

NO	QTY	SCIENTIFIC NAME	COMMON NAME	COD.	SIZE	REMARKS	SPACING
SHADE TREE							
AR	1	Acer rubrum 'October Glory'	Green Mountain Sugar Maple	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
BR	4	Betula nigra	River Birch	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
LI	10	Liquidambar styraciflua 'Stargazer'	Flowering Star Magnolia	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
LI	8	Liquidambar styraciflua 'Walden'	Flowering Star Magnolia	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
LI	4	Liquidambar styraciflua	Tulip Poplar	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
MG	5	Magnolia grandiflora 'Bracken Brown Beauty'	Southern Magnolia	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
PO	4	Platanus x caroliniana	London Plane Tree	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
OK	8	Quercus alba	Scarlet Oak	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
OP	1	Quercus phellos	Willow Oak	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
CONIFEROUS TREE							
PI	2	Pinus virginiana	Virginia Pine	B&B	3.5" cal. 14 1/2" 7'nd	Full, well shaped, single-stem	as shown
UNDERSTORY TREE							
CV	7	Cornus florida virginiana	White Flowering Dogwood	B&B	2" cal. 8 1/2" 4'nd	Full, well shaped, multi-stem	as shown
LI	10	Liriodendron tulipifera	Flowering Tulip Tree	B&B	2" cal. 8 1/2" 4'nd	Full, well shaped, single-stem	as shown
OP	4	Opuntia basilaris	Golden Cholla	B&B	2" cal. 8 1/2" 4'nd	Full, well shaped, single-stem	as shown
LI	18	Lagotis indica 'Natalus'	White Crowned Lily	B&B	2" cal. 8 1/2" 4'nd	Full, well shaped, single-stem	as shown
GA	11	Gardenia arborescens	Sourwood	B&B	2" cal. 8 1/2" 4'nd	Full, well shaped, single-stem	as shown
EVERGREEN SHRUB							
BU	42	Buxus x 'Suecica'	Chinquapin Green Boxwood	B3 cont.	18 1/2" x 18 1/2"	Full, vigorous	3' on center
BU	38	Buxus sempervirens 'Burfordii Nano'	Box Serrata 'Burfordii Nano'	B&B	24 1/2" x 24 1/2"	Full, vigorous	3' on center
BU	22	Buxus sempervirens 'Semi-prostrata'	Boxwood 'Semi-prostrata'	B&B	24 1/2" x 24 1/2"	Full, vigorous	4' on center
BU	24	Buxus sempervirens 'Nano'	Dwarf Yew Boxwood	B3 cont.	18 1/2" x 18 1/2"	Full, vigorous	3' on center
BU	19	Juniperus chinensis 'Yoshino'	Hollyhock Juniper	B&B	48 1/2" x 24 1/2"	Full, vigorous	5' on center
BU	44	Juniperus chinensis sargentii 'Vivid'	Star Juniper	B3 cont.	18 1/2" x 18 1/2"	Full, vigorous	5' on center
BU	13	Juniperus horizontalis 'Spartan'	Star Juniper	B&B	24 1/2" x 24 1/2"	Full, vigorous	4' on center
BU	33	Podocarpus umbellata 'Snow White'	Snow White Indian Hawthorn	B&B	24 1/2" x 24 1/2"	Full, vigorous	3' on center
BU	40	Taxus x media 'Danforthii'	Danese Yew	B3 cont.	18 1/2" x 18 1/2"	Full, vigorous	3' on center
DECIDUOUS SHRUB							
BU	30	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Berberry	B3 cont.	18 1/2" x 18 1/2"	Full, vigorous	3' on center
BU	60	Cornus amomum 'Nana'	Nana Spice Dogwood	B&B	24 1/2" x 24 1/2"	Full, vigorous	4' on center
BU	13	Cornus alternifolia	Cornelian Dogwood	B3 cont.	18 1/2" x 18 1/2"	Full, vigorous	5' on center
BU	8	Hydrangea paniculata 'Limelight'	Limelight Hydrangea Tree Form	B&B	48 1/2" x 24 1/2" on 24"	Full, vigorous	as shown
BU	8	Thuja occidentalis 'Little Henry'	Little Henry Sweetgum	B3 cont.	18 1/2" x 18 1/2"	Full, vigorous	3' on center
BU	30	Rosa x 'New Dawn'	White Carpet Rose	B3 cont.	18 1/2" x 18 1/2"	Full, vigorous	5' on center
BU	45	Spirea japonica 'Little Princess'	Little Princess Spirea	B3 cont.	18 1/2" x 18 1/2"	Full, vigorous	3' on center
ORNAMENTAL GRASS							
BU	20	Panicum virgatum 'Shenandoah'	Shenandoah Red Switchgrass	B2 cont.		Full, vigorous	4' on center
BU	33	Sporobolus heterostachyus	Prince of Peas	B2 cont.		Full, vigorous	3' on center
PERENNIAL / MISCELLANEOUS							
BU	20	Hemerocallis 'Strom Double Orange'	Repeating Blooming Daylily	B1 cont.			30" on center
BU	100	Delosmea inaequalis 'Big Blue'	Big Blue Salvia	B1 cont.			18" on center
BU	80	Hebe x 'Summer White's Low'	Robert's Low Corolla	B1 cont.			30" on center
BU	8	Sedum 'Autumn Joy'	Autumn Joy Sedum	B1 cont.			30" on center
BU	35	Weathered Limestone Boulder			30" diameter min.		as shown

BUFFER PLANTING TABLE

LOCATION	BUFFER TYPE	TYPE OPTION	LENGTH	# PLANTINGS PROPOSED	FENCE/WALLS	NOTES
NORTHEAST BOUNDARY	BUFFER H	OPTION 1	241.1 LF	5 SHADE TREES & 8 UNDERSTORY TREES	ORNAMENTAL	
WEST BOUNDARY	BUFFER G	OPTION 2	252.1 LF	1 SHADE TREE, 4 UNDERSTORY TREES, 41 SHRUBS & 39 EXISTING TREES TO REMAIN	ORNAMENTAL	
SOUTH BOUNDARY	BUFFER F	OPTION 2	467.1 LF	10 SHADE TREES AND 11 UNDERSTORY TREES, & 70 SHRUBS (53 EVERGREEN) & 95 EXISTING TREES TO REMAIN	6' TALL WOOD SCREEN	TOP OF BERM ELEVATION ROUGHLY 390

LANDSCAPE NOTES:

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO SPREADING SEED.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A MEDIUM RATE OF GROWTH AT THE END OF THE GUARANTEED PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY. IRRIGATION TO BE DESIGN-BUILD.
- ALL LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY.
- ALL HOTBOXES AND OTHER GROUND/FREESTANDING MECHANICAL EQUIPMENT SHALL BE SCREENED WITH VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE/OCCUPANCY.
- IN NO CASE SHALL BERMS BE LOCATED OR DESIGNED SO THEY DAMAGE THE ROOTS OR TRUNKS OF EXISTING HEALTHY VEGETATION DESIGNATED TO BE PRESERVED.

LANDSCAPE CODE SUMMARY:

MORRISVILLE UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 5: DEVELOPMENT STANDARDS

BUFFER TYPE STANDARDS (5.7.4)

NORTHEAST (241.1 LF)
BUFFER TYPE H OPTION 1
= 5 SHADE TREES & 8 UNDERSTORY TREES REQUIRED
= 2 SHADE TREES, 8 UNDERSTORY TREES PROVIDED, & 3 EXISTING SHADE TREES TO REMAIN

WEST (252.1 LF)
BUFFER TYPE G OPTION 2
= 5 SHADE TREES, 16 UNDERSTORY TREES, & 41 SHRUBS REQUIRED
= 1 SHADE TREE, 4 UNDERSTORY TREES, & 41 SHRUBS PROVIDED & 7 EXISTING SHADE, 12 UNDERSTORY, AND 17 EVERGREEN TREES TO REMAIN

SOUTH (467.1 LF)
BUFFER TYPE F OPTION 2
= 24 SHADE TREES, 14 UNDERSTORY TREES, & 70 SHRUBS (12 TREES & 53 SHRUBS MUST BE EVERGREEN) REQUIRED
= 10 SHADE TREES AND 11 UNDERSTORY TREES, & 70 SHRUBS (53 EVERGREEN) PROVIDED & 22 EXISTING SHADE, 3 UNDERSTORY, AND 70 EVERGREEN TREES TO REMAIN

VEHICULAR USE AREA LANDSCAPING (5.12.4.B)
PART OF EVERY PARKING SPACE SHALL BE LOCATED WITHIN 50 FEET FROM THE TRUNK OF A SHADE TREE.
= ALL PARKING SPACES ARE LOCATED WITHIN 50 FEET OF A SHADE TREE.

PERIMETER LANDSCAPING (5.12.4.C)
WHERE A VEHICULAR USE AREA IS WITHIN 50 FEET OF AND VISIBLE FROM A STREET, OTHER DEVELOPMENT, OR VACANT PROPERTY, PERIMETER LANDSCAPING SHALL BE PROVIDED. ANY COMBINATION OF TREES, SHRUBS, BERMS, WALLS, AND FENCES TO FORM A CONTINUOUS SCREEN.

NORTHWEST PROPERTY (150 LF)
= 57 SHRUBS PROVIDED

LOWER SHILOH WAY (90 LF)
= 32 LF OF RETAINING WALL & 14 SHRUBS PROVIDED

EAST PROPERTY (211 LF)
= 170 LF OF RETAINING WALL & 22 SHRUBS PROVIDED

SOUTH PROPERTY
= NO VEHICULAR USE AREA WITH 50 FEET OF PROPERTY

WEST PROPERTY (235 LF)
= RETAINING WALL & 32 SHRUBS PROVIDED

INTERIOR LANDSCAPING STANDARDS (5.12.4.D)
FOR EACH 2,000 SF OF VEHICULAR USE AREA, AT LEAST ONE SHADE TREE AND TEN SHRUBS SHALL BE PROVIDED

VEHICULAR USE AREA (62,568 SF)
= 32 SHADE TREES & 313 SHRUBS REQUIRED
= 32 SHADE TREES, 2 CONIFEROUS TREES, 45 ORNAMENTAL TREES, & 673 SHRUBS PROVIDED ON SITE

FOUNDATION PLANTINGS (5.12.5)
PROVIDE SHRUB PLANTINGS WITHIN FIVE FEET OF BUILDING FOUNDATION THAT FACES A STREET.
= SHRUBS PROVIDED AROUND ALL BUILDING FOUNDATIONS

PROPERTY OWNER: SHILOH MORRISVILLE LLC
PIN#: 0746594597
ADDRESS: 1008 LOWER SHILOH WAY
ZONING: REGIONAL ACTIVITY CENTER (RAC)
CURRENT LAND USE: VACANT

PROPERTY OWNER: RTP LODGING LLC
PIN#: 0746692460
ADDRESS: 1020 LOWER SHILOH WAY
ZONING: REGIONAL ACTIVITY CENTER (RAC)
CURRENT LAND USE: HOTEL/MOTEL

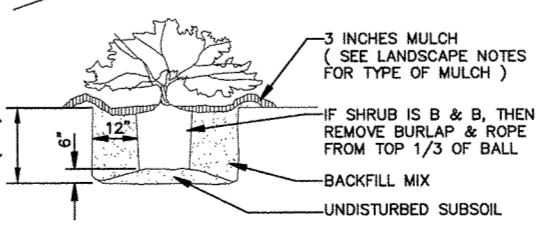
PERMANENT SEED BLEND:
ALL FILL AND CUT SLOPES SHOULD BE SEEDDED IMMEDIATELY AFTER CONSTRUCTION. SEED TO THE FOLLOWING GRASS MIXTURES:
(1) 6# TURF TYPE TALL FESCUE (TRIPLE BLEND)
(2) 8# 12-12-12 FERTILIZER
(3) 1 1/2 BALES OF STRAW PER 1000 SQUARE FEET ON 2:1 OR STEEPER SLOPES USE:
(2) 2# GROWNWATCH
1 1/2# TALL FESCUE
1 1/2# PERENNIAL RYEGRASS
20# 5-10-10 FERTILIZER
2 BALES OF STRAW PER 1000 SQUARE FEET

DOG WALK AREA SOD BLEND:
90% BERMUDA GRASS (CYNODON DACTYLON PERS. X CYNODON TRANSVALENSIS BURTT DAVY) TIFGRAND, TIFWAY, TIFT
10% KENTUCKY BLUEGRASS (POA PENANSIS)
MIDNIGHT, RUGSEY II, MIDIRON VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE
2,700 SF



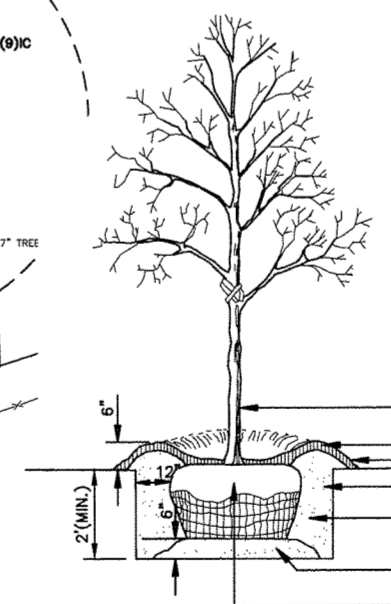
RAMP TO WESTERN WAY FREEWAY (SR 540)

SHRUB PLANTING
N.T.S.
0 30 60 90
GRAPHIC SCALE IN FEET



TREE PLANTING

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.



N.T.S. MORRISVILLE PROJECT #: 17-11000001 FILE #: 17-0001-S/C
Town of Morrisville
APPROVED FOR CONSTRUCTION
Date: 5/31/18
Signature: [Signature]
Town of Morrisville, Town Engineer
Engineering: [Signature] Date: 5/23/18
Planning: [Signature]
Other (specify): [Signature]



REVISION	DATE	No.

PROJECT NO: 075356
DATE: 01/24/17
DES. J.M.
DR. J.M.
CKD. J.G.

11301 Carmel Commons Blvd.
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Charlotte, NC 28226
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SITE IMPROVEMENT PLANS
WATERWALK MORRISVILLE
1012 & 1016 LOWER SHILOH WAY
MORRISVILLE, NORTH CAROLINA
LANDSCAPE PLAN

SHEET NO. **C600**

Layout Tab Name: C600 LANDSCAPE PLAN, Images: Morrisville aerial.jpg, Morrisville aerial new.jpg, Xrefs: 075356-X.dwg, 075356-P.dwg, 075356-TBLK.dwg, 075356-C.dwg, 075356-BUILDINGS.dwg
 Last Saved By: jladzinski, 12/12/2017 4:22:48 PM
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