



**LANDSCAPE NOTES**

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
- ALL PLANTS SHALL BE COMPACT, UNIFORM, & WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS. THE CLIENT'S LANDSCAPE ARCHITECT RESERVES THE RIGHT, IN OUR SOLE OPINION, TO REJECT ANY & ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 1" TO 3" STONE OR ROCK.
- ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, & INJURIES.
- ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
- CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- THE SPECIES, VARIETIES, & SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, & WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
- SYMBOLS: B&B = BALLED & BURLAPPED; O.C. = ON CENTER; GAL = GALLON CONTAINER; M.S. = MULTI-STEM; HT. = HEIGHT, CAL. = CALIPER.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST & THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL PROVIDE ALL QUANTITIES ILLUSTRATED ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE CONTRACTOR SHALL VERIFY THE PLANT IDENTITY WITH THE LANDSCAPE ARCHITECT & THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTOR'S INITIAL BID.
- SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD & CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 12" OF SOIL THROUGHOUT SHRUB BEDS.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT & THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE & CONSTRUCTION DEBRIS BEFORE PREPARING SOIL & PLANTING TREES.
- REMOVE COMPACTED SOIL & ADD 24" NEW TOPSOIL/PLANTING MIX OR UN-COMPACT & AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
- ALL STRAPPING & TOP 2/3 OF WIRE BASKET MUST BE REMOVED FROM ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- ALL SIGNAGE & SITE LIGHTING TO BE COORDINATED AROUND THE TREES LOCATED ON THE PLANTING PLAN. ALL TREES SHOWN ON THE PLANTING PLAN MUST GO IN AS SPECIFIED. ANY CHANGES TO THE PLANTING PLAN COULD RESULT IN A DELAY IN RECEIVING & OCCUPANCY PERMIT.
- CONSULT PLANT LIST FOR PLANT SIZES & SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION. NOTIFY ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. QUANTITIES ARE FOR CONVENIENCES ONLY.
- MULCH TO BE STONE OR ROCK WITH SIZES RANGING FROM 1" TO 3".
- GENERAL CONTRACTOR TO SEED ALL DISTURBED AREAS BEYOND PARKING LOT PERIMETER. LANDSCAPE CONTRACTOR SHALL SEED ALL AREAS WITHIN PARKING AS NOTED.
- CONTRACTOR MAY CONTACT THE CITY INSPECTOR FOR A PRELIMINARY MEETING TO NEGOTIATE CREDIT FOR EXISTING TREES IN THE BUFFER AREA.
- ALL LANDSCAPING MUST BE MAINTAINED IN A GOOD AND HEALTHY CONDITION. REQUIRED SCREENING SHRUBS TO BE MAINTAINED AT THE MINIMUM HEIGHT SPECIFIED. ALL LANDSCAPING, INCLUDING STREET TREES, TO BE MAINTAINED BY THE OWNER.

**SEEDBED PREPARATION**

- AREAS TO BE SEEDED SHALL BE RIPPED OR TILLED AND SPREAD WITH AVAILABLE TOPSOIL 4" DEEP. TOTAL SEEDBED PREPARED DEPTH SHALL BE 6".
- ROCKS, ROOTS & OTHER OBSTRUCTIONS & CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SURFACE OF THE SEEDBED. SURFACE OF COMPLETED PREPARED SEEDBED SHALL BE LOOSE SMOOTH & UNIFORM. CONTRACTOR SHALL TILL, DISC AND/OR HARROW IF NECESSARY TO ACHIEVE THIS.
- IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME SHALL BE APPLIED ACCORDING TO THE SEEDING SPECIFICATIONS.
- IF SOIL TEST IS TAKEN, APPLY FERTILIZER AND LIME IN ACCORDANCE W/ SOIL TEST RECOMMENDATIONS.
- LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
- IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH A THIN DENSE LAYER OF CLEAN WHEAT STRAW.

**PERMANENT SEEDING SPEC'S.**

**3:1 SLOPES OR FLATTER**  
 APPLY AGRICULTURAL LIME AT A RATE OF 80 LBS/1000 S.F. UNLESS SOIL TEST INDICATES OTHERWISE.  
 APPLY 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 20 LBS/1000 S.F. UNLESS SOIL TEST INDICATES OTHERWISE.

DATE	TYPE
NOV. 1 TO MAY 1	ANNUAL RYE GRAIN AND TURF TYPE TALL FESCUE
MAY 1 TO AUG. 15	TURF TYPE TALL FESCUE
AUG. 15 TO NOV. 1	TURF TYPE TALL FESCUE

MULCH WITH UNCHOPPED, UNWEATHERED SMALL GRAIN STRAW FREE OF SEEDS APPLIED AT THE RATE OF 1 - 2 TONS/ACRE - HEAVILY MULCHED DURING JANUARY - MARCH PERIOD.  
 THE CONTRACTOR SHALL MAINTAIN THE PERMANENT VEGETATIVE COVER BY MOWING, IRRIGATION, REPAIR OR PLANTING FAILURES OR OTHER METHODS FOR THE DURATION OF THE PROJECT & UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.

**DRAWING INFORMATION**

TRUE NORTH

PLAN NORTH

**GRAPHIC SCALE**

( IN FEET )  
 1 inch = 20 ft.

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**UNDISTURBED OPEN SPACE**



NOTE:  
 UNDISTURBED OPEN SPACE MUST REMAIN UNDISTURBED. NO GRADING ACTIVITIES ALLOWED WITHIN AREAS INDICATED AS OPEN SPACE IN THESE PLANS EXCEPT FOR PLANTING OF REQUIRED TREES. SEE COVER SHEET REGARDING SURVEYING REQUIREMENTS OF OPEN SPACE.

**OPEN SPACE REQUIREMENTS**

PROPERTY AREA	= 0.947 ACRES
OFFSITE DISTURBED AREA	= 0.372 ACRES
<b>TOTAL</b>	<b>= 1.319 ACRES</b>
	X 0.1
<b>REQUIRED OPEN SPACE</b>	<b>= 0.132 ACRES</b>
<b>PROVIDED OPEN SPACE</b>	<b>= 0.135 ACRES</b>

**PLANTING REQUIREMENTS**

**STREET TREE REQUIREMENTS**  
 "LAWYERS ROAD"  
 22 1/2" L.F. 80" = 8 TREES REQUIRED  
 8 NEW TREES PROVIDED

**PARKING TREE REQUIREMENTS**  
 PER TOWN OF MINT HILL UDO  
 NO PARKING SPACE SHALL BE GREATER THAN 60' FROM A TREE.

**TOWN IMPERVIOUS AREA CALCS.**

BUILDING	= 8,320 S.F.	ON-SITE IMPERVIOUS	= 24,625 S.F.
SIDEWALKS/CONC.	= 2,522 S.F.	OFF-SITE IMPERVIOUS	= 11,252 S.F.
PAVED AREAS	= 25,035 S.F.	SITE AREA	= 0.947 AC (42,261 SQ. F.T)
<b>TOTAL</b>	<b>= 35,877 S.F.</b>	ON-SITE IMPERVIOUS	= 58.3%

**P.C.C.O. IMPERVIOUS AREA CALCS.**

SITE AREA = 1.436 ACRES  
 % BUA = 35,877 SF/43,560 = 57.4%  
 1.436 ACRES

**LANDSCAPE SCHEDULE**

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	LOCATION	TYPE	ROOT/CONTAINER	HEIGHT/SIZE	SPACING
LO	8	QUERCUS LAURIFOLIA	LAUREL OAK	STREET YARD	CANOPY	B & B	2-1/2" CAL., MIN. 8' TALL	30' O/C
LE	2	ULMUS PARVIFOLIA	LACEBARK ELM	PARKING LOT	CANOPY	B & B	2-1/2" CAL., MIN. 8' TALL	AS SHOWN
JB	41	BUXUS MIROPHYLLA JAPONICA	JAPANENSE BOXWOOD	SCREENING	EG SHRUB	AS NECESSARY	MIN. 18" TALL	5' O/C

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DEVELOPED BY:  
**THE DURBAN GROUP**  
 BUILDING VALUES

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**FAMILY DOLLAR**  
 9230 LAWYERS ROAD  
 MINT HILL, NORTH CAROLINA

Project Title

Project: **CTB**  
 Engineer: **JRD**  
 Drawn By: **07/31/12**  
 Date

Revisions

1 - 11/27/12 - Per NCDOT
3 - 01/29/13 - Per LUESA

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