

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL, 1/4" TOPSOIL, 1/4" MULCH AND SOIL CONDITIONER SHALL BE PLACED ON ALL AREAS TO BE SEEDDED, SODDDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEIOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL, NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDDED OR SODDDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDDED AREAS.

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- SHRUBS AND ORNAMENTAL GRASSES
- MULCH BED/ TREE RING (DOUBLE SHREDDED HARDWOOD BARK MULCH)
- SPADE EDGE

ENTRY LANDSCAPE NOTES

LEVEL 3 BUFFER (NORTH, WEST, EAST SIDES):
ANY COMBINATION OF PLANTS SELECTED FROM THE PLANT CATEGORIES LISTED IN TABLE 4.7-C WHICH EQUALS OR EXCEEDS A PLANT UNIT VALUE OF 3.0 FOR EACH ONE-HUNDRED (100) LINEAL FEET, PROVIDED THAT AT LEAST 20% OF THE REQUIRED PLANT UNIT VALUE SHALL BE DERIVED FROM DECIDUOUS SHADE (OVERSTORY) TREES OR DECIDUOUS ORNAMENTAL (UNDERSTORY) TREES AND AT LEAST 20% OF THE REQUIRED PLANT UNIT VALUE SHALL BE DERIVED FROM EVERGREEN TREES OR EVERGREEN TREES - NARROW SPREAD.

NORTH PERIMETER: (900 LF = 27 PUV)
WEST PERIMETER: (200 LF = 6 PUV)
EAST PERIMETER: (200 LF = 6 PUV)

LEVEL 1 PERIMETER PLANTINGS (SOUTH SIDE):
ANY COMBINATION OF PLANTS SELECTED FROM THE PLANT CATEGORIES LISTED IN TABLE 4.7-C WHICH EQUALS OR EXCEEDS A PLANT UNIT VALUE OF 1.0 FOR EACH ONE-HUNDRED (100) LINEAL FEET.

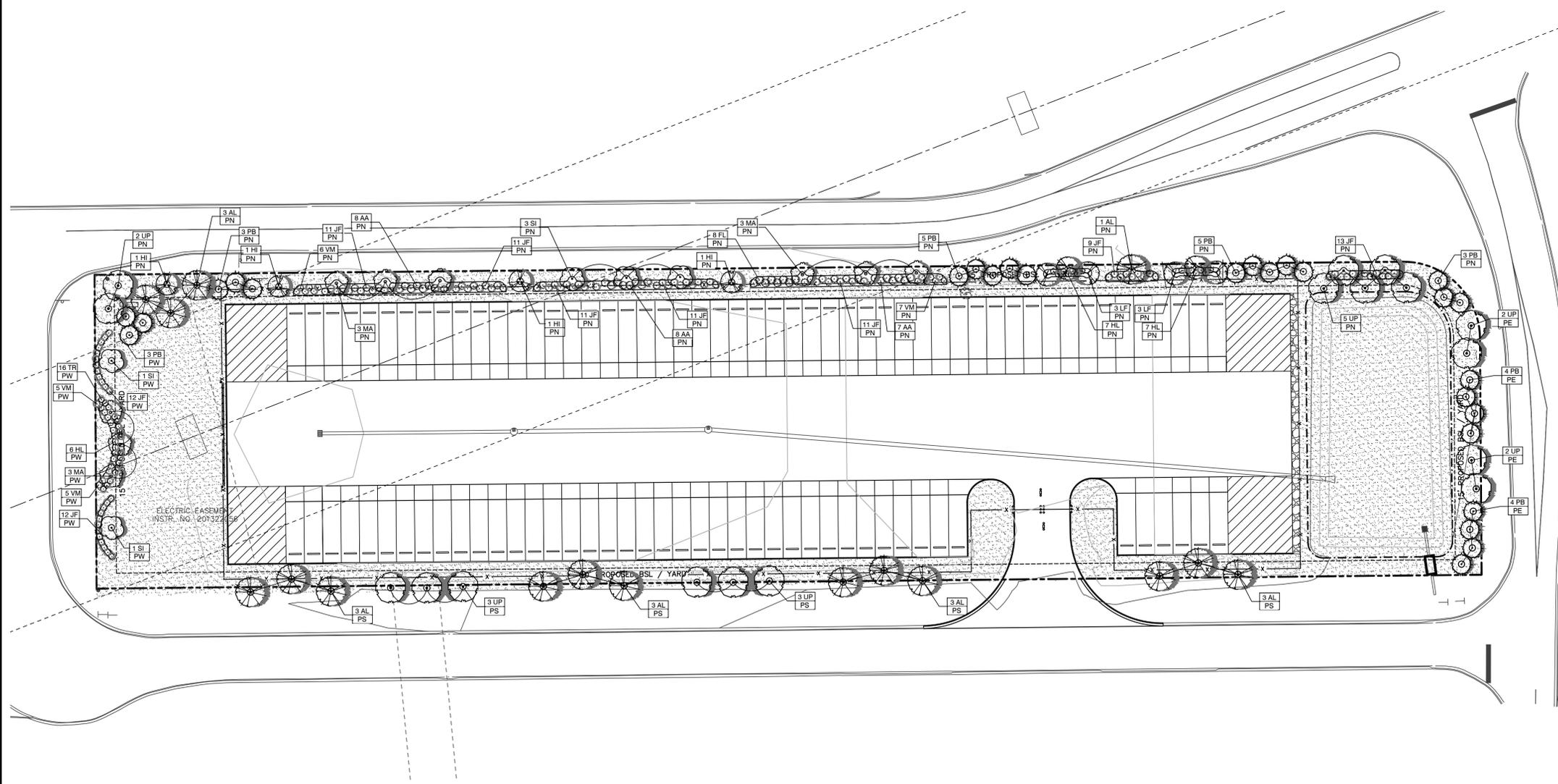
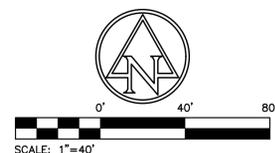
SOUTH PERIMETER: (900 LF = 9 PUV)

CONCEPT PLANT SCHEDULE

TURF SEED MIX 61,968 sf
See general notes for additional lawn seed mixes and installation requirements.

Agrostis alba / Redtop 6,197 sf
Festuca rubra / Red Fescue 18,590 sf
Lolium perenne / Perennial Ryegrass 6,197 sf
Poa pratensis / Kentucky Bluegrass 30,984 sf

NORTH PERIMETER BED: Level 3 - Required: 27 PUV			WEST PERIMETER BED: Level 3 - Required: 6 PUV			EAST PERIMETER BED: Level 3 - Required: 6 PUV			SOUTH PERIMETER BED: Level 1 - Required: 9 PUV		
	QTY	PTS		QTY	PTS		QTY	PTS		QTY	PTS
Overstory Trees	17	8.5	Overstory Trees	1	0.5	Overstory Trees	4	2	Overstory Trees	18	9
Understory Trees	13	3.25	Understory Trees	5	1.25	Understory Trees	0	0	Understory Trees	0	0
Evergreen Trees	17	8.5	Evergreen Trees	3	1.5	Evergreen Trees	8	4	Evergreen Trees	0	0
Shrubs	135	6.75	Shrubs	56	2.8	Shrubs	0	0	Shrubs	0	0
TOTAL PUV:		27	TOTAL PUV:		6.05	TOTAL PUV:		6	TOTAL PUV:		9



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AL	16	Acer saccharum 'Legacy' / Legacy Sugar Maple	B & B	2.5' Cal.	As shown
LF	6	Liquidambar styraciflua 'Fastigiata' / Sweetgum 'Fastigiata'	B & B	2.5' Cal.	As shown
PB	27	Picea glauca densata / Black Hills Spruce	B & B	6' HT.	As shown
UP	17	Ulmus x 'Princeton' / Princeton Elm	B & B	2.5' Cal.	As shown
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
HI	4	Hamamelis x intermedia 'Arnold Promise' / Arnold Promise Hybrid Witch Hazel	B & B	8' HT.	As shown
MA	9	Malus x 'Adirondack' / Adirondack Crabapple Clump form; 3-5 Stems	B & B	1.5' Cal.	As shown
SI	5	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	1.5' Cal.	As shown
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AA	23	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	CONT.	24" Ht.	5' O.C.
FL	8	Forsythia x intermedia 'Lynwood Gold' / Lynwood Gold Forsythia	CONT.	24" Ht.	5' O.C.
HL	20	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	CONT.	24" Ht.	4' O.C.
JF	101	Juniperus chinensis 'Sea Green' / Sea Green Juniper	CONT.	24" Ht.	4' O.C.
TR	16	Taxus x media 'Runyan' / Yew	CONT.	24" Ht.	4' O.C.
VM	23	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	CONT.	24" Ht.	4' O.C.

PLOT SCALE: 1:1 EDIT DATE: 8/28/17 9:05 AM EDITED BY: NEVERHART DRAWING FILE: P:\2018\01279\0_DRAWINGS\CIVIL\CONSTRUCTION_DOCUMENTS\2018.01279.CE.C700.LP.DWG

ISSUANCES

#	Description	Date

DRAWING INFORMATION

Scale: 1" = 40'
Date: 08.08.2018
Checked By: NRE
Drawn By: KAC
Duke Realty Job #: ---
A/E Job #: 2018.01279

DRAWING / SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

C700