

LANDSCAPE/PLANTING NOTES

- 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.
- QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
- 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.
- 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.
- 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.
- 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 TREES PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
- 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.
- ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 2" MIN. THK. MULCH AT BASE OF TRUNK.
- GROUND COVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUND COVER SHALL BE PLANTED AT 8" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
- MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
- REFER TO PLANTING DETAILS SHEET L2.3 FOR ADDITIONAL INFORMATION.
- NO OBSTRUCTIONS SHALL BE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE GROUND LEVEL WITHIN THE AREA OF THE TRIANGULAR SIGHT DISTANCE.
- A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
- ALL PLANTED AND RETAINED LIVING MATERIAL REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE SHALL BE PERPETUALLY PROTECTED AND MAINTAINED TO PROFESSIONALLY ACCEPTED STANDARDS BY JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER, OCCUPANT, TENANT AND RESPECTIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.

There is a pine tree here that Tunstall has not stated whether he is keeping or removing. if keeping it needs to be shown.

SITE DATA

ADDRESS 1741 TIBURON DR.
 PARCEL ID R06109-004-024-000
 EXISTING ZONING MF-M
 PHASE I PROJECT AREA 10.81 AC.
 PHASE II PROJECT AREA 3.5 AC.

LANDSCAPE REQUIREMENTS (ARTICLE 8)

PHASE I PLANTING & CALCULATIONS PREVIOUSLY APPROVED HAVE NOT BEEN CHANGED. PHASE II PLANTING (SHEETS L3.4 AND L3.5) AND CALCULATIONS ARE SHOWN, ALONG WITH OVERALL TOTALS FOR ENTIRE SITE.

LANDSCAPE BUFFER	REQUIRED	PROVIDED
	N/A	N/A
* ADJACENT CONSERVATION EASEMENT TO SERVE AS LANDSCAPE BUFFER WHERE NECESSARY.		
PARKING LOT INTERIOR- PHASE I	17,487 SF	20,503 SF
CANOPY COVERAGE - PHASE I	(87,439 SF X 20%)	
TREES PROVIDED:	29 LARGE SHADE TREES * 707 SF =	20,503 SF
PARKING LOT INTERIOR- PHASE II	8,866 SF, 13 TREES	12,019 SF
CANOPY COVERAGE - PHASE II	(44,331 SF X 20%)	
TREES PROVIDED:	17 LARGE SHADE TREES * 707 SF =	12,019 SF
TOTAL TREES:	46 LARGE SHADE TREES	32,522 SF

STREET YARD PLANTING	REQUIRED	PROVIDED
INDEPENDENCE BLVD (PHASE I)	4,338 SF (241 LF X 18)	6,665 SF
TREES REQUIRED (PHASE I)	8 (1/600 SF)	19
SHRUBS REQUIRED (PHASE I)	44 (6/600 SF)	70
INDEPENDENCE BLVD (PHASE II)	11,052 SF (614 LF X 18)	15,600 SF
TREES REQUIRED (PHASE II)	19 (1/600 SF)	14
SHRUBS REQUIRED (PHASE II)	114 (6/600 SF)	148
TIBURON DRIVE (PHASE II)	1,539 SF (171 LF X 9)	3,000 SF
TREES REQUIRED	3 (1/600 SF)	5
SHRUBS REQUIRED	18 (6/600 SF)	30

TOTAL STREETYARD:	TREES:	SHRUBS:
	30 TREES	38 TREES
	136 SHRUBS	248 SHRUBS

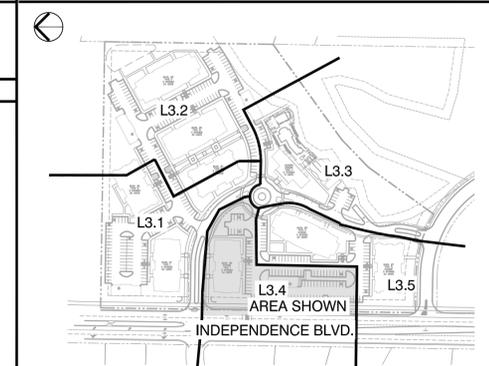
FOUNDATION PLANTING	REQUIRED	PROVIDED
12% FACADE AREA (ADJ. TO PARKING/DRIVE AISLE)		
BUILDING #1 (TYPE I)	1,703 SF (364 LF X 39 HT X .12)	3,985 SF
BUILDING #2 (TYPE III)	999 SF (219 LF X 38 HT X .12)	1,190 SF
BUILDING #3 (TYPE II)	1,349 SF (292 LF X 38.5 HT X .12)	3,131 SF
BUILDING #4 (TYPE III)	1,381 SF (303 LF X 38 HT X .12)	1,638 SF
BUILDING #5 (TYPE IV)	1,906 SF (321 LF X 48.5 HT X .12)	3,583 SF
LEASING CENTER (TYPE V)	732 SF (185 LF X 33 HT X .12)	2,635 SF

PHASE II:	REQUIRED	PROVIDED
BUILDING #6 (TYPE I)	1,713 SF (366 LF X 39 HT X .12)	3,390 SF
BUILDING #7 (TYPE III)	1,262 SF (273 LF X 38.5 HT X .12)	1,839 SF
BUILDING #8 (TYPE II)	2,583 SF (560 LF X 38.5 HT X .12)	5,019 SF

TREE REQUIREMENTS PER DISTURBED ACRE	REQUIRED	PROVIDED
15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.		
REQUIRED:	8.75 ACRES DISTURBED X 15 TREES = 131 TREES REQUIRED	
PROVIDED:	38 TREE CREDITS (EXISTING RETAINED TREES)	
	6 TREES TRANSPLANTED	
	123 TREES PLANTED - REFER TO PLANTING LEGEND	
	TOTAL: 165 TREES PROVIDED	

TREE REQUIREMENTS PER DISTURBED ACRE	REQUIRED	PROVIDED
3.50 ACRES DISTURBED X 15 TREES = 53 TREES REQUIRED		
REQUIRED:	27 TREE CREDITS (EXISTING RETAINED TREES)	
PROVIDED:	71 TREES PLANTED - REFER TO PLANTING LEGEND	
	PHASE II TOTAL: 99 TREES PROVIDED	
	TOTAL FOR SITE: 264 TREES PROVIDED	

SITE MAP NOT TO SCALE



PLANTING LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	QUANTITY
⊙	ERIOBOTRYA JAPONICA LOQUAT	7-8' HT. 25 GAL.	5
⊕	ILEX C. 'BURFORDII' BURFORD HOLLY (TREE FORM)	B&B 8'-10' HT.	4
⊗	ILEX x NELLIE R. STEVENS NELLIE STEVENS HOLLY	B&B 8'-10' HT.	2
⊕	MAGNOLIA G. 'D.D. BLANCHARD' * SOUTHERN MAGNOLIA	3" CAL. B&B 8'-10' HT.	9
⊕	QUERCUS VIRGINIANA * LIVE OAK	B&B - 3" CAL 10'-12'	13
⊕	SHADE TREE CANOPY WITH 15' RADIUS TO BE USED FOR PARKING LOT SHADING REQUIREMENTS		
⊕	EXISTING TREE TO BE PRESERVED *		

SHRUBS AND VINES	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊕	AZALEA 'FORMOSA' SOUTHERN INDICA HYBRID	3 GAL 15-18"	10
⊕	BUXUS M. 'WINTER GEM' WINTER GEM BOXWOOD	3 GAL 12-15"	77
⊕	CAMELLIA S. 'YULETIDE' SASANQUA CAMELLIA	7 GAL 3-4'	40
⊕	CLEVERA JAPONICA JAPANESE CLEVERA	7 GAL 36-42"	16
⊕	HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY	1 GAL 12"	5
⊕	HYDRANGEA 'NIKKO BLUE' NIKKO BLUE HYDRANGEA	3 GAL 7-8"	3
⊕	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	7 GAL 24-30"	93
⊕	LIGUSTRUM RECURVIFOLIUM PRIVET	7 GAL 24-30"	19
⊕	LOROPETALUM CHINENSE 'RUBY' RUBY LOROPETALUM	3 GAL 12-15"	73
⊕	MISCANTHUS SINENSIS 'ADAGIO' DWARF MAIDEN GRASS	3 GAL 12-15"	129
⊕	PODOCARPUS M. 'MAKI' SOUTHERN YEW	7 GAL 3-4'	5
⊕	RHAPHIOLEPSIS 'MAJESTIC BEAUTY' MAJESTIC BEAUTY HAWTHORN	3 GAL 18-24"	27
⊕	ROSA 'KNOCKOUT' KNOCKOUT ROSES	3 GAL 18-24"	9
⊕	VERBENACEAE 'NEW GOLD' LANTANA	1 GAL 6-12"	30
⊕	VIBURNUM 'AWABUKI CHINDO' AWABUKI CHINDO VIBURNUM	7 GAL 36-42"	26

VINES AND GROUND COVER	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊕	GROUND ROSES		40 SF
⊕	CROWN ZOYSIA	SOD	SEE PLAN

KEY	DESCRIPTION
⊕	STREET YARD AREA
⊕	FOUNDATION PLANTING AREA



Revisions
 1. 04/29/14 - Increased Plant heights along Independence Blvd. Buffer to be a minimum of 3'-0" at planting per planning comments.

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PROJECT
 Tiburon Parc Apartments Phase II
 2945 Moyneet Way
 Wilmington, NC
 Landscape Plans

Date: 04.03.14
 Phase: CD
 Job Number: 530-01
 Designed by: JWM
 Drawn by: MWL
 Checked by: JWM

Sheet Title: PLANTING PLAN
 Sheet Number
L3.4
 of 2 sheets

