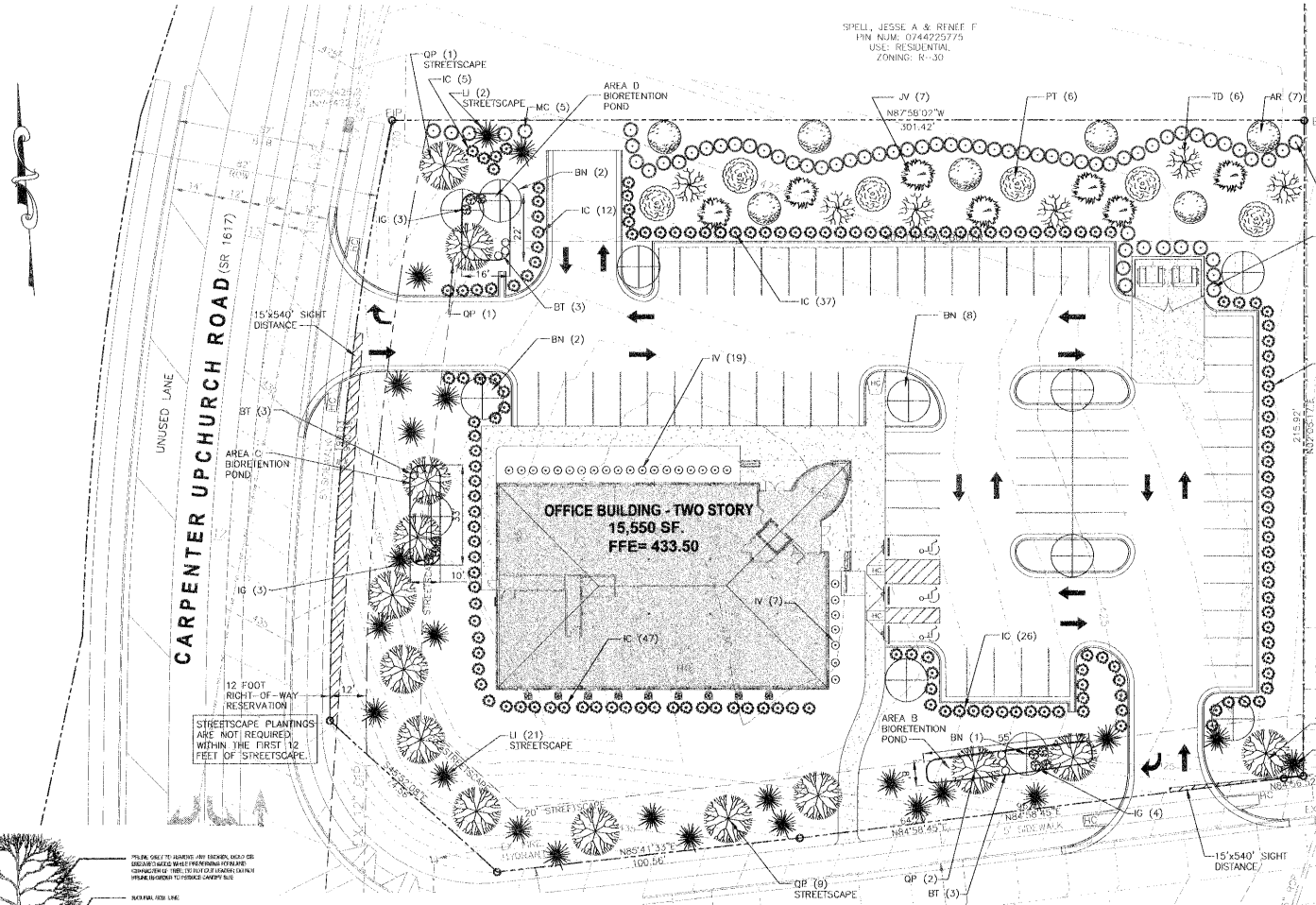


PLANTING NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
2. Plant locations to be approved in field prior to installation.
3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect and Owner.
4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
5. Prepare plant beds per specifications.
6. Install plants and mulch beds with 3" of pinestraw. Submit a sample for approval prior to installation.
7. Lawn areas to be seeded; except as noted. Refer to specs.
8. Landscape Contractor to guarantee plant materials for a one year period following substantial completion per specifications.
9. Lawn areas damaged by Landscape Contractor to be reseeded and established at no additional cost to the owner.

VEHICULAR USE AREA:

1. All parking spaces within 60 ft. of a tree trunk.
2. All medians and/or islands planted with trees shall be at least 10 ft. wide with a minimum of 300 sf of permeable soil per canopy tree.
3. Screening to be provided to a min. height of 3'-0" for length of the parking area.
4. Sidewalks and driveways that cut through the screen, connecting the Vehicular Use Area to streets and other properties, are not included in the calculations.
5. Screening emphasis should be on parking area for vehicles vs. drives.

FOUNDATION PLANTING REQUIREMENTS:

1. Foundation planting shall be designed to break up the mass of the building. The sum length of this planting must equal at least 50% of the length of that side of the building (or the length of building utilizing foundation planting).

LANDSCAPE MAINTENANCE PLAN:

Advantage Reality Group and their agents, heirs or assigns have primary responsibility for the installation, preservation and maintenance of all plantings and physical features shown on this plan as it relates to the construction of this project. The landlord has the secondary responsibility. Advantage Reality Group shall have the primary responsibility and the landlord has the secondary responsibility for annual the maintenance of the vegetation on this outparcel to include but not limited to:

a. Fertilization: Lawn: Fertilize lawns twice per year (February 15 - March 15 and again Sept. 1 - October 31) according to soil test. Fertilize warm season grasses once during growing season per soil test.

b. Pruning: Pruning shall be limited to removal of dead wood or branches for trees or for sight distances/safety reasons. The Shigo standards should adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges.

c. Pest Control: Pre-emergent weed control for lawns and shrub beds may be applied in February. Chemical treatment for insect infestations and disease may be applied and shall be specific to the problem.

d. Mulching: Mulching shall be maintained at a depth of 2-3" in plant beds. Mulch shall be reapplied every two years.

e. Mowing: Primary fescue lawns shall be maintained at a height of 3" and shall be mowed approximately 30 times per year. Secondary turf areas may be maintained higher and less frequently. Warm season grasses shall be mowed as needed during the growing season to maintain the recommended height of the species of turf grass.

f. Plant Protection: Avoid excess intrusion into the root zone area of established plantings.

g. Watering: If any irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.

h. Failure to maintain all plantings in accordance with this plan may constitute a violation of the Unified Development Ordinance and may result in fines.

LANDSCAPE CALCULATIONS

STREETSCAPES
- HIGH HOUSE ROAD = 342.59' - 30' (DRIVE) = 312.59'
  312.59'/40' = 7.8 OR 8 CANOPY TREES REQUIRED
  8 CANOPY TREES PROVIDED
  312.59'/20' = 15.62 OR 16 ORNAMENTAL TREES REQUIRED
  16 ORNAMENTAL TREES PROVIDED
- CARPENTER UPCHURCH ROAD - 196.08' - 33' (DRIVE) = 166.08'
  166.08'/40' = 4.1 OR 5 CANOPY TREES REQUIRED
  5 CANOPY TREES PROVIDED
  166.08'/20' = 8.3 OR 9 ORNAMENTAL TREES REQUIRED
  9 ORNAMENTAL TREES PROVIDED

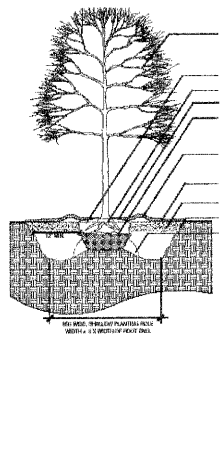
NORTH BUFFER - 40' TYPE 'A' OPAQUE BUFFER
26 TREES PROVIDED
(50% EVERGREEN)
49 EVERGREEN SHRUBS PROVIDED

EAST BUFFER - NONE REQUIRED
PARKING PERMETER SHRUBS ONLY

VEHICULAR USE AREA PLANTING
- EVERGREEN SHRUBS REQUIRED TO SCREEN PARKING
- SHADE TREES - ALL PARKING SPACES WITHIN 60' OF TREE TRUNK
  8 TREES PROVIDED

BIORETENTION POND PLANTING CALCULATIONS
1000 SHRUBS AND TREES PER ACRE OF POND.
- AREA B POND
  85X55 = 440 SF/43560 = 0.010X1000=10TREES & SHRUBS REQUIRED
  3 TREES & 7 SHRUBS PROVIDED
- AREA C POND
  10'x 33' = 330 SF/43560 = 0.009X1000=9TREES & SHRUBS REQUIRED
  3 TREES & 6 SHRUBS PROVIDED
- AREA D POND
  16'X22 = 352 SF/43560 = 0.009X1000=9TREES & SHRUBS REQUIRED
  3 TREES & 6 SHRUBS PROVIDED

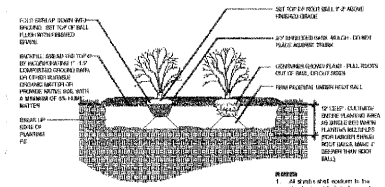
NOTES:
1. THE EVERGREEN SHRUBS PROPOSED IN THE STREETSCAPE TO CREATE AN EVERGREEN OPAQUE SCREEN SHOULD BE ALLOWED TO OBTAIN A MINIMUM HEIGHT OF 6'.
2. TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF BUFFERS AND STREETSCAPES, THE CONTRACTOR SHALL CUT MINIMUM 2' TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT, RAHER THAN TEAR, ROOTS.
3. IF APPLICABLE, THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.



NOTES:
1. Contractor to verify that adequate drainage exists prior to planting.
2. Do not wrap trunk of tree.
3. Staking of trees is not recommended, except in windy areas or for large evergreen trees. If staking is done, flexible straps and hoses or other similar devices used and must be removed at appropriate time. Property Owner is responsible for replacement of damaged or destroyed trees.
4. All trees shall conform to the standards set forth in the most recent American Standards for Nursery Stock published by the American Association of Nurserymen (A.A.N.).
5. Trees with multi-trunks divided by more than 18" of soil will be rejected prior to installation.
6. A root collar examination for all trees specified will be made by the Town Arborist to ensure the trees were not planted/grown too deeply at the source (nursery). Landscape contractor shall have supplier check ground level on trees rejected. If Town Arborist determines that there is inadequate soil over root crown, the trees will be rejected.

REF SEE: ALL REVISED

DETAIL NO: **LA-24**



NOTES:
1. All shrubs shall conform to the standards set forth in the most recent American Standard for Nursery Stock published by the American Association of Nurserymen (A.A.N.).
2. Root analysis shall be obtained prior to planting. Size of ball to be reviewed as recommended.
3. Shrub properties of balled & burlapped or container grown plants shall be inspected by the Town Arborist prior to planting. Plants that are found to be unacceptable may be rejected.

REF SEE: ALL REVISED

DETAIL NO: **LA-25**

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
QP	9	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STREET TREE
LI	25	LAGERSTROEMIA INDICA	CREPE MYRTLE	2" CAL.	STREET TREE
BN	8	BETULA NIGRA	RIVER BIRCH	2" CAL.	VEHICLE SHADE TREE
AR	7	ACER RUBRUM	RED MAPLE	2" CAL.	TYPE 'A' BUFFER
TD	6	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	TYPE 'A' BUFFER
JV	7	JUNIPERUS VIRGINIANA	EASTER RED CEDAR	2" CAL.	TYPE 'A' BUFFER
PT	6	PINUS TAEDA	LOBLOLLY PINE	2" CAL.	TYPE 'A' BUFFER
MC	65	MYRICA CENIFERA	WAX MYRTLE	24" - 3 GAL.	TYPE 'A' BUFFER DUMPSTER SCREEN
IV	28	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	18" - 3 GAL.	FOUNDATION
IC	156	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" - 3 GAL.	PARKING SCREEN
IG	10	ILEX GLABRA	INKBERRY HOLLY	36" - 3 GAL.	BIO RETENTION
BT	9	BERBERIS THUNBEGII	JAPANESE BARBERRY	2.5" CAL.	BIO RETENTION
QP	5	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	STREET TREE BIO RETENTION
BN	4	BETULA NIGRA	RIVER BIRCH		BIO RETENTION

Cary Project Number
05-SP-154

APPROVED
TOWN OF CARY

Appoved by _____ Date 3/31/06
Planning _____ Date 3/31/06
Engineering TS Date 4-12-06

05-SP-154

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

REVISIONS
1. 01-27-06 REVISED PER TOWN OF CARY 1st REVIEW.
2. 03-10-06 REVISED PER TOWN OF CARY 2nd REVIEW.

ADVANTAGE REALTY GROUP IV
OFFICE BUILDING
2128 HIGH HOUSE ROAD
CARY NC

SCALE: 1"=20'
ORIGINAL DATE: 12-16-05
LATEST REVISION DATE: 03-10-06
PROJECT NO.: 04-157

LANDSCAPE PLAN

NORTH CAROLINA PROFESSIONAL SEAL 12550 ENGINEER DAVID H. GLENN

DEVELOPMENT ENGINEERING, INC.
Professional Engineering Consultants
244 W. Millbrook Road, Raleigh, NC 27609
P. O. Box 17705, Raleigh, NC 27619
Phone: 919-847-8300
Fax: 919-847-2130
E-mail: Office@d-e-inc.com

SHEET NO. 4

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