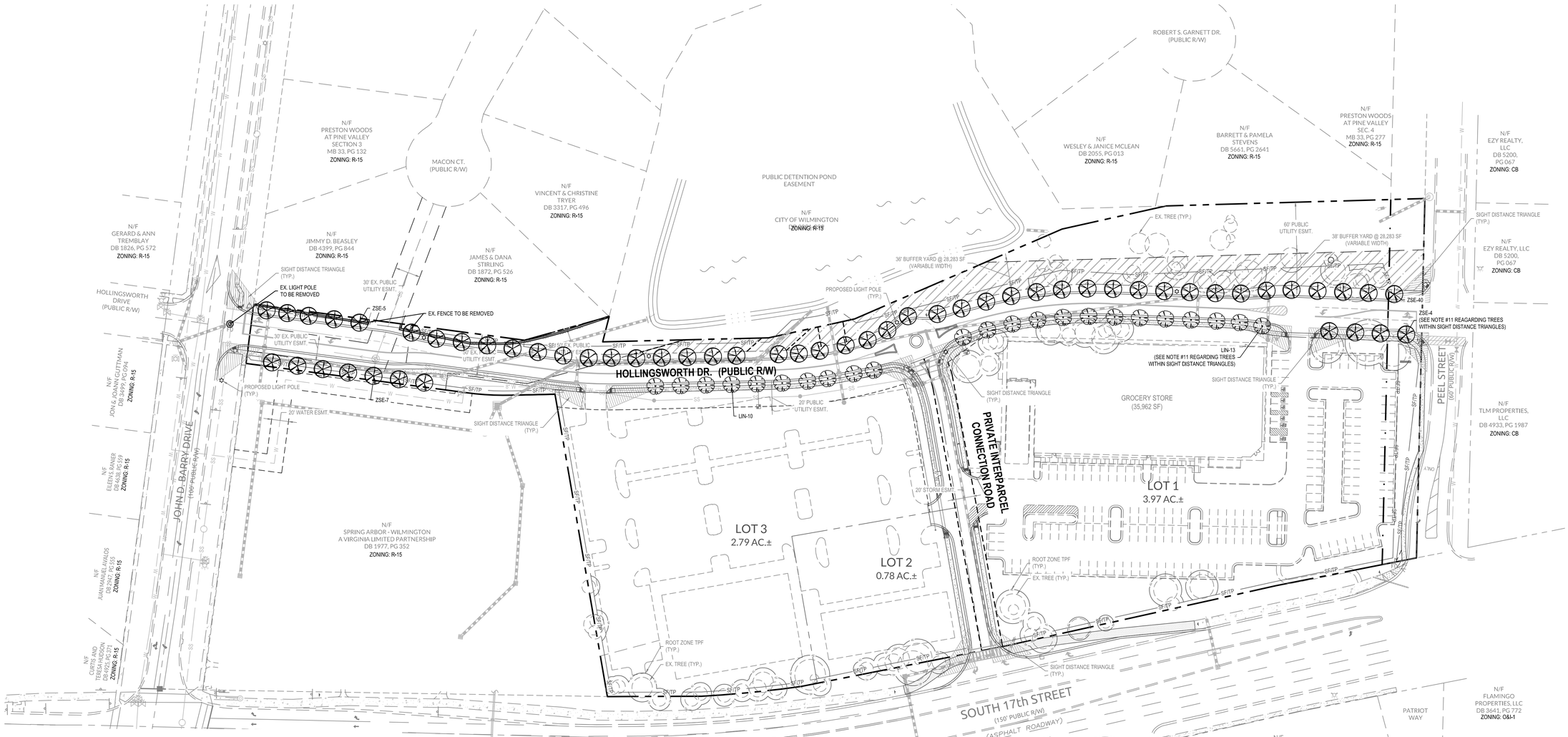


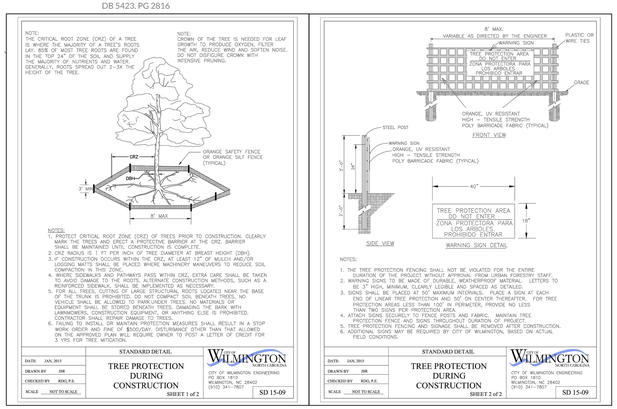
LANDSCAPE NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN "THE AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL AREAS DISTURBED AND NOT SPECIFIED AS MULCHED PLANTING BEDS WILL BE GRASSED. LAWN AREAS MAY BE ESTABLISHED WITH EITHER SOD OR SEED AT THE CONTRACTOR'S DISCRETION. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A FULL STAND OF GRASS AT THE TIME OF COMPLETION.
3. CONTRACTOR SHALL USE WHATEVER METHOD OF TREE STAKING HE DEEMS FIT. HOWEVER, HE WILL BE HELD LIABLE FOR ANY DAMAGES CAUSED TO TREES BY IMPROPER STAKING METHODS (OR ABSENCE OF STAKING) AND IS RESPONSIBLE FOR UPRIGHTING AND REPLANTING TREES WHICH ARE BLOWN OVER.
4. CONTRACTOR SHALL WARRANTY ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK OF THE LANDSCAPE PLAN.
5. IF DISCREPANCIES OR AVAILABILITIES ARE FOUND IN THE PLANT SPECIES AND/OR MIN. SIZES REQ'D., CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. SUBSTITUTIONS MAY BE MADE WITH AUTHORIZATION AS LONG AS THE PLANTS FOLLOW THE INTENDED FORM AND FUNCTION.
6. THE DEVELOPER SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO INSTALLATION TO ENSURE PROPER TREE SELECTION & SPACING.
7. EACH TREE SHALL BE A MINIMUM OF 2" CALIPER AS MEASURED FROM THE DIAMETER AT BREAST HEIGHT (DBH)
8. TREES WITHIN THE SAME BLOCKS SHALL BE THE SAME SPECIES.
9. ALL PLANTINGS SHALL BE CURBED OR OTHERWISE PHYSICALLY PROTECTED FROM VEHICULAR TRAFFIC.
10. THE OWNER IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED PLANT MATERIAL AND PLANTING AREAS IN GOOD HEALTH AND APPEARANCE. ANY DEAD, UNHEALTHY OR MISSING PLANTS MUST BE REPLACED WITHIN 60 DAYS WITH VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING RATES AND STANDARDS.
11. NO PLANTINGS OVER 30" IN HEIGHT SHALL BE ALLOWED IN VISION CLEARANCE. EXISTING TREES IN THE SIGHT DISTANCE TRIANGLE SHOULD BE LIMBED UP TO ACCOMMODATE THE CODE REGARDING SIGHT DISTANCE TRIANGLES. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30" TO 10'.
12. PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
13. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. [SD 15-14 COFW TECH STDS]
14. THERE IS NO CONSERVATION RESOURCES ASSOCIATED WITH THE PARCELS INCLUDING ANY RARE OR ENDANGERED SPECIES IN ACCORDANCE WITH THE NC WILDLIFE RESOURCES COMMISSION.
15. THE CRITICAL ROOT ZONE (CRZ) SHALL BE PROTECTED DURING CONSTRUCTION BY APPROVED TREE PROTECTION FENCING AND PRACTICES. TREE PROTECTIVE FENCING SHALL BE SHOWN ON SITE PLANS AND GRADING PLANS AROUND EACH TREE, CLUSTER OF TREES, AT PERIMETER OF TREE-SAVE AREAS, AND AT LIMITS OF DISTURBANCE. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED. TREE PROTECTIVE FENCING SHALL REMAIN IN PLACE THROUGH COMPLETION OF CONSTRUCTION ACTIVITIES.
16. IF THE ENTIRE CRZ CANNOT BE PRESERVED, THE DISTURBED AREA SHALL EXTEND NO CLOSER TO THE PROTECTED TREE TRUNK THAN ONE HALF ⓗ THE RADIUS OF THE CRZ. IN NO CASE CAN MORE THAN 40% OF THE CRZ BE DISTURBED.

PLANT SCHEDULE								
PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES	56	ZSE	Zelkova serrata	Japanese Zelkova	B&B	2 1/2" MIN.	8' MIN.	STREET TREE (30' O.C.)
UNDERSTORY TREES	23	LIN	Lagerstroemia indica 'Natchez' (STD)	Single Stem Natchez Crape Myrtle	B&B	2" MIN.	8' MIN.	STREET TREE (30' O.C.)

TREE PROTECTION NOTES:

- TO PRESERVE EXISTING TREES SPECIFIED ON THE REQUIRED LANDSCAPE PLAN TO REMAIN ON THE SITE AS A FUNCTION OF FULFILLING PURPOSES OF THIS SECTION, THE CRITICAL ROOT ZONE SHALL BE PROTECTED BY PROPER INSTALLATION OF BARRICADES AND SIGNAGE FROM VEHICULAR MOVEMENT, MATERIAL STORAGE, COMPACTING, GRADING, EXCAVATING, AND OTHER DEVELOPMENT RELATED ACTIVITIES DURING CONSTRUCTION AND IN THE FINAL LANDSCAPE DESIGN.
- THE CRITICAL ROOT ZONE (CRZ) SHALL BE PROTECTED DURING CONSTRUCTION BY APPROVED TREE PROTECTION FENCING AND PRACTICES. TREE PROTECTIVE FENCING SHALL BE SHOWN ON SITE PLANS AND GRADING PLANS AROUND EACH TREE, CLUSTER OF TREES, AT PERIMETER OF TREE-SAVE AREAS, AND AT LIMITS OF DISTURBANCE. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED. TREE PROTECTIVE FENCING SHALL REMAIN IN PLACE THROUGH COMPLETION OF CONSTRUCTION ACTIVITIES.
- IF THE ENTIRE CRZ CANNOT BE PRESERVED, THE DISTURBED AREA SHALL EXTEND NO CLOSER TO THE PROTECTED TREE TRUNK THAN ONE HALF (½) THE RADIUS OF THE CRZ. IN NO CASE CAN MORE THAN FORTY (40) PERCENT OF THE CRZ BE DISTURBED.
- DISTURBANCE OF THE CRZ WILL ONLY BE ALLOWED ON ONE (1) SIDE OF THE RETAINED TREE AND ONLY WITH PRIOR APPROVAL BY THE APPROPRIATE REVIEWING AGENCY.
- PRIOR TO GRADING, TREE ROOTS SHALL BE PRUNED USING APPROPRIATE ARBORICULTURE PRUNING TOOLS AND PRACTICES.
- DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN, INCLUDING INCORRECTLY PLACED TREE PROTECTION FENCING OR IMPROPER ROOT PRUNING CONSTITUTES NEGLIGENCE AND WILL REQUIRE THE OWNER TO POST AN IRREVOCABLE LETTER OF CREDIT OR OTHER MEANS OF FINANCIAL ASSURANCE APPROVED BY THE REVIEWING AGENCY FOR THREE (3) YEARS TO PROVIDE FOR MITIGATION OF THE TREE PER SECTION 18-460 TO BE RELEASED IF DETERMINED BY THE REVIEWING AGENCY THAT THE TREE IS NOT AT RISK OF DYING DUE TO THE DISTURBANCE.
- ANY PERSON WHO IS RESPONSIBLE FOR FAILING TO PROPERLY INSTALL OR MAINTAIN PROTECTION MEASURES PURSUANT TO THIS ARTICLE SHALL BE SUBJECT TO A FINE OF FIVE HUNDRED DOLLARS ($500.00) PER DAY AND A STOP WORK ORDER SHALL BE PLACED ON THE PROJECT. THE OWNER OF THE PROPERTY SHALL ALSO BE A JOINTLY AND SEVERALLY RESPONSIBLE PARTY IF THE IMPROPER PRACTICES ARE CONDUCTED BY AN EMPLOYEE, AGENT, OR OTHER PERSON UNDER THE CONTROL, EMPLOY, OR DIRECTION OF THE PROPERTY OWNER.
- IF A TREE REQUIRED TO BE PROTECTED IS DESTROYED, SUBSTANTIALLY DAMAGED, OR DIES AS A RESULT OF NEGLIGENCE OR FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION ON THE PART OF ANY PROPERTY OWNER AND/OR AGENT OF THE OWNER, WITHIN THREE (3) YEARS AFTER COMPLETION OF CONSTRUCTION, THEN REPLACEMENT TREES OF A SIMILAR SPECIES SHALL BE PLANTED ON THE SITE PURSUANT TO SECTION 18-460 OF THE CITY OF WILMINGTON ORDINANCE.



STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

Approved Construction Plan

	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

NORTH CAROLINA LANDSCAPE ARCHITECT DRAFT KURT A. PFEIFER

No.	Revision	Date	By
1	REVISED PER COW SRB	5-24-16	MEM
2	REVISED PER CLIENT COMMENTS	11-16-16	MEM
3	REVISED PER COW	12-09-16	MEM

Designer W&R	Scale NOTED
Drawn By JSB	Date 3/24/16
Checked By JJW	Job No. 0.3061193.01

ARBOR COMMONS

Wilmington New Hanover County North Carolina

LANDSCAPE & LIGHTING PLAN

WithersRavenel
Engineers | Planners | Surveyors
1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

Sheet No. C-8

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