

PLANTING NOTES:

- KEY REFERS TO PLANT LIST. WHERE THERE IS ONLY A KEY, THE QUANTITY IS ONE. WHERE THE KEY IS PRECEDED BY A NUMBER, THE NUMBER IS THE QUANTITY REQUIRED FOR THE INDICATED PLANT BED.
- LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, ETC. DIMENSIONS ON STREET YARDS, BUFFERS AND LANDSCAPE AREAS ARE A MINIMUM WIDTH AND SHALL NOT BE REDUCED.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C.
- MULCH ALL TREES AND PLANTING BEDS AS NOTED ON DRAWING. ALL PLANT GROUPINGS ARE CONSIDERED PLANTING BEDS.
- NO TREE CANOPY OR UNDERSTORY OR LARGE SHRUBS (I.E. LIQUIDAMBAR, FOSTER'S HOLLY) SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY OR WITHIN 5' OF A SIDEWALK.
- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE MOVED.
- APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PER MANUFACTURER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PLANT WITH STATEWIDE BLENDED PESQUE BY SOUTHERN STATES SEED, OR APPROVED EQUAL.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUFFER OVERLAYS FROM THE BACK OF CURB.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (C.O. SEE DETAIL). ON THIS SHEET AND SPECIAL NOTES ON COVER SHEET, TREE PROTECTION FENCING SHOULD FULLY ENCLOSE THE SAVE AREAS, NO OPEN SIDES, EVEN ON PROPERTY/TRACT BOUNDARIES.
- WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY, AS REQUIRED, (I.E. BUFFER TYPE A, B, C, AND STREETSCAPE BUFFERS) THE CAREY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON ACTUAL FIELD CONDITIONS.
- ORNAMENTAL TREES PLANTED FOR STREETSCAPE REQUIREMENTS SHALL BE PLANTED AT THE EDGE OF THE EXISTING VEGETATION, OUTSIDE OF THE RIGHT-OF-WAY AND SHALL BE NO CLOSER THAN 5' TO PROPOSED SIDEWALK. SITE VIEWS BY FENCING AND EVERGREEN PLANT MATERIAL.
- EXISTING VEGETATION OR PLANTING SHALL BE PRESERVED AND/OR PROVIDED HEREIN REAR YARDS BACK UP TO ONE ANOTHER OR ARE VISIBLE FROM OTHER REAR YARDS OR STREETS. THIS EXISTING AND/OR INSTALLED LANDSCAPE SHALL MEET OR EXCEED THE PLANTING CRITERIA FOR A TYPE 'B' SOH-ORANGE BUFFER.
- REQUIRED STREET TREES THAT ARE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 4' TO PREVENT THE OBSTRUCTION OF VISION.

LANDSCAPE MAINTENANCE PLAN:

- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
- FERTILIZATION:** LAWN, FERTILIZE LAWNS THICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPT. 1-OCTOBER 3) ACCORDING TO SOIL TEST. FERTILIZE HARTY SEASON GRASSES ONCE DURING GROWING SEASON PER SOIL TEST.
 - PRUNING:** PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHED FOR TREES OR FOR SIGHT DISTANCE/SAFETY REASONS. THE SMOO STANDARDS SHOULD BE 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.
 - WEED CONTROL:** PRE-EMERGENT WEED CONTROL FOR LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CERCAL TREATMENT FOR INSECT INFESTATION AND PESQUE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
 - IRRIGATION:** IRRIGATION SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN PLANT BEDS. MULCH SHALL BE REPLACED EVERY TWO YEARS OR AS NECESSARY TO MAINTAIN THE DEPTH OF THE PLANT BED.
 - HOVING:** PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT AN AVERAGE HEIGHT OF 3" AND SHALL BE ROUTINELY MOWED TO ACHIEVE THIS HEIGHT. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. HARTY SEASONS SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
 - PLANT PROTECTION:** AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 - WATERING:** IF AN IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (FENCING, TOWN OR CART WATER/IRRIGATION SUPPLIES).
 - REMOVAL OF DISEASE INFESTED MATERIAL:** SHALL BE ALLOWED DO LONG AS REQUIRED TREES AND SHRUBS ARE REPLACED AT THE REQUIRED RATES AND SIZES.
 - SOIL:** SOIL AT SOD AREAS SHOULD BE TESTED AND TREATED PRIOR TO SOD INSTALLATION. SOD IS TO BE A FESCUE VARIETY COORDINATED WITH THAT USED FOR SEEDING AND STABILIZATION OF ERODABLE AREAS. SOD SHOULD NOT BE INSTALLED BETWEEN MAY 15 - SEPT. 15 AND SHOULD BE WATERED THICE DAILY (OR AS NEEDED) DURING THE FIRST TWO MONTHS AFTER INSTALLATION.
- 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 REQUIREMENTS:

- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED TO THE EXTENT POSSIBLE WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 4' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
- ALL VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.
- ALL HVAC AND MECHANICAL DEVICES SHALL BE SCREENED FROM OFF-SITE VIEWS BY EVERGREEN SHRUBS (SPACED 3' O.C.) WHICH REACH A HEIGHT OF 6' MIN. AT MATURITY.
- ALL STORMWATER DEVICES SUCH AS CULVERTS, RIP RAP STRUCTURES, RETENTION AND DETENTION POUNDS AND OTHER STORMWATER-RELATED DEVICES SHALL BE SCREENED WITH EVERGREEN PLANTINGS TO REDUCE THEIR VISUAL.
- ALL DUMPSTER AND CARBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS BY FENCING AND EVERGREEN PLANT MATERIAL.
- ENTRY FEATURE WALLS REQUIRE FOUNDATION PLANTINGS AT THE BASE OF THE HALL.

ADDITIONAL PLANTING NOTES:

- REQUIRED STREETSCAPE TREES SHALL BE INSTALLED BY BUILDERS PRIOR TO RECEIVING C.O.
- EXISTING VEGETATION SHALL COUNT TOWARD LANDSCAPING REQUIREMENTS.
- LOT LANDSCAPING AND FOUNDATION PLANTING TO BE SHOWN ON EACH INDIVIDUAL LOT PLAN.
- TREE PROTECTION FENCES SHALL BE PLACED TO ENSURE THAT THE MAXIMUM NUMBER POSSIBLE OF EXISTING TREES SHALL BE UNDISTURBED.
- NO TREES ARE TO BE PLANTED IN TOC PUBLIC UTILITY EASEMENTS.
- AREAS OF STREETSCAPE TO BE CLEARED DUE TO ROADWAY WORK OR RETAINING WALL INSTALLATION SHALL BE REPLANTED WITH LIPPER OR EVERGREEN HEDGEOOD OR EVERGREEN TREES ON A 10 FOOT GRID SPACING THROUGHOUT THE STREETSCAPE TO REESTABLISH THE EXISTING WOODED AREA ALONG KILDARE FARM ROAD.

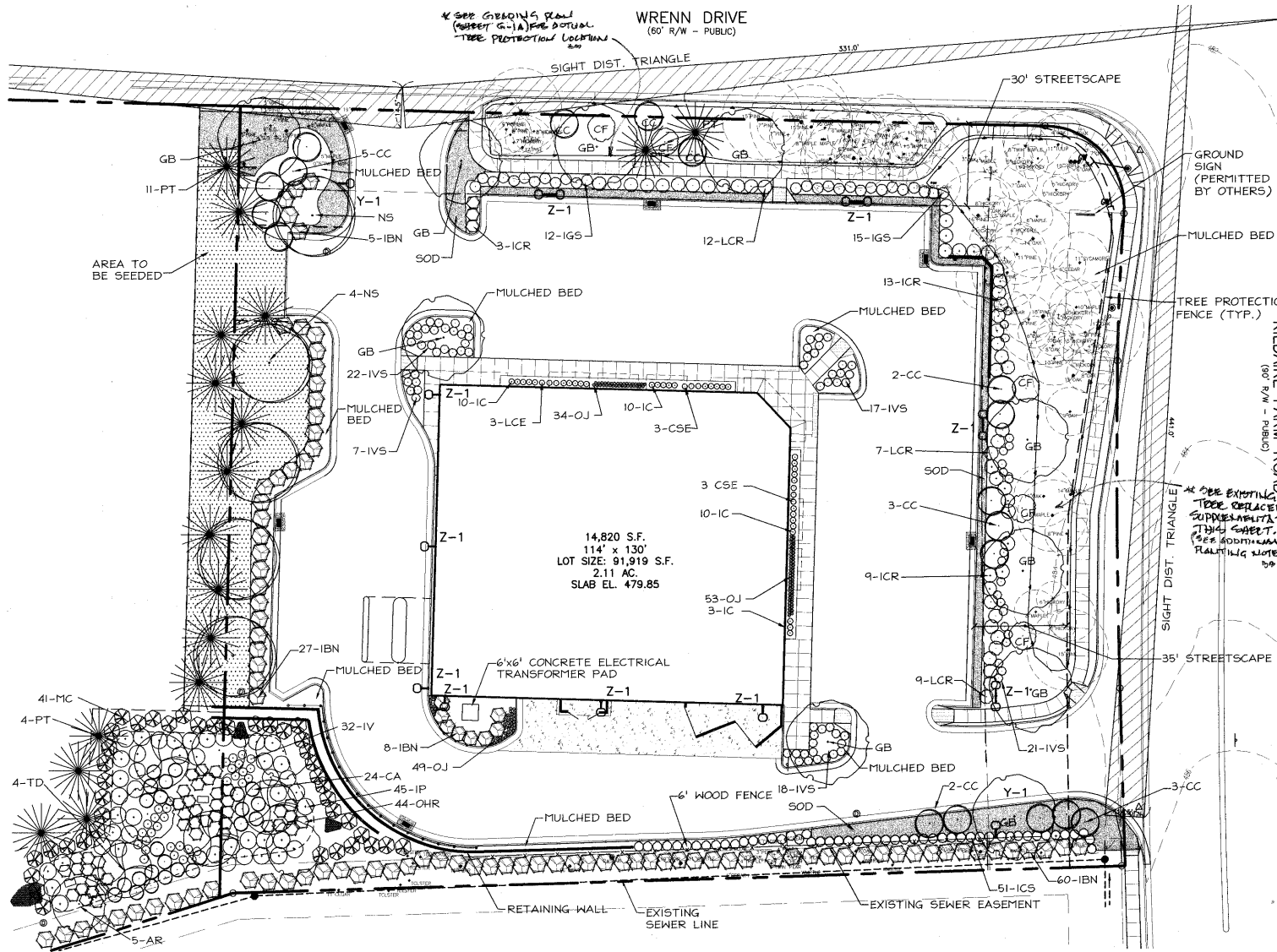
PLANT CALCULATIONS:

ROADWAY	LANDSCAPING	ROADWAY	WIDTH OF	PLANT	PLANTED SIZE	REQ. PLANTED RATE	PLANTS PROVIDED	PLANTS SHORT
(MILES)	(MILES)	(MILES)	(MILES)	(MILES)	(MILES)	(MILES)	(MILES)	(MILES)
KILDARE FARM RD. (274')	24'	24'	VARIABLE	CANOPY TREES	2" CAL.	248 / 40 = 6.2	7	3
				UNDERSTORY	2" CAL.	248 / 20 = 12.4	13	1
				SHRUBS	24" HT.	9 O.C.	OPAFUGE	-
WRENN DR. (277')	18'	24'	VARIABLE	CANOPY TREES	2" CAL.	241 / 40 = 6.0	6	4
				UNDERSTORY	2" CAL.	241 / 20 = 12.0	12	4
				SHRUBS	24" HT.	9 O.C.	OPAFUGE	-

REQUIRED BIORETENTION AREA PLANTING

BIORETENTION AREA	PLANT MATERIAL	PLANTED SIZE	REQ. PLANTED RATE	PLANTS PROVIDED	PLANTS SHORT
3670 S.F.	SHRUBS	24" HT. MIN.	1 SHRUB EVERY 485 SF	4 TREES	4 TREES
			1 SHRUB EVERY 50 SF	130 SHRUBS	140 SHRUBS

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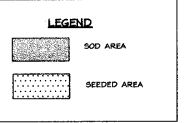
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
AR 1	1	ACER RUBRUM 'ANDERSON'	ANDERSON RED MAPLE	2" CAL.	BBS	AS SHOWN	MATCH
OB 10	10	SHRUBS BURGIA 'FRANZOSER BERTY'	FRANZOSER BERTY SHRUB	2" CAL.	BBS	AS SHOWN	HALF SOD
PT 2	2	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	BBS	AS SHOWN	MATCH
PT 17	17	PAVIA TUCKERAE	LYONBELL PINE	2" CAL.	BBS	AS SHOWN	MATCH
CF 1	1	CORNUS FLORIDA	DOGWOOD	2" CAL.	BBS	AS SHOWN	MATCH
CF 18	18	CORUS CANADENSIS	DOGWOOD	2" CAL.	BBS	AS SHOWN	MATCH
CF 15	15	HYDRANGEA SYLVATICA	BLACK GUM	2" CAL.	BBS	AS SHOWN	MATCH
SHRUBS							
IC 28	28	ILEX CORNUTA 'KEY FENCING'	KEY FENCING HOLLY	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
IC 18	18	ILEX CORNUTA 'WEEPING'	WEEPING HOLLY	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
ICR 28	28	ILEX CORNUTA 'NOTIFLORA'	NOTIFLORA HOLLY	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
IVB 80	80	ILEX VORONIIA 'STOKES OLMAR'	STOKES OLMAR HOLLY	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
OVN 42	42	ORNITHOCEPHALUS 'MORRIS'	MORRIS ORNITHOCEPHALUS	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
IBN 100	100	ILEX CORNUTA 'OLMAR BURBORG'	BURBORG HOLLY	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
IV 30	30	ILEX VIRGINICA 'LINDSEY'S GARDEN'	LINDSEY'S VIRGINICA	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
CA 20	20	CALLUNA VULGARIS	HEATH	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
IP 40	40	ILICUM PARVIFOLIUM	AMBER SHRUB	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
ISB 27	27	ILEX GLABRA 'WINTERGOLD'	WINTERGOLD HOLLY	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
ICR 28	28	LOEBERTELIA 'DORISHEE SUGBAY'	DORISHEE SUGBAY	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
HC 41	41	HYDRANGEA 'LITTLE LIZZY'	LITTLE LIZZY	24" HT.	CONT. OR BBS	AS SHOWN	MATCH
DU 186	186	OSYRIS SPICATA	SPICE SWALE	1" CAL.	CONT. OR BBS	AS SHOWN	MATCH
LCE 3	3	LEUCOPHYLLON 'SUNSHINE BEHOLD'	SUNSHINE BEHOLD	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
CSB 4	4	CRATAEGUS 'SUNSHINE BEHOLD'	SUNSHINE BEHOLD	3" HT.	CONT. OR BBS	AS SHOWN	MATCH
SOODOR AREA							

SEEDING SCHEDULE: TYPICAL LAWN AREAS

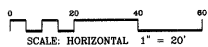
DATE	ALL YEAR	TURF	TURF-TYPE TALL FESCUE BLEND (SEE NOTE)	PLANTING RATE	PER 1000 SQUARE FEET

NOTE: REFER TO PLANTING NOTE #6 FOR MORE INFORMATION



66-SP-012 - A
APPROVED
TOWN OF CAREY

Approved By: [Signature] Date: 9-24-09
Planning: [Signature] Date: 9-12-09
Engineering: [Signature] Date: 9-12-09



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LANDSCAPE PLAN

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Proj#: 2511009

Revisions:
REV 6/20/06 PER CAREY REVIEW
REV 7/11/06 CAREY & WALDRONS REV