

BUFFERYARD NOTES:

- SHRUBS USED TO SATISFY THE BUFFERYARD REQUIREMENTS MUST BE 3 FEET TALL AT PLANTING.
- 15' BUFFERYARD BEHIND UNITS 68-83 TO CONTAIN 18" RETAINING WALL WITH 38" HOGWIRE FENCE PLANTED WITH CONFEDERATE JASMINE AND 6" LELAND CYPRESS AND ELAEAGNUS TO PROVIDE OPACITY REQUIREMENTS.
- 15' BUFFERYARD BEHIND UNITS 51-55 & 60-67 TO CONTAIN 8"-10" FENCE WITH 6" LELAND CYPRESS AND ELAEAGNUS TO PROVIDE OPACITY REQUIREMENTS.

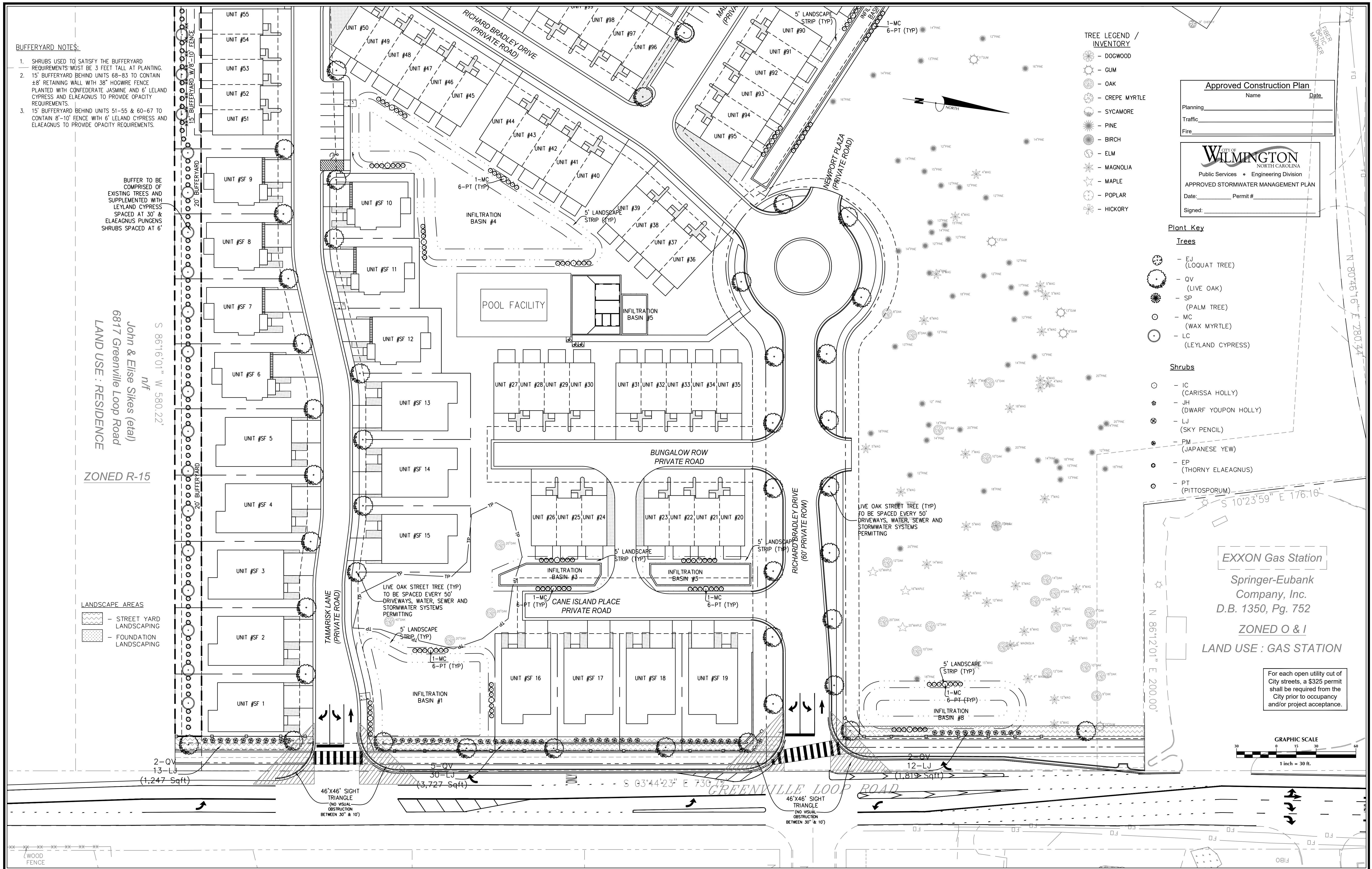
BUFFER TO BE COMPRISED OF EXISTING TREES AND SUPPLEMENTED WITH LELAND CYPRESS SPACED AT 30' & ELAEAGNUS PUNGENS SHRUBS SPACED AT 6'

John & Elise Sikes (eta)
6817 Greenville Loop Road
LAND USE : RESIDENCE

ZONED R-15

LANDSCAPE AREAS

- STREET YARD LANDSCAPING
- FOUNDATION LANDSCAPING



- TREE LEGEND / INVENTORY**
- DOGWOOD
 - GUM
 - OAK
 - CREPE MYRTLE
 - SYCAMORE
 - PINE
 - BIRCH
 - ELM
 - MAGNOLIA
 - MAPLE
 - POPLAR
 - HICKORY

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

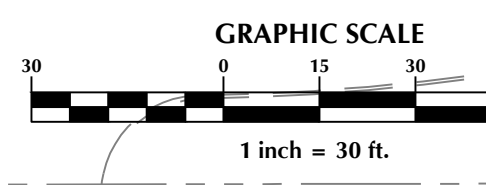
Fire _____

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

- Plant Key**
- Trees**
- EJ (LOQUAT TREE)
 - QV (LIVE OAK)
 - SP (PALM TREE)
 - MC (WAX MYRTLE)
 - LC (LELAND CYPRESS)
- Shrubs**
- IC (CARISSA HOLLY)
 - JH (DWARF YUPOON HOLLY)
 - LJ (SKY PENCIL)
 - PM (JAPANESE YEW)
 - EP (THORNY ELAEAGNUS)
 - PT (PITTIOSPORUM)

EXXON Gas Station
Springer-Eubank Company, Inc.
D.B. 1350, Pg. 752
ZONED O & I
LAND USE : GAS STATION

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



No.	Revision	Date	By

Designer	GSP	Scale	1" = 30'
Drawn By	GSP	Date	October 2015
License #	P-0718	Job No.	2015-0006

SUMMERWALK - PHASE 1
New Hanover County North Carolina

LANDSCAPE PLAN

PREPARED FOR:
Summerwalk Development, LLC
6105 Oleander Drive
Suite 201
Wilmington, NC 28403

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
L-1

PLANT LIST-OR EQUIVALENTS					
KEY	NO.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	PLANTING REMARKS
SP	120	SABAL PALMETTO	PALM TREE	8'-10' HI.	SPACING AS SHOWN
QV	9	QUERCUS VIRGINIANA	LIVE OAK	8'-10' HI. 2.5" CAL.	SPACING AS SHOWN
EJ	120	ERIOBOTRYA JAPONICA	LOQUAT TREE	2"-2.5" CAL.	SPACING AS SHOWN
MC	25	MYRICA CERIFERA	WAX MYRTLE	2"-2.5" CAL.	SPACING AS SHOWN
LC	44	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	2"-2.5" CAL.	SPACING AS SHOWN
PT	150	PITTOSPORUM TOBIRA	WHEELERS DWARF PITTOSPORUM	3 GAL.	SPACING AS SHOWN
PM	379	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	2 GAL.	SPACING AS SHOWN
IC	426	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	3 GAL.	4' O.C.
JH	104	ILEX CRENATA 'JAPANESE HOLLY'	SKY PENCIL	3 GAL.	4' O.C.
LJ	55	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	2 GAL.	4' O.C.
EP**	180	ELAEAGNUS PUNGENS	THORNY ELAEAGNUS	3" AT PLANTING	6'-8" O.C.

O.C. - "ON CENTER" CAL. - "CALIPER AT 6" ABOVE GRADE" GAL. - "GALLON CONTAINER"
MIN. PLANTING SIZE: SHADE TREES-2'-2.5" CAL. MULTI-STEM= 8'-10" SHRUBS-12"

SHRUBS USED TO SATISFY THE BUFFERYARD REQUIREMENTS MUST BE 3 FEET TALL AT PLANTING

Plant Key

Trees

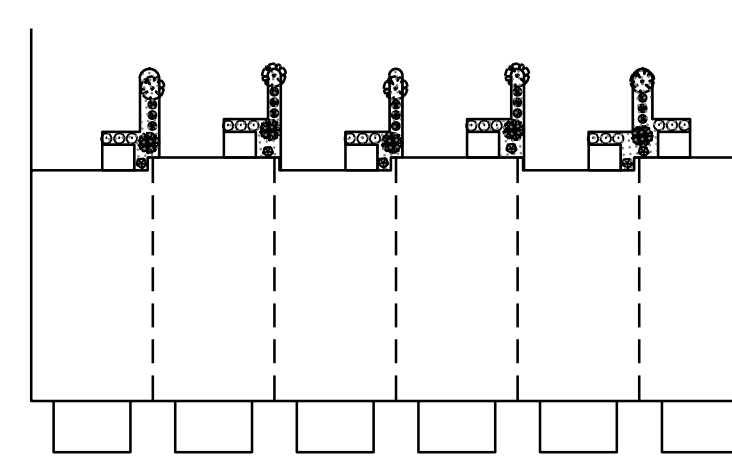
- ⊙ - EJ (LOQUAT TREE)
- ⊙ - QV (LIVE OAK)
- ⊙ - SP (PALM TREE)
- ⊙ - MC (WAX MYRTLE)
- ⊙ - LC (LEYLAND CYPRESS)

Shrubs

- ⊙ - IC (CARISSA HOLLY)
- ⊙ - JH (DWARF YOUNG HOLLY)
- ⊙ - LJ (SKY PENCIL)
- ⊙ - PM (JAPANESE YEW)
- ⊙ - EP (THORNY ELAEAGNUS)
- ⊙ - PT (PITTOSPORUM)

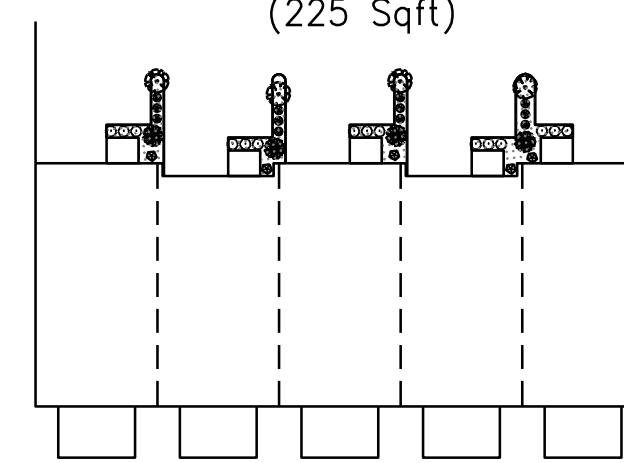
TYPICAL FOUNDATION PLANTINGS

5-EJ
15-PM
5-SP
18-IC
6-JH
(284 Sqft)



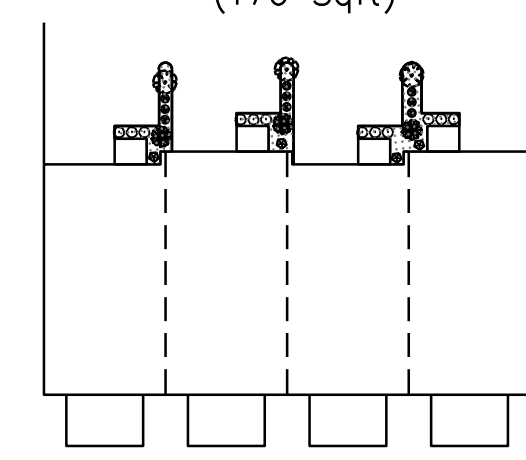
6-UNIT

4-EJ
12-PM
4-SP
15-IC
5-JH
(225 Sqft)



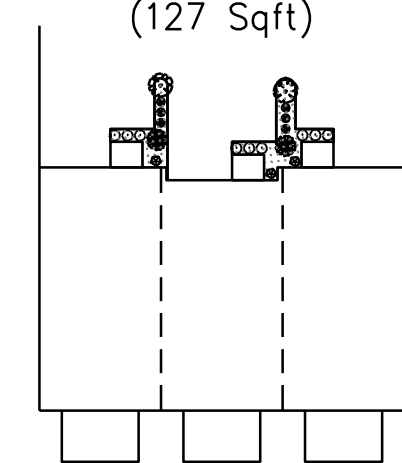
5-UNIT

3-EJ
9-PM
3-SP
12-IC
4-JH
(176 Sqft)



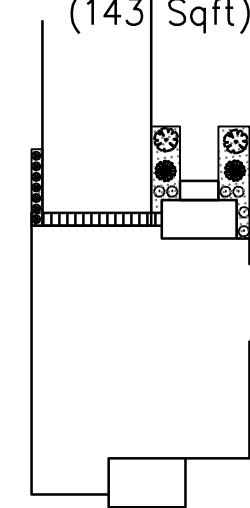
4-UNIT

2-EJ
6-PM
2-SP
9-IC
3-JH
(127 Sqft)

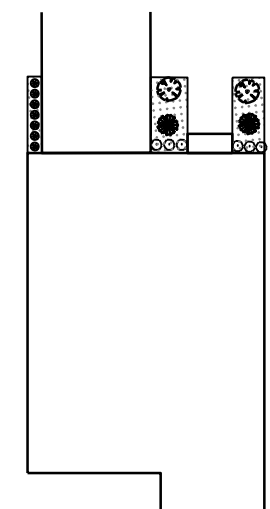


3-UNIT

2-EJ
7-PM
2-SP
6-IC
(143 Sqft)



2-EJ
7-PM
2-SP
6-IC
(156 Sqft)



LANDSCAPE NOTES:

- EXISTING REGULATED & SIGNIFICANT TREES HAVE BEEN LOCATED BY FIELD SURVEY.
- KEY LETTERS REFER TO PLANT LIST.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN "THE AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANTING BEDS SHALL RECEIVE A MIN. OF 4" MULCH.
- ALL AREAS DISTURBED AND NOT SPECIFIED AS PLANTING BEDS WILL BE GRASSED.
- SOLID WASTE WILL BE BY CURBSIDE PICKUP.
- ALL MECHANICAL EQUIPMENT, INCLUDING ANY ROOFTOP EQUIPMENT, SHALL BE SCREENED.
- 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 UPRIGHT AND REPLANTING TREES WHICH ARE BLOWN OVER.
- 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.
- 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.
- THE USE OF FABRIC DURING INSTALLATION OF PLANTINGS IS RECOMMENDED FOR WEED CONTROL. CONTRACTOR SHALL MAKE EFFORTS TO INCLUDE AND DISCLOSE TO OWNER UPON INSTALLATION OF PLANTINGS IF LANDSCAPE FABRIC OR OTHER ALTERNATIVE IS TO BE USED.
- CONTRACTOR WILL NOT USE PLASTIC AS COMPARED TO LANDSCAPE FABRIC DURING PLANT INSTALLATION FOR WEED CONTROL.
- IRRIGATION OF LANDSCAPED AREAS IS RECOMMENDED BUT NOT REQUIRED. OWNER SHALL CONTACT DESIGNER OR IRRIGATION SPECIALIST FOR INPUT.
- ANY OVERHANGING LIVE OAKS SHALL BE PRUNED BY A CERTIFIED ARBORIST, AS ADVISED BY THE URBAN FORESTER.

CITY REQUIREMENTS:

- ALL INTERIOR PLANTINGS SHALL BE CURBED OR OTHERWISE PHYSICALLY PROTECTED FROM VEHICULAR TRAFFIC.
- 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 180 DAYS WITH VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING RATES AND STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL SIGNIFICANT TREES WILL BE PROTECTED DURING CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING, AT ALL TIMES.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS MATERIALS, OR VEHICLES, ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- NO DISTURBANCE IS PERMITTED ON SITE UNTIL A TREE PERMIT IS ISSUED IN CONJUNCTION WITH ANY COUNTY, CITY, STATE AND FEDERAL PERMITS.
- NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS.
- PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND ALL LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
- NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
- ALL PLANTINGS IN BUFFERYARDS TO BE XERIC LANDSCAPING AS THEY ARE NATIVE PLANTS NEEDING MINIMUM IRRIGATION.
- ALL LANDSCAPE ISLANDS TO BE SEEDED WITH CENTIPEDE GRASS OR EQUIVALENT AS GROUND COVER.

Landscape Calculations: (Note: All regulated & significant trees have been field located and are labeled.)

	Req'd.	Prov'd.
Oleander Drive Streetyard 503 l.f. frontage = 58' driveways =4451 l.f. X 18 (CB District factor)	8,010 s.f.	TO BE COMPLETED WITH PHASE 2
Greenville Loop Road Secondary Streetyard 732 l.f. frontage = 120' driveways =612 l.f. X 9 (MF District factor)	5,508 s.f.	6,793 s.f.
Bufferyards - 1,460 l.f. buffer length ⊙ 1 tree / 30 l.f.	49	49
Foundation Plantings - TOWNHOME BUILDINGS - 2,198 l.f. X 30' facade X 12% SINGLE FAMILY HOMES - 682 l.f. X 35' facade X 12%	7,913 s.f. 2,864 s.f. 10,777 s.f. (TOTAL)	9,100 s.f. 2,873 s.f. 11,973 s.f. (TOTAL)
Overall Development Area - 20.19 ac.± Phase 1 development area x 15 trees/ac.	303	173 PROPOSED 216 EXISTING 168 RELOCATED 557 TOTAL

MITIGATION CALCULATIONS

TREE TO BE REMOVED	DIAMETER (in)	# OF TREES REQUIRED
MAGNOLIA	12	8
MAGNOLIA	18	12
SYCAMORE	27	18
TOTAL		38*

*EXISTING TREES 2"-5" DBH TO BE RETAINED ON SITE AND SUPPLEMENTED WITH 168 RELOCATED TREES

OFFSITE SW POND MITIGATION CALCULATIONS

TREE TO BE REMOVED	# OF TREES	# OF TREES REQUIRED
12" MAGNOLIA	1	8
18" MAGNOLIA	1	12
11" OAK	1	4
12" OAK	1	4
13" OAK	1	4
16" OAK	1	5
12" PINE	35	70
13" PINE	7	15
14" PINE	4	9
15" PINE	2	5
16" PINE	5	13
17" PINE	1	3
18" PINE	3	9
19" PINE	1	3
21" PINE	1	4
22" PINE	1	4
25" PINE	1	4
TOTAL		177*

*EXISTING TREES 2"-5" DBH TO BE RETAINED ON SITE AND SUPPLEMENTED WITH 168 RELOCATED TREES

Approved Construction Plan

Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____



Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

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

No.	Revision	Date	By

Designer	GSP	Scale	1" = 50'
Drawn By	GSP	Date	October 2015
License #	P-0718	Job No.	2015-0006

SUMMERWALK - PHASE 1
 Wilmington New Hanover County North Carolina

LANDSCAPING DETAILS

PREPARED FOR:
 Summerwalk Development, LLC
 6105 Oleander Drive
 Suite 201
 Wilmington, NC 28403

GSP CONSULTING, PLLC
 ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
L-4