SITE DATA

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
TRACT A STREET YARD		
PRIMARY STREET YARD (ALLENS LANE)	4,068 SF (18 x 226 LF)	4,094 SF
	4,068 SF/600= 7 TREES REQ'D.	9
	*6 = 42 SHRUBS REQ'D.	87
TRACT B STREET YARD		
PRIMARY STREET YARD (WRIGHTSVILLE AVE.)	3,960 SF (18 x 220 LF)	4,662 SF
	3,960 SF/600 = 7 TREES REQ'D.	7
	*6 = 39 SHRUBS REQ'D.	39
SECONDARY STREET YARD (SOUTHERLAND AVE./ALLENS LANE)	1,593 SF (9 x 177 SF)	2,252 SF
	1,593 SF/600= 3 TREES REQ'D.	3
	*6 = 16 SHRUBS REQ'D.	17
PARKING LOT LANDSCAPING (TRACT 2)	20% CANOPY COVERAGE	20%
	20% * 7,363 SF = 1,472 SF/707 = 2 TREES REQ'D.	2
TRACT A FOUNDATION PLANTING		
	12% FACADE AREA	12%
BUILDING A:	12% (163 LF * 30')= 586 SF	603 SF
BUILDING C:	12% (96 LF * 30') = 345 SF	392 SF
BUILDING D:	12% (48 LF * 35') = 201 SF	173 SF
BUILDING E:	12% (48 LF * 35') = 201 SF	79 SF
BUILDING F:	12% (48 LF * 35') = 201 SF	371 SF
TRACT B FOUNDATION PLANTING		
	12% FACADE AREA	12%
BUILDING A:	12% (64 LF * 35')= 268 SF	309 SF
BUFFER YARD (ABUTTING RESIDENTIAL)	20'	10' *

* REDUCTION IN BUFFER YARD REQUESTED FOR SITE CONSTRAINTS ALONG ADJACENT PROPERTIES.
10' BUFFER TO BE COMBINED WITH 8' OPAQUE FENCE.

15 TREES PER DISTURBED ACRE		
TRACT A	1.60 ACRES(15) = 24 TREES	55
TRACT B	.50 ACRES (15) = 8 TREES	26

XERIC LANDSCAPE REQUIREMENTS
REQUIRED: 50%
PROVIDED: 52% XERIC (TREES/SHRUBS)
80% OF VEGETATIVE GROUNDCOVER
* XERIC PLANTS IN PLANT LEGENDS

SIGNIFICANT TREES TO BE REMOVED

QUANT.	SIZE	COMMON NAME	% MITIGATION
1	24"	LOBLOLLY PINE	50% = 12"
1	28"	HICKORY	75% = 21"
1	15"	MAGNOLIA	100% = 15"
1	10"	MAGNOLIA	100% = 10"
1	13"	MAGNOLIA	100% = 13"
1	12"	MAGNOLIA	100% = 12"
1	15"	MAGNOLIA	100% = 15"
1	12"	MAGNOLIA	100% = 12"
1	11"	MAGNOLIA	100% = 11"
1	15"	MAGNOLIA	100% = 15"
1	9"	MAGNOLIA	100% = 9"

RETAINED TREES TO COUNT TOWARD MITIGATION

QUANT.	SIZE	COMMON NAME	CREDITS
1	24"	OAK	4
1	38"	OAK	6
1	38"	OAK	6
1	24"	OAK	4
1	24"	OAK	4
1	24"	TREE	4
1	12"	TREE	3
1	24"	OAK	4
1	6"	MAGNOLIA	2
1	8"	MAGNOLIA	2
1	6"	MAGNOLIA	2
1	7"	MAGNOLIA	2
1	4"	MAGNOLIA	1
1	6"	MAGNOLIA	2
1	6"	MAGNOLIA	2
			48 CREDITS

TREE MITIGATION CALCULATIONS

SIGNIFICANT TREES:

12+21+15+10+13+12+15+12+11+15+9=145"
145" x (2) = 290" / 3" = 97
97 TREES TO BE MITIGATED

MITIGATION TOTAL:

97 TREES TO BE MITIGATED
- 48 TREE CREDITS FROM RETAINED EXISTING TREES

= 49 TOTAL TREES
-49 EXTRA TREES PROPOSED IN LANDSCAPE PLAN

0 TOTAL TREES TO BE MITIGATED

GENERAL PLANTING NOTES

1. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
2. QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
4. ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
5. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
6. TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREE PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
7. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD, WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.
8. ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 2" MIN. THK. MULCH AT BASE OF TRUNK.
9. GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 8" ON- CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
10. MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
11. REFER TO PLANTING DETAILS SHEET L.X.X FOR ADDITIONAL INFORMATION.

PLANTING LEGEND

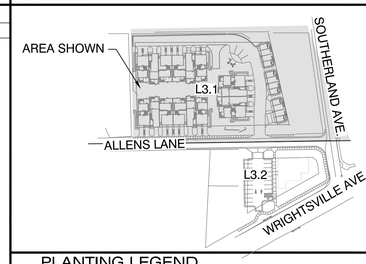
LARGE SHADE TREES

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	BETULA NIGRA * RIVER BIRCH	8-10' HT 2.5" CAL, 45 GAL	11
	JUNIPERUS VIRGINIANA * EASTERN RED CEDAR	6-7' HT 2.5-3" CAL	4
	QUERCUS LAURIFOLIA LAUREL OAK	12-14' HT 3-3.5" CAL	16
	QUERCUS VIRGINIANA * LIVE OAK	10-12' HT 5" CAL	1
	SALIX BABYLONICA WEEPING WILLOW	10-12' HT 3-3.5" CAL	2
	TAXODIUM DISTICHUM BALD CYPRESS	8-10' HT 3" CAL	6
	THUJA OCCIDENTALIS 'GREEN GIANT' ARBORVITAE	5-6' HT 2.5" CAL, 15 GAL	16

* DENOTES XERIC PLANTS. SEE SITE DATA TABLE, SHEET L3.1

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	8' BOARD ON BOARD FENCE		SIGHT DISTANCE TRIANGLE **
	EXISTING TREE TO BE RETAINED		EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE SPADED AND RELOCATED	M2	SPADED AND RE RELOCATED TREE

SITE MAP NOT TO SCALE



PLANTING LEGEND

SHRUBS / ORNAMENTAL GRASSES

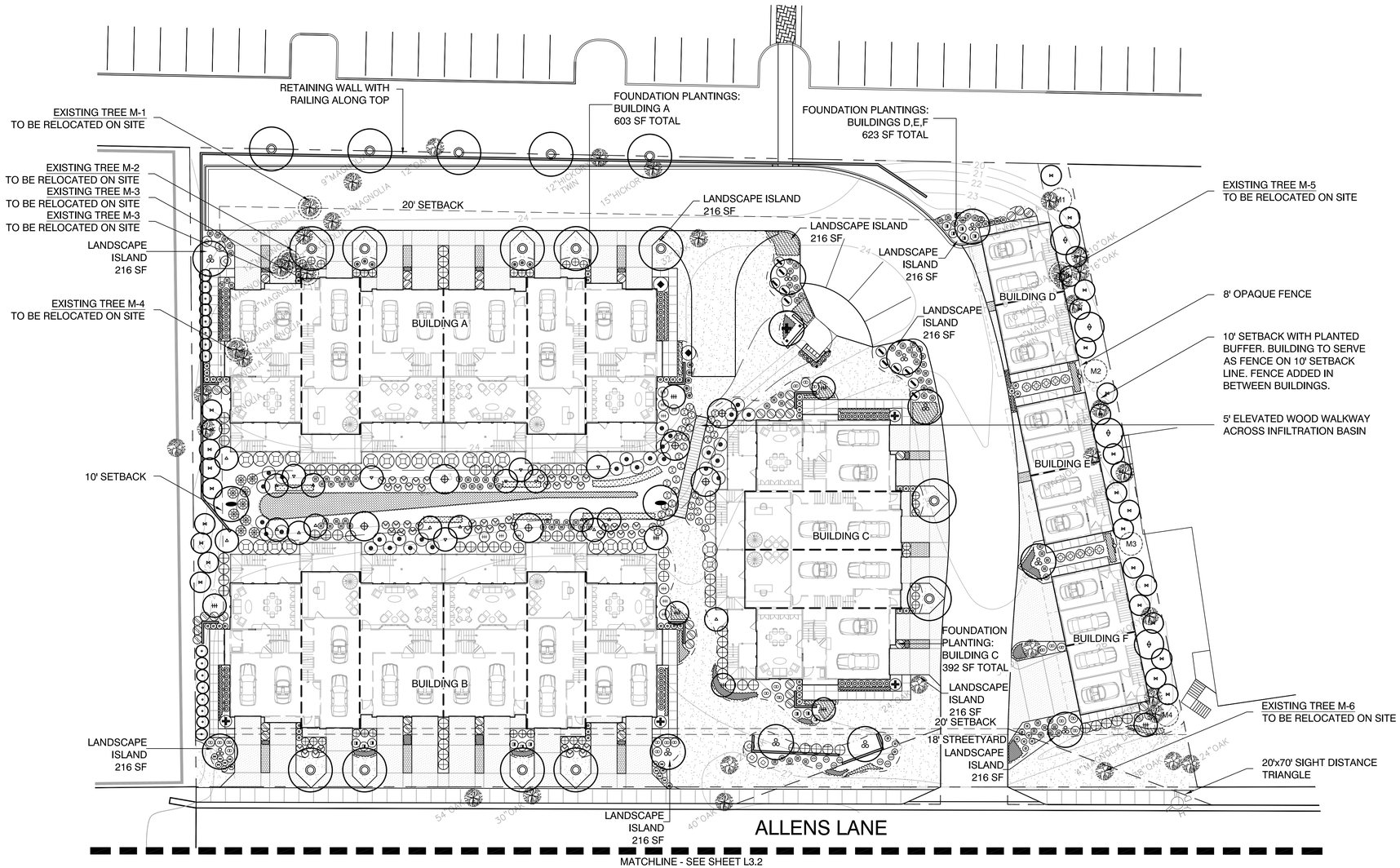
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
	AZALEA 'ENCORE' AZALEA	15-18" HT 3 GAL	20
	BAMBOO- CLUMPING	4-5' HT	10
	BUXUS MICROPHYLLA 'WINTERGEM' WINTERGEM BOXWOOD	15-18" HT 3 GAL	53
	CAMELLIA SASANQUA CAMELLIA	3-4' HT 7 GAL	11
	CYRTOMIUM FALCATUM * HOLLY FERN	15-18" HT 3 GAL	11
	FATSIA JAPONICA FATSIA	30-36" HT 7 GAL	2
	HYDRANGEA MACROPHYLLA HYDRANGEA	18-24" HT 3 GAL	10
	ILEX VOMITORIA * YAUPON HOLLY	5-6' HT 15 GAL	20
	ILEX GLABRA 'SHAMROCK' * INKBERRY	18-24" HT 3 GAL	29
	LIGUSTRUM JAPONICUM * TREE FORM LIGUSTRUM	5-6' HT 15 GAL	8
	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM' * CURLED LEAF LIGUSTRUM	18-24" HT 3 GAL	43
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE GRASS	15-18" HT 3 GAL	14
	LOROPETALUM CHINENSE 'RUBY' LOROPETALUM	18-24" HT 3 GAL	6
	MISCANTHUS SINENSIS VAR. CONDENSATUS 'COSMOPOLITAN' * SILVER GRASS	18-24" HT, 3 GAL	9
	MISCANTHUS SINENSIS 'ADAGIO' * ADAGIO MAIDEN GRASS	18-24" 3 GAL	53
	MYRICA CERIFERA * WAX MYRTLE	36-42" HT 7 GAL	30
	NANDINA DOMESTICA 'HARBOUR DWARF' * DWARF NANDINA	15-18" HT 3 GAL	57
	OSMANTHUS FRAGRANS FRAGRANT TEA OLIVE	5-6' HT 15 GAL	4
	PENNISETUM ALOPECUROIDES 'HAMELN' * DWARF FOUNTAIN GRASS	18-24" HT 3 GAL	107
	PODOCARPUS MACROPHYLLUS 'MAKI' PODOCARPUS	36-42" HT 7 GAL	102
	ROSA 'DRIFT' DRIFT ROSES	15-18" HT 3 GAL	8
	ROSA 'KNOCKOUT' KNOCKOUT ROSES	15-18" HT 3 GAL	14
	SABAL MINOR DWARF PALMETTO	18-24" 3 GAL	36
	TERNSTROEMIA GYMNANTHERA CLEYERA	30-36" HT 7 GAL	23

* DENOTES XERIC PLANTS. SEE SITE DATA TABLE, SHEET L3.1

GROUNDCOVER/ VINES

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	AGAPANTHUS LILY OF THE NILE	1 GAL	53 SF
	ASPIDISTRA ELATIOR * CAST IRON PLANT	15-18" HT 3 GAL	109 SF
	ERNST CONSERVATION SEEDS * SOUTHEAST RAIN GARDEN MIX, ERNMX-187		594 SF
	GELSEMIUM SEMPERVIRENS CAROLINA JESSAMINE	3 GAL	2
	IRIS VIRIGINICA BLUE FLAG IRIS	1 GAL	195 SF
	LIRIOPE MUSCARI* LIRIOPE	1 GAL	206 SF
	JUNIPERUS CHINENSIS 'SARGENTII' * SARGENT JUNIPER	3 GAL	272 SF
	RIVER COBBLESTONES		275 SF
	SOD LAWN		10,152 SF
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	1 GAL	50

**NOTE: ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'.



NORTH

0 20 40 60 80

SCALE: 1" = 20'

MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 Military Cutoff Rd, Suite A3
Wilmington, NC 28403 910.392.4355

NORTH CAROLINA LANDSCAPE ARCHITECT 2014 JOSHUA W. MIHALY

Revisions
01.24.2014: REVISED PLANTING PER CITY COMMENTS
02.17.2014; REVISED PLANTING PER CITY COMMENTS

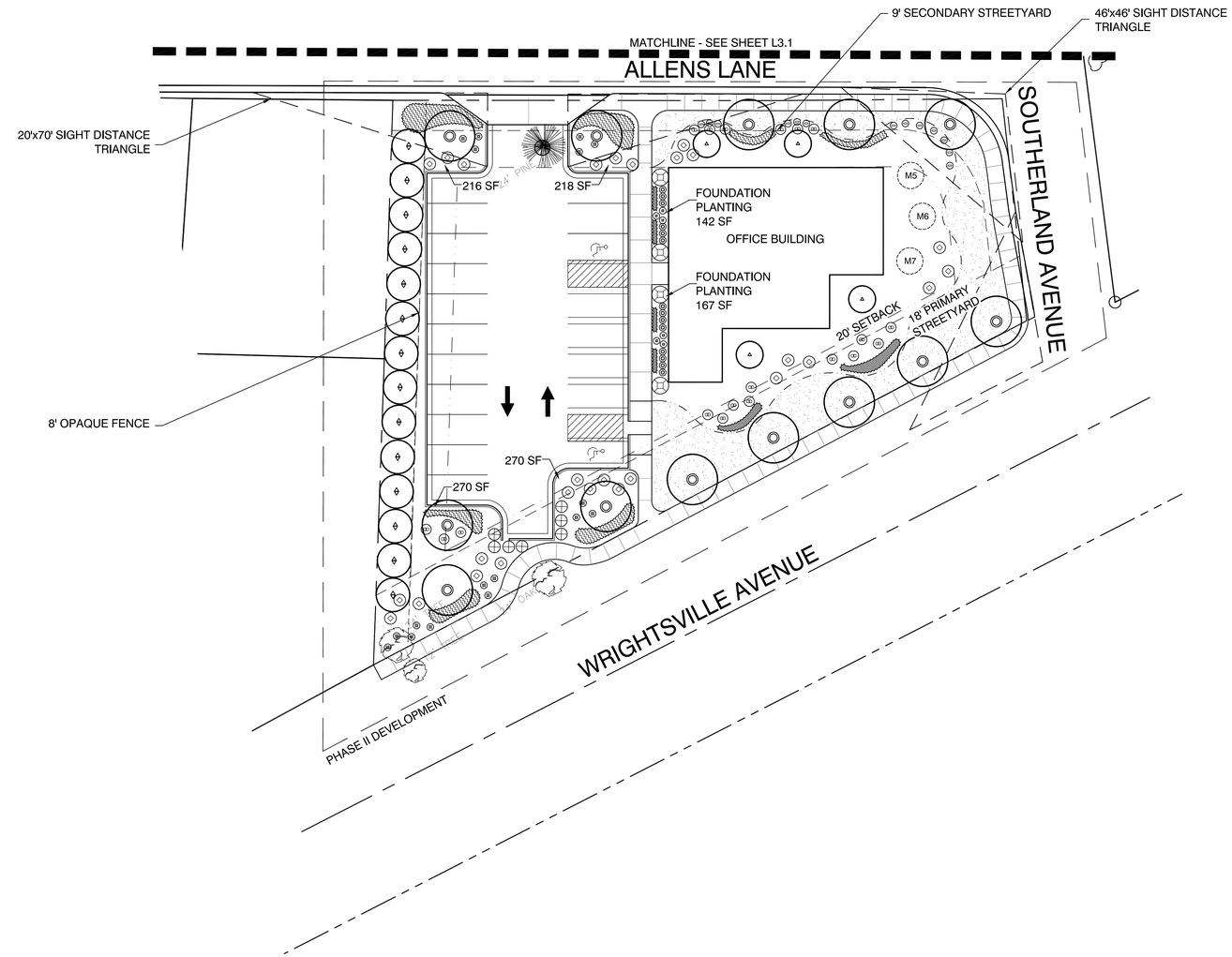
CLIENT
ALLENS LANE PARTNERS LLC
1902 EASTWOOD RD.
WILMINGTON, NC 28403
PHONE: 910.233.3000

PROJECT
SPARTINA AT LUMINA STATION
ALLENS LANE/WRIGHTSVILLE AVE.
WILMINGTON, NORTH CAROLINA
PRELIMINARY SITE PLANS

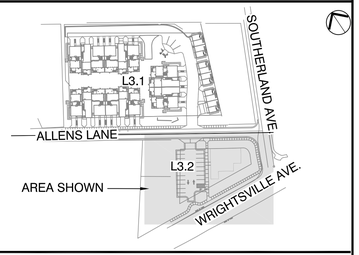
Date: 12.02.2013
Phase: 000
Job Number: 100-610
Designed by: MC
Drawn by: ALK
Checked by: JWM

Sheet Title:
PLANTING PLAN
PHASE I

Sheet Number
L3.1
of 2 sheets



SITE MAP NOT TO SCALE



PLANTING LEGEND

LARGE SHADE TREES

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	JUNIPERUS VIRGINIANA * EASTERN RED CEDAR	6-7' HT 2.5-3" CAL	14
	QUERCUS LAURIFOLIA ** LAUREL OAK	10-12' HT 3-3.5" CAL	12

SHRUBS / ORNAMENTAL GRASSES

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
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	LOROPETALUM CHINENSE 'RUBY' LOROPETALUM	18-24" HT 3 GAL	27
	NANDINA DOMESTICA 'HARBOUR DWARF' * DWARF NANDINA	15-18" HT 3 GAL	6
	PENNISETUM ALOPECUROIDES 'HAMELN' * DWARF FOUNTAIN GRASS	18-24" HT 3 GAL	17
	PODOCARPUS MACROPHYLLUS 'MAKI' PODOCARPUS	18-24" HT 3 GAL	7
	ROSA 'DRIFT' KNOCKOUT ROSES	15-18" HT 3 GAL	13
	TERNSTROEMIA GYMNANTHERA CLEYERA	30-36" HT 7 GAL	4

GROUNDCOVER/ VINES

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	LIRIOPE MUSCARI * LIRIOPE	1 GAL	110 SF
	JUNIPERUS CHINENSIS 'SARGENTII' * SARGENT JUNIPER	1 GAL	495 SF
	SOD LAWN		2,836 SF

SYMBOL	DESCRIPTION
- - - - -	6' BOARD ON BOARD FENCE
—— ——	SIGHT DISTANCE TRIANGLES**

* DENOTES XERIC PLANTS, SEE SITE DATA TABLE, SHEET L3.1

**NOTE: ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

NORTH

0 20 40 60 80

SCALE: 1" = 20'

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WILMINGTON, NORTH CAROLINA
PRELIMINARY SITE PLANS

Date:	12.02.2013
Phase:	000
Job Number:	100-610
Designed by:	MC
Drawn by:	ALK
Checked by:	JWM

Sheet Title:
PLANTING PLAN
PHASE II

Sheet Number
L3.2
of 2 sheets