

LANDSCAPE SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	Remarks
OVERSTORY TREES							
QUSH	10	Quercus shumardii	Shumard Oak	2.5' CAL	8-8	12-14 HT	Full Canopy Leader
SUBTOTAL	10						
UNDERSTORY TREES							
ACGA	4	Acer buergerianum 'Aerpy'	Aerpy Trident Maple	2' CAL	8-8	8-10 HT	Full
SUBTOTAL	4						
EVERGREEN TREES							
TEGA	4	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	N/A	15 GAL	6' HT	Full
SUBTOTAL	4						
SHRUBS							
ICDB	83	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	N/A	5 GAL	24" HT	Full
ICST	73	Ilex cornuta 'Steeds'	Steeds Holly	N/A	5 GAL	48" HT	Full to Ground
LOCR	48	Loropetalum chinense 'Ruby'	Ruby Loropetalum	N/A	3 GAL	24" HT	Full
NOGS	47	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	N/A	3 GAL	24" HT	Full
SUBTOTAL	261						
GROUND COVER					1 GAL	12" HT	
				Liriope Muscat	Big Blue Lilyturf		

NOTES TO INSTALLER:

- \*SHRUBS ARE TO BE PLANTED AT LEAST 30' FROM CURBING AND FROM END OF PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANGS.
- \*SHRUBS INSTALLED AS VEHICULAR USE SCREENING ARE TO BE MAINTAINED AT A MIN. HEIGHT OF 36" MIN. INSTALLATION HEIGHT IS 24".
- \*SITE LIGHTING PLANS REQUIRE LIGHTS TO BE A MIN. OF 15 FEET FROM TREES. ANY ADJUSTMENTS IN THE FIELD NEED TO COMPLY WITH THIS STANDARD AND BE APPROVED BY STAFF.
- \*EACH TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE ROOT FLARE IS NOT VISIBLE WILL BE REJECTED. DO NOT COVER THE ROOT FLARE WITH MULCH.
- \*DO NOT PLACE MULCH IN CONTACT WITH THE TREE TRUNK. KEEP MULCH A MIN. OF 4" AWAY FROM THE TRUNK BASE.
- \*ANY CHANGES TO THE PROPOSED PLANT SCHEDULE MUST BE APPROVED BY THE DESIGNER OF RECORD AND STAFF. IN CASES WHERE THE PLANT SCHEDULE ONLY INCLUDES THE PLANT TYPE AND DOES NOT INCLUDE THE PLANT SPECIES, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT TO THE CITY FOR APPROVAL. A DETAILED PLANT SCHEDULE AND ASSOCIATED PLANTING PLAN PREPARED BY SOMEONE KNOWLEDGEABLE ABOUT PLANT MATERIAL AND DESIGN, PRIOR TO PROCEEDING WITH INSTALLATION.
- \*PROPERTY PERIMETER BUFFER - IN AREAS WHERE EXISTING VEGETATION IS TO BE USED TO SATISFY PERIMETER LANDSCAPE BUFFER, THE CITY MAY DETERMINE, AFTER AN ON-SITE INSPECTION, THAT ADDITIONAL PLANTING IS REQUIRED TO SATISFY THE REQUIRED BUFFER.

PANDA EXPRESS LANDSCAPING NOTES:

1. PROVIDE 18" WIDE ROCK MULCH STRIP ADJACENT TO ALL PARKING
2. PROVIDE ROCK MULCH AROUND BASE OF ALL TREES
3. RIVER ROCK MULCH ALL LANDSCAPE BEDS UNLESS OTHERWISE INDICATED
4. SOIL TYPE SHALL MATCH THAT OF SURROUNDING DEVELOPMENT
5. INSTALL WEED FABRIC AT ALL MULCHING LOCATIONS

- COMMON OPEN SPACE
- RIVER ROCK STONE MULCH
- GROUND COVER (LIRIOPE)

LANDSCAPE NOTES:

1. INTERNAL AREAS NOT SHOWN TO BE MULCHED SHALL BE SEEDED/SODDED, OR AS OTHERWISE INDICATED IN THE LOCAL CODE
2. ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL LAWN AREAS SHALL BE SEEDED WITH A LOCALLY GROWN COMMERCIAL SEED MIX MEETING LATEST NORTH CAROLINA AGRICULTURE STANDARDS FOR SEED AND PLANT CERTIFICATION. CONSULT LAND DEVELOPMENT MANUAL AND/OR COUNTY EXTENSION AGENCY FOR SEED BEST PRACTICES
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
7. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. AS INDICATED ON PLAN, ALL AREAS SHALL BE EITHER 3" DEPTH OF RIVER ROCK OR 3" DEPTH OF TRIPLE SHREDED HARDWOOD MULCH.
15. BIODEGRADABLE WEED MATTING (ALL-PRO WEED MAT OR APPROVED EQUAL) SHALL BE REQUIRED IN SHRUB BEDS AT BUILDING FACADE. MATTING NOT NECESSARY PAST 24" FROM BUILDING FACE AND REQUIRED UNDER ALL RIVER ROCK MULCH.
16. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING. REFER TO LOCAL JURISDICTION FOR EROSION CONTROL REQUIREMENTS.
17. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF AN EROSION CONTROL PLAN.
18. CONTRACTOR TO VERIFY VEGETATION IN FIELD AND SAVE ANY VEGETATION WHEREVER POSSIBLE.
19. LOW MAINTENANCE LANDSCAPING (SHRUBS, STONE, ETC.) AND AUTOMATIC SPRINKLER SYSTEM TO BE FURNISHED, INSTALLED, AND MAINTAINED BY LANDLORD.
20. CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.
21. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS AND ELEVATIONS) PRIOR TO CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.
22. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS FOLLOWING INSTALLATION.

BUFFER

- REQUIRED:
- 35 SHRUBS PER 100 LINEAR FEET (75 PERCENT EVERGREEN) + 3 CANOPY TREES AND 1 UNDERSTORY TREE PER 100 LINEAR FEET
  - 150LF OF STREET FRONTAGE = 53 SHRUBS, 5 CANOPY TREES, AND 2 UNDERSTORY TREES
- PROVIDED:
- 53 SHRUBS, 4 CANOPY TREES, AND 4 UNDERSTORY TREES
  - \*UNDERSTORY TREES REPLACE CANOPY TREES AT 2:1

SITE AND BUILDING LANDSCAPE

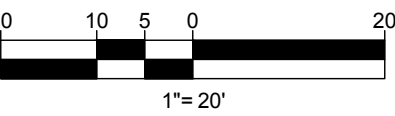
- REQUIRED:
- 409 LF BUILDING PERIMETER = 82 SHRUBS
  - 50% REQUIRED TO BE WITHIN 5' OF BUILDING (15' W/ SIDEWALK)
  - =41 FOUNDATION PLANTS
  - 1 UNDERSTORY TREE = 3 "SHRUBS"
  - 2 CANOPY TREES PER ACRE 1.46 AC = 3 CANOPY TREES
- PROVIDED:
- FOUNDATION PLANTS = 27 SHRUBS + 8 UNDERSTORY = 50 "SHRUBS"
  - SITE PLANTINGS = 40 SHRUBS
  - TOTAL = 90 "SHRUBS"
  - 9 CANOPY TREES

VEHICULAR USE AREA LANDSCAPING

- ALL PARKING SPOTS ARE WITHIN 60' OF A CANOPY TREE
- ALL INTERNAL ISLANDS ARE PLANTED WITH LOW GROWING SHRUBS TO DISSIPATE HEAT AS REQUIRED

OPEN SPACE REQUIREMENTS

- 64,866 SF TOTAL PROPERTY
- 5% REQUIRED:
- 3,200 SF OPEN SPACE REQUIRED
- PROVIDED:
- 3,300 SF PROVIDED



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SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	12/23/20	CITY COMMENTS	TAM
2	1/6/21	NCOT COMMENTS	BBM
3	2/8/21	INFRASTRUCTURE COMMENTS	TAM
4	3/1/21	SITE PLAN REVISIONS	BBM

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PROJECT No.: NC0191503  
DRAWN BY: TAM  
CHECKED BY: RCB  
DATE: 11/16/2020  
CAD ID: LSP - 0

PROJECT:

CONSTRUCTION DOCUMENTS

FOR

COLUMBIA DEVELOPMENT

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3/9/2021

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

REVISION 4 - 3/1/21