

SITE PLAN CONSTRUCTION DRAWINGS

3804 OLEANDER DRIVE WILMINGTON, NORTH CAROLINA PROJECT NUMBER: KRG-16000

> DATE: SEPTEMBER 7, 2018 REVISED: NOVEMBER 29, 2018

> > OWNER:

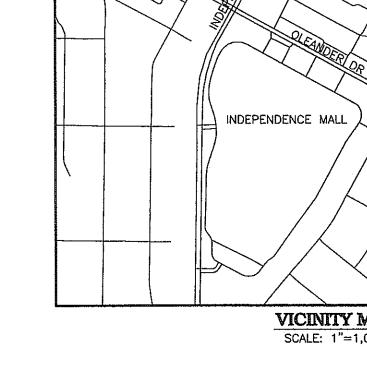
KRG OLEANDER LLC 30 SOUTH MERIDIAN STREET SUITE 1100

INDIANAPOLIS, IN 46204 DEVELOPER:

KITE REALTY GROUP 30 SOUTH MERIDIAN STREET SUITE 1100 INDIANAPOLIS, IN 46204

OVERALL EXISTING CONDITIONS EXISTING CONDITIONS AND DEMOLITION PLAN - AREAS 1 + 2 EXISTING CONDITIONS AND DEMOLITION PLAN - AREAS 3 + 4 OVERALL ENHANCED LANDSCAPE PLAN

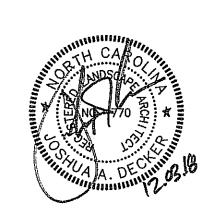
INDEPENDENCE MALL

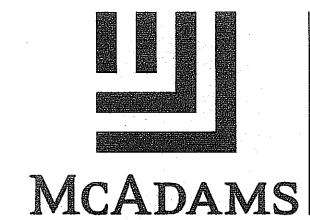




OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE

Approved Construction Plan



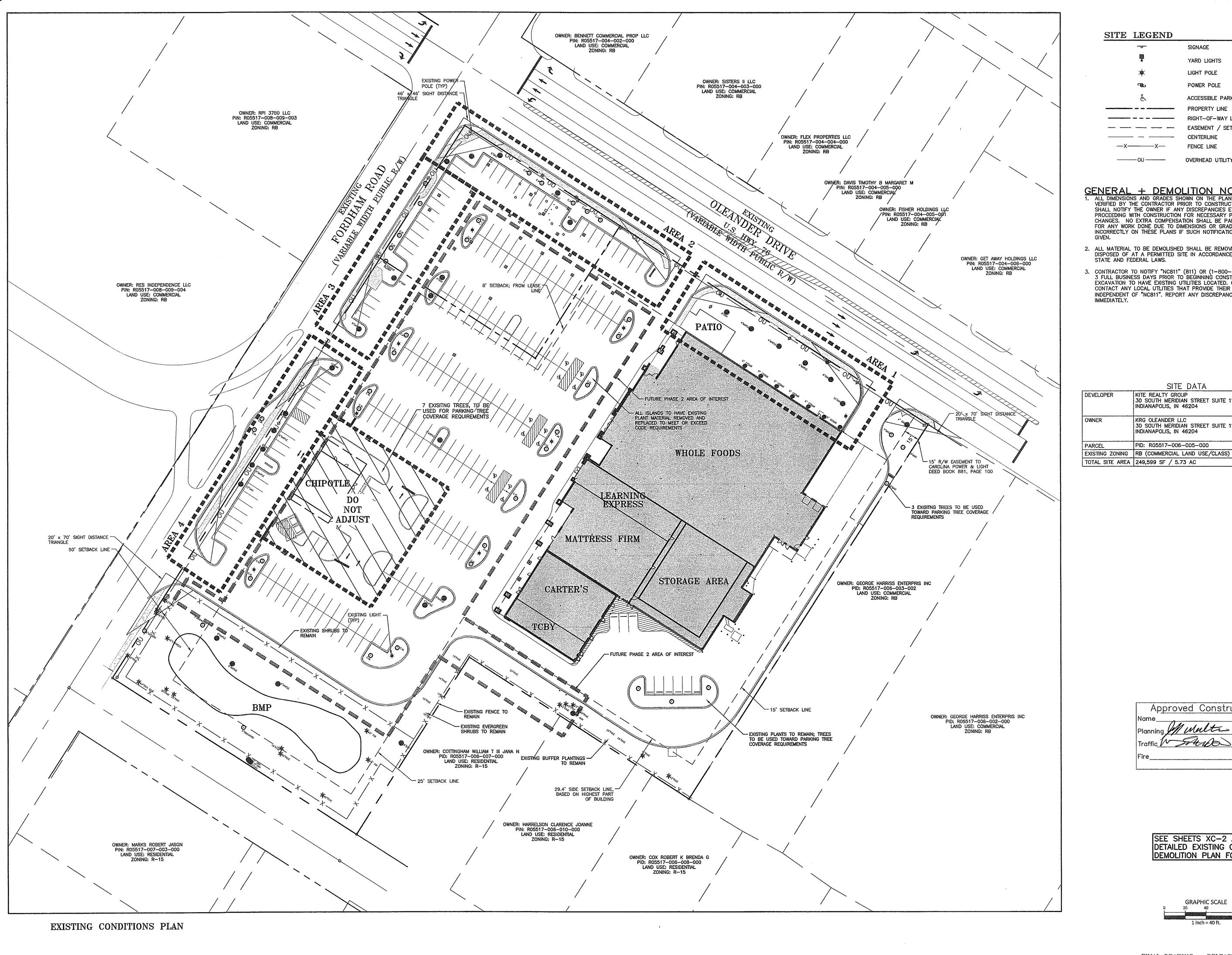


THE JOHN R. McADAMS COMPANY, INC.

2905 Meridian Parkway Durham, North Carolina 27713 License No.: C-0293 919. 361. 5000 **McAdamsCo.com**

FINAL DRAWING - RELEASED FOR CONSTRUCTION





SITE LEGEND

SIGNAGE YARD LIGHTS LIGHT POLE POWER POLE ACCESSIBLE PARKING PROPERTY LINE RIGHT-OF-WAY LINE

EASEMENT / SETBACK LINE CENTERLINE FENCE LINE

OVERHEAD UTILITY LINES

GENERAL + DEMOLITION NOTES:

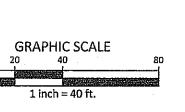
. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN

- 2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
- 3. CONTRACTOR TO NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTLITIES THAT PROVIDE THEIR OWN OCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER

SITE DATA KITE REALTY GROUP 30 SOUTH MERIDIAN STREET SUITE 1100 INDIANAPOLIS, IN 46204 KRG OLEANDER LLC 30 SOUTH MERIDIAN STREET SUITE 1100 INDIANAPOLIS, IN 46204 PID: R05517-006-005-000

> Approved Construction Plan M Walta 12-2-18

SEE SHEETS XC-2 AND XC-3 FOR DETAILED EXISTING CONDITIONS AND DEMOLITION PLAN FOR AREA CALLOUTS.



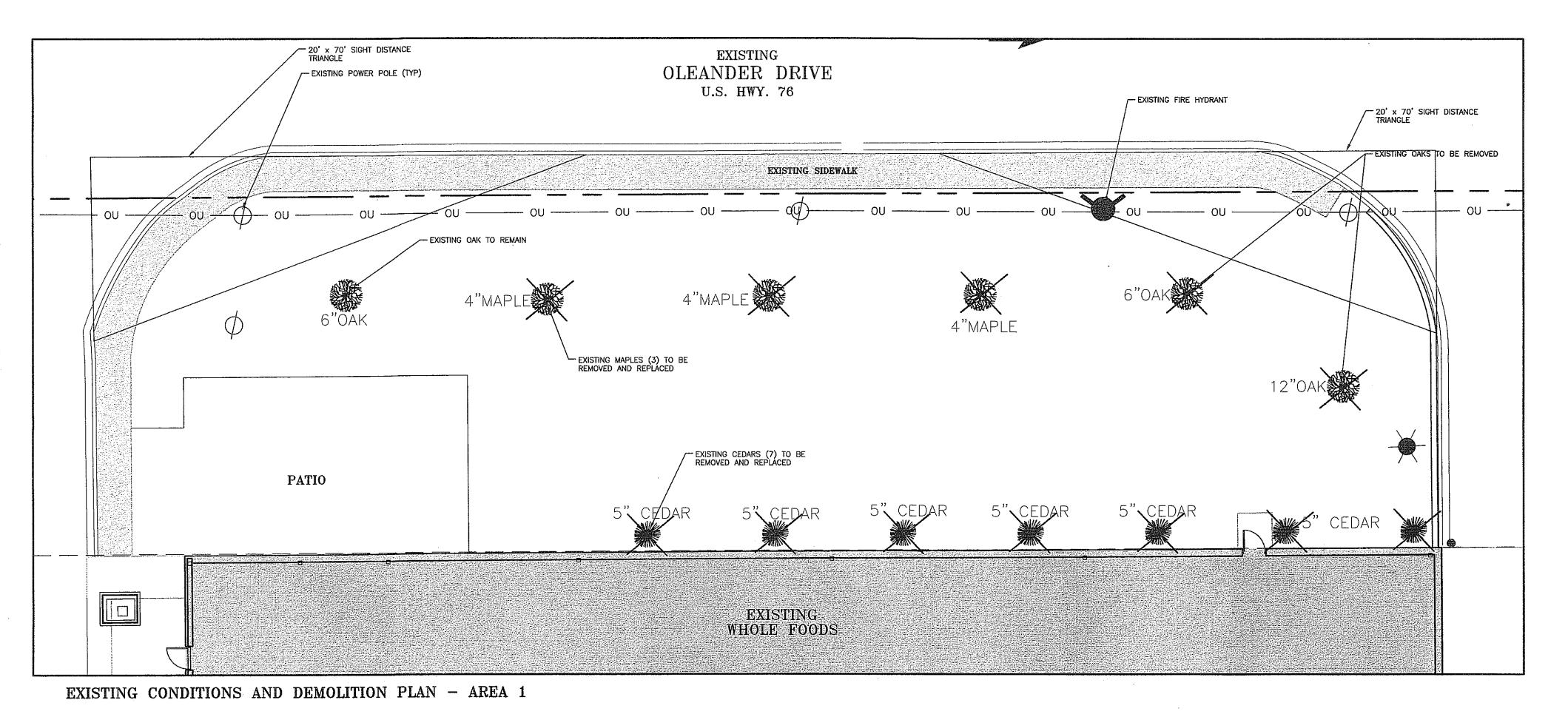
NC GRID (NAD83)

FINAL DRAWING - RELEASED FOR CONSTRUCTION

PROJECT NO. KRG-16000 FILENAME: KRG16000-XC CHECKED BY: JAD MRG 1"=40"

12-03-2018 XC-1

✓ Ш MCADAMS /



SITE LEGEND

SIGNAGE

YARD LIGHTS

LIGHT POLE

POWER POLE

ACCESSIBLE PARKING

PROPERTY LINE

RIGHT-OF-WAY LINE

RIGHT-OF-WAY LINE

CENTERLINE

CENTERLINE

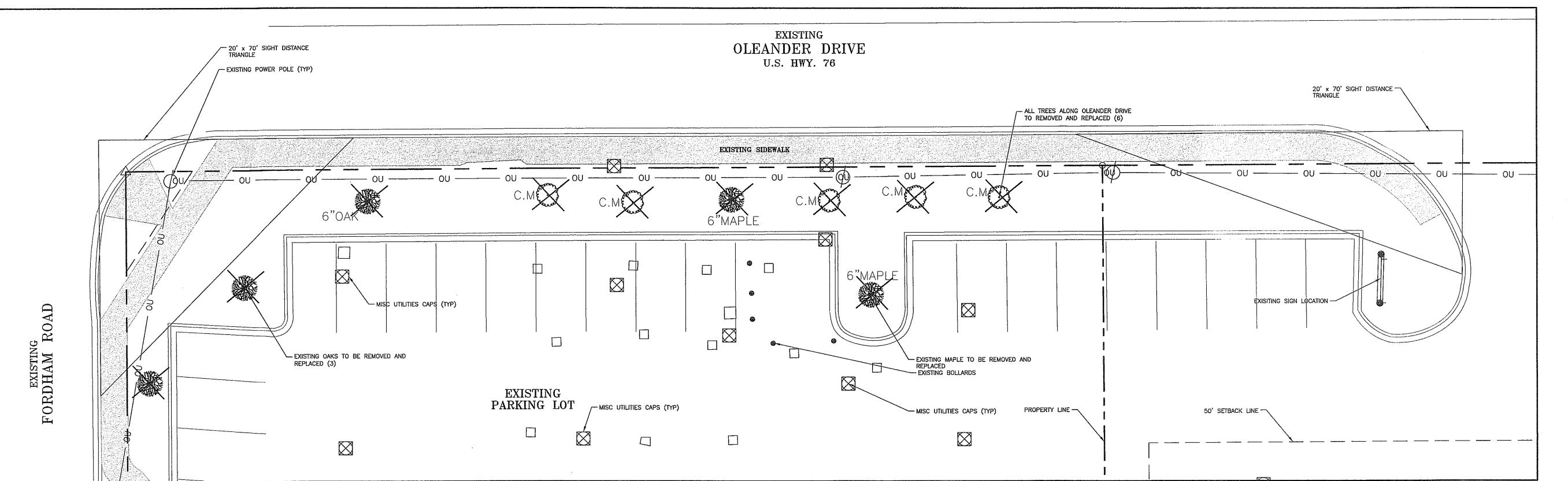
FENCE LINE

OVERHEAD UTILITY LINES

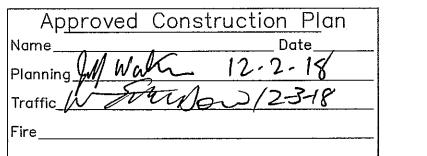
GENERAL + DEMOLITION NOTES:

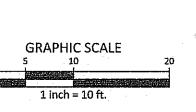
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EXISTING CONDITIONS AND DEMOLITION PLAN - AREA 2





NC GRID (NAD83)

FINAL DRAWING - RELEASED FOR CONSTRUCTION

REVIS

REVIS

OUTH MERIDIAN STREET

SUITE 1100

IANAPOLIS, IN 46204

ICE: 317-577-5600

CAPE PLAN
ORAWINGS
H CAROLINA

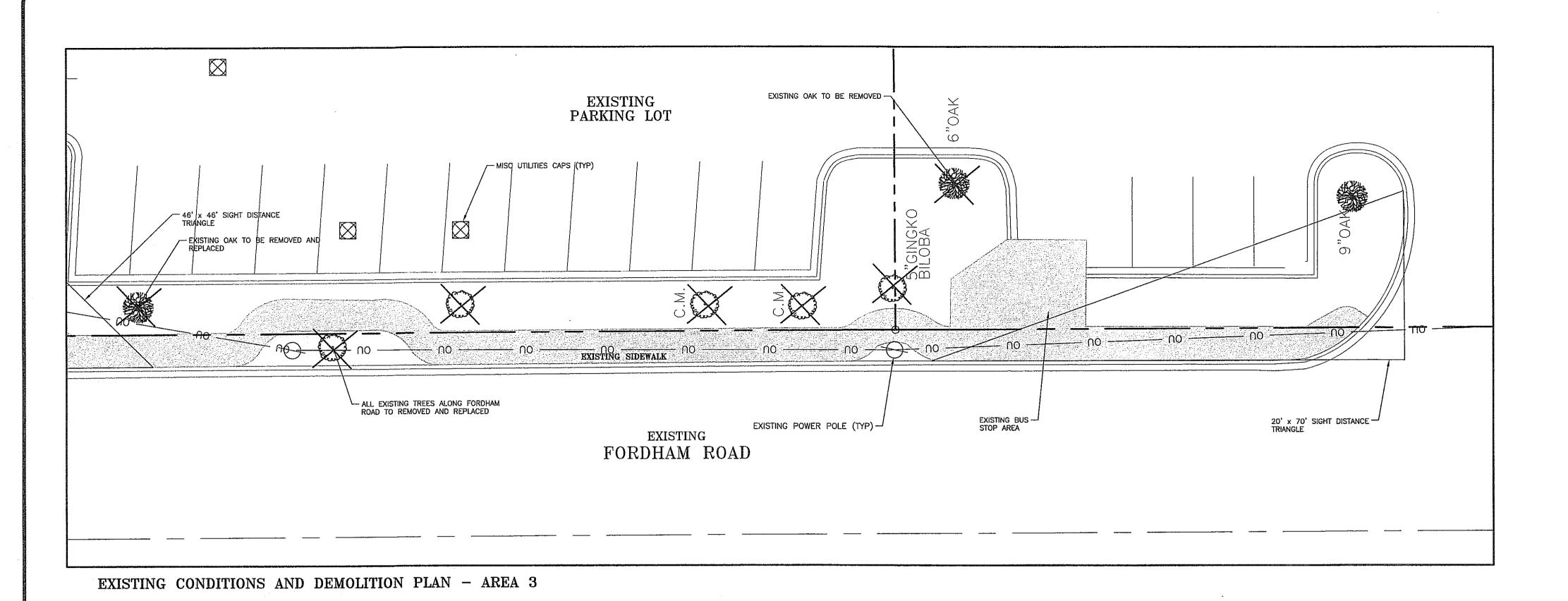
NHANCED LANDSCAPE CONSTRUCTION DRAWII

CONSTRUCT
WILMINGTON,

PROJECT NO. KRG-16000
FILENAME: KRG16000-XC
CHECKED BY: JAD
DRAWN BY: MRG
SCALE: 1"=10"

12-03-2018
EET NO. XC-2

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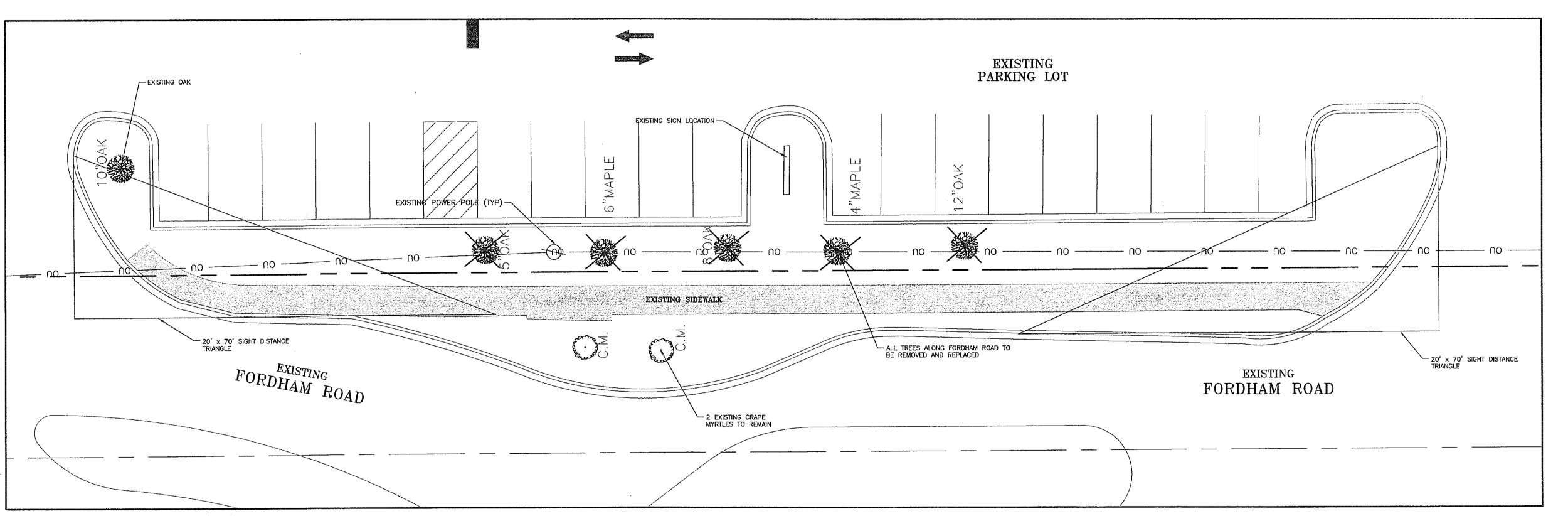


SITE LEGEND

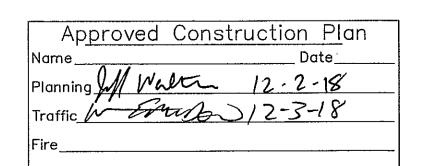
SIGNAGE YARD LIGHTS LIGHT POLE POWER POLE ACCESSIBLE PARKING PROPERTY LINE RIGHT-OF-WAY LINE EASEMENT / SETBACK LINE CENTERLINE FENCE LINE OVERHEAD UTILITY LINES

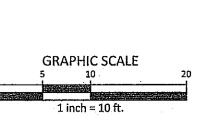
- GENERAL + DEMOLITION NOTES:

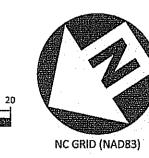
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EXISTING CONDITIONS AND DEMOLITION PLAN - AREA 4







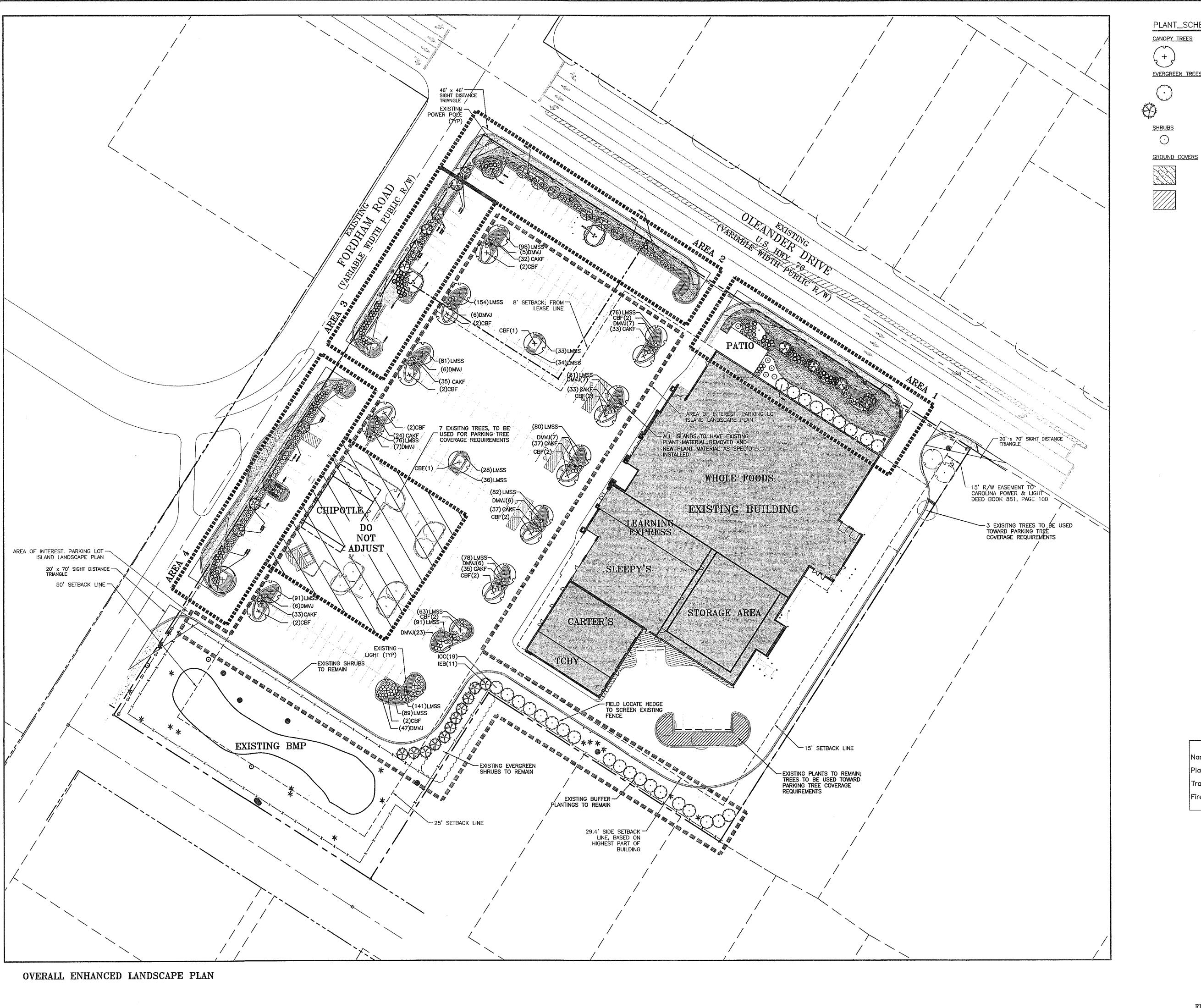
FINAL DRAWING - RELEASED FOR CONSTRUCTION

PROJECT NO. KRG-16000 FILENAME: KRG16000-XC

> MRG 1"=10" 12-03-2018

XC-3

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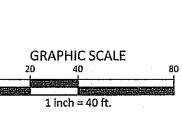


PLANT_SCHEDULE CODE QTY COMMON NAME Pyramidal European Hornbeam EVERGREEN TREES CODE QTY Carolina #2 American Holly GROUND COVERS Feather Reed Grass LMSS 1,412 Silvery Sunproof Blue Lilyturf

> Approved Construction Plan Planning War 12-2-18
>
> Traffic W SMLD 12-3-18

> > ALL PROPOSED VEGETATION WITHIN SIGHT DISTANCE TRIANGLES SHALL NOT INTERFER WITH CLEAR VISUAL SIGHT LINES FROM 30"-10' PER SECTION 18-556 OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.

SEE LD-1 FOR LANDSCAPE NOTES, DETAILS AND PLANT SCHEDULE.



NC GRID (NAD83)

FINAL DRAWING - RELEASED FOR CONSTRUCTION

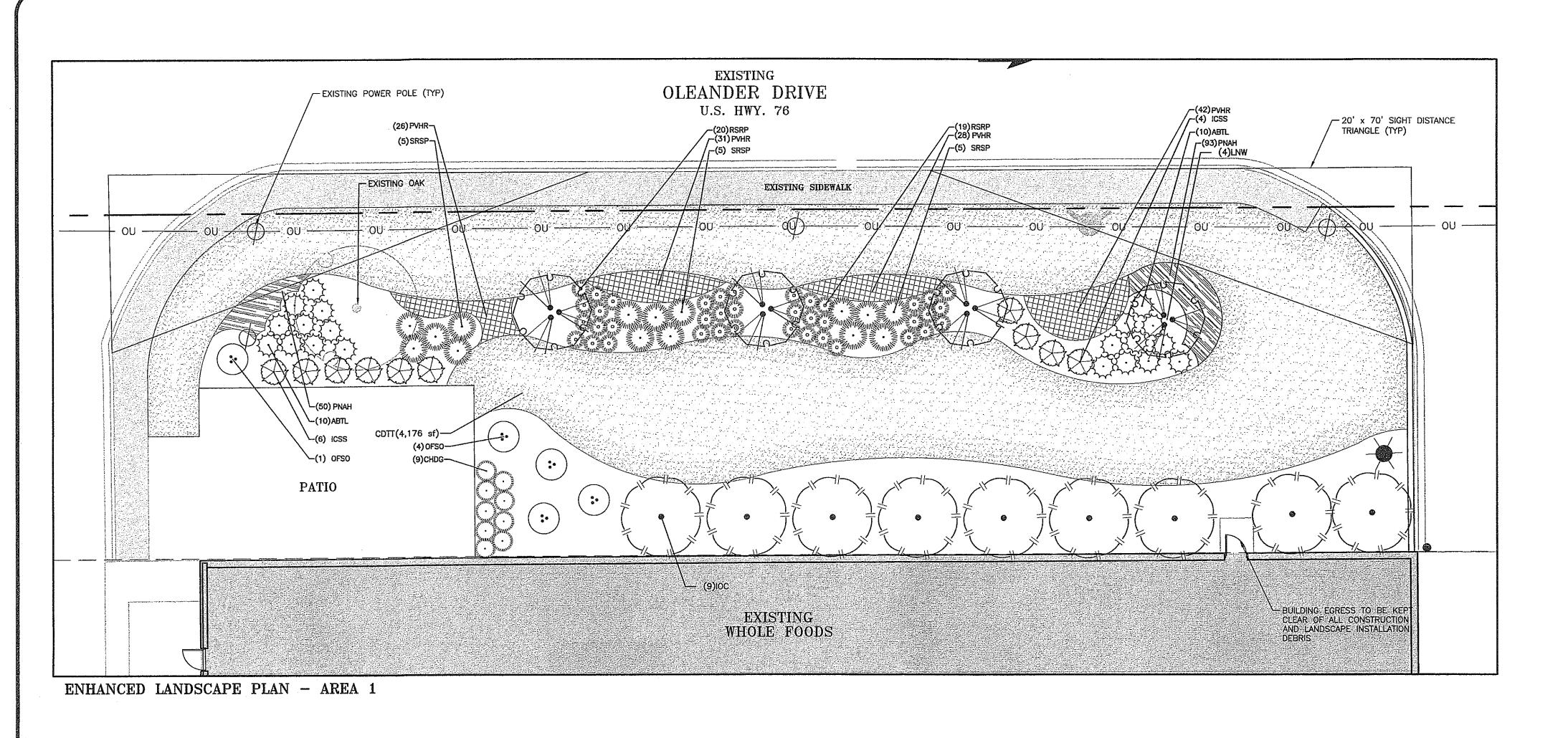
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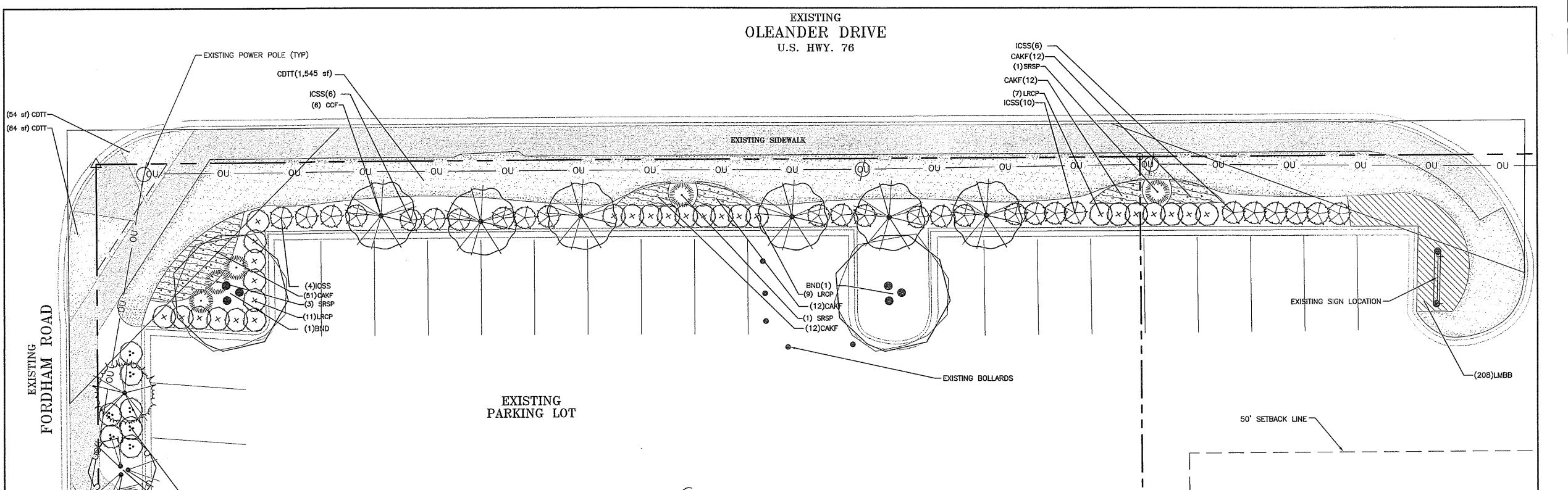
PROJECT NO. KRG-16000

FILENAME: KRG16000-OALI MRG 1"=40"

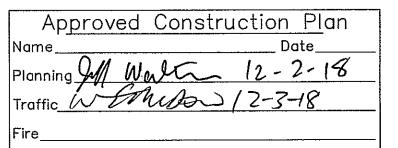
12-03-2018 OALP-

MCADAMS



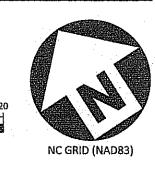


ENHANCED LANDSCAPE PLAN - AREA 2

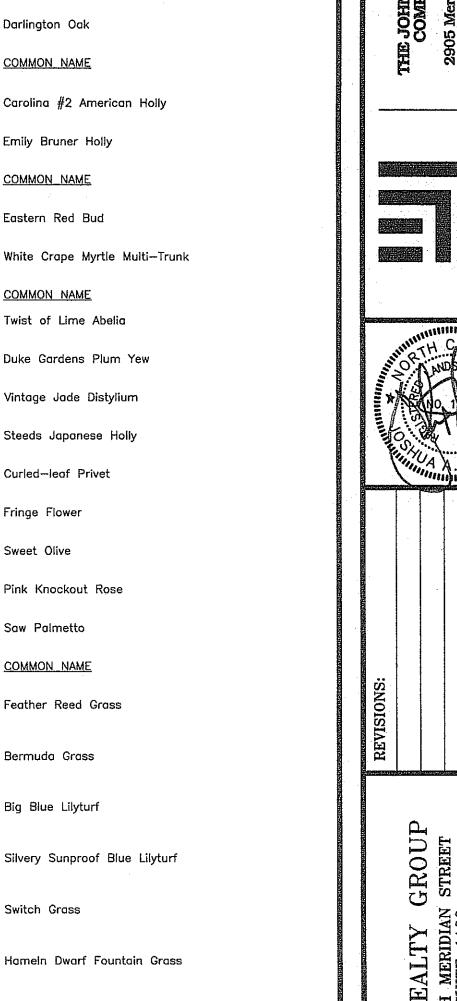


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FINAL DRAWING - RELEASED FOR CONSTRUCTION



PLANT SCHEDULE

COMMON NAME

Darlington Oak

COMMON NAME

Emily Bruner Holly

Eastern Red Bud

COMMON NAME

Twist of Lime Abelia

Duke Gardens Plum Yew

Vintage Jade Distylium

Curled-leaf Privet

Pink Knockout Rose

Feather Reed Grass

Bermuda Grass

Big Blue Lilyturf

Switch Grass

Silvery Sunproof Blue Lilyturf

Fringe Flower

Sweet Olive

Saw Palmetto

COMMON NAME

Duraheat River Birch

Pyramidal European Hornbeam

Carolina #2 American Holly

CANOPY TREES

EVERGREEN TREES

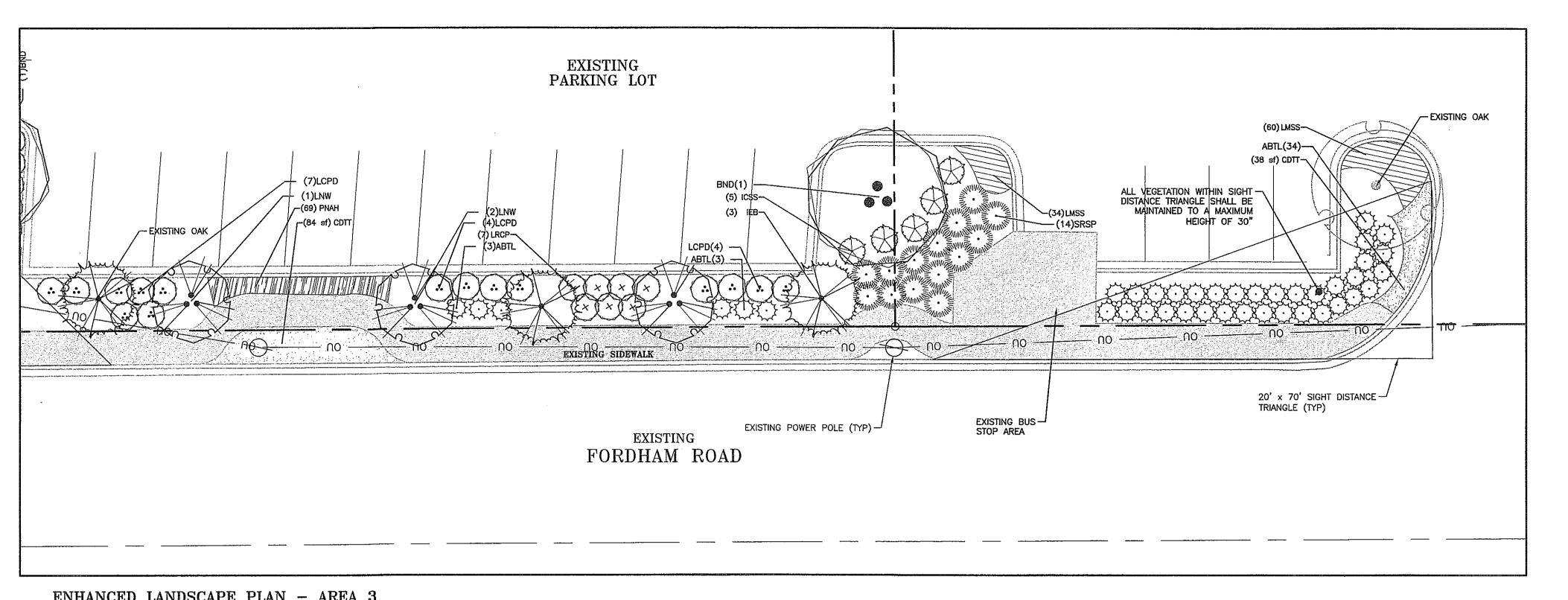
GROUND COVERS

UNDERSTORY TREES COMMON NAME

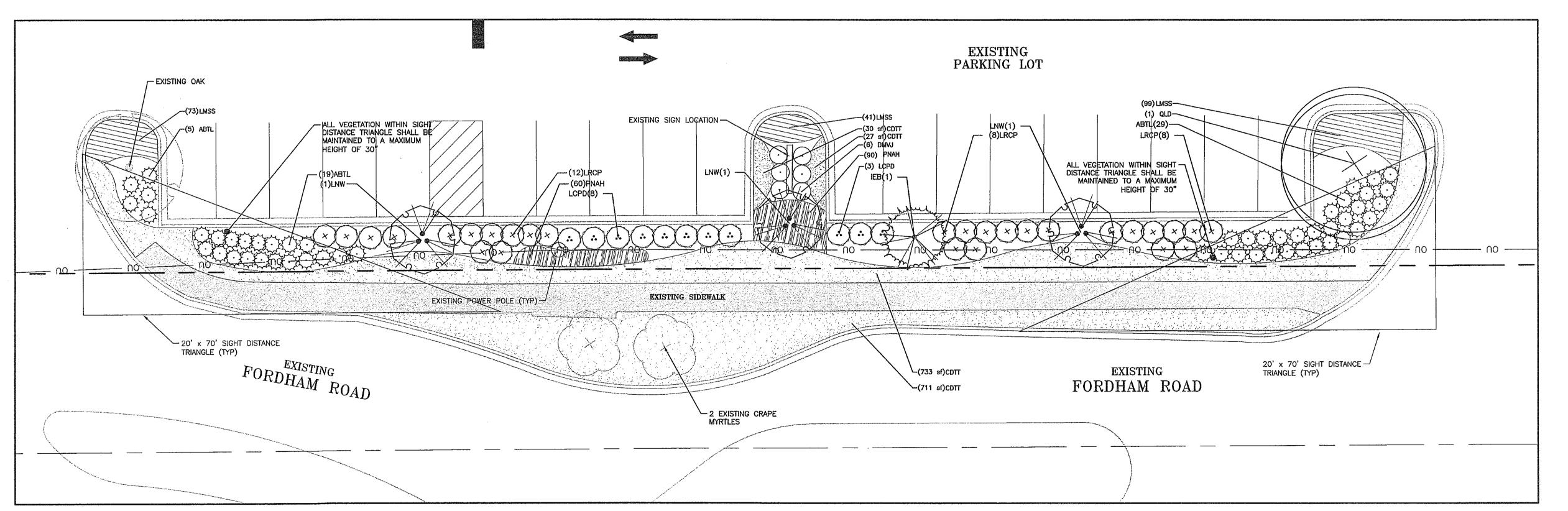
PROJECT NO. KRG-16000 FILENAME: KRG16000-LP MRG 1''=10'

12-03-2018 LP-1

MCADAMS



ENHANCED LANDSCAPE PLAN - AREA 3

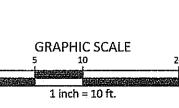


ENHANCED LANDSCAPE PLAN - AREA 4

ALL PROPOSED VEGETATION WITHIN SIGHT DISTANCE TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10' PER SECTION 18-556 OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.

SEE LD-1 FOR LANDSCAPE NOTES, DETAILS AND PLANT SCHEDULE.

Approved Construction Plan Traffic W 800 12-3-18



NC GRID (NAD83)

FINAL DRAWING - RELEASED FOR CONSTRUCTION

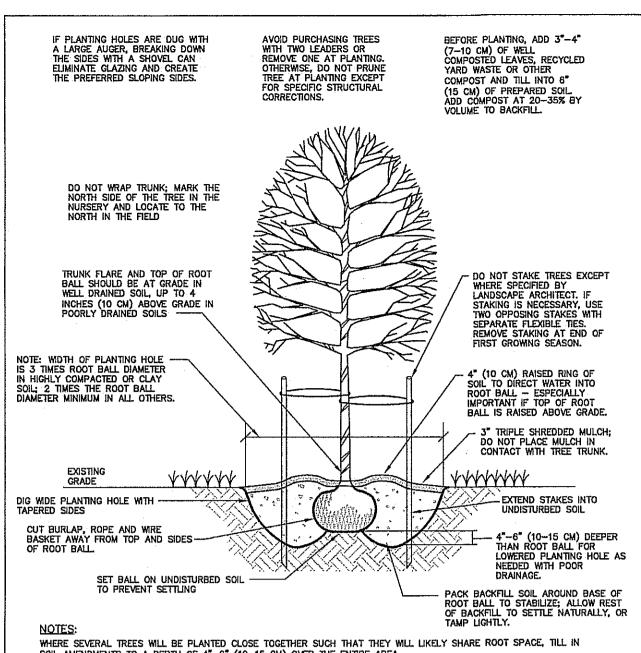
PLANT SCHEDULE CANOPY TREES COMMON NAME Duraheat River Birch Pyramidal European Hornbeam Darlington Oak EVERGREEN TREES COMMON NAME Carolina #2 American Holly Emily Bruner Holly UNDERSTORY TREES COMMON NAME Eastern Red Bud White Crape Myrtle Multi-Trunk COMMON NAME Twist of Lime Abelia Duke Gardens Plum Yew Steeds Japanese Holly Curled—leaf Privet Fringe Flower Sweet Olive Pink Knockout Rose Saw Palmetto GROUND COVERS COMMON NAME Feather Reed Grass Bermuda Grass Big Blue Lilyturf Silvery Sunproof Blue Lilyturf Switch Grass

Hameln Dwarf Fountain Grass

PROJECT NO. KRG-16000 FILENAME: KRG16000-LP CHECKED BY: JAD MRG

1"=10" 12-03-2018 LP-2

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WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4"-6" (10-15 CM) OVER THE ENTIRE AREA. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; DESIGN ALTERNATIVE DRAINAGE SYSTEMS AS REQUIRED. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

TREE INSTALLATION DETAIL

LANDSCAPE NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- 2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS PRIOR TO INSTALLATION.
- 3. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO THE COMPLETION OF A SOIL TEST, TESTING SHALL BE PERFORMED BY A SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL PROPER ADJUSTMENTS HAVE BEEN MADE. SOIL PH SHOULD BE BETWEEN 5.5 AND 7.5; CONTAINING A MINIMUM OF 4% AND A MAXIMUM 20% ORGANIC MATTER.
- 4. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 5. CONTRACTOR TO ENSURE PROPER STABILIZATION OF SLOPES AS REQUIRED.
- 6. ALL PROPOSED VEGETATION WITHIN SIGHT DISTANCE TRIANGLE SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10' PER SECTION 18-556 OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.

MATERIALS:

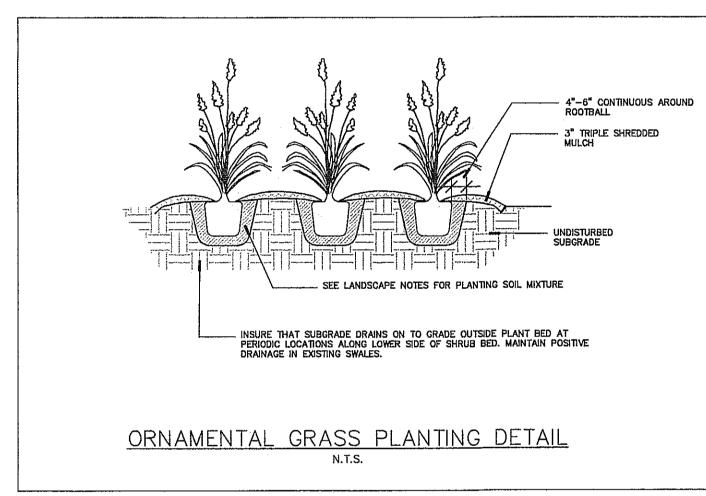
EXECUTION:

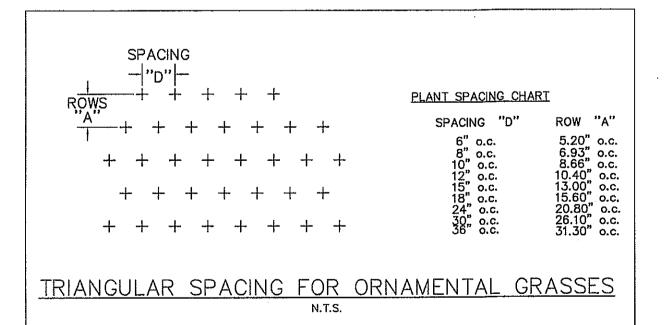
- 1. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM, DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC., WASHINGTON, D.C.
- 2. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- 3. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOT
- 1. TREES REQUIRING STAKING SHALL BE STAKED AND GUYED WIRED ON TWO SIDES. SEE DETAILS.
- 2. ALL SHRUB AND TREE PITS SHALL BE AMENDED WITH COMPOST. COMPOST SHALL BE APPLICABLE TO THE GEOGRAPHIC AREA OF INSTALLATION PER THE MANUFACTURER'S SPECIFICATIONS.
- 3. ALL PLANTING BEDS SHALL HAVE THE ABOVE MIXTURE TILLED INTO BED AREA TO A DEPTH OF 6".
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- 5. ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH.
- 6. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- 7. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 8. REMOVE GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

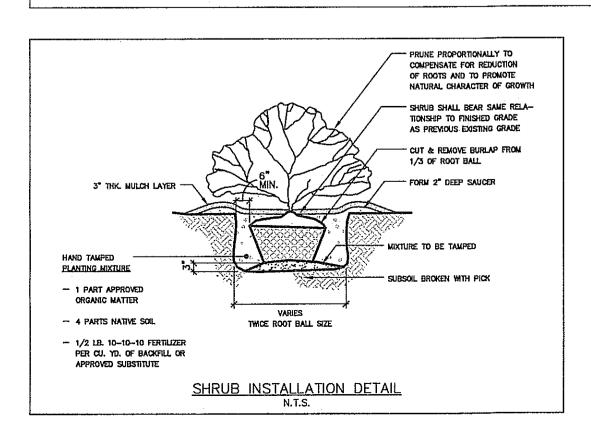
EROSION CONTROL NOTE:

PLANT_SCHEDULE

1. SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.







	<i></i>							
CANOPY TREES	CODE	ΔΙΥ	COMMON NAME	BOTANICAL NAME	<u>CAL</u>	HGT	CONT	
	BND	3	Duraheat River Birch	Betula nigra 'Duraheat'	2.5"			
(+)	CBF	26	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'	2.5"			
+	QLD	1	Darlington Oak	Quercus laurifolia 'Darlingtonia'	2.5"			
EVERGREEN TREES	CODE	YIQ	COMMON NAME	BOTANICAL NAME	CAL	<u>HGT</u>	CONT	
	IOC	28	Carolina #2 American Holly	llex opaca 'Carolina #2'	-	6'-8'		
	IEB	15	Emily Bruner Holly	llex x 'Emily Bruner'	_	10'-12'		
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	<u>HGT</u>	CONT	
	CCF	6	Eastern Red Bud	Cercis canadensis 'Flame'	-	10'		
	LNW	10	White Crape Myrtle Multi-Trunk	Lagerstroemia x 'Natchez'	_	10'		
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	<u>HGT</u>	<u>oc</u>	CONT	
*** <u>*</u>	ABTL	113	Twist of Lime Abelia	Abelia x grandiflora 'Twist of Lime' TM	-		3-5 gal	
(·)	CHDG	9	Duke Gardens Plum Yew	Cephalotaxus harringtonia 'Duke Gardens'	18''			
\odot	DMVJ	139	Vintage Jade Distylium	Distylium myricoides Vintage Jade	15''			
\bigoplus	ICSS	41	Steeds Japanese Holly	llex crenata 'Steeds'	36"			
+	LRCP	62	Curled—leaf Privet	Ligustrum recurvifolium	36''			
\odot	LCPD	26	Fringe Flower	Loropetalum chinense 'Purple Diamond'	36"			
$\overset{\circ}{\odot}$	OFSO	5	Sweet Olive	Osmanthus fragrans	24"			
THE STATE OF THE S	RSRP	39	Pink Knockout Rose	Rosa shrub 'Radcon' TM	15''			
	SRSP	34	Saw Palmetto	Serenoa repens	18"			
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT			SPACING
0 1 2 1 2	CAKF	398	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal			18" o.c.
	CDTT	7,482 sf	Bermuda Grass	Cynodon dactylon 'TifTuf'	Sod			
	LMBB	208	Big Blue Lilyturf	Liriope muscari 'Big Blue'	4" pot			12" o.c.
	LMSS	1,719	Silvery Sunproof Blue Lilyturf	Liriope muscari 'Silvery Sunproof'	flat			12" o.c.
	PVHR	127	Switch Grass	Panicum virgatum 'Hot Rod'	3 gal			18" o.c.
المنتقدة الم								

LANDSCAPE CALCULATIONS

STREETYARD LANDSCAPING:

OLEANDER DRIVE: EXISTING PLANTING AREA:

6 CANOPY (1/600 SF) OR 18 UNDERSTORY (3/600 SF) 3 CANOPY & 10 UNDERSTORY TREES REQ'D: *TREES PROVIDED: SHRUBS REQ'D: SHRUBS PROVIDED:

FORDHAM ROAD 432 LF EXISTING PLANTING AREA: 4,543 SF

TREES REQ'D: 8 CANOPY (1/600 SF) OR 24 UNDERSTORY (3/600 SF) *TREES PROVIDED: 4 CANOPY & 12 UNDÉRSTORY SHRUBS REQ'D: SHRUBS PROVIDED:

UNDERSTORY TREES PROVIDED DUE TO EXISTING OVERHEAD UTILITIES

INTERIOR AREA LANDSCAPING:

TOTAL PARKING AREA: 143,479 SF CANOPY COVERAGE REQ'D: 28,695 SF (143,479 SF X 20%) CANOPY COVERAGE PROVIDED:

30,004 SF (21% COVERAGE)

Approved Construction Plan Planning Malt 12-2-18 12-3-18

FINAL DRAWING - RELEASED FOR CONSTRUCTION

GROU

PROJECT NO. KRG-16000 FILENAME: KRG16000-LI снескей ву: JAD MRG AS NOTED 12-03-2018

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