



LANDSCAPING LEGEND

- CANOPY TREE TYPE AS NOTED PER DRAWING.
- EVERGREEN AS NOTED PER DRAWING.
- ORNAMENTAL SHRUBS AS NOTED PER DRAWING.
- GROUND COVER AS NOTED PER DRAWING.
- SEASONAL FLOWER PLANTING BED.
- SOD.
- GRAVEL.
- SEEDED GRASS AREA.
- ASPHALT PAVING.
- EXISTING TREES.
- EXISTING TREE LINE.
- EXISTING TREE LINE TO BE REMOVED.
- RELOCATED TREE LINE.

SITE LANDSCAPING REQ'MENTS

1. OWNER OF PROPERTY IS BAHLSEN OF AMERICA, INC. AUSTIN FOODS, ONE FACILITY LANE, CARY, NORTH CAROLINA, CARY, NORTH CAROLINA.
2. PROPERTY IS LOCATED IN MAC GREGOR PARK, CARY, NORTH CAROLINA.
3. ZONING IS INDUSTRIAL PERFORMANCE DISTRICT, I40-P.
4. BASE SITE AREA = 1,161,424 SF = 26.663 ACRES.
5. DETERMINATION OF LAND COVERAGE

A. BUILDING AREA AT GROUND LEVEL/PHASE I	= 285,125 SF
BUILDING ADDITIONS @ GROUND LEVEL	= 141,000 SF
TOTAL BUILDING AREA @ GROUND LEVEL	= 426,125 SF
C. SECOND FLOOR AREA	= 774,950 SF
TOTAL BUILDING AREA	= 501,075 SF
D. ASPHALT PAVED DRIVES AND PARKING	= 235,130 SF
E. CONCRETE PAVED SIDEWALKS	= 21,930 SF
F. TOTAL LAND COVERAGE, ITEMS SA, B, & C	= 758,135 SF
G. REMAINING LAND AREA	= 403,289 SF
H. TOTAL LAND COVERAGE	= 758,135 SF
I. BASE SITE AREA	= 1,161,424 SF
PERCENTAGE OF LAND COVERAGE WHICH APPLIES TO TABLE I, PAGE A-46.4, APPENDIX A, PLANNING AND ZONING, TOWN OF CARY, NORTH CAROLINA.	= 65%
6. LAND USE INTENSITY PER TABLE I FOR 65% LAND COVERAGE.
7. FOR ADJACENT PROPERTIES ZONED I40-P AND I40-P, BUFFER YARD REQUIREMENTS FOR TYPE A ARE IN EFFECT PER TABLES B AND C.
8. FOR BUFFER YARD TYPE A, TABLE IV, THE FOLLOWING REQUIREMENTS APPLY:

A. ALL CLEAR YARDS ARE A MINIMUM OF 30 FT. IN WIDTH. THEREFORE, PLANT UNIT MULTIPLIERS 0.4 APPLIES TO THE FOLLOWING:
REQUIRED PLANTS / 300 LINEAL FT.
1. CANOPY TREES: 2" x 12" CAL. MIN. X 0.4 = 1 MIN.
2. UNDERSTORY TREES: 1" CAL. MIN. X 0.4 = 1 MIN.
OR
SHRUBS: 6" MIN. @ MATURE = 1 MIN.
EVERGREEN/CONIFERS: 5" MIN. @ MATURE = 1 MIN.
9. LANDSCAPING REGULATIONS

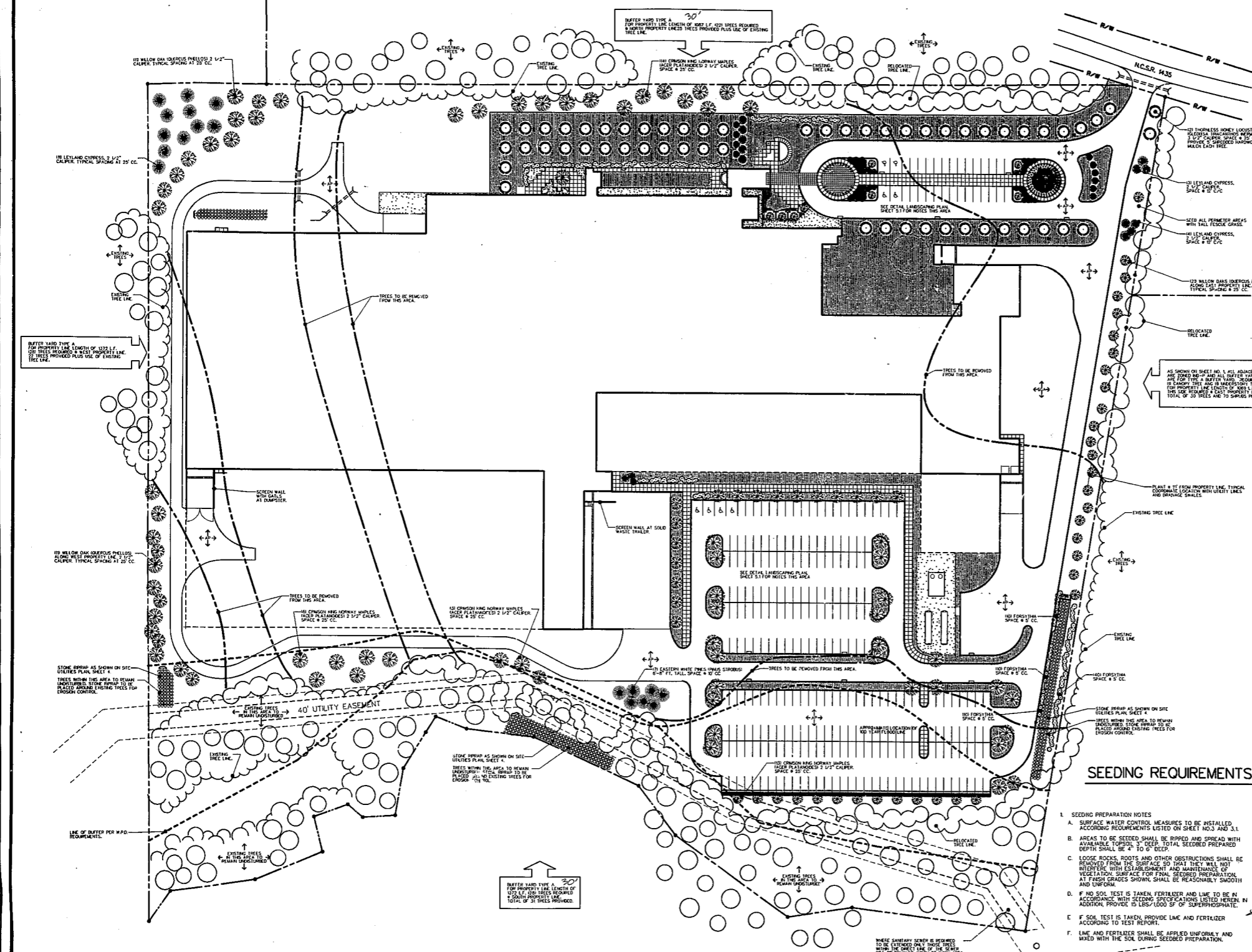
A. BASE SITE AREA	= 1,161,424 SF
B. LANDSCAPE 25% OF FIRST 40,000 SF	= 10,000 SF
C. LANDSCAPE 20% OF SECOND 40,000 SF	= 8,000 SF
D. LANDSCAPE 15% OF EXCESS X 1,081,424 SF	= 162,213 SF
E. TOTAL LANDSCAPED AREA REQUIRED	= 180,213 SF
F. TOTAL AREA OF NEW LANDSCAPING + EXISTING TREES	= 247,789 SF
G. TOTAL OPENED AREA	= 1,009,924 SF
H. TOTAL UNDISTURBED AREA	= 155,500 SF
I. TOTAL PARKING SPACES PROVIDED = 284 SPACES. REQUIRED PARKING IS BASED ON NUMBER OF EMPLOYEES PER SHIFT + SWING TIME, REQUIRED AT SHIFT CHANGE.	

SEEDING REQUIREMENTS

1. SEEDING PREPARATION NOTES
 - A. SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO REQUIREMENTS LISTED ON SHEET NO.3 AND 3.1.
 - B. AREAS TO BE SEEDDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP. TOTAL SEEDBED PREPARED DEPTH SHALL BE 4" TO 6" DEEP.
 - C. LOOSE ROCKS, ROOTS AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.
 - D. IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME TO BE IN ACCORDANCE WITH SEEDING SPECIFICATIONS LISTED HEREIN. IN ADDITION, PROVIDE 15 LBS./1000 SF OF SUPERPHOSPHATE.
 - E. IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO TEST REPORT.
 - F. LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
2. 3:1 SLOPES OR FLATTER
 - A. APPLY AGRICULTURAL LIME AT THE RATE OF 50 LBS./1000 SF
 - B. APPLY 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 20 LBS./1000 SF
 - C. SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND APPLICATION RATES:

DATE	TYPE	PLANTING RATE
AUG-15-NOV-1	TALL FESCUE	300 LBS./AC. OR 7 1/2 LB./1000 SF
NOV-1-MAR-1	TALL FESCUE AND BROMEUS PASTE	300 LBS./AC. OR 7 1/2 LB./1000 SF
MAR-1-APR-15	TALL FESCUE	300 LBS./AC. OR 7 1/2 LB./1000 SF
APR-15-MAY-30	MIXED COMMON BERMUDAGRASS	150 LBS./AC. OR 3 1/2 LB./1000 SF
JUL-15-AUG-15	TALL FESCUE AND BROMEUS PASTE OR SORGHAM SUDAN HYBRIDS	300 LBS./AC. OR 7 1/2 LB./1000 SF
 - D. MULCH WITH STRAW APPLIED AT THE RATE OF 75-100 LBS./1000 SF
 - E. HEAVILY MULCHED DURING JANUARY - MARCH PERIOD.
3. SLOPES GREATER THAN 3:1 TO 2:1 SLOPES
 - A. APPLY AGRICULTURAL LIME AT THE RATE OF 90 LBS./1000 SF
 - B. APPLY 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 20 LBS./1000 SF
 - C. SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND APPLICATION RATES:

DATE	TYPE	PLANTING RATE
MAR-JUNE 1	SERICEA LESPEDeza (SCARIFIED) AND ADD TALL FESCUE OR	50 LBS./AC. OR 1 1/2 LBS./1000 SF
MAR-APRIL	ADD TALL FESCUE OR	150 LBS./AC. OR 3 1/2 LBS./1000 SF
MAR-JUNE	ADD WEEPING LOVEGRASS	5 LBS./AC. OR 1/8 LB./1000 SF
MAR-JUNE-SEPT-1	TALL FESCUE AND BROMEUS PASTE OR SORGHAM SUDAN HYBRIDS	60 LBS./AC. OR 1 1/2 LBS./1000 SF
SEPT-1-MAR-1	SERICEA LESPEDeza (RENALLED) AND SCARIFIED TALL FESCUE	70 LBS./AC. OR 1 3/4 LBS./1000 SF
	MULET OR SUDAN	150 LBS./AC. OR 3 1/2 LBS./1000 SF
 - D. MULCH WITH 3" STRAW APPLIED AT THE RATE OF 50-50 LBS./1000 SF AND ANCHOR WITH ASPHALT EMULSION TACK COAT APPLIED AT THE RATE OF 14-28 GAL./1000 SF OR 800-1000 GAL./ACRE.



BAHLSEN / AUSTIN FOODS - PROPOSED SPECIALTY FOODS FACILITY
 MAC GREGOR PARK - CARY, NORTH CAROLINA
BELGIAN CORPORATION
 ARCHITECTS & ENGINEERS (513) 881-0972
 18200 ANDERSON WAY, CINCINNATI, OHIO 45222

THIS DOCUMENT SHALL BE USED ONLY FOR PLAN APPROVAL

DRAWN: B. A. KEVET
 CHECKED: L.W. GILLIAM
 DATE: 6-9-86
 ISSUED: PLANNING REVIEW

REVISIONS			
NO.	DATE	NO.	DATE

PROJECT NUMBER
3840

DRAWING TITLE
SITE LANDSCAPING PLAN

SCALE: 1" = 50'

SHEET
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