

GENERAL LANDSCAPE NOTES

- 1. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY AND VIGOROUS, FREE OF DEFECTS, DECAY, ENCIRCLING ROOTS, SUNSCALD, INJURIES, ABRASIONS, DISEASE, PESTS AND ALL FORMS OF INFESTATIONS.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED, AS INDICATED IN THE PLANT SCHEDULE.
3. ALL TREES MUST HAVE A STRAIGHT TRUNK, BE FULL HEADED AND MEET ALL SPECIFIED REQUIREMENTS.
4. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL TREES, SHRUBS, PLANTS AND GROUNDCOVERS ARE SUBJECT TO APPROVAL BEFORE, DURING AND AFTER INSTALLATION.
5. CONTRACTOR SHALL TAG ALL TREES (AS DESIGNATED IN THE PLANT LIST) AT THE NURSERY FOR APPROVAL PRIOR TO PURCHASE.
6. ALL EXISTING TREES ADJACENT TO PEDESTRIAN WALKWAYS SHALL BE BRANCHED 6'-7' PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES. ALL EXISTING TREES WITHIN 10' OF SITE DISTANCE TRIANGLES SHALL BE BRANCHED 8' MINIMUM, PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
7. ALL PLANTING BEDS AND TREE RINGS MUST BE COMPLETELY MULCHED AS SPECIFIED.
8. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AND SHOULD BE CONSIDERED AS APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL AVOID DAMAGE TO ALL UNDERGROUND UTILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL UTILITY DAMAGE (MAINS, LINES, STRUCTURES, POLES ETC.) THAT OCCURS AS A RESULT OF LANDSCAPE CONSTRUCTION.
9. EXISTING, HEALTHY, WELL-FORMED CANOPY TREES SHALL BE PRESERVED WHERE POSSIBLE AND INCLUDED AS PART OF THE TOWN OF CARY REQUIRED LANDSCAPE AREAS.
10. STAKING OF ALL NEW PLANT MATERIALS SHALL BE APPROVED PRIOR TO INSTALLATION
11. PLANT MATERIALS SHALL BE INSTALLED ACCORDING TO THE TOWN OF CARY COMMUNITY APPEARANCE MANUAL, LANDSCAPE SECTION.
12. NO UPPER STORY TREE SHALL BE INSTALLED WITHIN 5FT OF THE RIGHT-OF-WAY, EDGE OF PAVEMENT, EDGE OF SIDEWALK OR BACK OF CURB OR WITHIN 20 FEET OF LIGHT POLE.
13. ALL SHRUB, GROUND COVER AND ANNUAL PLANT MATERIALS SHALL BE COMPLETELY COVERED WITH TRIPLE GROUND HARDWOOD MULCH TO A MINIMUM OF 3" IN DEPTH.
14. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS PVIOUS GRADING AND GROWING CONDITIONS.
16. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACK FILLING.
17. ALL STRAPPING, TOP 1/2 OF WIRE BASKET AND TOP 1/2 OF BURLAP SHALL BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
18. IN ALL PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, CONSTRUCTION DEBRIS, COMPACTED SOIL AND ADD 24" OF NEW TOPSOIL OR UNCOMPACT AND AMEND 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES.
19. ALL SHRUBS INSTALLED AS VEHICLE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM OF 36 INCHES.
20. ENSURE NOT SINGLE SPECIES OF TREE CONSTITUTES MORE THAN 25% OF THE INDIVIDUALS OF ITS TYPE (CANOPY/ORNAMENTAL) ON THE SITE.
21. CONTRACTOR SHALL INSTALL BLACK NON-WOVEN FABRIC UNDER PLANTING BED MULCH TO PREVENT WEED GROWTH.
22. ALL PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES SHALL BE CLEARLY MARKED AND KEPT CLEAR OF DEBRIS DURING CONSTRUCTION.
23. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
24. CONTRACTOR SHALL CLEAN ENTIRE SITE OF CONSTRUCTION DEBRIS AND RAKE ALL CONSTRUCTION AREAS.
25. CONTRACTOR SHALL MAINTAIN LANDSCAPING FOR AT LEAST 30 DAYS AFTER SODDING AND PLANTING SHRUBS AND PLANTS. CONTRACTOR SHALL MAINTAIN LANDSCAPING FOR 60 DAYS AFTER SEEDING OR AS LONG AS NECESSARY TO ESTABLISH A UNIFORM STAND OF THE SPECIFIED GRASSES, OR UNTIL SUBSTANTIAL COMPLETE OF THE PROJECT OR UNTIL ACCEPTANCE OF THE LAWN AND SHRUBS, WHICHEVER IS LATER.
26. PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO THE TOWN STAFF OF CARY SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOIL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE SOIL TESTING REPORTS. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST OR OTHER SPECIALIST AS DETERMINED ACCEPTABLE BY THE PLANNING DIRECTOR.

BUFFER PLANTING NOTES

- 1. ANY BUFFER MUST PERFORM ITS FUNCTION WITHIN 3-5 YEARS.
2. NO TRENCH-TYPE CUTTING ALLOWED. ROOTS SHOULD BE CUT, NOT RIPPED.
3. EXISTING TREES ARE PREFERRED OVER NEW PLANTING IF THEY ACHIEVE THE SAME PURPOSE.
4. RECOGNIZE THE SITE'S ORIENTATION THROUGH APPROPRIATE PLANT SELECTION AND EXPOSURE.
5. LIMIT TREE PLANTING WITHIN THE CRZ OF EXISTING TREES TO NO MORE THAN 25% ENCRoACHMENT AS DETERMINED BY STAFF UNLESS ZONING CONDITIONS REQUIRES TOTAL PROTECTION OF THE CRZ. INSTALLATION OF EVERGREEN PLANTINGS INTO THE CRZ MAY NOT BE ALLOWED IF IT WILL CAUSE SIGNIFICANT DAMAGE TO THE ROOTS AND/OR THE EVERGREEN PLANTS WOULD NOT BE VIABLE DUE TO THE EXISTING TREE CANOPY.
6. FENCES, WALLS, AND BERMS ARE OPTIONAL AND ARE NOT CONSIDERED A SUBSTITUTE FOR THE REQUIRED PLANTING.
7. IF FENCES OR WALLS ARE USED, THEY MUST BE SET BACK FROM EITHER BUFFER EDGE A MINIMUM OF FIVE (5) FEET.
8. ALL FENCES OR WALLS MUST MEET THE REQUIREMENTS OF THE SAC. THE MAXIMUM HEIGHT OF A RETAINING WALL ADJACENT TO A RESIDENTIAL DEVELOPMENT IS SIX (6) FEET.
9. PLANT SPECIES ARE TO BE SELECTED FROM THE SUGGESTED LIST CONTAINED IN THIS MANUAL.
10. THE BUFFER DIAGRAMS APPLIES TO REQUIRED STREETSCAPES FOR RESIDENTIAL DEVELOPMENTS ALONG MAJOR COLLECTORS AND THOROUGHFARES.
11. FENCES SHOULD NOT BE USED FOR THE PURPOSE OF ENCLOSING BUFFERS AND STREETSCAPES INTO INDIVIDUAL LOTS (I.E. TOO MUCH POTENTIAL FOR DAMAGE TO VEGETATION BY INDIVIDUAL HOMEOWNERS).
12. IF BERMS ARE USED WITHIN STREETSCAPES AND/OR BUFFERS, THEY MUST BE PERMANENTLY STABILIZED BY APPROPRIATE VEGETATION AND ADDITIONAL PLAN MATERIALS ADDED TO ENHANCE THE REQUIRED AESTHETIC AND PERFORMANCE STANDARDS. SLOPES GREATER THAN 3 TO 1 SHALL NOT BE STABILIZED WITH TURF GRASS, BUT WITH OTHER GROUNDCOVER SUCH AS WEEPING LOVE GRASS, LOW JUNIPERS, ETC.

VEHICULAR USE AREA PLANTING NOTES

- 1. ONE VEHICULAR PLANTING AREA IS REQUIRED FOR EVERY 5,000SF OF OUTDOOR DISPLAY AREA FOR A RETAIL AUTOSALES SITE.
2. TWO(2) UNDER STORY TREES ARE REQUIRED IN-LIEU-OF ONE(1) UPPER STORY TREE FOR A RETAIL AUTOSALES SITE.
3. ALLOW FOR 2-2.5LF VEHICLE OVERHAND CLEARANCE BEHIND FACE OF CURB AND INFRONT OF MATURE PLANTINGS.

STREETSCAPE PLANTING NOTES

- 1. NON-LINEAR ARRANGEMENT OF TREES IS PREFERRED. TREES MAY BE PLANTED IN A LINEAR ARRANGEMENT PARALLEL TO THE STREET DEPENDING ON THE SITE'S LOCATION AND IS SUBJECT TO THE APPROVAL OF THE APPROVING PLANNING DIRECTOR.
2. STREETSCAPE SHALL BE INSTALLED TO MINIMIZE CONFLICT BETWEEN TREES, UTILITIES, ROADWAYS, SIDEWALKS, SIGHT DISTANCE TRIANGLES AND STREET LIGHTS.
3. STREET TREES SHALL BE MEDIUM TO LARGE DECIDUOUS TREES, UNLESS THE USE OF SMALLER TREES IS REQUIRED DUE TO CONFLICTS WITH SIGHT LINES OR UTILITIES.
4. THE APPROVING AGENCY MAY REQUIRE A PERCENTAGE OF EVERGREEN TREES WHEN AN OPAQUE SCREEN IS NECESSARY.
5. NO TREES SHALL BE INSTALLED WITHIN THE SIGHT DISTANCE TRIANGLES FOR SITE INGRESS/EGRESS, AS INDICATED ON THE PLANS.

TREE PROTECTION NOTES

- 1. PRIOR TO ANY LAND DISTURBANCE, PROTECTIVE BARRIERS, SUCH AS SILT FENCE, SUPER SILT FENCE, WELDED WIRE FENCE OR BOARD FENCE, SHALL BE ERECTED ALONG THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE, OR ALONG THE LIMITS OF CLEARING AND GRADING OF ANY GROUP OF TREES, AS APPLICABLE, TO BE PRESERVED. PROTECTIVE BARRIERS SHALL REMAIN SO ERECTED THROUGHOUT ALL PHASES OF CONSTRUCTION. NO GRADING CHANGES OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS OR FILL SHALL BE ALLOWED WITHIN THE AREA PROTECTED BY THE BARRIER. NO CONSTRUCTION TRAFFIC, PARKING OF VEHICLES, OR DISPOSAL OF LIQUIDS IS PERMITTED WITHIN THE TREE PROTECTION AREA. ALL PROTECTIVE BARRIERS SHALL DISPLAY TREE PROTECTION AREA SIGNAGE, AS INDICATED ON DETAIL 0400.25, THIS SHEET.
2. TREE ROOTS WHICH MUST BE SEVERED SHALL BE CUT BY A TRENCHER OR SIMILAR EQUIPMENT ALIGNED RADIALLY TO THE TREE. THIS METHOD REDUCES THE LATERAL MOVEMENT OF THE ROOTS DURING EXCAVATION, WHICH IF DONE BY OTHER METHODS COULD DAMAGE THE INTERTWINED ROOTS OF ADJACENT TREES. THIS EFFORT SHALL TAKE PLACE AND BE COMPLETE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. WITHIN FOUR HOURS OF ANY SEVERING OF ROOTS, ALL EXPOSED AND/OR DAMAGED TREE ROOTS SHALL BE TRIMMED CLEANLY AND COVERED TEMPORARILY WITH MOIST PEAT MOSS, MOIST BURLAP OR OTHER MOIST BIO-DEGRADABLE MATERIAL TO MINIMIZE OVER DRYING UNTIL PERMANENT COVER CAN BE INSTALLED.
4. NO TOXIC MATERIALS, INCLUDING PETROLEUM PRODUCTS, SHALL BE STORED WITHIN 100 FEET OF THE CRZ.

WARRANTY

- 1. ALL PLANT MATERIAL IS TO REMAIN ALIVE AND IN GOOD HEALTH, VIGOROUS CONDITION FOR A PERIOD OF ONE CALENDAR YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN AWARDED.
2. REPLACE, IN ACCORDANCE WITH PLANS, ALL PLANTS THAT ARE DEAD OR ARE IN POOR HEALTH OR IN UNSIGHTLY CONDITIONS DUE TO CONTRACTOR NEGLIGENCE.
3. CONTRACTOR SHALL BEAR THE COST OF COMPLETE REPLACEMENTS. REPLACEMENT MATERIAL SHALL BE WARRANTED FOR 1 YEAR A=FROM THE DATE OF SUBSTANTIAL COMPLETION.
4. ALL REPLACEMENT SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THE CONTRACTOR SHALL FURNISH PLANTED AND MULCHED AS SPECIFIED UNDER PROJECT PANS AND SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
5. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES PLANTS OR GROUNDCOVERS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTENING STORMS, WINDS OVER 75MPH, SEVERE WINTER CONDITIONS NOT TYPICAL OF THE PLANTING REGION OR ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
6. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR SHALL VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURE OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SUCH SITE VISITS SHALL BE CONDUCTED AT A MINIMUM OD ONCE PER MONTH FOR TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE.

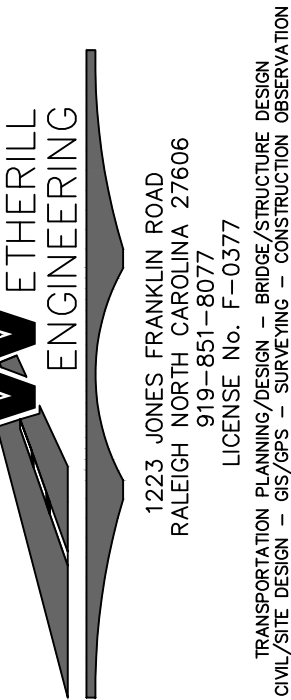
TOPSOIL & FERTILIZER SPECIFICATIONS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND SOIL ANALYSIS OF BOTH EXISTING SOILS AND TOPSOIL SUPPLIED FOR PLANTING BEDS/PITS INDICATED SOIL PH, ABSENCE OR PRESENCE OF ANY TOXIC SUBSTANCES, MICRO AND MACRO NUTRIENT VALUES, CONCENTRATIONS OF SOLUBLE SALTS, ORGANIC CONTENT AND RECOMMENDED AMENDMENTS.
2. ALL ROCK, UNDERGROUND CONSTRUCTION DEBRIS, TREE ROOTS FROM ADJACENT TREES TO REMAIN OR OBSTRUCTIONS ENCOUNTERED DURING THE EXCAVATION OF TREE PUTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO PROCEEDING WITH WORK.
3. TREE PIT DRAINAGE SHALL BE TESTED BY FILLING E ONE-FOOT HOLE AT THE BOTTOM OF THE PIT WITH WATER TWICE IN SUCCESSION. CONDITIONS CAUSING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY CONDITIONS WHICH ARE DETRIMENTAL TO THE HEALTH AND GROWTH OF THE PLANT MATERIAL ON SIRE PRIOR TO INSTALLATION OF NEW PLANT MATERIAL.
5. SOIL USED FOR BACK FILLING PLANT PITS SHALL BE FERTILE TOPSOIL. TOPSOIL SHALL BE FRIABLE, NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED ARABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS OR OTHER OBJECT 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 6.5.
6. SOIL SAMPLES SHOULD BE TAKEN FOR PLANT BEDS AND TURF AREAS SEPARATELY AND SENT TO THE LOCAL EXTENSION SERVICE FOR ANALYSIS. SOILS SHOULD BE AMENDED PER RECOMMENDATIONS OF SOIL TESTS.
7. SOIL TEST SHOULD ALSO SUPPLY A FERTILIZATION AND MINERAL SUPPLEMENTATION SCHEDULE.
8. ALL GRANULAR COMMERCIAL FERTILIZERS SHALL CONFORM TO THE APPLICABLE STATE FERTILIZER LAWS, SHALL BE UNIFORM IN COMPLETION, DRY AND FREE FLOWING.
8.1. FERTILIZER SHALL BE TEN (10) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, TEN (1) PERCENT POTASSIUM ND INCLUDE TRACE ELEMENTS. ONE HUNDRED (100) PERCENT BY WEIGHT OF NITROGEN CONTENT OF FERTILIZER SHALL BE DERIVED FROM ORGANIC MATERIALS. FERTILIZER ANALYSIS SHALL BE MODIFIED OR REVISED AS A RESULT OF CONTRACTOR'S SOIL TESTS, IF REQUIRED.

MAINTENANCE

- 1. CONTRACTOR TO MAINTAIN PLANTINGS DURING INSTALLATION UNTIL SUBSTANTIAL COMPLETION. ALL TREES, SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES TO BE MAINTAINED FOR A PERIOD OF 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.
2. MAINTENANCE SHALL INCLUDE PRUNING PER ANSI-A300-1995 PRUNING STANDARDS, CULTIVATING, WEEDING, WATERING AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
3. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL, AND REMOVE DEAD MATERIAL.
4. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
5. WATER PLANTS AND GROUND COVER BEDS WITHIN THE FIRST 24 HOURS OF INITIAL PLATING. PLANTS TO BE WATERED AT LEAST TWO TIMES PER WEEK DURING MAINTENANCE PERIOD UNLESS THE SOIL IS MOIST BASED ON A CORE SAMPLE OR MOISTURE METER READING. WATER MORE FREQUENTLY DURING ESTABLISHMENT. ONCE PLANTS GO DORMANT, REDUCE WATERING AMOUNTS UNTIL THE ACTIVE GROWING SEASON RECONVENES AT THE BEGINNING OF APRIL OR WHEN PLANTS BEGIN TO LEAF OUT, WHICHEVER COMES FIRST. WHEN WATERING PLATS: WATER AT THE BASE OF THE PLANT WITH LOW FLOW NOZZLE. WATER OF MINIMUM OF 5-10 MINUTES PER PLANT FOR DEEP AND SLOW SOAKING INTO THE ROOT ZONE OF EACH PLANT. DURING DROUGHT PERIODS, ALL WATER RESTRICTIONS APPLY. IT MAY BE NECESSARY TO TRUCK IN NON-CITY WATER TO MEET THE NEEDS OF THE PLANT MATERIAL. THIS APPLIES TO ALL PLANTED AREAS INCLUDING NO-MOW AREAS.
6. REMOVE AND REPLACE SHRUBS AND GROUND COVER FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING THE WARRANTY PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT THE END OF THE WARRANTY UNLESS, IN OPINION OF LANDSCAPE ARCHITECT, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL PLATING SEASON. MAINTENANCE SHALL ALSO INCLUDE FOLLOW-UP, AT THE END OF THE WARRANTY PERIOD, PRIOR TO RELEASE.

FINAL DESIGN FOR APPROVAL



ANCHOR AUTO OUTLET, INC. 1300 BUCK JONES ROAD TOWN OF CARY NORTH CAROLINA WAKE COUNTY LANDSCAPE NOTES

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APPROVED by the Town of Cary Development Review Committee



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