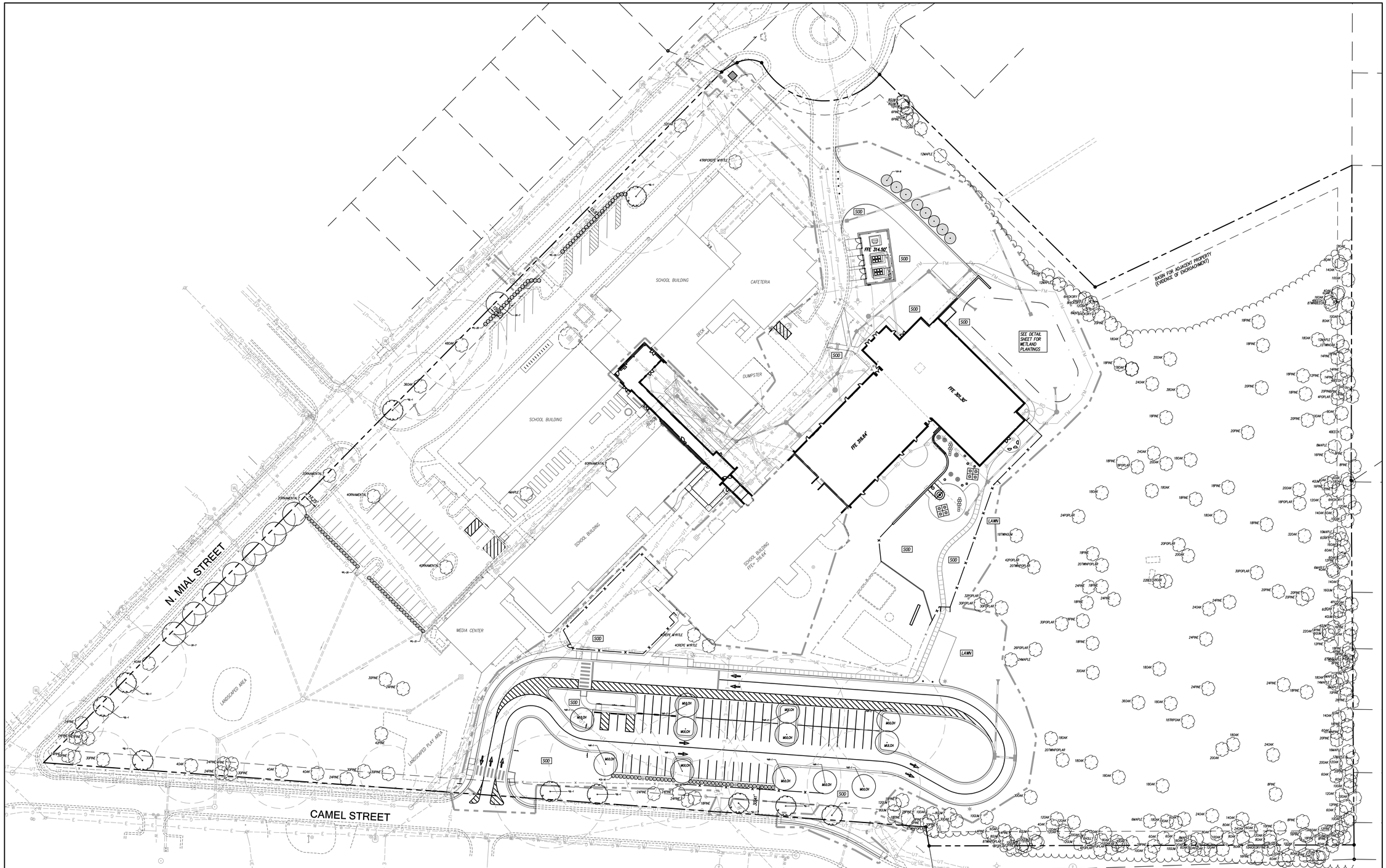

GENERAL NOTES-LANDSCAPING

1. LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
3. ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE WRITTEN SPECIFICATIONS.
4. ALL PLANT MATERIAL (SHRUBS/TREES) SHALL BE A MINIMUM DISTANCE OF 4 1/2 FEET FROM BACK OF CURB, EXCEPT ALONG ANY NEW WALLS ADJACENT TO PARKING WHERE CURB STOPS WILL BE USED. ALL PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 3" OF MULCH
5. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED. 3" OF TRIPLE SHREDDED HARDWOOD MULCH SHALL BE USED AROUND ALL PLANTINGS WITH THE EXCEPTION OF BUFFER PLANTINGS.
6. APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
7. ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
8. DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS, (i.e. HOLES WHICH , WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.) SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
9. LAWN AREAS SHALL BE SEEDED WITH RIVIERA OR SUNSTAR BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED PRIOR TO FINAL INSPECTION. SEE DETAIL SHEET FOR RATES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
10. CONTACT THE LANDSCAPE ARCHITECT FOR INSPECTION 48 HOURS IN ADVANCE OF THE SCHEDULED SITE VISIT AND AT THE FOLLOWING INTERVALS:
    10.1. REVIEW OF GRADING PRIOR TO PLANT AND LAWN INSTALLATION
    10.2. REVIEW OF PLANT MATERIAL PRIOR TO INSTALLATION.
    10.3. ONE SUBSTANTIAL COMPLETION MEETING FOR PLANT INSTALLATION.
    10.4. ONE FINAL INSPECTION FOR ALL SEEDING/PLANTING OPERATIONS.
    10.5. TOWN OF CLAYTON WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO C.O.
11. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
12. LANDSCAPE SUB-CONTRACTOR (UNDER GC CONTRACT) SHALL BE RESPONSIBLE FOR WATERING ALL PLANTS AND LAWN AREAS AT HIS COST FROM HIS OWN WATER SOURCE INCLUDING DURING PERIODS OF DROUGHT UNTIL THE PLANTS AND LAWN MEET FINAL COMPLETION. PLANT MATERIALS OR AREAS OF GRASS WHICH PERISH SHALL BE RE-ESTABLISHED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL EQUIPMENT & SUBCONTRACTORS AWAY FROM SEEDED AREAS. IF DAMAGE OCCURS, THROUGH NO FAULT OF THE OWNER, AREAS SHALL BE REGRADED AND RESEEDED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL WATER AND MAINTAIN THOSE AREAS UNTIL THEY ARE AT 95% COVERAGE AT FINAL COMPLETION.
14. SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. SUBSTITUTION REQUESTS MUST BE IN WRITING AND WILL ONLY BE ACCEPTED FOR LACK OF AVAILABILITY REASONS WHICH CAN BE SUBSTANTIATED OR FOR SUPERIOR STOCK SUBSTITUTIONS.
15. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO REVIEW GRADING ONE WEEK PRIOR TO SEEDING, IF THE LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT FIND GRADING UNACCEPTABLE FOR ORIGINAL SEEDING, LANDSCAPE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
16. IF CONFLICTS OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.
17. ALL 3:1 SLOPES SHALL BE STABILIZED WITH EROSION CONTROL MATTING.
18. ALL FOUNDATION SHRUBS AND TREES TO BE PLANTED A MINIMUM OF 5-FT FROM BUILDING WALL. NOTIFY LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.
19. INSTALL PERMANENT SEEDING ALONG ALL ROADSIDE DITCHES AND CHANNELS WITHIN CONSTRUCTION LIMITS OF PROJECT. SEE EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION.

TOWN LANDSCAPING REQUIREMENTS

B.& I.T OFF-STREET PARKING LOT LANDSCAPING:

PARKING LOTS IN RESIDENTIAL DISTRICTS (OLD PROPERTY IS ZONED R-8) SHALL HAVE FRONT YARDS OF NOT LESS THAN 15 FEET AND SIDE AND REAR YARDS OF NOT LESS THAN FIVE FEET.

PARKING AREAS IN EXCESS OF FIVE SPACES SHALL PROVIDE LANDSCAPED AREAS IN ACCORDANCE WITH REQUIREMENTS.

A. INTERIOR ISLANDS:
SHALL BE PROVIDED EVERY 12 SPACES WITH A MIN. 180 SF AREA AND MIN. WIDTH 9 FT., 1 CANOPY TREE MIN. CALIPER 2.5" OR THREE OR MORE SHRUBS/UNDERSTORY TREES. PROPERLY PREPARED AND AMENDED STRUCTURAL SOIL IS REQUIRED IN THE ISLANDS.
(PROVIDED, SEE PLANS)

B. PERIMETER SCREENING:
PERIMETER OF ALL PARKING AREAS AND OTHER VEHICULAR USE AREAS WITH FRONTAGE ON OR VISIBILITY FROM ANY PORTION OF A PUBLIC RIGHT-OF-WAY SHALL BE SCREENED TO A HEIGHT OF THREE FEET AND MAINTAINED WITH A MINIMUM AND MAXIMUM HEIGHT OF 36 INCHES WITHIN TWO YEARS OF PLANTING. SHRUBS MAY BE SUBSTITUTED WITH BERMS, FENCE, OR WALL.
(PROVIDED, SEE PLANS)

C. PARKING LOTS MUST CONTAIN ONE CANOPY TREE FOR EVERY 12 SPACES, NO PARKING SPACE MAY BE MORE THAN 60 FEET FROM THE TRUNK OF A CANOPY TREE.

PERIMETER AND LANDSCAPE BUFFERS: N/A

SCREENING: MECHANICAL YARD SCREENING – SEE MECHANICAL YARD ENCLOSURE

STREET TREES: N/A

STREET YARD TREES:

REQUIRED ALONG ALL ROW ONE CANOPY TREE EVERY 40 LF BETWEEN 5 AND 15 FEET FROM BACK OF SIDEWALK, 2.5" CAL. CREDIT GIVEN FOR ANY EXISTING TREE MIN. 6" WITHIN PLANTING STRIP AT 1:2

MIAL FRONTAGE/ROUND ABOUT:
1,140 LF = 28 TREES REQUIRED
SPACING AVOIDS EXISTING UTILS.

EXISTING	TREE VALUE
52" OAK	2
48" OAK	2
36" OAK	2
2" ORNAMENTAL	1
2" ORNAMENTAL	1
4" OAK	1
24" PINE	2
24" PINE	2
	13 EXISTING
	+15 PROVIDED

CAMEL STREET:
830 LF = 21 TREES REQUIRED

EXISTING	TREE VALUE
24" PINE	2
30" PINE	2
30" PINE	2
4" OAK	1
24" PINE	2
30" PINE	2
4" OAK	1
4" OAK	1
24" PINE	2
24" PINE	2
24" PINE	2
18" PINE	2
	21 EXISTING
	+6 PROVIDED

NOTE: 6 TREES WERE PROVIDED ALONG CAMEL STREET TO PROVIDE CODE-REQUIRED SPACING.

PLANT SCHEDULE - TBD

KEY	QTY	PLANT NAME	MINIMUM SIZE	REMARKS
TREES (LARGE DECIDUOUS)				
AR	12	RED MAPLE Acer rubrum 'October Glory'	2.5" CAL. 8' HT.	CONT., STRAIGHT TRUNK FULL CROWN
QL	10	OVERCUP OAK Quercus lyrata 'Highbeam'	2.5" CAL. 8' HT.	CONT., STRAIGHT TRUNK FULL CROWN
TREES (LARGE EVERGREEN)				
JV	8	EASTERN RED CEDAR Juniperus virginiana 'Brodie'	8' MIN HT.	LOOSELY STAKED, 12"O.C. STRAIGHT TRUNK
TREES (SMALL DECIDUOUS)				
CK	10	KOUSA DOGWOOD Cornus kousa	2" CAL. 6' HT.	CONT., STRAIGHT TRUNK FULL CROWN
SHRUBS				
CS	44	CAMELLIA Camellia sasanqua	24" HT. 3 GAL. CONT.	FULL PLANTS. MATCHING..5' O.C.
PL	79	DWARF CHERRY LAUREL Prunus laurocerasus 'Otto Luyken'	24" HT. 3 GAL. CONT.	FULL PLANTS. 4' O.C. MATCHING

NOTE: PLANT CALLOUTS WITH AN *ASTERISK ON THE PLAN ARE REQUIRED IN ORDER TO MEET THE TOWN OF CLAYTON'S LANDSCAPE ORDINANCE.

Town of Clayton
Planning Department

Planning Director:

Official Document

This document has been reviewed by the Town of Clayton and to the best of our knowledge and belief, conforms to all laws, ordinances, policies and specifications that are applicable. Approval by the Town shall not relieve the Applicant and/or Design Professional from the responsibility for adequacy of design or for errors or omissions in the plans and specifications and meeting all applicable standards and regulations.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

boomerang DESIGN
rethink, repurpose, results

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LA: C-106, PE: C-1595

COOPER ACADEMY A & R

PROJECT TITLE

"CLIENT'S PROJECT" # - XXX

NORTH CAROLINA LANDSCAPE ARCHITECT
LICENSE NO. 2947
KEITH DOWNING
2-7-24

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3. DO NOT SCALE OFF DIMENSIONS.

REVISIONS

NO.	DATE	DESCRIPTION
1	2/27/24	ADDENDUM #2

BID DOCUMENTS

PROJECT PHASE

2307

BOOMERANG DESIGN PROJECT NUMBER

02.07.24

DRAWING RELEASE DATE

LANDSCAPING PLAN

SHEET TITLE

C601

SHEET