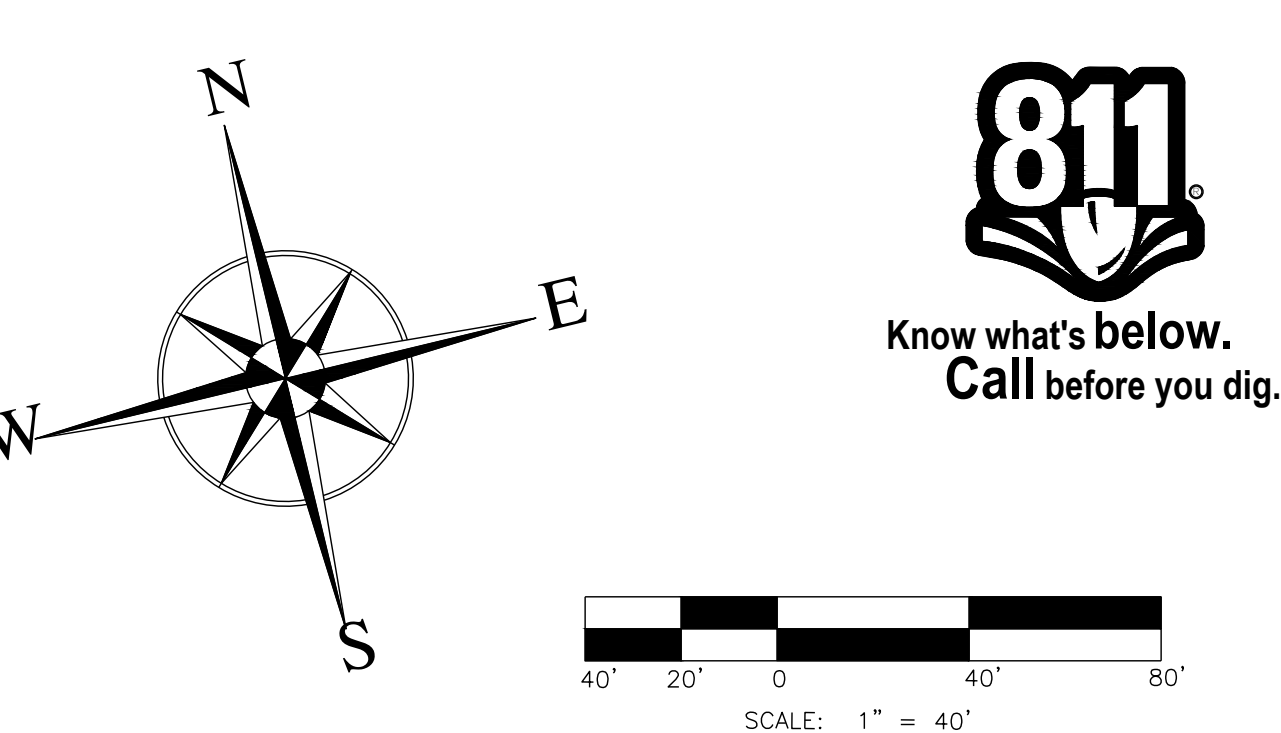


**GENERAL PLANTING NOTES**

- VERIFICATION OF TOTAL QUANTITIES AS SHOWN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
- ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- SET TOP OF TREE ROOT BALL 4" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
- PLANT MATERIAL SHALL CARRY A ONE YEAR WARRANTY AND REPLACEMENT GUARANTEE.
- AMEND PLANTING SOIL WITH FERTILIZER AND/OR LIME PER SOIL TEST REPORT AT THE RECOMMENDED MANUFACTURERS APPLICATION RATE.
- GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- ALL TREES HAVE BEEN LOCATED WITH RESPECT TO KNOWN OR EXISTING FACILITIES OR STRUCTURES. COORDINATE FIELD ADJUSTMENT WITH PROJECT OWNER OR AGENT.
- ALL PLANT BEDS AND PLANT MATERIAL SHALL BE MAINTAINED IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
- REPORT ANY DISCREPANCIES TO THE PROJECT OWNER OR AGENT.
- SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR AGENT.
- APPLY 3" OF DOUBLE SHREDDED HARDWOOD MULCH TO ALL PLANTING AREAS.
- ADD COMPOST TO PLANTING SOIL TO ACHIEVE 5% ORGANIC CONTENT
- ALL MULCH BEDS ARE TO HAVE A SPADE-CUT EDGED WHEN ADJACENT TO TURF AREAS.

**LANDSCAPE NOTES**

- All landscaping to be installed and maintained in accordance with the Town of Hillsborough Unified Development Ordinance and the latest edition of nursery standard by the American Nursery and Landscape Association (ANLA).
- Call utility locator service prior to any construction on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
- Do not change the design without approval from the Owner and permit issuing Authority.
- All landscape areas not specified shall be finished as either a mulched landscape bed or as turf.
- All grass turf areas shall be permanently seeded with Rebel IV or Lesco tall turf fescue and established per sediment and erosion control requirements.
- No trees shall be located within utility easements.
- Landscape contractor shall verify plant quantities. If discrepancy exists, use quantity as shown on the plan.



REVISIONS:

| NO.     | DATE     | REVISION |
|---------|----------|----------|
| 6-19-20 | COMMENTS | REVISION |
| 7-20-20 | COMMENTS | REVISION |
| 8-10-20 | COMMENTS | REVISION |

LANDSCAPE PLAN EAST VILLAGE AT MEADOWLANDS 1317 HWY 70A HILLSBOROUGH, NC 27278

SCALE: 1:40

DRAWN BY: JCB

PROJECT #

DATE: 05-18-20

SHEET

OF L-1