

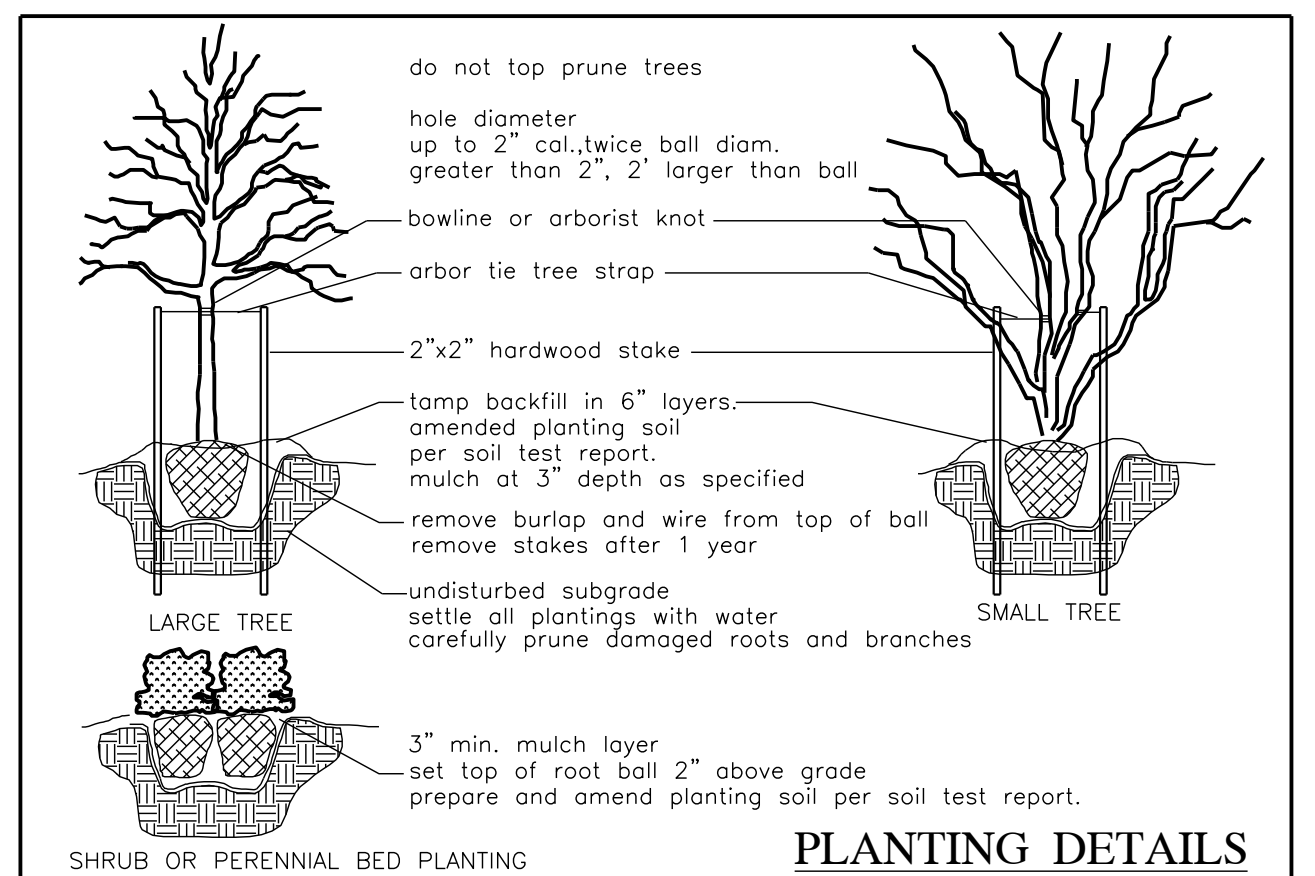
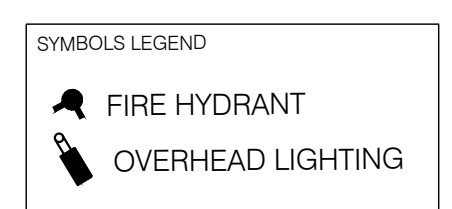
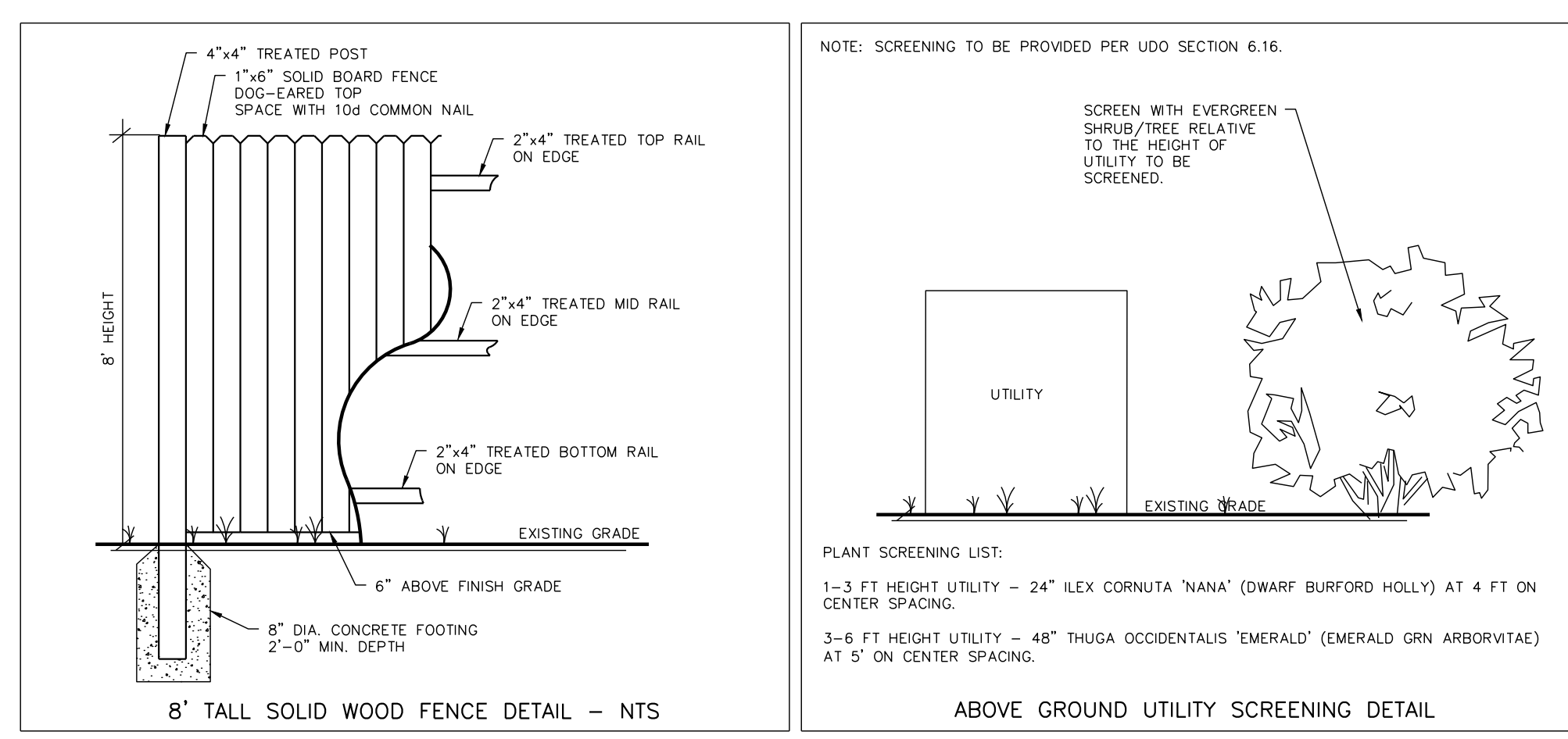
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	AVE HT FT	AVE SPD FT
TREES	QS	Quercus stellata	Post Oak	2.0" cal	B&B	12	45
	UP	Ulmus parvifolia 'Lacebark'	Lacebark Elm	2.0" cal	B&B	21	45
	AB	Acer buergerianum	Trident Maple	2.0" cal	B&B	23	45
SCREENING	IX	Ilex x 'Emily Bruner'	Emily Bruner Holly	48" ht	B&B	15	12
	TO	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	48" ht	B&B	18	15
	BX	Buxus x 'Greenvelvet'	Greenvelvet Boxwood	18" ht	Cont.	42	3
FOUNDATION/SCREENING SHRUB	AZ	Rhododendron x 'Encore Autumn Rouge'	Autumn Rouge Encore Azalea	18" ht	Cont.	21	3
	ICC	Ilex cornuta 'Carissa'	Carissa Holly	18" ht	Cont.	60	4
	ICB	Ilex cornuta 'Dwarf Burfordii'	Dwarf Burford Holly	18" ht	Cont.	134	5
	LJ	Ligustrum japonicum 'Rotundifolium'	Curly Leaf Privet	18" ht	Cont.	53	5
	LOR	Loropetalum chinensis vr. 'Daruma'	Daruma Loropetalum	18" ht	Cont.	66	4
ADDITIONAL SCREENING	ICB	Ilex cornuta 'Dwarf Burfordii'	Dwarf Burford Holly	18" ht	Cont.	TBD	5
	TO	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	48" ht	B&B	TBD	15

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.

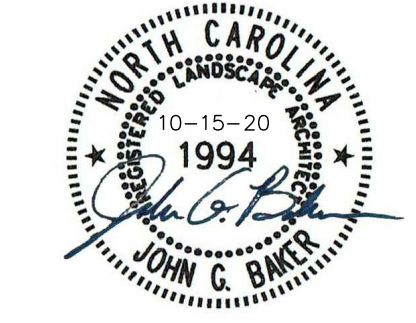
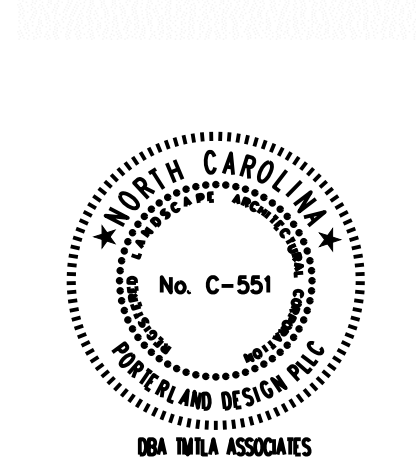
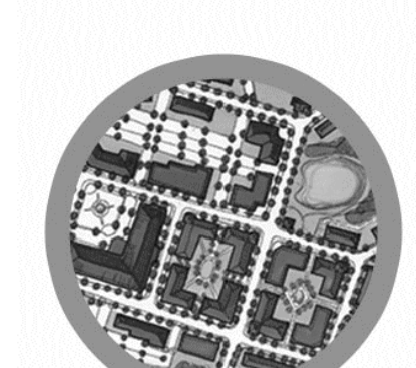
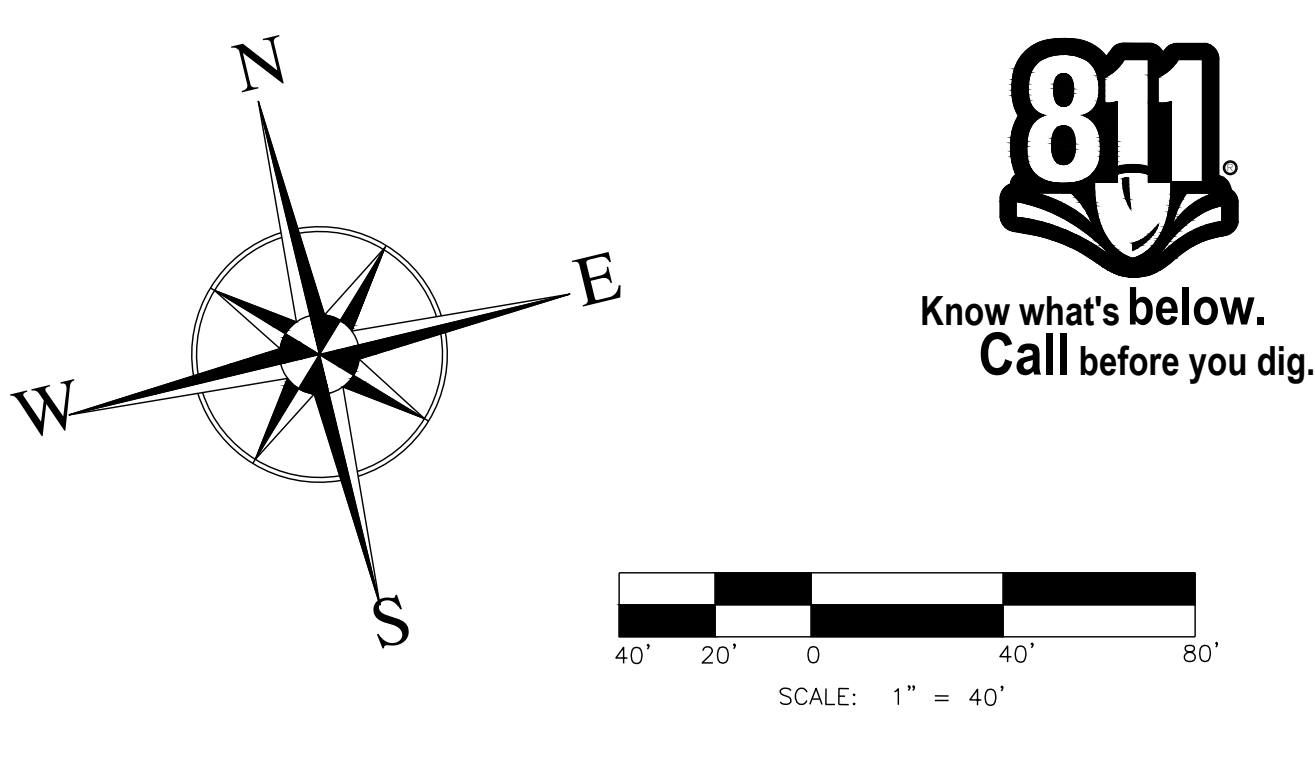
SCREEN REQUIREMENTS
 EVERGREEN SCREEN - PROVIDED AT DUMPSTER, PARKING LOT AND
 PER TYPICAL DETAIL FOR ABOVE GROUND UTILITIES.

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:**
- 6-19-20 COMMENTS REVISION
 - 7-20-20 COMMENTS REVISION
 - 8-10-20 COMMENTS REVISION
 - 10-15-20 TREE SAVE

Landscaping Plan
EAST VILLAGE AT MEADOWLANDS
 1317 HWY 70A
 HILLSBOROUGH, NC 27278

SCALE:
 1:40
 DRAWN BY:
 JGB
 PROJECT #

DATE:
 05-18-20
 SHEET

L-1
 OF

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